



IBI Group
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April 4th, 2011

VIA E-MAIL (Alexandra.Rawlings@hamilton.ca)

Chair and Members of Planning Committee
City of Hamilton
71 Main Street West
L8P 4Y5

**121 ST. JOSEPH'S DRIVE, HAMILTON
ZONING BY-LAW AMENDMENT APPLICATION - CITY FILE NO.: ZAR-10-027**

We act on behalf of Jamestown Construction Ltd., owner of 123 St. Joseph's Drive which is directly adjacent to 121 St. Joseph's Drive on the east side.

It is our client's opinion that the proposed encroachments into the side yards will detract from their existing residents enjoyment and could detract from the character of the street. In addition, considering the previous building's height and the height of the adjacent buildings on St. Joseph's Drive, the proposed height for the new subject building may also not be in character.

Our client would also like to ensure that necessary consideration has been given to any shadowing impacts, as well as to the engineering relating to the existing embankment and adjacent buildings. They also note that parkland will be lost with the acquisition for the subject proposal from the City for a portion at the rear of the subject property.

We ask that you provide us formal notice of any future meetings and/or Council/Committee decisions regarding this property.

Thank you for your assistance.

Yours truly,
IBI GROUP

George T. Zajac, BA (Hons.)

GZ/

cc: Mr. Edward John, City of Hamilton, via e-mail
Mr. David Horwood, Jamestown Construction Ltd., via e-mail

Added Submission
803



Revera Inc.
55 Standish Court, 8th Floor, Mississauga, ON L5R 4B2 T (289) 360-1200 F (289) 360-1201

Added Submission 8.3

April 4th, 2011

Mr. Edward John
City of Hamilton
Planning & Economic Development Department
71 Main Street West
5th Floor
Hamilton Ontario – L8P 4Y5

Dear Mr. John,

Subject: Re File #ZAR-10-027, 121 St. Joseph's Drive, Hamilton

We have recently received Notice of a Public Meeting regarding 121 St. Joseph's St. and a portion of Woolverton Park.

We own and operate a nearby retirement property located at 35 Arkledun Avenue that faces both Arkledun Avenue and St. Joseph's Street.

We wish to submit our opposition to the proposed planning changes for the following reasons:

- 1) The proposed zoning amendment as the proposed building at 11 stories is inconsistent with character of the surrounding areas. This proposed building would block the view residents currently have of the City of Hamilton.
- 2) We believe the proposed number of parking spaces is inadequate for the number of suites and will result in further parking congestion in an area that has limited parking.

Should there be any questions, please contact me at 289-360-1155.

Yours truly

A handwritten signature in black ink, appearing to be "Casey Ram", written over a horizontal line.

Casey Ram
Asset Manager

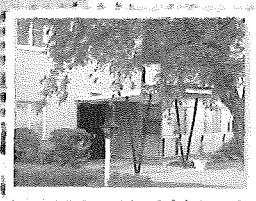
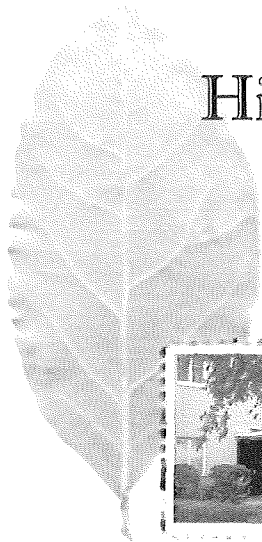


ADDED SUBMISSION

803

Hillview Terrace Apartments Limited

107 St. Joseph's Drive
Hamilton, Ontario
L8N 2G1



Co-ordinator
Planning Committee
City of Hamilton
71 Main St. West
1st Floor
Hamilton, On
L8P 4Y5

Re: Request for Oral Submission
File ZAR-10-127

Dear Sir:

As residents of 107 St. Joseph's Drive, we wish to make the Planning Committee aware of the following concerns:

- a) Access to the park from 121 St. Joseph's Drive
- b) Impact of the 0.8% parking density on other residents of St. Joseph's Drive.

We request permission to address the Committee on April 5.

Yours truly,

Andrew Brandsma
President, Hillview Terrace Apartments
289-700-9906

OFFICE OF THE CITY CLERK	
REC'D BY	DATE
REF'D TO	DATE
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ACTION:	

APR 04 2011