

**Dear, Andrea**

---

**From:**  
**Sent:** Saturday, November 25, 2017 9:11 PM  
**To:** Lucas, Adam  
**Subject:** Files: UHOPA-17-28, ZAC-17-065; ATTN. : Mr. Adam Lucas, City of Hamilton

Dear Sir,

We live in a house in Dalewood Ave., on the other side of the Main st. but quite close to the proposed construction site. We would like to know how we are going to be affected during and after the construction of the proposed building. Kindly, write to us by e-mail or by other means when the construction is going to start and how long it is going to take to complete.

We'll appreciate if you do not publish any personal information. Best regards

**Dear, Andrea**

---

**From:** Wali Khan  
**Sent:** Wednesday, November 29, 2017 3:52 PM  
**To:** Lucas, Adam  
**Subject:** Response to the Notice (UHOPA-17-28 and ZAC-17-065) from City of Hamilton Office on Construction/Change of Zoning

Dear Mr. Lucas,

I have received the notice from Planning and Economic Development Department of City of Hamilton regarding the applications (Refs: UHOPA-17-28 and ZAC-17-065) by Knightstone Capital Management II Inc. (c/o Alan Perlis) on behalf of McMaster University (c/o Dr. Mohammad Attalla) for an Official Plan Amendment and Zoning By-law Amendment for constructing two (2) 12 storey student residence building students of McMaster University on the South Side of Traymore Avenue (between Traymore Avenue and Main Street West). I am residing on the North Side of Traymore Avenue with my family since 2009. I strongly oppose this kind of construction or change of zoning on the other side of same road.

I believe construction of 12 storey buildings on the South Side of Traymore Avenue will significantly affect the residential environment on this road. It is going to affect our right to light, and will change the surrounding atmosphere significantly. This proposed big construction will also generate huge noise which will affect our life. Overall this will cause nuisance for living on this road with family. I am working at McMaster University as a Faculty Member, and my son and daughter is studying at McMaster University and Westdale High School, respectively. We bought this house on Traymore Avenue as it is in a residential area and there was no indication from City of Hamilton until recently of development of multistoried buildings on the opposite side of the same road. I moved in this house to live with family in this residential area and now we are facing this unexpected situation. It is also very unreasonable to change one side of a road to commercial/institutional zone keeping another side of the same road residential. We have also no information whether this huge construction is going to impact water drainage system or water supply in our side. In addition, this is going to significantly impact the values of the residential houses on our side of the road. Specifically after the City of Hamilton has placed the Notice Board on the South side of Traymore Avenue today I think it is now going to reduce the value of our house on the North Side substantially and it will be not at all easy for us to sell this house and move to another place.

It is unfortunate that the Knightstone Capital Management Inc did not inform or communicate with us about this before.

I will be grateful if the Planning and Economic Development Department of City of Hamilton consider our difficult situation (residents of North Side of Traymore Avenue) and take appropriate measures to stop this construction and zoning change.

Please let me know if you need any other information.

Many thanks anticipation of your kind consideration.

Sincerely,

Waliul Khan

Hamilton, ON

DEC 04 2017

88 Arnold Street  
Hamilton, ON L8S 1R6

November 29, 2017

Director of Growth Planning, Growth  
Management Division, Planning  
and Economic Development Department  
71 Main Street East, 6th Floor  
Hamilton, ON L8P 4Y5

Dear Sir or Madam:

**Re: Notice of Complete Applications by Knightstone Capital Management II Inc. (c/o Alan Perlis) on behalf of McMaster University (c/o Dr. Mohamed Atalla) for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 1190 Main Street West; 43, 47, 51 and 55 Forsyth Avenue South; 75, 77, 81, 99, 103, 107, 111 and 115 Traymore Avenue; and 50 Dalewood Avenue, Hamilton (Ward 1)**

**Re: Your File(s): UHOPA-17-28; ZAC-17-065**

We acknowledge receipt of the November 21<sup>st</sup>, 2017 letter from Kimberley Harrison-McMillan, the Senior Project Manager. Please provide a copy of the decision of the City in respect of the proposed Draft Plan of Subdivision.

Please communicate with us at the residence address shown in the top right-hand corner of this letter. If you prefer to communicate with us by email please advise us and we will provide you with our email address. Thank you for your cooperation.

Yours truly,

John M. Wigle

cc: Susan Wigle

**Dear, Andrea**

---

**From:** Kevin Russell a>  
**Sent:** Tuesday, December 5, 2017 7:48 AM  
**To:** Lucas, Adam  
**Cc:** Johnson, Aidan  
**Subject:** Development on Traymore Ave.

My wife and I live at [redacted] (for over 30 years) and are one of the resident owners most impacted by the proposed development. Please consider what follows as my preliminary comments to the proposal.

The December 12th deadline is unreasonable particularly as we as residents have no idea of the details of the project. It is hard to comment without site plan and at least concept drawings for the building.

The statement in the notice that the building will be 52 metres in height is meaningless to a lay person. Mac suggests that it will be 12 stories but two engineers have suggested that it could be as much as 15 stories.

Specific concerns:

Building is too high should not be more than eight stories;

The occupancy density at 1,400+ is too large should not be more than 800;

6 parking spots for complex will lead to parking issues on Traymore and the community centre — permit parking on Traymore should be maintained and occupants of the residence prohibited from having said permits;

The service entrance is planned to be off Dalewood. It should be off Forsyth.

As a city planner it is my view that you have an obligation to protect the interests of the residents. How do you intend to fulfil that obligation?

Kevin Russell

**Dear, Andrea**

---

**From:** Tony Benko  
**Sent:** Wednesday, December 6, 2017 9:49 AM  
**To:** Lucas, Adam  
**Subject:** UHOPA-17-28 and ZAC-17-065

Hello,

My family and myself live at

We are highly against the above development with regards to the height and capacity of the proposed development. Firstly, the height of the buildings would impose on sunlight and our view to the south. Secondly, the extra capacity would impact our neighbourhood due to extra excessive noise which we experience on a daily basis during the late ours when we are trying to sleep. Also, traffic in the area would be affected and our access to the city streets. Parking at this moment is congesting our streets and all the families and friends of the tenants would increase this substantially due to the limited parking space provided by the development. This is a very bad idea as it stands.

Regards,

Tony and Jasna Benko

**Dear, Andrea**

---

**From:**  
**Sent:** Friday, December 8, 2017 2:08 PM  
**To:** Lucas, Adam  
**Cc:** Johnson, Aidan  
**Subject:** McMaster Application for new Student housing between Forsyth & Dalewood

Dear Sir,

I support the application for a new student housing development.

As a resident of the area I have long believed that the University should expand the housing supply for students closer to the university to reduce the "creep" of student housed in a family housing area.

Keeping students under closer watch and nearer to the University can only be beneficial to the entire neighbourhood in general.

I am concerned however with;

Lack of parking space – only 6 spaces for 1406 beds ?

Waste disposal – hopefully there will be sufficient waste receptacles and properly maintained.

Increase in capacity from original disclosure from the university.

Is it only for First year students ? What about other years?

Shadow of buildings on houses on other side of street ( Traymore)

Will the width of the sidewalks be increased to accommodate the increased pedestrian traffic ? Will they be installed on BOTH sides of Forsyth ? Will the sidewalks on Sterling & King be increased in width as well due to increased pedestrian traffic ? Current design of sidewalks appears to be from the 1940's.

If you want people to walk the sidewalks need to accommodate the flow in both directions and as you know people walk beside each other to talk not in single file.

Lack of transparency from the University with community.

Best regards,

Pieter deJonge

**Dear, Andrea**

---

**From:** HERMAN BOUWMAN <  
**Sent:** Friday, December 8, 2017 9:41 PM  
**To:** Lucas, Adam  
**Subject:** aidan.johnson@hamilton.ca

I have just read some information regarding the new student residence by Traymore. I have concerns regarding litter, noise, no parking spots available and additional traffic. McMaster needs to be more transparent about their plans for development. They have land that is being used for parking as well as land west of Cootes. A residence would fit nicely in that area. Our neighbourhood has been destroyed because of McMaster and the its lack of planning for students and the city of Hamilton's failure to license housing. Is there anyway that residents will be able to have a say in this development?

Sincerely ,  
K. Bouwman



**Dear, Andrea**

---

**From:** Glenn  
**Sent:** Friday, December 8, 2017 6:24 PM  
**To:** Lucas, Adam; Johnson, Aidan  
**Subject:** UHOPA-17-28 and ZAC-17-065 Mac Residence

Dear Mr Lucas,

I am writing concerning McMaster University's proposed student residence on Main Street West/Traymore Avenue. While I applaud the university for creating more living space for students, the current plan is much larger than announced earlier in the year and consultation with the general public has not been held. The initial report stated: "A new partnership would see up to 800 beds in a new residence building on a stretch of land facing Main Street between Forsyth and Dalewood , backing onto Traymore. . . . 'The project will create an outstanding residence for students,' said provost, David Wilkinson. 'The building will be beautifully designed and there has been early consultation with neighbours to make sure their concerns are being addressed.' The building plan calls for [a] multi-storied structure on Main Street West which then is tiered back down towards Traymore creating interesting architectural elements, eliminating any shadows on area homes and reducing the impact on neighbours across the street".

There has been no guarantee that the new larger plan will not impact neighbours, including creating shadows to those on Traymore, as well as those travelling along Main Street. I am concerned there is no buffer zone between such a large institutional building and the adjacent homes located on a narrow street. The limited parking (6 places) is a very major concern. I believe this to be against all planning requirements, and I urge you to not waive the requirements to such an extent. Even if residents are told in advance they cannot have cars as part of their tenancy agreement, there must be provision for visitors. The nature of a student residence is that it is geared to students from outside the area, and therefore it must be assumed there will be visits from out-of-town family members, as well as friends from the city and beyond, who will travel by car. There must also be on-site parking for those moving in and out, and those assisting in this process.

Sincerely,

Glenn Fletcher

Hamilton

p.s. Please remove personal information before posting these comments

**Dear, Andrea**

---

**From:** Joan Drummond  
**Sent:** Saturday, December 9, 2017 9:13 AM  
**To:** Lucas, Adam  
**Subject:** Proposed student residence

This is not acceptable & certainly NOT DEMOCRACY--stop it!

Sent from my iPhone

**Dear, Andrea**

---

**From:** Adler  
**Sent:** Sunday, December 10, 2017 1:46 PM  
**To:** Lucas, Adam  
**Subject:** Uhopa-17-28 and Zac-17-065

Hi Adam,

I am writing to you to support the proposed amendments to the ZAC-17-065 AND OHOPA-17-28. Westdale is in desperate need of more student housing. I moved onto Dow Ave a little over a year ago with my wife who is a internal medicine resident at McMaster University and we were strongly considering staying here to raise a family. The lack of organized student housing in the area means that what would normally be family homes have been converted into illegal student houses. I'm sure you are already aware that there are a great many of these houses surrounding the university. This prevents good families from being able to move into the area. Perhaps more concerning is that it promotes an environment not conducive to raising a family (to put it politely) for those families that have managed to find houses. As a result of this my wife and I are strongly considering leaving Hamilton. I think a proper student residence will go a long way in terms of restoring Westdale to a healthy place to raise a family.

Thank you  
Israel Adler

**Dear, Andrea**

---

**From:** Emmy Arnold  
**Sent:** Sunday, December 10, 2017 8:06 PM  
**To:**  
**Cc:**  
**Subject:** Important: Letter re: proposed Westdale development

Hamilton, ON

December 8, 2017                      Re: File(s): UHOPA-17-28 and ZAC-17-065

Dear Mr Lucas,

As residents of Arnold Street in Westdale, we are writing to you to object in the strongest possible terms to the proposed development for lands located at 1190 Main Street West; 43, 47, 51, and 55 Forsyth Avenue South; 75, 77, 81, 99, 103, 107, 111, and 115 Traymore Avenue; and 50 Dalewood Avenue.

We object to this proposed development for many reasons:

The planning process is seriously flawed as local residents, who will be most affected have not been properly consulted or included;

The letter dated November 21, 2017 is the first formal notification that we as residents have received. It was delivered to our home on November 27th and we were given until December 12th to respond which is an extremely short response period;

Transparency has been entirely lacking. Traymore Avenue and other nearby residents were under the impression that the proposal was for an 800-bed residence. This has now jumped to 1406 beds without any community consultation;

The size of the building is entirely without precedent in the residential neighbourhood of Westdale, a historic, uniquely planned neighbourhood of which the city of Hamilton has formerly been proud;

The impact of such a large residence on our neighbourhood and especially on the residential street blocks immediately in the vicinity will be enormous: these include increased vehicular traffic, increased pedestrian traffic, increased noise, litter, garbage, etc. The provision of only six parking spots for students who have vehicles, residence staff and the vehicles of visiting family and friends for two buildings totaling 1406 beds is ridiculous beyond belief;

The physical size of the buildings are entirely out of keeping with the neighbourhood and will have an impact on available light over surrounding residential blocks;

Implications of the change in zoning to Institutional and the affect that this will have on a residential community needs to be closely examined. Again, the lack of transparency and the timeframe of consultation have added to the difficulties faced by residents as they try to understand and respond to this, as well as all of the other issues involved;

As contributors of substantial property taxes to the City of Hamilton over many years, we expect to be full participants in the decision making around this major change proposed for our immediate environment and the Westdale neighbourhood as a whole;

As a representative of the Planning Committee of the the City of Hamilton we trust that you will address the concerns that we have expressed in this letter, and ensure that the planning process as it moves forward will be fully transparent and will include full community consultation.

We look forward to your response,

Emmy and Andrew Arnold

Cc: Dr. Mohamed Attalla, McMaster University Councillor Aidan Johnson, Ward 1 Ted McMeekin, MPP for Ancaster-Dundas- Flamborough-Westdale

Sent from my iPad

**Dear, Andrea**

---

**From:**  
**Sent:** Sunday, December 10, 2017 10:11 PM  
**To:** Lucas, Adam  
**Cc:** attalla@mcmaster.ca; Ted McMeekin, MPP; info@aidanjohnson.ca  
**Subject:** Comments to City Planning re proposed McMaster Residence Development on Main W.

To Adam Lucas, City Planning,  
Hamilton

December 10, 2017

Re: File(s): UHOPA-17-28 and ZAC-17-065

Dear Mr. Lucas,

We are long time residents of Arnold St in Westdale, and are writing to strongly object to the proposed development by McMaster for a Residence on lands at 1190 Main West, and occupying that entire block.

We object to the whole concept of McMaster expanding its Campus into the surrounding neighbourhood, and all of the attendant problems related.

The newly proposed height requested of up to 52 metres would continue the process of boxing in our streets from the West side (MUMC) and now from the South with two towers approximately 12 stories or more. There are shadows and noise affecting our street greatly from MUMC presently, and there will be new shadow impacts on Traymore and parts of Arnold, as well as noise. The buildings' sizes and density have no relationship to the look of the existing neighbourhood, and many of the houses to be destroyed in the plan are fine ones.

Surely McMaster realizes the impacts on the neighbourhoods of bringing beyond Campus over 1400 1st year students. The front page of the Spectator two months ago told the story of the damaging impact of about 2000 students having a full day of parties on the streets South of Main, right adjacent to where the proposed residence would be. Imagine adding another 1400 students to the mix and closer to the neighbours. Undoubtedly we would be looking at more frequent and larger street parties of this nature.

Presently, McMaster Security patrols the Campus. Will they be driving in circles around these new building on a consistent and regular basis? Does this make sense?

McMaster has been sadly lacking in transparency, as we have misled thoroughly, through to the third version which is one they have notified you of. It has been very difficult for us to follow this moving target. What kind of good planning can this possibly represent?

From the City's side, not long ago, Hamilton rezoned the entire LRT corridor to a height of 22 metres. We think that is more than sufficient for McMaster's Residence idea, and for the City to approve. There is no need to go beyond the current zoning of the City Plan. Alternatively, why cannot McMaster either build a development to the maximum height of six stories that their existing residences are? Another alternative would be building on the unused former President's residence with its much surrounding unused property. Or in the Parking area to the West of Cootes Drive.

There are other huge Planning issues directly to deal with, such as a great increase in traffic at and around the new development. As well, several times of year the students get dropped off to move in, and move out, including at the end of each term, which presently leads to horrendous back-ups onto the 403, even though current residences are further in the Campus. Imagine the disastrous impact of these additional buildings, right on Main. As well, the problems that will develop at these times, and regularly, when the LRT is finished are beyond the imagination.

Pedestrian Traffic is another issue of concern as it streams off the HSR, already leading to serious early morning problems for cars to cross Forsyth, notably at King St, and at Arnold. With the new development, many hundreds more students together will have to cross Forsyth, and at the front entrance of McMaster at MUMC blocking cars who want to leave their homes; and cars and ambulances that need to enter the hospital or the University. Does McMaster plan to build at least two pedestrian bridges?

There are many other issues we see as daunting in a project like this, such as increased noise, garbage odours, litter, and students cutting through Traymore and Arnold backyards (as has happened in the past without even a large residence there).

The number of parking spots in the plan, six, is hard to believe. We have noticed that many first year students do have cars. Where will they park them? Our street is already a revolving door parking lot.

As householders and taxpayers, we expect to be seriously considered as participants in all of the decision making in this very important proposed change to Westdale and Ainslee Wood.

We trust that you will address our concerns, and be sure that the planning process amends McMaster's overreaching beyond its extensive borders.

Looking forward to hearing from you at Planning, and from all of you copied above.

Very truly yours,

Alan Livingston,

**Dear, Andrea**

---

**From:** Sheryl Katz  
**Sent:** Sunday, December 10, 2017 7:42 PM  
**To:** Lucas, Adam  
**Cc:** Johnson, Aidan  
**Subject:** UHOPA-17-28-and ZAC-17-065 - McMaster Student Housing \* I SUPPORT THIS APPLICATION

Adam Lucas, City of Hamilton  
Planning and Economic Development Department  
Development Planning, Heritage and Design – Urban Team

My wife & I having both grown up in Westdale have seen the area over grown with student houses with absentee landlords over the last 65 years of which many are illegal. I am certain that there is not sufficient safety in the homes, like smoke and carbon monoxide detectors, snow and ice not cleaned in the winter months and lots of drinking parties, we are happy that McMaster University is taking the initiative to partner in building more student housing. With the continued growth of the Medical School and University, it is imperative that sufficient student housing is provided thus allowing families affordable housing in the area.

Sincerely

Stan & Sheryl Katz

Hamilton, ON



**Dear, Andrea**

---

**From:** Yuval Bavly <...>  
**Sent:** Sunday, December 10, 2017 8:33 PM  
**To:** Lucas, Adam  
**Cc:** Johnson, Aidan  
**Subject:** UHOPA-17-28 and ZAC-17- 065

Hello Mr. Lucas,

I live with my wife and two children in the Eastern end of the Anslie Wood neighborhood in a hotbed of student housing. I have read the above referenced applications and would like to voice my approval as I would like to see the upward pressure of student housing on housing prices reduced which I hope will make the area affordable for more families.

Thank you,

Yuval Bavly

**Dear, Andrea**

---

**From:** Jane Brander  
**Sent:** Monday, December 11, 2017 10:04 PM  
**To:** Lucas, Adam  
**Subject:** McMaster building plan for Main street/Traymore Ave

Hello Adam,

I would like to voice my very serious concerns about McMaster University's proposed plan for the land it has acquired on the Main Street/Traymore Ave. block. I live a block over on . My son attends Dalewood School. I am concerned about every aspect of the proposed building including the number of students to be housed which I understand was stated to be 800 but has been increased to 1,400. What will this mean in terms of vehicle traffic, pedestrian traffic, noise? What size of a building is being planned? The height of the building is a concern. I understand the zoning has already been changed to accommodate the university's planned building. Will the zoning be changed again to accommodate a larger, taller building? What effect will this have on the people living across the street and on the adjacent blocks? At the very least, they will find themselves living in the shadow of a very tall building. The city has to look into this proposed building carefully before agreeing to anything. McMaster's plans, and continual changes to the plans, lack transparency. Is consideration being given to the neighbourhood as it currently exists? And what is our vision for this neighbourhood. If we have something that is wonderful, should we not strive to keep it wonderful? Westdale was planned to be a wonderful, liveable neighbourhood and it currently is just that. What are the long term implications of this proposed building?

What would Jane Jacobs say? She would say we need some thoughtful city planning at this critical point.

Jane Brander

Hamilton

**Dear, Andrea**

---

**From:** Helen Hobson  
**Sent:** Monday, December 11, 2017 2:03 PM  
**To:** Lucas, Adam  
**Cc:** Johnson, Aidan  
**Subject:** McMaster's Building Plans for Student Residences on Main St., Traymore and Forsyth Streets and Dalewood

Dear Sir,

We have only recently learned of McMaster's plans for up to 1500 first year students on Main Street and Traymore/Forsyth and/or Main Street and Forsyth. The plans are not clear to us as we have in the last week received 3 different versions.

As residents of Westdale and second generation owners of our home on Arnold Street for over 70 years we have seen many changes in our community as a result of McMaster's growth in the last 50 years. Many of these changes have directly impacted us --- absentee landlords and all the property infractions that entails; traffic problems and parking violations; noise, debris, and graffiti etc.

Will McMaster's final plan to house up to 1500 first year students in one or more residences on Main St. and these other streets improve our situation and that of our neighbours? What will happen to our property values? Is the latest version of their plan the best one for the university itself? Surely from an aesthetic point of view such tall buildings as seem to be planned would be overwhelming, incompatible with the nearby houses and with McMaster's beautiful campus, which is truly beautiful, aside from the ugly structure, poorly designed over 50 years ago for McMaster University Hospital. No one has ever remarked on its attractive appearance but rather on its incongruity with its neighbourhood. Let us not repeat the approval of such past poor planning.

Of the 12 residences currently on McMaster's campus only one houses more than 550 or so students, the average number of students in all 12 is 250, and none is 10 storeys high. All add to the carefully developed campus. Can we say the same for the behemoths planned? Please let the city, the community and the university work together for the future of all. Let common sense prevail!

Sincerely,  
Helen R. Hobson  
Maureen C. Hobson

**Dear, Andrea**

---

**From:** Branko Radisic  
**Sent:** Monday, December 11, 2017 5:01 PM  
**To:** Lucas, Adam  
**Subject:** Re: UHOPA-17-28 ZAC-17-065 Comments/Feedback

Good afternoon Mr. Lucas and thank you for the opportunity to provide feedback to your Planning Committee in regards to UHOPA-17-28 and ZAC-17-065. My name is Dr. Branko Radisic and I live at [redacted] which is right across the road from the proposed development. I have a few questions/comments for your committee.

1. Since this development will inevitably devalue the property, will there be immediate tax relief for the neighbours on Traymore Avenue?
2. Since McMaster University paid above market value to acquire the property, will it impact the next property tax assessment?
3. I am unclear about the details of the proposal. I am not sure that I have ever seen the size of a building described in number of beds. By beds do you mean single beds, double beds, queen size beds, king size beds? How many persons is this building aiming to house?
4. The literature also indicates that this will be a 12 storey building. How would a 12 storey building fit into 52 metres? Is each floor 14 feet high?
5. With regards to the height of the building as well, what impact would the shadow of this building have on my property and that of my neighbours? Will we only be able to plant shade loving mosses and ferns in our gardens once it is erected?

Again, thank you for this opportunity to contribute. I will look forward to clarification on these and other details of the project in the near future.

Sincerely,

Dr. Branko Radisic

**Dear, Andrea**

---

**From:** Chanan Weiser  
**Sent:** Monday, December 11, 2017 5:00 PM  
**To:** Lucas, Adam; Johnson, Aidan  
**Subject:** "UHOPA-17-28 and ZAC-17- 065".

To whom it may concern,

I live in the Ainslee woods area . I do support the above mentioned application for a few reasons. McMaster is going to always be expanding, and with every expansion more housing is required. I feel that it is better to have the students concentrated in one area then having them spread out around the entire neighborhood, this way they can keep all their different extracurricular activities that they do, contained in one area as opposed to with in the community where families reside with kids. If you recall the homecoming party on dalewood, perhaps if we have more residence like this one, a 12 story building, then less students will be in residential housing and we would not have the disturbances that we had to go through from that. I had to walk through all of the craziness that was going on with my kids asking me all these questions what they were doing. I dont think my kids should be exposed to these things at such a young age. In summation I do agree with allowing the proposed plans to build the 12 story building.

Chanan Weiser

**Dear, Andrea**

---

**From:**  
**Sent:** Monday, December 11, 2017 11:12 AM  
**To:** Lucas, Adam  
**Subject:** Lands Located at 1190 Main Street West - Ref: UHOPA-17-28 & ZAC-17-065

Dear Mr Lucas

I refer to the City of Hamilton's letter dated November 21, 2017 setting out proposed planning and zoning amendments in order to allow the development of the above land for institutional student resident purposes.

We are generally supportive of the application requesting these amendments in the hope that this will reduce the number of private residential houses in our area being used as student letting accommodation which has had an adverse affect on the maintenance and upkeep of these properties in the neighbourhood and also impacted on the peace and enjoyment of our own homes. Our only concerns are that the development will not cause parking or traffic issues. We note that only 6 parking spaces are being allocated for the development and whilst we appreciate that not all the potential 1,406 students living in the development will have cars – there will surely still be a sizable number that will own and use cars and trust that this will not lead to a spill over of parking into quiet residential neighbourhoods and/or increase the traffic flow in the area which is already busy. Provided that these matters are taken into account and addressed, then we are in favour of the said development.

We kindly request that our personal information not appear on the City's Website.

Thank you.

Yours truly

**Dear, Andrea**

---

**From:** Kendyll Woodman a>  
**Sent:** Monday, December 11, 2017 9:01 PM  
**To:** Lucas, Adam  
**Cc:** Johnson, Aidan; arbeaug@mcmaster.ca;  
**Subject:** Proposed McMaster Residence on Traymore

Dear Mr. Lucas,

My husband and I are residents of Westdale and members of the AWWCA and I write to register my concerns regarding the proposed new McMaster residences on Traymore.

When Mr. Arbeau of McMaster University came to our neighbourhood association meetings the past two years and mentioned the new residence there was concern because of the impact it would have on the neighbourhood in general and especially those homes that would thereafter be living in the shadow of the building that was being proposed. He gave us assurances that it would be a stepped building, not so very tall, with only about 800 students, and that they (McMaster) would continue to work with the community to ensure that we would not be seriously and negatively affected by this new building.

Now we learn that, in fact, that original proposal which was shared with us was never even submitted to the city and that instead of this there are now TWO buildings proposed, much higher than the original plan and with many more students. How will they even fit TWO buildings in that space?

As residents of this neighbourhood, on Haddon Ave. North, we have seen, over the 25 years that we have lived here, the negative impacts that the increase of students/absentee landlords has had. From garbage (and related raccoon and rat issues), to NOISE, unkempt lawns/yards, NOISE, public drunkenness and associated reprehensible behavior and damage, NOISE, our street being turned into a veritable parking lot as student house after student house has paved over the majority of their yard to make a parking pad, or students just parking their cars on the grass; and the associated increase in traffic (both foot and vehicular). I have witnessed the damage that has been done to the MSU Child Care Centre on the corner of King & Haddon; to mail boxes, fences, people's cars, homes and property, even the street itself after yet another day and/or night of wild drunken and stoned parties. We've smelled the increasing amount of marijuana already being smoked around the community. We've had to listen to profanity and wild screaming day and night. Our home has been vandalized, our vehicle and garden shed burgled. We and our pets have been verbally threatened. I don't see how placing TWO new buildings and over 1400 students in our neighbourhood is going to improve any of this.

We will assume that the garbage issue will be mostly contained by the facilities themselves – other than the not insignificant litter that will be produced by introducing over 1400 students to the area. What initiative will the university as landlords take to ensure that garbage and litter are dealt with promptly and adequately?

What about water and sewage issues related to that increase in this area?

With such a large footprint, and especially with TWO proposed buildings, there will likely be NO greenspace left in the area. That is very unfortunate and unhealthy.

I understand they are proposing only six parking spaces. Where? (And quite frankly, that isn't realistic based on the number of cars that have moved into the neighbourhood with the increase of students over the years.)

How will this already extremely busy area cope with the increased vehicular traffic – not just the students but their visitors and services to the buildings?

What will be the other impacts to the area of this rezoning? For example: This space is adjacent to the local middle school and recreation centre. What consideration has gone into the impact on those two venues and the people who work and attend them?

How will McMaster educate these new "tenants" of their responsibilities to the neighbourhood and ensure that their impact will not further increase the negative effects (as mentioned above) that we have already experienced?

Finally, I would like to comment on our disappointment at McMaster's lack of transparency and integrity in dealing with their neighbours. This constant changing of plans without consulting those who actually live in this area, year after year, breaks down trust and respect for the institution. Shame on Mr. Arbeau and the others representing the university on this issue.

We do not support the proposed changes and urge the city NOT to approve them.

Sincerely,  
Kendyll Woodman



**Dear, Andrea**

---

**From:** Chien Jan  
**Sent:** Monday, December 11, 2017 9:44 AM  
**To:** Lucas, Adam  
**Cc:** Johnson, Aidan  
**Subject:** UHOPA-17-28 and ZAC-17-065

Dear Sir,

We have numerous concerns regarding the proposed population shock loading of the South Traymore neighbourhood.

- 1) The devaluation of the property value of the houses in the surrounding area.

We moved in this area 30 years ago attracted by the surroundings. We have invested considerable amount of time and capital upgrading our property done in good faith that the neighborhood will retain its appeal. There was no plan of such massive population infusion for this area at that time. With the gradual spread of the student housing, the property value has at best failed to maintain. I therefore urge you to consider the plight of the existing stake holders in this neighborhood in view of this massive proposal.

- 2) The destruction of the residential neighbourhood.

The block within Traymore, Dalewood, Main St. W. and Forsyth consists of single dwellings with houses no more than 2.5 storeys high with established clearances and shadow angles. The proposal demolishes the charm of such neighborhood. We find this disturbing that the City may allow the proposal of replacing the existing with a totally out of character structure to proceed.

- 3) Noise Pollution

There are numerous single dwelling houses in the immediate neighbourhood of the proposed 1400 plus residence proposal. All of us are aware of the local headlines regarding large group gatherings and house parties during August/September moving in, April moving out and homecoming periods. Most of the houses are very close to the sidewalks. Most of the loud conversations on street are audible. This is particularly a problem in the late evenings and nights, which happens 8 out of 12 months (assuming the University does not go to a 3 term arrangement and or converting the facility into summer rentals). With the 1400 plus new residents and their visitors invited or otherwise, the noise will be prohibitive.

The service vehicles associated with the proposed residence will also create additional noise.

Visitors' (invited and uninvited) car radios and boisterous driving displays will produce additional noise.

The existing green land between Main West and Traymore is a wonderful buffer from the aesthetic, safety and noise perspective. I trust a similar arrangement is part of the design.

4) Open concept trash disposal

This is a problem, as is, with the residential yards being used as a litter site openly disposing various food containers, tissues of all descriptions and conditions and on occasions items normally disposed in bathrooms. There are also safety issues created by bottle being smashed on the pavement and when they are flung onto the yard. An influx of 1400 plus residents, who essentially pay for the accommodation service, will create a huge issue for us the residents collecting the litter and cleaning the yards.

5) Increased traffic.

The service and other vehicles associated with the twin structure will also increase. The safety hazard will increase with the immediate proximity of the Medical Centre, Dalewood School and recreation centre.

6) Shadow angle and Height Safety.

The 52 meter height (?) increases the existing sight angle available to the residents on the north side of the Traymore Avenue. The existing angle provided by the height of the current houses on the south side of Traymore should be retained.

There will be Safety issues arising from objects being dropped from such a height as well.

7) Holiday Surprise.

Please allow the current stakeholders sufficient time in responding to the proposal. There must be a better way than dropping such a vast imposition on the good residents who faithfully have nurtured this neighbourhood over the years.

8) Additional Questions.

How close will the tall structure be to Main West-any safety/aesthetic concern?

Is the infrastructure capable of handling the influx of the 1400 plus people in such close quarters?

Has the University considered alternate arrangements-Medical Centre, the vast available land west of Cootes Drive, Innovation centre land on Longwood, land west of MARC, the north fields of the campus and so on? All are away from residential areas with available buffer space to existing residential dwellings.

We trust that there will be a satisfactory resolution of the concerns raised by the current stake holders of the neighborhood impacted by the proposed high density accommodation on the south side of Traymore Avenue.

Yours Sincerely

Helen and Chien Jan

Hamilton, Ontario

**Dear, Andrea**

---

**From:** Chien Jan  
**Sent:** Tuesday, December 12, 2017 9:09 PM  
**To:** Arbeau, Gord  
**Cc:** Johnson, Aidan; Lucas, Adam  
**Subject:** Re: UHOPA-17-28 and ZAC-17-065

Dear Gord,

Thank you for sharing the McMaster perspective on some of the points of my concerns.

Please note that Jan is my family name.

A drawing showing the proposed structure outline, with heights and easement projected on the existing dwellings will clarify the intent.

I respect your efforts to alleviate the pressure on the residential neighbourhood . However the impact of the additional 1400 accommodations will be an additional pressure on the immediate neighbourhood.

No matter how the structure is tiered, the 12 storey summit will increase the shadow/sight angles of the existing neighbourhood,  
not to mention what is in store for the Dalewood end.  
Please maintain the existing clear sight angles of the existing dwellings in this neighbourhood.

Let us plan being good neighbours and maintain the charm and heritage of this area.

Yours Sincerely

Chien Jan

On Mon, Dec 11, 2017 at 1:38 PM, Arbeau, Gord > wrote:

Jan, thank you for your inquiry and interest in the project. We are at the beginning of the consultation process that will include one-on-one meetings involving the University, the developer and neighbours, as well as a University-organized public information meeting in late January, and a public hearing organized by the city in the spring. We are eager to hear your suggestions and feedback.

The proposal, first envisioned a year ago, has evolved. The University now owns another collection of student rental houses along Traymore towards Forsyth, allowing for the consolidation of plans for new student residences.

The new proposal is a two-phased approach. The first phase would be a 950-bed, 12 storey residence at Main and Forsyth. This is the same height as envisioned in the earlier iteration. The 12-storey height is along Main Street, in alignment with the city's plans for density on Main. The design tiers the building down to two-stories along Traymore.

The second phase, to be constructed after the first phase, is for another 450 beds in a building towards Main and Dalewood.

McMaster does not have current capacity to house all incoming first-year students. For many years, the neighbourhood associations and neighbours have been advocating for new McMaster-operated student residence buildings to alleviate the pressure on the residential neighbourhood . We believe this project along with the new 500-bed on-campus

residence now under construction, will help meet that need. Thank you again for your interest and we look forward to hearing your feedback and suggestions as the project continues to evolve and takes shape.

Thank you again for your interest.

**Gord Arbeau** | Director, Communications

Communications & Public Affairs

---

**From:** Aidan Johnson <[aidan.johnson@hamilton.ca](mailto:aidan.johnson@hamilton.ca)>  
**Date:** Monday, December 11, 2017 at 10:58 AM  
**To:** 'Chien Jan \_\_\_\_\_ n>, "Lucas, Adam" <[Adam.Lucas@hamilton.ca](mailto:Adam.Lucas@hamilton.ca)>  
**Cc:** Gordon Arbeau \_\_\_\_\_  
**Subject:** RE: UHOPA-17-28 and ZAC-17-065

Dear Helen and Chien,

Thank you for the thoughtful feedback. Cc.ing Gord Arbeau at Mac for his response.

Best,

Aidan Johnson, BCL, LLB, BA, MA

Councillor for Ward 1

Chair, Emergency and Community Services Committee

City of Hamilton

**From:** Chien Jan \_\_\_\_\_ [om]  
**Sent:** December-11-17 9:44 AM  
**To:** Lucas, Adam  
**Cc:** Johnson, Aidan  
**Subject:** UHOPA-17-28 and ZAC-17-065

Dear Sir,

We have numerous concerns regarding the proposed population shock loading of the South Traymore neighbourhood.

1) The devaluation of the property value of the houses in the surrounding area.

We moved in this area 30 years ago attracted by the surroundings. We have invested considerable amount of time and capital upgrading our property done in good faith that the neighborhood will retain its appeal. There was no plan of such massive population infusion for this area at that time. With the gradual spread of the student housing, the property value has at best failed to maintain. I therefore urge you to consider the plight of the existing stake holders in this neighborhood in view of this massive proposal.

2) The destruction of the residential neighbourhood.

The block within Traymore, Dalewood, Main St. W. and Forsyth consists of single dwellings with houses no more than 2.5 storeys high with established clearances and shadow angles. The proposal demolishes the charm of such neighborhood. We find this disturbing that the City may allow the proposal of replacing the existing with a totally out of character structure to proceed.

3) Noise Pollution

There are numerous single dwelling houses in the immediate neighbourhood of the proposed 1400 plus residence proposal. All of us are aware of the local headlines regarding large group gatherings and house parties during August/September moving in, April moving out and homecoming periods. Most of the houses are very close to the sidewalks. Most of the loud conversations on street are audible. This is particularly a problem in the late evenings and nights, which happens 8 out of 12 months (assuming the University does not go to a 3 term arrangement and or converting the facility into summer rentals). With the 1400 plus new residents and their visitors invited or otherwise, the noise will be prohibitive.

The service vehicles associated with the proposed residence will also create additional noise.

Visitors' (invited and uninvited) car radios and boisterous driving displays will produce additional noise.

The existing green land between Main West and Traymore is a wonderful buffer from the aesthetic, safety and noise perspective. I trust a similar arrangement is part of the design.

4) Open concept trash disposal

This is a problem, as is, with the residential yards being used as a litter site openly disposing various food containers, tissues of all descriptions and conditions and on occasions items normally disposed in bathrooms. There are also safety issues created by bottle being smashed on the pavement and when they are flung onto the yard. An influx of 1400 plus residents, who essentially pay for the accommodation service, will create a huge issue for us the residents collecting the litter and cleaning the yards.

5) Increased traffic.

The service and other vehicles associated with the twin structure will also increase. The safety hazard will increase with the immediate proximity of the Medical Centre, Dalewood School and recreation centre.

6) Shadow angle and Height Safety.

The 52 meter height (?) increases the existing sight angle available to the residents on the north side of the Traymore Avenue. The existing angle provided by the height of the current houses on the south side of Traymore should be retained.

There will be Safety issues arising from objects being dropped from such a height as well.

7) Holiday Surprise.

Please allow the current stakeholders sufficient time in responding to the proposal. There must be a better way than dropping such a vast imposition on the good residents who faithfully have nurtured this neighbourhood over the years.

8) Additional Questions.

How close will the tall structure be to Main West-any safety/aesthetic concern?

Is the infrastructure capable of handling the influx of the 1400 plus people in such close quarters?

Has the University considered alternate arrangements-Medical Centre, the vast available land west of Cootes Drive, Innovation centre land on Longwood, land west of MARC, the north fields of the campus and so on? All are away from residential areas with available buffer space to existing residential dwellings.

We trust that there will be a satisfactory resolution of the concerns raised by the current stake holders of the neighborhood impacted by the proposed high density accommodation on the south side of Traymore Avenue.

Yours Sincerely

Helen and Chien Jan

Hamilton, Ontario

Mr & Mrs Wahoush

Hamilton,  
ONT

Dec 12, 2017

Dear Adam Lucas

My family has lived on Traymore Ave for 25 years and have managed to live cooperatively with our neighbours including many students who have come and gone over that time. We are very aware of the issues that arise from time to time with student behaviour and that is with less than 100 students living on the street.

We have many concerns related to the proposed development of a very large student residence on Traymore, Forsyth and Main streets. Concerns include the lack of consultation, the scale of the proposed development and its likely impacts on our property and life in Traymore.

The first and only discussion with the University was a result of my call following comments on local media (September 2016) announcing the proposed development on Traymore (Version 1) and claiming that discussions had taken place with residents. As one of the few owner occupiers on Traymore I know that our household was never contacted about this plan.

I appreciated the initial meeting at that time but note that we have had no further information and know that a planning application for version 1 was not submitted as we would have been notified by the city. At that meeting hosted by Gord Arbeau with McMaster staff, Knightstone representatives, Kevin Russell and I, a glossy brochure was circulated with a conceptual plan for the proposed building to house 800 students. The plan was for a three tiered building with 12 stories on Main Street, 8 in the middle and 2 stories at the Traymore side 'to look more in keeping with the street scape'.

In summary, we are concerned about the evolution of the planning ideas, the scale of the building (1406 students, now 2 blocks of 12 stories each), the much increased population density even at the end of phase 1; impacts on our property, parking, traffic and access to our homes which is not yet clearly described. The re-zoning to Major Institutional Zone is also alarming.

Recently I noted that a 9 storey building in another area of the city casts long shadows at this time of year and find it impossible to believe that we will not be negatively impacted by the proposed 12 here.

Sincerely,

cc: Councillor Aiden Johnson Ward 1

Anthony Petric

Hamilton, (

Dec 12, 2017

Adam Lucas  
Development Planning, Heritage and Design – Urban Team  
71 Main street West, 5<sup>th</sup> Floor, Hamilton, ON L8P 4Y5

Re: UHOPA-17-28 and ZAC-17-065

Dear Mr. Lucas:

I wish to express my negative view on the proposed university residence on Main Street West. I am generally in favor of providing McMaster students with additional residence accommodation. However it must not disrupt the setting of the local residents, and clearly this proposal is a terrible violation.

First, this building spans an entire block between the hospital and the public school. The side streets already support a high volume of traffic. They are the only means of access to and from the west end of the city for the Westdale neighborhood. Although university students are not expected to drive, they will nonetheless order taxis and fast food delivery, receive visits from parents and friends, and engage in social activities that bring in vehicles. Therefore the size of the residence must be kept to manageable numbers.

I also worry about the architectural aesthetics of the design. McMaster University has been notorious for hideous, ill-planned buildings; they focus on practicality and have no vision for creating an appealing building envelope that could be considered attractive. One only needs to look at the campus to see examples of such. The latest memo indicates the erection of a square monolith 13 stories high. How does this mesh with the housing directly across the narrow street? Would any city resident want to live next door to the new building? Would you?

I am asking the city to reject any proposal that exceeds the height of the hospital. The city should insist on a design that blends with the existing residential housing. Any new construction should offer the benefit of visual appearance and not detract from the local neighborhood. The city should consider the impact on traffic, especially the increased volume of pedestrian traffic on Forsythe and in front of the hospital; because of oncoming headlights, this roadway is a danger to pedestrians, even at designated crosswalks and will inevitably lead to accidents.

Finally, the proposed building is not on the university campus. The university cannot be granted carte blanche to construct any design that meets building code. They must convince us as city residents that the design is one we can all be proud of.

---

Anthony Petric  
cc. Councilor Aidan Johnson



**Dear, Andrea**

---

**From:** Bocz, Tibor  
**Sent:** Tuesday, December 12, 2017 9:23 PM  
**To:** Lucas, Adam  
**Cc:** Johnson, Aidan  
**Subject:** Response to Notice of Applications UHOPA-17-28, ZAC-17-065  
**Attachments:** Letter Re UHOPA-17-28,ZAC-17-065.docx

Dear Mr Lucas

Please find enclosed a letter outlining my concerns regarding the reference Notice of Applications presented by Knightsbridge Capital Management II Inc. on behalf of McMaster University.

I would like to request:

1. That this zoning application be immediately denied - even a cursory review reveals that the proposed usage is entirely non-compliant with the neighbourhood secondary plan.
2. In the event that this is not possible:
  - a. that any planning be subjected to the requirements of the Secondary Plan (BY-LAW NO. 05-208, both sections 6.4.1.1 "General Residential Policies", and 6.4.10 (iii) and (iv). In particular, since this property is designated in Schedule N-2 as within Cultural Heritage Landscape of the planned suburb of Westdale, it should be subject to a Heritage Impact Assessment that "will be processed with development approvals and prior to the issuance of any building permit" 6.4.10 (v).
  - b. that the period for providing comment on this proposal be extended to a minimum of 6 months in order for local residents to become fully cognizant of the true proposal and potential issues to support effective comment; and
  - c. that required notice of this proposed change be sent to an expanded community to better reflect the magnitude of the proposed development – a proposed area would be north to Sterling, south to the RAIL trail and east to Newton Avenue.

**Tibor Bocz**

Terri Bocz

Hamilton, ON

Dec 12, 2017

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

Attention: Adam Lucas

Dear Sirs:

Re: Files: UHOPA-17-28, ZAC-17-065

I have reviewed the Notice of Complete Applications by Knightsbridge Capital Management II Inc. on behalf of McMaster University for an Official Plan Amendment and Zoning By-Law Amendment for Lands Located at 1190 Main St West: 43, 47, 51 and 55 Forsyth Avenue South, 75, 77, 81, 99, 103, 107, 111 and 115 Traymore Avenue; and 50 Dalewood Avenue, Hamilton (Ward 1).

Re-designation and rezoning of the subject lands is inappropriate at this early stage; neighbours and other community stakeholders have not been consulted on the parameters of the proposed university residence and the immediate and long-term impacts of the proposed planning and zoning amendments. Impacts to property values, neighbourhood character, traffic flow, parking, noise, litter, safety and lifestyle would surely be seriously impacted. Community stakeholders need more time and more information, before possibly supporting this application.

I understand that changing the designation of subject lands from "Mixed Use - Medium Density" to "Institutional," and rezoning them from Downtown Multiple Residential (TOC1, H63) to a site specific Major Institutional (I3 XXX) is required for a student residence to be constructed within the parameters proposed by Knightsbridge Capital Management II and McMaster University. However, neighbourhood stakeholders have not been consulted on these parameters. Until two weeks ago, Knightsbridge and McMaster University had presented to local residents a completely different set of criteria: a single eight-storied structure, tiered back down to five stories towards Traymore which would contain 800 beds and create interesting architectural elements, would eliminate shadows on area homes and reduce the impact on neighbours across the street. Such a structure was described in the McMaster Daily News (<https://dailynews.mcmaster.ca/worthmentioning/new-residence-option-for-students-in-the-works/>). The original zoning of the subject lands, with an application for zoning variance through the committee of adjustment, would have permitted this development to proceed as originally presented to residents. Unfortunately, the *actual* parameters were only unveiled *two weeks ago*, to a limited number of

stakeholders who live in the immediate vicinity of the subject lands. The current notice of applications was received by immediate neighbours on 27 November. Instead of a single structure, tiering down to five-storeys, this application mentions two twelve-storey buildings, measuring fifty-two metres in height, (quite likely with mechanicals on top,) with 1,406 beds, only 6 parking spaces, and housing first-year students. No mention is made of architectural features to minimize the shadow or reduce the impact of a large institutional structure on the surrounding family neighbourhood.

We have a multitude of unaddressed concerns, such as neighbourhood character, vehicular and pedestrian traffic (of occupants, visitors and servicing partners), property values, shadow, parking, noise, litter, safety, implications of rezoning and altering the city plan, and McMaster's lack of transparency and continual changes of plans without consulting neighbours. For these reasons, we request the city act to protect residents and reject these applications.

However, should the City be favourably inclined toward the wishes of the university and this large developer, we request that, as a minimum, it postpone a decision, until residents have had time to formally respond to the application. At this time of year, leading up to the holiday season, many neighbours do not have time to pen their objection to submit to the City, in time for their objections to be included in the staff report. We therefore ask the City to postpone its decision on this, and reconsider the application in the New Year, at a more appropriate time for local residents to take in the information, and form a thoughtful response to these new parameters and the applications themselves.

I wish to be notified of the decision of the City of Hamilton on the proposed Official Plan Amendment, the proposed Zoning By-Law Amendment, and the Draft Plan of Subdivision.

Yours truly,

Terri Bocz

**Dear, Andrea**

---

**From:** Katherine P  
**Sent:** Tuesday, December 12, 2017 5:10 PM  
**To:** Lucas, Adam  
**Cc:** Johnson, Aidan

My husband and I are, once again, very disappointed in the lack of transparency shown by McMaster University with respect to their expansion plans and, in particular, with respect to the residence building proposed to be built on Main Street between Dalewood and Forsyth. The University has made major changes to its original plans for this residence (including a 50% increase in density and rezoning to Major Institutional) which are very concerning and require sufficient time for Westdale residential owners to provide feedback on their numerous concerns.

*George and Katherine Pakozdi*

Hamilton

**Dear, Andrea**

---

**From:** ...  
**Sent:** Tuesday, December 12, 2017 11:35 PM  
**To:** Lucas, Adam  
**Cc:** attalla@mcmaster.ca; Ted McMeekin, MPP; info@aidanjohnson.ca  
**Subject:** Fwd: Files:UHOPA-17-28 and ZAC-17-065 Main West McMaster development

To: Adam Lucas, City Planning,  
City of Hamilton

December 12, 2017

Re: Files: UHOPA-17-28 and ZAC-17-065

Dear Mr. Lucas,

I am a long time resident of Arnold St in Westdale. I am writing to express how strongly I object to the proposed development by McMaster for a Residence on lands at 1190 Main West, and that entire block.

I have had many encounters with McMaster University, and find that they have a total disregard for the impacts of their planning and actions on 'their close neighbors'--(especially those who live directly across from them!). That is part of why I have many serious concerns.

1) The whole process associated with the proposed student residence development fits the pattern described above. As residents, taxpayers and stakeholders we have been subjected to 3 different versions of their building proposal. At no point were we consulted; we only heard of one earlier version.

The last and final version is drastically different in its scope and impact on the neighborhood: the plans have gone from 600 to almost 1500 students. The other home owners and ourselves feel blindsided, shocked, shut-out and unprepared for this latest development.

2) If the zoning and related bylaw are to be changed to accommodate McMaster's latest proposal to build two 12+ story towers, Traymore and Arnold Streets will be practically enclosed by the MUMC to the West, and this residence to the South. Would anyone in the planning department or the staff at McMaster like to wake up one day and feel they are living on campus; or have to put up with additional shadows?

3) Along with the higher density of packing over 1400 first year students into two residential towers, comes the issue of more noise, garbage, and much more pedestrian traffic (hundreds more ) to cross Forsyth and the front entrance to McMaster at MUMC.

How will these planning problems be addressed? Whose responsibility is it to ensure there is a balanced flow of pedestrian and car traffic? What are the safety concerns?

4) The design in McMaster's latest proposal only provides a mere six parking spaces. This is ridiculous. There will be general parking problems created by this development, in terms of students with cars, and their visitors (pizza delivery...etc..) which need to be addressed.

5) If McMaster succeeds in having the city planning committee change the zoning from residential to institutional....then the city will lose a fair amount of its tax revenue from the demolished homes on Traymore, as well as from a potential non-institutional development. Is this outcome desirable? Was it

not the original idea of building the LRT to bring the kind of intensification that would increase the city's tax-base...not shrink it?

6) What will McMaster give back to the neighborhood for cutting down the trees, and building over the present greenspace?

7) The city planners should be very concerned that these imposing structures (two 12+ story towers) would be totally out of keeping with the tree-lined, established single-home residential character of a neighborhood like Westdale?

In summary, since it has been our collective experience as residents of Arnold and Traymore, that McMaster proceeds to take actions solely based on its OWN POWERFUL SELF-INTEREST, we trust that you will address these concerns on our behalf, and be sure that the planning process restricts McMaster's proposed height, and density, at least to the present zoning of 22 metres, and of mixed-residential use..

IF McMaster is going to build and expand outside its campus boundaries, it must engage with its neighbors on a transparent basis, consult with them, listen, and adjust to their their plan to address their serious concerns.

The planning department should also consider the negative impact this residence will have in a broader context, and the long-term affects on the vulnerable community of Westdale and Anslie Wood as neighbours of the major institution that is McMaster University.

Yael Greenberg,

**Dear, Andrea**

---

**From:** Kelly Hargreave  
**Sent:** Wednesday, December 13, 2017 8:09 AM  
**To:** Lucas, Adam  
**Cc:** Johnson, Aidan  
**Subject:** Traymore student residence

Good morning.

As a longtime resident of Westdale, I am writing to express my concerns with the proposed student residence for McMaster on Traymore Ave.

My biggest concern is parking. Our street parking spots are always full - in the daytime, with students commuting to the university by bus (because the parking cost at McMaster is prohibitive) and at night, with people that live in the houses. There would be no room for the hundreds of residents in a new building on the streets. The proposal I was made aware of, has a very limited number of parking spots on site.

Thank you so much for your time, I really appreciate it. If possible, I would like to be kept informed as the plans for this building develop.

All the best,  
Kelly Hargreave

Sent from my iPhone

Hamilton, Ont.,

December 14, 2017

Via E-mail: [Adam.Lucas@hamilton.ca](mailto:Adam.Lucas@hamilton.ca)

Adam Lucas  
City of Hamilton  
Planning and Economic Development Department  
71 Main Street West, 5<sup>th</sup> Floor  
Hamilton, Ontario  
L8P 4Y5

Dear Mr. Lucas,

Re: Files UHOPA-17-28 and ZAC-17-065

I am writing to make comments on Knightstone Capital Management's applications for Official Plan and Zoning By-law amendments related to proposed development of student residences on subject lands near me as described in the November 21, 2017 notice and above referenced files.

I oppose these applications for the reasons outlined below and hope the issues raised are useful in the preparation of the staff report for Council.

#### Proposed Urban Hamilton Official Plan Amendment

The applicant seeks to change the designation of the subject lands from "Mixed Use - Medium Density" to "Institutional" so that it can build two twelve story student residence buildings there containing a total 1406 beds and 6 parking spaces. The notice advises that the specific amendments requested will be made public in the staff report to be presented at a future public meeting. Lacking this key information I reviewed the Vol. 2 "B.6.2 Ainslie Wood Westdale Secondary Plan dated July 2017 (AWWSP), for evident discrepancies vis-à-vis the application, bearing in mind that changes to the AWWSP from By-law 16-264 passed by Council on October 12, 2016 to facilitate LRT corridor development do not seem to be in the version posted on-line.

The AWWSP clearly gives a high priority to single detached residential areas and lists related objectives in Section 6.2.4 - Objectives:

- b) Maintain low density single detached residential areas, in terms of both appearance and use.
- c) Ensure new infill housing and renovations are *compatible* with existing development.
- f) Reduce conflicts between adjacent land uses by buffering and distance separation.

I believe that these are sound principles to guide development in our neighbourhood. Until 16-264, part of the subject lands fronting on Forsyth, Traymore and Dalewood were zoned residential and the blocks to the north and south across Main St W are all single family residential or low rise multi residential with some low rise commercial. Far from maintaining single detached residences per 6.2.4 b the application



contemplates removing some. The scale of the proposed development is in my view completely *incompatible* with existing development, with many adverse consequences for the neighbourhood. The proposed development would create a high density, high activity, area of use within the residential areas. High pedestrian and vehicle traffic and hours of activity incompatible with the normal intensity and pace of activity in a single family residential zone, around the clock and through the week, would deny residents domestic peace.

The current application is particularly problematic considering 6.2.4 f . The idea that development should avoid creating abrupt transitions in building forms or intensity of use runs throughout the AWWSP. There is even a site specific plan for McMaster University (Area A) with separate planning objectives including 6.2.17.2 b) iii) □provide for an appropriate transition between the University and the surrounding community, at the campus edges and for the lands directly south of the University.□ This is a sound objective and effective where observed (Forsythe Avenue N. to Mayfair Crescent, trees and fencing along Forsyth Avenue). The current proposal undermines this concept in several ways:

- i. The buildings themselves would be so large as to occupy the entire block of the subject lands. Concept renderings available on the Knightstone website for an earlier ~800 student project [www.k-cap.com/properties/mcmaster-university-student-residence] show narrow paved setbacks from the streets with entrances, a paved plaza and possibly vehicle ramps facing Traymore, and 31 decorative trees set into pavements around the perimeter. There is not enough space to include separating transitions from the residential area that would either reduce the visual discord or screen the high level of activity or HVAC noise from the neighbours. The design might be appropriate in a downtown setting but not for redevelopment of a residential area.
- ii. The proposal effectively extends the University precinct into Westdale and so breaks down such transitions has have been put in place along the east side of the campus. Any classroom, student collaborative, conference or food service space would all amplify the intensity of use over that of a dedicated residence and increase the need for appropriate transition design and space.
- iii. Such a large residence in the proposed location would have the effect of turning Forsyth Avenue S. and Traymore into interior roads of campus and would create a conflict of use on the streets used by home owners, again especially if the building design includes functions other than residential. Road congestion at term ends associated with on-campus residence move-in/out is an indication of the potential problem.

The AWWSP designates part of Westdale, including the subject lands, as one of four *Cultural Heritage Landscapes* identified on Map B.6.2.2 as the □Westdale Original Subdivision□ Concerning these areas Section 6.2.13.2 Urban Design Policies advises that:

c)□ .New *development* shall reflect the existing built context by conforming to existing setback, building height, roof types, and complimentary construction material. These *established historical neighbourhoods* shall include, □

i) *Cultural Heritage Landscapes* identified on Map B.6.2.2 □Ainslie Wood Westdale □Cultural Heritage Landscapes; and,□ .

f) Views and vistas which are important to the Ainslie Wood Westdale area, including views of the Niagara Escarpment and Cootes Paradise, shall be identified and preserved in *development* and *redevelopment*. The review process for development proposals and design briefs shall incorporate the preservation of views and vistas.

The heritage nature of Westdale attracted me here from Burlington when I became a home owner. I do not know the degree to which these 6.2.13.2 requirements have been superseded by the establishment of

the TOC but note that the Escarpment is visible from neighbourhood streets and the second floor of my house, and that I would regret the loss of this vista. Perhaps more practically I cannot see how the proposed towers could reflect the existing built context. Notwithstanding TOC related amendments, I maintain that the goal of matching height, rooflines and materials should not be lost in evaluating this or other development proposals for the subject lands.

By-law 16-264 re-zoned the subject lands as TOC1 Mixed Use as of October 16, 2016 with the stated purpose of encouraging intensification along the LRT route and increasing municipal tax assessments. The AWWSP anticipates this need in 6.2.5.3 and 6.2.7.2 and goes some way to defining the Mixed Use □ Medium Density designation:

6.2.5.3 e) □ Housing forms which shall be encouraged for new rental housing and new student units include mixed use commercial / residential on major roads, low rise apartments, medium rise apartments, and rental rooms in owner-occupied houses.

6.2.7.2 Mixed Use □ Medium Density etc. □ Designation Policies

d) Building forms shall be in keeping with the predominant character of the surrounding area with respect to materials, roofline and setbacks.

e) The residential densities shall generally be about 30 □ 49 units per gross hectare.

h) ii) [Mixed use medium density opposite McMaster] Building heights shall not exceed three stories. Increased building heights of four to six stories may be permitted if it can be demonstrated that the height shall not produce any adverse shadow impacts on public spaces and/or private outdoor amenity spaces.

In establishing the TOC City Council clearly intended to enable the concept of 6.2.7.2 and apply it to the subject lands, rezoning them as TOC1. TOC1 is a mixed use designation which permits multi-residential use within a height limit of 22 meters. The current proposal aims to set aside a clear choice by Council, made only 14 months ago, not to allow intensification far exceeding the AWWSP guidance. Built form conformance is again advised in this section but the proposal renderings I have seen are in keeping with downtown development as opposed to, for example, Ronald McDonald House at the corner of Main West and Cootes, which integrates seamlessly with its neighbourhood.

Summary comments on Proposed Official Plan Amendment.

The present application runs contrary to so many aspects of the AWWSP as to effectively set it aside in respect of the subject lands and I urge your Department to recommend against approval by Council. As matters of detail I also suggest that the report to Council:

- Recommend that Council initiate a comprehensive traffic planning study to assess the effects of a student residence of any size on the subject lands
- Recommend that amendments to the AWWSP be made by a process under democratic control and not ad-hoc for the subject lands only.
- Recommend that the applicant be required to provide a total noise impact study that would address combined and interacting effects with the McMaster Children's Hospital.

#### Proposed Zoning By-law Amendment

This application seeks rezoning of the subject lands from the current Mixed Use (TOC1) to Major Institutional (I3). I note the applicant has mis-named TOC1 as □ Downtown Multiple Residential □ and suggest that the correct designation informs the degree to which the applicant's proposal departs from the established Official Plan and zoning. Associated with this, the proposal is to allow □ □ .development at a maximum height of 52.0 meters....and 6 vehicular parking spaces □ □ City of Hamilton zoning By-law

Section 8.3, Major Institutional (I3) Zone, permits multiple dwellings and in 8.3.2.2, for Educational Establishments, establishes a maximum building height of 18.0 meters which can be exceeded as side and rear yard size exceeds 6.0 meters. A full assessment of the 52.0 meter proposal in relation to 8.3.2.2 from architectural and site drawings is not available but I note that, between the two applications, the proposed 52.0 meter height far exceeds what would be needed for 12 story structures, suggesting that the applicant and client have not finalized their intentions. Also required by 8.3.2.2 are: c) Location of Multiple Dwelling and Lodging House □□ Shall only be permitted on the same lot as an Educational Establishment, □ □ and d) Parking □□ In accordance with the requirements of Section 5 of this By-law. □ Whether a multiple dwelling in the form of a university residence standing on dedicated land qualifies as an educational establishment in its own right needs to be carefully considered and may relate to any ancillary functions introduced in the design which, as noted above, would increase the use intensity in undesirable ways. The proposed six surface parking spaces are clearly insufficient relative to Section 5.6 of By-law 05-200, as amended for TOC zones, requiring 0.3 spaces per unit under 50 square meters, or a minimum 105 spaces for 1406 beds at four beds per unit; to include 4 barrier free spaces.

I object strenuously to the proposed height limit of 52.0 meters. This represents about 2.4 times the current TOC1 limit of 22.0 meters and 2.9 times the base I3 limit. In my view any building so tall would be an oppressive mass on the skyline as seen from the residential neighbourhoods north and south of Main St. As analysed below, it would cast long shadows to the north for significant periods of the day during those seasons when days are already naturally short and sunlight has most value.

For discussion purposes, I have made a preliminary estimate of shadows we could expect from a 52 meter structure on the subject lands. Again, lacking architectural and site drawings, this cannot be exact and in no sense purports to substitute for a formal shadow study carried out by a qualified professional applying standard methods. For purposes of the simulation, using an on-line shadow calculator available at [www.findmyshadow.com](http://www.findmyshadow.com), I assumed a building plan based on project renderings available at [www.k-cap.com/properties/mcmaster-university-student-residence](http://www.k-cap.com/properties/mcmaster-university-student-residence) where the eight floor east and west wings are estimated at 24 m. high and the central structure at 52 m., as proposed, oriented east-west, fronting without setback directly on Main St. W. and occupying about half the available north-south span. I also included the effects of the adjacent McMaster Children's Hospital with estimated height of 32.5 m. Dates and times for analysis in Diagram 1 are as suggested by the Oakville Shadow Impact Analysis standard, since Hamilton lacks a similar standard (Hamilton Spectator, August 8, 2017).

Diagram 1 shows that on September 21, noon shadows cast by the 52 m. structure cross Traymore Ave. and extend onto front lawns of houses on the north side. On December 21, the shadow extends almost to Arnold St. and completely covers most houses on Traymore and the south side of Arnold. Diagram 2 examines time of day effects on December 21 where the morning and afternoon shadows are considerably longer, crossing the north side of Arnold around 10 am, and again after 2 pm, directly shading houses on Traymore and the south side of Arnold for something like six continuous hours. These effects on houses are not confined to the shortest day of the year, but as shown in Diagram 3, happen to lesser degrees between November 1 and February 28.

The shadows described above do not conform to the Hamilton Site Plan Guidelines □4.0 Building Design. In this, streetscapes should be designed to ensure direct illumination of pedestrian spaces during at least part of the day, (at 9 am or 3pm) on December 21. The shadows predicted above in Diagram 2 show that the sidewalks on both the north and south sides of Traymore Ave. would be in shade at both 9am and 3pm on December 21.

The Oakville standard referenced is quite comprehensive and advises that public sidewalks and outdoor amenity areas receive at least 6 hours of continuous sunlight per day on the test dates of April 21, June 21 and September 21. It also recognizes the importance of direct illumination of residential areas in winter, as would promote home energy savings through solar gain and goes further to declare that "The shadow impact analysis must demonstrate that proposed development allows adequate sunlight on building faces and roofs for the possibility of using solar energy. Shadow impacts from proposed development should not exceed two consecutive hourly test times on December 21." I believe that this forward-looking standard has great value and recommend it towards evaluation of the present application.

*Summary Comments on the By-law amendment:*

I urge your Department to advise Council against approving this application as it would permit construction of structures far taller than allowed either under the existing TOC1 or proposed I3 designations, and that development on the subject lands be restricted to the TOC1 height limit of 22 meters. I also believe that the proposal for I3 designation is, in itself, unjustifiable given that TOC1 equally permits multi-residential development and that any consideration of this aspect of the proposal should include a careful analysis of municipal tax impacts for consideration by Council.

Yours truly,

John Thomson

Diagram 1 Noon shadows through the Year

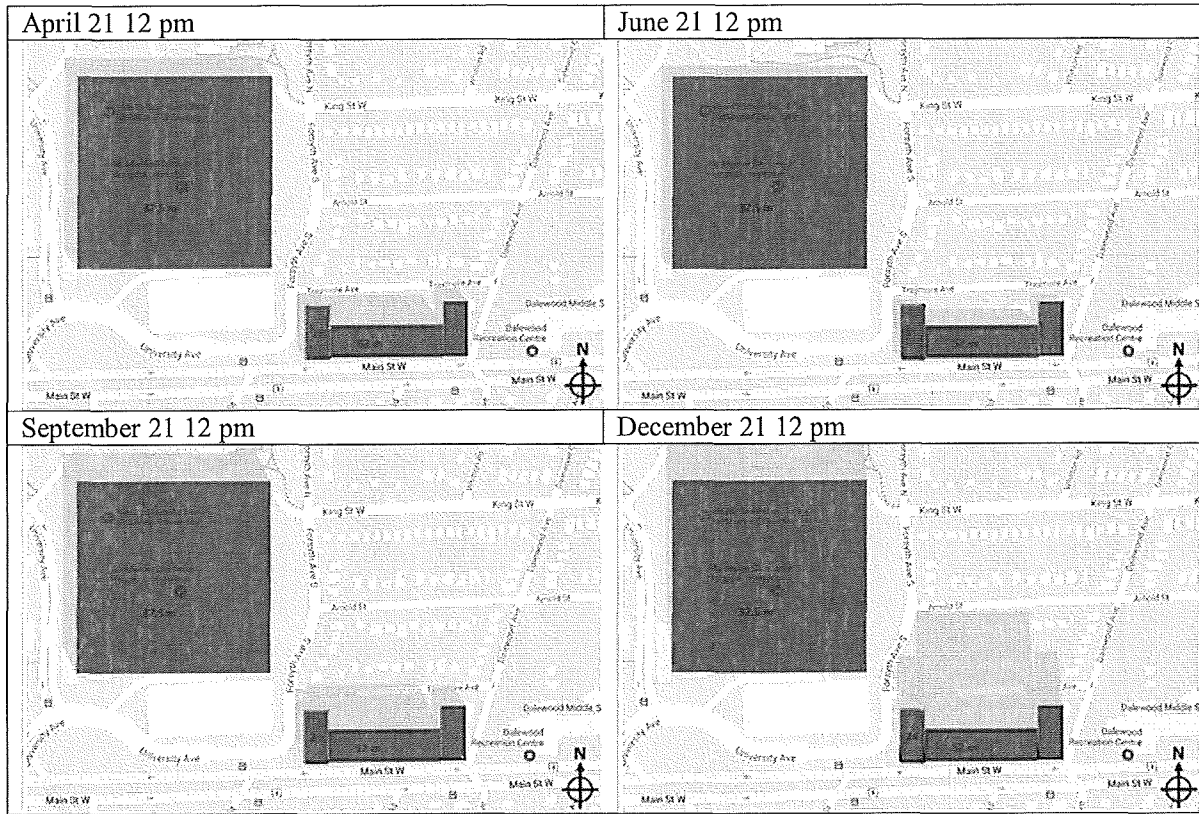


Diagram 2 December 21 series

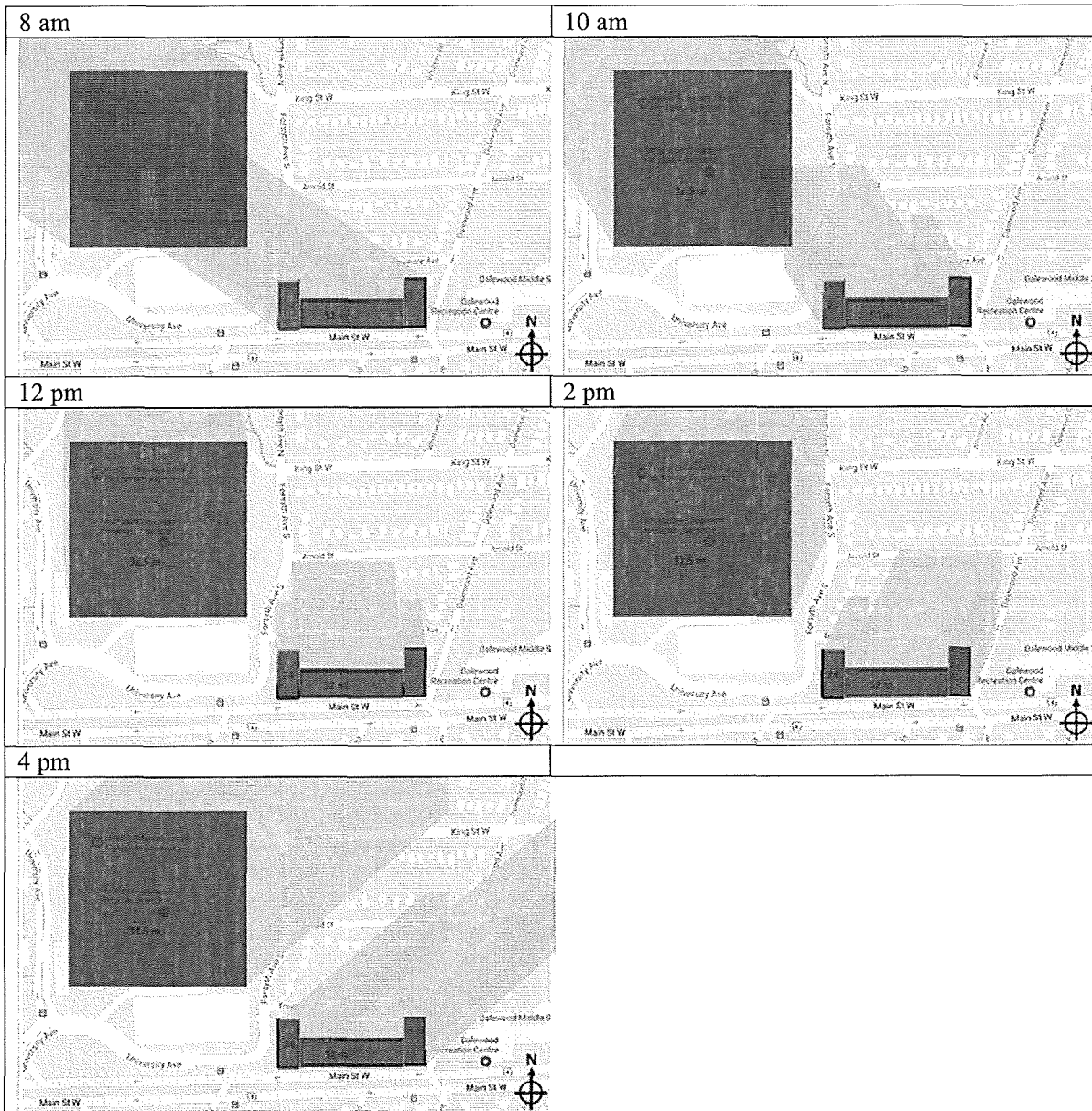
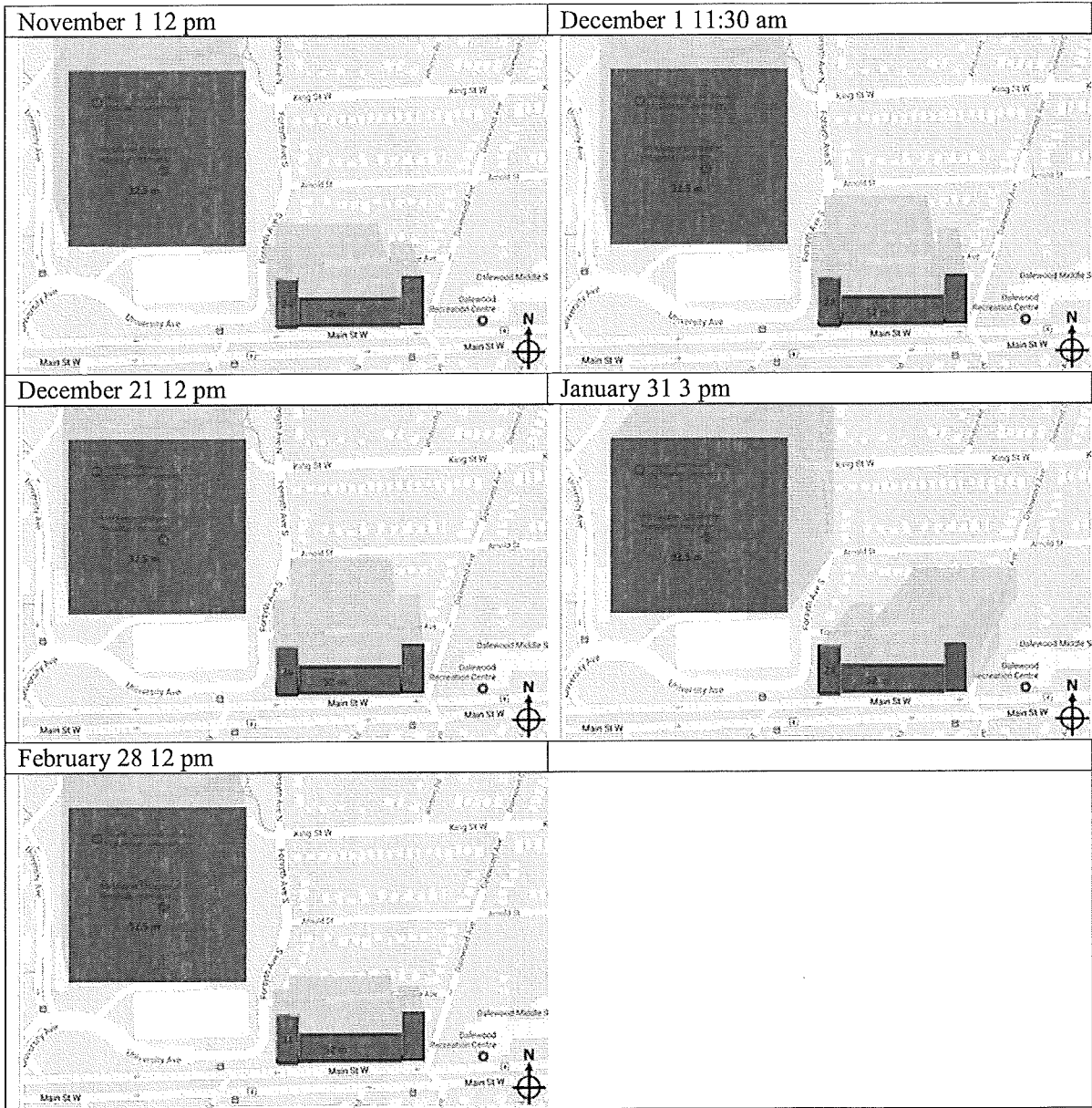


Diagram 3: Midday Shadows Nov 1 - Feb 28



Hamilton, ON

December 17 2017

Adam Lucas,

Planning Department, Hamilton

[adam.lucas@hamilton.ca](mailto:adam.lucas@hamilton.ca)

Re: File(s): UHOPA-17-28 and ZAC-17-065

Dear Mr. Lucas,

We are opposed to the above zoning bylaw amendment application from multiple residential to major institutional. The change will adversely affect the character and enjoyment of the neighborhood by long-term residents. I urge you to consider people who are citizens of Hamilton rather than institutions that show little regard for their neighbors even though they profess to do so. It is outrageous for McMaster University and its agent Knightstone Capital Management, to propose and then increase the size of this project.

There has been much publicity about the adverse effect of large numbers of students moving into the Westdale neighborhood during the academic year. 1400 more students will have a major impact and I don't see any consideration by McMaster to how it will affect us. If the City of Hamilton had a vision of what the Westdale neighborhood will look like in 10 years, please share it.

I don't want to repeat the specific arguments that have been put forward in other letters opposing these residences. They are well thought out and we support them. McMaster University has the land to build residences on campus. The university made a planning decision about 1980 to sell the many houses it owned on Traymore, Arnold and King Street. It would be ironic that McMaster is buying them back now except that their poor judgement and opportunism in taking over this development is at our, the taxpayers, expense. We urge not to support their application.

Respectfully,

Simone & Ed Rotstein

Cc Aidan Johnson, [aidan.johnson@hamilton.ca](mailto:aidan.johnson@hamilton.ca)



**Dear, Andrea**

---

**From:** Ira Rosen  
**Sent:** Sunday, January 7, 2018 12:53 PM  
**To:** Lucas, Adam  
**Cc:** Johnson, Aidan  
**Subject:** Re: Traymore Development

Hi Adam,

I hope to have a letter out to you for Monday Jan 8th. In the mean time we are still opposed to this development due to height, density and over all poor design as it does not help reduce the negative effect on the immediate community. We are in favour of a development but it must not exceed the allowances described in there LRT corridor master plan and there must be no main entrances on the Traymore side of the development all major pedestrian access should be on Main St.

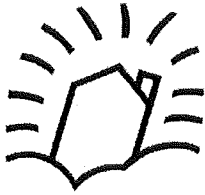
Thank you

Ira Rosen  
President AWWCA..

Lucas, Adam wrote:

>Hi Ira,  
>Thank you for your e-mail. The application numbers for the Knightstone Capital development at 1190 Main Street West are UHOPA-17-028 and ZAC-17-065. I've attached a copy of the notice of complete application which was forwarded to the neighbours within 120 metres of the proposal. The notice describes what is proposed on the property.  
>If you have any additional questions with respect the proposed development, please let me know.  
>Regards,  
>Adam  
>  
>Adam Lucas, MCIP, RPP  
>Senior Planner  
>  
>Development Planning, Heritage and Design, Urban Team Planning Division  
>Planning and Economic Development Department City of Hamilton  
>71 Main Street West, 5th floor  
>Hamilton, ON  
>L8P 4Y5  
>t. 905.546.2424 ext. 7856  
>f. 905.546.4202  
>e. adam.lucas@hamilton.ca  
>  
>  
>-----Original Message-----  
>From: Ira Rosen [mailto:irosen@cogeco.ca]  
>Sent: December-06-17 12:30 PM  
>To: Lucas, Adam  
>Cc: Johnson, Aidan

>Subject: re: Traymore Development  
>  
>Hello Adam,  
>  
>Can you please forward the application number and any other info. on  
>the development for a formal letter to be sent out  
>  
>thank you  
>  
>Ira Rosen  
>President AWWCA  
>  
>



**Ainslie Wood/Westdale Community Association**  
*Of Resident Homeowners Inc.*  
1063 King Street West  
Suite 221  
Hamilton, Ontario L8S 4H2  
awwca.ca

January 8, 2018

Adam Lucas, MCIP, RPP Senior Planner  
Planning and Economic Development Department  
City of Hamilton  
71 Main Street West, 5th floor  
Hamilton, ON L8P 4Y5

Re: Application # UHOPA-17-028, ZAC-17-065.  
Knightstone Capital Development  
1190 Main Street West  
Hamilton, ON

Dear Mr. Lucas,

Please be advised that the Ainslie Wood Westdale Community Association (AWWCA) is formally opposed to the above-mentioned development in its present application. We firmly oppose the height of 52 meters as well as the density of over 1,400 beds. The primary objective of this development is to house McMaster University's first-year students. We understand the need of the University, and we endorse a development on the proposed site; however, we feel that this development in its present form will have long-lasting negative effects on the immediate community.

When we met last year with the developer and University our position on certain aspects was made clear. There were to be no major pedestrian entrances on the Traymore side of the development to help reduce the saturation of foot traffic on a small side street.

In addition, after several requests we have not seen any plans for how the University and developer plan to deal with the increased vehicular traffic since the present plan has only six parking spots. In particular, how do they plan to handle the yearly move-in and move-out? With the reduced lanes on Main Street West due to LRT, the end result will be the possibility of 1,400 vehicles unloading and loading on the small side streets in the area. Furthermore, this development is across the street from Dalewood School, which will create an extremely unsafe situation.

We have been informed of an open house in February 2018, and we are open to continued conversations with the hope that the above-mentioned concerns will be addressed. It's important to note that the University is constructing a new residence on campus with 500 beds: Why could that development not have been made taller and larger to fully house first-year students?

Sincerely yours,

Ira Rosen  
President, AWWCA

**Dear, Andrea**

---

**From:** Philip Vasilevski >  
**Sent:** Wednesday, January 24, 2018 8:38 PM  
**To:** Lucas, Adam  
**Subject:** McMaster Residence on Traymore Ave (Ref UHOPA-17-028 & ZAC-17-065)

Dear Mr Lucas,

As a homeowner in Westdale, I am writing regarding the proposed new McMaster Residence on Traymore Ave (Ref UHOPA-17-028 & ZAC-17-065).

I approve the concept by McMaster University of a residence complex of up to 12 storeys between Main street and Traymore Ave as it will meet the needs of all stakeholders. It will also have the desirable effect of driving out the worst landlords of student houses in our neighbourhood who do not take care of their property knowing that they currently have a captive market of student renters with no choice but to live in substandard accommodations.

My only concern is that visitor parking for 6 vehicles is too small for the number of people who would live there and will result in congested streets.

Regards

Philip Vasilevski

Hamilton, ON

phone:

**Dear, Andrea**

---

**Subject:** FW: Set Backs

---

**From:**  
**Sent:** June-29-18 12:40 PM  
**To:** Johnson, Aidan  
**Cc:** Emmy  
**Subject:** Re: Set Backs

I have not been able to follow the details of this project... So I don't have detailed suggestions beyond what neighbours may have already have brought forward. But I do know that there are concerns about the increased height of the building. Thus thinking about a set back as in the illustration might be a rational compromise solution.

Emmy may be able to be more specific, as she is more up-to-date and a directly *affected neighbour of the proposal*.

Another issue is cars and parking. Given that there will be insufficient parking for the number of proposed students, it will be vital to tightly restrict parking in the neighbouring streets, so they don't become the students' parking lot with the accompanying traffic and noise at all hours.

My suggestion would be to restrict parking on the neighbouring streets to the local neighbours/residents.

Dieter

**Dear, Andrea**

---

**From:** Wali Khan  
**Sent:** Monday, September 10, 2018 1:22 PM  
**To:** Lucas, Adam  
**Subject:** Fwd: Traymore/Main Street McMaster Student Residence

Dear Mr. Lucas,

Hope you are doing very well. I think you know that McMaster University and Knightstone Real Estate recently (Sept 6th) organized a public meeting to inform their revised plan on the student residence that they are planning to build between Traymore Avenue and Main Street West. Basically in the revised plan they proposed to reduce part of the building from 12 storied to 10 storied and increase part of the building from 12 storied to 18 storied keeping the overall accommodation same (for 1400 students). It seems they do not want to decrease their income! For parking in revised proposal they said they will build 23 underground parking instead of previous 6 on ground parking. For this underground parking they proposed to build a ramp near Dalewood Avenue end (close to my house) on Traymore Avenue. It means all the time we have to see the garbage trucks or supplies trucks moving around. In addition, it is not clear where the parking will be even if 5-10% of 1400 students have cars. They cannot put a restriction on buying car. There was no report on traffic situation on Traymore and on the adjacent roads following the construction of this residence for 1400 students. Overall this is very disappointing and frustrating. They basically did not do much to address our concerns. We living on the other side of Traymore along with neighbors on Arnold will suffer a lot if this huge building get approval from the city. Many have expressed their concerns in the meeting. I hope City Planning Department will take appropriate steps in this regard.

Thanks very much.

Best wishes,  
Waliul Khan

Hamilton

----- Forwarded message -----

**From:** Wali Khan <[khanwi@gmail.com](mailto:khanwi@gmail.com)>  
**Date:** Tue, May 29, 2018 at 8:54 PM  
**Subject:** Traymore/Main Street McMaster Student Residence  
**To:** <[mayor@hamilton.ca](mailto:mayor@hamilton.ca)>, Ted McMeekin, MPP (Constituency Office) <[tmcmeekin.mpp.co@liberal.ola.org](mailto:tmcmeekin.mpp.co@liberal.ola.org)>, <[aidan.johnson@hamilton.ca](mailto:aidan.johnson@hamilton.ca)>, Lucas, Adam <[Adam.Lucas@hamilton.ca](mailto:Adam.Lucas@hamilton.ca)>, Wojewoda, Nikola <[Nikola.Wojewoda@hamilton.ca](mailto:Nikola.Wojewoda@hamilton.ca)>

Dear Mayor Mr. Eisenberger, MPP Mr. McMeekin, Councillor Mr. Johnson, Mr. Lucas:

Recently I found that several houses on the Traymore Avenue and Forsythe Avenue (those bought by McMaster/Knightstone to build student residence) are boarded up. I am living with my family on the other side of Traymore Avenue. I also heard that the McMaster/Knightstone is going to demolish the other side houses in September. This is a very unfortunate, depressing and disturbing situation for those like me living on the other side of Traymore Avenue. As the plan is not yet officially approved I am not sure how much appropriate this is to do like it. The developer seems not to care anything about us. They do not have minimum consideration for us who are going to suffer from this gigantic building for 1400 students just on the other side of the same road. First they did not communicate with us before making the plan to build a huge 12 storied building in front of us

and now by boarding the houses they are trying to create a hostile environment for us. It seems they are trying to intimidate us. We pay tax and as citizen of civilized country we expect right treatment from the city and also from the McMaster/Knightstone. I never thought we have to face this kind of dismal situation in this wonderful city and beautiful country.

I and my family are now in a very stressful condition. We now have to sale our house and at the same time buy another house to live. According to real estate agents it will be not easy to sell the house now (who will buy our house with houses boarded on other side of same road?). This is a mental torture to me and my family. McMaster also so far did not show any intention to buy the houses on our side. McMaster can also consider that in order to make parking for the residence (the current plan lacks parking for the residence) or for other future development. This could at least reduce our worry of selling the property.

I would like to request honorable Mayor, MPP, City/Ward Councillors, and City Planning Department to take appropriate measures and help us in this very difficult and stressful situation.

Many thanks in anticipation of your kind consideration.

Sincerely,

Waliul Khan

Hamilton, ON

**Dear, Andrea**

---

**From:** Philip Vasilevski <p>  
**Sent:** Tuesday, February 6, 2018 8:10 PM  
**To:** Lucas, Adam  
**Subject:** Re: McMaster Residence on Traymore Ave (Ref UHOPA-17-028 & ZAC-17-065)

Adam,

I will not be able to attend the meeting tomorrow. But I want to reiterate that I fully support the project to build 1400 units of up to 12 stories on Main Street and stepping down to smaller units at Traymore.

My only concern is that with only 6 visitor parking spots and no permanent parking, there will be more cars visiting than a typical apartment building. Plus, there needs to be a plan for dealing with vehicles moving students into and out of the units at the beginning of September and end of April.

Regards

Philip Vasilevski

Hamilton, ON

---

**From:** Lucas, Adam <Adam.Lucas@hamilton.ca>  
**Sent:** January 26, 2018 9:10 AM  
**To:** 'Philip Vasilevski'  
**Subject:** RE: McMaster Residence on Traymore Ave (Ref UHOPA-17-028 & ZAC-17-065)

Hi Philip,  
Thank you for your e-mail. Your comments and concerns regarding the availability of parking have been received and will be incorporated in a future planning report before Planning Committee.  
I'm unsure if you know this, but the applicant is holding a public information meeting regarding their proposal on February 7<sup>th</sup>. I've attached the flyer for your information.  
Regards,

**Adam Lucas, MCIP, RPP**  
Senior Planner

Development Planning, Heritage and Design, Urban Team  
Planning Division  
Planning and Economic Development Department  
City of Hamilton  
71 Main Street West, 5th floor  
Hamilton, ON  
L8P 4Y5  
t. 905.546.2424 ext. 7856



f. 905.546.4202  
e. [adam.lucas@hamilton.ca](mailto:adam.lucas@hamilton.ca)

---

**From:** Philip Vasilevski  
**Sent:** January-24-18 8:38 PM  
**To:** Lucas, Adam  
**Subject:** McMaster Residence on Traymore Ave (Ref UHOPA-17-028 & ZAC-17-065)

Dear Mr Lucas,

As a homeowner in Westdale, I am writing regarding the proposed new McMaster Residence on Traymore Ave (Ref UHOPA-17-028 & ZAC-17-065).

I approve the concept by McMaster University of a residence complex of up to 12 storeys between Main street and Traymore Ave as it will meet the needs of all stakeholders. It will also have the desirable effect of driving out the worst landlords of student houses in our neighbourhood who do not take care of their property knowing that they currently have a captive market of student renters with no choice but to live in substandard accommodations.

My only concern is that visitor parking for 6 vehicles is too small for the number of people who would live there and will result in congested streets.

Regards

Philip Vasilevski

Hamilton, ON

**Dear, Andrea**

---

**From:** Wali Khan  
**Sent:** Monday, September 10, 2018 1:22 PM  
**To:** Lucas, Adam  
**Subject:** Fwd: Traymore/Main Street McMaster Student Residence

Dear Mr. Lucas,

Hope you are doing very well. I think you know that McMaster University and Knightstone Real Estate recently (Sept 6th) organized a public meeting to inform their revised plan on the student residence that they are planning to build between Traymore Avenue and Main Street West. Basically in the revised plan they proposed to reduce part of the building from 12 storied to 10 storied and increase part of the building from 12 storied to 18 storied keeping the overall accommodation same (for 1400 students). It seems they do not want to decrease their income! For parking in revised proposal they said they will build 23 underground parking instead of previous 6 on ground parking. For this underground parking they proposed to build a ramp near Dalewood Avenue end (close to my house) on Traymore Avenue. It means all the time we have to see the garbage trucks or supplies trucks moving around. In addition, it is not clear where the parking will be even if 5-10% of 1400 students have cars. They cannot put a restriction on buying car. There was no report on traffic situation on Traymore and on the adjacent roads following the construction of this residence for 1400 students. Overall this is very disappointing and frustrating. They basically did not do much to address our concerns. We living on the other side of Traymore along with neighbors on Arnold will suffer a lot if this huge building get approval from the city. Many have expressed their concerns in the meeting. I hope City Planning Department will take appropriate steps in this regard.

Thanks very much.

Best wishes,  
Waliul Khan

, Hamilton

----- Forwarded message -----

**From:** Wali Khan  
**Date:** Tue, May 29, 2018 at 8:54 PM  
**Subject:** Traymore/Main Street McMaster Student Residence  
**To:** <mayor@hamilton.ca>, Ted McMeekin, MPP (Constituency Office) <tmcmeekin.mpp.co@liberal.ola.org>, <aidan.johnson@hamilton.ca>, Lucas, Adam <Adam.Lucas@hamilton.ca>, Wojewoda, Nikola <Nikola.Wojewoda@hamilton.ca>

Dear Mayor Mr. Eisenberger, MPP Mr. McMeekin, Councillor Mr. Johnson, Mr. Lucas:

Recently I found that several houses on the Traymore Avenue and Forsythe Avenue (those bought by McMaster/Knightstone to build student residence) are boarded up. I am living with my family on the other side of Traymore Avenue. I also heard that the McMaster/Knightstone is going to demolish the other side houses in September. This is a very unfortunate, depressing and disturbing situation for those like me living on the other side of Traymore Avenue. As the plan is not yet officially approved I am not sure how much appropriate this is to do like it. The developer seems not to care anything about us. They do not have minimum consideration for us who are going to suffer from this gigantic building for 1400 students just on the other side of the same road. First they did not communicate with us before making the plan to build a huge 12 storied building in front of us

and now by boarding the houses they are trying to create a hostile environment for us. It seems they are trying to intimidate us. We pay tax and as citizen of civilized country we expect right treatment from the city and also from the McMaster/Knightstone. I never thought we have to face this kind of dismal situation in this wonderful city and beautiful country.

I and my family are now in a very stressful condition. We now have to sale our house and at the same time buy another house to live. According to real estate agents it will be not easy to sell the house now (who will buy our house with houses boarded on other side of same road?). This is a mental torture to me and my family. McMaster also so far did not show any intention to buy the houses on our side. McMaster can also consider that in order to make parking for the residence (the current plan lacks parking for the residence) or for other future development. This could at least reduce our worry of selling the property.

I would like to request honorable Mayor, MPP, City/Ward Councillors, and City Planning Department to take appropriate measures and help us in this very difficult and stressful situation.

Many thanks in anticipation of your kind consideration.

Sincerely,

Waliul Khan

Hamilton, ON