

**Kehler, Mark**

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**From:** James MacNevin [REDACTED]  
**Sent:** October 24, 2018 11:28 AM  
**To:** Kehler, Mark  
**Cc:** Farr, Jason; bkhes@gspgroup.ca  
**Subject:** Corktown Plaza redevelopment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mark,

I am writing in regard to the proposed redevelopment of the Corktown Plaza (file nos. UHOPA-18-17 & ZAC-18-037). I hope it's not too late to submit written comments on this application.

I live two blocks away from the Corktown Plaza, on Young Street. Overall I strongly support the proposed redevelopment. It's appropriate for the site and provides the kind of densification that downtown Hamilton desperately needs. I'm especially impressed by the high quality of the landscape design and by the possible inclusion of a grocery store, which would be a huge benefit for the community.

That said, I do have one major concern about the plans. I am a frequent user of the two Vrtucar cars that are currently stationed at the Corktown Plaza. The presence of these carshare cars so close to my home allows me to live car-free. Many others in the neighbourhood are in the same position; indeed, my understanding is that these two cars are some of the most heavily used vehicles in Vrtucar's Hamilton fleet. In light of this, I am troubled that I can't find any reference to Vrtucar or carsharing in the developer's Planning Justification Report or Transportation Impact Study, Parking Justification, and TDM Options Report. Given that the developer is requesting permission to provide only 0.44 parking spaces per dwelling unit (roughly half what the bylaw requires), I would expect them to contribute in some way to the availability of alternative modes of transportation. At a minimum, I would expect a commitment to maintaining the two current carshare spaces. But ideally they should be proposing to increase carshare availability if they are planning to add hundreds of new car-free residents to the area. This is something that should be addressed at the design stage, as I understand carshare parking spaces would need to be provided on the ground level (not underground) in order for the cars' transponders to work.

The same goes for SoBi bikeshare infrastructure. The application makes repeated mentions of the SoBi hub across the street on Catharine Street, but in my experience this hub is already heavily used, and I imagine it will quickly become oversubscribed with all of the new development proposed for the area. (At the moment, the SoBi app shows only one available bike.) Here again, I think it would be appropriate to expect the developer to make a contribution to the expansion of bikeshare infrastructure in the neighbourhood.

I've been impressed so far by the developer's commitment to community consultation and dialogue, and I hope they will be open to working collaboratively with community members and City staff to address these issues. Thank you for your time.

Best,

James MacNevin  
[REDACTED]

07:40:08 a.m. 08-30-2018 1 / 2



August 28<sup>th</sup>, 2018

sent by Fax to 905-546-4202  
Tel. 905-546-2323 X-4148 and  
905-546-2424 X- 2222

Attn: Mark Kehler, and Kimberley Harrison-McMillan , Sr. Project Manager

City of Hamilton,  
Development Planning – Urban Team

71 Main Street West- 5<sup>th</sup> Floor

Hamilton, ON, L8P 4Y5

Dear Mr. Kehler and Ms Harrison-McMillan;

Re: File UHOPA-18-17 – Official Plan Amendment and  
ZAC -18-041 – By-Law Amendment

Applicants – GSP Group Inc (Brenda Khes) for Corktown Plaza Inc.  
(Brandon Donnelly)

For property at 221-225 John St. S. and 70-78 Young St., Hamilton,

Ward 2 – Counsellor Jason Farr

This letter will be notice that there is a lack of information in your notice. Please send details as to –

- a) Parking needs and what is offered by the applicants;
- b) The present height limit without amendment;
- c) How this project interacts with the project proposed at Charlton Avenue and John Street for three towers and over 1000 residential units and commercial units;
- d) The position of the staff for the City – Their comments;

- e) What projects these, this developer has completed;
- f) Any other information that the staff has that would allow for better understanding of the project details.

Presently, the project appears to present too much use for too little space.

Please note my communication, being my personal information, is not to be on the City's web site and is to be removed.

Send a copy of the staff report to us. Please acknowledge receipt.

Thanking you,

Yours very truly,



**Kehler, Mark**

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**From:** Ania [REDACTED]  
**Sent:** September 4, 2018 5:20 PM  
**To:** Kehler, Mark  
**Subject:** Re: File UHOPA-18-17 and ZAC-18-041/Corktown Plaza

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Hello mark,

Thank you. I forgot to add the impacts on existing heritage trees and heritage homes on the property. May you please include as I assume the heritage trees and homes would also need to come down as a result of the new development.

Thank you,  
Ania

On Sep 4, 2018, at 4:22 PM, Kehler, Mark <[Mark.Kehler@hamilton.ca](mailto:Mark.Kehler@hamilton.ca)> wrote:

Hello Ania,

Thank you for your comments.

Your input will be considered by staff and incorporated into a future staff report provided to Planning Committee. Once the report has been finalized and a date has been scheduled for the public meeting / Planning Committee, you will be notified.

If you have any further questions or comments about this application, please let me know.

Best regards,

**Mark Kehler**  
Planner II

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. 4148  
f. 905.546.4202  
e. [mark.kehler@hamilton.ca](mailto:mark.kehler@hamilton.ca)

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**From:** Ania [REDACTED]  
**Sent:** September-02-18 9:36 PM  
**To:** Kehler, Mark  
**Subject:** File UHOPA-18-17 and ZAC-18-041/Corktown Plaza

Hello Mark Kehler,

Thank you for the opportunity to provide comments on the proposed development 70-78 Young St./221-225 John St./Corktown Plaza redevelopment. As a Corktown resident, I am not supportive of the height of the proposed developments. The reason I have chosen to live outside the primary downtown core is that there are not many high rises in the area - most are well below 34 stories in height.

The proposed development is going to block the escarpment as well as create unnecessary congestion and create excess shadows above my property. Corktown is more suited to new townhome developments such as the new Augusta Brownstones (Augusta St./Catherine St.), St. Joseph Mews Townhomes (Young and Catherine St.), and New York Style Townes (Walnut and Young St.). This is the reason my husband and I have chosen to live here - those new developments are in line with the heritage in this area.

This proposed development is outside the premise of the primary plan but within the secondary plan which should only allow mid-rises as they are more compatible with the area. As a resident of Corktown, we are interested in the preservation of the heritage in this neighbourhood and therefore, do not agree with the proposed giant glass towers that are proposed in this plan.

The proposed development takes away from mom and pop shops and will only increase the number of big chains in the neighbourhood that will be the only ones able to afford such exorbitant rent fees. We appreciate having a Hasty's Market, and Drug Store in close proximity.

This area is well suited to mid-rises and townhomes as well as mixed commercial spaces but not high-rises. As such, we do not support this development.

**Please do not post my private information online. You may use my first name.**

**Please keep us updated on the progress of this application and any decisions made.**

Thank you,  
Ania

**Kehler, Mark**

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**From:** Rick Hemingway [REDACTED]  
**Sent:** September 4, 2018 7:48 PM  
**To:** Kehler, Mark  
**Subject:** Proposed development of Corktown Plaza into 34 story apartment

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Mark

I am advised you are the City of HAMILTON contact regarding this matter.

Can you forward details regarding the environmental impact the City and Developer has conducted regarding increased traffic, noise pollution and impact to the cultural significance to the Corktown area? As a resident and taxpayer, I have seen nothing from the City confirming their due diligence in insuring the neighbourhood remains a safe and healthy environment for the families who live here.

I would also like to be advised of any meetings regarding this development and if you could confirm if you are the City's representative where petitions should be addressed. I am aware there is a number of concerned residents planning to raise their concerns and I would like to insure I am kept abreast of such venues to hear what has been done to date and what still is ahead.

Regards  
Rick Hemingway

Sent from my iPhone

Rick

Best regards

Rick Hemingway

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**Kehler, Mark**

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**From:** [REDACTED]  
**Sent:** September 14, 2018 3:01 PM  
**To:** Kehler, Mark  
**Subject:** UHOPA-18-17 and ZAC-18-041 - Notice for Planning and Zoning Amendments in respect of Lands Located at 221-225 John Street South and 70-78 Young Street

**Follow Up Flag:** Follow up  
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Dear Mr Kehler

We are in receipt of your letter dated August 24, 2018 concerning the above matter.

Whilst we welcome the rejuvenation and improvement to the area which the development will hopefully bring about, we have the following comments, concerns and/or reservations:

- (1) The excessive noise levels that inevitably follows such demolition and building work. Our Law Firm is in close proximity to the proposed development.
- (2) That vehicle accessibility to our office will not be affected or disrupted whilst the demolition and building works are being carried out.
- (3) That the proposed rezoning to permit the construction of mixed use commercial/residential development in the terms outlined will not significantly cause an increase in car traffic in an already busy and congested area.
- (4) That the proposed erection of two 34 storey tower buildings above a multi-storey podium may be overbearing and will spoil the current character and openness of the area.
- (5) Should the above development coincide with the proposed development of lands located at 299 – 307 John Street South and 97 St. Joseph's Drive, Hamilton ( Ward 2 ) under Planning File UHOPA-18-04; ZAC-18-009 that this could cause major disruption to the owners/occupiers of surrounding properties for the reasons given above.

We trust that the above concerns will be taken into account and that appropriate safeguards and measures will be put in place to minimize any inconvenience to others who live or work in businesses nearby. Subject to this, we believe that the development will otherwise make a positive contribution to the uplift of the area.

Whilst we have no objection to our written comments being available to the general public and appearing on the City's website, we request that our personal details be removed and remain **strictly private and confidential**.

Please acknowledge receipt.

Yours truly

[REDACTED]

**Kehler, Mark**

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**From:** Mark [REDACTED]  
**Sent:** September 12, 2018 5:26 PM  
**To:** Kehler, Mark; Farr, Jason  
**Subject:** UHOPA-18-17, ZAC-18-041 - Proposed Corktown Plaza Re-Development

**Follow Up Flag:** Follow up  
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Hello Mark and Jason,

In regards to the proposed Corktown Plaza Re-Development plan (31 and 34-story glass towers), as a resident of the area, I am writing to express my deep concerns for such a project. I fear this development would greatly compromise the aesthetics, beauty, heritage, and tight-knit community feel that Corktown affords its many proud residents. My concerns are as follows:

**Landscape/Aesthetics/Heritage** - Corktown, situated under Hamilton's escarpment, is characterized by its beautiful green spaces and parks, schools, Victorian-style brick town and row houses, fantastic restaurants and pubs, and historic buildings. It is very unique, special, and rare to have such a lovely and quaint neighbourhood so close to a major city's downtown core, something that the City of Hamilton should fight to preserve. To introduce such a development plan (multi-story skyscraper-type glass towers) to Corktown would severely compromise our harmonious neighbourhood's beauty, tranquility, and architectural layout, as well as rob its residents of the beautiful skyline view of the escarpment.

**Traffic Implications** - James Street and John Street currently act as access streets for residents to travel up and down the escarpment from the mountain to the downtown and vice versa. Traffic can get very congested at peak times not only on primary streets like James, John, and Charlton, but on Corktown's secondary streets as well (Young, Augusta, Catharine, Walnut, etc.). Introducing a development plan that could potentially add 500-1,000 or so vehicles to this area would be devastating. Further pollution, congestion, and noise is not the only concern, but the welfare of pedestrian and cyclist safety is also a concern. With so many points of interest within walking and cycling distance (restaurants, schools, parks, etc.), a development plan that could bring hundreds of additional vehicles to the area would pose additional safety risks. I am sure pedestrian and cyclist safety is of utmost importance to the city.

**Construction/Noise** - construction of such a large and complex development will imply years of noise, traffic disruption, and dust/debris, which will be of extremely appreciable concern for residents. It is one thing if this large development were to be built outside of a residential area, but to build two towers in the middle of a quiet and peaceful neighbourhood would be an extreme disruption for years.

**Loss of Rental Prospects/Income** - in order to afford home ownership in Corktown, many residents in the area supplement their incomes by renting part/all of their properties to students, hospital staff, etc. Introducing two rental unit towers will adversely affect these residents of whom rely on this supplemental income.

**Parking** - current Corktown residents are in the fortunate position to leverage street parking for their guests. This street parking is also relied upon by local businesses for their patrons, as well as staff at St. Joseph's hospital. By introducing a development plan that would add hundreds of additional vehicles to the area would greatly compromise these parking options.

I am sure my fellow Corktown neighbours share my sentiment, and I am encouraging them to also share their concerns. I understand progress and growth is essential to the city, but introducing two glass skyscraper-style rental



units to a quaint and historic residential neighbourhood is not the answer. I certainly hope the City of Hamilton values the preservation of such a neighbourhood and opposes this development plan.

Thank you,

Mark [REDACTED]

(P.S., I consent to have only my first name made public regarding this matter.)

**Kehler, Mark**

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**From:** Jilda Perez [REDACTED]  
**Sent:** September 4, 2018 9:51 PM  
**To:** Kehler, Mark  
**Subject:** Urban Hamilton Official Plan Amendment (File no. UHOPA-18-17) Zoning By-law Amendment (ZAC-18-041)

**Follow Up Flag:** Follow up  
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Hi Mark,

My name is Jilda Perez and I am writing to you in connection with the Urban Hamilton Official Plan Amendment (File no. UHOPA-18-17) and Zoning By-law Amendment (ZAC-18-041) for the lands located at 221-225 John Street South and 70-78 Young Street Hamilton.

I own a town home located at 81 Young Street and I lived there for several years. I really enjoyed living in the Corktown neighborhood. The Corktown Plaza was an essential part to living in that neighborhood. That plaza offered several amenities including laundry, pharmacy, a small grocery store, and restaurants to name a few. The convenience of having those services in such close proximity enhanced the quality of life for me.

If two towers are built there with a height of 34 storeys, I fear that it will take away from the quiet and peaceful neighborhood that Corktown currently is. It will increase noise pollution, traffic and congestion. In addition, the current amenities will be gone, and that will have a devastating effect on the neighborhood. In addition, the height of the building would look out of place for that location. Therefore, I must express my opposition to this project. It would be a detriment to the residents of the Corktown neighborhood.

Respectfully,

Jilda Perez  
[REDACTED]