

Pilon, Janet

Subject: FW: Letter to be Included in Dec 11, 2109 City Coucil Agenda related to ZAC-18-022 Zoning By-Law Amendment

From: Mark Cornell

Sent: December 8, 2019 5:30 PM

To: clerk@hamilton.ca

Subject: Letter to be Included in Dec 11, 2109 City Coucil Agenda related to ZAC-18-022 Zoning By-Law Amendment

Attention Hamilton City Council

As a resident of 1455 Garth Street #23 I am very concerned about the proposed Zoning By-law amendment before you (ZAC-18-022) related to lands located at 35 Sabrina Bouelvard.

My concern revolves around not that this site is being developed but rather the nature of the development itself. This is simply too dense of a development for this space. There is next to no green space within the development contrary to modern thinking. The requested amendments to lot dimensions reduce yard space excessively. Jamming so many units into such a small space is asking for future trouble. The access for emergency vehicles is minimal and with little space for snow removal creates a safety issue. Visitor parking of 22 spaces for 331 residents will create traffic and bylaw infractions and impede access & egress in an emergency. Street parking is non-existent due to narrow roadways compounding the issue.

Having lived adjacent to these lands for 11 years now I am very concerned for the soon to be displaced wildlife. On the subject land reside possum, racoon, skunk, rabbit, squirrels, countless birds, butterflies and other smaller creatures. Several trees on the subject land will be lost. Ponding on the land often provides rest areas for migrating geese and ducks. Deer & coyote use these lands as a travel corridor to other adjacent habitats.

Development for the sake of development is not what the City of Hamilton needs; the creation of real homes is what is required. I can easily see this in the future turning into a slum area affecting the entire neighbourhood as it is proposed.

Please reconsider this development as it relates to the excessive numbers of homes to be located on it.

Thank you for you time

Mark Cornell
23-1455 Garth Street
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