

Lucas, Adam

From: Sima A <sima.a55@gmail.com>
Sent: May-19-16 4:13 PM
To: Maurizio, Valeria
Subject: Re: Request for comments by June 3: 925 Main Street West - former Acura site - Proposed Development

I really feel this is a splendid idea. I hope you get more positive feedback.
sima

On Thu, May 19, 2016 at 3:31 PM, Maurizio, Valeria <Valeria.Maurizio@hamilton.ca> wrote:

Thank you for your comments Sima.

Lucas, Adam

From: sharon <glenroadmomma@gmail.com>
Sent: May-18-16 9:27 AM
To: Brown, Dale
Cc: Johnson, Aidan; Wojewoda-Patti, Nikola; Maurizio, Valeria
Subject: FEEDBACK: Request for comments by June 3: 925 Main Street West - former Acura site - Proposed Development

I personally love this idea and I live only a few blocks away. The corner is a mess right now and this building would be a big improvement. The student buildings near Baskin and Robbins in the West End are lovely. Students make the world go around and bring a fresh vibrancy to the community. I hope this goes through and I look forward to seeing a definite improvement in a corner that helps define Westdale as moving forward and not about vacant car dealerships and empty lots.

Sharon Ricci
152 Glen Road

Lucas, Adam

From: innes@interlynx.net
Sent: May-18-16 6:49 AM
To: Brown, Dale
Cc: Johnson, Aidan; Wojewoda-Patti, Nikola; Maurizio, Valeria
Subject: Re: Request for comments by June 3: 925 Main Street West - former Acura site - Proposed Development

Thank you for this opportunity to respond.

This is exactly the kind of development that we need in this area - high intensity, mixed use, some parking and some additional amenities. It replaces a car lot that has been abandoned for many years. And, it is in scale with its surroundings (Camelot Towers)

With immediate access to the proposed LRT stop, HSR access, and access to the 403, this gives the new residents (and their parents) convenient windows on Hamilton and the GTHA.

This development has my whole hearted support.

Scott Innes
30 Whitton Road
Westdale

Lucas, Adam

From: Sima A <sima.a55@gmail.com>
Sent: May-17-16 5:52 PM
To: Brown, Dale
Cc: Johnson, Aidan; Wojewoda-Patti, Nikola; Maurizio, Valeria
Subject: Re: Request for comments by June 3: 925 Main Street West - former Acura site - Proposed Development

Excellent spot for students, away from residential. Great idea!!!!!!!
Sima Skarica

From:
Sent: May-17-16 9:01 PM
To: Brown, Dale
Subject: Re: Request for comments by June 3: 925 Main Street West - former Acura site - Proposed Development

Hello Dale:

I support this development. I will assume that the majority using this development will be those who attend Columbia College which is just meters away but not limited to. The proposed I am hoping will have security on site 24/7 as Leland Ave. development will be having. My biggest concern is enough parking for tenants.

Please do not share my information, only my support for the project.

Thanx

Lucas, Adam

From: -
Sent: May-30-16 1:17 PM
To: Maurizio, Valeria
Subject: 925 Main St W Proposed Development - ZAC-16-029 & UHOPA-16-11

Valeria Maurizio, 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
Fax: 905-546-4202 - E-Mail: Valeria.Maurizio@hamilton.ca

Please remove any personal information from this communication.

I wish to express my objection to the proposed development at 925 Main St. West. As I understand it, the proposed development is for two 15 storey mixed-use buildings. These buildings will tower above the nearby structures, will strip away the privacy of the neighbourhood homes / backyards, block the sun, and the lights from these behemoths will impact on the enjoyment of the outdoor spaces throughout the neighbourhood. This lofty structure will also block the view of the escarpment currently enjoyed by many. As well, if this development proceeds then it will be the first of many changing the future landscape of Westdale entirely.

Additionally, I believe there are 456 student residence suites with 910 beds and commercial spaces planned for the ground level. Assuming, at a minimum, that each suite requires at least one parking space and the commercial space requires parking for the employees and customers, this will be well over the allotted 107 parking spaces. There is no current parking on Main Street West nor on Longwood Rd. near the proposed development site. Where will the people park? The Westdale area is already challenged for parking without adding another 500 to 800 spaces to the mix.

Even if the proposed renters (students) do not currently own vehicles that does not mean this will always be the case. The future requirements for this building may change. There may be more off-site education requirements and the need for student housing may diminish. The education requirements may change, or this company may no longer be in business. So future planning, use, and parking should be a consideration.

Currently, there are many Westdale homes seeking student rentals as many sit empty especially during this time of year. With an additional 900 students relocating to the proposed structure, the landlords may find it challenging to rent their facilities and decide to sell their houses. This will put a glut on the market and devalue the properties.

Westdale is a unique area but with another 900 students residing in the area along with the current ones, this will cause even more challenges for the long-time residents, resources, and peaceful community.

Lucas, Adam

From: MO BIE <rickymobie@gmail.com>
Sent: October-23-16 10:04 AM
To: Maurizio, Valeria
Subject: 925 Main Street West & 150 Longwood Road South UHOPA-16-11/ZAC-16029

Follow Up Flag: Follow up
Due By: October-24-16 12:00 PM
Flag Status: Flagged

Hi Valeria,

Thanks for coming to the Neighborhood Information Meeting on Oct-18,2016 at St. George's Church. Please refer to the below comments on the Proposed Zoning By-law Amendment to Zoning By-law No.6593:

1. Heights – We object to the development of 15-storey mixed-use buildings (including a shared 4-storey podium). The maximum of heights should be no more than 6-storey;
2. Parking – 450 + units and 30 + commercial retails units should have no less than 300 parking lot for public;
3. Traffic – The Longwood road bridge cross 403 should be expanded and enhanced (particularly in the sidewalk and bicycle line). In addition, the new planed buildings should only have vehicle entrances and exits on the main street not on the longwood road because there is no room on the crowed longwood road south;
4. Zoning Code – The new planed buildings should not covert to public commercial condos in the future, we should keep the existing zonding code in the Ainslie and Westdale;
5. Skyline – We should keep Hamilton Skyline as is and the new high raise condos should be built in downtown not around McMaster;
6. LRT – We should plan the overall development blueprint as a whole package in Hamilton. We are confident the new LRT will enable students commute between CIC/McMaster and Downtown Residence more efficient.

Lucas, Adam

From: David M. Steinberg <DSteinberg@rossmcbride.com>
Sent: May-24-16 6:12 PM
To: Maurizio, Valeria

Re Columbia's plans for the two buildings. I have no problems with the concept but the planned number of students may put a severe strain on the closeby neighborhoods which are primarily residential.

My suggestion is to isolate Bond Street from the project by totally closing off all vehicle access to and from Bond and to and from Main Street and to limit parking on Bond Street to one hour per time except for residents who can be granted full time parking on application.

Extreme concern must be given to not granting licenses for restaurants in the project to avoiding the emanation of cooking odours that have occurred in the past with other restaurants in the area .

David Steinberg 103 Bond Street South

Sent from my BlackBerry 10 smartphone on the Bell network.

Lucas, Adam

From:
Sent: May-18-16 9:50 AM
To: Maurizio, Valeria
Cc: Brown, Dale
Subject: Re: Request for comments 925 Main Street West

Re: ZAC-16-029 & UHOPA-16-11

Dear Mr Maurizio:

I have reviewed the material on the proposed development for student residences for Columbia College at 925 Main Street West.

I have concerns about the proposed setbacks from Main Street and Longwood Road, which are stated in the Planning Justification report to be 3.0 m and 0.2 m, respectively, and believe these should be increased substantially.

When walking, it is very uncomfortable to have buildings abutting the sidewalk. In addition, on Longwood, dedicated bicycle lanes have been promised but not yet implemented. Any new building construction must not prohibit such future implementation, and therefore additional setback should be a requirement.

On Main Street, the future LRT plans are noted, but no mention of bicycle lanes (which may become even more important if LRT is implemented in this area). Three meters along Main Street is considered insufficient, considering the high vehicle and pedestrian traffic, and the closeness to the Main/Longwood intersection. If you walk in downtown Hamilton you will immediately note how uncomfortable it is because of the tall buildings without adequate setback.

Sincerely,

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Lucas, Adam

From: Danny Davids <dannydavids1@gmail.com>
Sent: May-16-16 12:22 PM
To: Maurizio, Valeria
Cc: Davids, Carol
Subject: Zoning Amendment for 925 Main St. West etc

Follow Up Flag: Follow up
Due By: May-17-16 1:00 PM
Flag Status: Completed

Dear Ms. Maurizio,

With regard to the above zoning amendment application, Columbia International College has always been a good neighbour and I have no problem with them building on this site, however I am concerned about provision for parking for employees who will be working in the new facility.

Thank for anything that you can tell me.

Danny Davids
107 Bond St. South

dannydavids1@gmail.com

Lucas, Adam

From: Kimberley Seunarine <kimmys@sympatico.ca>
Sent: May-26-16 7:44 AM
To: Maurizio, Valeria
Subject: Residents of Westdale

Hi there myself and our neighbours living close to the proposed development are extremely opposed to this. What can we do to make sure our voice is heard.

Thank you
Kim Seunarine

October 21, 2016

City Councillor Aidan Johnson
Hamilton City Hall
2nd floor - 71 Main Street West
Hamilton, Ontario L8P 4Y5
Phone: 905-546-2416
Fax: 905-546-2535
Email: aidan.johnson@hamilton.ca

Re: 925 Main St W Proposed Development - ZAC-16-029 & UHOPA-16-11.

Please remove any personal information from this communication.

Hello Councillor Johnson:

I recently attended an information session for the proposed development at 925 Main St. West at the corner of Longwood and Main Streets in Hamilton. The developer suggested that if I have concerns that I should express them to you so I am writing this letter to express my objection to the project.

As I understand it, the proposed development is for two 15 storey mixed-use buildings. These buildings will tower above the nearby structures, will strip away the privacy of the neighbourhood homes and backyard enjoyment, block the sun, and the lights from these behemoths will impact on the enjoyment of the outdoor spaces throughout the neighbourhood. The lofty structure will also block the view of the escarpment currently enjoyed by many.

This development is proposed to be the highest structure in the entire Westdale and West Hamilton area which is not in keeping with the other low-rise structures in the area. It will be the first of many as it will open the door for more such structures changing the future landscape of the area entirely and changing the face of the community permanently.

Between the students coming from Westdale high school (across the street) and students exiting from this structure onto the very busy Main Street, safety is a concern. The drawings show that the building does not even sit back from the sidewalk but directly abuts it. Additionally, has a study been conducted regarding the impact of an additional 910 plus students on the Westdale Village community as there are already huge issues with the existing McMaster students and their impact on the area?

Additionally, I believe there are 456 student residence suites with 910 beds and commercial spaces planned for the ground level. Assuming, at a minimum, that each suite requires at least one parking space and the commercial space requires parking for the employees and customers, this will be well over the allotted 107 parking spaces. There is no current parking on Main Street West nor on Longwood Rd. near the proposed development site. Where will the people park? The Westdale area is already challenged for parking without adding another 500 to 800 spaces to the mix.

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925 Main Street West Proposed Development
K. Steinberg, October 21, 2016 Letter

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Even if the proposed renters (students) do not currently own vehicles that does not mean this will always be the case. The future requirements for this building may change. There may be more off-site education requirements and the need for student housing may diminish. The education requirements may change, or this company may no longer be in business. So future planning, use, and parking of this structure should be a consideration.

Currently, there are many Westdale homes seeking student rentals and many sit empty during the summer. With an additional 900 students relocating to the proposed structure, the landlords may find it challenging to rent their facilities and decide to sell their houses en masse. This will put a glut on the market and devalue the properties and lowering taxes for the city.

As Westdale / West Hamilton is transitioning into a transient community, the impact of these additional students on voting and decision-making for a community that they only reside in temporarily and will then vacate is cause for concern to the long-term residents and should be a consideration.

Westdale is a unique area with a village atmosphere. Can the community really support another influx of students with even more challenges for the long-term residents, resources, and properties?

Thank you for your consideration.

Regards

May 25, 2016

RECEIVED

MAY 26 2016

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

Re: ZAC-16-029 & UHOPA-16-11

I am a resident of 981 Main Street West and have thoroughly read the recent Notice to Amend the current Zoning By-Law to allow for two fifteen story apartment buildings to be built at 925 Main Street West and 150 Longwood Road South. I strongly oppose this plan for the following reasons:

1. Traffic volume would rise substantially. Access to Main Street West and Longwood Road South would become more challenging than it currently is increasing the likelihood of vehicular accidents also involving pedestrians. As a mother of two young children who attend Cootes Paradise School I am especially concerned about this.
2. The increase in population density and commercial venture will result in a greater need for police presence to ensure criminal activity is kept to a minimum. The city already has challenges in maintaining this commitment to the citizens of Westdale due to higher university student enrolment and the subsequent rise in off-campus housing.
3. The Westdale area is known for its "quaintness" and "uniqueness" within the city of Hamilton. The erection of two fifteen story buildings next to two pre-existing twelve story buildings will effectively destroy this reputation resulting in fewer visitors from out-of-town and a drop in business activity.

I trust this objection will be considered prior to any changes being made to the Zoning By-Law under consideration.

Sincerely,



Melissa L. Charnock (Ms.)

Lucas, Adam

From: Robert Hamilton <rhamilton@woodbridge.com>
Sent: February-14-18 10:22 AM
To: Lucas, Adam
Cc: Fabac, Anita; Thorne, Jason; Harrison-McMillan, Kimberley; Robichaud, Steve
Subject: RE: Columbia College development

Adam,

It might have helped the conversation if you had referred to documents which have already had the City's seal of approval.

I presume that at this stage, one such document might be the one prepared by MSAi - Michael Spaziani Architect Inc., Urban Design Brief 925 Main St. West, Columbia International School Development, Hamilton

<https://cic.urbanshare.info/wp-content/uploads/2017/02/2-Urban-Design-Report.pdf>

My broad concern is the encroachment of tall structures around Westdale, or directly within it, as proposed by McMaster University's ill-advised tall and dense student residence.

To my point specifically with regard to the Columbia College development, the degree of set back is not in keeping with the immediate precinct. Yes, three corners are approved for more intensive uses, but the City has made no effort to depressurise what is recognised by any measure as a MAJOR intersection already. Both visually and physically. Which will only increase with the arrival of the LRT and the planned for Longwood stop.

The land on the north west corner should be acquired by the City and the roadway adjusted to improve vehicular, cycle and pedestrian traffic.

The Columbia College development on the south west corner, directly opposite, should be afforded similar attention.

The MSAi drawings do in fact show an, "**animated street edge and attractive pedestrian experience**", but they also show separate entrance and exits for both cars and school buses.

What I am suggesting is that the traffic patterns of all forms, their intensity, and the visual obstructions that they EACH must contend with by the additions being proposed for this intersection by BOTH the development and the LRT are not being taken into consideration sufficiently.

I do not see a level of attention comparable to City's initiatives which have yet to see the light of day along Longwood.

For example, the Longwood Road Environmental Project Report from 2013, and its recommendations

<https://d3fpllf1m7btt3.cloudfront.net/sites/default/files/media/browser/2015-08-17/longwood-ea-notice-of-completion.pdf>

or the Longwood Road Transportation Review.

http://www2.hamilton.ca/NR/rdonlyres/F66FF789-DA6C-4589-9F05-4D6A1D4B732D/0/May1654_PW13035.pdf

As well, there is the proposed replacement of the Longwood Road Bridge (by Metrolinx??) to accommodate all forms of identified vehicular, bike and pedestrian traffic in their own studies as well as the City's.

Rob