



**City of Hamilton**  
**PLANNING COMMITTEE ADDENDUM**

**Meeting #:** 19-005  
**Date:** April 2, 2019  
**Time:** 9:30 a.m.  
**Location:** Council Chambers, Hamilton City Hall  
71 Main Street West

Lisa Chamberlain, Legislative Coordinator (905) 546-2424 ext. 4605

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	<b>Pages</b>
<b>6. DELEGATION REQUESTS</b>	
*6.1 Lakewood Beach Community Council respecting Development at 310 Frances Avenue, Hamilton (For the April 16th meeting)	<b>3</b>
*6.2 Jen Davis respecting Development at 310 Frances Avenue, Hamilton (For the April 16th meeting)	<b>4</b>
*6.3 Mark Victor respecting Development at 310 Frances Avenue, Hamilton (For the April 16th meeting)	<b>5</b>
*6.4 Frank D'Amico respecting Development at 310 Frances Avenue, Hamilton (For the April 16th meeting)	<b>6</b>
*6.5 Sherry Hayes respecting Development at 310 Frances Avenue, Hamilton (For the April 16th meeting)	<b>7</b>
*6.6 Eleanor Boyle respecting Development at 310 Frances Avenue, Hamilton (For the April 16th meeting)	<b>8</b>
*6.7 David Bertrand respecting Development at 310 Frances Avenue, Hamilton (For the April 16th meeting)	<b>9</b>

## 8. PUBLIC HEARINGS / DELEGATIONS

8.1 Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 80 and 92 Barton Street East and 245 Catharine Street North, Hamilton (PED19060) (Ward 2)

\*8.1.a Staff Presentation 10

\*8.1.b Written Comments: 33  
1. J. Alejandro Lopez

8.2 Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 282 MacNab Street North, Hamilton (PED19071) (Ward 2)

\*8.2.a Staff Presentation 35

\*8.2.b Written Comments: 49  
1. Murray and Jane Slote  
2. Christopher Ritsma

\*8.2.c Registered Speakers:  
1. Lucian Puscariu, Romanian Church  
2. Lachlan Holmes, Hamilton Forward

## 14. PRIVATE AND CONFIDENTIAL

\*14.2 Request for Review of Decision of the Local Planning Appeal Tribunal in Case No. PL161240 for Official Plan and Zoning By-law Amendments for the Lands Located at 1117 Garner Road East (Ward 12) (distributed under separate cover)  
(Deferred from March 27, 2019 Council meeting)

Pursuant to Section 8.1, Sub-sections (e) and (f) of the City's Procedural By-law 18-270; and, Section 239(2), Sub-sections (e) and (f) of the Ontario Municipal Act, 2001, as amended, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the City; and, the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

**Form: Request to Speak to Committee of Council**

Submitted on Friday, March 29, 2019 - 10:58 am

==Committee Requested==

**Committee:** Planning Committee

==Requestor Information==

**Name of Individual:** Lakewood Beach Community Council

**Name of Organization:**

**Contact Number:**

**Email Address:**

**Mailing Address:** Stoney Creek Ontario

**Reason(s) for delegation request:** Tallest City Tower  
Development Application at 310 Frances Avenue

**Will you be requesting funds from the City?** No

**Will you be submitting a formal presentation?** No

**Form: Request to Speak to Committee of Council**

Submitted on Friday, March 29, 2019 - 12:28 pm

==Committee Requested==

**Committee:** Planning Committee

==Requestor Information==

**Name of Individual:** Jen Davis

**Name of Organization:**

**Contact Number:**

**Email Address:**

**Mailing Address:** Hamilton

**Reason(s) for delegation request:** 310 Frances Avenue  
development application

**Will you be requesting funds from the City?** No

**Will you be submitting a formal presentation?** No

**Form: Request to Speak to Committee of Council**

Submitted on Friday, March 29, 2019 - 6:03 pm

==Committee Requested==

**Committee:** Planning Committee

==Requestor Information==

**Name of Individual:** Mark Victor

**Name of Organization:** Wentworth Condo Corporation 66

**Contact Number:**

**Email Address:**

**Mailing Address:** Hamilton, ON

**Reason(s) for delegation request:** To protest development proposal of 3 building towers on the south east corner of Green & Frances Ave. & to challenge the excessive building heights currently allowed for the property in question.

**Will you be requesting funds from the City?** No

**Will you be submitting a formal presentation?** No

**Form: Request to Speak to Committee of Council**

Submitted on Friday, March 29, 2019 - 6:44 pm

==Committee Requested==

**Committee:** Planning Committee

==Requestor Information==

**Name of Individual:** Frank D'Amico

**Name of Organization:** Bayliner Corp.

**Contact Number:**

**Email Address:**

**Mailing Address:**

Stoney Creek, ON

**Reason(s) for delegation request:** Supportive of proposed project – 3 towers on Francis Road. April 16 Planning meeting.

**Will you be requesting funds from the City?** No

**Will you be submitting a formal presentation?** No

**Form: Request to Speak to Committee of Council**

Submitted on Sunday, March 31, 2019 - 2:57 pm

==Committee Requested==

**Committee:** Planning Committee

==Requestor Information==

**Name of Individual:** Sherry Hayes

**Name of Organization:**

**Contact Number:**

**Email Address:**

**Mailing Address:** Stoney Creek, ON

**Reason(s) for delegation request:** To address the Three Tower Development on Francis Road during the committee meeting taking place on April 16th, 2019

**Will you be requesting funds from the City?** No

**Will you be submitting a formal presentation?** Yes

**Form: Request to Speak to Committee of Council**

Submitted on Sunday, March 31, 2019 - 11:47 pm

==Committee Requested==

**Committee:** Planning Committee

==Requestor Information==

**Name of Individual:** Eleanor Boyle

**Name of Organization:**

**Contact Number:**

**Email Address:**

**Mailing Address:**

**Reason(s) for delegation request:** I would like to speak about the three towers that are being planned for Francis St. in Stoney Creek.

**Will you be requesting funds from the City?** No

**Will you be submitting a formal presentation?** No



**Form: Request to Speak to Committee of Council**

Submitted on Friday, March 29, 2019 - 5:56 pm

==Committee Requested==

**Committee:** Unknown

==Requestor Information==

**Name of Individual:** David Bertrand

**Name of Organization:**

**Contact Number:**

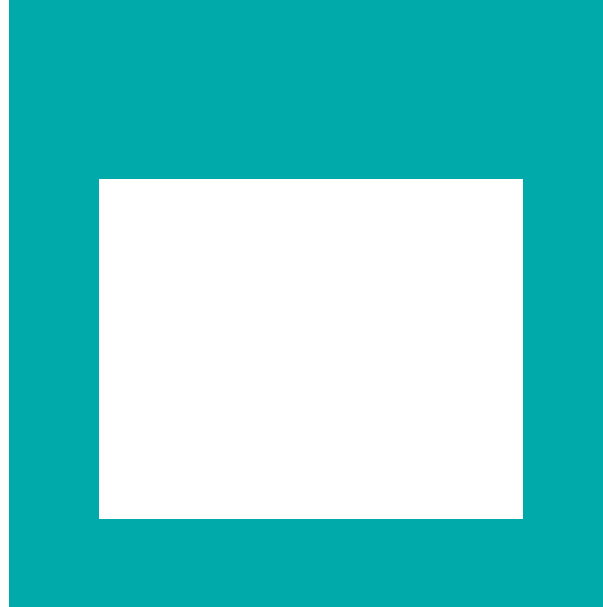
**Email Address:**

**Mailing Address:**

**Reason(s) for delegation request:** I would like to give my input on the future of my community respecting 310 Frances Avenue.

**Will you be requesting funds from the City?** No

**Will you be submitting a formal presentation?** No



WELCOME TO THE CITY OF HAMILTON

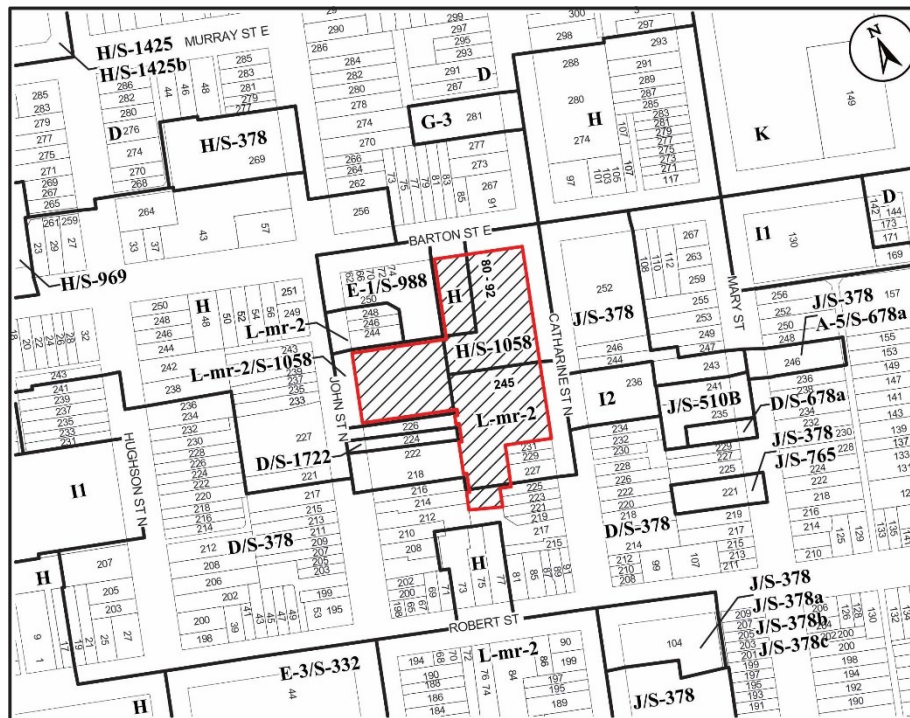
# PLANNING COMMITTEE

April 2, 2019

## **PED19060 – (ZAC-17-090 & UHOPA-17-041)**

Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 80 and 92 Barton Street East and 245 Catharine Street North, Hamilton.

Presented by: Shannon McKie



● Site Location



Key Map - Ward 2

N.T.S. 

### Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
ZAC-17-090 & UHOPA-17-041

Date:  
January 31, 2019

Appendix "A"

Scale:  
N.T.S.

Planner/Technician:  
SM/NB

#### Subject Property

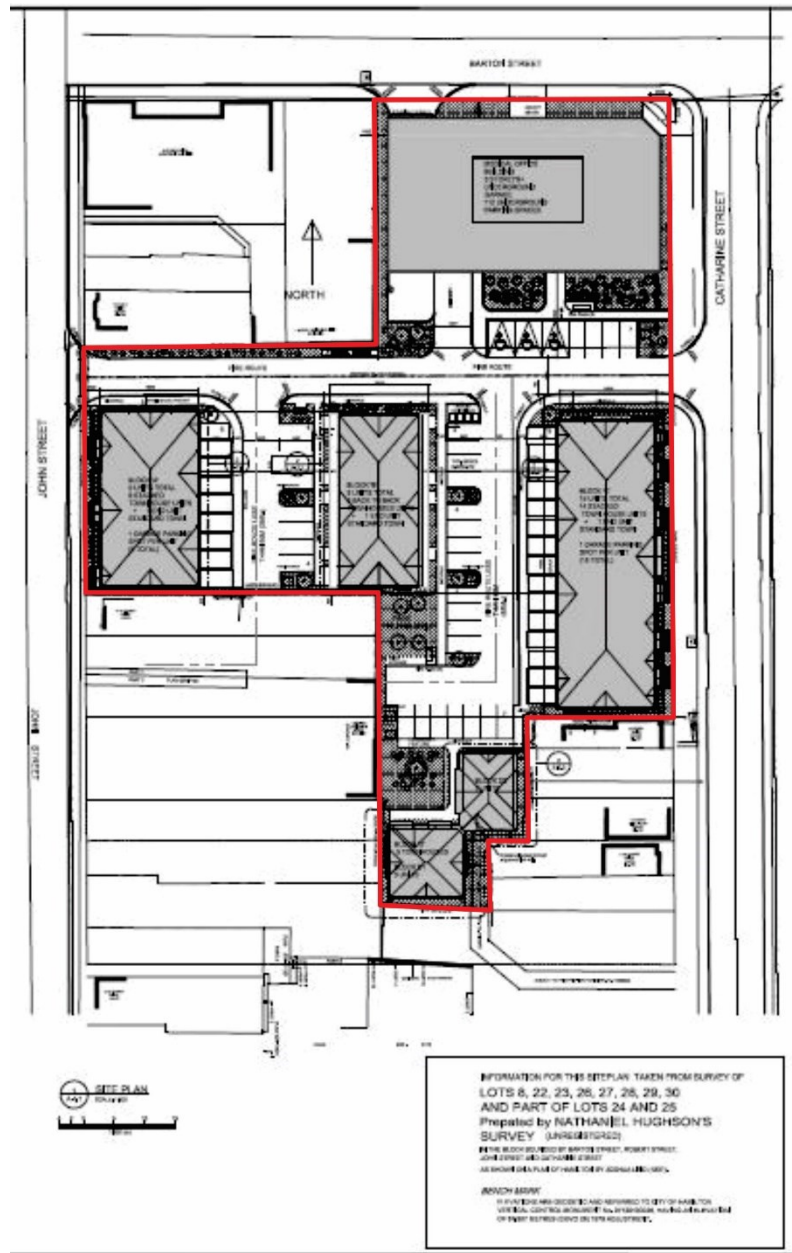
 80 - 92 Barton Street East &  
245 Catharine Street North



**SUBJECT PROPERTY**



**80 - 92 Barton Street East & 245 Catharine Street North, Hamilton**



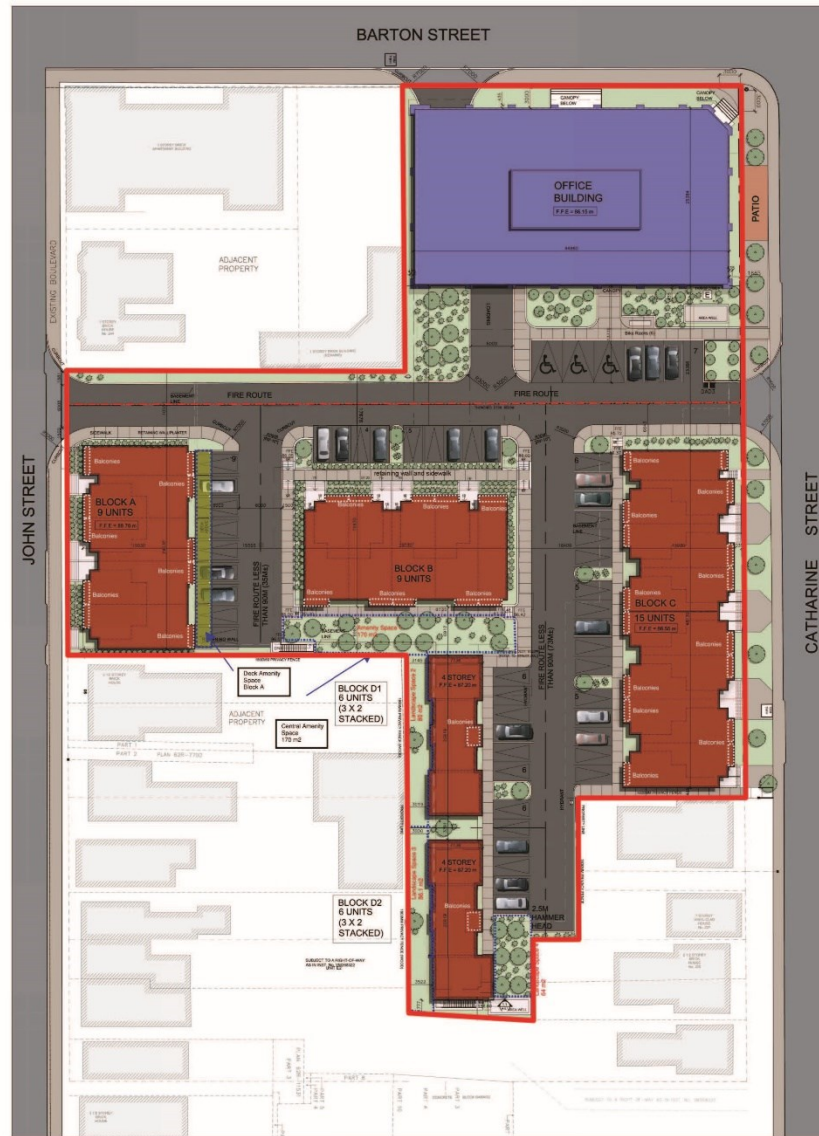


**Site Statistics**  
 Townhomes Parking  
 57 Parking Spaces  
 39 above grade + 9 garage spaces in Block A  
 Block B will utilize 9 underground Parking Spaces  
 Parking to Unit Ratio 1.27

**Site Statistics**  
 Office Parking  
 7 Above Grade Parking Including 3 Barrier Free  
 110 Below-Grade Parking (Less 3 for Townhomes) = 96  
 Total Office Parking 103 spots

**SITE PLAN**  
**82 - 92 BARTON STREET**  
 November 26th, 2018





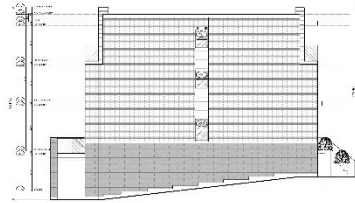
**Amenity Space Statistics**  
 Townhomes

Balconies:	147	m <sup>2</sup>
Decks:	73	m <sup>2</sup>
Central Amenity Space:	170	m <sup>2</sup>
TOTAL Amenity Space:	390.4	m <sup>2</sup>
Number of Units:	45	Units
Amenity Space Per Unit:	8.68	m <sup>2</sup>

**SITE PLAN**  
 82 - 92 BARTON STREET  
 December 21st, 2018

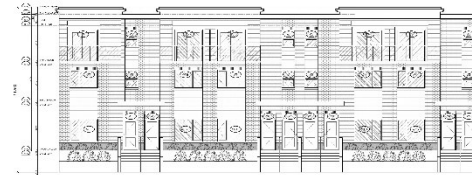






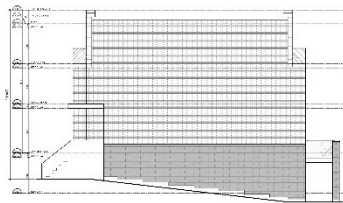
BLOCK 'A'  
 FACING INTERSECTION PRIVATE ST & MILL ST

117 SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"



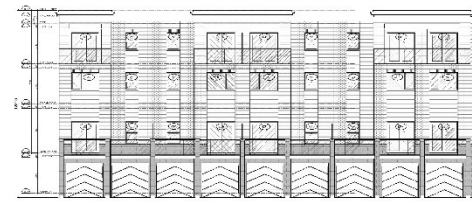
BLOCK 'A'  
 FACING CORNER MAIN ST & MILL ST

118 EAST ELEVATION  
 SCALE: 1/8" = 1'-0"



BLOCK 'A'  
 FACING ADJACENT PROPERTY

119 NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"



BLOCK 'A'  
 FACING INTERSECTION PRIVATE ST & MILL ST

120 WEST ELEVATION  
 SCALE: 1/8" = 1'-0"

NOTES:  
 1. CONSULT THE ARCHITECT'S RECORD DRAWINGS FOR ALL INFORMATION CONCERNING THE EXISTING BUILDING AND ITS ADJACENT PROPERTIES.  
 2. THE ARCHITECT'S RECORD DRAWINGS SHALL BE CONSULTED FOR ALL INFORMATION CONCERNING THE EXISTING BUILDING AND ITS ADJACENT PROPERTIES.  
 3. THE ARCHITECT'S RECORD DRAWINGS SHALL BE CONSULTED FOR ALL INFORMATION CONCERNING THE EXISTING BUILDING AND ITS ADJACENT PROPERTIES.  
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 5. THE ARCHITECT'S RECORD DRAWINGS SHALL BE CONSULTED FOR ALL INFORMATION CONCERNING THE EXISTING BUILDING AND ITS ADJACENT PROPERTIES.

REVISIONS

No.	REVISION	DATE
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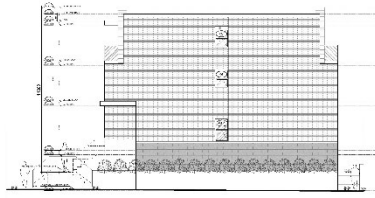
1		
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3	ISSUED FOR PER	10/13/19
4	ISSUED FOR PER	10/13/19
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6		

PROJECT:  
**BLOCK 'A' & 'B'  
 ELEVATIONS**  
 PREP BY:  
**BARTON TOWNHOMES**  
 2000 WEST STREET, SUITE 100  
 CHICAGO, IL 60610

**O.C.A. Architects Inc.**  
 REGISTERED ARCHITECTS  
 1000 WEST STREET, SUITE 100  
 CHICAGO, IL 60610  
 TEL: 312.733.4444  
 FAX: 312.733.2818

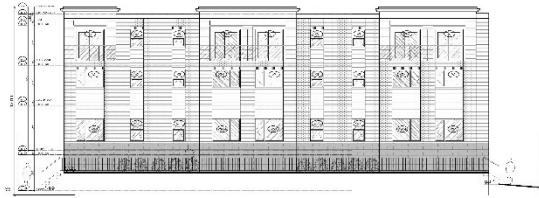
DATE: 10/13/19  
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 SCALE:

DATE: 10/13/19  
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**A-3.0**



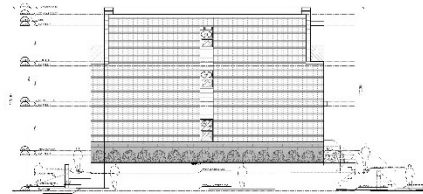
BLOCK 'B'  
 FACING INTERIOR PRIVATE STREET  
 (END VIEW)

⊙ SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"



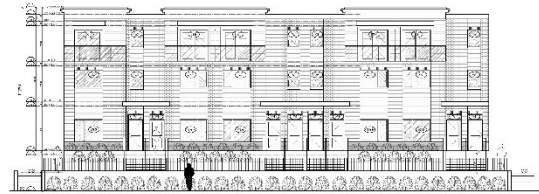
BLOCK 'B'  
 FACING BLOCK D AND ADJACENT PROPERTY

⊙ EAST ELEVATION  
 SCALE: 1/8" = 1'-0"



BLOCK 'B'  
 FACING INTERIOR PRIVATE STREET

⊙ NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"



BLOCK 'B'  
 FACING INTERIOR PRIVATE STREET

⊙ WEST ELEVATION  
 SCALE: 1/8" = 1'-0"

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 PROJECT NO.: \_\_\_\_\_  
 SHEET NO.: \_\_\_\_\_

NO.	REVISION	DATE
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1	FOUNDATION	CONCRETE
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3	WALLS	CONCRETE
4	ROOFING	ASPH/FLT
5	MECHANICAL	MECHANICAL
6	ELECTRICAL	ELECTRICAL
7	PLUMBING	PLUMBING
8	PAINT	PAINT

**BLOCK 'B' ELEVATIONS**

BARTON TOWNHOMES  
 BARTON STREET, WASHINGTON, DC

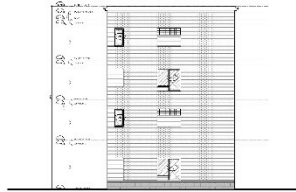
**O.C.A. Architects Inc.**  
 1000 K STREET, N.W.  
 WASHINGTON, DC 20004  
 TEL: 202-462-1000  
 FAX: 202-462-1001

DATE: \_\_\_\_\_  
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 CHECKED BY: \_\_\_\_\_  
 PROJECT NO.: \_\_\_\_\_  
 SHEET NO.: \_\_\_\_\_

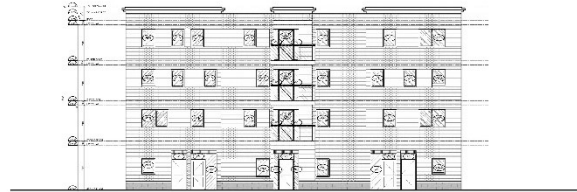
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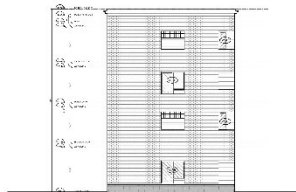




BLOCK 'D1 & D2'  
 S OF ELEVATION  
 FACING ADJACENT PROPERTY



BLOCK 'D1 AND D2'  
 FACING N. BRIDGE PRIVATE STREET



BLOCK 'D1 & D2'  
 S OF ELEVATION  
 FACING ADJACENT PROPERTY



BLOCK 'D1 & D2'  
 FACING ADJACENT PROPERTY

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FLR	LEVEL	FIN
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**BLOCK 'D'**  
 ELEVATIONS

**BARTON TOWNHOMES**  
 BRANTON STREET, HAMILTON, ON

**O.C.A. Architects Inc.**  
 545 BLOOR STREET WEST, SUITE 200  
 TORONTO, ON M5W 1K5  
 TEL: 416-593-8888  
 FAX: 416-593-8877

DATE: 07/15/2019  
 PROJECT: BARTON TOWNHOMES  
 DRAWING: ELEVATIONS  
 SHEET: A-3.3

NO.	DATE	DESCRIPTION
1	07/15/2019	ISSUED FOR PERMIT

O.C.A. ARCHITECTS INC.  
 545 BLOOR STREET WEST, SUITE 200  
 TORONTO, ON M5W 1K5  
 TEL: 416-593-8888  
 FAX: 416-593-8877



Subject Lands Looking south on Barton Street East



Rear of Subject Lands



Lands to the west



Intersection of Catharine Street North and Barton Street East





Looking south on Catharine Street North



Looking south on Catharine Street North



Lands abutting the Catharine Street North frontage



Subject lands looking north on John Street North



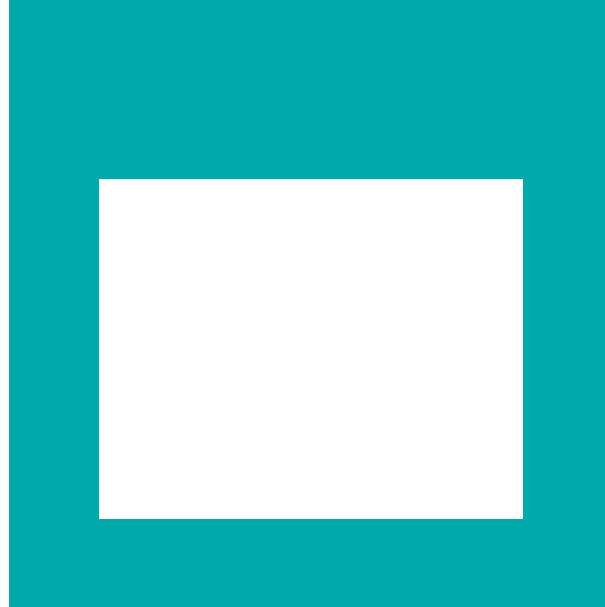
Abutting lands along John Street North



Lands abutting the John Street North frontage



Looking north on John Street North



# THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE



April 1, 2019

**ATTN:** Legislative Coordinator, Planning Committee

71 Main Street West, 1<sup>st</sup> Floor, Hamilton, ON, L8P4Y5

**RE: Urban Hamilton Official Plan Amendment (UHOPA-17-041) and Zoning By-law Amendment (ZAC-17-090) Applications by John Barton Investments for Lands Located at 80 & 92 Barton Street East and 245 Catharine Street North, Hamilton, (Ward 2)**

Dear Members of the Planning Committee,

I'm a proud resident of Barton St. East. I would like to firstly commend the work done by all stakeholders on this project in putting together a proposal that attempts to respond to the context and scale of the neighborhood while meeting the ambitions of the Setting Sail Secondary Plan. We welcome development that will put more eyes on the street and make the Barton Street East neighborhood a safer and more vibrant pedestrian environment.

To that end, I would like to express some specific concerns with regards to the site plan submitted as Appendix "G" (Page 1 of 5) in the staff report, and to also provide some constructive feedback.

- 1. Barton Street Public Realm.** The site plan shows a vehicular access to the Office Building directly off Barton Street. This is not consistent with other parts of the staff report which state that all parking and vehicular access is to be provided through the dedicated laneway between John Street and Catharine Street. This is also not consistent with the planning principles set out the Barton-Kenilworth Commercial Corridor Study and is generally undesirable on a high street where pedestrian activity is being encouraged. This will create an unsafe condition for pedestrians on Barton Street as there will be a higher volume of traffic.

In addition to restricting vehicular access to the office building from Barton Street he city should consider sidewalk bump-outs on Barton Street at all corners to calm traffic and to provide spaces for bicycle parking, benches, and waste receptacles.
- 2. Office Building Height.** No elevations (height statistics), street sections, or shadow studies were provided. The four-storey building could be as tall as 19m plus 5m for a mechanical penthouse with office spaces. Since the building is on the North side of the street this will likely cast shadows on the south side of Barton, potentially reducing the appeal for pedestrians. If the Committee is considering allowing more than the 4-storeys, efforts should be taken to reduce

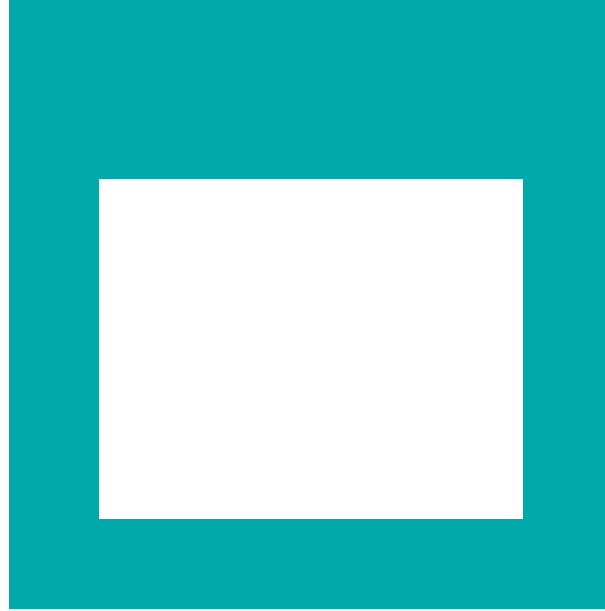
the visual impact of the mechanical penthouse on Barton street and to reduce day-time shadows, such as by setting back the 5<sup>th</sup> storey from all side of the building but particularly Barton St. E. Secondly, the Building appears to the be set-back from Barton Street by 3m. Rather than changing the existing street wall condition, some of this area could be given back to the developer to create shop fronts that meet the sidewalk closer to the lot line.

3. **Traffic.** Speeding and parking on Barton Street are persistent problems that adversely impact the safety of its residents and pedestrians. This project offers both the city and the developer an opportunity to drastically improve the situation. Traffic calming measures need to be implemented by the city immediately. This should be done by removing rush hour and overnight parking restrictions on Barton Street between James Street and Victoria Street per the recommendation of the Barton-Kenilworth Commercial Corridor Study. This would allow current residents and patrons to park on the street thereby providing an interim traffic calming solution, but more long-term solutions such as sidewalk bump-outs on Barton St. are required. A sidewalk bump-out should be considered on the corner of Catharine Street and Barton as part of this project.
4. **Parking Numbers.** Close to 20% of Ward 2 residents use public transit as their main mode of transportation and close to 2% of Ward 2 residents use bicycles as their main mode of transportation. Based on the above it would seem that the parking unit ratio of 1.27 for residential required for this project is probably too high. The city should consider reducing this ratio for this development, and future developments in the area to 0.8 – 1.0, provided that outdoor amenity area ratios and bicycle parking ratios are increased. With respect to this development, the Green Amenity space beside Block B leaves much to be desired, particularly in an area of Hamilton that lacks access to park spaces. A reduced parking requirement would probably go a long way in improving the quality of the outdoor spaces. Lastly, the city should consider connecting the existing John Street bicycle lane to the Cannon Street bicycle lane to facilitate safe bicycle access between the proposed development and the waterfront.

Respectfully,



J. Alejandro Lopez, M.Arch., OAA



WELCOME TO THE CITY OF HAMILTON

# PLANNING COMMITTEE

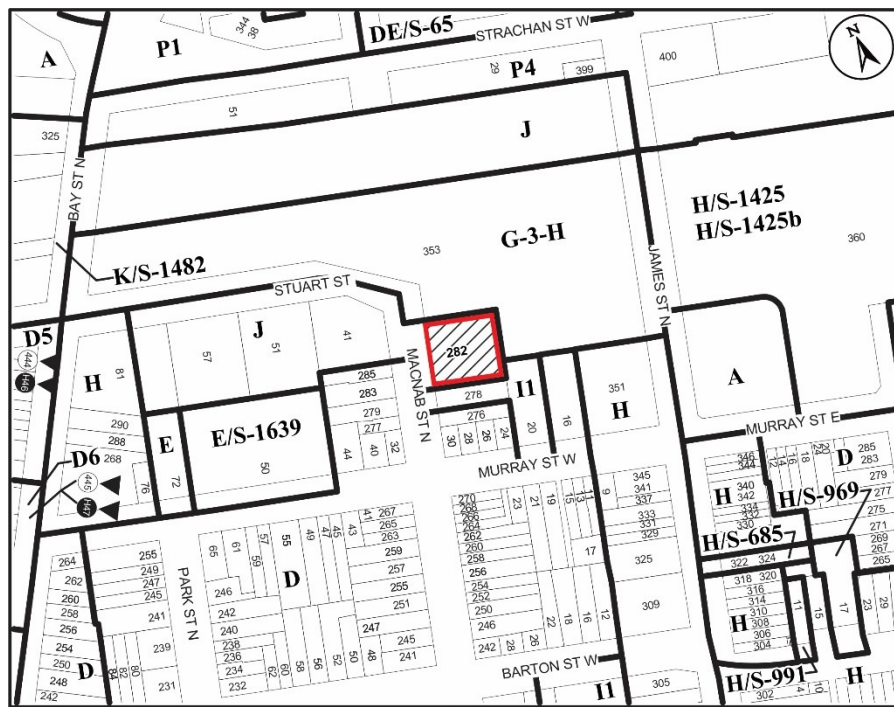
April 2, 2019

# PED19071 – (ZAC-18-037 & UHOPA-18-015)

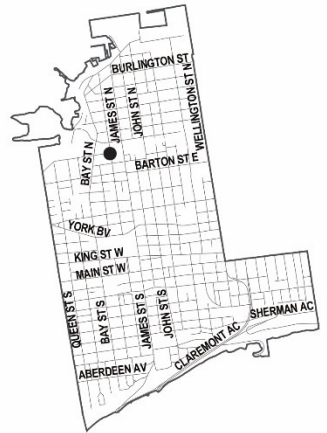
Applications for an Official Plan Amendment and Zoning By-law  
Amendment for Lands Located at 282 MacNab Street North, Hamilton.

Presented by: Mark Kehler





● Site Location



Key Map - Ward 2

N.T.S.

### Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number: ZAC-18-037 & UHOPA-18-015	Date: February 12, 2019
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Appendix "A"	Scale: N.T.S.	Planner/Technician: MK/AL
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#### Subject Property

282 MacNab Street North



Change in Zoning from "J" (Light and Limited Heavy Industry, Etc.) District to a site specific "E" (Multiple Dwellings, Lodges, Clubs, Etc.) District

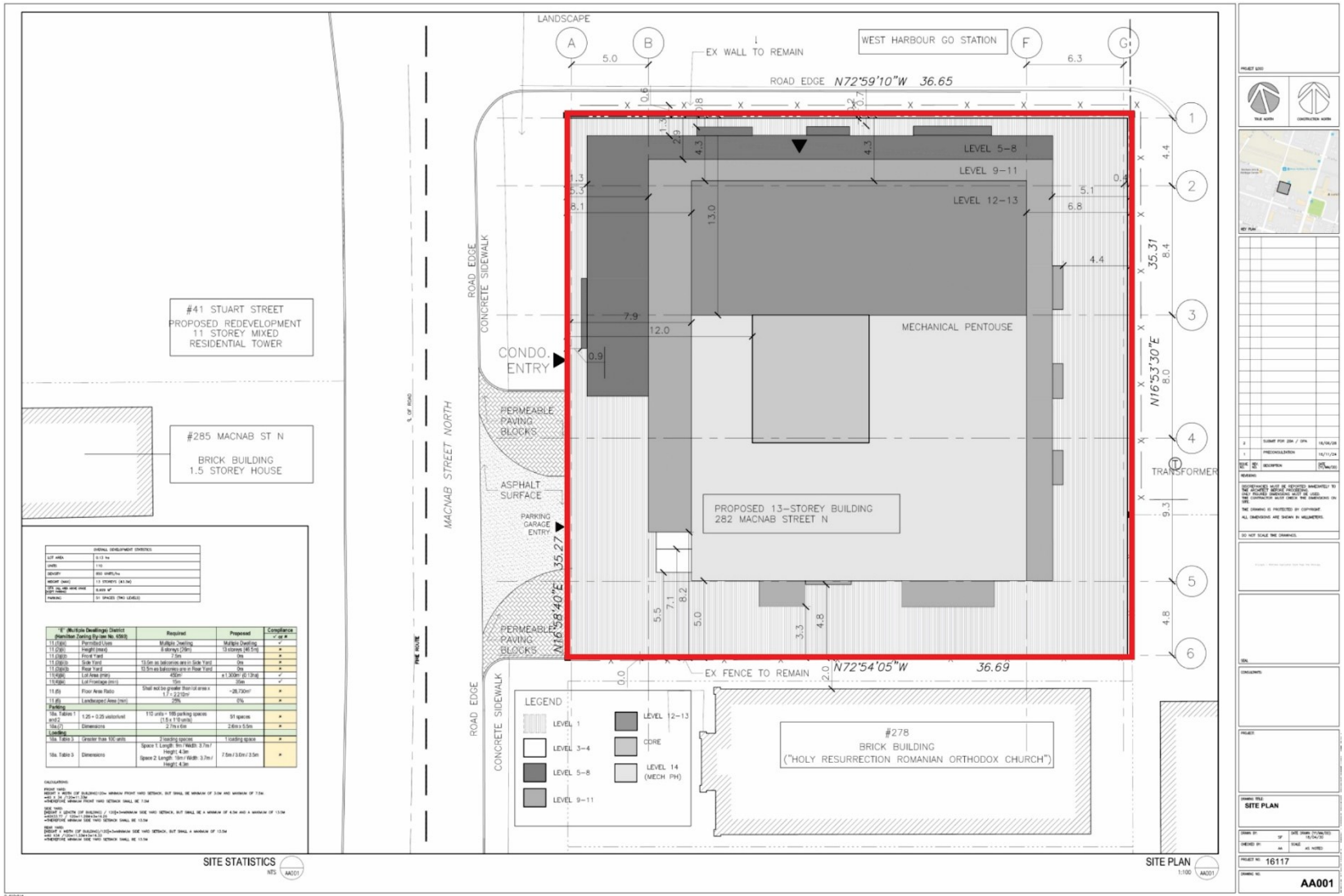


**SUBJECT PROPERTY**



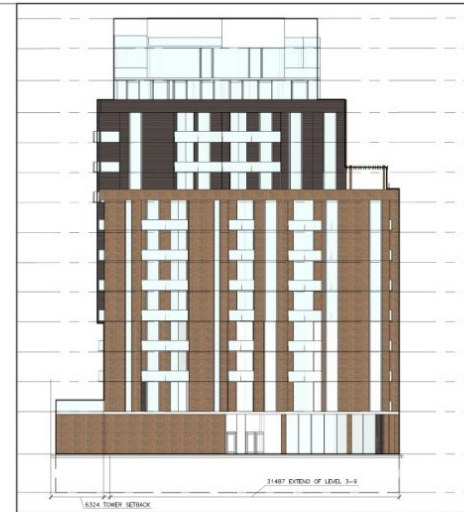
**282 MacNab Street North, Hamilton**



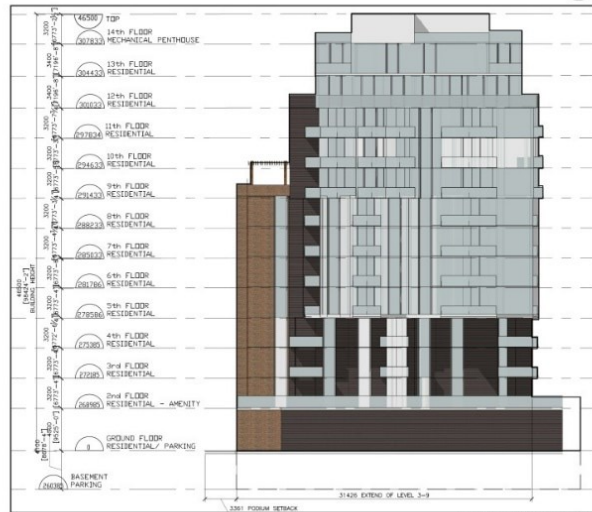




EAST ELEVATION  
 1:200 AK001



NORTH ELEVATION  
 1:200 AK001



SOUTH ELEVATION  
 1:200 AK001



WEST ELEVATION  
 1:200 AK001

PROJECT INFO

THE NORTH COMPLETED NORTH

467 PLAN

DATE: 01/11/2024

BY: [Signature]

SCALE: 1:200

PROJECT: ST-JEAN DEVELOPMENT

282 MACNAB ST N

ISSUE: PRELIMINARY ELEVATIONS

DATE: 01/11/2024

PROJECT NO: 16117

AK001







Subject lands, as seen from the intersection of Stuart Street and MacNab Street North looking southeast





Existing development located to the north of the subject lands, as seen from the intersection of Stuart Street and MacNab Street North looking northeast





Existing development located to the south of the subject lands, as seen from MacNab Street North looking east





Existing development located to the west of the subject lands, as seen from intersection of Stuart Street and MacNab Street North looking west





Existing development located to the southwest of the subject lands, as seen from MacNab Street North looking southwest





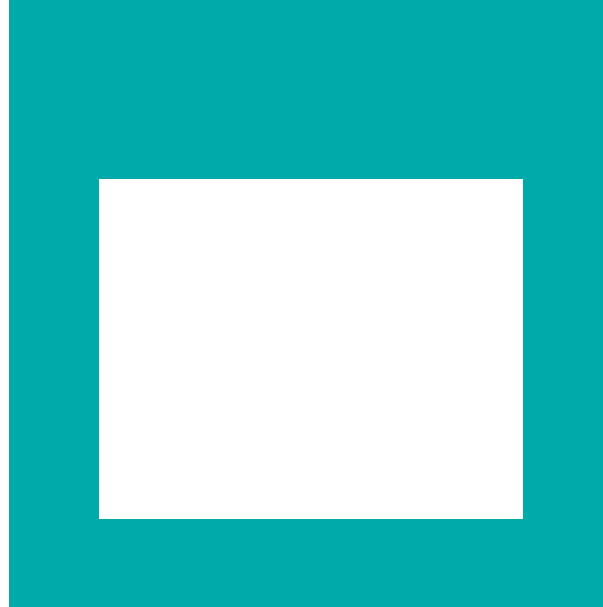
Existing development located to the south of the subject lands, as seen from Murray Street West looking north





Subject lands, as seen from the GO Bus Station looking southwest





# THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE



Jane and Murray Slote

Hamilton ON

City of Hamilton  
Legislative Coordinator  
Planning Committee  
71 Main St. W., 1<sup>st</sup> Floor  
Hamilton ON L8P 4Y5

Re: Urban Hamilton Official Plan Amendment (File No. UHOPA-18-15)  
St. Jean Properties Inc. and Durand Development Corporation

As residents in the immediate area of the proposed 13 storey building located at 282 MacNab St. N., we would like to express our objections and concerns regarding parking spaces proposed and the excessive height that will tower over neighbouring properties.

At our Witton Lofts residence, we have 6 floors, 36 units and 36 parking spaces as well as 3 visitor spaces. As Superintendent of the building, I have information as to which cars are registered to the 36 specific parking spaces. In our 36 resident building, there are 46 vehicles registered since some owners have more than one vehicle. Only one resident does not have a vehicle at this time. Street parking for blocks is full with the extra vehicles as well as use by neighbours.

The proposed condo tower is 13 stories, 110 dwellings and 51 vehicle parking spaces = on site parking for only 46% of units. Using this formula, Witton Lofts would have only 17 parking spaces provided. Where would the other 29 vehicles park?

It is also true that if a resident is able to commute to work using the limited public transit, many still have a vehicle for personal after work use.

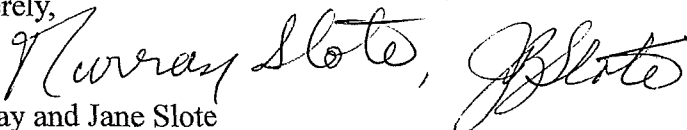
Hamilton is a great city with many special events that also greatly limits street parking.

The parking ratios of this development will negatively impact this neighbourhood and would set a unwelcome precedent for future buildings such as the one proposed on Stuart St., (directly across from 282 MacNab) which has similar parking ratios.

We would like to quote a small excerpt from the Hamilton Setting Sail Secondary Plan, which appears to have been abandoned. "Developments will preserve and maximize on street parking, respect design, scale, massing, setbacks, height and use of neighbouring buildings existing and anticipated." These issues are still very valid today, and ignoring the secondary plan undermines the extensive public input that helped form it.

We respectfully request that the City reconsiders this amendment regarding the proposed parking ratios.

Sincerely,

  
Murray and Jane Slote

**Subject:** 282 MacNab St N Staff Recommendation Planning Committee Comments Tuesday April 02, 2019; 9:30AM

Hello,

My name is Chris and I have been involved in various things in the community around Hamilton. I attended McMaster University where I studied political science and geography, live at John St N and Barton, and work downtown Hamilton in Ward 2, and have a deep interest in urban planning and transit. I have a few comments about the recommendation by staff for denial of the project at 282 MacNab St N found here: <https://pub-hamilton.escribemeetings.com/Meeting.aspx?Id=9494c144-2d79-4379-a7c4-7a19032918ee&Agenda=Agenda&lang=English&Item=19>

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The proposal at 282 MacNab St N has been recommended to be denied by city staff. While I completely respect the professional opinion of city staff and their recommendations, I have to disagree completely with their recommendation.

This development is exactly the type of development Hamilton should be encouraging. The city just made a complaint that Go service is being promised far too late considering the growth potential and interest in Hamilton. It also just declared a climate emergency, and is continuing to push for improved transit and cycling.

The best way to approach each of these above elements is to intensify around transit nodes and walkable areas. The development proposes bicycle parking and limited parking spaces. Exactly what developments downtown should be moving toward. I can understand that some would not consider this downtown, but I do since downtown is apparently 4 blocks across, and juts out into James St N which this development is less than 100 metres from. I find it interesting that rather than resolve issues of parking, such as requiring parking on streets near downtown have parking limits or require permits, the city would rather deny developments immediately adjacent to a Go Station.

This recommendation for denial feels like it stems from two things; an inability in Hamilton to actually resolve issues, pushing them to a future date, and pandering to a few loud voices. While the city suggests congestion, traffic and parking are major issues in this area, it works to approve mass suburbia that will require a car or multiple, rather than approve a development that will allow its residents to walk to work, walk to transit, walk to the waterfront, walk to First Ontario Centre, and walk to nightlife and cafes and restaurants. To reiterate the Go station is literally a 5 metre walk from this planned building. In addition to this, Go stations have a minimum people/jobs per hectare with no maximum for a reason, it is because going slightly higher than the minimum is considered to be acceptable.

As an advocate for cycling, may I add that the development is less than a minute away from 3 of the city's major bi-directional separated cycle tracks, and on top of a SoBi station.

It is irrational that a city like Hamilton would imagine the worst possible outcomes from this type of proposal. As if people living here would be absolute scumbags and take up street space to those who have been living here for years. Hamilton needs vision for the future that is less pessimistic. The city proudly touts how much value in developments were approved year over year, while denying medium density developments right beside the empty Go station and one of downtown's treasures; Jame St N and all its eventful days and nights.

Instead of working with the developer to get community benefits like public parking in the building because it is moderately taller than the official plan suggests, it requests additional parking, so as to encourage more cars, and less public parking. The Connolly was just approved with a parking ratio of 0.36 and with a downtown suggested parking ratio of 0.80 the Connolly has 45% the parking suggested by the city, while this has 63% within 5 metres of a Go Station, and within a few hundred metres of multiple bus lines, Jame St N, bicycle lanes, Bayfront park and various other amenities. If anywhere constitutes a beneficial location for reduced parking, it is here.

If the character of this neighbourhood was at stake because of new housing, let us not ignore the sleek, new, modern Go station immediately beside this proposal. Further to this point, this property is a vacant lot, and the city seems very quick to approve demolition of heritage buildings, schools and houses to approve condos, while denying seemingly everything on a vacant or pavement lot. Nearly every approved development in Hamilton has been where a building once stood; The Connolly, Platinum Condos, the Kresge site, Jamesville Lofts, 154 Main St E, 71 Rebecca, and the CIC Residence. At a certain height, I can see the character getting ruined, but this development, being adjacent to a Go station would hardly affect the neighbourhood character. If anything the design could have an impact, but then mention design, not other unnecessary points.

The city seems to be working backward, and trying to hurt itself, rather than move forward. A large portion of the city's core is surface parking lots and vacant properties. The city claims there is no infrastructure to handle these developments, but apparently fails to realize that bringing people and jobs to the city will increase the total tax revenue

to allow for more infrastructure to be built. Let's not deny respectful development creating homes for people that want to live in Hamilton, and those wanting to move to the city, and for those who want to downsize or buy a first home in the city who have lived here all their lives. I live around the corner from this proposal, and want nothing more for this to be approved, and that is my recommendation for council.

Regards,

Christopher Ritsma.