

September 14, 2012

Rose Allen, City Clerk
Planning Committee
City of Hamilton
71 Main Street West, 1st Floor
Hamilton, Ontario ~ L8P 4Y5

CT

OFFICE OF THE CITY CLERK	
SEP 17 2012	
REC'D BY <i>Bill Bell</i>	DATE
REF'D TO <i>Carlene</i>	DATE
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ACTION	

Re. Official Plan Amendment Application (File No. OPA-1008)
Zoning By-Law Amendment Application (File No. ZAR-12-023)
For property located at 102 Ainslie Avenue, Hamilton, Ontario

Dear Madam,

We request being notified of either the adoption, or of the refusal, of a current request to amend either the Official Plan, or the Zoning By-Law, as referred to in the subject applications when this information is available. Much appreciated.

Yours truly,

Matthew H Broker
Kim Broker

Matthew & Kim Broker
56 Hillview Street
Hamilton, ON ~ L8S 2Z2

SEP 17 2012

September 14, 2012

Cam Thomas, City of Hamilton
Planning & Economic Development Department
71 Main Street West, 5th Floor
Hamilton, ON ~ L8P 4Y5

***Re. Official Plan Amendment Application (File No.OPA-1008);
Zoning By-Law Amendment Application (File No.ZAR-12-023)
For property located at 102 Ainslie Avenue, Hamilton, Ontario***

Dear Sir,

My wife and I are the property owners to the East of the subject property, where our back yard faces the rear yardage of two other student duplex buildings that are parallel to the subject facility. When we acquired our property some 27 years ago, it was our understanding that the area was designated as a Single Family, Low Density Residency, with the covenant that we would have "the quiet possession of said lands."

Now we are being asked to consider amendments that include a Triplex Facility that runs contrary to our original belief that Westdale is/was the perfect place for someone to raise their families, where one can/might have enjoyed the golden years of our/their retirement. In addition, the following points need to be addressed:

- By allowing a Triplex Facility in the neighbourhood, are we setting a precedent that others can follow, when the footprint of the existing building already exceeds the "Monster By-Law" Mary Kiss, our former Councillor, was trying to eliminate? It is our understanding that the abutting two duplex buildings, used as student residence, are up for sale, creating the perfect excuse for someone else to expand, or renovate. While change is inevitable, it's time for the City of Hamilton to stand its ground and say NO to amendments of

the Official Plan that will change the flavour of our neighbourhood, including a deterioration of the lifestyle that constituents have been accustomed to.

- The proposed Zoning-Law Amendment includes a special regulation to permit one parking space per unit, which appears to be adequate for a Triplex on paper, except that there would be insufficient parking for visitors and/or a two-car family when the kids become of age to drive. This likely means that there will be double parking on the 4.5m driveway access to the property, as well as an overflow of people parking on the neighbouring streets, including ours. To verify this, all one needs to do is attempt a visit to our home on a Friday afternoon, when it would quickly become apparent that, unless you had arranged for a drop-off, beforehand, a better choice would have been to come by taxi! This problem already exists in our neighbourhood, and would be compounded by the approval of the subject applications.
- This brings us to the question of safety for members of the Community in the event of an emergency. As it stands, parking is permitted on both sides of the streets, and it is common to witness the frustration of service people with trucks to navigate the area without considerable time and effort to reach their destination, let alone, unload, collect garbage, and turn around. Heaven forbid if the situation arises where one, if not two or more, fire trucks are needed in a hurry when the streets and narrow lane ways are clogged!!
- With a growing population and a higher demand for Student Housing in the area, is it wise to permit an increase in the Low Density Residential designation when there is already significant evidence of overcrowding and far too many parties by students who could care less about someone else's personal right to privacy? From our own observation, kids today don't show the respect for the property of one's neighbours, nor the people who live there and pay taxes, the

way it was taught by our elders. If anything, overuse of, or lack of public space, creates hostility in the ranks of others that leads to excessive noise, rowdiness and the potential for delinquency in our younger people, none of which are desirable qualities for any neighbourhood.

For obvious reasons, we strongly oppose the applications for amendment to both the Official Plan and Zoning By-Law because of the detrimental impact on the community and our values that would be compromised. It may also be of interest to note that, after speaking with a number of friends and neighbours who are equal stakeholders in the community, all were in agreement with the concerns expressed in this letter. We would appreciate a copy of both the Staff Report, when available, as well as the outcome of the Planning Committee's assessment of the matter.

Yours truly,

Handwritten signatures of Matthew H. Broker and Kim Broker. The signature of Matthew H. Broker is written in a cursive style, and the signature of Kim Broker is written below it in a similar style.

Matthew & Kim Broker
56 Hillview Street
Hamilton, ON ~ L8S 2Z2
Telephone: (905)525-2399

Cc: Councillor Brian McHattie, Ward 1

Thomas, Cameron

From: Don Mandryk [jodonman@sympatico.ca]
Sent: Monday, September 17, 2012 12:10 AM
To: Thomas, Cameron
Subject: File No: OPA-12-088, ZAR-12-023

17 2012

Dear
Sir,

I am opposed to the proposed Official Plan Amendment to permit the existing dwelling at 102 Ainslie Avenue to be used as a triplex and to permit the density to be 48.3 units per gross hectare within the Low Density residential designation.

If this amendment is passed West Hamilton will become a series of triplexed residences instead of single family homes. I have owned my home in this community since 1972, and have watched as more and more family homes have been turned into student houses. Allowing a triplex designation will just speed the the development of a student ghetto and will discourage families from moving to this area of the city.

It is not possible to regulate how many people can live in a house now . It will be even worse trying to control how many people might live in a designated triplex that was essentially a single family home previously.

Parking will also be a problem. Three spots may be allowed but when the triplex houses twelve or more students you can be assured cars will far exceed those three spots. The cars will certainly park on Ainslie, Clifford, or Hillview streets making them even more congested.

Changing the Low Density designation will only open the door to more absentee landlords packing students into "triplex" houses. This will do nothing to improve the quality or safety of student housing. It will reduce the quality of living in West Hamilton.

I strongly recommend that this amendment be rejected.

Donald W. Mandryk
39 Hillview Street
Hamilton L8S 2Z3

Wednesday September 12, 2012

Cam Thomas
City of Hamilton
Planning and Economic Development Department
Planning Division – Development Planning – West Section
71 Main Street West, 5th Floor,
Hamilton, Ontario L8P 4Y5

Dear Cam Thomas:

Re: File Nos.: OPA – 12-0008, ZAR – 12 - 023

I Eileen O'Neil at 165 Rifle Range Road Hamilton Ontario do not support Official Plan Amendment Application (File No. OPA-12-008) and Zoning By-law Amendment Application (File No. AR12-023)

My concerns are that there will be too many people living in the home and the impact of the immediate neighbourhood.

Sincerely,

A handwritten signature in cursive script that reads "Eileen O'Neil".

Eileen O'Neil