



September 3, 2014

City of Hamilton
Planning Committee
Hamilton City Hall,
71 Main Street West
Hamilton ON L8P 4Y5

Dear Mesdames and Sirs,

Re: 81 Robinson Street – City Square Phase 3

New Horizon Development (City Square) Corporation

- 1. Clarification of Delegate's Letter to Planning Committee**
- 2. Parkland Dedication Fees**
- 3. Development Charges and the CIPA**

Clarification of Delegate's Letter:

The Durand Neighbourhood Association (DNA) requests that members of the Planning Committee clarify the following items that appear in the Delegation Letter by GSP Group Inc. and issues that may arise should Phase 3 not be built.

- *Date in second paragraph wrong – Should say May 14, 2014!*
- *Price of units in second paragraph –advertising states starting from \$259,000, not approximately \$200,000.*
- *11-storey with 105 units - but neglected to include the 119 parking spots according to Zoning- if Tower 3 is not built, how many parking spots will be required?*
- *Page 2- 5th paragraph "the building includes gym facilities". Have plans changed? The DNA does not recall plans to have a gym in Phase 2 & 3 (this will be a separate condo and residents of Phase 2 & 3 will not be able to use the gym at Phase 1 (90 Charlton Ave) as it is a separate condo.*
- *If Phase 3 does not proceed, how will the salvaged materials from the former Thistle Site be incorporated into Phase 2?*
- *If Phase 3 does not proceed, will there still be a rooftop landscaped area or will the area for Phase 3 resort to much needed green space?*

Parkland Dedication/Cash-in-Lieu:

The Durand Neighbourhood Association in 2009 supported New Horizon Homes when they suggested that the Parkland Dedication /Cash-in-Lieu was a large impediment to the initiation of the development on the former Thistle Site. They were granted relief for both Phases 1 and 2. Our position remains the same that Parkland funds must be used to acquire new parkland needs to be revisited. This money is unavailable to the downtown neighbourhoods particularly those that are as densely populated as is the Durand. The Association believes that there are some very great opportunities to utilize Parkland monies to enhance existing parks, streetscapes, public squares, community gardens and other outside public spaces whose development would be part of the downtown revitalization. We trust that you will find an appropriate solution for Phase 3 and once again we ask that you explore beneficial options for Parkland funds for the greater good of the downtown neighbourhoods.

Development Charges:

The Durand Neighbourhood Association will not support Mr. Paikin's request "to review the CIPA boundaries and report in the future."

The CIPA boundary was created to “facilitate development/redevelopment in targeted locations in need of revitalization, improved public benefits/amenities, and stimulation of private sector investment. While community improvement primarily deals with land and buildings, it in turn can affect social, economic and environmental matters by supporting physical changes that can result in more socially cohesive, economically sound and environmentally friendly communities.”

The purpose of the CIPA as defined above does not apply to the Durand neighbourhood. The Thistle site was the **last available space** for development and Mr. Paikin should be delighted that he has had the opportunity to build on this very special property in the heart of Durand. Mr. Paikin should certainly not be given preferential treatment to have the same development charges as those in the CIPA. Perhaps he should have considered the fees when he chose to partner with Dundurn Edge and build in the Durand. He could have just as easily chosen to build in locations where reduced development charges apply.

We are unanimous in our opinion that Mr Paikin was well aware and had full knowledge of all costs including the development charges before he collaborated with Dundurn Edge to build City Square. There is also no doubt that the prices of his units reflect these costs. For him to assert that he can no longer proceed with Tower 3 because of the development charges is disingenuous. We would suggest that there are other factors that may be impacting Mr. Paikin with proceeding to build Tower 3.

In conclusion, we trust that you will deny Mr. Paikin his request to increase the boundaries of the CIPA in the heart of the Durand.

Yours very truly,

Janice Brown, President

Durand Neighbourhood Association

