

From: Marie-Helene Tissier

Sent: June 23, 2021 11:30 AM

To: clerk@hamilton.ca

Subject: 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 heard about this meeting of July 6th from my neighbour who got the notice last Monday, 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 we understood that the Developer has said that it will be 4 story and wouldn't necessarily be a retirement residence, so it could be a condominium.

On top of the fact that the project is not respecting the Ancaster by-laws (see attached), we are concerned that the site is simply too small to erect a 4 story building. The setbacks won't work at all and it will not fit in with the neighbourhood.

Where would the emergency vehicles, like fire trucks and ambulances, and buses for seniors enter and turn around ?

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.

The building of the lower parking lot and support structures could cause damage and perhaps cracks in the adjacent Honeysuckle homes foundations.

But, the most important is that 1269 Mohawk Road is the last remnant representing the entrance to Ancaster. Where the Loyalists from the US and others came to the Hamilton and Ancaster area. The farmhouse has a history (see attached) and it should be protected and renovated, not demolished. Those old buildings make our city beautiful, there should be a plan to preserve them.

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

Please do not approve these plans.

Regards

Marie-Hélène Tissier