

Summary of Applicant Virtual Public Meeting



Project No. 21209

July 12, 2021

VIA E-MAIL

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

Dear Mr. Barnett:

**Re: Summary of Public Consultation
UHOPA-21-007 / ZAC-21-014
101 Hunter Street East, Hamilton**

The purpose of this letter is to summarize the public consultation that has occurred, to date, conducted by 75 Catharine Holdings Inc. (the “owner”) and GSP Group Inc., the former agent for this application. Bousfields Inc. is now the authorized agent for the above noted applications. This summary record has been prepared in accordance with the City of Hamilton’s “Public Consultation Strategy Guidelines” (no date). We have relied on the following materials provided to us by the owner in preparation of this summary:

- Community Meeting Notice (**Attachment 1**);
- Notice Circulation Area map, dated April 6, 2021 (**Attachment 2**);
- Meeting notes from the Owner for the April 28, 2021 community meeting;
- The virtual community meeting presentation slide deck (**Attachment 3**); and
- Zoom Q+A and Registration reports (**Attachment 4**).

Distribution of Meeting Notice

On April 7, 2021, physical copies of the notice (**Attachment 1**) prepared by the owner, were delivered by GSP Group to each property within 120 m of the property (circulation map, prepared by GSP Group included as **Attachment 2**).

Notices were also digitally sent to the following individuals on or before April 7, 2021 by either GSP Group or the owner:



- Daniel Barnett, Planner 2, City of Hamilton;
- Councillor Jason Farr, Ward Councillor for Ward 2; and
- Corktown Neighbourhood Association.

Microsite

The owner and GSP Group set-up a publicly-accessible microsite on or around March 17, 2021 which provided digital access to the submission documents for the Official Plan and Zoning By-law Amendment applications.

Summary of Public Comments and Questions and Responses Provided During Webinar

- **Construction Timing/Location:** Questions were received during the webinar relating to the timing of construction (i.e., when construction is expected to start/finish) and the construction logistics (i.e., if there would be any lane closures, what days of the week/times of the day would construction activities occur). Another question asked during the community meeting related to protections for adjacent property owners should there be any damages to fences, foundations, trees etc. during construction
 - **Response provided live during meeting:** The expected start date of construction is 2023 with an approximate duration of 30 months until completion. The owner informed the attendees that all City of Hamilton noise by-laws will be followed in terms of allowable times of construction dependent on the day of the week. Regarding potential impacts to abutting property, the City typically requires a “pre-construction condition survey” as part of the Site Plan Approval process which involves taking detailed photographic evidence of abutting fences, foundations, sidewalks, among other items prior to any construction or below-grade drilling so there are photos on the record to compare pre- and post-construction in the case of any impacts. The owner will be financially responsible for all damages deemed to be directly related to the proposed development’s construction.
- **Laneway:** Questions were asked related to the laneway and whether it would be open/closed during construction and whether the laneway would be paved as part of construction.
 - **Response:** Detailed construction logistics have not yet been determined and it is not known whether the laneway will be closed during construction. However, given it is a publicly-owned laneway, the



owner will be required to obtain the appropriate permits from the City which would include providing notification to affected landowners and coordinating with affected landowners to ensure matters related to required access for deliveries etc. is addressed

- **Clarification of proposed development:** A number of questions were asked to clarify details of the proposed development (i.e., number of retail units, number of storeys, tenure of units, would there be any affordable units, building materiality, whether there would be any changes to the proposal in the future). Responses to these questions were responded to live during the meeting.
- **Questions on technical reports (Wind, Noise and Shadow):** A question was asked related to the wind and whether the existing Landmark tower was incorporated into the wind study. Another question was asked related to the potential for noise originating from the rail yard to reflect/bounce off the proposed tower and amplify noise to the surrounding area. Clarification was also requested as to the implications of the potential shadows on the abutting properties to the east.
 - **Wind Response provided live during meeting:** The wind study did consider all existing buildings including the Landmark Place tower.
 - **Noise Response:** SLR Consulting, the engineering firm who prepared the wind study, confirmed after the meeting that noise reflections off the building originating from the trains would be directed skywards and not towards the surrounding pedestrian/building level.
 - **Shadow Response:** Based on the shadow study, the shadows cast on the abutting properties to the east would be cast based on the as-of-right zoning permissions (12 storeys) (shown in orange) versus the shadows cast with the proposed height of 27 storeys (shown in blue) along with the existing shadows. These abutting rear yards to the east are still expected to get 6 hours of full sun in the spring/fall, and even more in the summer. Shadows are expected to begin at around 3pm onward in the spring/fall but the shadows cast on these abutting properties would not be a result of the proposed building height but would occur based on a 12-storey building which could be built without an Official Plan/Zoning By-law Amendment.



Summary of 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.

Should you require any additional information and clarification, please feel free to contact me at apaton@bousfields.ca.

Yours very truly,

Bousfields Inc.

A handwritten signature in black ink that reads 'Ashley Paton'.

Ashley Paton, B.U.R.P.I., MCIP, RPP

/DF:ap jobs

cc. Coletara Development



COMMUNITY MEETING NOTICE

101 Hunter Street East, Hamilton.

We invite you to attend this Community Webinar where you will have the opportunity to learn about the proposed development and ask questions.

PUBLIC CONSULTATION ONLINE

Date: April 28th, 6:30-8pm

Format: Project team presentation of the proposed development followed by questions and answers

Register Here:

<https://www.gspgroup.ca/active-projects/101-hunter-street-east/>

Development Overview: A 27-storey mixed-use development with 297 residential units; multiple retail spaces along Catharine Street.

Transit Oriented Development: 250 m from Hamilton GO Centre Station.



Walk
Score
97

Transit
Score
87

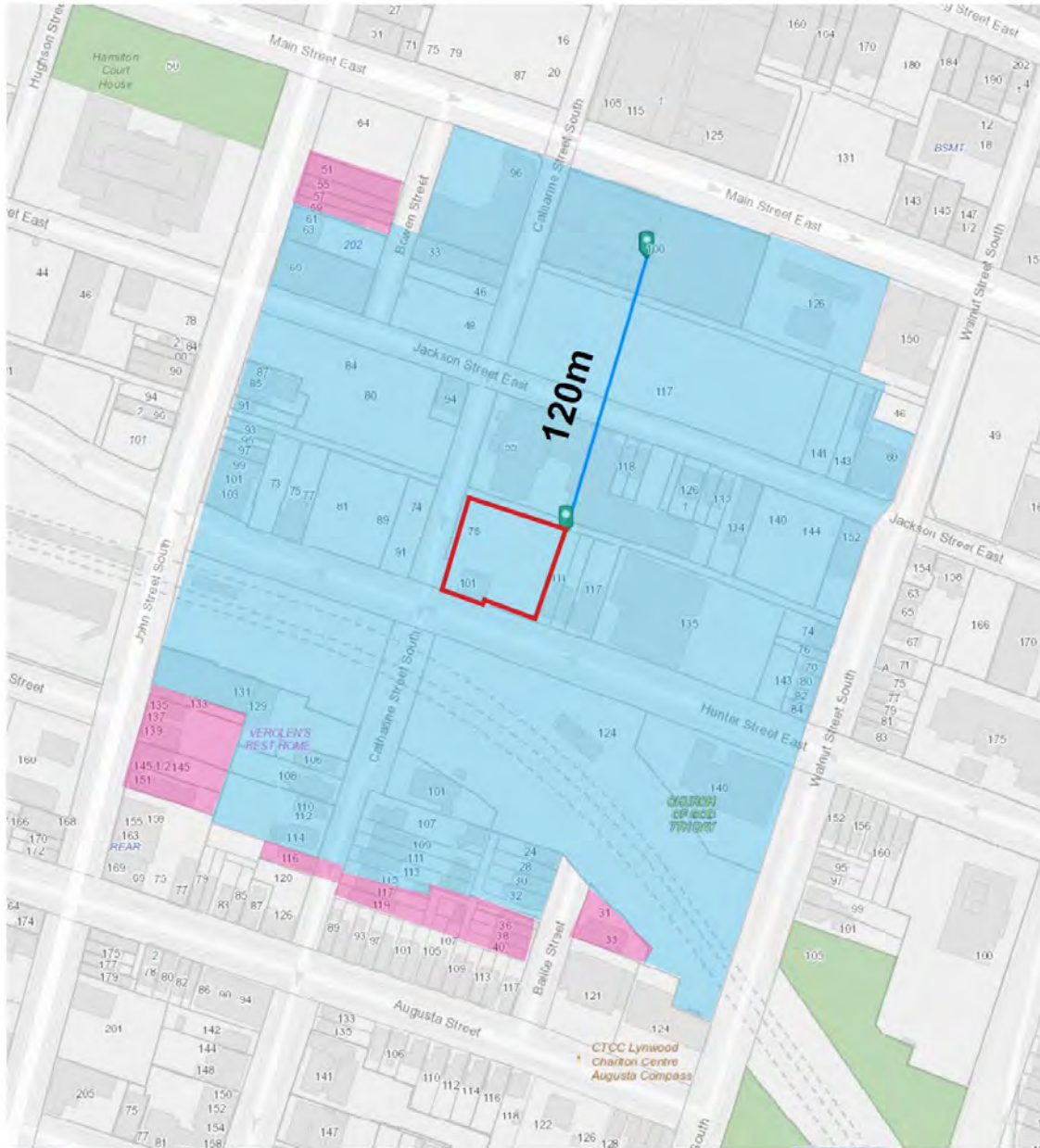
Bike
Score
77



For more information please contact:

Ashley Paton, B.U.R.Pl., MCIP, RPP
Planner/Urban Designer
GSP Group Inc.
905-572-7477 ext. 2
apaton@gspgroup.ca



Attachment 2



-  Properties that fall within 120 m of the site
-  Additional properties to be sent notices

Virtual Community Webinar - Notice Circulation Area (April 28, 2021)
101 Hunter Street East, Hamilton
Prepared and Distributed by GSP Group (ADP)
April 6, 2021

Attachment 3

101 Hunter Street East

COMMUNITY
OPEN HOUSE
WEBINAR

April 28, 2021



OUTLINE OF WEBINAR

- 1 Project Team
- 2 Project Time Line
- 3 Planning Policy & Design Guidelines
- 4 Transit Oriented Development
- 5 Design Evolution
- 6 Development Details
- 7 Site & Building Design
- 8 Community & Wellness
- 9 Shadow Study
- 10 Wind Study
- 11 Planning Analysis & Submitted Reports
- 12 Next Steps



1.0

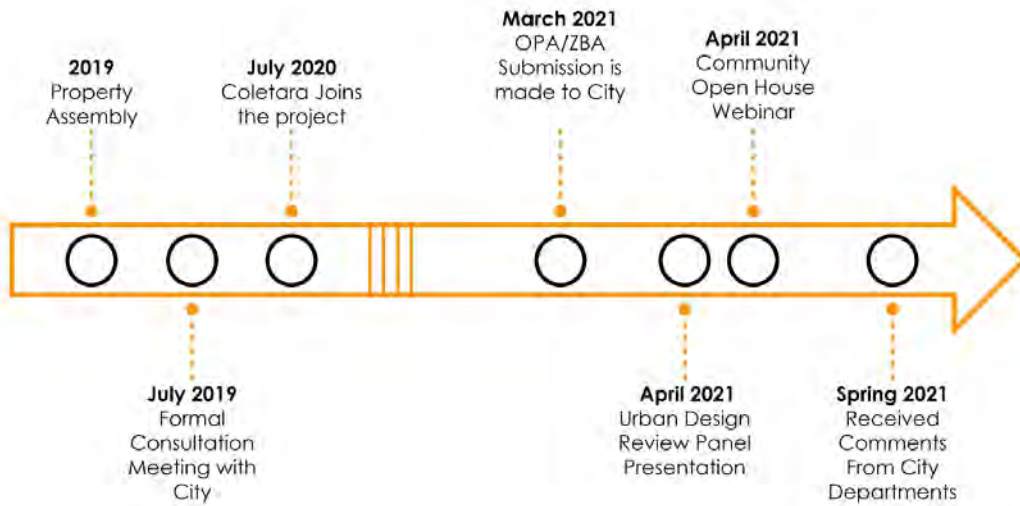
PROJECT TEAM



Community plan 101 Hunter Street East

2.0

PROJECT TIME LINE



Community plan 101 Hunter Street East

3.0

PLANNING POLICY & DESIGN GUIDELINES

Planning Policies:

2020 Provincial Policy Statement

2019 Growth Plan for the Greater Golden Horseshoe

Urban Hamilton Official Plan

Downtown Hamilton Secondary Plan

- Intensification
- Support for downtowns and main streets
- Transit-supportive development
- Active transportation
- Diverse housing stock
- Sustainability and climate change

- Vibrant pedestrian and transit oriented places through investment in infrastructure, residential intensification and quality urban design

Applicable Design Guidelines:

Official Plan design policies (2013)

Tall Building Design Guidelines (2018)

Transit-Oriented Development Guidelines (2010)

Site Plan Guidelines (2003)



Community Website | 101 Hunter Street East

4.0

TRANSIT ORIENTED DEVELOPMENT



Community Website | 101 Hunter Street East

This is an opportunity to showcase the revitalization of Downtown Hamilton with a development centered around the Hamilton GO Centre Transit Node.

Benefits of Transit Oriented Developments:

- Increase use of public transit;
- Encouraging walkability and cycling;
- Reduced traffic congestion and air pollution



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DESIGN EVOLUTION



1 Initial Parcel 2018

- Attractive urban location
- Site was too small on its own
- Missing important corner parcel

2 Land Assembly 2019

- Site acquired by Catharine Street Holdings Inc. and assembled with the newly acquired Hunter Street property
- Site is now large enough for a high rise and the appropriate scale for this corner

3 Formal Consultation 2019

- Introduction of a high-rise building
- Various suite sizes to attract different demographics from young professionals to empty nesters
- Conceptual design with functionality and efficiency challenges

4 Current Design Proposal 2021

- Continued evolution of architectural design, improved massing and transitions
- Redesigned hardscape and public realm
- Further development of podium
- Evolved tower articulations
- Increased amount of amenity space
- Development of rooftop decks
- All parking contained within the building, with substantial bike parking and storage lockers

101 Hunter Street East

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6.0

DEVELOPMENT DETAILS

27 Storey residential condominium

298 Suites

149 Bike Parking Spaces

Various suite sizes to accommodate different demographics from young professionals to empty nesters

Indoor and outdoor (rooftop) amenity areas

Active pedestrian friendly retail frontage along Hunter and Catharine Street

Fully enclosed parking garage



Community Services 101 Hunter Street East

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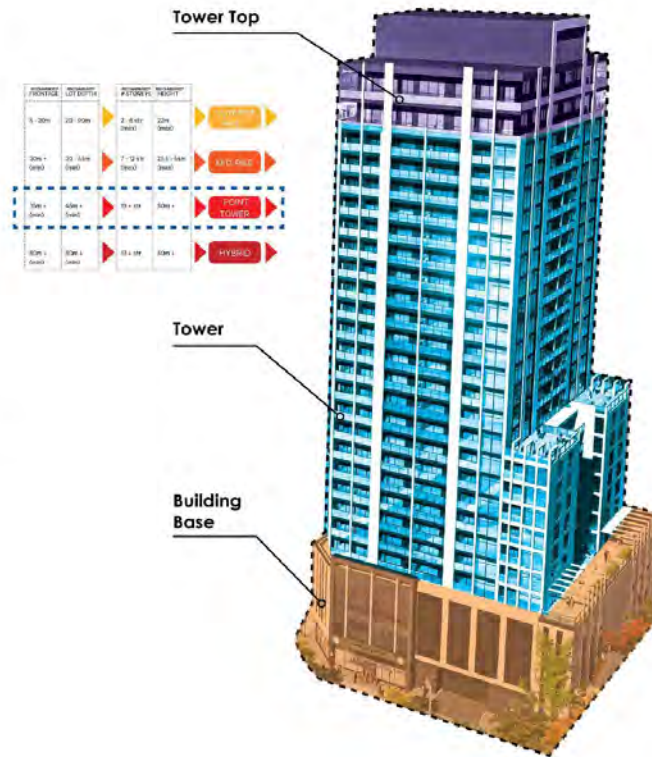
SITE & BUILDING DESIGN

This development transitions in scale from 4-storey podium, up to the 27-storey tower with setbacks at the 4th and 11th storeys.

The proposed development utilizes an interesting combination of glass, concrete and masonry.

The corner high-rise tower is designed to accentuate a slender character.

It includes striking vertical precast elements that frame the tower and give it a majestic modern look.



Community Website | 101 Hunter Street East

7.0

SITE & BUILDING DESIGN

Building Base - Pedestrian Experience

Building base is scaled in a mid rise form with a 4-storey height along the Catharine and Hunter corridors creating a consistent pedestrian friendly urban street wall.



Community Website | 101 Hunter Street East

7.0

SITE & BUILDING DESIGN

Building Base - Pedestrian Experience

A pronounced residential entrance and retail along Catharine Street South, and Hunter Street East will activate the streetscape through increased pedestrian activity along these principal corridors which are further enhanced by the landscaping, trees and street furniture.



Street View: Catharine Street South

Community Website | 101 Hunter Street East

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7.0

SITE & BUILDING DESIGN

Tower

The building's massing and height are focused on the western portion of the Site, away from the abutting buildings.

The tower portion is designed to provide for a gradual transition in height, scale, massing and floor plate size.

Above the podium, tower has three distinct masses: (1) 5-11 and (2) 12-25, and (3) 25-27.

The development proposes recessed balconies on all sides of the tower.



Aerial View: Catharine and Hunter Street

Community Website | 101 Hunter Street East

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7.0

SITE & BUILDING DESIGN

Tower Top

The tower top is designed to integrate cohesively with the rest of the building through cladding that is consistent with the quality of the entire building, while also providing a visual differentiation through the increased use of wrap around balconies.

The wrap around balconies will be clad in transparent glazing, which helps to lighten the tower top volume and provide a termination to the continuous vertical articulation of the tower's middle section.

All mechanical equipment and stair/elevator towers will be screened from view.



Aerial View: Hunter Street East

Community Wellness | 101 Hunter Street East

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8.0

Community & Wellness



Amenity and Lifestyle Attributes:

- Fitness facility and an outdoor yoga deck
- Rooftop deck for socializing
- Community work and gathering space
- Close proximity to SoBi Bikes







Community Wellness | 101 Hunter Street East

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9.0

SHADOW STUDY

The proposed development fulfills the shadow impact criteria of the Downtown Hamilton Terms of Reference given for the required time period:

1. The proposed shadows allow all affected residential and commercial amenity areas to receive at least 3 hours of sunlight. 
2. The proposed shadows allow all affected public sidewalks to receive at least 3 hours of sunlight where existing conditions allow. 
3. The proposed shadows do not extend to any public plazas, parks and open spaces in the surrounding area at any point. 
4. The proposed shadows do not extend to any of the five identified civic gathering places. 



101 Number Street East

10.0

WIND STUDY

The wind study concluded the following:

1. The wind safety criterion is expected to be met at all areas at grade and above, both on site and off site, for the proposed development.
2. Wind conditions at the numerous building entrances are predicted to be suitable for the intended usage year round.
3. At the above grade amenity terrace on Level 5, wind conditions are predicted to be suitable for the intended usage.
4. Wind conditions on the surrounding sidewalks, including the nearby Hamilton GO Station platform, nearby transit stops, and the daycare playground, are anticipated to remain suitable for the intended usage year round with the proposed development in place.

Summer Wind Analysis



Winter Wind Analysis



101 Number Street East

11.0

Planning Analysis

2014 and 2020 Provincial Policy Statement
2019 Growth Plan for the Greater Golden Horseshoe
Urban Hamilton Official Plan

- Vacant, underutilized site in proximity to a major transit system
- Compact, transit supportive development form
- Diversification of the housing stock
- Improvement to public realm and pedestrian experience
- Unbundled parking supply and secure bicycle storage
- No unacceptable shadow or wind impacts
- Addition to Hamilton skyline aesthetic

Requested Revisions to Planning

Official Plan Amendment:

- Building Height from Mid-rise to High-rise 2

Zoning By-law Amendment:

- Site-specific refinements for the proposed building design

Submitted Reports

Engineering

- Functional Servicing Study
- Storm-water Management Report

Transportation

- Transportation Demand Management Report
- Parking Justification Brief

Heritage

- Cultural Heritage Impact Assessment

Impact Assessment

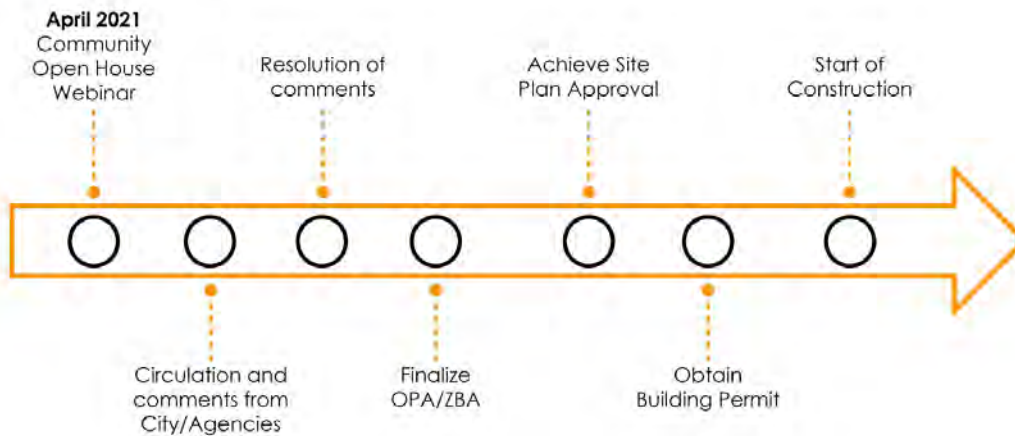
- Wind Impact Study
- Shadow Impact Study
- Visual Impact Assessment
- Environmental Noise & Vibration Assessment

Design & Planning

- Urban Design Brief
- Planning Justification Report

12.0

Next Steps





COLETARA GSP group GBCA KOZLOWSKI ARCHITECT

Attachment 4

Q+A Report for Virtual Community Meeting for 101 Hunter Street East, Hamilton				
Report Generated:	2021-04-29 8:52			
Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Question
Virtual Community Meeting for 101 Hunter Street East, Hamilton	896 6341 9047	2021-04-28 18:11	58	36
Question Details				
#	Question	Asker Name	Asker Email	Answer(s)
1	What is the total height of the building? Twenty seven stories or twenty seven stories plus the four story base?			
2	To confirm, is the parking structure 4 stories?			
3	When will construction begin?			
4	Will the rear alley be open during construction?			
5	When do you anticipate beginning construction? And when do you hope to be finished?			
6	Do you anticipate blocking any lanes on any of the surrounding streets during construction.			
7	Are you aware of the noise from the GO train diesel engines parked there Mon to Friday			
8	Is that a yes?			
9	How many retail spaces will there be?			
10	What is the time of construction? Hours throughout the days? and what days of the week? Noise?			
11	2. Did the wind study incorporate the proximity to Landmark Tower?			
12	What street will you be using for this?			
13	3. Is the black corrugated covering of the parking levels on the south side?			
14	Will the noise from the GO trains echo off of your building?			
15	Is it the final plan or negotiable			
16	Is there insurance policy/plan for neighboring houses for damages caused by construction? ie. foundation, fence, trees, etc.			
17	Have you considered about birds flying into the glass of the podium/parking garage structure?			
18	Please. My email address is _____ (redacted)			
19	Is there plans to landscape the surrounding area on Hunter?			
20	Thank you. This has been well presented.			
21	Not fully understanding the shadow report. How much sun will be blocked the neighbouring backyards?			
22	Looks like a great project, welcome to Hamilton and be bold with your design, we are tired of boring cement boxes like the one at Walnut and Main			
23	What percentage of the surrounding property will be hardscaped (sidewalks etc) and soft scaped. Flower beds etc			
24	Prime BBQing time. LOL			
25	Would you consider lowering the podium height next to the houses?			
26	Will there be any affordable housing in this building?			
27	What about the lane accessible to the 2 adjacent houses on Hunter Street?			
28	Your solid parking walls will definitely bounce the engine noise to the south where the homes are already suffering from their idling. If there is a material that would be more absorbent that would be helpful			
29	A studio in my area (Corktown) is currently listed for \$629,000. I do not consider this affordable. Do you?			
30	Are there plans to pave the laneway behind the hunter st homes (from Catherine to Walnut)?			
31	Are these apartments. Or will they be condos?			
32	What other projects have you completed in Hamilton that we could view. Aside from Majestic			
33	Looking forward to seeing the development of this project			
34	Did you think of buying the 2 houses adjacent to your project, to increase the size of the project?			
35	Have those projects in other cities been finished by your projected time lines?			
36	Thank you so much!			

Attachment 4

Attendee Report for Virtual Community Meeting for 101 Hunter Street East, Hamilton

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered	# Cancelled	Unique Viewers	Total Users	Max Concurrent Views
Virtual Community Meeting for 101 Hunter Street East, Hamilton	896 6341 9047	2021-04-28 18:11	58	10	0	8	13	8

Host Details

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Country/Region Name
Yes	Ashley Paton	amul@coastal.ca	2021-04-28 18:11	2021-04-28 19:09	58	Canada

Panelist Details

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Country/Region Name
Yes	Paul Kemper	PKemper@colectura.com	2021-04-28 18:30	2021-04-28 18:30	1	Canada
Yes	William Hu	whu@colectura.com	2021-04-28 18:21	2021-04-28 19:09	48	Canada
Yes	Radek Kodowski	rkodowski@colectura.com	2021-04-28 18:30	2021-04-28 19:09	40	Canada
Yes	Colectura Development (Michael Krasic)	mkrasic@colectura.com	2021-04-28 18:18	2021-04-28 19:09	51	Canada

Attendee Details

Attended	User Name (Original Name)	First Name	Last Name	Email	City	Country/Region	Zip/Postal Code	State/Province	Registration Time	Join Time	Leave Time	Time in Session (minutes)	Country/Region Name
Yes					Hamilton	CA	L6P 4Y5	ON	2021-04-27 15:25	2021-04-28 18:31	2021-04-28 19:09	39	Canada
No					Hamilton	CA	L6P 0A4	ON	2021-04-11 18:01				Canada
Yes					Hamilton	US	LBN 1M5	Other	2021-04-28 18:59	2021-04-28 18:59	2021-04-28 19:09	10	United States
Yes					Hamilton	CA	L6N 2T3	ON	2021-04-12 10:07	2021-04-28 18:31	2021-04-28 19:09	38	Canada
Yes					Hamilton	CA	L6N 1M5	ON	2021-04-17 11:24	2021-04-28 18:31	2021-04-28 19:09	38	Canada
Yes					Hamilton	CA	L6T 2F5	ON	2021-04-27 18:30	2021-04-28 18:37	2021-04-28 19:09	33	Canada
Yes					Hamilton	CA	L6N 1R5	ON	2021-04-11 14:39	2021-04-28 18:31	2021-04-28 19:09	38	Canada
Yes					Hamilton	CA	L6N 1R3	ON	2021-04-13 13:51	2021-04-28 18:31	2021-04-28 19:09	38	Canada
Yes					Hamilton	US	LBN 1V7	Other	2021-04-15 17:50	2021-04-28 18:31	2021-04-28 19:09	38	United States
No					Hamilton	CA	L6N 1M5	ON	2021-04-17 11:24				Canada