

From: Bill Millar

Sent: January 7, 2021 4:05 PM

To: clerk@hamilton.ca

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

City Initiated Application CI-20-A.

As a resident of the Stoney Creek Lakeshore area, I am concerned that, while provisions for density are worthy of consideration to reduce urban sprawl, the access roads in our area are in danger of being overwhelmed with significant increases in population density. There appear to be few solutions to this situation with expansion of the road network limited by the QEW and the lake. I am also concerned about the difficulty of the needed expansion of other services such as sewer and water for the same reasons.

I note as well, that section (d) of the proposed amendment also numbered 1 states no restrictions to building heights for apartments, either by number of storeys or height in metres, even though the published public notice for the by-law change indicated a proposed maximum height of nine storeys. Given proposals for extremely tall buildings at the corner of Green Road and the North Service Road, which are strongly objected to by local residents, this omission is a serious concern.

Staff reports on the density issue make reference to the need to pay attention to the nature and realities of the existing affected neighbourhoods. I am concerned that this may be ignored in the development rush.

W. T. Millar,
Stoney Creek, ON