

PUBLIC CONSULTATION COMMENT RESPONSE

Applicant: UrbanSolutions Planning & Land Development Consultants Inc.
Date: June 26, 2026
Location: 925 Main Street West & 150 Longwood Road South, Hamilton, Ontario
Owner: 925 Main Street West (Hamilton) Limited.

RE: Official Plan Amendment & Zoning By-Law Amendment Application

In support of the subject planning applications, a virtual Neighbourhood Information Meeting was held via Zoom and hosted by UrbanSolutions on October 28, 2024, between 6:00pm to 7:30pm. The purpose of the meeting was to provide an opportunity for the surrounding neighbours to learn about the proposal details, learn details of the *Planning Act* application process and receive answers to any questions.

There were 526 invitees including neighbours who reside within 120 metres of the subject lands, City of Hamilton representative Councilor Wilson, as well as the client, 925 Main Street West (Hamilton) Limited. There were 44 participants who pre-registered and 31 participants who attended the meeting.

Following the meeting, the minutes, presentation slides, and recording of the virtual meeting were provided to attendees as requested.

UrbanSolutions has prepared comment responses to the common themes raised during the Neighbourhood Information Meeting below:

Traffic Concerns/ Safety

- Public sidewalk connections from subject lands to surrounding Westdale neighbourhood.
- Concerns over pedestrian safety in surrounding area.
- Increased traffic to neighbourhood.
- Concerns relating to proximity to intersection of Main & Longwood
 - Vehicles and pedestrians

Comment Response:

A Transportation Impact Study has been prepared by NexTrans Consulting Engineers to assess the impact of traffic on the adjacent roadway related to the proposed development. The TIS concluded that the proposed development can adequately be accommodated by the existing transportation network. The TIS recommends various Transportation Demand Management measures including an internal sidewalk network for enhanced pedestrian safety. Additionally, Hamilton Street Railway (HSR) Routes 1 King, 5, 5E, 6, 10, and 52 currently run along Main Street West and/or Longwood Road South directly abutting the site. Multiple HSR bus stops are located steps from the subject lands, which will provide future residents and customers of the proposed development with convenient, reliable, and accessible public transportation to the greater Hamilton area, including Burlington. The subject lands are to be further serviced via future Light Rail Transit (LRT) with a

planned stop at the corner of Main Street West and Longwood Road South. Based on this it is our opinion these comments and concerns have been addressed.

Parking

- Concerns of new cars parking on surrounding streets in the Westdale Neighbourhood.
- Concerns/comments relating to not enough parking spaces for residents, visitors and commercial users on subject lands.

Comment Response:

The proposal greatly exceeds the minimum parking requirements set out in the City of Hamilton Zoning-By Law No. 05-200, where no parking is required for residents and 0.05 + 2 spaces per unit is required for visitor parking (minimum of 33 spaces required). The development is proposed to be serviced by 435 parking spaces at-grade and within a four-level underground parking garage, of which 33 are designated visitor spaces. The proposal also adheres to the changing dynamic of transportation in Hamilton, where planning with regard for multi modal transportation networks is advocated for new development along priority transit corridors. In addition, 445 long term and 64 short term bicycle spaces are proposed within the development, providing residents with a variety of transportation options.

Density, height and massing

- Questions received relating to why the proposal brought forward from 18 to 25 stories and how this height came to be proposed.
- Concerns with the impact of sun shadow on surrounding neighbourhood.
- Public mentioned concerns that height would change neighbourhood character.
- General comments from public noting request to review reports/drawings once completed (Sun Shadow Study, Massing, Building Elevations, Transportation Report, etc.)

Comment Response:

Careful design considerations were evaluated through implementing City of Hamilton guidelines to determine if this site can support a 29-storey building. A Sun/Shadow Study has been prepared as part of the Official Plan & Zoning By-law Amendment application to evaluate the potential impacts of a tall building development on the surrounding neighbourhood. The study concludes that the proposed 26 and 29-storey development meets the impact criteria prescribed in the “Development Application Guidelines for Sun Shadow Study” developed by the City of Hamilton, with long periods of continuous sunlight being maintained on nearby residential amenity spaces and school yards.

Public concerns regarding the proposed development are appropriate as this will be a considerable change to the neighbourhood. However, the development will have no negative impacts on the character of the neighbourhood. The proposed development exhibits a built form that is complementary to the surrounding area and will further enhance the complete community. Further, the proposal will reinvigorate a currently underutilized parcel on a prominent street corner, creating a gateway focal point for the community of Westdale.

The overall design of the massing and façade will be a welcome addition to the neighbourhood, as it is aesthetically pleasing and provides a pedestrian-oriented environment along Main Street West. The 6-storey podium fosters a pedestrian-focused public realm and improves the overall experience of pedestrians along Main Street West and Longwood Road South.

UrbanSolutions has prepared a microsite to allow the public to view all reports and studies submitted to the City of Hamilton. This link was provided in the Neighbourhood Information Meeting invitation as well as the presentation.

Tenure

- Concerns over development no longer being used for student residence.
- Members of the public requested further information relating to proposed tenure of rental versus condominium ownership.
- Comments related to targeting population demographic (students, aging in place, small families, young business professionals).

Comment Response:

Through the application process, tenure is not a concern from a land use planning perspective in terms of evaluating the proposal for Official Plan and Zoning By-law Amendments. The main objective of this process is to evaluate the merit of the increases to density and height of the development. While the built form is no longer targeted exclusively to students, given the proximity to McMaster University, it is likely that there will be many students residing within the proposed development. The proposed unit mix consists of nearly 40% family-sized units, ensuring the available units cater to a wide demographic of tenants.

Affordability & Accessibility

- Public questioned the number of affordable units provided.
- Questions related to number of barrier free units.
- General questions regarding stress put on existing surrounding resources (Ex. Dalewood Recreation Center).

Comment Response:

The current unit mix includes 49 studio units, 166 one-bedrooms, 178 one-bedrooms + den, 169 two bedrooms, 10 two-bedrooms + den, and 63 three-bedroom units. The broad range of proposed unit types supports greater accessibility for individuals and families to live in a centrally-located area with access to a range of municipal services and transit options. Of the 635 units proposed, 95 are to be barrier-free units to ensure an adequate provision of physically accessible residential units.

Virtual Meetings vs. In-person meetings

- Concerns over virtual meetings and those with less computer literacy and accessibility.

Comment Response:

Through discussions with Councilor Wilson, it was confirmed the format of the meeting would be virtual. Virtual meetings offer the opportunity for equal participation from the public. Online meetings eliminate the possibility of any dominant individuals taking over the question period at an in-person meeting. Through virtual meetings, each member can type a question and receive an answer within the chat feature. Virtual meetings also allow participants to join from their homes, eliminating the need for travel. This makes it easier for those with mobility issues, or those with busy schedules, to attend Neighbourhood Information Meetings.

Light Rail Transit (LRT)

- Timing and interface with construction of LRT and construction of proposed development.
- Inquiry relating to road widening dedication for LRT purposes.

Comment Response:

With the eventual construction of Hamilton's LRT, the space dedicated to car travel will be reduced to 4-lanes near the subject lands. As part of previous Planning Act applications on the subject lands, a varying Right-of-Way dedication has been identified along Main Street West, and Longwood Road South. These dedications will facilitate future Right-of-Way improvements and the appropriate implementation of the Hamilton LRT network. Further concerns of the proposed LRT network should be directed to Metrolinx.

Landscaped Area/Open Space

- Questions relating to who can access the lower lands amenity area and if it will be publicly accessible.

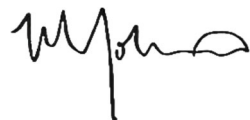
Comment Response:

The landscaped / outdoor amenity area will be reserved as a private area for the residents of the proposed development and will not be accessible to the public. However, the preliminary Landscape Plan prepared by Whitehouse Urban Design provides an enhanced streetscape that creates a vibrant sense of place and aesthetic improvements for the residents living in the surrounding neighbourhood to use.

If there are any questions or comments, do not hesitate to contact the undersigned.

Regards,

UrbanSolutions



Matt Johnston, MCIP, RPP
Principal



Stefano Rosatone, BES
Planner