

## Dear Neighbours

Those of you within 120 meters of 264 Governor's Road will have received notice that the proposal for Rezoning and Official Plan Amendment will go before the Planning Committee on February 19 (9:30 a.m., City Hall). This is the last chance for public comment.

Carol and I will register and speak at the meeting, David on behalf of about 180 residents who signed our original objection, and Carol on our own family's behalf as immediate neighbours. Anyone else can register to speak on their own behalf.

I would like permission to represent you as an unincorporated, informal group which I will call "Friends of 264 Governor's". To do so, I would need an email from each household stating name(s), address, and email address. I would include only names and addresses (as required) in the record but would use a blind email list to inform you of Council decisions and possible appeals. (If you do not use email, see below.)

If you choose to support this group, there is no cost or obligation. It is simply a way to have your democratic voice heard in the planning process. As a member, you would have the right to participate in any appeal to the Local Area Planning Tribunal should one be launched.

This is also a chance for new neighbourhood residents or those who did not join our initial opposition to add their names to our effort. If you know of others, please pass this on.

To respond, please send Name(s), email address and street address to [profmoff@gmail.com](mailto:profmoff@gmail.com).

If you do not use email, please call 289-238-8026 or drop off your information at 9 Lynndale Drive. We will do our best to keep you informed with our limited resources.

Thanks for your support, **David and Carol Moffatt**

# Governors Road townhouse report expected Feb. 19

## Neighbours plan to address planning committee on concerns

NEWS Feb 04, 2019 by [Craig Campbell](#) Dundas Star News

Rezoning and official plan amendments along with site specific variances to permit 29 townhouse units in six buildings at 264 Governors Rd. is scheduled to be considered by the City of Hamilton's planning committee on Tuesday, Feb. 19.

Originally for [31 units in five buildings](#), the application was first received in November 2017 and will get a staff report and recommendation after more than a year — though city planning staff would not say what that recommendation will be.

The [application was revised in May 2018](#) and slightly decreased the number of proposed units to 29 and the overall density from just over 51.7 to 48.4 units per hectare — still at least 11 units above the proposed zoning's maximum density.

Neighbour David Moffatt said he will address the planning meeting on Feb. 19, on behalf of 200 residents who signed a group comment. He said his wife Carol will also speak on their personal objections.

He said they will object to all seven requested variances to the proposed zoning.

"Full compliance with the existing bylaws ... would permit up to 22 units, which would meet the provincial guidelines for intensification," Moffatt said. "That would also provide for reduced impact on adjacent properties and allow for more environmentally sustainable design."

Among the requested alterations to the proposed bylaw are lowering requirements for minimum side and front yards, and minimum landscaped area, allowing an increase in maximum height from 10.5-metres to 13-metres and increasing the maximum permitted density on the site from 37 to 48.4 units per hectare.

Moffatt said the Feb. 19 planning committee meeting provides residents an opportunity to express their views on the application.

"We encourage all citizens who are concerned about having orderly, well-planned, and forward-looking development to attend," Moffatt said. "We believe there are ways to use community-based planning to reach reasonable compromises and decisions."

City planning staff would not confirm by deadline the staff report will be going to the Feb. 19 planning committee meeting.

by [Craig Campbell](#)

[Excerpted from the Dundas Star News <https://www.hamiltonnews.com/news-story/9159122-governors-road-townhouse-report-expected-feb-19/> . ]