

OFFICE OF THE CITY CLERK

SEP 13 2018

Legislative Co-ordinator, Planning Committee
 City of Hamilton
 71 Main Street West, 1st Floor
 Hamilton, Ontario, L8P 4Y5

September 10th, 2018

RE: File No. ZAC-17-030, Applications by MB1 Development Consulting on Behalf of 2434217 Ontario Inc. for a Zoning By-law Amendment for Lands Located at 567 Scenic Drive, Hamilton (Ward 8)

Dear Council and Planning Staff,

I am writing this letter to show my support for this proposed zoning amendment. As a patient of Dr. Sharma when she moved from the west mountain (close to Olympic Park) to the current location at Scenic and Upper Paradise, it made my commute to see her a lot shorter. The location across from the Chedoke stairs and beside the #34 bus stops allow for easy access to her clinic for those people who do not drive, either by choice or necessity. When I did obtain a vehicle myself, I never had a concern with finding parking on the property either.

The current building is in clear need of a tear down and rebuild. And we have a current owner who is looking to do just that. I have seen concepts of the proposed building, and the design of the building and the landscaping of the lot is far superior to what stands there today. Had the location been between two residential lots, I could understand having a clinic and pharmacy would not be appropriate for the location. However, this is on a corner lot that has always been used for commercial purposes despite its current zoning of Suburban Agriculture, Residential, for as long as I can recall (my recall only goes back to the late 1990s/early 2000s). It is on an existing bus route so both Scenic Road and Upper Paradise are well travelled especially by students and seniors. Thus, allowing for a legitimate mixed commercial use isn't that far fetched of an idea. I kind of wished the convenience store had been maintained as part of the proposal. But, the applicant has made concessions to help appease the neighbour's concerns.

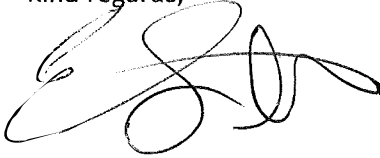
The proposal is adding much needed residential stock to the City which can be used by seniors, singles, couples or students who attend McMaster or Mohawk College. The area may be residential, but it shouldn't be exclusively single-family dwellings. A mixture of housing stock from duplexes, to semis to low rise apartment buildings and mixed use should be welcomed. It creates a more vibrant and inclusive community.

If there are concerns with parking, many young people today don't drive, use car share or take transit. Since Hamilton is trying to promote alternative forms of transportation (ie LRT will help improve transit options on the mountain by releasing buses that will not be required on the LRT route), why can't this be one of those mixed use locations where for once the pedestrian and transit user are prioritized over the car driver (and this is coming from a person who does drive).

I can assure you that female doctors are hard to come by in Hamilton and a shortage of doctors overall makes having a doctor in a stable location who offers late hours once a week, a much-needed commodity. Because the office is appointment based, yes, there will be a lot of coming and going but mostly during daytime hours when most people are away at work, and for short periods of time.

I trust that Hamilton will make the correct decision by granting this ZBA. This amendment is consistent with the Places to Grow Act(more housing), a great use of infill development(you can restrict the type of commercial use to what is being requested in order to prevent potential future conflicts from occurring) and I believe it meets the intent of both the Official Plan and the Zoning Bylaws, from what I have studied in recent past.

Kind regards,

A handwritten signature in black ink, appearing to be 'ES', with a large, stylized loop at the end.

Erin Shacklette