

From: Dave Michal
Sent: August-10-14 7:27 PM
To: clerk@hamilton.ca
Cc: Farr, Jason; Thorne, Jason
Subject: 467 Charlton East || PLANNING COMMITTEE - August 12, 2014

Good Morning Planning Committee,

My name is Dave Michal. My wife and I own our home and a rental property on Tisdale St South in the Stinson Neighborhood.

In regards to the rezoning request for the development at 467 Charlton East in the Stinson neighborhood. **We support the development at 467 Charlton East in our neighbourhood.**

Please accept the city staff recommendation:

"With respect to the above, staff are of the opinion that the amended proposed development would be generally compatible with the visual and natural environment of the Escarpment. However, Building "C", which is the most visible of the three buildings, should be reduced in height from six to five storeys."

Comments from residents in the southern area of Stinson Neighborhood appear to have been addressed by City of Hamilton staff and the developer. Noise, nature, view, stability, infrastructure, shadow, traffic and neighbourhood character comments from have been addressed in a reasonable manner by City Staff and the developer. These are all concerns that anyone would have with a development in their backyard. Note: These backyards are 50+ metres from the development separated by the CN tracks and the rail trail. All that remains is NIMBY opposition.

That being said, **We are empathetic to those that are in opposition to the development at 467 Charlton East; however, we are not sympathetic to the opposition.**

Stinson neighbourhood has few development opportunities remaining to increase the tax base. This development would create a high tax base for a slim segment of land. The current property is taxed \$13,000 per year. This development could increase the property tax assessed by 40 times or more amongst the increases to nearby properties. The Stinson School project put our neighbourhood back in the game. This development furthers the positive intensification of Stinson Neighbourhood.

Please take into consideration that the decisions you make on this property will also guide future developments in the Stinson neighbourhood. We have few remaining development opportunities left such as Old Cathedral Boys, Traynors Wholesale Bakery

building, and a few other sites along the Main St Corridor. Few opportunities to increase our property tax contribution to Hamilton. Let this development set the tone for increased tax contributions from the Stinson Community.

We have two opportunities left to integrate residential into the Rail Trail. The proposed development and Traynors Bakery Wholesale (just west of 467 Charlton East) are sites that will afford great opportunity for Rail Trail integration. Residential units that tie into the Rail Trail offer a safe means of walking/cycling to school for many children and walking/cycling to work for adults. The recent participatory budgeting has afforded Rail Trail Reconstruction at a value of \$86,000 between Corktown & Stinson and A Pedestrian Safety Initiative: Wentworth and Charlton at the Rail Trail/Wentworth Stairs – \$150,000 (Stinson).

It is this integration to the Rail Trail that by design, this development should be permitted to provide less parking than required by the parking by-law. Hamilton has an opportunity to reduce the use of cars by intensification of residence on the rail trail. The Rail Trail provides immediate access to the downtown core of Hamilton and the Go Station.

In closing, we would like to take the opportunity clarify one of the letters found in "Comments Received From The Neighbourhood - Appendix K" from the agenda. The comment:

"The Stinson Residents are not in support of this development as it is currently proposed and request the City of Hamilton deny this application" (Page1 - Appendix K)

This individual and group does not have the authority to comment for all Stinson residents. This group is composed of 6 people with recent increased support demonstrated by lawn signs in front yards. This support is limited to the area south of Stinson Street in direct view of the development.

Note:

"...Committed to Responsible Escarpment Development Committee, which is hosting the meeting. She (Brenda Mitchell) says it consists of "six people who have been working on this for a year. It's just a group of residents." Source : The Spec (<http://www.thespec.com/news-story/2525351-meeting-called-over-escarpment-condo-project/>)

As well, we have confirmed The Stinson Community Association (SCA) has no official stance on the development in the neighbourhood. Stinson residents are not unanimous in support or opposition to this development. Opposition appears to be limited to the area directly surrounding the development. These individuals, as they stated at the May 15, 2014 development meeting, will be taking this application to the Ontario Municipal Board if they do not receive a favourable decision. This has been clear with each meeting concluding

with the chair of the Committed to Responsible Escarpment Development Committee stating "We will agree to disagree" with the developer. We appeal to these individuals to embrace a growing community.

The development is consistent with existing policies in regards to promoting healthy, safe and prosperous communities. Please accept the application as recommended by City Staff. Failure to accept this application could result in continued light industrial operations on the edge of the escarpment and a continued blight on the southern edge of Stinson Neighbourhood.

Thank you for your time,

Dave & Tiff Michal