

From: T Van Kooten

Sent: May 2, 2021 9:36 PM

To: clerk@hamilton.ca

Cc: Wilson, Maureen <Maureen.Wilson@hamilton.ca>

Subject: Planning Committee Meeting, May 4, 2021 Agenda Item 9.3; Report PED21076, 354 King Street West

Reference UHOPA-20-003/ZAC-20-08 Amendment Application

Dear Planning Committee,

I wish to voice my opposition to the two additional storeys to the approved 10 storey Hotel. The actual structure will have an additional three levels of parapets above the proposed 12 storey Hotel. Effectively making the Hotel into a 13 plus storey building. And the parapets are not stepped back and appear to be more decorative and equivalent to brand name signage and brand profile.

The existing 10 storey building will itself be higher once finished "as is" based on those parapets. Parapets that will only add to the shadow and wind effects of the Hotel building, without adding any value.

I also am concerned about the "Urban Heat Sink" effect of the structure as a whole. Which does not seem to be addressed anywhere within the evaluation. And an additional two storeys although sounding minor is effectively a 20% increase, when Hamilton is committed to carbon (heat) reduction.

Sincerely

Theo Van Kooten

From: T Van Kooten

Sent: May 2, 2021 9:03 PM

To: clerk@hamilton.ca

Cc: Wilson, Maureen <Maureen.Wilson@hamilton.ca>

Subject: Planning Committee Meeting, May 4, 2021 Agenda Item 9.3; Report PED21076, 354 King Street West

Reference UHOPA-20-003/ZAC-20-08 Amendment Application - Objection

Dear Planning Committee,

I strongly object to the proposal to treat the Lot/Site as one entity and one zone as proposed by the Owner as a modification within this Amendment application. The request to modify and treat this application as one lot is (as noted in report) was requested within this report and in Appendix D.

The Owner has chosen to separate Phase 1, (Hotel, subject of this report) financially under mortgage arrangements, with City notification and agreement.

Under this present application amendment process for Phase 1, it is solely evaluated as Phase 1 Hotel within this Report PED21076.

Therefore, this evaluation only applies to the Phase 1 as designated by the Owner and as evaluated per the various Planning Documents, Policies and references as applied to the proposed addition of 2 storeys to an existing 10 storey Hotel.

As noted on Page 4/33 second paragraph, "the second phase", (*and possibly any others that Owner choses in future*) will be dealt with in the future as a separate Amendment Application in accordance with the Planning Procedures and Process. This will ensure a process to objectively evaluate Phase 2 against the applicable Planning Documents, Policies and references on its' own.

Sincerely,

Theo Van Kooten,