

**Pat Banyard,
19 Douglas Road
Participant Presentation**

RE: ZAR-17-011 Application to Amend the Town of

1. The Character of the neighbourhood

Of note in the 2016 OMB decision delivered by H Jackson,

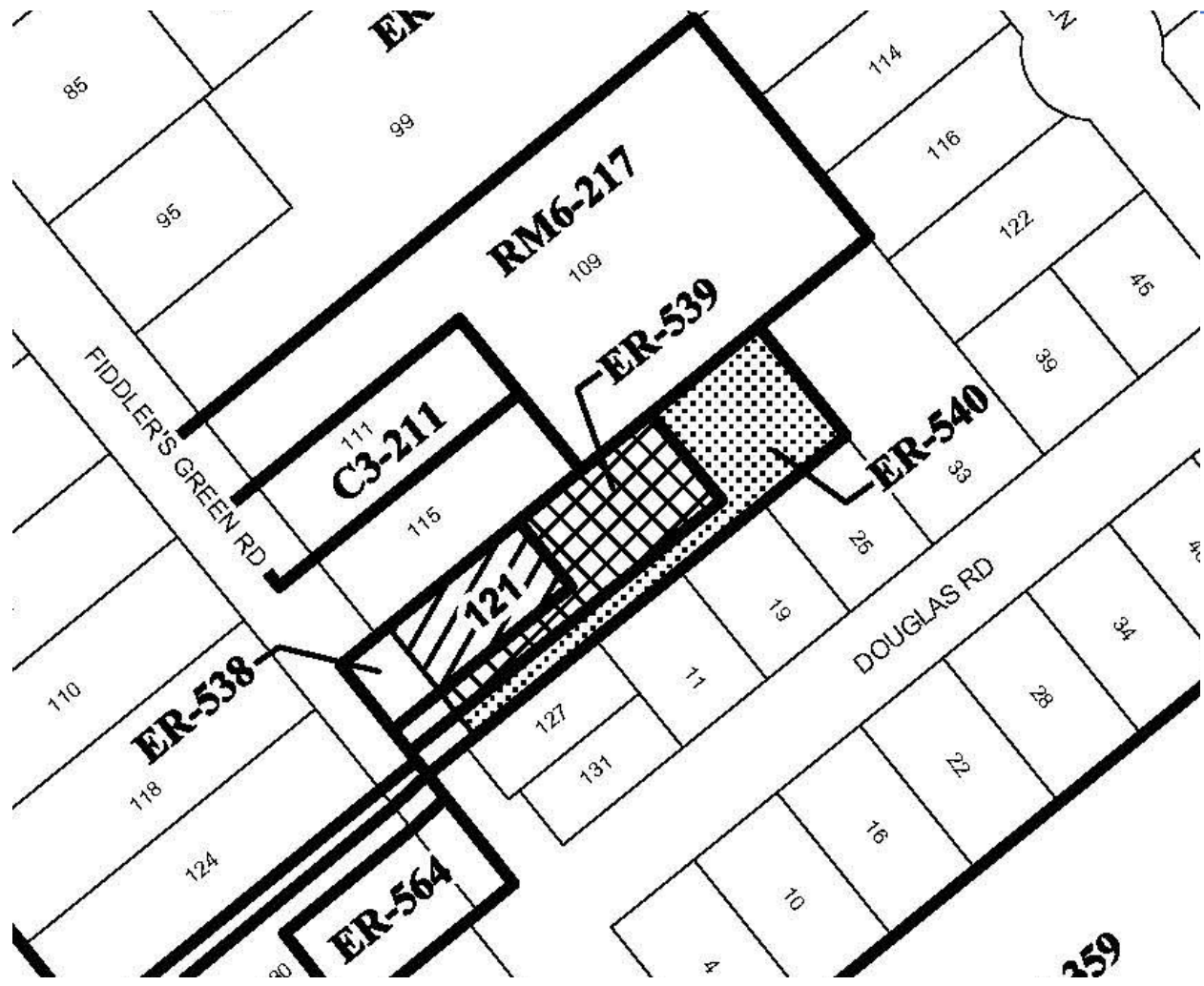
ANALYSIS AND FINDINGS:

[48] Mr Ramsay's evidence is the the character of the neighbourhood is predominately single family homes. This is the finding that was made by Vice Chair Stefanko in the earlier decision related to this property in 2012.

[51] The evidence points to this a stable residential neighbourhood of predominately single family homes with little development pressure. The area does not have higher order transit to drive development pressure.

I am tired of my life and livelihood being under constant threat. OMB hearings and all the council meetings and information sessions leading up to those hearings.

Having an alley at the back of our property is not in keeping with this type of mature residential area in Ancaster. You may find rear allies in Toronto (but not in Forest Hill or Rosedale or any other affluent area). If it were in keeping with the neighbourhood there would be no need for extreme variances and calling it a condo.



2. The AWSSP zoning for property is R1

Of note in the 2016 OMB decision delivered by H Jackson,

ANALYSIS AND FINDINGS:

[43] The key issue in this matter is whether the designation of the subject lands should be designated as LDR1, as provided for in OPA 24, or LDR3.

[53] In balancing the interests of all, and in consideration of the decision of Council, the Board finds that the designation of LDR1 is the appropriate designation for the subject lands. The designation of the subject lands at 121 Fiddler's Green Road as LDR3 would permit an overdevelopment of the site, is not in keeping with the character of the area and would be incompatible with the existing uses located immediately to the south. The designation of LDR3 is not consistent with the PPS and does not conform to the Growth Plan. The result would be a form of intensification that would not conform to the UHOP policies dealing with Neighbourhoods and residential intensification, whereas the LDR1 designation would conform.

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"B.2.8.7.3 Low Density Residential Designations

a) In addition to Section E.3.4 – Low Density Residential of Volume 1, for lands designated Low Density Residential 1 on Map B.2.8-1 - Ancaster Wilson Street Secondary Plan: Land Use Plan, the following policies shall apply:

- i) Notwithstanding Policy E.3.4.3 of Volume 1, the permitted uses shall be limited to single detached dwellings and semi-detached dwellings.

NOT townhouses and certainly not condo solutions.

3. The Ancaster Zoning by law

Ancaster Zoning By-law No. 87-57

The subject lands are currently zoned Existing Residential "ER-538" Zone, Modified; Existing Residential "ER-539" Zone, Modified; and, Existing Residential "ER-540" Zone, Modified in Ancaster By-law No. 87-57, as shown on Appendix "A" to Report PED17152.

The Existing Residential "ER" Zone is a residential Zone and only permits one detached dwelling on one lot and uses, buildings and structures accessory thereto.

4. R5 zoning request AND variances

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As the proposed tenure of development is a Condominium and all units will be located on one lot, all of these provisions described below will apply to the boundary of the entire property. The applicant has requested a change in zoning to the "R5" Zone to facilitate the development of five units for single detached dwellings as part of a future Plan of Condominium including site-specific regulations for the subject lands to be used for the proposed single detached dwellings, and are as follows:

ONE LOT	APPLICANT	BY-LAW	DIFFERENCE
Minimum Front Yard (to Fiddler's Green Road):	4.13 metres	7.5 metres	40% LESS What are the tolerances for minor variation?
Minimum Side Yard: (north yard at Fiddler's Green	1.27 metres	1.5 metres?	This is a minor variance, the rest are not
For the remaining units, a minimum side yard setback of 6.03 metres is being requested for the northerly side yard;	6.03 metres	1.5 metres?	This is not a side yard, it is a back yard and should be 7.5 metres 20% LESS
Southerly side yard for all units.	11.07 metres	1.5 metres	This is not a side yard, it is a front yard (7.5m) and figure includes the roadway. From the road it is only 4.05 meters
Minimum Rear Yard:	1.26 metres	7.5 metres	Now they want the rear of the lot to be considerably smaller as it will function as the side yard for lot number five. Stick to one story.
Maximum Lot Coverage:	> 50%	35%	Maximum Lot Coverage shall not apply to this proposal. WHY NOT? The potential for over intensification was the reason it was zoned R1 last year.

5. Visitor Parking

Each dwelling unit will be located on a unit (parcel of land) having a minimum area of 375 square metres and a minimum frontage of 18 metres on a condominium road. Each dwelling will have its own driveway and garage, as well as two visitor parking spaces.

If each unit has 2 visitor parking, where are the 10 visitor parking spaces.

There are already parking issues on Fiddler's Green and Douglas Road. Parking overflow from this new development will spill onto Douglas Road, where there are no sidewalks and no lights.

6. Building new larger homes in Ancaster's mature neighbourhoods (Sept 26, 2018) city of Hamilton presentation

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