

Pilon, Janet

Subject: Modifications to Ancaster Zoning By Law

From: Meg Tyrell

Sent: April 18, 2018 12:25 PM

To: Ferguson, Lloyd <Lloyd.Ferguson@hamilton.ca>; Bedioui, Ida <Ida.Bedioui@hamilton.ca>; Fulford, Alana <alana.fulford@hamilton.ca>

Subject: Modifications to Ancaster Zoning By Law

Dear Mr Ferguson, Ms Bedioui and Ms Fulford

Thank you for your work on the bill amendment, as a long time resident I appreciate that there is finally consideration for parameters in building in Ancaster.

It's become quite an ordeal for most residents. As recent as yesterday, neighbours have experienced flooding due to new homes being built surrounding their properties. These new homes are well above grade and over 3500 square feet. Keep in mind that these houses did not require a variance.

Also, please feel free to direct me to another point of contact if there a better forum for my concerns and comments.

I support the bylaw amendments, save for the revision of the 2 story limitation from 25% back up to 35%. I find it very disappointing that this is being reneged on, based simply on some builder's feedback. Could a middle ground not be reached? You might not think 35% is excessive, but when you add a garage and covered porch to the footprint of the home, it is. You can see how excessive this is simply by driving through any Ancaster neighbourhood.

The presentation by Alana Fulford was clear and justified the need for sizing limitations of two-story homes. Since when did size (or the prospective size) of a home connote value? Also, since when does the voice of builders trump the concerns of the community? I find the decision to increase the lot coverage of two-story homes back up to 35%, based non-evidence based and anecdotal accounts by realtors and builders to be quite flimsy. It is also obvious that they have different priorities than the residents of Ancaster.

Reneging on the decision to curb the size of two-story homes is not respectful to neighbours and the statistics will show that the majority of new homes being built in Ancaster are not one-story homes, but rather two stories. There should be more incentive to build one-story bungalows that are more in-line with the character of this community.

In short, as Alana Fulford indicated, the logic of 25% supports residents' ongoing concerns about massing and scale. This is further reinforced by the presentation of the first delegate. If you push ahead with the amendment for increasing lot coverage of two-story homes, this by-law does not have any teeth. Rather, it provides Ancaster residents with some false hope in curbing the development of monster homes in this community.

I ask that you please reconsider moving forward with this amendment and uphold the original proposal to reduce the lot coverage of two-story homes by 25%.

Also, can you clarify when this will be in effect?

Thank you for reading,

Meg Tyrell

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