

June 11th, 2015

HM/A-15:151

Dorota Alfieri
219 Bowman Street, Hamilton

Appearances were:

Vince Alfieri, agent on behalf of the owner. Interested parties were: Tordis Coakley, c/o AWCA 23 Lower Horning Road, Hamilton, ON L8S 3E9; A. Zians, 124 Stroud Rd., Hamilton, ON L8S 1Z9; Owner/Occupant 15 Wilmont Crt., Hamilton, ON L8S 2T1; R. Kopyto, 29 Wilmont Crt., Hamilton, ON L9A 5H4; M. Wiesenthal, 30 Wilmont Crt., Hamilton, ON L8S 2T2

Those members present for the hearing of this application were: M. Dudzic (Chairman), V. Abraham, L. Gaddy, W. Pearce, D. Smith, N. Mieczko.

A summary comment from the Planning and Economic Development Division together with comments from other departments and agencies were entered into the record.

Letters were entered into the record from: Tordis Coakley, c/o AWCA 23 Lower Horning Road, Hamilton, ON L8S 3E9; AWWCA 1063 King St. W., Suite 221 Hamilton, ON L8S 4S3; Mayer Michalowicz 12 Wilmont Court, Hamilton, On L8S 2T2; Brian Somer, 82 Winston Ave., Hamilton, On L8S 2S6; A. & r. Kopyto, 29 Wilmont Crt., Hamilton, ON L9A 5H4; J. & I. Goldberg, 49 Dow Ave., Hamilton, ON L8S 1W3; Robert Paling (e-mail), Gail Fuller (e-mail); E. & E. Raphael, 16 Wilmont Crt., Hamilton, ON L8S 2T2

V. Alfieri

- applying for an additional 2 car parking
- there is plenty of parking available up the street
- has owned this property for a few months
- this has always been a student rental and needs a good amount of renovating

A. Zians

- living among students
- concerned about the amount of students that are being jammed in 1 home
- increasing the amount of living space will create unhealthy environment
- increase in population will also increase traffic and increase the difficulty in finding parking in this neighbourhood
- for a family to purchase a property in this area is not tangible but it is for a developer

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- less families are moving into the area and more absentee landlords are moving in
- this residential area is changing into a Commercial Environment

Owner
15 Wilmont

- allowing these types of application has a colossal impact especially this past year
- parties, loud noise, garbage
- understand there is a completing interest, but dealing with absentee landlords
- there is only so many times by-law enforcement can be called
- adding rooms will add to noise
- families are finding it difficult to buy in this neighbourhood because of the increase in home prices
- does this application meet the 4 tests, in his opinion it does not

T. Coakley

- the AWCA is fully opposed
- objection letter was received by Committee of Adjustment members

R. Kopyto

- lives 100 m from this dwelling
- there have been constant parties and irresponsible behavior
- has called the police numerous times
- she has 4 children under the age of 7 that are being disrupted by the irresponsible behavior of these students (driving recklessly down the street)
- she was a landlord but the difference is she lived in the dwelling not like others who are absent from the home and have not control

M. Wiesenthal

- very trying living in a neighbourhood with students
- these properties are owned by absentee landlords who do not maintain property standards
- have had issues with garbage and students in their backyard because they back onto the property in question
- the increase in student housing in this neighbourhood has driven away young families

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- understand that this will always be a student home, but allowing this will exacerbate an existing problem
 - spoke with the applicant and mentioned that proper screening of his tenants should be done
- L. Gaddye
(Committee member)
- everything that has been said today have been heard by this Committee many times
 - if every home in this neighbourhood houses 6-8 students families will no longer exist
 - have heard this too many times and cannot support this application
- W. Pearce
(Committee member)
- what we are faced with here is someone buying an existing house, but what is happening is they are wanting to expand not just stay with what is existing
- V. Abraham
(Committee member)
- cannot support because what is being asked is varying the by-law by 50% (not minor)
- V. Alfieri
- understand the neighbours concerns
 - he is not going to be an absentee landlord he lives in Ancaster and will be able to monitor what is going on in the home
 - house will be landscaped and renovated properly
 - his tenants would be screened
 - all renovation will be done to building code requirements
- W. Pearce
(Committee member)
- understand that the applicant has full intentions to keep the property up to standards at the present time, but have to look at the future
- S. Boich
(Staff)
- clarified what the applicant is requesting and advised the Committee about the parking ratio requirement for habitable rooms

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Following discussion it was moved by Mr. Abraham and seconded by Mr. Pearce that the relief requested be **DENIED** for the following reasons:

1. The Committee having regard to the evidence is of the opinion that the relief requested is beyond that of a minor nature.
2. The relief requested is undesirable for the appropriate development of the land and building and is inconsistent with the general intent and purpose of the By-law and of the Official Plan as referred to in Section 45 of The Planning Act, 1990.
3. The Committee having regard to the intensity of use of the subject parcel of land is of the opinion that such development would not be appropriate for the lands.
4. The Committee having regard to the evidence is of the opinion that the relief requested is an over-intensification of use.

CARRIED.