

February 20, 2015

Coordinator, Planning Committee
City of Hamilton
71 Main Street West
Hamilton, ON L8P 4Y5

Dear Sir,

Thank you for the opportunity to provide written input on the application for a Zoning By-law Amendment (ZAR-15-001) pertaining to subject property 108 James Street North and 111 and 115 Hughson Street North, Hamilton.

I am the owner of the property known as 142 James Street North, Hamilton, and I do not support the application of GSP Group for a zoning modification of said property to a modified Downtown Prime Retail Streets (D2), the stated purpose of which is to permit the construction of a 22-storey mixed use building consisting of commercial and residential uses.

My objection is to the size of the building proposed, not the concept of mixed uses per se. My own building is 3 storeys, as are most other buildings on both the east and west sides of James Street north of Vine Street. There are a few 4-storey buildings, but none that exceed that height to my knowledge.

To permit such a 22-storey building would open the flood gates to other such ventures in the future, much to the detriment of the historic and traditional streetscape of James Street. The height of the proposed building would seriously hamper the continued enjoyment of the environment from a human point of view.

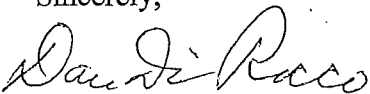
A building of the size being proposed by GSP Group would block sunlight and would add an excessive amount of human traffic in the immediate area. The downtown area of Hamilton does need more density and more people actually living in the downtown, but within reasonable parameters.

A 22-storey building at that lot location is not reasonable and would stand out like a sore thumb next to the traditional building heights. The existing neighbourhood and its current aesthetic and commercial appeal should be maintained and enhanced. The proposal would severely undercut and overwhelm the existing urban environment of James Street North which has been given such a boost by new people refurbishing and gentrifying the area for the better, but keeping within traditional and acceptable standards of size.

A zoning by-law modification of this nature would jeopardize what exists and open the door to radical change in the streetscape of James Street North. This is not the case of one-off issue, but rather whether the city wishes to compromise the future of James Street North by approving such a zoning by-law application.

For the reasons stated I urge the City Councillors to vote no, rejecting the application as it has been presented. Please note that I wish to be kept informed and notified about the approval or rejection of this application for an Zoning By-law Amendment.

Sincerely,


Dan Di Rocco