

To:

Co-ordinator, Public Planning Committee
City of Hamilton
71 Main St. West
1st Floor
Hamilton ON
L8P 4Y5

RE: Files : ZAC-17-002 and UHOPA-17-002

1. Beyond the existing proposed use what is the tallest structure allowed for on a property zoned "Major Institutional" (3 or 6 or greater storeys)?
2. Beyond the existing proposed use is there another zoning classification that restricts buildings to a lesser height that would allow a 3 storey seniors facility?
3. Beyond the existing proposed use what are all of the types of residences / services / facilities allowed on a property zoned - "Major Institutional"?
 - a. eg.
 - i. -rental / hotel properties
 - ii. -geared to income housing
 - iii. -low income housing
 - iv. -halfway houses
 - v. -student housing
 - vi. -local commercial
4. What are the possible maximum fines etc. pending to be imposed due to the removal of the multiple protected trees from the subject property by the owner?
5. What monies if any resulting from the proceeds of the sale of this property will be given to the town of Ancaster from the sale of the owner's property?
6. Will there be any changes to the neighborhood road ways / intersections?
 - i. -Golf Links Road
 - ii. -McNiven Road
 - iii. -South Cote Road
 - iv. -Onondaga
 - v. -Old Oaks Place
7. Will neighborhood property owners be compensated for additions to their properties in an attempt to facilitate the entrances and exits to and from their properties to ease the impact of the increased traffic volumes?
8. Is there a possibility that with the rezoning completed the new buildings use could be switched in the future from seniors residence and long term care facilities to another type of use (taller structures etc.)?
9. What is the expected percentage of the 234 parking spaces required for residents as described?
 - a. Retirement
 - b. Long Term Care
 - c. Multiple dwelling

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