

From: Fernie, Kim (EC)

Sent: March 9, 2021 10:10 AM

To: Kehler, Mark <Mark.Kehler@hamilton.ca>

Subject: 804-816 King St W (File # UHOPA-19-004): Planning Committee Meeting 23 March 2021

Hi Mark,

I first spoke with you in 2019 about my original concerns regarding the development of 804-816 King St West. Now, two years later in 2021, I have new concerns about the same property having received a letter in the mail yesterday about the Planning Committee Meeting (23 March 2021) regarding a zoning by-law amendment to accommodate development of this site as proposed in 2019. I own and live at 18 Paradise Rd North, so the intended development of the property as planned (6-stories, ground-floor commercial, 30 residential units with 20 parking spots) immediately impacts me, my property and its property value.

In 2019, there was strong public opinion expressed at the public community meeting hosted by the City, **against** the intended site development plans for several reasons:

the developer indicated that this building would be a student residence in our residential neighbourhood – one of many high-rise student residents being built by the same developer throughout Westdale;

1. the 6-storey height of the building in a neighbourhood of 1.5 to 2-storey houses, with existing commercial buildings capped at 3 stories but most only exist at 2 stories;
2. the lack of sufficient parking planned for residents of this building resulting in an overflow of parking on residential streets already with insufficient capacity due to day-time commuters parking on our streets;
3. the proposed balconies and roof-top social places facing north would generate in excessive noise projecting over residential houses to the north and west of 804-816 King Street West.

Based on the limited details in yesterday's letter from the City of Hamilton re the Planning Committee Meeting on March 23, 2021, the developer does not appear to have addressed any of the neighbourhood's concerns (outlined above) that were expressed at the public meeting in 2019. That is greatly concerning to me for various reasons.

I have the following questions that I'd appreciate your answers to:

1. Has the developer made any changes to their original proposal from 2019?
2. Following the community meeting in 2019, is the 23 March 2021 meeting of the Planning Committee to reconsider the proposed Zoning By-law Amendment, the next step in the planning and development process? The two-year interim period suggests that other steps occurred.
3. Will the concerns expressed by neighbourhood/community members in 2019 at the public meeting be taken into account by the Planning Committee during their March 23 meeting?
4. Do neighbours need to re-express their concerns at the March 23 meeting, that they had communicated to the City at the 2019 meeting?
5. Have new neighbours that moved into the immediate housing since 2019 been notified? Do they have an opportunity to join this meeting on 23 March 2021?

I would appreciate talking with you about this situation to better understand the planning process and its various steps. It is unclear to me how the process works and it is directly affecting me as I originally stated.

I would also appreciate more information on how to join and possibly participate at the March 23 meeting. I would appreciate being notified of the outcome of the Planning Committee meeting on 23 March.

Thanks in advance for your call and/or email.

Kim