

1900121 ONTARIO INC. c/o Ali Hamade
102 Westlawn Drive
Hamilton, Ontario L9B 2K9

October 26, 2017

SENT BY EMAIL tiffany.singh@hamilton.ca

City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design – Urban Team
71 Main Street West, 5th Floor
Hamilton, Ontario L8P 4Y5

Attention: Tiffany Singh

Dear Ms. Singh:

RE: Notice of Complete Application by Television City of Hamilton Inc. (c/o Ilana Sheinberg) for an Official Plan Amendment and Zoning By-Law Amendment for Lands Located at 163 Jackson Street West, Hamilton (Ward 2) (the "Subject Property")

We are writing to provide comments on the above noted application.

1900121 ONTARIO INC. owns the property at 155 Hunter Street West, Hamilton, Ontario and operates a convenience store, Big Bee Food Mart ("Big Bee"), in the commercial unit which is located on the ground level of the building.

As the owner and operator of a small business located across the road from the Subject Property, we are concerned about the effect the four (4) proposed commercial retail units located at grade will have on my business.

Within a few block radius of the Subject Property there are already multiple small business owners who are operating convenience stores. While Big Bee is excited about the growth in the community that the added residential units will create, we are concerned about the impact the new commercial units will have on the current businesses.

A better understating of the proposed use for the four (4) commercial units, so that a proper analysis can be completed of how the small businesses in the community may be affected would be beneficial.

We would like to see restrictions on the use of the commercial space so that the current businesses are not affected in a negative manor by the operation of similar and/or competing businesses in the four (4) commercial spaces.

Thanks for your assistance in this matter and if you have any questions or concerns please do not hesitate to contact our office.

Yours truly,

1900121 ONTARIO INC.
Per:


Ali Hamade, President

As a born and bred Hamiltonian, as a local historian a heritage preservationist, and as a resident in the Durand Neighbourhood, I am totally opposed to the proposed amendments to the Urban Hamilton Official Plan UHOPA-17-027 and the Zoning Bylaw-law ZAC-17-063 for the following reasons:

Durand constitutes arguably the earliest Hamilton "suburb", and its mainly residential nature (much of it atop the prehistoric gravel bar extending from Burlington Heights to the Niagara Escarpment) until the 1970s had historically been a mix of stone and brick low-rise middle and upper class family residences - many erected atop the geological gravel bar. Particularly in North Durand, this demographic changed after 1970 with the demolition of many single-family homes and the erection of apartment and condominium towers, dramatically altering the heritage, demographic, and the vehicular and pedestrian traffic patterns of the area – not for the better in my opinion. Now we have a new development proposal that will greatly exacerbate the situation there.

The proposed hi-rise development would sit on a parcel of land that accommodated one of the City of Hamilton's earliest "suburban" homes, built literally atop the highest point in the neighbourhood where the owner would have had an unimpeded view right down to Burlington Bay. It is fortunate that the fabric of this heritage home with its rich history (which I won't go into here) is officially designated under the Ontario Heritage Act and will hopefully endure into the next millennium and beyond. However let's look at the aesthetics. To erect the proposed twin towers behind this mansion and atop this natural elevation would not only dwarf and diminish this heritage building, but would push these two towers far too high into, not only the Durand, but also into the whole downtown and cityscapes, and somewhat higher, I suspect, than the Niagara Escarpment forming the city's backdrop.

The zoning changes would permit a huge influx of new owners and tenants into North Durand, which already suffers the effects of high-density occupation. To accommodate this proposed number of new residents would require may upgrades in water, roads, sewers, and public transit. It is highly unlikely that this influx of new residents will be working downtown, or even in the city.

"If you build it [or allow it to be built in this case], they will come". The financial cost to the city will be great, despite the increased tax revenue, and the social and cultural costs to one of Hamilton's oldest heritage neighbourhoods will prove inestimable.

I therefore urge City Council to seriously consider these implications before allowing such an enormous development to proceed on such a grand scale. It might work in Toronto, but thankfully this is not Toronto, nor is it yet a "bedroom community". Let's keep all development of a type and on a scale that respects the culture, the heritage, the history, and the resources of this great city of Hamilton - and of all its neighbourhoods.

Respectfully submitted
Bill Manson
303-222 Jackson Street West
Hamilton ON.

October 27, 2017

Tiffany Singh,
Planner, Development Planning, Heritage & Design, Urban Team
Planning & Economic Development Department
City of Hamilton
71 Main Street West, 5th Floor
Hamilton ON L8P 4Y5

Television City Development, 163 Jackson Street, Hamilton

Re: UHOPA-17-27 and ZAC-17-063

Concerns

1. The Downtown Hamilton Secondary Plan draft Oct 2017 proposes 30 stories at this location. Since these proposed towers are located at the southern edge of the plan we feel some transition is required and the height on the south side of Hunter should be reduced on Downtown Hamilton Secondary Plan draft Oct 2017. We feel a 12 story maximum is more acceptable.
2. The development is too dense for the Durand neighbourhood that is already the densest neighbourhood in Hamilton.
3. A high density project would be more suitable and is needed on vacant land and/or surface parking lots in other downtown core areas.
4. The project does not provide enough public green space. The Durand neighbourhood has only one small public park and is in need of more green space.
5. It will skyrocket demand for the metered parking in the surrounding area and for any available monthly parking at City Hall.
6. The design doesn't provide any low cost housing and very little housing for families.
7. Will cause a large shadowing effect to the properties east or west of 163 Jackson St. West.
8. Since it is a glass structure it may cause sun reflections and heating issues east and west of 163 Jackson St. West.
9. Properties east and west of the project will lose privacy due to overlooking balconies.
10. We question whether it is safe and feasible to build a six (6) story deep underground parking garage on Iroquois Sand Bar.
11. 397 parking spaces for 618 units are insufficient.
12. Eliminates sky view to a large number of people living around the development.

Thank You

Barry Walsh & Mary Ellen Bailey
405-66 Bay St. South
Hamilton, ON, L8P4Z6

Cc: Jason Farr, City Councillor, Ward 2

Television City Community Meeting
181 Jackson St W and 95 Hess St S (Vanier Towers)
Thursday, November 23, 2017
1:00pm-2:30pm

Top Resident Concerns

1) Socio-Economic Impacts to the Community

- Socio-economic differences between residents of Television City and residents of Vanier Towers
- Need for community benefit, e.g. jobs, green space
- Psychological and social impacts on residents as the income disparity is significant
- Lifestyle differences between residents of Television City and residents of Vanier Towers
- Residents' safety and potential to be blamed for crime that may occur
- Increased calls to emergency services from new owners and residents

2) Construction Management Planning

- Noise
- Dust
- Pollution
- Machines
- Mental health and anxiety
- Integrity of consultant reports paid for by the developer
- Blocking roads
- Timeline, i.e. speed of development, when work starts and ends each day
- Timing with LRT construction

3) Securities for Impacts to Municipal Infrastructure, Servicing, and to Surrounding Buildings

- Impact of construction on existing neighbouring structures due to close proximity
- Preserving the integrity of the heritage building
- Maintaining the structure's integrity in poor weather conditions
- Impact on Vanier Towers' underground parking if something happened at the new build (e.g. flood)
- Structural integrity of the new buildings' underground parking because of their size and weight

4) Lack of Public Outreach/Engagement

- Developer is not sharing enough information about the approval process
- Developer has misleading advertising and marketing as no formal approvals have been given
- Need for open and ongoing communication about the development process, updates, etc.; rumours have started in the community

- Need for a policy calling for developers to have community meetings within a set number of kilometres of the proposed project
- Very little public consultation about the design of the building

5) Tower Separation Distance

- Shade and blocking of sunlight/natural light at Vanier Towers’ buildings and yard areas
- Limited distance between structures in the area
- Blocked view from Vanier Towers
- Not enough space for increased number of pets in the neighbourhood
- Poor appearance due to height of the buildings
- Reflections off of the buildings

6) Density (Traffic Impacts)

- Roads do not have the space and capacity to accommodate increased density
- Impact of the increased population on traffic in the neighbourhood
- Impact of the increased population on noise in the neighbourhood
- Traffic and pedestrian safety



October 18, 2017

Tiffany Singh,
Planner, Development Planning, Heritage & Design, Urban Team
Planning & Economic Development Department
City of Hamilton
71 Main Street West, 5th Floor
Hamilton ON L8P 4Y5

RE: Television City Development, 163 Jackson Street, Hamilton

Thank you for requesting comments on the development plan for the subject site.

These comments are submitted on behalf of the Durand Neighbourhood Association (DNA). We refer to the Planning and Urban Design Rationale prepared by Bousfields Inc. (PUDR), the Downtown Secondary Plan (DTSP), Urban Hamilton Official Plan (UHOP), Provincial Places to Grow Policy, and the Draft Tall Building Guidelines Policy.

First, we would like to acknowledge the positive aspects of this plan. The retention and re-use of the Pinehurst Mansion, with a planned parkette or pedestrian plaza at the front of the property will bring much-needed green space to the neighbourhood and allow public interaction with, and appreciation of, a beautiful, heritage stone mansion. As the developer may be aware, the Durand Neighbourhood has only one small park within its boundaries and very little in the way of unpaved public areas. Although this planned amenity for the neighbourhood is relatively small, we anticipate it will be appreciated by residents of and visitors to the Durand neighbourhood.

The planned number of bicycle parking spaces – 500 – is certainly a positive and progressive feature for this new development, and will be much appreciated by residents of the new buildings.

There are a number of other features with which we take issue:

Proposed Height and Built Form

There are many justifications stated for the proposed height and design of these buildings (30 and 40 storeys) in the Planning and Urban Design Rationale report. The Durand Neighbourhood Association does not consider its objection to the height of the proposed development as evidence of “NIMBY”. The

Durand neighbourhood already includes many tall apartment buildings, up to 25 storeys, and we recognize that intensification of the downtown area is a long-term plan promoted by the province and the municipality. Currently the Durand neighbourhood is the densest in population in the City of Hamilton, and we acknowledge that density will increase as single-family homes continue to be converted to multi-unit residences and redevelopment of infill lots takes place as it will at 163 Jackson Street.

We address the statements in the PUDR report point-by-point:

Page	PUDR Report Contention	DNA Comment
8	List of buildings, up to 43 storeys, that are considered “surrounding area”	This list includes many buildings that are outside of the Durand Neighbourhood, but more importantly, none of the buildings listed are sited on top of the Iroquois sand and gravel bar, a topographical feature that, at 110 metres, adds 11-13 metres to properties of the same built height that are just “around the corner”. For example, the Royal Connaught, listed as having 36 stories, is at 95 metres (above sea level), a full 15 metres below the site at 163 Jackson. The buildings listed in the report that have some relevance, such as 67 Caroline Street South (the Bentley) is 22 storeys. None of the buildings listed in the Durand Neighbourhood are above 25 storeys.
pp. 10-13	This section illustrates a thoughtful analysis of the built form in the area surrounding 163 Jackson.	We are in agreement with this illustration and believe it shows the site as a possible “transition zone” from downtown into the residential character of Durand. The Draft Tall Building Guidelines (as cited in PUDR report, page 49), recommends “Intensification and infill projects will be consistent in design with the grid street pattern and architectural character of the adjacent area” (2.8) and “New buildings should demonstrate similar proportions and massing of adjacent heritage structures and continue the rhythm of the traditional street façade” (3.1. e.) and “Modern approaches are a suitable option as long as they respect and enhance the existing historic character of adjacent buildings” (3.1. g.)
p. 28	PUDR cites UHOP Urban Structures Policy in support of higher densities in Schedule E – Downtown Urban Growth Centre	We agree the proposed development is within the urban growth centre, however the site is at the south-western edge of the rectangle drawn on the map. It is understood that higher densities and taller buildings are planned for within the rectangle, however, the DNA advocates for an area of “transition” as stated in the Draft Tall Building Guidelines (3.2) “To ensure a sensitive and

Page	PUDR Report Contention	DNA Comment
		compatible approach to the existing and/or planned residential neighbourhoods , tall buildings should be designed to transition in scale towards existing or planned low-rise residential and existing or planned open space areas”.
p. 31	<p>Urban Design Policies Policy 3.3.2.3 as cited in the PUDR report: that urban design should “foster a sense of community pride and identity by:</p> <ol style="list-style-type: none"> 1. Respecting existing character, development patterns, built form and landscape; 2. Promoting high quality design consistent with the locale and surrounding environments; 3. Recognizing and protecting cultural heritage; 4. Conserving and respecting the existing built heritage features, and; 5. Demonstrating sensitivity toward community identity through understanding character of place, context and setting in both the public and private realms, among other things.” 	<p>We agree with the policy 3.3.2.3 as cited in the PUDR report.</p> <p>Our argument here is not with the policy but our belief that the development plan for 163 Jackson Street does not fulfill the intent or spirit of the guidelines.</p> <p>In other statements, the PUDR report states the goal is to create a “sleek built form” (p. 16) and “iconic new buildings” (p. 3). We believe the purpose of the design is to create a shock to the senses of the viewer of these modern glass buildings in the midst of a historic brick and stone landscape, in order to create a statement, regardless of the current surrounding built form.</p>
p. 32	<p>Urban Design Policies Policy No. 3.3.2.4 This policy speaks to quality spaces. Specifically we focus on the cited statements:</p> <ol style="list-style-type: none"> 2. Using consistent materials, compatible with the surrounding context; and 3. Creating a continuous animated street edge in urban environments. 	<p>We do not believe the proposed design, use of materials, height and massing fulfills these goals.</p>
P. 32	<p>Urban Design Policies Policy No. 3.3.2.6 “Compatibility with surrounding areas is desirable”, specifically:</p> <ol style="list-style-type: none"> a. Complementing and animating existing 	<p>Again, this project goes against all of these principles and goals.</p>

Page	PUDR Report Contention	DNA Comment
	<p>surroundings through building design and placement;</p> <ul style="list-style-type: none"> b. Respecting existing cultural heritage features of the existing environment by re-using, adapting and incorporating existing characteristics; c. Complementing existing massing patterns, rhythms, character, colour and surrounding context, and; d. Encouraging a harmonious and compatible approach to infilling by minimizing the impacts of shadowing and maximizing light to adjacent properties and the public realm. 	
p. 32	<p>Built Form Policies 3.3.3.1, 3.3.3.2, and 3.3.3.3. According to PUDR report, these policies specify: “new development shall be located and organized to fit within the existing or planned context of an area” and “shall be designed to minimize impact on neighbouring buildings and public spaces by such things as creating transitions in scale to neighbouring buildings, ensuring adequate privacy and sunlight, and minimizing the impacts of shadows and wind conditions” and “shall be massed to respect existing and planned street proportions.”</p>	<p>The proposed development is designed to NOT fit with the existing or planned context of the area, and maximizes rather than minimizes impact on neighbouring buildings because there is no transition to the residential landscape, and does not ensure privacy and sunlight to neighbouring buildings. The buildings are designed with the balconies on the eastern and western sides of the buildings, ensuring a full view into neighbouring backyards on Wesanford Place and Hunter Street and the balconies/windows of neighbouring apartment buildings on Hunter and Jackson streets.</p>
p. 36	<p>Downtown Secondary Plan The PUDR report acknowledges Policy 6.1.5.6 that “it is the intention that density of development be achieved through complete site coverage rather than through building height” and the “minimum height permissions are 2-storeys”</p>	<p>We agree with this policy and point out that the development does not meet this policy.</p>

Page	PUDR Report Contention	DNA Comment
	and “the maximum permitted height for the subject site is 4-storeys”.	
p. 37	Downtown Secondary Plan Policy 6.1.7.9 “b. Ensuring that new development is compatible with existing structures and streetscapes in terms of design, scale, massing, setbacks, heights, integration and the built form and use ”.	The proposed development does not meet this standard.
p. 38	DTSP – Medium Density Residential Designation Policies The PUDR report cites Map B.6.1-1 and states “designation permits stacked townhouses, low-rise apartment and mid-rise apartment built forms”. This is expanded upon on page 41 (see next) and acknowledges the requirement for a Zoning By-Law Amendment and change to UHOP.	The proposed design does not fit with this policy. The DNA does not agree with a Zoning By-Law amendment or change to the Official Plan.
p. 41	DTSP – Policy 6.1.5.11 “provides that maximum building heights within the Downtown shall be no greater than the height of the Escarpment ”.	With the location of this site on the peak of the Iroquois sand bar, at 110 metres, and the publication of “9-foot ceilings” on all floors, a 40-storey building will be greater than the height of the Escarpment, one of our “prized elements” in Hamilton.
p.45	Durand Neighbourhood Plan The PUDR report acknowledges the Durand Neighbourhood Plan and the objectives: “the introduction of more family housing; preserving distinct low density residential uses, directing large scale commercial uses to the block south of Main and north of Jackson Street”.	The development plan for 163 Jackson ignores the vision of the Durand Neighbourhood Plan.
p. 46	City of Hamilton Zoning Bylaw 05-200 The minimum height for this site is 9 metres, maximum 15 metres.	The proposed building height is 125 metres.
p. 47	City of Hamilton Updated Zoning Bylaw Maximum building height proposed	The proposed building height is 125 metres a request to go beyond the zoning bylaw by 284%!

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Page	PUDR Report Contention	DNA Comment
	is 44 metres.	

Urban Hamilton Official Plan Notes – Not Included in PUDR Report

Policy 2.4.1.4 – This proposal does not meet the following criteria:

- b) the relationship of the proposal to **existing neighbourhood character** so that it maintains, and where possible, **enhances and builds upon desirable established patterns and built form**;
- c) the development’s contribution to maintaining and achieving a range of dwelling types and tenures; (only two per cent three-bedroom and no affordable units included);
- d) the compatible integration of the development with the **surrounding area in terms of use, scale, form and character**. In this regard, the City encourages the use of innovative and creative urban design techniques;

Policy B.2.4.1.4 – This proposal does not meet the following criteria:

- b) compatibility with adjacent land uses including matters such as **shadowing, overlook, noise, lighting, traffic, and other nuisance effects**;
- c) the relationship of the proposed building(s) with the **height, massing, and scale of nearby residential buildings**;
- d) the consideration of **transitions in height and density to adjacent residential buildings**;
- i) the conservation of cultural heritage resources.

Policy 3.4.3.3 (from Chapter B – Communities)

The proposed development does not meet the following policy statements:

New development or redevelopment in downtown areas containing heritage buildings or adjacent to a group of heritage buildings shall:

- a) encourage a consistent street orientation in any new building forms;
- b) maintain any established building line of existing building(s) or built form by using similar setbacks from the street;
- c) support the creation of a continuous street wall through built form on streets distinguished by commercial blocks or terraces;
- d) encourage building heights in new buildings that reflect existing built form wherever possible or encourage forms that are stepped back at upper levels to reflect established cornice lines of adjacent buildings or other horizontal architectural forms or features; and,
- e) reflect the character, massing, and materials of surrounding buildings.

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Policy 3.4.3.4 states: "The City shall encourage the use of contemporary architectural styles, built forms, and materials which **respect the heritage context.**" The proposed development does not meet these criteria.

Policy 3.3.6 – Urban Systems and Designations

In high density residential areas, the permitted net residential densities, identified on Appendix G – Boundaries Map shall be:

- a) greater than 100 units per hectare and not greater than 500 units per hectare in Central Hamilton; and,
- b) greater than 100 units per hectare and not greater than 200 units per hectare in all other Neighbourhoods designation areas.

This site is .44 h and the proposed number of units far surpass what is allowable.

Policy 3.6.7 – Urban Systems and Designations states:

- b) High profile multiple dwellings shall not generally be permitted immediately adjacent to low profile residential uses. A separation distance shall generally be required and may be in the form of a suitable intervening land use, such as a medium density residential use. Where such separations cannot be achieved, transitional features such as effective screening and/or design features shall be incorporated into the design of the high density development to mitigate adverse impact on adjacent low profile residential uses.

Tall Building Guidelines (Draft – May 2017)

The proposed development at 163 Jackson Street does not follow many of the guidelines set out in the draft Tall Building Guidelines. We refer to the PUDR report, pp. 49-52 as follows:

2.8 Neighbourhoods

"The vision for Neighbourhoods is within the Downtown area is to support intensification while being **consistent with the character of each area**" "a. intensification and infill projects will be consistent in design with the grid street pattern and **architectural character** of the adjacent area."

3.1 Heritage Conservation

"e. New buildings should demonstrate **similar proportions and massing of adjacent heritage structures** and continue the rhythm of the traditional street façade." And "g. Modern approaches are a suitable option as long as they respect and enhance the **existing historic character of adjacent buildings.**"

3.2 Neighbourhood Transition

"To ensure a sensitive and compatible approach to the existing and/or planned residential neighbourhoods, tall buildings should be **designed to transition in scale towards existing or planned low-rise residential and existing or planned open space areas.**" "c. Transition to the height of

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adjacent, existing residential development. **The proposed base building height should be consistent with the height of the adjacent low-rise building.”**

3.6 View and Landmarks

“a. Any development application should identify, maintain and enhance viewing opportunities to the Escarpment.”

5.2.1 Building Base Placement and Setbacks

“b. The facades of the building base should align with adjacent building facades and align with existing street wall.”

5.2.2 Building Entrances

“Primary building entrances should front onto public streets, should be clearly visible and accessible from adjacent sidewalks”.

5.2.3 Façade Articulation

“Building bases should be articulated with high-quality design elements and materials that fit the surrounding character area and neighbouring buildings.”

5.2.4 Public – Private Transitions

“b. Align public entrances flush with public sidewalks.”

Items 4.2.2 and 4.2.4 address the specific design element of having entrances to retail/commercial spaces “inset, while the tower components overhand and rest on columns that surround each of the tall buildings”. This element would, in our opinion, create a more “forbidding” space, leading to a less successful outcome for retail/commercial tenants with low visibility from the sidewalk and street.

Lack of Inclusionary (family-friendly) Units

On page 22 of the Planning and Urban Design Rationale report, the breakdown of units proposed is shown as follows:

Studio - 116
1 Bed - 234
2 Bed - 252
3 Bed – 16

Only two per cent of the total units in the proposed buildings will be “family-friendly”, meaning large enough to accommodate a family with children, and three-bedroom units will be priced beyond the budgets of most young families. Although in its infancy, Ward 2 neighbourhoods are advocating for an inclusionary zoning policy for Ward 2 and the City of Hamilton, to create and retain a diverse mix of housing for various family size requirements. The reason for this advocacy is that as developers build small apartment or condominium units, families that cannot find suitable housing, are forced to move away from the city centre, leading to the closing of schools, and a reduced need for park space within the community.

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Design

Recessed Retail/Commercial Spaces – Page 17 of the Planning and Urban Design Rationale report states that the retail/commercial spaces will be recessed underneath the 30 and 40-storey towers. This design feature is not positive, and the report acknowledges that UHOP states: “retail uses shall have storefronts opening onto the sidewalk” (p. 31 of PUDR report). We cannot emphasize enough the importance of having an open commercial area. In the film “Citizen Jane”, about Jane Jacobs’ battle to retain and create welcome city spaces, an example was shown of a building similar to this design with recessed retail and forbidding columns. There was very little use of the space after the building and plaza were complete, although the renderings had shown people enjoying the space.

Another aspect of the design is, of course, the material proposed for the buildings – mostly glass. A concern was brought to our attention by a resident of Hamilton outside the Durand neighbourhood. The resident referred to the glare from glass buildings and the introduction of a new study required by some municipalities for reflectivity studies to determine the best placement for buildings of this type. The article is online at: <https://glassmagazine.com/article/commercial/technology-solving-glaring-problem-1210336> We urge the City of Hamilton to require a similar study for this project and all future projects proposing glass as the primary material in tall buildings.

Visitor Parking

At only 30 spaces, the allowance for visitor parking is insufficient. With 618 units, it is unreasonable to expect the buildings will only receive 30 visitors at a time arriving by car. This part of the plan will lead to the requirement for street parking – already at a premium in our downtown neighbourhood. Also, we are concerned about lack of parking for retail/commercial customers as the plan does not specify if parking spaces will be included for the commercial area.

Shadow Study Conclusion

On page 68 of the PUDR report, the opinion of Bousfields Inc. is that “these shadow impacts are adequately limited given the subject site’s urban context”. We draw your attention to the illustrations in the Appendix, showing the projections for shadowing on March and September 21st at 4 p.m., and June 21st at 4 p.m. The result of these projections is that only in winter months will the shadow of the buildings not encroach onto Wesanford Place, both front and back yards. A revision of zoning from 15 metres to 125 metres is not acceptable as it will lower the quality of life and quiet enjoyment of property of neighbouring residents on Wesanford Place and Hunter Street.

Cultural Heritage Impact Assessment

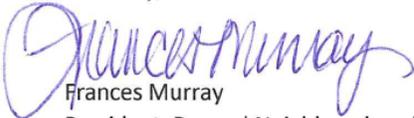
The report submitted by Goldsmith Bogal and Co. Ltd. Architects was inadequate in terms of addressing the design of the two tall buildings within a historic, heritage neighbourhood. The focus of the report, and its conclusion in support of the design, was based solely on potential shadowing of heritage resources, not the impact of the height, massing and materials proposed for the project.

In conclusion, the Durand Neighbourhood Association appreciates the opportunity to submit comments on the proposed development for 163 Jackson Street. We welcome a mixed use residential and commercial development for this site, however, the design, height and massing of the proposed

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development is out of context for the landscape in which it is situated. This conclusion is supported by current Hamilton zoning bylaw, Urban Hamilton Official Plan, Durand Neighbourhood Plan and the draft Tall Building Guidelines.

Sincerely,



Frances Murray
President, Durand Neighbourhood Association

On behalf of the Board of Directors, DNA: Dennis Baker, Roberta Harman, Barb Henderson, Wes Jamieson, David Levy, Paul Nichols, Christopher Redmond, Geoff Roche, Anne Tennier

With files and input by: Janice Brown, Past President

Cc: Jason Farr, City Councillor, Ward 2

To: Tiffany Singh, City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design—Urban Team
71 Main Street West, 5th Floor
Hamilton, ON, L8P 4Y5
Tiffany.Singh@hamilton.ca

Dear Ms. Singh:

My name is Kathleen Fraser and I am the owner and resident at 67 Caroline Street South, unit 1103. I am replying to your letter of September 28, 2017.

I am writing regarding Television City’s complete applications for both an *Official Plan Amendment* and a *Zoning By-law Amendment* for lands located at 163 Jackson Street West, Hamilton (Ward 2)—files UHOPA-17-027 and ZAC-17-063.

I understand that information respecting this application is being collected under the authority of the Planning Act RSO 1990, c.P.13, and that my submitted comments and opinions will become part of the public record.

I further understand that there will be a future public meeting, at which time I may choose to make an oral presentation.

1. Comments re: Urban Hamilton Official Plan Amendment (File No. UHOPA-17-027)

While I have no major objections in principle to amendment of the *Downtown Hamilton Secondary Plan* from *Medium Density* to *Mixed Use*, I have the following concerns:

A—(i) There are three active and heavily used small convenience stores in the immediate vicinity of the proposed tower that may be seriously affected by the new retail facilities on the lower floors of the tower. I believe it is important to keep such small stores viable in our growing cities for such retail outlets keep people close to home for minor shopping and reduce the need for car use in local neighbourhoods. Also, these three stores now provide a much-used kind of “community centre” facility for local residents.

There needs to be much more clarification about the proposed retail facilities and their possible impacts on the already existing local retail spaces before any approval is considered.

(I note that in the picture of the tower and surroundings on the ad for Television City thrust into my mailbox some weeks ago, and also appearing in Hamilton Magazine (fall 2017) the convenience store at the corner of Hunter and Caroline has disappeared, to be replaced by some larger buildings. Such a rendering does not give one confidence in Television City’s perception of and care for our local area.)

A—(ii) I object strongly to the idea in the proposed tower that their retail facilities need not enhance the adjoining streetscape, maintain a sense of neighbourhood, and promote life on the street. As pictured in the published sales material, the two-storey retail floors are inward looking, anonymous, and gargantuan, replacing an existing pleasant treed walkway. They have all the charm of the perimeter barrier wall of a gated community.

I suggest that the design aspect of the retail development needs considerable major modifications if seeking approval.

B— (i) On the proposed *Plan Amendment* to increase local density from 300 units per hectare to 1384 units per hectare, I comment that Hamilton can learn from serious problems now arising from densification in Toronto. There, while the city claims densification overall, recent research shows that this is occurring only in certain areas. Such an imbalance is causing problems with local traffic flows to the extent that appalling gridlock is occurring. We need not replicate such situations in Hamilton. The Durand neighbourhood is already the most densely populated in the city, (this Jackson-Caroline section of Ward 2 contains many towers already) and surely does not warrant more pressure on it, especially by such a massive development.

Such densification as proposed in the *Plan Amendment* is not in keeping with modern creative urban planning. Densification needs to be spread more throughout the city of Hamilton in an orderly manner.

2. Comments re: Zoning By-law Amendment (File No. ZAC-17-063)

I am absolutely astonished at the haphazard and random manner in which this requested *By-law Amendment* has come before Hamilton’s Planning and Economic Development Department. First, CHCH experiences financial difficulties, the site is sold locally, the new owner contacts a Toronto developer—and there you have it! By his own admission Mr. Brad Lamb does only large condos and is not interested in other kinds of housing developments. So, voilà, the only choice possible now—within this one-size-fits-all mentality—is a downtown Toronto clone, whether a downtown Toronto clone is appropriate for this particular Durand neighbourhood site or not.

Did the Planning Department ever identify such 618 new residential units of “middle class housing that is the best” (ref. Lamb quote in Hamilton Magazine, fall 2017, 56), stacked one upon the other to an outlandish height, as absolutely essential for Hamilton’s immediate wellbeing? Did the Planning Department always have this particular site as the unquestionably ideal location to make its first statement about the new direction for Hamilton’s future image and long term growth?

Mr. Lamb thinks Hamilton is at last, finally, ready for him but I’m not so sure. What’s the rush? Why be so hasty? Why hurry to embrace a vision some outsider is trying to persuade us is essential to define Hamilton’s future as a city?

We all know major changes are coming to urbanization in the Golden Horseshoe, we know densification and infill are required and even welcome, but surely the City of Hamilton itself should be able to determine the scope of its future, not have it thrust upon it. If Hamilton is seeking an outside Canadian model it might be more profitable to look to Victoria, British Columbia that manages to be economically thriving, beautiful in its heritage buildings, and confident in its lively people-friendly downtown—and ignore the unfortunate muddle across the lake to the north.

I do not believe this particular development speaks appropriately to what Hamilton will want to say about its long- term image and I deplore it.

Lucas, Adam

From: David Capizzano [REDACTED]
Sent: November-01-17 1:38 PM
To: Singh, Tiffany; Farr, Jason
Subject: Support for Television City!

Hello Tiffany & Councillor Farr;

I'm sending a quick email today to note my support for the 30 & 40 storey development at Caroline & Jackson known as Television City.

I believe the towers beautifully reference the number of modernist apartment buildings in Durand & appreciate the addition of public space. Many in my neighbourhood will have you believe these towers are inappropriate and too tall. I believe the height is appropriate due to the fact that the towers feature slender forms and light cladding.

If you have any questions regarding my support, feel free to reach out via email or phone. I am available at [REDACTED]
[REDACTED]

Thanks very much,

David Capizzano



October 26, 2017

Tiffany Singh, City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design - Urban team
71 Main Street West, 5th Floor,
Hamilton, ON L8P 4Y5

Re: UHOPA-17-27 and ZAC-17-063

As residents of Bentley Place, we have lived through the construction of the Federal Building and Regency on Main as well as 149 Main Street. Reading about the neighbourhood concerns and the path these projects took through the various City departments has underlined to us the importance of maintaining reasonable building height, traffic control and design style to both enhance and maintain a comfortable, livable Durand neighbourhood.

With respect to UHOPA-17-27, we *strongly disagree* with the increase in density from 300 units to 1,384 units per hectare. This is an incredible increase for a neighbourhood that is already densely populated. The increase in pedestrian traffic will require additional expense to the city as the current narrow sidewalks and few crosswalks will need updates to reach public transportation like the GO centre. Will public transportation be adjusted to accommodate this potential increase? As well, it is sure to negatively impact the vehicular traffic flow which is already undergoing changes with the new bike lanes and which the neighbourhood can just barely support.

With respect to File ZAC-17-063, we *strongly disagree* with the increased height of the two towers. At a proposed height of 125 meters they will overpower the escarpment itself. Keeping the escarpment as the benchmark is a principle we truly hope the City will incorporate into its zoning changes at year end. How will the towers affect the wind flow off Hamilton mountain? We have noticed how the Regency on Main has affected the wind and rain against the Bentley. How much shadow/darkness will the towers cast over our buildings? How will the reflection/glare off the exterior finish affect local traffic? The proposed exterior glass design may be the current fashion in high rises however we would rather see an exterior that will fit in with the neighbourhood while still having an impact.

We have concerns about the proposed inclusion of incorporating retail and commercial businesses on the ground level of the proposed structures. Moving businesses deeper into a mostly residential area will again impact the traffic flow especially parking. Street parking in the Durand neighbourhood barely meets the demand on evenings and week-ends or during local events.

We would certainly not want the City to allow more height in exchange for public green space as was alluded to in a newspaper article. We already are lucky to have within a short walking distance from the proposed development the beautiful park adjacent to City Hall and the Whitehern gardens.

...1/2

...2/2

We agree that the 4-soon-to-be-11 story zoning limit is too stringent for this type of development, so by-laws and zoning changes are required. A limit not exceeding the height of the escarpment and of the other tall buildings on the same elevation as the CHCH property would be more homogeneous than the proposed development plans. The towers can still be signature buildings without overwhelming their surrounding communities.

Change means opportunity and we welcome Mr. Lamb's creative investment in Hamilton with appropriate architectural amendments to his towers.

Sincerely,

A black rectangular redaction box covering the signature of the first individual.A black rectangular redaction box covering the signature of the second individual.

Please note that we do not wish for our personal information to appear on the public report or the City's website.

Lucas, Adam

From: Frances Murray [REDACTED]
Sent: October-07-17 4:37 PM
To: Singh, Tiffany
Subject: Television City REport - Heritage Impact Assessment

Hi Tiffany,

I would like to have a look at the subject report. Do you have availability on Wednesday, October 11?

Also, I'm looking for population data for the Durand neighbourhood. Is there a source for population per hectare as cited in the Provincial Places to Grow policy? Stats Can cites population by kilometre so it's difficult to compare the two data sources. If you could point me to the department that could assist with this, I would appreciate it.

Thanks,
Frances

Lucas, Adam

From: [REDACTED]
Sent: October-25-17 12:00 PM
To: Singh, Tiffany
Cc: Farr, Jason
Subject: Television City - ZAC-17-063/UHOPA-17-27 - 163 Jackson Street West

Tiffany Singh, City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design - Urban Team
71 Main Street West, 5th Floor
Hamilton, ON, L8P 4Y5

Wednesday, October 25, 2017

Dear Ms. Singh,

I am writing to you today regarding the proposed zoning by-law and official plan amendments put forth by Television City Hamilton Inc., for the lands located at 163 Jackson Street West in Hamilton. (UHOPA-17-27 and ZAC-17-063).

In particular, I wish to register my strong opposition to the proposed construction of two new "Mixed Use" towers, one at 30 storeys, the other at 40 storeys. I remind you that the area is already home to quite a dense collection of very large towers. Structures of the scale being proposed are unprecedented in Hamilton, and would dwarf any existing buildings in the neighbourhood.

As a resident of Wesanford Place, a street that terminates at the Eastern border of the site, I will attest to the fact that the residents in this neighbourhood already struggle with issues of excessive wind, blowing trash, and diminished daylight caused by the predominance of tall buildings that ring the immediate area. The proposed structures will certainly make these problems worse, and I would expect that the height of these buildings will place our street in near perpetual shadow.

As you are no-doubt aware, the site is in the Downtown Secondary Plan zone, and any construction there will fall under the rules of the Tall Buildings guidelines. These guidelines *must* be taken into consideration with particular regard to this proposal, as its location at the top of the Iroquois Bar will greatly increase the dominance of these buildings on the Hamilton skyline, and will - without question - cause them to obscure views of the Escarpment from anywhere in the lower city. Issues of height alone should be sufficient reason to reject the proposals.

However, it is also important to consider the greatly increased traffic loads on the small residential streets in the area, and the effects that will have on the families who live there. The plan calls for the creation of 397 new vehicular parking spaces, which represents a major increase in local traffic, with its attendant safety and environmental impacts for a residential area such as this. This increase is especially concerning given that 2016 was the deadliest year on record for pedestrian traffic fatalities

in the GTHA.

Hamilton is a vibrant, thriving city, and certainly deserves to develop and grow as any other, however this growth must be balanced by careful, thoughtful, and sensible planning. The idea of putting "Mixed Use" buildings on this site is not - on the face of it - a bad one. The proposed green space would be welcome, and preservation of the heritage building on the property appears to be well-considered. In theory, a well-planned, reasonably-sized development could have a positive impact on the neighbourhood and help to revitalize the area. These proposals, however, do not meet those criteria.

For the reasons I have stated above, I strongly believe that towers of this scale and sheer enormity simply cannot be allowed to be built in this location. I entreat your forbearance on this matter and urge you to reject the plan amendments [UHOPA-17-27 and ZAC-17-063] as proposed.

Respectfully,

A large black rectangular redaction box covering the signature of the author.

cc: Councillor Jason Farr, Ward 2

My comments may appear on the City's website, and be made available to the public, however I request that you redact my personal information. Thank you.

Lucas, Adam

From: [REDACTED]
Sent: October-25-17 5:00 PM
To: Singh, Tiffany
Cc: Farr, Jason
Subject: Re: Television City - ZAC-17-063/UHOPA-17-27 - 163 Jackson Street West
Attachments: 2017-10-25.png

Hi Tiffany and Jason,

I very much appreciate the swift replies from both of you to my email about this, especially given the pending deadline for comment.

Would it be possible to include an attachment to my comments that I only became aware of after sending my email?

I'm attaching a screenshot here from Google Maps that I think provides a compellingly eye-opening illustration of the issues I discussed in my submission -- this is a screen-shot that shows the immediate geographical area that will be affected by the proposed development.

I am sure you are both perfectly familiar with the area, but as you can see, our tiny enclave encompassing Hunter, Caroline, and Jackson - with Wesanford running down the middle - is almost completely surrounded by nothing but very tall buildings.

When I say, "almost completely surrounded", however, the caveat is exclusively thanks to the small reprieve provided by currently low-height of the CHCH building, which would be replaced by a 40 story tower under [ZAC-17-063/UHOPA-17-27].

Currently, thanks to the small gap that exists between the tall buildings to the West of our street, we do receive some evening sunlight on our property. Later in the year, mind you, a substantial portion of that is actually just reflected-light from the Western face of the building at 100 Bay St. S.

If one were to imagine two additional towers in this photo, at the location proposed, the picture would change *dramatically*; any reflected light from 100 Bay St. S., for example, would vanish completely. Wind effects would be substantially increased.

Keep in mind that, even taking in to account the height of the land provided by the Iroquois Bar, the towers to the South (121 Hunter St.), and East (100 Bay St. S) of our street - while tall - are still only approximately 13 - 16 storeys each (based on a visual count of the balconies in this photo).

What is being proposed at 163 Jackson St. W (at a similar elevation to the two buildings I just mentioned) would be one tower at ~2x the nearest tallest building, and another at nearly ~2.5x.

Please do whatever you can to reject these proposals and bring the developers back down to Earth.

Kind regards,

[REDACTED]



Lucas, Adam

From: Jason Leach [REDACTED]
Sent: October-28-17 3:56 PM
To: Singh, Tiffany; Farr, Jason
Subject: feedback on Television City

Reference: UHOPA-17-27 and ZAC-17-063

Hello Tiffany and Jason,

I just wanted to send along my thoughts re: Television City condos at the CHCH site.

Firstly, I've lived in Hamilton for 40 years and really never thought I'd see the day where someone would want to invest hundreds of millions and a new 'tallest' build for the city in our downtown. It's great to see renewed interest in the core. Lord knows we have the ability to house 10's of thousands of new residents downtown, and I hope to see many infill projects in the years to come.

Now my thoughts regarding this project as someone who lives a few blocks away:

- 1- I'm excited to see the old Mansion re-purposed. Huge win for the city and Durand
 - 2- I love the public park/greenspace proposed on Jackson St in place of a current parking lot. Again, huge win for that neighbourhood
 - 3- Also excited to see the Hunter St parking lot replaced with a residential building. This needs to happen all over the lower city.
 - 4- Really impressed with the on-site amenities. This is a 'big-city' project coming to Hamilton. Possibly the first one downtown that I can think of.
 - 5- glad to see over 250 units with 2+ bedrooms. This is crucial to seeing families downtown as opposed to some projects which consist mainly of studios or 1 bedroom.
 - 6- The height is well-designed to fit into this part of the city. North American cities need to add height downtown to make up for the low densities we have elsewhere in our cities. 2 blocks from this site are buildings of 23 and 33 stories just completed. This complaint about being 'taller than the escarpment' is a head-scratcher. We already have buildings taller than the escarpment and nobody noticed. Heck, we have buildings ON the escarpment. It's not a remote nature preserve.
- I'm actually excited to see Hamilton FINALLY have a new tallest building. No offence to the fine folks who built Century 21, but it's time for a 21st Century look to our skyline to replace the 1970's look.

I see the new downtown secondary plan will allow for buildings to 30-stories on this site. I would suggest additional height should be considered as a 'bonus' for all the public amenity aspects of this project stated above in points 1-5.

I'm also glad to see a light glass proposal as opposed to heavy colours or stucco like we usually seem to get. And the slender nature of the towers is much preferred to a half-block long slab. I was in Vancouver recently and narrow towers on podiums is literally their design everywhere. And it works. Excited to finally see a similar development in Hamilton.

Cheers, and thx for the chance to send in feedback

Jason Leach

From: [REDACTED]
Sent: October-03-17 9:35 AM
To: Singh, Tiffany
Subject: 163 Jackson Street, ZAC-17-063 and UHOPA-17-027

Hello Tiffany,

I have received the Notice of Complete Application regarding the above noted. There is little information within the Notice so I would like to request the following materials to better understand the proposal and how I will be affected:

- A copy of the Sun Shadow Study
- Planning Justification Report
- Traffic Impact Study

In addition, I would also like to note that the circulation was addressed to the former tenant. Is it possible to update your mailing list to the following?

[REDACTED]
[REDACTED]
[REDACTED]

I would like to be notified of all future decisions on this proposal, and I would like to receive a copy of the associated staff report. I also request that all personal information be removed from the public record.

Thank you,

[REDACTED]

Lucas, Adam

From: Kathie Tiers [REDACTED]
Sent: October-25-17 11:04 PM
To: Singh, Tiffany
Subject: TELEVISION CITY

Ms. Singh, thank you for the opportunity to comment on the proposed Television City Project. As a lifelong resident of Hamilton and also growing up in the downtown core, I must relay my concerns over this project.

1. The proposed height, size and scale of these buildings is totally incompatible with the architecture of the existing neighbourhood

The jarring modern design looks bizarre even in the online renderings when viewed south from the front of the Pinehurst

Mansion and the proposed heights are 1.5 to 2 times higher than other buildings in the area, i.e. The Bentley.

Allowing changes to zoning by-laws would set a precedence of encroachment further into the historic Durand Neighbourhood.

2. The height of the proposed buildings will block sun and light from surrounding homes and minimize the amount of sky visible

from other buildings in the vicinity including my own residence at Bay and Jackson Street

as well as the single family homes on Wesanford Place and Hunter Street

3. The glass cladding of the exterior as proposed could create extreme reflection off the vertical surfaces especially in the early morning hours which could cause some visual impairment for drivers as well as residents of some of the surrounding high rise buildings, as has been experienced at the CIBC building at the corner of King and James

4. The lack of parking given the large number of units is a concern as there is very limited on street parking on the adjacent streets

The issue of parking for the proposed retail premises has not been adequately addressed

5. Increased traffic especially during the before and after school time period may adversely affect pedestrian safety

6. The cost of many of these units with many priced at \$1-1.4 million is prohibitive for many Hamilton residents, especially young

families who need much more affordable housing

7. I have concerns over the impact of this development on the residents at the City Housing managed buildings adjacent to this site at 181 Jackson St and 95 Hess. With increased gentrification of this type there is a concern that these longtime residents may face a backlash from new residents

In closing I recognize that our city needs revitalization of the core that is well thought out and enhances the quality of life for the residents. Each new development should fit into the neighbourhood plan and conform to the zoning by-laws of that area. There have been a number of well done residential complexes in recent years that are good examples of how we can move forward and blend new buildings into existing areas; one being the low rise condo building on Bold St west of Queen, and another the 6 storey condo building currently under construction at 101 Locke.

Thank you for the opportunity to comment, Kathleen Tiers

Lucas, Adam

From: Joan Holmes [REDACTED]
Sent: October-10-17 1:37 PM
To: Singh, Tiffany
Subject: Applications by Television City Hamilton Inc.

This note is written to express my concerns related to applications UHOPA-17-027 and ZAC-17-063.

I believe that the request to increase the density on the site from 300 to 1,384 units and an increased height to 40 storeys excessive and problematic. I don't believe the existing infrastructure in this neighbourhood could support such excessive increases. My concerns are related to questions of adequate water, sewage, school, traffic and shopping issues.

The height of the two proposed towers is incongruent with existing structures in this residential neighbourhood. While an underground parking garage is included in the site plan, these parking spaces would be for owners of the proposed 618 residential units. One can only assume that guest parking would need to be found on the already congested streets. The increased traffic on Caroline, Jackson, and Hunter Streets would be a nightmare. Queen, Hess, and Bay Streets would also be even more congested than they already are.

The four commercial units located at grade level would add to the increased traffic on these narrow, busy streets.

I can only hope that these applications are not accepted which would encourage a more thoughtful development plan!

Lydia Joan Holmes
67 Caroline Street
Unit 15 C
Hamilton, ON
L8P 3K6.

From: Monique deWyk, 1711 - 181 Jackson Street West [REDACTED]

Page 1 of 1

From: Monique deWyk, 1711 - 181 Jackson Street West [REDACTED]

From: Monique deWyk, 1711 - 181 Jackson Street West [REDACTED]

re: Television City

I am opposed to the plan to build two new condominiums on the soon-to-be former CHCH site. There are several reasons -

1. There are already 2 apartment towers on this block.
2. Several more towers have been built or are under construction right now.
3. Since all of houses, businesses and high rises are 25 stories or less, a 30 and a 40 storey building would not fit in with the neighbourhood. The Durand Neighbourhood Association could give you more information about that I expect. The glass walls on other buildings built by this developer have been known to collapse and are not energy efficient.
4. The amount of traffic this development would bring would cause safety issues for residents in the area, both during and after construction. Many rely on walkers, scooters, and canes. Drivers are notorious for disregarding the rights of pedestrians and bicycle riders and the new ones would not be different.
5. All of the roadways in the area, particularly at the intersection of Caroline Street South and Jackson Street are in need of major repair so again there is the question of safety and of course, cost.
6. It is questionable whether the streets in the area are wide enough for the number of vehicles this project would require.
7. The length of time needed and the effects of the construction of this project would have a negative impact on the area. My research on the Internet while not always accurate say that the projected completion date is October 2022. Can such a large project be completed in only five years?
8. There will be significant changes such as sewers, water and power needed for such a development. This goes to my earlier comments about safety for residents in the area.

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Lucas, Adam

From: Meltem Koseleci [REDACTED]
Sent: October-08-17 12:49 PM
To: Singh, Tiffany
Cc: Farr, Jason
Subject: Fwd: Durand NA - Television City - Submit Comments Now

Tiffany,

Television City is an ambitious project. It is good to see investors continue to come to our wonderful city and invest and build. I'm familiar with Brad Lamb's developments in Toronto, having lived there for over 10 years. I just don't remember anything being this high in height, in a similar neighbourhood. Much more moderate developments.

It needs to more to scale of our neighbourhood. I'm all for change and improvement but it needs to be done responsibly. It's a delicate balance between what's right for our neighbourhood, while at the same time not stifling development.

This seems to be out-right-push for something that is NOT in line with the existing street scape, or even keeping it below escarpment height.

More information is needed so we can all make an informed decision about Television City.

Kind Regards,
meltem

Meltem Koseleci
Sales Representative
Realtor®

[REDACTED]

Coldwell Banker Community Professionals, Brokerage
318 Dundurn Street South
Hamilton, ON
L8P 4LP

Lucas, Adam

From: Marnie Paikin [REDACTED]
Sent: November-03-17 4:35 PM
To: Lucas, Adam
Cc: Farr, Jason; Singh, Tiffany
Subject: Television City Application

Mr. Lucas,

It has been suggested by Tiffany Singh that I write directly to you which, by this e-mail, I am doing.

As a 26 year resident of "downtown Hamilton", I received a notice inviting comment about the application being considered for Television City on the former CHCH property. Unfortunately, I misplaced the notice with the details, but Ms Singh advises that, despite missing the October 27th date, my comments could still be included in the staff report. I would be grateful if that could happen.

I believe I understand the current City of Hamilton policy which de-emphasizes automobiles. I have seen this policy enacted by reducing the number of lanes for cars on streets in our neighbourhood. I have seen this policy enacted by the addition of bicycle lanes on those same streets. I have seen this policy enacted by adding "speed bumps" to many streets in our neighbourhood. I have seen this policy enacted on our street (Caroline Street South) by the addition of many more stop signs. I have seen this policy enacted by the removal of one-way traffic in favour of two-way traffic on these same streets. I have seen this policy supported by the commitment to LRT and public transit. I believe I understand all of this.

In the face of these policies and these actions, I fail to understand how approval can be granted to Television City to build a total of 70 stories (overly high stories, as advertised) with 6 underground levels for parking cars.

I attended previous meetings some years ago when consideration was given to the redevelopment of 150 Main Street West. I resented the process which treated as a minor variance the change in the number of permitted stories and failed to fully advise the neighbours of the totality of the development. But, since I believe I understand the need for infill projects as opposed to sprawl, and since the development was on a main thoroughfare, I thought I understood the decision reached.

However, Television City is not located on a main thoroughfare, occupies a fairly small land area, and seems overly high for both the neighbourhood and the plan that the City of Hamilton is pursuing. I will not understand the approval of this project as it stands.

Yours sincerely,

Marnie Paikin

Lucas, Adam

From: Nancy Scott [REDACTED]
Sent: October-25-17 4:18 PM
To: Singh, Tiffany
Subject: UHOPA-17-27 and ZAC063

Good afternoon Tiffany

I am not in favour of allowing these glass buildings to be built so high in the downtown of Hamilton. It is my opinion they would mar the landscape and be a killing zone to our birds.

We live in an especially uniquely beautiful area in the whole of Southern Ontario. We are bordered by Lake Ontario, the Bay and the Escarpment on the south that can be seen from the east end to the west past Flamborough. In this unique area we have many, many varieties of wildlife and birds. I live downtown in an apartment building 17 floors high and think it is too high. We do however have beautiful views.

This building is made of bricks and I have never seen a bird fly into a window. I do see variety birds such as Hawks, Falcons, Ravens, Crows, Bluejays, Robins, Cardinals, sparrows, Pigeons, Seagulls etc. We are also on the winter route of the Canada Geese and the Monarch Butterfly.

Birds fly into glass buildings daily in Toronto and reports have been on the news of that city's decreasing numbers of birds.

As a lifetime resident of Hamilton I feel it is important to keep our unique landscape a priority when allowing urban development. Especially now with the many highrises being planned. I look out my windows and see the huge cranes in all directions. With careful planning we could become a more populated area in lower buildings that are not all glass.

Respectfully submitted

Nancy Scott

Lucas, Adam

From: Paul Bentley [REDACTED]
Sent: October-27-17 3:34 AM
To: Singh, Tiffany; Farr, Jason
Subject: Television City towers

Hi Tiffany and Jason,

I live 'kitty corner' to the proposed Television City towers at 163 Jackson St W (I live at 67 Caroline St S).

I am not at all happy that a 40 story building is proposed for the site. That would block our view of the escarpment, and add too great a density in the area. I could perhaps accepted a 20 story building, or something a little higher, but 30 and 40 floors is too much! What does the existing bylaw say regarding permitted heights?

Can you please express by displeasure, as is appropriate.

Thank you.

--

Paul Bentley

Lucas, Adam

From: patrick brown [REDACTED]
Sent: October-26-17 4:30 PM
To: Singh, Tiffany
Subject: uhopa-17-27 zac-17-063 163 Jackson Street West

I wish to be notified of the decision of the City of Hamilton on the above 2 Plan Amendments as well as receive prior notification of the staff report.

My comments on the proposed Amendments are:

1. towers are far too high and will dwarf the existing close by houses. Towers should be no more than 8 storeys. Light study should be done.
2. the number of units will lead to more traffic and parking congestion.

Patrick Brown
123 Jackson Street West
Hamilton

Sent from [Outlook](#)

Tiffany Singh
City of Hamilton Planning and Economic Development Department,
Development Planning,
Heritage and Design - Urban Team

Re: UHOPA-17-27 and ZAC-17-063

I am a resident/owner [REDACTED] and want to share my thoughts regarding the proposed Television City condo development at 163 Jackson Street West in Hamilton.

The twin buildings are to sit on the sand ridge traversing that area and at 30 and 40 stories they will rise up well above the surrounding buildings and homes as well as appearing higher than other similar height buildings in other areas of the city. It is my understanding that the Durand neighbourhood is a protected heritage area where new development is supposed to reflect, if possible, the existing structures. I feel that these proposed towers with their glass wall designs will not adhere to these parameters. Also, at a height of 125.0 metres, the taller tower will exceed the height of the escarpment. My understanding is that no buildings in the downtown area are to exceed the height of the escarpment since they will block the view of that escarpment.

618 residential units will increase the vehicular traffic in the immediate area. With bike lanes on Bay St. and Hunter St. the number of road lanes dedicated to vehicular traffic has decreased. The planned development in its present form will increase on-street traffic.

With 30 guest parking spots planned, and just over 64% of residential units with underground parking spots, the number of people looking for on-street parking spaces will increase dramatically. On-street parking spaces at present can be sometimes difficult to find. I'm not aware where the entrance/exit will be for underground parking but it might add to the congestion of on-street lanes of traffic.

With the two towers of the planned development rising so high, the shadow cast from them must affect amount of sun received by the homes and buildings in the surrounding area. With the change in seasons, the amount of sun will vary for different seasons but perhaps some buildings might not see any rays from the sun again. Also these towers will reflect the sun's rays to areas to the east, south and west and that impact might be negative.

If these buildings are built, according to the present plans presented, they might set a precedent in the Durand neighbourhood for other proposed future

developments. If buildings such as those proposed for 163 Jackson Street can be built in other areas of the Durand, then they will impact and significantly change the character of this historic neighbourhood.

I am in favour of urban development on the former CH studio property and am pleased to see that the proposed development preserves the integrity of the historic, heritage building presently at 163 Jackson Street West. I am in favour of high-rise condo buildings being built on the site behind the heritage mansion but not in favour of the height of both of those towers. Signature buildings often add appeal to their residents, to the neighbourhood and to the city. These buildings certainly will be signature buildings but I feel that modifications to the present proposed design should occur.

A large black rectangular redaction box covering the signature and name of the author.

Lucas, Adam

From: Sue Shaker [REDACTED]
Sent: October-21-17 3:28 PM
To: Singh, Tiffany
Cc: Farr, Jason
Subject: Brad Lamb

The condo tower development proposed by Lamb is clearly an insult to good planning. Toronto, and in particular Lamb do not see our city and neighbourhoods for what they are but rather as potential developments which act as monuments to their egos. There is no where in the selected area that invites this degree of over development, it simply defies imaginative to think it could move forward. Over playing his hand by suggesting this exaggerated height in hope of a compromise to get some additional height beyond what is currently permitted is almost laughable. He certainly underestimates the folks in Hamilton. Times have changed Mr. Lamb...new rules apply and new people are in City Hall, both elected and as employees. We will do what is best for us.
I am certain the Planning Dept. will do their job.
Sue Shaker

FROM William Paterson
apartment 118
226 Rebecca Street
Hamilton Ontario L8R 1C3

October 10, 2017.

RECEIVED
OCT 12 2017

TO: ^{Tiffany Singh} Planning and Economic Development Department ^{TS}
Development Planning, Heritage and Design
71 Main Street West, 5th Floor, Hamilton Ontario
L8P 4Y5

Files UHOPA-17-27, ZAC-17-063

Dear Madam;

This letter is about the new building at 163 Jackson Street West.

Does its construction affect either 191 Jackson Street West or 95 Hess Street South? Will the 2 buildings now there continue to be operated by Cityhousing Hamilton?

I very much would like 181 Jackson Street West and 95 Hess Street South continue to be Cityhousing Hamilton Properties. I was formally a resident at both of these properties.

William Paterson.