

Councillor Maureen Wilson
City of Hamilton, Ward 1
71 Main St. West, Hamilton, ON L8P4Y5
Maureen.wilson@hamilton.ca

Carmen Cuming
309 Jackson St. W
Hamilton, ON L8P 1M6

April 2, 2020

Dear Councillor Wilson:

Re: Proposal 235 Main St. West, including 74 Queen St. South and 244-246 Jackson St. West.

I have lived in this neighborhood since 1986. I am appalled by this high-rise and town house proposal. I counted at least 22 stories plus 2 on the North East corner in the picture of the brochure dropped off at my house. I am confused. I searched ZAC-18-012 and read: "To construct a 13 sty mixed use on the ground floor and 147 residential dwellings units above". It seems that this was written in 2018 and that since then the developer has purchased 74 Queen Street South and 244-/246 Jackson Street West. I could not find anything for UHOPA-18-05.

From the pictures I saw in the glossy brochure this proposed high-rise building is unsightly, unattractive, disproportional and not compatible with our neighborhood. I live on Jackson and Pearl streets, a residential area characterized by up to two stories brick family homes, many over a century old, with front lawn gardens and trees. The only existing buildings locally are 7 stories high: 100 Locke St. South, 300 Main St. West, 179 and 180 George Street.

This proposed high-rise would change the character and quality of our neighborhood. It would make it impersonal, crowded, congested, busy, noisy, with increased traffic, more pressure on old infrastructure, more air pollution, less safety for pedestrians, less residential and less conducive to raising young families. Our residents are primarily families with young children, seniors and couples. A tall high rise would be more in keeping with the downtown core and better suited for young professionals, singles and students.

Any height above 7 stories is unprecedented in our area. Town houses with inner square/green park area and ample parking are more in keeping with our character. And if a building must be constructed at this site it should not be taller than 7 stories to match those on George St. Main St. West and Locke St.S.

In addition, I would like to know what is the adaptive reuse of the beautifully preserved and possibly historic house on 74 Queen St. South which will likely get "lost" in the midst of this incongruous development. I hope that at minimum the townhouses are going to be constructed with brick material and within an architectural style to match the surrounding houses and maintain the streetscape.

I sincerely hope that the amendments to the Official plan (UHOPA-18-05) and Zoning by-law ZAC-18-012) are not going to be approved and would like to have a copy of the relevant materials.

Finally, I respectfully request that the planner assigned to this project and/or your staff please answer the following questions and keeps me informed of the development process of this project:

- 1) Are there **height restrictions/recommendations** for West side of Queen St. South up to Macklin St. where the highrise building Beverly Hills is situated (644 Main St. West)?
- 2) **Building**: What is the actual proposed height of the building i.e. how many stories in total including electric, gym etc.? How many units? What is the construction material? How many residents expected? How many parking spots? Where do the cars come in and out?
- 3) **Commercial spaces**: How many commercial spaces? Will there be parking for the people working in and going to the commercial spaces?
- 4) **Townhouses**: How many townhouses? How many stories high? How many residents expected? What is the construction material and architectural style? How many parking spots and where? Where will the cars come in and out?
- 5) What is the **adaptive reuse** of 74 Queen St. South?
- 6) Will there be any inner or surrounding **green space**?
- 7) Will **setbacks** respect existing ones?
- 8) How will the developer **remedy this contaminated site** which used to be a gas station?
- 9) How is **public participation and consultation** being achieved?
- 10) What stage is this proposal at? Has it gone through the **committee of adjustment**?
- 11) What is the **approval process**?
- 12) Who is the **planner** in charge?

I trust that our councillor, public officials and planning committee staff will achieve a conciliatory solution that is satisfactory for all parties involved. Development and intensification can be achieved in a paced, responsible and controlled manner, balancing the interests of local residents, developers and government authorities. Please take into account Direction #9 of the Vision 2020 to guide development: "Maintain and create attractive public and private spaces and respect the unique character of existing buildings, neighborhoods and settlements". (HUOP-Vol. 1-A2.1)

Thank you in advance for your attention in this matter.

Yours truly

Carmen Cuming

Cc: Brenda.johnson@hamilton.ca

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P.S. I sent an email yesterday to Mr. Kevin Muir, at GSP Group, requesting to be signed up for the upcoming Webinar on April 7, but have not heard back from him yet and it is past 4:00pm.

Margaret Krol
255 Main West
Hamilton, Ontario
L8P 1J5

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

RE: Files: UHOPA-18-05; ZAC-18-012

Dear Mrs. Adam Lucas:

This letter is my response in regards to Notice of Complete Applications by Urban Solution Planning for Lands located at 235 Main Street West, Hamilton.

As the owner of the adjacent property, 255 Main Street West, I have following concerns in regards to development of 235 Main Street West:

- 1) The south border of my property is supported by 9 – 10 feet tall (approximate assessment) concrete retaining wall which also connects with the similar retaining wall at 235 Main Street West. My concern is that ground digging during contraction site at 235 Main Street West will cause damage to the wall and its collapse. These events will have serious consequences not only for my property but also for 4 other properties which use this wall as their north property border.
- 2) Along east border of 255 Main St. West runs low retaining concrete wall which separates 255 Main St. West from 235 Main St. West. The presence of this wall is recorded on the survey from 1964. This wall was built on 235 West Street property and left the strip of 235 Mains Street West land along the west site which is approximately two feet wide running along entire length of the wall from entrance to the driveway to south east corner of the parking lot. This strip of land was already incorporated in the driveway and parking lot of my property when 255 Main Street was purchased by my family in 1991. If I lose access to this strip of the land running along

2/2

the low retaining wall then the entrance to my driveway will be impaired and lack of parking facility will inconvenience many of my patients. Patients with mobility problems want to park as close as possible to the building and many appreciate parking location which is free of charge. I have been using the current driveway/parking arrangement for almost 27 years and would like to have access to this strip of land.

- 3) Building 20 stories building in the part of the city will further deteriorate already difficult parking situation in this part of the city.
- 4) I am concerned that during construction safe passage from the entrance of the driveway to the parking space at the back of the building will be affected for example by possibility of objects falling from the construction site. I want the builder / owner to be aware that I do not wish any interference with my practice and safety of people visiting 255 Main Street location. The builder should be aware that usage of the driveway and parking lot cannot be affected during and after construction at 235 Main Street location.

Regards,




February 14, 2018

RE: UHOPA-18-05; ZAC-18-012

Please be informed that we at 74 Queen South object to the zoning changes requested for the following reasons:

- 1) Lack of parking for the present need in our area. We already have an apartment complex across the street at 75 Queen Street South with no parking and on the other corner the Player's Guild with minimal parking. The 142 parking spaces proposed are not adequate for the number of residential and commercial units in their design.
- 2) We are concerned with the amount of time it will take from ground breaking through completion of the project. We are a mainly residential area south of Main and know that we will be greatly inconvenienced by the construction. Being directly next to the project, we have major concerns about maintaining the structural integrity of our century home. How will our concerns about this be properly addressed?
- 3) While construction in Hamilton is booming, we have seen a number of high profile projects falter either before breaking ground or even midway through construction. The Frisina group has previously proposed a project on this lot that never came to fruition. How can they guarantee that once they start this project they will have the funding necessary to complete it? Better a vacant lot than fencing around a hole in the ground.
- 4) The corner of Main and Queen is a high traffic accident area. The proposed transition of Queen Street to 2 way will already create more traffic chaos; adding to that hundreds of more cars either entering or exiting the proposed underground lot every day in beyond comprehension.

I hope that you take these objections into consideration. If you have any further questions I can be reached at 

Thank you,

Natasha Crugnale

74 Queen Street South

Hamilton, ON

Hamilton Ontario 14 February, 2018

To Adam LUCAS, City of Hamilton – Planning and Economic Development Department

71 Main St. West, 5th Floor

Hamilton Ontario L8P 4Y5

Re: UHOPA-18-05; ZAC -18-012

Dear Mr Lucas

When Manhattan West Corporation (c/o Alfonso Frisina) made an application some time ago to build a 4 storey infrastructure at 235 Main St. West, Hamilton (Ward 1) we strongly objected because we felt there was lack of required green space and or parking and additional traffic in an already busy corner.

Now they ask to change the zoning from “H/S -36a” to “E-3/S-xx” (High density Multiple dwelling) in order to build an High-rise containing 152 dwelling unit in addition of 450 square meters of commercial floor space and 142 vehicular parking spaces in (4) levels of underground parking.

In objecting vehemently to the change of zoning and to the project as a all I expect to receive all the documentation related to the above application and the date for a Public Meeting.

Thank you

Bruno Crugnale – 74 Queen St. South Hamilton Ontario L8P 3R7

February 12, 2018

TO: Adam Lucas, City of Hamilton
Planning and Economic Development Department
71 Main Street West, 5th Floor, Hamilton ON L8P 4Y5

RE: UHOPA-18-05; ZAC-18-012

I am a citizen of Hamilton who resides in the area of the proposed development.

I received the City of Hamilton letter dated January 31, 2018 informing me of said proposal.

Please publish my comments below in the report to be made available to the general public and appear on the City's website as indicated in the letter.

I do not want my personal information published.

My request with regard to the proposed development is that the City require the Developer to dedicate plenty of space on-site for Visitor Parking, Service / Delivery / Contractor Vehicle Parking, Moving Truck / Loading Zones, etc.

The proposed building would be situated on the corner of an **extremely** busy intersection (Queen Street South and Main Street West). Consequently, any vehicle not facing a red light at the corner which nonetheless stops on the road along either the Main Street West or Queen Street South side of the building would cause serious risk of accidents.

I believe it is imperative the Developer erect clear signage coupled with the aforementioned designated on-site stopping / parking facilities such that drivers of all vehicles connected with the building can safely stop / park their vehicle on its private grounds, thus reducing the risk of said drivers suddenly stopping on the road to the surprise of drivers that follow.