



May 8, 2019

Stephen Robichaud
Director, Planning & Chief Planner
Corporation of the City of Hamilton,
71 Main Street West
Hamilton, Ontario
L8P 4Y5

Re: JvN Developments 468 James Street North - ZAC-18-020

Dear 'Mr. Robichaud.

North End Neighbourhood Association (NENa), the neighbourhood association for the North End neighbourhood, has formed a planning committee to consider and comment on planning changes and developments in our neighbourhood. Fifteen neighbourhood residents have volunteered to be active members of the committee.

We understand that the City Planning Committee may be considering the referenced JvN application at a meeting this month. Our neighbourhood Planning Committee would like to participate in any meetings or discussions regarding this proposed development.

The details of the JvN proposal have been circulated to our Planning Committee and reviewed at a meeting of the Committee on June 5th. After a full discussion, we are able to provide you with the Committee's preliminary comments on the development application as described on the SVN portal.

1. The Committee is appreciative of the attempts by Mr. Van Nostrand to develop creative solutions to the need for affordable housing in Hamilton and for his communication from time to time with the neighbourhood association.
2. The JvN Application appears to proceed on the basis that our neighbourhood's approved secondary plan, Setting Sail, is outmoded and should be changed. While we acknowledge that James Street is designated in Setting Sail as an area of gradual change and is designated as our neighbourhood's primary retail and commercial street, we are very concerned that our approved secondary plan might be amended in a piece-meal fashion, one project at a time.

The core features of Setting Sail and its goal of reinforcing the character of our neighbourhood as a child and family friendly community remains important to the residents of our neighbourhood. As required by Setting Sail, change is to be assessed by a comprehensive and integrated group of planning principles, not on an ad hoc basis.

If there is a need to amend Setting Sail in order to change in the character of the developments on James Street from that approved in Setting Sail, that change should occur only after the future character of the entire street from Strachan to Guise has been considered and approved for all sites on the street. A comprehensive treatment of James Street North will provide a more effective process in which to assess impacts of the changes on the character of the neighbourhood and the impacts on homes close to James Street. To vary from Setting Sail by approving one project at this time will undoubtedly set a precedent that will be relied on by subsequent developers and will pre-empt the future amendment process.

3. Aspects of the proposed development and in particular the concept of its flexibility of unit size make it difficult to assess its impact on the neighbourhood.

It appears the entire building could be student housing, used for Airbnb or alternatively for family housing. We have some difficulty in commenting on the project in detail when its ultimate format is not yet defined.

This applies particularly in the case of parking. We are very concerned that Mr. VanNostrand proposes approximately one third parking space per unit. We are not convinced that the comparables used for assessing the parking needs of the proposed development are appropriate. Our Committee is

concerned that the reduced parking requirements being sought (approximately one parking space for every three units) will not reflect the actual demand for parking by residents, visitors and commercial uses for the foreseeable future and adversely impact adjacent homes.

4. We are not aware of a legislative framework that would assure the community that the attractive aspects proposed in the application will in fact be enforced through a binding process that the neighbourhood can impact. With the lack of participation rights at the Site Plan Approval stage, we are focussed on making a contribution at the zoning and official plan stage. Given the way in which the attractive aspects of the proposal have been presented, those features, if approved, should be subject to the same neighbourhood participation and long term binding assurances as the structural aspects.

These are our preliminary comments. We will continue to develop our comments and suggestions as the City's planning process moves ahead.

We would appreciate if we might be advised of the date and time when the application will be considered by the City Planning Committee as we would like to be a delegation for that meeting.

Thank you for your consideration.



Herman Turkstra
Chair,
NENa Planning Committee