

Zoning By-law Amendment Proposal File No. ZAC-16-016

Attention Melanie Schneider, City of Hamilton  
Planning and Economic Development Department  
Development Planning, Heritage and Design – Suburban Team  
71 Main Street West, 5<sup>th</sup> Floor, Hamilton, On L8P 4Y5  
E-Mail: [Melanie.Schneider@hamilton.ca](mailto:Melanie.Schneider@hamilton.ca)

Re: ZAC-16-016

To whom it may concern:

The undersigned individuals are existing owners and occupants of properties adjacent to the identified property listed in the Application for Zoning By-Law Amendment (File No. ZAC-16-016). We are looking forward to a thoughtful development of 1313 Base Line Road in character with the existing properties of East Street and the North Side of Baseline Road.

The proposed request for Zoning By-law Amendment is not in character with existing properties in the fully developed and established neighborhood. The recently purchased property on 1313 Base Line Road does not pose a unique or unusual hardship to the new Developer of the land; it is not of irregular shape, the size of it and the proximity of structures to existing property lines conform to existing R1 Single Residential Zoning. The reason for the application for rezoning is not a result of newly purchase land and properties becoming non-conforming when purchased, but rather, it is a result of the planning choice and what the Developer would like to do with the land (severance of 1 parcel into 5 parcels).

We understand why the Developer would like to sever off the one parcel of land into smaller parcels. We are not against severing off a portion of the land but; when the existing property is able to be severed into smaller portions of land which will fall into "Normal" zoning designations without the need for a Zoning By-Law Amendment, and without causing a negative impact on existing owners this is the route that shall be taken. There is no need to exercise a variation to a By-Law when thoughtful planning and development will fall within the existing By-Law.

**The undersigned existing property owners wish to make a formal Appeal of the proposed Zoning By-Law Amendment (File No. ZAC-16-016) and drawing K-14-029.**

To expedite the process and aid the Developer with the creation of a new proposal the following points which would have negatively impacted existing homeowners had Amendment (File No. ZAC-16-016 and drawing K-14-029) been accepted are:

**PART 1 and PART 2**

- Do not conform to R1 Single Residential Dwelling
- Require to be R1 with at least 23m frontage not 13.72 to East Street – out of character with existing R1 properties on East Street.
- PART 1 – would negatively affect homeowners on # 2, # 4 Richmond Crescent. The proposed lot is not in character with the typical norm of adjacent backyards between lots. The proposed 1m between a future structure and the existing property line (the existing fence which runs east to

West and North of Part 1) would not allow existing Richmond Crescent homeowners which have vegetable and flower gardens to enjoy the sun from the South. Height of the proposed building and or land use shall be taken into account to determine set-back relative to the existing fence and property line. Distance from dwelling structure should consider 5.6 metres minimum to the property line or set-back equal to or greater than the height of the dwelling. This is achievable with R1 lot zoning.

- Current proposal will have a negative economic impact to the values of the neighbouring / adjacent lots

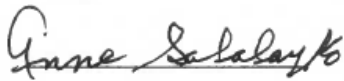
**PART 3, PART 4 and PART 5**

- R3 does not conform to R2 lots on North Side of Baseline Road (same side)
- PART 3 designation R3 does not conform with R1 lots on adjacent East Street
- Current proposal will have a negative economic impact to the values of neighbouring / adjacent lots

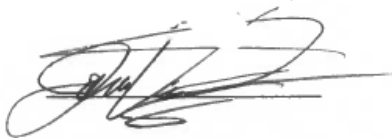
**Undersigned Owners and Occupants**



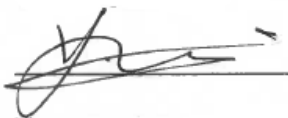
Date: May 1, 2016



Date: May 1 2016



Date: 2016 05 01



Date: 2016 . 05 . 01

**Andrews, Mark**

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**From:**  
**Sent:** May 4, 2016 11:29 AM  
**To:** Schneider, Melanie  
**Subject:** Re Zoning by-law Amendment Application (ZAC-16-016)

Hello,

I hereby would like to give my opinion on the new ghetto the city wants to allow to be built. First and foremost we are already a crowded neighbourhood. Second of all, existing homes built here in our neighbourhood located on top of creeks, streams running to Lake Ontario. I want to point out my concern regarding water issues. I would like to invite you to check out our new Lake Winona..located at Baseline rd and North Service Rd. Perfectly timed for mosquito season. Also I live on Marina Point Crescent, single driveway, extra parking unavailable on our private street due to city bylaw....visitors parking available only. So 80 unit owners from my street are trying to park on Baseline and East St. Corners. Some households have three vehicles. Once those five buildings will be built about 30 cars parking spot will be lost! I am sure cityhall doesn't really care because five new buildings will profit approx.\$15,000 in taxes and levies. We should have had a townhall meeting re Malatesta brothers building permit. Not just receiving your snail mail three weeks prior to "mayday".

I for one oppose to allowing building permits for the new buildings!

PS. PLEASE DON'T DISCLOSE MY PERSONAL INFORMATION

**From:**  
**Sent:** May-10-16 9:41 PM  
**To:** Schneider, Melanie  
**Subject:** ZAC-16-016

To the Development Planning Suburban Team,

I received the notice of a zoning change application for the property bordering mine. I had a few questions regarding the amendment, which were answered by you, Melanie, when I called on Tuesday, May 3rd.

I would like to be notified of the adoption or refusal of the proposed zoning by-law.

I also request that my personal information be removed from any and all published reports.

My first concern was with the existing trees on the property line, and what impact the proposed development would have.

I would like to know if a fence would be erected, and where it would begin and end.

I had a question regarding the proposed road widening, which was explained.

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These are my concerns and questions at the moment.

Thank you,