

From: Sherry Hayes

Sent: January 7, 2021 3:15 PM

To: clerk@hamilton.ca

Subject: Notice of Zoning By-Law Amendment to Stoney Creek By-Law No. 3692-92 - 1400 Baseline Road, Stoney Creek (Ward10)City Initiated Application CI-20-A

clerk@hamilton.ca

Notice of Zoning By-Law Amendment to Stoney Creek By-Law No. 3692-92 - 1400 Baseline Road, Stoney Creek (Ward 10)
City Initiated Application CI-20-A

**PLEASE INCLUDE OUR LETTER IN THE AGENDA OF THE JANUARY 12TH, 2021
PLANNING COMMITTEE MEETING**

Regarding: Changing low density residential to medium density residential for multiple storey high-rise dwellings

To the Mayor, City Planners, City Council, Planning Committee,

Regarding the proposed zoning amendment for 1400 Baseline Road, Stoney Creek, as residents of the lakeside community in Stoney Creek, we are vehemently opposing these proposed changes for our many concerns that follow within this letter.

Including our noted objections - With regard to the proposed zoning changes, the following questionable information has been noted and taken from within this zoning amendment proposal. In particular:

Excerpt...

BY-LAW NO. 21-_____ To Amend Zoning By-law No. 3692-92 (Stoney Creek) Respecting Lands Located at 1400 Baseline Road (Stoney Creek) Page 149 of 275 Appendix "C" to Report PED20002 Page 2 of 7 NOW THEREFORE the Council of the City of Hamilton enacts as follows

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. That Map No. 4 of Schedule "A", appended to and forming part of By-law No. 3692-92 (Stoney Creek), is amended by changing the zoning from Neighbourhood Development "ND" Zone to the Multiple Residential "RM3-69(H)" Zone, Modified, Holding on the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

1. That Subsection 6.10.7 "Special Exemptions", of Section 6.10 Multiple Residential "RM3" Zone, of Zoning By-law 3692-92, be amended by adding a new Special

Exemption, “RM3-69(H)” Zone, Modified, Holding, as follows:

“RM3-69(H)” Zone, Modified, Holding, 1400 Baseline Road, Schedule “A”, Map No. 4
For the purposes of this By-law,...

Notwithstanding the provisions of Paragraphs (d), (e), (g), (i) and (j) of Section 6.10.3 of the Multiple Residential “RM3” Zone, on those lands zoned “RM3- 69(H)” Zone, Modified, Holding by this By-law, the following shall apply:

(c) Maximum Residential Density - 99 dwelling units per hectare

(d) Maximum Building Height –
For Townhouses – 11 metres
For Apartment Dwellings –

End of excerpt.

Referring to the line noted above in **bold** print:

We ask at this time - Why is there NO MAXIMUM BUILDING HEIGHT noted for the Apartment Dwellings in this Zoning By-Law Amendment under (d) Maximum Building Height of Subsection 6.10.7 “Special Exemption”? It was clearly stated in the public notices that were cited in the newspaper that - The proposed amendment will permit multiple dwellings up to a MAXIMUM HEIGHT OF NINE STOREYS.

We find this lack of information very concerning and in direct opposition with the public notice. Will this lack of maximum building metre height that is missing from this document proposal be yet another opportunity to use the ‘no height restrictions’ zoning on another specific parcel of land such as we are now experiencing and opposing on Frances Avenue? Will this now allow the city and developers the opportunity to capitalize on this ‘missing’ maximum building metre height restriction within this proposed zoning change?

Sadly, it appears that single family homes are no longer being encouraged in this area. Rather crowded townhouses and apartment style buildings, each with small square footage per unit, are being encouraged and approved as this city continues to re-zone to suit this over-intensification explosion in Stoney Creek’s lakeside community.

Residents of this area community have sited on countless occasions that the serious and negative ramifications are currently and will continue to be extreme regarding severe traffic issues, safety, infrastructure concerns and environmental impacts. The minimal or lack of green space and trees that come with this style of development is destructive in nature for several of the reasons noted within. We reiterate those same

concerns for the 1400 Baseline Road site.

This entire area of land from Grays Road and easterly bound -including 1400 Baseline Road - that sits north of the QEW and the North Service Road has taken and continues to take the brunt of over-intensification just within the past few years, with continued applications for extreme levels of high-density residential buildings.

To continue to take one site at a time and deem it 'Site Specific' for 'Special Exemptions' and rezoning is interpreted here as taking every site, one by one, and changing it to suit the city's mandate of population expansion, while using the lakeside area as the perfect spot to create desirable and quick property/residential sales that no longer represent 'family living' due to the minimal square footage of the units. Therefore, these property/unit purchases appear to be driven by speculators rather than purchasers planning to live on-site in a community.

We ask that you reconsider and not move forward with this zoning change for this site and maintain the current Neighbourhood Development "ND" Zone.

Sherry Hayes & Dennis Facia
Stoney Creek, ON