

VIA FAX: 905-546-2095

DELIVERED BY HAND

04 July 2021

@ +/- 10:00 AM

on
05 July 2021

Legislative Coordinator
Planning Committee
City of Hamilton
71 Main Street West, 1st Floor
Hamilton, Ontario L8P 4Y5

RE: Zoning By-Law Amendment FILE ZAC-19-006

Dear Coordinator, Planning Committee,

[1] I am writing in response to the City of Hamilton's letter dated 18 June 2021 inviting written submissions pertaining to the proposed Zoning By-law Amendment for a change from Agricultural and Residential (Blocks 1 & 2 respectively) to a 'Holding Residential Multiple "H-RM6-708" Zone Modified".

[2] The owners of [REDACTED] Mohawk Road oppose the proposed By-law to amend the Zoning By-law as per your letter. Reasons include, but are not limited to:

- (a) The proposed modification for four-storey (13.0) metre appears not to follow the three-storey limit in Ancaster.
- (b) Traffic concerns and lack of parking that a 19-unit multiple dwelling will cause. It should be noted that the lot is too small even for a significantly less number of parking spots than a 19-unit multiple dwelling will require.
- (c) Further to traffic concerns, given the number of children and elderly in the neighbourhood it will become increasingly dangerous to cross the road (for such tasks as retrieving mail). There is no possibility of adding a pedestrian and/or stop light further exacerbating the traffic concerns. We note there are 60-plus parking spots adjacent to 1269 Mohawk Road and another 44-plus parking spots proposed for 1274 Mohawk Road, significantly increasing traffic concerns. Before the increase of same at 1269 Mohawk Road further traffic studies are required.
- (d) The c. 1883 heritage building is a unique house/farm house in architecture, location, and its state of preservation. It is strongly opposed that only a portion of the c. 1883 is protected. The whole of this well-preserved c. 1883 heritage building needs to be protected and preserved. It is one of the few lasting examples of farm houses in the region.

[3] The owners of [REDACTED] Mohawk Road wish to be notified of the decision of the City of Hamilton on the proposed by-law amendment. Herewith our written request for same.

I thank you, [REDACTED]

04 July 2021

M. van Woudenberg
H. van Woudenberg
[REDACTED]