



May 1, 2016

Planning Committee  
City of Hamilton

To Whom It May Concern:

RE: Item 6.2 May 3 Planning Committee Agenda

Further to our correspondence of March 17, 2016 attached, the Durand Neighbourhood Association continues to support the current boundaries of the CIPA (Community Improvement Project Areas).

The Downtown and Community Renewal Plan specifically targets investment to areas where development is most needed – this financial incentive for development is not required in the Durand neighbourhood. The Durand Neighbourhood Association was formed, in part, to halt the destruction of beautiful heritage homes making way for high-rise development. However, high-rise development did occur, making the Durand neighbourhood the most densely-populated in the City of Hamilton. There is no further developable land available in the Durand neighbourhood. The purpose of CIPA is to create housing and density in less populated areas of downtown.

The Durand Neighbourhood Association supports the continuation of CIPA within the current boundaries, and does not support expansion of the area into the Durand neighbourhood. The economic health of our downtown area depends on a higher density of residential development in areas where housing is scarce – this definition does not apply to the Durand neighbourhood.

Thank you for your consideration of our submission.

Sincerely,

Frances Murray  
President



March 17, 2016

General Issues Committee  
City of Hamilton

To Whom It May Concern:

It has come to our attention that Jeff Paikin of New Horizon Homes is again appealing the boundaries of the CIPA Downtown and Community Renewal Plan, based on the proximity of the City Square development to the zone in question.

Mr. Paikin and his partners were fully aware of the boundaries of CIPA when plans were made to develop the parcel of land at the historic Thistle Club site. The attractiveness of the Durand neighbourhood likely played a role in their decision to build multi-residential buildings on this site, as the company's research would have shown a high demand for housing in this already dense area. And the first two phases of this project have sold out, supporting their decision and their investment.

The Downtown and Community Renewal Plan specifically targets investment to areas where development is most needed – this financial incentive for development is not required in the Durand neighbourhood. The Durand Neighbourhood Association was formed, in part, to halt the destruction of beautiful heritage homes making way for high-rise development. However, high-rise development did occur, making the Durand neighbourhood the most densely-populated in the City of Hamilton. There is no further developable land available in the Durand neighbourhood. The purpose of CIPA is to create housing and density in less populated areas of downtown.

The Durand Neighbourhood Association supports the continuation of CIPA within the current boundaries, but does not support expansion of the area into the Durand neighbourhood. The economic health of our downtown area depends on a higher density of residential development in areas where housing is scarce – this definition does not apply to the Durand neighbourhood.

Thank you for your consideration of our submission.

Sincerely,

Frances Murray  
President