

From: Nancy Hurst

Sent: Saturday, July 30, 2022 4:30 PM

Subject: Planning Meeting Aug 3, 2022

Regarding Item 9.6 of the agenda:

Amendments to Expand the Permitted Uses in the Low Density Residential Zones of the Former Community Zoning By-laws of the Town of Ancaster, Town of Dundas, Town of Flamborough, Township of Glanbrook, City of Hamilton, and City of Stoney Creek and Create Two New Low Density Residential Zones

Clerk, could you kindly add this letter to the agenda as part of the public record for the August 3 planning committee meeting?

Hello,

I am writing today from Ward 12 to express my support for the proposals being brought forward by staff to allow for greater densities in what are currently low density neighbourhoods in Hamilton, especially on the mountain and in Ancaster where I live. These proposed changes are very exciting! Council voted to save farmland, wetlands and wildlife habitat on the Hamilton mountain last year by putting an end to more suburban sprawl and freezing the boundary. With that came the understanding that we would instead direct growth to within our existing urban boundary by adding desperately needed gentle density to existing neighborhoods. I am very excited by these changes and urge you to vote in favour of the staff recommendations for permitted uses that include duplexes, semi-detached, and street townhouses, as well as the conversion of some single dwellings to fourplexes. Hamilton already allows two SDUs per lot in addition to the primary dwelling, so allowing larger homes to convert to fourplexes is one tiny but important step further.

We are in a climate emergency and every single action we can take to slow down our trajectory into a burning future is vital. A compact urban footprint is a step in the right direction.

We are also in a housing crisis. If you, like me, have university aged / older kids looking for a home that's not in your basement or spare room then you will know that more homes are desperately needed and fast. And they need to be near transit, near shopping, near jobs, near banks, near Tim's. They need to be within existing neighbourhoods where all of those amenities currently exist and they need to be affordable. Inclusionary zoning is a must in 2022 in Hamilton where one needs to [earn \\$180,000 per year](#) to qualify for a mortgage.

My two kids in university are being forced to rent rooms in shared student rentals for \$850 and \$1100 / month respectively because there is so very little available. How many university students can afford to pay \$1100 per month for a single room and not graduate in deep debt?

There is a monster home across from me on my 1950s street in Ancaster. Three people live there. Next to that house is a house that has been empty and abandoned for 15 years. Across the street and around the corner are three more empty homes just on my street. So four empty houses and one monster home are currently housing three people. It's a disgrace. Adding more density to streets like mine will provide desperately needed homes, add to our tax base, supply more customers to local businesses, help us to justify better public transit here where we currently only have one very infrequent bus route. That monster home could very easily be a fourplex and there could be dozens more like it in my suburban neighbourhood without any noticeable change to the fabric of the street. Gentle density within neighbourhoods would also allow multi generations of families to live together on the same property but in their own separate unit. This might

be the only way some of our adult children will be able to afford their own home given that not many of them are earning \$180,000 per year.

Change is coming, more neighbours are coming so let's get ahead of this now by not only allowing, but by incentivizing the building of SDUs, duplexes, semis, townhomes and fourplexes. Let's embrace our firm urban boundary and make it a resounding success by implementing the zoning changes necessary to add this kind of gentle densification to existing suburban neighbourhoods by right with no obstacles or hoops to jump through. Our children in search of homes, and a liveable climate are the ones who will live the realities of whatever you decide.

Kindly
Nancy Hurst
Ancaster