

**From:** Valerie Gardner

**Sent:** January 8, 2021 11:49 AM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:** 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

**To: The Office of the City Clerk, City of Hamilton**

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

In reference to the Subject of this e-mail, we are writing to voice our concern over a potentially serious omission in Subsection 6.10.7 pertaining to Paragraph (d) in Subsection 6.10.3 of the Multiple Residential "RM3" Zone of Zoning By-law 3692-92.

While there is an 11 metre Maximum Building Height noted in section (d) for Townhouses, the By-Law amendment fails to denote the Maximum Building Height in metres for Apartment Dwellings. We are assuming that Apartment could also imply Condo Dwellings.

We are very concerned that without a specific building height being written into this By-Law, it might erroneously imply that there is NO MAXIMUM HEIGHT. This oversight cannot be allowed to go uncorrected. An unfortunate precedent has already been set just down the North Service Road from this proposed site.

We are speaking of the proposed three tower high-density, high-rise development at 310 Frances Avenue. Because of a past By Law "slip up", two towers reaching in the 50 storey range, and a third in the 40 storey range, are to be built on one site over the vociferous objections of the surrounding community.

It would be a travesty to see this current By-Law oversight go uncorrected and result in another such high density, high rise development along this already busy and well populated corridor.

In conclusion, and in light of the concerns raised here, we would like to bring your attention, and that of the City Council, to something that left us both dazed and baffled. It concerns something attributed to Jason Thorn, GM, Planning & Economic Development for the City of Hamilton. In the October TVO episode of "**The-Life Sized City**", which featured Hamilton, the host, Mikael Colville-Andersen, interviewed Mr. Thorn on camera at some length. Following the interview, Mr. Colville-Andersen, the host, said, and I quote, "**Jason and his team are working closely with developers, pushing them to integrate Hamilton's legacy into future construction and limiting the height of condo towers.**" The positive impression one gets from this message is that efforts will be made by the city to restrict building height. If this By-Law Amendment goes without designating the height of Apartment dwellings, we will be left with the reality that indeed it is the developers who have the upper hand.

Sincerely,

Valerie Gardner and Peter Miller  
Stoney Creek, ON