

From: Andrew Selbo

Sent: February 9, 2021 12:15 PM

To: clerk@hamilton.ca

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

Dear Sir/Madam

Further to our email below wish to clarify the following.

Whilst we acknowledge that the size, structure and layout of the proposed development has changed since the initial proposals contained in the City's letter dated August 24, 2018, and it is welcomed that there will now only be one tower block of a lesser height, point 4 of our comments and reservations set out in our email to Mark Kehler dated September 14, 2018 are still relevant in that consideration should continue to be given to ensuring that the proposed changes will not constitute over development and spoil the openness and character of the area.

As previously stated, we welcome the rejuvenation and improvement to the area which the proposed development will hopefully bring about, but it is also important that a balance is achieved so far as possible between this and the concerns and reservations which we and others may have.

Thank you.

Andrew Selbo

From: Andrew Selbo

Sent: February 9, 2021 11:08 AM

To: clerk@hamilton.ca

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

Dear Sir/Madam

We refer to your Notice dated January 29, 2021 in connection with the above matter.

When we previously wrote to Mark Kehler in September 2018 regarding the planning and zoning proposals (please see below), we set out our comments and reservations which are still relevant in so far as the latest proposed planning and zoning by-law amendments are concerned. We request that these again be considered and noted accordingly.

Whilst we have no objection to our written comments and/or opinions being made available, we would ask that our personal details be respected and kept private so far possible - particularly in the event such comments and/or opinions will be published on the City's website.

Thank you.

Yours truly

Andrew Selbo

From: Kehler, Mark [<mailto:Mark.Kehler@hamilton.ca>]

Sent: September 14, 2018 4:04 PM

To: Andrew Selbo

Subject: RE: 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

Dear Mr. Selbo:

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.

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

From: Andrew Selbo [

Sent: September-14-18 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

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.

Whist 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

Andrew Selbo