Dr. Tom Nugent,
9 Grandview Ave,
Stoney Creek, Ont.
L8E5A5

May 7, 2009

To Mayor Eisenberger and Hamilton City Councillors,

I am writing after attending a statutory public open house on April 8, 2009 regarding Hamilton's Urban Future. I feel that it is important for City Planners and City Council to listen to the public, then seriously consider making an addition or change to the existing plan when it is logical and fiscally responsible to do. This is the only way that we will have the best and most accurate Urban Plan to move the City forward. It is in this spirit that I believe it would be a wise addition to the Urban Plan to have a Community Node located at Upper James and Rymal Rd. It has been pointed out on numerous occasions at previous open houses and by written submissions that this area for many years has been an important focal point for many residents of Hamilton Mountain. It is known as the Golden Mile and has all the characteristics of a Community Node as defined in the New Urban Official Plan based on the Nodes and Corridors Concept. A Community Node at Upper James and Rymal would be along the route of the Upper James LRT Corridor which will link Hamilton Airport Employment Land (49,000 jobs), Glanbrook Business Park, Limeridge Mall and Mohawk College to the Lower City. Instead Community Nodes were located at Centre Mall and Heritage Green, areas not on a Corridor and at Elfrida with a Secondary Corridor.

The Province Recently allocated 3 million dollars to analyze the feasibility of a Upper James Light Rail Transit System. The viability of Light Rail Transit For Hamilton will depend on a detailed cost benefit analysis. On November 5, 2008 the Ministry of Municipal Affairs and Housing wrote a letter to the City stating on page #4, "We would encourage the City to continue and plan for the correlation between existing Transit Routes and identify additional Node and Corridors to examine the benefits of future transit investments and movement of people." A Community Node at James and Rymal would result in Increased Density and Intensification along the LRT line. This in turn would send a message early in the LRT Study, that the City is serious about ridership and making the LRT System self supporting. Hamilton must promote and develop Hamilton Airport and the Glanbrook Business Park to move the city forward. These are two tremendous assets which we already have in place to create investment and employment in Hamilton. The designation of nearby James and Rymal as a Community Node would join this area together as a popular place to live and work while using public transit.
There has been numerous suggestions to the City at previous public open houses, that the area of James and Rymal Rd. is appropriate for community node status. I am resubmitting the detailed report that I sent after the last open house, which the City acknowledged receiving, but did not provide any comments on. In this report I have outlined the many reasons why the Upper James and Rymal Area has the attributes to become a Community Node. Also the province has stated that the city should identify additional nodes. Therefore I would like to propose that the Planning and Economic Department and Hamilton City Council seriously consider giving the Area of Upper James and Rymal Rd. Community Node Status in the New Urban Official Council. I believe that a formal response by the Planning Department providing specific reasons for their decision should be made available. I would appreciate receiving a copy of their report.

Sincerely your

Dr. Tom Nugent DVM

cc.
Mayor Fred Eisenberger, All Hamilton City Councillors, Kevin Christenson, Hamilton City Clerk, Tim McCabe, Planning Department, Hamilton Chamber of Commerce, Michael Fenn, Ceo of Metrolinx, Rob MacIsaac, Dean of Mohawk College and Chair of Metrolinx, Soressen Gravelly Lowes, Dillon Consulting Limited, Ontario Ministry of Transportation, Ontario Ministry of Municipal Affairs and Housing.