

Glazebrook, Christina

From: Baldry, Scott
Sent: March-29-15 12:47 PM
To: Glazebrook, Christina
Subject: Fw: Agenda Committee of Adjustment Thursday April 2, 2015

For the comments packageFor the comments package

----- Original Message -----

From: Tordis Coakley [<mailto:tordiscoakley@gmail.com>]
Sent: Saturday, March 28, 2015 12:36 PM
To: Baldry, Scott
Cc: Mary Kiss <jkiss@cogeco.ca>; Johnson, Aidan
Subject: Agenda Committee of Adjustment Thursday April 2, 2015

Re: HM/A - 15:41 - April 2, 2015. Re: 111 Winston Ave. Hamilton (Ward 1).

Dear Mr. Scott Baldry:

Please be advised that Mrs. Mary Kiss and myself request to be on the agenda for the Committee of Adjustment item noted above.

Thank you, and should you have questions, please call Mrs. Kiss at 905-525-5932 or myself Tordis Coakley at 905-527-5219. Or by this email address.

We represent the Ainslie Wood Community Association.

Regards,
Tordis Coakley, Secretary
Ainslie Wood Community Association Corporation

Glazebrook, Christina

From: Baldry, Scott
Sent: March-29-15 12:48 PM
To: Glazebrook, Christina
Subject: Fw: Opposition to zoning by-law 111 Winston Ave

For the comments package

From: Johnson, Aidan
Sent: Saturday, March 28, 2015 11:17 AM
To: Ashley <artssmarts@cogeco.ca>; Baldry, Scott
Subject: Re: Opposition to zoning by-law 111 Winston Ave

Many thanks, Ashley. I am actively opposing this development.

Best,

Aidan

Sent from my BlackBerry 10 smartphone on the Bell network.

From: Ashley
Sent: Saturday, March 28, 2015 10:16 AM
To: Baldry, Scott; Johnson, Aidan
Subject: Re: Opposition to zoning by-law 111 Winston Ave

Dear Scott,

One of my neighbours informed me the other day me of the proposed plan to create a 15 student residence on Winston Ave. As you are likely aware, the Ainslie Woods area is a mix of student and permanent residences. I don't object to having responsible students in the area; however, increasingly, there seem to be more troubled students who disrespect neighbours and the homes in which they reside. A residence of this size, in what is typically, a low density area, could spell trouble. Already, many of the income properties are run by absentee landlords who are only interested in their profits and not the upkeep and maintenance of the properties. Couple this with an increasing number of problematic students and we have a recipe for disaster.

Ashley Myers
236 Haddon Ave. South

Glazebrook, Christina

From: Baldry, Scott
Sent: March-29-15 12:48 PM
To: Glazebrook, Christina
Subject: Fw: Opposition to zoning by-law 111 Winston Ave

For the comments package

From: Ashley [<mailto:artssmarts@cogeco.ca>]
Sent: Saturday, March 28, 2015 10:15 AM
To: Baldry, Scott; Johnson, Aidan
Subject: Re: Opposition to zoning by-law 111 Winston Ave

Dear Scott,

One of my neighbours informed me the other day me of the proposed plan to create a 15 student residence on Winston Ave. As you are likely aware, the Ainslie Woods area is a mix of student and permanent residences. I don't object to having responsible students in the area; however, increasingly, there seem to be more troubled students who disrespect neighbours and the homes in which they reside. A residence of this size, in what is typically, a low density area, could spell trouble. Already, many of the income properties are run by absentee landlords who are only interested in their profits and not the upkeep and maintenance of the properties. Couple this with an increasing number of problematic students and we have a recipe for disaster.

Ashley Myers
236 Haddon Ave. South

Baldry, Scott

From: CCBLD
Sent: March-26-15 2:42 PM
To: Johnson, Aidan
Cc: Thorne, Jason; Lalli, Robert; Brown, Dale; Wojewoda-Patti, Nikola; Baldry, Scott; 'Ira Rosen'; teri.bocz@gmail.com; 'Alain Wiesenthal'; Vinnie Welsh; CCMLE
Subject: RE: 111 Winston Ave. Renovation without Permit and Variance Application

Good afternoon Councillor Johnson,

Building Division Staff attended the property on August 22, 2014 and issued an Order to Comply for construction taking place without a permit.

The owner has attempted to apply for a building permit, however, requires a Minor Variance to meet the requirements of the Zoning By-law.

An application was made to the Committee of Adjustment for a Minor Variance and a hearing is scheduled for April 2/15. Any decision made by the Committee of Adjustment will have a 20 day appeal period from the date of the decision.

The next steps in the process will be dependent upon the decision of the Committee of Adjustment. If the application is approved, the owner will be required to obtain a building permit and will be required to ensure the plans are in accordance to the Ontario Building Code and the Hamilton Zoning By-law. Upon submission of a permit application, the plans will be reviewed and approved in compliance with the Ontario Building Code and Zoning By-law. The Inspections Division will ensure that the construction is built in accordance with the approved plans and minor variance. Building Staff will continue to monitor the property as required until a building permit is issued.

I trust you will find this information of assistance.

Trish Brown, AMCT
Coordinator, Building Division
Planning and Economic Development Department City of Hamilton
71 Main Street West, 3rd Floor
Hamilton, ON - L8P 4Y5
Phone: 905 546-2424 Ext. 4087
Fax: 905 546-2764
Trish.Brown@hamilton.ca
www.hamilton.ca

-----Original Message-----

Baldry, Scott

From: Debbie Strub <debbiestrub@gmail.com>
Sent: March-22-15 7:35 PM
To: Baldry, Scott; Johnson, Aidan
Subject: 111 Winston Ave

- Dear Mr. Baldry and Councilor Johnson,
- I am a concerned citizen of hamilton. Mt address is 67 Winston Ave. Postal L8S 2S7.
- I am writing you regarding the application No. HM/A-5;41 for 111 Winston Ave.
- In our section of the neighbourhood we are already dealing with many problematic student behaviors (public drunkenness, late night cars zooming, students screaming as they run down the street from late night parties, loud parties, violence (there has been 2 house parties on Stroud that ended with stabbings), trash, public urination, and parking on front lawns)
- Allowing provisions to the by-law encourages this problem and increases the difficulties of the residents in this neighbourhood. We are concerned for our neighbourhood, and struggle with this issue. We feel the committee has the power to *help control this issue or further allow it to get out of hand.*
- Please keep me informed of the status of this property.
- I really don't understand why the city is allowing the neighborhoods around McMaster to become one big dorm.

- I hope the city finds a suitable solution to this ongoing problem, that is getting worse each year.

- Fondly,

- Debbie Strub

- 289 799 2374

Baldry, Scott

From: Andrea Zians <andreazians@yahoo.ca>
Sent: March-22-15 7:54 AM
To: Baldry, Scott; Johnson, Aidan
Subject: 111 Winston Ave.
Attachments: 111Winston.docx

Hi,
Please find a letter that I have written regarding the application for provision to the by-law at 111 Winston Ave. I live directly behind it and changes to this home will directly effect me and my family.

I wish to be kept informed of any decisions regarding this committee adjustment meeting if possible.

Thank you,
Andrea

Andrea Zians
(905) 308-7647
andreazians@yahoo.ca

March 19, 2015

Dear Mr. Baldry:

I am writing to you today as I am unable to attend the committee meeting scheduled on April 2nd. I am concerned about the amendments being proposed to the home on 111 Winston Ave. As a committee you have the power to allow the problem of student housing in our neighbourhood to be exacerbated or help contain this problem.

I want to share with you a little of what my life has been like this past year. I live next door to 120 Stroud Rd. The home was chopped up into many bedrooms and this year over 7 freshmen boys moved in. The home is currently trashed- DESTROYED.

There were many nights that my children could not sleep due to the loud music, the screaming, cars honking and even sometimes fighting. We were awoken many times this year. At the outset we tried to reason, discuss and communicate with the boys. It was to no avail. They were rude, belligerent and it seems that there is no end to the disgusting behaviour that we have had to endure. 120 Stroud has just been put on the market. There is currently a conditional offer by another "investor".

111 Winston is right behind me. I fear that any amendments to the zoning of this property will create more chaos in our neighbourhood. I have lived in this neighbourhood my whole life. I have watched it degrade. In the past 20 years I have seen all sorts of deplorable behaviour.

There was a stabbing 2 doors away from me, and an assault in the basement apartment next door to me after a late night party. I have seen OBSCENE snowmen, and obscene snow sculptures. I have called the city when a house at the end of Westwood was decorated for April Fool's Day with dirty sanitary napkins. My daughters have witnessed male drunken students urinate in front of our home in broad daylight. I have had my property barfed on and I have had to pick up broken beer bottles from my driveway, sidewalk and yard **way too many times**. We have witnessed drunk driving and this year during homecoming week a drunk student fell from the roof of 120 Stroud Rd. He was dragged unconscious into the house by his "friends". My daughters have been accosted walking down the street by drunk male students and I have had to endure slurs against my ethnicity.

I beg of you and the committee to assist us in this small way. Please help us contain this problem. Those of us in Westdale know that we are stuck with this problem, but we ask that you do not make provisions to the by-law which will make the current situation any worse.

Thank you,

Andrea Zians
(124 Stroud Rd. Hamilton, ON L8S 1Z9)

Baldry, Scott

From: Rebecca Shapiro <rshapiro1@gmail.com>
Sent: March-24-15 10:04 AM
To: Baldry, Scott; Johnson, Aidan
Cc: Avi Shapiro
Subject: re. Application No. HM/A-5:41 pertaining to the home on 111 Winston Ave

Dear Mr. Baldry & Councilor Johnson,

We live at 90 Winston avenue. We have major concerns regarding Application No. HM/A-5:41 pertaining to the home on 111 Winston Ave but unfortunately will not be able to attend the hearing as we will be out of town.

We are a family of young children who have on many occasions been woken up by loud partying and drag races on our our street and the parallel streets in the middle of the night. We have also witnessed public drunkenness / drugs, public urination, parties on lawns wearing only underwear, and parking on front lawns. My children have been exposed to X rated snow structures and campus behaviors that should be contained on campus. We have had guests who were egged on their way to visit our house. We do not live on campus, campus has moved into our territory and we respectfully request that any measures be taken to minimize this behavior.

Although we recognize we cannot change the circumstances of being surrounded by unruly students, we can attempt to minimize the amount of students living in each house so we do not end up living on a "Frat row" fraternity street or have this house turn into a parking lot. Allowing for this property to be renovated will only encourage other absentee landlords who do not care that they are infringing on our family life apply for the same variances. The problem will continue to get worse.

We are turning to you to represent our family and the families in our neighborhood. Please keep me informed of the status of this property. If you would like to be in touch our # is 905-528-4460.

Avi & Rebecca Shapiro
90 Winston Avenue

Baldry, Scott

From: Johnson, Aidan
Sent: March-24-15 11:52 AM
To: Don Lapierre; Baldry, Scott
Subject: Re: 111Winston Ave. Application No. HM/A-5:41

Many thanks, Don. I share your analysis.

Best,

Aidan

Sent from my BlackBerry 10 smartphone on the Bell network.

From: Don Lapierre
Sent: Tuesday, March 24, 2015 11:18 AM
To: Baldry, Scott
Cc: Johnson, Aidan
Subject: 111Winston Ave. Application No. HM/A-5:41

Gentlemen: We as long time residents of the area (Dalewood Ave. Haddon Ave. Stroud Rd. etc) have grave concern about the 15 room "student house" at 111 Winston Ave. This used to be an elite street of beautiful houses, but just as the rest of the area has been brought down by all the student houses, this application wants to make our neighbourhood even worse. Garbage is an issue, drunken parties, illegal and legal parking, violent parties ending in stabbings. What is next? Please do not let this happen on Winston Ave.

Don and Donna LaPierre
190 Dalewood Ave.
Hamilton, Ontario. L8S 1Z4
(905 526 1490)

Baldry, Scott

From: Brian Somer <bsomer2@gmail.com>
Sent: March-23-15 5:19 PM
To: Baldry, Scott; Johnson, Aidan
Subject: Application No. HM/A-5:41 pertaining to the home on 111 Winston Ave

Scott Baldry (scott.baldry@hamilton.ca)
Councillor Aidan Johnson (aidan.johnson@hamilton.ca)

Dear Mr. Baldry & Councillor Johnson

I am a Senior Citizen, and have been an owner and resident at 82 Winston Ave for over 26 years. In fact, I grew up on Winston Ave, as well, as a teenager, until I was married. I have enjoyed the residential splendor during most of these years, but have witnessed first hand the growing student housing problems.

I have student houses to the left of my house, behind my house and across the street. The problem gets progressively worse as you go up and down Winston, Stroud and Bowman. We have encountered many incidents of major noise, partying, vulgarity, drunkenness, trash, parking congestion etc. I understand kids will be kids, but each year it is getting progressively worse.

I have a great concern that the committee, which will be hearing and ruling on the variance application do not fully understand the decline in the neighborhood. If they allow this variance, the impact is insurmountable as there will be a tsunami of similar applications. It is insane to allow 111 Winston to have 6 parking and up to 15 students. This will mean that there will be parking on the lawns as well as increased congestion and noise on the street. We can't let this property expand and create tenement housing in this neighborhood. Your committee has the power to control the housing situation. That is the reason for your committee and the by-laws. By not allowing this variance application you prevent this unruliness from being unbearable to myself and my neighbors.

Unfortunately I will not be able to attend the hearing, as I will be out of town. I need my voice heard, and this is the reason for my email. Please advise if this email is sufficient or do I need an actual letter.

Please do not let this variance application pass!

My contact information is as follows:

Brian Somer
82 Winston Ave
Hamilton ON L8S 2S6
Home 905 577 0384
Cell 905 966 5899
Email bsomer2@gmail.com

Thanks for considering our neighborhood.

Brian Somer.

Baldry, Scott

From: Alain Wiesenthal <weezies@me.com>
Sent: March-23-15 8:27 PM
To: Baldry, Scott
Cc: Johnson, Aidan; Ira Rosen; Wojewoda-Patti, Nikola; Brown, Dale
Subject: Committee of Adjustment Meetign April 2: HM/A-15:41 - 111 Winston Ave., Hamilton
Attachments: 111 Winston Ave..pdf

Dear Mr Baldry,

Please find attached a letter in response to the above application to the Committee of Adjustment. I would appreciate it if you could please confirm receipt of this email and ensure that I am included in updates regarding this matter.

Sincerely,

Dr. Alain Wiesenthal
30 Wilmont Court, Hamilton

Subject: HM/A-15:41, 111 Winston Ave., Hamilton (Ward 1)

Dear Mr. Baldry,

There is presently an application before the Committee of Adjustments with the intention of increasing the number of habitable rooms at this address to fifteen. The submitted drawings do not indicate how the structure will be altered as no floor plans have been submitted: It would seem that insufficient information has been submitted to the committee. In addition the present owner made it clear in their application, that the house is inhabited by students and not a single family. Further, although they should have known that a permit if not a variance was required, they broke the law by initiating renovation without a permit soon after they obtained possession last fall. The only reason that they now find themselves in front of this committee is solely because they were caught. It behooves this committee to send a message to all potential landlords who have complete disregard for the neighbourhood that this behaviour will not be rewarded by automatically obtaining the variance or permit once applied for. It is clear, by their behaviour that they cannot be trusted. This committee has a legal and fiduciary obligation to protect this neighbourhood against such activity and hold the interests of the local residents over the interests of non-resident landlords whose only interest is financial.

I wish to state my condemnation of this plan in the strongest terms.

Winston Avenue is one of the last few streets in the area that have not been completely overtaken by students and is mostly occupied by long-standing single families. Indeed we recently saw the purchases of a few of the family homes by another family and there have been a few young families move into this street in recent years. It is appropriate as a family street as it is not a thorough street and has been sheltered to some degree by student housing and the lack of property standards that brings as well as the noise. Losing this house to a student house owned by a non-resident landowner was tragic: Because of the perceived economic benefit of using these homes for rental/income property they get priced out of the range for single families. Certainly we have seen that recently with this house and others sold on the street recently where single families had a desire to buy homes on this street but the price was elevated beyond what was reasonable. Once these houses are lost to commercial use they are irretrievable and as times go on the neighbourhood is being completely lost. We have an opportunity to exert some control on how this house is changed irrevocably. Although the application indicates the issue is the number of parking spots, it is actually the number of rooms that are being added to a house the owner himself has confirmed is a student rental. This of course begs the question of whether this is an illegal boarding house. This committee may not be in a position to enforce the legal definition of what is considered a "Single Family" as described by zoning for this house in light of constitutional challenges: It must certainly minimize the permanent damage that ongoing complete disregard for permit and variance requirements has allowed.

Any change to the present structure would mean that it would not fit into the current character and use of the street. The current bylaws restrict the number of rooms and set out the number of required parking spots. There is no requirement of the committee to approve changes in the form of a variance. Indeed if the obligation of the committee is to answer to the local residents, their constituents, and not to an absentee landlord who does not live in Hamilton, whose only

interest is commercial, it would seem that it is the responsibility of the committee members to deny the application and enforce the return of the structure to its previous state.

The committee members must understand the direct impact that their actions have on the people whose neighbourhoods they are charged with protecting: I have had to deal with students vomiting in my front yard, fighting across the back-yard fence. I have had my guests sworn at across our fence during an evening gathering. On a daily basis I have to have my pet dodge broken beer-bottle glass. My teenage-daughter has been repeatedly verbally accosted by inebriated and belligerent students. My teenage son has had many sleepless nights listening to drunken parties behind out house.

I plead with you to consider the application carefully and understand that what to you might simply be an application to consider the number of parking spots required, to us represents another nail in the coffin of our fast disappearing community.

Sincerely,

Dr. Alain Wiesenthal

Assistant Clinical Professor, McMaster University

Chief, Department of Otolaryngology Head and Neck Surgery, Brantford General Hospital

30 Wilmont Court, Hamilton, Ontario

L8S 2T2

Baldry, Scott

From: Johnson, Aidan
Sent: March-24-15 11:04 AM
To: Alain Wiesenthal; Baldry, Scott; Ira Rosen; Wojewoda-Patti, Nikola; Vinnie Welsh; Brown, Trish
Subject: Re: 111 Winston Ave. Renovation without Permit and Variance Application

Many thanks!

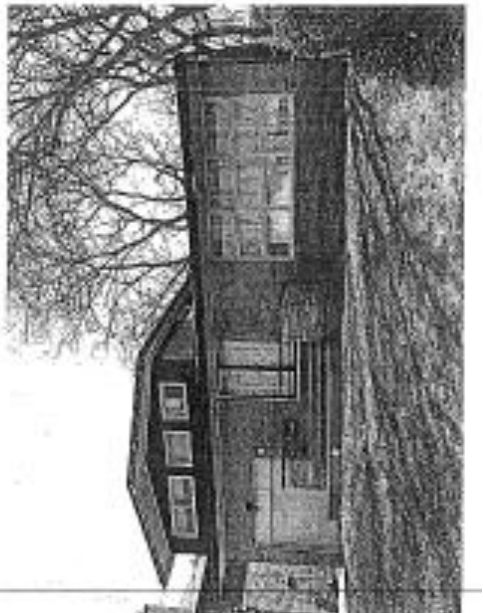
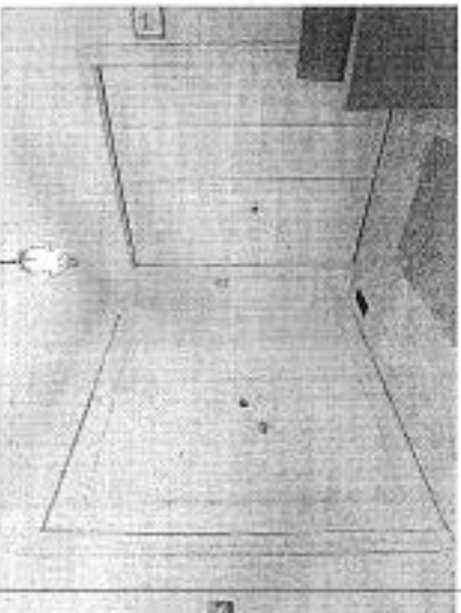
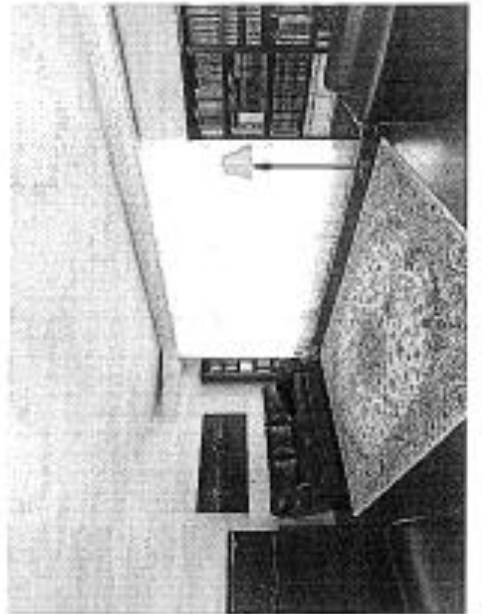
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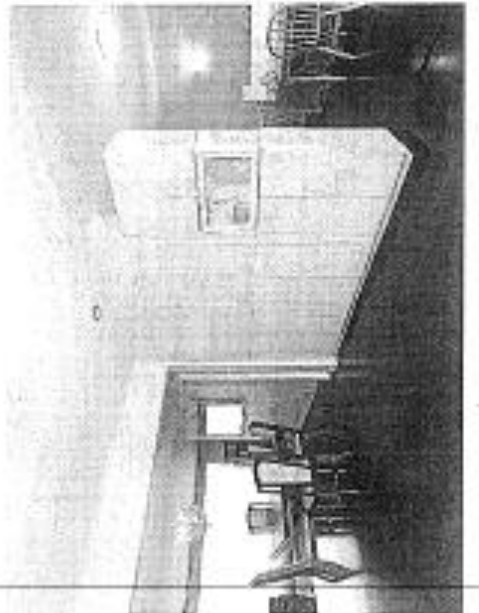
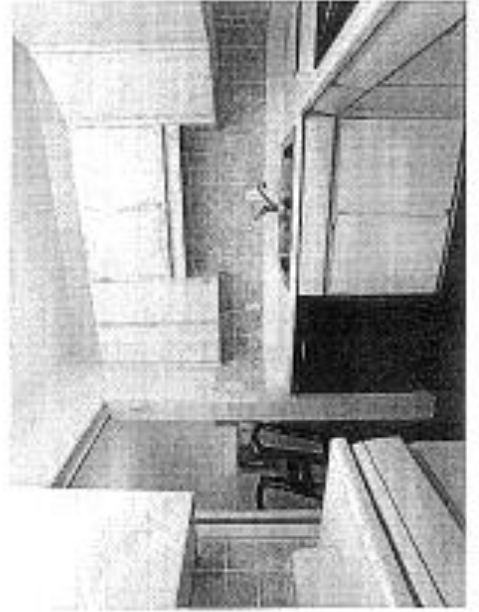
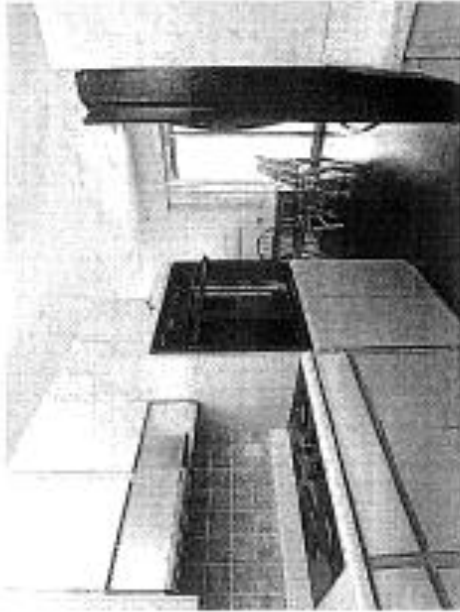
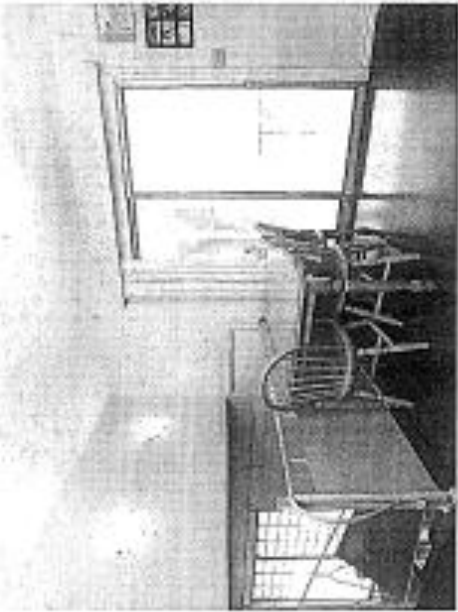
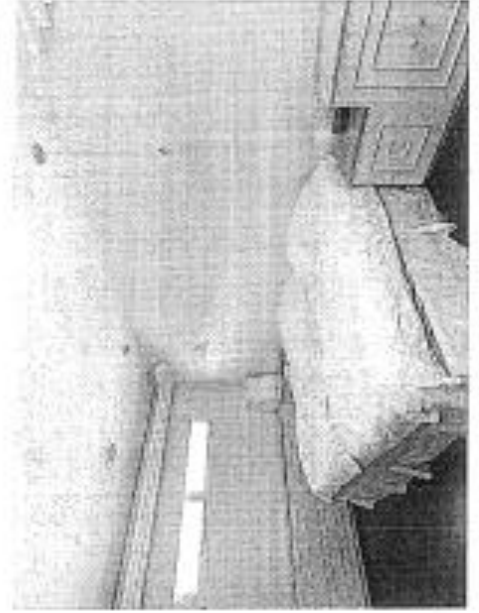
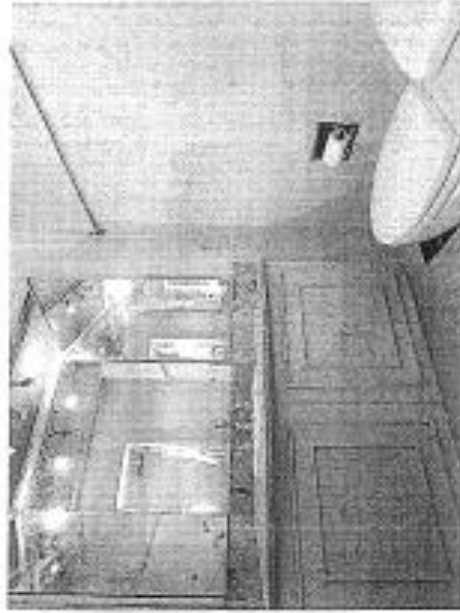
From: Alain Wiesenthal
Sent: Tuesday, March 24, 2015 10:51 AM
To: Baldry, Scott; Johnson, Aidan; Ira Rosen; Wojewoda-Patti, Nikola; Vinnie Welsh; Brown, Trish
Subject: 111 Winston Ave. Renovation without Permit and Variance Application

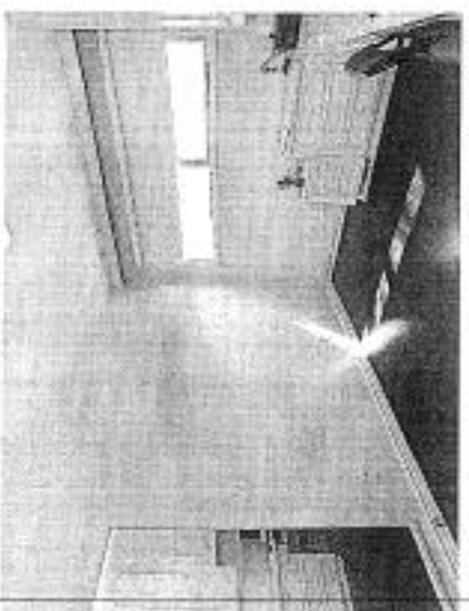
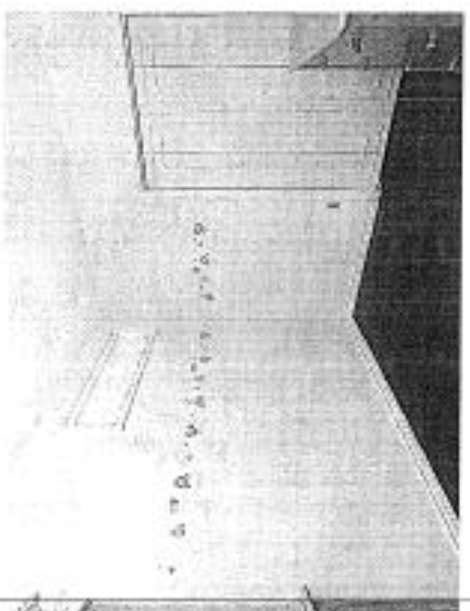
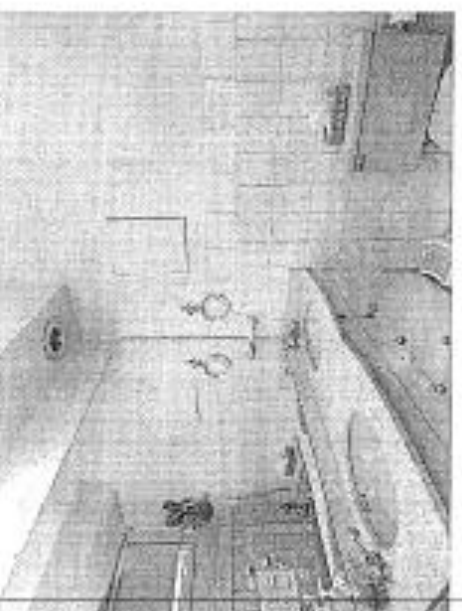
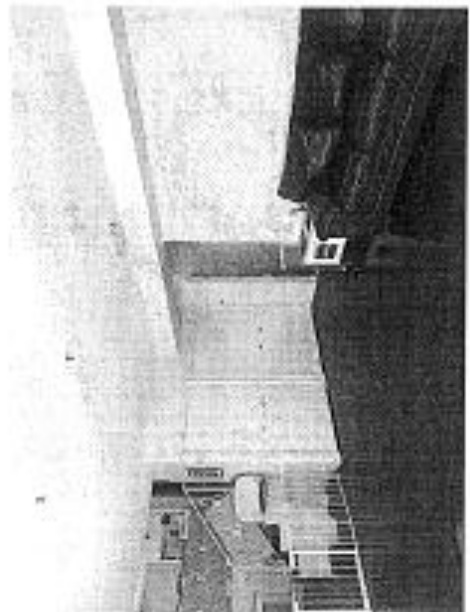
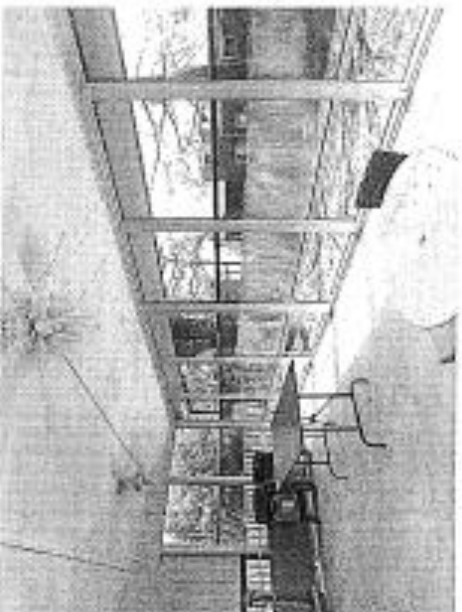
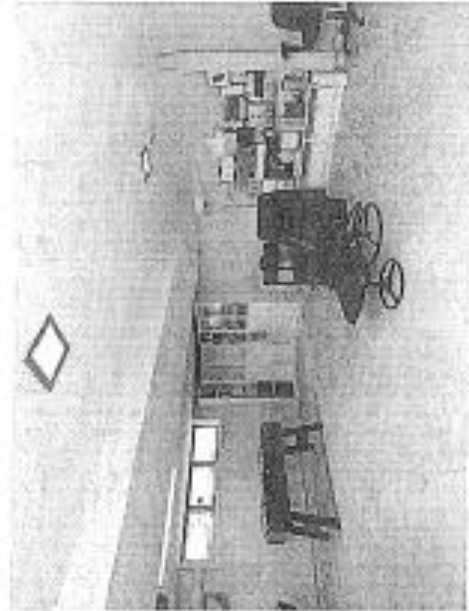
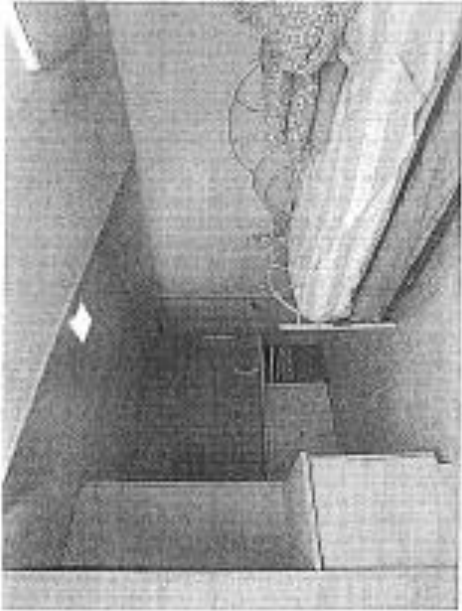
Hi,

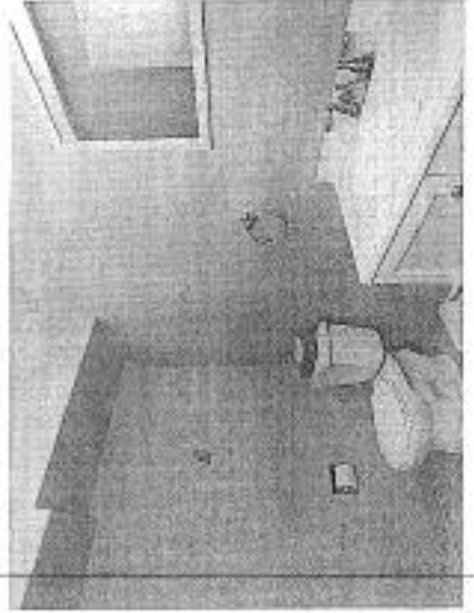
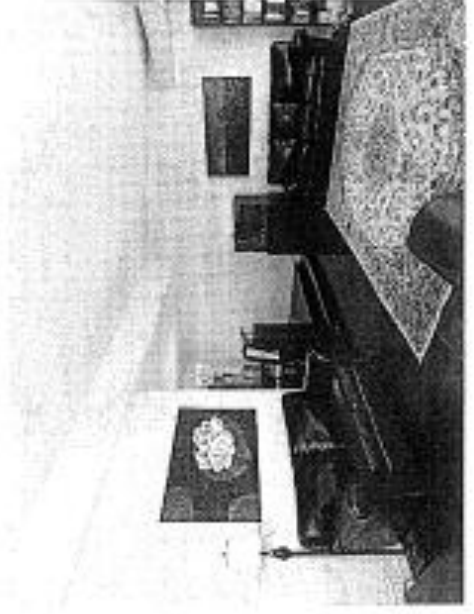
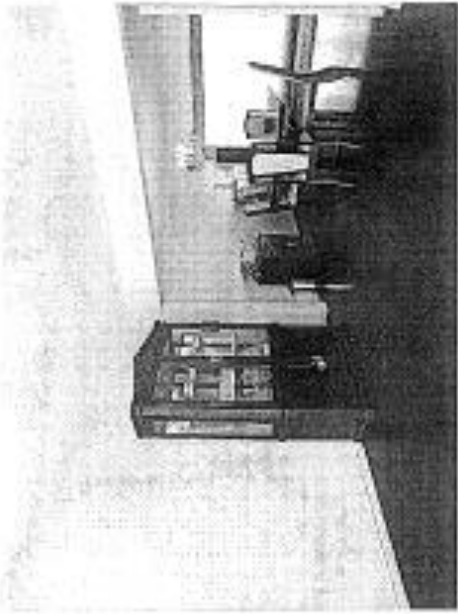
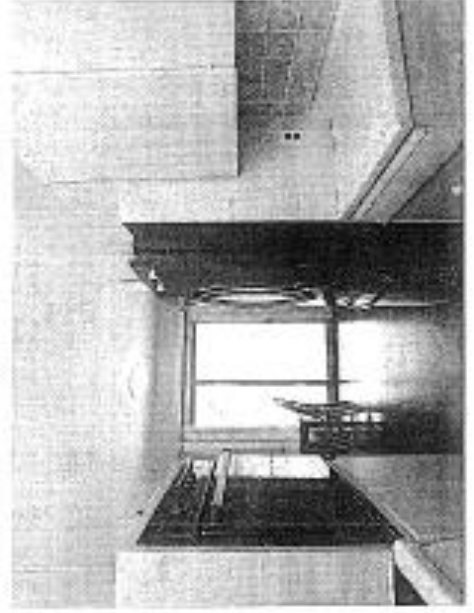
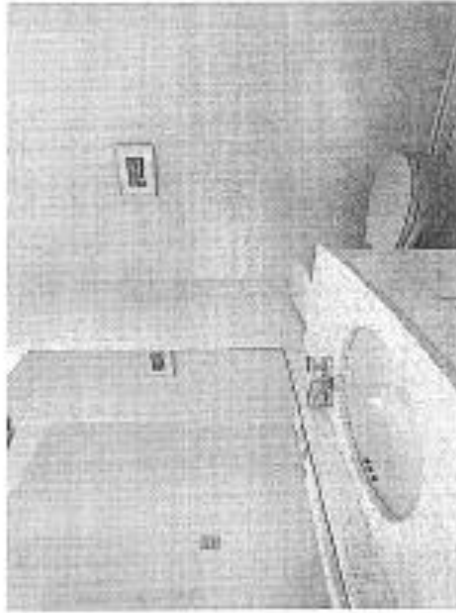
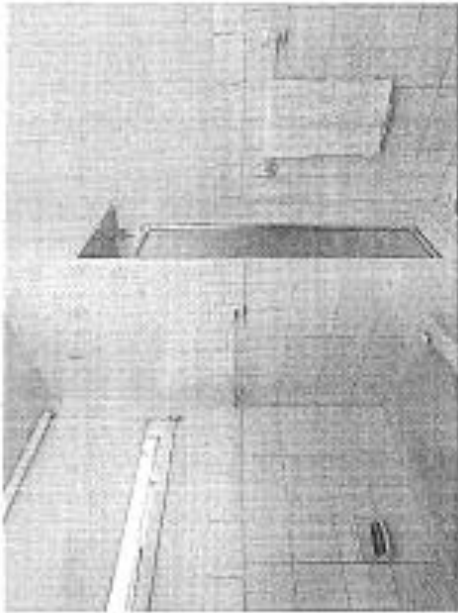
Attached are the photos taken by the real-estate agent to show the state of the house at the time of the sale to the present owner which can be used as evidence to show what was done without proper permits and variance in place.

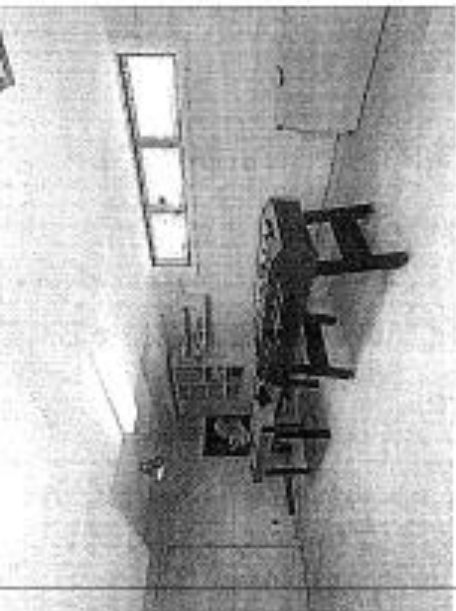
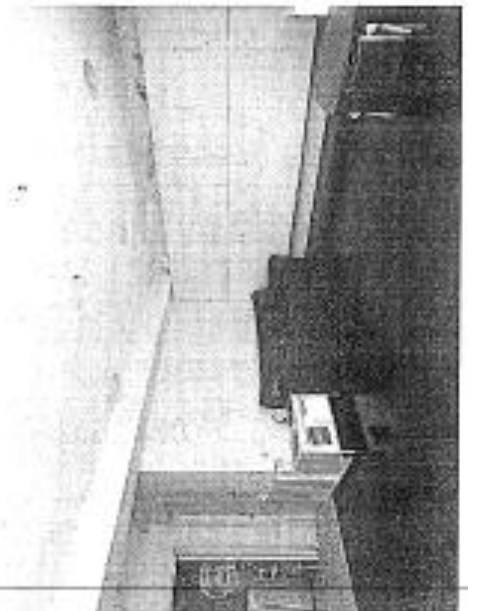
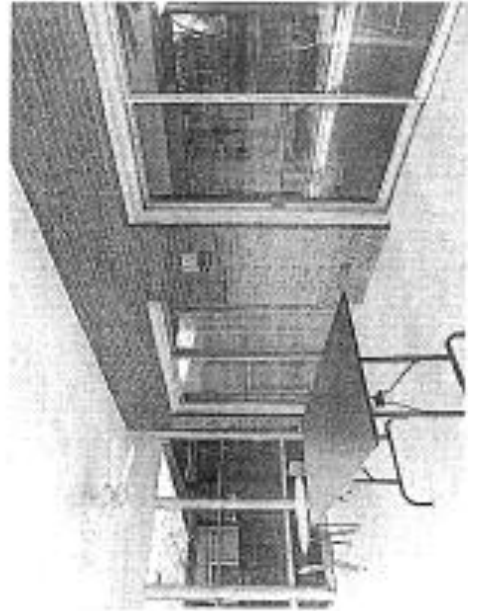
Dr. Alain Wiesenthal
Chief, Department of Otolaryngology Head and Neck Surgery, Brantford General Hospital
Assistant Clinical Professor, McMaster University, Hamilton, Ontario











Baldry, Scott

From: Vinnie Welsh <vwelsh@cogeco.ca>
Sent: March-24-15 10:01 PM
To: 'Alain Wiesenthal'
Cc: Baldry, Scott; Johnson, Aidan; 'Ira Rosen'; Wojewoda-Patti, Nikola; Brown, Trish; terri.bocz@gmail.com
Subject: RE: 111 Winston Ave. Renovation without Permit and Variance Application
Attachments: Winston Avenue History.ppt

You all might be interested in this presentation that Peter Childs did several years ago about the issues on Winston Ave.

-----Original Message-----

From: Alain Wiesenthal [<mailto:weezies@me.com>]
Sent: March-24-15 5:31 PM
To: Vinnie Welsh
Cc: scott.baldry@hamilton.ca; Johnson, Aidan; Ira Rosen; Wojewoda-Patti, Nikola; trish.brown@hamilton.ca; terri.bocz@gmail.com
Subject: Re: 111 Winston Ave. Renovation without Permit and Variance Application

Vinnie,

My opinion is that any owner should know the law and should know that they might either require a permit or need to apply for a variance before starting work. This owner only finds himself in front of the committee because he got caught. I believe that owners who get caught having started work with out appropriate permits/variances, should have their applications automatically denied, be fined - a revenue stream for the city- and be forced to return the house to the state that it was previously in. They should then be excluded from applying for a permit for two years. There is no excuse for ignorance of the law and one could argue that there is no ignorance but rather taking advantage of poor enforcement by the city. It would seem that there is very little in the way of consequences as can be evidenced by 9 Southview.

Alain Wiesenthal

> On Mar 24, 2015, at 5:25 PM, Vinnie Welsh <vwelsh@cogeco.ca> wrote:
>
> Aidan, if the changes have been substantial, could this not be a good
> example to make them take out and restore everything they have done
> without a permit? We need to somehow set an example to these folks

> rather than just what normally happens which is charge them a couple
> of hundred dollars more on their building permit. The Committee of
> Adjustment variance requests are
> relatively minor, so I'm not optimistic on that front. It may require
> building and municipal law enforcement to become further involved.

>

> -----Original Message-----

> From: Alain Wiesenthal [<mailto:weezies@me.com>]

> Sent: March-24-15 10:15 AM

> To: scott.baldry@hamilton.ca; Johnson, Aidan; Ira Rosen;

> Wojewoda-Patti, Nikola; Vinnie Welsh; trish.brown@hamilton.ca

> Subject: 111 Winston Ave. Renovation without Permit and Variance

> Application

>

> Hi,

>

> Attached are the photos taken by the real-estate agent to show the
> state of the house at the time of the sale to the present owner which
> can be used as evidence to show what was done without proper permits

> and

variance in place.

>

>

>

Dr. Alain Wiesenthal

Chief, Department of Otolaryngology Head and Neck Surgery, Brantford General Hospital

Assistant Clinical Professor, McMaster University, Hamilton, Ontario

**A Brief History of Student
Housing on Winston Avenue,
Hamilton**

1993 – 2008

By Peter Child, 63 Winston Avenue



Winston Avenue; 1993

(Aerial View from Google Maps)

Total Number of Houses: 30
Number of Student Houses: 0
Number of Students: 0

- In 1997, the Ontario Government announces plan to drop Grade 13.
- 2003 is the first year both High School cohorts will graduate together.
- University enrolment expected to jump 20% by 2004 as a result.



Winston Avenue; 1995

Number of Student Houses:	1
Number of Students:	10
Estimated # McMaster students in 1995-2001 period:	15,700

110 Winston,
The "Orgasmic House"
City Inspectors notified of the conversion,
work proceeded anyway
8 rooms



Winston Avenue; 2004

Number of Student Houses: 3

Number of Students: 21

First year of "Double Cohort": 2003

83 Winston,
6 rooms,
House sits empty each
summer

121 Winston,
7 rooms,
Livingroom split into 2 rooms
visible from the street

Winston Avenue; 2005

Number of Student Houses: 5
Number of Students: 36

McMaster student population ballooned to 22,146 in 2005/6. McMaster built only 280 more residence spaces since 1995, despite enrolling about 7,000 more students.

76 Winston,
8 rooms, livingroom subdivided,
Visible from the street,
House empty each
summer

127 Winston,
9 rooms





Winston Avenue; 2008

Number of Student Houses: 7

Number of Students: 58

(Not including students renting in family homes)

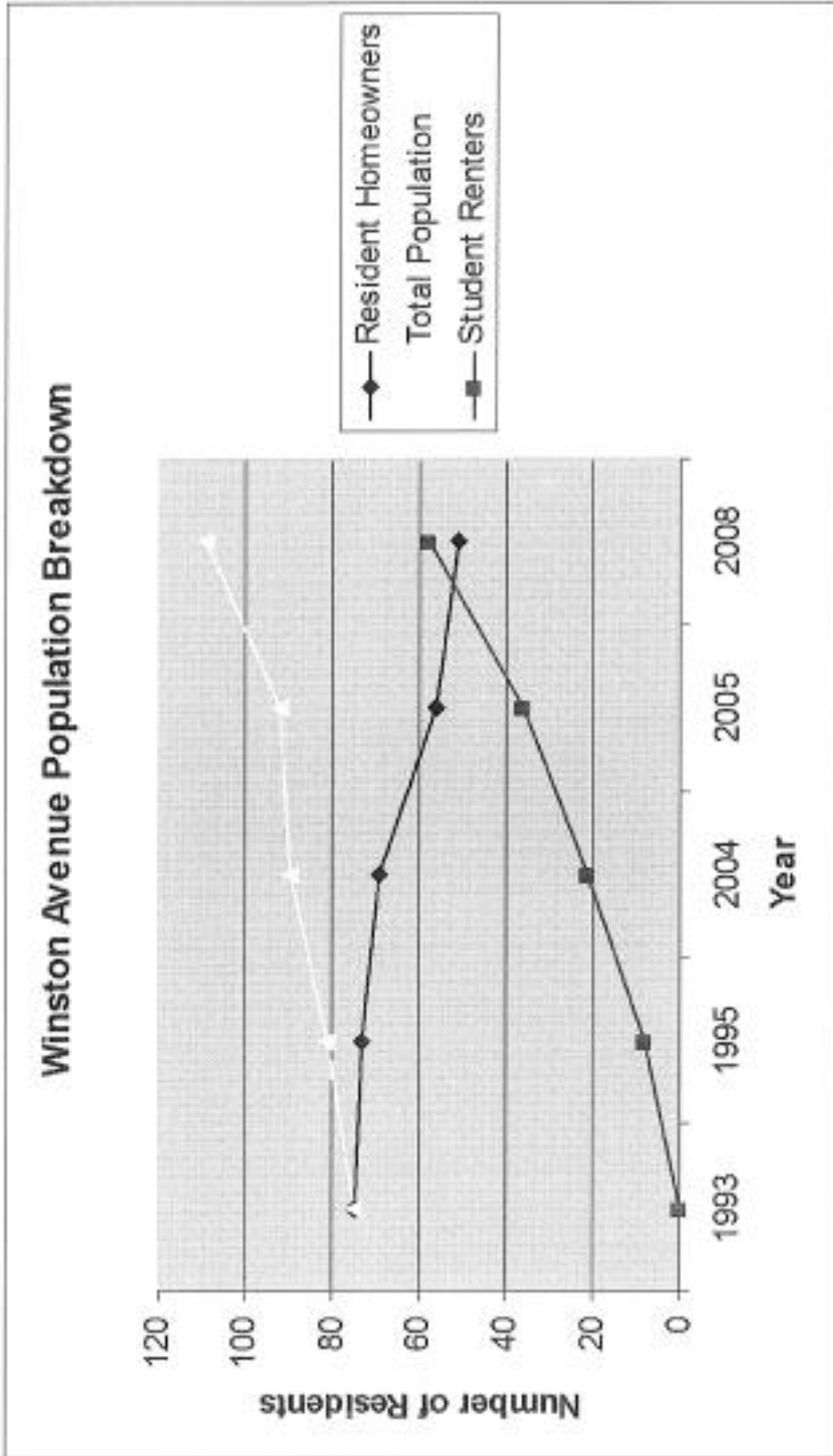
56 Winston,

10 rooms, livingroom subdivided,
Visible from the street,

City contacted during construction,
Work proceeded anyway

101 Winston,
12 rooms,

Documented by neighbours,
City contacted during construction,
Work proceeded anyway



Key Points: Resident homeowner population in decline,
Total population increased by 45% in 15 years,
Student renters now more than 50% of street population,

Baldry, Scott

From: Karen Tilmann <ktilmann@live.com>
Sent: March-26-15 8:52 AM
To: Baldry, Scott
Cc: Johnson, Aidan
Subject: Zoning bylaw changes and student housing

Hi good morning Mr Baldry,

I am writing you this email with regards to the letter that was received about the request for a zoning bylaw change. The request is being made to change the zoning to allow 15 student rooms in one family sized house. That doesn't mean only 15 students as it is know there is often more students per room than is allowed also at many residences. The property is 111 Winston Avenue. A background of myself . I am a 49 year women who has lived all of her life on Stroud Road near McMaster. My childhood growing up in this neighbour was a safe clean quiet family environment.when I got married I also purchased a house on Stroud Road close to my parents home on Stroud and raised 2 children in this nice neighbourhood. In the past 5-7 years this area has changed drastically. I have recently moved back in with my 75 year old mother after the passing of my father in 2012, to the same home I grew up in. I understand completely that this is a university neighbourhood and times change. The people that used to live here as my neighbours have mostly but 2or 3 all moved away because of students or have died. We have chosen to stay because this is a mortgage free home and it is what is best for us. In the years gone by any time a for sale sign went on to a property our first reaction was PLEASE let it not be bought for students. This proposal to allow 15 rooms into a family home is crazy. Yes it is a bigger home than ours and the next street over but this still concerns myself and my neighbours that still have children growing up and truly care about their homes and properties. I am pleading that this bylaw NOT be changed. I currently have a student home across the road from me. Just an idea of what goes on, swearing and yelling out of the windows and on the front and back lawns at all times of the day and night and at all times of the year. Garbage littered all around the property (bylaw has been called about this) . I not only put my garbage out but also collect a bag of garbage from the cur side and my property and surrounding that has been blown every where. Trash is thrown out windows to just lay around. Squealing tires at all times of the day and night. Jumping of roofs , illegal smoking, running naked down the street, public urination and constant partying. I am totally aware students will be students, that is not what I oppose. I have students that I live next door too and have for the last 10 years or more. They are respectful of their neighbours. I don't want to just say we have a bad bunch across the road but my concern is that more students in one house. More mixes of students that will most likely end up in noise and parties. It's highly unlikely that they will all be studious. I love west Hamilton and I care for this neighbourhood and my neighbours. We all support each other. It has been a rough few years with more and more students . We can all live together but these homes were built for families not 15 or

more people to co habitat at once. We already struggle with this and this would be allowing these areas to just decline even more. I really hope you consider not passing this as there is already like I said many issues . Thank you for taking the time to read this email. I apologize for the length but I do love this area. I would not want to be one of the people who was forced to go because of these kind of issues. I will be unavailable to go to the meeting on Thursday the 2nd of April as I will be away on holidays. I can be reached through email at the above address Cell phone 905-923-5870 Home phone 905-528-9947 My address is 115 Stroud Rd, hamilton L8S1Z8.

Thank you for your time and consideration.

Karen Tilmann.

Sent from my iPad

Baldry, Scott

From: Devora Weinberger <tulips21254@yahoo.com>
Sent: March-22-15 5:10 PM
To: Baldry, Scott
Subject: 111 Winston ave. hamilton ontario

To whom it may concern!!

My husband Michael Weinberger and I Devora Weinberger live on 120 Winston Ave. Hamilton
Ontario L8S-2S6,

are very concern regarding Appliction No. HM/A-5:41 pertaining to the home on 111 Winston Ave.

We both are against having more students moving in on our street. There are already a lot of
problems with students

behaviour such as loud parties , trash , public urination to name a few.

Thank you in advance.

signed Devora Weinberger TEL # 905 529 7335

signed Michael Weinberger TEL # 905 971 0688

120 Winston Ave. Hamilton , Ontario , L8S2S6

P.S. SHOULD WE COME TO THE MEETING ON APRIL 2ND ?? OR IS MY EMAIL ENOUGH ??

Baldry, Scott

From: Vinnie Welsh <vwelsh@cogeco.ca>
Sent: March-24-15 5:26 PM
To: 'Alain Wiesenthal'; Baldry, Scott; Johnson, Aidan; 'Ira Rosen'; Wojewoda-Patti, Nikola; Brown, Trish; terri.bocz@gmail.com
Subject: RE: 111 Winston Ave. Renovation without Permit and Variance Application

Aidan, if the changes have been substantial, could this not be a good example to make them take out and restore everything they have done without a permit? We need to somehow set an example to these folks rather than just what normally happens which is charge them a couple of hundred dollars more on their building permit. The Committee of Adjustment variance requests are relatively minor, so I'm not optimistic on that front. It may require building and municipal law enforcement to become further involved.

-----Original Message-----

From: Alain Wiesenthal [<mailto:weezies@me.com>]
Sent: March-24-15 10:15 AM
To: scott.baldry@hamilton.ca; Johnson, Aidan; Ira Rosen; Wojewoda-Patti, Nikola; Vinnie Welsh; trish.brown@hamilton.ca
Subject: 111 Winston Ave. Renovation without Permit and Variance Application

Hi,

Attached are the photos taken by the real-estate agent to show the state of the house at the time of the sale to the present owner which can be used as evidence to show what was done without proper permits and variance in place.

Baldry, Scott

From: Johnson, Aidan
Sent: March-24-15 5:30 PM
To: Vinnie Welsh; 'Alain Wiesenthal'; Baldry, Scott; 'Ira Rosen'; Wojewoda-Patti, Nikola; Brown, Trish; terri.bocz@gmail.com
Cc: CCMLE; Brown, Dale; Wojewoda-Patti, Nikola; Thorne, Jason
Subject: Re: 111 Winston Ave. Renovation without Permit and Variance Application

Very good point, Vinnie.

Cc.ing Bylaw Enforcement here, so that relevant enforcement can begin. Also cc.ing Jason Thorne, our director of Planning.

Pat, please advise re next relevant regulatory and investigative steps?

Best,

Aidan

Sent from my BlackBerry 10 smartphone on the Bell network.

Original Message

From: Vinnie Welsh
Sent: Tuesday, March 24, 2015 5:25 PM
To: 'Alain Wiesenthal'; Baldry, Scott; Johnson, Aidan; 'Ira Rosen'; Wojewoda-Patti, Nikola; Brown, Trish; terri.bocz@gmail.com
Subject: RE: 111 Winston Ave. Renovation without Permit and Variance Application

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Baldry, Scott

From: Alain Wiesenthal <weezies@me.com>
Sent: March-24-15 5:31 PM
To: Vinnie Welsh
Cc: Baldry, Scott; Johnson, Aidan; Ira Rosen; Wojewoda-Patti, Nikola; Brown, Trish; terri.bocz@gmail.com
Subject: Re: 111 Winston Ave. Renovation without Permit and Variance Application

Vinnie,

My opinion is that any owner should know the law and should know that they might either require a permit or need to apply for a variance before starting work. This owner only finds himself in front of the committee because he got caught. I believe that owners who get caught having started work with out appropriate permits/variances, should have their applications automatically denied, be fined - a revenue stream for the city- and be forced to return the house to the state that it was previously in. They should then be excluded from applying for a permit for two years. There is no excuse for ignorance of the law and one could argue that there is no ignorance but rather taking advantage of poor enforcement by the city. It would seem that there is very little in the way of consequences as can be evidenced by 9 Southview.

Alain Wiesenthal

> On Mar 24, 2015, at 5:25 PM, Vinnie Welsh <vwelsh@cogeco.ca> wrote:

>

> Aidan, if the changes have been substantial, could this not be a good
> example to make them take out and restore everything they have done
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> From: Alain Wiesenthal [<mailto:weezies@me.com>]

> Sent: March-24-15 10:15 AM

> To: scott.baldry@hamilton.ca; Johnson, Aidan; Ira Rosen;

> Wojewoda-Patti, Nikola; Vinnie Welsh; trish.brown@hamilton.ca

> Subject: 111 Winston Ave. Renovation without Permit and Variance

> Application

>

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>

>

Dr. Alain Wiesenthal

Chief, Department of Otolaryngology Head and Neck Surgery, Brantford General Hospital

Assistant Clinical Professor, McMaster University, Hamilton, Ontario

Baldry, Scott

From: Heli Stephenson <helistephenson@hotmail.com>
Sent: March-24-15 5:07 PM
To: Johnson, Aidan
Cc: Baldry, Scott
Subject: Concern re. Application No. HM/A-5:41

This is to state our concern regarding allowing provisions to the zoning by law at 111 Winston Ave. We STRONGLY oppose this request.

We have lived in this neighborhood for 35 years and have experienced a gradual "take over" of student housing.

Allowing a home to house potentially 15 people is asking for trouble. Every year we experience issues with students.

Some of the streets are starting to look like the ghettos.

Properties are poorly maintained.

Noise pollution particularly in the summer is getting out of control.

Student housing should be directed to buildings along the major streets and out of neighborhoods.

Unfortunately I am unable to attend the hearing Thurs. April 2nd as I have to work.

We would like to be informed of the status of this property since it is only 2 blocks from our home.

Thank you for taking the time to read this letter and taking our concerns into account when addressing this issue.

Heli and David Stephenson
186 Dalewood Ave.

Baldry, Scott

From: Amy Katz <amylpkatz@gmail.com>
Sent: March-25-15 3:52 PM
To: Johnson, Aidan; Baldry, Scott
Subject: Application No. HM/A-5:41 - OPPOSED

Dear Sirs,

I am writing to provide my formal opposition to the above noted Application which I believe is for the bylaw to be amended so that there can be 15 habitable rooms and additional parking at 111 Winston Avenue.

I reside at 72 Winston Avenue and have lived in the neighborhood for the past 6 years.

In this neighborhood, we the homeowners and property tax payers are regularly affected by problematic and concerning issues which include, but are not limited to, public drunkenness, disorderly conduct, noise from cars racing, people yelling, screaming and having late night parties, violence (such as recent stabbings on Stroud Avenue), unmaintained properties, parking on front lawns, etc.

Allowing the amendment to the by-law encourages the "slum" landlords to takeover our family neighborhood.

I would ask that you take steps to oppose this Application and advise me of its status, on an ongoing basis.

AMY L. P. KATZ
barrister, solicitor, notary
263 John Street South
Hamilton, Ontario
L8N 2C9
amylpkatz@gmail.com
Ph: 905-522-0488
Fax: 905-522-3823
www.amykatzandassociates.ca

This message may contain confidential solicitor-client communication intended only for the addressee(s). Unauthorized use could result in criminal or civil law sanctions. If you received this message in error or improperly, please return it to the sender immediately and delete/destroy it permanently. Thank you.

SCOTT BALDRY – scott.baldry@hamilton.ca

COUNCILLOR AIDAN JOHNSON – aidan.johnson@hamilton.ca

Dear Mr. Baldry & Councillor Johnson

My late parents, Isaac & Helen Katz lived at 73 Winston Ave. from October 1968 till April 1991. In July 1996 my wife Sheryl & I purchased a home at 66 Winston Ave. where we currently live. Up until a few years ago, Winston Ave. was a quiet, beautiful serene environment to raise children.

About 5 years ago the Hoffman home at 56 Winston Ave. which is a 2 bedroom bungalow became a home which houses up to 10 students at various times. The Delman home at 83 Winston Ave., the Dudzic home at 101 Winston Ave., the Goldberg home at 110 Winston Ave, the Vertlieb home at 121 Winston Ave., 127 Winston Ave and the 131 Winston Ave., are all housing many students. The Silbert home at 76 Winston Ave. not only houses many students but this past summer it housed the Venezuelan Junior Baseball Team of 24 players including students, many sleeping on the front lawn. I am sure the city is monitoring these homes for student safety for smoke and carbon monoxide detectors.

My concern is the Halpern house at 79 Winston which was sold last year to a Oakville husband & wife has also become a student rental home. It is my understanding that it is one in the same family that has purchased the David family home at 111 Winston Ave. What is to

stop this family and all of the other above rental homes to seek applications for variances if this is accepted by the city? The students and out of town homeowners, do not maintain the shovelling of sidewalks, cutting of lawns and cleaning the garbage around their properties. I'm tired of these out of town landlords who only want to fill their pockets and care nothing of the community as a whole.

Hopefully, you Councillor Johnson as my city representative will back the street owners who care about our properties. Please confirm that you are on our side backing us and will represent us at the meeting with a non-acceptance of the variance.

We plan on being in attendance to show our support.

Sincerely

Stan & Sheryl Katz
66 Winston Avenue
Hamilton, ON L8S 2S6
905-393-4111

Glazebrook, Christina

From: Baldry, Scott
Sent: March-31-15 12:43 PM
To: Mignano, Martha; Glazebrook, Christina
Subject: FW: 111 Winston Ave., Hamilton HM/A-15:41 - Application for Variance: Committee of Adjustments

If you have any questions or require clarification of the material contained within this email, please feel free to contact the undersigned.

Scott Baldry,
Secretary Treasurer,
Committee of Adjustment
Planning & Economic Development Department
71 Main Street West, 5th Floor
Hamilton, Ontario
L8P 4Y5
Phone: 905-546-2424 extension 4144
Fax: 905-546-4202

-----Original Message-----

From: Alain Wiesenthal [<mailto:weezies@me.com>]
Sent: March-31-15 12:39 PM
To: Baldry, Scott
Cc: Vinnie Welsh; Johnson, Aidan; Wojewoda-Patti, Nikola
Subject: 111 Winston Ave., Hamilton HM/A-15:41 - Application for Variance: Committee of Adjustments

Dear Sir,

Further to the above application I would like to draw your attention to the fact that this address is under investigation as an illegal lodging house as is evidenced by the advertisement that the owners have submitted to McMaster University Housing. In addition, they owners have another house on the same street, 79 Winston, that I understand is under review for renovation without permit as well as being under investigation as an illegal lodging house as well. I believe that this speaks to the integrity and the trustworthiness of the applicants.

I beg that you consider this during the deliberations of the committee and reflect what impact the decision to allow such owners to tear apart our community has on the people who live there. I ask that the interest of the family neighbours take precedent over those of non-Hamilton-resident commercial landlords whose only interest is financial.

Dr. Alain Wiesenthal
Chief, Department of Otolaryngology Head and Neck Surgery, Brantford General Hospital Assistant Clinical Professor,
McMaster University, Hamilton, Ontario



● Site Location



City of Hamilton

Committee of Adjustment

Subject Property



111 Winston Avenue

File Name/Number:

HMVA-15:41

Date:

March 25, 2015

Technician:

VS

Map Not to Scale

Appendix "A"



Hamilton

Baldry, Scott

From: Daniel Green <rabbidgreen@gmail.com>
Sent: April-01-15 4:38 PM
To: Baldry, Scott
Cc: Johnson, Aidan
Subject: 111 Winston Avenue

Dear Mr. Baldry.

In my experiences before the Committee of Adjustment, I have always been impressed with the integrity of its members, their fairness, as well as with their understanding of the nuances of applications.

Tomorrow (April 2), our synagogue will be closing on the purchase of a home on Winston Avenue. Our interest is to insure the character of neighbourhood and preserve the presence of families with children. Winston is one of the last remaining streets where one sees children at play. The newly purchased home will be rented to a young couple, with 3 children, that work at the Hamilton Hebrew Academy.

On this same day, the variance application for 111 Winston will be considered by the committee. A house directly next to the home we are purchasing.

In my view, this variance is not minor in nature and is a major contributing factor to the significant deterioration and decline in the character of the neighborhood. Our synagogue has struggled at great cost, both emotionally and financially, to remain in the Ainslee Wood Westdale neighbourhoods. As I'm sure you know, we are not permitted to use vehicles on our Sabbath and must live in the vicinity of our House of Worship.

If the existence of family homes continues to decline further, we will be forced to relocate our synagogue community which may not be feasible. While we remain strong at the moment, our position is quite precarious. To a great extent the future of our community, with over 100 years in our city, will ultimately rest in the hands of the Committee of Adjustment.

It is self-evident that the proliferation of absentee landlords that subdivide homes into commercial rentals with numerous tenants is detrimental to the historic character of the neighbourhood.

I know that the variance application is only for a driveway, but the stakes are much higher.

Please take into consideration the full context of this decision and its ramifications for our community, as well as other families, who call these streets our home.

Sincerely yours,

Rabbi Daniel Green

Senior Rabbi, *Adas Israel Congregation & Yeshiva of Hamilton*
Dean, *Hamilton Hebrew Academy*

Baldry, Scott

From: alicja saja <alicja_saja@hotmail.com>
Sent: April-01-15 5:25 PM
To: Baldry, Scott; Johnson, Aidan
Subject: Proposed Zoning 111 Winston Ave

Gentlemen,

My name is Ryszard Saja and I live at 115 Winston Avenue right next door to the proposed zoning by law changes at 111 Winston Avenue. I have a major concern regarding the Application No. HM/A-5:41 pertaining to the home on 111 Winston Avenue for a proposed change to the by law to have 15 habitable rooms and parking changes. Our neighbourhood already deals with many problematic student behaviours such as public drunkenness, students screaming on the streets after late parties, and violence (there have been 2 house parties on Stroud street that ended with stabbings). Allowing provisions to the by law encourages this problem and increases the difficulties of the residents in this neighbourhood. We are concerned for our neighbourhood and struggle with this issue as this will not allow for a safe neighbourhood. We feel that the committee should not approve this by law change as it will further allow it to get out of hand. My wife and I will be attending the hearing on Thursday April 2 so our voice can be heard. Please keep me informed of the issue and I can be reached at (905) 523-0957.

Kindly,

Ryszard Saja

Baldry, Scott

From: Allan Kopyto <allankopyto@aol.com>
Sent: April-01-15 12:40 PM
To: Baldry, Scott
Cc: Johnson, Aidan
Subject: 111 Winston

I am dead against turning what's left of Ainslie Woods into a dump by absentee landlords. What's the purpose of a by-law when you get a variance to get the exact opposite of what the bylaw is supposed to prevent?

The idea of 15 students in a house with changes even made to parking? It's disgraceful. This is a small quiet residential street!

Allan Kopyto
29 Wilmont Crt.

Baldry, Scott

From: eva raphael <bubbyevar@gmail.com>
Sent: April-01-15 9:28 AM
To: Baldry, Scott
Subject: Hi re winston

Hi we are against the application on winston avenue it is not safe having so many people in one family home. I have students living behind my home and we have all kinds of i issue i hope you will not allow it to go through many thanks Eva Raphael

Baldry, Scott

From: agro.recyc@cogeco.net
Sent: April-01-15 2:57 PM
To: Baldry, Scott
Cc: Office of the Mayor; Johnson, Aidan; Jen Moore
Subject: 111 Winston Ave Concerns

Angie and Vince Agro residents of 105 Winston Ave Hamilton, Ontario **strongly object** to the Application for Minor Variance Application HM/A-15:41 at 111 Winston Ave.

We reside next door to the applicant in our single family dwelling, at 105 Winston Avenue, and have done so for more than 35 years. We already feel the pressure from the rental property at 111 Winston Avenue. It's expansion would truly destroy our "quality of life".

We believe that this expansion is unfair to the entire neighbourhood, in that it would destroy what is left of our residential character.

Already there are plenty of student homes in the area, and what has become obvious to those of us living here, is that homes with only a few students generally do not pose any problems. However, once they become large rental units, like this proposal, all hell breaks loose. These monster homes end up having student gatherings with wild parties. There is such a house directly behind us on Stroud Road, that the police and inspectors frequently visit.

There will be cars pulling in and out of the driveway, noise, more traffic, loads of garbage, and of course, property devaluation.

Regards

Vince and Angie Agro

Baldry, Scott

From: Terri Bocz <terri.bocz@gmail.com>
Sent: April-01-15 11:53 AM
To: Baldry, Scott
Cc: AWWCA Board; Johnson, Aidan; Dahonick, Lesley
Subject: 111 Winston Ave.
Attachments: 111 Winston Avenue _ McMaster Off-Campus Resource Centre.pdf; AWWCA letter to C of A re 111 Winston Ave.docx

Dear Mr Baldry,

The AWWCA submits the attached letter, and a copy of a room rental web page, in connection with the request for minor variances at 111 Winston Ave. We are concerned about the proposed number of habitable rooms, the lack of on-site parking and the fact that the home is and will continue to be an illegal lodging house. We are recommending this application be denied.

Thank you for passing on our concerns to the committee.

Sincerely,

Terri Bocz, AWWCA board member



Ainslie Wood/Westdale Community Association
of Resident Homeowners Inc.
1063 King Street West
Suite 221
Hamilton, Ontario L8S 4S3
www.awwca.ca

March 30, 2015

Committee of Adjustment
City of Hamilton
City Hall
5th Floor, 71 Main Street West
Hamilton, Ontario L8P 4Y5

Attention: Scott Baldry

Dear Sirs:

Re: Application number – HMA-15:41 – 111 Winston Ave.

The AWWCA has reviewed this application. We are concerned about the proposed number of habitable rooms and the lack of adequate parking.

The existing parking is inadequate for 15 habitable rooms, and although the application for variance states the house is solely occupied by McMaster students, none of whom either own or use a car, there is no guarantee this situation will persist. The attached rental ad for 111 Winston Avenue gives no indication that students without cars are preferred. Student tenants are transient, and AWWCA members have noted that car ownership rate in our community is roughly one car for every three students.

The application for variance requests permission for 0.0 m maneuvering space for two parking spaces instead of the minimum 6.0 m. Part of the support for this request stems from the fact that the owners of this property and 105 Winston Avenue, plan to keep their driveways effectively free of separating barriers. However, unless a contract is signed that binds current and future owners to these shared rights of way, the maneuvering space shared between the two homes is not guaranteed in future, and should not serve as support for a parking variance. Further support for a parking variance is provided insofar as no structure or greenery exists on the north/east side of the driveway, and this allows maneuver space for vehicles. The landlord seems comfortable to risk churning up the front lawn with vehicular traffic. However, we are not. The lack of structural greenery along the driveway should not support the requested parking variance.

While the building at 111 Winston Avenue is in the form of a single-family dwelling, 15 habitable rooms in a home of this size is not the norm in this neighbourhood. Nor is it the norm in any neighbourhood zoned for low-density single-family housing. This rental property is being divided into 15 rooms which, given the size of the building, must necessarily be very small. We are concerned that the building may house up to 13 tenants in small rooms.

We believe that this home is and will continue to be an illegal lodging house. It is unrealistic to expect that any more than five or six students will enter a single lease agreement and be capable of forming a functional family unit. The attached rental ad for 111 Winston Avenue advertises single rooms. It does not stipulate that family groups of students are preferred. A recent judgement in the Ontario Court of Justice fined a Hamilton property owner \$4,255 for illegal operation of a lodging house. 111 Winston Avenue is operating in a similar manner. We request that the Committee of Adjustment consider this opportunity to protect the Ainslie Wood and Westdale community from the intensified use of another illegal lodging house.

For the reasons noted we request that this request for variance be denied.

Yours truly,

Dr. Jay Parlar
President

Cc: Councillor Aidan Johnson



Inspiring Education and Discovery

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111 Winston Avenue

Listing ID: 88285

[add favourite](#)

DESCRIPTION

Very quiet & clean house (females ONLY/NO smoking/NO pets)
ALSO INCLUDED: weekly cleaning services & biweekly outdoor/green maintenance

Lease Options:

- 4 Month Summer Sublet (for Spring/Summer Term 1&2): May 1 - Aug 15
 - 2 Month Summer Sublet (for Spring/Summer Term 2): June 15 - Aug 15
 - 8 Month Lease: Aug 28 - April 28
 - 12 Month Lease: May 1 - April 28
- rooms can be furnished (free)

Feel free to message me if you have any questions or to book a showing :)

ADDRESS

111 Winston Avenue
Hamilton, ON

AD DETAILS

Zone: Zone 1 (walk to campus)
Category: Bedroom(s) in a Student House
Number of Bedrooms in Apt/House: 7
Number of Bedrooms for Rent: 4
Distance to MAC: 5min walk to Mac

LEASE

Occupancy Date: May 1st
Lease Terms: lease negotiable/flexible

RENT AMOUNT

\$395 - \$540 per month

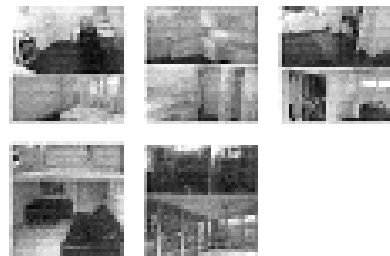
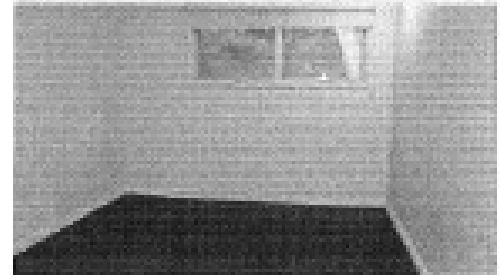
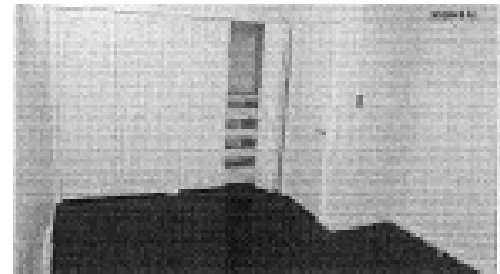
RENT DETAILS

Utilities Costs Included in Rent: Heat, Water, Electricity, Cable/Sat TV, Hot Water Heater Rental
Amenities: Parking, Laundry Facility, A/C
Internet: Cost for Wireless Included in rent
Furnished: bedroom unfurnished/common areas furnished

CONTACT INFORMATION FOR AD

Name: Anna

NOTE: Properties advertised on this site have not been inspected or endorsed by anyone at McMaster University. Please review the full Terms of Use for further details.



Approximate Map Location



[View Larger](#)

Baldry, Scott

From: Hamilton Kosher - Michael <hamiltonkosher@yahoo.com>
Sent: April-01-15 9:09 AM
To: Baldry, Scott; Johnson, Aidan
Subject: 111 Winston Avenue

To The Committee of Adjustment:

Please do not allow the Variance for additional parking for 111 Winston Ave.

Winston Ave. was once a beautiful street full of families with playing children. Of late, there has been an influx of Student Rental Investors on Winston because of the newer larger sized houses located on it, so rare for our neighborhood. It is impossible for young families to even consider purchasing homes in our neighborhood because the competition is skewed on \$400+/ cubicle per month income.

This new MONSTER STUDENT HOUSE, if allowed, represents a new level of threat for our neighborhood. If this request to extend parking is passed, allowing further packing of students into houses designed for family life, then I sincerely believe that the Council will be inundated with such requests in the very near future.

The problem is that future requests will have precedent on their side. The Council's hands will be tied by this decision, and will be unable to decline future requests of this nature.

PLEASE - Make the Right Choice.

**Mike & Joy Zians
57 Bowman St.**

Baldry, Scott

From: Alain Wiesenthal <weezies@me.com>
Sent: April-01-15 11:19 AM
To: Baldry, Scott
Cc: Johnson, Aidan; Welsh Vinnie; Wojewoda-Patti, Nikola; Brown, Dale; CCMLE; Andrea Zians
Subject: Committee of Adjustment Meetign April 2: HM/A-15:41 - 111 Winston Ave., Hamilton

Dear Sir,

Upon review of the Report dated April 2, 2015 from the Planning and Economic Development Department in regards to 111 Winston, I wish to voice my concerns.

In regards to B.3.3.1.5: "Ensure that new development is compatible with and enhances the character of the existing environment and locale."

I believe that the increase of persons per square metre along with the increased traffic as well as the deterioration of property standards that comes with increased garbage, substandard property upkeep and increased noise in fact damages the existing locale and environment. This can be evidenced by multiple other similar houses for which the number of rooms was allowed to increase beyond that which is allowed by existing bylaws. Increasing the allowed rooms has only served to cause deterioration of the local neighbourhood and has torn apart the fabric of the community. The result is that housing prices have skyrocketed based on speculative commercial interests putting these houses out of the reach of young families with children. In addition the increasing number of houses for which the habitable rooms have increased is effectively driving families away. This is an unrecoverable change to the neighbourhood. The owners of 11 Winston, and 194 Winston Place are examples of families that have been driven away by neighbouring rental tenants.

In regards to B.3.3.1.6: "Create places that are adaptable and flexible to accommodate future demographic and environmental changes."

It would appear that allowing the variance in fact does the opposite by encouraging the ongoing deterioration of the properties to multiple rental units with ongoing deterioration of property standards and upkeep and no possibility of returning them to housing for young families who are owner-resident. Driving past these houses for which this variance has been allowed in the past will reveal almost consistent deterioration of the state of the house, with garbage in the yard, uncut grass and sidewalks that are not kept clear of snow. There is minimal interest in these absent landlords to maintain property standards. In addition, these tenants will often park on the front yard, permanently damaging the green-space-to-pave ratio diminishing the green nature of the area. Although there is an assumption that many of these tenants will not have automobiles it is clear from other homes for which variance has been granted, that this is often not the case and in fact leads to illegal parking on the streets in contravention to parking bylaws as they often still have cars and still walk to their day destinations.

In regards to 8) iv) Allowing increased rooms in this house is in contravention to this statement as it DOES NOT maintain low density but rather changes it a high density form.

In regards to B.3.4.1.3: These site alterations are NOT contextually appropriate and DO NOT maintain the integrity of adjacent cultural heritage resources as it greatly increases the density and changes the usability to income producing commercial properties.

I believe that the variance does not meet the four criteria by which a variance request is applied: 1: It DOES NOT meet official plan as described above, 2: It does not meet Zoning bylaw as it positions house as high density lodging house, 3: It IS NOT desirable as it contributes to the ongoing collapse of the community and neighbourhood 4: it IS NOT minor as the impact that it has on the neighbours is significant,

These plans are not respective nor are they compatible with the existing environment in any way unless it is the intention of the Department and the Committee of Adjustment to fully drive out all resident family owners and make the neighbourhood solely for high density short term tenants living in houses that are owned by absentee landlords who do not maintain property standards. If that is the intention then I believe it should be officially declared by the city in its long term vision and plan for this neighbourhood.

There is absolutely no contribution or benefit to the neighbourhood by increasing the allowable rooms. I plead with the committee to not allow any increase in the number of habitable rooms and help prevent further deterioration of our neighbourhood. We cannot control who lives in our neighbour's homes but we can minimize the impact by upholding the bylaws that are in place to protect us. The question should not be " Why should we disallow?" but rather "why should we allow?". In no way do these variance request benefit the local inhabitants but rather only benefit speculating commercial non-resident landlords.

Respectfully Submitted,

Alain Wiesenthal

Dr. Alain Wiesenthal
Chief, Department of Otolaryngology Head and Neck Surgery, Brantford General Hospital
Assistant Clinical Professor, McMaster University, Hamilton, Ontario

Yousef KOHANZADEH

100 WINSTON AVE
HAMILTON
L8S 2S6
905 525 3523

RECEIVED
APR 01 2015
COM OF ADJUSTMT

Regarding Application no HMA 15:41
111 WINSTON AVE

I do not ~~happy~~ want student housing

BUCAUCSE Singel hous.

Yousef KOHANZADEH 

I hope the committee denies this
APIC.

Glazebrook, Christina

From: Baldry, Scott
Sent: March-31-15 12:43 PM
To: Mignano, Martha; Glazebrook, Christina
Subject: FW: 111 Winston Ave., Hamilton HM/A-15:41 - Application for Variance: Committee of Adjustments

If you have any questions or require clarification of the material contained within this email, please feel free to contact the undersigned.

Scott Baldry,
Secretary Treasurer,
Committee of Adjustment
Planning & Economic Development Department
71 Main Street West, 5th Floor
Hamilton, Ontario
L8P 4Y5
Phone: 905-546-2424 extension 4144
Fax: 905-546-4202

-----Original Message-----

From: Alain Wiesenthal [<mailto:weezies@me.com>]
Sent: March-31-15 12:39 PM
To: Baldry, Scott
Cc: Vinnie Welsh; Johnson, Aidan; Wojewoda-Patti, Nikola
Subject: 111 Winston Ave., Hamilton HM/A-15:41 - Application for Variance: Committee of Adjustments

Dear Sir,

Further to the above application I would like to draw your attention to the fact that this address is under investigation as an illegal lodging house as is evidenced by the advertisement that the owners have submitted to McMaster University Housing. In addition, they owners have another house on the same street, 79 Winston, that I understand is under review for renovation without permit as well as being under investigation as an illegal lodging house as well. I believe that this speaks to the integrity and the trustworthiness of the applicants.

I beg that you consider this during the deliberations of the committee and reflect what impact the decision to allow such owners to tear apart our community has on the people who live there. I ask that the interest of the family neighbours take precedent over those of non-Hamilton-resident commercial landlords whose only interest is financial.

Dr. Alain Wiesenthal
Chief, Department of Otolaryngology Head and Neck Surgery, Brantford General Hospital Assistant Clinical Professor,
McMaster University, Hamilton, Ontario

Baldry, Scott

From: Chanan Weiser <weiser.chanan@gmail.com>
Sent: March-31-15 11:40 PM
To: Baldry, Scott
Subject: Housing Variance at 111Winston

As of April 1st I will be taking possession of 95 Winston and I am excited to move in with my wife and three children ages 16 months, 5 and 6.

It has recently come to my attention that house number 111 Winston has asked for a variance to extend the driveway so that they can build a 15 room student house with ample parking. Needless to say I am appalled that a home so near to where my young children will be playing on the sidewalk might undergo such a conversion.

Winston is a family street filled with young children. Driveways are always a concern for parents with young children but to think that we will now have a parking lot on our block really frightens me.

Furthermore students are not known for their sense of decorum particularly when they consume alcohol which they do frequently. Our last home on Bowman was near two student houses, with the capacity to house significantly less than 15 students. The noise and promiscuity my children were exposed to was very upsetting.

My daughter still talks about when she saw the naked student on our way back from the park standing in his driveway next to our home. I was hoping with our move to escape these experiences and now it seems that if this variance is to pass, we might be in a worse situation, not to mention possibly dangerous with the increase of traffic.

Please take a stand and protect the children of our community. Do NOT allow 111 Winston to build a student dorm and parking lot on what has historically been a family friendly street. My children have suffered enough from students. Please put a stop to this.

Sincerely,
Chanan Weiser
95 Winston

Baldry, Scott

From: goldie michalowicz <gmichalowicz@hotmail.com>
Sent: March-31-15 11:32 PM
To: Baldry, Scott
Subject: Aplication for variance at 111 Wilmont

Dear Mr. Scott Baldry,

As of April 1st I will be taking possession of 95 Wilmont and I am excited to move in with my husband and three children ages 16 months, 5 and 6.

It has recently come to my attention that house number 111 Wilmont has asked for a variance to extend the driveway so that they can build a 15 room student house with ample parking. Needless to say I am appalled that a home so near to where my young children will be playing on the sidewalk might undergo such a conversion.

Wilmont is a family street filled with young children. Driveways are always a concern for parents with young children but to think that we will now have a parking lot on our block really frightens me.

Furthermore students are not known for their sense of decorum particularly when they consume alcohol which they do frequently. Our last home on Bowman was near two student houses, with the capacity to house significantly less than 14. The noise and promiscuity my children were exposed to was very upsetting.

My daughter still talks about when she saw the naked student on our way back from the park standing in his driveway next to our home. I was hoping with our move to escape these experiences and now it seems that if this variance is to pass, we might be in a worse situation , not to mention possibly dangerous with the increase of traffic.

Please take a stand and protect the children of our community. Do NOT allow 111 Wilmont to build a student dorm and parking lot on what has historically been a family friendly street. My children have suffered enough from students. Please put a stop to this.

Sincerely,

Goldie Weiser

95 Wilmont

Baldry, Scott

From: Johnson, Aidan
Sent: April-01-15 7:28 AM
To: Chanan Weiser
Cc: Baldry, Scott
Subject: Re: Variance request for 111Winston

Dear Chanan,

Thank you. I have been opposing this development at every step of the way. I am forwarding your letter to the Committee of Adjustment.

Best,

Aidan

Sent from my BlackBerry 10 smartphone on the Bell network.

From: Chanan Weiser
Sent: Tuesday, March 31, 2015 11:38 PM
To: Johnson, Aidan
Subject: Variance request for 111Winston

Dear Councillor Aidan Johnson,

As of April 1st I will be taking possession of 95 Winston and I am excited to move in with my wife and three children ages 16 months, 5 and 6.

It has recently come to my attention that house number 111 Winston has asked for a variance to extend the driveway so that they can build a 15 room student house with ample parking. Needless to say I am appalled that a home so near to where my young children will be playing on the sidewalk might undergo such a conversion.

Winston is a family street filled with young children. Driveways are always a concern for parents with young children but to think that we will now have a parking lot on our block really frightens me.

Furthermore students are not known for their sense of decorum particularly when they consume alcohol which they do frequently. Our last home on Bowman was near two student houses, with the capacity to house significantly less than 15 students. The noise and promiscuity my children were exposed to was very upsetting.

My daughter still talks about when she saw the naked student on our way back from the park standing in his driveway next to our home. I was hoping with our move to escape these experiences and now it seems that if this variance is to pass, we might be in a worse situation, not to mention possibly dangerous with the increase of traffic.

Please take a stand and protect the children of our community. Do NOT allow 111 Winston to build a student dorm and parking lot on what has historically been a family friendly street. My children have suffered enough from students. Please put a stop to this.

Sincerely,
Chanan Weiser
95 Winston