

Pilon, Janet

Subject: We are writing to ask you to reconsider the decision of Planning Committee on June 4th to approve an 8-storey mixed-use development at 468-476 James Street North

From: Bill Majoros

Sent: June 11, 2019 1:37 PM

To: clerk@hamilton.ca

Subject: We are writing to ask you to reconsider the decision of Planning Committee on June 4th to approve an 8-storey mixed-use development at 468-476 James Street North

Mayor Eisenberger and members of City Council,

We are writing to ask you to reconsider the decision of Planning Committee on June 4th to approve an 8-storey mixed-use development at 468-476 James Street North. We have lived at 18 Ferrie Street West for 25 years and attended and spoke at the statutory public meeting held at Planning Committee last week to voice our concerns about this proposed development. We would like to reiterate them.

We understand the proposed development will be 8 storeys. That is a significant departure from what is currently permitted by our neighbourhood's secondary plan, Setting Sail, and we feel it will not respect or enhance the character of the existing neighbourhood, which is comprised mainly of low-rise residential housing that rarely exceeds 3 storeys.

The proposed development will introduce a 6 storey streetwall along Ferrie Street East across from our house with 2 more storeys above that slightly stepped back. That will dramatically change the look and feel of our block. As neighbours, we are not opposed to redevelopment of 468-476 James Street North, but the proposed development seems insensitively designed and does not adequately transition to minimize impacts to us, other adjacent properties, and the overall streetscape. The renderings that have been made publicly available show the new building will have a minimal setback at street-level along Ferrie Street East. This will make the resulting building seem especially imposing to us as we live directly across from it. We do not regard this as welcome and would prefer the development be more in keeping with what Setting Sail permits, a 2-4 storey building that more sensitively addresses the existing character of our street.

In addition to the height and scale of the proposed development we are also concerned that the addition of 92 flexible units will create traffic and parking issues on our street. There may be a rationale for reducing the required parking for the development to slightly more than one parking space for every third unit, but that is out of step with prevailing conditions in the North End where the

vast majority of households own at least one car. Street parking on adjacent blocks is limited. We foresee problems accommodating the parking needs that will likely arise from the proposed development but be not provided for as part of the development itself. And even if the reduced parking results in future residents having fewer cars and driving less than might otherwise be expected, the amount of traffic generated by the development will still be considerable relative to current levels. The current proposal includes access to surface and underground parking via Ferrie Street at the rear of the lot, which is mid-block. That will greatly increase the amount of traffic on the street almost directly across from our front porch.

For the 25 years that we have lived in the North End it has been a neighbourhood near downtown that has a unique vibe that is hard to put into words. It is an urban neighbourhood that is mostly quiet and friendly. We know our neighbours and value the community feel that exists. Change has largely occurred in a modest, organic way thus far in the neighbourhood. Though we are not opposed to redevelopment of this site, this proposal will be the first significant redevelopment in our immediate vicinity and we are told that 468-476 James Street North will set the pattern for other developments along James

Street North. Whatever its merits, we don't think the proposal approved at Planning Committee last week strikes an appropriate balance that manages planned for change along James Street North in a way that is sensitive to the existing character of the neighbourhood and minimizes possible adverse impacts on us as existing residents. City Council should reconsider Planning Committee's decision and not approve the proposed development in its current form.

Respectfully,

Bill and Lisa Majoros