

Summary of Public Comments Received

Comment Received	Staff Response
Concern with the take-out restaurant (with a deep fryer).	The West Harbour (Setting Sail) Secondary Plan designates the property as "Mixed Use". A restaurant is identified as a use to be encouraged within the "Mixed Use" designation.

Baldassarra, Alaina

From: [REDACTED]
Sent: Sunday, August 27, 2023 8:41 PM
To: Baldassarra, Alaina
Subject: 527 james st N

I'm hoping I have not missed this opportunity to vote no to having a restaurant with a deep fryer next to the house I just bought here in Hamilton.

Having a corner store is a convenience but the food and deep fryer is a definite detractor to this quaint neighborhood . There is a strip mall and restaurant across the street so clearly the zoning there is for that type of business. Please let it be known that I oppose this amendment

[REDACTED]

[REDACTED]



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specific standards proposed. Moheen A. explained his 8 years of operating the store on behalf of the owner and his observations of the North End community as well as need for the proposed use.

10:15 am: The participants were given the floor to ask questions and provide feedback.

Two participants from Picton Street W (within the 120 m) asked: What are the implication of the rezoning and what other uses are being proposed aside the take-out use?

A: The proposed rezoning will only include the existing uses on-site, namely the 2nd floor residential and 1st floor variety store and the restaurant use to introduce “Hot Food”.

One participant from James Street N (within the 120m) asked: Will the heritage building be affected by the interior upgrades?

A: No, the proposed use will not change the exterior protected character of the building or the lot configuration indicative of the LACAC designation applied to this site and the neighbouring row houses.

10:27 am: No further questions. Only feedback:

- No restaurants 100 yards away from the community centre – we need more variety and options.
- Immediate neighbour: The kids around the area come to this site for treats and further options will do well as most people in the community here eat out and we only have two restaurants or we have to go north up on Barton or downtown.
- This is the only variety store in our local vicinity that is local and affordable, more options will be beneficial.
- We need more options (nearby resident).
- Easily accessible and in walking distance for me and my family.
- Immediate neighbour – I like their food, they should continue to operate and serve the community.
- Immediate neighbour – I support more food and the proposed rezoning makes sense.
- Immediate neighbour – More developments like will help out folks that live nearby and makes sense, you have our support.
- Immediate neighbour – We only have a few and limited options in this area, having a take-out in the shop is the right move, we support this use and the owner.
- Nearby neighbour accompanied by two folks outside of this community - By all means, more food and support for a local business is what is lacking in this City.
- Nearby neighbour – I see no issues and support the rezoning.

10:50 am: The participants were thanked and provided with the owner's and the applicants contact information for further questions and updates on the application should they request for further consultation.



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11:00 am: Main Public consultation session was concluded and participants were requested to sign in if they had not signed in yet to confirm their attendance and review their valuable feed back.

Notes taken and recorded by: Mahha S.

Second phase of Neighbourhood Open House. 15-minute intermission for informal conversations and setting up a booth outside of the store.

11:30 am to 3:00 pm: King Consultants Inc. Team setup a stall with a participation attendance sheet, information on a workstation and a copy of the Public Notice Sign was visible on the table. This session provides a more flexible approach to capturing feedback from folks that could not make it for the larger group session.

Most of the questions asked involved what the rezoning will entail and how it will impact the current building design. The process was explained to the residents and a brief description was provided regarding the history of the application. Contact information provided and participants were encouraged to enter the store to see the located of the proposed.

The general feedback as follow from this session:

- Nearby neighbour – makes sense, no objections.
- Nearby neighbour – more options are seriously needed and this store is perfect.
- Nearby neighbour – Great service and genuinely would prefer more options.
- Immediate neighbour – No objections for the proposed and proposed makes sense for us.
- From adjacent community – Love the store and would love to see more food options.
- Immediate neighbour – Only store in the block that would be perfect for more food options.
- Immediate neighbour – I have lived here for decades and the store has been the go to spot for necessities for me and my family; more food please!
- Nearby neighbour – No objections; we support the rezoning.
- From adjacent community – More food is always good; need more places like this.
- From adjacent community – No objections, will be back for more food options.
- Nearby neighbour – No issues for us or my family, we support our local businesses.
- From adjacent community – Make sense; need more variety like this.
- From adjacent community – Local businesses need to adapt and innovate like this.
- Nearby neighbour – I have been local to this area since the 60's, more options and developments like this are needed and supportable.
- Different community – I live in the other block, more food is always good and severely needed in the City as a whole.
- Different community – I run programs in the nearby community centre; no issues with the proposed.
- Nearby neighbour – Need more options and variety in this area; I support the proposed.