

From: Marlene Castura <
Sent: February 11, 2021 7:25 PM
To: Ward 1 Office <ward1@hamilton.ca>;
Subject: Zoning By-law Amendment, File No. ZAS-20-003

Re: 9 Westbourne Road, Hamilton, ON.

Dear Sir,

I wish to voice my opposition to the zoning by-law amendment, File ZAS-20-003, for an additional living unit to be added on the existing property at 9 Westbourne Road.

Although the city is intensifying its urban space with the building of multiple storey towers along arterial routes, it is considering further intensification into its neighbourhoods off the main roads. This is the affect this application for amendment is seeking. I ask you: when does intensification become overintensification?

At this time our Ainslie Wood area is being earmarked for major proposed buildings of towers. (acceptable as part of the secondary plan). In my West Park/Westbourne area of the city, developers are pushing for the maximum heights for their projects. Presently, we have a 3 storey height restriction. This height restriction is being challenged by applications for zoning by-law changes to build a 24 storey massive building on Main Street, along with a 9 storey condo along with 2 three storey townhouses in the property between West Park and Westbourne, an area which at present is mostly green space. Our neighbourhood in a two block area will change dramatically in densification and population in the near future.

I mention this as the owners of 9 Westbourne Road ask for a zoning by-law amendment to intensify their property. This proposal is one that will back onto the two proposed 3 storey townhouses. Can you imagine what this by-law change will do to our neighbourhood? It will give precedence for other neighbours to follow suit.

So, I ask you, as a longtime resident in this neighbourhood, when does intensification in a two block area become overintensification?

There has to be consideration to an unexpected consequence of overintensification before granting a zoning by-law. We have to live a certain quality of life and project what type of changes will be downloaded on a neighbourhood we call home.

Please consider our neighbourhood as if it were yours.

Sincerely,
Marlene Castura
Hamilton