

Gillian Hunt

March 25, 2015

Councillor Jason Farr
Hamilton City Hall
Second Floor, 71 Main Street West
Hamilton ON L8P 4Y5

Email to: Jason.Farr@hamilton.ca
Original: regular mail

**Ref: Re-Zoning Application ZAR-15-001
Tivoli Condominium Project
James Street North, Hamilton**

Dear Mr. Farr,

I am writing to you as a resident of Central Ward and wish to add my objections to the multitude of other Hamilton residents who are opposed to the project. May I express my objection to the proposal for the following reasons:

- The growth of residential towers on James Street North would disrupt the pedestrian nature of the block. I believe that residential density with height can have a suitable place in the city landscape, but I disagree that James Street North is suited to this type of development.
- The character and heritage of the street would be compromised and diminished. The street has great value as a place-maker in the history of the city. A towering building would set an uneasy precedent on any planning decisions made to further development of the street. There must be a consistent program for James Street North which provides a standard level of height restriction and other bylaws to protect and safeguard the inherent features of the street.
- Changes to the existing residential towers on Hughson Street between Cannon and Robert should be tested as an early indication of whether the area can integrate residential density into the neighbourhood. It is misguided to enable a second elephant to squeeze into the neighbourhood before the first elephant has settled comfortably.

- Make no mistake, each resident in a condominium tower in the city core demands a right to an individual parking space, but likely assumes street parking for visitors. Visitor parking, however, can infringe, day and night, on customer parking to access the commercial business on the street. James Street North should not be given particular status as a residential zone and priority should be given to the commercial businesses. It's essential for the business development strategy on James Street North to strengthen the notion that there is access by public transit and on-street parking is convenient.
- The plan for the development does not provide for adequate parking at 69 parking spaces for 106 units. I also disagree that a surface lot for 17 parking spaces is necessary in the neighbourhood which already has an excess of parking lots. In addition, there would be unfair competition for parking spaces between residents, visitors and business customers to the block and immediate neighbourhood. The Acclamation project at James Street North and Mulberry would be another example of the additional burden on parking in a fragile neighbourhood experiencing sudden growth.
- I was completely underwhelmed by the presentation given at the March 11, 2015 Beasley Neighbourhood Association by the architect and a developer of the Tivoli project. The developer emphasized that the 'jewel in the crown' of the project was the repurposing of the old theatre into a 500-seat upgraded theatre space. I would strongly disagree that the theatre would create a visual centerpiece to fit into the art and/or cultural features of the James Street North area, because it would be embedded within the building and would be situated at the very back of an unassuming street facade.
- The developer at the Beasley meeting spoke highly about the virtues of the heritage theatre far outweighing the virtues of high density housing on James Street North, as if all that mattered was the single 'jewel in the crown' (i.e. theatre) and not as though the building would have a significant presence on the street. There were no details provided on how the building would fit into the neighbourhood's character or, indeed, how it would function, given the demands of a single, high-density tower in contrast with its surroundings.
- About the remaining portion of the theatre: it would be thousands of times better if it were to be protected in situ and ultimately re-purposed as a structure whose facade would have access open at street level. I envision the existing stripmall –

out-dated and unappealing – at the corner of York Boulevard and James Street North will be demolished (its absence would not be missed) and the space be made into a public plaza incorporating access from the plaza to the theatre, with a restaurant, open-air patio and public art area. This newly created plaza space on the corner of York Boulevard and James Street North will have the Tivoli theatre lot developed with a 4- to 6-storey setback structure facing onto it and also James Street North. If the public market on York Boulevard were to be connected by well-planned wayfinding, then the public plaza at York and James Street North, with re-purposed theatre, restaurant, open-air patio and public art area would result in dynamic city planning.

- The Tivoli developer at the Beasley Neighbourhood Association meeting suggested that the theatre, as a result of its plan, would be successful at filling 500 seats on a regular basis for events such as “jazz or rock concerts.” I disagree. Firstly, the Gasworks building on Park Street North is one such theatre venue, albeit much smaller, which cannot fill 50 seats for jazz concerts once a week on Friday nights. Secondly, the residents will unlikely be cooperative in having concerts in the building where they live. Thirdly, there is not currently adequate parking with only 69 parking spaces to fulfill the needs of all the residents and a 500-seat theatre in addition. The Gasworks building has adequate parking to serve a full house at their jazz concerts, but still struggles to fill even half of the theatre at events.
- I am completely unconvinced the Tivoli development team have the expertise to construct and maintain a viable theatre. To their discredit, they would have allowed the ‘jewel in the crown’ of their Tivoli project to fall down in ruins had not the city of Hamilton provided them with \$300,000 in 2004 for demolition costs to the front portion of the theatre, and a grant of \$74,455 in 2009 for what amounted to keep the building from falling down.
- I oppose the project for the fact that the only party who has made a financial contribution to the building site has been the city of Hamilton. In addition to the funding listed in the previous paragraph, the city also provided \$20,000 in 2008 for a feasibility study and \$50,000 in 2009 as an interest free loan for costs incurred to prevent the theatre roof from collapse.
- I believe that city staff should reject the application for a rezoning on the property if only because the building owners, Diamante Holdings, and their Tivoli development team have not made any contribution to the building site or any

investment in the trust of the community since they acquired the building. The company owner, Dominio Diamante, purchased the building for \$1 in 2004 from a private owner. Dominio Diamante subsequently sold the building to his wife, Belma Diamante, the CEO of the Canadian Ballet Youth Ensemble, for \$900,000 in 2013. Since my familiarity with the building site in 2013, I have not seen any improvements or enhancements to it. The site languishes in its own decrepitude and nothing is done in the least meaningful way to suggest any pride of ownership. There has been nothing whatsoever done to the forecourt of the building. The only undertaking to the building site has been enabled with the means of funds from the city of Hamilton as described above.

- I oppose the project's rezoning application approval because I don't believe the owners and project developers have shown a responsible interest in the building. For example, although their \$1 investment in the building net them a large profit by the sale in 2013, the company has still not paid back the \$50,000 interest free loan it was given in 2009. I oppose this type of preferential treatment to private businesses by the city of Hamilton and I believe it should set a higher standard.
- It must be incumbent upon all developers in Hamilton to demonstrate best practices for communicating with everyone involved. It seems clear to me that Diamante Holdings, Diamante Investments and their Tivoli condominium development team have neglected to understand that it is a privilege to be granted approval for a building project. My small search of any means by which they have been communicating their intent, or the basis of their relationship with the community, their mission statement, a website, or anything constructive, came up with nothing. There's just a peeling sign on the building site. It's a wasteland.
- I do not agree there should be a green light for the project when the building owners have not made any attempt to build a relationship with the community. I believe they lack the expertise to re-build the theatre and sustain it. Likely it will be unloaded at their gain and the city's loss. I don't believe the city has anything to gain from a company without a track record .
- If the theatre is unsustainable, then to what other purposes would it shift? Would the city have liability for it if it doesn't succeed? I am opposed to giving property developers who make promises based on little evidence that they can succeed in cultural sectors in which they have demonstrated successful outcomes. I am

convinced by the history of underachievement during the years that Belma Diamante has been director of the Canada Ballet Youth Ensemble.

- There exist types of successful development that are happening on a grass roots level in the James Street North neighbourhood by those who are truly invested in the community and who have a passion for their work. There are examples of these groups with strong street credentials and a visible presence on the street. I do not wish to list these individuals and groups but they are out there doing good work of innovative building and renovations without city of Hamilton financial subsidies.
- It is essential for the city of Hamilton to attract well-financed project developers (the best ones have very deep pockets) who must be willing to contribute enhancements to the city (by way of landscaping and other street improvements, to bicycle lanes and public parks, for examples) in exchange for planning permissions. It is old-school thinking to expect a developer should receive relaxations in the bylaws and other incentives or, at worst, financial subsidies. I strongly appeal to the city to reject the application from Diamante Investments because the company does not fit the description of a worthwhile partner in the city building process. The company and the Canadian Ballet Youth Ensemble, however, seem to be very familiar with the city's grant processes. I am not able to understand how their grant applications have been incomplete in the past, or why one was denied grant funding, but it does not give me the confidence as a resident to believe their intentions are worthy of city support for a large condominium development.
- If the city wishes to emphasize the value of heritage and strong city building, then developers such as Diamante Investments who have no track record, no history, or who have not established themselves as a channel of economic revival should not be given approval. The company has expressed that the proposed Tivoli development will be the last of their projects before retirement. Translation: the company intends to cash out and avoid any further responsibility in the Tivoli condominiums after construction ends. This is not the legacy or ongoing commitment to succeed which the city should be nurturing in its city builders. Instead, this is just a cash-and-grab scenario destined to fail.
- For comparison, see the website for Westbank (a westcoast-based developer). They clearly identify as being "dedicated to city building and the creation of beautiful buildings," as stated on their website. Westbank also has a strong track

record and a legacy of building in Vancouver, often in highly transitional neighbourhoods. See <http://westbankcorp.com>.

- In Vancouver, for example, the neighbourhoods that were built around high density towers have had no difficulty in finding tenants and owners, but it's precisely those residents who are flocking to the old centre of town – Gastown – to find relaxation, entertainment, and pleasure, to do business, to eat in restaurants and shop in the small stores. The old heritage centres of cities such as Seattle (and its Pioneer Square area) have also seen a resurgence in their economic growth and attractiveness.
- Much of the attractiveness of places like Gastown and Pioneer Square is that modern development seems to appear as though it bypassed them, or else, what new-builds have taken drastic and careful measures to blend into the streetscape. The new building at the corner of James Street North and Vine is largely successful at blending into its surroundings. The Tivoli condominium project, unfortunately, would only succeed at standing out amongst its surroundings.
- The proposed Tivoli project would place the 'front door step' of a significant number of residents directly onto James Street North, where large gatherings of people take place. During art crawls, the street becomes alive with activity and it should remain possible to continue having crowds and music and festivals on the street. I am against having a significant number of units for residential housing on James Street North; ultimately, the residents would complain of noise, of crowds blocking the front entrance to their condominium, to a lack of parking, access, and all manner of insults to the peaceful enjoyment of their condominiums. This should be avoided at all costs. It would simply destroy the value of a highly traversed, well-used street for everyone to enjoy and would become the territory of its condominium owners. The Acclamation project down the street should be the first to test these waters. As it is, there are people who live on James Street North who are attracted to what it has to offer. But these are small pockets in few residential buildings. Keep it this way. Do not grant zoning approval for condominium towers on James Street North especially on one of the few blocks that's heavily trafficked with pedestrians.
- Should density be a desirable outcome, then 4-storeys to a maximum of 6-storeys would be consistent with the rest of the city block.
- The 22-storey height of the proposed structure is too tall and would overwhelm the lower height stature of the streetscape.

- Rather than developing extreme height buildings on the blocks of James Street North below York Boulevard, there should be a focus on developing 4-storey residential/commercial mixed use structures in the area east of James Street where currently exist the empty parking lots of the Beasley neighbourhood, i.e. spread densification wide and low and not narrow and high.

I attended the city council public meeting on March 3, 2015, and am unable to attend the public meeting on March 31. On March 11, I went to the Beasley Neighbourhood Association where a brief presentation was given by the developer and architect and I later spoke with Matt Graham of the Central Ward Association. I had not been contacted about the previous meetings about the project and was able to determine with Matt's assistance that email notices sent to me had likely gone into a spam folder. I believe that small problem has been solved. It's my sincere interest to be informed and engaged about the changes and developments my local area.

I am aware that my expressions of concern are shared by the majority of my neighbours in Central and Beasley wards. As residents, we value the unique streetscape of James Street North. I apologize for having set out my objections in point form, but I didn't have the time to devote to a more formal letter. Most of all, I can trust you will carry these objections to the public meeting at city hall on March 31 and effectively see this rezoning application and, by extension, the development proposal by Diamante Investments for the Tivoli condominium project is thwarted once and for all.

Yours sincerely,

Gillian Hunt

cc: Edward John, Senior Project Manager, City of Hamilton

6.1(iv)

From: William Mehlenbacher []
Sent: March 30, 2015 8:11 AM
To: clerk@hamilton.ca
Subject: Tivoli Condos

I think Jason Thorne and the planning team has this one right, that those Tivoli Condos do not fit the Street scape. If Jason Farr pushes this project like he does most projects with out listening to the people and planning team will pave the way for many more of the same on James North. Now is the time to plan this City right, you can't go back after making bad decisions. There are lots of places in this City near the core, that would suit this kind of 22 story Condos, James North is not one of them. I hope Council takes a very good look at this project.

Concerned citizen

Bill Mehlenbacher

6.1(v)

Dear councillors and staff,

I am writing you today as a James St. North business operator and building owner who is not in favour of the current proposal to build 22 stories on the site of the Tivoli Theatre.

Now entering our 10th year in business, I am very happy to say we have been a big part of changing the way the city sees our once forgotten street. With success comes new investment opportunities and I am fully aware that means changes to the neighbourhood and streetscape. What continues to attract people to James North is its heritage, people-friendly scale and village setting. Features we don't want to lose as new development makes its way down here. The street's interesting mix of Victorian storefronts are thriving with fresh, young businesses attracting people to shop the neighbourhood. The apartments above those storefronts are active and rented as more people choose to live downtown. James North is definitely on the rise!

Increasing residential density in the core is important and I believe we can achieve that with mid-rise buildings that maintain a connection to the neighbourhood. I hope future developments located here keep the spirit, history and scale of the place in mind. It is those qualities that will continue to make James St. North a destination for years to come.

Sincerely,

Dave Kuruc
154 James St. North

6.1(vi)

From: Craig Williams >

Date: March 28, 2015 at 11:28:27 EDT

To: "jason.farr@hamilton.ca" <jason.farr@hamilton.ca>

Subject: Tivoli high rise

To Councillor Farr

While I am all for the further development and improvement of the James Street North area, I do not believe it is in Hamilton's best interest to go down the path Toronto has chosen and authorize big, green glass condo towers to anyone who walks in with a chequebook. Besides being aesthetically ugly the size is completely out of context with the extant buildings. 22 floors is excessive and is driven by profit not good planning. The proposed parking to go with this unit is too small. 69 spaces for 120 units? This will leave tenants and visitors scrambling for parking and shows anyone who cares to do the math that the building is ill conceived . Toronto has, in it's quest to be a "world class city"strangely chosen to be Hong Kong in appearance. Hamilton should be looking at being in a class of it's own. (Also, there are no images of the proposed finished structure in ready evidence available , merely a footprint plan. People should be able to see images of what's being proposed for something so major.)

Less floors and more parking please.

Craig Williams

One of your constituents

6.1(vii)

Planning Committee,

I believe this project represents our city's first chance to actually have a debate that is more nuanced and less polarizing than we have ever previously experienced (Lister Block, Casino etc.). It's great to see that there is a lot of common ground that surrounds this proposal.

What is generally agreed on?

1. James St North is a vibrant area attracting investment in all shapes and sizes
2. Downtown needs to residential intensification
3. People want to invest their time and money downtown

Given these positions, I think it's important to remember that as a city we can demand excellence. Gone are the days when any development is a welcomed development. I have read through many takes on this project and see that it has some failings that could be addressed if the developer so choose but at this moment it does not conform to the street wall and the height would look absurd given the surrounding architecture.

I have been in the area for 10 years (ran a gallery for 6 and lived for over 5 years) and have been apart of many changes to the city as a whole. I have seen every building on my street go from vacant apartments to waiting lists. I have seen friends invest thousands to 100s of thousands developing property. I have been witness to the demand for commercial space that seems unrivalled elsewhere in Hamilton. What I think works is that none of these projects are too big and so if they fail the rest continue the momentum. A building like the proposed has the ability to literally spear the growth.

I can't argue that such a development won't initially serve to bolster property values and rents, which will make many happy. However, what I have seen, been part of and will continue to help mould took 10 years to accomplish. It would be overwhelmingly disappointing to see a project that is not its best undermine the efforts and investments of so many.

Please demand high standards, creative design and thoughtful development and you will only see that come before you at the council table.

Good luck with your deliberations and your ultimate decision

Dane Pedersen

(same block as the Tivoli)

March 30, 2015

Chair and Members of Planning Committee
City of Hamilton
71 Main Street West
Hamilton, ON

RE: TIVOLI DEVELOPMENT, ZONING APPLICATION ZAR-15-001

We are writing as the owners of the abutting plaza property 1 Wilson East, and as owners of 123 James Street North across the street to the west from the proposed development. Our property at 1 Wilson Street East abuts the southerly property line of the Tivoli from James Street South to Hughson Street. The property is a single storey commercial use in the form of a plaza containing a mix of retail, personal service and restaurant uses. There are no immediate plans for redevelopment however we do anticipate our lands will be redeveloped at some future date in keeping with the evolving policy frame work for downtown Hamilton.

Our property at 123 James Street North is a newly constructed four storey building with office and retail space. The property is seventy-five percent occupied by administrative offices and we are presently finalizing negotiations on several ground floor, retail, commercial and food related outlets.

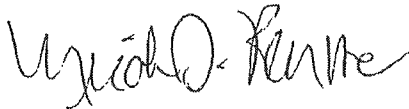
At this time we have no immediate concern with respect to the proposed Tivoli development however we wish to ensure that during the development and approval process that the City remains cognisant of the following:

1. Given the proposal for zero lot line development the existing roof structure of our building at 1 Wilson Street East will be impacted by snow loading as a consequence of the significant massing of the abutting building. We recognize that snow loading calculations are typically addressed through the Building Permit review process and would specifically request that the City confirm that the Tivoli development will be rigorously evaluated to ensure no structural implications for our building;

2. We have concerns that construction and in particular excavations on or near the property line may affect the structural integrity of our building. This matter will also need to be rigorously evaluated through the Building Permit review process;
3. An additional concern arising from the proposed massing of the Tivoli development relates to changes to the grade level wind environment. The proposed building is a significant alteration to the built fabric which may cause adverse changes to local wind conditions and their effect on the pedestrian environment. The potential impacts will need to be evaluated through a Pedestrian Wind Modelling Study with recommended wind control measures to be implemented through the site plan review process.

Having just completed our own development at 123 James Street North we are aware of the challenges and rewards in developing in the downtown core. We look forward to working with our neighbour to a successful development.

Respectfully,



Nicole Beume
Treasurer

MAR 30 2015

Marc 6.1 (ix)

Dear Mr. Eisenberger,

I am writing to add my support for the proposed Tivoli Condo project that would see the Tivoli Theatre brought back to life in such an innovative and exciting way. Hamilton needs to accommodate visionaries if it is to be considered the "Ambitious City." This cultural renewal project supports the arts and downtown area. This, in turn, will generate much needed tax dollars!

As a life time Hamiltonian, the Tivoli Theatre represents to me, the best of theatre life. I remember, clearly, sitting in those red, plush seats, lost in the magic of the Silver Screen. It is essential to preserve our heritage, and building a people-place that will be supported by mass transit seems to be the right approach. Replacing ugly, brown space with a condominium, while still preserving the heritage-protected theatre is a step in the right direction.

Hamilton, and Hamiltonians, must think big and dream big if they wish to thrive and remain competitive!

Most Sincerely,

Juliana Lyons

Bedioui, Ida

6.1 (x)

From:
Sent: March-11-15 9:46 AM
To: Office of the Mayor
Subject: The Proposed Tivoli Building

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Eisenberger,

I am writing to show my support for the Building of the Tivoli project, one that is long overdue for the Northern portion of Hamilton. I believe that the building symbolizes both heritage and cultural conservation, and will greatly improve the economics of the downtown.

The Tivoli project can only improve the vibrancy of the city and encourage the growth of businesses by drawing more people downtown. Mass transit will also be greatly supported by the influx of people.

We need this project to succeed, not only as a business venture, but to breath life and prosperity into the future of our great city, Hamilton.

I believe whole heartedly that the Tivoli project will be a great asset for our city.

Anita Finnerty

Bedioui, Ida

6.1 (xi)

Subject: FW: Tivoli Proposal Support

From: Baya Vertes

Sent: March-05-15 3:31 PM

To: VanderBeek, Arlene

Cc: Office of the Mayor; Johnson, Aidan; Farr, Jason; Green, Matthew; Merulla, Sam; Collins, Chad; Jackson, Tom; Duvall, Scott; Whitehead, Terry; Conley, Doug; Pearson, Maria; Johnson, Brenda; Ferguson, Lloyd; Pasuta, Robert; Partridge, Judi

Subject: Tivoli Proposal Support

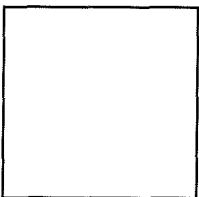
I am writing to show my support and enthusiasm for Tivoli Theatre proposal in downtown Hamilton. As a local Realtor and former architect, this is the type of project I want to see in my city. Hamilton downtown (particularly this northern portion) is poised to become a "happening" place. However, it desperately needs some serious cultural venues as well as more density and beautiful housing options, that incorporate historic and heritage buildings... with a vision!

The proposed Tivoli project offers a marvelous combination all of these things and would be great for the economic health, diversification of Hamilton, as well as magnet for the region. We desperately need more and a greater variety of people living downtown. Great for tax base, great for mass transit and a huge draw for other businesses/cultural venues, etc to follow. What a visionary coup this would be for Hamilton. As a Hamiltonian I would love to have such a terrific project downtown to enjoy myself and to take visitors to.

Baya Vertes B. Architecture

Tel/fax (905) 296-0788 bayavertes@gmail.com www.bayahomes.com

Serving you as well in French, Italian & Hungarian



Subject: FW: The Old Tivoly Theater

From: Eduardo Cordero []
Sent: March-05-15 1:10 PM
To: Office of the Mayor
Subject: The Old Tivoly Theater

Good Morning Mr. Mayor:

I am not surprised that Diamante Investments Associates are now the owners of the old Tivoly Theater. You could see this coming years ago when the CBYE (Canadian Ballet Youth Ensemble) managed by Velma Diamante, purchased the building for a few dollars for the purpose of "cultural development". Now the CBYE has sold the property to Diamante Associates, whose head appears to be Velma's Husband. This property has been purchased by Diamante Associates for a margin of its real value and are applying to the city for rezoning in order to build new condos, which was not what the community wanted the property to be used for.. In my opinion, Mr. Mayor, this is a clear robbery, planned and executed by people who allegedly have criminal records and are wanted by authorities in Turkey. How can the city of Hamilton be so naïve. I think an investigation of this whole deal needs to be made.

Eduardo Cordero

From: Brian Morton |
Sent: March-30-15 12:54 PM
To: Bedioui, Ida
Subject: Re Tivoli Theatre development.

Dear Ms. Bedioui:

A few notes that I think should be included in the planning committee discussions about the Tivoli Condominium project.

I am dismayed that the current plans would include the demolition of the former auditorium of the Princess Theatre.

A bit of history here to give this some context. The Tivoli Theatre complex was in fact three structures.

The first structure built in 1875, was a four-storey building with a steeply pitched mansard roof and tower housed shops on the main floor and the J. V. Prongeu carriage factory. Around 1908 one of the commercial stores became a nickelodeon called the Wonderland Theatre - and showed two reel silent motion pictures.

This early cinema was a financial success, so around 1912 an addition was made to the original structure. This middle section was known as the Princess Theatre and it now sat approximately 300 patrons, and had a small stage for live performance. It operated successfully for more than 15 years, but was eventually rendered unprofitable by much larger cinemas and vaudeville theatres such as the Loews, the Lyric, The Temple and the Pantages theatre buildings.

In order to compete, in 1924, yet another addition by noted architect B. Kingston Hall was added onto the original structure - an auditorium seating more than 1000 people. The building at that point became known as the Tivoli Theatre - the name by which it has been known to this day. It operated in the 1920s as a combination Vaudeville theatre (Under the B.F. Kieth chain) and as a cinema until the dominance of sound motion pictures ended the live component. This cinema operated until September 1989 when it was closed in favour of a multi-plex at Jackson Square.

In October 1991, I was part of the Evelyn Group / Tivoli Theatre Foundation which reopened the building as a live theatre with our production of Douglas Rodger's play HOW COULD YOU, MRS DICK which played to an audience of more than 30,000 patrons over its three month run. I did the original reconstruction of the stage area which had not been used since the 1920s.

In 1997, members of the Tivoli Renaissance Project, who were then tenants in the building, discovered that the original ceiling of the Princess Theatre was intact above the false ceiling installed in 1924 when the Princess auditorium was incorporated into a lounge area for the Tivoli Theatre. Its rediscovery was front page news in the Hamilton Spectator. This is precisely the part of the building that will be lost if the proposed development is allowed to proceed as planned.

In 2004, upon the destruction of the front part of the building I wrote an article for the HAMILTON SPECTATOR, arguing for the preservation of the building and its importance as one of the sole elements of Hamilton's rich theatrical history.

I am alarmed that bylaw 90-255 - which was specially enacted in order to protect the Princess Theatre is apparently going to be set aside in order for this development to proceed.

I would strongly advise anyone who is able to object to this decision to do so now before this heritage asset is lost forever.

Yours sincerely

Brian Morton
Former Chair
Tivoli Theatre Foundation (1990-1995)

6.1 (xiv)

March 30, 2015

Dear Counsellor Farr & Mayor Eisenberger

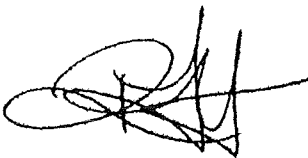
I am writing this letter in support of the Tivoli Theatre development. As a recent participant of a research study by Jeremy Freiburger about "What makes a City vibrant?" – it became very clear that density of people make a city vibrant. Clips of various cities were shown at the McMaster Institute for Music and the Mind – and the clips with sidewalks filled with people projected vibrancy.

The Tivoli Theatre development will contribute to the vibrancy of James St N, and downtown Hamilton by bringing more people to the community both as residents and visitors. It will also save a heritage site and create much needed creative jobs in the core.

Height is not a problem when it is in our downtown- especially on an empty lot. This project uses height to provide a much needed cultural resource in an "arts" district. Moving forward with this project will provide more developers with the positive message that Hamilton is open for business – especially business that supports arts, culture and people in the core.

I look forward to this project coming to fruition.

Sincerely,



Rachael Finnerty MTA MMT MA

Program Manager, Skills Link Program
Fletcher & Associates Inc.

Tel. 905 512 4416

6.1 (xv)

Martin La Fata

RE:Tivoli Condos Project

Dear Councillors,

my name is Martin, I am a new hamiltonian. I moved to Hamilton several months ago and even though I come from far away I consider Hamilton as home. I am writing you to support the Tivoli Condos Project because I firmly believe that the city of Hamilton needs to encourage any kind of investment will be able to revitalize the downtown. I do love James St N and as many other people around I keep thinking that to preserve it we need to allow more people to live in it. We need people living downtown and we do need to have an important piece of the history of the City as the Tivoli theatre to come back to life. Thank you for your work.

Sincerely

Martin

Esperanza Pérez-Vela

6.1 (xvi)

March 28, 2015

City of Hamilton Councillors

Councillor:

Dear Sr/Madam, I am currently a resident of the downtown area in Hamilton, I lived for 5 years on James St N just two blocks north from the Tivoli site and I live now "around the corner" on Robert St, just off John St N.

I moved into the area back in 2005, just about the time when the Art Crawl movement began with only a couple of galleries and we were a mere handful of people involved in it. It has grown into a very positive recurrent event that has brought many improvements to the area and yet more can be done, both the businesses and residents will benefit if the residential character of the street is improved.

A project like the Tivoli Condo proposed by the Diamante group seems like an opportunity to achieve this. I firmly believe in the beneficial effect and outcome of this project. It means more people walking on James and eradicating for good a bad reputation that the area bore for a long time, along with the priceless opportunity of having a venue like the Tivoli back and functioning.

I thank you for your time reading my letter.

Sincerely,

A handwritten signature in black ink that reads "Esperanza P.V." in a cursive, flowing script.

Esperanza Pérez-Vela

Bedioui, Ida

6.1 (xvii)

From: Elizabeth Ward |
Sent: March-30-15 4:11 PM
To: Bedioui, Ida
Cc: Farr, Jason; Rochelle Martin; M G
Subject: The Tivoli condo project

Hello

I am a co chair of the Central Neighbourhood Association and I would like to express our concern upon hearing that Councillor Farr intends to urge Council to ignore the recommendations of his own staff and of the Beasley Neighbourhood Association and support the plan for a 22 storey condo on the Tivoli site.

Central shares the concerns of city staff and the BNA. The proposed building in it's current form does not fit with the character of the street. As the west side of James will directly face the condo tower, it will have a negative effect on the Central landscape as well We worry that this will set a precedent for other developers to demand the same thing then threaten to go to the OMB when they don't get what they want I worked hard as part of a focus group on the Urban Design Study for the Barton Tiffany area I now worry that all that work will be ignored and we'll have a city filled with soulless glass towers Elizabeth Ward

Co- chair

CNA

Sent from my iPhone