

Pilon, Janet

Subject: Subject Line: 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

From: Paula Newcombe

Sent: January 11, 2021 2:51 PM

To: clerk@hamilton.ca

Subject: Subject Line: 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

January 7, 2021

To the Clerk of Hamilton,

Please include my letter in the agenda of the January 12th 2021 Planning Committee meeting.

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

To Whom it May Concern,

Regarding the line that speaks about changing of low density residential to medium density residential multi-storey high rise-dwellings, there is no maximum height for apartment dwellings.

There has already been extra housing added to this area.

There will be extra traffic. This area has extra traffic from cars finding a way around traffic jams on the QEW, now. There is the safety of the foot, and bike traffic from the Confederation Trail. There are also not enough parking spaces now.

The environment in this area is very sensitive with the shoreline and nearby Creeks and swamp lands. The water table was already changed by the building that happened at the end of Francis Street. The marsh on the shoreline completely disappeared. Except some of the grasses that grew there.

This is another attempt to exploit the Lakeside area as well as allow more housing than what is currently intended for this area.

Paula Newcombe
Stoney Creek ON

[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 –