



Monster Homes...

how they affect those living within the
neighborhood

Neighborhood-1 road between two Subdivision by Barton and Dewitt
Hewitson Road, Stoney Creek, L8E 2T3



9
Hewitson
Road

New Construction



Not like most homes in Stoney Creek, most of the homes on this street have lots of 70' x 170'. Most have lived on this street for 30 plus years.

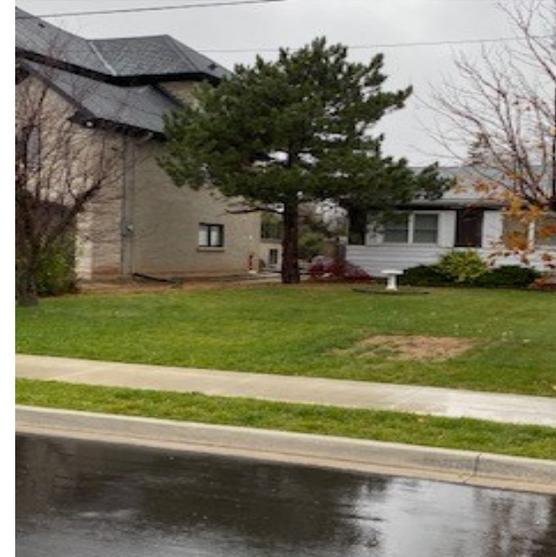
Hewitson Road, Stoney Creek, L8E 2T3



11 Hewitson

Please refer to the next slide to view new construction of 9 Hewitson Road.

Living beside a Monster Home



9 Hewitson Road is just under 5000 square feet and is estimated to be 10.99 metres, just under the maximum residential by-law. Refer to next slide to view frontage and backyard profiles

Setback and Backyard Depths



Balconies oversee backyards from the south, north, east and beyond to the next street



Front of home situated approximately 20 feet ahead of all other homes. Not within the neighborhood's characteristic makeup

While 9 Hewitson Road has been built and nothing can be done, we now face 11 Hewitson Road becoming the next “monster home” on the street. It has recently sold. My neighbor of 36 years became overwhelmed by the construction of 9 Hewitson Road expressing to many that he could no longer bear it. The construction affected his mere right to sunlight and his privacy. The construction of this home took his right away to that exposure to the sun that he had experienced all his life. He told neighbors that he couldn't go in his backyard as his neighbors could look within his backyard 35 feet up into his backyard. Windows he once had, were no more than just pieces of glass.

Consider..

A sunny day may do more than just boost your mood -- it may increase levels of a natural antidepressant in the brain. Studies show that the brain produces more of the mood-lifting chemical serotonin on sunny days than on darker days.

Researchers say the findings provide more evidence that lack of sunlight and reduced serotonin levels are important in the development of seasonal affective disorder (SAD).



POTENTIAL HOMES THAT CAN BE DEMOLISHED

What will happen if nothing is done....

Progress to date....

Meeting with Lloyd Ferguson who has offered to assist this area's councilperson. Mr. Ferguson states that the existing 05-200 Residential Monster Pilot has been successful.

Meeting with Allana Fulford of the Planning Committee assigned to the Residential-Low Density By-law.

In the stages of identifying those lots within the Municipality of Hamilton that are considered large lots.

Meeting with both Allana and her Manager Joanne Hickey-Evans

Next...

This is not just one or two homes on this street, the potential is vast.

To have the City's Planning Committee look at expediting a plan to have those homes identified in the City and for the Monster Home Pilot to be adopted by those identified properties.

Meeting with Planning Department outcome...

Request be made by the Planning Committee to have planning department conduct special study of this street and others like it.

To review any Building Permits submitted moving forward that involve a demolishing permit. Apply the current adopted Monster Home Pilot.