



City of Hamilton

PLANNING COMMITTEE ADDENDUM

Meeting #: 21-007
Date: May 4, 2021
Time: 9:30 a.m.
Location: Due to the COVID-19 and the Closure of City Hall (CC)

All electronic meetings can be viewed at:

City's Website:
<https://www.hamilton.ca/council-committee/council-committee-meetings/meetings-and-agendas>

City's YouTube Channel:
<https://www.youtube.com/user/InsideCityofHamilton> or Cable 14

Lisa Kelsey, Legislative Coordinator (905) 546-2424 ext. 4605

	Pages
6. DELEGATION REQUESTS	
*6.3. John Ariens, IBI Group, respecting 1575 Upper Ottawa Street Minor Variance Appeal (Item 10.1) (For the May 4th meeting)	3
9. PUBLIC HEARINGS / DELEGATIONS	
9.3. Applications for an Urban Hamilton Official Plan Amendment and Zoning By-law Amendment for lands located at 354 King Street East (PED21076) (Ward 1)	
9.3.a. Registered Delegations:	
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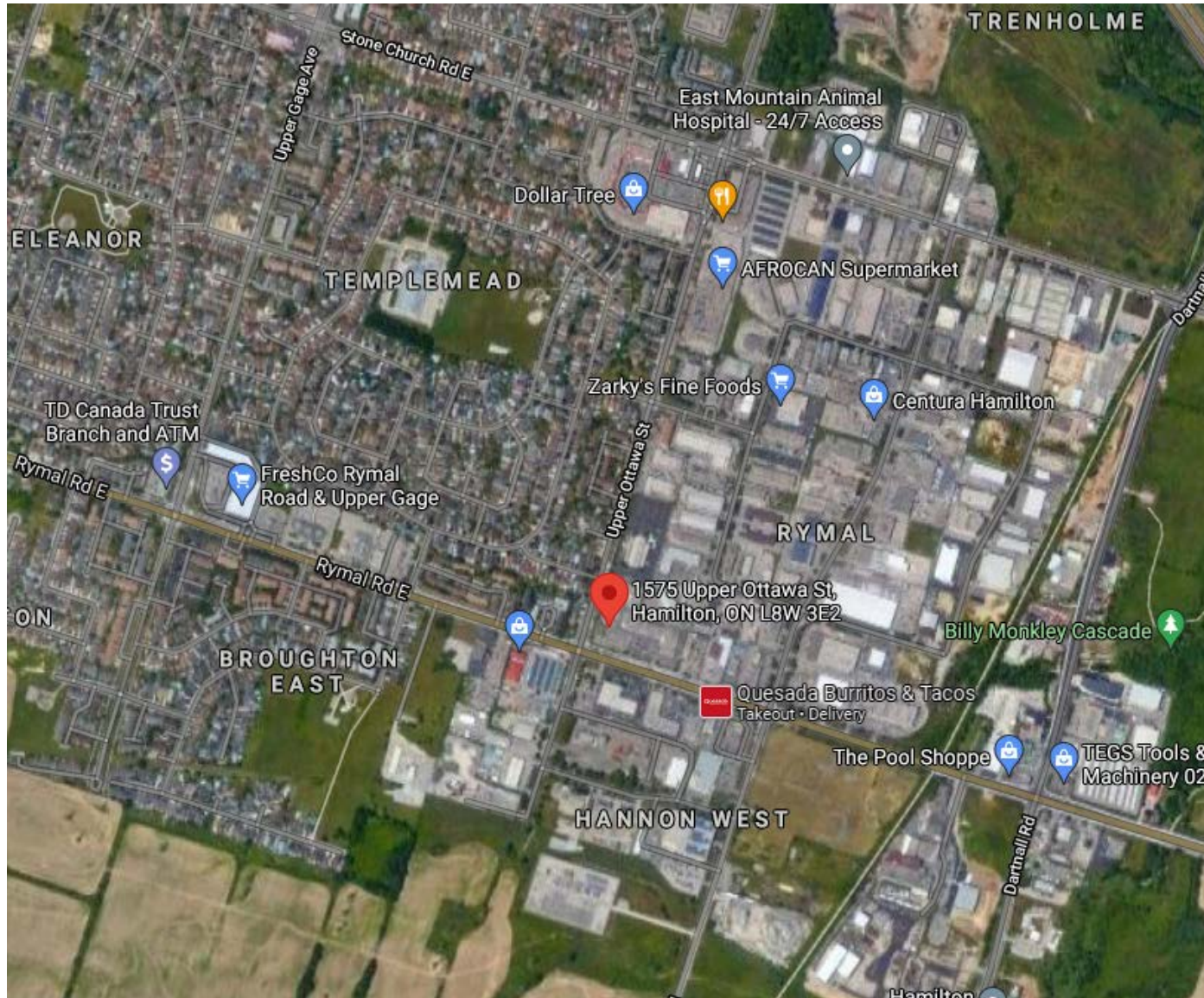
1575 Upper Ottawa Street Minor Variance HM/A-20:258



IBI Group

Hamilton Planning Committee - May 4, 2021

Air Photo



Google Street view



- To apply the new Shopping Center Parking regulations
- Increase Retail Floor Area cap
 - From 1,500 square metres to 2,150 square metres

Existing Uses

Classification	Existing Use	Size (Sq.m)
Restaurant	Harvey's Restaurant	290
Restaurant	Azzurri Club	172
Retail	Shoppers Home Health	495
Restaurant	Swiss Chalet	700
Retail	Hardwood Giant	183
Office/Other	Alzheimer Society of Hamilton and Halton	319
Personal Service	KGC Therapy	318
Restaurant	Island Jerk Hut	123
Personal Service	Dr.Gosain Dental Office	123
Restaurant	City Pizza and Shawarma	120
Personal Service	Odyssey Hair Salon & Spa	154
Commercial School	UCMAS	86
Office	Co-operators Financial Services Limited	918
Retail	Supercare Pharmacy	229
Retail	The Sherwin-Williams Company	353
Retail	True Blue Water or True Blue Water & Ice	175
Vacant	Chronicles Cannabis Inc.	181
	Total	4,939

Land Use Classifications

Classification	GFA (sq.m.)	Existing % of GFA	Existing Caps (sq.m.)
Restaurant	1,405	28%	
Retail	1,435	29%	1,500
Office	1,237	25%	1,767
Personal Service	595	12%	
Commercial School	86	2%	
Vacant	181	4%	
Total	4,939	100%	

Retail Percentage

Classification	Existing Retail Caps (sq.m.)	% of Total GFA	MV Requested Retail Cap (sq.m.)	% of GFA
Retail	1,500	30%	2,150	44%
Remaining GFA	3,439	70%	2,789	56%
Total	4,939	100%	4,939	100%

Additional 650 square metres of retail will:

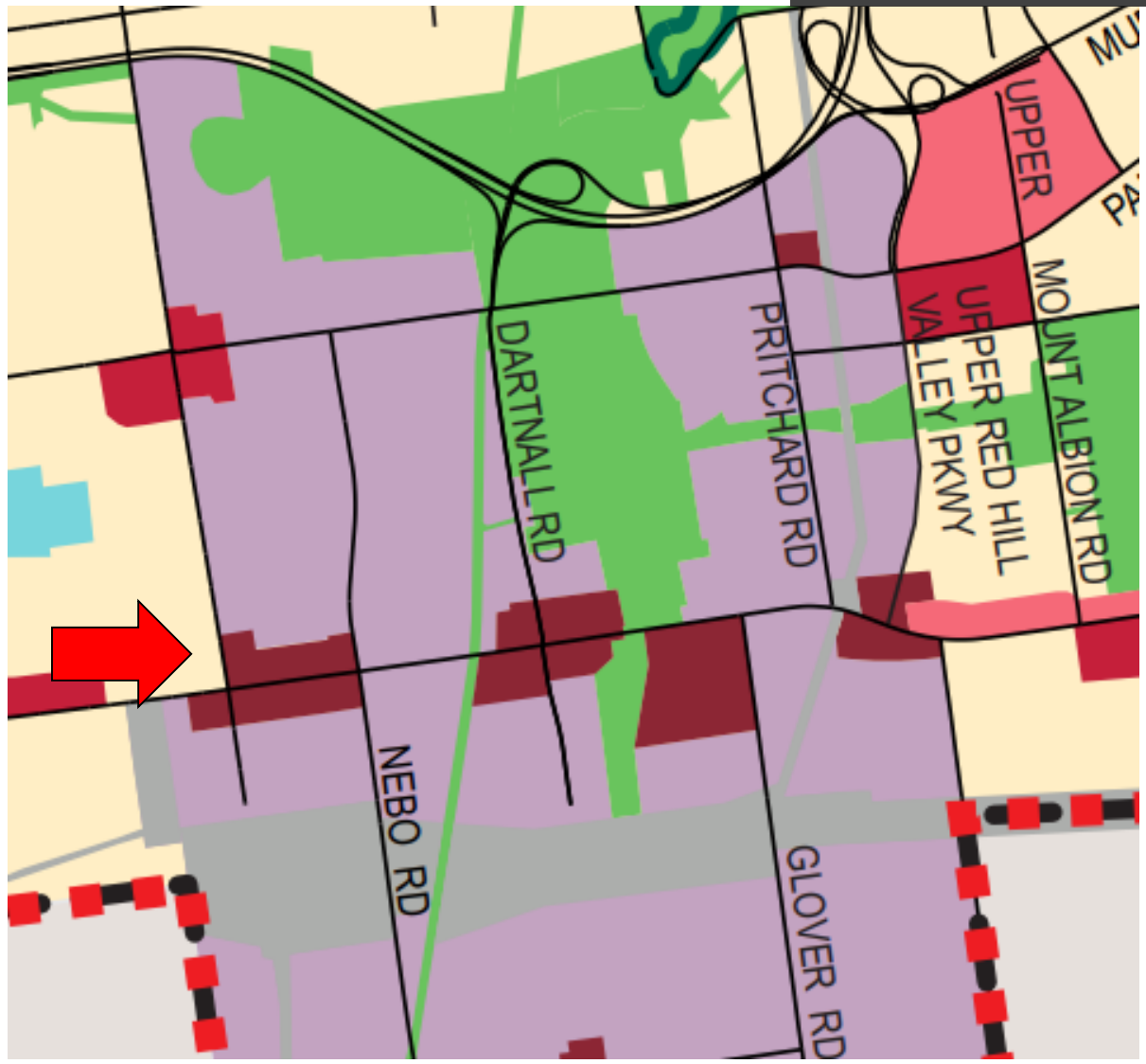
- Provide necessary leasing flexibility;
- Provide a greater range of retail to local residents and businesses; and
- Recognize the dynamic and Challenging retail environment.

The minor increase in the retail cap:

- Is minor and desirable;
- Does not create any incompatibility or adverse conditions;
- Does not conflict with the intent of the Urban Hamilton Official Plan or Zoning By-law; and
- Is in the public interest.

Urban Hamilton Official Plan

Schedule E-1



We respectfully request that Planning Committee endorse Option 2 and that the Staff initiated appeal be withdrawn.

Thank you.

UHOPA-20-003/ZAC-20-008

354 King W. Hotel Portion

1-

DATE: April 29, 2021

TO: City of Hamilton Planning Committee c/o clerk@hamilton.ca

FROM: Aleda O'Connor, Ray Street N., [REDACTED]

CC: Maureen Wilson Maureen.wilson@hamilton.ca

RE: 354 King Street West/Hotel portion

I – UHOPA-20-003/ZAC-20-008 (May 4th Planning Meeting)

I oppose the request by the Vrancor Group to change Hamilton's Official Plan and Zoning By-law to permit two additional storeys on the hotel at 354 King Street W, for the following reasons:

1. The height. Perhaps if the hotel were not so tall, the other objectionable features about it would not be so evident: weak design, shoddy workmanship, wind in the parking lot, shadows on neighbouring properties, lack of setback, inadequate podium for more than 10 floors.

2. I question City Planner Andrea Dear's position that this hotel "does not detract from the adjacent cultural heritage resource and respects the views of the resource..." Strathcona itself is a heritage resource. This Vrancor complex of buildings detracts visually from Strathcona's streetscape of 19th and early 20th Century homes. This area was one of the earliest parts of the city to be settled. While they may not be "designated" there are many fine examples of workers cottages and other middle class homes that span the last century here. Vrancor's Hotel contributes no praiseworthy 21st Century character and is not memorable or charming in any way.

3. My neighbours and I rely on Hamilton's Official Plan, the Strathcona Secondary Plan and the city's zoning by-laws to protect the historic qualities of our neighbourhood, one of Hamilton's oldest. If the requested changes are approved, it will set a precedent for Vrancor's student residence next door and further development along Queen Street and others in Strathcona. Insensitive intensification will only be detrimental to the cultural heritage streetscape, which is an asset that belongs to the entire city.



Ray Street North

1/2

- continued

4. The upper floors of the hotel are not set back from the podium as would be required by the tall buildings guideline if this hotel were downtown. Lack of setback along Queen Street North alone should be a reason to deny approval for additional height.

5. The no-frills hotel design does not contribute any distinguishing architectural interest to the intersection at Queen and King along this gateway corridor. Nor does it offer any amenities or green space that will improve the neighbourhood either for residents or hotel guests. Two additional storeys will not overcome these deficits.

6. Not enough consideration has been given to temporary parking for hotel drop-offs and pickups. We know that hotel traffic will circle the block in search of parking or pull-over spots. Nearby streets are narrow enough that vehicles travelling in opposite directions do not pass easily. Many of the older homes do not have driveways or parking spaces. These residents rely on street parking 24/7 and few spots are open on the street overnight.

7. The incomplete 10-storey hotel already reduces winter morning sunlight that reaches properties, sidewalks and pavement at the corner of Ray Street N and Market Street. Some of these homes also have winter afternoon sunlight reduced or eliminated by the Good Shepherd on the west side of Ray St. N. None of these issues have been thoughtfully addressed by the hotel design or setback. Additional height will only make this problem worse.

8. Vrancor's studies show that uncomfortable wind conditions are expected in the hotel parking lot. Even if the hotel remains at 10 storeys, this wind will affect the quality of the experience for hotel guests and occupants of the townhouses also being built by Vrancor and the student residence, as well as anyone who walks nearby. Why would the city permit a building that will make the wind conditions even worse?

9. You have already permitted Vrancor to increase the height of this hotel from 6 to 10 storeys. The current 10 storeys plus 2 floors of mechanicals already will be 12 storeys. That's enough height.

10. We depend on our elected representatives to ensure that necessary intensification addresses the city's greatest needs and contributes to an enriched quality of life for current and new residents of this neighbourhood. This hotel does not provide desperately need housing in the downtown area where there are already at least five hotels within walking distance. In what way does a hotel increase the city's housing inventory?

For all these reasons, I urge the Planning Committee to consider how this decision will affect the future student residence application that is coming up, and to deny this request to alter the Official Plan and Strathcona Secondary Plan.

- Aleda O'Connor

2/2

From: Barbara Ledger

Sent: April 29, 2021 9:06 PM

To: Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>; Ward 8 Office <ward8@hamilton.ca>; Farr, Jason <Jason.Farr@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Collins, Chad <Chad.Collins@hamilton.ca>; Ferguson, Lloyd <Lloyd.Ferguson@hamilton.ca>; Pearson, Maria <Maria.Pearson@hamilton.ca>; Johnson, Brenda <Brenda.Johnson@hamilton.ca>; Partridge, Judi <Judi.Partridge@hamilton.ca>; clerk@hamilton.ca

Subject: 354 King Street West/Hotel portion – UHOPA-20-003/ZAC-20-008 (May 4th Planning Meeting)

April 29, 2021
Hamilton

Dear Ms. Kelsey and members of the Planning Committee:

Re: proposed amendments to height of hotel at 354 King St. W., UHOPA-20-003/ZAC-20-008

I am writing to express my consternation about the application by King West Crossing, aka Vrancor, for two additional storeys on their hotel at King and Queen.

I am very disappointed that city planning staff have recommended the approval of the amendments. It seems they have accepted without question statements made by the applicant, while disregarding the concerns of the residents. Yes, the plans allow for height up to twelve stories — if the design is in keeping with existing architecture, and if the height provides a suitable transition to the neighbourhood. Those are very big 'ifs'. Vrancor's assertion that the building complements the heritage nature of its surrounding is patently ridiculous. It is a characterless grey and black block amid historic brick and stone treasures (see photos below.) And even at ten storeys, the hotel looms over nearby buildings in Strathcona. It even towers over the other buildings in Vrancor's own development, a row of townhouses and a future six-storey residence. (Yes, I know Vrancor wants to build 25 storeys, but permission has quite rightly only been given for six.)

It might seem that an additional two storeys on the hotel isn't much to quibble over. But even with the ten storey building — and ten is already a concession over the six storeys that would have been allowed without any amendments — the residents of Strathcona will feel the impact of increased traffic and parking problems on our narrow streets, increased wind, and decreased sunlight. Two additional storeys represent a height increase of 20%, and a commensurate increase in those problems — and for what? That extra height contributes nothing to what is a well-established residential neighbourhood. It adds nothing to our streetscape, our walkability, our livability.

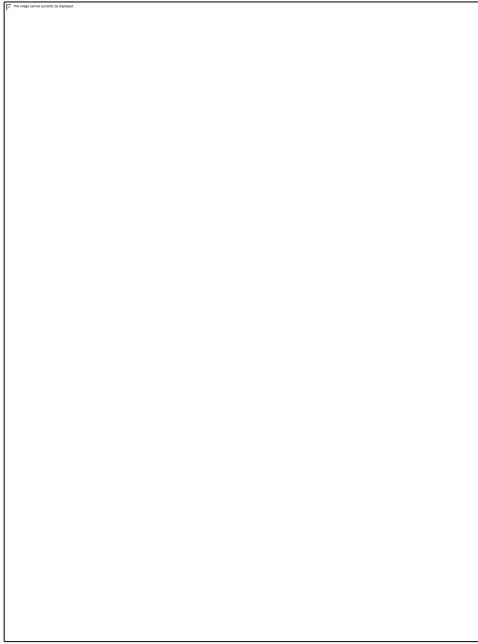
The only benefit is to the developer — a developer whose sole concern is profit, who cares nothing about community. A developer who has repeatedly over the course of the development thus far shown his disdain for the neighbourhood. It started with the 'bait and switch' tactic of proposing one project then embarking on another, and has been followed up with continual annoyances such as a gate to the job site left open over the weekend, oil spills, impassable sidewalks and noise at all hours. This is not behaviour that should be rewarded.

A new development should make a positive difference to the life of the city. In an ideal world, it wouldn't be a case of the developer making demands of the city, but rather, the city making demands of the developer.

The Official Plan and the Strathcona Secondary Plan have been put in place to hold developers to best practices, and should be adhered to. Please, on May 4, say 'enough is enough' and deny Vrancor's application.

Sincerely,
Barbara Ledger

Complementary?? Really??





To: Planning Committee clerk@hamilton.ca

CC: John-Paul Danko, Chair ward8@hamilton.ca

Jason Farr jason.farr@hamilton.ca

Maureen Wilson ward1@hamilton.ca, maureen.wilson@hamilton.ca

Chad Collins chad.collins@hamilton.ca

Maria Pearson maria.pearson@hamilton.ca

Brenda Johnson brenda.johnson@hamilton.ca

Lloyd Ferguson lloyd.ferguson@hamilton.ca

Judi Partridge judi.partridge@hamilton.ca

RE: For May 4th Planning Meeting re: 354 King Street West/Hotel portion – UHOPA-20-003/ZAC-20-008

Dear Planning Committee,

My name is Jennifer Burt and I am a Strathcona resident and I live at the corner of Ray St N and Market St, which is on the block adjacent to the above-noted property. I am writing to state my concerns about the hotel project in general, as well as the request for an additional 2 storeys (to a total of 12), specifically.

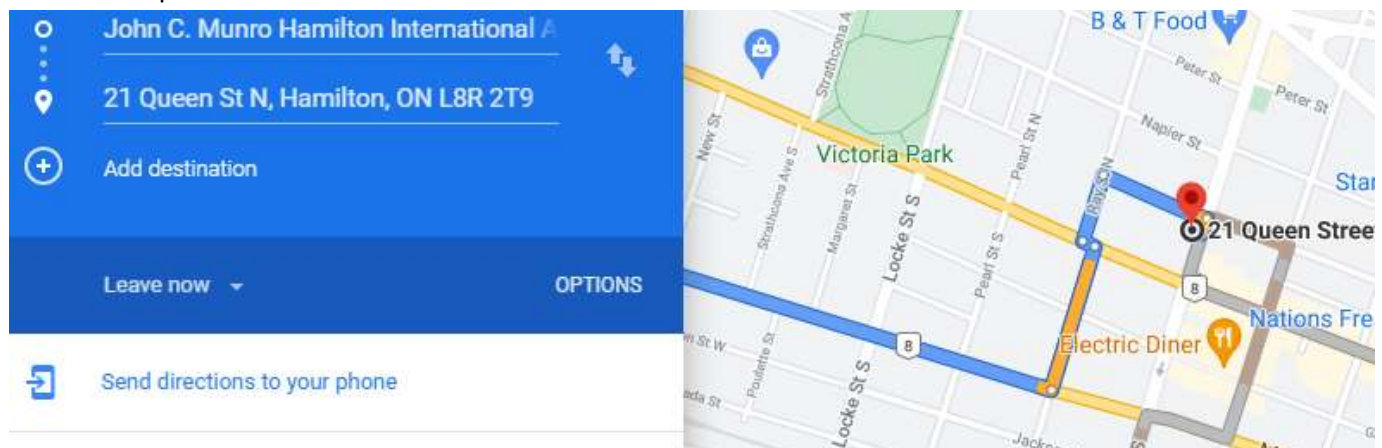
My concerns with expanding the height of the hotel are as follows:

1. Increased traffic in an already busy residential neighbourhood

The entrance to the hotel as well as the underground parking garage for the hotel are on the West side of Queen Street N. Given that King is one-way westbound and Queen is one-way Southbound, nearly everyone looking to gain access by vehicle (taxis, ride share, food delivery and airport limo) to the hotel will have to come around the block via Ray Street North, northbound, and Market Street, eastbound.

I have searched several popular destinations that hotel patrons may visit, and then mapped the shortest suggested route using Google maps. I have used 21 Queen St. N for this purpose, as it is directly adjacent to the hotel entrance.

From the Airport:



From McMaster University:

McMaster University

21 Queen St N, Hamilton, ON L8R 2T9

Add destination

Leave now

OPTIONS

Send directions to your phone

via Main St W/ON-8 **8 min**
Fastest route, lighter traffic than usual 3.9 km

From First Ontario Concert Hall:

FirstOntario Concert Hall, 1 Summers L

21 Queen St N, Hamilton, ON L8R 2T9

Add destination

Leave now

OPTIONS

Send directions to your phone

via King St W/ON-8 **5 min**
Fastest route, despite the usual traffic 800 m

DETAILS

(Note this route suggests using Hess/Market, however if the turn is missed at Hess – easy for a driver unfamiliar with Hamilton to do - the next mostly likely route would be around the block on Ray/Market).

“Drop-off” traffic (taxis, food delivery, etc), specifically, will dramatically affect traffic in the neighbourhood. You will note that the current site plan makes no accommodation for drop-off traffic directly from King St W, and the updated plans have eliminated the layby on Queen. There are a meagre 4 temporary spots off the Queen St. driveway. Short term drop off will most likely instead take the path of least resistance and simply stop on either King or Queen, impeding the flow of traffic.

Our residential side streets are all legacy width streets, and many of the house rely on street parking. With cars parked as currently allowed on the South side of Market, two cars cannot pass side by side. Add to this the already prevalent rat-running westbound from Queen to Ray to King during rush hour, not to mention the very busy entrance to the Good Shepherd apartments and Martha House at Ray and Market, and this is a dramatic

increase in traffic around this block. I have personally witnessed several vehicle collisions at the corner of Ray and Market over the years, and many near-misses as cars barrel around the corner.

I do not believe the traffic study has properly accounted for the pattern and frequency of hotel traffic, and how it will impact the high volume of foot traffic. The applicant has commissioned a traffic study that the city has taken at face value. Was due diligence done by the city to ensure that there was no bias in these findings?

2. Parking

The proposed plan does not include sufficient additional parking for the number of units being added – specifically for the hotel. While many may choose to forgo car ownership or arrive at the hotel by other means, I don't believe the allotted parking is sufficient, leading to vehicle drivers to be sent in search of other parking spots, again increasing traffic further to my concern in #1 above. Again, the city seems to be taking a study purchased by the applicant at face value.

In summary, while the first 10 storeys of the hotel are already built, I do not believe adding a further 2 storeys would benefit the neighbourhood.

Thank you for considering my concerns,
Jennifer Burt

From: T Van Kooten

Sent: May 2, 2021 9:36 PM

To: clerk@hamilton.ca

Cc: Wilson, Maureen <Maureen.Wilson@hamilton.ca>

Subject: Planning Committee Meeting, May 4, 2021 Agenda Item 9.3; Report PED21076, 354 King Street West

Reference UHOPA-20-003/ZAC-20-08 Amendment Application

Dear Planning Committee,

I wish to voice my opposition to the two additional storeys to the approved 10 storey Hotel. The actual structure will have an additional three levels of parapets above the proposed 12 storey Hotel. Effectively making the Hotel into a 13 plus storey building. And the parapets are not stepped back and appear to be more decorative and equivalent to brand name signage and brand profile.

The existing 10 storey building will itself be higher once finished "as is" based on those parapets. Parapets that will only add to the shadow and wind effects of the Hotel building, without adding any value.

I also am concerned about the "Urban Heat Sink" effect of the structure as a whole. Which does not seem to be addressed anywhere within the evaluation. And an additional two storeys although sounding minor is effectively a 20% increase, when Hamilton is committed to carbon (heat) reduction.

Sincerely

Theo Van Kooten

From: T Van Kooten

Sent: May 2, 2021 9:03 PM

To: clerk@hamilton.ca

Cc: Wilson, Maureen <Maureen.Wilson@hamilton.ca>

Subject: Planning Committee Meeting, May 4, 2021 Agenda Item 9.3; Report PED21076, 354 King Street West

Reference UHOPA-20-003/ZAC-20-08 Amendment Application - Objection

Dear Planning Committee,

I strongly object to the proposal to treat the Lot/Site as one entity and one zone as proposed by the Owner as a modification within this Amendment application. The request to modify and treat this application as one lot is (as noted in report) was requested within this report and in Appendix D.

The Owner has chosen to separate Phase 1, (Hotel, subject of this report) financially under mortgage arrangements, with City notification and agreement.

Under this present application amendment process for Phase 1, it is solely evaluated as Phase 1 Hotel within this Report PED21076.

Therefore, this evaluation only applies to the Phase 1 as designated by the Owner and as evaluated per the various Planning Documents, Policies and references as applied to the proposed addition of 2 storeys to an existing 10 storey Hotel.

As noted on Page 4/33 second paragraph, "the second phase", (*and possibly any others that Owner choses in future*) will be dealt with in the future as a separate Amendment Application in accordance with the Planning Procedures and Process. This will ensure a process to objectively evaluate Phase 2 against the applicable Planning Documents, Policies and references on its' own.

Sincerely,

Theo Van Kooten,