

1269 MOHAWK ROAD

BREACH OF CURRENT ZONING BY-LAWS, MULTI-USE RM-6 ZONING (ANCASTER)

1. Minimum lot size required is .4 Hectare or .988 acres. **The lot at 1269 Mohawk was misrepresented. It is only 111.7 ft. x 177 ft. That is only 19,770 sq. ft., .45 acres. An acre is 43,560 sq. ft.**

2. **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. It is not possible to build 19 units here.**

3. **The maximum lot coverage is 25%. It is obvious from the drawings that the new 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 property on the premises. Anyone who can read a map or visit the property can see this.**

4. **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 Drive behind it, It runs along the property line, but it is not a public road.**

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

6. The Maximum Height allowed is 10.5 metres or approximately 34 ft. With 8 ft. 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 in Ancaster. This proposal is for 4 stories would be over 40 ft., and non-compliant with the regulations.**

7. 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.**

8. 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 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 bylaws, and unsafe to build and excavate with the children in the Daycare, and pedestrians on the sidewalk so close by.