the durander

Newsletter of the Durand Neighbourhood Association WINTER 2014

durand neighbourhood association

The Durand Neighbourhood is the inner city district bounded by Main Street West, James Street South, the Escarpment and Queen Street South. It is home to approximately 12,000 Hamiltonians. The Durand Neighbourhood Association (DNA) was established in 1972 as a politically independent community organization and chartered as a not-for-profit Provincial Corporation. It is the DNA's vision to be the model downtown community that protects heritage while creating a diverse, sustainable and vibrant future. Please contact us at any time with questions, comments or concerns about the neighbourhood or if you are interested in volunteering, joining or renewing your membership.

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Annual General & All Candidates Meeting

By Frances Murray

October 6, 2014

There was a packed house and packed agenda for the Annual General Meeting, held at the YWCA on October 6, 2014. The meeting began at 6:15 p.m. to cover the business portion of the agenda before the All Candidates meeting at 7:00.

Janice Brown, President welcomed everyone to this the 42nd Annual General Meeting and announced that we are saying goodbye to four dedicated and outstanding Board Members.

Kelly Foyle has accepted a full-time position at the University of Waterloo and she and her husband have relocated to the Kitchener Waterloo area. We will miss Kelly and her capability with activities related to Durand Park, especially our fun Park Clean-ups.

Melanie DeWildt, who was with us for a short time, was the lead on organizing and facilitating a Special Session in January to develop a new Vision and Mission Statement for the DNA to conduct our business for the next 3-5 years. The good news is that she has offered to continue on in an ad hoc capacity, and her daughter Hillary will continue to be available to us when she returns home from University. Hillary designed the All Candidates flyer, the movie night postcard and worked with Janice on the design and presentation boards for the DNA's Participatory Budget submissions.

Anders Knudsen, our Vice President for many years, has entered into a very busy but exciting time of his young life. Not only have he and his wife just had their second little girl "Nora", but Anders was recently called to the Bar and has accepted a fulltime position with Simpson & Wigle. We wish him the best of luck.

And finally, our former President Sarah Matthews is also leaving the Board. She, too, is busy with her family, her job as Corporate Council for John Deere, and other interests. During her time as President, she was a leading force in our Park Revitalization, dating back to 2008. Sarah brought back our Supie and the Ice Rink. She even attempted to flood the rink. We almost lost her as she fought the firefighters hose and water pressure. She was and continues to be steadfast in her support for St. Mark's. Sarah will be missed. And as with all good Board members in the Durand, we never let them go.

Annual General & All Candidates Meeting (cont'd)

Dave Cherkewski is taking a leave of absence for one year; Dave has been hired as one of the Community Animators for Ward 2 funded by the Participatory Budget (PB) 2013/2014.

Congratulations to Durand resident Harry Howell. Canada Post has just released a stamp commemorating all time Hockey great Harry Howell. Harry, up until his illness has also been a very active Durander supporting this great community in which he lived.

Janice Brown gave a brief update of activities and upcoming projects that are on our radar for the next while.

Durand Park Revitalization: All work is expected to be completed during 2015.

Development: 98 James Street South. We have just received notification of the application for a Zoning Amendment that you also should have received. We are asking for your input and members of the DNA and others will be meeting with Planning Staff to review the entire application.

1987 Neighbourhood Plan: Council has approved a Secondary Plan for Durand. This is expected to begin in the next 3 to 5 years.

Heritage: As a result of our efforts and continued pressure concerning the 80% demolition of James Street Baptist, there will be a review of "minor alterations and designated authority by an appointed city director". Heritage losses, potential losses, disregard for our Heritage, unforeseen disasters, a City that does not respect its treasures are all serious concerns for Durand. These include James Street Baptist, 1 St. James Place, Charlton Hall, the Pasadena Apartment fire and St. Mark's. They will need ongoing monitoring and intervention. To that end, the DNA will commit to preserving our Heritage in the Durand as we work on strategies to ensure a healthy and historic neighbourhood for all to enjoy.

Thank you Duranders for your ongoing support. You were outstanding in PB 2014. Durand had the most votes of any of the other five neighbourhoods. As a result we also were successful in achieving the greatest number of projects.

Membership Blitz: Board member Dave Cherkewski has been working on Tenant Engagement and young Durander and Grade 9 Westdale student Grace Sheldrick will be distributing brochures to all residential houses without a DNA membership as part of her 40 hours of required volunteer work. As part of our Membership Blitz, I would ask that you sign up one new Member to the DNA.

Events: Grand Durand Garden Tour 2016. Please if you know of anyone with a fabulous garden forward their names to me at president@durandna.com and I will contact. The purpose of this one is to celebrate the Revitalization of Durand Park...in other words a big party for Duranders and their families.

In closing, you should have City brochures on Community Planning and Heritage Designation and the DNA's membership brochure. Please stay informed by following us on the website. Thank you.

Slate for 2014 – 2015

Janice Brown, Dennis Baker, Jon Dalton, Roberta Harmon, Barb Henderson, Frances Murray, Christopher Redmond, Geoff Roche, Harry Peery, Ann Andree Wiebe

Copies of minutes from last year's AGM were available at the membership table and were sent out to members prior to the meeting. Motion to Accept Minutes: Barb Henderson, seconded by Harry Peery.

Treasurer's Report as of September 30, 2014 was read by Frances Murray. Motion to Accept Treasurer's Report: Roberta Harmon, seconded by Sue Shaker.

Motion to Accept Board of Directors: Louise Chalmers, Seconded by Janis Topp.

The format for the All Candidates Meeting was as follows:

Trustee Candidates had two minutes to deliver the most important aspects of their platform.

Ward Candidates were given three minutes to provide a brief introduction and their platform. They were then asked questions by the moderator and given one minute to respond. Those wishing to provide a rebuttal to answers by other candidates were given one minute to do so. Audience members were then given an opportunity to ask questions.

Mayoral Candidates were given three minutes to deliver the most important aspects of their platforms and a similar question and answer format as given to Ward candidates.

Closing Remarks: Thank you to Nicholas for moderating, Frances Murray, our time keeper, Melanie DeWildt for the Q&A, Jon Dalton for securing additional microphones and setting up the Sound System, and Harry Peery for greeting our Candidates. Good night and exercise your vote!

Meeting adjourned: 9:50 p.m.

durand neighbourhood association

President's Remarks

Janice Brown

I am very excited to return for a third year as your President. I am also looking forward to working with your new Board who are not only enthusiastic but also very knowledgeable.

One of our major goals is to begin discussion with City staff, our Councillor and Duranders to look at opportunities to become more proactive in preserving our Heritage. Losing 80% of James Street Baptist which was designated and almost losing significant portions of one of only two Art Moderne homes in a residential district certainly has set off the alarm bells. We will be hosting public meetings in the New Year.

Traffic issues will continue to be addressed. Our Complete Streets file is in good hands with Board members Jon Dalton, Dennis Baker, fellow Duranders Nicholas Kevlahan, Kyle Slote, Kevin Love, Sarah Mayo, Robert Iszkula, (Owner, Bike Locke) and Sean Burak (Owner, Downtown Bike Hounds).

The DNA and long-time heritage advocate Diane Dent were responsible for the upcoming review of Heritage Designation and Heritage Permit Processes. The DNA believes very strongly in transparency and will continue its work with both City staff and our elected officials. (See Priorities and Goals on the Home page at www.durandna.com)

I encourage you to become involved in an ad hoc capacity. Events and activities in our Park need volunteers. Please take the time to review our Priorities and our Goals and if there is an area that is of interest to you, please contact me. We are a small board, but we are a large community. Your participation in volunteering and engaging makes us stronger. Please continue to follow us on our blog as well as our twitter account.

St. Mark's

Charlton and Herkimer Bike Lane Improvements

By Jon Dalton

The City began work on new bike lanes on Charlton and Herkimer Streets this October. The project had been planned for several years. However, residents had some concerns with the way they were being implemented.

This past summer, work was completed on the Cannon Street two-way protected bike lane. This was the first of its kind in the City, and represents a breakthrough in Hamilton cycling infrastructure. It was proposed, designed and built in one year, beginning with a citizen-led campaign called Yes We Cannon. It is continuous over the entire one-way section of Cannon St. It is physically separated from automobile traffic with bollards and rubber curbing. For the first time ever, Hamilton built a bicycle lane that approached international best practices, and did it without years of delay.

Unfortunately, the success on Cannon St. did not trickle down to the City's ongoing bike lane projects under the Shifting Gears cycling plan of 2008. The bike lanes on Charlton and Herkimer, like most built here, had several design issues:

- The bike lane is placed between parked cars and traffic, placing cycle traffic in the door zone of parked cars.
- They are not continuous. The Herkimer bike lane was to end at MacNab rather than James. The Charlton bike lane was to end at Locke rather than continuing to Dundurn where it would connect with existing bike lanes.
- Left turns would need to be made across two traffic lanes.
- The bike lane would be placed between two traffic lanes through the intersection of Herkimer and Queen, already a horribly dangerous intersection.

When bike lanes are designed with such disregard for safety and usability to cyclists, they fail to achieve their objective of increasing cycling as a mode of transportation.

Members of the DNA and Durand cyclists met with Councillor Jason Farr and other interested parties to discuss how some improvements could be made. The following was agreed upon as reasonable to address our concerns while allowing the City to move forward with its existing budget:

- On Herkimer Street, move the bike lane to the left (north) side of the street, next to the curb. This will place cycle traffic between parked cars and the sidewalk, adding a buffer for some protection from traffic. It will also allow cyclists to pass through the intersection at Queen without having to cross traffic lanes.
- Remove the rush hour parking restriction between MacNab and James to allow room to continue the bike lane to James. One extra wide lane will be converted to a bike lane plus all day curbside parking.
- On Charlton Street, continue the bike lane from Locke St. to Dundurn. This will only require a change to the current parking restrictions to allow for winter maintenance. No loss of parking is required.
- Add green bike boxes to allow left turns from Charlton and right turns from Herkimer at all signalized intersections.
- Additional, broader changes are anticipated in the future to reduce speeding and cut-through traffic.

Councillor Farr will confirm the feasibility of these changes with the Traffic Department, meanwhile work on the bike lanes has been put on hold. We anticipate that construction will resume in the spring and we think this is an acceptable delay given that the end result will be safer and more effective.

We would like to thank Durander Kyle Slote for bringing these issues to our attention and taking the lead in working towards a solution.

An Invitation

Good day, Durand Neighbours! We are the Neighborhood Knitting Group and every month on the first and third Wednesday afternoon we meet on the corner of Hess and Charlton in the renovated church. We have a cup of tea and a goodie, we exchange ideas on knitting, crocheting, even rug hooking and anything else that enters the conversation, aside from learning from each other and getting to know our neighbours a little bit better. So we would like to invite you if you have some free time. There is no cost, just bring yourself. If you would like to learn to knit or crochet, we will help you with that as well. So-feel welcome to join us.

Our times are : First and third Wednesdays from 1:30- 3:00 pm.

Place: First Christian Reformed Church corner of Charlton and Hess Str. (Just ring the bell at the narthex).

If you have questions about this, feel free to call Margaret at 905 529-7386 or Joan at 905 577-6870 and leave a message. They promise to call you back.

Movie Night in the Park

By Frances Murray

On September 20, the Durand Neighbourhood Association held its traditional Movie Night in the Park at Durand Park. About 200 people – parents, children, aunts and uncles – attended the movie night and enjoyed food from Reardon's, free popcorn, coffee and Timbits. The movie was the very popular Lego movie and was enjoyed by all. (Hey, I don't get the appeal, but the plot was quite engaging anyway.)

We'll see you again next year and, in the meantime, enjoy our very beautiful and soon to be rejuvenated park.

Ward 2 Community Animators Onboard!

Copied from Press Release

We are delighted to welcome Dave Cherkewski and Sunil Angrish to the positions of Community Animators for Ward 2. Dave comes to us with over 10 years of knowledge and experience in planning and participating in Ward 2 activities, is a member of Speak Now Hamilton through the Hamilton Roundtable for Poverty Reduction, Hamilton Organization for Poverty Elimination (HOPE) and the Campaign for Adequate Welfare and Disability Benefits, along with many years of supporting people with lived experience of mental health disabilities, poverty, homelessness and social inequality.

Sunil is the Coordinator of Open Streets Hamilton, studies Community Development at George Brown College, and was the summer Community Development Assistant for Jamesville and Beasley as part of the Neighbourhood Action Strategy here at the Social Planning & Research Council (SPRC). Sunil also has extensive experience in graphics and communications in his work in Hamilton and through his studies at Humber College. Please join us in welcoming Sunil and Dave.

They can be reached at dcherkewski@sprc.hamilton.on.ca and sangrish@sprc.hamlton.on.ca They will be working alongside the residents of Ward 2 to help encourage resident engagement with a focus on creating capital improvements from an asset-based community development framework. Many thanks to the leads of the Neighbourhood Associations for assisting in making this happen and for the continued support of Councillor Farr via PB2013/14 funding.

For any other questions related to this announcement, please feel free to contact: president@durandna.com

Crime Manager's Report

By Geoff Burbidge

As 2014 comes to a close the time has come for me to say goodbye to the Durand Neighbourhood. I have recently been advised I am heading back into Criminal Investigations and leaving the Crime Manager's Office. In my first article two years ago I mentioned I previously lived in the area and I know first-hand how wonderful an area it is. Durander's are engaged in the community and have a true passion for their neighbourhood.

As we move into the holiday season the Province along with police agencies are once again launching the Lock It, Lose It Campaign. I would like to remind everyone to please remove any valuables from your vehicle and take them with you. Central officers are taking a proactive approach to property crime throughout the holiday season to ensure everyone has a festive season. Finally please ensure you do not drink and drive. Plan ahead and have a designated driver or arrange alternate transportation to get home safely.

Sgt. Mary Sullivan will be taking my place as Crime Manager for Southtown Region in 2015. Sgt. Sullivan has a wealth of policing experience and will be a valuable asset to the DNA.

Take care.

Geoff Burbidge

Carbon Monoxide Alarms

Copied from www.hamilton.ca

It's now the law in Ontario to install carbon monoxide (CO) alarms in your home if you have a fuel-burning appliance or an attached garage.

The Ontario Fire Code was amended October 15, 2014 to require CO alarms after the provincial government passed Bill 77 – the Hawkins Gignac Act, in December 2013. Bill 77 is named after OPP Constable Laurie Hawkins, who died, along with her husband and two children, in her Woodstock, ON home from CO poisoning in 2008.

"If your home has a fuel-burning appliance or an attached garage, you must have a working CO alarm adjacent to each sleeping area of the home," said Chief Fire Prevention Officer Frank Biancucci with the Hamilton Fire Department. "For added protection, install a carbon monoxide alarm on every storey of the home according to manufacturer's instructions." Fuel-burning appliances can include furnaces, hot water heaters, gas or wood fireplaces, portable fuel-burning heaters and generators, barbeques, stoves and vehicles.

Single-family homeowners and owners of residential buildings that contain no more than six suites have until April 15, 2015 to comply with the law. Owners of residential buildings with more than six suites have until October 15, 2015 to comply.

The Ontario Fire Code also requires that in condominiums and apartment buildings with a service room, CO alarms must be installed in the service room and adjacent to each sleeping area of all units above, below and beside the service room. In condominiums or apartment buildings that have a garage, CO alarms must be installed adjacent to each sleeping area of all units above, below and beside the garage.

"In Ontario, more than 80% of injuries and deaths from CO occur in the home," said Chief Fire Prevention Officer Frank Biancucci "We want to make sure everyone is safe from CO. Install CO alarms, and do everything you can to prevent CO in your home in the first place."

What is CO?

- CO is known as the silent killer because it is an invisible, tasteless and odourless gas that can be deadly.
- CO is produced when fuels such as propane, gasoline, natural gas, heating oil or wood do not burn completely in fuel-burning appliances and devices such as furnaces, gas or wood fireplaces, hot water heaters, stoves, barbeques, portable fuel-burning heaters and generators and vehicles.

Prevent CO in your home:

- Ensure all fuel-burning appliances in your home are inspected annually. Visit COSafety.ca to find a registered contractor near you.
- Check that all outside appliance vents are not blocked.
- Never use a portable fuel-burning appliance inside (i.e. barbeques, portable heaters and generators).

Know the symptoms of CO:

- Exposure to CO can cause flu-like symptoms such as headaches, nausea, dizziness, as well as confusion, drowsiness, loss of consciousness and death.
- If your CO alarm sounds, and you or other occupants suffer from symptoms of CO poisoning, get everyone out of the home immediately. Then call 9-1-1 or your local emergency services number from outside the building.
- If your CO alarm sounds, and no one is suffering from symptoms of CO poisoning, check to see if the battery needs replacing, or the alarm has reached its "end-of-life" before calling 9-1-1.

Know the sound of your CO alarm:

- Your CO alarm sounds different than your smoke alarm. Test both alarms monthly and make sure everyone in your home knows the difference between the two alarm sounds.
- Don't be confused by the sound of your CO alarm's low-battery warning. Follow your CO alarm manufacturer's instructions so you know the difference between the low-battery warning, the "end-of-life" warning, and the alarm alerting you to the presence of CO in your home.

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Designation and Demolition

With the most recent demolition request of Mount St. Joseph, the recent 80% demolition of James Street Baptist Church, the near loss of significant portions of 1 St. James Place this year, Council's direction to pursue another RFP for St. Mark's Church, and the hold up of the designation of 52 and 56 Charlton Avenue West, the Durand Neighbourhood Association has been under siege with significant change to our heritage. We have growing concerns regarding not only the heritage of our historically significant neighbourhood but also the heritage of Hamilton's other neighbourhoods that go largely unprotected.

As a protective measure, is it not possible to use heritage inventories from the past while the City continues in its work to develop new heritage inventory such as the one in the Downtown? The City's own Volume 2 which dates back to 2000 would be a good start. There is a lot in the City's archives, yet we seem to not access the record when it comes to development proposals in our community. Recently I came across a map listing over 7400 buildings of cultural and heritage significance in Hamilton. It was accessible via the internet. Why are we not accessing this information as part of the review of development applications?

http://joeycoleman.ca/2011/05/18/map-of-hamilton-heritage-buildings-and-properties/

The DNA would like to begin the discussion of incorporating the entire Durand Neighbourhood in one Heritage Conservation District. We need and want to be proactive.

Since 1980 there have been over 75 areas throughout Ontario designated as Heritage Conservation Districts. Part 4 of the Ontario Heritage Act enables municipalities to designate defined areas as Heritage Conservation Districts. District designation enables a municipality to manage and guide future development and promote conservation, protection and enhancement of an area's special characteristics. It is the Durand Neighbourhood Association's current thinking that it is high time the whole of the Durand is recognized as a Heritage Conservation District.

Heritage districts contribute to the cultural understanding and appreciation of who we are and from whence we came as a community. Characteristics of Heritage Districts include:

- a concentration of heritage buildings, sites or structures;
- a framework of structural elements such as of major material features or street patterns,
- a sense of visual coherence, by way of scale, massing, height, material, proportion,
- and a distinctiveness especially in the sense of a time, place, or period in the history of a greater area.

The City of Hamilton has 7 districts designated under the Ontario Heritage Act., two of which are in the Durand. They are the Durand-Markland Area designated in 1990 and the MacNab-Charles street area designated in 1994. The Durand neighbourhood is unique in the concentration of spectacular and exceptional heritage architecture. It has some of the country's most superlative "nouveaux-riche" mansions from the turn of the century. The architecturally significant heritage buildings within the confines of the Durand's relatively small area are really unparalleled in their concentration and in their magnificence. The origins of the Durand trace back to the first half of the 19th century when the City began to really grow and wealthy business owners, entrepreneurs and industrialists sought out the area as a new suburb in a geographically distinct area of gently rising land at the base of the escarpment. The area afforded spectacular uninterrupted views just over the city all the way to the bay front. It was and still is a beautiful area of large lots with extensive grounds and gardens not far from the bustle and pollution of the downtown. By 1920 the Durand was considered the most exclusive neighbourhood in Hamilton at a time when Hamilton was revered as one of the Canada's most prosperous cities.

Sadly, the Durand has lost many significant heritage buildings over the last 80 years, many in the name of urban renewal, and often after they had fallen victim to disrepair. Significant loss was felt subsequent to the Great Depression when many were demolished. A shocking disappearance in the continuity of the neighbourhood fabric happened also in the late 50's, 60's and 70's when massive neighbourhood redevelopment occurred in the name of urban renewal whereby whole blocks of heritage dwellings were bulldozed to make way for high density housing and the midrise apartment buildings that we see now dotting the northern periphery of the Durand. It has been recorded that over 300 historical buildings were demolished in the Durand during this period. The Durand has been associated with a turning point in urban planning in the mid 1970's and was instrumental in the shift to participatory planning after the decimation of the historical fabric in prior years. The Association's efforts brought to a halt the construction of residential high rise towers in the 1970's and has since helped to conserve landmarks in the community and promoted community based solutions to urban issues.

The DNA now wishes to make a concerted effort to steward future development by identifying the Durand as a Heritage Conservation District so we do not repeat mistakes made in previous eras. To do this, it is important that the community gets behind this. We are looking to make a supportive effort and push the municipality for a critical all encompassing district designation. It is through this effort that we hope to provide an agenda for preservation and conservation of the character of this most precious of neighbourhoods. The Durand is currently being pressured by a burgeoning renaissance within the City core and its real estate is becoming most sought after for the very reasons that make it a unique neighborhood. The DNA recognizes that the time is now to

start to take ownership again of our neighbourhood and demand of our municipality that it recognize its uniqueness, so that we can take efforts to conserve, preserve and help steward future development of the area.

I would like to quote from our MPP for Hamilton Center and present leader of the NDP, Andrea Horwath, who said it best when she described the Durand as 'breathtaking and stunning'. To quote from Andrea, "The turrets, ageless churches, and trees older than any of us, lining streets that beg for a return to cobblestones and horse ties (at the very least, a return to two –way traffic) all conspire to capture one's loyalty.....The Durand neighbourhood is a neighbourhood worth visiting, a neighbourhood worth preserving and protecting, a very livable neighbourhood, and definitely a neighbourhood worth bragging about."

Let's therefore start bragging, by identifying the entire Durand as a distinct Heritage Conservation District, a district worthy of preservation, worthy of conservation, and ultimately a destination of important historical record and resource for future generations in our city, province and Country!

Janice Brown

President, Durand Neighbourhood Association

***NOTE: references for the above were taken from :

1) Ontario Conservation Tool Kit- HERITAGE CONSERVATION DISTRICTS- A guide to district designation under the Ontario Heritage Act.

2) Bill Manson's 'Footsteps In Time- Exploring Hamilton's Heritage Neighbourhoods.'

"As someone who lives and works in the area, I have grown to love this part of Hamilton. Durand is a unique and historic neighbourhood and I am proud to support the DNA."

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98 James Street South (James Street Baptist Church)

By Janice Brown

1. *History:*

The Durand Neighbourhood Association (the "DNA") has been engaged with this site since September 2013 when the developer requested a "partial demolition"of the church. The DNA is disappointed with the formal process with respect to the development of this site to-date. We were disturbed by the fact that a Site Plan proposal was never circulated prior to the request for a "minor alteration" which resulted in demolition of 80% of a heritage designated church. We were shocked that the DNA was not allowed to voice its concerns at the Heritage Permit Review meetings despite being in attendance . This was an unfair process to passionate heritage advocates such as the DNA and it poorly served the designated church.

The DNA has asked Councillor Jason Farr to address its concerns to appropriate City staff, specifically to emphasize that, "*demolition and the subsequent redevelopment cannot be considered independently.*" The DNA's concerns were not heard as a result of the delegation of authority for "minor alterations" to the Director of Planning, which is authorized to approve such applications pursuant to bylaw 05-364 without consulting groups such as the DNA. This delegated authority is not constrained by the controversial nature of partial demolitions which should be referred to the full City heritage committee for thorough consideration. The DNA believes that the experience with this site demonstrates the faults with the delegated authority model used by the City. Ultimately, in June 2014, 80% of the building was demolished. What remains is the east facade and tower.

2. *Overall position:*

James Street Baptist is mostly gone to the dismay of the DNA. However, the developer has produced a Site Plan proposal with the assistance of an architectural firm that assures the City that the designated facade of the church and other salvaged heritage materials will be preserved and incorporated into a 30-storey mixed-use development . The "DNA" supports the development in principal for the reason that we would abhor losing what is left of this designated heritage building. The DNA does not oppose intensification, nor does it have concerns with respect to the design of the above grade floors. This being said, we do have serious concerns as outlined below.

3. *Issues and concerns:*

The DNA is concerned with the proposed form of parking and the proposed modifications to the parking requirements under Zoning By-Law 05-200 Downtown Prime Retail Street (D2). We are concerned with the imbalance between the ambitious density and height of the proposed building and the disproportional reduction in parking space (33% parking per unit) that requires a significant Zoning Bylaw amendment. We feel such a reduction in parking spots will create numerous adverse effects for the neighbourhood, local businesses, and potential residents who purchase and or rent in this proposed development. Some of our specific concerns are:

(a) The proposed development cannot meet the required number of parking spaces. Currently 259 units are being proposed and only 98 spots are being provided. This is a shortfall of 95 parking spaces. The development also does not allow for visitor parking. This suggests that visitors to the building will place additional parking requirements on nearby lots and the already limited street parking. Unfortunately, the parking study circulated by the developer does not adequately address the spillover effects from visitors to the building. The following questions need to be addressed to ensure that the developer's parking proposal will be a viable: Of the condominiums in Durand, how many residents own vehicles?

- What is the household composition?
- What is their current transit use?
- What is the visitor parking utilization?
- How many on street parking spots are there for 98 James South?
- What is the proximity of on street parking for 98 James Street South?
- In both the City and Private Parking Lots, what is the current availability in proximity to the proposed development?
- Are there waiting lists for Parking Spots in the City and Private Parking Lots?
- What are the current Parking Requirements for similar condominiums in Burlington, Oakville and Mississauga?

(b) The proposed reduction in provided parking may form a precedent for the area, resulting in increased pressure on limited available street parking and spur demand for more surface parking.

(c) The DNA is concerned that the 33% parking per unit that is being proposed is not regular parking, but is being redefined to include Valet only, stacked vehicular parking, by way of mechanized lifts. This is a new concept to our city and certainly to the DNA. We have concerns on how this will work in a timely manner for loading and unloading of the vehicles baggage and occupants and how it may work in peak commuting periods. What are the limitations of the

system? What happens when a car is unable to start on one of the lifts? Do they need to be jockeyed in and out of positions? Can an occupant retrieve an article from their car on the car stacker? Do the ramps have enough space for the Valets to pass in both directions going up or down the parking levels? How many Valets would be required at any one time of? What would be the costs to the residents to provide the Valet and maintenance of the stacker? Allowing such a form of parking would mark a precedent in the City and accordingly warrants careful attention and study from City staff.

(d) Further, we feel the architect drawings lacked sectional drawings of the parking structure that would aid in an understanding of how the parking was achieved and the floor heights of the underground structure as it relates to the foundations of the surrounding buildings and remaining foundation of the designated church.

4. *Conclusion:*

The DNA understands the requirement for higher density to make the proposed development financially viable and to accommodate for the remedial works to the heritage church and allow for its ongoing maintenance in the future. However, we have concerns as a community that the parking proposed will be less than adequate.

The proposal for 98 James St relies heavily on its location for multiuse transit opportunities, which in principle is an environmentally laudable goal. However, proposing that only 33% of the condominium units will require a parking spot is not realistic for our City at this time. There is still a lack of basic commercial infrastructure such as grocery stores to accommodate the basic demands of a high density residential development downtown. It is also irresponsible to plan the parking requirements for this development on the basis of a speculative LRT project and continued use of the Go station on James street South, both of which have an uncertain future.

Until we have improved public transit, completed the construction of dedicated bike lanes, and provided the commercial amenities and infrastructure for a large influx of downtown residents, it would be unreasonable to allow such a shortage of parking requirements for residents and visitors. We feel there are many unanswered questions that warrant further investigation in relation to the parking. We do not want to see building occupants paying monthly dues to park at other city lots,(if there are indeed parking spots available) or at the Go station where they would be taking spots away from other urban commuters. We would also not support the creation of additional surface parking lots which this development will likely spur.

If there had there been a Site Plan in place before the "designated approval" to demolish 80% of James Street Baptist Church, we would not be in this very difficult situation. On behalf of the Durand Neighbourhood Association, we ask that the Planning Staff and Council exercise their due diligence and address our questions and concerns.

Sincerely yours,

Janice Brown,

President, Durand Neighbourhood Association

David Christopherson, MP
Hamilton Centre

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