
From: Angelune Des Lauriers [REDACTED]
Sent: February 4, 2020 1:49 PM
To: Dear, Andrea
Subject: Re: [****POSSIBLE SPAM]King West Crossing questions

Thanks for getting back to me.

I found the list of amendments to the OP, but am wondering whether you can tell me whether the City and Council have approved such OPA/ZBLA applications that more than double the permitted heights/# of storeys in the recent past?

I'm also unable to find what the meaning of Area or Site Specific Policy L, indicated on Map 6.6-1. Would you please point me in the right direction?

Thank you,

Angelune Des Lauriers

On Tue, 4 Feb 2020 at 11:20, Dear, Andrea <Andrea.Dear@hamilton.ca> wrote:

Hello Angelune

Thank you for the follow up email. I have only just circulated the submission materials to all of the internal and external commenting groups. We, as staff have not yet formulated an opinion on the merits of this application. We will look at all of the comments, including those received from the public, and evaluate the proposal against those comments as well as the existing policy framework and provincial directions.

You will be notified of the statutory public meeting and your correspondence will be included on a recommendation (support or non-support) report.

Please feel free to stay in touch as this process moves along.

Let me know if you have any questions or concerns.

Thanks,

Andrea Dear MCIP RPP

From: Angelune Des Lauriers [REDACTED]
Sent: February 4, 2020 10:44 AM
To: Dear, Andrea
Subject: [****POSSIBLE SPAM]King West Crossing questions

Hi Andrea,

I just left you a voicemail. Email response is fine.

I'm in the Strathcona neighbourhood, on Pearl Street North. My neighbours are upset about the proposed official plan amendment and zoning by-law amendment for the King West Crossing development.

I'm curious as to whether City staff will recommend this amendment or not. I'm also curious about when the secondary plan was approved and what the community involvement was at the time?

I note that it isn't that clear on the City's website that you have to go to the OP to find the secondary plans.

Thanks,
Angelune Des Lauriers

From: Angelune Des Lauriers [REDACTED]
Sent: February 4, 2020 10:45 AM
To: Dear, Andrea
Subject: [****POSSIBLE SPAM]King West Crossing questions

Hi Andrea,

I just left you a voicemail. Email response is fine.

I'm in the Strathcona neighbourhood, on Pearl Street North. My neighbours are upset about the proposed official plan amendment and zoning by-law amendment for the King West Crossing development.

I'm curious as to whether City staff will recommend this amendment or not. I'm also curious about when the secondary plan was approved and what the community involvement was at the time?

I note that it isn't that clear on the City's website that you have to go to the OP to find the secondary plans.

Thanks,
Angelune Des Lauriers

From: Dale Addison [REDACTED]
Sent: February 6, 2020 10:03 AM
To: Dear, Andrea
Cc: Ward 1 Office
Subject: IN FAVOUR of a taller 354 King St. W.

Ms. Dear,

I'm a Strathcona homeowner and resident and I'm totally in favour of the new, taller Vrancor developments, both at 354 King St. W. And 200 Market St. I believe the silent majority of residents here see the need for increased density in/near downtown Hamilton and would welcome more new high rises in this neighbourhood. This is especially true as we are in the middle of a housing crisis. There is no way that large new investments in housing should be discouraged at this time, the increase in scale of this project should be welcomed and encouraged. I fear the silent majority of residents might not be as loud as a few textbook NIMBYs trying to curb the progress here. Looking at the models and renderings the new increased proposals seem to fit in just fine with the surrounding area which is already home to many buildings of similar scale and height. We're talking about King & Queen not Mount Hope or something, jeez!! Downtown Hamilton and it's immediate surrounding areas, with accessible transit options is EXACTLY the type of place where this kind of high density development should be absolutely welcomed and encouraged. The fact that builders and developers still want to invest in large scale projects after the LRT cancellation is great and should be 100% encouraged and welcomed with open arms by all Hamiltonians who care about the future of our city as a whole, and it's livability for everyone moving forward.

Thank you for taking the time,

Dale Addison

From: [REDACTED]
Sent: February 18, 2020 4:35 PM
To: Dear, Andrea
Cc: Wilson, Maureen; Farr, Jason; Strathconacommunitycouncil@gmail.com
Subject: 354 King St W/City files UHOPA-20-003 and ZAC-20-008

Follow Up Flag: Follow up
Flag Status: Flagged

Ms. Dear:

My name is [REDACTED] and I am a Strathcona resident, at [REDACTED] which is on the block adjacent to the above-noted property. Feel free to publish this letter in any public reports, however I would appreciate my personal identifying information (name, address, email address and phone number) being removed.

I would like to preface my concerns by stating that I have resided downtown for over 8 years, and it was my choice to live in downtown Hamilton. Having been raised on the mountain, I choose now to live in an urban environment – being able to walk to transit, shopping, and cultural events was an important factor in choosing where to live. I support the intensification of the downtown core; the Strathcona Secondary Plan, the Transit Oriented Corridor plan, and the Urban Hamilton Official Plan, among others, were all developed by thoughtfully considering how best to intensify our neighbourhoods and **I believe we should approve new developments based on these carefully designed plans, NOT on the whim of a developer, whose only concern is for his bottom line.**

My concerns with expanding the height of both the hotel and the apartment building are as follows:

1. Increased traffic in an already busy residential neighbourhood

The entrance to the underground parking garages for the two buildings are on the South side of Market Street and the West side of Queen Street; the hotel entrance is on the West side of Queen Street. Given that King is one-way westbound and Queen is one-way Southbound, nearly everyone looking to gain access by vehicle to these entrances (not to mention “drop-offs” at the hotel) will have to come around the block via Ray Street North, northbound, and Market Street, eastbound. With cars parked as currently allowed on the South side of Market, two cars cannot pass side by side. Add to this the already prevalent rat-running westbound from Queen to Ray to King, and the very busy entrance to the Good Shepherd apartments and Martha House at Ray and Market, this is a dramatic increase in traffic at this corner. I have personally witnessed several vehicle collisions at the corner of Ray and Market over the years, and many near-misses as cars barrel around the corner.

Though I hope the Vrancor proposal is rejected and only moves forward as currently approved, regardless of the decision I would like to suggest that consideration is made to return Queen Street to a two-way street, which would help with this. (Note that the eastbound lane is currently closed from Market to George, and is mostly vehicle parking from Peter to Market, with little impact to traffic. In addition, reverting Hess and Caroline would also help to mitigate traffic flow concerns.)

2. Sun shading, wind tunnels, sky views and overall visual impact

As a new study has not yet been released, the exact effect of the proposed changes are not yet known. However, tall buildings would dominate the block and potentially obstruct sky views and sunlight for the remaining buildings and residences on the block.

3. Parking

The proposed plan does not include sufficient additional parking for the number of units being added – specifically for the hotel. While many may choose to forgo car ownership or arrive at the hotel by other means, I don't believe the allotted parking is sufficient, leading to vehicle drivers to be sent in search of other parking spots, again increasing traffic further to my concern in #1 above.

4. Green space, environmental sustainability and overall impact

The current plans don't have any green space, public or private. What is the environmental impact of this larger, fully hardscaped development, that until very recently was a tree-filled, grassy property? Is the building incorporating any environmental sustainability measures or requiring further tree plantings?

In summary, I do not believe a development of the new proposed scale is the right fit for the neighbourhood. The developer is asking a lot of the city by putting forth this amended plan, and would look to reap a large personal profit. What are we as neighbours getting in return?

Thank you for considering my concerns,

██████████

██████████████████

██████████████████

From: Aleda [REDACTED]
Sent: February 20, 2020 5:56 PM
To: Dear, Andrea
Cc: [REDACTED]
Subject: REVISED response
Attachments: February 19 Strathcona revised.pdf; ATT00001.htm

Importance: High

Please use this revised version. I have corrected an error on page 3 in the section A development in two parts.

What we have

A quick scan of the 35 or so unique houses that I can see from my home, within sight of the proposed Vrancor development, reveals 11 new homes, one built as early as 1978 and others as recently as 2006. In addition, I can count 13 more that have been extensively renovated in the last decade. Some houses were originally built more than 120 years ago.

Not only have the interiors of these homes been maintained and improved, but so has the streetscape. Furthermore, three of the houses directly across the street from me are owned and occupied by a second generation of the same families who have updated their homes and are raising their children here.

I am describing a modest, ongoing and spontaneous regeneration, a rejuvenation of existing housing, that has created a healthy, stable neighbourhood. These are people that appreciate their community and are demonstrating a deep commitment to it.

The space bounded by Ray North, Market, Napier and Peter streets comprises a visually and socially diverse area of one, two and 2 1/2 storey homes, some of which are rentals and multiple units.

Here, people sit on their front porches, shovel each other's snow, share plants from their gardens, socialize and generally maintain a level of casual civility that contributes to community safety and well-being. We are very aware of what is happening outside our front doors (not to mention in the back yards.) These few streets are colourful, full of variety and interest. And so are the people who live here.

These streets, their houses, their owners and tenants comprise a downtown asset, something that the city and developers have also come to appreciate. It is an "*existing quality residential neighbourhood*" in the words of our Official Plan, one that the city must nurture. These people make Hamilton's downtown liveable and friendly.

There is a risk

I worry that if variances are permitted for 354 King West, there will be no reason to stop a second variance that would allow massive towers to be erected on the adjacent Vrancor property on Queen Street between Market and Napier. It is because this possibility looms that I feel it is especially necessary to strenuously object to the proposed variances for the hotel and student residence.

I realize that our current discussion is limited to the property at 354 King Street West, but make no mistake. The hotel and student residence are not the end of the changes that Vrancor will make in its march north along Queen Street. Next up will be a collection of towers, possibly as many as four, that are proposed for the vacant lots between Market and Napier, Queen and Ray North.

If a 25 storey student residence (instead of a 6 storey residence) and a 12 storey hotel (instead of a 10 storey hotel) are permitted, I worry that almost immediately construction on an even more oppressive collection of towers will begin.

I worry that the south end of the block where I walk every time I go to the market, or Art Gallery, or to James or Locke Streets, will decline and be replaced by something much less interesting, probably anonymous and boring.

The existing and interesting streetscapes are an enticement to walk. They are an asset for everyone to enjoy.

It's not that I don't want new buildings. I just don't want what is approved to diminish what is already here and thriving.

A rare opportunity

These few streets and the vacant land between them are a borderland, a place of transition.

This is exactly where we should figure out how best to blend an existing neighbourhood with something new. This is a place where we should ensure that what we build is something human, something interesting, something liveable, a place to go for an interesting stroll.

I don't agree that the only way to intensify is to build "efficient" ranks of high rise towers.

I spent time in London England last year, where I walked 30 minutes to and from a studio where I worked. That walk took me through a neighbourhood of 6 storey apartments and flats (including many that are rent-controlled) past small shops: green grocers, butchers, a bakery, a florist, cafes, pubs and restaurants. I made multiple small contacts with different people on each trip. Every Saturday morning, one street was closed to traffic for a market.

Could that ever happen here with what we are building? How can we create an environment that could accommodate and welcome that sort of vibrancy?

I chose to live here because it is such a walkable location. I want to live near a transit corridor and I want to live in this mixed neighbourhood so close to Hamilton's Market, Art Gallery, Museums, and waterfront. I think it is a perfect place to build new housing. But, I want the streets around me to be remain human scaled. I want this area to continue to feel welcoming, walkable, comfortable, safe and familiar when more people move in.

I want to feel that I fit and belong on the street where I live and where I choose to walk, not dwarfed by buildings around me.

I hope that when new residents settle into whatever is ultimately built on the Vrancor property, they will want to stay and contribute to the Strathcona neighbourhood.

The developer is relying on the human-scale assets of the Strathcona neighbourhood community and its walkability as enticement for future tenants.

A development in two parts

The original proposal for a 6 storey residence and 10 storey hotel is appropriate for a location that bridges an area between a district of high rise apartments on the east side of Queen Street North and the existing lower density area west of Queen Street North.

I am afraid that the scale and density of the buildings Vrancor is now proposing will alienate both the existing community and our new residents, including the students, hotel guests and the future residents of the Phase 2 Vrancor development on Queen Street, between Market and Napier.

We need to understand that approved heights of the hotel and student residence will set a precedent for what is coming up in the next phase, because the hotel, student residence and a second vacant property between Market and Napier are all owned by Vrancor. What happens on one site will affect decisions made for the second.

The height and design of the entire development, beginning with the student residence and hotel, must be required to knit the neighbourhood together sensitively, through a gradual transition in height and density between towers that are east of Queen, without compromising the existing community to the west.

The area between Queen and Ray, that is currently parking lot, is where low- and mid-rise buildings belong. This is where the city should strive for density on a human scale.

The existing 1-2.5 storey homes on adjacent parts of Ray Street North, Market Street, Napier Street and Peter Street occupy this transition zone between the downtown and the rest of the Strathcona neighbourhood. We know that change is coming. This borderland community will be most affected by overwhelming density if the proposed amendment is allowed.

What will stop the ranks of apartment towers from moving westward further into the neighbourhood if the street goes into decline because current owners are crowded out? What happens here will have effects that penetrate the rest of the neighbourhood.

What's in it for us?

What is Vrancor offering our neighbourhood in exchange for what it is demanding?

What will this developer do next if this first variance is approved?

To ensure human scale development, existing towers that are above 10 storeys high, on the west side of Queen, should be grandfathered.

Concerning building heights, the city must honour its commitment “*to preserve and enhance existing residential communities, to mitigate shadow impacts of the public realm and surrounding properties, by ensuring that developers implement transition in scale with the surrounding neighbourhood and creating downtown streets that are attractive pedestrian places.*”

6.1.4.28 All development shall:

- a) be massed to frame streets in a way that respects and supports the adjacent street proportions;
- b) be compatible with the context of the surrounding neighbourhood;
- c) contribute to high quality spaces within the surrounding public realm; and,
- d) provide high quality spaces within the buildings themselves.

We lose

A 25 storey tower in place of the original 6 storey building at 354 King is hyper-densification that does not improve the neighbourhood in return. The height and density of the building, to be located at the top of a hill formed by the Iroquois Ridge, will dominate our streetscape. It will cast a long shadow onto the streets and homes across the street, below and down the hill. It will diminish the potential benefits from roof top solar panels and vegetable gardens. Even occupants of the proposed building will be affected.

A student residence that is higher than six storeys is excessive and unhealthy. It is not compatible with the scale and character of the existing neighbourhood and dramatically increases the number of transient residents who will not have a permanent home here.

Why discard an approved plan for a reasonable human-scale building that feels like part of a neighbourhood, in favour of an anonymous tower? I think the answer lies with what the developer can get away with rather than what the neighbourhood or occupants of the future buildings want. Is Hamilton going the way of downtown Toronto?

Recent, Positive Development

Hamilton should be promoting a gentler, kinder development that incorporates a seamless and gradual link between buildings on the east side of Queen Street with the houses that are nearby to the west.

We already have a good example of compatible development in the Good Shepherd complex that ranges in height from 2 storeys to 8. The facade of one building on Pearl Street is designed to echo and blend with the adjacent Victorian houses. Experience has proven that this thoughtful infill intensification has contributed to the character of the area, providing a variety of architectural shapes and finishes, open walkways, has preserved mature trees and provides a public parkette that is open to the entire community.

We also have language that addresses these issues in the Hamilton Official Plan.

Volume 2, Chapter B – Hamilton Secondary Plans
Urban Hamilton Official Plan September 2019

Transition in Scale

- 6.1.4.31 Development shall provide built form transition in scale through a variety of design methods including angular planes, location and orientation of the building, and the use of setbacks and stepbacks of building mass.*
- 6.1.4.32 Transition between development, and adjacent streets, parks or open spaces shall ensure access to sunlight and sky view.*
- 6.1.4.33 Development shall be required to provide transition in scale, within the development site, as a result of any of the following:*
- a) the development is of greater intensity and scale than the adjacent existing scale, or where appropriate, the planned built form context;*
 - b) the development is adjacent to a cultural heritage resource or a cultural heritage landscape;*
or,
 - c) the development is adjacent to existing or planned parks, or open spaces.*

Planning Principles

6.5.2.2 Strengthen existing neighbourhoods.

Together with the waterfront, the North End and portions of Strathcona, Central and Beasley neighbourhoods are the defining elements of West Harbour. There is much diversity within the neighbourhoods, physically and socially, reflecting the area's rich and varied history. Where once local industries attracted workers and their families, the attractions for residents now are the area's historic character and waterfront amenities...it is important to:

- a) ensure new development respects and enhances the character of the neighbourhoods;*
- b) relocate heavy industrial uses and clean-up contaminated sites;*
- c) encourage compatible development on abandoned, vacant and under-utilized land.*

Recommendations next page

1. The requested variances for 354 King Street shall be denied.
2. The height of existing towers on the west side of Queen Street should be grandfathered.
3. No towers of 10 storeys or greater shall be permitted on the west side of Queen Street.
4. All development on the west side of Queen Street between Queen and Ray, York and King that is of greater intensity and scale, and adjacent to existing homes, shall be required to provide transition in scale from 10 storeys to 2.5 storeys, within the development site.
5. The following objectives of the Strathcona Secondary Plan shall be rigorously applied to strengthen the Strathcona Neighbourhood:
 - a) *Promote development that fosters a healthy, safe, efficient, connected and visually pleasing urban environment;*
 - b) *Promote and protect the heritage character of the neighbourhood;*
 - c) *Encourage and foster a healthy balance of housing, employment, community services and recreation opportunities that are connected, accessible and people-oriented; and,*
 - d) *Encourage development to reflect the historic character and cultural heritage of the Strathcona Neighbourhood through high quality urban design.*

*Aleda O'Connor
Barry Coombs
Ray Street North
Hamilton ON*

From: Chris Osborne [REDACTED]
Sent: February 20, 2020 10:25 AM
To: Dear, Andrea; Ward 1 Office
Subject: REVISED to correct font only - 354 King Street West development - UHOPA-20-003 and ZAC-20-008

I am writing to you today, as a resident of 75 Queen St N, concerning the Vrancor development on the NW corner of King and Queen. I understand that Vrancor is requesting an amendment to the already approved plan for the project.

I have the following concerns:

1. Vrancor is not respecting the Strathcona Secondary Plan and other city planning guidelines
 1. Vrancor is requesting to increase one of the towers from 8 to 25 storeys
 2. Vrancor is not respecting the neighbourhood
 1. 25 storey tower adjacent to 2 storey single family homes
 2. High density vs low density
2. Vrancor may cite precedent of other buildings
 1. 75 Queen St N, built prior to the current Strathcona Secondary Plan
 2. The new condo on the SE corner of King and Queen, being built under the Downtown Secondary Plan not Strathcona Secondary Plan
 3. granting an amendment based on these sorts of precedents would set a dangerous precedent to other neighbourhoods outside of the designated downtown core
3. The increase in density would result in increased traffic on Queen St and the sidestreets increasing safety risks to pedestrians (Queen street already backs up to Napier during afternoon rush hour)
4. The increase in density would put a strain on infrastructure
5. The development will block my view of landmarks (which I understand is a consideration), such as the Scottish Rite and the changing seasons on the escarpment
6. The increase in tall towers may also potentially add to the already unacceptable wind levels on Napier (according to the developer's own study) resulting in greater risk of falls to the many seniors in our building.
7. That asking for an amendment in height is unethical on the part of the developer when it was his intent to build towers over 15 storeys from the start. I cite the image in the developer's package that was submitted to planning in November 2018 and appeared in an article in the Spectator November 2, 2018 (<https://www.thespec.com/news-story/9002613-hotel-student-residence-and-apartments-envisioned-in-latest-vranich-project/>). It clearly shows towers at the requested amendment heights.

Thank you for your consideration.
Regards
Chris Osborne

From: Helena Birt [REDACTED]
Sent: February 20, 2020 9:50 AM
To: Chris Osborne
Cc: Dear, Andrea; Ward 1 Office
Subject: Re: 354 King Street West development - UHOPA-20-003 and ZAC-20-008

Well done! Are you going to the meeting tomorrow night?

On Thu, Feb 20, 2020, 9:46 AM Chris Osborne, <chris@hamiltonguys.ca> wrote:

I am writing to you today, as a resident of 75 Queen St N, concerning the Vrancor development on the NW corner of King and Queen. I understand that Vrancor is requesting an amendment to the already approved plan for the project.

I have the following concerns:

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Thank you for your consideration.

Regards

Chris Osborne

From: [REDACTED]
Sent: February 21, 2020 8:56 AM
To: Dear, Andrea
Cc: Ward 1 Office; Councillor Maureen Wilson; Hilson, Stephanie;
strathconacommunitycouncil@gmail.com
Subject: Strathcona Community - UHOPA-20-003 and ZAC-20-008.

Hello Andrea,

I received your contact information from Councillor Wilson's office and I'd like to express my concern about the Vrancor application for a zoning ammendment in my neighbourhood at King and Market as well as King and Queen. There are a growing number of concerned neighbours in the Strathcona community and I wanted you to be aware of it. I have lived in this neighbourhood for the past 16 years and even before that, this was the neighborhood I was born in and raised in. I have never reached out to a Councillor or a city planner about this type if thing before. I don't know what the process is or where to express my concern so I'm hoping you can help. I would like more information on what is planned for this location as well as the amendments requested by Vrancor. I would also like to be informed on what the current zoning restrictions are for my neighborhood. I want the city to be aware of, acknowledge, and address my concerns but I dont want my name to be published on your website, for safety reasons. Please let me know what else I am required to do to make this happen.

The file numbers are UHOPA-20-003 and ZAC-20-008.

Here are my list of concerns:

- the proposed amendments make the buildings way too tall
- the density is too much too fast
- the size of the buildings doesn't fit in with residential neighborhood
- the footprint of the building doesn't allow for enough green space
- the shadows the building will cast will negatively impact the enjoyment of the area and neighbour's homes
- the esthetic of the our historic neighbourhood will be ruined
- there are no affordable/rent-geared-to-income units attached to this project - in a city that's already struggling with homelessness
- the city has zoning by-laws for a reason - allowing Vrancor to continually step over these lines throughout our city renders them useless
- the optics of allowing Vrancor to continually by-pass zoning restrictions implies favouritism at the city
- the concrete-dense buildings that Vrancor builds are ugly. Period.

This list is not exhaustive and there may be more concerns added once I receive more information.

Please let me know if I am required to do anything else in order to have my voice heard at the city.

Thank you,

[REDACTED]

From: Tina Boks [REDACTED]
Sent: February 21, 2020 9:16 PM
To: Dear, Andrea
Subject: re: strathcona area

Hi Andrea:

we were at a meeting this evening regarding the Strathcona neighborhood and would like to express our concern regarding the building being constructed at Queen and King. I believe it is presently slated for 6-10 stories but there has been a request by the builder to go higher. We are very concerned about the amount of traffic this will create since this is already such a busy corner. Please do not allow this height variance to proceed.

Tina and Herman Boks

From: A Vankooten [REDACTED]
Sent: February 24, 2020 12:37 PM
To: Dear, Andrea
Subject: [****POSSIBLE SPAM]Files; UHOPA-20-003 AND ZAC-20-008

Good Day Ms. Dear,

I understand that this variance ("so-called"minor) for 354 King Street East will be on the agenda at the March 5, 2020 Meeting.

I, as a homeowner of property adjacent to the development have not received the "Notice of Complete Applications" as of yet. Will you be sending that information out and when?

I see the developer has applied for similar variance for 154 Main Street East, which is on the meeting agenda. But the King West Crossings variance is not listed.

Construction is proceeding on both sites so I assume the variance needs prompt review and comment, although the developer appears to be proceeding in spite of approval or construction oversight.

Also the developer has closed a section Market Street as approved but has failed to provide the proper sidewalk as per the design drawings. I was wondering who I may contact to have the sidewalk installed as per approved City Traffic. Presently there is a fence that is unstable and the sidewalk is barely accessible. As well they have blocked in a fire hydrant.

Also I would appreciate any links to the submitted public drawing files as I noticed that in their earlier submission some drawings were missing professional association certified official "stamps". As an Professional Engineer any drawings utilized for Construction work require either Architectural Official stamp or Professional Engineer stamp per City Building Department requirements.

take care,
Theo

From: Ammendolia, Carlo
Sent: February 24, 2020 4:14 PM
To: Dear, Andrea
Subject: RE: UHOPA-20-003 AND ZAC-20-008

Thanks Andrea. We will follow up with the concerns noted below and advise.

From: Dear, Andrea <Andrea.Dear@hamilton.ca>
Sent: February 24, 2020 3:55 PM
To: Ammendolia, Carlo <Carlo.Ammendolia@hamilton.ca>
Subject: FW: UHOPA-20-003 AND ZAC-20-008

Hi Carlo, Shannon Mckie suggested I reach out to you.

A resident is concerned that the Vrancor development at 354 Queen Street W is not adhering to the approved drawings with the Temporary Road Closure permit. Would they speak to you or file a complaint with Municipal Law Enforcement? I bolded the relevant comments below.

You will see I contacted Rich Shebib.

This is becoming a very contentious file and I want to be able to direct the resident to someone who can help him out.

Thanks

Andrea Dear, MCIP, RPP
Senior Planner

From: Shebib, Rich <Rich.Shebib@hamilton.ca>
Sent: Monday, February 24, 2020 1:09 PM
To: Dear, Andrea <Andrea.Dear@hamilton.ca>
Subject: UHOPA-20-003 AND ZAC-20-008

Hello Andrea,
They should be going through Development Construction or Approvals if the resident feels they are not following any plans. As far as I can see, they have signed the closure and have a pedestrian walkway available. I see no concerns from my end.

Rich Shebib
Project Manager, Right-of-Way Permitting
Public Works, Engineering Services
Corridor Management
City of Hamilton
77 James St N, Suite 320
(905) 546-2424 Ext.3909
Permits: <http://hamilton.ca/cm>
Closures: <http://hamilton.ca/roadclosures>

From: Dear, Andrea <Andrea.Dear@hamilton.ca>
Sent: February 24, 2020 1:06 PM
To: Shebib, Rich <Rich.Shebib@hamilton.ca>
Subject: FW: [****POSSIBLE SPAM]Files; UHOPA-20-003 AND ZAC-20-008

Hi Rich,

A resident is concerned that the Vrancor development at 354 Queen Street W is not adhering to the approved drawings with the Temporary Road Closure permit. Would they speak to you or file a complaint with Municipal Law Enforcement? I bolded the relevant comments below.

Thanks

Andrea Dear, MCIP, RPP
Senior Planner

From: A Vankooten <hammertigers75@gmail.com>
Sent: Monday, February 24, 2020 12:37 PM
To: Dear, Andrea <Andrea.Dear@hamilton.ca>
Subject: [****POSSIBLE SPAM]Files; UHOPA-20-003 AND ZAC-20-008

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I, as a homeowner of property adjacent to the development have not received the "Notice of Complete Applications" as of yet. Will you be sending that information out and when?

I see the developer has applied for similar variance for 154 Main Street East, which is on the meeting agenda. But the King West Crossings variance is not listed.

Construction is proceeding on both sites so I assume the variance needs prompt review and comment, although the developer appears to be proceeding in spite of approval or construction oversight.

Also the developer has closed a section Market Street as approved but has failed to provide the proper sidewalk as per the design drawings. I was wondering who I may contact to have the sidewalk installed as per approved City Traffic. Presently there is a fence that is unstable and the sidewalk is barely accessible. As well they have blocked in a fire hydrant.

Also I would appreciate any links to the submitted public drawing files as I noticed that in their earlier submission some drawings were missing professional association certified official "stamps". As an Professional Engineer any drawings utilized for Construction work require either Architectural Official stamp or Professional Engineer stamp per City Building Department requirements.

take care,
Theo

From: Ryan Crawford [REDACTED]
Sent: February 25, 2020 7:43 AM
To: Dear, Andrea
Subject: Vrancor bait and switch

Hey,

I heard that the vrancor development downtown that was supposed to provide apartment dwellings has changed to a hotel? Is this true? With the affordable housing crisis we're in I think this is an important project variance to oppose. Please do what you can to stick the developer to the original plan they had... This seems very dishonest on the developer's part, and by extension, the city of Hamilton's part.

Please forward this to the most appropriate person if you are not that person.

Best,
Ryan

From: [REDACTED]
Sent: February 26, 2020 10:28 PM
To: Dear, Andrea
Subject: Senior City Planners

Hi Andrea,
Could you please let me know who the senior city planners are for the city if Hamilton?

Thanks,

[REDACTED]

From: [REDACTED]
Sent: February 27, 2020 11:52 AM
To: Dear, Andrea
Cc: Ward 1 Office; SCC President
Subject: 2 Requests

Hi Andrea,

I have 2 requests for you:

1. Could you please provide me with access to public information on Vrancor's building development applications (zoning by-law, official plan, OPA, ZBA, SPC, FC and any other accompanying documents - wind study, sun/shadow study, Historical impact assessment, sewage, transportation, etc, etc) as it relates to:

[UHOPA-20-003 and ZAC-20-008](#)

2. I would also like to request a list of applications that have been submitted by Vrancor to the city's planning department with the reference numbers, addresses they apply to, and at what stage of the application/building development process they are, for any area in Hamilton.

Thank you,

[REDACTED]

From: Peter Tice [REDACTED]
Sent: March 2, 2020 9:33 AM
To: Dear, Andrea
Cc: Martin Hotz; Ron Wojcicki
Subject: 354 King Street West
Attachments: 20-02-28 Notice Re 354 King Street West Applications.pdf

Hello Andrea

We act on behalf of B&F Investments (Nova Scotia) Company (Mr. Martin Hotz), and our client has received a copy of the applications by King West Crossing Ltd. A copy of your Notice of Complete Application is attached here for reference purposes.

Our client does not have any concerns with these applications for an Official Plan Amendment (File No. UHOPA-20-003) and for a zoning by-law amendment (File No. ZAC-20-008) at this time. Our client reserves the right to submit further comments in the event that there are changes to the applications.

We would request that copies of any further notifications and the staff report be sent to me at [REDACTED] and to Mr. Hotz at [REDACTED] whenever such notification or report is issued.

Kindly advise if anything further is required at this time. Best regards, Peter Tice



Peter R. Tice

Of Counsel to the Business Law Group

Direct: [REDACTED]
practising through a professional corporation

Ross & McBride LLP

[REDACTED] Hamilton, ON L8P 1A4

Phone: [REDACTED]

[Website](#) | [Twitter](#) | [LinkedIn](#)

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From: robin zilberg [REDACTED]
Sent: March 8, 2020 7:15 PM
To: Dear, Andrea
Subject: Re the building

The height of this building will overshadow my garden, my home and I'm so not ok with it I didn't move here to be in your shadow and if I wanted to not have a garden I would've gone condo or apartment Totally not ok with this

Sincerely,
Robin Zee Zilberg

From: MTA [REDACTED]
Sent: March 9, 2020 8:20 AM
To: Dear, Andrea
Subject: NIMBY follow up

Peoples voices come in disproportionately loud.

https://www.gofundme.com/f/shadow-dwellers-need-to-keep-the-lights-on?utm_medium=copy_link&utm_source=customer&utm_campaign=p_lico+share-sheet

From: Adrian Lazarovits [REDACTED]
Sent: March 9, 2020 8:17 AM
To: Dear, Andrea
Subject: NIBY old people in Strathcona

Good morning Andrea,

i feel it's extremely important that people start voicing support for development, or this city will suffer. I would like in any way possible to help stand up to people trying to hold hamilton back. people like Wayne MacPhail are spending every waking moment to spread misinformation and hold our city back. I've been an EMS pilot in hamilton since 2015 and this NIMBY movement will have nothing but ill effect on our city.

Kindest regards,

Adrian Lazarovits

From: [REDACTED]
Sent: March 9, 2020 7:00 PM
To: Dear, Andrea
Subject: Support for the Strathcona development

Hi Andrea,

I would like to stay anonymous with this email, but I just wanted to say that my husband and I welcome the new development at Queen and King in Strathcona. While those against it may be the loudest, a lot of us would like to see Hamilton increase in density instead of having suburban sprawl.

Of course, we don't like that the developer has a reputation for shady dealings, and we think it's great that more light is shone on the fact that the city seems to allow Vrancor to get away with things that they shouldn't.

But overall, we hope that downtown Hamilton can see the growth it needs to be thriving city instead of a struggling one. And we don't need homeowners taking a NIMBY approach for things that benefit the city at large.

Thank you,

[REDACTED], Strathcona residents

From: [REDACTED]
Sent: March 10, 2020 11:56 AM
To: Dear, Andrea
Cc: [REDACTED]
Subject: Vrancor Development at King and Queen, Hamilton
Attachments: [REDACTED]_ADear_ReVrancor_03102020.pdf

Dear Ms. Deer,

I am writing to you today to officially register a complaint regarding Vrancor's building plans for their student residence and 10-story hotel at King and Queen in the Strathcona neighbourhood of the City of Hamilton. I am a recent resident of Hamilton, purchasing a condo at 75 Queen St. North, just over 1 year ago, and to be truthful, I am unsure if I would have purchased this condo had I known at the time of Vrancor's plans to substantially increase the size of their planned development at King and Queen. Something that they apparently believe is already approved – without community consultation – judging by the size of the crane that they just put up.

First, let me say, to apply to add an additional 19 stories, on top of an approved 6 story building is ridiculous in its own right, and that the City would even consider entertaining this idea is perplexing to me. It is my understanding that buildings this tall (the proposed 25-story 'student' residence) are not permitted under the existing Strathcona Secondary Plan, Hamilton's Transit Oriented Corridor Plan, nor the existing zoning for parking. These existing zoning boundaries were established by extensive community consultation. The new development would exceed the density restrictions for our community and create traffic, noise, and parking problems in the area. I can attest to that, as being a resident on Queen St. North, I can tell you that traffic is already a problem during rush hours. And in the summer months there is no lack of noise from Hess Village as it is. And I seriously doubt that a building of 25 stories would be dedicated to 'student' housing in the first place – and suspect that this is Vrancor's way of making tiny units, without installing full kitchens in the suites as a cost saving measure, and then selling them for maximum dollars. And now that the Hamilton LRT has been cancelled, truly, what is the point in continuing that guise?

Then, to top things off, Vrancor plans on building 4 additional high rises on Market St.? This is totally unsustainable in my view, and will make the area a circus rather than be an improvement. I understand that all developers want to get in on the ever-increasing housing market that has been occurring over the past few years, however, it should not be at the expense of the surrounding communities.

As a resident of the community that will be directly affected by Vrancor's new plans, I ask that you include us and stick to your initial approval for Vrancor's build at King and Queen; a 6-storey student residence, and a 10-story hotel. No one knows the area as intimately as Strathcona's permanent residents, and there should be no development changes without consultations with the area's taxpayers first.

Respectfully,

[REDACTED]
Hamilton, ON L8R 3J3

Tel: [REDACTED] / Email: [REDACTED]

March 10, 2020

To: Andrea Dear, Senior Planner, City of Hamilton

Re: Vrancor's Plan for King St. West/Queen St. North, Hamilton

Dear Ms. Deer,

I am writing to you today to officially register a complaint regarding Vrancor's building plans for their student residence and 10-story hotel at King and Queen in the Strathcona neighbourhood of the City of Hamilton. I am a recent resident of Hamilton, purchasing a condo at 75 Queen St. North, just over 1 year ago, and to be truthful, I am unsure if I would have purchased this condo had I known at the time of Vrancor's plans to substantially increase the size of their planned development at King and Queen. Something that they apparently believe is already approved – without community consultation – judging by the size of the crane that they just put up.

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As a resident of the community that will be directly affected by Vrancor's new plans, I ask that you include us and stick to your initial approval for Vrancor's build at King and Queen; a 6-storey student residence, and a 10-story hotel. No one knows the area as intimately as Strathcona's permanent residents, and there should be no development changes without consultations with the area's taxpayers first.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Hamilton, ON L8R 3J3

Tel: [REDACTED] / Email: [REDACTED]

From: Sharon Schaefer [REDACTED]
Sent: March 11, 2020 7:15 PM
To: Ward 1 Office; Farr, Jason; Office of the Mayor
Cc: Dear, Andrea
Subject: Strathcona Neighbourhood

Maureen Wilson "Strengthening Our Neighbourhoods". Your words. The City approved a 10 storey hotel and a 6 storey student residence at King and Queen Streets. The traffic hurdles to get from the North of York Blvd to Main Street and beyond has been horrendous for months due to the construction and traffic jams.

Now we hear Vrancor has always planned for much larger buildings and has applied to the city to change the zoning to allow a 12 storey hotel and 25 storey student residence!

The ugliness alone next to the historic buildings in this area is bad enough, but the increase in traffic and parking for this main traffic corridor is unbelievable.

Locke street does not go through to Main so we have Queen or Dundurn to get to the South side. Both are very busy now. Our infrastructure will not sustain the huge number of additional population in these structures. We already pay the highest taxes in the lower city than any other part of the city because, according to reports, partly because of our aging infrastructure.

Stop them now before it is too late. Please.

Sharon Schaefer
Long time resident

Sent from my iPad

From: [REDACTED]
Sent: March 11, 2020 10:42 AM
To: Ward 1 Office; Dear, Andrea
Cc: [REDACTED]
Subject: Vrancor's Development Plans for King/Queen - Hamilton
Attachments: TS_Revised_ADear_ReVrancor_03102020.pdf; TS_Revised_ADear_ReVrancor_03102020.docx

Dear Mary Louise and Andrea –

As Mary Louise Pigott, Constituency Assistant to Councillor Maureen Wilson, indicated in an email received yesterday, I have no objection to the City including or posting my correspondence regarding ref: UHOPA-20-003 and ZAC-20-008, however, I have removed my personal info from the original correspondence as it had previously included my full name, suite number and telephone number which I would not like published.

Best Regards,

[REDACTED]

Executive Assistant



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From: Tony Rockingham [REDACTED]
Sent: March 13, 2020 4:30 PM
To: Dear, Andrea
Cc: Ward 1 Office; Office of the Mayor
Subject: Construction at Queen and King

Follow Up Flag: Follow up
Flag Status: Completed

Andrea Dear

Senior Planner

City of Hamilton

Dear Ms Dear;

I am aware from my walks in the neighbourhood that there are buildings being constructed in the area of King Street and Queen Street. I note from the newspaper, and discussions in the neighbourhood, that there is a proposal from the developer (Vrancor) to change some of the important features of these developments. These changes, as I understand it, require the approval of the city.

We live in a world facing constant change and that can be a good thing, depending on how and why the change occurs.

Before deciding whether I would want Council to support the proposed changes I would want to see the answers to a few questions.

I understand that the proposed new heights of the buildings are not consistent with the City Plan. My question is: Why were restrictions in this part of the city part of the original city plan (the Strathcona Secondary Plan) ? What has changed to justify allowing this change by the city or for the developer to get an exemption?

If there are benefits to an increased height limit I would want to know: What are the benefits to the city and the neighbourhood (as opposed to benefits only to the developer)? What are the increased costs to the city and the neighbourhood?

I would appreciate it if these questions can be considered, and answers provided as part of any Council approval, denials, or debates on the issues.

Thank you.

Yours sincerely,

Dr. Tony Rockingham

[REDACTED]

Hamilton, L8R3B7

From: Marie Laposi [REDACTED]
Sent: March 16, 2020 7:50 PM
To: Dear, Andrea
Subject: Strathcona stick to your plan and include us in your plans

Sent from my iPhone

From: Rob Parsons [REDACTED]
Sent: March 16, 2020 5:30 PM
To: Dear, Andrea
Cc: Callie Parsons
Subject: Developments at Queen St & King St. and Market St. & Queen St. in Strathcona Neighbourhood

Dear Andrea,

I wanted to express my concerns regarding the subject to you, as Senior Planner of the City of Hamilton.

I have learned that the subject development was approved by the Planning Department in 2018. However, since then, the developer has revised their plans and submitted one or more application(s) to the City for zoning amendment/variance(s) because their revised development plans do not conform to current zoning bylaws. Furthermore, construction at the Queen & King site began in 2019, but the community affected by the development, Strathcona, was not informed of the development plan revisions or the application for zoning amendment/variances until January 2020.

From the perspective of residents in the neighbourhood, the developer seems to be proceeding with a development which is not permitted and with minimal consultation.

During your Department's review of the developer's revised plans and application(s) for zoning amendment/variance(s), please enforce the current Strathcona Secondary Plan, the Hamilton Transit Oriented Corridor Plan, and the existing zoning boundaries in the Strathcona neighbourhood. All of these components of the Urban Hamilton Official Plan were established by extensive community consultation in consideration of the long term viability of the neighbourhood and City. Conversely, the developer's revised plans were not finalized with sufficient community consultation, and their arguments in support of the zoning amendment/variances are of questionable merit.

Also, please direct your staff to be proactive about informing the residents of the neighbourhood about this development and any others which apply for zoning amendment/variance.

Sincerely,
Rob Parsons
Strathcona Neighbourhood
Hamilton

From: Wayne MacPhail [REDACTED]
Sent: March 20, 2020 5:01 PM
To: Ashley Paton
Cc: Hilson, Stephanie; Ward 1 Office; Dear, Andrea; Brenda Khes
Subject: Re: Strathcona Shadow Dwellers Oppose Webinar for Vrancor Development at 354 King Street West

Dear Ms. Paton:

Thanks for the prompt feedback, I appreciate it. I hope this finds you well.

If you do go ahead with a webinar, I would suggest that rather than us sending you our questions, you provide a PDF version of your presentation ahead of time so that the community, many of whom will not be able to attend the webinar, can better understand the project. We would be happy to make people aware of that PDF being available and could provide print copies to those for whom even PDF viewing is too difficult at this time.

That would also allow us to tailor our questions - and those we garner from the public - for the webinar event. We could then place all those questions, and any additional ones, on the public record after the event - with the expectation of additional answers from you subsequently. It would be good to get that presentation at least a week prior to the possible webinar.

All the best,
Wayne MacPhail
on behalf of the Strathcona Shadow Dwellers

From: mike.samoila [REDACTED]
Sent: March 31, 2020 5:17 PM
To: Dear, Andrea
Subject: Re: Vrancor Group development plans

Thank you very much for your quick clear answer.

With Regards

----- Original Message -----

From: "Dear, Andrea" <Andrea.Dear@hamilton.ca>
Date: March 31, 2020 at 5:06 PM

Hello Mihai,

Thank you for your email. Your comments will now form part of the public record and will be included in the Planning Report when it goes to the Planning Committee.

We will ensure that you are informed of any Planning Committee dates once they are set. The Public Notice sign will be updated with that date as well.

As you are likely aware, the applicant's consultants were planning a public meeting on March 23rd, but that was postponed due to covid19. They are looking at alternatives and you will be made aware of the plans once they are set. You may also check the GSP website for the application materials and dates of upcoming meetings.

Please feel free to contact me any time if you have comments regarding this applications.

Thank you and stay healthy.

Andrea Dear MCIP, RPP

Senior Planner

City of Hamilton

From: mike.samoila [REDACTED]
Sent: March 29, 2020 1:23 PM
To: Dear, Andrea
Cc: Ward 1 Office; Farr, Jason; Office of the Mayor
Subject: Vrancor Group development plans

Dear, Madams Andrea, Maureen and Sir Mayor Eisenberger,

My Name is Mihai Dorin Samoila and I reside at 54 Strathcona Avenue South.

I like to add my voice to all those who express concerns regarding the development plans of Vrancor Group of new buildings, plans, in my vicinity, of which I was not aware, not informed and not informed properly and moreover plans which now are again subject of increase structure.

Thru present letter I like to mention that I reside for more than 20 years on Strathcona, and I like to know and to be able to voice my opinion about those developments as they affect me.

With respect please advise me regarding to this situation.

With Regard,

Mike Samoila

From: Wayne MacPhail [REDACTED]
Sent: March 21, 2020 5:12 PM
To: Hilson, Stephanie; Dear, Andrea; Ward 1 Office; Ashley Paton; McKie, Shannon
Subject: The signs are everywhere
Attachments: Image.jpeg

This community knows what it wants the city to do.



From: Anna Kata [REDACTED]
Sent: March 23, 2020 6:27 PM
To: Dear, Andrea; Ward 1 Office; Farr, Jason; Office of the Mayor
Subject: Concerns re: Vrancor's development at 354 King W

Hello,

There was supposed to be a community open house this evening at Erskine Presbyterian Church led by Vrancor, in regards to the development at 354 King St West. Obviously that has been cancelled due to the pandemic and related emergency measures, but I wanted to take this time to express my concerns in writing.

From what I hear, Vrancor group has applied for variances to build much taller than originally planned at 354 King W - taller than what is permitted under the existing Strathcona Secondary Plan and Transit Oriented Corridor Plan. Not only that, the process does not appear to be transparent - was the neighbourhood informed of this attempt to change the plans? My understanding is that this is *not* the first time the Vrancor group has attempted to alter its originally submitted plans. I am concerned not only about the increase in population density in our neighbourhood (and the associated traffic and parking issues it would bring), but about what seems like a lack of alignment with the city's Plans. What is the point of having such plans in the first place? And moreover, it seems there is no consequence to 'amending' these plans down the road in what certainly seems like a brazen attempt by the builder to have these new plans submitted 'under the radar'.

I am very much in agreement with a recent opinion piece in the Spectator from one of my neighbours (<https://www.thespec.com/opinion-story/9905233-deck-is-stacked-against-citizens-in-hamilton-planning-process/>). It seems that the city is giving developers carte blanche to make any changes they would like to benefit themselves, without doing much to inform surrounding citizens. I would like to express my disappointment, and urge the city to not only stick to the originally proposed plans, but also to be more transparent and proactive around informing the neighbourhood about such requested changes.

~ Anna

From: Wilson, Maureen
Sent: March 25, 2020 10:37 AM
To: Dear, Andrea
Cc: Hilson, Stephanie; McKie, Shannon; Fabac, Anita; Robichaud, Steve
Subject: FW: [****POSSIBLE SPAM]Say "NO" to Vrancor's New Market Street proposals

Thanks for your assistance on this.

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

W: maureenwilson.ca

From: Rita Bailey [REDACTED]
Sent: February 9, 2020 1:51 PM
To: Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Johnson, Brenda <Brenda.Johnson@hamilton.ca>; Pearson, Maria <Maria.Pearson@hamilton.ca>; Collins, Chad <Chad.Collins@hamilton.ca>; Whitehead, Terry <Terry.Whitehead@hamilton.ca>; Partridge, Judi <Judi.Partridge@hamilton.ca>; Farr, Jason <Jason.Farr@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>
Subject: Say "NO" to Vrancor's New Market Street proposals

Dear Planning Committee,

As a resident of Ward 1 a few blocks from this proposed development, I urge you to give the thumbs down to the changed proposals for increased high-rise density for the Market St. project. I fully agree that we need increased urban density but townhouses are one thing, highrises quite another. The effects of new development on the neighbourhood and on climate change also need to be taken into consideration.

Four high-rises of between 15-25 stories in one block would be catastrophic for the neighbourhood in terms of increased traffic, noise, parking, shade casting, and disengaged neighbours. They would also remove much needed green space and trees, add tons of concrete that will contribute to the heat effect, and significantly increase the water runoff and sewage problem in a combined sewer neighbourhood.

I live near the 6 storey condo recently built on Locke St. between Canada and Jackson. We suffered 2 years of noise, dust and dirt pollution, chaotic and dangerous traffic. And that was with 6 storeys. I can't imagine what residents will have to go through with 4 high-rise towers.

I also urge you to begin to look at by-laws for new development that will address climate issues. Binding guidelines around increased insulation, green-space, green roofs and water run-off mitigation are some forward thinking requirements that will bring Hamilton into the 21st century.

Sincerely,
Rita Bailey, ward 1

From: Wayne MacPhail [REDACTED]
Sent: March 25, 2020 4:48 PM
To: Ashley Paton
Cc: Hilson, Stephanie; Ward 1 Office; Dear, Andrea; Brenda Khes
Subject: Question About Wording on Your Website
Attachments: Image.jpeg

Hello Ms Paton:

The wording on your website makes it appear that the open house is cancelled and that the next opportunity for input is a statutory meeting before the planning committee meeting. That is certainly the impression members of the public who have visited the site understandably have.

However, I was of the understanding from your last email that you were considering alternatives to the Open House.

Has your intention changed? If so, what plans have you made?

Also, will Vrancor commit to stopping the clock on its option to take the city to LPAT until the current COVID-19 situation is resolved?

All the best,
Wayne Macphail

From: Wayne MacPhail [REDACTED]
Sent: March 26, 2020 12:29 PM
To: Ashley Paton
Cc: Hilson, Stephanie; Ward 1 Office; Dear, Andrea; Brenda Khes
Subject: Re: Question About Wording on Your Website

Thanks so much for the prompt response. I will let folks know. I look forward to your decision about the alternative and hope that Vrancor continues to not express any intent to appeal the matter to the LPAT :-).

All the best,

Wayne Macphail

On Mar 26, 2020, 11:52 AM -0400, Ashley Paton <apaton@gspgroup.ca>, wrote:

Good Morning Wayne,

We will revise the website to reflect that we are currently considering alternatives, thank-you for bringing this misunderstanding to our attention.

It's our understanding that the City will continue to process the development applications pursuant to the Planning Act and, at this time, our client has not expressed any intent to appeal the matter to the LPAT. We cannot provide any further certainty at this time.

Thank-you and kind regards,

GSP Group and Hilton Landmark offices are currently closed but all staff are working remotely. Please contact me via email or cell phone.

Ashley Paton, B.U.R.PI

Planner

GSP Group Inc.

Planning | Urban Design | Landscape Architecture

162 Locke Street South, Suite 200

Hamilton, ON L8P 4A9

905 572 7477 ext. 2

Cell: 647-627-1557

[web](#) | [twitter](#) | [instagram](#) | [linkedin](#)

From: Wayne MacPhail [REDACTED]
Date: Wednesday, March 25, 2020 at 4:48 PM
To: Ashley Paton <apaton@gspgroup.ca>
Cc: "Hilson, Stephanie" <stephanie.hilson@hamilton.ca>, Councillor Maureen Wilson <ward1@hamilton.ca>, "Dear, Andrea" <Andrea.Dear@hamilton.ca>, Brenda Khes <bkhesh@gspgroup.ca>
Subject: Question About Wording on Your Website

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All the best,
Wayne Macphail

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From: Wayne MacPhail [REDACTED]
Sent: March 27, 2020 2:50 PM
To: Dear, Andrea; McKie, Shannon; Hollingworth, Brian; Lucas, Sandra;
[REDACTED]; Jennifer Kinnunen; Molloy, Steve
Subject: Re: 354 King Street W. Development - Resident Engagement

Thank you for the meeting. We appreciate it.

All the best,
Wayne Macphail

On Mar 27, 2020, 11:32 AM -0400, Molloy, Steve <Steve.Molloy@hamilton.ca>, wrote:

-- Do not delete or change any of the following text.--

When it's time, join your Webex meeting here.

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Dial [613274911@thecityofhamilton.webex.com](tel:613274911@thecityofhamilton.webex.com)

You can also dial 173.243.2.68 and enter your meeting number.

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From: Wayne MacPhail [REDACTED]
Sent: March 27, 2020 3:39 PM
To: McKie, Shannon; Dear, Andrea; Hilson, Stephanie; Ward 1 Office
Subject: Webinar Position Follow up

Hi folks:

Shannon, I was very heartened and thankful to hear that you folks have supported our position that a webinar is an insufficient surrogate for a live Open House. I just wanted to stress the point I made in our recent Webex exchange. Right now Vrancor only has permission to build a six storey tower. Then, they will have to stop building. You guys have said you don't anticipate this being ready to go to planning until the fall. And, we are in the middle of a public health crisis we all hope will pass by mid-summer, if not sooner. So, the only time pressure on the open house alternative would be the 120 day deadline for Vrancor to take the city to LPAT. So, in good faith and given the circumstances, they should let that slide and hold a proper open house in the summer. I have every expectation, as does the Shadow Dwellers group, that Vrancor will, if they can, pull the trigger on the 120 days as fast as they can. But, the time pressure is in their control. They should remove it in my view if they are really concerned about the community and are really dealing in good faith. We would absolutely support such an entreaty. Good talking to you today, thank you.

All the best,
Wayne Macphail

From: Wayne MacPhail [REDACTED]
Sent: April 2, 2020 9:21 AM
To: Ashley Paton; Wilson, Maureen; S.C.C. President; Hilson, Stephanie
Cc: Dear, Andrea; Brenda Khes; McKie, Shannon
Subject: Re: 354 King Street W - Public Consultation and Next Steps

Dear Ms Paton:

Thanks so much for this update. We appreciate your willingness to make your presentation as accessible as possible. We will spread the word and will, of course, respond with questions and comments.

However, we do not consider this to be in lieu of a face-to-face meeting. We don't know how long large gatherings will be prohibited. Right now, it is until the end of May in Hamilton, two months from now.

Whenever the COVID-19 danger passes, we expect that members of this community, which has been ill-treated and ill-informed by Vrancor, will still have the mandatory face-to-face meeting with you.

And, we expect that that meeting will take place prior to any action by Vrancor to take the City to LPAT to self-servingly speed up the City's careful decision-making on this large and complex project.

The city planner on this project has said it will not come before the planning committee before the fall or early in 2021. She and her colleagues need that time to carefully review all the studies, aspects and implications of the development. We want the planning department to have the required time. Other developers show willingness to work in a nonconfrontational manner with the planning department, and we would expect Vrancor to show that flexibility as well.

So, the best solution from an urban planning, community engagement and COVID-19 crisis point of view is for Vrancor to forego any action that would take the City to LPAT and eliminate that careful consideration and the opportunity for citizens to present our case to the planning committee.

If Vrancor doesn't take the City to LPAT, then hopefully an open house could safely take place in the summer.

So, two questions, so we can frame your request for questions correctly in our communications with the neighbourhood:

Can you assure this community that you will honour your obligation to have a live open house when it is safe to do so?

Can you assure this community that you will trigger no action to take the city to LPAT prior to that open house?

We feel that you should not expect Strathcona neighbours to, in good faith, spend precious time and worn-thin emotions on this exercise during April if, as soon as four weeks later, Vrancor short-circuits the civic engagement process of representation at the planning committee by taking the city to LPAT.

If Vrancor intends to exercise that option, at whatever time prior to the fall, you should inform the community now, so we know who it is we are dealing with and what we can expect in terms of process. We have asked this question before and have not received an answer. Now is the time.

And, speaking of time. We feel the April 17 deadline for community questions is too short given our neighbours' other priorities right now. Please extend that deadline to Friday, May 1.

We look forward to hearing from you on these matters before you post the presentation PDFs on your site.

Thank you.

All the best,
Wayne MacPhail
on behalf of the Strathcona Shadow Dwellers

Allen, Jennifer

From: Wayne MacPhail <wmacphail@gmail.com>
Sent: April 2, 2020 2:47 PM
To: Ward 1 Office; Hilson, Stephanie; Dear, Andrea; Ashley Paton
Subject: Re: Confusion about the rendering on the GSP Group King and Queen Vrancor Website

Sorry, my error on the rendering. That is Queen 75 in the background. My error. I apologize.
On Apr 2, 2020, 2:45 PM -0400, Wayne MacPhail <wmacphail@gmail.com>, wrote:

Hello Ms Paton:

The rendering at the top of the attached image is from the current website GSP Group has created for the King and Queen development. Note the development at 200 Market, just behind the King and Queen development. The image below is of the wind tunnel model Vrancor used for its wind study. That model more closely matches the four towers Vrancor proposes for the 200 Market Street. So, why is GSP not using a rendering that more closely matches what is really intended for the site? Once again, your website is causing confusion and concern in the neighbourhood.

Could you please replace the image which one that more properly reflects the proposed intentions for the site?

Thank you.

Wayne MacPhail

P.S. assume the wording at the bottom of the home page of the site: "January 17, 2020 – Application deemed completed by the City of Hamilton." It should be January 17, 2021.

Which Rendering is Right?



From: Wayne MacPhail <wmacphail@gmail.com>
Sent: April 2, 2020 2:46 PM
To: Ward 1 Office; Hilson, Stephanie; Dear, Andrea; Ashley Paton
Subject: Confusion about the rendering on the GSP Group King and Queen Vrancor Website
Attachments: Image.jpeg

Hello Ms Paton:

The rendering at the top of the attached image is from the current website GSP Group has created for the King and Queen development. Note the development at 200 Market, just behind the King and Queen development. The image below is of the wind tunnel model Vrancor used for its wind study. That model more closely matches the four towers Vrancor proposes for the 200 Market Street. So, why is GSP not using a rendering that more closely matches what is really intended for the site? Once again, your website is causing confusion and concern in the neighbourhood.

Could you please replace the image which one that more properly reflects the proposed intentions for the site?

Thank you.

Wayne MacPhail

P.S. assume the wording at the bottom of the home page of the site: "January 17, 2020 – Application deemed completed by the City of Hamilton." It should be January 17, 2021.

From: [REDACTED]
Sent: April 4, 2020 2:31 PM
To: Ward 1 Office; Dear, Andrea
Cc: Farr, Jason; Office of the Mayor
Subject: Proposed changes to development by Vrancor at King & Queen Sts. and 200 Market St. Hamilton

We recently received notice that the proposed construction plans as approved and commenced are in the process of being altered in such a way that the negative impact on our neighbourhood would be potentially catastrophic.

The plans as approved went through the review process and obviously the additional traffic and parking was addressed.

The construction commenced in 2019 as per plans and permits so I do not understand how the additional density can be supported by the foundation and footings as constructed unless the approvals were "In the bag" as it appears that city planners have been talking about these proposed changes since 2017.

I believe that transparency to your tax payers is your fiduciary legal obligation and based on current information, this is being ignored.

Please provide us with some answers to these questions before this is circulated to the public for review.

'Yours Truly,

Hendrik Vandervelde

[REDACTED]

Hamilton, Ont. L8R 3J3

Tel: [REDACTED]

From: SCC President [REDACTED]
Sent: April 4, 2020 6:23 PM
To: Ashley Paton
Cc: Wilson, Maureen; Hilson, Stephanie; Wayne MacPhail; Dear, Andrea; Brenda Khes; McKie, Shannon
Subject: Re: 354 King Street W - Public Consultation and Next Steps

Hi Ashley,

The SCC is asking that you provide until May 1 for comment from the community. We have several people who are a bit older and may not be able to access online resources easily. As such I'm asking the community to band together to assist these people so they can call and have the materials mailed to them if they need. I don't expect there to be a lot of mail outs, but want to be sure everyone has the opportunity to provide input.

Kind Regards,

Jessica Aird and the SCC.

On Wed, Apr 1, 2020 at 10:40 AM Ashley Paton <apaton@gspgroup.ca> wrote:

Good Morning Councillor Wilson, Stephanie, Jessica, and Wayne:

In light of COVID-19 and the expected social distancing measures that will likely be in place for the coming months, we wanted to continue towards a public consultation strategy that allowed for thoughtful engagement despite not being able to meet with the community face-to-face. We believe the best way forward to allow for the community to express their concerns/questions for us to consider and respond to is the following:

- A PDF of a powerpoint, similar to the one that would have been presented at the Community Open House, will be uploaded to the project website (<https://www.gspgroup.ca/active-projects/354-king-street-west/>). Our typed speaking notes will be provided next to each slide as well. We will be posting this presentation on **Friday, April 3rd**. If people do not have a computer or require accommodations, we ask that they contact me via phone or email and we will work with them to ensure they obtain a copy in a suitable format (i.e. audio recording). If people provide their mailing address, we can also mail a hard copy of the presentation/comment sheet to them.
- A PDF comment sheet will also be available on the website. Residents can respond by completing the form or typing their responses to me via email to me (apaton@gspgroup.ca). We ask that all comments/questions be sent to me by **Friday, April 17th**. I will send a confirmation email, confirming receipt that it's been received, to each email I receive.
- We will record and summarize all comments/questions received (and will distribute to the consultant team to provide their comments/responses). We won't respond to every question received but we will prepare a response document with answers and responses to the recurring questions along with how we plan to address the common concerns. We hope to have this response document

up on the project website by the end of April, after considering the concerns and questions with the owner and the consultants.

We explored the option of a webinar and other online engagement methods but felt the method outlined above would allow for a more accessible format and would allow for more fulsome engagement and time for us to thoughtfully respond and discuss with the project team in lieu of meeting face-to-face.

We kindly request that you share this information with your ward constituents, community/social networks, and neighbours.

I hope you and your families and communities are in good spirits and staying healthy! Thank-you and best regards,



Ashley Paton, [B.U.R.P.I.](#), MCIP, RPP
Planner

GSP Group Inc.

905 572 7477 ext. 2
apaton@gspgroup.ca
162 Locke Street South, Suite 200
Hamilton, ON, L8P 4A9

[twitter](#) | [instagram](#) | [linkedin](#)

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Your Strathcona Community Council Executive
strathconacommunitycouncil@gmail.com

www.twitter.com/hamiltonscc

www.facebook.com/strathconacommunitycouncil

<http://strathconacommunity.org/>

From: Martin and Linda [REDACTED]
Sent: April 6, 2020 9:59 AM
To: Dear, Andrea
Subject: Vrancor development online webinar

The project was accepted with the original specifications and just because he may be involved in downtown recovery, he should not get to change the specifications.

I lived in the Durand when City Square was changed by Pakin and he sneered at the residents for trying to block his changes.

Martin Cooper

From: Wayne MacPhail [REDACTED]
Sent: April 6, 2020 5:12 PM
To: Ward 1 Office; Hilson, Stephanie; Ashley Paton; Jessica Aird; Dear, Andrea
Subject: Feedback on the Vrancor Slide Deck

Hi folks:

Let's step back a bit here.

Originally this community was promised a public meeting about the first proposal for the site. Yes, I know your slide deck says you didn't have to do that presentation. However, three members of the community (me included) have a clear memory of that public meeting being promised at the November 2018 Committee of Adjustment meeting at which the prior plans were presented. That promise (required or not) was broken.

So, no public meeting on the first proposal.

Next, we were invited to an Open House which was (for good reason) cancelled.

Then you considered a webinar, which we rejected (for good reason) on the basis of it not be inclusive in these difficult times. But we suggested that - if there was to be a webinar - you should share the presentation before hand.

Now we get a Powerpoint (with no contextualizing notes) and no mention of a webinar. And, all of this with no assurance that next month Vrancor will not pull the rug out under this community by taking the city to LPAT.

We have come a very, very long way from an Open House, you must agree.

The Powerpoint presentation you have offered is insufficient and in no way takes the place of either a webinar nor an Open House.

I would suggest hold the webinar as soon as possible if the PDF you posted is the best substitute you can offer this community. It is simple inadequate.

All the best,
Wayne Macphail

From: Acissej Dria [REDACTED]
Sent: April 7, 2020 8:28 PM
To: Wayne MacPhail
Cc: Ward 1 Office; Hilson, Stephanie; Ashley Paton; Dear, Andrea
Subject: Re: Feedback on the Vrancor Slide Deck

Couldn't they just record a video and post it on their site or YouTube? Then post another video answering questions that people ask? Doesn't seem that hard.

On Mon, Apr 6, 2020, 5:12 PM Wayne MacPhail, [REDACTED] wrote:

Hi folks:

Let's step back a bit here.

Originally this community was promised a public meeting about the first proposal for the site. Yes, I know your slide deck says you didn't have to do that presentation. However, three members of the community (me included) have a clear memory of that public meeting being promised at the November 2018 Committee of Adjustment meeting at which the prior plans were presented. That promise (required or not) was broken.

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Then you considered a webinar, which we rejected (for good reason) on the basis of it not be inclusive in these difficult times. But we suggested that - if there was to be a webinar - you should share the presentation before hand.

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I would suggest hold the webinar as soon as possible if the PDF you posted is the best substitute you can offer this community. It is simple inadequate.

All the best,
Wayne Macphail

From: Dorte Deans [REDACTED]
Sent: April 8, 2020 11:41 AM
To: Dear, Andrea
Subject: Vrancor reneging on Community Consultation

Dear Ms. Dear

I have just heard that Vrancor is reneging on the community consultation they have promised for their project at King and Queen Sts. They are planning to make huge changes to these buildings with totally inadequate parking. That will impact neighbouring streets, as will the wind tunnels created by these and their future tall buildings on Market Street. Please make sure Vrancor sticks to their original plans for King and Queen and keep their project at Market street from ruining our hope of enjoying our neighborhood in future years.

Thank you.

Dorte Deans

[REDACTED]

Hamilton

From: Wayne MacPhail [REDACTED]
Sent: April 8, 2020 10:00 AM
To: Hilson, Stephanie; Ward 1 Office; Jessica Aird; Dear, Andrea
Subject: Formal Protest About Vrancor and Webinar

Hi folks:

As a resident of Strathcona I am formally protesting the failure of GSP Group to adequately replace a mandated Open House for the Vrancor development at King and Queen.

All we got, in its stead, was a PDF of a Powerpoint presentation with no speakers' notes nor context. Only after I protested, did they agree to do speaker's notes. But, this was all in order to make an upcoming webinar more accessible to citizens who in COVID-times might not be able to access to the webinar. It was the least they could have done, and they should have provided notes to begin with. Now we learn that GSP Group has no intention of holding a webinar. That is shameful.

A PDF of a Powerpoint is not substitute for a webinar, it was only ever to have be an assistive device, as it were, for those who could not attend the webinar.

I hope the city will not allow the GSP Group/Vrancor to get away with this shoddy replacement.

Thank you.

All the best,
Wayne Macphail

From: Dorte Deans <dortedeans@gmail.com>
Sent: April 8, 2020 11:41 AM
To: Dear, Andrea
Subject: Vrancor reneging on Community Consultation

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I have just heard that Vrancor is reneging on the community consultation they have promised for their project at King and Queen Sts. They are planning to make huge changes to these buildings with totally inadequate parking. That will impact neighbouring streets, as will the wind tunnels created by these and their future tall buildings on Market Street. Please make sure Vrancor sticks to their original plans for King and Queen and keep their project at Market street from ruining our hope of enjoying our neighborhood in future years.

Thank you.

Dorte Deans

[REDACTED]

Hamilton

From: Peggy Donner [REDACTED]
Sent: April 8, 2020 5:13 PM
To: Ward 1 Office; strathconacommunitycouncil@gmail.com; apaton@gspgroup.ca; ahorwath-co@ndp.ca; Dear, Andrea
Cc: Wayne MacPhail
Subject: Development

Why are developers allowed to change their plans once they have been approved?

Developer are being deceitful by not showing their original plans but what they think will pass and then when construction is started they come back and say this is really what we want to build. This makes for a duplication of work for the City Planning office and the residence in the area. I feel these developer should be charged a large fine every time this happens and it seems to be all the time.

Why does the province have the right to over rule what the city and residence have agreed on with the developers?

The people that are making these decisions are appointed not elected and should have no say in changing city's by-laws.

Why are we not waiting to have this resolved through a Open House manner after COVID-19?

I understand that Vrancor and GSP Group sent a PDF file out which you have to be a engineer or have a PHD to understand these report. **We are being robbed of the opportunity to voice our concerns and feel that as a residence and taxpayer to the city of Hamilton that we deserve better treatment than this.**

I am appalled that GSP, Vrancor and the City of Hamilton we would even think about zoning changes at a time like this. We should wait until we can again have public meetings. **Shame on all of you.**

We should be focusing our time and energy on the COVID-19 in staying healthy not having to worry and be stressed out about these planning changes. **Shame, Shame on all of you.**

Peggy Donner

From: donnerg donnerg [REDACTED]
Sent: April 8, 2020 7:10 PM
To: apaton; Ward 1 Office; Dear, Andrea; Andrea Horwath, MPP
Subject: Hamilton development

Why are developers allowed to change their plans once they have been approved?

When a developer submits a design for a building and City Planning approves it, then that plan cannot be changed without a new City Plan approval. In order for City Planning to sit again through another planning session a levy of \$1 million dollar per session should be imposed. This may stop all this unforeseen design changes. If you've ever been to Harlem, New York with all the derelict high-rises there, you may have reservation about this issue.

Why does the province have the right to over rule what the city and residence have agreed on with the developers?

If the developer goes to the province to override the City Planners decision, all construction should be ordered to stop immediately until the City Planners and the province Powers can get together to resolve the issue at the developers expense instead of the tax payers expense.

Why are we not waiting to have this resolved through a Open House manner after COVID-19?

The Vrancor and GSP Group produced a PDF file which was so cleverly done that need to be a engineer or have a PHD to understand these report. Not to mention that the stats used were bogus. Planning meetings should take place after this COVID19 set back. **Our voices are not being considered at all. Its like money talks so get out of the way.**

Erecting a wall of high-rises to separate downtown from the residential area should have public input at planning meetings.

George Donner

From: Wayne MacPhail [REDACTED]
Sent: April 9, 2020 5:15 PM
To: Peggy Donner; Ward 1 Office; strathconacommunitycouncil@gmail.com; apaton@gspgroup.ca; ahorwath-co@ndp.ca; Dear, Andrea
Cc: McKie, Shannon; Fabac, Anita; Robichaud, Steve
Subject: RE: Development

Hi Andrea:

Thanks for getting back to Ms Donner. One comment you made confuses me. You said:

"We will inform you when we know when the future public consultation is going to be held."

But, yesterday GSP Group informed me that no webinar was planned at this time. That would suggest that they believe the PDF and the upcoming notes associated with it (and feedback form) are all the public consultation we are getting.

Has that changed? What future public consultation do you mean?

All the best,

Wayne

On Apr 9, 2020, 5:08 PM -0400, Dear, Andrea <Andrea.Dear@hamilton.ca>, wrote:

I am sorry, I forgot the date for the previously scheduled public meeting. I have added it below.

Andrea Dear, MCIP, RPP

Senior Planner

From: Dear, Andrea
Sent: Thursday, April 9, 2020 4:53 PM
To: Peggy Donner [REDACTED]; Ward 1 Office <ward1@hamilton.ca>; strathconacommunitycouncil@gmail.com; apaton@gspgroup.ca; ahorwath-co@ndp.ca
Cc: Wayne MacPhail [REDACTED]; McKie, Shannon <Shannon.McKie@hamilton.ca>; Fabac, Anita <Anita.Fabac@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>
Subject: RE: Development

Hi Peggy,

Thank you for providing comments. They will be considered and included in the report when it is prepared for Planning Committee. You will also be made aware of the Planning Committee meeting once a date has been determined.

Vrancor has applied for an Official Plan Amendment and Zoning By-law Amendment in order to permit the proposed Hotel to be 12 storeys and proposed Multiple Dwelling (apartment building) to be 25 storeys. These applications were made under the authority of the Planning Act. Notice was sent to the residents and a sign was posted on the property as required by the Planning Act.

There was supposed to be a public open house hosted by the applicant's consultants on **March 23, 2020**, but that has understandably been postponed. We will inform you when we know when the future public consultation is going to be held.

The Planning Act allows for land owners to apply to the local planning authorities for changes to Official Plans, Secondary Plans, Zoning By-laws etc., and we as the City must process these applications according to this legislation. This is a public process which requires consultation with the public prior to any staff recommendation being brought forward. Ultimately, Planning Committee and Council will make a decision on the applications.

Thank you,

Andrea Dear MCIP, RPP

Senior Planner

Development Planning, Heritage and Design

City of Hamilton

From: Peggy Donner [REDACTED]

Sent: April 8, 2020 5:12 PM

To: Ward 1 Office; strathconacommunitycouncil@gmail.com; apaton@gspgroup.ca; ahorwath-co@ndp.ca; Dear, Andrea

Cc: Wayne MacPhail
Subject: Development

Why are developers allowed to change their plans once they have been approved?

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I am appalled that GSP, Vrancor and the City of Hamilton we would even think about zoning changes at a time like this. We should wait until we can again have public meetings. **Shame on all of you.**

We should be focusing our time and energy on the COVID-19 in staying healthy not having to worry and be stressed out about these planning changes. **Shame, Shame on all of you.**

Peggy Donner

From: Ania Van Meer [REDACTED]
Sent: April 13, 2020 2:45 PM
To: Dear, Andrea
Subject: 354 King St W development

Hello Ms. Dear,

I am writing as a resident of Ray St. North to submit my concern regarding the development proposed for 354 King W, and more specifically, to request your aid in holding Vrancor's PR company, GSP, accountable to the webinar that had been the agreed-upon alternative to the in-person gathering that needed to be cancelled due to COVID-19. As you may know from emails from my neighbours, GSP has sent the powerpoint slides (and more recently, after our requesting them, the speaker notes), and indicated there will be no webinar. The webinar was, in the first place, felt to be an inadequate alternative to an in-person gathering, and now GSP has shelved plans, it seems, for any webinar at all.

Sadly, we are concerned that GSP is using the current pandemic crisis to its advantage, and avoiding bilateral discussion with Strathconites. There are significant concerns regarding the amendments to the original plans, including traffic (Ray St N is already a thru-way and those of us with young children are already on guard when we are out in front of our houses for the many cars speeding through), parking, shade, and visual impact, to name a few.

Public consultation is required in this situation, and while we appreciate the ability to submit our questions and concerns on GSP's website, this does not (or should not) replace an actual discussion.

With thanks,

Ania Van Meer

From: suzanne sulikowski [REDACTED]
Sent: April 13, 2020 2:44 PM
To: Dear, Andrea
Subject: Stick to the plan thanks!

Dear Andrea,

I have been a Hamilton resident since 2003. The Strathcona neighbourhood has been my home since 2012. I do not support any changes to the construction plans proposed by Vrancor for my neighbourhood.

Sincerely,
Suzanne Sulikowski
[REDACTED]
Hamilton ON

Sent from my iPhone

From: Wayne MacPhail [REDACTED]
Sent: April 13, 2020 9:39 AM
To: Ashley Paton; Hilson, Stephanie; Ward 1 Office; Jessica Aird; Dear, Andrea
Subject: [****POSSIBLE SPAM]Question about Powerpoint notes/webinar

Good morning all:

Hope you had a good, restful Easter weekend.

Thank you for posting the notes to your presentation and for changing the misleading and incorrect parking slide.

I hope you have informed everyone concerned (neighbours, SCC, etc.) that there is a new version of the presentation with slides. That way they will not be providing you with feedback based solely on an incomplete and misleading version of the presentation. We will do our best to get the word out.

We feel that the Powerpoint PDF devoid of notes was not really sufficient to provide feedback. We therefore suggest that the deadline for feedback be extended to May 8.

And, we would like to resolve questions brought on by Ms Dear's recent comment:

"We will inform you when we know when the future public consultation is going to be held."

Does that mean:

There will be a webinar version of this presentation in the future? You have said not, but that was prior to Ms Dear's comment. So, if so, when?

That there might still be an open house once the COVID-19 crisis has passed?

Or, is this reference to a planning committee meeting that may or may not be held dependent on Vrancor's decision about taking the city to LPAT?

Also, on that, any update on Vrancor's decision on that front?

We are currently working on our response to your presentation.

All the best,
Wayne Macphail

From: Wayne MacPhail [REDACTED]
Sent: April 13, 2020 9:52 AM
To: Ashley Paton; Hilson, Stephanie; Ward 1 Office; Jessica Aird; Dear, Andrea
Subject: [****POSSIBLE SPAM]Question about Powerpoint notes/webinar

Good morning all:

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Thank you for posting the notes to your presentation and for changing the misleading and incorrect parking slide.

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Also, on that, any update on Vrancor's decision on that front?

We are currently working on our response to your presentation.

All the best,
Wayne Macphail

From: Wayne MacPhail [REDACTED]
Sent: April 13, 2020 10:16 AM
To: Hilson, Stephanie; Ward 1 Office; Dear, Andrea
Subject: Vrancor and a lack of webinar

Good morning folks:

Can you please tell me if the City considers GSP Group's PDF of their presentation (now with notes) sufficient substitute for an actual webinar? The Shadow Dwellers (we Zoom-met last night) do not consider it so. As you know, the webinar itself we considered a poor substitute for an Open House, but we thought it could work if a PDF of the presentation was provided ahead of time to make the information more accessible. And, I have to point out, they would not have done even the notes without our prodding.

It appears that Vrancor/GSP has used our appeal for accessibility to get out of actually doing the webinar or the mandatory Open House.

Do you consider the PDF with notes sufficient to replace the Open House or webinar?

Will you be requiring them to do a webinar? If so, when?

All the best,
Wayne MacPhail

From: Douglas Elliott [REDACTED]
Sent: April 17, 2020 11:33 AM
To: Office of the Mayor

NW. Corner, Queen and King streets Concerns

Mayor Eisenberger, fax 905 546-4200, email: mayor@hamilton.ca

Mr. Mayor;

There seems to be a slight problem with regards to the construction projects presently underway on the property at the NW corner of King & Queen streets. Our City Fathers forgot to notify us of the changes to the proposed hotel and the supposed residential tower just to the west of it. Oh, and it is amazing what has been neglected on the Proposed Phase Two of this project. To start with, The parking that will be forfeited to Phase One.

Many more parking spaces will be completely lost to Phase Two” of this project. Four massive 25 floor towers instead of one 10 storey tower, are now scheduled to be constructed there along with some commercial businesses on the first floor.

(check the attached drawing). 25 stories not 10, on all of the five towers. All of which were originally to be 10 stories. One Presently under construction, and four, for the Proposed Phase Two Project. For a more complete storey let us look at paragraph three.

Lets go back a few years to the building of the new and latest Federal building located on Bay street north at market street. The parking spaces for the employees working in this building are lacking, and was questioned at the time, similarly those required for The Former Stelco Towers and Jackson square are also lacking especially when a show is on at the convention centre. Parking then reroutes to the parking lot at Queen Street north between Market and Napier street, the address listed is 200 Market future, the location of (The Proposed Phase Two Project) owned by Vrancor.

This existing parking lot at Queen st. N. Between Market and Napier Streets covers that large area in the near future. Then what are we going to do,? On street parking is nil at present time. **OOPS!** Fortunately, at present we barley cover the issue with the parking

lot at The Hamilton Mosque. This of course will be lost when work on The (Proposed Phase Two Property,) construction starts. Phase One has killed off approx 50 spots already.

The Future Phase Two Lot, is already one big pond every time it rains since half of the sewer drains in that parking lot got filled in with gravel when it was paved over some years back. Hence three or more sewer drains are missing. Small wonder we have a pond on rainy days slowing down the draining of the water.

The ten story limit in The Strathcona District can not be exceeded without the appropriate and required notification of all concerned in this neighbourhood that supposedly/apparently took place in January. Why did we not get notification of this meeting? What have you and city council got to hide from us? I know that officially Phase two of this project does not exist but everyone knows that it does. This is disgraceful. How many of our City Councillors actually live in the district/ward they represent? Where do you live Mr. Mayor?

This list of questions gets even longer!

A 25 story building casts a massive shadow and will destroy back yard Gardens and obliterate the property values of the area homes. None of us wish to live as, "Shadow Dwellers." Do you and council wish to be known as the group that destroyed a very viable 150 year old plus, west central residential neighbourhood!

The wind tunnel effect" that is already present in this area. The inaccurate manner of testing of the wind specialist effects used for/on this construction project should have only have been done by a, qualified engineering group with a viable track record, in a wind tunnel designed for that specific purpose. Even city council should be able to figure out that problem. Why do we deal with an out of town engineering groups in Hamilton, going out of town for engineering groups for a city our size should warrant going to a group in a city that is used to that form of testing. Those that may not be thoroughly versed in wind tunnel designs and testing procedures as well as required certification. **We don't need a repeat of the Trump Towers fiasco in Toronto. A miscalculation or a screw-up. Regardless of the fault lets not repeat it here.** These contractors, it appears are not the only ones that bypass required specifications and procedures and are still working.

It is obvious as anyone with half a brain can see that our city Building and planning Dept. has many pat answers to hand out to the questioning public. Laws as set out by our

Federal and Provincial governments, especially they hesitate to examine the site for failure to comply with.

The Covid - 19, virus laws, IE: The Separation Law, (2 metre's). This know joke people. You could be carrying this killer back home to your families and friends. And many other innocent people. These workers of are within inches of each other talking on site and walking over to Tim Horton for their morning coffee. They travel to and from work in a Van. This is an obvious breach of the Law. How do these workers get away with it in the parking lot. Although it appears that the authorities just don't care.

I contacted the police department and was told that during the day, I had to contact the By-Law enforcement. When I called bylaw enforcement, I was told that they were not taking calls and that the Planning Department would talk to me. about my questions. They of course have pat answers for any questions asked about that project site. Now that just upsets me know end. If we have laws, I expect them to be followed. I have to follow them, what ever they are. If they are not followed, I expect people to be charged and or jailed as the law prescribes. Further I expect the people in charge to be removed from their job immediately. They must accept their responsibility. We are hibernating like everyone else that is our age. We wear masks and only one of us does the shopping us. It's not a big deal we talk to others by phone and live quietly.

Even though our provincial Premier, and Prime Minister, have brought forward laws to help protect us from the current Pandemic. Our civic community leaders, seem to care little about it as stated that all urgent construction projects are shut down. They use a residential clause and a little used date of building permit clause. Do they not care about the pandemic. Aside from the laws, it is common respect for our fellow men, women, and children. If you don't have any concern about other humans get out of public office before you kill people.

Last but not least

Most of the projects that I have worked on in the past 50 years have had water trucks to spray down roads and dust treatment of job sites. It appears that certain people in this area can get away with anything they want. **Watch the next election: It's time for a big change. "CI TY HALL!"**

Regards

F. Douglas Elliott

email - [REDACTED]

From: Wayne MacPhail [REDACTED]
Sent: April 18, 2020 8:18 AM
To: Dear, Andrea; Hilson, Stephanie; Ward 1 Office
Subject: Shadow Dwellers Video for Public Response

Hello Andrea:

I hope this finds you well. Could you please include in your report this video we produced in response to the GSP PDF about the Vrancor development.

<https://youtu.be/yenez9P9uSE>

Thank you,
Wayne MacPhail

From: Wayne MacPhail [REDACTED]
Sent: April 20, 2020 9:53 AM
To: Dear, Andrea
Cc: Hilson, Stephanie; Ward 1 Office; McKie, Shannon; Fabac, Anita; Robichaud, Steve
Subject: Re: Shadow Dwellers Video for Public Response

Hi Andrea:

Here's the link. Worked for me just now

<https://youtu.be/yenez9P9uSE>

Also, any definitive word on whether or not GSP is going to be holding a webinar? Their PDF, even with the notes we had to - remarkably - fight for, is not a replacement for a webinar, which is certainly not a replacement for an Open House. At best, the webinar is our second option and always has been. We still believe an Open House in the summer is a better option for this community and you folks. But, that doesn't appear to be a viable option. But neither, in our view, is a PDF of a presentation a viable alternative to a webinar - second rate though that might be. It was always meant solely as a means for folks who couldn't attend a webinar to get some sense of the information.

Can you please let me know, ASAP, what the plan is?

Finally, will the City be putting the brakes of Planning Committee meetings during the COVID-19 crisis? I believe it has that option now.

All the best,
Wayne MacPhail

From: Aleda [REDACTED]
Sent: April 20, 2020 2:28 PM
To: Office of the Mayor; Wilson, Maureen; Hilson, Stephanie; Pigott, Mary Louise; Farr, Jason; Scally, Maureen; Leverton, Ryan; Nann, Nrinder; Giulietti, Daniela; Majani, Amy; Merulla, Sam; Piedimonte, Diane; Collins, Chad; Finelli, Lucy; Jackson, Tom; Kreidl, Samantha; Burden, Nancy; Pauls, Esther; Milovanov, Zora; Dear, Andrea
Subject: Vrancor Development 354 King West

Hello everyone.

I am writing to register my dismay over the confusion about the community outreach regarding the Vrancor variances for the property at King and Queen Streets on the Strathcona/Downtown border. I would add at the outset, that I believe the original 6-10 storey plans are more or less acceptable, although I believe they require scrutiny. I support the idea of building along the transit oriented corridor and would like to see housing and some commercial space included. But this does not mean it should be permitted to stray from the parameters set by the city and neighbourhoods to guide development here.

I am very alarmed by this developer's conduct and general lack of commitment to the intent of the Official Plans and Zoning by-laws. I feel the PDF posted by the GSP group is a deliberate attempt to mislead the neighbourhood into believing the buildings will have very little discernible impact.

I am unhappy about the failure by GSP to thoroughly study the effects of wind, shadows, traffic parking, visual impact and relationship to a healthy existing historic neighbourhood. All of Strathcona, I believe, will be diminished by this huge and insensitive structure and by the extraordinary number of temporary residents who will be living here, and also moving in and out, on relatively short leases.

I question the veracity of the developer's claims about how this building will actually be used.

I wonder what will be built at 200 Market Street, just across the road, and how the residents of the two projects will relate and interact both with each other and the rest of the neighbourhood.

To me, the design of the buildings are unappealing aesthetically, particularly if they are taller than the original 6-10 storeys, and upon reviewing the architectural set, think there are some very unsafe and unhealthy elements built into the plans. Concerning safety, I would point out that this building would potentially be housing just under 1000 students just a couple of blocks from Hess Village.

Finally I am troubled by what seems to be an unreasonable rush to push this project forward during these uncertain times.

I hope that you can assure me that the developer's Rationale for Development will be carefully scrutinized and that the requested variances will be denied based on those investigations.

Many thanks for your attention, and for all of the work you do for the city and people who live here.

Aleda O'Connor
[REDACTED], Hamilton

From: Wayne MacPhail [REDACTED]
Sent: April 20, 2020 3:02 PM
To: Dear, Andrea
Subject: Re: Shadow Dwellers Video for Public Response

Thanks. I think more and more you'll see multimedia responses (podcasts, videos, still etc.) as response to proposals. I'm glad you're giving how to include them some thought. Thank you. Webinar news?

Sent from my iPad

On Apr 20, 2020, at 2:40 PM, Dear, Andrea <Andrea.Dear@hamilton.ca> wrote:

Hi Wayne,

I am not sure how to include a video in my report, but I will do my best to figure that out.

Thanks for sharing.

Andrea Dear MCIP, RPP

Senior Planner

City of Hamilton

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Sent: April 20, 2020 9:52 AM
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Cc: Hilson, Stephanie; Ward 1 Office; McKie, Shannon; Fabac, Anita; Robichaud, Steve
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Can you please let me know, ASAP, what the plan is?

Finally, will the City be putting the brakes of Planning Committee meetings during the COVID-19 crisis? I believe it has that option now.

All the best,
Wayne MacPhail

From: Wayne MacPhail [REDACTED]
Sent: April 20, 2020 4:12 PM
To: Dear, Andrea
Subject: Re: Shadow Dwellers Video for Public Response

Wonderful. Thank you.

All the best,
Wayne Macphail
On Apr 20, 2020, 3:28 PM -0400, Dear, Andrea <Andrea.Dear@hamilton.ca>, wrote:

Hello,

with regard to the webinar, I think the City might be considering how this might work if the pandemic continues, but as of now, the City position is that a webinar or on-line meeting will not take the place of the required public meeting at this time. If this changes, I will let you know.

Thanks

Andrea

From: Wayne MacPhail [REDACTED]
Sent: April 20, 2020 3:02 PM
To: Dear, Andrea
Subject: Re: Shadow Dwellers Video for Public Response

Thanks. I think more and more you'll see multimedia responses (podcasts, videos, still etc.) as response to proposals. I'm glad you're giving how to include them some thought. Thank you. Webinar news?

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Senior Planner

City of Hamilton

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Subject: Re: Shadow Dwellers Video for Public Response

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Finally, will the City be putting the brakes of Planning Committee meetings during the COVID-19 crisis? I believe it has that option now.

All the best,
Wayne MacPhail

From: Peggy Donner [REDACTED]
Sent: April 22, 2020 9:28 AM
To: Office of the Mayor; Andrea Horwath, MPP; Ward 1 Office; Dear, Andrea
Cc: Wayne MacPhail
Subject: [****POSSIBLE SPAM][SUSPICIOUS MESSAGE] Development

Hello everyone

Re Development at King, Queen Market & Napier

We would like to know if the city is planning on putting any zone changes on hold until COVID-19 is over.

There should be an Open House meetings especially if the city is planning on changing the zoning by law for Strathcona from Residential to Downtown.

As a residence living in this area we are being blind sided and losing our voice by GSP Group and Vrancor and they are using COVID-19 to push their agenda on the city. They should stick to the original plans that were approved by the city. There should also be a large fine (at least one million dollars) ever time a developer changes their plans once they have started construction, as this seems to happen all the time, as this would eliminate duplication.

Also we understand that the developer can take this to Local Planning Appeal Tribunal if they do not get their own way or the city is taking too long, I find this appalling that some one who does not live in a city can over ride the city by-laws.

We would hate to see Hamilton become like Toronto.

Who will stand up for the citizens of Hamilton instead of large corporations?

George & Peggy Donner

From: Barbara Ledger [REDACTED]
Sent: April 23, 2020 12:42 PM
To: Ward 1 Office
Cc: apaton@gspgroup.ca; Hilson, Stephanie; Dear, Andrea
Subject: Vrancor Development at 354 King St. West

[REDACTED]
Hamilton, ON
L8R2X4

Councillor Maureen Wilson
Hamilton City Hall
71 Main St. West,
Hamilton

Dear Councillor Wilson,

I am writing to convey to you my deep concerns about the Vrancor development at 354 King St. West.

I live in the neighbourhood, and am therefore at risk of being dismissed as a 'Nimby'. But I would argue that it is the neighbours who, having the most to lose by bad development, are the most engaged and the best informed. Furthermore, I am not saying 'not in my backyard', I'm saying 'not *this* in my backyard'.

As you know, Vrancor has approval for a ten-storey hotel and a six-storey student residence on the site on the northwest corner of King and Queen, which wouldn't be too bad, but that isn't what they're building there. They have applied for changes to the Urban Hamilton Official Plan, the Transit-Oriented Corridor Plan, the Strathcona Secondary Plan, and zoning by-laws, to be permitted to add two storeys to the hotel and 19, for a whopping total of 25 storeys, to the student residence.

These changes would add approximately 1,300 transient residents to a parcel of land considerably smaller than a city block. That degree of density, in an area currently, and appropriately, zoned for 'medium density' is, frankly, appalling.

The developer tries to justify the intensification, and the height, and even the less-than-required amount of parking he's providing, by arguing that the site is next to the downtown. Queen Street is the boundary, so the site is adjacent to, but not in, the downtown. In fact, it is adjacent to the western outskirts of the downtown, where the majority of the homes and businesses are one-to-two storeys. The kind of 'zoning creep' that Vrancor is asking for, and betting on, is a slippery slope. It would set a dangerous precedent, and put at risk **principles** established by city planners and fought for by neighbourhood groups across the city.

I understand the need for urban intensification; I attended Joe Minicozzi's 'Do the Math' urban planning session that you organized with Councillors Nann and Danko. But it must not be a case of intensification at any cost. And this development will cause no end of problems, both for the immediate neighbourhood — increased shadow, wind, noise, traffic, parking and privacy problems — and for the wider city — traffic problems on King and Queen streets, congestion causing delays for emergency vehicles (the Ray St. Fire station is just around the corner), mental and physical health issues caused by overcrowded conditions, and the blight on the cityscape of two unattractive monoliths on one of our major arteries. Not to mention one-thousand-plus students, two blocks from Hess Village.

Vrancor has shown itself to not be a good neighbour. Time and again they have withheld information, provided misleading information, and promised one thing and done another. The reports and studies they have provided in support of their application leave out or shrug off what is unfavourable and foist onto the city responsibilities, such as a lay-by in front of their

hotel, that Vrancor doesn't wish to take on. They do the least they can get away with, and ask for the most they can get, while treating the city and its citizens with disdain. It's galling to think, for instance, how much city staff time was wasted working on plans for the original development, that Vrancor never had any intention of building.

Please, when they come to City Council asking for approvals for the zoning changes they need, show them that the concerns of citizens matter more than the avarice of developers, and vote to deny their application.

Thank you for your attention, and I hope, for your support.

Yours sincerely,

Barbara Ledger

[REDACTED]

Hamilton

From: Angela MacArthur [REDACTED]
Sent: April 23, 2020 1:45 PM
To: apaton@gspgroup.ca
Cc: Dear, Andrea
Subject: Comprehensive package from the Strathcona Neighbours

Good afternoon,

After reviewing all documents and responses from our community (represented by the shadow dwellers), I wanted to share my support for all of their concerns. The proposed amendments are major, and are going to have many negative impacts on our community. What is the overall reason for these changes, to make more money without any consideration for people who will be impacted? Is a hotel that size even in demand in this area?

I specifically purchased a home in this neighbourhood 2.5 years ago ([REDACTED]) because it is quiet, has a wonderful group of neighbours who genuinely care for one another, and feels like you're not right in the thick of busy downtown. I will personally consider moving if these plans move forward and I know in speaking with many people considering moving to this area that it will change their mind as well.

Many of our neighbours including myself do not have a driveway, and street parking is already a premium. You are proposing 5 visitor spots for an apartment of that size?! Where will guests park? Will our community get a specific parking spot assigned on the street so that we do not get pushed away from our homes. Arriving home late at night and having to park far away from your house (as a single female) is dangerous and uncomfortable. I would like to see more information on parking.

The design of the buildings is also concerning as it sticks out, and does not blend in whatsoever with the neighbourhood and its historical architecture. I share the concerns and questions submitted by the Shadow dwellers and look forward to being included in the responses.

Regards,
Angela MacArthur

=====

Dear Ms Paton:

I hope this finds you and your colleagues all well and safe.

On behalf of the Strathcona Shadow Dwellers – a collection of concerned Strathcona neighbours – I am submitting the attached list of questions.

We would, of course, have preferred to have raised many of these questions at a public open house, and we continue to hold out hope for that. In the absence of that, we would have preferred to have asked these questions at a webinar, which we have been told is also not currently planned. The lack of both is shameful. We hope these missteps will be corrected. We are now left to respond to an orphaned PDF devoid of the webinar or open house it was clearly designed to be presented at. So, here are our questions, delivered in protest. They have been generated after we have reviewed all the Vrancor-commissioned studies and have consulted with a number of volunteer experts.

We have lived in this neighbourhood for years, in some cases decades and we understand its value. We have experienced the disruptive construction of the development to date. We have also experienced the disregard the developer has shown this neighbourhood by its lack of consultation, the bait-and-switching of the development's scope and the shoddy state of the hoarding and fencing surrounding the property. Our lived experience has shown Vrancor to be a dreadful neighbour, even before the development is complete. That does not bode well for the future.

As you'll see, some of our questions challenge the safety and health of the finished development and raise serious concerns about its impact on our residential neighbourhood, especially in regard to traffic, parking, shadows and wind. We are also concerned about the health of the residents of a development that packs over 1,000 people into less than a hectare of land. According to the architectural drawings, some of those residents will be sleeping in basement bedrooms devoid of windows.

The Shadow Dwellers requests have been clear and consistent. We wish the city to stick to its plans – especially those Vrancor wishes to amend. And, we want the city to include neighbours in clear, contextual communication about developments such as this, since it is obvious the developer will not do that unilaterally, although it does unilaterally wish to alter careful urban planning for its own ends.

We are sharing these questions with city planner Andrea Dear so that they will be included in the public feedback she is gathering in regard to this project and so that the City has a complete record of the questions asked. We hope these questions are of value to the City as it considers the future of this development and we look forward to answers to these questions from GSP and the developer.

All the best,
Wayne MacPhail
on behalf of the Strathcona Shadow Dwellers

Questions and Comments About Vrancor Development at 354 King Street West

from Strathcona Shadow Dwellers, April 23, 2020

The Questions/Comments by Category

Traffic

1. Strathcona residents are aware that a lot of traffic cuts through the neighbourhood during the afternoon and early evening hours. The Vrancor traffic study is based on computer traffic models, but there was no on-the-ground field study to determine the actual current traffic patterns and density. Why not? How can the Vrancor study be acceptable in the absence of accurate site-specific validation?
2. Is Vrancor/GSP aware of the number of vehicles that currently travel eastbound and westbound along Peter and Napier Streets? Have they actually been counted at that location?
3. Vrancor's Transportation Impact and Traffic Demand Management (TDM) study:
 - is limited to the intersections King St W & Queen St N, King St W & Ray St, Ray St & Market St. and Driveways A,B,C & D.
 - projects that up to 393 new trips will be added to the area roadways during the respective peak hours.
 - has an executive summary that makes reference to only "AM Peak Hour Traffic Volumes", as if that is the only important timeframe. But, a closer look at data presented for the "PM Peak Hour Traffic Volumes", indicates a significantly higher volume for the PM. (PM to AM ratios: At Queen N & Market, southbound (105/88); West side at King St W & Queen St N, westbound (252/125))
4. The Traffic Executive Summary, which is generally the only thing that is read, makes no reference to the highest peak time for traffic on Queen Street N., which is ~3:30-7:00 p.m, the afternoon commute toward the mountain. From eyewitness evidence/lived experience the report's conclusions and recommendation are faulty or inadequate. Why was PM peak time not addressed?
5. The study area puts some emphasis on the projected driveway traffic volumes but omits the intersection of Market Street and Queen Street North, a key intersection for direct access to the development. Why was this omitted?
6. The City's Traffic Study Guidelines also state that "The study area should extend far enough from the development to contain all municipal and provincial roadways that will be noticeably affected by the traffic generated by the proposed development." But the Paradigm study is limited to the block immediately adjacent to the development (Queen N., King W., Market and Ray N). Why were Napier, Peter, Pearl, Queen

north of Market and Locke Streets, which will all be affected by changing traffic patterns, not included in the study? Given the City's own Traffic Study Guidelines, this study is inadequate and a new study, covering a wider area and including real-world analysis, should be commissioned by Vrancor.

7. Have you studied how the additional traffic flow generated by vehicles entering and exiting the 354 King development will affect the heavy truck traffic that travels south on Queen and turns right at King?
8. What plans have been made to mitigate the hazards caused by the combination of milling student pedestrians outside their residence, multiple HSR and GO buses stopping to collect and disgorge passengers, the expected flow of traffic associated with the development itself, as well as the heavy truck traffic turning from Queen to King, along with three driveways within 100 metres of the corner?
9. Drivers do seek alternate routes due to the significant queuing of vehicles on Queen St. North backing up from King St. West all the way to Napier, Peter and occasionally to York. Vehicles seeking alternate routes westward turn right on Napier and Peter especially in the p.m. peak hours. These vehicles try to get to King St West on Ray, Pearl and Locke Streets. The Transportation Study does not identify and quantify the impact on the Strathcona community of this existing situation.
10. Vrancor's Transportation Impact and Traffic Demand Management (TDM) study does not have research to examine how additional vehicles will move through Strathcona when the buildings are occupied. How do you plan to address street traffic on the narrow roads in the surrounding area?
11. Currently, eastbound traffic from Main Street enters the area near the building site, by travelling northbound on Locke and Pearl streets, eastbound on Peter or Napier, then northbound on Ray to Market Street, where the only entrance to the residence parking lot will be located. Have you studied how this additional "student traffic" will travel from McMaster along Main Street to Queen and King, given the limitations of one-way streets?
12. Have you studied how many additional vehicles residents can expect to see on Locke Street North, Pearl Street North, Napier Street, Peter Street and Ray Street North between York and King?
13. How do Vrancor's plans address the requirement that "adequate internal traffic circulation, parking, loading and manoeuvring facilities and facilities for active transportation shall be accommodated on-site," as required by Hamilton's Official Plan?
14. The driveways on King St. and intersection at Ray and King are expected to see an increased delay, giving them a Level of Service rating of 'E' — a failing grade. In the transportation report, this is excused by the fact that the simulation used does not take into account the gaps in traffic caused by the lights at Queen. However, in real life those gaps often are taken up by vehicles making a right turn on the red. Instead of making excuses, why doesn't the developer mitigate the problem by reducing the size of the project?

15. Under Recommendations, it is suggested that the city should optimize the signal lights at King and Queen. Why does the developer put the onus on the City, rather than own up to and mitigate problems in their design?
16. Where is the detailed evaluation of the existing system deficiencies, specifically the existing problem with queueing on Queen St N, and the detailed evaluation of queueing avoidance on Napier, Peter, Pearl and Locke? These are the concerns of 'neighbouring residents, businesses and other stakeholders.' Why have these stakeholders not been consulted, and since they have not, how can the report be considered valid?
17. There are no references to pedestrian/car/truck/bicycle accidents that happen at King and Queen. Why have these incidents not been considered?

Driveways/deliveries

1. The transportation study proposes, in Section 3.3, "a future lay-by along Queen Street North could be considered within the city's right of way." Why does the developer put the onus on the city, rather than incorporating a proper entrance way with lay-by into its design?
2. There is no mention in the Transportation Study of provision for students moving in in September/out in May. What provision has been made for higher traffic volume at these times?
3. What provision has been made for frequent deliveries such as Amazon/Skip the Dishes/Pizza? What about garbage and recycling trucks?
4. Fire trucks from the station at Ray and George use Ray St. as a thoroughfare to York Blvd and Queen St. (notably to Queens Gardens and the Queen Elizabeth apartment bldg). Ray Street is narrow and lined with parking on the west side. What effect will increased traffic on Ray street have on emergency response times?

Corner Clearance

1. There are regulations that say that driveways must be at certain distances from intersections. In the case of Driveway B on King St, the clearance from Queen Street North does not satisfy the required 70 metres, and Driveway C on Queen Street North does not satisfy the requirement of 70 metres from King Street West and 35 metres from Market Street. This is an instance where the developer is not in compliance with the city.

Parking

1. Vrancor's own planning study (Paradigm Transportation Solutions: Parking Needs Analysis, page 7) states that parking sites for the two buildings at 354 King is 136 sites short of requirement. Given that Vrancor have already built the parking level, how will the shortfall be addressed if the zoning change is denied? Will Vrancor build fewer floors?
2. Currently, the parking spots on Market, Ray Street North and Napier are fully occupied overnight by residents' cars. Where will overflow vehicles from 354 King park?

3. When you start work on the 200 Market Street development, what is the plan to deal with the lack of parking on that site during construction? Where will the folks who currently park there go?
4. Is your intention to use all or part of the 200 Market Street development as a parking garage?

Trip Generation

1. It is estimated that from the student residence, 161 in/out trips will be generated in the morning peak hour. That is roughly 16% of the 1000+ students. Presumably the other students will also have morning classes. Has any account been taken of the effect of increased pedestrian/bicycle traffic on the Level of Service of Driveways A and B and the corner of Ray North and King (already rated 'E')?
2. The trip generation calculations in the Vrancor Rationale for Development are based on the Institute of Transportation Engineers Trip Generation Manual, and its Land Use Codes. The land Use Code for Off-Campus Student Apartment refers to a property located *nearby and within walking distance* of a college campus. The Vrancor site is actually kilometres from McMaster — not a distance most students would consider walking distance. Was this increased distance from campus taken into consideration when estimating the number of vehicles exiting the development at peak times?

Future Traffic Conditions

1. In section 4.1.2 Site specific growth, traffic associated with 200 Market St. South is included in traffic projections. But the number of units on that site is given as 150. We now know that that is not the Developer's intention. Why were the traffic projections not based on the much greater density of the development on Market St. that Vrancor is actually planning to build?

Intersection Capacity Analysis

1. Re: Section 5.2.2 of the Transportation Study. Given the traffic congestion identified at the Ray N and King W intersection, the report acknowledges that 'drivers may seek an alternative route via Napier Street and Locke Street North'. Another heavily used alternative route follows Pearl Street North to turn onto King. Why is the effect of this on the more distant parts of the neighbourhood not considered in the Paradigm Report?

Queue Assessment

1. In Section 5.3 - Queue Assessment, the study looked at predicted queue lengths — line-ups of cars — but limited the study to the closest 'unsignalized' intersections beside 354 King. From real-life experience we know that traffic already gets backed up along Queen St. North, particularly in the afternoon rush hour. The Paradigm Study also expects this intersection to degrade from Level of Service B to LOS D (failing grade) during the weekday morning rush. Why is the signalized intersection at Queen and King omitted from the queue assessment?

Transportation Demand Management

1. In Section 6.1.1 - Density, the GSP/Vrancor report states: "Increased densities generally shorten the distance people travel and provide greater options for the mode of travel they choose." But clearly this is only the case if the development is close to where people need to be, and if those different modes of travel are available for the denser population. Have the HSR and GO transit been consulted about increasing their service levels?
2. In Section 6.1.2 - Pedestrian Sidewalks, the GSP/Vrancor report boasts about the development's 'walkability' and connection to existing sidewalk networks. This is disingenuous considering the forbidding height of the tower and the wind problems it will create. What provisions have been made to ensure the sidewalk is wide enough to accomodate the number of new pedestrians outside the residence?

Recommendations

Section 7.2 - Recommendations The the GSP/Vrancor report recommends that the variances for the development be approved. But given:

- a. the small study area,
- b. the fact that the 200 Market St project is not included in this study,
- c. the fact that Pearl, Peter, Napier and Locke Streets will be affected is acknowledged but not considered,
- d. the reliance on simulation without field studies, and
- e. the lack opportunity for input from the Strathcona community

it is evident that Paradigm did not live up to the requirements of Hamilton's "Traffic Impact Study Guidelines". GSP/Vrancor must take the following steps to:

- Provide a rational basis on which to evaluate if the type and scale of the development is appropriate for a specific site and what improvements may be necessary to provide safe and efficient traffic, pedestrian, cycling and transit flow.
- Provide a basis for determining existing or future transportation system deficiencies that should be addressed (they left this up to the City).
- Address in any meaningful way transportation-related issues associated with 'development proposals that may be of concern to neighbouring residents, businesses and other stakeholders'.

Furthermore, it is apparent on reading the study that whenever something arises that is not in the developer's favour, it is downplayed, brushed off or passed off to the City.

1. Will GPS reject this study and commission another more thorough and less biased study?

Appendix, Terms of Reference re Transportation

1. In a letter dated June 26 2019 from Sandra Lucas of Transportation Planning (City of Hamilton) to Ashley Paton at GSP Group, Ms. Lucas requests (section 4c.) that the Transportation Impact Study determine how vehicles will travel on 'any other routes that are necessary for movements to north, south, east and westbound destinations.' This would broaden the scope of the study beyond

the block bounded by Queen, King, Ray and Market. If this had been done, many of the residents' questions and concerns would be addressed. Why was this not done?

Transit and Pedestrians

1. How will buses will be affected by the two driveways (A & B) that feed onto King Street West within 100 metres of the King/Queen corner?
2. Could Vrancor/GSP explain how the two driveways (A & B) that exit into the heavy traffic on King Street, all within 100 metres of the corner of Queen and King, do not compromise the safe, efficient and comfortable movement of hundreds of student pedestrians as well as other residents, on this stretch of King Street?
3. Can Vrancor/GSP describe how the design of this development ensures that the pedestrians at this corner emerging onto King Street do not hamper the flow of heavy truck traffic, turning from Queen Street northbound to King Street westbound, as well as through-traffic on King Street West?
4. What is the setback of the hotel from Queen Street North? How wide is the sidewalk?
5. What is the setback of the residence from King Street? How wide is the sidewalk?
6. Where will taxis drop students and hotel residents? Is this drop-off/lay-by for parking, loading and manoeuvring accommodated within the 354 King development site?

City Planning Changes

1. Vrancor wants to make significant unilateral site-specific changes to the city's official plan, the Strathcona Neighbourhood plan, and zoning for the Transit Oriented Corridor. Why should the priorities and needs of a single developer trump the years of careful consultation with all stakeholders that went into those plans, requirements and limitations?
2. Will Vrancor apply for similar changes for the 200 Market Street development?
3. Why did Vrancor's representatives (GSP Group) not tell the Strathcona Community Council, when they met in January, that it wanted significant changes to the official plan, the Strathcona Neighbourhood Plan and the Transit Oriented Corridor Plan?
4. Why isn't Vrancor building appropriately sized buildings that are compatible with our neighbourhood and welcomed by our community?

Planning

1. Vrancor has applied for a zoning by-law amendment for the development at King & Queen. Why does Vrancor believe that they should be allowed an exemption from the Hamilton Official Plan, the Strathcona Secondary Plan, and all other planning documents? What is Vrancor bringing to the neighbourhood that outweighs the years of work and expertise that anchors these plans?

2. Vrancor has publicly stated that they believe this 25-storey building will contribute to a solution for the housing crisis in Hamilton. What would prevent you from changing your mind about the use of the buildings?
3. The GSP report says that based on their analysis, the proposed development is aligned with the secondary plan, with exception of the height (and parking). This seems to be a contradictory statement, because the development shows ineffective transitions between tall and 1-2 storey homes (a most basic and fundamental principle in urban planning). Please explain how this basic principle can be clearly ignored, yet still be in alignment with any official plan.
4. How does the proposed development at 354 King St. West, that has frontage on a major arterial as well as a minor arterial road, provide pedestrian amenities, such as an adequate sidewalk, on site, as required by the Strathcona Secondary Plan?

Wind

1. 1. The Pedestrian Wind Report uses historical data (1987-2017) from the Hamilton Airport and wind tunnel modelling. Climate research shows that in recent years, global wind speeds have been increasing, and that aligns with lived experience in this neighbourhood. Why was no analysis done using actual wind measurements on site and on nearby streets?
2. The wind study predicts that wind safety limits of 90 km/h will be exceeded in four of the test locations, two on Napier St. and two on-site between the towers. What steps is Vrancor taking to mitigate hazardous wind conditions?
3. The wind tunnel tests include the four towers Vrancor is proposing for 200 Market, but not the 21-storey tower at the south-east corner of King and Queen? Why not? Vrancor/GSP use that development as justification for your height at King and Queen — if it is part of your rationale for your height, should it not also be part of your wind modelling, given that its height will have an impact on the winds in the neighbourhood?
4. Could Vancor/GSP tell us about the various turbulence and other wind effects from adjacent tall buildings mentioned in the wind study?
5. Why was no computer modelling done ?
6. Will Vrancor commit to undertaking a comprehensive, on-the-ground wind analysis in the community?
7. Given the poor state of the building site hoardings and fencing and the shoddy work on the 200 Market Street parking lot, how can we be assured that cladding on the towers will not be damaged by the high winds they will help create, with potentially lethal consequences?

Sun/Shadow Study

1. While the the GSP/Vrancor wind study appropriately includes the 200 Market St. development, the sun/shadow study does not. During much of the day, the shadow impact will double after the 200 Market Street development is completed, so it is important to show the future affect of shadows from both buildings. Will Vrancor

commit to undertaking a sun/shadow study that also includes the 200 Market St development?

2. Will Vrancor commit to producing an animated sun/shadow study that shows the impact of the shadows, even when they fall outside of Strathcona, from both developments during the course of a year and especially between September and March, when the sun is lowest in the sky?
3. Could Vrancor/GSP explain how impacts of shadow, wind and density caused by the increase in height of the residence from 6 storeys to 25 storeys and hotel from 10 to 12 at 354 King, have been mitigated on adjacent lands designated Low Density Residential, as required by Hamilton's Official Plan? (in section 6.6.6.1 Mixed Use – Medium Density Designation)?

Heritage Impact

1. Concerning established historical neighbourhoods, Hamilton's Official Plan says that the city shall protect established historical neighbourhoods, by ensuring new construction and development should be "sympathetic" to the existing neighbourhoods. The original building at 354 King was a brick orphanage with a treed, grassy lawn. Could Vrancor/GSP explain how a 25-storey building built adjacent to 2-storey homes is sympathetic to the existing historic neighbourhood?
2. Could Vrancor/GSP explain why the city should favour this request for a variance over the protection of an existing quality residential neighbourhood that helps make Hamilton's neighbouring downtown liveable and friendly?
3. Could Vrancor/GSP explain how building a 25-storey building "conserves individual cultural heritage properties and areas of heritage value, including streetscape features, traditional circulation patterns, and important views?"
4. How does this development create a comfortable, active and visually stimulating walking environment for pedestrians, as required in Hamilton's Official Plan?
5. Could Vrancor/GSP describe how this proposed design for a 25-storey building "respects the design of surrounding heritage buildings" as required Hamilton's Urban Official Plan?
6. The proposal will block the view of the historic Scottish Rite from all floors of Queen 75. Why is that not mentioned in the Vrancor/GSP report?
7. If you go ahead with the planned four towers development at 200 Market, many residents of Queen 75 will lose their view of the escarpment. Why is that not mentioned in the Vrancor/GSP report?
8. Could you explain what aspects of the development at 354 King enhance streetscaping, landscaping, park enhancements, public art, pedestrian, cycling, and transit amenities as recommended in Hamilton's Urban Official Plan?
9. Hamilton's Urban Official Plan "Recognize(s) the value of modest improvements and changes." It says: "A desire for quick and simple solutions often nurtures "big project" responses, however, modest actions by individuals, small businesses and

community organizations are also important and can have significant cumulative impacts." While we all agree that development and intensification are desirable, we would like you to tell us why the city should allow a tower of this scale and density instead of the original 6-storey building, in an existing historic neighbourhood?

10. In Strathcona we have witnessed ongoing and spontaneous rejuvenation of existing housing as well as the construction of new homes. These people appreciate their community and are demonstrating a deep commitment to it. They all agree that development is a good thing as long as it is appropriate in scale and density. Why should the opposition of these people – who might accept a 6-storey residence and 10-storey hotel, – be overlooked in favour of a 25-storey tower?
11. The approved 6-storey student residence building was a good example of an appropriate transition in height between the Downtown Zone on the east side of Queen Street and the Strathcona neighbourhood on the west side. How does the proposed increased height fulfil the requirement of Hamilton's Urban Official Plan for "transitions in height and density to adjacent existing historic residential buildings?"
12. How does the increased height on the west side of Queen respect and maintain or enhance the streetscape patterns including setbacks and building separations?

Community Context

1. On slide 20 of the GSP presentation you show a number of tall buildings for context. Only one building over 8 storeys – Queen 75 – is in Strathcona, the rest, being on the east side of Queen Street.
2. On the notes for slide 21 you state, "Although the 25 storey tower is visible from several long distance vantage points, it is perceived together with surrounding taller buildings and will dominate those vistas". This statement doesn't make sense to us — did you mean 'will not dominate'?
3. On slide 22 you aptly demonstrate how the tower will in fact dominate the neighbourhood vista.
4. Despite your claims for neighbours' privacy, it is clear that someone living on the upper floors of the tower will be able to see into everyone's backyard, with or without a balcony.

Construction

1. Why did Vrancor not build the construction sidewalk as it had proposed in its building permit CMP/DA 18096?
2. Since Vrancor did such a shoddy and unsafe job of building the makeshift asphalt sidewalk and broken/leaning wire fence, how can we trust its safe workmanship on a 25-storey building?

Health and Safety

1. The high population density of the development (1,301 people per hectare vs. 43 per hectare in the rest of Strathcona), gives rise to fears for the physical and mental health of both residents and neighbours especially considering the stresses already

inherent in student life and for neighbouring homeowners who will be adapting to shade, wind, traffic, competition for parking spots and loss of privacy.

2. The current pandemic situation draws attention to the dangers of overcrowding. How will Vrancor limit occupancy to the already-high stated number of beds in the tower? What is to stop students from doubling or tripling up to save rent money?
3. According to the architectural drawings, in the 8 townhouse units on Market Street, there are 38 bedrooms, 18 of which have no windows. This being illegal, are we to assume an error in the drawings?
5. Given the poor state of the building site hoardings and fencing, and the shoddy work on the 200 Market St. Parking lot that frequently floods, how can we be assured that cladding on the towers will not be damaged by the high winds they will help create, with potentially lethal consequences?

Permissions

1. Did Vrancor receive a permit to pour the foundation overnight on November 29, 2019 from 10 PM to 10 AM November 30, 2019?

NOTE: According to By-law No. 11-385, Requiring a Permit 6(4) the City's Director of Parking and By-Law Services (or designated or successor) may "issue".. 6(4)(b) or "refuse"..6(4)(c) an exemption permit...

NOTE: By-Law No. 11-285, "Noise Control By-Law", Prohibitions - 3(2)(h) construction or loading that is clearly audible at the point of reception between 10 p.m. of one day and 7 a.m. of the next day.

Timeline

1. When does Vrancor expect to have the development at King and Queen completed?
2. When does Vrancor expect to complete the 10th storey of the 25-storey building on the site? Will Vrancor voluntarily stop construction when it reaches the 10th storey?
3. When does Vrancor expect to start work on the 200 Market Street development? When is it expected to be completed?
4. What use will the 200 Market St. development be put to?
5. Vrancor has the option of taking the city to LPAT should it not make a decision on the development by mid-May. Will Vrancor commit to stopping the clock on that "decision countdown" until after the current health emergency has passed?

Why should Strathcona trust this developer?

1. City planning documents (ex. letter, Sept 6, 2017) show that Vrancor has been planning to build the 25-storey tower at King and Queen for three years. Why did Vrancor mislead us about its intentions for these developments in 2018? Why did you pull a bait and switch?
2. What building is Vrancor currently building at King and Queen? A six-storey or a 25-storey tower? What height of building are the foundation, parking spots, water storage tank and electrical transformer at northwest corner of the site designed for?

3. Some residents met with city planners in good faith to discuss the previous proposals for King and Queen and 200 Market. Why did Vrancor waste the city's and its citizens' time and emotions considering and discussing buildings you did not plan to build?
4. Why did you not inform the Strathcona Community Council executive in January 2020 that in December 2019 you had petitioned the city to change the Urban Hamilton Official Plan, the Strathcona Secondary Plan and Hamilton Zoning by-laws?
5. Why did you not inform the community at large? Why have you not consulted with the citizens in this neighbourhood before putting in your application to amend the zoning by-laws?
6. If the City does not approve the new proposal will you actually build the six- and ten-storey development?
7. We have seen that Vrancor has been approved to build one thing (an apartment building) and then has changed it to something else (a hotel) after construction has begun (e.g. development at Main & Walnut). How do we know that Vrancor will stick to building apartments and not switch to condos or just more hotels once the building is complete?
8. Vrancor used the building on the southeast corner of King and Queen to justify its building a 25-storey tower at King and Queen in several areas of its Planning Justification report. Why have you omitted your intentions to build four more towers next door? We feel the collective impact of all seven towers on our neighbourhood should be considered.
9. A "student residence" is not a term used in determining zoning. From that perspective, only the terminology "low density residential" and "medium density residential" have meaning. Is Vrancor's intent to convert either of these buildings into condominiums? Are you using "student residence" to avoid providing the necessary parking that would be required for condos? Is this another "bait & switch"? Is the proposed "commercial space" at 200 Market really unbundled "paid parking" for the potential condos?
10. In the Transportation Study executive summary, the development is described as 154 hotel suites and 322 student residence units. But these units will house over a thousand beds. That appears to be an attempt to downplay the true number of occupants in this development.
11. Why did you not hold the public meeting you promised for the previous developments you proposed for these sites?

From: Wayne MacPhail [REDACTED]
Sent: April 23, 2020 10:31 AM
To: Ashley Paton; Ward 1 Office; Hilson, Stephanie; Dear, Andrea
Subject: Strathcona Shadow Dwellers Sends Questions Related to GSP Vrancor Powerpoint
Attachments: Questions from Strathcona Shadow Dwellers.pdf; ATT00001.txt

Dear Ms Paton:

I hope this finds you and your colleagues all well and safe.

On behalf of the Strathcona Shadow Dwellers – a collection of concerned Strathcona neighbours – I am submitting the attached list of questions.

We would, of course, have preferred to have raised many of these questions at a public open house, and we continue to hold out hope for that. In the absence of that, we would have preferred to have asked these questions at a webinar, which we have been told is also not currently planned. The lack of both is shameful. We hope these missteps will be corrected. We are now left to respond to an orphaned PDF devoid of the webinar or open house it was clearly designed to be presented at. So, here are our questions, delivered in protest. They have been generated after we have reviewed all the Vrancor-commissioned studies and have consulted with a number of volunteer experts.

We have lived in this neighbourhood for years, in some cases decades, and we understand its value. We have experienced the disruptive construction of the development to date. We have also experienced the disregard the developer has shown this neighbourhood by its lack of consultation, the bait-and-switching of the development's scope and the shoddy state of the hoarding and fencing surrounding the property. Our lived experience has shown Vrancor to be a dreadful neighbour, even before the development is complete. That does not bode well for the future.

As you'll see, some of our questions challenge the safety and health of the finished development and raise serious concerns about its impact on our residential neighbourhood, especially in regard to traffic, parking, shadows and wind. We are also concerned about the health of the residents of a development that packs over 1,000 people into less than a hectare of land. According to the architectural drawings, some of those residents will be sleeping in basement bedrooms devoid of windows.

The Shadow Dwellers requests have been clear and consistent. We wish the city to stick to its plans – especially those Vrancor wishes to amend. And, we want the city to include neighbours in clear, contextual communication about developments such as this, since it is obvious the developer will not do that unilaterally, although it does unilaterally wish to alter careful urban planning for its own ends.

We are sharing these questions with city planner Andrea Dear so that they will be included in the public feedback she is gathering in regard to this project and so that the City has a complete record of the questions asked. We hope these questions are of value to the City as it considers the future of this development and we look forward to answers to these questions from GSP and the developer.

All the best,
Wayne MacPhail
on behalf of the Strathcona Shadow Dwellers

Allen, Jennifer

From: Wayne MacPhail <wmacphail@gmail.com>
Sent: April 27, 2020 1:20 PM
To: Acissej Dria
Cc: Dear, Andrea; Hilson, Stephanie; Ward 1 Office
Subject: Re: Questions about LPAT and Vrancor

Hi Jessica:

I'm assuming, since you cc'ed the other folks, you want them to be part of this conversation. Great to hear that the SCC will be making a statement. Was there a survey sent out? I didn't see it. I get that some folks don't share the Shadow Dwellers concerns about the official plans, but, I didn't vote for Rob Ford, but I still have to live with the laws of the land :-). So too, we have urban plans a majority of the community and the SCC agree with so, as you've said, if folks don't like that they can lobby the City to change the urban plans, but their opinion shouldn't prevent the SCC from taking a motherhood stand in support of the urban plans you worked to ratify. I agree that citizen's need to be involved in and informed about planning changes. That is one of our major position statements. Nothing I've seen from Maureen Wilson suggests what she does for community engagement is for show. She is very serious and honest I think. I also have, despite my complaints about communication, have a lot of time for the planning department. I look forward to your statement.

All the best,
Wayne

Sent from my iPad

On Apr 27, 2020, at 12:58 PM, Acissej Dria <jessabunn@gmail.com> wrote:

From what I understand, the most they could do at the LPAT is take the city there due to indecision. I don't think they can circumvent the normal planning process that is currently occurring. I'm pretty sure they need a legitimate reason to say the city is not responding. If the city makes a decision to accept the plans as is, the community can make an LPAT appeal (with a representative for them as a party), which we will probably lose. I will ensure that we can be part of the process by submitting an SCC statement in early May to the city. The SCC will not be summarizing the community comments, it is up to them to submit them through the public process.

The SCC statement is currently being reviewed and will be sent to the city soon so that if there is a jump to move to the LPAT, before the planning meetings (if they are even allowed to do this), we will be ready. Regardless of if the variances are approved, approved with modifications, or not approved, the important thing is that the community is involved, concerns are considered, and the public process isn't just an exercise in regulatory compliance. Remember that the planners are bound by the regulatory process and their profession to adhere to regulatory standards. They must take the decision to allow major variances seriously and approach it from all angles (including income for the city, developer perspective, and community perspective). I don't know much about this stuff, but I'm pretty sure that you can't just willy nilly appeal to the LPAT, the process must be followed.

Wayne, please remember that there are some who don't share your sentiment, but given that the UHOP and Strathcona Secondary Plan are so new, it seems odd that it would have to be changed and

appealed so soon. I think it adds credence to the argument that Hamilton's planning department has been so diligent in keeping the plans current, and involving the community throughout the process. Clr. Wilson has been very active in trying to promote community involvement, and although her plans have been put on hold due to this virus, I'm sure the efforts will pay as the community gets the chance to learn how to participate. I'd like to believe this is genuine and not just for show, because it is a lot of effort on her part to keep the community and local businesses involved

Thanks,

Jessica

On Mon, Apr 27, 2020 at 8:56 AM Wayne MacPhail <wmacphail@gmail.com> wrote:

Good morning folks:

We're getting confused about what Hamilton developers like Vrancor can do regarding LPAT.

When we go to:

<https://elto.gov.on.ca/news/local-planning-appeal-tribunal/>

We see two postings. One, on April 6 seems to suggest LPAT tribunals like the one Vrancor might instigate, could go ahead via teleconference. But the previous one, on March 24, suggests that it cannot file a motion until after the emergency has lifted and then has to get in line for a hearing behind all cases filed from March until the end of June. Does the April 6 one completely trump the March 24?

Right now, what could a developer like Vrancor do regarding taking the City to LPAT for failing to decide? Could Vrancor still file on May 16th?

Has the City decided to suspend planning hearings in the light of COVID-19?

Finally, what word on the webinar/open house?

We would like to responsibly inform our community and so would like to be certain we are conveying correct information. We also need to make a decision about how we will proceed regarding LPAT as a group (Shadow Dwellers). The information will also help the SCC (which we communicate with regularly) make a decision about their participation in the possible LPAT hearing should they get majority support from the community for standing up for the Strathcona Secondary Plan et al.

Thanks for any clarity you can offer.

All the best,
Wayne MacPhail

From: Wayne MacPhail [REDACTED]
Sent: April 28, 2020 10:48 AM
To: Dear, Andrea; Hilson, Stephanie; Ward 1 Office; VanderWindt, Ed
Subject: Sediment and Erosion Control Question 354 King Street West
Attachments: 20200428_103056.jpeg; ATT00001.txt

Hi folks:

Could someone explain why Vrancor hasn't been required to undertake the work outlined in this report please?

All the best,
Wayne MacPhail

2.4 Sediment and Erosion Control

Sediment and erosion control measures will be implemented on site during construction and will conform to the Erosion & Sediment Control Guideline for Urban Construction (Ref 6) and City of Hamilton Standards.

Sediment and erosion control measures will include:

- Installation of silt control fencing at strategic locations around the perimeter of the site where feasible;
- Preventing silt or sediment laden water from entering inlets (catch basins / catch basin manholes) by wrapping their tops with filter fabric or installing silt sacks;
- Construction of 6m x 8m mud mat at the exit from the site to Market Street to mitigate the transportation of sediments to the surrounding roads.
- Maintaining sediment and erosion control structures in good repair (including periodic cleaning as required) until such time that the Engineer or City of Hamilton approves their removal. Erosion control measures to be inspected daily and after any rainfall event.

3.0 SANITARY SEWER SERVICING

3.1 Existing Conditions

As mentioned previously, there is an existing 375mm diameter combined sewer flowing north at approximately 3.7% within the Queen Street North right-of-way. This sewer has a full flow capacity of approximately 337 L/s. There is also a 300mm diameter combined sewer on King Street West and a 300mm diameter combined sewer on Market Street. Both of these sewers flow east and drain to the existing combined sewer within Queen Street North.

3.2 Sanitary Demands

The anticipated sanitary discharge from the proposed development was estimated using City of Hamilton design criteria and the Ontario Building Code (2012) based on the proposed building use. Table 3.1 provides an estimate of the residential population and the number of units in each type of building.

From: Wayne MacPhail [REDACTED]
Sent: April 28, 2020 10:59 AM
To: Dear, Andrea
Subject: Re: Sediment and Erosion Control Question 354 King Street West

Came for a resident. Have asked for details.

Sent from my iPad

> On Apr 28, 2020, at 10:51 AM, Dear, Andrea <Andrea.Dear@hamilton.ca> wrote:
>
> Hi Wayne,
>
> Can you please provide more information regarding which report you are referring to?
>
> Maybe a photo of the cover with author and date?
>
> thanks
>
> Andrea
>
> _____
> From: Wayne MacPhail [REDACTED]
> Sent: April 28, 2020 10:47 AM
> To: Dear, Andrea; Hilson, Stephanie; Ward 1 Office; VanderWindt, Ed
> Subject: Sediment and Erosion Control Question 354 King Street West
>
> Hi folks:
>
> Could someone explain why Vrancor hasn't been required to undertake the work outlined in this report please?
>
> All the best,
> Wayne MacPhail

From: Barbara Ledger [REDACTED]
Sent: April 28, 2020 2:27 PM
To: apaton@gspgroup.ca
Cc: Dear, Andrea
Subject: 354 King St. West Public Consultation

Dear Ms. Paton,

This is my response to your questionnaire about the slide presentation on the Vrancor development at 354 King St. West.

However, I do feel strongly that a proper face-to-face public consultation should still be held when that becomes possible. This questionnaire does not exactly allow for a free-flowing exchange of ideas.

Barbara Ledger
[REDACTED]

L8R 2X4
[REDACTED]

PART A: HOTEL – addition of 2 storeys

1. Are you:
 - ☐ In support of the proposed 2 storey addition to the hotel
 - ☒ Opposed to the proposed 2 storey addition to the hotel
 - ☐ Indifferent (neither in support of nor opposed to the 2 storey addition to the hotel).
2. Include any comments/questions you have with the proposed 2 storey addition to the hotel.

Ten storeys is plenty for this site. The developer should stick to the approved plan.

PART B: APARTMENT – addition of 19 storeys, for a total of 25 storeys. Let's be clear.

3. Are you:
 - ☐ In support of the proposed 19 storey addition
 - ☒ Opposed to the proposed 19 storey addition
 - ☐ Indifferent (neither in support of nor opposed to the 19 storey addition)

4. List three ways in which the addition of 19 storeys to the approved apartment building will specifically affect you and/or your community. Only three?

a) The proposed density of 1000-plus students is just too great — not in keeping with the neighbourhood; puts pressure on traffic, transit, and EMS; proximity to Hess Village is a giant red flag

b) The aesthetics — lack thereof — of the development are horrible. Two giant blocks, no attempt made to visually reduce their monolithic nature. Rather than enhancing the cityscape, they will be an eyesore, visible from great distances.

c) Privacy. The argument that having no balconies confers privacy is disingenuous. There are windows (at least in the towers, if not in the townhouses).

5. Include any comments/questions you have related to the proposed **architecture** of the 19 storey addition (what you may like/dislike):

— As noted above, too big and bunker-like. It shows no sensitivity to, or appreciation of, the surrounding neighbourhood.

6. Include any comments/questions you have related to the impact of the additional 19 storeys on **sun/shadow** and/or **wind** at the pedestrian level:

— Your presentation downplays the fact that shade will be cast as far away as John St. (McLaren park). Three hours of sunlight may strictly speaking be permitted, but it is paltry.

— Increased wind. Your presentation fails to mention that there are in fact two test sites in the Wind study that are expected to have unsafe, never mind uncomfortable, wind levels. In any case, the wind study is inadequate, using outdated data from a site 20 km away (the airport).

7. Include any comments/questions you have related to the impact of the additional 19 storeys on **traffic, transportation** and/or **parking**:

— Your presentation states: 'While traffic will clearly increase as result of the proposed development, the traffic study completed by Paradigm demonstrates that the intersections will operate at acceptable levels according to industry standards.' Not true — some intersections get a failing LOS grade.

— The traffic/transportation study is inadequate, failing to address traffic concerns for Napier, Peter, Pearl and Locke Streets. One city official required the study to consider the wider area, but another allowed the small scope of looking at only the immediate intersections. I think in fairness to the neighbourhood, the broader scope should be looked at. There's already a p.m. rush hour problem of drivers avoiding the queue at Queen St. by turning onto Peter and Napier, then, Ray, Pearl or Locke to get to King. The development will only exacerbate this.

— Your Transportation Impact and Demand Management study touts the ways the development will encourage bicycle, transit and walking, without addressing how these will play out in the real world — either there will be a steady stream of bikes turning onto King to get to Mac, and hordes of students at the bus or LRT stop, blocking the sidewalk for the other hordes of pedestrians, or there will be massively increased car traffic.

— There is already insufficient on-street parking in the neighbourhood; insufficient on-site parking will contribute to the existing problem.

8. Include any comments/questions you have related to the **Official Plan and Zoning By-law Amendment** process to permit the proposed 19 storey addition:

— The developer has not been forthcoming with information about their intentions for the site — case in point, the Strathcona Community Council executive meeting last January, when the application for amendments was not revealed — which shows an unfortunate disregard for the neighbourhood.

— The kind of ‘zoning creep’ that Vrancor is asking for is a slippery slope. It would set a dangerous precedent, and put at risk principles established by city planners and fought for by neighbourhood groups across the city.

— I feel strongly that Vrancor should not circumvent the planning process, and the democratic process, by going to LPAT. There should be the mandatory public consultation, and a chance to present to the Planning Committee, and to Council.

9. Include any additional comments you think should be considered:

— These descriptions of the development were made in one of your reports: (my rejoinders in bold)

- Underutilized gateway site along a primary city corridor —**yes, but a medium density development would answer this perfectly adequately.**

- Compact, transit-supportive development form next to HSR and GO

Bus stops (potential LRT/higher-order transit stop) **Compact is another word for over-crowded.**

- Increase employment opportunity (hotel) and diversification of the

housing stock (apartment and townhouses) **The original development would satisfy this.**

- Improvement to public realm and pedestrian experience **Saying it doesn’t make it so. Shadow, high winds, increased traffic, to the detriment of the pedestrian experience.**

- Unbundled parking supply and secure bicycle storage

- Addition to Hamilton skyline aesthetic **Yes, but a bad addition. Buildings are featureless monoliths, visible from great distances.**
- Meets the intent of the Official Plan and Secondary Plan by minimizing impacts (sun/shadow, wind, noise) on neighbouring properties. **Untrue. You can't *minimize* shadow/wind impacts by building a 25-storey building. This development in no way meets the intent of the City or neighbourhood plans.**

Vrancor has shown itself to not be a good neighbour. Time and again they have withheld information, provided misleading information, and changed their plans, here and elsewhere, without letting anyone know. The reports and studies they have provided in support of their application leave out or shrug off what is unfavourable and foist onto the city responsibilities, such as a lay-by in front of their hotel, that Vrancor doesn't wish to take on. They do the least they can get away with, and ask for the most they can get, while treating the city and its citizens with disdain. It's galling to think, for instance, how much city staff time was wasted working on plans for the original development, that Vrancor never had any intention of building.

'Neighbourhood' is just a larger term for 'home'. As such, people who live in a neighbourhood should have the right to safety, comfort and privacy. If permitted, this development will infringe on those rights.

Thank you for including these remarks in your summary document.

Sincerely,

Barbara Ledger

From: Wayne MacPhail [REDACTED]
Sent: April 28, 2020 3:13 PM
To: Ashley Paton
Cc: Hilson, Stephanie; Ward 1 Office; Dear, Andrea; Brenda Khes
Subject: Re: Strathcona Shadow Dwellers Sends Questions Related to GSP Vrancor Powerpoint

Hi Ms Paton:

Sorry to hear you were ill. Thanks for the news about the webinar. I've let all the folks on the Shadow Dwellers site and mailing list know. There are over 100 members of the Shadow Dwellers site and many more visitors who have not signed up to the group. I don't have all their names and addresses, but they are almost all in Strathcona. The core working group is small, but dedicated. We have a strong contingent of experts to assist us. I can't claim to speak officially for anyone but myself and our working group, but I know, from the comments I'm sure you've seen, that there is broad support for our basic precepts, positions and questions. So, short answer, I can't really share all the addresses, nor would I presume to speak on behalf of all of my neighbours, though they are supportive of our actions.

I don't envy you your task. And, as I saw from the excellent presentation your team put on regarding the development at Main and Queen, you're better than all this.

I look forward to the webinar and your responses.

All the best,
Wayne MacPhail

From: [REDACTED]
Sent: April 28, 2020 4:21 PM
To: apaton@gspgroup.ca
Cc: Ward 1 Office; Dear, Andrea; wmacphail@gmail.com; Jennifer Burt
Subject: 354 King Street West Feedback

Ms. Paton:

My name is [REDACTED] and I am a Strathcona resident, at [REDACTED] which is on the block adjacent to the above-noted property.

I would like to preface my note by stating that I have resided downtown for over 8 years, and it was my choice to live in downtown Hamilton. Having been raised on the mountain, I choose now to live in an urban environment – being able to walk to transit, shopping, and cultural events was an important factor in choosing where to live. I support the intensification of the downtown core; the Strathcona Secondary Plan, the Transit Oriented Corridor plan, the Urban Hamilton Official Plan, among others, were all developed by thoughtfully considering how best to intensify our neighbourhoods and I believe we should approve new developments based on these carefully designed plans, NOT on the whim of a developer, whose only concern is for his bottom line.

I have reviewed your PDF presentation and speaker's notes, as well as the corresponding studies for the proposed changed to the development at 354 King St West. I would like to echo all of the questions and concerns raised by Wayne MacPhail and the Strathcona Shadow Dwellers, and also have some of my own feedback:

1. Slide 20 re: Height

All of the buildings you list as comparators, save one, are not in Strathcona. Just because your development is on the edge of the neighbourhood, does not mean the Strathcona rules should not apply for you. The Strathcona Secondary Plan et al. were designed so that properties like 354 King would be transitional. There is nothing transitional about a 25 storey building beside a 2 storey house.

2. Slide 23 re: Privacy and Overlook.

You state that just because the development does not have balconies, it therefore provides sufficient privacy. This is not the case. All of the North and West facing units will have a direct view into the yards and rear windows of the adjacent properties. I do not believe that privacy is maintained with the proposed additional 19 stories.

3. Slide 24 re: Sun-Shadow study.

The properties on the East side of Ray St will be in near complete shadow for the full morning, all summer. For those of us who like to use our backyards extensively, this is an extreme change and I don't believe the existing studies show this adequately. **Will Vrancor produce a more detailed study or animation that shows the full shadow impact of a 25 storey building beside a row of 2 storey houses during the summer months?**

4. Slide 26 re: Traffic.

I do not believe traffic impacts have been studied adequately. The entrance to the underground parking garages for the two buildings are on the South side of Market Street and the West side of Queen Street; the hotel entrance is on the West side of Queen Street. Given that King is one-way westbound and Queen is one-way Southbound, nearly everyone looking to gain access by vehicle to these entrances (not to mention "drop-offs" at the hotel) will have to come around the block via Ray Street North, northbound, and Market Street, eastbound.

With cars parked as currently allowed on the South side of Market, two cars cannot pass side by side. Add to this the already prevalent rat-running westbound from Queen to Ray to King, and the very busy entrance to the Good Shepherd

apartments and Martha House at Ray and Market, this is a dramatic increase in traffic at this corner. I have personally witnessed several vehicle collisions at the corner of Ray and Market over the years, and many near-misses as cars barrel around the corner.

Have you done any studies around the impact of “drop-off” traffic (e.g Taxis, ubers, Purolator, food deliveries, etc.) on the development? What does pickup and drop-off traffic look like at a hotel vs. a standard condo residence? As these two developments are not proposed to be traditional residential units, I think some additional studies need to be done on the impact of traffic and parking, specifically as it relates to a hotel and “student residence” as I don’t believe the current studies are sufficient.

5. Slide 27 re: parking

The proposed plan does not include sufficient additional parking for the number of units being added – specifically for the hotel. The studies imply a “normal” commuter pattern, but the nature of the hotel and a “student residence” imply a more transient community that doesn’t stick to a “9-5” schedule. While many may choose to forgo car ownership or arrive at the hotel by other means, I don’t believe the allotted parking is sufficient, leading to vehicle drivers being sent in search of other parking spots, again increasing traffic further to my concern in the point above, or parking illegally on the neighbourhood streets. **How do you plan on addressing the parking shortfall? What research have you done on buildings with reduced parking and how many residents have cars anyway? What will be your advice to residents and hotel guests who don’t have an on-site parking spot?** (Wishing them “Good luck” is not sufficient!)

In Closing

Many of the developer’s arguments are based on looking across Queen Street and what they are doing with those developments. I would like to remind you that Queen Street is the Strathcona boundary, and as such, transitional developments are even more important in that corridor, to bridge the transition from tall buildings downtown and the historical residential neighbourhoods to the West. The proposed changes to the development at 354 King are NOT transitional. Again, a 25 storey building beside is 2 storey house is nowhere close to being transitional.

In summary, I do not believe a development of the new proposed scale is the right fit for the neighbourhood. I would support the current approved plan of a 10-storey hotel and 6-storey apartment, but I cannot support the proposed changes.

Thank you for your consideration,





April 30, 2020

SCC Statement re: 354 King St. West Proposal

To:

Andrea Dear, Senior Planner, City of Hamilton

Maureen Wilson, Ward 1 City Councillor

Brenda Khes, GSP Group (representing project owner Vrancor)

The Strathcona Community Council calls upon Hamilton City Council to uphold the official plan and a secondary development plan for the downtown area, and to reject development proposals designed to circumvent them. The community endeavours to be involved when it comes to shaping development in the area, and as such, we should know how our concerns are being addressed through the public consultation process. Should developers be granted any major variances, the community would like them to demonstrate that they are addressing the community input rather than hosting public consultation sessions for the purposes of regulatory compliance.

The current Strathcona Secondary Plan was officially adopted in 2013, and included design guidelines, and the Urban Hamilton Official Plan was adopted in 2016. The parameters and guidelines outlined in these documents for the neighbourhood and transit corridors were recently developed with input from the community, and they are designed to strike a good balance among the complex priorities of diversity, mobility, growth, heritage, and others.

The community has submitted comments and concerns to the planning department and to the owner's representative, and have been vocal about the increase to height and density for this development. The SCC is not opposed to development in general, and realizes increases to density rather than urban sprawl are necessary. Equally as important is that the density increases are gradual, the heights are appropriate, and the diversity of the neighbourhood is maintained as outlined in the recently established development guidance documents. As market conditions incite profit seeking developers to shape our city according to their vision, community involvement in the public process becomes increasingly important. It helps ensure increases to housing supply in mature neighbourhoods are appropriate in scale, unit type, and transitions, and that existing residents' concerns are respected.

The SCC is on record as supporting the Strathcona Secondary Plan as adopted 2013, and the corresponding 2016 Urban Hamilton Official Plan. Our position on this matter is unchanged.

The SCC aims to keep the community informed and engaged in current and future development projects. When proposed building plans are incompatible with the official guidelines, the SCC and others may choose to intervene in support or in opposition.

Kind Regards,

Jessica Aird

President
Strathcona Community Council

From: [REDACTED]
Sent: April 30, 2020 9:54 AM
To: Dear, Andrea
Subject: UHOPA-20-003 and ZAC-20-008.

Hi Andrea,

I would like to know why there wasn't an appropriate and inclusive consultation process with the community required by GPS for the Vrancor building at King and Queen prior to the deadline for our questions to be submitted to the city planning department? Why was GPS/Vrancor allowed to circumvent this requirement for public consultation and without compliance under the Accessibility for Ontarians with Disabilities Act?

Reference: UHOPA-20-003 and ZAC-20-008.

Also, I do not want my name published.

Thank you,

[REDACTED]

Strathcona Resident

[Sent from Yahoo Mail on Android](#)

From: Wayne MacPhail [REDACTED]
Sent: April 30, 2020 2:26 PM
To: Ashley Paton; Hilson, Stephanie; Ward 1 Office; Dear, Andrea
Subject: LPAT and Webinar Questions

Hi Ashley:

I have a couple of questions, please:

I note that the upcoming webinar will be a Zoom one. Who will be on screen? Will folks asking questions be able to be in the waiting room so they can also appear on screen/via audio if they wish? Will the slides be the same as the ones you sent out to the community?

On a different topic: As far as I know, there is nothing stopping Vrancor from going to LPAT as soon as May 16. The City is looking into this so we have clarity, because the LPAT website itself is confusing and contradictory.

Has Vrancor informed you, since we last discussed this, of its intent to go to LPAT? Is it making preparations for that move now? If it does do that, when? It would be unfortunate if a public webinar were held on May 14 and, two days later, the developer took action against the City and this community by making application at LPAT. It has that right, of course, but it would be good to know its intentions now because we also feel we have a right to know if we are being asked, in good faith, to engage with the developer.

Hope you can help.

All the best,
Wayne MacPhail

Sent from my iPad

From: ruth e hoffman [REDACTED]
Sent: April 30, 2020 2:58 PM
To: apaton@gspgroup.ca
Cc: Dear, Andrea; Ward 1 Office
Subject: Strathcona Neighbourhood

Dear Ashley,

I concur with the concerns raised by Wayne MacPhail regarding the proposed changes to the Vrancor Buildings at Queen and King. Wayne's research is very accurate. Because your project will strongly impact our neighbourhood, we need you to listen to our concerns in good faith and accept as valid our input.

Sincerely,

Ruth Hoffman

From: Wayne MacPhail [REDACTED]
Sent: April 30, 2020 3:12 PM
To: Ashley Paton
Cc: Hilson, Stephanie; Ward 1 Office; Dear, Andrea; Brenda Khes
Subject: Re: LPAT and Webinar Questions

Thanks for the prompt response. That very helpful.

All the best,
Wayne

> On Apr 30, 2020, at 3:07 PM, Ashley Paton <apaton@gspgroup.ca> wrote:
>
> Hi Wayne,
>
> The webinar will follow a similar format to that of the one held for 235 Main Street. Participants are welcome to input typed questions at any point during the webinar. We have hired a professional facilitator to assist with the webinar as well.
>
> The format will include an introduction and the presentation by the appropriate consultant, along with a Q+A of previously submitted questions followed by a Q+A of questions submitted during the webinar. Based on the comments and questions received to date we are modifying the presentation and speaking notes slightly in order to best respond to those questions in the presentation. The updated slides and recording will be available following the webinar to download.
>
> Regarding the LPAT, the owner still has no intention of appealing the applications at this time.
>
> Kind regards,
>
> Ashley Paton, B.U.R.Pl., MCIP, RPP
> Planner
> GSP Group Inc.
> 905 572 7477 ext. 2
> apaton@gspgroup.ca
> 162 Locke Street South, Suite 200
> Hamilton, ON, L8P 4A9
> twitter | instagram | linkedin
>
>
>
> -----Original Message-----
> From: Wayne MacPhail [REDACTED]
[REDACTED] April 30, 2020 2:26 PM
> To: Ashley Paton <apaton@gspgroup.ca>; Stephanie Hilson <stephanie.hilson@hamilton.ca>; Ward 1 Office <ward1@hamilton.ca>; Andrea Dear <Andrea.Dear@hamilton.ca>
> Subject: LPAT and Webinar Questions
>

> Hi Ashley:
>
> I have a couple of questions, please:
>
> I note that the upcoming webinar will be a Zoom one. Who will be on screen? Will folks asking questions be able to be in the waiting room so they can also appear on screen/via audio if they wish? Will the slides be the same as the ones you sent out to the community?
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>
> Has Vrancor informed you, since we last discussed this, of its intent to go to LPAT? Is it making preparations for that move now? If it does do that, when? It would be unfortunate if a public webinar were held on May 14 and, two days later, the developer took action against the City and this community by making application at LPAT. It has that right, of course, but it would be good to know its intentions now because we also feel we have a right to know if we are being asked, in good faith, to engage with the developer.
>
> Hope you can help.
>
> All the best,
> Wayne MacPhail
>
> Sent from my iPad
>
>
> _____
> This email has been scanned by the Symantec Email Security.cloud service.
> For more information please visit <http://www.symanteccloud.com>
> _____

From: Thomas Bernacki [REDACTED]
Sent: April 30, 2020 8:35 PM
To: Dear, Andrea
Cc: Ward 1 Office; Nadine Bernacki
Subject: Comments re: Vrancor development at 354 King Street West

Hello Ms. Dear,

I wish to provide my comments regarding the proposed increase in height for the Vrancor development at 354 King St. West. In summary, while I am a supporter of development being undertaken at that location, I object to the developments exceeding the heights prescribed by Transit Oriented Corridor zoning, as well as exceeding the density and height prescribed by the preceding Strathcona Secondary Plan.

I urge the City to ensure that the development at that location adheres to the height limit of 22.0m as prescribed in the Transit Oriented Corridor zoning. Speaking to the Strathcona Secondary Plan as well (albeit superseded by the TOC zoning) I would further point to that lot being designated for Medium density. The height increase being sought by Vrancor is both considerably in excess of the 22.0 m limit, as well as not remotely consistent with a Medium density designation as per the Strathcona Secondary Plan.

I have lived in the Strathcona neighbourhood for many years. While I would not be directly impacted by this development, I have for many years served on the Strathcona Community Council, and have had the great pleasure of serving on the citizen advisory committee that participated in the development of the Secondary Plan. It is in respect of being true to the community engagement that informed the Secondary Plan and the TOC that primarily drive my concerns. The citizen engagement for the secondary plan was undertaken over a lengthy period of time, involved many public meetings, and received significant community input. It was participated in by the community with genuine engagement, trust and enthusiasm. Similarly, you likely are aware of the outreach efforts that have gone into realizing the TOC zoning as part of the LRT efforts, and surely recognize the foundational impact it will have on development in this City, as we build our transit backbone around it (irrespective of whatever technology is ultimately employed to realize this transit backbone). Please, be very conscious that the citizen engagement that went into those plans was with the sincerest trust that the City would follow through on them. And please, be very conscious of the far-reaching, City-wide implications if the guidance in such a foundational document was set aside at so early a juncture in realizing the Transit Oriented Corridor.

An engaged citizenry makes better cities. Communities of disinterested citizens lead to worse outcomes. When citizens feel truly heard and respected, and feel that their engagement is being received in good faith, great neighbourhoods and great cities result. When citizens believe that their heartfelt contributions will be ignored in the end, they will cease contributing, and that is a tragedy. Please, do not let that happen. We, the citizens of Strathcona and of this City, provided our input into the TOC zoning and the Strathcona Secondary Plan with the faith that the plans arrived at would in fact be the plans that the City followed through on. Height minimums and maximums, density guidance, streetscape requirements, among others, are part of a holistic vision that the City and its citizens jointly participated in developing. Please continue to be a faithful partner in that engagement, and stick to the plans developed.

With kindest regards,
Thomas Bernacki, and Nadine Bernacki

From: Andrew Hall [REDACTED]
Sent: April 30, 2020 9:43 PM
To: apaton@gspgroup.ca; Ashley Paton
Cc: Dear, Andrea
Subject: Re: 354 King Street Community Open House Confirmation

Hello Ashley

I have a couple questions right now. Before 1st deadline today. I am still working at essential business , so last minute effort. Pardon the brevity.

- new proposal does not conform to city planning but it seems Vrancor is "suggesting" they are following it while they lobby for changes to planning from city . Are They (Vrancor) asking for Downtown Core to be expanded west past Queen St ?
- The NEW proposal will increase total density in Strathcona about 14% with this 1 development. Vrancor suggests this will NOT affect the community??. I do not see adding 1 person for every 6 in the neighborhood WON'T change traffic general congestion and noise . Where is data for assertion that this is within community standards?
- There seems to be little or no studies on affect of wind by adding the TALLEST and Largest building to Strathcona other than HISTORICAL studies that dont factor in 25 story buiding and 12 story sidekick. Other than historical studies where is basis for the guess of no substantive impact?
- shadow study is for end of month of March . As anyone knows shadows will be LONGER from Sept 21 to March 21st. Has anyone considered what the shadows are in late fall to winter months??
- All above plus the blatant bait and switch attitude of Vrancor makes me very concerned about the final goal and product they want. Does any Vrancor executive live in neighbourhood within view of intended monster building ??

Regards
Andrew Hall
[REDACTED]

[Sent from Yahoo Mail on Android](#)

On Thu, 30 Apr 2020 at 21:04, Ashley Paton
<no-reply@zoom.us> wrote:

Hi Andrew Hall,



Thank you for registering for "354 King Street Community Open House".

Please submit any questions to: apaton@gspgroup.ca

Date Time: May 14, 2020 06:00 PM Eastern Time (US and Canada)

Join from a PC, Mac, iPad, iPhone or Android device:

[Click Here to Join](#)

Note: This link should not be shared with others; it is unique to you.

Password: 361490

[Add to Calendar](#) [Add to Google Calendar](#) [Add to Yahoo Calendar](#)

Description: Please join us for an online Community Open House Webinar to learn about applications to amend the Urban Hamilton Official Plan and Zoning By-law to permit an additional 19 storeys atop an approved 6-story apartment building and 2 additional storeys atop an approved 10 storey hotel at 354 King Street West.

Given COVID-19 and concerns related to public gatherings at this time, we are hosting this session by way of an online WEBINAR to provide information and receive input related to the revised development vision for the site.

Or iPhone one-tap :

Canada: +15873281099,,96091886514# or +16473744685,,96091886514#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

Canada: +1 587 328 1099 or +1 647 374 4685 or +1 647 558 0588 or +1 778 907 2071 or +1 438 809 7799

Webinar ID: 960 9188 6514

International numbers available: <https://zoom.us/j/ac3jFwQ2S7>

You can [cancel](#) your registration at any time.

From: Glen Bell [REDACTED]
Sent: April 30, 2020 10:50 PM
To: apaton@gspgroup.ca
Cc: Dear, Andrea; Ward 1 Office
Subject: Questions about 354 King Street West development

Dear Ms. Paton:

Thank you for the PDF and setting up a webinar to bring more context to the presentation.

I live in one of the houses on Ray between King and Market so we are directly affected by this development. When plans were announced for the 10 story hotel and 6 story apartment building, we thought it was a reasonable plan that respected the Strathcona neighbourhood. It sounded like a real effort was being made to blend with the surrounding residences similar to the Good Shepherd development.

We were shocked and concerned when the notice of variance announced it would now be a massive 25 story apartment tower and 12 story hotel. We want Vrancor and the City of Hamilton to stick to their original plans (Strathcona zoning plan, City transit plan, Vrancor's initial development plan)

Needless to say we have some questions:

1. Why is such a drastic change in the development being proposed as an amendment? Surely the 25 story building was Vrancor's plan all along so why wasn't it part of the original plan? This feels like a deliberate attempt to mislead the neighbourhood and makes us doubt that any of the newly proposed plans are 100% accurate.
2. Why is a Downtown sized development being suggested for the residential Strathcona neighbourhood? Queen St is a very important dividing line in Hamilton's zoning. It allows Strathcona to be a thriving residential neighbourhood that's close to Downtown amenities without being part of the concrete and glass jungle. The Downtown zone needs and still has space for many more large developments like these before the city should consider sprawling into neighbouring zones. The zoning law needs to be protected.
3. Can the shadow study data be displayed with examples of the worst the shadows will be throughout the year (time of year, time of day)? There are models that show shadows extending to Locke St and into Victoria Park so we need full transparency about what the impact will be.
4. Can the traffic study focus in on the immediate impact to the side streets that will be used as overflow (Market, Ray, Napier, Pearl)? During rush hour, our street is already dangerously busy with Southbound cars trying to avoid waiting in line for the red light at Queen and King.

I know there are many other questions from fellow neighbours that will keep you folks busy. I appreciate you taking the time to read through mine and consider them in your official response.

Sincerely,
Glen Bell

From: Denise Minardi [REDACTED]
Sent: May 4, 2020 2:26 PM
To: Dear, Andrea
Subject: Re: UHOP changes at 354 King St W

Thanks so much Andrea.

Denise

On May 4, 2020, at 1:17 PM, Dear, Andrea <Andrea.Dear@hamilton.ca> wrote:

Thank you Councillor Farr.

Hello Denise,

Thank you for taking the time to write in. Your comments will form part of the public record and will be included in the Report to Planning Committee. Please let me know if you wish to be anonymous.

You will be informed of any upcoming, applicant led Public Consultation and will also be informed of the Planning Committee date once that has been scheduled.

Thanks,

Andrea Dear, MCIP, RPP
Senior Planner

From: Farr, Jason <Jason.Farr@hamilton.ca>
Sent: Monday, May 4, 2020 11:51 AM
To: Denise Minardi [REDACTED]
Cc: Dear, Andrea <Andrea.Dear@hamilton.ca>
Subject: RE: UHOP changes at 354 King St W

Denise, sorry for that response. I have copied Andrea Dear who is the City planner on this application. She will include into the public record if you agree.

From: Denise Minardi [REDACTED]
Sent: April 17, 2020 3:23 PM
To: Farr, Jason <Jason.Farr@hamilton.ca>; Scally, Maureen <Maureen.Scally@hamilton.ca>; Leverton, Ryan <Ryan.Leverton@hamilton.ca>
Subject: UHOP changes at 354 King St W

I initially drafted this email on March 9, 2020 and then decided to hold off sending it with the COVID-19 crisis upon us. I am now sending it as I recently learned that Vrancor is no longer planning on rescheduling the community meeting set for March 23, 2020 to review their request for multiple changes to the City of Hamilton Plan for their development at the corner of King St W and Queen St N.

To Jason Farr, Ward 2 councillor,

The City of Hamilton's vision statement is, to be the best place to raise a child and age successfully. It is with this vision in mind that I am writing this email. I have concerns about amendments that are being considered for the City of Hamilton Urban Hamilton Official Plan (UHOP).

The Hamilton Official Plan emphasizes the need for communities that are complete, where opportunities to live, work, learn, shop, and play are provided and are accessible; where healthy and safe lifestyles are supported by quality built and natural environments; where diverse Neighbourhoods are unique in character and enable a variety of lifestyle choices and housing opportunities for all and vibrant, where interesting and creative streetscapes and human scale public places are created through quality design, pedestrian amenities, and attention to land use mix. I have read the UHOP, as well as supporting documents such as the transit-oriented corridor zones document and supporting by-laws and support much of what they embody.

I agree that residential intensification is necessary with the caveat that it needs to respect the regulations established by the UHOP. High density dwelling intensification is most appropriate in the city core, with the revitalization of Jackson Square, and the surrounding area. It must include housing ownership and rental opportunities for all Hamiltonians including students, families and professionals with different income levels. I moved to the Strathcona neighbourhood 5 years ago because of its proximity to the downtown core, transit availability and its community feel. I looked at other developments, such as the Royal Connaught and the Acclamation condominiums, but decided that I would rather be in a community with an existing neighbourhood. In the condominium in which I live, [REDACTED], 75% of the units are 3 bedrooms and 25% of the units are 2 bedrooms. Every floor has 8 units so that residents get to know each other which has become especially important given the circumstances surrounding COVID-19. In 4 of the 8 units on my floor, there are families, either with school age children like myself, or elderly parents who now live with their children. I like the proximity to schools and parks, and while I am concerned about the busy streets at King and Queen, and constant truck traffic along Queen St N, I felt that this neighbourhood is a good fit for myself and my family.

I was surprised to find out, when I attended a community meeting on February 21, that there are amendments to the City of Hamilton Official Plan that have been brought forward to council in regard to the building at Queen Street N and 354 King St West.

I noted several parts of the UHOP including Chapter B – Communities 3.3 that the intent of this Plan is to create compact and interconnected, pedestrian- oriented, and transit-supportive communities within which all people can attain a high quality of life. Achieving this vision requires careful attention to urban design in both the public and private realms with attention to how those realms work together. The public realm is associated with planning and design issues in areas such as roads, sidewalks, plazas, parks, and open space, owned by the City and other public agencies. The private realm includes areas within private property boundaries, which may or may not be open to the public but are physically and visibly connected to the public realm. The policies of this section direct design in both the public and private realms. I made a connection here to the Good Shepherd Centre that I regularly walk through when doing my shopping in the neighbourhood throughout the week. This is a property that is built to scale and compliments the neighbourhood, providing housing and green space for many Strathcona residents. It is pedestrian friendly, houses families and vulnerable residents and is set back from King Street West so that one does not feel the press of the traffic, and is well integrated into the community.

Walking through the neighbourhood, I noted that most of the multi-dwelling housing is 6 stories so I looked up the scale for the Strathcona neighbourhood. The UHOP states that scale in 3.5.7 For medium density residential uses, the *net residential density* shall be greater than 60 units per hectare and not greater than 100 units per hectare.

3.5.8 For medium density residential uses, the maximum height shall be six storeys.

The UHOP further states in 4.6.8 Additional height up to a total of eight storeys may be permitted without an amendment to this Plan, provided the applicant demonstrates:

- a) there are no adverse shadow impacts created on existing residential uses within adjacent lands designated Neighbourhoods;
- b) buildings are progressively stepped back from adjacent areas designated Neighbourhoods. The Zoning by-law may include an angular plane requirement to set out an appropriate transition and stepping back of heights; and,
- c) buildings are stepped back from the street to minimize the height appearance from the street, where necessary.

I feel that the construction of buildings that are 6 stories along King St W, York St and Main St W could support the goal of intensification while maintaining the integrity of the existing neighbourhoods.

The amendments that have been requested by the developer go well beyond what is permitted by the UHOP and will adversely impact the Strathcona neighbourhood in a multitude of ways. My concerns are that a mainly residential neighbourhood will be transformed with a largely transitional population moving into a high-density

building with little space for new families. Adding even more traffic congestion to very busy streets puts at risk the safety of the many children and older adults who live in the Strathcona community. The increased traffic flow in an already busy part of the neighbourhood is a hazard. Even before construction began at the corner of Queen St N and King St W, there were times when the traffic is backed up from the lights at King St W to Peter St and I must wait to turn right onto Queen St N. There are 550 elementary students, 230 middle school students and hundreds of Westdale and McMaster students who are walking, riding bikes and accessing transit in Strathcona to get to school daily. The addition of hundreds of tenants and their vehicles, in need of parking, and coming and going during peak traffic times, is of great concern and at odds with the Vision Zero Plan.

My other concern is that this will make other communities vulnerable to planning changes as more developers apply for amendments to the UHOP, which can be approved without the community knowing or understanding what the changes really means to their neighbourhood. While intensification should happen, the loss of our communities and neighbourhoods must not be the result of this. The vision of the UHOP should not be diminished, becoming a hollow document that no longer guides the growth of the City of Hamilton. As an elected official, you have a duty to listen to the community and weigh the odds of increased revenue for the City of Hamilton with the well-being of its residents and neighbourhoods. Please carefully consider what will make Hamilton the best place to raise a child and age successfully.

Sincerely, Denise Minardi, Strathcona resident

Denise

From: [REDACTED]
Sent: May 5, 2020 8:16 PM
To: Dear, Andrea
Cc: Farr, Jason
Subject: Re: Stick to the plan thanks!

I understand the developer began construction without any permits from the city so - yes I would like to be anonymous.

Thanks for asking,

[REDACTED]

Hamilton

Sent from my iPhone

> On May 4, 2020, at 1:19 PM, Dear, Andrea <Andrea.Dear@hamilton.ca> wrote:

>

> Thank you Councillor Farr.

>

> Hello Suzanne,

>

> Thank you for taking the time to write in. Your comments will form part of the public record and will be included in the Report to Planning Committee. Please let me know if you wish to be anonymous.

>

> You will be informed of any upcoming, applicant led Public Consultation and will also be informed of the Planning Committee date once that has been scheduled.

>

> Thanks,

>

> Andrea Dear, MCIP, RPP

> Senior Planner

>

> -----Original Message-----

> From: Farr, Jason <Jason.Farr@hamilton.ca>

> Sent: Monday, May 4, 2020 12:03 PM

> To: [REDACTED]

> Cc: Dear, Andrea <Andrea.Dear@hamilton.ca>

> Subject: RE: Stick to the plan thanks!

>

> Thank you. I have included the City Planner so that this may be recorded to the public record.

>

> -----Original Message-----

> From: [REDACTED]

> Sent: April 13, 2020 2:48 PM

> To: Ward 1 Office <ward1@hamilton.ca>; Farr, Jason <Jason.Farr@hamilton.ca>

> Subject: Stick to the plan thanks!

>

>

>

>>> Dear Maureen and Jason,

>

>>> I have been a Hamilton resident since 2003. The Strathcona neighbourhood has been my home since 2012. I do not support any changes to the construction plans proposed by Vrancor for my neighbourhood.

>>>

>>> Sincerely,

>>> [REDACTED]

>>> Hamilton ON

>>>

>>>

>>> Sent from my iPhone

From: Wayne MacPhail [REDACTED]
Sent: May 8, 2020 9:10 AM
To: Dear, Andrea; Ward 1 Office; Hilson, Stephanie
Subject: Wayne follows up on questions about LPAT, Planning hearings

Hi Andrea:

Just following up on my email from last week. Someone in planning was going to get back to me about my questions regarding Vrancor's LPAT options.

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In short, it would be good to get real clarity about what Vrancor's real options are here.

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Are you still hoping (barring Vrancor's interference) to get the planning report to the Planning committee by fall or early next year?

We have another team meeting on Sunday night. It is the last one prior to the webinar and I would like to be able to give the gang some answers. I appreciate any clarity you and your colleagues can offer.

All the best,
Wayne MacPhail

From: Wayne MacPhail [REDACTED]
Sent: May 8, 2020 10:02 AM
To: Ward 1 Office; Hilson, Stephanie; Dear, Andrea
Cc: McKie, Shannon; Fabac, Anita; Robichaud, Steve
Subject: Re: Wayne follows up on questions about LPAT, Planning hearings

Thanks. It would be great to get news by the end of the day.

All the best,
Wayne Macphail

On May 8, 2020, 9:58 AM -0400, Dear, Andrea <Andrea.Dear@hamilton.ca>, wrote:

Hi Wayne,

I am following up with our legal department for confirmation, I have followed up with them and will get back to you.

Andrea Dear MCIP, RPP

From: Wayne MacPhail [REDACTED]
Sent: May 8, 2020 9:09 AM
To: Dear, Andrea; Ward 1 Office; Hilson, Stephanie
Subject: Wayne follows up on questions about LPAT, Planning hearings

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All the best,
Wayne MacPhail

From: Lalli, Robert
Sent: May 8, 2020 10:37 AM
To: MacDonald, Patrick; Dear, Andrea; McKie, Shannon
Subject: RE: Wayne follows up on questions about LPAT, Planning hearings

Morning Andrea, please see the link below feel free to share it with your colleagues.

<https://www.hamilton.ca/coronavirus/faq-development-approvals>

Regards

Robert Lalli, P.Eng.

Manager, Strategy, Open For Business & Continuous Improvement

General Manager's Office

Planning & Economic Development Department

City of Hamilton

71 Main St. W, 7th Floor, Hamilton, ON L8P 4Y5

905-546-2424 Ext. 4674

Robert.lalli@hamilton.ca



From: MacDonald, Patrick <Patrick.MacDonald@hamilton.ca>
Sent: May 8, 2020 10:28 AM
To: Lalli, Robert <Robert.Lalli@hamilton.ca>
Subject: Re: Wayne follows up on questions about LPAT, Planning hearings

Hi Rob, sorry I'm off today, would you mind flipping Andrea the link? Thank you

Sent from my Bell Samsung device over Canada's largest network.

----- Original message -----

From: "Dear, Andrea" <Andrea.Dear@hamilton.ca>
Date: 2020-05-08 9:16 AM (GMT-05:00)
To: "MacDonald, Patrick" <Patrick.MacDonald@hamilton.ca>
Cc: "McKie, Shannon" <Shannon.McKie@hamilton.ca>
Subject: Fw: Wayne follows up on questions about LPAT, Planning hearings

Hi Patrick,

You mentioned that Jason Thorne was working on a response to questions regarding LPAT appeals. Can you let me know if this was ever completed?

It is my understanding that the Planning Act timelines were paused when the emergency was declared but I need to answer the

resident below, and I need to be 100% certain that this is the legal opinion. Thanks

Andrea

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All the best,
Wayne MacPhail

From: Lalli, Robert
Sent: May 8, 2020 10:49 AM
To: Thorne, Jason; Dear, Andrea
Subject: RE: Questions about LPAT and Vrancor

Hi Andrea, further to my previous email where I shared the link I believe the last question in the FAQ deals with your situation.

The Province has, effectively, “frozen” the timelines for making decisions under the Planning Act. Regulation O. Reg. 149/20 <https://www.ontario.ca/laws/regulation/r20149> states that, virtually all time periods under the Planning Act are suspended from March 17 until the close of the emergency and any appeals that happened to have been filed during that time are deemed “unfiled”. All required notices of decision are extended to 10-15 days after the end of the emergency, whenever that may be.

If you have any questions please let me know.

Rob

From: Thorne, Jason <Jason.Thorne@hamilton.ca>
Sent: May 8, 2020 10:45 AM
To: Dear, Andrea <Andrea.Dear@hamilton.ca>
Cc: Lalli, Robert <Robert.Lalli@hamilton.ca>
Subject: RE: Questions about LPAT and Vrancor

Hi Andrea. Yes a new FAQ was posted on the city’s website.

Rob, can you direct Andrea to the question in the FAQ that deals with this.

And Andrea, you can then point Mr. MacPhail to that.

From: Dear, Andrea <Andrea.Dear@hamilton.ca>
Sent: May 8, 2020 10:27 AM
To: Thorne, Jason <Jason.Thorne@hamilton.ca>
Subject: Fw: Questions about LPAT and Vrancor

Hi Jason,

I hope it is okay that I contact you directly. Wayne MacPhail is the leader of the Shadow Dwellers and he is growing even more concerned about the possibility that Vrancor (354 King Street West) may appeal to the LPAT at the 120 day mark which is May 16, 2020.

I understand that Bill 189 gave the Minister the authority to suspend timelines but I am not aware of any such decision. I asked Patrick MacDonald on April 27 and he mentioned that you were working on an FAQ.

Can you please let me know if this has been completed?

Thanks very much.

Andrea

From: MacDonald, Patrick
Sent: April 27, 2020 10:11 AM
To: Dear, Andrea
Cc: McKie, Shannon
Subject: RE: Questions about LPAT and Vrancor

Hi Andrea,

Jason Thorne is working on an FAQ that answers many of these questions and Legal has given comments on that. I think they are working to get that out this week, Rob Lalli would know the timing.

In the meantime, the Ministry also has the following "explainer" posted on the ERO: <https://ero.ontario.ca/notice/019-1653>

Thank you
Patrick

From: Dear, Andrea <Andrea.Dear@hamilton.ca>
Sent: Monday, April 27, 2020 10:01 AM
To: MacDonald, Patrick <Patrick.MacDonald@hamilton.ca>
Cc: McKie, Shannon <Shannon.McKie@hamilton.ca>
Subject: FW: Questions about LPAT and Vrancor

Hi Patrick,

I am hoping you can help me to answer this legal question from a resident. Just so you are aware, Wayne is the head of the Strathcona Shadow Dwellers and has been actively opposing an application for a UHOP Amendment and Zoning By-law Amendment that we are reviewing at 354 King Street W. I will answer the question regarding the webinar, can you please provide me with an answer on appeal rights? I deemed the application complete on January 16 and the 120 days is on May 20.

Andrea Dear, MCIP, RPP
Senior Planner

From: Wayne MacPhail [REDACTED]
Sent: Monday, April 27, 2020 8:56 AM
To: Dear, Andrea <Andrea.Dear@hamilton.ca>; Hilson, Stephanie <Stephanie.Hilson@hamilton.ca>; Ward 1 Office <ward1@hamilton.ca>; Acissej Dria [REDACTED]
Subject: Questions about LPAT and Vrancor

Good morning folks:

We're getting confused about what Hamilton developers like Vrancor can do regarding LPAT.

When we go to:

<https://elto.gov.on.ca/news/local-planning-appeal-tribunal/>

We see two postings. One, on April 6 seems to suggest LPAT tribunals like the one Vrancor might instigate, could go ahead via teleconference. But the previous one, on March 24, suggests that it cannot file a motion until after the emergency has lifted and then has to get in line for a hearing behind all cases filed from March until the end of June. Does the April 6 one completely trump the March 24?

Right now, what could a developer like Vrancor do regarding taking the City to LPAT for failing to decide? Could Vrancor still file on May 16th?

Has the City decided to suspend planning hearings in the light of COVID-19?

Finally, what word on the webinar/open house?

We would like to responsibly inform our community and so would like to be certain we are conveying correct information. We also need to make a decision about how we will proceed regarding LPAT as a group (Shadow Dwellers). The information will also help the SCC (which we communicate with regularly) make a decision about their participation in the possible LPAT hearing should they get majority support from the community for standing up for the Strathcona Secondary Plan et al.

Thanks for any clarity you can offer.

All the best,
Wayne MacPhail

From: Wayne MacPhail [REDACTED]
Sent: May 8, 2020 11:16 AM
To: Dear, Andrea
Subject: Re: Wayne follows up on questions about LPAT, Planning hearings

Thanks. That answers the City stuff, but what about LPAT and Vrancor's options there?

All the best,
Wayne Macphail
On May 8, 2020, 11:13 AM -0400, Dear, Andrea <Andrea.Dear@hamilton.ca>, wrote:

Hi Wayne,

Please see below for answers. This information is available on the City's website.

<https://www.hamilton.ca/coronavirus/faq-development-approvals>

Andrea Dear MCIP, RPP

Senior Planner

From: Wayne MacPhail [REDACTED]
Sent: May 8, 2020 10:01 AM
To: Ward 1 Office; Hilson, Stephanie; Dear, Andrea
Cc: McKie, Shannon; Fabac, Anita; Robichaud, Steve
Subject: Re: Wayne follows up on questions about LPAT, Planning hearings

Thanks. It would be great to get news by the end of the day.

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We have another team meeting on Sunday night. It is the last one prior to the webinar and I would like to be able to give the gang some answers. I appreciate any clarity you and your colleagues can offer.

All the best,
Wayne MacPhail

From: Wayne MacPhail [REDACTED]
Sent: May 8, 2020 11:21 AM
To: Dear, Andrea
Cc: McKie, Shannon
Subject: Re: Wayne follows up on questions about LPAT, Planning hearings

Thank you. I appreciate your help Andrea.

All the best,
Wayne Macphail
On May 8, 2020, 11:19 AM -0400, Dear, Andrea <Andrea.Dear@hamilton.ca>, wrote:

Hi Wayne,

As I am not a lawyer, this is the best I can do.

This is the answer to the last question in the FAQ

The Province has, effectively, "frozen" the timelines for making decisions under the Planning Act. Regulation O. Reg. 149/20 <https://www.ontario.ca/laws/regulation/r20149> states that, virtually all time periods under the Planning Act are suspended from March 17 until the close of the emergency and any appeals that happened to have been filed during that time are deemed "unfiled". All required notices of decision are extended to 10-15 days after the end of the emergency, whenever that may be.

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Wayne MacPhail

From: McKie, Shannon
Sent: May 8, 2020 11:13 AM
To: Addington, David; Allen, Jennifer; Barnett, Daniel; Cox, Victoria; Crueru, Ana; Dear, Andrea; Kehler, Mark; Stewart, Sean
Subject: FW: Wayne follows up on questions about LPAT, Planning hearings

FAQ's during emergency period below.

Shannon McKie

Senior Project Manager - Urban Team
Planning and Economic Development
Planning, City of Hamilton
(905) 546-2424 Ext.1288



From: Lalli, Robert <Robert.Lalli@hamilton.ca>
Sent: May 8, 2020 10:37 AM
To: MacDonald, Patrick <Patrick.MacDonald@hamilton.ca>; Dear, Andrea <Andrea.Dear@hamilton.ca>; McKie, Shannon <Shannon.McKie@hamilton.ca>
Subject: RE: Wayne follows up on questions about LPAT, Planning hearings

Morning Andrea, please see the link below feel free to share it with your colleagues.

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Regards

Robert Lalli, P.Eng.

Manager, Strategy, Open For Business & Continuous Improvement
General Manager's Office
Planning & Economic Development Department
City of Hamilton
71 Main St. W, 7th Floor, Hamilton, ON L8P 4Y5
905-546-2424 Ext. 4674

Robert.lalli@hamilton.ca



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All the best,
Wayne MacPhail

From: Wayne MacPhail [REDACTED]
Sent: May 13, 2020 2:47 PM
To: Hilson, Stephanie; Ward 1 Office; Dear, Andrea
Subject: Oil spill at Vrancor Parking Lot
Attachments: IMG_1743.jpg; IMG_1744.jpg; IMG_1746.jpg

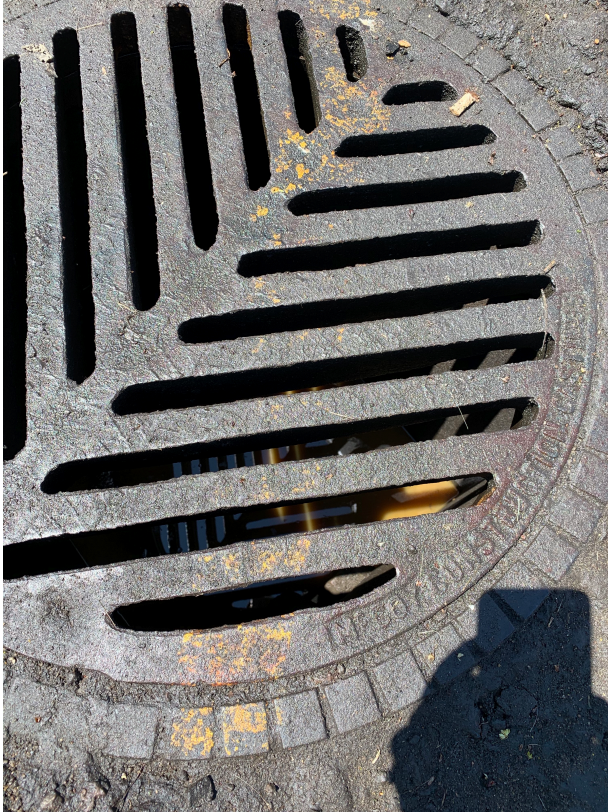
Hi folks:

I was alerted to this spill in the Vrancor parking lot at 200 Market today. We've also been told the drains there don't go anywhere, so that yellow stuff may be sitting there awhile. You can smell the oil pretty strongly on site. Thought you should know.

All the best,
Wayne Macphail







From: Wayne MacPhail [REDACTED]
Sent: May 13, 2020 5:15 PM
To: Hilson, Stephanie; Ward 1 Office; Dear, Andrea
Subject: Re: Oil spill at Vrancor Parking Lot

a neighbour said they smelled oil about noon today.

All the best,
Wayne Macphail
On May 13, 2020, 2:52 PM -0400, Wayne MacPhail <wmacphail@gmail.com>, wrote:

Hi folks:

I was alerted to this spill in the Vrancor parking lot at 200 Market today. We've also been told the drains there don't go anywhere, so that yellow stuff may be sitting there awhile. You can smell the oil pretty strongly on site. Thought you should know.

All the best,
Wayne Macphail

From: Wayne MacPhail [REDACTED]
Sent: May 14, 2020 10:07 AM
To: CCMLE; Dear, Andrea
Cc: Wilson, Maureen; McKie, Shannon; Fabac, Anita; Robichaud, Steve
Subject: Re: FW: Oil spill at Vrancor Parking Lot

Thank you Andrea. I looked this morning and there appears to me a large white absorbent tube in the drain now.

All the best,
Wayne Macphail
On May 14, 2020, 9:36 AM -0400, Dear, Andrea <Andrea.Dear@hamilton.ca>, wrote:

Hi,

A resident has some concerns with a potential "spill" at 354 King Street W.

Thanks,

Andrea Dear, MCIP, RPP

Senior Planner

From: Wayne MacPhail [REDACTED]
Sent: Wednesday, May 13, 2020 2:47 PM
To: Hilson, Stephanie <Stephanie.Hilson@hamilton.ca>; Ward 1 Office <ward1@hamilton.ca>; Dear, Andrea <Andrea.Dear@hamilton.ca>
Subject: Oil spill at Vrancor Parking Lot

Hi folks:

I was alerted to this spill in the Vrancor parking lot at 200 Market today. We've also been told the drains there don't go anywhere, so that yellow stuff may be sitting there awhile. You can smell the oil pretty strongly on site. Thought you should know.

All the best,
Wayne Macphail

From: Katherine Crosbie [REDACTED]
Sent: May 14, 2020 5:38 PM
To: Dear, Andrea
Subject: Vrancor "bait and switch" projects

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Andrea,

As a former LTC nurse, I feel it's imperative that you do not allow Vrancor any variance to the original approved development plan for In the Strathcona Community.

As you know, Queens Garden LTC is located at Queen and Napier St.,... many of their mobile Residents use walkers/wheelchairs and would be at further risk if Vrancor is allowed to do this "Switch and Bait". The current wind tunnel effect, already makes it extremely difficult for the disabled, seniors and also for many children who live in this area, to cross or to walk along Napier and Queen St. If Vrancor is once again allowed to thumb his nose at the community and city council and approves this "bait and switch" development, the wind tunnel effect will be greatly increased, thus increasing the risk of serious falls and potentially life altering injuries to many of these vulnerable citizens.


Hamilton's Councillors should not allow Vrancor to do this "switch and bait" to the Strathcona Community. Vrancor Developers must not be allowed to thumb their nose at the Mayor, Council and the citizens of the City of Hamilton. Hamilton Council must stand up for it's citizens or other developers will also thumb their noses at our community plans, Hamilton will then have to deal with numerous "bait and switch" developments that will forever alter the landscape of our beautiful community.

The shadow effect from these Vrancor "bait and switch" projects will also greatly effect the beautiful gardens in both ward 1 and ward 2 as well, making it impossible for many of the citizens who live in this neighbourhood, to grow their own produce. The shadow effect will also be detrimental to the mental health of the citizens who live in both Ward 1 and 2 neighbourhood because the sunlight for many who live in this area will be blocked. This shadow effect will also extend well into Victoria Park, affecting the landscaping there as well, thus causing further cost to the city. Parking in this area is already difficult at times. There are not enough parking spots in the already approved development plan to accommodate the increase in units of this "bait and switch" development, they are asking that a variance be allowed because they will be short over 130 spots! If City Council approves this then will also be increasing the risk to Hamilton's pedestrians as well as the many bicyclists who live in this area, as people try to find parking. By allowing any variance in this, City Council will be also be going against the Strathcona Community's plan for Ward 1 and will encourage Vrancor and other developers continue to this to other communities in our city.

If City Council doesn't stand up for the citizens of Hamilton and allows variances to original approved development plans and then Vrancor and other developers who do Not Care About the People who live in this community will continue to do these "bait and switch" projects with no fear of reprisal ...AND will continue to thumb their noses at City Council and the citizens who live here.

This in effect, makes Hamilton unsafe for the children, the disabled and seniors who currently live in these neighbourhoods and goes against Hamilton's own to make our city a safe community to live and grow. Please do not allow this variance.

Sincerely,
Katherine Crosbie
Rob Allan


Hamilton
L8R 3J3

Sent from my iPad

From: Wayne MacPhail [REDACTED]
Sent: May 27, 2020 8:26 AM
To: Ashley Paton; Ward 1 Office; Dear, Andrea; Hilson, Stephanie
Subject: Tall Building Guidelines, webinar and downtown zone
Attachments: image0.jpeg; ATT00001.txt

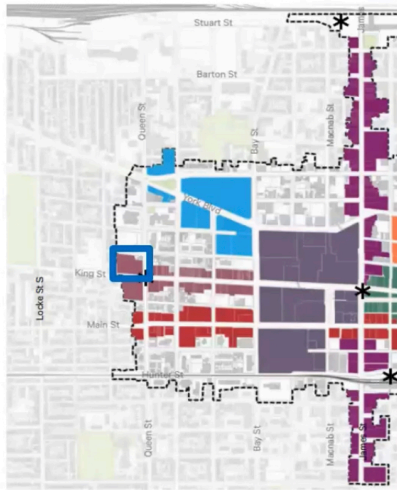
Good morning:

In the webinar you made it clear that the tall building guidelines apply to the Vrancor site. But, from what I've heard from two sources, in fact the Tall Building "study area" covered the development but the TBG only apply to the Downtown Zone and inform only the Downtown Secondary Plan, not the Strathcona Secondary, which has very much more conservative tall building limits. If so, why did you apply the guidelines to the Vrancor development? I look forward to your answer.

All the best,
Wayne MacPhail



Tall Building Guidelines (2018)



RECOMMENDED FRONTAGE	RECOMMENDED LOT DEPTH	RECOMMENDED # STOREYS	RECOMMENDED HEIGHT	
5 - 30m	20 - 90m	2 - 6 str (max)	22m (max)	LOW-RISE INFILL
30m + (min)	30 - 45m (min)	7 - 12 str (max)	25.5 - 44m (max)	MID-RISE
35m + (min)	45m + (min)	13 + str	50m +	POINT TOWER
69 m	80 m	25 & 12	78 m	
80m + (min)	80m + (min)	13 + str	50m +	HYBRID

*These numbers are estimated values; depending on context, some sites may not be able to comply with the guidelines, and therefore may be considered inappropriate locations for tall buildings regardless of the lot dimensions.

Prime Retail Streets - James St. & King St.

From: [Wayne MacPhail](#)
To: [Sergi, Tony](#); [Ammendolia, Carlo](#)
Cc: [Ward 1 Office](#); [Hilson, Stephanie](#); [Dear, Andrea](#)
Subject: Strathcona Shadow Dwellers request June 3 MTE report, answers
Date: June 15, 2020 8:41:02 AM

Hello Gentlemen:

For the fifth time in two weeks, I am, on behalf of the Strathcona Shadow Dwellers, requesting a copy of the soil and sediment report on the Vrancor development at King and Queen that MTE sent to you on June 3. A report, I must remind you, that was sparked by our own investigations.

We have lately seen activity on the site including new silt bags, a silt fence around the property and a new catch basin. But, we have no idea if these activities are related to the report our concerns sparked or not. Nor do we know what else MTE recommended. Nor what else Vrancor did not comply with months ago and what damage that neglect may have caused. Nor have we had answers to any of the questions we asked as citizens concerned about our water system and environment.

I would appreciate a full response and the MTE report by end of day tomorrow (Tuesday) please.

All the best,
Wayne Macphail
on behalf of the Strathcona Shadow Dwellers

From: [REDACTED]
To: [Wayne MacPhail](#); [VanderWindt, Ed](#); [Dear, Andrea](#); [Ward 1 Office](#)
Subject: RE: 2:30 a.m. work done on Vrancor property
Date: June 17, 2020 5:40:03 PM

That maybe where gas line connection to site would be made.
Will look at photos and drawings. Definitely associated with road spray paint marking of buried utility connections.
And work at 2:30 am near a major intersection!

----- Original message -----

From: Wayne MacPhail [REDACTED] >
Date: 2020-06-17 1:16 PM (GMT-05:00)
To: "VanderWindt, Ed" <ed.vanderwindt@hamilton.ca>, "Dear, Andrea" <andrea.dear@hamilton.ca>, Councillor Maureen Wilson <ward1@hamilton.ca>
Subject: 2:30 a.m. work done on Vrancor property

Good afternoon folks:

I got a report that backhoe work was being done on the Vrancor site at King and Queen at 2:30 this morning. That work is outside the time allowed for work to be done on the site. Do you know what the nature of that work was and why it was so important that it needed to be done at 2:30 a.m.? Can we be reassured that late night work like this will not continue?

I've attached a photo taken of the work being done.

All the best,
Wayne Macphail

From: [t.vankooten](#)
To: [Wayne MacPhail](#); [VanderWindt, Ed](#); [Dear, Andrea](#); [Ward 1 Office](#)
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I've attached a photo taken of the work being done.

All the best,
Wayne Macphail

From: [Wayne MacPhail](#)
To: [Ammendolia, Carlo](#)
Cc: [Sergi, Tony](#); [Ward 1 Office](#); [Hilson, Stephanie](#); [Dear, Andrea](#)
Subject: Re: Strathcona Shadow Dwellers request June 3 MTE report, answers
Date: June 18, 2020 9:04:01 AM

Thanks for your responses. I'll make an FOI request, but, really, why is that necessary?

All the best,
Wayne MacPhail

On Jun 18, 2020, at 8:52 AM, Ammendolia, Carlo wrote:

Good evening Mr. MacPhail,

The MTE assessment may be obtained through and FOI request. I've commented on you questions below.

Regards,

Carlo Ammendolia B.A., C.Tech

Manager - Construction | **City of Hamilton**

Planning & Economic Development Department | **Growth Management Division**

Phone: 905-546-2424 ext.2155

This email is confidential and is intended for the person(s) named above. Its contents may also be protected by privilege, and all rights to privilege are expressly claimed and not waived. If you have received this e-mail in error, please call us immediately and destroy the entire e-mail. If this e-mail is not intended for you, any reading, distribution, copying, or disclosure of this e-mail is strictly prohibited.

From: Wayne MacPhail

Sent: June 15, 2020 2:59 PM

To: Sergi, Tony ; Ammendolia, Carlo

Cc: Ward 1 Office ; Hilson, Stephanie ; Dear, Andrea

Subject: RE: Strathcona Shadow Dwellers request June 3 MTE report, answers

Dear Mr. Ammendolia:

I appreciate your response, thank you.

However, the community deserves a copy of the June 3 MTE assessment, deficiencies and recommended remediation's report as well. It was sparked by our concerns, concerns that the City should have brought to Vrancor's attention months ago, in accordance with plans submitted and the City's good faith in the Contractor complying with those requirements.

It is good that that the silt fence and catch-basin silt sacs have been installed, as obvious deficiency corrections. We are pleased that a mud mat is coming. However, these measures are a case of closing the barn door after the horse has escaped. This is especially true considering the winter melt and spring rainy season runoff were of most concern and the opportunity to control them has been missed. And certainly the silt

was a much more serious issue earlier in the construction before most of the site was encased in concrete.

We want to know:

- Why the City did not compel Vrancor to make these remediations when MTE first requested them at the end of 2019.
Our field staff note that some siltation control measures were in place during the initial excavation period. Very little run-off was coming from the site due to the grade of the property and the dimension and depth of the excavation. There was some mud tracking that occurred however the contractor cleaned regularly.
- What damage the failures caused to the sewage system and other City infrastructure;
No damage has been cause to the City's infrastructure and sewage system. The developer will be required to CCTV inspect the adjacent system and clean as required. The street catch-basin have sumps which allow solids and debris to settle may need to be cleaned. The surrounding sewers are combined sewers and outlet to the City's Treatment Plant.
- What penalties Vrancor faces as a result of their negligence;
There are no penalties. The developer will need to make any necessary repairs, if any, at their expense.
- What additional oversight by the City and independent experts will be in place, now that Vrancor has shown a apparent lack of compliance to plans without community probing; No additional oversight will be required.
- What reporting the City requires from the developer to confirm they are complying;
The developer's contractor is required to conduct daily erosion and siltation control inspections, clean as needed and submit monthly reports prepared by MTE consulting. City staff will follow up regularly to ensure compliance.
- Was the excavation soil from the site tested? What was it classified as? Where was it dumped?
The subject property underwent a Phase 2 Site Environmental Assessment. The soil has been tested and not considered hazardous and transported to an off-site commercial use property owned by Vrancor.
- What else MTE recommends Vrancor do to control soil and erosion.
There were no additional measures recommended.

I trust we can get answers to these questions, and the June 3 MTE report, by end-of-day Wednesday.

Thank you.

Wayne MacPhail
on behalf of the Strathcona Shadow Dwellers
On Jun 15, 2020, 8:58 AM -0400, Ammendolia, Carlo
<Carlo.Ammendolia@hamilton.ca>, wrote:

Good morning Mr. MacPhail,

I can confirm that since receipt of the complaint and we have had the developer's consulting engineer re-assess the erosion and siltation control measures on site and confirm that the perimeter silt fence and catch-basin silt sacs have been installed. While sections of the silt fence were installed along the southern limit of the property there were some repairs required which have since been completed. The mud mat is still outstanding and is expected to be installed forthwith. The City expects that these measure will be monitored by the developer's consulting engineer on a weekly basis and modified or repaired as needed.

The contractor has equipment on site to keep the roads in a clean state and has been cleaning on an as needed basis.

Regards,

Carlo Ammendolia B.A., C.Tech

Manager - Construction | **City of Hamilton**

Planning & Economic Development Department | **Growth Management Division**

Phone: 905-546-2424 ext.2155

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From: Wayne MacPhail [REDACTED]

Sent: June 15, 2020 8:41 AM

To: Sergi, Tony <Tony.Sergi@hamilton.ca>; Ammendolia, Carlo
<Carlo.Ammendolia@hamilton.ca>

Cc: Ward 1 Office <ward1@hamilton.ca>; Hilson, Stephanie
<Stephanie.Hilson@hamilton.ca>; Dear, Andrea <Andrea.Dear@hamilton.ca>

Subject: Strathcona Shadow Dwellers request June 3 MTE report, answers

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I would appreciate a full response and the MTE report by end of day tomorrow (Tuesday) please.

All the best,

Wayne Macphail
on behalf of the Strathcona Shadow Dwellers

From: [REDACTED]
To: [Dear, Andrea](#)
Cc: [Hilson, Stephanie](#)
Subject: RE: Fwd: Question: re:Tall Buildings Guidelines Interpretation
Date: June 29, 2020 2:09:51 PM

Thanks Andrea, if that is the case then why are there applications from developers proposing to exceed the zoning laws on the west side of Queen Street at Main and also the one at Queen and King? (they are NOT in the downtown core).
Shouldn't they all be flatly turned down?

I got the distinct impression from GSP / Belmont and the GSP /Vrancor developments that they are now allowed to make these proposals to build on the west side so long as they meet these guidelines.

I think this needs to be made crystal clear to developers that it is strictly for them to build in the downtown.
Doreen

Sent from my Bell Samsung device over Canada's largest network.

----- Original message -----

From: "Dear, Andrea" <Andrea.Dear@hamilton.ca>
Date: 2020-06-29 1:51 PM (GMT-05:00)
To: [REDACTED]
Cc: "Hilson, Stephanie" <Stephanie.Hilson@hamilton.ca>
Subject: RE: Fwd: Question: re:Tall Buildings Guidelines Interpretation

Hi Doreen,

Sorry for my delay in responding. It is a bit tougher to bounce things off your colleagues and managers while working at home, but the Tall Building Guidelines apply only to the Downtown Hamilton Secondary Plan Area. The map that is shown in the guidelines is a "study area" only.

Is this helpful?

Andrea Dear, MCIP, RPP

Senior Planner

From: dstermann [REDACTED]
Sent: Monday, June 29, 2020 1:22 PM
To: Dear, Andrea <Andrea.Dear@hamilton.ca>
Cc: Hilson, Stephanie <Stephanie.Hilson@hamilton.ca>
Subject: Re: Fwd: Question: re:Tall Buildings Guidelines Interpretation

Hi again Andrea , wondering if you could reply or call me regarding my question about the interpretation of the Tall Buildings Guidelines

Thanks

Doreen Stermann

Chair

Kirkendall Neighborhood Association Development Committee

[REDACTED]

Sent from my Bell Samsung device over Canada's largest network.

----- Original message -----

From: dstermann [REDACTED]
Date: 2020-06-22 11:11 AM (GMT-05:00)
To: andrea.dear@hamilton.ca
Subject: Fwd: Question: re:Tall Buildings Guidelines Interpretation

Hi Andrea, I was wondering if you could respond to my email I sent asking for an interpretation of The Tall Buildings Guidelines.

Thank you

Doreen Stermann

Chair Kirkendall Neighborhood Association Development Committee

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From: Doreen Stermann [REDACTED]

Date: 2020-06-03 2:44 PM (GMT-05:00)

To: andrea.dear@hamilton.ca

Subject: Question: re:Tall Buildings Guidelines Interpretation

Good afternoon Andrea,

I'm the Chair of the Kirkendall Neighbourhood Development Committee

I have a question about the interpretation of the Tall Buildings Guidelines

I was speaking with Stephanie Hilson about the interpretation of the Tall Buildings Guidelines. She explained it applies to only buildings to be built in the Downtown .

If that is true then why even show on the map in the Guidelines the west side of Queen St?

My interpretation is the opposite. Because it shows the west side of Queen St doesn't it mean that a developer can propose to build a higher building on the west side (not in the downtown) than what zoning allows. For example the Belmont /GSP proposal at 235 Main St.

It may be better to speak on the phone to explain it to me.

Thanks so much

Doreen Stermann



--

Doreen

From: [REDACTED]
To: [Dear, Andrea](#)
Cc: [Hilson, Stephanie](#)
Subject: RE: Fwd: Question: re:Tall Buildings Guidelines Interpretation
Date: June 29, 2020 2:16:15 PM

Andrea, to add to my concern shouldn't the guideline map then be redrawn to only show the east side of Queen Street?

Doreen

Sent from my Bell Samsung device over Canada's largest network.

----- Original message -----

From: "Dear, Andrea" <Andrea.Dear@hamilton.ca>
Date: 2020-06-29 1:51 PM (GMT-05:00)
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[REDACTED]

--

Doreen

From: [REDACTED]
To: [Dear, Andrea](#)
Cc: [Hilson, Stephanie](#)
Subject: RE: Fwd: Question: re:Tall Buildings Guidelines Interpretation
Date: June 29, 2020 4:14:03 PM

Thanks Andrea for your clarification. It definitely clears a lot up for me. I had interpreted it just as the developer is interpreting it. Thanks Stephanie as well for bringing that to my attention.

I most definitely think the map MUST be redrawn. Will this be something you can request of the correct department in Planning?

In my opinion in it's present form it gives room for the developer to manipulate the system. I realize a developer can at any time make any proposal but I am certain when they saw this map they jumped with glee seeing they now had an opening to make their proposals that probably now has more standing at any tribunal because the city IMO has allowed for that misinterpretation.

Based on your clarification my personal opinion is that both the Belmont proposal and the Vrancor proposal should not be approved because they are NOT within the Downtown Secondary Plan.

Thanks again for taking the time to explain it to me.

I would appreciate being kept apprised of your reports and when these two proposals go before the Planning Committee

Sincerely

Doreen

Sent from my Bell Samsung device over Canada's largest network.

----- Original message -----

From: "Dear, Andrea" <Andrea.Dear@hamilton.ca>
Date: 2020-06-29 3:26 PM (GMT-05:00)
To: dstermann [REDACTED]
Cc: "Hilson, Stephanie" <Stephanie.Hilson@hamilton.ca>
Subject: RE: Fwd: Question: re:Tall Buildings Guidelines Interpretation

Hi Doreen,

The applicants are claiming that these guidelines apply. This is an argument that they have put forward to us. We have told them that the guidelines only apply to the Downtown Hamilton Secondary Plan. They are arguing that they should apply here. My planning report will speak to this and ultimately it will be up to Planning Committee and Council to decide. Under the Planning Act they can apply for whatever they want but must provide a justification. It is my job to evaluate the merits of the justification. It is Planning Committee's job to make a final decision.

As for changing the map...this might be something we consider, but that is another Division of Planning.

Andrea Dear, MCIP, RPP

Senior Planner

From: dstermann [REDACTED]
[REDACTED] June 29, 2020 2:10 PM
To: Dear, Andrea <Andrea.Dear@hamilton.ca>
Cc: Hilson, Stephanie <Stephanie.Hilson@hamilton.ca>
Subject: RE: Fwd: Question: re:Tall Buildings Guidelines Interpretation

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Doreen Stermann

[REDACTED]

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Doreen

From: [REDACTED]
To: [Dear, Andrea](#)
Cc: [Hilson, Stephanie](#)
Subject: Re: Fwd: Question: re:Tall Buildings Guidelines Interpretation
Date: June 29, 2020 1:22:23 PM

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Chair

Kirkendall Neighborhood Association Development Committee

[REDACTED]

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I'm the Chair of the Kirkendall Neighbourhood Development Committee

I have a question about the interpretation of the Tall Buildings Guidelines

I was speaking with Stephanie Hilson about the interpretation of the Tall Buildings Guidelines. She explained it applies to only buildings to be built in the Downtown .
If that is true then why even show on the map in the Guidelines the west side of Queen St?

My interpretation is the opposite. Because it shows the west side of Queen St doesn't it mean that a developer can propose to build a higher building on the west side (not in the downtown)

than what zoning allows. For example the Belmont /GSP proposal at 235 Main St.

It may be better to speak on the phone to explain it to me.

Thanks so much

Doreen Stermann

[REDACTED]

--

Doreen

From: [Wayne MacPhail](#)
To: [Ammendolia, Carlo](#); [Dear, Andrea](#); [Hilson, Stephanie](#); [Sergi, Tony](#); [Ward 1 Office](#)
Subject: Shadow Dwellers Blog Post on Unsafe Vrancor Work and Follow Up
Date: June 29, 2020 3:25:04 PM
Attachments: [Questions about Ammendolia's Response.pdf](#)
[ATT00001.htm](#)

Hi folks:

We've just done a blog post about the shoddy, thoughtless work being carried out by Vrancor as it edges beyond the confines of its site. It includes photographic evidence of practices on and around the site that are dangerous, inconsiderate and seem to violate City rules. We would appreciate the City explaining how it will oversee future work, ensure that these harmful practices stop and articulate what penalties, if any, the developer faces for its behaviour. We also wish to know how this developer continues to get away with behaviour which, if we as citizens tried to pull it off on our properties, would have us targeted faster than a frog on a horsefly. You can find the post here:

<https://strathconashadowdwellers.wordpress.com/2020/06/29/dangerous-and-thoughtless-work/>

I also want to remind folks that we have still not received answers to the questions and comments we shared a couple of weeks back. We would appreciate those answers as soon as possible.

Finally, we have not heard back about the resolution of the loud early morning work that has gone on on the Vrancor site this past month to the concern and consternation of nearby neighbours. Again, we would appreciate information on this.

One of our key positions as a neighbourhood group is, "No development around us, without us". This means, among other things, that when we bring important issues about community and environmental safety to the City's attention we should be, as impacted citizens, entitled to details about what is being done to resolve the issues. This is not too much to ask, not unreasonable and, in fact, should be part of the transparency that the City prides itself on. We are all working towards the same goal: to have responsible, safe and thoughtful development take place in our community in a way that serves and protects us all, not just plays to the self-interest of a developer who has show itself, time and time again, to be a dreadful neighbour. Thank you for any help you can provide to achieve this shared objective.

All the best,
Wayne MacPhail
on behalf of the Strathcona Shadow Dwellers

From: [REDACTED]
To: [Ammendolia, Carlo](#); [Ward 1 Office](#); [Dear, Andrea](#)
Subject: Covered walkway required on King St West along Vrancor project?
Date: July 10, 2020 1:58:17 PM
Attachments: [image1.jpeg](#)
[image2.jpeg](#)
[image4.jpeg](#)
[image0.jpeg](#)

Hi folks:

As we point out in this new blog post:

<https://strathconashadowdwellers.wordpress.com/2020/07/10/should-there-be-a-covered-walkway-on-king-st/>

our reading of the Occupational Health and Safety Act (attached) indicates that Vrancor should be required to build a covered walkway along the greater part of its site on King Street West. Not only is the construction less than 4.5 metres from the sidewalk, but on two occasions we have documented cement being hoisted by overhead crane over the sideway on King, in one case, with pedestrians present. And, as the photo attached demonstrates, the ramshackle hoarding now in place is broken and buckling as it is. This is no state for a construction site in a residential neighbourhood. Can you please let us know as soon as possible if Vrancor will be required to properly protect the members of this community and the general public.



All the best,
Wayne MacPhail

From: [t.vankooten](#)
To: [Hilson, Stephanie](#); [Ward 1 Office](#); [Sergi, Tony](#)
Cc: [PW GCM Customer Service](#); [roadwaypermits](#); [PW Traffic Operations](#); [Dear, Andrea](#)
Subject: FW: Vrancor King and Queen Development - Concern for general safety around unusual seemingly on the fly construction work in public spaces within residential neighbourhoods - Response requested
Date: July 23, 2020 5:00:38 AM
Attachments: [image001.jpg](#)

Photo taken July 22, 2030 along King West looking west from Queen intersection. Notice minimal traffic diversion warning in advance of blockage. Also no pedestrian warning for sidewalk pedestrians. Sizable construction vehicle and very tall extended rigger piping.



To: City of Hamilton - 354 King Street West, Kings Crossing/Vrancor – Champlain Project Management – Contractor?

Why are there no "traffic control plans" designed and submitted prior for work of this nature?

This was not a temporary diversion but involved significant setup, time and duration on a Major Arterial Road, King Street West, west of Queen and opposite Ray South EMS Service response dispatch facility. The City should be aware of these traffic control diversions, with advance approval and notice so that City emergency services, along with HSR and GO Bus services can have contingency plans.

The traffic volume on this major arterial road is significant and can lead to normal traffic lane backups in normal situations. Reducing available lanes and diverting traffic lanes around construction work, not related to city work or emergency repairs requires planning and notice. This is because of lessons learned from ad hoc setups that resulted in property damage, vehicular collisions and risk to pedestrians,

And this particular Contractor has not been following common courtesy, let alone regard for City procedures and MOL requirements. Our neighbourhood association has already flagged the lack of covered sidewalk along King West adjacent to site in accordance with MOL requirements when construction work is carried out over public right of ways.

As well, a traffic diversion of this size and scope and the work involved should have been supervised by Hamilton Police Services for

the safety of drivers and pedestrians. Paid duty officers need to be on site, especially when this area has a high number of pedestrians with mobility issues that use motorized scooters. Designated Flag traffic personnel should have been part of the work, (not multi-tasking laborers) along with dedicated safety supervision when involving crane like heavy loads elevated to such heights adjacent to operating commercial properties and especially around residential neighbourhoods.

The concrete pump truck operation involved use of outriggers for stability to support a significant height and weight piping system, around overhead hydro services.

I am concerned that this was not well planned, and subjected my neighbourhood to unnecessary risk. Contractors Liability insurance aside, this type of seemingly on the fly situation exposes the City to liability and risk, if allowed to proceed in such an obvious manner without required safety checks, procedures and process in place.

This Contractor having repeatedly carried out work on adjacent arterial streets seemingly on an adhoc basis with no restrictions and consequences seems to be gambling on our neighbourhood safety.

And I object to that. As a Professional Engineer this would be considered in violation of good engineering practice, and cost compared to possible risk is not a shaky argument. As an Engineer we are obligated to hold public good and safety as first principles. Having years of experience in Construction where safety, planning and good practice was key, this sites work practices concern me and should concern the City.

Earlier inquiries to the city about extent of work and notice as well as provisions for pedestrian access have shown that the city becomes aware in hindsight. Fine if nothing goes wrong, but we all know that the more gambles taken, (in bending rules and skirting proper safety procedures) the greater the chance of damage and/or injury.

Take care and how some improvements in future will be embraced for the safety of all.

Theo

Theo Van Kooten, P. Eng,

Was the following City of Hamilton Permit process followed with suitable notice? And if so why was traffic plan such a hasty in complete setup?

Temporary Lane & Sidewalk Occupancy Permit

If you require short-term occupancy of sidewalks or lanes of a roadway, you first need a Temporary Lane and Sidewalk Occupancy Permit from the City of Hamilton. This ensures proper approvals and compliance requirements are met to keep the public safe on all City roads and sidewalks.

Applying for a Temporary Lane & Sidewalk Occupancy Permit

1. Complete the [Temporary Lane & Sidewalk Occupancy Permit Application](#) (PDF, 2 MB). Please provide a **minimum of 5 days notice**
2. Submit the completed permit application and payment to: **Corridor Management Office**
77 James Street North Suite 320
Hamilton, Ontario L8R 2K3
3. **If approved by the Corridor Management Office**, the permit will be signed and issued to you. Permit is not valid until you return a signed copy to:
Fax: 905-540-5926
Email: roadwaypermits@hamilton.ca
4. Once you have sent the signed copy, **your permit will be valid for two weeks**. You can renew your permit after two weeks at no charge.

You can pay for the road occupancy permit by cash, cheque or [credit card](#) (PDF, 1.13 MB). Make cheques payable to the City of Hamilton.

Was the following City of Hamilton process followed?

Oversize Truck Permits

If you want to operate an oversized or overweight truck on City roads, you need an Oversize Permit and proper liability insurance.

This should include an oversized concrete pump truck with full outriggers and crane height and reach as this setup involved. Especially when any failure of the setup would have catastrophic consequences. In a residential neighbourhood.

Applying for an oversize truck permit for an oversized or overweight truck

Complete the following application. 48 hour advance notice is required.

- [Single Trip Permit Application](#) (PDF, 2 MB)
2019 Permit fee is \$64.55 (no GST).
- [Annual Permit Application](#) (PDF, 674 KB)
Over dimensional fee is \$129.21 (no GST).
Over weight fee is \$202.51 per tonne overweight.

- [Overweight Evaluation Form](#) (PDF 208 KB)

Submit the permit application and payment to:

Corridor Management Office
77 James Street North Suite 320
Hamilton, Ontario L8R 2K3

You can pay for the Oversize Truck permit by cash, cheque or [credit card](#) (PDF, 1.13 MB). Make cheques payable to the City of Hamilton

Theo Van Kooten, P. Eng.
Senior Engineer
Engineering, Construction and

From: [Wayne MacPhail](#)
To: [Ammendolia, Carlo](#); [Ward 1 Office](#); [Dear, Andrea](#); [Office of the Mayor](#)
Cc: [SCC President](#)
Subject: Strathcona Neighbours Fed Up with Vrancor's Negligence
Date: July 23, 2020 1:21:25 PM

Hi folks:

I am writing to convey what I know is a growing anger in this community about Vrancor's disregard for your by-laws and our safety. Again and again we, and other members of the Strathcona neighbourhood, have complained about the developer's slipshod site practices, unsafe fencing, thoughtless blocking of lanes and sidewalks, early work starts and total disregard for rules and regulations. We complain, provide photographic and video evidence, and yet these infractions keep happening. This week took the cake, with Vrancor blocking lanes of traffic while unsafely pumping concrete over an unprotected sidewalk. An act, we now know, which was carried out without proper prior announcement to the City. Enough.

The developer clearly holds your by-laws in disdain and cares not a jot for our safety or comfort. For months now folks have been saying, "Vrancor gets what Vrancor wants." I personally hate that notion as it makes a mockery of good civic government and the good people who run it. But, I have to say, seeing the developer repeatedly thumbing its nose at the City makes it hard not to believe "the fix is in". Surely you don't want that sentiment to hold sway, and I share that sentiment.

So, I think, in the spirit of your transparency and our desire to not have development around us, without us, we need to know exactly what steps the City has taken to curb Vrancor's enthusiasm for a selfish disregard of rules.

What fines, if any have been levelled at the developer?

What other punitive measures have been taken?

Given that the infractions keep happening (in fact, seem to be escalating) what next steps will the City take to insure community safety?

Sooner or later someone will be seriously injured or killed by Vrancor's reckless negligence – a scooter crushed by a car when both sidewalks are blocked, a child falling on exposed rebar when the site is left unlocked, a pedestrian killed when an overhead cable snaps. Again, enough.

We are sick of having to babysit this site, tired of repeatedly complaining about the same issues over and over and are exhausted by a seemingly impotent response.

I trust we will hear back from you promptly and with the assurance that the Vrancor site and its surrounds will be safe and our community protected. I look forward to your prompt reply.

All the best,
Wayne Macphail
on behalf of the Strathcona Shadow Dwellers

From: [Wayne MacPhail](#)
To: [Dear, Andrea](#); [Ward 1 Office](#); [Aleda](#)
Subject: Wayne MacPhail asks about discussion of changes with GSP
Date: July 26, 2020 8:36:43 PM

Hi Andrea:

I hope this finds you well. Over the last few weeks I've been asking GSP for their responses to the questions raised at their webinar. In the last exchange I had with Ashley Paton she said that the delay (she hopes to have the responses done in the coming week) was because GSP has had some back and forth with you folks about some changes possibly coming to the project. Could you please share the documents that pertain to that discussion or direct us to where on the City site we might find them.

Thanks so much

All the best,
Wayne Macphail

From: [Wayne MacPhail](#)
To: [Dear, Andrea](#); [Ward 1 Office](#); [Hilson, Stephanie](#)
Subject: Wayne has question about timeline for Planning Committee
Date: August 12, 2020 9:23:26 AM

Hi folks:

We've now had a chance to review GSP's responses to the webinar questions. We'll be issuing a formal response in the next week or so. The GSP answers seem smeared across a time when the tower was going to be student residences and the time when Vrancor stuck its finger in the COVID wind and changed course. So, in some ways the answers are confusing and beside the point and pretty thin on real detail. However, they do seem to be planning to reduce the density of the building and are, at this point, moving to market rate rentals. It's also clear that the traffic study and perhaps other studies will need to be redone, there are cosmetic changes coming, setback alternation and maybe landscaping alternations etc. In short, a buttload of changes without a lot of real detail.

So, we are concerned that we get a reasonable amount of time to respond and that we get all the information as soon as possible. We would like at least six weeks from the date of final submissions and revisions and re-reports to be able to pull together our response to planning. Is that possible? We'd hate to have Vrancor, once again, change course and us get caught short and out of the loop.

What is the timeline now for going to Planning Committee? How can we be kept informed?

Also, can you please tell us whether or not the City considers the site to be governed by the Tall Building Guidelines or not. GSP keeps making the argument it is. We don't agree.

Hope you can advise on all this. Thanks.

All the best,
Wayne Macphail

From: [Wayne MacPhail](#)
To: [Ashley Paton](#); [Ward 1 Office](#); [Hilson, Stephanie](#); [SCC President](#); [Dear, Andrea](#)
Subject: Strathcona Shadow Dwellers Respond to GSP's Answers to May Webinar Questions
Date: August 14, 2020 8:49:42 AM

Dear Ms Paton:

On behalf of the Strathcona Shadow Dwellers, thank you for the [compilation of answers](#) to our (and others') questions about the development at 354 King St. West.

We appreciate that it represents many hours of work.

We are encouraged to see that the developer is considering changing the plan for the residence to market-rate apartments, and thereby somewhat reducing the development's density. We would encourage you to consider adding three bedroom units, as well as one and two bedrooms, to appeal to a broader market base (families, etc). We are also pleased about the increased setback on the west side, and about assurances of improved landscaping and architectural interest. It is also encouraging that GSP concedes that the developer and architect may need to make changes to the proposed design and height of the buildings. We welcome the additions and updates to the Transportation and Shadow studies.

However, our very serious concerns about the height of the buildings still stand. Twenty-five storeys is too high for our residential neighbourhood, and the argument that it is an appropriate 'transition' from the downtown would be laughable if it weren't so troubling. We also note that you take as given that the hotel will be 12 storeys. That is a position we do not share and which is beyond the height restrictions of the Strathcona Secondary Plan. We still demand that the city uphold the Official Plan and this community's Secondary Plan. Also, as we read the Tall Building Guidelines, they apply, in the ways you wish to use them, only to buildings in the Downtown, and we are not in the Downtown. And, the Guidelines themselves do not govern development in neighbourhoods unless folded into secondary plans, which is not the case in Strathcona. We also hold that the more relaxed parking limits of the Downtown do not apply to your site, despite consultants' insistence to the contrary.

Nothing has been said about revisions to the plans for the Market St. townhouses, but we infer that it's likely there will be a different approach here as well, and need to hear the details.

In light of the changes that are being made to the proposal, and the studies that are going to be updated, there is obviously still much work to be done. The answers you've provided seem to have been generated across the time when Vrancor was planning the tower as a student residence and the point when it changed course towards market-rate rental units. As a result, the responses are often confusing or irrelevant, and feel out of date.

We request that the new design and studies be made public as soon as possible, and that a window of at least six weeks be allowed for this community's study and response before any presentation to the City takes place.

Also, although we understand that it is no longer a 'requirement,' the changes are so substantive that we are calling for another public meeting when real details about the proposed changes are available.

The tagline on the Strathcona Shadow Dwellers' lawn signs is 'No Development Around Us Without Us'. We want what is best for this community, and will continue to work toward that end. That means encouraging the City to stick to its plans and making certain that we and our neighbours have accurate, timely information about a development of great concern to this community. I'm sure you share that desire.

Sincerely,
Wayne MacPhail
on behalf of the Strathcona Shadow Dwellers

From: [Wayne MacPhail](#)
To: [Dear, Andrea](#); [Ward 1 Office](#)
Subject: Update on Vrancor development
Date: September 14, 2020 8:36:07 AM

Hi folks:

Hope this finds you well.

Just thought I'd check in on the Vrancor development at 354 King St W.
Have you gotten the final proposal/studies from the developer yet? Do you
have a revised ETA for this going to the Planning Committee?

All the best,
Wayne Macphail

From: [Wayne MacPhail](#)
To: [Dear, Andrea](#); [Ward 1 Office](#)
Subject: Wayne MacPhail asks about Vrancor studies
Date: October 9, 2020 9:33:11 AM

Hi Andrea:

Hope this finds you well. Just checking to see if you have received the new plans and studies from Vrancor. Also have heard some talk that Vrancor will be starting work on 200 Market in December. Is this the case? If so can you provide any additional detail?

All the best,
Wayne Macphail

From: [REDACTED]
To: [Kelsey, Lisa](#)
Cc: [Farr, Jason](#); [Dear, Andrea](#)
Subject: RE: Vrancor's Development Plans for King/Queen - Hamilton
Date: November 25, 2020 3:59:35 PM
Attachments: [image001.png](#)

Hi Lisa –

Wondering if you can help me out in regards to a matter which I contacted the City of Hamilton about previously. It has to do with Vrancor's Development Plans for King/Queen – Hamilton. It is my understanding that they were approved for a 10 story hotel and a 6 story student residence, and they wanted to add an additional 2 floors on the hotel, and an additional 19 on the student residences. I did participate in an online meeting back in May to do with this development and understood that nothing had been approved at that time. Now in watching the building go up from my balcony, it appears the hotel is going over the 10 floors. Have the revised plans been approved? If so, where can I find those documents?

Best Regards,

[REDACTED]
[REDACTED]

Hamilton, ON L8R 3J3

Email: [REDACTED]

From: Chamberlain, Lisa <Lisa.Chamberlain@hamilton.ca>
Sent: June 29, 2020 10:50 AM
To: Farr, Jason <Jason.Farr@hamilton.ca>; [REDACTED]
Cc: [REDACTED] Dear, Andrea <Andrea.Dear@hamilton.ca>
Subject: RE: Vrancor's Development Plans for King/Queen - Hamilton

Hello [REDACTED],

Your letter has been forwarded to the Planner, Andrea Dear, to include the comments in her staff report. When the report is complete it will be presented to the Planning Committee for consideration.

Regards,

Lisa Chamberlain, Dipl.M.A.

Legislative Coordinator

City of Hamilton, Office of the City Clerk

71 Main Street West, 1st Floor

Hamilton, ON L8P 4Y5

Ph. (905) 546-2424 ext. 4605

Fax. (905) 546-2095



The City of Hamilton encourages physical distancing and increased handwashing. Learn more about the City's response to COVID-19 www.hamilton.ca/coronavirus.

Vision:

The Legislative Division is Dedicated to Excellence in the Provision of Service to the Community, Corporation & Council with Integrity, Accuracy and Transparency.

Mission:

The Legislative Division aims to strengthen and promote local government by facilitating the proceedings of City Council and its Committees, fulfilling the requirements of various Provincial statutes and educating the public to make it understandable and accessible.

From: Farr, Jason <Jason.Farr@hamilton.ca>

Sent: March 10, 2020 11:59 AM

To: [REDACTED]

Cc: [REDACTED]; Chamberlain, Lisa <Lisa.Chamberlain@hamilton.ca>

Subject: Re: Vrancor's Development Plans for King/Queen - Hamilton

Thank you. I have included the clerk who may include this correspondence in the application agenda.

Jay

Sent from my iPhone

On Mar 10, 2020, at 11:55 AM, Tannis Stewart [REDACTED] wrote:

Dear Mr. Farr,

I am writing to you today to officially register a complaint regarding Vrancor's building plans for their student residence and 10-story hotel at King and Queen in the Strathcona neighbourhood of the City of Hamilton. I am a recent resident of Hamilton, purchasing a condo at 75 Queen St. North, just over 1 year ago, and to be truthful, I am unsure if I would have purchased this condo had I known at the time of Vrancor's plans to substantially increase the size of their planned development at King and Queen. Something that they apparently believe is already approved – without community consultation – judging by the size of the crane that they just put up.

First, let me say, to apply to add an additional 19 stories, on top of an approved 6 story building is ridiculous in its own right, and that the City would even consider entertaining this idea is perplexing to me. It is my understanding that buildings this tall (the proposed 25-story 'student' residence) are not permitted under the

existing Strathcona Secondary Plan, Hamilton's Transit Oriented Corridor Plan, nor the existing zoning for parking. These existing zoning boundaries were established by extensive community consultation. The new development would exceed the density restrictions for our community and create traffic, noise, and parking problems in the area. I can attest to that, as being a resident on Queen St. North, I can tell you that traffic is already a problem during rush hours. And in the summer months there is no lack of noise from Hess Village as it is. And I seriously doubt that a building of 25 stories would be dedicated to 'student' housing in the first place – and suspect that this is Vrancor's way of making tiny units, without installing full kitchens in the suites as a cost saving measure, and then selling them for maximum dollars. And now that the Hamilton LRT has been cancelled, truly, what is the point in continuing that guise?

Then, to top things off, Vrancor plans on building 4 additional high rises on Market St.? This is totally unsustainable in my view, and will make the area a circus rather than be an improvement. I understand that all developers want to get in on the ever-increasing housing market that has been occurring over the past few years, however, it should not be at the expense of the surrounding communities.

As a resident of the community that will be directly affected by Vrancor's new plans, I ask that you include us and stick to your initial approval for Vrancor's build at King and Queen; a 6-storey student residence, and a 10-story hotel. No one knows the area as intimately as Strathcona's permanent residents, and there should be no development changes without consultations with the area's taxpayers first.

Respectfully,

[REDACTED]

[REDACTED]

Hamilton, ON L8R 3J3

Tel: [REDACTED] / Email: [REDACTED]

<[REDACTED]_JFarr_ReVrancor_03102020.pdf>

From: [Wayne MacPhail](#)
To: [Dear, Andrea](#); [Hilson, Stephanie](#)
Subject: Vrancor Tower Height
Date: December 2, 2020 3:42:27 PM
Attachments: [Image.jpeg](#)

Hi folks:

Sure looks like the Vrancor Tower is at the maximum it's allowed by permit. Will they be required to stop the hotel building until a Planning Committee hearing? Look forward to any info you can provide.

All the best,
Wayne Macphail

From: [t.vankooten](#)
To: [Dear, Andrea](#)
Subject: RE: FW: 354 King Street West NW corner
Date: December 16, 2020 4:58:36 PM

Hi Andrea,
Glad you had some time for you. Hope all well. No problem as I know you are busy and you always respond.
Thank you for responding.

I will check to measure sidewalk space. And depending on result may need to have Traffic look at corner once I confirm.

I know the site Contractor has now fully appropriated the City set back (buried utility and utility pole allowance), by enclosing the light standards within the construction site fencing at that corner. And chain link fence privacy fabric has obstructed sight line of sidewalk from Queen South heading south bound. Perhaps that was covered under an additional street and sidewalk use permit review?

A solution may be to have Site Contractor provide a traffic corner mirror and additional lighting?

Also as part of the two way conversion of Queen Street South there was a plan to move the crosswalk as well as rebuild the sidewalk and turning lane, (increase turning radius allowance for large trucks) to ensure more of a safety allowance.

The building is set back from sidewalk quite a distance so there is no need to utilize the additional appropriated space other than for storage which there are better areas of the site for that purpose.

Will advise measurements and may request you forward to appropriate oversight.

And thank you for having signage blocking the sidewalk corrected.

Take care and stay well,
Theo

----- Original message -----

From: "Dear, Andrea" <Andrea.Dear@hamilton.ca>
Date: 2020-12-16 3:10 PM (GMT-05:00)
To: "t.vankooten" [REDACTED]
Cc: Wayne MacPhail [REDACTED], Aleda [REDACTED]
Subject: RE: FW: 354 King Street West corner

Hi Theo,

I was off for a few days so unable to reply sooner. Can you let me know if your concern has been addressed yet?

Thanks,

Andrea Dear, MCIP, RPP

Senior Planner

From: t.vankooten [REDACTED]
Sent: Friday, December 11, 2020 3:15 PM
To: Dear, Andrea <Andrea.Dear@hamilton.ca>
Cc: Wayne MacPhail [REDACTED]; Aleda [REDACTED]
Subject: RE: FW: 354 King Street West corner

Photo attachment for email

----- Original message -----

From: "t.vankooten" [REDACTED]
Date: 2020-12-11 3:12 PM (GMT-05:00)
To: "Dear, Andrea" <andrea.dear@hamilton.ca>
Cc: Wayne MacPhail [REDACTED], Aleda [REDACTED]
[REDACTED] 354 King Street West corner

Hello,

Further to earlier concern about corner situation. This photo shows space left after new fence reduced clearance.

Saw mobility scooter waiting at light and there will no longer be ground space to back up as there was before. Space that was public space as shown by traffic light poles.

Certainly does not look safe once snow and ice and poor lighting in bad weather and at night are considered as may distract tractor trailer making a tight turn. And mobility challenged person not being able to move out of way.

As well as with fence privacy mesh have lost any sightlines of pedestrians from the west.

Worried about the creation of a possible further danger at an intersection that has been flagged as safety concern in traffic studies and a past fatality.

Take care and stay safe,

Theo

From: [REDACTED]
To: [Dear, Andrea](#)
Cc: [Wilson, Maureen](#)
Subject: [****POSSIBLE SPAM]354 King St W; UHOPA-20-003/ZAC-20-008
Date: December 17, 2020 11:11:02 AM

Hello Andrea,

Can you please provide me with an update on this development. Did the developers receive approval for the additional 19 storeys?

It seems incredible that they could even ask for such a large change in their plans after the development has already started.

Thanks
gB

[REDACTED]

Sent from my iPhone

From: [Wayne MacPhail](#)
To: [Dear, Andrea](#); [Ward 1 Office](#)
Subject: Shadow Dwellers ask about new drawings and renderings for Vrancor site
Date: February 8, 2021 9:48:09 AM

Hi Andrea:

Hope this finds you well. A Shadow Dwellers member noted that the GSP Group has posted (and submitted to the City) new drawings and renderings for the 354 King St. West site.

1. Can you confirm you've been given these documents?
2. What will the proposed changes mean to the timeline for the project going before planning?
3. When do you think you will have your report completed?
4. It appears the studies haven't changed. Is this the case? If so, when will the new studies be submitted? I would assume, for example, a change in building mass alters the wind study, and the density, the parking study etc.

Any information you can provide would be greatly appreciated.

All the best,
Wayne Macphail
on behalf of the Strathcona Shadow Dwellers

From: [Wayne MacPhail](#)
To: [Dear, Andrea](#); [Ward 1 Office](#)
Subject: Design Review Panel Question about Vrancor Site
Date: February 9, 2021 12:59:21 PM

Hi Andrea:

A couple more questions please. Will the new designs for 354 King St W being going to the Design Review Committee? Will there be another public meeting about the new design? We think there should be.

All the best,
Wayne Macphail

From: [REDACTED]
To: [Dear, Andrea](#)
Subject: Re: 354 King W feedback
Date: February 16, 2021 8:00:42 AM

Thanks Andrea!

I was quite concerned to see that the revised plans eliminated all the units bigger than 2 bedrooms. You understand I'm sure very well that virtually no other developers are or will be building 3- and 4-BR units in Hamilton's downtown, and that inclusion of families is an important part of the vibrancy and life of every neighbourhood. If there is any way for me to pass on that feedback in a way that is officially recorded for the developer or other decision-makers, please let me know.

Thanks a lot!
John

On Wed, Feb 10, 2021 at 11:16 AM Dear, Andrea <Andrea.Dear@hamilton.ca> wrote:

Hi John,

I had questions from another resident that I will copy below with my answers. This should help you to understand what has changed and how these applications are moving forward

1. Can you confirm you've been given these documents?
 - I have not yet checked the GSP website, but I can tell you that I do have a request to separate the applications so that the Hotel and the Multiple Dwelling will be considered on their own. I have new drawings of the Multiple Dwelling, but as this was not a complete submission, it has not yet been circulated. This does not mean that we are not considering both of the applications as a whole, it only means that the applications can now move at their own speed.
2. What will the proposed changes mean to the timeline for the project going before planning?
 - I believe that the Hotel is farther along and a Planning Committee date can be expected sometime this spring.
3. When do you think you will have your report completed?
 - See above for the Hotel and I am not sure for the Multiple Dwelling. New studies supporting the revised design will be required.
4. It appears the studies haven't changed. Is this the case? If so, when will the new studies be submitted? I would assume, for example, a change in building mass alters the wind study, and the density, the parking study etc.
 - As the Hotel has not changed, the submitted studies are adequate to evaluate this proposal. You are correct in your assumption that new studies are required to evaluate the redesign of the Multiple Dwelling.
5. Will the new designs for 354 King St W being going to the Design Review Committee?
 - There is no requirement for the application to go back to the Design Review

Panel at this time.

6. Will there be another public meeting about the new design? We think there should be.
 - There is no *Planning Act* requirement for additional public consultation lead by the applicant. The City is still required to hold the Statutory Public Meeting which will be held at Planning Committee once the Report has been completed.

Please let me know if you would like any clarification.

Andrea Dear, MCIP, RPP

Senior Planner

From: John [REDACTED]
Sent: Monday, February 8, 2021 11:28 AM
To: Dear, Andrea <Andrea.Dear@hamilton.ca>
Subject: 354 King W feedback

Hi Andrea,

My name is John and I recently saw the updated drawings for 354 King W on the [GSP Group site](#). I'm wondering if for now you can simply let me know what next steps in the process are, particularly related to opportunities for meaningful public input or feedback, if any.

Thanks a lot!
John

From: [Wayne MacPhail](#)
To: [Dear, Andrea](#); [Ashley Paton](#)
Cc: [Ward 1 Office](#)
Subject: Strathcona Shadow Dwellers Share Feedback on Proposed Changes to 354 King Street West Development
Date: February 16, 2021 12:53:57 PM

Dear Ms Patton, Ms Dear:

Last night the Shadow Dwellers had a meeting to discuss the proposed changes to the 354 King Street West development by Vrancor.

We appreciate that the new tower is somewhat more visually appealing than the last monolithic structure. However, we still have concerns and questions.

First and foremost, we feel the tower is still far too high for the lot. It does not fit harmoniously into its neighbourhood, nor does it in any way match the words and intent of the Strathcona Neighbourhood Secondary Plan.

We still insist the City stick to that plan.

The drawing included in the new package clearly shows that a majority of the floors and much of the building mass extend above the shoulder of the 45 degree line drawn from the far side of a neighbouring street. It is our understanding that this contravenes the City's guidelines. We wonder why the builder did not take this into consideration when planning the entire property from the beginning. This has been an ongoing concern of ours, and, we hope, of the Planning Department.

The height of the building and the lack of setback also mean that homes along Ray Street North and Market Street will be in deep shadow for much of the morning. While the basic facts may be correct, that everyone will be getting the bare minimum of 3 hours of sunshine between 10 a.m. and 4 p.m., many sidewalk areas, homes, gardens and apartments will experience a significant increase in shadow, especially between September 21 and March 21. Already a community member has noted that even with the 10-storey hotel, she has all but lost morning light. With two more storeys that precious light will be gone. And that's even before the proposed 25-storey tower.

We are also concerned that the external amenity areas on the 7th and 13th floors will be an unpleasant source of noise for neighbours.

And, while the new bedroom count has been decreased we are still concerned about the density of occupants in units that appear to us still to be designed for singles or couples, not families. That could mean a transient population that will not add to the fabric of the community. It appears that over 400 people will be packed into those tiny units, most of which are 70 square metres or less, some as small as 50 square metres.

We also are very concerned about the design of the town houses on Market Street, for a number of reasons. First, they in no way reflect the character of the existing homes on the street. In fact, they appear to be Brutalist barracks compared to the fine old homes on Market. They also are unpleasantly close to the sidewalk. With the front steps in place, there will be no room for lawn, trees or anything that would even faintly enliven their gulag-like frontage. The supplied renderings (from the previous design documents) present a Pollyanna view of Market

Street with warmly lit homes passed by a dog-walker in the middle of what is actually a street used by trucks and cars. And, some of the bedrooms still seem to lack windows.

It is, however, hard to know if the designs for these blockhouses has changed in the most recent plans, as new renderings were not provided. This has caused confusion in the neighbourhood.

We also wish to share our dismay when we read the MTE report on their inspection of the erosion and sediment control measures on the site (MTE File No: C-43629-100, June 2, 2020), which we recently obtained. It is clear from the report that the developer did not install basic and standard erosion prevention interventions (silt fences, silt sacks, regular cleaning, mud mats). It was only when MTE's report was filed (a report triggered by our concerns), that the developer bothered to install precautions that should have been in place months earlier. The report did not give us confidence that the developer has any concern for safety, the neighbourhood nor the environment.

Finally, in light of the significant changes to the tower proposal, confusion around the design of the townhouses on Market and a need for new studies we are requesting:

- 1) That the plans for the new tower development be resubmitted to the Design Review Committee and that we be informed of when that will occur.
- 2) That a new public meeting webinar (with Powerpoint presentation with comprehensive notes sent out prior) be carried out by the GSP Group on behalf of Vrancor.
- 3) That we be informed of the progress of and provided with all new studies relating to the new tower design
- 4) That the public meeting be held at least six weeks prior of the new proposal going to the Planning Committee and after all the new studies have been submitted for review by the Planning Department.

We appreciate your attention and look forward to your feedback.

All the best,
Wayne MacPhail
on behalf of the Strathcona Shadow Dwellers