

**Pilon, Janet**

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**Subject:** Urban Hamilton Official Plan of Amendment (File No. UHOPA-19-004) and Zoning By-law Amendment (File No. ZAC-19-009)

**From:** LAN WANG

**Sent:** March 23, 2021 7:14 AM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Cc:** Kelsey, Lisa <[Lisa.Kelsey@hamilton.ca](mailto:Lisa.Kelsey@hamilton.ca)>

**Subject:** Urban Hamilton Official Plan of Amendment (File No. UHOPA-19-004) and Zoning By-law Amendment (File No. ZAC-19-009)

Dear Sir/Madam,

I am writing to express my strong opposition to Urban Hamilton Official Plan of Amendment (File No. UHOPA-19-004) and Zoning By-law Amendment (File No. ZAC-19-009). I would like my input to be part of the public record of the subject zoning amendment.

Name: Lan Wang. I am a resident of Ward 1. Postal Code: L8S 3S2

Reasons for opposition:

First of all, the exiting business (Odeon fitness and Pain coffee bar) on the subject property are part of the Westdale community. The development would hurt them most and likely drive the out of business. It doesn't make much sense. The subsequent construction would cause great negative environmental impact.

Secondly, the proposed building/development is too high and does not fit the character of the neighborhood at all. The existing zoning bylaws allow development up to three storeys. The current proposal are too much of a change to fit the vision of the current zoning. It will overshadow the neighbouring houses and diminish the value of their properties.

Furthermore, 20 parking spots for a 30 unit building would mean a traffic and parking nightmare for the local residents. It will deteriorate the nature of the neighborhood and precipitate efflux of the residents. There are other areas in the neighborhood in much more need of development such as Main St W corridor, which can accommodate 6-storey building development much better.

In summary, I don't think it's in public interest to allow the proposed amendment. Therefore, I'd like to register my opposition to the proposed amendment in the strongest terms.

Sincerely,

Lan Wang