

From: John Boddy
Sent: March-26-18 9:58 AM
To: Downtown Hamilton Review
Cc: John Boddy; Farr, Jason
Subject: zoning heights encroaching on 2 or 3 storey residential areas

Alissa Mahood and Shannon McKie,

After looking over the map showing the various zones and reading some sections of the plan I am concerned about 30 storey building zone encroaching on 2 or 3 storey residential areas.

The area of concern is along Cannon Street where there are High Rise 2 zones right across the street from 2 or three story residential areas.

One problem is that these potential 30 storey towers are to the south of the existing houses, thus creating huge shadows over the existing houses.

A simple solution is to stagger the zoning height limits according to the distance from existing low rise houses. For example:

Zones directly adjacent to low rise house - a maximum of 3 storeys.

Zones across a two lane street or alley from low rise houses - a maximum of 4 storeys.

Zones across a 3 or 4 lane street from low rise houses - a maximum of 6 storeys.

Zones backset from the street that is next to low rise houses – 8 storeys.

Zones one block away from low rise houses or not adjacent to the street next to the low rise houses - a maximum of 10 storeys.

Zones further away than the above - 20 storeys.

A second problem is the amendment clause 6.1.4.16 that allows developers to request an amendment to the Low rise 2 restriction of 6 storeys, permitting 12 storeys in the Low Rise 2 zone.

Clause 6.1.4.16 should be removed from the plan - Low rise 2 should be a 6 storey maximum with not amendments permitted.

A third problem is all the conditions imposed on High Rise 2 (e.g. 6.1.4.21-22-23). Rather than have all these conditions, (the outcome of which, if appealed, is unknown and probably costly to the city), it would provide much more certainty and clarity if the blanket zoning of large parts of the downtown plan were eliminated.

Rather than have large areas zoned as “High rise 2”, with all sorts of amendments, why not provide a more detailed and site specific zoning from the start ?

In other words, zone for staggered heights as I have described above.

There are many large cities in densely populated countries where high population density has been achieved without resorting to 30 storey zones - Manchester England comes to mind.

Close to home we need only to see the ugly mess Toronto has made of it's waterfront with a wall of cookie cutter, architecturally boring condominiums that block the waterfront off from the city at large.

I know Vancouver has staggered zoning from it's waterfront to further inland, as well as height restrictions that prevent blocking the mountain views.

If Vancouver can have staggered zoning heights we can too.

Rather than huge swaths of downtown being zoned for 30 storeys (then going through an appeal process with developers) just implement a staggered zoning plan as I have given an example of.

Create a zoning plan that does not need "amendments" and loop holes for developers.

Staggered zoning on Cannon street and James North !

Sincerely,

John Boddy