

From: James MacNevin
Sent: February 12, 2021 10:28 AM
To: Kehler, Mark <Mark.Kehler@hamilton.ca>
Cc: clerk@hamilton.ca; Farr, Jason <Jason.Farr@hamilton.ca>;
Subject: Re: Corktown Plaza redevelopment

Hi Mark,

Thank you for sending me the revised application materials for the Corktown Plaza redevelopment. I would like to submit a couple of comments for the consideration of the Planning Committee (item no. PED21032). I've copied the City Clerk on this email.

First, a quick comment about **carshare parking**, which I had written to you about in October 2018. I'm really pleased to see that the developer is now planning to include this and that the report mentions the possibility of using Site Plan Control to ensure that it happens. The two carshare parking spaces that currently exist at the plaza are an essential community amenity and they absolutely must be retained—and hopefully augmented—if hundreds more car-free residents are going to be added to the neighbourhood. (As I mentioned in my previous email, I live two blocks away from the Corktown Plaza and use those carshare cars every week.)

Second, I want to voice my concerns about the **huge reduction in the amount of retail space** between the first and second iterations of this proposal. I attended the two community meetings that the developer hosted in 2017 and 2018, and at those meetings numerous attendees spoke about the need for a full-service grocery store in Corktown. The lack of grocery options other than the Hasty Market and corner stores is already a serious problem for Corktown given the neighbourhood's high population density and relatively high proportion of car-free households, and this will only be exacerbated by all the forthcoming development. Between this project, the Forest/Catharine project that was approved in October 2020, and the Metro Condominiums project that will soon be coming forward for approval, we will be gaining more than 1,600 new households within a two-block radius. In light of this, I know that many Corktown residents were happy to see that the plans for the Corktown Plaza involved more than 2,000 square metres of retail space, including a large space of almost 1,500 square metres that was designed with a grocery store in mind. Now, however, that large space has been dropped from the plans and replaced with two retail spaces of only 510 square metres and 418 square metres, neither of which appears to be well suited for hosting a grocery store. Not only is this much less commercial space than was originally proposed for the development, it's also much less than what *currently exists* on the site. I find it puzzling that the neighbourhood will lose retail amenities at the same time as it gains many new residents. This does not seem compatible with the City's ostensible goals of creating dense, walkable, mixed-use neighbourhoods in the core.

I would be interested to hear from the developer, councillors, and planning staff about how and why these fundamental changes to the plans came about. It would have been very helpful if there had been an opportunity to raise these questions in a third community meeting, but no such meeting took place—which is ultimately what I find most troubling. Why did the community not find out about the changes to the plans that were presented to us at the 2018 meeting? What was the point of that meeting if the plans presented then were completely different than the plans that

are now being recommended for approval? This seems to undermine the legitimacy of the whole consultation process.

In closing, I want to reiterate what I wrote back in 2018: I am generally supportive of this development and I think it has the potential to be a positive addition to the neighbourhood and the city. But given the size of the development and the way it will shape the surrounding area for decades to come, I hope all interested parties can work together to ensure it reaches its full potential. I look forward to hearing the discussion in next week's committee meeting.

Best,

James