

August 2020

Dear Resident/Occupant,

Re: Application by LJM Developments for Urban Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at 325 Highway No. 8, Stoney Creek Ward 10

You would have received a Notice from our Planning Staff regarding this application that asked for comments to be received prior to March 6th, 2020. You may have also received Notice of a Neighbourhood Meeting arranged by the applicant's agent for March 26th, 2020, which had to be cancelled due to COVID-19 and cannot be rescheduled under the current COVID restrictions.

I am providing you with a copy of the Chronology of events from my office for your information. A lot has transpired from the initial meeting. I commend the neighbourhood for providing comments for each of the proposals that have come forward, and for supporting the 6-storey development proposal approved in 2019. At this time, I can tell you that I AM NOT supporting the latest proposal for an 11-storey 148-unit development. I would ask that you review the history of the applications on this property and please provide any additional comments/opinions quoting ZAC-20-010 to:

Tim Vrooman, City of Hamilton
Planning and Economic Department
Development Planning, Heritage and Design - Suburban Team
71 Main Street West, 5th Floor, Hamilton, ON, L8P 4Y5
Fax: 905-546-5202, E-Mail: Tim.Vrooman@hamilton.ca

Information received will be collected under the authority of the Planning Act. All comments and opinions submitted to the City on this matter, including name, address, and contact information will become part of the public record and will be made available to the Applicant and the general public, **and will appear on the City's website unless you expressly request within your communication that the City remove your personal information.**

This latest application is scheduled to come before Planning Committee on Tuesday, September 8th, 2020 and the Notice of Public Meeting will be mailed out August 21, 2020. Your comments are important.

Yours truly,



Maria Pearson
Your Ward 10 Councillor

**Chronology of LJM Application for Development at
325 Highway No. 8, Stoney Creek
From Councillor Maria Pearson**

2015 – 16: I had my initial meeting with Mr. Mian regarding his proposal for a 12-storey condominium tower on this site. Beautiful photos, but advised Mr. Mian that I would not support such densification on this site, and to please go back to the drawing board.

January 2016: Formal Consultation - LJM applied for a 12-storey condo with potential commercial space - reviewed with staff who were also not supportive.

April 2016: Met with Mr. Mian again with new proposal for 9-storey 128 units on site – still dense, but would support application going forward with neighbourhood involvement.

May 2016: Application received from LJM for a 9-storey 128-unit condo building.

June 9, 2016: Neighbourhood meeting arranged for LJM to show their proposal to the residents with staff in attendance. Developer heard from neighbourhood and staff - still issues with density.

June 21, 2016: LJM has comments from all departments and wants to meet with me. Issues still with height and density.

July 4, 2016: Met with Mr. Mian – original zoning of site allows for a 3-storey building with first floor commercial. He still wants to put forward a great building!

August 4, 2016: New proposal after meeting with Mr. Mian and staff - developer prepared to bring forward application for a 6-storey building with 93 units, with several site changes to meet several of the site plan issues including setbacks.

September 15, 2016: Neighbourhood Meeting to present newest proposal for 6-storey 93 units - still concerns from the neighbourhood, but something will go on this site and this is the best of all presented so far.

October 2016: Revised Application from LJM received for 6-storey 93 units.

February 28, 2017: Application for Official Plan Amendment and Zoning By-law Amendment for Lands located at 325 Highway No. 8, Stoney Creek for 6-storey residential development consisting of 93 units. Staff recommendation to Approve.

February 28, 2016: Application was approved and ratified by Council. There were no appeals from the neighbourhood!

April 2017: Site Plan Control Application received.

May 2017: Concurrent Site Plan/Building Permit Review Process considered and site plan issues to be addressed are provided.

June 2019: Phone call and meeting with Mr. Mian regarding his development going forward and the need for higher density in order to make the numbers work. Now looking at coming back with 9-12 storey.

September 2019: Meeting with Mr. Mian, his planner, and staff, as well as a few residents from the neighbourhood regarding an increased height and density request for 9-12 storeys. Again, the message was sent loud and clear to the developer that the neighbourhood, staff, and myself would NOT support this intensification.

November 2019: Site Plan Approval for 6-storey lapsed.

February 2020: Notice of Complete Application received for an 11-storey building with 148 units.

March 26, 2020: Neighbourhood meeting scheduled to present latest development proposal for 11 storeys to the residents. Unfortunately, due to COVID-19 this meeting had to be cancelled. In light of the restrictions I do not believe a neighbourhood meeting can be arranged in sufficient time before the September 8th meeting.

September 8, 2020: Report to come before Planning Committee.