

**From:** Firas Chahine  
**Sent:** February 16, 2024 3:15 PM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Subject:** Zoning Application File Number: ZAC-24-003  
**Importance:** High

To the Legislative Coordinator, Planning Committee,

My name is Firas Chahine and I am a resident and owner of property [REDACTED]. I am writing to express my strong opposition to ZAC-24-003, the proposed rezoning of 237 Springbrook Avenue in Ancaster from Agricultural "A" Zone to Residential "RS-XX" Zone. This rezoning will be detrimental to the neighborhood introducing traffic and safety problems, destroying local wildlife, and potentially lowering the property value of the existing community.

1. Adding density to an already dense area. Since I first moved in into this property in 2019, the number of houses and cars have increased greatly. This is causing concerns among my family and others in my neighborhood because of the alarming number of cars that are traversing this "supposedly" calm area at sometimes high speeds. This is a family-oriented area (Chambers drive and Oleary Drive) and there is a park where kids must cross the streets to get to. My wife and I are always worried when our children cross the street to the park.
2. Reduces the value of properties. I picked my location because of the Agricultural zones on the left and right of it, which allows for privacy as well as the feeling of being surrounded by nature. Removing that and replacing with houses will make the area even more suffocated than it already is and reduces the values of the properties in the area.
3. Reduction in nature footprint. Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat. This agricultural property in question houses large trees that are the homes of many animals and birds. Destroying these trees means destroying the home of many critters and increasing the carbon footprint.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to write letters or emails.

Sincerely,

Firas Chahine & Stephanie Chahine