

RE:468 to 476 James North proposed Highrise

June 5, 2019

My Comments:

I would like to make a few brief comments on the project as follows:

People live in the North End as they enjoy the atmosphere of the neighbourhood which is devoid of a lot of high rise buildings. The official plan and zoning is one of the things that allows this neighbourhood to be as it is. I do not think the city should approve of the change in zoning to allow an 8 story building. An 8 story building will not conform to the neighbourhood.

Parking

The proposal is for 39 parking spots. I understand the current requirement in the city is for .55 parking spots per unit. This would mean there should be 51 parking spots according to current city requirements. I personally feel this is even a little short of parking. There should also be an allowance for visitors parking and also should include some parking for the first floor commercial space, perhaps 10 more spaces. I would recommend that there be 2 levels of underground parking which should then achieve a more appropriate parking that is needed. In this neighbourhood there are many century homes that have minimal parking or street parking. If this proposal goes ahead with its current parking proposal, there will be many cars parking on the street making it difficult for houses in the neighbourhood to find parking. These homes again have been here more than a century and deserve respect.

I attended many meetings when this project was in its infancy and I asked what price range the residential units would sell for. I was advised that they would sell for market value of \$600 to \$700 per square foot. At these prices a typical 1000 sq ft unit would be upwards of \$700,000 plus upgrades. At these prices residents would have minimum 1 car or perhaps 2. Yes it is close to the harbour west Go terminal but that has minimal service currently. Based on the speed at which expansion will occur for this Go line all the way to St. Catharines it will be well in excess of a decade before we see this service fully implemented if ever.

## 5.9 (e)

One example of the need for more parking, I have a niece that lives in the Toronto core area a short walk to the bank head office where she works. Yes she does walk to work but she still has a car for weekends that requires parking. It will be no different here.

In closing I hope the city keeps in mind that projects these days may need some design changes to keep in mind the climate change which is upon us. Designs now must deal with 100 year storms that now appear to be here every few years. Not decades between the rainfalls. I have heard for example due to the high lake levels the new retaining wall along the waterfront is delayed as the tiebacks that have to be cut are under water. In addition I hope the city has a carbon footprint in their plans to keep this city and Ontario liveable for the future.

### Summary

I am against the project as is currently proposed.

I can be reached if you want to talk to me.

Regards

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