

8.1(e)

From: Ramon Akiopkian [mailto:consultrsa@yahoo.ca]

Sent: April 16, 2018 11:47 AM

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

Subject: ER zoning bylaw changes

Hi Alana/Ida,

Sorry for the late letter, I wish I had an opportunity to bring up these matters at the last City meeting which I attended but could not stay.

Some of the major concerns I will list below, but most of the neighbours are not "fully" aware how these changes proposed will affect them. A proper Formal letter should be mailed to anyone having an ER zoned property with detailed explanations on the proposed changes, not just a meeting with "neighbours" that the Councillor held or what was heard in the news.

The changes proposed are unnecessary, just reinforce the current bylaw which is actually currently in place and conservative. The drastic changes, especially the lot coverage from 35% to 25% is unacceptable. This will affect current home values in all the neighbourhoods that are under renewal, as this is the future of Ancaster. I hope the City understands that these changes proposed will affect market value and hence a home for example with a 60 x 110, worth approx. 600K, will no longer retain its value because it's not feasible to redevelop/investors/future buyers with plans, which is the trend here in Ancaster. If these homes lose property value due to the Bylaw changes, this exposes the city to potential class action lawsuits and litigation. A home owner with a substantial LOC (line of credit) will be put into debt as a result of this and who's fault is it really in the end. Please understand the impact of these changes. A neighbour told me he wants to add a garage addition, and when I mentioned the side yard setback proposal, he was upset as this affect the single car garage he wants to build. Yes, he can apply for a variance, but that costs money and unnecessary delays when he already has the existing permission to do so.

I hope this helps with your decision making process, once again, enforcing the current bylaw is pretty straight forward. I do not agree with some houses built in the past with 10ft of backyard left and no trees. The lot coverage must be 50% or so, which is a bit too much. I live in a ER neighbourhood and have a rental home/investment. I am against majority of these proposed changes and hope you will reconsider some of the proposals, I am happy with my existing zoning bylaw currently in place.

I will list my issues below in point form to make this a little easier and not write an essay.. Please reply back stating you rec'd my email just so I know it went thru.

Thank you

Ramon Akiopkian
137 and 138 Valleyview Dr

1. Negative property value impact on small to medium sized lot, affecting home owners directly

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2. Steers potential future residents from out of town that are thinking to build to different communities with more flexibility on design. We need to attract these types of individuals to Ancaster, especially will the available industrial zoned areas available in Hamilton and future potential industry/businesses that may or could be opened here.
3. Redevelopment is the future of old Ancaster. Many homes are in poor condition and left unmaintained. There are no Heritage designated homes in most of these areas. Rebuild is good for the Hamilton economy too!
4. Height, side yard set back, lot coverage under existing Bylaw are fine, enforce it. Increasing the rear yard would be ok. Focus on that.
5. Review lot drainage/grading plans as part of Plans submission. This makes sense.
6. Storm drainage culverts are not maintained, when a redevelopment occurs, the developer pays to install a new one. This is the root of most of the complaints, I see it happen everytime it rains and can tell you which houses will be affected because they are clogged with debris or closed completely
7. The War time era homes have many health potential issues like Lead lines, Asbestos clad siding, lead roof sewer boots, vermiculite in attics, poor insulation levels and windows, etc etc.
8. The proposed changes will affect Architectural design, which is a major issue, Nobody wants to see longer, narrow and flat roofed houses. The current trend in rebuild is 10ft ceiling height and it doesn't leave much left for roof design and drainage.
9. Balconies on the side of a house is a bit too much, and shouldn't be allowed. I agree
10. Focus on the front yard setback, no one should be buildi