



**IBI GROUP**  
 200 East Wing – 360 James Street North  
 Hamilton ON L8L 1H5 Canada  
 tel 905 546 1010 fax 905 546 1011  
 ibigroup.com

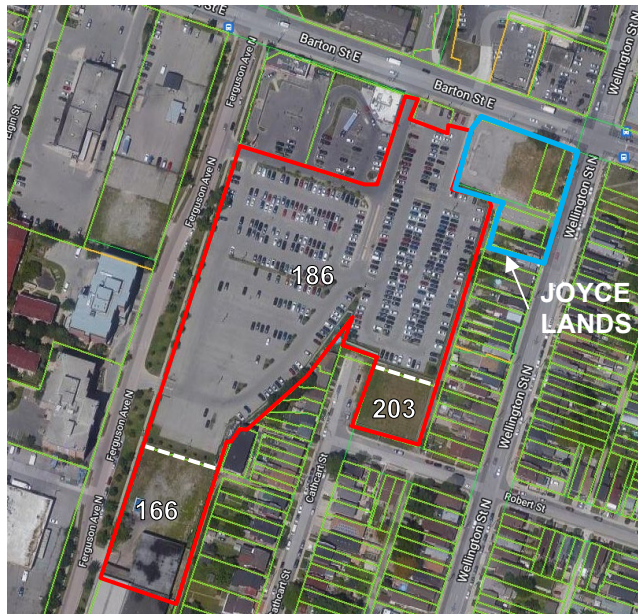
April 4, 2022

Legislative Coordinator  
 Planning Committee  
 City of Hamilton  
 71 Main Street West, 1st Floor  
 Hamilton, ON L8P 4Y5

Dear Planning Committee & Council:

**UPHOPA-20-08 & ZAC-20-013**  
**ADJACENT PROPERTY COMMENTS**

On behalf of our client B&F Investments (Nova Scotia) Company and 201 Robert Street Company; the property owner of 166 & 186 Ferguson Avenue North and 203 Robert Street, please accept this as our written comments in regard to this project. For reference; provided below is an airphoto map showing our clients lands (in red) and the Joyce property lands (in blue).



Our client has recently finalized a master concept plan for the adjacent lands to the proposed Joyce development and submitted a Formal Consultation Request on March 24, 2022. The proposed development of our client's land is slightly behind in the planning process compared to the Joyce lands but would like to provide our comments to the proposed development being presented to Planning Committee (April 5<sup>th</sup>, 2022).

It is important to note that we do not oppose the development as it represents intensification at a key intersection and will better utilize the lands as they sit vacant to date. Our suggestion; in regard to layout and building design would be as follows:

Ms. Shannon McKie – March 24, 2022

- Provide a 0.0m side yard setback at the west property line that is shared with our client's lands; and,
- Increase the height of the tower at the corner of the building.

These above suggestions would provide for a more continuous, cohesive, safe and cleanly streetscape along Barton Street East as well as providing a more visually appealing building height transition from the proposal at 166 & 186 Ferguson Avenue North to the Joyce development. We trust the above will be contemplated in future design implementation and hope to have future liaison with both property owners, working together to provide a continuous and vibrant redevelopment in an area of Hamilton which is greatly needed.

Yours truly,  
**IBI Group**

*Brianne McIntosh*

Brianne McIntosh | CPT  
Project Coordinator

Cc: *Jennifer Allen, Planner II | City of Hamilton*  
*B&F Investments (Nova Scotia) Company and 201 Robert Street Company | client*