

BRIAN SOMER
82 WINSTON AVENUE
HAMILTON, ON
L8S 2S6

Committee of Adjustment
City Hall Hamilton
Attention: Scott Baldry, Secretary Treasurer
Date: June 8, 2015

Re: 219 Bowman Street Application No. HM/A-15:151

Dear Mr. Baldry:

I have a strong opposition of the Ainslie Wood
Community Association to the granting of a minor
variance at the above address:

219 Bowman Street is a student house, which is a
"lodging house" by definition, in a neighborhood that is
zoned single family.

The variance application asks for relief in parking
requirements which in turn, will lead to interior alterations
and added habitable rooms, to become legitimate, at the
cost and detriment of the neighborhood, with no concern
for noise, traffic problems

This is not a minor variance, it is too large and too
important to be considered minor. Student- lodging type
housing is incompatible with the established form and
character of this single family zoned neighborhood.

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82 WINSTON AVENUE
HAMILTON, ON
L8S 2S6

The application does not provide the neighbors the right of enjoyment of home, privacy, and the parking needs of the neighborhood.

Our neighbourhood is already overburdened by the large and often illegitimate student housing situation.

We need your help

Thanks

Brian Somer

29 Wilmont Crt

Hamilton, ON

L9A 5H4

June 9, 2015

Committee of Adjustment

City Hall

Attention Scott Baldry, Secretary Treasurer

Re: 219 Bowman Street, Application No. HM/A-15:151

I oppose the variance application for 129 Bowman Street. I believe that the application serves no purpose other than to skirt the existing by-law, which many landlords attempt to do except some get caught in the middle of working on their renovations.

I live about 100 m from the house and am frustrated with the entire neighbourhood looking like a garbage dump as a result of landlords who live elsewhere turning their properties into overcrowded and unsafe lodging houses.

I am already frustrated by what I perceive as the City not enforcing the existing by-law. Until the existing by-law is enforced, it seems completely absurd to allow so-called minor variances which in fact serve no valid benefit to anyone who actually have chosen to make Ainsley Woods their home, as my family have.

Sincerely,



Allan & Rita Kopyto

Baldry, Scott

From: Paling <rpaling@cogeco.ca>
Sent: June-10-15 9:35 PM
To: Baldry, Scott
Subject: variance application Bowman HM/A-15:151

I just wanted to express my concern regarding the application for Variance, June 11, 219 Bowman HM/A-15:151

Once again we are faced with an absentee landlord attempting to convert habitable family dwellings into income properties, contributing to the metamorphosis of the Ainslie neighbourhood into a student ghetto. Allowing absentee landlords to destroy potential family dwellings does nothing to improve the overall appeal of the neighbourhood, and only serves to make it harder for families to set up residence in the area. In my own experience, I am acquainted with several professional couples that are looking to purchase habitable residences close to McMaster, but find themselves forced to consider purchasing homes that have been converted to student housing, which is prohibitive to convert back to a single family dwelling. When a home comes up for sale that is not converted, they find themselves outbid by these absentee landlords, usually because they are better leveraged and able to outbid any competitors. Generally speaking, I am tired of seeing tax dollars wasted policing snow removal, responding to noise complaints and other bylaw violations that are common when absentee landlords and students disregard minimum acceptable standards. Simply walk through the Ainslie neighbourhood and one can often tell which property is student housing, and which is a family dwelling. The immediate neighbourhood around the Adas Israel Synagogue and Hamilton Hebrew Academy is currently home to many families trying to raise their children in a respectable manner. Just over a month ago I was forced to walk my three daughters past a couple engaging in a lewd act on the hood of a vehicle on a Friday night after spending a nice Sabbath meal at a friend's house. I was ashamed that this was a part of the "better life" I had promised my family when I relocated them to the neighbourhood 4 years ago. I have never had the misfortune of seeing such wide scale poor behavior on a regular basis until we moved to this neighbourhood. It is my belief that the lax housing policies and the poor inspection and enforcement of bylaws is to blame, and as long as we allow these variance applications to proceed, the problem will only continue to get worse.

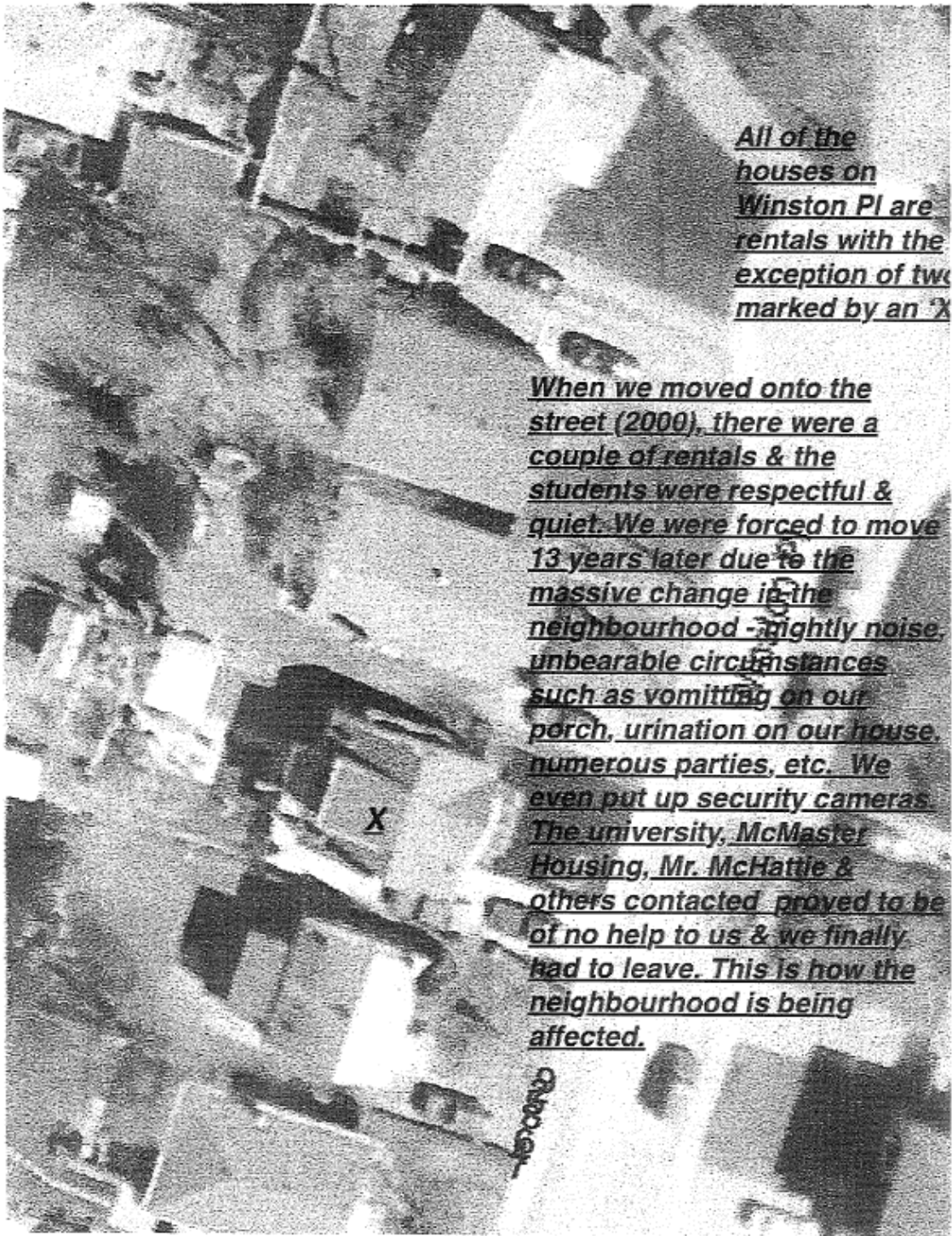
Please understand, it is reasonable to allow someone purchase a home, live in it, and rent out a room or two to help offset the cost of a mortgage. These are not the people I take umbrage with; it is those individuals that do not even live in our community, give nothing back, and profit at the expense of those of us that call this community our home.

By allowing these variance applications to proceed, and failing to adequately enforce bylaws that are already being ignored, we only further the process of urban decay. This approach will benefit nobody in the long run, except those that are exploiting the system for their own financial gain, gains that are often not put back into the City of Hamilton or the Ainslie neighbourhood.

Please do not allow this application for a variance to proceed.

Respectfully,

Robert Paling



All of the houses on Winston Pl are rentals with the exception of two marked by an 'X'

When we moved onto the street (2000), there were a couple of rentals & the students were respectful & quiet. We were forced to move 13 years later due to the massive change in the neighbourhood - nightly noise, unbearable circumstances such as vomiting on our porch, urination on our house, numerous parties, etc. We even put up security cameras. The university, McMaster Housing, Mr. McHattie & others contacted proved to be of no help to us & we finally had to leave. This is how the neighbourhood is being affected.



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

June 8, 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 – HM/A-15:151 – 219 Bowman Street

The Ainslie Wood Westdale Community Association of Resident Homeowners Inc. (AWWCA) has reviewed this application. The proposed renovations intend to maximize revenue of this investment property by more than doubling the number of occupants for which this house was designed. It would in fact become an illegal lodging house in an area zoned for single-family housing.

In terms of the four tests the committee needs to answer regarding this application:

1) IS IT MINOR? Increasing living space by finishing basements is something many families choose to do. The norm might include one bedroom, a family room and perhaps a bathroom. This application, however, seeks to develop the basement to contain four bedrooms and a bathroom—in addition to the three bedrooms in the attic plus one on the first floor plus a den that most likely would be used as a bedroom. Turning what was originally a three-bedroom family home (as shown by the original plans submitted by the owner) into a house with eight or nine "bedrooms" to be rented out to individuals would change its use from single family to lodging home. This increase would not be a minor change. It would be in fact a violation of the existing zoning. This is grounds to deny the application.

2) IS IT DESIRABLE? No. It would constitute an increase in density that has not gone through a public planning process. It would detract from the visual characteristics of the neighbourhood. Its use would be incompatible with the planned use of the neighbourhood.

3) IS IT IN KEEPING WITH THE INTENT OF THE ZONING BYLAW? No. The house is zoned single family. The parking bylaw was enacted to ensure that there is adequate parking provided for the intended use. In this case a variance is requested to reduce the parking requirement because the existing premises would not accommodate adequate parking if the use is changed to maximize rental potential.

4) IS IT IN KEEPING WITH THE INTENT OF THE OFFICIAL PLAN? No. This area is zoned for single-family homes. The official plan allows for lodging homes in other areas of the city. It does not allow for lodging homes in this neighbourhood.

For these reasons, we request the committee act to protect the Ainslie Wood Neighbourhood from the establishment of another illegal lodging house by denying this request for variance.

Yours truly,

Dr. Jay Parlar
President

Cc: Councillor Aidan Johnson

Committee of Adjustment
City Hall Hamilton
Attention: Scott Baldry, Secretary Treasurer
Date: June 8, 2015

Re: 219 Bowman Street Application No. HM/A-15:151

Dear Mr. Baldry:

This letter is to express the strong opposition of the Ainslie Wood Community Association to the granting of a minor variance at the above address:

Be advised that 219 Bowman Street is a student house. The landlord advertises the house as rooms for rent, under variable and flexible lease arrangements (see the link to the ad below):

<http://houseme.ca/ca/on/hamilton/listing/219-bowman-st/7c2ca8e4-ff27-4fa3-a3a0-8bcf2d2e6f3b>

The house is not run as a single family home, with students living together as a "family". It is a lodging house by definition, established as such in a neighborhood that is zoned single family.

The variance application asks for relief in parking requirements. This will, in turn, permit interior alterations and added habitable rooms, to become legitimate. More students can then move in. The landlord will thus reap greater profits. In addition, the neighbors and the community will pay the price of loss of enjoyment of their own homes.

The variance application has no other intent than to increase landlord income, at the cost and detriment of the neighborhood.

The variance requested is not minor. It is too large and too important to be considered minor. The increase in rooms leads to an increase in student rental rooms, resulting in neighboring loss of privacy, and an increase in noise and traffic. Student- lodging type housing is incompatible with the established form and character of this single family zoned neighborhood.

The granting of the variance will support the inappropriate use of the house as a student lodging home. It would not be in the broad interest of the neighborhood to support such housing. It leads to the destruction of our home environment. The stable residents and homeowners of Ainslie Wood also have rights, and are not to be forgotten.

The variance will not maintain the general intent and purpose of the zoning by-law. The application does not show sensitivity to the right of enjoyment of home, privacy, and the parking needs of the neighborhood.

We welcome students who live among us as a family-type unit under one single lease, in reasonable and expected numbers in a house, and in accordance with the local zoning. The official plan does not call for student lodging type houses in Ainslie Wood. Allowing the variance would support the illegal student lodging house market in Ainslie Wood.

We respectfully ask the Committee of Adjustment to consider that the community close to the university is like no other community in the city. We are already overwhelmed by the large and often illegitimate student housing situation.

We need your help. You can help us by not granting variances that have no other purpose but to stuff more students into houses that are meant to be single family homes.

Many thanks.

Tordis Coakley
Secretary
Ainslie Wood Community Association

Copy: Dr. A. Wiesenthal; Cllr. Aidan Johnson; Ainslie Wood Community Association members

Baldry, Scott

From: eva raphael <bubbyevar@gmail.com>
Sent: June-07-15 10:10 AM
To: Baldry, Scott
Subject: Hi

I am really not happy if you allow the application for 219 Bowman street to go though it is already noisy many nights we can't sleep. We have many familys with small children on our street in behind. BOWMAN STEET IS A VERY LOUD STREET ONE HOUSE THEY PLAY DRUMS ALL THE TIME. IT REALLY BUGS ME MANY NIGHTS. WILD PARTY BEER POG LOUD YELLING 3 in the morning this not acceptable. We moved to Willmont so i could be closer to our Synagogue. To bad we didn't stay in Dundas a nice peace ful quite town. EVA and Elliott Raphael.

Ofield, Barbara

From: eva raphael <bubbyevan@gmail.com>
Sent: June-07-15 11:04 AM
To: Ofield, Barbara
Subject: Hi

RECEIVED
JUN 08 2015
COM OF ADJUSTMT

I sent a email Re Bowman 219 Bowman street we are against it . It is a very loud and noisy street the students have no considerations for us. We can't sleep many nights. 3 and four in the morning we here them. They are playing beer pog drinking loud music this not exceptable we moved to Wilmont ct. To be close to the Synagogue we should have stayed in lovely Dundas. I sent Scot a emai in case he will not be back in time hope you can read his . Thanks Eva Raphael

Subject : Committee of Adjustment Meeting of June 11, 2015: HM/A-15;151: 219 Bowman

Dear Mr. Baldry,

Once again there is an application before the Committee of Adjustments with the intention of increasing the number of habitable rooms at a home that has been rented to students in the past to owners who will never move into this home. To anyone who has ever lived in this neighborhood there is no doubt that this income property is just looking to increase its cash flow at the expense of what used to be a nice neighborhood. When you look at the proposed drawings you can clearly see the intent of the adjustment.

Unlike myself, my wife, and two small daughters who live in this neighborhood to enjoy all the area has to offer, this property is being treated as a source of income to someone who doesn't live in the neighborhood. If I tried to earn my income renting homes in Ancaster (where the owner of 219 Bowman lives) as multi tenant residential rental properties instead of the single family home it was designed to be I can tell you what the committee in Ancaster would do **THEY WOULD PROTECT THE RESIDENTS!**

This committee has an obligation to uphold the bylaws, protect this neighborhood against renters and hold the interests of the local residents first. I assure you we deserve at least as much protection as exists in Ancaster.

I condemn this plan in the strongest terms. The last thing I need is another student house in my backyard (I live on the Bowman backing side of Wilmont court.

I understand that the Committee needs to answer 4 tests as here listed:

- 1) IS IT MINOR? You are changing the layout of an entire floor of a home to accommodate increased rental density 1/3 IS NOT MINOR.
- 2) IS IT DESIRABLE? No. Having commercial rental properties set to maximize cap rates by increasing density while decreasing curb appeal and adding congestion to street parking IS NOT DESIRABLE.
- 3) IS IT IN KEEPING WITH THE INTENT OF THE ZONING BY-LAW? No, we are single family dwellings not multi tenant rental complexes. If you wish to create more multi tenant residential in the neighborhood then create proper zoning for multi UNIT apartments on main arteries in the neighborhood. Bowman is a small side street not a main artery.
- 4) IS IT IN KEEPING WITH THE INTENT OF THE OFFICIAL PLAN? No, as the official plan is for single families not multiple rooms and lodging homes.

Please stand up for the rights of local residents protect our families and children from increased harassment at the hands of irresponsible illegally run NON FAMILY HOMES.

Sincerely,

Mayer Michalowicz CPA, CA, LPA
12 Wilmont Court, Hamilton, Ontario
L8S 2T2