

Added Submission
604

Rawlings, Alexandra

Subject: FW: 922 Main St. East, Bylaw Amendment

April 8, 2011

Brandon Flewwelling
GSP Group
72 Victoria St., S.

FR: 119 Balsam Av. S
Hamilton, ON
Kitchener, ON

Sent by FAX 519.569.8643

RE: Objection to Zoning Bylaw Amendment, 922 Main St. East, Hamilton

Dear Brandon:

We live at 119 Balsam Av. South, Hamilton, which is situated directly across from the proposed development.

Our input and objections were submitted last year through the City of Hamilton contacts and remain the same.

New Information

We love our circa 1914 home. We plan to renovate our kitchen this year at a cost of about 6,000K. We upgraded our upstairs windows last fall and the house is much warmer in the winter. We have plans to replace the front porch and develop more 'curb appeal'.

However, when we received the new amendments to continue the project, we talked about selling our house.

The Objective of this Letter

We propose that you, as developers, look across the road from your building, and instead of seeing homes that people enjoy, look at potential property to extend your parking lot. Our property is zoned commercial, as I understand, and it is valuable to you.

We propose that you consider buying our property from us. We now have decided to move because:

1. When you start to excavate the property, the walls of our house will bear the shifting and the foundation will crack.
2. As you disturb the ground, the dust, dirt, and pollution will come straight through our house and contaminate the air quality.
3. Uninvited rodents and assorted critters usually surface from their hiding places due to the noise and vibration of your construction equipment.
4. The parking on our street will be more competitive, and we do not have a driveway.

4/18/2011

5. The 24/7 noise level, and the lack of privacy will be disruptive.

We are disheartened and feel forced into changing our lives because your building will invade even the simple pleasure of sitting on our porch and watching the sun go down.

Please consider our proposal. We are in touch with our mortgage broker, Angela Coyne, of INVIS, and will be forwarding copies of this letter to Corporate Services, City of Hamilton and our councillor. All of these people have been sympathetic and supportive and have provided my husband and I with excellent direction. We have conceded to the fact, however, that we really can't 'fight City Hall'.

Sincerely,

Michael and Karen Baxmeier

cc. Angela Coyne, Invis
Bernie Morelli
Alexandra Rawlings
Jennifer Haan

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Haan, Jennifer

From: Jason Leach [jasonleach@me.com]
Sent: Wednesday, April 13, 2011 3:24 PM
To: Haan, Jennifer; Morelli, Bernie; McHattie, Brian
Subject: 922 Main St East

Hi Jennifer,

I just received the package from the city outlining the decision to deny the applicant, Everlast Group, in their proposal to build a mixed-use building at 922 Main Street East. This is next door to my place of employment.

I would like to state my concerns with this project being turned down over a handful of parking spots.

1. We run the risk of losing the church next door if the applicant is forced to demolish it. If this happens, we add yet another surface lot to a main street facade in Hamilton, and lose yet another historic building.
2. I'm going to guess that most of the seniors living in this new building won't have cars. Especially if there is nowhere to park them.
3. This is exactly the type of development needed in lower Hamilton (as stated by the long, multi-page report I just read). All city policy points to this exact sort of thing being needed in Hamilton and to help revitalize our declining commercial main streets. As a neighbour, I know I would love it if there was a variety store or coffee shop on the main floor to patronize.
4. The design being presented by the group is wonderful and modern, yet maintains the historic church. This would be a great project to see built, especially in this part of the city which sees virtually no new investment these days.

I hope staff will reconsider their decision and think of the bigger negative impacts that denying this project will lead to.

Thanks
Jason

