

**Barnett, Daniel**

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**From:**  
**Sent:** June-13-18 2:41 PM  
**To:** Design Review Panel; Lucas, Adam  
**Cc:** nen.president@gmail.com; Thorne, Jason; Robichaud, Steve; Murray, Chris; John van Nostrand  
**Subject:** Design Review Panel Meeting June 14 - James Street North Application  
**Attachments:** May 30 2018

Dear Ms. Cox and Mr. Lucas.

Would you please ensure that this email is copied to the members of the Design Review Panel before the meeting which is considering the JvN Development Inc. application for development on James Street North in the North End neighbourhood.

Our organization has been involved in the planning for the North End neighbourhood since 2002 and played a significant role in the development of the Secondary Plan (Setting Sail) for the neighbourhood. We continue to be involved in working to ensure that the principles of Setting Sail are implemented.

While JvN has undertaken a useful public information process, there has been no formal application for endorsement by the local neighbourhood association, no formal comment from the neighbourhood association, and to the best of our knowledge, **there has been no notice of the panel's proposed review to the neighbouring community.** We learned about your meeting by accident.

As a result, there has been no process for your panel to seek input from the people most directly impacted by the development. We believe that neighbouring residents input can benefit your consideration of design.

HWN strongly opposes any departure from the core principles of Setting Sail. An eight story building contravenes those principles on its face. This is different than the previous Indwell application on James Street which complied with Setting Sail.

While we recognize that the Panel is a commenting agency and not an approval body, there is no doubt that by obtaining an endorsement from your panel that the developer will have an advantage in the subsequent planning approval process with **no mechanism by which the panel will receive input from the impacted neighbours who are directly impacted by the design.**

Without a comprehensive community involved planning process, any decision on the design of a building which does not today comply with Setting Sail would be premature.

We request that you defer consideration of this application until after the OPA planning process has been completed. That is the point at which detailed design can be considered.

Thank you for your consideration.

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

**Barnett, Daniel**

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**From:**  
**Sent:** April-24-18 2:46 PM  
**To:** Lucas, Adam  
**Subject:** Objection to 8 story building. North East corner of James N & Ferrie st E. 468-470 and 474-476 James N Hamilton Ont.

To whom it may concern

My family and I are long time residents of Hamilton's North End; roots going back 80 years.

As a teacher, musician and writer I've enjoyed seeing our city's culture and neighbourhood begin to flourish.

It's vital that this wonderful, positive evolution is not exploited.

I'm extremely concerned that the size of complex proposed for 468-479 and 474-476 James north will have an incredibly negative impact on the neighbourhood.

An eight story building would create horrible environmental, traffic, parking and noise problems.

I'm also deeply concerned for the preservation of a safe, clean and beautiful area to live for residents and for children who attended school approximately 50 meters away.

A building of this size is not at all appropriate in context of our community.

I love our city.

It's wonderful to see so many positive things happening in our community but we must not let projects like this spin out of control.

The wonderful progress our community has made can be easily damaged or destroyed if the neighbourhood's ecosystem is not valued and protected against inappropriate building.  
My family and neighbours strongly share these feelings.

I trust the appropriate people will take into account our concerns.  
Please share this email with anyone involved in decision making.

Thank you very much

**Barnett, Daniel**

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**From:**  
**Sent:** April-16-18 7:39 PM  
**To:** Lucas, Adam  
**Subject:** Application for 8 Story Mixed Use Building on James St

Hello Mr. Lucas, UHOPA-18-07 ZAC - 18-020

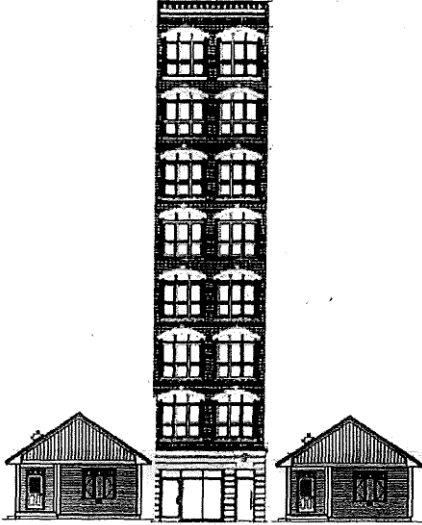
I am a resident at \_\_\_\_\_, Hamilton and I received your letter in the mail regarding the proposed eight story mixed use building at 469-470 James St North.

I have great concern that the increased occupancy will create an unmanageable demand for street parking that will place an undue burden by those who call this neighbourhood home. Street parking is already in short supply and for those of us who require a vehicle to travel to and from work.

I also have concerns that the developments along James St will cut off the residential appeal of the North End Neighbourhood. After all, it was the investment opportunity and residential appeal so close to the conveniences of downtown that brought my wife and I to purchase our first home in this neighbourhood. An eight story building adjacent to our location will represent a nuisance and also deteriorate our enjoyment of our property.

Now there are multiple proposed developments along the James St corridor and while I wish to support sustainable mixed use development and support John VanNostrands wish to provide home ownership for a variety of income levels, it becomes difficult when as a home owner the nearby development impacts your own life and enjoyment of your property. For these reasons I do not support the wish to amend the official plan and zoning bylaws.

Sincerely,



# HOW HIGH CAN YOU GO? 8 STORIES?

North-East Corner of James Street North  
and Ferrie Street East

Please fill out reverse side and send to the address below.

Or, better yet, send your own personal letter about the proposed amendments at 468 -470 and 474-476 James Street North to:

Adam Lucas, City of Hamilton  
Planning and Economics Development Department  
Development Planning, Heritage and Design - Urban Team  
71 Main Street West, 5th Floor, Hamilton ON L8P 4Y5  
Fax: 905-546-4202 - Email: Adam.Lucas@hamilton.ca

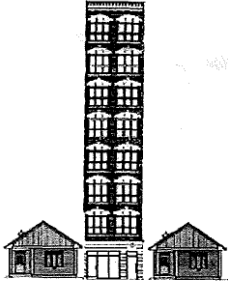
In Letter Quote:  
UHOPA-18-07  
ZAC-18-020

**YOUR LETTER MUST BE RECEIVED BY**  
**APRIL 24, 2018**

If you have any questions contact city staff:

Adam Lucas, Urban Team  
at 905-546-2424 ext. 7856

Kimberley Harrison-McMillan, Senior Project Manager  
at 905-546-2424 ext. 2222



# HOW HIGH CAN YOU GO? 8 STORIES?

North-East Corner of James Street North and Ferrie Street East

468-470 James Street North and 474-476 James Street North  
Formerly: Genesse Tavern, Clarkey's Bar, Soul Sessions  
Currently: SnV JvN, Founding Principal - John VanNostrand

UHOPA - 18 - 07;  
ZAC - 18 - 020

Application for an eight story mixed use building was filed by: SvN on behalf of JvN

My concerns if the building exceeds four stories are:

- Congestion
- Parking
- Noise
- Intrusion of Privacy
- Shadow of Building Reducing Light in Home and Yard
- Residential District Compromised
- Large Garbage Dumpster and Waste Removal Trucks
- Reduction in Property Values

I am also concerned about the application for:

- Minimum Parking
- Minimum Loading Spaces
- Minimum Gross Floor Area (higher density)
- Building Setbacks (height transition between building and current housing)
- Minimum Landscaping
- Minimum Amenities Area

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: Maureen Goodell

Comment: \_\_\_\_\_

\_\_\_\_\_

- I wish to be notified of the adoption, or refusal, of the proposed Official Plan Amendment
- I wish to be notified of the adoption, or refusal, of the proposed Zoning By-Law Amendment
- I wish my personal information to be removed from public record, but my opinion/comment to appear

<b>From:</b>	<b>To:</b> Adam Lucas, City of Hamilton Planning and Economic Development Department Development Planning, Heritage and Design - Urban Team 71 Main Street West, 5th Floor, Hamilton, ON, L8P 4Y5	<b>Regarding Files:</b> UHOPA-18-07; ZAC-18-020
Saturday April 21, 2018		
Dear City of Hamilton Planning and Economic Development Department,		
<b>Location</b>	This letter is submitted with regards to an application to amend the Official Plan and Zoning By-Laws to include the development of an eight storey mixed use building with minimum building setbacks, minimum gross floor area, minimum amenity area, minimum landscape area, minimum planting strip, minimum parking, and minimum loading spaces requirements at properties on the north-east corner of James Street North and Ferrie Street East (although the developer's sign on the building reads Ferrie Street West); 468-470 and 474-476 James Street North, Hamilton (Ward 2).	
<b>Limit height to 4 stories as per Official Plan</b>	The neighbourhood around the proposed development site is quiet with mainly residential housing, including predominantly one and two storey detached/semi-detached/row homes. When I bought my property years ago, the neighbourhood appealed to me, and I understood from the City's Official Plan that it would continue to have this nature as building heights are limited to four stories. It was disappointing to see the application for an eight storey building as I believe this height of building will negatively impact residents, and the neighbourhood. I support the City of Hamilton in maintaining the four storey height restriction as per the Official Plan. The developer knew about the four story building height limit when they purchased the property, so why do they want to change it now?	
<b>Developer's agenda is to make as much money as possible</b>	From the perspective of the developer it is very understandable why an eight story building is more desirable; more money. The higher the developer is able to build on the proposed site the more square footage they have to sell, which thus increases their profit margins. The concern of the developer is maximizing profit; they are in this to make money, and as much as possible. It is not the concern of the developer to maintain the nature of the neighbourhood and it is not the concern of the developer to protect residents from the negative impact of their eight story mixed use building.	
<b>Official Plan and Zoning By-Laws Protect Hamilton's Citizens</b>	In our democratic system checks and balances are to required to protect people from the negative impact of greed. The City's Official Plan and Zoning By-Laws are there to protect the interests of the City and its citizens. Why would the City of Hamilton's Development Department increase the current four story building limit to eight stories? It is the concern of the City of Hamilton to protect the quality of the neighbourhood and to protect its residents from the negative impact of inappropriate development.	
<b>Negative Impacts: Congestion, Less Privacy, No Parking, Shadow, Residential District Compromised</b>	So, what are the negative impacts of an eight story mixed use building over one with four stories? Well, the changes, and potential challenges, to the neighbourhood will be doubled: double the people=congestion and less privacy, double the cars=parking problems, double the noise and double the garbage=more noise pollution. Other problems include how the shadow of an eight story building will be cast over existing housing reducing light levels in homes and yards. Putting an eight story building in this neighbourhood will begin to change in the nature of the neighbourhood from a quiet family-oriented residential one to potentially becoming a noisy, congested, urban one. Our neighbourhood is <u>not</u> in the Hamilton urban core where an eight story building would be suitable. I support the City of Hamilton in ensuring that our neighbourhood continues to be quiet, family-oriented, and residential by limiting proposed development to four stories as per the Official Plan.	
<b>Important to Maintain All Development Standards</b>	The other development standards also need to be maintain. Building setbacks need to be maintained, so current houses aren't encroached-upon by the new proposed building. Gross floor area standards need to be maintained, so the new proposed building doesn't become even higher density mini condos. Amenity area standards need to be maintained, so the new proposed building's residents have some where to meet other than outside, which would negatively affect the neighbourhood. Landscaping area and planting strip standards needs to be maintained so the new proposed building doesn't completely fill the lot and be an eyesore. The required number of parking spaces per unit needs to be maintained, so parking is available for residents and their visitors. Loading space requirements need to be maintained, so residential streets aren't hampered by garbage trucks, moving trucks, and delivery trucks.	
	This proposed development could benefit our community if it is approached in a reasonable manner with respect to the nature of the existing neighbourhood and its residents as outlined above. On the following page I have included some recent building developments that respect the neighbourhood and its residents. Please help make our community great with a wonderful new respectful development!	

Upcoming and Recent Building Development Ideal for Proposed Site	
<p><b>Barton Street West</b></p> <p><i>Much bigger lot, but this type of development would work great and be quite desirable for current residents and potential buyers!</i></p>	
<p><b>500 James St. North</b></p> <p><i>Located very close to proposed development site. Comparable lot size, with slightly different building use, but this development respects the nature of the neighbourhood, and its residents.</i></p>	
<p><b>366 Bay Street North</b></p> <p><i>Somewhat smaller lot size but absolutely lovely! There is adequate parking in the back of the building via the arched access way. This development really improved the neighbourhood.</i></p>	
<p><b>500 Bay Street North</b></p> <p><i>Smaller lot size but absolutely lovely! This is the type of building that would really suit, and improve, the neighbourhood at the proposed building site.</i></p>	
<p><b>336 and 338 King St. W in Dundas Ontario</b></p> <p><i>How about something like this? I think residents could really get excited with a design like this. Good enough for wealthy Dundas residents, and hopefully good enough for residents near proposed site!</i></p>	
<p>Please protect the interests of the North-End/Habour West residents by ensuring development is done respectfully, like the examples above, and not an eight story cash grab that will only benefit the developer and its investors! Show the residents they matter! Be Hamilton proud!</p>	



**Barnett, Daniel**

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**From:** >  
**Sent:** July-07-18 5:32 PM  
**To:** Farr, Jason  
**Cc:** Kehler, Mark; Harrison-McMillan, Kimberley; Lucas, Adam  
**Subject:** Re: James Street North builds

Thank you Jason for answering my letter and for your answers. I will definitely share them with the members at Guise Street.

These two developers are so similar in their plans it is scary! Their designs are so alike that our group that attended thought that they had chosen the same design from a book and went with it. The each have pushed the design right to the sidewalks then after the 6th storey there is a step back to add the next floor and then again a step back for the 8th floor and then there is a half floor for mechanical.

The build adjacent to us, will block out our view of James Street and our trees will be removed with a promise of trees being replanted. All parking will be along the back of the new building - the same with garbage pickup and any services requiring access to the building. All that noise will be toward our building.

This developer would love to get 10 parking spots along our back lot with a walkway included to access their parking lot and they are letting us know that we would have to sign an agreement with the City for 20 years. Are you aware of this?

They said that this build will be 8 storeys with another 1/2 floor on top for mechanical. They did not mention, but we caught it, that the first floor (the commercial floor) will be taller than regulation "apartment" height because they are commercial and this is a requirement.....so this 8 1/2 storey building is taller than what they are presenting. It is more like a 9 storey building.

We at Guise Street love to live here because of the open space that we have around us. We can see up James Street (for those who live on the back - me included) and for those on the front - the spectacular view of the water.

I definitely don't want to lose this space due to a large building blocking the view. With the size of the lot, a 4 storey would be ok and they would have enough parking without ruining the "landscape" in the immediate area. - at least this is a general opinion of most.

We will be having a Board meeting later this month and I will be asking my fellow Board members for a meeting where you would come and speak with us.

thank you Jason for including Mr. Lucas.

I do apologize that you returned from a vacation to a disappointing letter from me. Please understand that I am passionate about my neighbourhood and only want the best for my family and my fellow neighbours.

Cheers,

On Jul 6, 2018, at 9:41 AM, Farr, Jason <[Jason.Farr@hamilton.ca](mailto:Jason.Farr@hamilton.ca)> wrote:

Deborah, good to hear from again. I am sorry I was unable to attend the meeting this past week. I took my son away for three days and have just returned.

My answers to your important questions and concerns are in -- red -- ....

What we were aghast at first was when the developer said the City had already passed the storey height for anything along this corridor to **8 storeys!**

Really? you have already approved this??? -- NO, I am not sure why the developer would have said this --- Where and when was there a meeting of the northenders regarding this important issue. The crowd was angry when they heard this and it was getting very heated! -- we had a series of public meetings on the James North Mobility Hub years back (approx 2013 -14) and council passed the study in 2015 and received an update in 2017. I have copied important excerpts here and the City Planner on the file may direct you to full reports (Adam Lucas cc'd). I have hi-lited in bold sections that you may appreciate:

...The Mobility Hub Study objectives included, among others, to identify appropriate locations to direct intensification, and to identify potential changes to the existing policy framework in order to facilitate future transit-supportive development. The Study highlighted six focus areas that were expected to undergo the greatest change, and prepared ten demonstration sites (development examples) to illustrate how those changes could take place. **It recommended that official plan and zoning by-law amendments be considered to increase the permitted height and provide greater flexibility in the range of permitted uses permitted on the ground floor along the James Street corridor.**

The recommendations contained in the Mobility Hub Study provide rationale for making amendments to land use policy in the West Harbour Secondary Plan area. **Any amendments will be undertaken in accordance with the process legislated under the Planning Act, including public consultation. The City is currently focusing attention on City-owned property within the area, including the waterfront (Piers 5 to 8), the Barton-Tiffany lands and the CityHousing Hamilton portfolio at Jamesville and 500 MacNab Street North....**

The developer said that he is very close to the "go ahead" from the City to start building. How can it possibly be when there hasn't been a re zoning application heard yet? -- it is NOT --- OR has this already been OK'd by the City and we are again left in the dark?--this has NOT been ok'd by the City. - -

This developer last night did not know what material he wanted to use for walls, flooring, how much the condo fees were going to be, he was just forging ahead saying that they are ready to go and get this built while working with the City.

There is minimum parking and only 3 visitor parking spots available. Oh, and one would have to rent their spot, if one is available to rent monthly. Otherwise you park on the street.

Have you and Mark looked at the concept at all regarding this proposal? -- a few years ago, the developer had a concept much smaller than his recent pitch, I told him to engage with community "early and often." ---

I could buy a "closet sized" unit ( 500 sq.ft) and if I wished I could have it in the "rough stage" where I can finish the build myself. They show you where the water hook up is and where the electrical boxes are and the rest is left to me.

I am not a stupid person - I have 9 years dealing in construction - I can read schematics,- I am knowledgeable about building materials and licensed plumbers and electricians. BUT I WOULD NEVER EVER TRY TO FINISH AN APARTMENT ON MY OWN. But according to this developer, it will all be ok.

I could also buy 5 units in a row, live in one and rent out the other 4 to whomever I wish. I don't even have to finish their units.  
All I see is trouble trouble trouble.

If this is what you are allowing in our neighbourhood, I am very disappointed and will do all I can to oppose this build and the one close to 2 Guise Street.-- your thoughts and those of your fellow Guise Street residents continue to be very import to me, Deborah. Which is why I got you in contact with the developer making the proposal adjacent to you all. You likely recall I told that developer that they MUST meet with you all in advance. I have never stated that I would allow this and if the developer or anyone else did so at the meeting, please advise --

There were many of us from Guise Street Co-operative in attendance at this meeting and we are now digging in for it looks like a fight regarding this build at 600 James North. -- I would encourage each to write to the planner (Adam - cc) to share thoughts --

We will not allow in any way the "rental of 10 parking spots the developer requires on our property, nor the removal of trees along our back lot or anything else they are trying to get by us.

Oh, we were in attendance with a gentlemen who is running as counsellor in the next election for Ward 2. He was very interested in what the people had to say.

I am concerned where you are sitting on these builds and am not so sure you are looking out for the best interest of James Street North

Needless to say Jason, that I am most disappointed. --- be assured that I continue to lookout for your best interests, Deborah. I have heard similar concerns respecting this "proposed" build and for some time now. With that, the neighbourhood concerns regarding this project far out weigh the support date. I am very much appreciative of these views --

Regards,  
Deborah

Hope my responses have helped clear things up, Deborah and I am very grateful that you have shared these views with me. Again, I am happy to come meet the board. And residents at the co-op at any time.

Jay

Sent from my BlackBerry - the most secure mobile device - via the Bell Network

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**From:**  
**Sent:** July 5, 2018 2:09 PM  
**To:** [Jason.Farr@hamilton.ca](mailto:Jason.Farr@hamilton.ca)  
**Cc:** [Mark.Kehler@hamilton.ca](mailto:Mark.Kehler@hamilton.ca); [Kimberley.Harrison-McMillan@hamilton.ca](mailto:Kimberley.Harrison-McMillan@hamilton.ca)  
**Subject:** James Street North builds

Jason,

I wish to address this to you primarily regarding a meeting last night dealing with the build at 468 James Street North.

This is a different developer than the one wanting to rezone and build at 600 James Street North but their designs are almost 100% identical - with the same 3 identical town houses at street level, a 6 storey with the 7th and 8th floors "stepping back" street level. Not a coincidence I am thinking.

What we were aghast at first was when the developer said the City had already passed the storey height for anything along this corridor to **8 storeys!**

Really? you have already approved this??? Where and when was there a meeting of the northenders regarding this important issue. The crowd was angry when they heard this and it was getting very heated!

The developer said that he is very close to the "go ahead" from the City to start building. How can it possibly be when there hasn't been a re zoning application heard yet? OR has this already been OK'd by the City and we are again left in the dark?

This developer last night did not know what material he wanted to use for walls, flooring, how much the condo fees were going to be, he was just forging ahead saying that they are ready to go and get this built while working with the City.

There is minimum parking and only 3 visitor parking spots available. Oh, and one would have to rent their spot, if one is available to rent monthly. Otherwise you park on the street.

Have you and Mark looked at the concept at all regarding this proposal? I could buy a "closet sized" unit ( 500 sq.ft) and if I wished I could have it in the "rough stage" where I can finish the build myself. They show you where the water hook up is and where the electrical boxes are and the rest is left to me.

I am not a stupid person - I have 9 years dealing in construction - I can read schematics,- I am knowledgeable about building materials and licensed plumbers and electricians. BUT I WOULD

NEVER EVER TRY TO FINISH AN APARTMENT ON MY OWN. But according to this developer, it will all be ok.

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Oh, we were in attendance with a gentlemen who is running as counsellor in the next election for Ward 2. He was very interested in what the people had to say.

I am concerned where you are sitting on these builds and am not so sure you are looking out for the best interest of James Street North

Needless to say Jason, that I am most disappointed.

Regards,

RECEIVED

APR 16 2018

April, 13, 2018

Adam Lucas, City of Hamilton,  
Planning and Economic Development Department  
Development Planning, Heritage and Design-Urban Team  
71 Main Street West, 5<sup>th</sup> Floor, Hamilton, ON, L8P4Y5

Dear Sir,  
I am writing regarding files: UHOPA-18-07 ZAC-18-020

I am pleased that developers are interested in investing money into Hamilton's revitalization plans. I am also glad, that such building projects go through a city planning stage including the impact on the surrounding neighbourhood. It is important that the investor's building project is studied for probable impact on the surrounding neighbourhood.

I am concerned that the proposed 8 stories in height building will have a negative affect on the mostly 1 story and 2 stories in height homes in the neighbourhood. The eight story tower would:

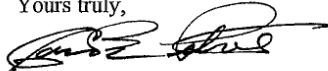
- .tower over the homes in the neighbourhood
- .result in a fish bowl affect for neighbours (lack of privacy)
- .not blend into present neighbourhood architecture
- .result in shade problems for homes
- .result in more traffic noise
- .cause more parking problems

It appears to me that a four story building would be appropriate for this residential neighbourhood.

The Zoning By-law Amendment easing of development standards such as building setbacks, minimum landscape area, minimum planting strip, minimum parking loading spaces requirements would result in diminished enjoyment of the neighbourhood.

I believe that cities should build today's buildings that are people friendly and economically viable which will be enjoyed for years into the future. Other parts of Hamilton City has new buildings designed to suit their surroundings. I am sure that the City of Hamilton will keep that standard again.

Yours truly,



**Barnett, Daniel**

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**From:** >  
**Sent:** July-09-18 9:05 AM  
**To:** Lucas, Adam  
**Subject:** FW: Form Submission - Tell Us What You Think - Support for 468 James St. North

**From:** Squarespace  
**Sent:** Wednesday, July 04, 2018 3:59 PM  
**To:** <  
**Subject:** Form Submission - Tell Us What You Think - Support for 468 James St. North

**Name:** Nick Dika

**Email Address:** [nick.dika@gmail.com](mailto:nick.dika@gmail.com)

**Subject:** Support for 468 James St. North

**Message:** I'm a North End resident (I live on Ferrie St.) and am very excited to see projects like this being undertaken in my neighborhood.

My hope is that everyone in the city is able to share in the benefits that come with gentrification and development and I think projects like this help make that possible.

(Sent via [468 James North](#))



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 5<sup>th</sup>. 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.



Steve Robichaud  
Director Planning & Chief Planner  
Re: JvN Developments ZAC-18-020

Page 2 of 3  
May 8, 2019

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

Steve Robichaud  
Director Planning & Chief Planner  
Re: JvN Developments ZAC-18-020

Page 3 of 3  
May 8, 2019

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