

Stewart, Sean

From:
Sent: December 14, 2019 6:20 PM
To: Stewart, Sean; Nann, Nrinder
Cc: ; @yahoo.com; @yahoo.com; ;
5@hotmail.com; i m, i@hotmail.ca;
v@me.com; @hotmail.com; t@live.com;
i@notmail.com
Subject: 6-plex proposal 95-97 Fairholt Road South

Sean Stewart,
City Planner
905.546.2424
Ext. 7163

As a representative of the *Unified home owners association of Fairholt Road South*, we will require at least *2 weeks notice* for the meeting set by your department for the aforementioned proposal 95-97 Fairholt Road South by owner Semion Merzon.

I would also advise that as per your billboard seated on this property which clearly states "*all residents within 120 meters of this proposal*" that each property was to receive "*A Notice of Applications*". To that end, I can tell you, factually, that *not one* single resident has received this package within the stated 120 meters. I know, because I canvassed every single resident within the 120 meters myself.

We have a voice and our voice, collectively, is saying absolutley not. No more rental units on our street. A six-unit apartment is absolutely *unsustainable*. We are already bursting at the seems with rentals and parking. Out of 29 homes on our block/street, 14 are rentals which includes just one city block of Fairholt Road South 77- 117 - not the entire street/just our block. There are many more rentals further north, same street, that have not yet been canvassed. To put it bluntly, we are tired of being a forgotten community of Hamilton. We say *no* to becoming another Hamilton Ghetto.

Historically, this street has been a family oriented street where residents knew their neighbour and, for the most part, looked after their homes with a few exceptions (Fairholt Road South) which have all been left to go into a deep-seated state of disrepair (year over year) with no repercussions from the city of Hamilton to protect the law abiding, tax paying, home owners of their most important investment - their homes. All have had no exterior maintenance done for at least a decade - minimum. The state of these homes is *appalling* - pictures available upon request. Not only that, of the houses sold on this street over the past five years, many have also become rental units changing our street dynamics considerably. To say the least, we've been absolutely inundated by rentals and thus, are collectively frustrated by the lack of protection by the city of Hamilton. But I regress, lets' get back to 95-97 Fairholt Road South, shall we:

- This new "owner" at 95-97 has foreshadowed himself in terms of what type of landlord he will be and, he is 'of the kind' that we dont' want.
- Failure to cut the grass in a timely manner and, failure to take down the curtains surrounding the front porch (left in place by the previous owner) that are *obviously* meant to be taken down every

year, washed, and remounted in the summer but he has done nothing - they've been left to dis-colour and blow around in the wind all seasons. And they're many of them. Soon, they will be ripped and threaded but this owner has only one thing in mind and that is, to capitalize this street with no regard for the home owners. So, it stands to reason that the push-back by the home owners has been brewing for some time. The reader can consider this email as the 'straw that broke the camels back'.

- on several occasions the grass was so long that one of the home owners on the street took it upon himself to lug his lawn mower over to the residence and cut the grass himself. The writer of this document also pulled many 5 foot weeds, an inch in diameter each, from the front yard. To that end, is it incumbent upon the home owners of this street to maintain these residents for these "business men" (from other cities I might add) who care nothing for the residents or the people who have to live here, in the homes surrounding their 'cash-cow' but too cheap to hire a maintenance company which in the end, supports the city by providing jobs aside from doing his responsibility to not create an 'eyesore'.
- when speaking of the parking issue with a resident of the street the owner was said to answer the question.. (*in a dismissive manner*).. where are the tenants supposed to park..?", his answer.. cavalierly, "on the street, free parking" with a shrug of his shoulders.

Meanwhile, there is all kinds of parking in the back of the residence where if the pool were to be filled in, the shed and fence knocked down ,PAVED and, the house be taken back to a triplex from a six-unit there may be light at the end of the tunnel so-to-speak. Providing that is- that the street be converted to "permit parking only" with each home owner granted a single street parking spot where, no rentals will be afforded street parking and, in-turn, parking to be provided by the landlords on premises or, the number of units/dwelling per address be scaled-back so that on site parking can be accommodated comfortably, without causing a parking- detriment to home owners of the area.

These demands come with a stipulation that no tenants 95-97 be allotted residence until *all the work* on the parking behind 95-97 be paved and organized and not a moment before. As an interesting note I had the opportunity to note that on December 12, three young males were casing the property with addresses' of various rental units in hand of perspective apartments. 3, in the course of approx. 30 minutes. To that end it is clear that your organization has already given the green light to Mr. Merzon. And clearly, the address is being advertised now, and thus a foregone conclusion by City planners and ward 3 councillor Nrinder Nann - Both being paid by the city of Hamilton to act on the behalf of Ward 3. Again, the forgotten home owners of Stipley, Ward 3.

There is also another deep-seated concern by all about the total lack of resolution in regard to the empty property located at Fairholt Road South. Its' been six-years (6 YEARS) that this house has laid dormant with absolutely no accountability by the current owners to keep the property in good standing order. Countless times we have had to phone bylaw, pull weeds ourselves and the latest, vagrants gaining access to the property, living there and, using this property as a drug-house as evidenced by the syringes and other garbage strewn about after gaining access to the property by breaking into the residence through a basement window. Police response " we cant do anything about it". That's not good enough and Im' sure the reader can understand our concern(s). Certainly this house can be sold to a respectable family. The current owners have stated "we dont' care about the house, or what happens to it", according to one house owner still occasionally in contact with them.

The homeowners of Fairholt road South will not allow the welfare of our street to be hastily turned into another Hamilton Ghetto. At this point, we need to see consideration of rights of us collectively, as law-abiding tax-paying citizens of the city of Hamilton, Stipley, Ward 3, Fairholt Road South.

I reiterate, we will require 2 weeks (*minimum*) notice of the meeting which is to occur downtown Hamilton City hall 2nd floor council chambers, 71 main street W and, respectfully, we impress upon your organization to halt any further actions with Mr. Merzon until these issues can be addressed for all concerned and in full.

- On behalf of the *Unified Home owners association of Fairholt Road South* -

Disclaimer: the attached list of email address's are not all encompassing of all interested parties in this case. These other parties have also expressed grave concern and will be added to the list as they become available.

Regards,

representative

Stewart, Sean

Subject: FW: 6-plex proposal 95-97 Fairholt Road South

From:

Sent: December 20, 2019 12:03 PM

To: Stewart, Sean <Sean.Stewart@hamilton.ca>; Nann, Nrinder <Nrinder.Nann@hamilton.ca>

Cc:

Subject: Re: 6-plex proposal 95-97 Fairholt Road South

Currently there are a number of illegal apartments on Fairholt South. A current example is 97 Fairholt South putting in a 3rd apartment in a single family home.

95-97 Fairholt South at best should be a duplex or at the most a triplex. Residents are having to park 2 - 3 blocks away from their residence due to NO PARKING available on the street. Your applicant has state to one resident his new tenants can part on the street too "as it is free."

are all multiple dwellings that according to the city are suppose to be single family homes. Are they up to code - are they fire safe and are the legal? You have a number of residences that have closed their lanes behind their homes. Have they bought these from the city or just taken them over. Look at Fairholt for example. What about 95-97 laneway?

A number of single family residence have spend individually \$10K and more fixing up our property A 6-plex is going to change the dynamics of the area to the benefit of a single NEW owner with no benefit to the long term residence.

Are the building department - urban planners - fire department parking enforcement and bi-law department all actively involved in the consideration of this application?

A 27 year resident.

Stewart, Sean

From: 1 >
Sent: January 5, 2020 1:16 PM
To: Stewart, Sean
Subject: Zoning By-law Amendment Application (ZAR-19-054)

As for the request to modify the "C" (Urban Protected Residential) zoning to a six unit multiple dwelling at 95-97 Fairholt Road South we are strongly opposed.

The main reason for opposing this application is that there will not be enough parking to accommodate 6 units. Parking in the area is terrible as it is. Adding more units will only make parking more difficult to find.

We commend the applicants for following the proper channels to try and modify the Zoning bylaw. There are too many illegal triplexes and four plexes

In the area as it is along with absentee landlords.

Thank You for registering our opposition

Please remove our personal information.

Stewart, Sean

From: [redacted]@gmail.com>
Sent: January 5, 2020 3:45 PM
To: Stewart, Sean
Subject: ZAR-19-054 - Community Concern

Hey there Sean,

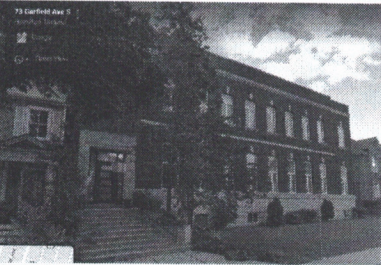
I am writing to address Zoning By-Law Amendment Application ZAR-19-054 (95-97 Fairholt Rd S).

I live at Fairholt Rd S, [redacted] project and have some major concerns with this application.

The current home is already mixed tenant and Airbnb usage. Increasing the units from 3 (I believe is the current number of suites) to 6 smaller sized potentially temporary Airbnb rental suites will increase the number of strangers passing through the neighbourhood. I am also concerned with the care that the current landlords have of the property. For nearly all of the snowfalls so far this year they haven't shovelled or salted their driveway. The shed on the driveway is also dilapidated and the fence along it is falling down.

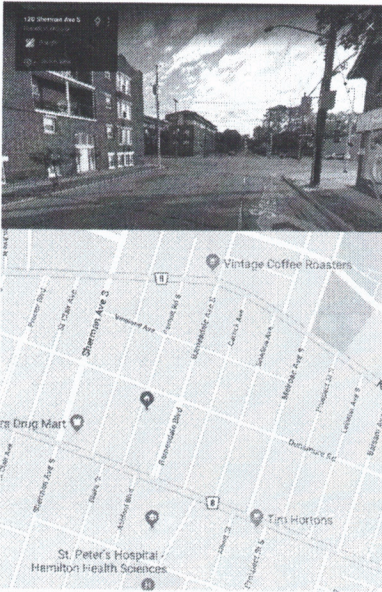
The locations sited as comparisons to 'ZONE C' are not at all comparable to the proposed development in either building type, size/scale or location on a major street.

(1) factory building repurposed into residential (73 Garfield)



or (2) On a major thoroughway or highway with traffic lights and 4 lanes of traffic (Main St E and Sherman Ave S)





I appreciate the need for residential housing in Hamilton, but I don't think making this heritage home into a 6 unit apartment on a quiet residential street is the right way to encourage positive development in the east end of Hamilton.

Happy to discuss these concerns further.

Thanks you kindly,

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Stewart, Sean

From: :a>
Sent: January 14, 2020 6:43 PM
To: Stewart, Sean; Nann, Nrinder
Subject: ZAR-19-054

Dear planning and economic development department,

> This message is in regards to ZAR-19-054.

>

> As home a owner in the Stipley neighbourhood for more than 10 years I

> am objecting to the request for so many multiple units at 95-97

> Fairholt rd south.

>

>

> How will this effect the value of my property?

> What laws will be put in place about parking?

> Who monitors how many dwellings they actually build? And when?

>

> 95-97 Fairholt rd south has been largely neglected for at least the

> last 12 months. We have seen some people in the house only

> occasionally, but the yard and garage are in great neglect and

> disrepair. The garage may have squirrels, skunks and rats living in it

> as it appears to be untouched for over 12 months and in deplorable shape prior to that.

> Although the size of the residence is essentially two houses we are

> extremely concerned about each of those turning into 3 tenant

> residences due to parking issues in the neighbourhood, current neglect

> of the building, and the value of the neighbourhood. These are century

> homes in Ward 3. These homes are being chopped up too frequently

> without any concern to garbage, parking, property value, or legal

> apartments. Our greatest concern is that the yard will turn into a

> parking lot to manage the parking issues. The yard currently has a

> pool that is in terrible shape and not drained - There is a bylaw for

> this, but only october-april. The pool has not been cleaned in over

> 12months (probably 2

> years) and is about 4 feet full of rotting leaves and water. There is

> complete lack of maintenance and containment of the yard and it's debris.

>

> Indeed the property needs some fixing, but our concern about the lack

> of oversight of the property thus far is paramount and has been

> outlined by many neighbours. Parking is a huge issue in this neighbourhood.

>

> To accommodate the influx of multiple units what laws are there about parking?

> I am requesting permit parking on Fairholt Road south and Barnesdale

> Boulevard. I am also requesting that the city follow up on the illegal

> basement apartments if the concern for making living residences

> available is the reason why so many units would be allowed for a single dwelling.

>

> I would like to be informed of any updates and timelines as per the 20

> days notice outlined in bylaw zoning information. The property should

- > be managed in all legal and current environmental manors.
- >
- > The current owner has failed to meet basic property bylaws in all of
- > the time of their ownership, thus indicating a potential lack of
- > ability to effectively manage a six dwelling property.

>
> Sincerely

>
> I do not want my name address or information shared.

>
>

Stewart, Sean

From:
Sent: July 22, 2020 7:32 PM
To: Stephanie Mirtitsch
Subject: 95-97 Fairholt Rd. S - zar-19-054

As much as I appreciate the response to address parking concerns surrounding the proposal for 95-97 Fairholt Rd.S, I seek to understand how the city of Hamilton would consider a parking ratio under 1.0 as acceptable for this area.

Thanks,

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Stewart, Sean

Subject: FW: 95-97 Fairholt Road South

From:

Sent: July 28, 2020 11:00 AM

To: Stephanie Mirtitsch <smirtitsch@mhbcplan.com>

Subject: 95-97 Fairholt Road South

Received your letter re development of this property.
What are you rezoning to? your letter said, rezoning from C to C?

I totally support redevelopment of this property, and the amendment to allow for less parking spaces.
The by law is archaic.

People are moving away from cars, and often don't even own a car.

Regards,