

Ms. Rybensky

We are writing to express our concern regarding the proposal for zoning changes at 567 Scenic Drive. This is a residential area. The very name of the street suggests a quiet natural space of beauty. The proposed structure simply does not fit into the neighbourhood. In more practical terms a venture of this size would certainly warrant a good deal more than 10 parking spaces. We live in a neighbourhood overwhelmed by illegal parking. The current doctor's office has cars parked to capacity often pushed over the sidewalk and spilling into the parking lot intended for park users at Upper Paradise and Scenic. We have had to contact the parking authorities many times as we are unable to access our driveway as we are blocked by illegally parked cars. Adding three more commercial buildings into the mix will just be a recipe for parking disaster. The office as it stands now labels itself as a neighbourhood clinic. This is not fact; clients are driving to the clinic, not walking. Cars are left idling while patients run in to pick up prescriptions, adding to the chaos. To date the owner has not been a good neighbour. The premises are shabby and in disrepair; they do not evidence community pride. We sincerely hope that this application is not approved as it goes against the future planning for Scenic Drive and the beautification of our natural resources.

Denise and Robert

Good morning Yvette,

My wife and I are the neighbors to the south of 267 Scenic Drive at 77 Upper Paradise Road.

Over the past 38 years this Scenic Drive property has been home to various convenience stores, an ice cream parlour, a restaurant, and currently a medical clinic and pharmacy.

We support this application for a zoning change. We have had only positive experiences with the current use of this property and look forward to the return of a convenience store at this location.

We see no reason on our part to object to this zoning change and look forward to the proposed redevelopment.

Please inform us of the hearing date and the subsequent decision of the planning committee.

I wish you a very good day.

Frank Weresch

Mr. Fiorino

Please find attached photos showing the vehicles parked at the doctor's office located on the corner of Scenic & Upper Paradise.

These photos were taken Thursday 20 April 2107 between 1600 & 1630 hours (rush hour).

We were on our way downtown, Queen Street access was backed up to the light on Fennel & Garth, so I proceeded to take west 5th access.

Took 20 minutes to drive to the bottom of the access from Fennel & West 5th.

If you look carefully at the pictures you will see the turnover of new vehicles in this 30 minute period.

At the hearing requesting a Zoning Extension last December the Doctor's husband told the committee in front of a standing room crowd.

"Most of our patients walk to their appointments"

Hmm do you think just maybe that might not be completely true?

Now we are considering adding another story & 1/2, 3 renters, a store, a pharmacy & a doctor's office.

Gee maybe we can all rent out our driveways to provide parking.

Or they can park across the street in the park's lot.

The false statements the attempts of manipulation using questionable tactics scream out NO!

Operating without zoning in place, operating a pharmacy without zoning or permits, bringing in a construction bin without permits or any construction taking place, storing patient files in a construction bin...

There is only one answer, NO.

You want a commercial office buy commercial property.

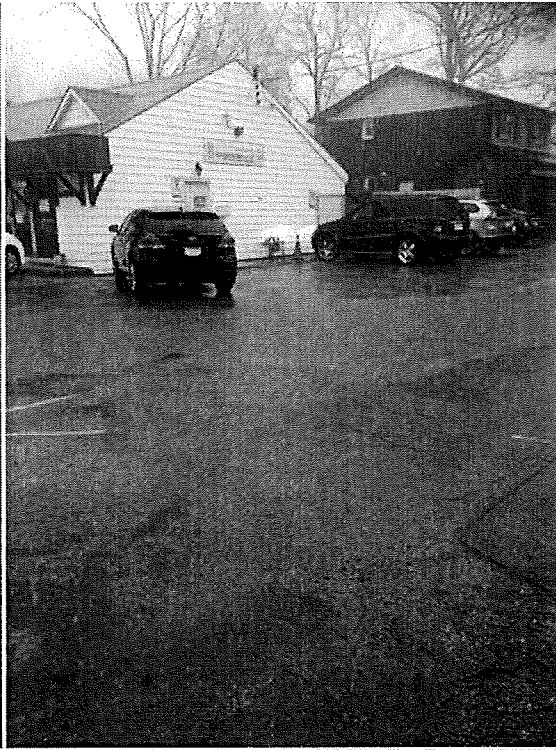
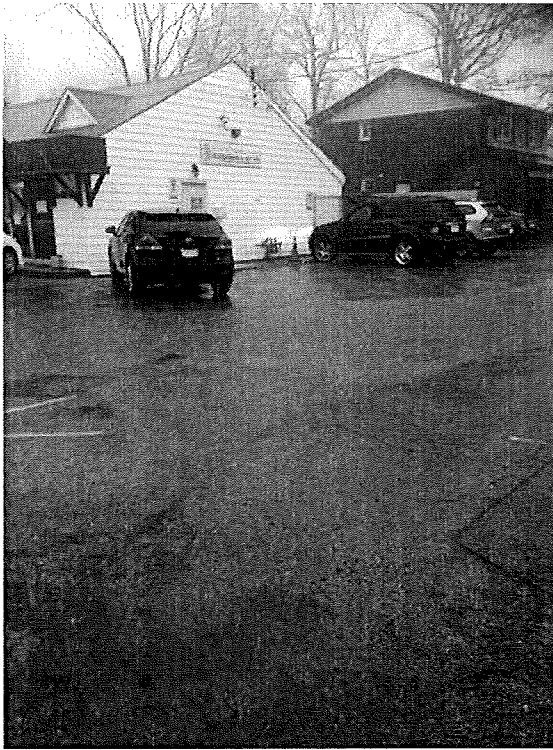
Even my five year old can grasp that.

Leave Scenic Drive a residential neighborhood.

Thank you for your time

Have a great week!





Hi Yvette Rybensky

I left phone messages for both you & Michael Fiorino, have yet to hear back.

We received the Notice of Complete & Preliminary Circulation for application by 2434217 Ontario Inc.

My first concern is the lack of notice. The letter was written on 10 April 2017 and we received it today. That leaves less than 24 hours for a response.

I am left with the feeling the city is trying to push this through without regard for the surrounding property owners.

When the hearing was held in December to address the extension of the zoning there was standing room only with residents opposed to this business.

The gentleman (Doctors Husband) spoke first & then Andrea Desantis (Lawyer) spoke addressing the half truths & outright lies he told.

This gentleman started his stay in our neighbourhood by walking into Terry Whiteheads campaign office walking up to Terry and dropping a check in front of him stating I would like to talk with you. This has been verified in a meeting with Terry & 6 other people (staff & residents)

His next venture was to install a pharmacy in the doctor's office which is still there & operating Zoning Department & Terry both confirmed he does not have zoning or permits for the

Pharmacy. Despite zoning department knowing & Terry the pharmacy is still in operation after 2 plus years.

Onward & upward he next wines & dines the two adjoining property owners and makes it known he wants to buy their properties to expand the office into a huge building & parking lot which would have joined to my property.

Next adventure to place a huge construction container behind the office. No permits not even inquiries he just does it. He told the zoning committee it was for construction tools even though there had been no construction going on. It is my understanding the container was used as an office to convert patient files from paper to digital format.

My guess the container in no way meets the privacy & protection laws for storage of patient files.

The house next door to us is 81 Upper Paradise and it went up for sale a few months ago, here he comes very interested in acquiring the property. While I'm working outside a man approaches and starts asking questions about the property & about how close

we are to the owner. He then tells me if I could convince the owner a 98 year old woman (Bernice Stanius) to drop her realtor & sell to them directly there would be a nice gift in it for me.

Not even a little bit impressed I asked him exactly who is he. Low and behold he is a realtor representing the doctors Husband.

The realtor selling the house was notified of the attempt to bypass them and the other realtor's card was given to them. The husband did in fact make a low offer on the house.

The plans for the new office have gone for monstrously huge shrinking down to small when he was unable to buy the adjoining properties and now it appears they have increased again.

Now he has proposed a doctor's office, a pharmacy, a store & three tenants with only 10 parking spaces & 1 barrier free parking space.

I live 2 houses up from the Doctors office & I can tell you the lot has been full with vehicles parked on both side & out front on several occasions with just the Doctor's office & an illegal

Pharmacy operating. How are the going to pull off just parking on one side, especially if the 3 residence take up 3 or more spaces?

Originally Terry's office had told me & a few other residents that a doctor's office alone requires 19 parking spots.

Over the last couple of months they seem to have changed their tune.

Scenic Drive & Upper Paradise Roads are already very busy streets with several residents complaining to Terry about the traffic backups.

To permit this type of building simply goes against any & all common sense.

It is far too big for the lot.

Parking is nowhere near adequate

It will add to the already existing traffic problems.

And quite frankly I don't want a person with the type of questionable business ethics in my neighborhood.

What happens a year down the road with the zoning in place & he decides to expand?

Why would you buy in a residential area if you want to build commercial buildings?

It has also been mentioned that Terry offered him to move into one of the heritage building in the Chedoke area which is away from residential areas & zoned for business.

I would like it noted that Dr Sharma is my wife's doctor & she is a truly wonderful doctor.

We hold no malice toward her or her practice in any way shape or form.

It appears just the husband is overzealous in his plans & ways.

This is a residential area and we want to keep it that way.

We are opposed to changing the zoning & opposed to the proposed building.

I will close with some questions that have yet to be answered.

1. What are the proper number days residents are supposed to receive with this type notice. ?
2. Why was the Pharmacy allowed to operate when both Terry & Zoning were informed by several residents, years ago?
3. Why was the office still in operation, after the zoning extension was unanimously denied?
4. The Construction bin remained for several months even after the city & zoning were made aware. Why?
5. Why was Terry not at the zoning meeting in December when 50 plus residence were?

Scenic drive is free of commercial buildings from start to end let's keep it that way!

Thank you for your time, have a great long week!

Ms. Rybensky and Mr. Fiorino

We are homeowners of 552 Scenic Drive in Hamilton and just received the Notice of Complete and Preliminary Circulation for Application by 2434217 Ontario Inc. for zoning by-law amendment which is dated April 10, 2017. We are disappointed to have only received the Notice today in the mail yet are limited in being able to submit written comment for inclusion in the staff report within 24 hours. Additionally, April 14, 2017 is Good Friday and we are puzzled at the urgency with which this is proceeding.

We are in opposition to this proposed zoning by-law amendment and we request a complete copy of the staff report prior to the public meeting. For a variety of reasons including proposed usage, expansion of usage, traffic and parking, we have serious concerns about this development. In any event, we intend to make written submissions in advance and/or oral submissions at the public hearing.

Please ensure that we are given ample advance notice of the public meeting. This effects us directly and our neighbourhood.

Good morning Michael.

Thank you for speaking with me yesterday. As I understand it, the process for approval is just beginning and there will be a few opportunities to express my disapproval throughout. My main concern is increased traffic and parking. As it is, there are lineups on Scenic Drive every day. Additionally there are parking problems in the immediate area of the property concerned. I am also concerned that the nature of the area (residential) is not suitable for a commercial establishment as it will attract further traffic line ups and parking woes. I have attached a few pictures taken this morning about 20 minutes apart between 8:30 and 9:00 am. As you can see there are lineups to access the Queen Street hill which is about a 1 km away from where I took them at 518 Scenic Dr.

Please keep me abreast of developments and in particular opportunities to voice my concerns. Thank you for your help with this.

Regards,

Sheila N. Church, CRSP, CHSC, Paralegal
Vice President, *PeopleRight* Inc.
www.peopleright.net

Phone: 905 512-6010
Fax: 905 538-2938

From: robert Panter
Sent: Sunday, April 16, 2017 9:37 AM
To: Rybensky, Yvette
Subject: Zoning by-law ammendment application (zac-17-030) 567 Scenic Drive

In response to the letter of April 10/17 advising that an application has been filed with your department to change the zoning of B-1 lands to CR-1 is an affront to this particular area of Hamilton. The change in zoning to allow a commercial building in this ecological valued area is without any sense of good conscience or merit. The community has access to medical facilities , pharmacies ,and stores with-in a two kilometre radius and thus does not need this change to proceed. It is my hope and the people who enjoy visiting and enjoying the Bruce Trail and the beautiful vistas that nature has provided this area will be be respected and not sold off in the name of commercialism.

Thank you
Robert Panter
88 Upper Paradise Road
L9C5B7

We received your letter dated April 10th setting a deadline for written comments by April 14th (good friday) on April 13th.

Is it common practice for neighbours and the community to be given such little notice and opportunity to weigh in by the City? The short timeline seems unreasonable.

We note that the amendment application attachments are unreadable as the print is so small. That too is unacceptable.

In addition, we note that 3 commercial units and 3 residential units are proposed while 10 parking spots are planned for. Our understanding is that the commercial units will be a doctors office, a pharmacy and a convenience store. That poses significant problems. Firstly the parking will be inadequate and affect the neighbouring houses and people using the park across the street. Secondly we are concerned about the pharmacy storing narcotics in the midst of a residential area.

We are neighbours living in close proximity to this proposed development. We oppose the plan in its current form.

We do not mind having our comments published but expressly request our personal information be removed.

We would like an extension of time to comment and a legible copy of the proposed plan. Thanks.

Perry Murray and Jay Sengupta
555 Scenic Drive
Hamilton ON
L9C 1G9

Mr. Whitehead,

We have just learned through a neighbour on another street (whom himself did not get direct notice) that you are holding a public meeting this coming week about the proposed re-zoning with respect to the above noted property. Apparently some residents in certain areas have received a notice and we can only assume that by design you have excluded us from the mailing dated May 4, 2017 despite our formal written request to your office and the Planning Department to be notified of any further developments with respect to this Application.

We initially copied you on email correspondence raising our concern with being given one day of notice for the deadline to submit comments and/or opinions to the Planning Department that would form part of the Report. Your office subsequently explained that you are "unfortunately not advised when mailings go out to residents". Your office offered no formal commitment to ensuring that our opinions would be received and heard despite the fact that you are our elected representative.

Now you are planning some sort of a meeting on this very issue without notifying the very properties this Application most directly affects. It is obvious that your office is pushing this matter along for unexplicable reasons and attempting to use processes that do not fairly represent the most affected interests to support this cause. While you may feel it is justifiable to send a mass mailing out to a great number of properties, the reality is that these matters often affect only properties in close proximity to that for which the Application is made. More importantly, excluding us from any forum when you are very aware of our concerns with respect to this corner is indicative of your lack of commitment to addressing our concerns.

We will find out the specific details of this meeting. We will also attend to ensure that our property interests are represented. Unfortunately, with minimal notice our ability to inform those whom you have failed to notify is limited.

Yours truly,

Hello,

I fully support the idea to have this building on our neighborhood.

Best regards
Nicu Mustatea
159 West 31 st Hamilton

Councillor Whitehead,

Thank you for hosting the meeting last night regarding the development of the Shine Clinic. I along with my husband and baby came to the meeting to get more information about the proposal and also to show our support for the changes to the Shine Clinic.

We have been living at 135 West 27th street for 2 years and have become patients of Dr. Sharma's about a year ago when my first baby was born. Having Dr. Sharma's office within walking distance has been invaluable, especially with the high volume of visits required in the first year of a baby's life.

We love the Westcliffe area, I would have to say the only drawback for us is not having many places within walking distance to get to. The only place we are really able to walk to purchase items is the little strip mall on Mohawk and Upper Paradise, with all do respect, it is not overly appealing to walk through. I thought the plans for the new building look amazing. I really hope the concerns people raised at the meeting will be worked through and this gorgeous new building will replace the current Shine Clinic. It will be a welcomed bonus to have a pharmacy and a convenient store at the location of Dr. Sharma's office. Who knows maybe there will be even a place to get some good coffee on an early morning walk along the mountain brow!

Thank you very much for hearing of our support of the new clinic.

Sincerely,

Sarah, Robert & Varis Whiting

I attended the meeting at Holbrook school last night and would like to compliment you on the chairing of the meeting. I found that your preamble, if listened to, answered 90% of the issues including that this was a fact finding exercise and not a final decision. I found the opinion of the gentleman whose property was next to the clinic held the most importance to me because he seemed genuinely interested in what was good for the community and felt the project as presented was a good decision. Unfortunately the small interest group that wanted to restrict the importance of opinion to certain Scenic Drive addresses rather than the opinions of the community as a whole was the down side of the meeting. Their interruptions of yourself and other speakers by yelling and making up facts as they went along did come across as a bullying technique. The problem of speeding and illegal parking in the area is not a clinic issue but rather a policing issue but I am just repeating you now. The only things I have to add are that I have observed patients coming to the clinic using the public transportation and my experiences in parking are that I have always found on site parking available. My greatest fear is that we will drive Dr Sharma out of the community and end up with just another house on the corner. I have full confidence that you will put the legalities and what best meets the needs of the community together to come up with the best outcome. Keep up the good work.

Warren Lageer
82 Elmira Drive

Hello Terry

Please be advised of Sean Fleming and Olive Fleming support of permanent location at 567 Scenic Drive for Dr Salina Sharma medical. Centre Project. We are both very happy patients of Dr Shalina Sharma.

Feel free to contact us if need be by return email or at 905-389-6737.

Best Regards,
Sean

Hello,

I fully support the idea to have this building on our neighborhood.

Best regards
Nicu Mustatea
159 West 31 st Hamilton

Hello Mr. Whitehead,

I sincerely hope that this communication finds you well.

I was at the meeting last month where the business of developing the corner of Scenic & Paradise was discussed.

While all persons who attended & spoke had valid points to make, the major discussion in my opinion revolved around traffic on Scenic & parking on the property.

I truly believe that these are non issues for the following reasons:

1. On most days the clinic operates between 1000 Hrs & 1400 Hrs during which time most people are at work!!
2. It is only on Thursday's that the clinic works late to accommodate working folks. I have been there on Thursdays & haven't come across a full parking lot neither an issue on the road.
3. Yesterday (Sunday) I passed the clinic at 2000 Hrs & there were 3 cars in the parking because the parking lot on the opposite side of the road was full!!

Moving beyond these issues:

1. As you readily admitted, there is a shortage of Doctors on the mountain.
2. How many folks or communities are fortunate enough to have a doctor a stone's throw away from them?

When we moved into the area in July 2014 (Scenic Trails on Redfern), we struggled to find a doctor & were travelling all the way to Dundas till 2015, to see our family doctor, till Shalini Sharma moved into the area.

Let's be thankful for small mercies, widen our horizons, move beyond the small irritants in our lives & concentrate on the bigger picture, which is that Dr. Sharma is a talented Doctor & has helped the community tremendously, by their own admission, & in particular, with my wife's condition. As a wise gentleman said at the gathering, "They don't make them like this anymore"!!

Like it or not, the community on Scenic is ageing. Most houses at 53 Redfern are owned by retired folks. Having a doctor in the area is becoming more & more essential daily.

Imagine a scenario that a doctor moves out of the neighborhood & relocates further away just because we could not overcome our minor differences? What a shame that would be.

Besides, the planned development will only enhance the appearance, feel & look of the area, make it alive with possibly a Bakers shop, which you yourself were in favor off & possibly also enhance the real estate value of the place.

We are looking to you to make a decision which you, along with the rest of us, can be proud of.

Please do not hesitate to call me on my cell phone if you require any additional input or information.

Regards,
Viren Malelu

Hi Michael,

I'm interested in the zoning by-law amendment application at 567 Scenic Drive. I live on Hepburn Crescent. Would you be able to send me a copy of the complete application and any renderings of the proposal? Also, when do you anticipate the public meeting date will be determined?

Kind regards,
Richard Kelly-Ruetz

Dear Terry,

I have been a resident at 469 Scenic Drive for over 9 years. I am employed as a radiologist at Juravinski Hospital, Hamilton. My wife works as a nurse at St Joseph's Healthcare.

This email is to pledge my 100% support in developing Shine Family Clinic on Scenic Drive. I strongly believe this will be a fantastic venture for the local community to have a family doctor so close by. I have known Dr Sharma for over a year professionally and as well as a friend, and I can say that her professionalism and dedication to patientcare is second to none!

Having a small cafe in the location will also be a boon for the community. I don't see any issues whatsoever having a pharmacy onsite as well.

I do hope that the city will make a positive move for the local community by permitting this development.

Please feel free to contact me if you have any queries.

Sincerely,

Dr Naveen Parasu & Mrs Rhian Thomas-Parasu
469 Scenic Drive
Hamilton
L9C 1G7
Tel # 905 393 5113
email: nparasu@gmail.com

To
Terry whitehead
Councillor Ward 8
Yvette Rybensky
Planning and Development department
City Of Hamilton

Sub: Support to make corner of Scenic Paradise alive again.

Hi

I reviewed this concept for 567 Scenic drive project it is a very beautiful residential and commercial cute building. I am looking forward to have it real soon.

Let work together to make this corner alive again and residential and commercial design is the only way to make it happen.

Just Imagine a day when many more such Hamilton city corners will start looking so beautiful again.

Lets dedicate this concept to common public of whole city of Hamilton.

I request you too to support this concept for the sake of not only present and future generations as well.

One day we all will be very proud to be a part of this project.

Thanks

Name: Teresa DeSapiro

Address: 53 Redfern Ave Unit 6 Hamilton ON L9C0E2

Phone# 289-520-0091

Email address: pdocosta3@gmail.com

email addresses:

Terry.whitehead@hamilton.ca

Michael.fiorino@hamilton.ca

myclinic567@gmail.com

Dear sir I am writing in regard to the proposed development of the property at 567 Scenic Drive.

I attended the meeting held by councillor Whitehead on May 16, 2017 at Holbrook School.

In that meeting four main objections to the development were raised.

Parking

Traffic

Pharmacy

Streetscape

Your responses dealt with the first three objections fairly and completely.

I walk this neighbourhood with my grandchildren frequently and do not see any problem with the proposed structure.

The artistic rendering shows a modest and appealing street view, a vast improvement over the present structure and I can only hope that the request for a zoning change is approved.

I welcome a new building to replace the current building, a new modern building will result in a much improved streetscape and would only add to the area not detract from it.

Please keep us informed as to the date of the planning meeting.

I am somewhat dismayed over the extreme length of time involved in this process, can this not be expedited?

Further delays will only encourage the clinic to look for a new location and that would be a serious detriment to the neighbourhood, if anything can be done to expedite this process

I would appreciate it so that my wife and I can get out of this limbo and undertake work on our property (new driveway before winter).

I thank you for your attention in this matter.

I must add that I was impressed with the city staff attending the meeting their complete and succinct response to all comments was both professional and respectful.

We are well served with the city staff and our councillor.

I hope to hear of a planned meeting date soon.

"An anxious heart weighs a man down, but a kind word cheers him up."
Proverbs 12:25

Frank Weresch

Mr. M Fiorino
Planning & Economic Development Department
Planning Division
Hamilton City Hall,
71 Main St. W., 5th Floor,
Hamilton, ON L8P 4Y5
Ph (905) 546-2424 ex 4424
Email: Michael.Fiorino@hamilton.ca

103 Upper Paradise Rd.,
Hamilton ON. L9C 5B6
October 14/14
(905) 575-8044

Dear Sir:

Re: 567 Scenic Drive

At a meeting organized by Terry Whitehead on May 17/18 to gather community input to the process, you mentioned that a decision on the redevelopment of this property would likely happen in August. I wish to have this submission presented to that decision-making meeting.

I wish to support the owner's application to redevelop the property.

The original plan put forward by the owners was for three offices at ground level and three apartments above. Because of pressures from a few neighbours, the plan has been made smaller and, as such, diminishes the ability to support the community as it has in the past and could do in the future.

At the May 17 meeting, the plan to redevelop had been reduced by roughly one third from the original plan. It was clear that this concession to a few vocal opponents was insufficient. They sought a closure of the facility and said so when they addressed the group. I believe that while reducing the footage in the manner that the owner offered was done to seek some sort of compromise, I believe that both he and his critics are losing sight of the broader community needs. It will require your breadth of experience to recognize those planning objectives and decide accordingly. For over 50 years, this site has been a community business hub offering a variety of services. It should be able to remain so within its new context.

The two-office plan might meet the needs of a small General Medical Practice. That is an old model. Dr. Stuart Philips at McMaster Kinesiology Dept is co-designing a study of aspects of aging – like mobility, diet, and loneliness. Sites, like this one, could be planned to well meet community needs as an information site and a base for community support groups that will grow out of on-going healthy living studies.

It is obvious that Dr. Sharma's practice could be an appropriate model for such a program throughout the city. As we look to a near time, when carbon-based transit will not be the best option, community sites for primary health care that are accessible by foot, bicycle and transit will be the norm. Such is the case here. That future must be built into this plan.

With the reduction of the building footprint to a two-office plan, a space of 18.8m is opened on the East side of the property. This is both aesthetically unattractive and likely to become a management problem. Such a space is inconsistent with any side yard in the neighbourhood. The resulting change reduces residential net density below that of any other property in the area.

How that is justified based on stated infilling objectives seems contradictory. As a precedent, that option seems ill advised.

Allowing for the original plan would preserve its past uses as a community hub through regulations you can apply. I heard that the Doctor had given verbal assurances that there was and would be only one doctor, and the necessary support staff, in the office at a time. I'm sure you could make this a condition of the redevelopment.

I note that the few who have complained are not subject to such controls. They can and do move. Three properties across the street and within a block's distance have or have had 'For Sale signs on them. It is important to preserve, over time, the community benefits of the site that were there when the current complainants arrived and should continue after they move on. Such benefits would be lost if the building was forced into a smaller footprint than the current building and the potential for community services, disappear.

Much was made at the May 17 meeting about traffic related to the Doctor's practice. The overwhelming evidence is that there is no problem to leave at the doctor's door. I pass the place several times daily and have for over fifty years. There are never more than half a dozen cars in the lot at the busiest times. Indeed, the parking area is more congested after work hours by visitors exercising on the Chedoke Steps. Forcing the doctor to provide an even larger place for exercising citizens to park because the City has not provided adequate parking to meet the need at Cliffview Park, could not be justified. The alternative to leaving the doctor's parking area open to athletes is to barricade it and that only invites other misuses. The parking illustrated in the Original plan meets the requirements for this development and need not be changed.

I personally have counted 50 cars per hour parked in the Cliffview Park parking lot and on neighbouring streets brought by stair-climbing athletes at peak hours. Some of these cars park across driveways and are a problem to those residences thus obstructed but it is not the problem of the Doctor's office. City street signage or expansion of the Cliffview lot could resolve the problem.

I submit that the Planning and Economic Development Department is in the position to recommend that the original plan for three offices is appropriate to the site, consistent with past practice and would better meet the community needs both now and in the future. The precedence for such leadership by the Planning Department was demonstrated in an article I read in the Hamilton Spectator, May 29/18, page A3 in the matter of a park development at John and Rebecca Sts. The Planning Dept has taken the lead to suggest changes to the development that would make it better for the immediate neighbourhood and wider community as well. So, I believe it could and should in this case by requiring the three-office plan.

Of course, if it were a choice between a two-office plan and none at all, the former would be my recommendation but only as a very distant, second alternative to the three-office plan.

Yours sincerely,



K. G. Watson

Good morning Yvette,

I think we may have talked about this project previously and you had provided an update on the processing of the application. I also recall comments that the proponents have modified the development proposal with respect to the intensity of the proposed development.

Please note that Turkstra Mazza have been retained to provide legal guidance by neighbours of the project and I am assisting Scott Snider with the planning review. A letter will be prepared and provided to the City outlining the concerns that have been identified.

Can you please add my name to the distribution list for any upcoming meetings and reports.

It would also be appreciated if you could forward copies of any updated materials that have been submitted by the proponent.

James Webb, MCIP, RPP

WEBB Planning Consultants Inc.