

Barnett, Daniel

From:
Sent: May 1, 2020 4:18 PM
To: Dear, Andrea
Cc: Wilson, Maureen; board@awwca.ca

To the Planning Committee and whom it may concern:

I saw the sign notifying the community of the proposed development at Main & Dow St. I wish to communicate my support for this project. I live in the area, and attend services at the Adas Israel. My child goes to the Hamilton Hebrew Academy. I believe this development will enhance the growth and focus of our community. The design is modern and in spirit with the development of McMaster Innovation Park. It is a positive step towards attracting young families and empty nesters to our neighborhood.

I moved to Ainslie Wood in 2006. The character of the neighborhood has changed. Many families have moved away, and the students have moved in. As a result, it's really hard for young families to find space close enough to be viable to live here. I know Seniors who live in Westdale who come to prayer services on Saturday. In the winter months, it's a precarious walk as most students don't clear their walks of snow and ice. These Units will allow our Elder generation to maintain a spiritual and physical connection to our community.

I am very excited at the benefits of this development for our community. I hope the City will recognize the strength and value in our community and work fruitfully with the Developers to achieve a positive result.

Thanks,

Barnett, Daniel

From:
Sent: April 22, 2020 1:06 PM
To: Dear, Andrea
Cc: Wilson, Maureen; board@awwca.ca
Subject: Application for Amendment at 1107 Main Street West, Hamilton, File No: UHOPA-20-012

Dear Ms. Dear:

We reside at _____ and are writing to confirm our support for the above development.

We are concerned that there is a serious shortage of housing accommodation for members of our synagogue, Adas Israel, given that many homes in our area have, unfortunately, been converted into student housing. We feel that the new development will help to provide housing to congregants who wish to live close to the synagogue (walking distance), which will also expand our community and likely include families. West Hamilton / Westdale is crying out for family residences given the propensity for our area to attract students attending McMaster University or Columbia College. We feel that this will at least redress the imbalance in the neighborhood in some small way.

Furthermore, we also believe this new development will improve the overall standard in the community, as the student housing has not been maintained adequately and is unsightly.

The additional units in this residence will provide the City with additional resources by way of property taxes and will also be a boon to the nearby businesses.

We would be pleased to provide further input if requested.

Yours truly,

Barnett, Daniel

From:
Sent: May 3, 2020 12:04 PM
To: Dear, Andrea
Cc: Wilson, Maureen; 'board@awwca.ca'
Subject: Re: 1107 Main Street West, Hamilton. File No. UHOPA-20-012

Andrea Dear,
City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design-Urban Team
71 Main Street West, 5th floor
Hamilton, ON
L8P 4Y5
May 3, 2020

Dear Ms. Dear,

Re: UHOPA-20-012 and ZAC20-016 Application by 1107 Main Inc. to amend Official Plan and Zoning By-Law- 1107 Main Street West

Thank you for the opportunity to submit a statement with regard to the aforementioned application. I have waited until this point until I had spoken to the parties both for and against the application, wanting to hear the rationales for both sides.

Having now heard from the parties involved I feel that is incumbent on me to support this application for the following reasons:

1. It is my belief that progress is inevitable, the demand for affordable housing in our neighbourhood will only be offset when the supply of available housing is increased. Several competing parties could have purchased this property; it is my opinion that the Applicant has put forth a design that is respectful of the needs of our community, providing much needed housing for both young families looking to move to the community, designs that are sympathetic to the needs of the elderly and also spaces that are viable options for post-secondary students. The ratios of town homes to apartments shows that this is not a development that is simply being built with profit in mind. This is a design that puts the needs of the community over the desire to make a profit, a much more parsed back design that maximized all available space would have been a red flag to me, and this design is not the case.
2. It appears to me that similar size developments are going up along the Main Street corridor, this is a logical place to put them in my opinion, as the transportation corridor along Main Street is best utilized by this location. If other developments are already approved, I feel it inevitable that a piece of property the size of

1107 Main Street would be a logical location for another development of similar size, due to its proximity to the University, public schools, shopping and transportation. The very few number of houses in the immediate surrounding area will minimize the amount of disruption caused by the project as it undertaken. I live in one of those homes on Dow and am not overly concerned about any construction related disruptions, seeing them as the cost of progress.

3. A smaller size development could be approved, however I appreciate the cost of valuable land these days, and the scarcity of it along the Main Street corridor. Forcing developers to construct smaller high rises is an inefficient use of what little available space there is remaining, and if we have a developer that has shown they are willing to make amendments to the plans submitted to address concerns of the community, we should be rewarding such efforts. One thing I was encouraged by was the willingness to add additional parking underground, with the understanding that the cost can be offset by adding a couple more stories to the building, which to me will serve both the additional needs for living space and parking in the area. I would not like to see a smaller building if it comes at the cost of parking in the area.
4. I have always been an opponent of houses being purchased by absentee landlords and converted into student houses. The current cost of a detached home continues to go up, and the only solution available to those that continue to buy houses for this purpose will be to either raise rents to an unmanageable level, or put even more students in a residence, causing further deterioration of the neighbourhoods, driving potential families away and continuing the proliferation of student ghetto neighbourhoods. The current projects approved close to McMaster will only serve to reverse these trends and hopefully start us on the road to neighbourhood gentrification, which we so desperately need if we are to have a vibrant Ainslie Wood community.
5. Having been a resident of the Community for close to 7 years now, with daughters who attend schools in the surrounding area, I have found the builder to be open to discussion from the onset, and willing to seek input into the design of the building. It is my opinion that this design stands out as a project that is not being put forth simply to generate wealth for any of the parties involved, but actually is designed to give something back to the Community as a whole. Giving something back to the Community is what motivates the members of these Review Committees in the first place, and this design gives you all the opportunity to see out that mandate.

Respectfully

Barnett, Daniel

From:
Sent: April 28, 2020 9:53 AM
To: Dear, Andrea
Cc: Wilson, Maureen; board@awwca.ca; McKie, Shannon; Fabac, Anita; Robichaud, Steve
Subject: Re: 1107 Main Street West, Hamilton

Thank you for your response, and consideration.

On Tue., Apr. 28, 2020, 9:38 a.m. Dear, Andrea, <Andrea.Dear@hamilton.ca> wrote:

Hello Oliver,

Thank you for your message. It will now form part of the public record. Your thoughts will be considered as part of our review of the application and will be included in the Report.

We will keep you informed of any future public consultation and give you notice of the Planning Committee date once it has been determined.

Thanks,

Andrea Dear MCIP, RPP
Senior Planner
City of Hamilton

From:
Sent: April 24, 2020 1:23 PM
To: Dear, Andrea
Cc: Wilson, Maureen; _____
Subject: Re: 1107 Main Street West, Hamilton

Dear Ms. Dear,

In my lifetime, I have lived in 6 cities, 4 countries and 3 provinces. I moved to the great city of Hamilton 4 years ago with my new wife, and we have since grown to a family of 4 who hopes more than anything for the longevity of the Hamilton Jewish community.

The Hamilton Jewish Community is thriving more than in any other place that I have lived, and is on the cusp of being a potential home to many young Jewish families struggling to find affordable housing.

But it is also on the cusp of forcing many young families who were hoping to make Hamilton their forever homes elsewhere.

As an observant Jew, I need to live in close proximity to our community synagogue, so that we can practice our faith on the Shabbat, where we are not permitted to drive. The obvious conundrum, here, is that our neighbourhood is overwhelmed with student housing, not only driving prices unreasonably high, but affecting also the availability of viable housing for young families.

Ms. Dear, to facilitate the urgent needs of our community, this project will not only be a solution for my family personally but for many young families who would like to remain in, or relocate to, this neighbourhood.

Not speaking in hyperbole, this project allows us to suddenly explore housing options in a rare and unprecedented way. To say yes to this project is to say yes to the continuation of Ainslee Wood and Westdale neighborhoods as viable options for families.

Please don't hesitate to reach out.

Sincerely,

Re: Application UHOPA-20-012 (1107 Main Street West)

To whom it may concern:

As a resident residing directly across from 1107 Main Street West, and a member of one of the founding families of the Adas Israel Congregation, I fully support the application UHOPA-20-012.

As a man in his ninth decade, I am proud to witness our community and congregation grow and expand. I have no doubt this will bring a fresh vitality to our neighbourhood and set our path for the future.

Sincerely,

Barnett, Daniel

From:
Sent: May 5, 2020 3:35 PM
To: Dear, Andrea
Subject: Re: 1107 Main Street West, Hamilton File No. UHOPA-20-012
Attachments: Neighbourhood Residents.pdf

Hi there,

Please see the attached petition in support of the proposed development on 1107 Main St W.

Thanks,

On Thu, Apr 23, 2020 at 12:31 PM Dear, Andrea <Andrea.Dear@hamilton.ca> wrote:

Hello Ilan,

This type of application normally takes a year or two to be complete. In light of the unfortunate circumstance we are in , this may take longer. I don't think I would be able to get a report to Planning Committee early next year.

I am still waiting on comments from a number of agencies. Once those are received in full I will be in a better position to estimate timing.

Please feel free to stay in touch and I can keep you up to date.

Andrea Dear, MCIP, RPP

Senior Planner

From: _____
Sent: Thursday, April 23, 2020 11:14 AM
To: Dear, Andrea <Andrea.Dear@hamilton.ca>
Cc: Wilson, Maureen <Maureen.Wilson@hamilton.ca>; _____; McKie, Shannon <Shannon.McKie@hamilton.ca>; Fabac, Anita <Anita.Fabac@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>
Subject: Re: 1107 Main Street West, Hamilton File No. UHOPA-20-012

Thank you for your response. What does the timeline look like for this type of project?

On Thu, Apr 23, 2020 at 10:48 AM Dear, Andrea <Andrea.Dear@hamilton.ca> wrote:

Hello

Barnett, Daniel

From:
Sent: April 21, 2020 10:33 AM
To: Dear, Andrea
Cc: Wilson, Maureen; board@awwca.ca
Subject: [***POSSIBLE SPAM] 1107 Main St W

To whom it may concern:

As a neighbour in close proximity to 1107 Main Street West, I fully support the proposed development. My wife grew up on Dow Avenue, meters from the site, and now we, as a young couple, have chosen this same block to raise our two children.

As a real estate professional, this development is astonishing and clearly demonstrates the developer's commitment to strengthening the family character of our neighborhood. The most obvious financial model, for a site so close to McMaster University, would be a dormitory-style building of studio units exclusively targeting students. These are common in other university areas, similar to the two other major projects nearby in the development stages. This application proposed is clearly not motivated solely for profit, with the incorporation of townhouses, apartments with large living areas, and a high ratio of underground parking stalls, rather to add family-style and affordable housing to the Westdale area.

Our neighborhood is currently saturated with houses that have been converted to student rental. Our community desperately requires the development of this nature. This proposal has the power and potential to tip the scale and transform the character of our community. Frankly, I do not know whether our neighborhood will remain an option for families without it. We need this development to bring a balance to the neighborhood.

Thank you for this petition of support. This will form part of the public record and will be considered while evaluating the application.

We are working with the applicant to ensure that all of the information is available to anyone interested. The applicant is setting up a website where all the materials can be accessed. Once this has gone live, I will contact you and others with the web address. In the interim, anyone wishing more information can contact me directly.

Take care.

Andrea Dear, MCIP, RPP

Senior Planner

From:

Sent: Wednesday, April 22, 2020 5:14 PM

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

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

Subject: 1107 Main Street West, Hamilton File No. UHOPA-20-012

To whom it may concern:

Please see the attached list of direct neighbors, within 150 meters of the development, in support of application no. UHOPA-20-012

There are several more who are inclined to support but are awaiting more information.

Thank you in advance,



Tuesday, April 21, 2020

RE: APPLICATION FOR AMENDMENT, FILE NO. UHOPA-20-012

Attention: Andrea Dear
City of Hamilton Planning and Economic Development Department
71 Main Street West, 5th Floor
Hamilton ON L8P 4Y5

Dear Ms. Dear.

The Board of Directors of the Adas Israel Congregation, with unanimous approval, supports the Application for Amendment at 1107 Main Street West, Hamilton (file No. UHOPA-20-012).

The Adas Israel Congregation, founded in 1912, relocated to our current location at 125 Cline Avenue South, in 1961, to the parcel adjacent to 1107 Main Street West. While the synagogue continues to expand, its growth is being curtailed by the acute need for suitable family housing in the neighbourhood. This predicament has been compounded over the years by the ever-expanding conversion of family homes to student homes in the Ainslie-Wood/Westdale community. The diminishing stock of appropriate homes is continually eroding the character and nature of our neighborhood. As many of our congregants are Sabbath observers, who walk to synagogue on Saturdays, the problem is critical.

Since the summer of 2017, the Adas Israel Board of Directors has been proactively engaged with potential developers to insure that any future development at 1107 Main Street West meets the needs of the congregation, as well as the Ainslee Woods Westdale neighborhoods.

In our discussions, we have found that the applicant has shared our vision and has been responsive to community needs, as reflected in the design of the project. The proposed plan incorporates townhouse units in the podium, on grade, with one-floor units to accommodate seniors and others with mobility challenges. The general suite mix is conducive for family living, and, upon community feedback, the developer has incorporated a third level of underground parking.

Due to its proximity to McMaster University, this development will be one of the few in the area, if not the only, that will foster community development and not be designed as purpose-built student rental. It is our conviction that this application deserves to be embraced as part of a strategic plan to preserve and strengthen the communal character of the Ainslie-Wood/Westdale neighborhood.

Yours truly,



האקדמיה העברית בהמילטון זכרון מאיר

Hamilton Hebrew Academy

April 21, 2020

RE: File No. UHOPA-20-012 ZAC-20--016

Attention: Andrea Dear, City of Hamilton Planning and Economic Development Department
71 Main Street West, 5th Floor. Hamilton ON L8P 4Y5

Ms. Dear,

The Hamilton Hebrew Academy is the largest Jewish school in the area. While enrollment has grown in recent years, the percentage of students from outside of Hamilton-Wentworth has outpaced local growth. We attribute this demographic trend to the lack of suitable housing in the local neighbourhood.

As the closest institution to the proposed development, at 1107 Main Street West, we were pleased to review the application and enthusiastically lend our support to the application. The plans provide much needed housing inventory and have been designed to cater to the needs of families with children, as well as their grandparents, which will enrich and invigorate the character of our community.

We look forward to seeing the development come to fruition, overflowing with life in our community park, our school and neighborhood, with dynamic and intergenerational vitality,

Sincerely,

Principal, Hamilton Hebrew Academy

As community members of Ainslie Woods/Westdale, impacted by the proposed development at 1107 Main Street West, we the undersigned support application UHOPA-20-012.

As a neighbourhood struggling to attract and maintain families due to a shortage of appropriate housing options, this development will provide much needed housing options and help preserve the neighbourhood character. As residents that will be most greatly impacted by the development, we feel this will enhance the quality of living in our area.

SIGNATURE

12 Signatures on Petition

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As community members of Ainslie Woods/Westdale, impacted by the proposed development at 1107 Main Street West, we the undersigned support application UHOPA-20-012.

As a neighbourhood struggling to attract and maintain families due to a shortage of appropriate housing options, this development will provide much needed housing options and help preserve the neighbourhood character. As residents that will be most greatly impacted by the development, we feel this will enhance the quality of living in our area.

SIGNATURE

9 Signatures on Petition

We, the residents of Cline Avenue South, Dow Avenue and Paul Street, who live within 150 meters of the proposed development at 1107 Main Street West, support application UHOPA-20-012.

As a neighbourhood struggling to attract and maintain families due to a shortage of appropriate housing options, this development will provide much needed housing options and help preserve the neighbourhood character. As residents that will be most greatly impacted by the development, we feel this will enhance the quality of living in our area.

NAME	ADDRESS	SIGNATURE
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20 Signatures on Petition

We, the residents of Ainslie Wood & Westdale, in the area of the proposed development, at 1107 Main Street West, support application UHOPA-20-012.

As a neighbourhood struggling to attract and maintain families due to a shortage of appropriate housing options, this development will provide much needed housing options and help preserve the neighbourhood character. As residents near the development, we feel this will enhance the quality of living in our area.

NAME	ADDRESS	SIGNATURE
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9 Signatures on Petition

We, the residents of Ainslie Wood & Westdale, in the area of the proposed development, at 1107 Main Street West, support application UHOPA-20-012.

As a neighbourhood struggling to attract and maintain families due to a shortage of appropriate housing options, this development will provide much needed housing options and help preserve the neighbourhood character. As residents near the development, we feel this will enhance the quality of living in our area.

NAME	ADDRESS	SIGNATURE
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9 Signatures on Petition