

From: [Peter Tice](#)
To: [Kehler, Mark](#)
Cc: [Martin Hotz](#); [Ron Wojcicki](#)
Subject: UHOPA-20-008 & ZAC-20-013
Date: February 27, 2020 2:29:17 PM
Attachments: [image001.png](#)
[image003.png](#)
[new doc 2020-02-12 14.16.00.pdf](#)

Hello Mark

We act on behalf of B&F Investments (Nova Scotia) Company (Mr. Martin Hotz), the owner of the property immediately to the west of the lands that are the subject of these applications by 467052 Ontario Ltd. (Mr. Steven Joyce). 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-20-008) and for a zoning by-law amendment (File No. ZAC-20-013) 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

1 King Street W., 10th Floor Hamilton, ON L8P 1A4

Phone: 905.526.9800 | **Fax:** 905.526.0732

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

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From: [Laurie Pringle](#)
To: [Kehler, Mark](#); [McKie, Shannon](#)
Cc: [Robichaud, Steve](#); [Fabac, Anita](#); [Farr, Jason](#); [Farruggia, Cetina](#)
Subject: RE: design and planning mtgs (Wellington/Barton development) & small dog park - Borer's Falls
Date: October 14, 2020 3:12:22 PM
Attachments: [image001.png](#)
[image002.png](#)

Hi Mark,

Apologies for the delay in my response.

I should also add – that your team should be made aware that the western most lane of Wellington N. will soon be a parking lane. The city council approved this some time ago, as I understand it.

It appeared from your meeting that people weren't aware of this. So that too, should be a consideration for the design consultations.

Laurie Pringle

Director, Communications & Engagement

70 Macklin St. N. Hamilton, Ontario L8S 3S1

[REDACTED]
[REDACTED]

From: Kehler, Mark <Mark.Kehler@hamilton.ca>
Sent: Wednesday, September 9, 2020 2:22 PM
To: Laurie Pringle [REDACTED] McKie, Shannon
<Shannon.McKie@hamilton.ca>
Cc: Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Fabac, Anita <Anita.Fabac@hamilton.ca>;
Farr, Jason <Jason.Farr@hamilton.ca>; Farruggia, Cetina <Cetina.Farruggia@hamilton.ca>
Subject: RE: design and planning mtgs (Wellington/Barton development) & small dog park - Borer's Falls

Hi Laurie,

There will be a public meeting for the proposed Official Plan Amendment and Zoning By-law Amendment applications required to facilitate the development. If you provide your mailing address we will send you a Notice of Public Meeting in the mail once the meeting has been scheduled.

The laneway acquisition process was completed by our Corridor Management Section. If you have further questions about this you can speak with Cetina Farrugia – 905-546-2424, Ext. 5803 or Cetina.Farruggia@hamilton.ca.

Mark Kehler

Planner I - Urban Team
Planning and Economic Development
Planning, City of Hamilton

(905) 546-2424 Ext.4148



NOTE: As of March 18, all City of Hamilton offices and facilities have been closed to the public with the exception of the First Floor, City Hall, to help prevent the possible spread of the Covid-19 virus.

Planning staff will continue to serve the community over the phone or by email. However, staff are working from home as a precautionary measure to protect both the public and staff and staff will endeavour to reply to your email as soon as possible.

Digital submissions and resubmissions are preferred. Alternatively you may make your submission by courier, mail or by drop off at the First Floor, City Hall.

Please be aware that information on the City's response to Covid-19 and the City of Hamilton Official Plan, Zoning By-laws and submission requirements can be found on the City's website at www.hamilton.ca.

Thank you for your anticipated cooperation.

From: Laurie Pringle [REDACTED]
Sent: September 9, 2020 11:07 AM
To: Kehler, Mark <Mark.Kehler@hamilton.ca>; McKie, Shannon <Shannon.McKie@hamilton.ca>
Cc: Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Fabac, Anita <Anita.Fabac@hamilton.ca>; Farr, Jason <Jason.Farr@hamilton.ca>
Subject: RE: design and planning mtgs (Wellington/Barton development) & small dog park - Borer's Falls

Hi Mark,

Thank you for your prompt reply.

I am aware that for this meeting there is no public consultation. And just to clarify – I'm asking to be made aware of all city meetings related to this development, not just the design meetings.

I'm not sure if the design team are involved with the alley acquisition, but there too – we need to ensure some quick action. I know all of my neighbours are very concerned that we agreed to this in good faith, and to be facing the possibility that we will be unable to access our vehicles over winter, is a concern for all of us. Everyone on this block who uses that alley is wondering who we speak to about this, and how we can ensure it's taken care of in short order. There is already some talk of going to a lawyer as some people here feel that we were "duped" into agreeing to this, and we without legal intervention we will be left without any ability (or leverage) to ensure that our needs are addressed in a timely manner. I'm working to avoid that – but people are getting increasingly agitated about it.

Thank you!

Laurie Pringle

Director, Communications & Engagement

70 Macklin St. N. Hamilton, Ontario L8S 3S1

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

Sent: Wednesday, September 9, 2020 9:19 AM

To: McKie, Shannon <Shannon.McKie@hamilton.ca>; Laurie Pringle

Cc: Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Fabac, Anita <Anita.Fabac@hamilton.ca>;
Farr, Jason <Jason.Farr@hamilton.ca>

Subject: RE: design and planning mtgs (Wellington/Barton development) & small dog park - Borer's Falls

Good morning Laurie,

Thank you for the comments.

Your feedback will be considered by staff and addressed in a staff report provided to Planning Committee.

If you provide your mailing address, I can add you to the notification list for the Public Meeting / Planning Committee that will be scheduled after the applicant has had a chance to respond to comments from staff, the public and the Design Review Panel. You will be able to participate in the Public Meeting by making verbal or written submissions.

Design Review Panel (DRP) agendas are posted on the City's website in advance of the DRP meetings: <https://www.hamilton.ca/develop-property/policies-guidelines/design-review-panel>.

The DRP meetings can be viewed by the public but there is no opportunity for the public to participate. During the COVID-19 shutdown we are posting videos of the meetings to the website.

If you have any further questions or comments, please let me know.

Mark Kehler

Planner I - Urban Team
Planning and Economic Development
Planning, City of Hamilton
(905) 546-2424 Ext.4148



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Thank you for your anticipated cooperation.

From: McKie, Shannon <Shannon.McKie@hamilton.ca>

Sent: September 9, 2020 7:47 AM

To: Laurie Pringle [REDACTED]

Cc: Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Fabac, Anita <Anita.Fabac@hamilton.ca>; Kehler, Mark <Mark.Kehler@hamilton.ca>; McDonald, Andrea <Andrea.McDonald@hamilton.ca>; Farr, Jason <Jason.Farr@hamilton.ca>

Subject: RE: design and planning mtgs (Wellington/Barton development) & small dog park - Borer's Falls

Good Morning Laurie,

Thank you for your email and comments related to the feedback that was given for the application related to 222-228 Barton Street East and 255-265 Wellington Street North (UHOPA-20-008) (ZAC-20-013). I have forwarded your comments to Mark Kehler who is the lead planner on the file. If you have any further questions related to the application please feel free to contact Mark at Mark.Kehler@hamilton.ca.

I have also followed up with Public Works staff regarding your questions related to a dog park at Robert Street and Cathcart. I will follow up again once I have some additional information for you.

Shannon

Shannon McKie

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



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Thank you for your anticipated cooperation.

From: Farr, Jason <Jason.Farr@hamilton.ca>
Sent: September 8, 2020 11:47 AM
To: Laurie Pringle [REDACTED]
Cc: McKie, Shannon <Shannon.McKie@hamilton.ca>
Subject: RE: design and planning mtgs (Wellington/Barton development) & small dog park - Borer's Falls

There's a number of items that I will need to look into (ie Small Dog park – not sure it is City Land – but like the idea).

On the good planning questions you have, I have ccd our Manager, Shannon. Shannon, please keep me ccd. Thanks

From: Laurie Pringle [REDACTED]
Sent: September 7, 2020 7:46 PM
To: Farr, Jason <Jason.Farr@hamilton.ca>
Subject: design and planning mtgs (Wellington/Barton development) & small dog park - Borer's Falls

Hi Jason, (this is a 2 issue email... although I think there is some potential to connect them, so I've included both items, but feel free to deal with them separately if you feel it's more appropriate)

I just happened to see a link to the design consultation meeting for the Joyce development and sat through to watch it.

Before I provide my feedback, I have a couple of questions:

1. I'd like to know if there is some way to ensure that I am informed of these meetings in advance, so that I can participate (where possible) and/or be able to view them – when open to the public?
2. In addition to this, I'd like to find out if there are any committees where residents would be invited to be a part of the consultation/feedback teams? I noticed that many (if not most) of the participants in this meeting, really didn't appreciate the fact that there are families living

on Wellington. Additionally, the initial concept designs clearly didn't allow for any turn-around or space for snow to be stacked up... We are fast approaching winter and if they don't do something about those blocks, we are going to be unable to leave our homes in winter because the snow removal people won't be able to maneuver or have a place to put the snow once it's plowed.

- a. **This can't wait and requires some kind of solution in the next couple of months.**

Additional feedback...

- Not enough parking
 - They are providing 1:1 parking – but they are renting commercial space. Most commercial businesses have more than 1 employee, and then you have visitors to the businesses. Their plans are woefully inadequate and we already have an issue with hospital staff parking along Wellington because they're too lazy to walk from the staff parking by Tim Horton's.
 - Much of the site is street-level parking... I realize it would create additional costs, but I think they should consider 2 underground levels of parking – instead of the single level underground parking they are currently proposing.
- Many participants commented on the “institutional” look and I have to agree... it really didn't make the corner look welcoming or residential.
- Greenspace – There was also mention of the lack of use of the rooftops.
 - I do understand that they have zoning/permit issues around noise, but that doesn't mean they can't make use of those spaces to further provide greening or green spaces.
 - As you know, I've been asking about getting more trees... I'd like to see the developer required not only to maximize green/tree spaces on their development, but it would be nice if we could also require them to add trees to Wellington Street. This would not only have a beneficial impact to the neighbourhood, but it would also make it easier to make their design transition to the neighbourhood, by creating a consistent look and feel to the street.
- Bike Racks – one of the participants spoke about the bike rack/storage placement... They were concerned about people walking across a busy driveway, but in reality, the bigger concern is theft and vandalism. That alleyway is a conduit for bad behavior, and storing bikes in that area is not wise. I'd suggest that they consider my suggesting for another level of garage space, and providing indoor storage for resident bikes.

Lastly – this is related, but also could be a separate issue...

Hamilton only has 1 dog park that has a “small dog” space (Borer's Falls). Currently it's closed until at least October... there isn't another spot in the city where those of us (mostly downtown people) who have small dogs can take our dogs where they won't get run over by large dogs.

- I'd like to suggest that we take the empty lot that is on the corner of Robert & Cathcart and convert that to a small dog park.. It's more than big enough for small dogs to run and play – and it's got a natural grade, so water wouldn't puddle etc. People who live in condo's tend to use dog parks a lot – and with so many new builds happening in the core, and now on our corner, it would be a great little spot for those of us who live downtown to take our dogs to

run and play with other dogs.... And this would also be a big selling point for the condo developer. Perhaps they'd be willing to help make the appropriate changes to the site, to allow for it to be made into a small dog park?

- Also – while we're on the topic... would you be able to convince the Borer's Falls dog park people to temporarily reclassify the Borer's Falls "large dog area" into a "small dog area" until the construction is done on the small dog area? That is the ONLY spot in all of Hamilton for small dogs and it's closed – so given that people can take their large dogs to any dog park... could we not temporarily restrict the large area for small dogs... just for a couple months?

Thanks again for everything you do for us! I'd love to get more involved in any committee's where perhaps my expertise or feedback might be of use. If ever you hear of something, please don't hesitate to let me know.

Have a lovely evening!

Laurie Pringle

Director, Communications & Engagement

70 Macklin St. N. Hamilton, Ontario L8S 3S1

[REDACTED]

[REDACTED]