

Schneider, Melanie

From: [REDACTED]
Sent: August-29-17 1:10 AM
To: Schneider, Melanie
Subject: ZAC-17-061

Dear Ms. Schneider:

Thank you for the recent correspondence regarding File ZAC-17-061. I am a home owner that will be directly impacted by this file.

Unfortunately the diagrams that were provided with your letter had too much detail in too fine a print for me to be able to discern. I would appreciate if you could provide larger copies of all the diagrams either via e-mail or in hard copy at your earliest convenience. I also wish to continue to be informed regarding ongoing developments with File ZAC-17-061 as the property abuts my own.

As per the instructions of your letter I would like my personal contact information WITHHELD from the city's website.

You may forward the enlarged diagrams to me as well as future notifications regarding this matter by e-mail at [REDACTED] or via mail to

[REDACTED]
[REDACTED]
[REDACTED]

Thank you for your time. Sincerely

[REDACTED]

Schneider, Melanie

From: [REDACTED]
Sent: August-24-17 2:47 PM
To: Schneider, Melanie
Subject: Notice of application

Hello Melanie,

I live at [REDACTED] and recently received a notice of an application pertaining to 500 upper Wellington street in Hamilton, Ontario. In this letter it states I am to put in writing if I would like to be made aware of the adoption of the proposed Zoning By-Law Amendment, or the refusal of it. I will like to be notified of the outcome of this application.

Sincerely

Marie

PS I am also requesting my personal information (name and address) not be made public.

Schneider, Melanie

From: mary chantrell <marychantrell@hotmail.com>
Sent: August-20-17 11:52 AM
To: Schneider, Melanie
Subject: ZAC-17-061

Confirmation of our conversation of Fri AUG 18.

This proposed bylaw does not request access to property 500 via property 488.

Specifically, there will be no access to this property from Inverness Av. East via the old police station parking lot.

Mary Chantrell
213 Inverness Av. East
Hamilton, ON.
L9A 1H1

ps Thank you for your help
M.C.

Schneider, Melanie

From: [REDACTED]
Sent: August-20-17 9:52 AM
To: Schneider, Melanie
Subject: 500 Upper Wellington St.

August 20/07

Hello Melanie,

Re: Zoning By-Law Amendment File ZAC-17-061

This email is a follow-up to our telephone call on August 17, 2017.

We live at [REDACTED]. It is the last house on the street. From our window, we can see the building at 500 Upper Wellington Street, which has submitted the above amendment application to facilitate the phased redevelopment of the existing thrift store to accommodate additional display area, offices and accessibility features.

When outside, we can hear any noise emanating from vehicles or people associated with this property. This leads to the following concerns we have about the proposed zoning amendment:

1. Should the application go ahead, there will be increased noise from vehicles and people. As we are both retired, we are home through the day when the expanded thrift store would be open. We value the quiet we now enjoy, but have worries an expanded thrift store could easily change that through much higher noise levels.
2. If the application is approved and there is increased traffic, we are concerned the vehicle entrance onto Wellington Street could become dangerous, especially for those vehicles turning north onto Upper Wellington Street.
3. The map that accompanied the expansion application shows an area marked "Repair". We want to clarify what specifically would be repaired there, as some repair facilities can generate high noise levels.

We understand this email will become part of the public record and will be made available to the applicant and the general public and will appear on the City's website. Please consider this email our request for the City to remove our personal information.

Thank you for your attention.

Schneider, Melanie

From: Brenda Khes <bkhes@gspgroup.ca>
Sent: September-06-17 1:46 PM
To: [REDACTED]
Cc: Schneider, Melanie
Subject: Feedback on BFM's proposed expansion at 500 Upper Wellington Street (City file #: ZAC-17-061)

Hello [REDACTED]

Thank you for your email and interest in BFM's expansion proposal.

I have provided a response to your various questions below in RED within the context of your email.

Based on my review one outstanding concern you have raised pertains to buffering the proposed expansion from your residential uses. We will give this serious further consideration as the application is considered by the City.

If you still have questions, please do not hesitate to call; or, we would be pleased to meet with you to provide further clarification.

I have cc'd the City's planner who has been assigned to the file for your information.

Best regards,
Brenda

Brenda Khes, MCIP RPP
Associate – Senior Planner

GSP Group Inc.
Planning | Urban Design | Landscape Architecture
162 Locke Street South, Suite 200
Hamilton, ON L8P 4A9
905 572 7477



From: [REDACTED] <mailto:[REDACTED]>
Sent: Monday, September 4, 2017 7:07 PM
To: Brenda Khes <bkhes@gspgroup.ca>
Subject: Feedback on Proposed Redevelopment at 500 Upper Wellington Street

Good evening.

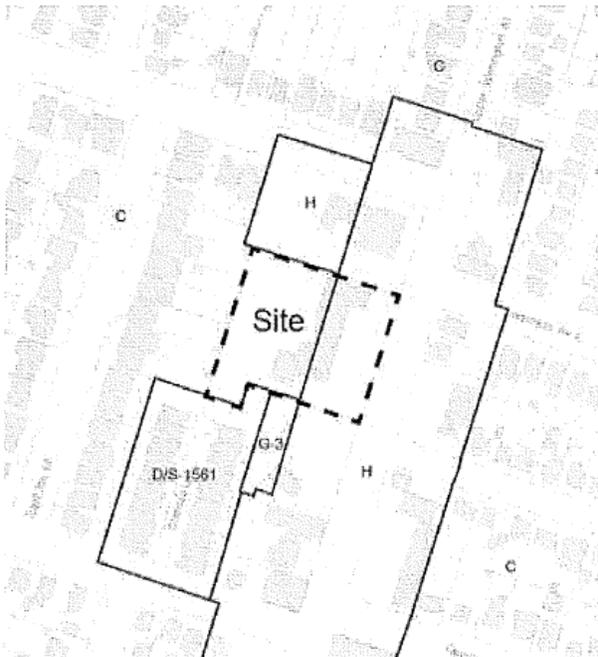
I have received one of the Community Information Newsletters provided about the proposed redevelopment of the Missions Thrift Store.

I understand from the City of Hamilton Planning and Economic Development Department that BFM Foundation Real Estate Management ("BFM") will be holding a Public Meeting for the neighbourhood about the proposed redevelopment. Can you please advise if that is the case and if so, when you expect it to be held? **Yes, the City will be holding a statutory Public Meeting before the Planning and Development Committee before a decision is made. Everyone has the opportunity to speak to Committee on the application at that time. At this point in time a date has not been set; however, the date will be included on the public notice sign constructed on the property. I would not anticipate a meeting until spring of 2018.**

The proposed zoning by-law amendment will not protect the residential properties to the rear, which includes our property, as the redevelopment will extend closer to the residential properties. **You are correct in that the building will be slightly closer to the rear property line than the existing building; however, the majority of the expansion is intended to extend the front of the building closer to Upper Wellington Street .** It looks like the building will more than double in size. **You are correct. The purpose of the application is expand the building to provide for a more efficient design to meet the needs of BFM at this site.** I also note that the drop-off location will be in the rear so there will be much more activity in the back half of the property. **While the drop off location is in the rear, it has been set up to function better on the property which we anticipate will result in less disruption overall on the Site.**

Can you please explain to me the difference in the zoning rules for Zone "C" (Urban Protected Residential, etc.) and a modified "H" (Community Shopping and Commercial, etc.). It is not clear from the documentation as to what the differences are so it is difficult to provide meaningful feedback.

The "front" half of the Site is zoned in the "H" District (Community Shopping and Commercial, Etc.), and the rear half of the existing building and parking lot is zoned in the "C" District (Urban Protected Residential, Etc.) in the City of Hamilton Zoning By-law No. 6953 – refer to the map below.



Permitted uses in the "H" District (Community Shopping and Commercial, Etc.) include a limited range of commercial and retail uses, as well as some institutional uses and community services.

Permitted uses in the "C" District (Urban Protected Residential, Etc.) include single detached dwellings, foster homes, residential care facilities and retirement homes as well as a limited range of institutional uses.

In the interim, I would ask that is the zoning change is allowed, that BFM ensure that there is a much greater buffer between our properties and the parking area. Currently cars can park right up against our properties. The trade-off for us was that we would be able to access our backyards if necessary given that our houses are situated so close together. Unfortunately, permission to cross over your client's property to access our properties from the rear has not been provided. In light of this, my preference would be for there to be a greater landscape buffer to allow for visual separation and noise attenuation. **I will refer your buffering concern to the owners for consideration.** There is a reference to a "landscape strip" on one of the plans but it is not clear as to how large that "strip" will be. **The proposed landscape strip would be 1.5m (5 feet) deep and be provided along the entire rear lot line.**

I look forward to hearing from you.