

**From:** Margaret Tremblay  
**Sent:** February 19, 2024 3:56 PM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Subject:** re: vote on zoning changes Feb.23/24

**I am a resident of Ward 13 and I am in favour of updates and amendments to the Low Density Residential (R1) and Low Density Residential (R1a) Zones, and Creation of a New Low Density Residential Zone.**

**Keeping our boundary firm is critical to preserving our existing farmland and natural areas. The proposed changes will lead to a more transit orientated city and hopefully lower taxes. Hamilton needs to be fiscally responsible with regards to any housing initiatives. In order to qualify for the Federal Housing Accelerator Fund, the proposed zoning changes must be approved by the city.**

**Thank you,  
Margaret Tremblay**

**From:** Paul O'Hara  
**Sent:** February 20, 2024 9:52 AM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Subject:**

Dear members of the Planning Cmte,

**I am a resident of Ward \_\_1\_\_ and I am in favour of updates and amendments to the Low Density Residential (R1) and Low Density Residential (R1a) Zones, and Creation of a New Low Density Residential Zone.**

These changes will permit, as of right, triplex and fourplex developments in low density residential areas - an essential step to keep our urban boundary firm, save farmland and wetlands, and build a more transit-oriented, connected city with lower property taxes. I also support changes to parking requirements that will see less space devoted to car storage and more space for people.

Thank you,  
Paul O'Hara

**From:** Brian

**Sent:** February 20, 2024 10:52 AM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:** Comment on Major City-wide Residential Zoning Changes

Good day,

I wanted to add my voice in support of the proposed new residential zoning changes coming to Planning Committee this Friday February 23, 2024.

While this is critical in making Hamilton eligible for federal housing funding, it is a natural bookend to Council's earlier decision to keep the urban boundary in place, and choose infill development as it's desired approach. This is coherent with LRT, transit improvements etc and protection of farmland and natural lands.

Congratulations to City planning staff for bringing this forward and I encourage Planning Committee to provide their full support.

Brian McHattie  
Ward 1

Sent with Proton Mail secure email.

**From:** Jason Allen

**Sent:** February 20, 2024 10:00 AM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:** Re: Item 10.4 Planning cmte agenda Friday Feb 23

Dear Members of the Planning Committee,

I am writing to express my support for the updates for the low density residential zoning to permit triplexes and fourplexes. We are living with intersecting crises of sprawl based infrastructure deficits, environmental catastrophe, and loneliness and isolation, all of which are addressed by adding density to existing neighbourhoods.

Please vote in favour of these provisions and begin to restore sanity to our urban planning.

Regards,

Jason Allen

Ward 1

Jason Allen

Third Way Consulting - [www.jasonAllen.ca](http://www.jasonAllen.ca)

The Environmental Urbanist - [environmentalurbanist.ca](http://environmentalurbanist.ca)

Hamilton City Magazine - [www.hamiltoncitymagazina.ca](http://www.hamiltoncitymagazina.ca)

**From:** Brian Allore  
**Sent:** February 19, 2024 8:13 AM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Cc:** Wilson, Maureen <[Maureen.Wilson@hamilton.ca](mailto:Maureen.Wilson@hamilton.ca)>  
**Subject:** Re: Item 10.4 Planning cmte agenda Friday Feb 23

Dear members of the Planning Cmte,

**I am a resident of Ward 1 and I am in favour of updates and amendments to the Low Density Residential (R1) and Low Density Residential (R1a) Zones, and Creation of a New Low Density Residential Zone.**

These changes will permit, as of right, triplex and fourplex developments in low density residential areas - an essential step to keep our urban boundary firm, save farmland and wetlands, and build a more transit-oriented, connected city with lower property taxes. I also support changes to parking requirements that will see less space devoted to car storage and more space for people.

Sincerely  
Brian Allore

**From:** Shania Ramharrack-Maharaj  
**Sent:** February 18, 2024 5:21 PM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Subject:** Item 10.4 Planning cmte agenda Friday Feb 23

Dear members of the Planning Comittee,

**I am a resident of Ward 1 and I am in favour of updates and amendments to the Low Density Residential (R1) and Low Density Residential (R1a) Zones, and Creation of a New Low Density Residential Zone.**

These changes will permit, as of right, triplex and fourplex developments in low density residential areas - an essential step to keep our urban boundary firm, save farmland and wetlands, and build a more transit-oriented, connected city with lower property taxes. I also support changes to parking requirements that will see less space devoted to car storage and more space for people. We need to make our city more sustainable and these updates would be a step in the right direction!

Shania Ramharrack-Maharaj

**From:** Peter Appleton

**Sent:** February 18, 2024 3:11 PM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:** Re: Item 10.4 Planning cmte agenda Friday Feb 23

Hello everyone on the Planning Committee,

I am a resident of ward 13 and i fully support the updates and amendments to the R1 low density housing, R1a and the new low density residential zone.

This is a great step in the right direction to curb urban sprawl and protect the vital agricultural and natural heritage features in our community.

Best Regards

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**Peter Appleton**

**From:** Emil Gadjanski

**Sent:** February 20, 2024 1:48 PM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:** Re: Item 10.4 Planning cmte agenda Friday Feb 23

Dear members of the Planning Committee,

**I am a resident of Ward 13 and I am in favour of updates and amendments to the Low Density Residential (R1) and Low Density Residential (R1a) Zones, and Creation of a New Low Density Residential Zone.**

These changes will permit, as of right, triplex and fourplex developments in low density residential areas - an essential step to keep our urban boundary firm, save farmland and wetlands, and build a more transit-oriented, connected city with lower property taxes. I also support changes to parking requirements that will see less space devoted to car storage and more space for people.

Thank you for your consideration,

Emil Gadjanski



**From:** Marie Covert

**Sent:** February 18, 2024 2:19 PM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:** Item 10.4 Planning cmte agenda Friday Feb 23

Dear members of the Planning Committee,

**I am a resident of Ward 13 and I am in favour of updates and amendments to the Low Density Residential (R1) and Low Density Residential (R1a) Zones, and Creation of a New Low Density Residential Zone.**

These changes will permit, as of right now, triplex and fourplex developments in low density residential areas - an essential step to keep our urban boundary firm, save farmland and wetlands, and build a more transit-oriented, connected city with lower property taxes. I also support changes to parking requirements that will see less space devoted to car storage and more space for people.

Please vote to make these zoning changes and accelerate the changes rippling through Hamilton.

Respectfully submitted,  
Marie Covert

**From:** Dawn Cole  
**Sent:** February 19, 2024 12:10 PM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Subject:** Item 10.4 Planning committee agenda - Friday 23 Feb

Dear members of the Planning Committee,

I am a resident of Ancaster (Ward 12) and I am in favour of updates and amendments to the Low Density Residential (R1) and Low Density Residential (R1a) Zones, and Creation of a New Low Density Residential Zone.

These changes will permit, as of right, triplex and fourplex developments in low density residential areas - an essential step to keep our urban boundary firm, save farmland and wetlands, and build a more transit-oriented, connected city with lower property taxes. I also support changes to parking requirements that will see less space devoted to car storage and more space for people.

Sincerely,  
Dawn Cole

-----Original Message-----

From: Gord McNulty

Sent: February 19, 2024 8:01 PM

To: Kelsey, Lisa <[Lisa.Kelsey@hamilton.ca](mailto:Lisa.Kelsey@hamilton.ca)>; [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

Subject: Re: Item 10.4 Planning Committee agenda Feb. 23

Here is a letter to the planning committee for the meeting on Feb. 23.

Re: Item 10.4 Planning Committee agenda Feb. 23

Dear Members of the Planning Committee:

We are residents of Ward 1 and are in favour of major city-wide zoning changes that will allow for more density in neighbourhoods and discourage costly suburban sprawl. As such, we support updates and amendments to the Low Density Residential (R1) and Low Density Residential (R1a) Zones, and Creation of a New Low Density Residential Zone.

By permitting, as of right, triplex and fourplex developments in low density residential areas, these changes will encourage more sustainable growth. They will be essential in helping to keep Hamilton's urban boundary firm and to save farmland and wetlands. In addition, they will help to build a more transit-oriented, increasingly connected city.

We also support changes to parking requirements that will see less space devoted to car storage and more space for people.

Thank you.

Gord & Angie McNulty.

**From:** Jill

**Sent:** February 20, 2024 12:16 PM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:** Re: Item 10.4 Planning Committee agenda Friday Feb 23

Dear members of the Planning Committee,

**I am a resident of Ward 13 and I am in favour of updates and amendments to the Low Density Residential (R1) and Low Density Residential (R1a) Zones, and Creation of a New Low Density Residential Zone.**

These changes will permit, as of right, triplex and fourplex developments in low density residential areas - an essential step to keep our urban boundary firm, save farmland and wetlands, and build a more transit-oriented, connected city with lower property taxes. I also support changes to parking requirements that will see less space devoted to car storage and more space for people.

With our changing climate, and increased instances of extreme weather conditions, our only way forward is to reduce our impact on ecologically sensitive / important areas, and to plan ahead. If Hamilton is growing, then it must grow intelligently, sensitively and through densification (missing middle density being the most critical). Sprawl is never the answer.

I appreciate your time in this matter,

Sincerely,  
Jill Tonini

**From:** Anne Bell <[anneb@ontarionature.org](mailto:anneb@ontarionature.org)>

**Sent:** February 20, 2024 2:08 PM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:** Item 10.4 Planning Committee agenda, Friday Feb 23

Dear Members of Hamilton's Planning Committee,

On behalf of Ontario Nature, I am writing to support the proposed zoning changes (item 10.4) that you will be considering at your meeting this Friday, February 23, 2024, specifically: updates and amendments to the Low Density Residential (R1) and Low Density Residential (R1a) Zones, and creation of a New Low Density Residential Zone.

Ontario Nature is a provincial conservation organization that works to protect wild species and wild spaces through conservation, education and public engagement. Established in 1931, we now represent over 30,000 individual members and more than 150 community groups across Ontario, including the Hamilton Field Naturalists.

We believe the proposed zoning changes will enable Hamilton to advance urban densification, maintain a firm urban boundary and avoid sprawl. We also understand that these changes are needed to ensure that Hamilton is able to qualify for the Federal Housing Accelerator Fund.

We deeply appreciate all of Hamilton's efforts to date to maintain a firm urban boundary and protect farmland and natural areas from the negative impacts of urban sprawl. Your leadership is inspiring. Keep up the good work!

Yours sincerely,

Anne Bell

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**Anne Bell, Ph.D.**

Director of Conservation and Education



Tel: 416-444-8419 ext. 239 | Cell: 416-659-2339 | Toll free: 1-800-440-2366 | [anneb@ontarionature.org](mailto:anneb@ontarionature.org)

Ontario Nature | 720 Bathurst St. | Toronto, ON M5S 2R4  
| [ontarionature.org](http://ontarionature.org)

We are there when nature needs us most. Join us today!

**From:** Chris Ritsma

**Sent:** February 16, 2024 2:04 PM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca); Ward 2 <[ward2@hamilton.ca](mailto:ward2@hamilton.ca)>

**Subject:** Respecting February 23 Planning Committee Item 10.4

Dear Members of Planning Committee,

I am writing as a resident of Hamilton, taxpayer and an advocate for sustainable transportation and the environment.

I implore you to approve the recommendations of staff both related to parking standards and zoning reform. They are well designed documents that reflect the changing nature of Canadian cities. I personally do not believe the reforms go far enough in some instances because cities similar to Hamilton have gone further, but as they are, the written reforms would bring massive progress to Hamilton's housing shortage and sustainability goals.

I will start with the tax implications. Your constituents saw a large property tax increase in the recent budget, and the reason is clear; Hamilton has been falling behind on numerous items, namely its infrastructure. This means we will likely see future large increases again if we plan to avoid kicking the can down the road. Reduced automobile use, and increased density both mean, less wear and tear on our infrastructure per person, meaning our city operates more efficiently. It also means that instead of building more infrastructure at the periphery of the urban area, we can develop vacant plots, parking lots and underutilized properties to create a more vibrant city that better utilizes *existing* roads, sidewalks, bicycle lanes, and transit investment. Additional density will allow small businesses and commercial units to thrive, increasing property tax revenue from commercial and industrial uses, which in turn reduces this burden on residential properties.

As a resident, I want to see our neighbourhoods be inclusive. This means that a senior can downsize without feeling like they are leaving their community. My grandparents never learned English and spoke only Italian, and because they were able to move into a smaller unit without stairs in their neighbourhood, they were able to go to the same grocer, community spaces and interact with the same people. Some neighbourhoods in Hamilton do not have this option. These new zoning regulations means more stories like my grandparent's will be able to happen in the future. They also could not drive, so having an expensive parking spot force upon them by parking minimums would have just reduced the money they had in their retirement.

Additionally, being inclusive means providing housing options for people of all socio-economic backgrounds. This means providing market based housing as well as non-market housing like Co-ops and non-profit homes. These all have to go through the same zoning by-laws and parking requirements, which puts undue pressure on especially non-market homes as they are focused on a different subset of the community, less likely to own cars, and more likely to be displaced by market housing and cannot relocate nearby easily being pushed from their

neighbourhood. Zoning flexibility and relaxed parking requirements means more non-market housing can be built more easily and more cheaply, including City Housing.

As an advocate for sustainable transportation and the environment, I support these changes because when you recognize the climate emergency and other goals of the city, you realize these reforms align well with them. They reduce pressure on sprawl, they mean more people will use cycling infrastructure and our transit investments which both aim to provide options, reduce road congestion and reduce our greenhouse gas emissions.

The speakers from organizations focused on housing will provide a good overview of the technical pieces and advocate for similar items, and I just wanted to say I support their points as well. Hamilton is and will continue to be a changing place, and that is a good thing because Hamilton and other cities are fun, supportive, economic centres because of the unique places where people can thrive. Trying to fit every single unit of housing into a tight regulatory box provides less flexibility for those unique places where innovation happens, where people can live close to work or school, or live in a neighbourhood of their choosing. It also means our cities will continue to choke on overbuilt infrastructure that we seemingly forgot we had to replace one day.

Regards,

Chris Ritsma.

-----Original Message-----

From: jan bard

Sent: February 21, 2024 3:34 PM

To: [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

Subject: Planning committee meeting on Feb 23 ...my comments as a resident of Hamilton Mountain

As a resident who was born and raised in Hamilton On I wish to comment on high density housing zoning. It is a shame that current residents of stable neighbourhoods have to have their peaceful and tranquil homes ripped away from them at the whim of the Provincial and Civil governments. A high density housing unit in the middle of a low density low rise area looks and feels just wrong. Local schools can't take on the number of students generated from high rise apartments. The transit routes weren't built for this increase population and therefore change the area in a negative way. Traffic jams ensue. The effects of light, sound, wind and shade are not properly mitigated by the developers of these massive towers and you create an environment with higher crime rates. I am ashamed of the counsellors decisions to buy into making Hamilton into downtown Mississauga on the quiet escarpment where I have lived my 70 years.

Do not allow high density building of 20 storey towers on the mountain.

Your truly

Janet Bard

Sent from my iPad



**From:** Sonia & Rick  
**Sent:** February 21, 2024 10:54 AM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Subject:** Re: Item 10.4 Planning cmte agenda Friday Feb 23

Dear members of the Planning Cmte,

I live in Ward 3 and I am in favour of updates and amendments to the Low Density Residential (R1) and Low Density Residential (R1a) Zones, and Creation of a New Low Density Residential Zone.

These changes would allow triplex and fourplex developments in low density residential areas - something needed to keep our urban boundary firm, save farmland and wetlands, and build a more transit-oriented, connected city with lower property taxes. I also support changes to parking requirements that will see less space devoted to car storage and more space for people.

There is a climate emergency in progress and policy needs to reflect it. Carbon sinks need to be protected. Transportation that sees CO2 emissions reduced needs to be nurtured because atmospheric levels continue to rise annually.

Canada is one of the largest per capita emitter of carbon dioxide but feel fewer effects of the climate crisis than many other regions. This means that planning should consider issues of climate justice.

Thank you for your consideration.

Richard MacKinnon