

Kehler, Mark

From: Andrew C Adams [REDACTED]
Sent: Tuesday, February 8, 2022 3:35 PM
To: Kehler, Mark
Subject: Re: 206 Main St. W

Follow Up Flag: Follow up
Flag Status: Flagged

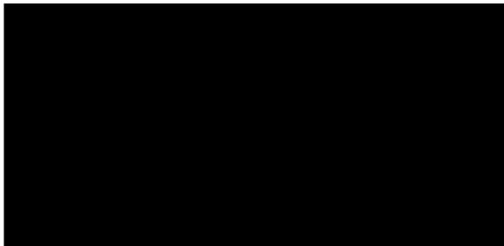
Hi Mark,

I was wondering if there has been a resubmission by Colatera on the project at the neighbouring site to our property at 206 Main St. W?

If you could kindly add my home address for notices to owners of nearby subject lands, that would be most appreciated.

It is:

Andrew Adams



On Nov 19, 2021, at 2:05 PM, Kehler, Mark <Mark.Kehler@hamilton.ca> wrote:

Hi Andrew,

Unfortunately City Hall remains closed to the public so I cannot sit down with you to review the file.

The most recent concept submitted by the applicant is here:

<https://cityshare.hamilton.ca/s/xYnSfbZzMJYMrso>

Staff have responded to the applicant that the proposed tower separation to the east property line does not align with the City's Tall Buildings Guidelines, including guidelines that protect for the development potential of adjacent lands.

A Notice of Complete Application was mailed to all property owners within 120 m of the subject lands in October 2020. If you have an address you would like future notices for this application mailed to you can email it to me and I will add it to the file.

If you would like to discuss further, please don't hesitate to give me a call.

Mark Kehler

Senior Planner - 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: Andrew C Adams [REDACTED]
Sent: November 17, 2021 3:58 PM
To: Farr, Jason <Jason.Farr@hamilton.ca>
Cc: Kehler, Mark <Mark.Kehler@hamilton.ca>
Subject: Re: 206 Main St. W

Thanks very much for the prompt response Councillor. And thank you for the introduction to Mark.

Mark, can we please arrange a day to sit down and to review this file? I'm wondering when you raised the issue of tower separation, did you give a specific metre suggestion? We would like to develop the 206 site some day, and having a 5 m setback on the 220 property would force us to maintain a 20 m setback on our property, which would greatly devalue our project. We believe that 12.5m of setback for both 220 and 206 would be the most fair.

Finally, was something mailed to our building regarding this submission? I ask because if so, we did not receive it. There are several businesses in the building and it's possible that it was misplaced. Is it possible that we have any official correspondence on the 206 Main St. W. property come to my personal home address so that we can stay on top of the planning process?

Thanks very much for your help,

Andrew-C. Adams

On Mon, Nov 15, 2021 at 8:59 AM Farr, Jason <Jason.Farr@hamilton.ca> wrote:

The issue of the tower separation to 206 Main St W was raised by staff in our response to the applicant.

We are expecting a formal resubmission in response to staff comments but have not yet received it.

Dr. Adams, you are welcome to check in with Mark (City Planner on the file - cc) for updates and he will ensure your concerns are noted and responded to in any future staff report.

Thanks for engaging, Dr. Adams and good to hear from you again.

Councillor Jay

Sent from my iPhone

From: Andrew C Adams [REDACTED]
Date: November 14, 2021 at 7:41:32 PM EST
To: "Farr, Jason" <Jason.Farr@hamilton.ca>
Subject: 206 Main St. W

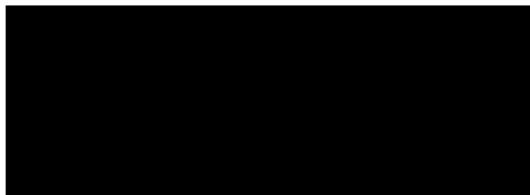
Dear Councillor Farr,

I hope all is well with you. We had met prior to the pandemic at your office to discuss our building at 206 Main St. W. It's the old yellow house at the corner of Main and Hess. We operate a dental anaesthesia practice from that location.

We understand that Colterra has purchased the neighbouring properties at 220 Main W. and intends to build 23 story towers there. They are asking to build up to the 5m boundary to our shared property line. Further, we understand that the city wants 25m between towers. Since we one day intend to develop our site, we feel this is unfair, since we would then have to build 20m from our property line as currently proposed. The approval of Colterra to build up to 5m of the property line would greatly devalue our property as it would limit the footprint of a property on our site. We feel that it would only be fair for Colterra and us to have a setback each of 12.5m from the property line.

Can you please advise on the Colterra submissions and applications and what stage they are at? We would like the opportunity to be heard on this matter.

Thank you,
Andrew Adams





SHAPING GREAT COMMUNITIES

April 12, 2021

File: 21009

Andrea Dear, MCIP, RPP
Senior Planner
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON
L8P 4Y5

Dear Ms. Dear:

**RE: PUBLIC CONSULTATION RESPONSE
UHOPA-20-025 / ZAC-20-038
115-117 GEORGE STREET & 220-222 MAIN STREET WEST, HAMILTON**

In accordance with the City of Hamilton's "Public Consultation Strategy Guidelines" (no date), we are pleased to submit this summary of the community consultation to date for the proposed development at 115-117 George Street and 220-222 Main Street West, on behalf of the owners of the property: 115 George Street Inc., 220 Main Street (Hamilton) Holdings Inc., and 222 Main Street (Hamilton) Holdings Inc.

A virtual community meeting was hosted on Wednesday, February 24th at 6:30pm via Zoom. As required by the guidelines, individual invitations were provided via email on or before January 21, 2021 to the following:

- Andrea Dear, Planner, City of Hamilton;
- Councillor Farr, Councillor, Ward 2;
- Strathcona Community Council (Jason Morse, President);
- Durand Neighbourhood Association (Chris Redmond, President);
- Central Neighbourhood Association; and
- Kirkendall Neighbourhood Association.

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

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162 Locke Street South, Suite 200, Hamilton, ON L8P 4A9 905 572 7477
gspgroup.ca

In addition, notices of the virtual community meeting (included as **Appendix A**) were hand-delivered to each property within 120 m of the subject property (address included as **Appendix B**) on January 21, 2021 by Coletara Development.

A copy of the presentation materials presented at the virtual community meeting is attached as **Appendix C**.

Below is a timeline of the consultation efforts by the consultant team and owner of the Site:

- **Various dates 2020-2021** - Phone calls and meetings between owners and neighbouring property and business owners.
- **January 20, 2021** - Virtual public meeting notices hand-delivered to all addresses within 120 m of the Site by Coletara Development.
- **January 20, 2021** - Project microsite launched with project information and digital links to all submitting reports/plans.
- **January 21, 2021** - Emails sent to Kirkendall Neighbourhood Association, Durand Neighbourhood Association, Central Neighbourhood, and the Strathcona Community Council with a copy of the Virtual meeting notice and a meeting request to speak about the proposal.
- **January 28, 2021** - Call with Jason Morse (President of Strathcona Community Council) with Ashley Paton (Planner, GSP), Paul Kemper (Coletara Development) and Michael Krasic (Coletara Development). Comments/questions are summarized in table below.
- **February 16, 2021** - Durand Neighbourhood Association Executive Meeting (attended by Councillor Jason Farr) attended by project team (Ashley Paton, Paul Kemper). Comments/questions are summarized in table below.
- **February 24, 2021** - Virtual Community Meeting held on Zoom (see **Appendix D** for list of attendees with registrant postal codes and redacted names). Comments/questions are summarized in table below

Summary of Comments and Questions Received from the Public

- Restoration of 115-117 George Street, the proposed uses of this building and questions as to how elements of the existing buildings will be incorporated into the new buildings. Response clarified that the intention is for the retained/restored building at 115-117 George Street to be used as a commercial/retail unit and that similar materiality and articulation (i.e. window placement, brick etc.) to the 2 existing buildings proposed to be removed will respect what exists there today.

- **Alleyway:** questions were raised about the future of the alleyway that provides access to abutting businesses. Response included explanation that access will be maintained for abutting 2 properties through the site as they are the only properties that have an access easement. The other business east of the Site are serviced via the laneway accessible from Hess Street.
- **Parking:** Questions raised to clarify the demand for parking in this area. Response included the owner's intention to provide enough parking for residents who want it without providing an oversupply. The proposed parking rate is aligned with sales for the nearby Platinum condos at 15 Queen Street South (also developed by Coletara Development). Slight reduction in parking is requested from what the Zoning By-law currently requires.
- **Tenure of Units:** Questions were asked about the future tenure of the building (i.e. rental or condominium) and whether the units would provide affordable or assisted living units. Responses were provided stating the units will be condominium units and will be sold at market rate (i.e. not affordable and not assisted living/retirement).

One (1) member of the public expressed concern that their questions were not answered during the Zoom webinar however the Zoom Q+A report nor any of the panelists saw their questions appear. An individual email response was provided to their questions and comments.

Summary of Response and Modifications to the Proposal

Responses to the comments/questions received from the community and City of Hamilton staff and modifications to the proposal based on these comments are currently being prepared and will be submitted under separate cover.

We trust that the information above provides additional information relating to the public consultation process that has occurred with regards to the above mentioned applications. Should you have any questions or require any additional information, please do not hesitate to contact me.

Yours truly,

GSP Group Inc.



Ashley Paton, B.U.R.Pl., MCIP, RPP
Planner / Urban Designer