

Danelski, Alexander

From: Chris Ritsma [REDACTED]
Sent: Wednesday, May 21, 2025 1:38 PM
To: Committee of adjustment
Subject: CoA May 29: Item 2.2 A-25:084 56 York Boulevard

External Email: Use caution with links and attachments

Hi, please see my feedback below:

Staff and committee should recommend and approve the adjustments, as the request is minor in nature. The parking requirements should be waived as this area is well serviced by public transit, GO transit, a future LRT station, and cycling connections. Furthermore the dire need for housing supply, especially family-sized units during a housing crisis in Canada and its largest cities like Hamilton, are of higher need than parking needs. With regard to the impact of parking on the hotel and commercial uses, the prior mention of transit and cycling still apply. Downtown is also in dire need of housing options. Despite a by-law restricting some short-term stay rentals such as AirBnB, they are still prevalent because a lack of hotel space exists, and these short-term rentals often use rental housing stock.

Guests can easily find parking nearby and walk to the hotel. I've done so when visiting other major metropolitan areas, like Boston, Lisbon, Montreal, Ottawa, Pittsburgh, Amsterdam. When one is using a car, one can simply find parking nearby and leave the car. Downtown Hamilton has the amenities near enough that most patrons are likely to park their car and walk, cycle or transit to destinations like the Hamilton Arena (50m), King William (350m), Art Gallery of Hamilton (400m), or Hamilton Stadium (15 minute bike share ride, or 17 minute HSR bus ride).

I would recommend staff review priorities of city council, namely reviewing decisions under the lens of a climate change emergency and the declaration of a homelessness, opioid addiction and mental health. Denying infill housing and hotel supply can put upward pressure on housing prices, pushing more Hamilton residents into homelessness and impacting their mental health. Infill housing is more sustainable and residents are less likely to use climate intensive modes of transportation as often. Denying infill housing supply can put upward pressure on emissions impacting the climate. The adjustment requested here has a positive impact on multiple emergency declarations and no negative impacts on other emergency declarations. It also provides economic value that allows social programs to maintain sustainable funding.

Regards,

Chris Ritsma.

[REDACTED]

From: Forbes Gilbertson [REDACTED]
Sent: Friday, May 23, 2025 2:58 PM
To: Committee of adjustment
Subject: 56 York Boulevard; Application No.: A-25:084
Attachments: 56 York Boulevard Minor Variance Letter of Support (Application No A-25 084).pdf

External Email: Use caution with links and attachments

Good afternoon,

Please see the attached letter in support of Application No.: A-25:084 for 56 York Boulevard.

Thank you,

Forbes Gilbertson
Asset Manager

[REDACTED]

BELMONT EQUITY
P A R T N E R S

May 23, 2025

SENT BY EMAIL

**Committee of Adjustment
City Hall, 5th Floor, 71 Main Street West
Hamilton, ON
L8P 4Y5**

Re: 56 York Boulevard; Application No.: A-25:084

Dear Committee of Adjustment,

Belmont Equity are the immediate neighbours of the Copley Building and wish to offer our full support to the approval of the Minor Variance Application submitted by Core Urban Inc.

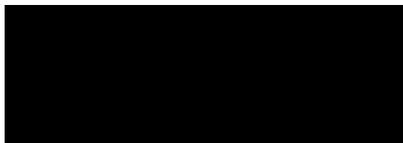
Our company is familiar with the challenges of developing properties within the traditional downtown precincts, more particularly the adaptive re-use of heritage buildings.

The efforts of Core Urban to preserve a Designated Heritage Building and introduce new uses that will stimulate the regeneration of Hamilton's Downtown are commendable. In our opinion, the Variances that are necessary to implement the project are minor and will contribute to a development that is desirable and appropriate.

Regards,

BELMONT EQUITY (58 YORK) HAMILTON INC.

Per:



Forbes Gilbertson
Asset Manager