

Kehler, Mark

From: Deborah Mercer
Sent: May-04-18 2:33 PM
To: Kehler, Mark
Cc: Farr, Jason
Subject: UPOPA-18-08 and ZAC-18-024

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Kehler

I live in the Cooperative building that is adjacent to the property listed above and am greatly opposed to the proposal for an 8 storey building on that lot.

The size of the lot would not accommodate 60 residential dwelling units as well as commercial use of the ground floor while indicating that only 33 vehicle parking spaces are proposed.

Our building, which is only a 6 storey, accommodates 50 units and with many of the residents driving more than one vehicle, I cannot understand the reasoning for only 33 parking spaces.

There is already a parking problem near my home with on the street parking at the old Harbour Commission building (now a doctors' office building). We are constantly having vehicles notified to move or be towed/tagged who park in our lot, if even for a short while.

There isn't any street parking available as the proposed building is right at the corner of a very busy intersection - Burlington Street and James Street.

I would appreciate it very much if you would forward me a copy of the May 1, 2018 letter as well as any other notifications pertaining to these applications. (The copy that I have read was from a neighbour)

regards,
Deborah Mercer

Kehler, Mark

From: North End Neighbours
Sent: May-31-18 8:48 PM
To: Kehler, Mark
Subject: Re: 600 James St. North Proposed Development

Follow Up Flag: Follow up
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Hello Mark,

We have learned that there is an Official Plan Amendment for the property at James/Burlington (the former Scotia Bank) asking for a change to allow 8 stories with commercial on the main floor and 60 residential units with 33 parking spaces.

Thank you for the opportunity to comment.

Our position is that we support the Setting Sail Secondary Plan. We would also like to reserve our comments regarding parking until the planning department provides a staff report. If you could please add me to the list of people that receive documentation regarding this matter that would be appreciated.

Sincerely, Curtis Biehler. President

North End Neighbourhood Association

To: Mark Kehler,
City of Hamilton,
Planning and Economic Development Department

Re: UHOPA-18-08 ZAC-18-024

May 25, 2018

Dear Sir,

I would like to take this opportunity to express my opposition to the proposed Official Plan Amendment and Zoning By-law Amendment to rezone the lands located at 600 James St North permitting construction of the 8-story building. The 8-story building will have a negative impact on the character of the neighbourhood, access to the sun and the privacy of adjacent low rise residential buildings. The 600 James St North is a small piece of land and immediately adjacent to the block of single residential buildings without space to allow transition between a mid-rise building and low-rise residential buildings. The Hamilton Downtown Secondary Plan allows 3 - 5 story building for 600 James St North and this should be upheld.

Please remove my personal information (address) from the public documents.

Sincerely,

Zyta Kuzan

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Kehler, Mark

From: Wade Hicken
Sent: May-30-18 7:25 AM
To: Kehler, Mark
Subject: Appeals for 600 James street north

Follow Up Flag: Follow up
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Good morning, I am a resident in the are of James and Burlington Street. I just received a copy from our neighbour regarding 600 James Street North, as non of the paperwork was mailed or delivered to our home.

I would like to appeal Official Plan Amendment Application (UHOPA-18-08) And I am also appealing Zoning By-law Amendment Application (ZAC-18-024)

I would also like a notice mailed to me confirming the date of thePublic Meeting.

If you require anything else from me please let me know.

Thank you
Cheryl Hicken

Sent from my iPhone

Kehler, Mark

From: elizabeth poynter
Sent: May-31-18 9:44 AM
To: Kehler, Mark
Subject: UHOPA-18-08 and ZAC-18-024

Follow Up Flag: Follow up
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Dear Sir,

I am writing with concerns about the application for 600 James St. N. for variances to build an 8 storey building with 33 parking spaces.

I understand the City's desire for intensification but the height and size of this building does not fit in with the existing neighbourhood. There are several apartment buildings nearby and indeed the beautiful Port Authority across the street but all these buildings are set back well from the street. According to the footprint on the map it would appear there will be little to no setback so eight stories would most certainly dominate the area. The height would also seriously affect access to sunlight for the home owners next door on Burlington St. This is a neighbourhood where folk sit on their front porches.

This corner is very busy already, as the City is well aware, so there is a concern about additional traffic.

I wish to be notified of any decisions by the City of Hamilton with regard to UHOPA-18-08 and ZAC-18-024 and any future public meeting with regard to this project.

Sincerely
Elizabeth A. Poynter