

Ms. Maureen Wilson,  
Ward 1 City Councillor  
City of Hamilton,  
71 Main Street West, 2nd Floor,  
Hamilton, ON L8P 4Y5

March 8, 2022

Dear Ms. Wilson,

Re: UHOPA-20-012 and ZAC20-016  
Application by 1107 Main Inc. to amend Official Plan and Zoning By-Law – 1107 Main Street West

We are writing to you as interested residents in your Ward 1 with regard to what we see as the dangerous scope and over-intensification of the proposed 1107 Main Street West development, which is adjacent to our Dow Avenue property where we have lived for over twenty years. We have written previously on this matter (previous letters, January 28, 2022; April 27, 2020).

**We kindly request that we be notified in advance of any committee meetings or any City of Hamilton council meetings pertinent to this property and specifically, we request for notification of any demolition permit requests (the Grace Lutheran Church heritage building). Please send us notification: laniegoldberg@gmail.com**

We respectfully ask that you consider that the Design Review Panel Summary of January 2021 acknowledged "the site is appropriate for intensification but concluded that the height and mass of the proposed development is overwhelming" to the property, and that "the proposed height and massing on Dow Avenue and Cline Avenue South is inappropriate based on the low density, low rise context of the surrounding neighbourhood". They also pointed out that "angular planes next to single detached homes cannot be ignored". The panel recommended lowering the building height and increasing the setbacks from the lot line.

There were revisions submitted by the developers, however, in these revisions, there seemed to be little to address the issues of height and the over development of the property. The by laws require setbacks of 6 metres from the lot line on the two side streets yet the 1107 Main Inc. developers are proposing a setback of a mere 3 metres and only 1.75 meters of a setback on Main Street, where the bylaws require 4.5 metres on the front. The height of the tower has also not been reduced as their proposal is for an incredible 15 storey tower, with a two-storey rooftop mechanical penthouse, hiking the building up to a massive 17 storeys - far exceeding the bylaws for a mid rise building.

There are also concerns that there is no room for landscaping on the property which results in serious environmental issues that have been identified. Because of the enormous size of the proposed structure, there is just no green space on the land; the proposal does not provide for the vital benefits of landscaping on the property, or for the vital ecological needs of water and space.

We are aware that there has been recent refusal by the City of Hamilton to make bylaw changes in Ancaster that had been requested by developers due to objections by local residents; we hope that the City of Hamilton will apply objections to this similar development proposal in the Westdale neighbourhood. Please reject the zoning application by 1107 Main Inc. on similar grounds, grounds for rejection that have been clearly identified by the Design Review Panel Summary (January 2021) for this application.

Recent opinion pieces in the Hamilton Spectator have provided timely and well-considered rationales for why "giving developers free rein won't fix the housing crisis" (The Spec, Mark Winfield; February 19, 2022). There is specific and most relevant commentary on the horrible impact of planners who accede to developer demands to "specifically remove limitations on building heights and other elements related to the liveability of the resulting communities." The article warns that a 'no rules' approach is "doing little to actually provide affordable housing for families" and that this

“weakened planning rules” experience in Toronto “should serve as a cautionary tale” for us in Hamilton. Specifically, the “massive high-rise residential development completely outstrip(s) the capacity of all forms of infrastructure to support (it)...and the new condos being constructed tend to be of little use to growing families.”

Another opinion piece (The Spec, Kevin Werner; February 23, 2022) praises the City of Hamilton Planning Department (as we do) for the rejection of the proposal in Ancaster, which was described as “out of character and not consistent” with the lot size and local neighbourhood. The rejection of the proposal considered that “it was three times the height” of the existing bylaws; Steve Robichaud, Director of Planning is quoted as saying, “the application was too large, too dense and too high for the property.”

The parallels are compelling between the Ancaster amendments which were rejected and with the 1107 Main Street West over-intensification proposal. We ask that you consider a similar response to reject the 1107 Main Inc. proposal for amendments at any upcoming meetings.

We understand that the Province of Ontario has now made it more difficult for resident concerns to be heard on these over-intensification and massive building size and height issues, even characterizing local resident objections as obstructionistic. We are not NIMBY complainers – we believe in new building and we look forward to the prospect of new neighbours but like The Spec articles that we have cited, we strenuously oppose a ‘free rein’ to development approach.

We hope that the proposed bylaw amendments will not be approved at any upcoming meetings, and that the developers will work on a new proposal for a development more suitable to the lot size and to the neighbourhood. Your rejection of the proposed bylaw changes will hopefully encourage these and future developers to propose creative housing that both blends in with existing properties and also meets the needs of Hamilton’s growing population; such plans that respect existing city planning rules would be amazing and would provide the opportunities for us to meet and greet and truly welcome new neighbours and share with them in making everyday a beautiful day in the neighbourhood.

Sincerely,



Joel and Ilana Goldberg



cc: Mr. Daniel Barnett, City Planning  
cc: Mr. Steven Robichaud, Director of Planning