

From: Deborah Martin

Sent: January 10, 2021 5:33 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 (Ward 10)

To members of the Planning Committee

I am writing in regards to the Planning Committee to be held Tuesday, January 12, 2021 at 9:30am. This meeting is being called to discuss changing low-density residential to medium density residential for multiple storey high-rise dwellings.

In my residential area this zoning change proposed has become another attack on the Lakeside properties. If current zoning of low density is changed to areas of high-rise density it will only add to the ongoing crisis of traffic congestion in our community and overwhelmingly on the North Service Road. Other neighbourhood issues have previously been mentioned regarding the overdevelopment of certain areas with the concomitant challenges of parking, safety for residents and the protections for the environment. We are strongly opposed to this over intensification in development.

In the amendment, Part D, there is no height stated. In the Spectator article the maximum height of multiple dwellings was stated to be 9 storeys. No height was stated in the zoning by-law report on the city of Hamilton's website available on January 7, 2021 under (d.) Maximum building height of subsection 6.10.7. We understand development is important and needs to occur. Our residents have put forth what some planners have called the middle ground structures. This category includes three and four storey buildings, duplexes, semi-detached homes and low to mid-rise apartments.

The people living in this neighbourhood would like to have input with our councillor regarding the size and nature of the areas in future development. We are the people who've lived here and continue to because we appreciate the delicate balance of what our neighbourhood contains.

There is no need for more multiple storey, high-rise dwellings as our neighbourhood has already accepted 2 new developments of multiple storeys within a 4 block distance. Since Hamilton is expected to grow within the coming years, surely space remains between the downtown core and our outlying area. One area, like ours, does not have to be inundated with development when so many parts of Hamilton are empty.

Therefore, I am opposed to an amendment to the present zoning by-law in Stoney Creek By-law No. 3692-92. I do not endorse changing low-density residential to medium density residential for multiple storey high-rise dwellings.

Thank you,
Debbie Martin