

Kehler, Mark

From: Peter and Kelly Hargreave [REDACTED]
Sent: January 25, 2020 9:12 AM
To: Kehler, Mark; Wilson, Maureen
Subject: Fwd: Update on King West & Paradise Development

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Mark and Maureen,

We are just writing to indicate that based on the newly released application, the concerns we spoke to you at an earlier meeting persist. The proposed changes appear largely superficial. We would appreciate being able to review the City's comments once they have been provided.

All the best,
Peter and Kelly

Sent from my iPhone

Begin forwarded message:

From: Preserve Westdale [REDACTED]
Date: January 15, 2020 at 9:34:48 AM EST
To: Preserve Westdale [REDACTED]
Subject: Update on King West & Paradise Development

Good morning,

We are writing to let you know that there has been a resubmission to the City of Hamilton for the proposed development at 804-816 King Street West (corner of Paradise Rd & King West). The developer is not required to inform the neighbourhood so we did hear from City staff upon inquiry. According to staff, the developer made the resubmission on December 20th and comments by the City are due on January 23rd.

The details of the reapplication are available at <https://urbansolutions.info/king-paradise/>. It does appear some amendments have been made to the proposal but nothing that addressed the core concerns of the neighbourhood (see the presentation at the bottom of the website - <https://preservewestdale.ca>).

We would appreciate any feedback you might have and again would encourage you to as well voice your concerns to our councillor (maureen.wilson@hamilton.ca) and City staff (mark.kehler@hamilton.ca)

If you have any questions please do not hesitate to contact us.

Thanks,
Peter & Kelly

Kehler, Mark

From: Ellis, Linda [REDACTED]
Sent: January 20, 2020 11:37 AM
To: Wilson, Maureen; Kehler, Mark
Subject: Paradise and King St. West

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Maureen and Mark,

I emailed Maureen on March 28, 2019 after the meeting with the builders of the proposed student apartment at King St. West and Paradise Rd North. Maureen indicated she would be passing my email on to you Mark. It basically expressed my opinion that a 6-storey building was outrageous for this location. I just received an email update on the plans for this proposed build and it appears that the builders have made some adjustments but not to the number of storeys. A similar purpose built student condo was proposed back in 2013 at 71, 75 & 77 Leland Avenue and has since been approved. This site is twice the size of the Paradise and King St. location yet it has only 5 storeys and parking for 50 vehicles plus visitor parking. How can a proposed 6-storey building with commercial space on the bottom and only a handful of parking spots be considered? My street (Dufferin) is already packed with student cars as they leave them for the day (or longer) as there is no time limit on my street. I believe the residents in this area feel that the issue is not with the student condo itself but rather with the size of this proposed building and lack of parking spots.

Linda Ellis

Chemical Engineering



BRIGHTER WORLD



Kehler, Mark

From: Roy Conway [REDACTED]
Sent: January 17, 2020 4:49 PM
To: Preserve Westdale
Cc: Wilson, Maureen; Kehler, Mark; Roy Conway
Subject: RE: Update on King West & Paradise Development
Attachments: Shadow Effect Cooler Months.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Peter, Kelly

I want to thank you for the update. I took a peruse through the changes that were made and it would appear that they've taken our comments from the community meeting and tried to incorporate them into their plan without changing at least two primary concerns the community has; the height of building and parking. Both of which greatly contradict the current City By-laws and as such require Councils consideration before a shovel can be put in the ground. It is absolutely vital that these concerns are presented before Council so they may comprehend the full scope of the neighborhoods' concerns.

One main concern is the height of the structure because the proposed building lot is on the residential side of King Street and peers directly into all back yards of the surrounding area. I'm sure this is why the bylaw was considered/written in this manner (to maintain an 11 meter maximum for this type of structure) because of all the LOW rise buildings in the Westdale area. There seems to be some contradiction throughout the Plan in regards to the final structure height. The "NORTH-SOUTH Section" (attached as Shadow Effect Cooler Months) clearly indicates a 6th floor height of a structure to be 19.5 meters and a total height of 22 meters including the "MECH." but when you read the "Urban Design Brief" page 22 it indicates a height limit, at the 6th floor, of 17 meters and a total height of up to 20 meters including Mechanical on the roof. This is a large discrepancy to anyone reading the brief to the actual building plan. As a point, if Council approves this plan, we all know what's going to happen along this section of King Street West! It was discussed at the neighbourhood information meeting back on March 27, 2019. There will be applications for increased building heights all along the C5,570 - C5a,570 zoning corridor.

Another main concern is parking. I have read through many of the City by-laws and have only ever come across one mentioning student parking for this type of buildings parking regulation. Specifically, By-Law No. 05-200, dated August 14, 2019, Section 3: Definitions, page 3-25 which clearly defines this as a "Lodging House" by City Definition. (Lodging House Shall mean a dwelling containing one or more lodging units designed to accommodate four or more residents. The residents may share common areas of the dwelling other than the lodging units, and do not appear to function as a household. This shall not include a long term care facility,

hospital, hotel or any residential care facility licensed; approved or supervised under any general or specific Act. *This shall include but not be limited to, student residences and convents.*)

With this being said, By-Law No. 05-200 dated August 14, 2019, Section 5: Parking, Subsection: 6c) Parking Schedule for all Zones, except the Downtown Zones, i. Residential Uses state "Lodging House: 1 for each 3 persons accommodated or designed for accommodation." This stipulates a much more desirable parking arrangement from the proposed 12 + 1 parking spots allotted for the 120 Bed Lodging (student residence) as shown on the plan drawing and mentioned in the "Transportation Impact Study & Parking Rationale", page ii, "Parking Overview", which grossly underachieves the number of required spaces. Even with the reduced Parking for the permanent Bike parking the By-Law still stipulates that a total of 36 parking spaces shall be provided. Not the 0.08 spaces per bedroom or 10 + 3-Visitor as indicated by proxy here in section 6.2! *It should be stressed that the date that was chosen for this proxy, "7:00 PM Tuesday, October 15 Through 7:00 AM Wednesday, October 16, 2019" was during READING WEEK, ALL CLASSES CANCELLED and most students tend to disappear during this time!* Or the 23 indicated spaces as per TABLE 6.1: Zoning By-law parking requirements on page 31!

The main floor drawing shows the Garbage Room situated in the center back portion of the complex. This would clearly hinder at least one parking spot for the removal of garbage at any given time therefore reducing the number of spots to 11 + 1. It was noted in the study that parking would be charged to the tenant occupying a particular spot. This clearly would not alleviate the problem but more so push the vehicles out into the neighbourhood where parking is free therefore placing a larger strain on the already stressed parking on Glen Road, Paradise Road South and the surrounding streets.

Page 13, 19.6 of the "Application for an Official Plan Amendment under section 22 of the Planning Act" indicate that the land use will be Residential and Commercial. Page 21 of COMMERCIAL AND MIXED USE ZONES, Zoning By-law 05-200, PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT PLANNING DIVISION clearly indicates that "Dwelling Units in conjunction with a Commercial Use" is not permitted in Zone C5. I'm not sure why the City Council implemented this but they clearly did not want this mixture here.

Another concern would be section 23.3 on page 15 of the "Application for an Official Plan Amendment under section 22 of the Planning Act". The question asked was: "Does the proposed amendment involve a subdivision or condominium application? The answer was: YES, A future Condominium Application will be submitted." Would you know what is implied by this? Are they planning to build Condominium?

As for the "Supplementary Sun/Shadow Analysis". Again they only emphasize the warmer months from March to September when the sun is at its higher zenith angle. September to March or the cooler months when the Solar Impact that helps heat our homes and sun rooms would be greatly reduced at peak times. I also noticed that the Dec 20th re-submission, indicates just the housing for the elevator shaft, there is no mechanical on the rooftop or any

type of mandated barrier to encompass it. This barrier would widen the structure height along the sun's day arc and should have been included as it would directly impact the "Supplementary Sun/Shadow Analysis".

The Rear or North side of the structure still has balconies on floors 2 through 5. This was a main concern of the residents that share this side for increased noise levels and the lack of privacy. The fifth floor balconies are of particular concern as students can climb up or over the railing and wander the roof top of the fourth floor.

I've cc'd our ward councilor: Maureen Wilson and Planning Department: Mark Kehler as well. Maybe they can add some insight to these concerns we have.

Regards
Roy Conway



From: Preserve Westdale [REDACTED]
Sent: Wednesday, January 15, 2020 9:35 AM
To: Preserve Westdale [REDACTED]
Subject: Update on King West & Paradise Development

Good morning,

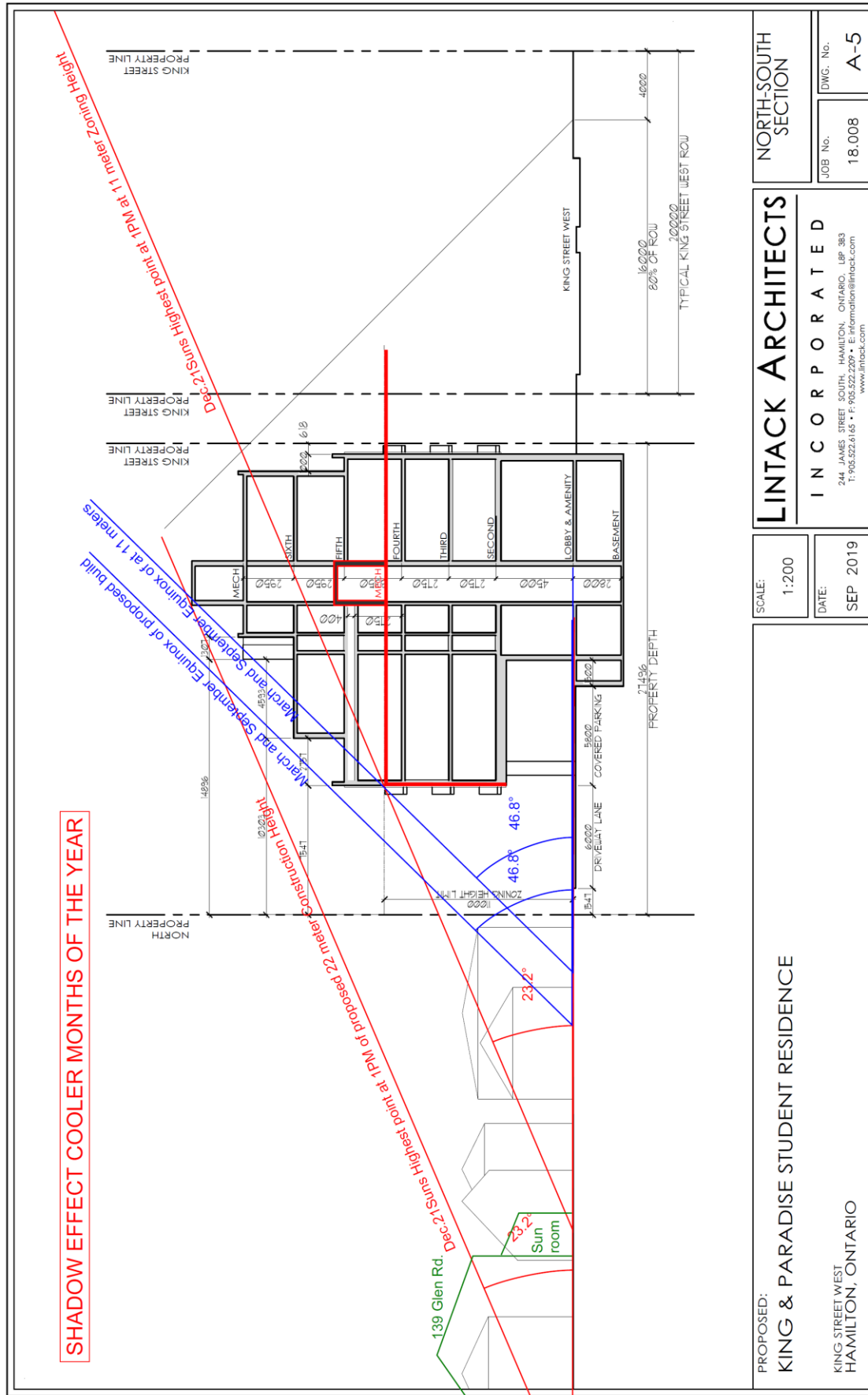
We are writing to let you know that there has been a resubmission to the City of Hamilton for the proposed development at 804-816 King Street West (corner of Paradise Rd & King West). The developer is not required to inform the neighbourhood so we did hear from City staff upon inquiry. According to staff, the developer made the resubmission on December 20th and comments by the City are due on January 23rd.

The details of the reapplication are available at <https://urbansolutions.info/king-paradise/>. It does appear some amendments have been made to the proposal but nothing that addressed the core concerns of the neighbourhood (see the presentation at the bottom of the website - <https://preservewestdale.ca>).

We would appreciate any feedback you might have and again would encourage you to as well voice your concerns to our councillor (maureen.wilson@hamilton.ca) and City staff (mark.kehler@hamilton.ca)

If you have any questions please do not hesitate to contact us.

Thanks,
Peter & Kelly



Kehler, Mark

From: [REDACTED]
Sent: September 9, 2019 9:48 PM
To: Kehler, Mark
Cc: Wilson, Maureen
Subject: Re: Proposed development at King and Paradise
Attachments: image1.jpeg; ATT00001.txt

Follow Up Flag: Follow up
Flag Status: Flagged

Hello again,

I do not know where the process of this development stands since I sent this note to you back in June but I am just writing tonight to let you know that my last statement below about families moving because of this proposed development has already begun. Since the project was proposed, four families have sold or are selling their homes as a direct result on this development. Is your vision for the Westdale community to have the majority of homes to be student rentals? Please think about the long term consequences to this community if you both support this development as is. At least respect the Bylaws as they are currently written.

I was out for a walk tonight and passed by this student rental at 197 Glen Rd. We are seeing this neglect spreading throughout Westdale.



Kehler, Mark

From: Ed G [REDACTED]
Sent: August 25, 2019 7:33 PM
To: Kehler, Mark; Kehler, Mark
Subject: Preserve Westdale

Follow Up Flag: Follow up
Flag Status: Flagged

I just wanted to add my voice to this. I like the current character of Westdale. I dont think buildings over 3 storeys fit thew neighbourhood.

thx
Ed Gorenak

Kehler, Mark

From: Jorge Irazuzta [REDACTED]
Sent: July 15, 2019 7:44 AM
To: Wilson, Maureen
Cc: preservewestdale@gmail.com; Kehler, Mark
Subject: Westdale Development

Follow Up Flag: Follow up
Flag Status: Flagged

Hi:

You might not remember but we met while you were campaigning. Mark and Vivian de Bruyn-Smith introduced us. And if you were to remember I asked you about two issues : 1- the problems the neighbors at our street (Dalewood Cres.) are having with the water supply - turbid with significant particles in suspension, clay- 2- the lack of parking space designated to disable people and the pressure created around the Westdale's neighborhood, particularly in the streets close to McMaster University because of parking issues.

And if I recall correctly you promised you were going to look into it and get back to me.

I remember that I mentioned also the problem the new building project at Main West at Forsyth Ave S. will create (housing for 1000+ students as I understand) with almost no parking space - 26 spots!-) and now a new development planned for King West at Paradise road , 30 suits with a mere 13 parking slots.

I can not follow the logic that will allow such an increase on the density of the population without consideration as to where those individuals were to leave their vehicles parked unless there was to be a clause that prevent people renting the units from running a car, which is absurd to even think about it.

Lets just assume that in the best case scenario, say one third of the occupants of this two places were to have a car but nothing to assure that would not be significantly more (Remember we live in a free society where having my individual mean of transportation -mostly a car- is a goal easy to accede)

So for the shake of argument let say 400 cars are going to be added, thus competing for parking space. Could you imaging what it is going to happen? I do not know how many cars can park around the core Westdale / McMaster core area but If you were to walk around the neighbor you can already tell that there is almost no free slots to park at the area. Never mind designated disable person's parking. Two at the library, one at the pharmacy, Baker's shop, one at the Scotia Bank and one at Dalewood Recreation Centre. I found six 6 in total but I apologize if I've missed one or two).

It is clear that there is a problem of housing for university students. So it is that this students's housing have already created a problem in the neighborhood by developers overcrowding of houses and all the spill over effects that this has created (parking, increased vehicles' circulation, noise, unattended garbage etc.). And yes it is a problem that need to be addressed and solved. But the proposed projects are not the answer. Not at the cost of overcrowding.

Looking forward in hearing from you

Regards

Dr. Jorge O. Irazuzta Md. FCFP. LM

[REDACTED]

Kehler, Mark

From: Ira Rosen [REDACTED]
Sent: July 9, 2019 3:52 PM
To: Kehler, Mark; Wilson, Maureen
Cc: AWWCA Board; Peter and Kelly Hargreave
Subject: Re: 804-816 King St W development
Attachments: BN - Proposed Development at 804-816 King Street West - June 10, 2019.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Mark,

I am contacting you on behalf of the Ainslie-Wood/Westdale Community Association (AWWCA). On June 10th we received the attached document; and after reviewing it with our board, as well as hearing from a large group of our members who live, work and own business in the immediate area, we are taking the position of formally opposing this development. We agree with the overall assessment as written in the attached document. The proposed development it is far too large and does not meet the conditions of the master plans for Westdale.

We currently are experiencing a lot of parking issues in the immediate area, and this proposed development would only make a bad situation worse. Additionally, we have grave concerns regarding both vehicle and pedestrian traffic; this is already an issue due to the current layout of the intersection, which has the roadway being the main artery from the downtown core to the west end of the city, a bus stop and the road dividing to go through Westdale Village or towards Main Street. The construction of such a large development at this intersection is an accident waiting to happen. Please also note, that at no time has the developer made any attempt to contact us to discuss this proposed venture.

If you require any additional information or would like to discuss this matter we are available to do so. I can be contacted at [REDACTED]

Regards,

Ira Rosen
President, AWWCA
[REDACTED]

Proposed Development at 804–816 King Street West

June 10, 2019

Request

- Support from the Ainslie-Wood / Westdale Community Association (AWWCA) to represent the concerns of community related to this development.
- Support from the AWWCA about the potential precedent it sets directly for the community of Westdale.

Background

- Growing concern within the community about the precedent this new development sets and some of the direct impacts on some of the surrounding residential homes
- Raised the concern with the AWWCA in April and the response was the AWWCA would not oppose as it was it keeping with the Westdale Secondary Master Plan
- As a result, we have worked with other community members to:
 - established our own website (www.preservewestdale.ca)
 - established a petition (<https://www.ipetitions.com/petition/preserve-westdale>)
 - Dropped off information to 500 homes in the neighbourhood (more pamphlets being ordered)
 - 50 lawn signs have been set up in the community (over 20 more requests)
- Met with Maureen Wilson and her office and with the City of Hamilton's planner Mark Kehler
- In the process of obtaining comments from each of the City's departments

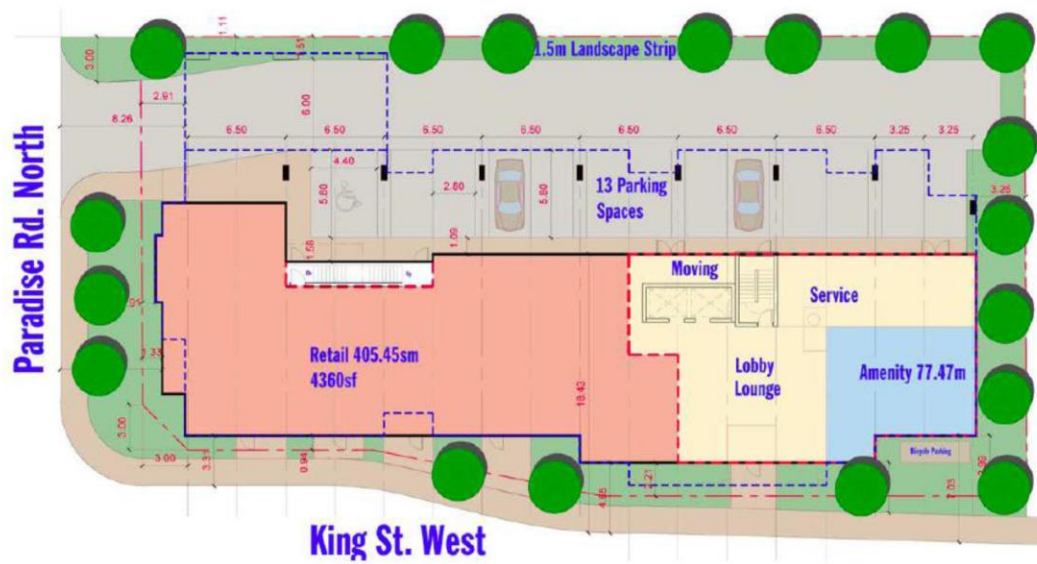
Concerns

- Reflect, as best we can, what we have heard from the various conversations we have heard as the core set of concerns.
1. Height
 - Not in keeping with the character of the community – at 7 storey (6 plus mechanical penthouse) it towers above existing landscape which is mostly mature single family dwellings with commercial properties along King St W, no higher than 3 storey
 - Current zoning requirements are 3 storey with ability for exception up to 6 storey
 - City of Hamilton's Corridor Planning Principles and Design Guidelines require a 45-degree angular plane (project has chosen an alternative approach)
 - Proponent uses a proposed 9 storey building across the street as an example which is a much different context and appears defunct
 - Sets a troubling precedent with property owner in the adjacent western block has already indicated they will follow suit
 - Shadow impacts on east side of Paradise Rd N and the south side of Glen Rd for an unacceptable amount of time from October through February
 - Cultural Heritage landscape
 2. Setbacks Variances
 - Substantial requests for setback variances not in keeping with the neighbourhood

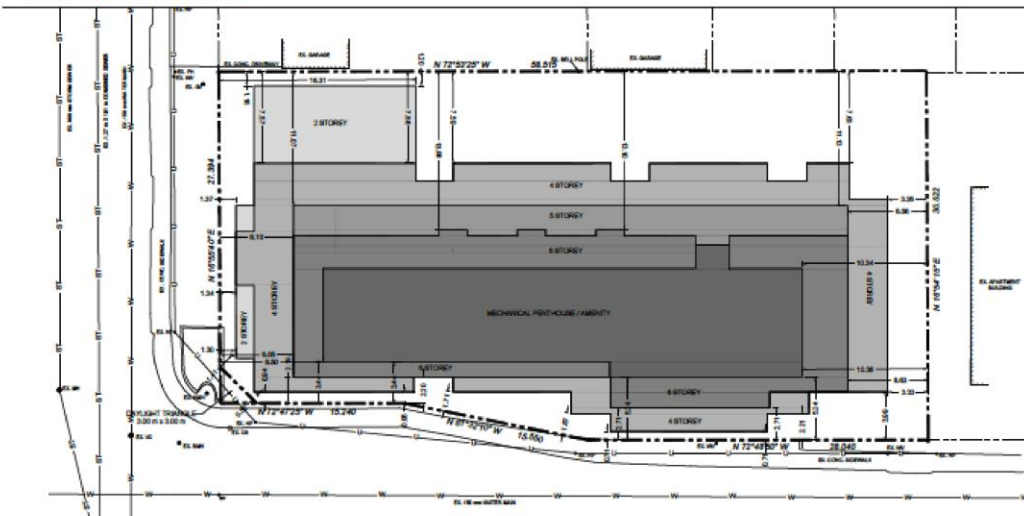
- Impacts to entrance to Westdale (historic significance), direct servicing of the building, potential for landscaping and safety and privacy
3. Daylight Triangle
- King St W is classified as a major arterial road and the development will sit on a corner where it intersects with a local road.
 - Visibility at the corner is already compromised.
 - 12.19m x 12.19m is the required daylight triangle for major arterial roads, 4.5m x 4.5m is minimum required for local to local.
 - This development proposes a 3m x 3m daylight triangle with little justification and no analysis
 - Already community safety concerns with the corner
 - Understand the Design Review Panel discussed removal of the turning lane but no discussion with community on impacts or analysis
4. Traffic & Safety
- Complicated corner with many variables at play (one way to 2-way, bike lanes, pedestrian crossing, major arterial to local road)
 - Part of main route for young children walking to our many schools
 - Significant increase in traffic on Paradise Rd N and surrounding streets with residents, visitors, delivery vehicles, service vehicles, taxi/Uber,
 - Does not appear to be an adequate traffic study undertaken (Why was this not required?)
5. Density & Purpose
- Almost six times over the allowable density for the area as per Ainslie-Wood Westdale Secondary Plan
 - Nothing of similar density in the area
 - Creates substantial secondary impacts to the surrounding community.
 - Building is also purpose-built for students which has little flexibility to be used by other demographics
 - Analysis should be completed of the capacity still required given other developments moving forward
 - This type of development does not appear to be contributing to the diversity of housing stock in the community
6. Parking
- Requirement is 23 (long term bike parking – 21) – proposal is 13 spots (and undersized)
 - Should it be considered a Lodging which requires 1 for every 3 persons?
 - No parking available for retail (no street parking unlike businesses in the western block)
 - Neighbourhood already challenged (bus stop – university parking)
 - No evidence in reduced parking spaces (developers opinion)
 - Examples used are not comparable – James St N has pay lots, Columbia college is for international high school students
 - Apartment with 4 students should require more parking than an apartment for a family of 4
 - Bike parking is not a substitute for vehicle parking
 - No accounting for deliveries and other services requested from residents.
7. Waste Management & Other Services

- Required to have source separation programs in place for recycling and organics (i.e., O. Reg 103/94 and Food & Organic Waste Policy Statement)
 - Does not appear any of this has been accommodated for
 - No ability to manage bulky waste
 - No ability for waste vehicles to safely service (i.e. forward motion)
 - Little ability for waste set outs with out obstructions or for ownership to be established
 - Traffic related to waste vehicles and other deliveries all pushed to Paradise Rd. N.
 - No plan for snow removal
8. Noise & Privacy
- Overview - balconies should not be allowed on the north, west or east of the building given privacy related issues
 - Rooftop terrace should if anywhere only be acceptable on the south side (e.g., King St. W.)
 - Noise impact study done for residents of the building, but not the surrounding community (air conditioners, rooftop deck, etc)
 - Second floor overhang is ~1 metre away from a residence on the North side and extends over 16 metres.
9. Record of Site Condition
- Unable to locate RSC on Province's website
 - Unclear the degree to contamination on the site
 - How do the proposed changes to Excess Soil Management impact the development





BUILDING SETBACKS



Kehler, Mark

From: Kendra [REDACTED]
Sent: July 4, 2019 9:28 PM
To: Wilson, Maureen; Kehler, Mark
Subject: YES to increased density in Westdale

Follow Up Flag: Follow up
Flag Status: Flagged

Hello!

I have seen some signs in my neighbourhood opposed to "overdevelopment" and looked at the Preserve Westdale website. I thought I would reach out to let you know that there are people in Westdale who are very much in favour of development, especially housing!

I am concerned about a shortage of purpose built rental housing in Westdale that forces student renters to look for accommodation in houses that were designed to be single family homes (sometimes run by very unethical landlords). I am concerned that putting onerous parking requirements on developments prevents us from designing communities for a future where more people are living car-free and producing less emissions. I think having higher density housing, especially on arterial streets and close to transit, is great!

One other thing- some people have sited concerns that Westdale has heritage value because it was Canada's first planned community. I wonder if these people realize that when it was planned, a major impetus was to be exclusive and only have certain people, mostly WASPS, living in this community. I don't think it is appropriate to reinforce a legacy of exclusion.

Thanks!

Kendra Foord
[REDACTED]

Kehler, Mark

From: Pam [REDACTED]
Sent: May 28, 2019 3:26 PM
To: Kehler, Mark
Subject: 804-816 King W Urban solutions new Build

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon. I live on Paradise Road north. I requested you follow the original city guidelines for this particular property; three stories. 13 parking spaces is ridiculous. Thank you in advance for your assistance and support with this matter.

Pam
[REDACTED]

Sent from my iPhone

Kehler, Mark

From: Andrew Staples [REDACTED]
Sent: June 21, 2019 11:26 AM
To: Kehler, Mark
Cc: Wilson, Maureen
Subject: Concerns about development proposal 816 King Street West & Paradise Rd N

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mark,

I am writing to you about the proposed building at King West and Paradise North. As the proposed site is adjacent to my property, I feel compelled to raise my concerns about how approval of this project will have a significant impact on not only my property but also the neighborhood.

When I purchased 10 Paradise Rd N, there was always the risk of the proposed location being developed, however it never occurred to me that the city would override and exceed the residential density limits, the 3-storey height variance, or overlook the parking requirements for a building of this size. When I found out that the City might actually consider ignoring these variances it came as a shock. The ramifications for those of us who have invested our time, money and energy to create a home in the area is life-altering. Will we be able to sleep or will it be too noisy? What [potential damages](#) may occur during celebrations such as home-coming or St Patrick's day? Where will I be able to park? Who do I call when there are people loitering in the proposed parking lot at night? We already have an issue of intoxicated students unsafely hanging out in the median on King & Paradise at night, what happens when the number of residents increase? Will the building have 24/7 security in case there are issues or concerns?

One of my main concerns is with traffic, and how a residential building of this density will disrupt the traffic flow and safety in the area. Services such as Uber Eats and Skip the Dishes have shifted the way many young people get food. Similarly, many people are also relying on online shopping to acquire products. This has created a major shift in the frequency of cars stopping in front of residential buildings. On our block, we have 1 student house, and they regularly have cars stopped and blocking the safe flow of traffic at all hours of the day. This not only causes a disruption in traffic, but results in a number of idling vehicles blocking driveways and sometimes the road, causing difficulties and safety concerns along Paradise Road North. The student house on our block has 4 students living in it. I cannot imagine the disruption that will be caused along Paradise (or even worse, King Street's bike lanes or turning lane) as you increase the density of residents in the area. Even if there is dedicated drop-off space behind the building (which would result in even fewer parking spots), this means we will have more cars idling and sending car fumes into our backyard. Adding to this, Glen Rd is the main axis point for so many children going to school everyday.

Another concern is that the proposal has several resident-accessible patio, terraces and what appears to be small balconies (or at least sliding doors/windows). I am extremely concerned about the noise ramifications that this will cause. Late nights and partying is something that students do, whether the noise-by-laws allow it or not, and I am very concerned of how disruptive a condensed group of students will be living beside such a residential neighbourhood. We already hear frequent loud music and noise from small residential units that cater to students such as 811 King Street West,

or from parties from student rental houses in the area. Other student rentals such as the West Village Suites are further from residential areas, and students do not have the ability to party or hang out at the exterior of the building. This planned proposal will encourage residents to gather outside in the immediate vicinity of our home. It is not acceptable.

I am also greatly concerned that approval of this proposed plan will give the green light for future development along King West between Paradise and Longwood. Many in the neighbourhood are already considering moving due to this proposal, which will result in more family homes being converted into (unsafe) student rentals and more absentee landlords. Do we really want Glen Road to turn into South Oval or Arkell? Approval of this project will force us from our home. We have already talked with realtors who all agree that the value of our home has decreased because of this proposal. I can't imagine the financial impact it will have on us if the currently proposed plan is approved.

I hope that you take these concerns into consideration during your decision making process. I urge you to respect the density, height and parking variances that have allowed the Westdale community to thrive.

Respectfully,

Andrew Staples

A solid black rectangular box used to redact the signature of Andrew Staples.

Kehler, Mark

From: paolo G [REDACTED]
Sent: June 15, 2019 9:48 PM
To: Kehler, Mark
Cc: paolo G
Subject: No over development please

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Mark,

My wife and my triplet daughter's would appreciate if the city of Hamilton sticks to It's official plan on development in Westdale. Although we understand progress is a natural course of action our issue is over development. We like the community in which we live. We understand that McMaster students need a place to live. We also understand that giving the students a safe place to live makes more sense than having them live in basements or in houses that were not intended for that purpose. Our issue is over development. I urge you to make the right decision and stick to the official plan. We the people who live here don't want this style development. We don't want a six or seven storey building. Please stick to 3 storey development and ensure the parking requirements are met. Thank you Paolo

Paolo Galli
[REDACTED]

Kehler, Mark

From: [REDACTED]
Sent: June 16, 2019 4:42 PM
To: Kehler, Mark
Cc: Wilson, Maureen
Subject: Proposed development at King and Paradise

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I just wanted to convey to you my thoughts and concerns about the proposed development at the corner of King Street West and Paradise.

I am a long term home owner in the Westdale neighbourhood, having bought this house where we live now in 1991 (28 years). Over that time I have seen many changes, some good and some not so good. One thing that seems to be a constant is the ever increasing level of student housing to fill the demand of McMaster University's ever expanding enrolment and expansion plans. I don't have an issue with student housing but unfortunately it usually comes with little enforcement of standards that leave the community having to live under less than ideal conditions while absentee landlords collect rent and do little else. I think McMaster should look elsewhere for further expansions so that the housing demand in Westdale remains at a tolerable level and is in balance with those wanting to make a home here. I don't think expansion should be on the backs of those of us choosing to live our lives in this area.

Returning now to the specific development at the corner of King and Paradise. I understand that the developer has certain rights with regard to that property but I would hope that it would be in harmony with those of us who will be impacted by the choices made. When I speak to others who have chosen this area to call home (12 months a year and more than four consecutive years) there are a number of concerns we have with the current proposal :

1. The height of the building at 6 stories is well above the 3 story municipal bylaw and would be out of place in our neighbourhood. As a city planner, it should be your role to protect a certain aesthetic within each part of the city. I think we all would welcome a development that works with the current bylaw. If this moves ahead as proposed it will tower over the houses next to it and cast them in shade for much of the day. It is also a privacy concern for any backyard functions at these homes. Just think about how you would like this in your back yard, try to put the community concerns at least on par or in front of the developer. As I have said above, the height is the communities biggest concern.
2. Parking is already a problem on Glen Rd between Paradise and Macklin and allowing this development to go ahead as planned will make the problem much worse. At a bare minimum, the city should consider making the street permit only for houses located here and have the developer pay the city the annual fees for these permits. If not, the bylaw should be upheld and the developer should provide adequate parking.
3. This residence is planned as a quad type of arrangement, that is to say multiple bedrooms sharing kitchen and dining quarters. I have a problem with the arrangement in that it is quite restrictive and will only appeal to 1st or 2nd year students. I can not imagine anyone other than this demographic being interested in this arrangement for rental housing. Shouldn't we be encouraging rental spaces that are open and inclusive? I think the local community would welcome more opportunities for seniors to rent in the area but this does not allow or encourage this. I understand that the current proposed layout reduces construction costs per resident and maximizes profit for the developer. Should this be the top concern?

I will be retiring soon and had planned on staying in my house for the foreseeable future, making considerable upgrades and investments along the way. We are a strong supporter of the Westdale community and will continue to be. If this development reaches approval without my three points outlines above being addressed we will seriously consider moving away from this community we call home and not proceeding with planned upgrades. Others have also expressed similar views on our street. Please take our concerns seriously.

Kind Regards
Stephen Waterfall & Evelyn Kuschnik



Sent from my iPad

Kehler, Mark

From: Katherine Mackenzie Oliver [REDACTED]
Sent: June 6, 2019 1:40 PM
To: Wilson, Maureen
Cc: Hilson, Stephanie; Kehler, Mark
Subject: Re: Support for Westdale densification

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you Maureen :)

I also forgot to mention in my email that since the city has declared a climate emergency (which is a great step! Congratulations and thank you), densification should be part of responding to that emergency. Wealthy people are likely going to be more sheltered from climate changes worst impacts - city climate policies need to include social justice for all communities, including people who live in Westdale, or want to, but aren't homeowners.

Thanks again! Good luck with all your work

Katherine

On Thu, Jun 6, 2019 at 1:08 PM Wilson, Maureen <Maureen.Wilson@hamilton.ca> wrote:

Hello Katherine. Thank you for your email and sharing your opinion with me. I will be forwarding your correspondence to Mark Kehler who is the city planner overseeing this particular development file. I believe Mark is still in the process of gathering input from all relevant city departments and agencies whose responsibility is to review the proposal. For example, our traffic engineers will be assessing the proposal and its potential impact on local traffic. Once the proposal has been circulated then city planning can provide a full assessment. I will be guided by the principles of good planning and will be working with the city planners to that end.

Thank you again

Kindly

Maureen

Maureen Wilson

She/Her

Ward 1 Councillor

Ainslie Wood | Kirkendall | Strathcona | Westdale

E: maureen.wilson@hamilton.ca | T: 905-546-2416

From: Katherine Mackenzie Oliver [REDACTED]
Sent: June 5, 2019 9:39 PM

To: Wilson, Maureen <Maureen.Wilson@hamilton.ca>
Subject: Support for Westdale densification

Hi Maureen

My husband and I would like to voice our support for densification in Westdale. We live with our kids in a court off Paradise Road North and think the neighbourhood, Hamilton and planet at large would benefit from increased density and more neighbours. A six storey building along King is entirely appropriate and good urban planning with environmental and social sustainability in mind. It is visionary to limit parking as the world's greatest cities move to people oriented transit options.

My neighbours who advocate for limiting development to three stories are being selfish. Westdale has plenty of tall buildings and they are totally part of Westdale's character and are important for people who couldn't otherwise afford a decent place to live in the area. Westdale's beauty and wonderful amenities should be shared with more people.

Warm regards

Katherine Oliver



Kehler, Mark

From: Peter Hargreave [REDACTED]
Sent: June 7, 2019 9:45 AM
To: Wilson, Maureen
Cc: Kehler, Mark; Peter and Kelly hargreave
Subject: Update
Attachments: Presentation King & Paradise Development - June 6, 2019.pptx

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Maureen & Stephanie,

As requested, I just wanted to keep you updated as know you were caught in Council. We, with a few other residents in the community, met with Mark Kehler yesterday about the King W. and Paradise N. development. Mark was more than gracious with his time and we had a very productive conversation. Hopefully we as official armchair planners we weren't too difficult to deal with.

I have attached a copy of the presentation we used in the meeting. We have also requested to get a copy of the various department submissions over the next week or so which Mark agreed to arrange

Thanks for pointing us in the right direction and let us know if you have any questions.

All the best,
Peter

--

Peter Hargreave
President
Policy Integrity Inc.

[REDACTED]

Meeting with City of Hamilton

Regarding the development at King St. & Paradise Rd N.
(804-816 King Street West)
June 6, 2019

Background

- ▶ Growing concern within the community about the precedent this new development sets and some of the direct impacts on some of the surrounding residential homes
- ▶ Dropped information off at about 500 homes in the neighborhood, have sign requests for over 70 homes and over 80 names that have signed a petition
- ▶ Presentation reflects as best we could what we have heard from the various conversations we have heard as the core set of concerns

Height of the Building



- ▶ Not in keeping with the character of the community - at 7 storey (6 plus mechanical penthouse) it towers above existing landscape which is mostly mature single family dwellings with commercial properties along King St W, no higher than 3 storey
- ▶ Current zoning requirements are 3 storey with ability for exception up to 6 storey
- ▶ City of Hamilton's Corridor Planning Principles and Design Guidelines require a 45-degree angular plane (project has chosen an alternative approach)
- ▶ Proponent uses a proposed 9 storey building across the street as an example which is a much different context and appears defunct
- ▶ Sets a troubling precedent with property owner in the adjacent western block has already indicated they will follow suit
- ▶ Shadow impacts on east side of Paradise Rd N and the south side of Glen Rd for an unacceptable amount of time from October through February
- ▶ Cultural Heritage landscape

Setbacks Variances

- ▶ Substantial requests for set back variances not in keeping with the neighbourhood
- ▶ Impacts to entrance to Westdale (historic significance), direct servicing of the building, potential for landscaping and safety and privacy

BUILDING SETBACKS



Item	Required	Proposed
Site Area	N/A	1,709 m ²
Building Setback to a Street		
Maximum	4.50 m	0.52 m - 3.99 m
Min. Rear Yard*		
Floors 1-4	7.50 m	3.26 m
Floors 5-6	7.50 m	6.56 m
Min. Interior Side Yard*		
Floors 1-2	7.50 m	1.18 m
Floors 3-6	7.50 m	7.57 m

Daylight Triangle

- ▶ King St W is classified as a major arterial road and the development will sit on a corner where it intersects with a local road.
- ▶ Visibility at the corner is already compromised.
- ▶ 12.19m x 12.19m is the required daylight triangle for major arterial roads, 4.5m x 4.5m is minimum required for local to local.
- ▶ This development proposes a 3m x 3m daylight triangle with little justification and no analysis
- ▶ Already community safety concerns with the corner
- ▶ Understand the Design Review Panel discussed removal of the turning lane but no discussion with community on impacts or analysis

Traffic & Safety

- ▶ Complicated corner with many variables at play (one way to 2 way, bike lanes, pedestrian crossing, major arterial to local road)
- ▶ Part of main route for young children walking to our many schools
- ▶ Significant increase in traffic on Paradise Rd N and surrounding streets with residents, visitors, delivery vehicles, service vehicles, taxi/Uber,
- ▶ Does not appear to be an adequate traffic study undertaken (Why was this not required?)

Density & Purpose

- ▶ Almost six times over the allowable density for the area as per Ainslie Wood Westdale Secondary Plan
- ▶ Nothing of similar density in the area
- ▶ Creates substantial secondary impacts to the surrounding community.
- ▶ Building is also purpose-built for students which has little flexibility to be used by other demographics
- ▶ Analysis should be completed of the capacity still required given other developments moving forward
- ▶ This type of development does not appear to be contributing to the diversity of housing stock in the community

Parking

- ▶ Requirement is 23 (long term bike parking - 21) - proposal is 13 spots (and undersized)
- ▶ Should it be considered a Lodging which requires 1 for every 3 persons?
- ▶ No parking available for retail (no street parking unlike businesses in the western block)
- ▶ Neighbourhood already challenged (bus stop - university parking)
- ▶ No evidence in reduced parking spaces (developers opinion)
- ▶ Examples used are not comparable - James St N has pay lots, Columbia college is for international high school students
- ▶ Apartment with 4 students should require more parking than an apartment for a family of 4
- ▶ Bike parking is not a substitute for vehicle parking
- ▶ No accounting for deliveries and other services requested from residents.

Parking Requirements (Units > 50 m²)*		
Units 1-3	0.3 per unit = 0.9	0.43 per unit = 1.29
Units 4-14	0.7 per unit = 7.7	0.43 per unit = 4.73
Units 15-30	0.85 per unit = 13.6	0.43 per unit = 6.88
Parking Requirements (Commercial)		
Units < 450 m²	0 spaces	0 spaces
Total Parking Required*	23 spaces	13 spaces
Bicycle Parking		
Short Term	5 spaces	5 spaces
Long Term	N/A	26 spaces

Waste Management

- ▶ Required to have source separation programs in place for recycling and organics (i.e., O. Reg 103/94 and Food & Organic Waste Policy Statement)
- ▶ Does not appear any of this has been accommodated for
- ▶ No ability to manage bulky waste
- ▶ No ability for waste vehicles to safely service (i.e. forward motion)
- ▶ Little ability for waste set outs with out obstructions or for ownership to be established
- ▶ Traffic related to waste vehicles and other deliveries all pushed to Paradise Rd. N.
- ▶ No plan for snow removal



Noise & Privacy

- ▶ Overview - balconies should not be allowed on the north, west or east of the building given privacy related issues
- ▶ Rooftop terrace should if anywhere only be acceptable on the south side (e.g., King St. W.)
- ▶ Noise impact study done for residents of the building, but not the surrounding community (air conditioners, rooftop deck, etc)
- ▶ Second floor overhang is ~1 metre away from a residence on the North side and extends over 16 metres.

Record of Site Condition

- ▶ Unable to locate RSC on Province's website
- ▶ Unclear the degree to contamination on the site
- ▶ How do the proposed changes to Excess Soil Management impact the development

Thank you & Discussion

www.preservewestdale.ca

<https://www.ipetitions.com/petition/preserve-westdale>



Kehler, Mark

From: Wilson, Maureen
Sent: May 30, 2019 10:18 PM
To: Kehler, Mark
Cc: Hilson, Stephanie
Subject: Fwd: 804 King St W development

Follow Up Flag: Follow up
Flag Status: Flagged

For your information and file Thank you

Sent from my iPhone

Begin forwarded message:

From: tyeburg [REDACTED]
Date: May 30, 2019 at 10:01:59 PM EDT
To: <maureen.wilson@hamilton.ca>
Subject: 804 King St W development

Hello Councillor Wilson:

I would like to take a moment to express my thoughts regarding the proposed development at 804-816 King St West. I am a supporter of infill in urban areas. My concern (and previous experience with this issue in Dundas) is that there is generally no effort made to balance needs of the existing community with needs of the developer. (I was tempted to say "rights of the community" but I don't think we have any!) I am asking you to set a new standard for the city by championing the notion of balance. In terms of height, six storeys is out of character with the existing neighbourhood; 3 storeys with the ground floor used for residential units is more harmonious with the existing neighbourhood. The impact of 6 a storey building will be to cast shade on existing homes; this is an unacceptable consequence for neighbours. Balconies and common areas facing the existing neighbourhood are also unacceptable for maintaining the character and quality of life for the established neighbourhood. Would you want this building facing your backyard? Neither the developer nor his agent could answer yes when they were asked this question at their recent public meeting!

Additionally, there should be one parking space per unit. This should be a given. The developer should only be granted permission to build the number of units for which he can provide parking. Without this stipulation, the spillover of cars onto surrounding streets will be highly detrimental to the existing neighbourhood.

As the councillor for this ward, I believe you have a great deal of influence on the type of development that will occur at this corner, and subsequent development that will follow this model in our community. Please be a visionary for balanced development in Westdale. Please set a standard that we will all be proud of; one that will become a model for other communities to follow.

Sincerely,
Julianne Burgess

[REDACTED]

Kehler, Mark

From: Laurie Reece [REDACTED]
Sent: May 29, 2019 10:56 AM
To: Kehler, Mark; Wilson, Maureen
Cc: Preserve Westdale
Subject: Paradise/King development

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Wilson and Mr. Kehler;

I live in the neighbourhood where the Paradise/King development is proposed. I have a number of questions, some observations, and some concerns that I would like you to hear and consider. Please share my concerns with other members of Council.

Precedent

I'm concerned about the City setting a precedent in this case, thus making it harder to enforce vision and standards for future projects in this and other neighbourhoods across the city and gradually being backed into a proverbial corner to the detriment of the City and its citizens.

Can't be viewed in isolation

The Paradise/King development can't be viewed in isolation. There are two other developments in the general area, the one on Carling being very close to this one.

Parking

Urban Solutions cites a study done for Rebecca St. to justify having less than the required parking. We need to see the actual study, including methods & sample size. I have questions about whether that study is applicable to this project proposal.

Urban Solutions says that bicycles can be used for students to get to school and that the area has a good walk-ability score. Bicycles are fine in nice weather, but the majority of the school year is in the winter. Walk-ability does not mean people give up their cars.

The proposed parking is insufficient for this neighbourhood. Parking is already scarce here.

Is the intention for the landlord to charge tenants a monthly fee for a parking spot? If the answer is "yes", then part of what they are doing is *creating demand* so they can increase their profits. If they limit the building to three storeys instead of pushing for the privilege of six storeys, parking will be less of an issue.

"Complete community"

Urban Solutions claim this development will contribute to creating a complete community. The evidence they provide is that it will bring students to the area. There are already students in the area. This is not to say that students can't live here. It's to point out the flaw in the argument and to show there is not a need for a six storey complex, especially in light of other developments in the area.

What percentage of those units will be geared to income/affordable housing? Affordable housing is an issue city-wide. Affordable housing can mean the difference between being able to go to school or not. Affordable housing for students would contribute to a "complete community". Affordable housing for families would contribute to a "complete community". Both the Provincial Policy Statement and the Growth Plan of Greater Golden Horseshoe emphasize *affordable* housing. It appears this development doesn't include "affordable" for anyone.

How many of the units are fully wheelchair accessible, including bathrooms and kitchens? Increased availability of accessible housing for those with disabilities is part of a complete community.

The development as proposed would bring in a substantial transient population who are not invested in the community.

Their claim that the development would contribute to a complete community is without merit.

Wastewater & Stormwater

The report presented says that issues of stormwater and wastewater can be dealt with. They want to tie in to the sewer on Paradise North. According to the report, the sewer should have the capacity to handle the extra load. I'm a bit confused and am thinking I must be missing some information. The people on Paradise N have had problems with flooding and back-ups. Has the underlying problem there been fixed?

How does the wastewater/stormwater plan take into consideration climate change?

Garbage, Odor, Pests

179 people will create a lot of garbage. There are already issues in the community with people throwing garbage onto lawns and garbage being blown around. What is the landlord's plan for dealing with garbage and recycling? Will it be sitting on terraces for the wind to blow it around? Will it be piled out back behind the backyards of Glen St homeowners? What about cigarette butts? If someone tosses a live cigarette butt off their terrace, is it going to land on someone's roof? Six storeys and 179 people is too much.

Sun/Shade

They said there is a sun/shade report. Where is it?

Privacy

The higher the building, the bigger the privacy concerns for surrounding residents. Six storeys is too high for the neighbourhood. Is there a report available on this?

Noise

The Noise Impact report only dealt with the noise experienced by people inside the building. While this is important, it leaves out everyone who lives around the building. A single neighbour's air conditioning can become irritating enough to send someone indoors for a break from that noise. This development will require a hefty air conditioner unit with the *purpose* of making noise. That will impact all of the properties behind the building. Some people can tune this out, while other can not. People with certain disabilities are very sensitive to this type of noise to the extent it actually causes physical pain for some.

What is the noise impact of 179 people living next door? What is the impact of 179 people walking around a once quiet residential neighbourhood?

Between a large transient population, noise, garbage, and increased traffic, what happens to property values? Is there any data available on the impact of such a high density on insurance claims and rates?

Green-space and Wildlife

This is another area in which this development cannot be viewed in isolation and where density matters. Between this proposal and others in the area, there will be a huge influx of people. How is this going to impact the health of existing green-spaces? I'm specifically concerned about Churchill Park and RBG property where there are areas of unique biodiversity and ecosystems that are important to protect. With increased use there will be increased need to maintain and protect these areas and increased risk.

Urban Solutions says "appropriate contributions to public spaces and parks will be secured" once they get the approvals they want from the City. This is a vague promise. What's "appropriate"? Who defines that? "Secured" from whom? What exactly is being secured? How? When exactly? If they don't follow through or if what they do is not adequate, then what? How will this be enforced?

Traffic and R.O.W.

The corner of King and Paradise is already dangerous and a concern for residents. This development will mean more traffic (pedestrian, cyclists, motorized vehicles) even without an exemption for height and density. The proposed density makes it even worse. The addition of this complex requires the road be widened. In spite of the existing dangers to people and the additional dangers that will come with development, Urban Solutions doesn't want the road to be widened. The reason they give is that it's not suitable for *them*. Their concern is their profit margin, not the safety of people.

Yard Setbacks

The City has reasons for requiring yard setbacks of at least a certain distance. The developer wants an exception, not for a little distance, but a lot. What, if any, reasons have they given that address the City's reasons for the rule in the first place?

Why on the plans is there the comment that the neighbours' fences appear to be over ten years old?

Omissions

Urban Solutions claims their proposal is "consistent" with the Provincial Policy Statement, but they are omitting things, not the least of which the proposal as it is goes against the City's vision and planning for these neighbourhoods. Already iterated omissions include affordability and accessibility. Another omission is in the area of climate change. In what ways precisely is this development resilient to climate change? In what ways do the construction, materials, design, and operation of this development reduce carbon emissions? How does green infrastructure tie in? Climate change is not addressed at all.

Policing Impacts and Density

Westdale already has problems with crime, the most serious being from people coming into the neighbourhood to target students. Safety and security of student tenants and surrounding residents must be considered seriously. Between this development and the one on Carling, there will be a large concentration of students in a small area. This creates a target rich environment and provides a new hunting ground for criminals whose preferred victims are young people. There will be an impact on and cost to policing.

Also, with the influx of a transient population and all of the challenges that come with that there will be impacts on the surrounding neighbourhood and on policing.

The proposed density for this development is too high.

Density and overall rationalizations of proposal

The City allows for a maximum density but Urban Solutions wants the City to make an exception, not to allow for a few more people, but for 3.7 to 5.9 *times* the maximum density and to let them build twice the height. We citizens pay for the City planners and trust them. I think the City planners do a good job. Now someone comes along wanting an exception that is not necessary, not respectful of the City's needs, plans, and the work already done to make those plans. It is my opinion that, although there is a thin facade on the part of this developer of being "sensitive", the reality is a disregard for the community for the sake of a higher profit. By adhering to the existing zoning and guidelines and building three stories instead of six, the City and Province can still meet their development goals and the developer can make his profit without the extra and unnecessary harms and risks to the community and without setting a precedent.

There are people who wouldn't want *any* student housing there, but no one can have everything, there are reasons for rules, and we (society) collectively agree to abide by them. So why do a few people think they should be exempt simply because they want more profit? What if the situation were reversed? What if the existing residents demanded the City make an exception for them and not allow anything to be built there, or insist it be an after-school club or a daycare? What if the existing residents wanted to be exempt from important rules and guidelines at the cost of that property owner? I doubt the City would allow that. (The residents aren't asking the City for that, for the record.) So why is it okay for someone else to ask for and expect exceptions for the purpose of profit?

People aren't saying there should be no housing there. They're saying it's too high, too big, and too dense. That level of density, especially considering other local developments cannot be adequately and safely supported by that community.

Despite Urban Solutions' claims, the proposal is not sensitive to the low rise context even with the graded design approach. The proposed building is both too high and too densely populated. The City's Urban Official Plan makes far more sense than what the developer is proposing. Ensuring that the developer complies with this is the reasonable answer here. The proposed development by itself would significantly change the whole neighbourhood as well as have health and safety impacts.

Urban Solutions asserts that the City's plans are in "conflict" with the Province. I think this is an inaccurate, unfair, and manipulative characterization. For the City to have plans specific to neighbourhoods to preserve them and manage change does not mean that intensification and use of existing infrastructure can't happen. It can. A three storey housing complex does just that. It doesn't have to be six storeys with 179 people and limited parking on a dangerous corner. This is the same company who tried to defend clear-cutting without a permit as not clear-cutting but "tree management".

There are times when there is good reason to make an exception to rules. This is not one of them. Profit for the few is not a compelling reason to inflict stress, grief, risk, and cost on the many.

Yours Truly,

Laurie Reece

Kehler, Mark

From: Greg O'Brien [REDACTED]
Sent: May 28, 2019 3:41 PM
To: Kehler, Mark
Cc: Maureen Wilson; Wilson, Maureen; contact@urbansolutions.info
Subject: Re: In support of the King St. W. development proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Thanks for the response. I've also come to realize the development plan may be for a new student housing building. If so, it makes even more sense to me. That may well leave (or should I say preserve?) some single family homes in Westdale for families who want to maintain and upgrade them, rather than seeing them sold to absent landlords who jam 8 bedrooms into one rundown house.

Thanks again,
Greg

On Tue, May 28, 2019 at 9:12 AM Kehler, Mark <Mark.Kehler@hamilton.ca> wrote:

Dear Mr. O'Brien,

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, MCIP, RPP

Planner I

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: Greg O'Brien [REDACTED]
Sent: May-27-19 5:06 PM
To: Maureen Wilson; Wilson, Maureen; Kehler, Mark; comments@urbansolutions.ca
Subject: In support of the King St. W. development proposal

Dear councilor Wilson, Mr. Kehler and Urban Solutions,

Until today, when I saw a lawn sign decrying the development plan for 804-816 King St. W., I had no idea such a development was planned and I want to say, it's about time! I truly hope it proceeds.

I would imagine you're going to receive letters and emails and online petitions from my lovely and well-meaning neighbours (I really love the wonderful family upon whose lawn I saw the sign!) asking you to "preserve Westdale", or "preserve paradise," as the sign said. I actually went to the preservewestdale.ca web site to get the email addresses to which I am sending my support.

Their sentiment is understandable, but misguided.

What we need is to invite *more* people into paradise – and the only way to do that is to build more housing. Since there aren't any more Westdale lots to sever off for single family homes, the mixed use building proposed would seem perfect to me.

I support development like this and would support others like it on appropriate thoroughfare streets such as Main, King, Longwood and perhaps even one or two other streets. It will bring additional life to our neighbourhood, space for perhaps some folks who can't afford the price of a Westdale home. Heck, I'm pretty sure I couldn't afford to buy a home in Westdale if I had to buy now, at the current prices.

More people – within reason, of course as no one wants to see 30-plus-story condos built here – means more foot traffic to Westdale businesses, a more diverse, attractive neighbourhood whose cultural life will then also expand and grow. If such development also mandated certain public underground parking spaces, as well, that might alleviate some of the parking issues in Westdale, too.

Will there be growing pains? Perhaps, but from my point of view, the positives far outweigh the negatives. We Westdalers can't live life in a bubble. Change is hard, but it is happening all around us and yes, our neighbourhood is one of the best places to live in the world. Ninety-nine percent of the people here are welcoming, smart, open-hearted and the setting is idyllic.

That's why we should make room for more of us and these sorts of developments should go ahead.

Thanks for reading, and for what it's worth, I have no ties to anyone or anything involved in this proposed development, other than I live in Westdale.

Sincerely,

Greg O'Brien

[REDACTED]

Kehler, Mark

From: Angela Alexander-Roper [REDACTED]
Sent: May 28, 2019 4:22 PM
To: Kehler, Mark
Subject: Preserve Westdale

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Mark,

As a long time resident of Westdale I would like to express my concern about the proposed 6 story apartment building on the corner of King & Paradise.

My husband and I raised our family on Paradise North. Our four children and thirteen grandchildren did/do/will attend the excellent schools in our neighbourhood; GR Allan, now Cootes Paradise, Dalewood MS and Westdale SS.

Many of our kids friends have returned to Westdale to raise their families. Why? Because Westdale has always been a diverse and supportive community. Our proximity to McMaster University and Children's Hospital, has meant our community is made up of singles, couples, families, students, faculty, staff, visitors... Nearly everything we need is within walking distance.

There are always hands to help with community events, helping neighbours, supporting each other... We all care about our community and want to maintain its rich history and charm.

Please listen to us, the people who live in and love this community.
No six story buildings in Westdale!

Please and Thank You!

Respectfully,
Angela Alexander-Roper
#preservewestdale
Sent from my iPhone

Kehler, Mark

From: Wilson, Maureen
Sent: May 27, 2019 3:20 PM
To: Kehler, Mark
Cc: Hilson, Stephanie
Subject: resident views - 804 King West

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Mark. Please see below for resident feedback. Thank you
PS. I deleted the resident's first item as it had no relation to the planning department and the development in question.

Maureen Wilson

She/Her

Ward 1 Councillor

Ainslie Wood | Kirkendall | Strathcona | Westdale

E: maureen.wilson@hamilton.ca | T: 905-546-2416

From: Tricia and Anthony
Sent: May 23, 2019 1:21 PM
To: Wilson, Maureen
Subject: feedback

Hi Maureen,

As one of your constituents I have been impressed so far with the initiatives you have taken. I wanted to share my thoughts on a couple of issues.

1. Regarding the proposed development on Paradise/King, I want to start off by saying that I am not opposed to development on this site. My concern is that it will establish a precedent of allowing developers zoning amendments to height restrictions. This building is totally out of scale with its surroundings, not to mention insufficient parking spaces being provided. This neighbourhood is a wonderful mixture of seniors, families and students and I would like to see development that sustains this atmosphere. Is there a reason this building is only geared towards students?

Thanks,
Patricia Shortt

Sent from [Mail](#) for Windows 10

Kehler, Mark

From: Wilson, Maureen
Sent: May 22, 2019 3:25 PM
To: Kehler, Mark
Subject: FW: For your consideration

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Mark. Please see resident's comments below regarding 804 King West development proposal. Thank you

Maureen Wilson

She/Her

Ward 1 Councillor

Ainslie Wood | Kirkendall | Strathcona | Westdale

E: maureen.wilson@hamilton.ca | T: 905-546-2416

From: Wilson, Maureen
Sent: May 22, 2019 1:56 PM
To: 'Judy Petrie' ; Bertolo, Stephanie
Cc: Hilson, Stephanie
Subject: RE: For your consideration

Hello Judy. Thank you for your email.

1. 804 King St. West Development
 - a) The city's planning department is still receiving comments about the proposal. The city planner's name is Mark Kehler and his direct email is: Mark.Kehler@hamilton.ca. I can certainly forward your email to Mark's attention; however, if you wanted to expand on any aspect of your email you can write to Mark directly. Please advise
 - b) At present, the development is now undergoing a formal review by all active city departments with city planning as the lead. For example, the transportation department will review the development submission to assess the impact of on local traffic and transportation infrastructure
 - c) My role in this process is to listen and forward all resident feedback to city planning staff and champion good planning principles. I await another meeting with planning staff once the final review process is completed. I cannot, under law, "intervene" per say and direct planning staff. I can only insist on good planning outcomes and put forward resident feedback.
2. In terms of Edgevale Road and parking, I will certainly connect with city parking for the purpose of bringing forward your experience and concern with any options that we can pursue to address your concern. I will certainly get back to you on this matter.

If you would like to discuss the development proposal in more detail, I would be happy to meet with you in person or to continue discussing this by email.

Thank you kindly
Maureen

Maureen Wilson

She/Her

Ward 1 Councillor

Ainslie Wood | Kirkendall | Strathcona | Westdale
E: maureen.wilson@hamilton.ca | T: 905-546-2416

From: Judy Petrie [REDACTED]
Sent: May 21, 2019 5:30 PM
To: Wilson, Maureen <Maureen.Wilson@hamilton.ca>
Subject: For your consideration

Hello Councillor Wilson

Two items for you to consider

1. The proposed development at 804-816 King St West

The scope of the proposal is totally too large for the site. The variances that have been applied for are not in line with the current character of Westdale. The building is too high and the number of residents is going to negatively impact traffic, noise, parking and safety. I hope you will intervene and scale this project back. 2. It is becoming increasingly difficult to drive down Edgevale Road due to parking being allowed on both sides of the street. As every house has a driveway it is possible to change parking to alternate sides.

Thank you for your time.

Judy Petrie
[REDACTED]

Kehler, Mark

From: SUSAN SHANNON [REDACTED]
Sent: May 23, 2019 7:46 AM
To: Kehler, Mark
Subject: 804-816 King St. W. Urban Solutions new build

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Mr. Kehler.

I live on Paradise Rd., North. I request that you follow the original city guidelines for this particular property: three stories and much more parking please. 13 parking spaces is unacceptable!
Thank you in advance for your assistance with this matter.

Susan Shannon
[REDACTED]

Kehler, Mark

From: Shawn [REDACTED]
Sent: May 21, 2019 7:01 AM
To: Kehler, Mark
Subject: Fwd: 804-816 King St W

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Kehler,

I meant to copy you on this email to Councillor Wilson.

Shawn

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

From: Shawn [REDACTED]
Date: Tue, 21 May 2019 at 07:00
Subject: 804-816 King St W
To: <maureen.wilson@hamilton.ca>

Councillor Wilson,

I have recently become aware of a significant development at the end of my street. I have already been negatively affected by city variances permitting a neighbours home to be increased in size beyond what is allowed without a variance.

This development at the corner of King St W and Paradise is not in keeping with what is allowed and a variance is being sought. The variance should not be permitted. Although this site is being touted as "Student Rental" with a dozen or so parking spaces there will undoubtedly be at least one motor vehicle associated with each unit.

One just has to drive near Westdale High School (Longwood Rd, Bond St, and other side streets) to see the prevalence of cars parked by students. Down near my residence there are some student rental properties and multiple cars. These "student" cars park on the street for days and sometimes weeks at a time, never moving as there is insufficient on site parking at the rental house. This deprives the full time residents of street parking for themselves and for visiting friends and family.

I am opposed to any variance for the property. If the builders/developers want to build something that meets the city zoning bylaw that is fine however a variance to what is permitted should not be allowed.

Thank you for your time.

Shawn O'Connor
[REDACTED]

Kehler, Mark

From: Joe McLaughlin [REDACTED]
Sent: May 19, 2019 10:34 AM
To: Wilson, Maureen; Kehler, Mark
Subject: 804-816 King St W

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Maureen and Mark,

I'm writing to you because I am opposed to the building of developments such as 804-816 King St W in Westdale that if built to the current plans will exceed the current height limit for buildings within Westdale. City council should enforce the current height limit. The proposed building would bring too many new residents into a small geographical area, increase traffic, bring too many cars into an area where parking is already limited and the safety of streets adjacent to the proposed project would be decreased due to increased traffic. Therefore the building should be limited to the current height limit of 3 storeys.

Kehler, Mark

From: Brendan McIntyre [REDACTED]
Sent: May 18, 2019 11:00 AM
To: Kehler, Mark
Subject: Concerns Regarding Variance at 804-816 King Street West, Hamilton

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mark,

As a concerned citizen of Hamilton, it has been brought to me attention that the Gateway Development Group plans to redevelop the land at 804-816 King St W and is seeking a variance to double the allowable building height from 3 to 6 stories.

This seems completely unacceptable in my opinion as it has does not fit the surrounding landscape and will completely change the character of this neighborhood. I request that this developer be hold to account and build, if they so choose, to the currently allowable height. If you are weighing in on this matter, I'd really appreciate making the voice of the community heard on this.

Sincerely,

Brendan McIntyre
[REDACTED]

Kehler, Mark

From: S Woodside [REDACTED]
Sent: May 12, 2019 10:57 PM
To: Kehler, Mark
Cc: Councillor Maureen Wilson
Subject: Comments regarding 804-816 King Street West
Attachments: signature.asc

Follow Up Flag: Follow up
Flag Status: Flagged

I have read the website and resource documents available at [804-816 King Street West](#). I am very impressed with the development proposal. The design and setbacks on the upper floors look like they will fit in well in the surrounding buildings and make a significant improvement to the street. My only concern would be if the developer tried to increase the height beyond 6 stories, any higher would not fit in well. I assume that the first floor along King St will be all retail, it was hard to find this information in the documents.

Overall I am very happy and look forward to this being built.

Simon Woodside
[REDACTED]

Susan Allen



May 12th , 2019

Mr. Mark Kehler
Planning & Economic Development Dept
City of Hamilton,
71 Main Street West, 5th Floor
Hamilton, On L8P 4Y5

Dear Mr. Kehler;

Re; Zoning By-law Amendment UHOPA-19-004, ZAC -19-009

I live at 802 King Street West and seen the changes and developments in our area and value our neighbourhood.

This correspondence is response to the meeting on March 27th, 2019 when Urban Solutions presented the proposal of with the Urban Solutions a six-story commercial/residential building at 804-816 King Street West and 13 parking places.

i am aware of the parking issues on Paradise and Glenn Roads with the many businesses, student and residential homes. I propose that a 30 unit building with only 13 parking spaces **will cause significant parking, safety and environmental issues for drivers and pedestrians.**

I consider that amending the ' Zoning By-law Amendment UHOPA-19-004, ZAC -19-009' is a major attempt by the Planning & Economic Development Department to impose a drastic change on the community zoning in our area **and a major concern for parking, safety for drivers and pedestrians. .**

In conclusion, I consider that the height of the building is another attempt to violate our building 802 King Street West as the 'Right to light' and will block sun and light to our building.

I would appreciate a response and of the date of the statutory meeting at the City of Hamilton.

Yours truly,

Susan Allen

Kehler, Mark

From: Ellis, Russ [REDACTED]
Sent: April 29, 2019 1:26 PM
To: Kehler, Mark
Subject: AINSLIE WOOD AND WESTDALE DEVELOPMENT COMMENTS

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I would like to provide my personal opinion concerning the proposed development at 804-816 King Street West (Westdale). As you know, Westdale is a planned community with shops, restaurants, a library, and the recently renovated Westdale theatre. I choose to live there for many reasons, and plan to retire in this neighbourhood.

The proposed 6-storey building for this location is too high for the current zoning. It will negatively impact the homes on the adjacent Glen Road, perhaps resulting in families moving away and replaced by negligent landlords of student homes. No one wants the proposed balconies looking into their backyards, and the patio area will just become a source of noise. A student residence in this area is just too intrusive for the existing homeowners in this area.

Of course, the long-term impact could be drastic as well. Allowing one contractor to circumvent the existing zoning will provide precedent for future developers to construct similar 6-storey (or taller) buildings. Eventually, Westdale will be transformed from a family-friendly community into a commercial student-centric zone, and will no longer be desirable for retirees or new families.

Please consider your decision to not allow this project to move forward in its current form.

Regards,
Russ Ellis

Russ Ellis, MSc



Kehler, Mark

From: Dr. John Attridge [REDACTED]
Sent: April 26, 2019 6:01 PM
To: alindsay@urbansolutions.info
Cc: Stehanie.Hilson@hamilton.ca; McKie, Shannon; Kehler, Mark; mjohnston@urbansolutions.info; charles.wah@gatewaygroup.ca
Subject: parking concerns re development at Paradise and King W.

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sir/Madam,

My optometric practice at 846 King St. W. is just around the corner from your proposed development. At the present time it is quite difficult for me and my staff to find day-long parking spaces within two blocks of the office. If the proposed development goes ahead as planned, there will be even less parking within a reasonable distance of the office – a situation which is both annoying and inconvenient. Our patients will also be affected, especially those who have difficulty walking. Being a senior myself, many of my patients are also seniors.

Kindly consider a smaller building that would provide underground parking for every unit in the development.

Yours truly,

John G. Attridge O. D.

Kehler, Mark

From: Ellis, Linda [REDACTED]
Sent: April 29, 2019 10:08 AM
To: Kehler, Mark
Subject: 804-816 King Street West

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mark,

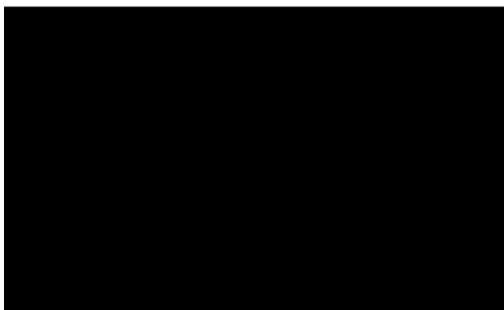
To have a 6 story building on this piece of property is completely unrealistic. A 6 story building doesn't fit with the current surrounding landscape. If this is approved then there is nothing to stop all the existing 3 story buildings to be turned into 6 story buildings in the future. Our Westdale/Ainslie Wood neighbourhoods fought hard to bring in the Monster Home bylaw and this is no different than a Monster Home build.

This building cannot be more than what it's currently zoned for, which is 3 stories. Remove the commercial space currently on the first floor and turn that first floor into rental units. There is not enough parking for commercial space (either for the workers or customers) along with resident parking. I am tired of coming home to no parking on my street as student's park on my street and then take the bus to McMaster. This will only become worse with this proposed building.

A huge concern for me was the fact that the company presenting the plans have balconies and a fifth floor outdoor patio area. This is student housing! The noise from the balconies and terraces would be a huge issue.

The residents in this area overwhelmingly do not want this 6 story monster condo built on that piece of property but it also seemed that the residents were not completely opposed to this build as long as it's kept to 3 stories.

Linda Ellis



Kehler, Mark

From: Roy conway [REDACTED]
Sent: February 24, 2019 3:10 PM
To: Kehler, Mark; Ward 1 Office; Roy conway
Cc: McKie, Shannon
Subject: Zoning By-Law Amendment (File No. ZAC-19-009) and Official Plan Amendment Application (UHOPA-19-004)
Attachments: 804-816 King Street West 1.pdf; Public Notice.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Good day Mr. M. Kehler and Councillor-Elect Maureen Wilson

I'm writing to you regarding the Zoning By-Law Amendment (File No. ZAC-19-009) and Official Plan Amendment Application (UHOPA-19-004) for 804-816 King Street West.
Please see our concerns attached, to be included with the public records about the proposed amendments.

Also, can someone advise me how the Public Notice posted at the corner of King Street West and Paradise Road North be considered serving public notice? It is facing in the opposite direction to the main flow of westbound King Street West traffic; Eastbound traffic is too busy going around the corner onto Paradise Road South to take notice and it is out of perception to anyone making the right hand turn onto Paradise Road North. See Pictures attached.

I will drop off a hard copy Monday morning, February 25, 2019.

Regards
Roy Conway
[REDACTED]

LETTER TO COUNCIL

LETTER TO RESIDENTS
File:UHOPA-19-004
ZAC-19-009

PLANNING JUSTIFICATION REPORT

TO AMEND ZONING BY-LAW NO.05-200

ZONING BY-LAW NO.05-200
SECTION 3: DEFINITIONS

ZONING BY-LAW NO.05-200
SECTION 5: PARKING

ZONING BY-LAW NO.05-200
COMMERCIAL AND MIXED USE ZONES

ZONING BY-LAW NO.05-200
Schedule "C": SPECIAL EXCEPTIONS

SHADOW MAPPING FROM PROPOSED BUILD
AT 804-816 KING STREET WEST

WILLIAM THOMAS STUDENT RESIDENCE
PARKING STUDY

HSR FARES

CBC REPORT ON PARKING SPACES

Good day Ladies and Gentlemen of Hamilton's City Council

With respect to the application for variances and the submitted plans for the proposed mix-use development at 804-816 King Street West in the City of Hamilton, Ontario. Files: UHOPA-19-004, ZAC-19-009; we have several concerns about the scope of the proposed structure and information provided.

The proposed 19.6 meter building height and because the building transverses the full length of the building lots in question, allowing the construction at 804-816 King Street West would impede the sun's path and rob the neighbours to the north, northeast (the homes along the east side of Paradise Street North and the south side of Glen Road) of direct sunshine for an unacceptable amount of time during the cooler months of October through February (see section 9). The planning board and City Council restricted the height on these (C6), (C5) and (C5a) zones under SCHEDULE "C": SPECIAL EXCEPTIONS clause 570 to "Notwithstanding Subsections 10.6.3 d), 10.5.3 d) ii) and iii) and 10.5a.3 d) ii) and iii), a maximum building height of 11.0 meters for C6, C5 and a maximum building height of 9.0 meters for C5a". This special exception was implemented so new structures would complement the existing surrounding buildings and stable low density residential neighbourhoods. By approving the proposed plan and variances, the City would set precedence that would compromise the surrounding lands within these special zones, while affecting property values in the area. Also by not maintaining the 7.5 meter minimum interior rear/side yard setback and exceeding the 11 meter height allowance the structure becomes intrusive to the properties to the North.

Concerning Section 2.

Subsection 2.2 "Required Approvals". The proposed zoning By-Law amendment from C5-570 "Mixed Use and Medium Density Zone" to C5 Zone under By-Law 05-200 "Commercial and Mixed Use Zones" June 2018, the planning division does not permit for Dwelling Units in conjunction with a Commercial Use for Mixed Use – Medium Density (C5) Zoning. (See section 7 page 20 "Dwelling Units in conjunction with a Commercial Use"). Also, the proposed building at 804-816 King Street West by definition in By-Law No. 05-200 is a "Lodging House" (see section 5).

Proceeding to Sections 3.

Subsection 3.2 "Record of Site Conditions". Although soil samples were taken from the existing parking lot amenity of 804-816 King Street West, the report does not indicate samples were taken from under or around the front south-east lot line of the existing building structures that will be demolished for the proposed build. The soil samples that were taken from the parking lot furthest from 801-803 King Street West showed extremely high levels of contamination present as indicated in the Record of Site Condition Report Number 222828. Should the soil under these buildings not be subjected to the same tests given the very close proximity to the grossly contaminated 801-803 King Street West & 80, 86 and 90 Carling Street lands?

Subsection 3.5 "Parking Analysis". The current City of Hamilton Zoning By-Law No. 05-200 clearly defines this type of building as a "Lodging House" by definition and NOT a "Residential Use Dwelling Unit" as suggested by Urban Solutions Planning & Land Development Consultants Inc., and as such By-Law No. 05-200 - SECTION 5: PARKING Regulations and (NOT FINAL AND BINDING By-Law No. 17-240, November 8, 2017) stipulates that a "Lodging House" must have "1 (parking) for each 3 persons accommodated or designed for accommodation". The proposed

accommodation design consists of 112 beds which would equate to a minimum total of 38 required parking spots. Additionally the proposed 2.80 meter by 5.80 meter parking space is not feasible for this design of parking structure. There are columns between every two cars parked that have less than the minimum 0.3 meter required clearance and all parking spots are at 90° to the driveway. We are also driving larger vehicles as indicated by CBC News, posted: May 01, 2017 (See section 12).

There are four student residences in this area, and observation indicates that students who live off campus tend to have personal vehicles. We live in a society that has demonstrated the need for personal transportation. I will agree that students tend to use public transportation to and from their campus as it's cheaper than parking on site (see section 11 for HSR and Parking rates) and most fairs are included within the tuition, as a result they leave their vehicle parked for days. There are several students that live elsewhere that have parked on Glen Road and Paradise Road North and take the HSR to classes for this same reason.

Regarding the recent precedents mentioned in the "Planning Justification Report" under "3.5 Parking Analysis".

46-52 James Street North – William Thomas Residence. This location is not a reasonable comparison to the build proposed at 804-816 King Street West as it is located in the down town core and has private and municipal parking available for any overflow, all within an acceptable walking distance. (See section 10).

925 Main Street West and 150 Longwood Road South – Columbia International College Students Residence. This is not a valid comparison to the build proposed at 804-816 King Street West. Columbia International College Students Residence is designed for students from abroad to prepare for further education. It is a "Boarding School" that has a multitude of facilities designed for student comfort; including but not limited to food services open 365 days a year, work out facilities, study halls, gym, sports fields, shopping and housekeeping. This site is within 300 meters from Columbia International College and has the available resources to expand parking if necessary.

There are no paid public or private parking lots in the area of 804-816 King Street West. Parking is at a premium in this location because of the free street parking within various residential areas of the neighbourhood with easy access to public transportation. The Food Basics Store located at 845 King Street West has put up signage that the parking is for shoppers only. Glen Road between Paradise Road North and Longwood Road North has implemented permit parking for this reason.

The Proposed "CITY OF HAMILTON BY-LAW NO-___ To Amend Zoning By-law No. 05-200, Respecting Lands Located at 804 and 816 King Street West, in the City of Hamilton" has some troublesome statements. The front of the building would be along King Street West therefore the Min. Rear Yard dimensional layout "2. c." does not correspond with the "CONCEPT PLAN" drawing dimensional layout. This is also true for "2. d." the east side yard that is abutting Kingsway Apartments, 802 King Street West (see section 4).

Lastly, we do not see any means implemented for trash disposal, nor any mention of recycling options in place. The proposed structure would appear to have one main entrance facing King Street West from the lobby and five auxiliary entrances along the rear north side. The proposed parking plan doesn't allow a dumpster to exit the building without compromising one of the parking space. Is there

We are a mixture of students, young families with children, professionals and retirees. We are long term residents that have chosen this location to make our home and are not opposed to new infrastructure being implemented into our neighbourhood. To allow a taller building within this special by-law zone would subject the surrounding properties to an excessive amount of shade; in conjunction with a negative solar impact i.e., passive heating of our buildings during the colder months of the year. With these proposed changes to the by-laws to accommodate the construction of this oversized building, the woefully inadequate thirteen parking spots for the one hundred and twelve persons accommodated or designed for accommodation, and the resulting adverse effects on our neighbourhood, e.g. increased noise levels and garbage, raises serious concerns about the negative impact this will have on the surrounding neighbourhood and property values. Therefore, we request the proposed amendments to these parcels of lands or any future requests for an increased building height within these special zones, be denied.

Yours Truly.

☐[illegible]

[illegible]

~~a plan for snow control? There will be no natural sun shine any where within the parking location and very limited space for accumulation.~~

We are a mixture of students, young families with children, professionals and retirees. We are long term residents that have chosen this location to make our home and are not opposed to new infrastructure being implemented into our neighbourhood. To allow a taller building within this special by-law zone would subject the surrounding properties to an excessive amount of shade; in conjunction with a negative solar impact i.e., passive heating of our buildings during the colder months of the year. With these proposed changes to the by-laws to accommodate the construction of this oversized building, the woefully inadequate thirteen parking spots for the one hundred and twelve persons accommodated or designed for accommodation, and the resulting adverse effects on our neighbourhood, e.g. increased noise levels and garbage, raises serious concerns about the negative impact this will have on the surrounding neighbourhood and property values. Therefore, we request the proposed amendments to these parcels of lands or any future requests for an increased building height within these special zones, be denied.

Below is a list of property owners that are in support of this document.

Yours Truly,

□ □ □ □ □

[illegible]

We are a mixture of students, young families with children, professionals and retirees. We are long term residents that have chosen this location to make our home and are not opposed to new infrastructure being implemented into our neighbourhood. To allow a taller building within this special by-law zone would subject the surrounding properties to an excessive amount of shade; in conjunction with a negative solar impact i.e., passive heating of our buildings during the colder months of the year. With these proposed changes to the by-laws to accommodate the construction of this oversized building, the woefully inadequate thirteen parking spots for the one hundred and twelve persons accommodated or designed for accommodation, and the resulting adverse effects on our neighbourhood, e.g. increased noise levels and garbage, raises serious concerns about the negative impact this will have on the surrounding neighbourhood and property values. Therefore, we request the proposed amendments to these parcels of lands or any future requests for an increased building height within these special zones, be denied.

Yours Truly,

☒[illegible]

CITY OF HAMILTON

BY-LAW NO - ____

To Amend Zoning By-law No. 05-200, Respecting Lands Located at 804 and 816 King Street West, in the City of Hamilton

WHEREAS the City of Hamilton has in force several Zoning By-laws which apply to the different areas incorporated into the City by virtue of the *City of Hamilton Act*, 1999, S.O. 1999 Chap. 14;

AND WHEREAS the City of Hamilton is the lawful successor to the former Municipalities identified in Section 1.7 of By-law No. 05-200;

AND WHEREAS Zoning By-law No. 05-200 was enacted on the 25th day of May, 2005;

AND WHEREAS the Council of the City of Hamilton, in adopting Item ____ of Report 19-____ of the Planning Committee at its meeting held on the ____ day of _____, 2019, which recommended that Zoning By-law No. 05-200, be amended as hereinafter provided;

AND WHEREAS this By-law will be in conformity with the Urban Hamilton Official Plan upon final approval of Official Plan Amendment No. ____, approved by the Minister under the *Planning Act* on March 16, 2011;

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. That Map No. ____ of Schedule "A" – Zoning Maps, to Zoning By-law No. 05-200 is amended by changing from the Mixed Use – Medium Density (C5, 57) Zone, to the Mixed Use – Medium Density (C5, ____) Zone, on the lands described in Schedule "A";
2. That Schedule "C" – Special Exceptions of Zoning By-law No. 05-200, as amended, is hereby further amended by adding the following:
 - ____ Within the lands zoned Mixed Use Medium Density (C5, ____) Zone, identified on Map No. ____ of Schedule "A" and described as 804 and 816 King Street West, the following additional special provisions shall apply:
 - a. Notwithstanding Section 5.2 b) i), parking space sizes shall be minimum 2.8 metres in width and 5.8 metres in length.
 - b. Notwithstanding Section 5.6 c), 0.4 parking spaces per dwelling unit shall be provided and maintained for a multiple dwelling.
 - c. Notwithstanding Section 10.5.3 b), a minimum rear yard of 3.0 metres shall be provided and maintained from the base of the building to the top of the 4th floor, and a minimum rear yard of 6.5 metres shall be provided and maintained from the bottom of the 5th floor to the top of the 6th floor.

- d. In addition to Section 10.5.3 c), a minimum interior side yard of 1.0 metre shall be provided and maintained for the first 16.31 metres of the lot from the front property line.
- e. Notwithstanding Section 10.5.3 i), where a property line abuts a property line within a Residential Zone, a minimum 1.0 metre wide Planting Strip shall be provided and maintained.

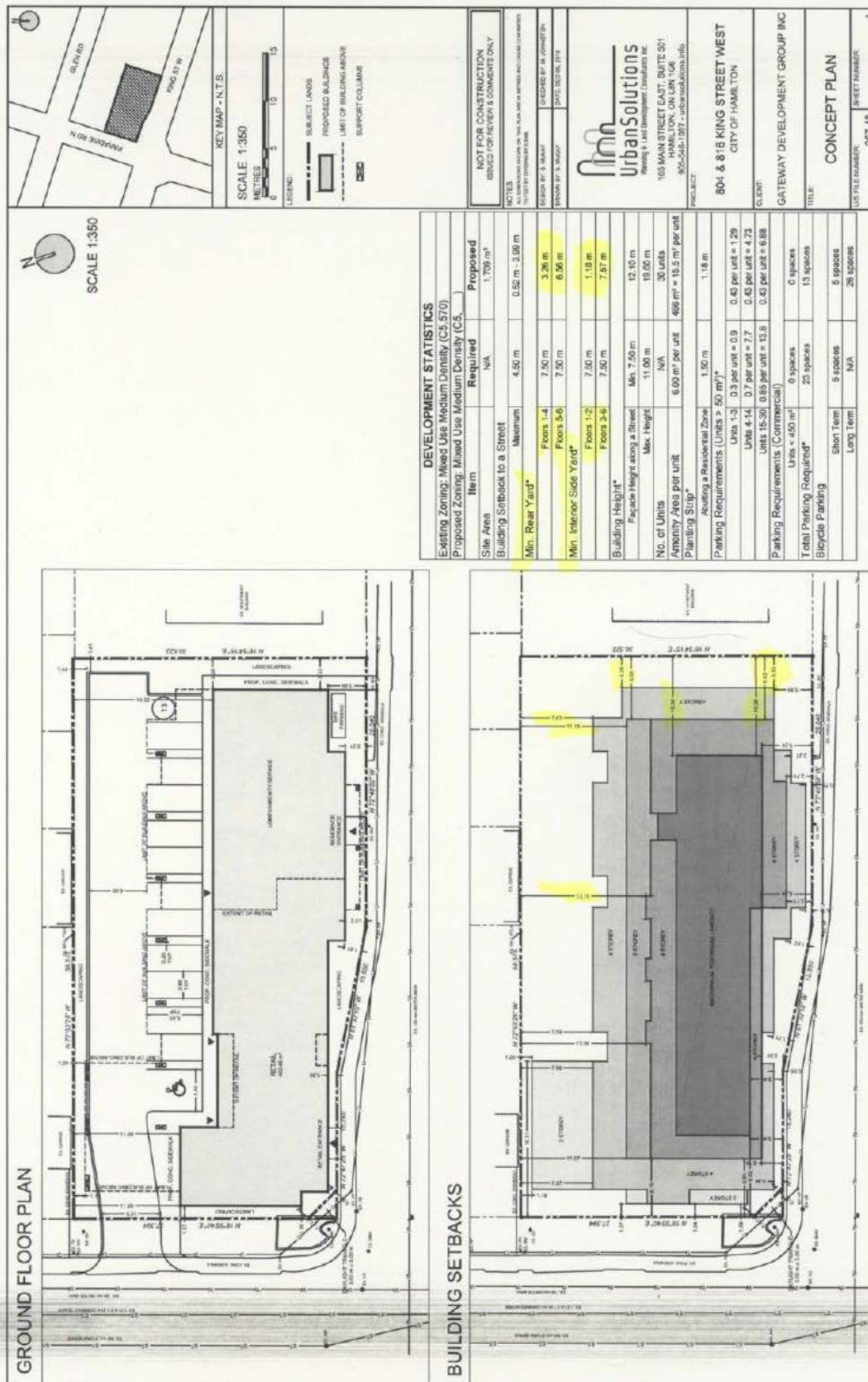
3. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of the By-law, in accordance with the *Planning Act*.

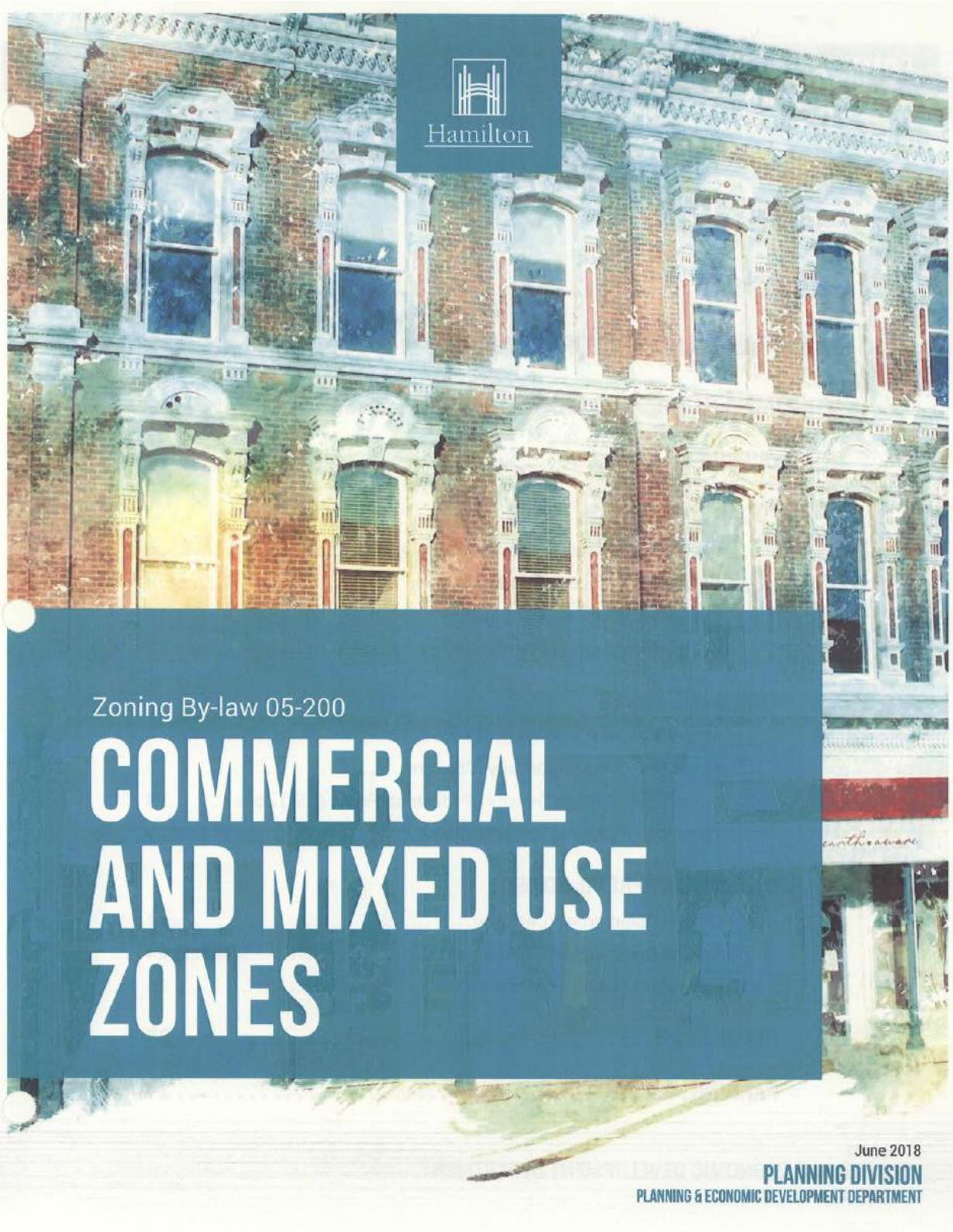
PASSED this ____ day of _____, 2019.

Mayor

Clerk

ZAC-18-____





COMMERCIAL AND MIXED USE ZONES

	MIXED USE - HIGH DENSITY (C4) ZONE	MIXED USE - MEDIUM DENSITY (C5) ZONE	MIXED USE - MEDIUM DENSITY - PEDESTRIAN FOCUS (C5a) ZONE
COMMERCIAL USES			
Tradesperson's Shop		✓	
Transportation Depot	✓	✓	
Urban Farm			
Urban Farmer's Market	✓	✓	✓
Veterinary Service	✓	✓	✓
RESIDENTIAL USES			
Dwelling Unit(s)	✓	✓	
Dwelling Units in conjunction with a Commercial Use			✓*
Emergency Shelter	✓	✓	
Lodging House	✓	✓	
Multiple Dwelling	✓	✓	
Residential Care Facility	✓	✓	
Retirement Home	✓	✓	
INSTITUTIONAL USES			
Place of Worship	✓	✓	✓*
Social Services Establishment	✓	✓	✓
Day Nursery	✓	✓	✓

* Location of Use within Building Restricted

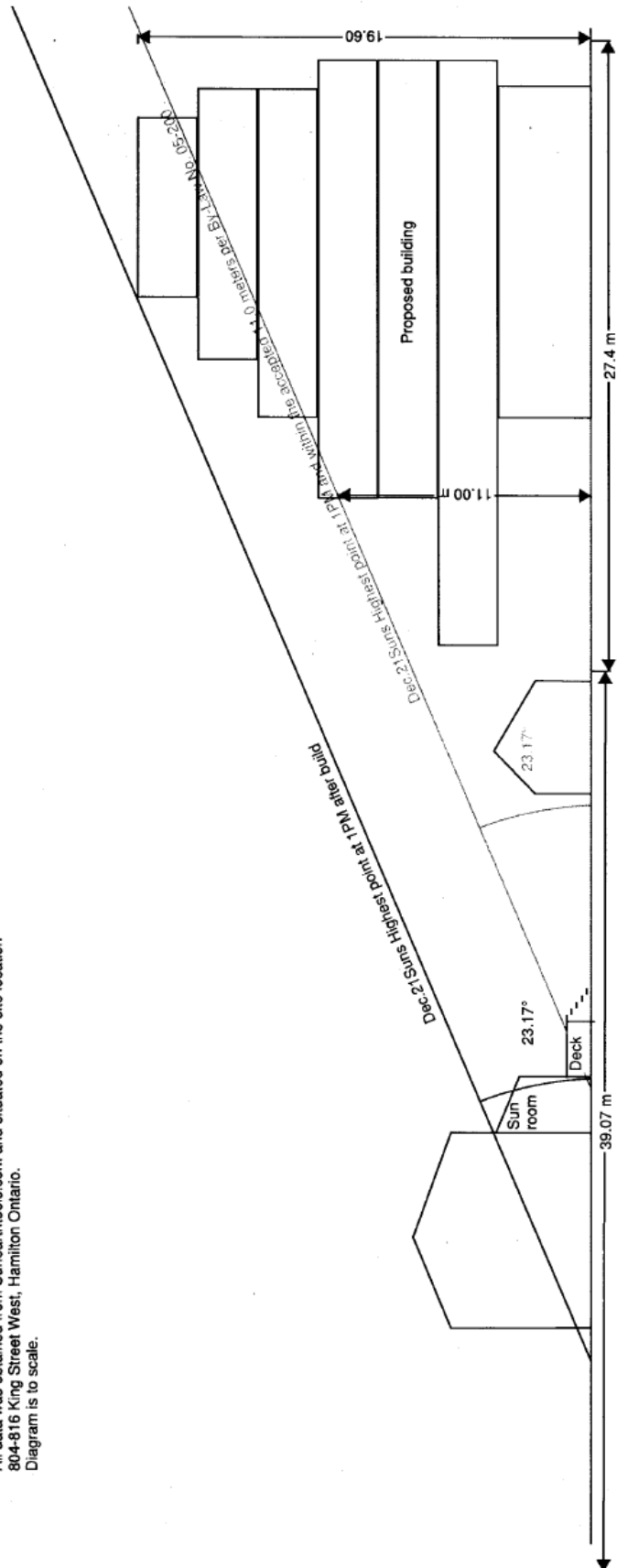
Sun at its highest point on December 21 at 19.60 meters.

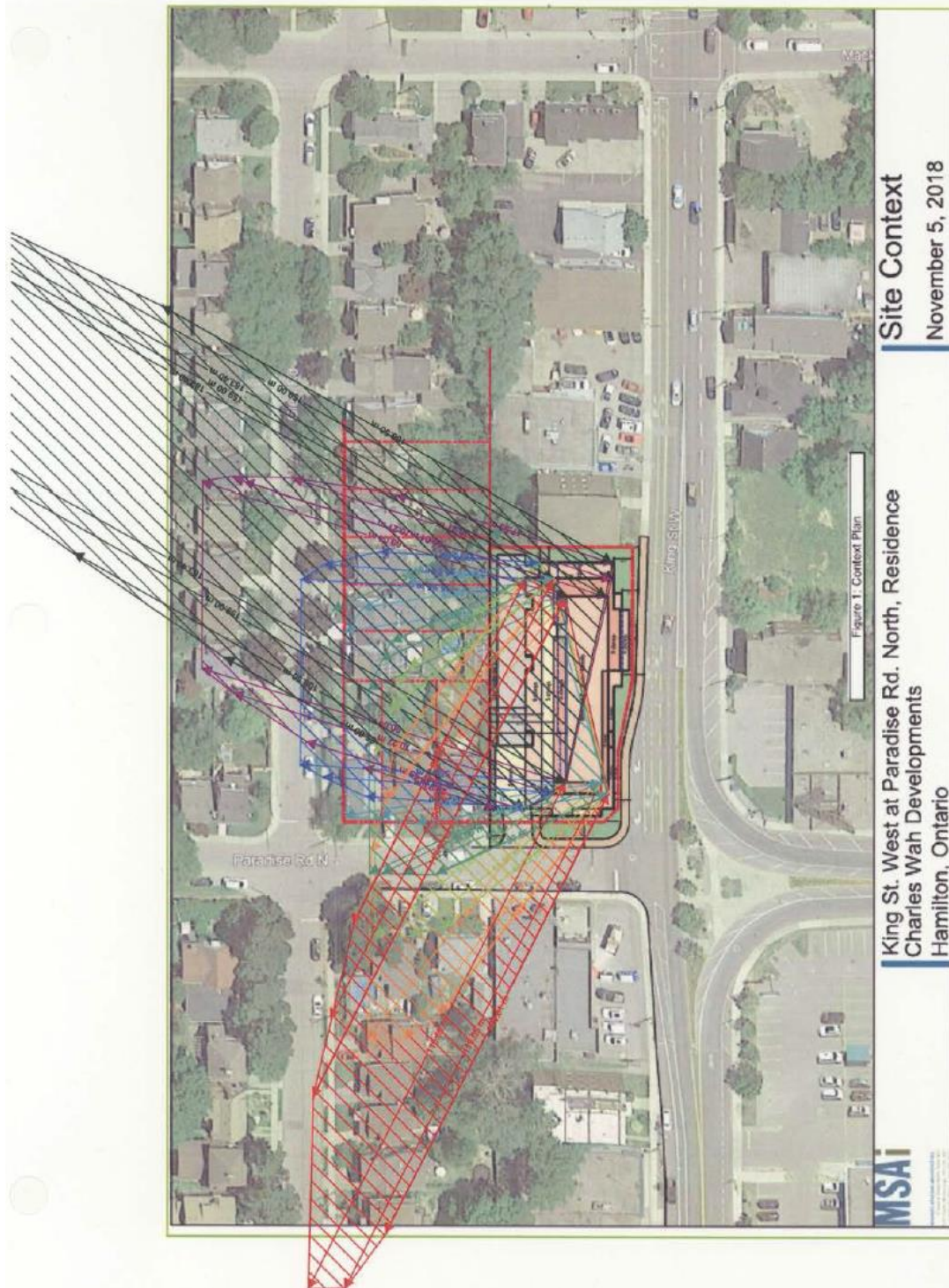
Sun at its highest point on December 21 at 11.00 meters.

All data was obtained from Sunearthtools.com and situated on the site location

804-816 King Street West, Hamilton Ontario.

Diagram is to scale.





Hamilton looks at making parking spaces bigger to accommodate our large vehicles



Samantha Craggs · CBC News · Posted: May 01, 2017 2:44 PM ET | Last Updated: May 1, 2017



People are driving more trucks, SUVs and large vehicles, city planning staff say. So the city should make its parking spaces larger to accommodate them. (Submitted photo)

Hamiltonians are driving bigger vehicles, including more trucks and SUVs, city planning staff say. And they are proposing the city make its parking spaces bigger to accommodate them.

A city planning memo recommends increasing parking stall sizes and implementing minimum widths for driving aisles. The proposed changes would impact new commercial, industrial and multi-residential developments throughout the city.

Right now, parking spaces vary depending on which area of Hamilton you're in. Sizes range from 2.6 metres wide by 5.5 metres long in Ancaster, to 2.7 metres by six metres in Stoney Creek.

There is a "general trend" toward larger vehicles, trucks and SUVs, says the memo, which planner Madeleine Giroux wrote. Look at the top 12 most purchased vehicles in 2016, she says, that leads to more scratches, dents, damaged doors and minor collisions when people try to park.

The Ford F-150, for example, is 2.46 metres wide by 6.19 metres long. The Dodge Ram, Honda Civic, Dodge Grand Caravan and GMC Sierra aren't much smaller. The smallest vehicle in the top 12 is the Toyota Corolla at 1.78 metres wide, not including side mirrors.

On May 16, city council's planning committee will debate whether to make parking spaces at least three by 5.8 metres. If approved, the change will be incorporated into new commercial and mixed use zoning in June.

"Staff find that most vehicles can be comfortably accommodated within a parking stall width of three metres," Giroux says in the memo.

The issue dates back to 2015, when councillors asked staff to look into making parking spaces bigger. Sizes are the same as they were in each municipality pre-amalgamation in 2000, which is why they vary across Hamilton.

As for minimum drive aisle sizes, staff recommend anywhere from 3.7 to six metres wide depending on the angle of the parking spaces.

City staff is also looking at new rules around how many visitor parking spaces are required at townhouses and apartment buildings.

samantha.craggs@cbc.ca | @SamCraggsCBC

Parking spaces sizes

- Old City of Hamilton (downtown, institutional and industrial): 2.6 wide by 5.5 long.
- The rest of the old City of Hamilton: 2.7 by 6.
- Stoney Creek: 2.75 wide by 5.8 long.





20 February 2019

Mr. Mark Kehler
Planning & Economic Development Dept.
City of Hamilton
71 Main Street West, 5th Floor
Hamilton ON L8P 4Y5

Dear Mr. Kehler,

Re: Zoning By-Law Amendment UHOPA-19-004, ZAC-19-009

Regarding the proposed erection of a six-storey commercial/residential building at 804-816 King Street West, I wish to make the following points:

- (1) The current plan proposes a building with 30 residential units, plus substantial commercial space, but with only 13 parking spaces.

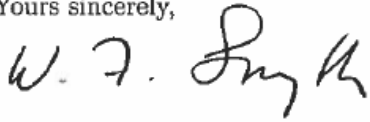
Our neighbourhood has for years suffered from a severe shortage of street parking. My building, next door to the proposed development, has eight apartmentss but only one off-street parking space. It is already very difficult for our residents to find parking on the side streets in the neighbourhood: the introduction of the new building will certainly greatly exacerbate this problem — not only because of the shortfall in resident parking facilities, but also due to the requirement to provide parking for customers of the commercial enterprises.

Unquestionably, the proposed new building should provide sufficient associated parking to accommodate *all* of the additional residential and commercial requirements that they introduce into our neighbourhood.

- (2) The proposed six-storey height of the building is excessive. There are currently no buildings of this size in the Westdale area along King Street West. Such a building would grealy change the character of a comfortable traditional neighbourhood. We register our alarm that the city's "Planning & Economic Development Department" should be attempting to impose on our neighbourhood such an unwanted disruption. For a century, Westdale has been a tranquil, pleasant enclave in which ordinary people can live and raise families — why is the Hamilton bureaucracy trying to force change on what works and what has worked for a hundred years? There is nothing in your "Notice" that answers this question.
- (3) Finally, it appears that the new building would inevitably violate the "right to light" of the residents on the west side of our well-established building by blocking their windows' access to the sun.


I look forward to your careful consideration of the points raised above.

Yours sincerely,

A handwritten signature in black ink, appearing to read "W. F. Smyth". The signature is written in a cursive style with a large, looped "S" at the end.

(Prof.) W. F. Smyth

Heather Wilson



April 2nd, 2019

Mr. Mark Kehler
Planning & Economic Development Dept
City of Hamilton,
71 Main Street West, 5th Floor
Hamilton, On L8P 4Y5

Dear Mr. Kehler;

Re; Zoning By-law Amendment UHOPA-19-004, ZAC -19-009

This correspondence is response to the meeting on March 27th, 2019 when Urban Solutions presented the proposal of with the Urban Solutions a six-story commercial/residential building at 804-816 King Street West and 13 parking places.

I live at 802 King Street West and seen the changes and developments in our area and value our neighbourhood.

i am aware of the parking issues on Paradise and Glenn Roads with the many businesses, student and residential homes. I propose that a 30 unit building with only 13 parking spaces will cause significant parking, safety and environmental issues.

I consider that amending the ' Zoning By-law Amendment UHOPA-19-004, ZAC -19-009' is a major attempt by the Planning & Economic Development Department to impose a drastic change on the community zoning in our area and a major concern for parking and safety . .

In conclusion, I consider that the height of the building is another attempt to violate our building 802 King Street West as the 'Right to light' and will block sun and light to our building.

I would appreciate a response and of the date of the statutory meeting at the City of Hamilton.

Yours truly,

Heather Wilson

Kehler, Mark

From: Steve McNiven-Scott [REDACTED]
Sent: April 2, 2019 5:00 PM
To: Kehler, Mark
Subject: [SUSPICIOUS MESSAGE] Re: King & Paradise

Follow Up Flag: Follow up
Flag Status: Flagged

Please thanks, we need to keep some student-free zones somewhere... And those poor people with like \$100k in solar right behind it.

Steve Scott
[REDACTED]

On Tue., Apr. 2, 2019, 4:57 p.m. Kehler, Mark, <Mark.Kehler@hamilton.ca> wrote:

Hi Steve,

This application is currently being reviewed by staff and a decision has not been made by City Council.

If you have concerns you would like considered by staff and Council, you can forward them to me.

Also, if you provide your mailing address I can add you to the list of residents to be informed of the statutory public meeting.

If you have any further questions, 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: Steve McNiven-Scott [REDACTED]

Sent: March-27-19 12:30 PM

To: Kehler, Mark

Subject: King & Paradise

Hi Mark, I got your email from: [BLOCKEDkingandparadise\[.\]urbanshare\[.\]info/contact-us/BLOCKED](#)

So at this point how hosed are we (families in that neighborhood). Is this defiantly going forward regardless, or could it still be prevented? We're lucky north of king to be free from the student ghettos, it'd be a shame to ruin the entire area... THIRTY units is an insane amount of students!

Is it possible that everything behind it could be zoned so nothing could become student rentals?

Steve

Kehler, Mark

From: Peter Morin [REDACTED]
Sent: March 28, 2019 1:55 PM
To: Kehler, Mark
Subject: 804 -816 Kibg St. W Public Meeting Re: Zoning Changes

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Mark:

I would like to thank you and your colleague for coming out to Urban Solutions Public Meeting last night. While I assume that it was all very routine for you, I found the proposed density changes to be quite alarming, considering the development will back onto single family homes on Paradise, and Glenn Road and the height and number of stories will approximately double that allowed by current zoning.

Please add my name to the list of email notifications regarding this project, as I live in the area, but not in the immediate area. My address is [REDACTED] I would appreciate any more information available about the meeting on April 11 as I would like to attend. I did go to the project website provided by Urban Solutions, under the tab "Project Updates" but the information was curiously absent.

They did manage, as of this morning, to update the website to include last night's meeting, so it is odd that they could not announce the April meeting in a timely manner.

Also I would be interested in getting a summary of the comments from last night. There seemed to be considerable opposition to the project, and only two supporters. It would be unfortunate if the information from last night did not make its way to City Hall in a timely manner.

Thank you in advance for your time and support, Peter Morin

Kehler, Mark

From: Prior, Todd [REDACTED]
Sent: March 28, 2019 4:12 PM
To: Kehler, Mark; mjohnston@urbansolutions.info
Subject: FW: Thanks for the news letter....

Follow Up Flag: Follow up
Flag Status: Flagged

Mark/Matt

As suggested I am forwarding my email thread with Stephanie. I was wonder why we are always looking for student based housing solutions ...beyond perhaps profit models...not my area. Why not something for Seniors to provide spaces for them in a community with such great links to transportation and services. This might also provide some diversity and balance to the neighborhood. If not this then any solution that does not further enhance student density in these surrounding neighbourhood that are already well past the tipping point would be welcomed.

Thanks Stephanie,

I appreciate the follow-up....It's funny I work for the Dean of Science and I keep hearing that enrollment is now capped going forward due to current funding models from the gov't....Yet there seems to be a massive need for student housing?? Seems a bit at odds. I will forward my comments as you suggest. I like many others are not against the students. I work with them everyday and I enjoy having them in the neighborhood...to a point. I do miss the strength and character that is provided by a diverse population of residents thought....I think this should be protected in all Hamilton neighbourhoods to keep the city thriving and inclusive...

Thanks again

Todd

From: Ward 1 Office <ward1@hamilton.ca>
Sent: March 28, 2019 3:00 PM
To: Ward 1 Office <ward1@hamilton.ca>; Prior, Todd [REDACTED]
Cc: contact@awwca.ca
Subject: RE: Thanks for the news letter....

Sorry about that. I was a little quick on the enter key.

Last night we attended a public meeting for another purpose built student building. The residents shared similar ideas with the developer.

I am going to share your thoughts with Maureen and I would encourage to send your comments to the both the developer and to the city planner who will review the file.

City Planner, Mark Kehler mark.kehler@hamilton.ca
Developer representative, Matt Johnston mjohnston@urbansolutions.info

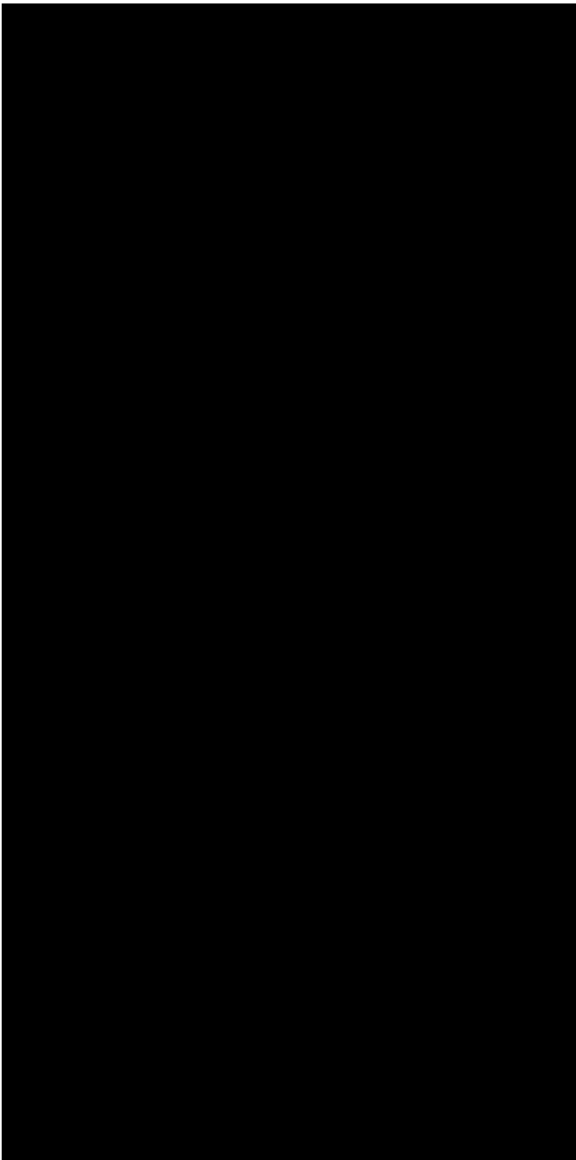
Hi Maureen,

Thanks for the newsletter. Great resource for us. Thanks for attending the meeting a few weeks back at Binkley United re the project proposed adjacent to West Park. I was wondering with all the construction for Student residences would it not be wise to look at supporting some diversity in the community. Why do we never look to build properties for seniors. The location in the West end is particular great with access to transportation and groceries etc.... I just think we are on this runaway path to support more and more student housing and the neighborhood is getting overwhelmed when we could be acting to promote balance...

Just a thought.

Todd

Todd Prior, Lab Manager



Kehler, Mark

From: Hilson, Stephanie
Sent: April 1, 2019 9:22 AM
To: Kehler, Mark
Subject: FW: Last night's meeting Paradise Rd N and King St. W

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Mark,

Ms. Ellis has asked us to pass her comments on to you.

Best regards,

Stephanie Hilson

She/Her

Community Engagement & Strategic Initiatives Advisor

Ward 1 | *Ainslie Wood* | *Kirkendall* | *Strathcona* | *Westdale*

E: stephanie.hilson@hamilton.ca | T: 905-546-4528

On Mar 28, 2019, at 2:33 PM, Ellis, Linda [REDACTED] wrote:

Dear Maureen,

It's unfortunate you were not able to attend last night's meeting regarding the proposed 6 story purpose built student housing at Paradise and King St. West. I sincerely hope that you have no plans on supporting the change of the current zoning restrictions from 3 stories to 6 stories. To have a 6 story building on this piece of property is completely unrealistic. The families living on Paradise North and then Glen Road will have absolutely no privacy in their own backyards. A 6 story building doesn't fit with the current surrounding landscape. If this is approved then there is nothing to stop all the existing 3 story buildings to be turned into 6 story buildings in the future. Our Westdale/Ainslie Wood neighbourhoods fought hard to bring in the Monster Home bylaw and this is no different than a Monster Home build.

This building cannot be more than what it's currently zoned for, which is 3 stories. Remove the commercial space currently on the first floor and turn that first floor into rental units. There is not enough parking for commercial space (either for the workers or customers) along with resident parking. I am tired of coming home to no parking on my street as student's park on my street and then

take the bus to McMaster. This will only become worse with this proposed building.

A huge concern for me was the fact that the company presenting the plans last night seem to have no idea why there shouldn't be balconies and a fifth floor outdoor patio area. This is student housing! The noise from the balconies and terraces would be a huge issue.

Why is this small piece of land in Westdale in a residential area even being sought for student housing? What we need are condos for seniors. Student housing should be built on Main Street and out of a Westdale neighbourhood.

I was reluctant to vote for you when your platform stated nothing about student housing issues. I wrote to you and you responded assuring me this was part of your focus in Ward 1. The residents in this area overwhelmingly do not want this 6 story monster condo built on that piece of property but it also seemed that the residents were not completely opposed to this build as long as it's kept to 3 stories. I plan on fighting for the reduction of 3 floors and keeping the existing zoning bylaw along with the rest of my neighbours. I really hope you plan on fighting for what we, your constituency, want.

Linda Ellis



Kehler, Mark

From: Stranak, Cindy
Sent: April 1, 2019 11:01 AM
To: Kehler, Mark
Subject: FW: King & Paradise proposed development

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Mark,

Hope you are well. Would you kindly include the comment below in your file? Thank you.

Warm regards,
Cindy Stranak

She/Her
Ward 1 Constituency Assistant
Ainslie Wood | Kirkendall | Strathcona | Westdale
E: cindy.stranak@hamilton.ca | T: 905-546-2226

From: jay burgess
Sent: March 31, 2019 6:15 PM
To: Ward 1 Office
Subject: King & Paradise proposed development

Hello Councillor Wilson:

I was sorry that you were not able to attend last week's important community meeting to hear your constituents' concerns regarding the 804-816 King St W development. I live on Dufferin Street, not far from the proposed development. There were many important points raised at the meeting and I wish to echo the following concerns:

- I support the policy of infill development and I am not opposed to a residential building on this corner, provided it abides by the existing 3-storey limit.
 - the proposed height and density are unacceptable and out of character with the existing neighbourhood, and will adversely impact the neighbourhood in the many ways discussed at the meeting. If the existing Plan states 3-storeys, this development should not be exempt.
 - There should be adequate parking for each unit and no units built in excess of parking availability.
- I know from experience what it is like to have a new infill development rob you of the sunlight in your backyard. That's why our family moved to Westdale. I don't believe residents should have their quality of life compromised so drastically to accommodate an infill project.
- if this height (6 storeys) and density (112 students) is approved, it will most certainly lead to additional similar developments, creating a high rise corridor along King West, changing the character of the existing neighbourhood. I am also worried about a "bait and switch" technique - that this meeting was just a tactic that will ultimately lead to an even taller

building, in the same way the proposed Main Street West development has morphed into an 18-storey tower.

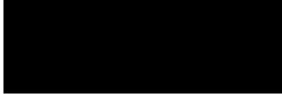
-We have two children who are university students; we have a good opinion of students and appreciate the ways they enhance the neighbourhood. We are also realistic about the difficulties they sometimes bring when living in student houses and wish for McMaster to be pressured to take responsibility for housing their students - especially vulnerable first year students - on campus. They should - and can - do more.

-creating a 3 storey building with the main floor used for residential rather than retail space would be a better scale and density for the neighbourhood.

-there is a huge need for the development of housing to allow seniors to age in place and to remain in this beautiful neighbourhood. Please convince the developer that a seniors' development would be as, or more lucrative and desirable, for this neighbourhood.

Please keep me informed of the next public meeting regarding this development. I have no illusions about how this process will likely unfold. It would be so refreshing if the local community could work alongside our councillor and the developer to reach a compromise that is truly beneficial for all stakeholders.

Thank you



Joan R. Lumsden

February 27th, 2019.

Mr. Mark Kehler
Planning & Economic Development Dept
City of Hamilton,
71 Main Street West, 5th Floor
Hamilton, On L8p 4Y5

Dear Mr. Kehler; **Re; Zoning By-law Amendment UHOPA-19-004, ZAC -19-009**

This correspondence is in reference to the proposed building of a six-story commercial/residential building at 804-816 King Street West
re; Parking, Building height and 'Right to Light'.

The plan proposes a building with 30 Residential units, commercial space and **only 13 parking spaces.**

It has been my experience that parking on Paradise and Glenn Roads has been minimal and difficult considering the multiple student/ residential housing and commercial businesses. The consideration of a new 30 unit building with such limited parking of 13 parking spaces will certainly create added and significant problems with the potential of further aggravation and safety concerns in the neighbourhood for vehicular, bicycles and pedestrians.

The proposed six-story building height is significant and it is my understanding that the additional 3 storeys is more than any building in Westdale or along King Street. I wish to express that this proposed plan is a major attempt by the Planning & Economic Development Department to impose a drastic change on the community zoning and/or historical bylaws. Westdale has been identified and valued for its community sense with families integrated with residential, commercial and educational settings. Westdale has maintained this uniqueness over the years and I am totally against this attempt to challenge and change this community with the amendment to the zoning By-Law UHOPA-19-004M ZAC-19-009.

Additionally, the height of the building is a significant violation of the 'Right to light'. As an owner of unit 7, at 802 King Street this building would violate the right to light on the west side of the building by blocking the windows access to light and sun. Again, I am totally against the proposed six story building.

I look forward to a response and of the date of the hearing.

Yours truly,
Joan R. Lumsden

The MacFarlanes



February 26th, 2019.

Mr. Mark Kehler
Planning & Economic Development Dept
City of Hamilton,
71 Main Street West, 5th Floor
Hamilton, On L8P 4Y5

Dear Mr. Kehler;

Re; Zoning By-law Amendment UHOPA-19-004, ZAC -19-009

This correspondence is regarding the proposed six-story commercial/residential building at 804-816 King Street West and 13 parking places.

We have lived at 802 King Street West over the past 20 years and seen the changes and developments in our area and value our neighbourhood.

We are aware of the parking issues on Paradise and Glenn Roads with the many student and residential homes and businesses. We see that a 30 unit building with only 13 parking spaces will cause additional problems to our neighbourhood and cause increased safety and parking issues.

We understand that six-story buildings are not in this area. We consider that amending the 'Zoning By-law Amendment UHOPA-19-004, ZAC -19-009' is a major attempt by the Planning & Economic Development Department to impose a drastic change on the community zoning in our area.

In conclusion, we propose that the height of the building is another attempt to violate our building 802 King Street West as the 'Right to light' and will block sun and light to our building.

We would appreciate a response and of the date of the hearing.

Yours truly,

Donald MacFarlane Margaret MacFarlane .

Kehler, Mark

From: Mercier, Michael [REDACTED]
Sent: February 22, 2019 11:16 AM
To: Kehler, Mark
Subject: UHOPA-19-004 and ZAC-19-009

Follow Up Flag: Follow up
Flag Status: Flagged

Mark,

I received in the mail a notice regarding a request for input regarding a proposed development on the properties of 804-816 King St. West, and I'm just curious if you have any further information about this project that you could provide – I live on Dufferin St. I'm a little concerned about the scale of the increased density at the site, but recognize that increasing density along King St is generally desired. I am also a little concerned about the lack of parking allocated to the development, as there is already a significant shortage of parking in the immediate neighbourhood. Do you have the developers plans for the site that you could share?

Many thanks.

Mike.

Michael Mercier, Ph.D.

[REDACTED]

Kehler, Mark

From: Aldina Matos [REDACTED]
Sent: February 25, 2019 8:07 PM
To: Kehler, Mark
Subject: Regarding UHOPA-19-004 ZAC-19-009

Follow Up Flag: Follow up
Flag Status: Flagged

C/O Mark Kehler

I am writing to express my concern over the development project on Paradise Rd. North. My name is Aldina Hansen and I have lived on Paradise Rd. North for 31 years. Paradise Rd North is a quiet street with parking only permitted on one side of the street. Parking has always been very difficult.

The proposal for the development of 30 residential dwelling units and 13 parking spaces is unacceptable and impractical. This plan is flawed and short sighted. It will turn this quiet neighbourhood into chaos. The 13 parking spots are insufficient to accommodate the large number of new residents. There simply won't be enough parking spaces since parking is already a huge problem. The area will become extremely unsafe.

Sincerely,
Aldina Hansen

Kehler, Mark

From: Len Troost [REDACTED]
Sent: February 26, 2019 1:57 PM
To: Kehler, Mark
Subject: UHOPA-19-004, ZAC-19009

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mark Kehler,

I am the owner of a commercial building on King St W, although I am not in disagreement of development on the street, the proposed building does not support enough parking. Each unit should have one parking spot available, as parking is already at a premium in the area due to the location near McMaster University.
This my opinion and hope you will take this view into consideration.

Best Regards,

Len Troost.

Sent from my iPad

Kehler, Mark

From: Gabriele Klimstra [REDACTED]
Sent: February 20, 2019 1:41 PM
To: Kehler, Mark
Cc: Ward 1 Office
Subject: Re: Application for Urban Hamilton Official Plan Amendment, and Zoning By-law Amendment at 804-816 King St West.

Follow Up Flag: Follow up
Flag Status: Flagged

I am writing to formally express my concerns about the proposed building of a 6 story building which is to house 176 units with commercial spaces on the main floor. Specifically, the height of this proposed building is not consistent with the height of existing residential and commercial buildings already there, and will definitely impact the residential values nearby. However, the most important issue is the lack of dedicated parking for the number of proposed tenants of this building. The existing commercial enterprises between Paradise and Longwood already do not have adequate parking for their collective staff, and definitely not enough for customers who must park on Paradise Rd N, and Glen Rd. There are already a substantial number of cars parked on these streets due to inadequate parking at Shalom, and the apartments to the east of Macklin. University Students who commute, park their cars on these side streets, and use the bus to get to McMaster resulting in a very high density already. Where would the students from the proposed building park? It becomes especially difficult to find on street parking when winter weather creates issues for both potential cars parked on these side streets, and also for City Staff who try to clear the roads. This proposal will create a very dangerous and congested area, and probably subsequent issues for the proposed tenants of this building. I understand that this email will be forwarded to the appropriate planning committee,

Thank you,
Gabriele Klimstra



Kehler, Mark

From: jesse tomes [REDACTED]
Sent: December 29, 2020 4:03 PM
To: Kehler, Mark
Subject: Re: King & Paradise development

Follow Up Flag: Flag for follow up
Flag Status: Flagged

UHOPA-19-004/ZAC-10-009

[Sent from Yahoo Mail on Android](#)

On Tue., 29 Dec. 2020 at 3:22 p.m., jesse tomes
[REDACTED] wrote:

Hi Mark,

My name is Jesse, I live on Glen Rd. directly behind the proposed development at King and Paradise. The proposed height of 6 floors would be detrimental to our privacy, noise level and subsequent property value undoubtedly. I would like to preserve my right to appeal the proposal and know the date of the public meeting along with any other info you can provide regarding time-line etcetera.

Thanks

-Jesse Tomes.