

From: Tom Perrie

Sent: February 8, 2021 1:56 PM

To: clerk@hamilton.ca; Barnett, Daniel <Daniel.Barnett@hamilton.ca>

Cc: r Hilson, Stephanie <Stephanie.Hilson@hamilton.ca>

Subject: Zoning By-Law Amendment – File ZAS-20-003 – 9 Westbourne Road Hamilton, Ontario

To

Planning Committee, City of Hamilton

c/o City Clerk, clerk@hamilton.ca

& Daniel Barnett, City of Hamilton

Planning and Economic Development Department

Development Planning Heritage and Design – Urban team

February 8, 2021

Re: Zoning By-Law Amendment – File ZAS-20-003 – 9 Westbourne Road Hamilton, Ontario

In response to the Notice of Public Meeting of the Planning Committee of February 16, 2021 inviting public input on this issue we submit the following objection. We would also ask to be updated on developments on this file as they unfold.

We wish to record our opposition to granting this zoning amendment. This is a student rental house which typically houses six to ten students with all the attendant problems this entails: insufficient parking spaces, traffic and garbage (one bag per household for a large number of adults.) This second dwelling unit – a garage – is situated very close to the proposed development at the former Binkley School property (a high density project) as well as to the adjacent homes.

We are not sure what the amendment calls for but we suspect it has to do with the ratio of residential living space to lot size. This is a battle we have fought many times before. Our community has many unlicensed rooming houses. This has given our community a density far beyond what you would normally find in a neighbourhood of “single” family dwellings. This proposed use/amendment would further exacerbate what is already an uncomfortable situation. We greatly fear that granting this zoning variance would create a precedent for the construction of further infill buildings throughout our community. This would damage a community that has already suffered from over intensification because of rental group homes. This precedent would have far reaching negative effects in the future.

There are reasons why we have zoning restrictions. Granting this variance simply so an investor/absentee landlord can maximize his return on investment is not a good reason to further damage our neighbourhood.

Yours truly,

Sheryl and Tom Perrie

Hamilton, Ontario