



Community Builders...Building Communities

Members of Hamilton City Council
c/o City Clerk
71 Main Street West
Hamilton, ON L7P 4Y5

March 13, 2019

Re: City of Hamilton – modifications to C5 zoning brought about through PED-19029

Dear Members of Council:

The Hamilton-Halton Home Builders' Association is the voice of the residential construction and development industry in Hamilton and Burlington. On behalf of our Association, I am contacting you today regarding something we believe needs to be discussed and rectified PRIOR TO implementation and approval by Council.

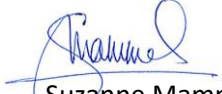
In February of this year, staff brought forward a housekeeping amendment, which amongst other things, proposed a change to the sideyard setbacks in a C5 zone. While we originally understood the housekeeping amendment was moving forward, we understood this to be grammatic corrections, etc. and were therefore not concerned. However, within the last couple of days, I have been contacted by a number of members concerned with this specific change in Section 10.5.3.c.iii, which would, in some cases (where a building height greater than 14m is proposed) require a 6.0m sideyard setback where currently the requirement is none. This is not an instance of site specific zoning, rather a City wide change that we do not believe has been properly vetted with the public or development industry. Further it has implications related to maximizing density in redevelopment areas, creating a consistent streetwall along corridors where appropriate, and having a pedestrian friendly street front.

We request that this aspect of the PED report be sent back to committee, and that staff be asked to consult specifically on this with the public and with industry. Further, it is imperative that significant changes such as this NOT be buried in a housekeeping by-law amendment in the future, so as to allow for proper consultation on the item.



We appreciate your consideration on this matter. I would make a delegation would one be allowed, however at this late date I am told delegations are not permissible.

Sincerely,



Suzanne Mammel, MBA CET
CEO, Hamilton-Halton Home Builders' Association

Copy - Jason Thorne, City of Hamilton GM, PED