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St. Paul's Church
The Presbyterian Church in Canada

70 James Street South
Hamilton, Ontario L8P 2Y8
(905) 522-2792

January 5, 2015

Co-ordinator, Planning Committee
City of Hamilton
71 Main street West, 1st Floor
Hamilton, ON, L8P 4Y5

Dear Sir or Madam:

RE: Zoning By-law Amendment (ZAR-14-030)

St. Paul's Presbyterian Church is responding to the letter of December 19, 2014, from the City of Hamilton, regarding the notice of the Planning Committee's public meeting about the application of the GSP Group to amend a zoning by-law for 98 James Street South, Hamilton.

St. Paul's representatives attended the public unveiling at Whitehern which provided further insight into the proposed development. In general, we are pleased with the redevelopment of 98 James Street South. The proximity of additional residents and increased activity across the street will benefit our ministry programs and enhance that corner of James and Jackson. Integrating the façade of James Street Baptist Church is also a positive move and is a good reminder of the religious activity that once existed with our neighbour.

St. Paul's has three (3) areas of concern with the development:

1. St. Paul's Structural Integrity

As a national, provincial and municipal designated historic site and with an Ontario Heritage Trust easement, St. Paul's Presbyterian Church is most concerned with the potential structural impact on our building caused by the construction activity. In particular, vibrations from pile driving and any other construction activity may impact the structural integrity of the church. We expect and require the developer to fund pre- and post-construction studies to ensure any construction activity has not affected the structural integrity of the church building. As the previous correspondence (attached) from the Ontario Heritage Trust has indicated, it has also similar concerns and requirements.

2. Sunlight Interference

One of the church's finest attributes is its magnificent stained glass windows, enhanced when sunlight streams through them. Due to the height of the proposed building at 98 James Street South, the sunlight analysis indicates potential issues during the winter months when we are conducting our morning Sunday worship service.

3. Parking Spaces

We are pleased that the number of parking spaces has increased but are still curious that only 122 on-site parking spaces are currently planned / requested. With 259 units planned that seems inadequate especially with the heavy day-time use of surrounding parking lots.

We look forward to attending the public meeting and we also request to be notified of the adoption of the proposed Zoning By-law Amendment or of the refusal of a request to amend the Zoning By-law. I am unfortunately unable to attend but Walter Plater, Archie McQueen and David Nicholson are planning to attend.

Sincerely,

A handwritten signature in cursive script, appearing to read "David Church".

David Church, Secretary/Treasurer Trustee, St. Paul's Presbyterian Church

Copies to:

Walter Plater, Finance and Property Chairperson, St. Paul's Presbyterian Church
Archie McQueen, Trustee, St. Paul's Presbyterian Church
David Nicholson, Finance and Property Member, St. Paul's Presbyterian Church
Alissa Golden, Cultural Heritage Planner, City of Hamilton
Thomas Wicks, Heritage Planner, Ontario Heritage Trust