

Summary of Public Comments Received

Comment Received	Staff Response
<p>Height is not complementary to the surrounding character of the area.</p>	<p>Staff have reviewed the compatibility of the proposal by assessing the impact of the built form (height and mass) on the neighbouring properties as required by the policies of the Urban Hamilton Official Plan (see Appendix “E” attached to Report PED23173 that includes a policy review). The assessment was supplemented by the applicant’s submission of a Planning Justification Report, prepared T. Johns Consulting Group, dated May 2023 and the Sun/Shadow Analysis, prepared by RWDI, dated April 28, 2023.</p> <p>The study showed the shadowing is in line with the City’s guidelines and will therefore not have a negative affect on the low rise residential uses to the north, which is the primary concern. Further, through the use of stepbacks (increasing the setback to the rear yard lot line with the increase in the height of the building), overlook concerns were also eliminated.</p> <p>The proposal respects the intent of the setback regulations found within the C5 Zone. There were only technical modifications required to reduce the minimum requirements as it related to the protrusions passed grade of the underground garage walls along the western lot line and the garage ramps walls at the rear of the subject lands. Further, the amending By-law includes modifications to increase the setback requirements to protect the angular planes illustrated in the submitted plans and to ensure an appropriate transition to the low rise residential uses.</p> <p>The policies of the Urban Hamilton Official Plan support the built form, the scale, intensity and therefore overall character of the area given the location of the subject lands along a major arterial road.</p>
<p>Increased traffic congestion</p>	<p>Transportation Planning staff have provided support for the proposal as the site-generated traffic by the proposed development can be accommodated without significant impact to the road network, as demonstrated in the submitted and the approved Transportation Impact Study prepared by Paradigm, dated March 2023.</p>

Loiacono, Johnpaul

From: [REDACTED]
Sent: Friday, June 2, 2023 1:29 PM
To: Loiacono, Johnpaul
Subject: Zoning By-Law Change Notice

Hello JohnPaul,

I received the notification regarding the proposed zoning by-law change to allow for taller buildings along Queenston Road near Donn Avenue, where I live.

This proposal is apparently to erect two 12 storey multiple dwellings in the area, an obvious push to increase the population density in Stoney Creek.

I wanted to express my opposition to this initiative.

It is obvious that there is a city wide push to have my high rise in Hamilton. In the area where I live, along Queenston and Donn Avenue, this will inevitably lead to more traffic congestion and affect the quality of life in the area.

If there is any formal way to vote against this, I'd love to have the opportunity.

Sincerely,

[REDACTED]

[REDACTED]