

From: EDWARD VALEVICIUS

Sent: June 21, 2021 6:37 PM

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Cc:

Subject: Re: Notice of Public Meeting of the Planning Committee for Application by MB1 Development Consulting Inc. on behalf of Shine Mohawk Independent Living Enterprises Ltd. for Zoning By-law Amendment for Lands Located at 1269 Mohawk Road, Ancaster, (Ward 14)

Application ZAC-19-006 for the re-zoning of 1269 Mohawk Road, which is on a heritage list of interest.

I am writing to you to respectfully request a deferred/delayed meeting and/or do not making any final decisions until the residents have an opportunity to put together their concerns.

I was told a couple of years ago that the residents would be given plenty of notice and we hadn't heard anything till today. Not during holiday summer season!

I heard about this meeting of July 6th third hand and found out that they only mailed the notice Friday June 18th, which I received today, June 21st. This is not enough notice to have our neighbours able to respond to this, since many have booked off for holidays in July and August.

According to the Hamilton Zoning map (attached) for applications the request is for a 3 story retirement residence, yet the Developer has said that it will be 4 story and wouldn't necessarily be a retirement residence, so it could be a condominium.

The developer showed plans at our meeting back in 2019 but the average person cannot understand these plans which is totally misleading and erroneous.

You simply have to eyeball the site to see that it's too small to erect a 4 story building. The setbacks won't work at all and it will not fit in with the neighbourhood.

There will be no room for emergency vehicles like fire trucks, ambulance's, police, etc, garbage pick up and buses to take seniors shopping. No room to enter turn around and leave.

This is a fast moving bend on Mohawk Road and there is a fear of personal injury and accidents happening here.

There are major concerns regarding the size of the lot being too small and that the land is raised much higher than the surrounding properties. The toddlers at the DayCare (on the east side) will definitely be affected in their play area which is approximately 8 feet lower and butts right onto the subject property proposed for development. It is totally unsafe. This side is the only place you could bring in noisy heavy equipment which would not only terrify the children for as long as it takes to build, but it runs the risk of the rocks (retaining wall) toppling over.

This will be totally unsafe and terrifying for the children playing next door below where the big machines will enter and leave while building. This is the only place the equipment could enter the property.

The back of the property butts up against (6, 10, 14 Honeysuckle Crescent) our private driveway and you can simply eyeball the site and see it's too small. The building of the lower parking lot and support structures could absolutely cause damage and perhaps cracks in our homes foundations.

1269 Mohawk Road is the last remnant representing the entrance to Ancaster. Where the Loyalists from the US and others came to the Hamiton and Ancaster area. You could picture horse and buggies heading to Wilson Street from here.

Plus, there is a beautiful century's old massive tree in the farmhouse's backyard.

Please do not approve these plans at all.

Regards

Edward and Debra Valevicius