

Appendix "E" to Report PED15029(a) (Page 1 of 2)

Open House Comment Summary – Proposed Tivoli Condos – September 10, 2014

Last Updated: October 2, 2014

Last Day for Comments: September 30, 2014

	Name/Contact Information	Were you aware that The Tivoli development includes more than 200 new residents to this community? Please explain how this would impact you as a resident/merchant/property owner?	Are you in favour of bringing the former Tivoli theatre back to life? Why?	Are you in favour of intensification along James Street North, south of Cannon St that could result in an increase in height beyond 15 storeys? Why?	What types of uses would you like to see in the community (rental/leaseable) space on the 2nd level?	What aspect(s) of the point tower do you find most appealing and why (eg. Colour, balconies, etc.)?	On a scale of 1 to 5 what is your overall impression of The Tivoli redevelopment proposal? (1=least favourable 5=most favourable) Why?	How will the Tivoli have a positive and/or negative impact on your neighbourhood?	General Comments	Date Received	
PROPERTY OWNERS											
1	<input checked="" type="checkbox"/> Property owner <input type="checkbox"/> Renter <input type="checkbox"/> Merchant <input type="checkbox"/> Other	As a proud supporter of local business and the arts it would only impact the community in a positive manner. I would only support developer James Street as a world class neighbourhood with diversity and progress.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	While James' street art scene is booming there is a great need for theatre and community which is void now. I would like to bring the theatre back to life to restore Hamilton's culture while reinvigorating and represent change and positive growth.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	In order for James St to maintain the level of culture as a world class arts and community based neighbourhood a building of this stature would complement similar buildings in size in downtown while reinforcing a local monument for the arts.	• Children local artist gallery to showcase local talent/ engage community • Artist workshops (Photography, videography, cinema and theatre) • Community center room for meetings, presentations and public speaking	19 story building will take James North community and commercial business to next level, tying in the modern architecture with art architecture. It will represent great change while keeping culture and community.	5 Great for neighbourhood, local business and will bring the Tivoli theatre back to life. I only see positives as opposed to leaving theatre abandoned and of property vacant.	The Tivoli will have a positive impact on Hamilton and its downtown core.	Looking forward to further developments and news and how it will develop over time with the new GO station platform.
2	<input checked="" type="checkbox"/> Property owner <input type="checkbox"/> Renter <input type="checkbox"/> Merchant <input type="checkbox"/> Other	Former resident of Hamilton and would like to see the City develop into a liveable and safe city.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Heritage pride	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	We need people to live downtown	Offices or arts		Most favorable	None	Sept 10
3	<input checked="" type="checkbox"/> Property owner <input type="checkbox"/> Renter <input type="checkbox"/> Merchant <input type="checkbox"/> Other		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	It's too tall. Takes away charm of the community			2 Too tall		Sept 10
4	<input checked="" type="checkbox"/> Property owner <input type="checkbox"/> Renter <input type="checkbox"/> Merchant <input type="checkbox"/> Other		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	If not now, when?	Leasable, art related		5 Hamilton needs to replace the test tax base	Renewal	Time to get going on a liveable downtown
5	<input checked="" type="checkbox"/> Property owner <input type="checkbox"/> Renter <input type="checkbox"/> Merchant <input type="checkbox"/> Other	I would be in favour and believe this would really benefit this area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hamilton needs to bring night life back. I don't want to go to Toronto every weekend to attend live theatre	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Because the property is in the Downtown and think it would need to go up over 15 storeys	More shops and boutiques	Well the height factor, and the overall design of the building	5 Because Hamilton needs condos	No, very positive	I would consider some issues with the parking. I would want my very own spot, and I feel with only 69 spots available they will be at a premium and very expensive.
6	<input checked="" type="checkbox"/> Property owner <input type="checkbox"/> Renter <input type="checkbox"/> Merchant <input type="checkbox"/> Other	More people downtown is a positive for the core	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	The restoration of the Tivoli is a significant boost for the community.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	People in the core is good for commercial business	Commercial office space residential – whatever the market needs dictate	• Density/people • Colour/style	5 Density and style 0 both goals of a downtown	See above	Sept 10
7	<input checked="" type="checkbox"/> Property owner <input type="checkbox"/> Renter <input type="checkbox"/> Merchant <input type="checkbox"/> Other	Very happy with this new project coming up. We need more people in our parks, restaurants etc.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	We all love when history repeats itself	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	The higher the building, the more people (are provided homes), happier owners!	Both	It is very modern, the glass doors look very appealing. A lot more light goes into the building because it is very well thoughtfully done.	5 I am very impressed!	Positive, it allows the people living in these units to be close to work. It is a great development in the downtown core.	Sept 10
8	<input checked="" type="checkbox"/> Property owner <input type="checkbox"/> Renter <input type="checkbox"/> Merchant <input type="checkbox"/> Other	200 new residents means more consumers, more business opportunities	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	More residents in area therefore need entertainment – bring back life to core	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hamilton is in great need of expansion to compete with other growing cities	Rental/Retail	Staggered balconies, great design	5 Great building – architecturally appealing. What this City needs to bring it up to par with other great Cities.	The Hamilton community is becoming a great place to live – More residences = more business this would clean up the downtown core.	Sept 10
9	<input checked="" type="checkbox"/> Property owner <input type="checkbox"/> Renter <input type="checkbox"/> Merchant <input type="checkbox"/> Other	Good to see more people moving downtown. This project looks beautiful. We need something like this here.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Wow, the Tivoli! Cannot wait to go to that theatre.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	City from a far will look great. We need more height.	Both!	Everything top to bottom. Have not seen anything like it	5 Where do I sign? I would like to be a unit owner.	Only positive! How could this be negative at all?	Sept 10
10	<input checked="" type="checkbox"/> Property owner <input type="checkbox"/> Renter		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	• Great venue for ballet theatre	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Commercial, residential (ownership)	Fits perfectly in the streetscape, balconies are wonderful giving resident	5 Center of core redevelopment	It will tell our community and neighbours that	A significant and wonderful development in our community	Sept 10

	Name/Contact Information	Were you aware that The Tivoli could bring more than 200 new residents to this community? Please explain how this would impact you as a resident/merchant/property owner?	Are you in favour of bringing the former Tivoli theatre back to life? Why?	Are you in favour of intensification along James Street North, south of Cannon St that could result in an increase in height beyond 15 storeys? Why?	What types of uses would you like to see in the community (rental/leaseable) space on the 2nd level?	What aspect(s) of the point tower do you find most appealing and why (eg. Colour, balconies, etc.)?	On a scale of 1 to 5 what is your overall impression of The Tivoli redevelopment proposal? (1=least favourable 5=most favourable) Why?	How will the Tivoli have a positive and/or negative impact on your neighbourhood?	General Comments	Date Received		
RENTERS												
11	<input type="checkbox"/> Merchant <input type="checkbox"/> Other	Proposed modern city, with this project and others in future will expand tax base	• Bring in significant plays, music events, ballet	Totally in favour, increase tax base, decrease in cost of suburban expansion, centralize core where people can live, work, play		Immediate access to people traffic. Colours are beautiful touch		Hamilton has arrived! and will only get better	Well thought out. Congratulations			
12	<input checked="" type="checkbox"/> Property owner <input type="checkbox"/> Renter <input type="checkbox"/> Merchant <input type="checkbox"/> Other	Positive increase in tax base Increase in demands for community amenities	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Despite my history with the Cinema (25+ years), am more interested in increase in community density.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Intensification? Yes.	Juxtaposition of materials, overall form, material choices, slenderness	5 Strong modern and urban presence for traditional neighbourhood	Positive increase in tax base Increase in demands for community amenities	Great preliminary design and presentation, unsure if I support 22 storeys overall.	Sept 10	
13	<input checked="" type="checkbox"/> Property owner <input type="checkbox"/> Renter <input type="checkbox"/> Merchant <input type="checkbox"/> Other	Very positive. This is exactly what Hamilton needs	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Totally	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Intensification is what Hamilton needs. Better for stores property taxes etc. Why would we not maximize the land we have available?					Sept 10	
14	<input checked="" type="checkbox"/> Property owner <input type="checkbox"/> Renter <input type="checkbox"/> Merchant <input type="checkbox"/> Other	More to do downtown, more shops, restaurants, entertainment, arts, a great movie theatre	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	We need a great theatre in the downtown core	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	More residential in downtown core. Good architecture. A City need interesting and exciting areas for people to go to feel good. More residential the better it is!	Something like TIFF Bell lights box	5 More experimental and variety to downtown	See previous comments	The City has done many ugly mistakes in the downtown core. Take a look at Guelph downtown. Very inviting.	Sept 19	
15	<input checked="" type="checkbox"/> Property owner <input type="checkbox"/> Renter <input type="checkbox"/> Merchant <input type="checkbox"/> Other	Help local businesses with increased area community members who may need or want their services	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Tivoli has a long history. Good history. A sense of pride and community. People attending theatre would be good.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	As long as parking is addressed. Everyone should be parking addressed. Ensure already existing area residents aren't negatively impacted. Security for underground parking and property.	Fitness, yoga, coffee, business meeting space/lounge, juice bar	Not sure	4 – the community, needs a catalyst for new design	Positive	Provide community security cameras, secure parking area, well lit, police patrol access	Sept 30 email
16	<input checked="" type="checkbox"/> Property owner <input type="checkbox"/> Renter <input type="checkbox"/> Merchant <input type="checkbox"/> Other	I am not a resident of the area but intend to move downtown in the coming years. It would be a positive impact on the area. It would bring culture as well as a new source of badly needed income for City of Hamilton	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	It's a historical venue that can be a focal point for the James Street North movement. Introducing fresh, new local talent.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	A better looking skyline with modern condo and commercial development will add to the already changing face of James Street North.	Art Dealers, artists, preferably local, clothing stores and designations, again local residents, no restaurants, small coffee shop, will free zone.	5 It is a fascinating project that will become a jewel of downtown and set the bar high for future projects	It will not		Sept 30 email	
17	<input checked="" type="checkbox"/> Property owner <input type="checkbox"/> Renter <input type="checkbox"/> Merchant <input type="checkbox"/> Other	As a resident I look forward to the Tivoli condos bringing a more diverse crowd of people and merchants coming to the area. I think it will have a positive impact.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	The Tivoli theatre is an important heritage landmark for the City. I think the re-opening of the theatre will bring great culture back to downtown Hamilton.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	As long as every property is carefully considered I think building up will be a positive improvement to the downtown. Unless we want endless suburbs all cities must build up!	As I am a resident of James N., I would like to see interesting cafes, restaurants and boutiques open in the rental space.	5 like the contrast that the balconies bring to the tower. To fit with the theatre the design must have a slightly artistic edge and I think this design does that.	The Tivoli will bring culture, diversity and style back to Hamilton's downtown.		Sept 10	
18	<input checked="" type="checkbox"/> Property owner <input type="checkbox"/> Renter <input type="checkbox"/> Merchant <input type="checkbox"/> Other	As a James Street vendor and freelance artist, I think that the Tivoli condo would be a great opportunity for the city to expand in a positive way.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	I think it would be the perfect way to credit the streets history, while moving forward at the same time.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	It will help to bring James Street to the next level, as well as make Hamilton a better city.	Commercial retail stores that are tied in with the arts.	I love the bright, vibrant colours. It helps tie into the art district.	Looks beautiful – great use of lighting in the old and new aspects of the neighbourhood.		Sept 10	
19	<input checked="" type="checkbox"/> Property owner <input type="checkbox"/> Renter <input type="checkbox"/> Merchant <input type="checkbox"/> Other	More residents in downtown core will help raise housing prices and create a core	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Great to see a heritage building come back to use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						Sept 10	
20	<input checked="" type="checkbox"/> Property owner <input type="checkbox"/> Renter <input type="checkbox"/> Merchant	It will be great for us all	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Because I have seen what one night a month of Art Crawl bringing great progress to town. I imagine every	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	We need residential/commercial combination for stable economic development	Mix use of quality food/ art/fitness etc.	5 It is what exactly needed for James Street north. New residents/ new demographics	It will be absolutely positive as it was for years until it closed down.	Please hurry and let it happen. It is about time we have piece of history restored.	Sept 10	

Appendix "E" to Report PED15029(a) (Page 2 of 2)

	Name/Contact Information	Were you aware that The Tivoli could bring more than 200 new residents to this community? Please explain how this would impact you as a resident/merchant property owner?	Are you in favour of bringing the former Tivoli theatre back to life? Why?	Are you in favour of intensification along James Street North, south of Cannon St that could result in an increase in height beyond 15 stories? Why?	What types of uses would you like to see in the community (rental/leaseable) space on the 2nd level?	What aspect(s) of the point tower do you find most appealing and why (eg. Colour, balconies, etc.)?	On a scale of 1 to 5 what is your overall impression of The Tivoli redevelopment proposal? (1=most favourable/ 5= most unfavourable) Why?	How will the Tivoli have a positive and/or negative impact on your neighbourhood?	General Comments	Date Received
<input type="checkbox"/> Other		night presence of art at Tivoli will make even bigger difference for Hamilton								
TRADE/RETAILERS										
21	<input type="checkbox"/> Property owner <input type="checkbox"/> Renter <input type="checkbox"/> Merchant <input type="checkbox"/> Other	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>			4	positive		Sept 10
22	<input type="checkbox"/> Property owner <input type="checkbox"/> Renter <input type="checkbox"/> Merchant <input type="checkbox"/> Other	The new residents will bring a big vitality to the area	The theatre plus the open house will bring events and people to the downtown core	Yes <input type="checkbox"/> No <input type="checkbox"/>	Rental or leaseable what will be the most suitable for the best use	Looks very nice, specially the balconies	Most favourable for this development proposal	Together with the Tivoli theatre in the rear the point tower will provide a landmark to James St. N.	Excellent project	Sept 10
23	<input type="checkbox"/> Property owner <input type="checkbox"/> Renter <input type="checkbox"/> Merchant <input type="checkbox"/> Other	Increased sense of community, new culture for the James St N area increased business for local merchants	Strengthens the visibility of arts and culture in the area positive way to engage local community (youth, adults, seniors)	Yes <input type="checkbox"/> No <input type="checkbox"/>	Difficult to visualize structure of this magnitude in this area. Will it be dispersed evenly, not in conflict with nearby residences	Utilization of space that is still appropriate to be into the theme of the theater and project goals.	The box seat balcony, is unique has an open but also enclosed feeling at the same time.	Will be a one-stop location for many needs. Great for living, dining etc. Creates a new face for the James Street area		Sept 10
24	<input type="checkbox"/> Property owner <input type="checkbox"/> Renter <input type="checkbox"/> Merchant <input type="checkbox"/> Other	Yes <input type="checkbox"/> No <input type="checkbox"/>	This development will increase Real Estate values in the area, bring new jobs and business as well. I can see many positive benefits to the local owners	Yes <input type="checkbox"/> No <input type="checkbox"/>	Amazing opportunity - the arts here in Hamilton. Opera, Dance, music venues	For developers bringing opportunity to Hamilton they must be able to make a profit - more floors equal more revenues - James Street needs the help of investors/developers	Restaurant/Bar, Office	The entire front facade is amazing	It's a winning project	Sept 10
25	<input type="checkbox"/> Property owner <input type="checkbox"/> Renter <input type="checkbox"/> Merchant <input type="checkbox"/> Other	Yes <input type="checkbox"/> No <input type="checkbox"/>	We are in need of more venues and spaces for good quality entertainment	Yes <input type="checkbox"/> No <input type="checkbox"/>	More people means more business	Boutiques, a bookstore, a music store, galleries	The neat design of balconies, it would enhance the kind of activities in the street. It would make the area cleaner.	Positive in every aspect by raising the level of business, and activities	We want less littering and more productivity with a nicer image above all.	Sept 10
26	<input type="checkbox"/> Property owner <input type="checkbox"/> Renter <input type="checkbox"/> Merchant <input type="checkbox"/> Other	Yes <input type="checkbox"/> No <input type="checkbox"/>	With this knowledge now I feel like downtown can only impact Hamilton in a positive way	Yes <input type="checkbox"/> No <input type="checkbox"/>	It is a beautiful historic building full of classic culture	A city is not a city without tall recognizable high rises. It adds a unique look to the city and draws attention from around the world.	All types	I love the look of the Balcony and colour throughout. I was very in love with the exterior look of the building.	Positive, it will bring more people which is now business will results in a greater overall city	Sept 10
27	<input type="checkbox"/> Property owner <input type="checkbox"/> Renter <input type="checkbox"/> Merchant <input type="checkbox"/> Other	Yes <input type="checkbox"/> No <input type="checkbox"/>	Additional density development will make it more vibrant and provide more critical mass for business and attractions that enrich downtown. i.e. restaurants, galleries, pubs etc. Clothing stores, etc.	Yes <input type="checkbox"/> No <input type="checkbox"/>	Absolutely arts scene in Hamilton desperately needs a performance space of that size and characteristics.	Because its time that this city grew up				Sept 10
28	<input type="checkbox"/> Property owner <input type="checkbox"/> Renter <input type="checkbox"/> Merchant <input type="checkbox"/> Other	Yes <input type="checkbox"/> No <input type="checkbox"/>	Its a beautiful cultural theatre with lots of history	Yes <input type="checkbox"/> No <input type="checkbox"/>	The height is perhaps the best part. The start of a new addition of high rise buildings in Hamilton.	All types	The balcony and Building texture and exterior looks breathtaking in its concept art	Positive. The start of a new era in Hamilton.		Sept 10
29	<input type="checkbox"/> Property owner <input type="checkbox"/> Renter <input type="checkbox"/> Merchant <input type="checkbox"/> Other	Yes <input type="checkbox"/> No <input type="checkbox"/>	Historic part of Hamilton redeveloped	Yes <input type="checkbox"/> No <input type="checkbox"/>	Hamilton need more condos, more opportunity	Events (non-profit), keep it art focused	Multi-coloured elements/window walls	Positive impact	Pinpoint Engineering will be more than happy to provide a proposal for services relating to the engineering review/engineering services at a competitive rate	Sept 10
30	<input type="checkbox"/> Property owner <input type="checkbox"/> Renter <input type="checkbox"/> Merchant <input type="checkbox"/> Other	Yes <input type="checkbox"/> No <input type="checkbox"/>	It will help add density to the core, as well as add amenities and preserve heritage. A win-win.	Yes <input type="checkbox"/> No <input type="checkbox"/>	Density, infill, etc.					Sept 10

	Name/Contact Information	Were you aware that The Tivoli could bring more than 200 new residents to this community? Please explain how this would impact you as a resident/merchant property owner?	Are you in favour of bringing the former Tivoli theatre back to life? Why?	Are you in favour of intensification along James Street North, south of Cannon St that could result in an increase in height beyond 15 stories? Why?	What types of uses would you like to see in the community (rental/leaseable) space on the 2nd level?	What aspect(s) of the point tower do you find most appealing and why (eg. Colour, balconies, etc.)?	On a scale of 1 to 5 what is your overall impression of The Tivoli redevelopment proposal? (1=most favourable/ 5= most unfavourable) Why?	How will the Tivoli have a positive and/or negative impact on your neighbourhood?	General Comments	Date Received	
31	<input type="checkbox"/> Property owner <input type="checkbox"/> Renter <input type="checkbox"/> Merchant <input type="checkbox"/> Other	As a Hamilton property owner I feel like this will only impact the city in a positive way	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	High-rise building is what makes a city a city. Height of only odds uniqueness and favourable character to a city	All types renting/leasing/ ownership	The colour makes it unique. The balconies are also very different which will make the building stand out and draw positive attention.	5	It is the continuation of the beautiful city Hamilton is becoming. Restoring how powerful it once was.		Sept 10
32	<input type="checkbox"/> Property owner <input type="checkbox"/> Renter <input type="checkbox"/> Merchant <input type="checkbox"/> Other	Yes <input type="checkbox"/> No <input type="checkbox"/>	N/A	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Art Centric, Le ballet schools, music studios, photography etc...	Eye-catching, imposing	4 – Reactivates community	N/A, however I believe it will have a positive impact.	A sensible pragmatic project	Sept 30 email
33	<input type="checkbox"/> Property owner <input type="checkbox"/> Renter <input type="checkbox"/> Merchant <input type="checkbox"/> Other	Very exciting! We need this in the core of Hamilton	Why not! This is great news!	Yes <input type="checkbox"/> No <input type="checkbox"/>	More people paying taxes equals rejuvenation of the City. Excited to see the pot holes on the roads filled. Government needs the funds now.	Rental and leaseable	The project looks like the beautiful developments happening in Toronto. They have done a great job with the steel materials used plus a theatre!	5 Very beautiful and unique	Positive. Out with the old and in with the new!		Sept 10

General Comments/Questions

- Is this development covered by Tarion?
- What happens to the Princess Theatre and its stage? Any homage to this?
- Will the made in Hamilton 19th century industrial that tour stop be restored? If so, when and by whom?
- Why is the parking garage apparently ground level, compared to the development across the street at James and Vine?
- Shouldn't ALL theatre goers be able to equal on the same level? It appears mobility impaired auditorium goers will be redirected to a secondary (elevator) access? Does entry require climbing above parking structure in order to access the auditorium?