

From:

Sent: Sunday, May 29, 2022 12:40 PM

To: clerk@hamilton.ca

Subject: File UHOPA-20-012

I'm writing with my objection to Zoning Application ZAC-20-016.
The text of this is included below as well as in the word file attached.

Reference: File UHOPA-20-012 ... Zoning By-Law Amendment (File No. ZAC-20-016)

I am writing to state my opposition to this change
I will begin with some procedural observations and progress to my detail objections.

Procedural Issues:

My wife and I live at *** ... this is only a block from this proposed 15 story mixed use development.
Why is it that we were not included in the distribution of your May 13 notice of public meeting?
Don't you think that a development of this size will have an impact on a wider range of the community than your standard distribution area?

For this reason, I request that this meeting be postponed so that others in the neighbourhood can be informed of the application and have a chance to submit their comments.

Second, I can find no reference to the items 772 and H75 which are requested in the application ... A description of these need to be included in the notice so that we can see exactly what is being requested.

Detailed Objections:

This proposal – if granted would lead to a development which is completely outside the norms of what is considered a residential neighbourhood especially this neighbourhood.

The combination of this application and the proposed LRT changes needs to be examined to consider the impacts on the community.

For instance, traffic volume and flows on our neighbourhood streets needs to be examined both from a volume perspective as well as a safety perspective considering that the Hebrew School and Synagogue are present and both generate a lot of foot traffic.

The addition of the number of potential residences in a development of the size proposed would lead to major traffic problems.

As I understand, because of the LRT there would be no left turn from Main onto Cline South or from Cline South onto Main ... this represents a huge problem for the residential streets in the area ... has this been studied?

Also, I believe that mixed use will allow businesses to be included. This will also add to the traffic in the area due to the new traffic restrictions.

Therefore, we strongly suggest that you deny this request.

The current owner of this property purchased it knowing the zoning requirements ... and I believe that an application was made to construct an eight-story apartment complex ... what is the status of that request?

Scott and Kathy Warner