

August 31, 2018

Office of City Clerk
City Hall
71 Main St. W., 1st Floor
Hamilton, Ontario, Canada L8P 4Y5

Re: Application to Amend the Urban Hamilton Official Plan and City of Hamilton Zoning By-law No. 05-200 for Lands located at 154 Main Street East and 49 Walnut Street South, Hamilton (PED18196) (Ward 2)

While I am unable to attend this meeting, I respectfully request that my questions and following concerns be formally recorded.

My concerns related to the proposed amendment to the Official Plan and re-zoning of 154 Main and 49 Walnut stem from the way in which the new Downtown Secondary Plan ('DTSP') is used to justify the changes, but does not subject the land to any of the new requirements that would apply under the new DTSP.

The proposed site specific changes to the Official Plan to accommodate the commercial space at 49 Walnut St is justified by arguing that under the new (inactive) DTSP this land is zoned as Downtown Mixed Use. Thus the amendment to the Official Plan brings the zoning in line with the vision for this land that council has already approved. If we accept this justification, why is that vision limited to commercial space use?

Under the new DTSP, Downtown Mixed Use includes additional requirements, including a holding condition for buildings higher than 12 stories. It identifies Downtown as an important site for increases to affordable housing stock, and inclusive and complete communities. Under the new DTSP the development would be required to ensure community benefit in order to be granted the height being requested.

I agree that councillors should stand by their vision of the new DTSP when considering new proposals. The commitment to affordable and inclusive communities is a central pillar of the vision of the new Downtown Secondary Plan. As such, I respectfully ask city staff and the committee why the same holding provisions that would be required under Downtown Mixed Use in the new DTSP are not included in the holding provisions for this by-law change.

As it stands, the proposed project does not fit within the broad vision of the new DTSP, thus approving these changes is tantamount to reversing Council's earlier decision. While I support the redevelopment of the land in question, I believe more needs to be done to ensure the project meets the needs of the Corktown neighbourhood and Downtown generally.

Kindly,

Jessica Merolli
166 Walnut St St