



North End Neighbourhood Association  
Planning & Traffic Committee

## **Recommendations regarding the Jamesville Development**

November 29, 2021

Following the standard practise of our Committee, a team of volunteers volunteered to review the plans and proposals delivered by the Jamesville development group to the City of Hamilton. This is designed part of a planning process that will lead to a specific zoning by-law and Official Plan amendment for the site which will govern the land uses on the site permanently.

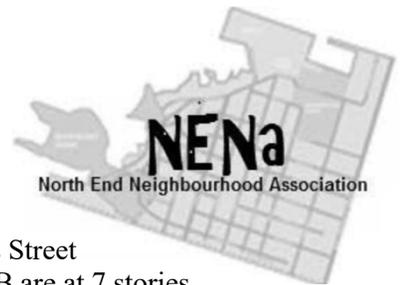
NENa has previously expressed its support for the basic concept put forward by the Jamesville team. This report deals with details and does not imply any change in the NENa support of the basic concept.

Our neighbourhood has been planned and functions as a child and family friendly neighbourhood. Our Committee reviews all planning matters from the perspective of how proposed developments will increase the number of families with children in our neighbourhood. We work from the principle that planning that meets the needs of families with children and seniors will also produce the best community for a variety of persons. The increase in families with children is important from a variety of ways in which the neighbourhood functions including schools and recreation facilities. Neighbourhood residents' work on Setting Sail has produced a steady growth of new families in recent years. We view the Jamesville project as being capable of continuing that progress.

Our team of volunteers reviewed the plans and raised a number of suggestions from the perspective of the way project will impact how our neighbourhood functions. A list of those concerns is attached for consideration by NENa members at our next monthly meeting. The final version as approved by NENa members will be sent to City Council and the agencies reviewing the Jamesville proposals.

Herman Turkstra  
Chair  
NENa Planning & Traffic Committee.

## **NENa Planning & Traffic Committee Jamesville Development Draft Report**



### **Zoning:**

1. Height of both CHH and Indwell buildings (building A and B) along James Street
  - a. Urban design guidelines allow for up to 6 stories, buildings A and B are at 7 stories
  - b. Angle of plane is surpassed
  - c. Powerful negative precedent along the James Street corridor for future developments
  - d. Re-design of buildings to conform with urban design guidelines while maintaining the number of affordable units provided in the development

### **Environment:**

1. Significant neighbourhood tree loss due to the development that would take decades to replace even partially
  - a. Potential of saving trees on bordering City property
2. Incorporation of green walls on building walls and green roofs on the concrete structures (could enhance marketability of units and reduce CO2 impact of tree loss)
3. Contaminated soil disposal ■ where is this soil going?
4. Pest control plan during demolition of existing town homes to limit impact on surrounding area
5. Could the wood from the removed trees be developed into artistic or functional features within the development in collaboration with local artisans?

### **Demographic Diversity:**

1. Variation in unit size and finishes could help increase income and demographic mix within the development to better reflect the surrounding community

### **Accessibility:**

1. Inclusion of walk-in ground floor units with accessible features (exterior ramps, flush entryways, other interior accessible features)
2. Consideration of accessibility design in all pedestrian spaces and corridors

### **Traffic & Parking:**

1. Parking supply should mitigate impact on surrounding neighbourhood with regards to street parking and traffic on the side streets
2. Extra bicycle and car-share parking could be added, including charge points for e-bikes integrated into bicycle storage
3. Inclusion of substantial electric vehicle charging infrastructure into regular parking spaces (not just a handful of dedicated spaces)

### **Aesthetics:**

1. Industrial design can be foreboding, especially in areas with blank 3-story walls in many directions. Providing more structural and aesthetic design variation would decrease negative impact on spaces within and around the development
2. Walkway corridor design to encourage efficient community flow and pedestrian interactions (benches, meeting spaces etc.)

### **Community Impact:**

1. The inclusion of some 3-bedroom units in every building would enhance the likelihood of families moving into the development and mixed demographics in general
2. Construction traffic including transportation of significant contaminated soil will put strain on neighbourhood streets – what is the plan for routing this traffic and ensuring community safety during construction
3. Ongoing channels for community consultation before and during development
4. Impact on nearby parkland development should be considered