

From: Cecil Cooke

Sent: November 25, 2022 10:57 AM

To: clerk@hamilton.ca

Subject: Cecil Cooke shared "Document 11 Springside Dr., Nov. 2022 1 1" with you.

File : ZAC-19-056

Re: 11 Springside Drive, Hamilton, Ontario

11 Springside Dr. is located in the Allison Neighbourhood which has 'B' zoning. This neighbourhood has two main roads as boundaries - on the north, Rymal Rd. East (formerly Hwy. 53) and on the west Upper James St. (formerly Hwy. 6 south).

A little history will explain the 'B' zoning.

The Allison Neighbourhood, when begun in the 1950's was located in Glandford Township. Because each lot had its own water and septic system, the lot area required was approximately 1/4 acre. The survey was named the Allison neighbourhood because it was the Allison family farm. This neighbourhood was annexed by the City of Hamilton in the early 1960's. City water came in the late 1960's, sewers not until the late 1990's. Several homes still use the septic systems.

Until now there have been no severances, no minor variances pertaining to lot sizes with the exception of the former Ryckman's Corners School property.

There have been four attempts by home owners to have lots severed. In three of the cases, the Ontario Municipal Board denied the applications.

-80 Lister Ave. in 2008

-49 Springside Dr. In 2010

- 11 Springside Dr. In 2013

The fourth application, by owner of 14 Lister Ave. and vacant lot beside, was denied by the City of Hamilton Planning Department in 2005.

In each case the comments from the OMB have been consistent. " This enclave of very large single-family lots is a somewhat unique feature in the City of Hamilton. The application before the Board does not maintain and enhance the character of

the existing neighbourhood. Allowing severances would have a destabilizing effect on the area which would result in piecemeal planning.”

The Allison Neighbourhood is noted for its unique characteristics of large open lots, green spaces and single family dwellings.

But, the rezoning and construction of seven townhouses on the property at 11 Springside Dr. raises several serious concerns:

1. This property is the lowest property in the Allison Neighbourhood. There are deep ditches on both sides of Springside Dr. as well as along Rymal Rd. E. This property is much lower than Rymal Rd. on its north side.

Therefore heavy rain runoff converges down Springside Dr. If seven driveways are built closely over this ditch where is the water to go? There is little green space to absorb water.

2. Springside Dr. in this area is narrow leaving no street space for parking extra vehicles. Also, it is directly at the intersection of Rymal Rd. E. and Springside where the traffic signal is located.

3. For several years the present owner has allowed this property to deteriorate doing little to maintain neighbourhood standards. It is apparent that the property owner has no interest in this neighbourhood other than development.

Regarding the proposed rezoning and severance at 11 Springside Dr., the average lot size in the Allison Neighbourhood is approx. 1455 sq. metres, the smallest being 1197 sq. metres. This is vastly different to the proposed lots and is not compatible with the neighbourhood .

The change of zoning from ‘B’ to ‘C’ in order to sever lots sets a precedent for future changes which would not enhance the neighbourhood.

According to the ‘Mountain News’, Thursday, April 21, 2022, Hamilton has over 35,000 residential units already approved, so severing a lot to construct seven additional townhouses does not seem to be necessary.

The Hamilton Spectator, Fri., July 8, 2022 tells of the 'low numbers of people who have migrated to the Hamilton Mountain in recent years.' Hamilton has seen a net loss in population to nearby communities.

This change of zoning from 'B' to "RT-30/H" to accommodate the severance of a lot at 11 Springside Dr.. is not compatible with the Neighbourhood Plan and therefore should be denied.

We believe that rezoning and severing the lot at 11 Springside Dr. in order to build seven townhouses does not benefit the neighbourhood in any way. It only sets a precedent for future severances with piecemeal planning , resulting in loss of the unique features which the residents of this area value and enjoy.

Marjorie Cooke

Cecil Cooke

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