Supplementary submissions from the public received with respect to Application ZAC-08-011/OPA-08-003, for lands located at 201 King Street (Dundas) (PED08248)
Subject: FW: From [REDACTED] - Opposition to Dundas Storage Facility application OPA-08-003

RE: Letter opposed to Storage Facility in Dundas

I would like to express my opposition to the application re the OPA and change of zoning for 201 King St E. Development on this site is a poor planning choice for an area that is a gateway into Dundas and located in an Environmentally Significant Area. Yes, parts of this site are near the Transfer station and sewage treatment plant but that is not reason enough to further degrade it.

I was a member of the Regional Advisory Committee (REAC) that advised the Regional Council of Hamilton Wentworth in the early 1990s. I recall that as an advisory committee we had discussed this property extensively and recognized its environmental significance. I also recall walking around it at the time to get a closer idea of what it was like...I was struck at the complex ecosystem that was present—it was a rich and interesting marsh habitat.

I was appalled a few years ago when it was filled in without any public notice, and believe that it is imperative to restore the marshland that existed on this site.

Thank you,

[REDACTED]
245 Park St West
Dundas, Ontario
L9H1Y4

1/28/2009
John, Edward

From: J.G. Clevenger
Sent: Monday, January 26, 2009 9:43 PM
To: John, Edward
Cc: Pasuta, Robert
Subject: Dundas rezoning application OPA-08-003/ZAC-08-011

File: OPA-08-003/ZAC-08-011
Subject Property: 201 King Street East (Dundas)

Attn. Edward John, Co-ordinator,
Economic Development & Planning Committee,
City of Hamilton.
email: ejohn@hamilton.ca

cc Councillor Pasuta, Ward 4

Dear Mr. John,

This letter is my formal objection to any Official Plan Amendment and change of zoning for the above property. As a citizen of Dundas I am proud of it's environment, its downcore core and it's relationship with the Conservation Authority. The work of the citizens group to promote a gateway eco-park theme for the east access to the town is worthy of your consideration. A self-storage facility and the rezoning to suit, Highway Commercial or even Industrial is just not good planning. I am sure you have heard from Councillor Powers and the Dundas Citizen's Advisory Committee of their similar views.

sincerely,

1580 Old Hwy 89
RR3 Dundas L9H 5E3

1/27/2009
Message

John, Edward

Subject: FW: Protect Our Dundas!

From: Ron Richards
To: ddowney@hamiltonnews.com; rmowers@hamilton.ca; letters@thespec.com; whitehead@hamilton.ca; mayorfred@hamilton.ca
Cc: protectourdundas@gmail.com
Sent: Saturday, December 27, 2008 2:00 PM
Subject: Protect Our Dundas!

Hello,
Regarding the proposed storage warehouses in Dundas at King and Olympic Drive, we would like to voice our concerns over this change of designation from Parkland to Commercial. NO WAY!!!

As far as we can detect, there are several other locations where storage sheds can be built (if needed at all) on already-zoned commercial sites, NOT on designated Parkland, especially at that entry location driving into Dundas. Keep Dundas Beautiful, and KEEP Parkland!

We would like to add our voices of objection to this proposed bylaw change. It is absolutely ludicrous.

Thank You,
Ron and Sheila Richards
Supplementary submissions from the public received with respect to Application ZAC-08-011/OPA-08-003, for lands located at 201 King Street (Dundas) (PED08248) Page 5 of 47

John, Edward

Subject: FW: File: OPA-08-003/ZAC-08-011 Property:201 King St. E. Dundas

----- Forwarded message from pibusc@istar.ca -----  
Date: Sun, 25 Jan 2009 19:12:47 -0500
From: [Redacted]
Reply-To: [Redacted]
Subject: File: OPA-08-003/ZAC-08-011 Property:201 King St. E. Dundas
To: ejohn@Hamilton.ca

To Edward John, Co-ordinator Economic Development Planning Committee:

I am opposed to the official plan amendment and change in zoning for the property at 201 King Street East, Dundas. Each day I pass by this land bordering the Desjardins Canal in Dundas that Mr. Hammond proposes to turn into storage warehouses. I do so by choice, because it offers a small stretch of natural beauty near water, both pleasing to the eye and calming to the spirit—a rare oasis in the midst of this busy city of ours. Hamilton needs to preserve more open spaces near water, not turn them into venues for—of all things—storage facilities!

Years ago many municipalities recognized that their natural beauty and recreational opportunities were compromised by commercial structures built on land by water. They reversed the mistake made by earlier generations of permitting such development, often buying back the land and restoring its recreational use.

Why in the world would Hamilton want to replicate errors in land-use that many cities have laboured long and hard to reverse? I urge that Mr. Hammond's request to rezone this land be denied.

Sincerely,

94 Sydenham Street, Dundas, Ontario L9H 2V3

----- End forwarded message -----
John, Edward

From: Beckett, Taylor on behalf of Whitehead, Terry
Sent: Monday, January 19, 2009 3:03 PM
To: Rawlings, Alexandra; John, Edward
Subject: FW: storage facility

For your records.

Original Message

From: Brenda Copps
Sent: Monday, January 19, 2009 2:38 PM
To: Powers, Russ; protectourdundas@gmail.com; Eisenberger, Fred; Whitehead, Terry
Cc: Storage facility
Subject: storage facility

Hello Russ,
Brenda and I are contacting you to request that, as our representative on council, you reconsider your position supporting the proposed storage facility at King Street East and Olympic Drive.

Our views are based on a number of considerations: both environmental and aesthetic. The environmental issues really speak for themselves, given the proposed building's location adjacent to the marsh and Cootes Paradise. However, it is disheartening to think of a building of this nature at the principle entrance to the community. In our view, location of this type of business is better suited to the industrial area in or around Head Street and is just simply an inappropriate choice for location at the 'gateway' into Dundas. Regardless of how attractive it is meant to be, the building is essentially a warehouse.

Please reconsider your support of this on a go forward basis toward preserving Dundas' most fortunate location in one of the beauty spots in Ontario.

Sincerely,

Brenda Copps
63 Cross Street
Dundas.
Supplementary submissions from the public received with respect to Application ZAC-08-011/OPA-08-003, for lands located at 201 King Street (Dundas) (PED08248) Page 7 of 47

John, Edward

From: Beckett, Taylor on behalf of Whitehead, Terry
Sent: Monday, January 19, 2009 11:43 AM
To: Rawlings, Alexandra; John, Edward
Subject: FW: Proposed Storage Facility Dudas/ Olympic Drive+ King Street East

For your records...

----Original Message----
From: Nancy Clarke Hauser [mailto:]
Sent: Monday, January 19, 2009 11:42 AM
To: Whitehead, Terry
Cc: Dundes Star News; The Hamilton Spectator
Subject: Re: Proposed Storage Facility Dudas/ Olympic Drive+ King Street East

What a ridiculous proposal this strikes me as being for the image and well being of our famous and historic area Cootes Paradise. I thought this area was considered a parkland and estuary, as I believe it should remain under the Official Plan.

Concerned Resident
Nancy Clarke Hauser

Sent from my iPhone
Supplementary submissions from the public received with respect to Application ZAC-08-011/OPA-08-003, for lands located at 201 King Street (Dundas) (PED08248) Page 8 of 47

Mayor Eisenberger &
Members of City Council
77 James Street North Ste 230
Hamilton, ON L8R 2K3

Re: Application for Official Plan Amendment and Zoning for 5 acres of land at 201 King Street East, Dundas

I am strongly opposed to the above application, which would permit a four unit self-storage facility on a 5-acre property at the East entrance to Dundas.

- The land is currently designated “Parkland” in the Official Plan for the Town of Dundas. The amendment would change this to “General Commercial”.
- The current Zoning on the land is “Park and Recreation” and the amendment would change this to “Highway Commercial”.

The reasons for my opposition are as follows:

1. The Niagara Escarpment is a designated UNESCO Biosphere Reserve. The magnificent views of the Escarpment are an integral part of the heritage and character of Dundas. The self-storage facility would significantly block escarpment views from several vantage points.

2. The Cootes Paradise area was designated an “Important Amphibian & Reptile Area” by the Canadian Amphibian and Reptile Conservation Network – it is one of only four such sites in all of Canada.

3. Volunteer Marsh lies adjacent to the site. Erosion from the clay fill already deposited on the 5-acre property has damaged the marsh and jeopardizes important turtle habitat.

4. The proposed development would be lit at night. All-night lighting will reduce wildlife population of many species. Further, it will be unsightly to all who enter Dundas via Cootes Drive after dark.

5. The site lies within a few meters of the former Veldhuis site, a property recently purchased with taxpayer money to expand wildlife habitat and provide a natural corridor along the historic Desjardins Canal. This land is now owned by the Conservation Authority. Its value as a Public Open Space nodal point would be greatly enhanced by maintaining the Open Space character of adjacent properties.

6. The correct location for self-storage facilities is within existing industrial/commercial locations, such as the many brownfield sites within the Greater City of Hamilton.

7. The proposed site should be rehabilitated to increase open-space linkages between RBG-owned Cootes Paradise and publicly-owned Niagara Escarpment holdings to protect the historical significance of the Desjardins Canal and to restore wildlife habitat.

Signature: [Signature]
Name: [Name]
Address: [Address]
Email: [Email]
January 13, 2009

Mayor Fred Eisenberger,
Members of Economic Development and Planning Committee
Councillors
Hamilton City Centre, 77 James Street North, Hamilton, ON L8R 2K3

Re: Comments on Proposed Rezoning and Development of 201 King Street East,
Dundas Zoning Application No: ZAC-08-011/OPA-08-003

Dear Mayor Fred Eisenberger & members of Planning Committee and Councillors,

The Conserver Society of Hamilton and District is very concerned with the proposed zoning change of this property from ‘Park and Recreation’ to ‘Highway Commercial’.

On behalf of our board of directors and our membership, we are expressing our opposition to both the rezoning of this property and the proposed use of it thereafter. The planned development, if approved, would adversely affect the environmental health and aesthetic appeal of the Desjardin Canal and Cootes Paradise.

In addition, rezoning and developing this property will compromise, and potentially contribute to reversing, the important work of various levels of government (including the city), community organizations, and residents to rehabilitate the Cootes Paradise environment in an effort to restore it to a more natural, and healthy state.

Paving, large buildings, and truck and vehicular traffic should be limited and discouraged in such close proximity to the Desjardin Canal and Cootes. We also feel that a “Highway Commercial” designation for this property is grossly misconstrued and not a sustainable option for this property. There is no shortage of land for such developments within Dundas and Hamilton that would greatly reduce the environmental impact to the Desjardin Canal, Cootes Paradise, and Hamilton Harbour.

We urge the city to maintain this property as ‘Park and Recreation’ land and we respectfully ask that you deny this request for rezoning.

Sincerely,

Allison Healy
Past President
Conserver Society of Hamilton and District

cc: Mr. Edward John, City of Hamilton Planning Department
Chairman & Members of Hamilton Conservation Authority,
Chairman & Members of the Hamilton Conservation Foundation
Dundas Star News
The Hamilton Spectator
January 7, 2009

City of Hamilton
Economic Development and Planning Committee
c/o Alexandra Rawlings
Coordinator, Economic Development and Planning Committee
77 James Street North
Hamilton ON L8R 2K3

Dear Committee Members,

Re: Zoning Application ZAC-08-011 and OPA-08-003
Storage Facility Proposal – 201 King Street East, Dundas

In 2009, the 700 member Hamilton Naturalists’ Club will celebrate its 90th year of protecting nature and promoting the study of natural history. As an organization, we have encouraged the preservation and restoration of wildlife habitat throughout the City of Hamilton and surrounding areas. We own or hold easements on four nature sanctuaries one of which is the Cartwright Nature Sanctuary just north of Cootes Paradise in the Pleasant View area. We are keenly interested in the preservation of natural areas throughout the region and, in particular, those in areas associated with our own sanctuaries. We therefore recommend that the lands at 201 King Street East in Dundas remain zoned as parkland with a view to restoring them as important wildlife habitat associated with the western end of Cootes Paradise and the Desjardins Canal. We also believe that the proposed development into a storage facility is incompatible with the location of the property adjacent to the environmentally sensitive lands in the Volunteer Marsh, Desjardins Canal and Cootes Paradise.

We have concerns about road salt runoff, possible spills of stored chemicals and oil from vehicles, which will originate in the storage facility and damage the adjacent lands and waters. If the facility is constantly lit at night, the night illumination can disrupt the lives of local wildlife.

Cootes Paradise is an urban wildlife sanctuary of extraordinary size containing a widely diverse flora and fauna. Located at the northern limit of the Carolinian forest ecosystem, Cootes Paradise is the jewel of the western end of Lake Ontario. It has also been recognized as an Important Amphibian and Reptile Area in Canada by the Canadian Amphibian and Reptile Conservation Network. Not only is Cootes Paradise itself important as wildlife habitat but the associated natural areas, including the Desjardins canal, Lake JoJo and Volunteer Marsh are sanctuaries for wildlife including migratory birds that move within the Spencer Creek watershed. The old Veldhuis greenhouse property, which was recently acquired by the Hamilton Conservation Authority, abuts the 201 King Street site. Some of our members have extensive experience with wildlife habitat

Hamilton Naturalists’ Club is a non-profit organization dedicated to the study, appreciation and conservation of our wild plants and animals. All work is freely done by Directors, Officers and Members.
Supplementary submissions from the public received with respect to Application ZAC-08-011/OPA-08-003, for lands located at 201 King Street (Dundas) (PED08248) Page 11 of 47

restoration and it is our opinion that, combined, the two sites form an area that has great potential as a wildlife habitat that would complement the Cootes Paradise wetlands.

Rather than creating an urban development on this site that is inconsistent with its strategic location adjacent to environmentally sensitive natural areas, we recommend that this site be reserved for rehabilitation to a flourishing green space and forest. It could be part of a wonderful green gateway into Dundas. Thus, the rezoning application and Official Plan Amendment must not be approved.

Sincerely,

Bill Lamond
President
Hamilton Naturalists' Club

CC: Mayor Fred Eisenberger
    All Hamilton City Councillors
    Hamilton Conservation Authority Board of Directors
    Dundas Star News
    The Hamilton Spectator
Supplementary submissions from the public received with respect to Application ZAC-08-011/OPA-08-003, for lands located at 201 King Street (Dundas) (PED08248) Page 12 of 47

Message

John, Edward

From: Whitehead, Terry
Sent: Friday, January 09, 2009 2:11 PM
To: Rawlings, Alexandra
Cc: John, Edward
Subject: FW: Protect Paradise

For your records.

——Original Message——

From: Whitehead, Terry; Powers, Russ; protectourdundas@gmail.com; mveandel@mountaincable.net; Eisenberger, Fred; letters@thespec.com; chml-am@listenerclub.com; cdowney@hAMILtonnews.com; Joanna chapman
Subject: Protect Paradise

As well as the following list of reasons why we should protect this wonderful and very important piece of paradise in Dundas, another very important reason this cannot go through is that the building permit does not allow for this storage unit to be built there. Ideally this area should be a place where people can go to enjoy the outdoors, the spectacular escarpment scenery, the water and the wildlife which we must protect now for future generations. We must find a way to return this to a natural area unscarred by human hands. Storage units belong in an industrial area and Dundas has a large one in the Mill and Head street area. Wouldn't it be wonderful if the owner of this property were to sell it to the Ministry at a fair market price in exchange for the park to be named after him/herself or a loved one and having a say in the planning of the gardens and walkways and protected areas for the wildlife. On with the negotiations, on with the fundraisers! Pauline Hall

Why We Should Protect Paradise

The proposed storage facility at King St East & Olympic Drive would:

* block views of the Niagara Escarpment
* increase damage to the adjacent marsh
* be an unsightly entrance to Dundas
* dramatically reduce potential for a natural corridor in the area
* disrupt & cause decline in wildlife because it would be constantly lit at night
* be incompatible with recent public purchase of former Veldhuis greenhouses nearby – with a vision to create an Urban Nature Park

a self-storage facility belongs in an industrial zone

1/9/2009
Supplementary submissions from the public received with respect to Application ZAC-08-011/OPA-08-003, for lands located at 201 King Street (Dundas) (PED08248) Page 13 of 47

340 Wainwright Blvd
Dundas, Ontario
L9H 7N5
January 5, 2009

Hamilton City Hall
77 James N
Suite 230
Hamilton
L8R 2K3

Dear Mayor Eisenberger and Members of Council,

Re: Self-Storage Facility, Dundas

There are numerous empty industrial buildings in and around the New City of Hamilton which, if converted to self-storage facilities, would make much more sense than using green space and spoiling the aesthetics of the entrance to Dundas.

We, the people, need a break when it comes to having a difference of opinion with City Hall.
over development. Please guide your potential developer to an empty industrial building and thus leave the pleasant entrance to Dundas intact.

Kindly respond when you have a moment.

Yours sincerely,

[Signature]

Mr. E. John,
Planner
Supplementary submissions from the public received with respect to Application ZAC-08-011/OPA-08-003, for lands located at 201 King Street (Dundas) (PED08248) Page 15 of 47

Re: Application for Official Plan Amendment and Zoning for 5 acres of land at 201 King Street East, Dundas

I am strongly opposed to the above application, which would permit a four unit self-storage facility on a 5-acre property at the East entrance to Dundas.

- The land is currently designated “Parkland” in the Official Plan for the Town of Dundas. The amendment would change this to “General Commercial”.
- The current Zoning on the land is “Park and Recreation” and the amendment would change this to “Highway Commercial”.

The reasons for my opposition are as follows:

1. The Niagara Escarpment is a designated UNESCO Biosphere Reserve. The magnificent views of the Escarpment are an integral part of the heritage and character of Dundas. The self-storage facility would significantly block escarpment views from several vantage points.

2. The Cootes Paradise area was designated an “Important Amphibian & Reptile Area” by the Canadian Amphibian and Reptile Conservation Network – it is one of only four such sites in all of Canada.

3. Volunteer Marsh lies adjacent to the site. Erosion from the clay fill already deposited on the 5-acre property has damaged the marsh and jeopardizes important turtle habitat.

4. The proposed development would be lit at night. All-night lighting will reduce wildlife population of many species. Further, it will be unsightly to all who enter Dundas via Cootes Drive after dark.

5. The site lies within a few meters of the former Veldhuys site, a property recently purchased with taxpayer money to expand wildlife habitat and provide a natural corridor along the historic Desjardins Canal. This land is now owned by the Conservation Authority. Its value as a Public Open Space nodal point would be greatly enhanced by maintaining the Open Space character of adjacent properties.

6. The correct location for self-storage facilities is within existing industrial/commercial locations, such as the many brownfield sites within the Greater City of Hamilton.

7. The proposed site should be rehabilitated to increase open-space linkages between RBG-owned Cootes Paradise and publicly-owned Niagara Escarpment holdings to protect the historical significance of the Desjardins Canal and to restore wildlife habitat.

Signature: [Signature]
Name: [Name]
Address: 56 Little John Pl, Dundas, ON L9H 4G7
Email: [Email]

[Signature]

[Name]

[Address]

[Email]
Supplementary submissions from the public received with respect to Application
ZAC-08-011/OPA-08-003, for lands located at 201 King Street (Dundas)
(PED08248) Page 16 of 47

Message

John, Edward

From: Beckett, Taylor on behalf of Whitehead, Terry
Sent: Monday, January 05, 2009 1:38 PM
To: 'Mary Goodacre'
Cc: Rawlings, Alexandra; John, Edward
Subject: RE:

Thank you for your comments. I will keep them in mind.

Alexandra and Ed, for your records.

Sincerely,
Terry

---Original Message---
From: Mary Goodacre
Sent: Sunday, January 04, 2009 12:37 PM
To: Powers, Russ
Cc: Whitehead, Terry
Subject:

Dear Mr Powers,
I am very disappointed with the recent proposed storage facility project for King East and Olympic Drive.

This is destructive to the environment in this area. This area has the potential to be a sanctuary and has the opportunity with the right planning to be an urban park. An urban park would give this area what it needs. On the other hand a storage facility would be ugly as well as destructive to the natural environment. It is short sighted and the wrong decision. As a resident of this area I am very disappointed that this should even be considered. As you are local to this area you must be aware of the significance of the negative impact this would generate. I therefore expect you to be a leader in preventing this happening and a supporter of a vision of an urban park.

Sincerely Mary Goodacre

---

Messenger wants to send you on a trip. Enter today.
Message

John, Edward

From: Beckett, Taylor on behalf of Whitehead, Terry
Sent: Monday, January 05, 2009 1:09 PM
To: [redacted]
Cc: Rawlings, Alexandra; John, Edward
Subject: RE:

Thank you for your comments. I will keep them in mind.

Alexandra and Ed, for your records.

Sincerely,
Terry

-----Original Message-----
From: [redacted]
Sent: Thursday, January 01, 2009 1:32 PM
To: protectourdundas@gmail.com
Cc: Eilenberger, Fred; ddowney@hamiltonnews.com; Powers, Russ; letters@thespec.com; Whitehead, Terry
Subject:

Gentlemen,

It has come to my attention that you are currently considering granting permission for storage facilities to be built on or near the Desjardin's Canal area. I wholeheartedly object to the re-zoning of this area. I know that money and business talks for most of what happens in smaller areas attached to larger cities, but this is one part of Dundas that needs to be protected from further encroachment on wildlife and picturesque scenery. It has always been so enjoyable to drive along York Road and Olympic drive and be transported into the country so quickly. What a break to not have the skyline blocked by out-of-control building. I have also allowed my name to stand on the petition objecting to this proposal.

Sincerely,

119 Watson's Lane,
Dundas, Ontario.
John, Edward

Subject: FW: Development on Designated Parkland in Dundas

---Original Message---
From: paul.deal@thespec.com
Sent: Thursday, January 29, 2009 3:09 PM
To: Eisenberger, Fred; Powers, Russ; Whitewhead, Terry; ddowney@hamiltonnews.com; letters@thespec.com
Cc: protectourdundas@gmail.com
Subject: Development on Designated Parkland in Dundas

Dear Sir/Madam:

Please add my name to the growing list of Dundas residents opposed to the plan to build a self-storage facility on designated parkland on the eastern approaches to Dundas.

Putting aside the well-documented environmental and aesthetic concerns about this project, the planned facility also makes little economic sense. The community would benefit from some temporary construction work plus one or two ongoing part-time jobs. In return, the facility would form a concrete-and-barbed-wire backdrop to adjacent parklands that will frighten away countless visitors and tourists for years to come.

The development site at the corner of King Street East and Olympic Drive has been the subject of other dubious proposals in the past. As I recall, a parking facility for McMaster students was once proposed for the site. Perhaps it's time for the City of Hamilton to intervene with a permanent solution - purchase of the lands in question for eventual development as a nature park. The purchase could be financed through the City's so-called "Futures Fund". Since the fund is made up of dividends from Hamilton's electricity utility which in turn include contributions from the former Dundas Hydro, funding from this source would be quite appropriate.

By rejecting the developer's request to re-zone and build on these lands, the City would be seizing a real opportunity to move forward and create a lasting legacy for the Dundas community and for all of Hamilton.

Sincerely yours -

[Signature]

161 Watson's Lane

Dundas, ON L9H 6L1

1/29/2009
John, Edward

From: Beckett, Taylor on behalf of Whitehead, Terry
Sent: Monday, January 06, 2009 1:08 PM
To: [Name Redacted]
Cc: Rawlings, Alexandra; John, Edward
Subject: RE: Re-Zoning of 201 King Street East, Dundas ON

Thank you. I will keep your comments in mind.

Alexandra and Ed, for your records.

Sincerely,
Terry

---Original Message---
From: Janice Fleming & Tom Pansegrau
Sent: Tuesday, December 30, 2008 12:13 PM
To: Eisenberger, Fred; Powers, Russ; Whitehead, Terry
Cc: protectbundas@gmail.com
Subject: Re-Zoning of 201 King Street East, Dundas ON

Mayor Eisenberger/Mr. Powers/Mr. Whitehead,

This note is to express our concern over the proposed change to the designated parkland area at 201 King Street East in Dundas. This change should absolutely be denied and no further consideration given to the proposal. In this day and age, with prior knowledge to the environmental detriment this development will surely result in, it is most certainly irresponsible to move ahead with such a development. It is not in the wishes of those in the area that this development be allowed to proceed and it is of little or no economic benefit to the area other than to the developer. It is likely to actually cause harm to the environment and its natural inhabitants should this development be allowed to proceed and irresponsible of those in power to allow it proceed. It has been clearly demonstrated that this area is environmentally sensitive with adjacent land being procured for natural/parkland development. Please keep this land zoning in keeping with the immediate natural area and stop the rezoning of this land. Please consider the needs of the area by acting responsibly and take a stand against this zoning change/development; remembering that it is your duty to represent the majority of the constituents that put you in the place of power that you currently hold.

Regards,

Janice Fleming

1/5/2009
John, Edward

From: Beckett, Taylor on behalf of Whitehead, Terry
Sent: Monday, January 05, 2009 12:45 PM
To: 'Ron Richards'
Cc: Rawlings, Alexandra; John, Edward
Subject: RE: Protect Our Dundas!

Thank you for raising your concerns.

Alex and Ed, for your records.

Terry

-----Original Message-----
From: Ron Richards
Sent: Saturday, December 27, 2008 2:00 PM
To: ddowney@hamiltonnews.com; Powers, Russ; letters@thespec.com; Whitehead, Terry; Eisenberger, Fred
Cc: protectourdundas@gmail.com
Subject: Protect Our Dundas!

Hello,
Regarding the proposed storage warehouses in Dundas at King and Olympic Drive, we would like to voice our concerns over this change of designation from Parkland to Commercial. NO WAY!!!

As far as we can detect, there are several other locations where storage sheds can be built (if needed at all) on already-zoned commercial sites, NOT on designated Parkland, especially at that entry location driving into Dundas. Keep Dundas Beautiful and KEEP Parkland!

We would like to add our voices of objection to this proposed bylaw change. It is absolutely ludicrous.

Thank You,
Ron and Sheila Richards

1/5/2009
John, Edward

From: Beckett, Taylor on behalf of Whitehead, Terry
Sent: Monday, January 06, 2009 12:40 PM
To: Rawlings, Alexandra; John, Edward
Subject: FW: OPA-08-003 and ZAC-08-011, 201 King Street East, Dundas

For your records.

---Original Message---
From: Steve Grenda [mailto:s.grenda@acastern.ca]
Sent: Wednesday, December 24, 2008 10:28 PM
To: Ferguson, Lloyd; Eisenberger, Fred; Jackson, Tom; Whitehead, Terry
Cc: editor@acasternnews.com; John Vitulli Jr.
Subject: RE: OPA-08-003 and ZAC-08-011, 201 King Street East, Dundas

RE: OPA-08-003 and ZAC-08-011, 201 King Street East, Dundas

I am taking this opportunity to seek your support against the rezoning of 201 King Street, Dundas (parkland) to allow for an industrial development of a self storage facility. The transparency and the optics of the recommended passing of this rezoning by city staff are very suspect and questionable.

As you maybe aware, under current zoning laws, storage is an industrial use to be built on industrial land. My understanding about the parkland under question was that it is approximately 5 acres and was purchased from the city several years ago for approximately $ 50,000 in total. Industrial property purchased in a comparable area can run anywhere from $ 300,000 to $ 500,000 per acre for a total aggregate price of $1,500,000 to $ 2,500,000. Why was this property sold so cheaply and now being allowed to be rezoned? Tim Horton’s purchased industrial lands, in an Industrial area and did not get such a sweet heart of a deal from the city!

Furthermore, there were several factors that the city staff used to justify supporting the rezoning which are concerns to me:

1) Storage is "quasi commercial" and since the parkland had restricted commercial use, the staff felt that storage, an industrial use, fell within their interpretation of the commercial uses that were allowed on this parkland.

As a developer and primarily a developer of storage facilities in the past, if passed, this quasi commercial interruption should be presence setting and should be allowed for all developers seeking to build self storage on commercial land in the city, never the less parkland.

2) One reasoning for recommending the rezoning was that it would create employment lands. Anybody involved with self storage knows that a facility of the proposed size would at the most create 2-3 full time jobs.

3) Issues such as parking requirements etc. are being deferred to the site plan process. Once this land is rezoned there is no going back!

4) The current site is a former landfill and the structural integrity of the soil is suspect. With storage being proposed, this requires higher load bearing specifications of which the present soil

1/5/2009
conditions may not be adequate. A geotechnical report should have been provided and not deferred to the site plan process. With this issue, the engineering necessary to complete the development could have a significant impact on the environmental sensitivity of the area.

5) As a developer of a proposed condo on Wilson Street in Ancaster, the city's astronomical development levies especially the "parkland dedication fee" in lieu of parkland donation basically made the development uneconomical. Now to here about the city selling parkland and then allowing rezoning which substantially increases the value of the land does not sit well with me never the less the rest of the taxpayers of this city. Wouldn't we all love to have this opportunity?

In my haste to write to you seeking your support, I have documented some of my initial concerns above. I wanted to write to you prior to leaving on vacation and returning in January to give you ample opportunity to review my concerns prior to a conservation authority meeting to be held on January 8, 2009.

If you have any questions, please contact me.

Steve Grzenda

No virus found in this outgoing message.
Checked by AVG.
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1/5/2009
Supplementary submissions from the public received with respect to Application ZAC-08-011/OPA-08-003, for lands located at 201 King Street (Dundas) (PED08248) Page 23 of 47

0

Mr. Edward John
Planner, West District
Development Planning Division
City of Hamilton
77 James Street North
Suite A 3rd Floor
Hamilton City Centre
Hamilton, Ontario L8R 2K3

Dec 18/08

Dear Mr. John

As - Proposed Dundas Self Storage Facility
401 King St East - Dundas
City Files OPA-08-03/ZAC-08-011

As a long time resident of E. Dundas, I attended a public information meeting held at the Dundas Municipal Service Centre - 2nd floor auditing room on Thurs. May 1st, 2008 @ 6:30 pm.

The meeting was very informative and the planner answered most of the questions from the small group of people attending.

I have read in the local paper that some people in Dundas do not support this application.

It has been suggested that it would be bad for the environment. This I do not believe.

Jan 8 2 2009

Received
Construction of the new, well-planned (mental) storage facility will not hurt the environment in any way, as I understand years back this property originally was a landfill site.

Now, it sits next to a solid waste sewage treatment plant to the west and the waste transfer station to the north. This project is ideal for that area.

The construction of these units would not only benefit the residents of Dundas, but also increase the tax base which Hamilton needs badly.

I strongly recommend we support this application.

Sincerely,

[Signature]

21 Highland Park Drive
Dundas, Ont. L9H 3E9
Dec. 17, 2008

702 Mineral Springs Rd. 
Fo. Box 810 B &
Ancaster ON 
L9G 4X1

RECEIVED 
Jan 02 2009

Mr. Edward John 
Planner, West District 
Development Planning Division 
Planning and Economic Development Department 
City of Hamilton 
11 James Street North 
Suite 250 INTO 400 
Hamilton City Centre 
Hamilton ON. L8R 2K3

RE: Rescheduling of Public Hearings 
Files OPA-08-003 and ZAC-08-011 
Proposed Dundas Business Self Storage Facility 
201 King Street East, Dundas - First Dundas Leasing Ltd.

Dear Mr. John,

I have just returned to Ancaster after a seven-month absence, having been in the Huntsville Area, and I have read in the local papers that some people in the Dundas/Ancaster area do not support this application.

The construction of storage units "up north" is very busy and I question as to who would, and why they oppose this idea.

Once again we face the same old issue - some "bad guy" who owns a piece of property, and wants to do some approved and conforming development, is confronted by a small minority trying to flex their muscle and create pain, with no gain.

Why is it, that in this "Region", we allow, and seem to enjoy the antics of the "tail wagging the dog"?
With today's citizens being so actively in transit, the concept of self-storage units is in growing demand.

For an individual owner, who has property on reclaimed land, next to a municipal waste management site, and not part of the RBG or Conservation Authority's protection zones, I cannot support the comments of those trying to justify an embargo on this project.

Please support this application.

Sincerely,

[Signature]

cc. Mr. H. Ferguson.
Supplementary submissions from the public received with respect to Application ZAC-08-011/OPA-08-003, for lands located at 201 King Street (Dundas) (PED08248) Page 27 of 47

John, Edward

From: [Name with email address redacted]
Sent: Sunday, January 04, 2009 7:17 PM
To: clerk@hamilton.ca
Cc: John, Edward; Love, Judy; Hamilton, Chris
Subject: 201 King st. east proposal for storage facility: comments

Dear Mayor and Council,

Pardon me if you received this already, my email was faulty the last day or two.

657-202 St. Langley, British Columbia
CANADA, V2Z 1V7

January 2, 2009

Re. Storage Facility Proposal – 201 King Street East, Dundas

Dear Mayor Eisenberger & Members of Planning Committee & Council,

My name is Dr. Christine Bishop. I am a research scientist with the Federal Department of the Environment, an adjunct professor at University of Guelph, University of British Columbia, and Simon Fraser University. I am also a Director with the Canadian Amphibian and Reptile Conservation Network (Charitable Reg. No. 88078-1562-RR0001). I currently live in British Columbia but my family live in Hamilton.

While I am not writing in my official capacity as part of the Federal Department of the Environment, I am writing to express my concerns regarding a proposal to build a self storage facility at 201 King Street East in Dundas. The specific 5 acre parcel (201 King St. E) is located within the Cootes Paradise Environmentally Sensitive Area. I know from past visits to the site that the site has been allowed to be degraded, and there are currently no species at risk that are resident there, but the location of the site has high potential as wildlife habitat. The current zoning for Park and Recreation must be maintained.

I feel I am uniquely qualified to comment on this site because I have extensive experience studying and working to conserve the wildlife, particularly turtle populations, of Cootes Paradise. During 1984 - 1986 I studied the small mammal, reptile and amphibian populations of Cootes Paradise.

I conducted my Masters thesis research on snapping turtles of Cootes Paradise during 1986-1988. I then began work for the Federal Government as a biologist for 11 years (1989-2000) at the Canada Centre for Inland Waters and much of my research involved the study of turtles of Cootes Paradise. Furthermore,

1/5/2009
I was responsible for the design, fundraising and, in cooperation with the Royal Botanical Gardens, the erection of the interpretive signage on turtles that was located on Olympic Drive. I selected that location for the sign because it is an area known to be actively and heavily used by turtles to nest and there have been many turtles killed on Olympic, King Street East, and Cootes Drive over the years.

In 1988, I was featured on the front page of the Globe and Mail because, with the help of the Regional Government’s Road Department, I had the first turtle-crossing signs erected in Canada placed on Olympic Drive and on Cootes Drive. Unfortunately, the signs were popular with vandals and none of the signage remains.

Recent research on the impact of roads on turtles, as well as amphibian and mammal populations, has revealed that vehicular traffic is a very significant stressor on the survival of these populations (Gibbs 1993; 1998;2000). This is particularly true where wildlife sanctuaries are located adjacent to urban roads such as the situation on Olympic Drive, and King Street East, which is adjacent to the Desjardins Canal. In a survey of amphibians, reptiles, mammals and birds found killed on the Long Point Causeway (Port Rowan) adjacent to a wetland (a similar situation to Cootes Paradise) but with LESS traffic, nonetheless over 10000 animals were documented to be killed in only a few years (Ashley and Robinson 1995) including turtles, frogs, toads, snakes, herons and mink.

Three native species of turtles nest in the Cootes Paradise and Olympic Drive area (Snapping turtle Chelydra serpentina; midland painted turtle Chrysemys picta; and, in the past, Blanding’s turtle Emys oblonga blandingii) The continual loss due to roadkill of breeding female adult turtles, and the death of the tiny hatchlings, can eventually reduce these populations in just a few years. For these reasons, further urban development in the vicinity, in particular, at a key location such as 201 King Street East, would create traffic and unsuitable habitat conditions that will impact the turtle populations in this area.

The higher the density of vehicles the greater the risk is to wildlife. Vehicles on roads also excrete oil, and spread salt, and trace metals from tires onto roadsides. These residues are inevitably washed into wetlands and creeks that flow into wildlife areas. Studies of ponds that I have conducted in urban areas in Toronto and Guelph, I have found that many are contaminated with these compounds, sometimes to levels toxic to aquatic life (Bishop et al. 2000a, b).

This raises the bigger picture regarding the location of 201 King Street East and the 5 acres of land that exists there currently. The site is zoned for Park and Recreation and is adjacent to three important wildlife related properties: Lake Jojo/Volunteer Marsh, Delsey Wetlands, the former Veldhuis lands, now owned by the Hamilton Conservation Authority, which I understand is slated for habitat restoration, and adjacent to that property is the Urquhart Butterfly Garden.
The 5 acres at 201 King Street East should have been assessed in the context of the bigger picture of increasing biodiversity and preserving and restoring habitat in this general area. The substrate is suitable for many native trees and needs only to be planted and enhanced with other native species. Being adjacent to the west end of Cootes Paradise and the Desjardins Canal, combined with vicinity of Volunteer marsh wetland, the Veldhuis restoration and butterfly garden, this area will become a valuable wildlife habitat in and of itself. Similar scenarios have been achieved in many urban locations in Canada and the USA, including habitat restoration sites in British Columbia with which I have personally been involved.

The site should not be evaluated in isolation from its location and its potential. With its current zoning for Parks and Recreation, the site deserves preservation and enhancement, not pavement and buildings.

References


1/5/2009
John, Edward

From: Beckett, Taylor on behalf of Whitehead, Terry
Sent: Monday, December 22, 2008 2:03 PM
To: John, Edward
Cc: Rawlings, Alexandra
Subject: FW: Proposed Self-Storage Units- Dundas, ON

For your records...

Original Message

From: Hilary Millington [email]
Sent: Saturday, December 20, 2008 6:35 PM
To: Powers, Russ; Eisenberger, Fred; Whitehead, Terry
Subject: Proposed Self-Storage Units- Dundas, ON

Dear Sirs,

As residents of Dundas for over 25 years, we are writing to you to express our concern with the application made to change the zoning at 201 King St. East in Dundas from "Parkland" to "General Commercial and Highway Commercial", allowing the construction of 4 self-storage warehouses on a 5 acre lot near the marsh.

Dundas has already lost much of it's natural heritage and unique landscape to both commercial and residential development. Governor's Road and Sydenham Hill are two places that easily come to mind. Please reconsider this application. Allow Dundas to maintain some of it's natural beauty and ecology for future generations. We are running out of time and space!

Sincerely,

Hilary, Lesley and Frances Millington

Win a trip with your 3 best buddies. Enter today.

12/22/2008
Supplementary submissions from the public received with respect to Application ZAC-08-011/OPA-08-003, for lands located at 201 King Street (Dundas) (PED08248) Page 31 of 47

John, Edward

From: Beckett, Taylor on behalf of Whitehead, Terry
Sent: Monday, December 22, 2008 2:04 PM
To: John, Edward
Cc: Rawlings, Alexandra
Subject: FW: proposed storage facility on parkland in Dundas

-----Original Message-----
From: Sara Weedon Macdonald
Sent: Saturday, December 20, 2008 10:32 AM
To: Whitehead, Terry
Subject: proposed storage facility on parkland in Dundas

Dear Mr. Whitehead,

We're not sure if you're aware of this situation, but application for the building of a storage facility on designated parkland is proposed in Dundas. To us, this seems crazy. Should storage buildings not be built in an industrial zone?

There are many reasons why this proposal should not proceed. It would be a very unsightly entrance to the beautiful town of Dundas. There is already a large recycling center close by but at least it is hidden, well back from the road and behind trees. This self-storage warehouse near the corner of Olympic and Cookes Drives would be highly visible and apparently built only after the marshland (yes, part of this lot is marshland) has been filled in by about 9 feet/3 metres. The storage buildings would be built on top of that! With the almost certain floodlights that would serve to provide security, one could not miss the unattractive industrial-type facility. Not only would people be upset by this, but also the wildlife in the area would be disrupted. For example, Dundas' marshland is home to several turtle species, all but one of which is on the Federal Government Species at Risk Registry. There are also herons, ducks, swans, fox, deer that live in this area.

We need to prevent the proposed construction of these storage buildings. This land could be developed as parkland (its present designation.) The Conservation Authority has recently acquired a nearby site (Ben Veldhuis Greenhouses) to develop as an Urban Nature Park and this lot could be a continuation of this parkland.

This storage facility would have negligible impact on the local economy and job creation as very few people are needed to operate self-storage units. We are very concerned about this matter and would appreciate anything you can do to help prevent the change of zoning and building of self-storage units at this site.

Sincerely yours,

Sara Weedon-Macdonald and Darrell MacDonald
Supplementary submissions from the public received with respect to Application ZAC-08-011/OPA-08-003, for lands located at 201 King Street (Dundas) (PED08248) Page 32 of 47

John, Edward

From: Beckett, Taylor on behalf of Whitehead, Terry
Sent: Wednesday, December 17, 2008 3:01 PM
To: John, Edward
Cc: Rawlings, Alexandra
Subject: FW: Dundas Ontario self storage facility.

-----Original Message-----
From: [Redacted]
Sent: Wednesday, December 17, 2008 12:43 PM
To: Whitehead, Terry
Cc: Eisenberger, Fred
Subject: Dundas Ontario self storage facility.

RE: Proposed self storage facility at Olympic Dr & Cootes Dr.

Dear Sirs:

I would like to express my disapproval for the self storage facility being proposed at this strategic Dundas location. We have a choice of maintaining the natural beauty when entering Dundas or turning it into an industrial eye sore.

Facilities like this proposed one belong in Industrial sites.

Regards,

[Redacted]

73 Watsom's Lane
Dundas, ON
L9H 1T4

12/17/2008
John, Edward

From: Beckett, Taylor on behalf of Whitehead, Terry
Sent: Wednesday, December 17, 2008 12:04 PM
To: John, Edward
Cc: Rawlings, Alexandra
Subject: FW: zoning at 201 King St E., Dundas

For your records.

Taylor

-----Original Message-----
From: [Redacted]
Sent: Wednesday, December 17, 2008 11:37 AM
To: Whitehead, Terry; Powers, Russ; Eisenberger, Fred
Subject: zoning at 201 King St E., Dundas

Gentlemen,

As concerned residents of Dundas, we are opposed to the rezoning of the property at 201 King St East, Dundas. We want the zoning to remain as "Parkland" for this property for the following reasons:
1. This property is across the street from the Desjardins Canal, which supports wildlife habitat and we want to protect it for future generations.
2. Storage warehouses should be built elsewhere, in General Commercial & Highway Commercial Zoning areas, not in natural reserves.

We urge you to protect our beautiful town.

Sincerely,

[Signature]

88 Watsons Lane
Dundas, L9H 1T3

12/17/2008
Supplementary submissions from the public received with respect to Application ZAC-08-011/OPA-08-003, for lands located at 201 King Street East (Dundas) (PED08248) Page 34 of 47

BAY AREA RESTORATION COUNCIL

December 16, 2008

Mr. Edward John
City of Hamilton Planning Department
400 - 77 James Street North
Hamilton, ON L8R 2K3

Subject: Comments on Proposed Rezoning and Development of 201 King Street East, Dundas

Zoning Application No: ZAC-08-011/OPA-08-003

Dear Mr. John,

The following comments are submitted by the Bay Area Restoration Council (BARC) on the proposed zoning change of this property from 'Park and Recreation' to 'Highway Commercial'.

Our Understanding of the Intended Use and Area Attributes

BARC's submission is based on the following information that has been supplied to us. If there are any errors in this information, we ask that we be so advised.

- Construction of a self-storage facility with the following attributes:
  o 78% of the five-acre site will be paved with surface run-off discharging into the Desjardin Canal which drains into Cootes Paradise Marsh;
  o Four 60-foot wide buildings ranging from 150 to 200 feet long;
  o Extensive lighting and high-security fencing; and,
  o Raising the elevation of the property before construction even begins.

- Current status and attributes of adjacent properties
  o Directly across King Street East from the Desjardins Canal;
  o Diagonally opposite lands formerly used for the Veldhuis greenhouses and recently acquired by Hamilton Conservation Authority (HCA);
  o Directly across Olympic Drive from Cootes Paradise Marsh, a Class 1 provincially Significant Wetland (its highest rating). It is also a Area of Natural and Scientific Interest (ANSI), an internationally recognized Important Bird Area (IBA), and an Important Amphibian and Reptile Area (IMPARA) - one of only 4 in Canada; and,
  o Adjacent to Volunteer Marsh which has already been impacted by dumping of clay.

The Bay Area Restoration Council is a confederation of community stakeholders devoted to revitalizing Hamilton Harbour and its watershed.
Our Comments

BARC opposes rezoning of this property to 'Highway Commercial' and to its use as a storage facility for the following reasons:

1. It is part of a larger ecosystem that includes Cootes Paradise Marsh, the remnants of the Desjardins Canal, Spencer Creek and HCA lands that is a vital part of the Hamilton Harbour watershed. Protection of this watershed is essential to ensuring that the restoration of the harbour is sustainable.
2. Paving most of the 5-acre site will greatly impact urban run-off because:
   a. Its impervious nature increases run-off volume rather than supporting natural absorption by the soil;
   b. Use of salt or similar products to melt snow and ice poses salt toxicity problems for Cootes Paradise; and,
   c. Run-off will likely also transport other contaminants;
3. Increased lighting and traffic will have negative impacts on wildlife;
4. Raising the property will further impact natural drainage in the area;
5. It will have a major negative impact on the aesthetic appeal of the area;
6. It will further undermine the integrity of Volunteer Marsh;
7. It contributes to further wildlife corridor fragmentation;
8. Neither King Street East nor Olympic Drive are highways. Why would land at their intersection then be deemed 'Highway Commercial'?
9. Feedback we have received from local residents suggests widespread opposition to this project.

Given the investment to date by all governments, agencies and organizations into the restoration of Hamilton Harbour, does it make sense to allow things that will compromise these investments? In particular, anything that negatively impacts Cootes Paradise, which is integral to the health of the area, should be forbidden.

Serious restoration of Cootes Paradise Marsh began in 1991 with the pioneering work of Dr. Patricia Chow-Fraser, now Chair of the Biology Department at McMaster University. Since that time, Royal Botanical Gardens' Project Paradise, has invested over $5 million in a huge effort to bring back this wetland. It should be further noted that this restoration is part of the Hamilton Harbour Remedial Action Plan. Development of this property seriously compromises this restoration.

We respectfully ask that you deny this request for rezoning and encourage a more appropriate use of this property.

These comments are submitted on behalf of the Board of Directors, staff and over 700 members of the Bay Area Restoration Council.

Sincerely,

Jim Hudson
Executive Director
jhdson@hamiltonharbour.ca

cc The Mayor and Members of Council
Supplementary submissions from the public received with respect to Application ZAC-08-011/OPA-08-003, for lands located at 201 King Street (Dundas) (PED08248) Page 36 of 47

December 12, 2008

Mr. Edward John
Planning and Economic Development Department
City of Hamilton
77 James Street North
Suite 250 & 490
Hamilton City Centre
Hamilton, Ontario
L8R 2K3

Dear Mr. John:

Re: Proposed Dundas Self Storage at 201 King Street East, Dundas (PED08248) (Ward 13)

I support the rezoning of the site for the proposed self storage facility at 201 King Street East and Olympic Drive, in Dundas.

Given the compacted parcel about the recycling/garbage drop off and its physical characteristics coupled with the possibility of the City earning over $100,000 per year in property taxes compared to the current taxes of about $1,700; I believe the proposal makes good land use sense, especially in these hard economic times.

It will also provide some work which is needed in the area.

In balance, I support this passive use proposal.

[Signature]

31 Sydenham St., Dundas, Ontario
L9H 2T7
Tel: 905
John, Edward

From: Beckett, Taylor
Sent: Wednesday, December 10, 2008 4:57 PM
To: John, Edward
Subject: FW: Cootes Paradise Development

---Original Message---
From: Whitehead, Terry
Sent: Monday, December 01, 2008 4:57 PM
To: Whitehead, Terry
Subject: Cootes Paradise Development

Dear Mr. Whitehead,

Hello there. My name is Stacey Long and I have been a resident of Stoney Creek for almost 29 years. Over the past 4 years I have been quite active in my neighbourhood focusing on crime, pitch in days for garbage collection and I am also the director of the Community Beach Turtle Ponds Association. You might remember our organization from the development proposal in Ward 10 between Green and Grays road effecting the turtle ponds.

The reason I am writing to you today is to urge you to reconsider a development plan which is designated on environmentally significant lands north of Cootes Paradise in Dundas.

When I first heard about this development in the Hamilton Spectator I thought it was a mistake because I know how protected the Cootes area is. I simply cannot believe that anyone would even think about developing such lands for any reason be it a store, a housing complex, or even a storage facility. I have many fond memories of the Cootes area as my father took me fishing, hiking and canoeing there. I do not understand how city officials can pass a development plan when they are overlooking crucial information such as ESA designation, endangered species (Banding turtles), and the overall area that the developer wants to develop.

We really have to start looking at the BIG picture. Are we going to pick off the last of the precious lands we have in Hamilton and develop everything until we have nothing at all? Why don't we start protecting these gems in Hamilton and tell these developers "NO!" plan and simple. I can honestly see both sides of this - I understand that the city needs to make money off these surplus lands but let's be smart about it. Can we not pick more appropriate sites?

I can assure you that I will be at the meeting for the Cootes development and I know there will be many more people from far and wide that will attend. It makes me so upset that the City would just let these beautiful areas disappear so someone can make a buck. Please look at the area in question and read all the information that you receive before you say yes to Mr. Hammond and his storage facility.

Sincerely,

111 Teal Ave N
Stoney creek,

Visit messengerbuddies.ca to find out how you could win. Enter today.

12/10/2008
John, Edward

Subject: FW: Proposed rezoning to permit a storage facility on King St & Olympic Drive

-----Original Message-----
From: Don & Margaret [mailto:don@mcfadyen.ca]
Sent: Thursday, December 04, 2008 2:04 PM
To: Powers, Russ
Cc: Eisenberger, Fred; Whitehead, Terry
Subject: Proposed rezoning to permit a storage facility on King St & Olympic Drive

As a concerned resident, I must express my deep opposition to this proposed rezoning. This is a vulnerable area in a flood plain and adjacent to a protected marsh and proposed Urban Biosphere Park. I am reliably informed that it is also threatened habitat of Blanding's Turtles which are becoming desperately scarce.

It would hardly improve the approach to Dundas.
Both you and the mayor have the reputation of being sympathetic to the environment. Please don't tarnish your reputations now. Reconsider and protect our town and wildlife.
Thank you
Margaret McFadyen
Supplementary submissions from the public received with respect to Application ZAC-08-011/OPA-08-003, for lands located at 201 King Street (Dundas) (PED08248) Page 39 of 47

John, Edward

From: Beckett, Taylor
Sent: Wednesday, December 10, 2008 4:08 PM
To: John, Edward
Subject: FW: Protect Paradise

---Original Message---
From:混乱的咖啡
Sent: Monday, December 08, 2008 8:06 PM
To: Eisenberger, Fred; Powers, Russ; Whitehead, Terry
Subject: RE: Protect Paradise

As a long term resident of Dundas, I propose to maintain 'Dundas Green' by not giving license to build storage facility on the canal.
Ravinder Olsson MD
This e-mail message may contain confidential and privileged information for the addressee and is intended solely for the recipient's use. If you are not the addressee, you have received this e-mail in error. Please delete this and notify the sender immediately. Any disclosure, copying, distribution or action taken in reliance on it is prohibited and may be unlawful.

From:混乱的咖啡
To: mayorfred@hamilton.ca; rpowers@hamilton.ca; twhitehead@hamilton.ca; simranjit64@hotmail.com; drohson@hotmail.com
Subject: Protect Paradise
Date: Mon, 8 Dec 2008 15:03:02 -0500

We strongly protest the proposed storage facility at King St E & Olympic Drive.
We want our Dundas to be beautiful and unique and not an Industrial Warehouse.
Neenu Olsson and friends.

Win a trip with your 3 best buddies. Enter today.

Win a trip with your 3 best buddies. Enter today.

12/10/2008
John, Edward

From: Lee, Eddie on behalf of Eisenberger, Fred
Sent: Wednesday, December 03, 2008 11:22 AM
To: "Stacey Long"
Cc: John, Edward
Subject: RE: Another Development

Good morning Stacey,

Thank you for your email with regards to the development around Cootes Paradise. I have forwarded your concerns to the appropriate City staff for their consideration.

Cheers,

Mayor Fred

--- Original Message ---

From: Stacey Long
Sent: Saturday, November 29, 2008 4:10 PM
To: Eisenberger, Fred
Subject: Another Development

Dear Mayor Eisenberger, before I start my letter I really hope that you will read this after your secretary does because I wrote to you before but never heard from you or saw you at any of our meetings or events. I really do believe in you and trust that you will make our city a better place to live in but I urge you to do something about Cootes Paradise.

Mr. Mayor my name is Stacey Long and I have been a resident of Stoney Creek for almost 29 years. Over the past 4 years I have been quite active in my neighbourhood focusing on crime, pitch in days for garbage collection and I am also the director of the Community Beach Turtle Ponds Association. You might remember our organization from the development proposal in Ward 11 between Green and Grays road effecting the turtle ponds.

The reason I am writing to you today is to urge you to reconsider a development plan which is designated on environmentally significant lands north of Cootes Paradise in Dundas.

When I first heard about this development in the Hamilton Spectator I thought it was a mistake because I know how protected the Cootes area is. I simply cannot believe that anyone would even think about developing such lands for any reason be it a store, a housing complex, or even a storage facility. I have many fond memories of the Cootes area as my father took me fishing, hiking and canoeing there. I do not understand how city officials can pass a development plan when they are overlooking crucial information such as ESA designation, endangered species (Blending turtles), and the overall area that the developer wants to develop.

We really have to start looking at the BIG picture. Are we going to pick off the last of the precious lands we have in Hamilton and develop everything until we have nothing at all? Why don't we start protecting these gems in Hamilton and tell these developers "NO!" plan and simple. I can honestly see both sides of this - I understand that the city needs to make money off these surplus lands but lets be smart about it. Can we not pick more appropriate sites?

I can assure you that I will be at the meeting for the Cootes development and I know there will be many more people from far and wide that will attend. It makes me so upset that the

12/3/2008
City would just let these beautiful areas disappear so someone can make a buck. Please look at the area in question and read all the information that you receive before you say yes to Mr. Hammond and his storage facility.

Sincerely,

111 Teal Ave N  
Stoney creek

Turn email contacts into buddies, and you could win. Enter today.

12/3/2008
John, Edward

Subject: FW: to Janet Wong - Cootes Drive building Proposal Opposition

-----Original Message-----
From: [Redacted]
Sent: Monday, November 17, 2008 12:25 PM
To: Mary-Beth Horvath
Subject: to Janet Wong - Cootes Drive building Proposal Opposition

Good Morning Sir,

I am interested in expressing my opposition the proposal to allow the construction of a storage facility on the lands associated with the Cootes Drive canal.

I oppose the project because it would have a negative impact on the wildlife in the area, and the gateway scenery in and out of Dundas. I am not a scientist, but I have observed some of the wildlife, and I have noticed that the area at the canal is linked to the small lake to the north, and through to the escarpment. To the south of the canal, it is easy to see the relationship with other wildlife areas and the "World Biosphere" associated with the Niagara escarpment.

Dundas, as it exists, is a remarkable example of balance. Let's not tip the scale too far in this highly sensitive area.

You may or may not know that the habitat at the small lake was heavily modified this past summer by the hydro crews (they clear cut all the plants on the north side of the hill). The birds and animals must have noticed, and are probably stressed by the activity.

If we allow the development of the storage units to proceed, the habitat will be further stressed by not only the machinery and the construction activity, but the disruption to the night sky will be permanently ruin the atmosphere for the animals, and we who use the roadway.

If there are any opposition groups you know about, please sign me up.

Regards

26 James Street
Dundas, ON
L9H 2J6

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Checked by AVG - http://www.avg.com
Version: 6.0.175 / Virus Database: 270.9.4/1794 - Release Date: 11/17/2008 8:48 AM
John, Edward

From: JHayman@eap.cm
Sent: Wednesday, November 19, 2008 11:54 AM
To: John, Edward
Cc: Powers, Russ
Subject: No to zoning change

Mr. Edward John

I write to say an emphatic no to the proposed zoning changing and official plan amendment on the 5 acre parcel of land at Olympic and King streets in Dundas.

I cannot believe what we are thinking to suggest converting land located on an historic waterway from park and recreation. Hamilton needs to live up to the vision of Vision 2020 adopted in 1992. We as a people are more than half way to that deadline and have much work to live up to our commitment.

The building of a storage unit would be a testimonial to our society of greed. We have assumed that the direction of progress is somehow inevitable, not to be questioned. We passively accept a new road through the middle of a park; a steel and glass bank where a 200 year old church had stood; a commercial or industrial building where a green and open space was meant. We have to learn that there is more than one path to the future. That there is another, saner way of life — a pattern of existence based on the co evolution between human beings and the earth.

Western development should not be allowed to blindly impose its so-called modern "improvements" on us. Rather we have much to re-learn about community and a close relationship with the land that can enrich human life beyond all comparison with material wealth or technological sophistication. Another way is possible.

Please add my name and voice to NO for change in zoning of this site.

JHayman
151 Patterson Rd.,
Dundas, ON L9H 5V1

11/19/2008
Supplementary submissions from the public received with respect to Application ZAC-08-011/OPA-08-003, for lands located at 201 King Street (Dundas) (PED08248) Page 44 of 47

RECEIVED

NOV 18 2008

10 Hatt St.,
Dundas, ON L9H 2E8
Nov. 13, 2008

Dear Mr. Joe,

I am writing in regard to the proposed self-storage facility at 201 King St. E in Dundas.

What will we see as we drive along King St. E. or Costes Dr. if the proposal is given the green light? Will it be a tall, blank wall of one of the buildings towering over the roadway on land that is already elevated?

The landowner should be allowed to use his property in some way, but hopefully the finished product will be pleasing to the eye and not stick out like a blight on an otherwise peaceful, natural area.

Thank you for considering these ideas.

Sincerely,

[Signature]

Copy has been sent to Russ Powers.
Dear Sir;

As mayor of all of Hamilton I wish to keep you in the loop concerning our little town, Dundas. I am forwarding the attached letter to let you know that residents cannot stomach a bunker-like self-storage facility along King Street East to add to the current ugly slum conditions surrounding the Desjardins Canal in this area. It is already depressingly awful. To think that Hamilton would uncaringly allow the eastern gateway of our town to resemble L’l Abner’s Dogpatch is bad enough, but Hamilton’s city planners are now contemplating extending Dogpatch along the north side of Dundas Street with a huge bunker-like self storage facility. As a new resident of Dundas, I’m seriously beginning to wonder who is in charge.

Sincerely,

James F. McDonald

Edward John,  
Planner,  
City of Hamilton,  
77 James St. N., Suite 400,  
Hamilton, ON  
L8R 2K3

Dear Mr. John;

Citizens have a right as well as a responsibility to protect and enhance the entrance to their town for the benefit of all who live there and all who visit. And so the “gateway” to our Valley Town of Dundas is important to us who live here. It is vital that the City of Hamilton planners take special note of the eastern entrance to Dundas (201 Dundas Street East) adjacent to the Desjardins Canal at the north-west corner of this street and Olympic Drive.

In the near future we shall have the opportunity to enhance and improve this whole area. Amending the current "parkland" designation of the privately-owned parcel of land at this corner to allow the erection of a huge self-storage facility would be a serious planning error. It would negatively affect future visionary plans by The Hamilton Conservation Authority and the Royal Botanical Gardens to transform this environmentally-sensitive area into a fabulous wildlife–people sanctuary that will eventually result in a superb eastern entrance to our town.

Allowing the erection of a bunker-like self storage facility on the site mentioned above would certainly scuttle ambitious plans for this particular entrance to our lovely town. As you know the gateways of many small Ontario towns are currently scarred by ugly junk food alleys and strip mail structures. Please do not let this kind of faulty planning happen to Dundas just when we are on the cusp of doing something spectacular with this whole area.

10/31/2008
I wish to go on record as strongly opposing this application (PED08248) as I believe it would be a serious planning error. I wish to also go on record as opposing the City's decision to hold a public meeting on the above application at 9:30 a.m. on November 4 when few citizens are in a position to attend. Furthermore, posting the application-for-recording sign in an inaccessible location along King Street East is an unfortunate public relations error by the City of Hamilton.

Sincerely,

James F. McDonald, Ed D,
Dundas, Ontario

10/31/2008
John, Edward

From: Penelope Hill
Sent: Wednesday, October 29, 2008 9:54 PM
To: John, Edward
Cc: Powers, Russ
Subject: 201 King Street East and Cootes

SUBJECT: Application for Approval of a change of zoning and Official Plan Amendment for Lands located at 201 King Street East, Dundas.

I have just noticed your sign at this location, although I drive past it twice a day.

I am dismayed by the planned development and this amendment to the zoning. This piece of land has already been built up and to build it higher and put four large structures on it will be a very unsightly construction at the entrance to our town.

This construction jeopardizes the ongoing plan for a significant park and nature preserve, with a corridor along the historic Desjardin canal which is underway.

Towns in Ontario which are attractive and vibrant have planned and conserved communities and structures, not ones where the zones are amended to suit developers, who want to erect concrete developments on parkland.

9.30 on Tuesday morning it a terrible time to hold a public meeting, most of us are at work. I am upset that I have to take time off work to try and stop the City doing something that it so clearly wrong for this historic town's entrance. I elect representatives to look out for the Town's interest, why do I then have to take time from work to do this myself?

I think it is worrying and very significant that only 27 property owners in the immediate vicinity were notified.

How ugly will it look? Hard to think of anything much uglier. It will look like four high bunkers, it will be very high, the land is built up high now, but I understand it will be built up even higher. Viewed from the escarpment, from Olympic, from Cootes and from King it will give the first impression that as citizens we didn't care enough to stop it. It will be highly visible, especially at night, when it will be lit up.

You are a planner, at least let the people in this town know what you plan. Notifying 27 households and putting up one sign with a daytime meeting date sounds barely adequate to me.

Thank you.

Best regards,
Penelope Hill.

Penelope Hill,
Phone: 905-324-
Fax: 905-324-
Cell: 905-324-

10/30/2008