

Kehler, Mark

From: [REDACTED]
Sent: February-19-18 11:17 AM
To: Kehler, Mark
Subject: Re: ZAC-18-013 Application for Zoning By-law Amendment

Follow Up Flag: Follow up
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Mr. Mark Kehler, City of Hamilton, Planning & Economic Development Department
Development Planning, Heritage & Design-Urban Team
File # ZAC-18-013

Dear Sir,

It was with sadness, disappointment, and abject disbelief that we learned about and received notification via mail of the proposed Zoning By-law amendment for lands located at 122 & 126 Augusta and 125 & 127 Young Street. We vehemently oppose the proposed zoning by-law amendment for a number of reasons, which are detailed below.

When we purchased our first home 12 years ago, we searched out an area in Hamilton that was on the cusp of change and growth. Adopting the motto 'be the change you want to see' we became active in the neighbourhood, vigorously and loudly campaigned for change and a decrease in crime, and pushed for growth. As Brits, we felt at home in a very Irish/British looking area and were saddened by the boarded up store fronts and run down old Victorians. We saw the potential in both the city and our own little neighbourhood and did not understand why we were repeatedly told to purchase on the Mountain. Forays into the then sketchy downtown core had us flabbergasted at the lack of amenities, restaurants, and individuals residing in the core. A healthy city is one in which residents both live and work in the downtown sector. We did not see this at the time and quickly learned to tell all that we resided 'just above the downtown core at the base of the escarpment.'

As the years went by, we were delighted to see massive change and growth, both in our neighbourhood and the city. Our neighbourhood demographics changed and we were thrilled to see a new school developed on Walnut Street South, young couples and families moved into the area, purchasing the old neglected Victorians, and businesses opened all around us. We met our street neighbours regularly at the new art crawl and Corktown Neighbourhood Association events, frequented the new shops and restaurants around us, and were proud to call Corktown home. We watched as empty lots became homes, and loved the developments in our immediate neighbourhood that allowed singles, young couples, and families to purchase a home in our neighbourhood. Our neighbourhood and city changed, from being a dead town of individuals who commuted to the suburbs to an area of vibrant change and growth.

We look forward to further change and smart, planned growth in our neighbourhood. As such, we believe that the proposed development is a poor fit for our neighbourhood. There is NO shortage of rental units in the Corktown neighbourhood with vacancy rates telling this tale. High rise developments on Catherine Street below King, Charlton & John (St. Joe's area), Catherine & Forest, Corktown Plaza, and Walnut & Main all will bring hundreds of residences into Corktown. What we DO lack is single family homes and townhomes. The downtown core has a plethora of high rise buildings. Corktown & Durand once had many more single family homes, homes for families that would live and raise children in the downtown core, send kids to local schools, shop locally, and help revitalise the downtown core. The land at Augusta & Young would best be used as such.

Parking—our street is a street of gardens, an oasis in the downtown concrete core. As such, few houses have driveways. On street parking is tight already with traffic from the core and nearby hospital. Adding a 27 unit building in an already saturated parking situation will create huge problems.

Victorian look—Augusta is one of the oldest streets in Hamilton, a strip of 2 storey homes and businesses in the core. Why not leave it as an oasis in the city and continue the Victorian look homes? Much of Hamilton's history and historic buildings have been lost. Why can Augusta Street not be left alone as a charming nod back to the roots of the city. Should the subject properties be developed, Victorian style homes or townhomes would fit nicely with the aesthetics of the neighbourhood.

As proud Corktown residents, we feel that this development is not a good fit for our neighbourhood. The aesthetics of the building do not fit in with our Victorian and Edwardian era homes. Our small neighbourhood is already saturated regarding parking challenges. Proposed developments listed above will stretch this further. We simply have no room for more cars, or for 4 storeys of residents as suggested by the developer. Corktown does not lack rental units. It lacks townhomes and single family homes. As such, we believe this kind of development is best suited to the neighbourhood--single family homes and townhomes. An apartment building steals a home from a young family or couple that will live and grow old in our neighbourhood. This development is a massive step backwards for Corktown, a step back into the times of mid-rise apartment buildings and a movement out of the downtown core. We trust that Council will continue to be forward thinking and push for smart, planned growth in our charming old neighbourhood and deny this request for a zoning by-law amendment.

We respectfully request that all our personal information be removed from this correspondence prior to becoming part of the public record made available to the general public.

Regards,

[REDACTED]
[REDACTED]

Kehler, Mark

From: HLomas
Sent: February-06-18 4:50 PM
To: Kehler, Mark
Cc: Farr, Jason
Subject: ReZoning

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Dear Sir,

As a resident the area of Young/Augusta/Walnut and Catherine Sts, I firmly object to rezoning for the explicit use of a 4 storey apartment building. My reasons being as follows:

- a. It is would be esthetically displeasing to the eye in this older area of single home dwellings.
- b. The proposed number of parking spaces allowed is definitely not enough for the area. We are already overloaded with street parking and all these streets have become busier over the last few years. Council needs to understand that in this day and age most people own two cars, mainly for convenience to work.
- c. This type of building would be an eyesore to those that are already established here and they would be looking at a building in their backyard instead of some greenspace and some privacy.
- d. The roads in this area too are constantly being dug up for repair to old pipes etc, and we have ended up with a patchwork of repair and potholes.
- e. In the last three years there have been already multi units built and this little core of Hamilton cannot take more.

Sincerely,
Hilary Lomas



Kehler, Mark

From: James MacNevin [REDACTED]
Sent: February-22-18 12:51 AM
To: Kehler, Mark
Cc: Farr, Jason
Subject: Rezoning application ZAC-18-013

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Dear Mr Kehler,

I am writing in regard to the application for a zoning by-law amendment at 122-126 Augusta Street and 125-127 Young Street (file no. ZAC-18-013). I live one block away from the site in question and I have a keen interest in planning and development issues.

In general, I support the rezoning and the proposed building, for two main reasons. First, Hamilton needs densification in the core and near transit hubs, for both economic and ecological reasons, and low-rise infill development is one of the best and most humane ways to densify. Second, Hamilton needs more purpose-built rental housing to address the low vacancy rate and rising rents. Given that Corktown has long been a diverse community with a variety of housing types and tenures, I feel the proposed development is perfectly appropriate for this community.

That said, I do have a number of concerns about the proposed building, two of which I would like to highlight here:

1) Design. Augusta Street offers one of the most intact and pleasant Victorian streetscapes in the area, and as such the design of the new building should be done with exceptional sensitivity. This is not to say the building should be designed in a faux-Victorian style, but rather that it should *complement* the existing Victorian architecture of the street. In that connection, I applaud the architect's efforts to make the building consistent with the scale and articulation of the neighbouring buildings, but I am troubled by the following statement in the Urban Design Report: "External cladding materials and colours will be developed at the appropriate time in the approvals process. They will be high quality and in character with the contemporary nature of the design" (p. 9). This vague wording does not inspire confidence.

In the Cultural Heritage Impact Assessment, the heritage consultant recommended that the design and the cladding materials be reviewed by the Design Review Panel (p. 36), and I would urge the City to follow through on that recommendation. While I recognize that it would be unusual for the Design Review Panel to review a small building on a residential street, I think it could be appropriate given the heritage character of this particular street. One way or another, I urge the City to use every available mechanism to ensure that the final design of the building makes a positive contribution to the Augusta streetscape.

2) Landscaping and environmental mitigation. A large number of mature trees have been cut down on the property, and the proposed development threatens to compound this destruction by paving most of the site to create a surface parking lot. This is especially troubling because Corktown, like much of central Hamilton, is already deficient in trees and greenery. I would like to see more trees and greenery incorporated into the development (including, perhaps, on the rooftop patio). I also think it would be appropriate for the parking lot to be built to a higher ecological standard, e.g. using permeable paving materials like bricks or paving stones as

opposed to asphalt. Here again, I would urge the City to use every available mechanism to ensure the development makes a positive contribution and mitigates the considerable ecological damage the property owners have done and are proposing to do.

In closing, while I support this development and look forward to welcoming new neighbours, I hope that the developer, the City, and the local community can work together to address the issues I've raised and the additional issues I assume other area residents will raise.

Sincerely,

James MacNevin

[REDACTED]
[REDACTED]

Kehler, Mark

From: [REDACTED]
Sent: February-21-18 2:27 PM
To: Kehler, Mark
Subject: ZAC-18-013

Follow Up Flag: Follow up
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Dear Mr. Kehler

Re: ZAC-18-013

I received notice of complete application by urban solutions land development for the above referenced file. As the owner of a property on Baillie, I am quiet concerned about the number of residents being planned for the space at 122 and 126 Augusta. I would appreciate viewing a proposed building plan to see how these residencies will fit in the context of the other homes in the vicinity. I am also concerned about the number of residences in the space as you know Augusta is quite a small street.

I look forward to your response and hope to see the design proposal. Please do not publish my personal information publicly.

Regards,

[REDACTED]
[REDACTED]

File #. ZAC-18-013

February 15, 2018

Dear Mark Kehler, City of Hamilton,

As concerned neighbours of the property at 122 & 126 Augusta Street and 127 Young Street owned by Mario Nesci of 1955132 Ontario Ltd., we are opposed to the proposed rezoning of the property.

We respectfully ask for no zoning change on this parcel not because we are anti-growth but because we are enthusiastic supporters of smart, planned urban development.

Our most compelling reasons include:

- We do not feel that squeezing a four storey apartment building between existing two-storey houses is compatible with the historic nature of the street. The illustration included in the Urban Design report shows that no effort has been made for the proposed structure to fit into the Victorian era look of the neighbourhood.
- The planning report states "High profile multiple dwellings shall not generally be permitted immediately adjacent to low profile residential uses"
- Corktown is one of Hamilton's oldest neighbourhoods. Corktown has lost a great deal of historic houses but there are still some streets of charming historic houses. There is an extensive amount of medium and high density buildings to the south, east and west with at least five more developments in the works including: Catherine & Forest, Corktown Plaza, and Charlton and John. These will also weigh heavily on the community infrastructure. Perhaps Augusta and Young Streets could and should remain the oasis of low rise character dwellings in the neighbourhood.
- This property has historic and contextual values that contribute to an understanding of the early development of Corktown, one of the oldest neighbourhoods in Hamilton. Most of the houses in this area date to the early 1900's.
- Lack of genuine neighbourhood engagement — the property owner and developer had one meeting which was used to inform the neighbourhood of the plans, not to engage in dialogue or consider neighbours' concerns.
- Lack of parking will lead to increased pressure on existing street parking. There is also worry due to increased traffic along Walnut Street which is a school zone.
- We do not oppose development of the properties listed. We would prefer a development that can be done under the existing bylaw. Recent developments on Walnut Street (Walnut and Young) and Augusta (Augusta and Catherine) fit into the neighbourhood and add beauty and charm. Additionally they both provided adequate parking for the new units.

Dave Fritz ~~Walt~~ ~~[REDACTED]~~

Ann Boguski ~~[REDACTED]~~ Barry Boguski

ME DEBRIC McDaniel ~~[REDACTED]~~ ~~[REDACTED]~~

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appearing on their website

We the concerned neighbours want to see change as positive and adding to the vibrancy of the neighbourhood. The neighbourhood has a very active neighbourhood committee and the people in the neighbourhood have put in much time making the neighbourhood beautiful, welcoming and friendly.

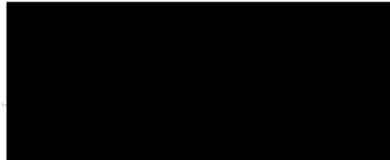
respectfully the concerned neighbours of
122 & 126 Augusta Street and 127 Young Street

Brenda Ferguson



Brenda ferg

~~Melissa McClellan~~
Melissa McClellan



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Carol Mahon (owner) [REDACTED]
Chocoma Bakula [REDACTED]

Trevor Stephenson [REDACTED]
MARY VAUGHAN [REDACTED]
[REDACTED]

MARY LAMSON
[REDACTED]
[REDACTED]

* Request the city remove our personal information from appearing on their website

Date: February 12/2018

RE: FILE ZAC-18-013

CAROL MAHON & FRANK BAKARIA (OWNERS)
115 AUGUSTA ST
HAMILTON, ONT. (905) 522-6921

COPY

RE: THE APPLICATION FOR AMENDMENT ZONING BY LAW
(FILE NO. ZAC-18-013)

WE HEREBY OPPOSE THIS APPLICATION FOR (122 + 126 AUGUSTA ST. AND 127 YOUNG ST.) TO REZONE THE SUBJECT LANDS FROM "D" (URBAN PROTECTED RESIDENTIAL - ONE AND TWO FAMILY DWELLINGS, ETC.) TO A SITE SPECIFIC "E-3/5-~~xxx~~" HIGH DENSITY MULTIPLE DWELLINGS) DISTRICT MODIFIED (122 + 126 AUGUSTA ST. AND 127 YOUNG STREET) AND A SITE SPECIFIC "C/5-~~xxx~~" (URBAN PROTECTED RESIDENTIAL, ETC.) DISTRICT MODIFIED (125 YOUNG STREET) IN ORDER TO PERMIT A FOUR (4) STOREY MULTIPLE DWELLING WITH 27 RESIDENTIAL DWELLING UNITS.

REASON WE OPPOSE:

THE LACK OF PARKING FOR THIS MANY UNITS IN CONJUNCTION WITH THE LACK OF STREET PARKING. "NOT SUFFICIENT PARKING."

A FOUR (4) STOREY BUILDING WOULD BE TOO HIGH FOR THIS RESIDENTIAL STREET.

OWNERS OF [REDACTED] { CAROL MAHON Carol Mahon FRANK BAKARIA Frank Bakaria