

**Pilon, Janet**

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**Subject:** Please delay approval for 8-storey mixed-use development at 468-476 James Street North! Please consult with the citizens!

**From:** Ginette Ginette

**Sent:** June 12, 2019 6:46 AM

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

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**Subject:** Please delay approval for 8-storey mixed-use development at 468-476 James Street North! Please consult with the citizens!

Ginette Peters

Wednesday June 12, 2019

Mayor Eisenberger and members of City Council,

You are the citizens of Hamilton's only defense against aggressive development with the aim of maximizing profit. Please consider the residents of the North End of Hamilton and delay final approval for the an 8-storey mixed-use development at 468-476 James Street North, so an actual dialog with the residents can occur. Please represent our interests!

Why take pause now?

There was **no consultation** with the residents of this neighbourhood by our elected representatives. The only consultation was done by the developer, who obviously has a vested interest. Who is considering us? I sent in a letter to Adam Lucas back in April, but the recent meeting was held at a time of year and day that precluded my involvements due to employment obligations. Otherwise, no one has reached out to us.

This development **grossly exceeds** the allotted development for this area as per the City's Official Plan and Setting Sails. It is too tall, the foot print too big, the setback/transitions to the surrounding buildings too steep, and there just isn't enough parking for the number of units.

I heard that a study was done of the building's shadow, but I have not see it, and I have had **no opportunity to comment** on the study. As someone who might be living in that shadow don't I have that right?

It is also concerning that this recent vote may be used to **set a precedent** for other properties that are going to be developed in the neighbourhood. What do we want the North End to be like in the future? A condo hub, or residential housing as it has been for many, many years? A long term desirable vision for the

development of the North End of Hamilton could yield higher profits long term by creating a livable, desirable community, rather than a short term high density money grab!

This proposal is the first major redevelopment in my area since moving here 20 years ago and I would have hoped that these changes could be carried out with greater concern for the taxpaying citizens, by having an actual dialog with them about what we would envision for our communities rather than allowing profits of developers drive the process.

Please reconsider this development imagining that you were living beside the site! Imagining that you would actually be affected on a daily basis by it because that is what I and my neighbours are facing, and we need someone to represent our interests.

Regards,

Ginette Peters