

Pilon, Janet

Subject: Vrancor Development 354 King West

From: Aleda

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Date: April 20, 2020 at 2:27:38 PM EDT

To: mayor@hamilton.ca, maureen.wilson@hamilton.ca, stephanie.hilson@hamilton.ca, Marylouise.pigott@hamilton.ca, jason.farr@hamilton.ca, maureen.scally@hamilton.ca, ryan.leverton@hamilton.ca, nrinder.nann@hamilton.ca, Daniela.Giulietti@hamilton.ca, amy.majani@hamilton.ca, sam.merulla@hamilton.ca, diane.piedimonte@hamilton.ca, chad.collins@hamilton.ca, lucy.finelli@hamilton.ca, tom.jackson@hamilton.ca, samantha.kreidl@hamilton.ca, nancy.burden@hamilton.ca, esther.pauls@hamilton.ca, zora.milovanov@hamilton.ca, Dear Andrea <andrea.dear@hamilton.ca>

Hello everyone.

I am writing to register my dismay over the confusion about the community outreach regarding the Vrancor variances for the property at King and Queen Streets on the Strathcona/Downtown border. I would add at the outset, that I believe the original 6-10 storey plans are more or less acceptable, although I believe they require scrutiny. I support the idea of building along the transit oriented corridor and would like to see housing and some commercial space included. But this does not mean it should be permitted to stray from the parameters set by the city and neighbourhoods to guide development here.

I am very alarmed by this developer's conduct and general lack of commitment to the intent of the Official Plans and Zoning by-laws. I feel the PDF posted by the GSP group is a deliberate attempt to mislead the neighbourhood into believing the buildings will have very little discernible impact.

I am unhappy about the failure by GSP to thoroughly study the effects of wind, shadows, traffic parking, visual impact and relationship to a healthy existing historic neighbourhood. All of Strathcona, I believe, will be diminished by this huge and insensitive structure and by the extraordinary number of temporary residents who will be living here, and also moving in and out, on relatively short leases.

I question the veracity of the developer's claims about how this building will actually be used.

I wonder what will be built at 200 Market Street, just across the road, and how the residents of the two projects will relate and interact both with each other and the rest of the neighbourhood.

To me, the design of the buildings are unappealing aesthetically, particularly if they are taller than the original 6-10 storeys, and upon reviewing the architectural set, think there are some very unsafe and unhealthy elements built into the plans. Concerning safety, I would point out that this building would potentially be housing just under 1000 students just a couple of blocks from Hess Village.

Finally I am troubled by what seems to be an unreasonable rush to push this project forward during these uncertain times.

I hope that you can assure me that the developer's Rationale for Development will be carefully scrutinized and that the requested variances will be denied based on those investigations.

Many thanks for your attention, and for all of the work you do for the city and people who live here.

Aleda O'Connor