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**Sent:** Monday, August 1, 2022 3:51 PM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca); Wilson, Maureen <[Maureen.Wilson@hamilton.ca](mailto:Maureen.Wilson@hamilton.ca)>

**Subject:** Re August 3 Planning Committee Meeting

Attn: City Clerk re Aug 3 Planning Cttee agenda re PED232154

I am writing to express my support for the recommendations contained in PED 22154 relating to the implementation of inclusionary zoning in low density residential areas of Hamilton. I believe this is an essential step if this City is to achieve a more sustainable and equitable housing supply and address the climate emergency.

Promoting gentle intensification will allow for a diverse range of housing types and the increased population will make transit and other services viable. It gives young people the option of owning a home with a rental unit to help pay the mortgage. There is also the option of pooling resources with friends to buy a property with a unit for each person. The latter is a concept that appeals to many seniors who feel they are "over-housed" but have few options if they wish to have a ground access unit.

Approval of the report is also important if we are to protect what remains of valuable farmland within the municipality. Some of the low density areas impacted by this change in zoning were once farmland or natural features. Surely it is reasonable to encourage intensification of these already serviced areas rather than sacrificing more agricultural land and natural areas

Gentle density has the potential to give residents choices as life evolves. A few years ago a friend encountered a woman he had met when she led her community association in a successful fight against the introduction of medium density uses in their low density area. He asked how things were in the neighbourhood and she said she didn't know as she no longer lived there. Following the zoning battle her husband had a stroke and could no longer deal with the stairs in their multi-level home. They were forced to look for an apartment in another part of the city because there was no suitable unit close to their home and the decades long friendships they had there. She and her husband had become the "undesirables" she campaigned against. Life can throw curve balls.

I hope that City Council approves the report so that our community can progress into a better future for all citizens.

Thank you, Mary Ellen Scanlon