

From: Tordis Coakley
Sent: February 8, 2021 12:19 PM
To: clerk@hamilton.ca
Cc: Wilson, Maureen <Maureen.Wilson@hamilton.ca>
Subject: Zoning ByLaw Amendment (File No. ZAS-20-003)

Re: 9 Westbourne Road Hamilton Application for a change in Zoning - For the Public Hearing February 16, 2021 and the Council agenda February 24, 2021:

We are the Ainslie Wood Community Association, and this letter is to again document our strong opposition to the Application for a Change in Zoning at 9 Westbourne Road in Hamilton. Our arguments for opposing the application are noted below:

- Amending the zoning by-law to allow the construction of a garage into a room for rent dwelling does not conform to the official plan and the use of the land in the area.
- Building a dwelling for room rental in a garage would not be in keeping with the neighborhood. Allowing the zoning change would set an undesirable precedent in the neighborhood.
- The area is already over-intensified by room rentals and sub-standard housing for the same. Adding more by allowing garage conversions seems incorrect.
- Too many houses in the neighborhood are housing people way above the numbers for which the houses were intended. This puts pressure on public services and road maintenance, garbage, water pressure, sewage, vehicular access, illegal parking preventing effective snow removal, street cleaning, and more.
- The existing house on the property now has 8 student rental rooms. Adding 4 more student rental rooms to this property will mean 12 rooms for rent. The use of the property may already be in non-compliance in terms of habitable rooms and parking requirements.

We ask that the Zoning By-Law amendment for 9 Westbourne Road Hamilton be denied.

Many thanks for your consideration, and for keeping the best interest of the Ainslie Wood neighborhood in mind.

Tordis Coakley, Treasurer

Ainslie Wood Community Association

Sent by email on February 8, 2021