

Barnett, Daniel

From:
Sent: Monday, May 17, 2021 2:49 PM
To: Barnett, Daniel
Subject: Re: Brock U (1842 King Street East)

Thanks Daniel,

At this point I am opposed to a development of that size in the area. Does the area have the infrastructure to accommodate four thousand people? Are home owners going to be ok with massive buildings obstructing views of the escarpment? Are they going to be ok with the loss of privacy from having 12 storeys of people peering down on their homes? Is there going to be any green space on the property?
Other than taxes for the city what is the benefit of injecting 4 thousand people into the area?

I'm happy to be convinced otherwise but it appears greed is at the core of this development. Lets works towards a reasonable size development that doesn't have such an impact on the community.

Regards,

From: Barnett, Daniel <Daniel.Barnett@hamilton.ca>
Sent: May 13, 2021 6:55 PM
To:
Cc: Piedimonte, Diane <Diane.Piedimonte@hamilton.ca>; Merulla, Sam <Sam.Merulla@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Fabac, Anita <Anita.Fabac@hamilton.ca>; McKie, Shannon <Shannon.McKie@hamilton.ca>
Subject: RE: Brock U (1842 King Street East)

Hi

In respect to your email below. An OPA stands for Official Plan Amendment and ZBA stands for Zoning By-law Amendment.

An Official Plan Amendment and Zoning By-law Amendment are applications that include public input and require a public meeting which is held before Planning Committee, and are applications in which Planning Committee and City Council make a decision to approve or deny the requested change to the Official Plan and Zoning By-law.

Public input includes sending in letters / emails to the planner on the file (myself) and / or speaking at the Planning Committee meeting.

The notice going out next week is sent out to property owners within 120m of the property and a public notice sign will need to be put up on site, to inform the public that the City received these applications and if interested parties have comments on what is being proposed to provide them to the City.

A separate letter / notice will be sent out and the sign will be updated with the date of the meeting once a Planning Committee meeting is scheduled to inform interested parties of the date and time of the meeting.

Daniel

From: Piedimonte, Diane <Diane.Piedimonte@hamilton.ca>
Sent: May 13, 2021 12:14 PM
To: Barnett, Daniel <Daniel.Barnett@hamilton.ca>
Subject: FW: Brock U (1842 King Street East)

For your further response, thank you.

From:
Sent: May 13, 2021 11:58 AM
To: Merulla, Sam <Sam.Merulla@hamilton.ca>
Cc: Merulla, Sam <Sam.Merulla@hamilton.ca>; Piedimonte, Diane <Diane.Piedimonte@hamilton.ca>
Subject: Re: Brock U (1842 King Street East)

Thank you. Can you please let me know what OPA and ZBA represent. Also is there a public consultation on building 12 storey buildings? I am unfamiliar with the process but I do live in the area and having 4 tall buildings will definitely have a massive impact on the community.

Thanks,

From: Merulla, Sam <Sam.Merulla@hamilton.ca>
Sent: Thursday, May 13, 2021, 11:34 a.m.
To:
Cc: Merulla, Sam; Piedimonte, Diane
Subject: FW: Brock U (1842 King Street East)

Please note staffs response below.

From: Barnett, Daniel <Daniel.Barnett@hamilton.ca>
Sent: May 13, 2021 10:38 AM
To: Merulla, Sam <Sam.Merulla@hamilton.ca>; Fabac, Anita <Anita.Fabac@hamilton.ca>
Cc: Piedimonte, Diane <Diane.Piedimonte@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>; McKie, Shannon <Shannon.McKie@hamilton.ca>
Subject: RE: Brock U (1842 King Street East)

Hi Councillor

The proposed application is an OPA and ZBA applications to permit four multiple dwellings each 12 storeys in height and four stacked townhouses each 4 storeys in height. A total of 1,407 dwelling units are proposed with 1,688 parking spaces in three levels of underground parking.

Notice of complete application and preliminary circulation to the public will be sent out within the next week for this application.

Daniel

From:
Sent: May 13, 2021 8:29 AM
To: Merulla, Sam <Sam.Merulla@hamilton.ca>
Cc: Merulla, Sam <Sam.Merulla@hamilton.ca>; Piedimonte, Diane <Diane.Piedimonte@hamilton.ca>
Subject: Re: Brock U

? I asked about if there were any plans for development at the Brock site.

Get [Outlook for Android](#)

From: Merulla, Sam <Sam.Merulla@hamilton.ca>
Sent: Thursday, May 13, 2021 8:10:39 AM
To:
Cc: Merulla, Sam <Sam.Merulla@hamilton.ca>; Piedimonte, Diane <Diane.Piedimonte@hamilton.ca>
Subject: RE: Brock U

What's your message?

From: r
Date: May 12, 2021 at 2:00:23 PM EDT
To: "Merulla, Sam" <Sam.Merulla@hamilton.ca>
Subject: Brock U

Barnett, Daniel

From:
Sent: Wednesday, May 26, 2021 5:06 PM
To: Barnett, Daniel
Cc: Merulla, Sam; Fabac, Anita; Piedimonte, Diane; Robichaud, Steve; McKie, Shannon
Subject: [****POSSIBLE SPAM]Re: 1842 King Street East Planned Development

Mr. Barnett,

As a Ward 4 resident, I would like to express the following concerns with the proposed development at the former Brock University Teachers College campus:

- Based on my understanding, access to the site from Lawrence Road (that is currently in place) is being eliminated. This will significantly increase traffic entering/exiting King St at peak times.
- Barons Ave S and Cameron Ave S will see a large increase in traffic as they are the closest 'through' streets connecting Main St to King St.

Vehicle traffic along King, Barons and Cameron is currently an issue; definitely concerned that adding in 1600+ cars will compound the issue.

Has a date been set for the public-input meeting?

Thanks,

Barnett, Daniel

From:
Sent: Wednesday, May 26, 2021 7:03 PM
To: Barnett, Daniel
Subject: UHOPA-21-009 and ZAC-21-021

I received a letter from Planning and Economic Development Dept. and thoroughly read it giving it great thought. In my conclusions I totally disapprove the maximum increase residential density from 200 units per hectare to 525 units per hectare constructing four, 12 storey multiple dwellings and four, four storey stacked townhouses for a total of 1407 dwelling units.

Sincerely,

Barnett, Daniel

From:
Sent: Tuesday, June 1, 2021 7:12 PM
To: Barnett, Daniel
Subject: Re: UHOPA-21-009 and ZAC-21-021 1842 King St. E.

June 1, 2021

Re: UHOPA-21-009 and ZAC-21-021

Dear Daniel Barnett,

I am writing to you today to request the application for the Official Plan Amendment and Zoning By-law Amendment for subject land 1842 King St. E., Hamilton be denied based on the size and location of the development.

The proposed site is bordered by 2 Minor Arterial roads, but these roads lack full access to and from the Major Arterial Road (Kenilworth Ave.) This lack of access would put undue stress on the current surrounding local roads to get to and from the proposed development.

The developer states their Transportation Demand Management plan will encourage residents to not own a vehicle. I feel this plan falls short due to the lack of local employment to support 1407 units.

The immediate surrounding of this development has buildings that range between 2 and 7 Storeys. Although the stepped design is to be implemented to blend in with the surrounding community, it would still impact the general public view of the Niagara escarpment.

I ask that the subject land at 1842 King St. E. be designated Medium-Density Residential to provide the least amount of impact to the existing Low-Density Community.

Please add my address to the list for further communication regarding this matter.

Regards,

Barnett, Daniel

From:
Sent: Monday, May 31, 2021 10:41 AM
To: Barnett, Daniel
Cc: Merulla, Sam
Subject: Re: Application for Zoning Amendment 1842 King St. East, Hamilton

31 May 2021

Re: UHOPA-21-009 and ZAC-21-021

To whom it may concern:

This is a request to enforce the current by-law regarding residential density of 200 units per hectare in the King Street East-Rosedale area.

I live just down the street from the old Brock University Hamilton Campus site, and walk by it almost daily on my way to shopping at King-Rosedale Mall and my church. Currently King Street East is a busy 4 lane artery of traffic which has become much busier since the Red Hill Expressway opened. It is unsafe to try to cross to the north side of the street to catch a bus for downtown except at the King-Rosedale traffic light. The Metro supermarket, and Shopper's Drug Mart at the strip mall are busy stores already serving the existing residents. With new residents nearby they will be overcrowded most of the time.

The site in question is a 7 acre lot ideal for building. I accept that Hamilton needs more housing, and the current by-law allows for that in keeping with the private homes and low rise apartment buildings in the neighbourhood. Remember that we are not replacing an old residential complex. There were never people living here before when it was Brock Campus, and before that a school. Neighbours are used to walking their dogs on the grounds.

The current amendment proposal is outrageously problematic in many ways. 4 X 12 story condo apartment buildings would tower over the area. These, combined with 4 X 4 story townhouse buildings, would create 1407 dwelling units on that site. Probably 1600 new people? That is an unsustainable amount of new people frequenting the strip mall and King-Rosedale corner. Lawrence Road, already a busy thoroughfare, would also be affected. Where are the schools, parks, and playgrounds for all these people? Where is the land to build new stores and restaurants to accommodate their needs? It would create tremendous stress on the water and sewer capacity as well. I believe it would be a nightmare for all residents of the area.

Further, the building proposal includes 3 levels of underground parking for 1688 more vehicles. This is mind boggling considering how busy King Street East is already. Not only would King Street be clogged with all those drivers heading toward Red Hill, but also we must consider visitors using King Street East and Red Hill to visit people living at the new location. We already have had a death at Cameron and King St. East, and a few car accidents around there from cars on King Street trying to cross 2 lanes of traffic to use the side streets, or Wears Garden Center and Markey-Dermody Funeral Home. Leaving the Animal Hospital by car is hazardous also given its proximity to the Kenilworth Access connection to King Street East nearby. I do recall a customer being side swiped by an oncoming vehicle coming up from the Access. Relatively quiet residential streets like Cameron would also be negatively impacted by traffic from King Street drivers trying to head north to the Center Mall area on Barton. This whole area would become much more hazardous in future.

We enjoy our liveable neighbourhood, and have for generations. It's a great place to raise a family, and at

Cochrane Road there are enough apartments around for single people or childless couples. Shopping is adequate, and bus service is good. Change has come -- the Red Hill Expressway has meant much more congestion on Lawrence Road and King Street East. Most homeowners are now 2 or even 3 car families, and that is very different from the original 1950 one car families. We have adapted to the growth over the years -- but enough is enough!

The scale and type of growth now proposed is not workable. I was stunned when I read the letter from the City describing it. This would definitely seriously adversely impact all of us who live in the area. What we need in Hamilton East is more subsidized housing for our poor population, or more long term care homes for our seniors, not 12 story towers of private condo apartments. This proposal is nothing but greed, greed, greed, trying to wring every dollar possible out of that 7 acre site, and destroying a lovely neighbourhood in the process. There has been no consideration whatsoever to what the neighbourhood needs and wants going forward.

The current zoning by-law is designed to maintain the character of this area and allow for growth in a sustainable manner. We need to keep that law in place, and preserve the safety and character of our neighbourhood for the future. I beg planning staff and City Council to JUST SAY NO !!!

Respectfully yours,

Daniel Barnett, Planner 2
City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design – Urban Team
71 Main Street West, 5th Floor
Hamilton, Ontario L8P 4Y5

June 1, 2021

Re: UHOPA-21-009 and ZAC-21-021

Dear Mr. Barnett,

This is to register my opposition to any amendment to the current by-law which limits residential density to 200 units per hectare.

The current proposed exemption for the old Brock University Campus at 1842 King Street East is outrageous, and would ruin our neighbourhood forever.

At present the area which is composed of private houses and low-rise apartment buildings has served generations of families very well. It has grown over the years, but in a sustainable and sensible way. Currently 4 lanes of busy traffic on King Street East near Rosedale are already hazardous. Traffic has grown quite a bit since the Red Hill Expressway was built. I don't think we can bear more congestion on King Street East and Lawrence Road without traffic accident deaths resulting. The proposal is for a complex involving 1688 parking units. This is impossible to cope with.

Further, the building of 1407 dwelling units is an insane increase of population at one already busy corner. Assuming most units would have 2 residents, that would mean over 3,000 more people at King and Rosedale. This would stress water and sewer capacity, and lead to over crowding of all the stores at the King-Rosedale Mall. Our infrastructure of schools, parks, etc is designed for a residential neighbourhood, not high density 12 story towers of condos. All these car owners, and the vehicles of their visitors traversing the area, would make King and Rosedale feel like King and James downtown.

This is been a lovely neighbourhood to raise a family. It is of a human scale, and we want to keep it that way for the future. The current by-law was enacted for a reason – to keep growth reasonable and sensible.

I beg the Planning Department, and City Council, to say no to proposed changes to the existing legislation.

Please keep me informed of public meetings, and forthcoming decisions.

Respectfully yours,

Barnett, Daniel

From:
Sent: Wednesday, June 2, 2021 6:24 AM
To: Barnett, Daniel
Subject: 1842 King St. E. Development

My husband and I live on . and we are not impressed with the idea of having a complex this large in our neighbourhood. Obviously, there is concern with a unit this large being in this neighbourhood. The concern would be the amount of people that would be involved and is this going to be a low income complex or not. This is a real concern for us and we would like to be kept up to date with any new developments.

Barnett, Daniel

From:
Sent: Wednesday, June 2, 2021 2:26 PM
To: Barnett, Daniel
Subject: 1842 King St. East Development (Brock U Campus)

Mr. Barnett,

It's my hope that the City of Hamilton will not allow the development of more than 536 units on the site of 1842 King St. East, Hamilton.

Our neighbourhood residential streets are busy enough without allowing developers to add to the number of units/site.

Thank you,

Barnett, Daniel

From:
Sent: Wednesday, June 2, 2021 5:07 PM
To: Barnett, Daniel
Subject: 1842 King St. E.

Daniel Barnett

We are very concern regarding the project being planned for 1842 King St E. Hamilton.
From 200 units per hectare to 525 per hectare.
First the the type error(draft plan of condominium), to maybe apartments instead, or possibly geared to income. It sounds like quite a sleight of hand to us.
We are very concerned about this project.

Barnett, Daniel

From:
Sent: Thursday, June 3, 2021 2:01 PM
To: Barnett, Daniel
Subject: [****POSSIBLE SPAM]File No. UHOPA -21-009. File No.ZAC-21-021.

Zoning By -law Amendment (File No. ZAC-21-021) & File No. UHOPA-21-009)
I requesting that the zoning by- law remain at 200 units per hectares.
It was zoned that way in order to keep out this monstrosity that is being proposed. No consideration to the houses on Rosedale that back onto the property. No to mention the rest of our neighbors. The traffic is already a nightmare around King Rose Plaza. A Sun/ Shadow study shows that we would lose all Sun by 4:30p.m and be in shadows. 5 years of construction + dirt dust and noise. Not to mention 1500 more parking spots an pollution. What about blasting and the damage that will be done in our houses. We are basically being force to sell the house we love. I know you can't stop progress but keep it with in the 200 units per hectare.Daniel I would like to be informed all the way. This is making me ill.

From:
Date: June 3, 2021 at 5:27:19 PM EDT
To: "Merulla, Sam" <Sam.Merulla@hamilton.ca>
Subject: Development Former Brock University Property on King St. East

Hi Sam,

I just found out that developers of this old Brock U. site want special status to build 4, 12 floor buildings and 4, 4 floor buildings. I have heard that the number of residents would almost be 2x that currently allowed.

In my opinion, the above plan is way, way over the top for the neighbourhood. All the usual concerns that go with such planned structures in play.

A much more modest plan, at least one fitting better with the neighbourhood, would work for me.

I hope that this submission of my concerns is not too late.

Best wishes,

Barnett, Daniel

From:
Sent: Tuesday, June 8, 2021 2:25 PM
To: Barnett, Daniel
Cc: Merulla, Sam
Subject: UHOPA-21-009 and Zac-21-021

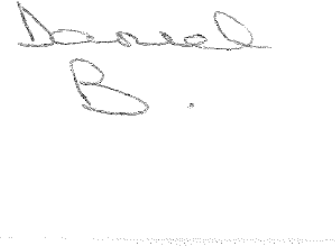
Daniel Barnett, Planner 2

City of Hamilton
Planning and Economic Development Department

Re: Notice of Complete Applications and Preliminary Circulation for Applications by 1842 King St. E. Inc.

Sending this letter to you in regards for the above plans for the top of our street Barons Ave. S. Being a concerned resident of this area for many years, my husband and I are very much opposed to this development of a 12 storey multiple dwellings and four storey stacked townhouses in total of 1407 dwelling units. This creating on an average of at least 2 persons or more per dwelling which would add at least 3000 on average creating an over populated area and more traffic coming down Barons Ave. S and Cameron Ave. S that would take away the quite neighborhood we currently have. We already have through traffic from King St and Main St. and this will add even more and the parking in the area will increase as well, which at times is way to much already. There are young families on both streets mentioned and this would cause so much tension. This has been a nice quite area for years and your plan would take that away and destroy that, adding headaches for may residents.

Regards to making persons names public is against the privacy act as far as I understand without their consent. I do not want our names public to anyone but the concerned party. I would like to be notified when the time comes to oppose this at Hamilton City Hall.

A rectangular box containing a handwritten signature that reads "Daniel B." in cursive.

June 9th, 2021

Attention: Legislative Coordinator, Planning Committee

City of Hamilton
71 Main Street West, 1st Floor
Hamilton Ontario
L8P 4Y5

Zoning By-Law Amendment (File No. ZAC-21-021)

(to establish a site specific "E3" High Density Multiple Dwellings District)

Re: 1842 King St E. Inc c/o New Horizon Development Group for Official Plan Amendment and Zoning By-Law Amendment for Lands located at 1842 King Street East.

Dear Sir/Madam,

In regards to the above mentioned, we are making a written request to be notified of the decision of the City of Hamilton on the proposed Zoning By-law Amendment for Lands located at 1842 King Street East Hamilton.

Thank you,

Attention: Daniel Barnett

Planner 2 City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design – Urban Team
71 Main Street West, 5th Floor
Hamilton, Ontario L8P 4Y5

Re: UHOPA-21-009 and ZAC-21-021

1842 King St E Inc. c/o New Horizon Development Group for Official Plan Amendment and Zoning By-law for lands located at 1842 King St East Hamilton (Ward 4)

Dear sir,

We request a delay until we have our new Ward 4 Councillor as representation/ liaison between city and community. That time could also serve to inform more residents in the community, then just the limited few that received the notice via mail.

We object to the increase of the maximum residential density amount from 200 units per hectare to 525. We are all for development but this is not an acceptable level of density. The current zoning should be upheld.

We live directly beside the proposed site. We object to the height of the current proposal. They have done surveys and it will block the sunlight (create shadow) to our property from 4:26pm on. We have perennials, bushes, climbing roses and vine plantings, as well as vegetable and fruit raised gardens that will no longer get the sunshine they need. A complex this size will also encroach on the personal privacy and space of any connected properties.

Limiting the height would better suit the esthetics of the neighbourhood and be less intrusive. There would also be less of a loss of the view of the escarpment.

Demolition, excavation, drilling, blasting a mere 30 feet from our house, especially when they are proposing 3 levels of underground parking, makes it easy to imagine what shaking/vibrations our house will have to endure. It is not unreasonable to expect damage, what then??

The developers are not saving any of the mature trees on the lot. Our city is a manufacturing city with lots of pollution, these trees filter and purify the air and produce oxygen. The new saplings that they are made to replace (one for one) will take half a century to produce that same benefit. We will lose more green space which will impact the wildlife, birds, insects.

Our city infrastructure is ill-equipped and outdated to service the current tenancy in this community, so the increased demand will lead to detrimental issues. More construction in order to upgrade it all, to accommodate the size of the project, will no doubt mean 5+ years of inconvenience once it all starts.

The substantially increased traffic in such a small concentrated area will add to the Community congestion and to the air and noise pollution tenfold. The smaller arteries as well as the Red Hill access in both directions will also be taxed with volume making traffic flow on King Street East quite slow.

Thefts are on the rise, and Rosedale currently does not have enough police presence, adding 3,000+ residents would make it an even bigger security issue.

Rosedale Elementary and Viscount Montgomery are already near/at capacity, how will the influx of school aged children be handled? More construction or busing students to other communities? Either way means more congestion.

HSR offers only the Delaware route for City Buses on King Street E, it is not a main service line. The developers are trying to promote "walking everywhere" as a way to limit parking demand in their complex, but King/Rose Plaza is the only retail available that is close by. It is quite a walk down to Main Street to catch the next buses or the proposed LTR for convenience shopping.

Thank you for letting us voice our opinions. There is much to consider and opening a forum for everyone to share in the discussion is a good starting point.

Regards.

Barnett, Daniel

From:
Sent: Monday, June 14, 2021 9:19 AM
To: Barnett, Daniel
Cc: Merulla, Sam
Subject: 1842 King Street East OPA and Zoning Bylaw amendment

Hi Daniel,

As a resident of _____, I'm writing to express my interest in the development application for 1842 King Street E.

I have the following specific requests/comments/questions:

1. As a homeowner with property within 200 metres of the development site, I would like to be added to the distribution list for information and notice of meetings.
2. I request further information about this development, as the legalese provided in your brief letter is far too limited to allow any meaningful comment or preparation for an upcoming public meeting. I'm specifically requesting the planning justification report, although I don't understand why all planning documents related to all development applications are not routinely available to the public through the city's website. (See town of Oakville, for example: <https://www.oakville.ca/business/planning-applications-ward-1.html>)
3. Generally speaking, this site seems to have excellent redevelopment/intensification potential, provided sensitivity is shown to immediate neighbours. Am I correct in interpreting your brief letter to suggest that this will be a condominium development, rather than rental apartments?

Thank you,

Barnett, Daniel

From:
Sent: Monday, June 14, 2021 1:36 PM
To: Barnett, Daniel
Subject: 1842 King St., E

Dear Mr. Barnett;

Thank you for providing me with the opportunity to address the proposed development of 1842 King Street East.

With respect to the increase in the maximum density for the above noted location I would like to express a few concerns. I am in full agreement that more housing is necessary for our residents but am concerned that the large volume of individuals which by my calculations could be in excess of 3,000 people will be taxing for the area. I am not opposed to the concept, just the density. The proposal, if implemented, would more than double the current zoning by-laws, by-laws which were created to maintain vehicular and foot traffic at volumes that were set, possibly decades ago. It is evident that those volumes have already been exceeded over the ensuing years.

The vehicle traffic alone, evidenced by the allocation of 1,688 parking spots will make traversing King Street by car or foot, daunting. Will the traffic from the new units exit onto King or Lawrence? Tragically, we saw a pedestrian lose her life 2 years ago at the intersection of Cameron and King. I live on _____ and already experience difficulty making a left turn onto King Street during rush hours. Our street is regularly used as a quick thoroughfare to Main Street by police and fire services as well as citizens. Our close proximity to the Linc and Kenilworth access already increases the volume of traffic. The heavily used Kenilworth ramp will, I suspect, be backed up, presenting a dangerous situation. The ramps were not built to handle the current volume. Guest parking is also a concern. While the current building was used as a school, we saw an increase in individuals parking on our street. I doubt the underground parking will account for many visitor spaces. What will stop the overflow from ending up on our street. There will likely be more than 2,000 vehicles added to an already busy area.

What will the impact be on our community, recreational services and local shops and businesses? Are the current police and fire stations adequate to handle the additional volume of residents? I sincerely hope that a thorough study be implemented and shared with the current residents. This proposal violates the existing by-laws which were implemented to stop the potential overload to the infrastructure of the area.

Sincerely,

Barnett, Daniel

From:
Sent: Friday, June 18, 2021 5:42 PM
To: Barnett, Daniel
Subject: Zoning bylaw #ZAC-21-021

Hi...just putting my 2 cents in and disapprove of this increase in capacities.

I've lived on Barons for almost 30 yrs.

I feel the extra housing is going to cause a chaotic neighborhood....1 that has been quiet and quite enjoyable for 30 yrs.

The traffic, parking and strain on the old sewers etc is definitely not in my or any of my neighbors favor.

This motion SHOULD NOT BE PASSED!

Thanks

Barnett, Daniel

From:
Sent: Monday, June 14, 2021 10:49 AM
To: Barnett, Daniel; Merulla, Sam
Subject: Re: Former Brock Teachers College Development Site

Hi Daniel & Sam

Thank you Daniel for your reply and Sam for your assistance.

Daniel are you able to let me know what stage this project is at and has the City Planning Department formulated an opinion on the suitability of the proposed plan?

Also, Sam, as the alderman for where this development is being proposed I would very much like to know your position on this project as presented in the drawings sent to me. Are you in favour, opposed or inclined towards a more reasonable scaling?

It is my opinion that in-fill projects can be done tastefully but do require due consideration for the neighbourhoods in which they will exist. The project being proposed appears to be quite simply largeness with undue consideration. Building design and site lines have to pay homage to the density and visuals of the surrounding area. This neighbourhood is largely single family dwellings. As for vertical apartment buildings there is one 2 storey, two 3 storey, one 4 storey, one 5 storey and one 7 storey on Lawrence Road to the immediate south of the proposed project. Farther along King Street there are highrise buildings in the Cochrane and King Street area built in approximately the 1970 - 1980 construction period but that does not make them suitable in size or appearance. There is no reason to repeat this again and compound the situation with a more massive project.

Why the choice that bigger buildings and excessive density are better? Whose purpose does this serve? I see no suitable precedent nearby for a project of this mass in this particular location. I am more sympathetic to downtown developments along these lines where density appears desirable to generate a vibrant downtown core but this project does not fit with the ambiance of this neighbourhood not to mention what will be its negative effect on vehicular traffic volume.

The site most definitely lends itself to a tasteful townhouse development. If more density is a must then creatively positioned multiple lowrise (maximum 4 stories) buildings situated along internal roads with landscape areas could provide a beautiful and more suitable development based on site lines and density resulting in the surrounding neighbourhood not being overpowered.

We are in a major development and construction boom which has caused many builders to pay steep prices for land which in turn would seem to give them cause to seek excessive densities in order to attain their desired profitability. But will projects like this be sustainable when the economy recedes? To say the housing market will remain "hot" forever is folly. Up and down cycles have always been the very nature of residential construction. On the other hand a more modest density can be more sustainable with less exposure to high vacancy and the inherent risk of buildings running into a state of disrepair.

I think it is clear from my response that I am opposed to this project as proposed.

I do look forward to both your replies and would very much appreciate information as to what the next stage is in this process.

Take care

From: [Barnett, Daniel](#)
Sent: Tuesday, June 08, 2021 10:00 AM
To: _____
Subject: FW: Former Brock Teachers College Development Site

Hi

I have attached the architectural plans / concept plan that was provided with the application. The plans show the proposed positioning of the buildings, as well as the means of egress, and also include elevation plans for the proposed development which will give you a sense of the height and massing of what is being proposed.

If you have any questions or require any additional information please feel free to contact me.

Daniel Barnett,
Planner 2
City of Hamilton, City Hall
71 Main Street West, 5th Floor
Hamilton, Ontario L8P 4Y5
t. 905-546-2424 x4445
f. 905-546-4202
Daniel.Barnett@hamilton.ca
www.hamilton.ca

From: Merulla, Sam <Sam.Merulla@hamilton.ca>
Sent: June 8, 2021 8:44 AM
To: _____
Cc: Merulla, Sam <Sam.Merulla@hamilton.ca>; Piedimonte, Diane <Diane.Piedimonte@hamilton.ca>; Fabac, Anita <Anita.Fabac@hamilton.ca>; Barnett, Daniel <Daniel.Barnett@hamilton.ca>
Subject: RE: Former Brock Teachers College Development Site

By copy of this email, we trust Planning staff will respond accordingly.

From: _____
Date: June 7, 2021 at 2:33:01 PM EDT
To: "Merulla, Sam" <Sam.Merulla@hamilton.ca>
Subject: Former Brock Teachers College Development Site

Hi Sam

I'm trying to find out more detailed information about the development of the former Brock Teachers College site with frontage on King Street East and Lawrence Road. The sign that was posted recently indicates that the developers are trying to obtain a very large density for this development. Before making any comments or objections I'm hoping to gather more information pertaining to the positioning of the buildings being proposed, the means of egress and ingress to the development, etc.

Is there a way to access this information from the City website?

I look forward to your reply.

Take care

Barnett, Daniel

From:
Sent: Tuesday, June 15, 2021 11:52 AM
To: Barnett, Daniel
Subject: [****POSSIBLE SPAM]Re: Written Comments on UHOPA-21-009 - 1842 King St East

Hey Daniel, forgot to quote "ZAC-21-021"

On Tue, Jun 15, 2021 at 11:51 AM _____ wrote:
Hi Daniel,

My name is _____ and I live at _____. I wanted to forward some concerns my wife and I, and our neighbors have with the proposed change in the zoning by-law.

I understand that housing is becoming increasingly difficult to find, and the less housing that is available, the more money it's going to be. With that being said, we already have a HUGE issue on Cameron and Barons with through-traffic speeding and neglecting to stop at stop signs. I've reached out to our councilor and the police numerous times about this, but the problem has only continued to worsen as the city gets busier, and nothing has been done to calm traffic (aside from posting the speed limit, which is ignored).

My wife and I are in our early 30s, and our street continues to have young families moving in, with children playing outside their homes while people drag race down our street trying to avoid speed traps on Kenilworth. A development with this many units is going to introduce at least 1400 cars into the area, and without a plan in place I think the residents of our area are going to suffer the consequences.

My opposition is not to a development in general, but I do think something of this size is going to have irreparable negative effects that a developer has no real concern with.

Thank you for your time, and I'm happy to speak about this.

Barnett, Daniel

From:
Sent: Thursday, June 17, 2021 3:24 PM
To: Barnett, Daniel
Subject: UHOPA-21-009 and ZAC-21-021

Good afternoon,

I am writing you in response to your notice regarding the proposed by-law amendment at 1842 King Street East. As a resident of the area for 10 years, naturally I have some concerns with this. I understand that high density housing is more sustainable and environmentally friendly than low density, but I am having trouble determining what, if any, benefit this would have on the residents of the area.

Firstly, residents in this area appreciate and value the quiet neighbourhood. I am concerned about an increase in traffic and noise pollution and the impact that might have on the residents here. Will residents of 1842 King be accessing King Street or coming and going from Lawrence Road? With Cameron and Barons being the only "through" streets between Cochrane and Kenilworth, the increase in traffic is a concern since I suspect people would be using our streets (Barons/Cameron) to access Kenilworth/King/Main.

What about infrastructure? Mainly sewage and water. Can the current infrastructure in place support that many units without leading to problems in the future with our properties being on lower ground?

From what I gather, residents here are not opposed to development but the number of units proposed is excessive. Furthermore, what about proposing a combination of business/residential? And/or some quality LTC/retirement residences which the city is in desperate need of? I would like to see something proposed for that space that benefits the community and not just greedy developers.

Sincerely,

Barnett, Daniel

From:
Sent: Thursday, June 17, 2021 11:03 PM
To: Barnett, Daniel
Subject: UHOPA-21-009 / ZAC-21-021

I have some concerns with the proposed development project. First would be the request for more dwelling units to be on the property. The by law is there for a reason. If the rules get changed for this project others may follow suit and when does it end? The allowed number seems reasonable but to more than double per hectare is far to much. Four 12 storey buildings would be a eye sore. It does not fit the neighbourhood. My biggest concern as well as other neighbours on Cameron Ave South is the traffic. The street has become much more busy once Kennilworth became a 40 km and had police controlled radar input. Many of the vehicles that avoid Kennilworth are speeding down the street are rolling stops sings and multiple times I see a day running the stop sign all together. I am picturing a lot of people trying to go down Kennilworth out of the apartments speed down my street after waiting to cross King st. This neighbourhood has lots of children young family's and seniors. We all are having to be extremely careful when enjoying the neighbourhood. The issues are especially bad from 4 - 6 pm when kids are out if school and having a time outside. I would hope that means of slowing down or diverting / keeping traffic on the main streets should be heavily considered especially with the possibility of a larg number of people moving right up the street. Having speed bumps or having the top half of the street a one way so you can't turn down Cameron south and Barons south off of king street. As change and development is inevitable our existing developed and what I would say full neighbourhood can not take a couple thousand people moving in up the street. It would be impacted negatively with such large influx in population. I fell my concerns are valid and should be considered with what ever the outcome may be.

17th June, 2021

Daniel Barnett, Planner 2
Planning and Economic Development Department
Development Planning, Heritage and Design – Urban Team
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

RE: File numbers: UHOPA-21-009 and ZAC-21-021

Dear Mr. Barnett,

We are writing to protest this oversized project that is proposed to be built at 1842 King Street East, Hamilton. As you know the Rosedale area is packed with smaller homes that are either single storey or 1 ½ storey in size, so a project of this scale- **4 12-storey apartment buildings plus stacked town houses** - is going to severely impact all the surrounding neighbourhoods.

The first thing that comes to mind is the increased volume of traffic. We live at the top end of Barons Avenue South and the traffic is already continuously busy all through the day, every day, with cars streaming from the East from the Red Hill Valley Parkway and West off of the Kenilworth Access, making it very difficult to make a left hand turn or even going with the flow of the traffic to the right, is no easy task. So now you propose to add how much more traffic (with its added exhaust pollution) to this area?

We are also concerned that this project will affect all our utilities – the sewers, hydro, water pressure, etc., as well as our cable and internet.

Moreover, where is the planning for all the new schools, fire and police departments and ambulance services to accommodate this increased residential density to this area?

There are three churches opposite this site and a nunnery that have small parking lots, so the streets all around take the overflow of parked cars. So we already accommodate a lot of extra street parking from people outside the community.

On top of all this, it has to be asked where this type of Zoning By-law Amendment leaves the value of our properties?

In all, we question the propriety of a project of this scale being erected amongst this form of long established residential area.

We personally cannot think of a more ill-suited development design proposal for this lot than the one that you plan to impose on this neighbourhood. It will affect the lives and property values of the hundreds of tax paying citizens in this area.

Yours truly,

June 17, 2021

Daniell Barnett, Planner 2
City of Hamilton
Planning and Economic Development Department
71 Main Street West, 5th Floor, Hamilton, ON, L8P 4Y5
Daniel.Barnett@hamilton.ca

File: UHOPA-21-009 and ZAC-21-021

As a member of our Parish council at
we are strongly against the planned construction at 1842 King St. E. Hamilton, Ont.

With the size and numbers of the units proposed to be built, it seems that this area will be congested which will affect traffic, air quality (as we are under the mountain) public transit, and people living in this area. Next to the property is a garage, bank, flower shop, and a single home. Across the street is our church which already has a problem with entering and exiting to the parking lots. In front of our parking lot is also a bus stop which stops several times during an hour and holds up the flow of automobiles and a bus stop is in front of 1842 King St. E which also adds to the congestion.

To build a 12 storey multiple dwelling will only add to the problem of traffic, as well it will shade the street from the sun and clear view of surrounding area, as this is mostly a residential area.

We do believe that "Reaching for the Sky" is wonderful, but in the case of these building plans, it will affect everyone in this area. On a much smaller scale it may be possible, but 525 units per hectare, 4-12 storey dwelling and 4 storey townhouses, is surely cause for traffic congestion.

Please re-consider your plans.

PLEASE REMOVE MY PERSONAL INFORMATION FROM CITY'S WEBSITE

Barnett, Daniel

From:
Sent: Thursday, June 17, 2021 11:22 PM
To: Barnett, Daniel
Cc: Merulla, Sam; Piedimonte, Diane
Subject: 1842 King Street East (Formerly Brock University Campus) Feedback

Hi Daniel,

I have CCed Councillor Merulla and his staff to ensure my comments and feedback are taken to anyone who must hear them.

Please see my below comments on the development at 1842 King Street East (BrockU Campus):

It is my belief the city should request an amended submission from the developer of this property. Let me explain why, but begin with the things I like about this development:

1. I think the density is good, and agree that 1365 units is fine for this development. It will be good to add people in close proximity to a grocery store (Metro) in addition to a future rapid transit stop less than 1000m from the site (Urban Design Brief, 2021, pg. 4). The density of people also makes sense with regard to quick access to existing parkland, and will better utilize existing infrastructure bolstering the property tax revenue for the city, while reducing the need for greenfield development. It will further improve the utilization of transit and cycling infrastructure in the area and provide shoppers to local business districts like Ottawa St and Kenilworth as well as more local areas.
 - a. The development also has great access to bus (05) [average headway: 7.5 min.]
 - i. 10 minutes to downtown Stoney Creek
 - ii. 20 minutes to downtown Hamilton
 - b. The development has good access to bus (41) [average headway 10 min.]
.30 minutes from Limeridge
2. Unit breakdown is good. I could see the area demanding a few more 3 bdrm units though. Lack of bachelors is a good sign for the area, as I do not see bachelor units being in large demand here, though a few could be justified to ensure a few different housing options.

Now onto things I feel could be improved upon in order of importance:

1. Lack of Commercial space fronting King Street East

Within 1.5KM of the site there are only 3 vacant commercial units on the market for rent and only a single vacant commercial property for sale available according to www.realtor.ca. This area desperately requires more commercial activity.

Commercial fronting King would also add to the public realm as the street is currently desolate besides a few 20th century commercial properties slightly west and east of the property.

Providing additional space for local businesses would further improve walkability of not only this development, but the thousands of families and residents already in the area. This would improve the lives of those nearby and move Hamilton closer to its goal to "Be the best city to raise a family and age successfully".

2. Quantity of residential and visitor parking spaces

This development has far too many parking spots. This amount of cars makes no sense for the area. Not only will this many cars fundamentally change the traffic levels on the Red Hill Valley Parkway and

roads into downtown. ~70% of people living in the city work in Hamilton. As a result of the car oriented development, it is likely many will choose the convenience of driving over the slight inconvenience of taking transit or cycling. This means of the 1018 residential parked cars Hamilton will need to accommodate an additional 700 parking spots for those who choose to work in the city. This is multiple blocks of surface or multiple floors of structured parking somewhere else in the city to accommodate the drivers from just this single building.

600 James St N was recently approved by the LPAT with **55** proposed residential units and **32** parking stalls for a parking rate of **0.58** spaces per unit.

i.Walk Score: **61**

ii.Transit Score: **41**

iii.Bike Score: **83**

(<https://www.walkscore.com/score/1842-king-st-e-hamilton-on-canada>)

1842 King St E has been proposed with **1365** units and **1389** residential parking spots (numbers subject to change depending on document being reviewed), a parking ratio of 1.018.

iv. Walk Score: **61**

v.Transit Score: **55**

vi.Bike Score: **65**

(<https://www.walkscore.com/score/600-james-st-n-hamilton-on-canada>)

Given this information showing that the walkability of the area is of similar quality, and the transit access, I will quote the LPAT ruling from 600 James St N on the justification for this parking space ratio; "Given existing transit, surveys of similar sites, and experience with other Hamilton developments, such parking rate is adequate. The parking rate complies with and slightly exceeds the Institute of Transportation Engineers' rate for mid-rise residential buildings" and "is further supported by ample on-site bicycle parking. Such arrangements support a move away from an "auto-centric environment". This to me supports the idea that the minimum parking required for this development should be much lower, and if the developer plans to build this number of spaces regardless, the proposal should be adjusted to impose a maximum number of parking spaces.

vii. Midrise: typically defined as a building of 11 storeys or less, which majority of 1842 King St E meets

In the GTHA subterranean parking spaces are estimated to cost between \$50,000 - \$100,000 per space in Ontario (RCCAO Parking Report, 2019, pg. 25). This means that for the 1389 residential parking spaces and 303 visitor parking spaces the cost to construct parking will be between \$84,600,000 and \$169,200,000. This cost will need to be recouped and will be placed on the units developed. This indicates that on average buyers will spend between \$61,978 and \$123,956 *each* to build parking beneath their building.

viii. The average cost for a 2bdm in Hamilton is \$538,000 (<https://www.zolo.ca/hamilton-real-estate/trends>). This indicates that purchasers will be spending between 11.52% and 23.04% of their purchase price to build parking beneath their building. Parking not all buyers will require with good transit and walkability. Cycling infrastructure and LRT construction will further improve the ability to cycle and take transit.

This location has many things within walking distance that are required.

ix. Two banks: one 20m from the property and another 160m

x.Pharmacy 120m from the property

xi.Grocery 150m from the property

xii.Dentist 300m from the property

xiii.Doctor 550m from the property

xiv.Montgomery park is 800m from the property

xv.Escarpment rail trail and RHV trail both within 1000m from the property

xvi.Elementary school 10 minute walk

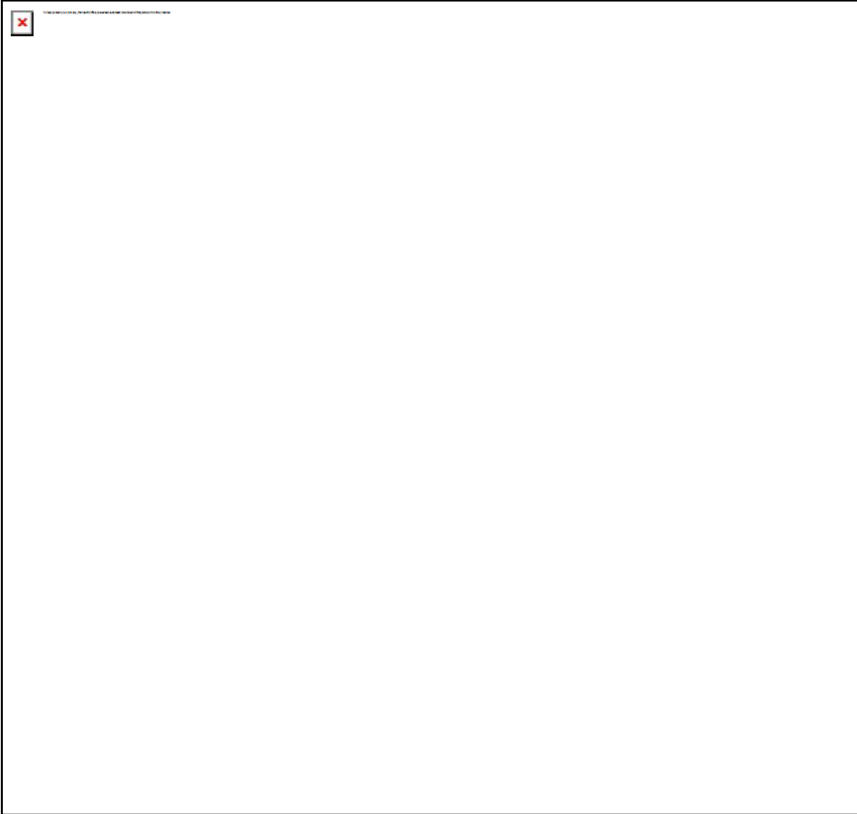
xvii.Secondary school 15 minute walk

xviii.Gage Park is a 5 minute bicycle ride

xix.Ottawa St commercial district is 10 minute bicycle ride

The city has stated its goal to reduce auto-dependency, and declared climate change an existential crisis. The city should implement specific policy and expectations that align with this. The bus already runs beside this development, and more people utilizing that bus will mean increased farebox revenue, and reduced wear and tear on the road, and reduced congestion.

3. **Site plan is inefficient**



(Urban Design Brief, 2021, pg.26).

- a. You can see from the site plan and conceptual landscape design that the layout of the building wastes too much space on driveways for vehicles. There are 16 surface parking spaces and it could be estimated that there is ~15 times that space just for cars to drive to those spaces and to the drop off spaces. All this driving space means that much of the development is surface driving surface where maybe <50% of the property is actually developed into housing.
- b. There are numerous conflict points for pedestrians and vehicles (20+).
- c. The four "pedestrian spaces" are split so as to reduce their usability. If they were all in one spot, they would be much better utilized. The spaces as they exist provide very little space to actually be utilized by residents of the complex in any meaningful manner. Reducing parking requirements will reduce the need for so much driving space and driveways.
- d. The pedestrian plaza design meeting Lawrence Road is a good design, and one that could be expanded if the pedestrian spaces were amalgamated into a single promenade, but there are two issues:
 - i. The promenade should meet King St E as this is the direction most people will be walking to local amenities like schools, shops, bus and rapid transit in addition to other previously mentioned items.
 - ii. The promenade lacks commercial, missing an opportunity to expand this and include patio space as part of the design, something specifically lacking from the commercial properties in the area.

e. I see no reason for the two sections of stacked townhomes when these could be implemented into tower portions to save space. These townhomes are not provided much premium facing directly onto what will likely be busy driveways and people's backyards.

4. Bicycle parking should be on a main floor to encourage use of bicycles

a. The further cyclists need to travel to use their bicycle, the less likely they are to utilize them for every day activities. Bicycle parking should be easy, secure and require no extra work. Parking a bicycle below grade means travelling further. Currently it looks as if cyclists would either be expected to dismount and bring their bicycle down through elevator, or travel in the automobile entry which is not as safe or comfortable, especially assuming a 15% grade into the parking garage.

Urban Design Brief: <https://urbansolutions.info/wp-content/uploads/2021/05/Urban-Design-Brief.pdf>

RCCAO Parking Report: https://rccao.com/research/files/RCCAO-Parking-Report-June2019.pdf?fbclid=IwAR0_hOp6SLF1ZSPIJgeiNsbfcPTKkhfQK4UaWojuehV3PigmQM9Ryx-iej8

Ultimately the largest issues stem from not a single square meter of commercial, bad utilization of space (6 lobbies and 8 drop off areas) and too much parking as required by law from the city, increasing the average price per unit, as well as not allowing those without a car to have the option, and not encouraging a move away from automobiles. The city says its goal is to reduce auto-dependence, but it should show this by making meaningful changes and allowing this building a parking ratio of 0.75 - 0.80 if at all and allowing the market to decide. Compare the drop off areas and lobby area to a similarly sized development; paradigm condos in Burlington. The development has a single laneway for drop offs, and while it does have 3 lobbies, only one actually has a security desk, while the others were manned at the beginning but to save costs, quickly changed to unmanned desks wasting valuable space.

The city of Hamilton, province of Ontario, and Canada as a whole are going through a housing crisis, and the city is upon the cusp of expanding the urban boundary. Reducing risk to developers by reducing the immense cost of parking minimums will increase supply, and help to put some downward pressure on the incredible increases we are seeing in housing costs. Some may assume people living here require cars, but we should not force that assumption upon them. If they choose or require a car, they as private individuals can choose to purchase a unit in another building, the city should not be mandating parking spots, knowing the cost to the developer, and ultimately the purchaser of the units, forcing this and other developers to go through a lengthy legal battle to explain why not 100% of every single buyer wants a parking spot.

Regards,

Daniel Barnett, Planner 2
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

Subject: UHOPA-21-009 and ZAC-21-021

Dear Mr. Barnett,

I write this letter to contribute to the debate regarding the new development potentially to be located opposite our property, and to appeal the demands to allow and approve the building of over 200 units per hectare.

First off, since there are existing laws which only allow the building of 200 units per hectare I don't see any need to build double that, actually even more than double. If there are laws existing, I believe that all citizens of this city should uphold them; that is why we have them. Why have a law that you are constantly changing or giving exceptions to?!

Secondly, the study done regarding the traffic on King Street was performed during the pandemic, a time when the traffic capacity was much less than normal. This street is already burdened enough and it will be difficult for it to handle another 1000 or more cars in such a small area.

The traffic lights which exist in front of Holy Cross church (at the intersection of King Street and Rosedale Ave) are not laid out well to begin with, especially during morning and afternoon rush hour. I firmly believe that chaos will occur if you place a new entrance and turning lane 150 meters from the traffic lights. You will increase the traffic jam and increase the number of accidents. There are frequent accidents at that intersection, not to mention the fact that there are also two bus-stops located in this small area. I think it is hard to find the best traffic solution for an area that is only 150 metres long.

Thirdly, if the building was built, it would cast a shadow on our property for most of the day. I am not against building, the owner of the land has the right to build, but 12 stories is absolutely too high. Plus this complex height does not go well with the overall look of the area. This area is mainly made up of family homes, in particular if you look from Rosedale to downtown.

Finally, the greenspace in front of Brock University is a small oasis for the people of Hamilton and for all who enjoy nature. A new complex robs the citizens of this greenspace.

Thank you for your time. I ask that my personal information not be shared.

Barnett, Daniel

From:
Sent: Sunday, June 20, 2021 2:25 PM
To: Barnett, Daniel
Subject: King street development in Rosedale

It is only this morning that I found out what is planned to be put up on the old Brick university location. I don't want it. I oppose it. I live on Charlotte street. I don't want the noise from construction, the added traffic. We already have pollution problems in the east end from Aim and triple m, we don't need more. Please block this project

Barnett, Daniel

From:
Sent: Thursday, October 14, 2021 6:12 PM
To: Barnett, Daniel
Subject: RE: Revised Submission - 1842 King Street East

Thank you for the email. I didn't read all of it, but I'm not sure what has changed. They are still talking 1400 units, probably not geared to income, probably market value and hoping to attract commuters heading to Toronto. I spoke with a woman who was displaced by the Kennilworth street fire back in March, she is living in a homeless encampment beside the Red hill trail, next to shuttered geared to income housing. This housing is being torn down to rebuild with market housing. She is in odsp, and cant afford market rent. With all the housing torn down for the LRT, we have a housing crisis that the city of Hamilton is making worse. We need more affordable housing. I also don't think we have the infrastructure to accommodate 1400 units in this area. I also don't want to live that close to constant construction. Thank you for the email. Thank you for your time

Barnett, Daniel

From:
Sent: Tuesday, October 12, 2021 1:18 PM
To: Barnett, Daniel
Cc: Geoffrey Honey
Subject: Re: 1842 King Street East

Sorry corrected address in subject line.

On 2021-10-12 13:18,

Hi Daniel--Geoffrey and I would like to be kept information of progress/updates about the proposed development of 1842 King Street East. Thank you.

Barnett, Daniel

From:
Sent: Wednesday, September 22, 2021 7:55 PM
To: Barnett, Daniel
Subject: 1842 King St East, Brock University development - neighbourhood meeting Sept 23 @ 7:00

Hello, I live in the Rosedale neighbourhood. A friend told me there's a virtual meeting Thurs Sept 23 at 7 pm. (Microsoft Teams)

I'd like to attend - can you give me connection details or contact info for someone so I can arrange to attend?

I googled it and came to the Urban Solutions website, they don't have details for this meeting at the site, but they do have your name as contact for participating in the planning process.

thank you,