



**Neighbours  
Against  
Sonoma  
Towers**



# Proposed Overall Density Increase

**“The applicant applied for an Official Plan Amendment to re-designate a portion of the lands from “Open Space” to “Neighbourhoods” and for an increase in the overall density from 100-200 units per hectare to 293 units per hectare to permit four multiple dwellings.”**



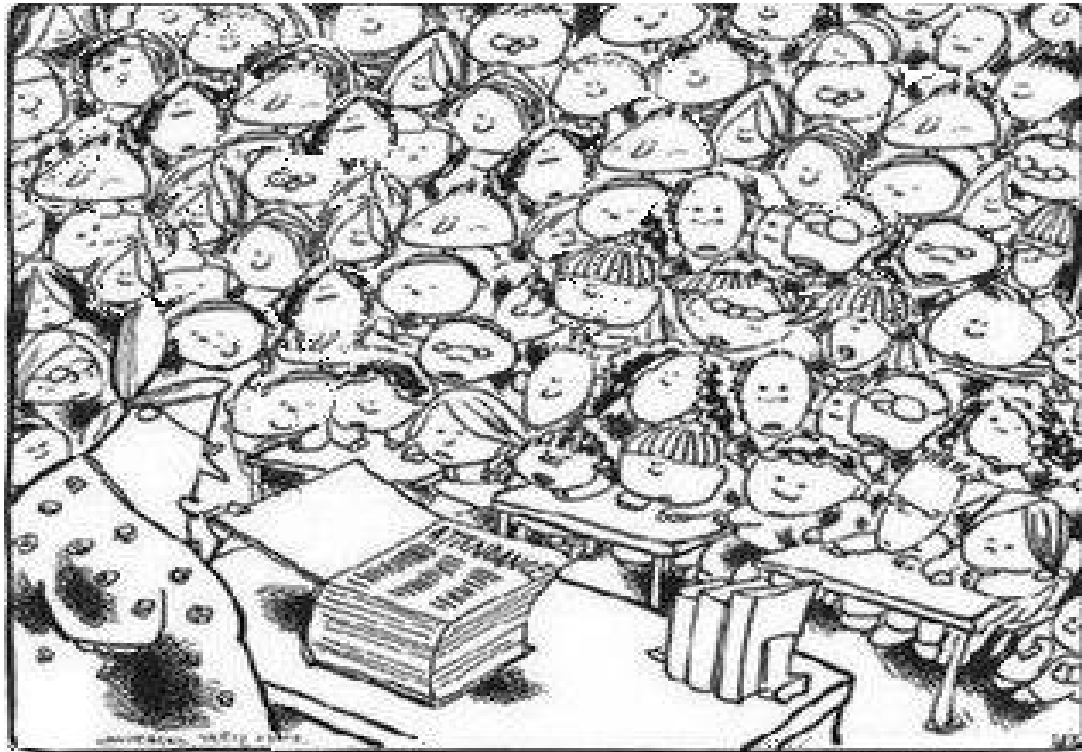
Raising the overall density to  
293 units per hectare from 100-200  
units is a

**47% → 193%**

increase in density.

# 41 - 82

students in one classroom




**489 units in less than 2  
hectares**





**Equivalent  
to a 30  
Storey Tower**



**Towers → 489 units**  
**→ 1000-2000+ people**

- Extra CARS and visitors
- Traffic Issues
- Parking Issues
- Extra Garbage
- Noise
- Too much height
- Loss of privacy
- Loss of sunlight
- Wind issues
- And DOES **NOT** fit with overall character

- **Setting the building back a few meters**
- **Stepping the levels**
- **Planting a row of trees**

**will NOT make 11 , 9  
and 8 storey building  
disappear**

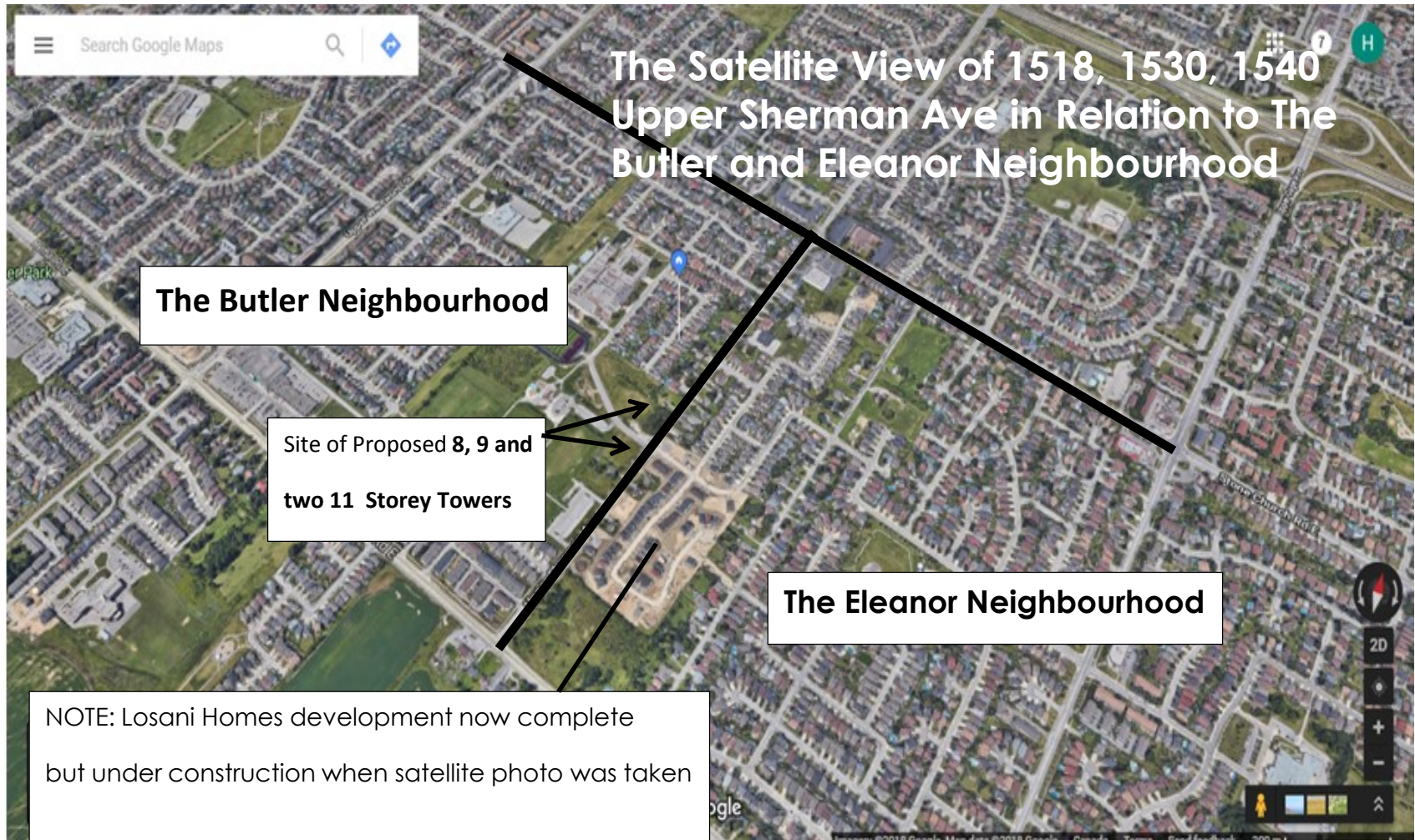




# Submitted Appeal to the OMB

- 1a) The Provincial Policy Statement (2014) (“PPS”) – by providing increased residential density at the **periphery of the Butler Neighbourhood** and promoting a healthy, liveable and safe community through the efficient use of land and infrastructure and at minimized land consumption;
- 1b) The Provincial Growth Plan for the Greater Golden Horseshoe (2006) (“Growth Plan”) – by **providing a new form of housing** in the Butler Neighbourhood other than single detached dwellings and townhouses, by expanding convenient access to existing public service facilities (community parks and schools) and supporting existing and future modes of public transit along Upper Sherman Avenue and Rymal Road East located approximately 400 m to the south;
- 1c) The Urban Hamilton Official Plan (“UHOP”)- the proposed high density, mid-rise residential buildings with **proposed local commercial ground floor space** at 1540 Upper Sherman Avenue (commercial facing Upper Sherman Avenue) is in keeping with the Neighbourhood structural element goal of **providing a complete community**.

# Periphery?

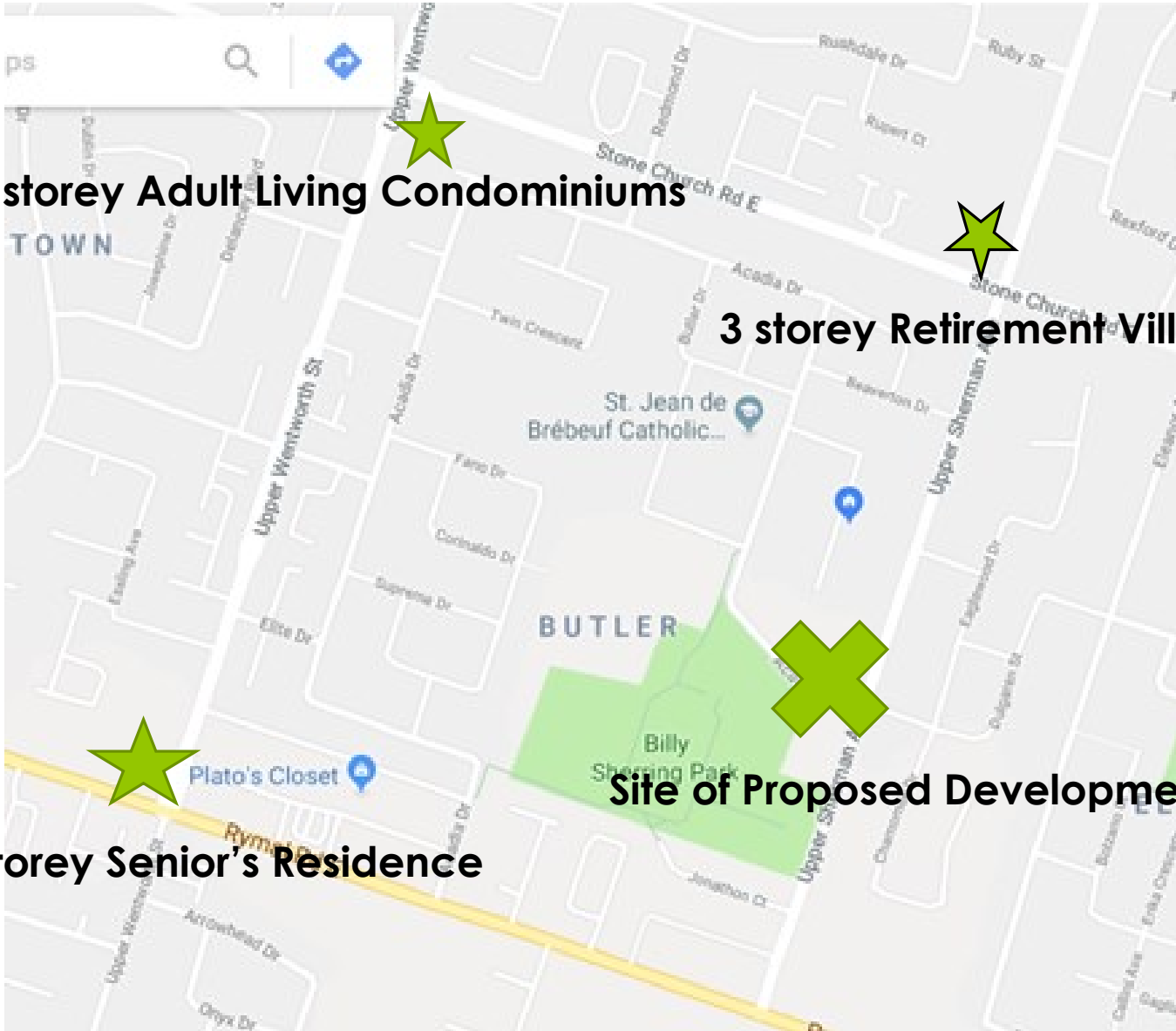


## **Housing Options:**

- Ridgeview Residence-8 storey
- Courts at Rushdale-3 storey The
- Villages of Wentworth Heights-10 storey
- Semi-Detached Homes-  
Jonathon Court
- City Housing Hamilton
- Co-operative Housing  
(Stoneworth , Appleridge, Los Andes)
- Hamilton East Kiwanis Non-Profit Housing (525 Rymal Rd E and 1560 Upper Wentworth St)
- Victoria Park Community Homes (Lolcoma Court , Sprucedale Gardens, Cedar Ridge)

## **Commercial Space**

- Rymal Square
- Redmond Dr Plaza
- Shopper's Drug Mart
- Ridgeview Residence  
Commercial Space



**8 storey Adult Living Condominiums**

**3 storey Retirement Villa**

**Site of Proposed Development**

**10 storey Senior's Residence**



# **TAKE ACTION:**

**OPPOSE this Proposal  
and Fight the Appeal at  
the OMB on our behalf**