

## **Request for changes to the Site Plan Approval process**

**Delegation to the Planning Committee Re: 210 Main Street East**

**October 17, 2017**

**Lauren Brady**

I'm asking that all of the items outlined as requests be part of the Conditional Approval and that the Conditional Approval be amended in the **special conditions** section beginning on Page 9 to include these requests

### **Concerns About Building Proximity**

1. **Concern:** Proximity of proposed building to nearby properties - designed heritage church (~1m or less) and century homes on Spring Street and Jackson Street East (3.6m).

**Request:** Changes to design to build 2m back from property lines.

2. **Concern:** Impact of construction/demolition on the foundation, structure, and World War I stained glass windows and foundation and structure of nearby pre-1900 homes on Spring Street and Jackson Street East (rubble basements)

**Request:** Vibration studies to evaluate impact of construction/demolition on nearby church, houses, and City structures/roads

3. **Concern:** Damage to church landscaping during construction/demolition

**Request:** Developer to submit plan for landscape preservation or replacement in the event of damage to landscaping

### **Concerns About Building Design**

1. **Concern:** Height of proposed building (15 storeys). Site is currently zoned for building of this height, however the draft of the Hamilton Secondary Plan Appendix A Tall Buildings Guideline Section 2.5 states

"Taller buildings which conform to the Tall Building Guidelines are allowed between James and Catharine streets. For the balance of the [Main Street] corridor, it is unlikely that any building taller than 12 storeys [outside of James and Catherine] can be accommodated without casting substantial shadows onto the public street, based on the limited average depth of properties."

**Request:** Reduce height of building from 15 to 12 storeys and revision of design by the Design Review Panel (DRP).

- 2. Concern:** Building's open deck on 2nd floor directly overlooks backyards of houses on Spring Street and Jackson Street East. This creates a privacy issue for the residents of these houses.

**Request:** Developer to submit revised plans of deck for approval by city staff with privacy measures (deck setback from edge of building, trees/landscaping)

- 3. Concern:** Impact of building (height + proximity) on cell phone reception of neighbourhood residents. Currently large apartment buildings exist directly to the east, west, and south. This development will occur directly to the north.

**Request:** Cell reception study

- 4. Concern:** Planned development will occur directly to the east of the heritage First-Pilgrim United Church. The First-Pilgrim United Church has a large east-facing stained glass window that dates back to World War I. The church is concerned that the current design of the proposed building will block sunlight to the stained glass windows during Sunday morning church services (10:30 am)

**Request:** Sun/shadow study performed specific to impact on church's stained glass window