

**Pilon, Janet**

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**Subject:** Submission to City Council regarding Planning Committee's recommendation to approve a development application for 468-476 James Street North

**From:** Carole Kenny Peters

**Sent:** June 11, 2019 4:29 PM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Cc:** Office of the Mayor <[mayor@hamilton.ca](mailto:mayor@hamilton.ca)>; Wilson, Maureen <[Maureen.Wilson@hamilton.ca](mailto:Maureen.Wilson@hamilton.ca)>; Farr, Jason <[Jason.Farr@hamilton.ca](mailto:Jason.Farr@hamilton.ca)>; Nann, Nrinder <[Nrinder.Nann@hamilton.ca](mailto:Nrinder.Nann@hamilton.ca)>; Merulla, Sam <[Sam.Merulla@hamilton.ca](mailto:Sam.Merulla@hamilton.ca)>; Collins, Chad <[Chad.Collins@hamilton.ca](mailto:Chad.Collins@hamilton.ca)>; Jackson, Tom <[Tom.Jackson@hamilton.ca](mailto:Tom.Jackson@hamilton.ca)>; Pauls, Esther <[Esther.Pauls@hamilton.ca](mailto:Esther.Pauls@hamilton.ca)>; Danko, John-Paul <[John-Paul.Danko@hamilton.ca](mailto:John-Paul.Danko@hamilton.ca)>; Clark, Brad <[Brad.Clark@hamilton.ca](mailto:Brad.Clark@hamilton.ca)>; Pearson, Maria <[Maria.Pearson@hamilton.ca](mailto:Maria.Pearson@hamilton.ca)>; Johnson, Brenda <[Brenda.Johnson@hamilton.ca](mailto:Brenda.Johnson@hamilton.ca)>; Ferguson, Lloyd <[Lloyd.Ferguson@hamilton.ca](mailto:Lloyd.Ferguson@hamilton.ca)>; VanderBeek, Arlene <[Arlene.VanderBeek@hamilton.ca](mailto:Arlene.VanderBeek@hamilton.ca)>; Whitehead, Terry <[Terry.Whitehead@hamilton.ca](mailto:Terry.Whitehead@hamilton.ca)>; Partridge, Judi <[Judi.Partridge@hamilton.ca](mailto:Judi.Partridge@hamilton.ca)>

**Subject:** Submission to City Council regarding Planning Committee's recommendation to approve a development application for 468-476 James Street North

Mayor Eisenberger and members of City Council,

I am writing you in regards to Planning Committee's decision on June 4th to approve an 8-storey mixed-use development at 468-476 James Street North. I have lived at 23 Ferrie Street East for 9 years. I attended and spoke at the statutory public meeting of the Planning Committee last week to request the development application be denied approval in its current form. I would like you to reconsider giving final approval.

I understand that at 8 storeys the proposed development will be significantly taller than is currently permitted by the zoning plan, Setting Sail, and I feel at that height it does not respect and will not enhance the character of the existing neighbourhood.

I live three doors to the east of the proposed development and have viewed drawings and renderings that show the distance from my neighbour's property line and house. The development as proposed will dramatically change the character of the neighbourhood. More than a year ago, I submitted written comments to the City planner responsible for the file and indicated that the development was not appropriate for this site. I wish to convey to you that I still hold that view and that I am not totally opposed to the development at 468-476 James Street North.

I also wish to convey that the development, which is to include 92 flexible units, will create traffic and parking issues on Ferrie Street East and nearby streets such as Hughson Street North. It is unclear to me how the reduced parking requirement was arrived at, but my observation as a resident is that the vast majority of households in the North End of Hamilton have limited parking. I can only foresee future difficulties accommodating additional residents likely arise from the proposed development if an adequate supply of spaces are not provided on site.

For the 9 years that I have lived on Ferrie Street East in the North End, I would describe the area's character as a nice place to live that is near downtown, but not as busy or hectic. I know my neighbours and value the community. I think that is worthy of careful consideration in planning decisions such as this. I'm not opposed to the development if it is planned and managed to consider impacts on existing residents.

This proposal will be the first significant redevelopment near my home and I'm aware that 468-476 James Street North is one of the other developments along James Street North. Given that, I would appreciate if City Council would reconsider the proposal.

the hope that the proposal might be revised in such in a way as to be more sensitive to the existing charac  
minimize the development's impact on adjacent residents.

Sincerely,

Carole Peters