

From: Seth Floyd

Sent: Wednesday, March 18, 2026 10:00 AM

To: clerk@hamilton.ca; Barnett, Daniel

Cc: Cassar, Craig

Subject: Planning Committee March 24th 2026 - 140 & 164 Sulphur Springs Road

External Email: Use caution with links and attachments.

Hello,

I am writing today with regards to the Draft Plan of Condominium at 140 & 164 Sulphur Springs Road. While staff recommended this for approval, I have concerns / preferred amendments. I would lightly oppose this plan, preferring rezoning for a slightly higher density plan.

I noted the proposal is for only 4 **single detached** dwellings. This does not do anything to increase the supply of housing units, despite this noted as rationale for staff recommendation. While this is the in-fill we need, we also need gentle densification. A multi-story apartment complex would of course not be a good suggestion in this area, especially with the nearby natural area and the impact it could have on conservation and hazard land. However, I do think this type of land is the greatest opportunity to address the "middle housing" we are missing in Hamilton / Ontario / Canada.

Please consider amending the draft plan such that instead of **single** detached dwellings, the 4 units could be proposed as duplexes, triplexes, or even quadplexes. All of which could be done without a significantly increased need to infrastructure, height, etc.

Best regards,

Seth

Hamilton, Ontario