

**From:** KEN COOK

**Sent:** July 2, 2021 3:09 PM

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**Subject:** Zoning By-law Amendment File No. ZAC-19-006

I am writing to oppose the Zoning By-law Amendment File No. ZAC-19-006 to change the zoning of the subject site from the Agricultural "A" Zone (Block 1) and the Residential "R4-666" Zone, Modified (Block 2) to a Holding Residential Multiple "H-RM6-708" Zone, Modified.

If this Amendment is passed, the Developer hopes that it will allow for the development of a four story, 19-unit multiple dwelling.

My understanding is that the minimum lot size required is .4 hectares or .988 acres. The lot at 1269 Mohawk Road is misrepresented. It is only 111.7 feet x 177 feet. That is only 19,770 square feet, .45 acres. An acre is 43,560 square feet. The maximum density allowed for RM-6 in Ancaster is 60 dwellings/hectare. A hectare is 2.47 acres. This property at 1269 Mohawk is only .182 hectares, less than half an acre. To my calculations, only 10.92 dwellings could be on this area, not the proposed 19 dwellings.

The maximum lot coverage is 25%. It is obvious from the drawings that the new proposed structure will take up approximately 50% of the lot size, or more, without factoring in the garage, parking spots, staircase, and retaining walls. With the farmhouse included, it will be around 60% of the land or more. This is apparent just by viewing the present property.

The zoning by-law for RM-6 Ancaster clearly states, "in no case" can an apartment building be closer than 18 metres to a dwelling on an adjacent lot. That is 59 feet. This apartment building will be too close to the new proposed Zeina home on the west side, and the daycare/dental office on the right. It will also be too close to the private, shared driveway of the homes on Honeysuckle Crescent behind it which runs along the property line, but it is not a public road.

The proposed apartment building does not meet the extensive requirements for a Seniors residence. Without that distinction, there will most likely be children living there. Consequently, the property requires an Outside Play Area of 2.5 square metres per unit. With the proposed 19 units, that would be 47.5 square metres or almost 511 square feet. This has not been accounted for and there is no residual land in the proposal to provide for it.

The maximum height allowed is 10.5 metres or approximately 34 feet. With 8 feet allowed for room height, and another 2 feet allowed for floors and space between floors, the maximum height allowed is only approximately 3 stories in RM-6 Ancaster. This proposal is for 4 stories and would be over 40 feet, and non-compliant with the regulations.

Landscaping is required for 40% of the lot area, excluding play areas. There is very little landscaping outlined in the plans. Instead, the available land around the structure is mostly devoted to parking.

A planting strip of 3 metres must be provided at the boundary of existing homes (ER) and new homes. This does not appear to be accounted for accurately.

The elevation of the existing farmhouse (on a hill) will add to the overall height of the proposed structure. There are also already retaining walls on the daycare side and on Mohawk Road, where the sidewalk is, to hold the earth back. There are plans for an underground parking lot and driveway which will further necessitate retaining walls, on 4 sides, as well as underground.

The proposed building is too large, too high, incompatible with the by-laws, and unsafe to build and excavate with the children in the daycare, and pedestrians on the sidewalk which is very close to the existent farmhouse.

To pass such an Amendment and allow such a high and large building to be built on such a small property overrules too many by-laws to be overlooked or stretched. This should not be allowed.

Thank you for your consideration and for receiving my opposition to this Amendment.

Please notify me of the decision of the City of Hamilton on the proposed zoning by-law amendment.

I plan to attend the public meeting of the Planning Committee on July 6, 2021 at 9:30 am, but **request a delay of the meeting by the Committee to a later date**, to give time for your research into these concerns. This meeting was sprung upon us during a time when many residents are on vacation and unable to participate or be properly consulted.

Regards,

Ken Cook