

**Pilon, Janet**

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**Subject:** Letter to Council, re: 468 James Street North

**From:** Debb Mercer

**Sent:** June 11, 2019 4:01 PM

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

**Cc:** Office of the Mayor <[mayor@hamilton.ca](mailto:mayor@hamilton.ca)>; Partridge, Judi <[Judi.Partridge@hamilton.ca](mailto:Judi.Partridge@hamilton.ca)>; Whitehead, Terry <[Terry.Whitehead@hamilton.ca](mailto:Terry.Whitehead@hamilton.ca)>; VanderBeek, Arlene <[Arlene.VanderBeek@hamilton.ca](mailto:Arlene.VanderBeek@hamilton.ca)>; Ferguson, Lloyd <[Lloyd.Ferguson@hamilton.ca](mailto:Lloyd.Ferguson@hamilton.ca)>; Johnson, Brenda <[Brenda.Johnson@hamilton.ca](mailto:Brenda.Johnson@hamilton.ca)>; Pearson, Maria <[Maria.Pearson@hamilton.ca](mailto:Maria.Pearson@hamilton.ca)>; Clark, Brad <[Brad.Clark@hamilton.ca](mailto:Brad.Clark@hamilton.ca)>; [jean-paul.danko@hamilton.ca](mailto:jean-paul.danko@hamilton.ca); Pauls, Esther <[Esther.Pauls@hamilton.ca](mailto:Esther.Pauls@hamilton.ca)>; Jackson, Tom <[Tom.Jackson@hamilton.ca](mailto:Tom.Jackson@hamilton.ca)>; Collins, Chad <[Chad.Collins@hamilton.ca](mailto:Chad.Collins@hamilton.ca)>; Herman Turkstra ; Rob Fiedler; 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)>; Peggyanne Mansfield

**Subject:** Re: Letter to Council, re: 468 James Street North

On Jun 11, 2019, at 11:47 AM, Rob Fiedler <[rob.fiedler@tmalaw.ca](mailto:rob.fiedler@tmalaw.ca)> wrote:

Mayor Eisenberger and members of City Council,

We are residents of the Guise Street Co-op in the North End and are writing to you because Planning Committee's decision on June 4th to approve an 8-storey mixed-use development at 468-476 James Street North may set a precedent for other development applications along what are designated in our area's secondary plan, Setting Sail, corridors of gradual change. There is a similar development application moving through the approval process for the northeast corner of James and Burlington where the Bank of Nova Scotia used to be. The developer also wants 8 storeys and significantly reduced parking requirements. We expect that the approval of 468-476 James Street North will now be cited to support height and density increases beyond Setting Sail in this instance as well.

One of us served as president of the North End Neighbours in 2013-14 (now the North End Neighbourhood Association) and we are both active participants in our co-op. We are aware of the many planning exercises and visions the City has produced for our neighbourhood over the years. We worry that despite all the public meetings that residents have attended in the past and their varied contributions to plans and studies such as Setting Sail and the James North Mobility Hub Study that final approval of 468-476 James Street North will significantly rewrite the rules for development along James North in our neighbourhood going forward. And we feel that approval of the proposed development does this without an adequate *public* planning process. We ask that you reconsider the Planning Committee's decision.

Sincerely,

Peggy-Anne Mansfield and Deborah Mercer