

Feb 6, 2024

Attn: Committee of Adjustment, City Hall, Hamilton

Re: Minor Variance Application no. **HM/A-23:345**

Impacting **115 Terrace Drive** and **120 Clarendon Ave** in Hamilton.

We, owners and residents of properties on Clarendon Avenue welcome the Shree Swaminarayan Gurukul to the street and are happy to see their property functioning as an active place of community and worship. We look forward to working with them as a community partner.

However, today we are faced with proposed property variances to support construction of an extended building foundation for increased underground space and above ground vestibule structure under or replacing the existing “floating roof”, that once built, will dominate and alter the neighborhood character (as seen in the proposed site plan submitted in December 2023). We are concerned about this change and the precedent it sets for future changes. We believe our residential neighborhood is best served by the existing zoning rules that city planners currently have in place.

The proposed variances will impact both front yard (Clarendon Av) and back yard (Terrace Dr) exposures and will impact the streetscape of Clarendon Avenue and will set precedent implications for other changes to properties in our area.

The front wall of existing building (excluding the “floating roof”) is approximately 6.0m wide, with angled sides of about 4.25m, giving the impression of a front wall facade of about 8.0m wide when viewed at most angles from the street. The “floating roof” is at the height of the roof tops of the surrounding 1 storey homes, and is only moderately intrusive to the streetscape as it sits roughly 5.0 to 6.0m above the sidewalk, and provides for an unobstructed view under the roof. Lastly, the front walls are comprised of stone & glass which also fits with the character of the area.

Most residences on Clarendon have a front bricked walls approximately 7.5m wide and the existing church structure fits reasonably well in our residential neighborhood.

The city’s “Inventory of Significant Places of Worship” notes architectural features of the building include the “Stained Glass Windows” and the “Floating Roof”. The city’s “Significant Places Map” notes the unique expression of Modern/Contemporary architectural style, and further notes that **“The property is important in supporting the character of the area. The property is visually linked to it’s surroundings.”**

The proposed underground and vestibule will be about 18m of front wall, 6.0m depth, at a height roughly 5.0 to 6.0m above the sidewalk if built under the existing “floating roof”. With the vestibule front wall built 3.0 m closer to the street and together with the front staircases, these elements will create a bold presence on the street for the Gurukul which will have a significant impact on the Clarendon Ave streetscape and reshape the current suburban residential look and visual linkage with the surrounding properties.

As mentioned earlier, we are also concerned that if the variances are approved, they will be available for other future changes on the affected property. It will also provide precedent for future changes considered by **any other owner** in the area thus further jeopardizing our neighborhood’s character.

With respect to the specific variance requests, we submit the following comments:

Item #1: Re Front Yard:

Please maintain the current 6.0m front yard standard, in order to:

- Maintain the current visual design elements that fit with the neighborhood.
- Preserve the architectural “floating roof” feature by known architect Basil Hall.
- Prevent building a large structure close to the street in a residential area.
- Prevent potential parking area in front of the building.
- Preserve the current streetscape and character of the neighborhood.
- Maintain greenspace for rain water/snow absorption and assisting the street’s combined-sewer’s capacity.
- Provide necessary space for accumulation and storage of excess snow.
- Prevent others from building or extending structures into what is now their front yard.

Item #2: Re Parking spaces:

Please maintain the standard 3.0m setback on the Clarendon Avenue frontage, in order to:

- Prevent potential new parking in the front yard.

Item #3: Planting Strip:

Please maintain the standard 3.0m wide planting strip, in order to:

- Maintain a front yard that visually links with area residential properties
- Provide space for snow removed from the sidewalk and entrance pathways, etc.
- Maintain the presence of a city owned tree.

Item #4: Landscaped strip along abutting residences.

Abutting Clarendon Ave properties currently have no landscaped strip or visual barrier at present. One Terrace Drive property does have a landscaped strip with visual barrier.

- We ask that the existing current concrete elements at the abutting property lines be retained.

Item #5: Direct access street parking

Both Terrace Drive and Clarendon Ave have speed humps to slow traffic. The nearby school is a mountain hub for French Immersion learning. Clarendon Ave is very busy with pedestrian and vehicular traffic as many parents park for school drop off and pickup. Direct Access parking will create an increased hazard risk given the proximity of the school and the existing traffic conditions. Furthermore, Clarendon Avenue is a city designated cycling route.

- Direct access parking will reduce available on-street parking at school pick-up times.
- Direct access parking will reduce current on-street parking availability for public use.
- Direct access parking will increase the safety risk to both pedestrians walking on sidewalks and to cyclists riding on the designated cycling route.
- Direct access parking will set precedent for others wishing to pave their front lawns.

Item #6: Access driveway and parking space widths.

The residents of Clarendon have no concern with this item.

We thank the city for this opportunity to voice our concerns.

We also wish continued success for Shree Swaminarayan Gurukul as they settle into their new dwelling.

CLARENDON AVE PROPERTY OWNERS IN SUPPORT OF THE ATTACHED LETTER

NUMBER	OWNER?	NAME (printed)	INITIALS	DATE
109	Yes	Amy Holt		Feb 7/24
110	Amit	Kevin Sharma		Feb 7/2024
111				
114	Yes	Patricia Falconer		Feb 8 2024
115	Yes	Mario Vega		Feb 7th
119	Yes	LARRY TORRE		Feb 7 2024
123	YES	PAOLA ROSA		FEB - 2024
127	YES	KEVIN SMITH		Feb 7, 2024
128				
129	Yes	Jay Jamie Waters		" "
130	YES	ADRIAN VERSTEEG		FEB 7, 2024
133	Yes	Jonathan C.		Feb 7, 2024
134				
137	Yes	Cobette Kendall		Feb 7 2024
138	✓	DAVID LUCAS		
139	Yes	Kevin Padgett		Feb 7, 2024
140				
129	YES	Michelle Ives		Feb 7 2024
114		Cathy Blunt		Feb -08-2024
TERRACE DRIVE RESIDENCES				



Clarendon Ave



MAXIMUM
30



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From: [Adrian Versteeg](#)
To: [Committee of adjustment](#)
Subject: HM/A-23:345 Comment from 130 Clarendon
Date: Thursday, February 8, 2024 10:12:06 PM

Good day to members of the Committee of Adjustment,

My name is Adrian Versteeg, owner of the house and property 130 Clarendon Ave.

I would like to welcome the Temple owners and users to the neighborhood.

I thank the committee for allowing the neighbors on the street to post their concerns about the variances that are being proposed to 115 Terrace Drive. We live on a quiet street that is made up of 1 to 2 story houses that currently flow well with the visual aspects of the street. We also live adjacent to the Norwood Park French Immersion school. There are certain aspects of living on this street that we as the neighbors quite enjoy and would like to maintain. I have some great concerns that would like to be considered as the committee considers the changes.

1) I am worried about the removal of snow if the front grass is removed for pavement and building areas.

- My concern is that it will be placed on the street that gets really congested with family vehicles as they park and walk multiple small children to the elementary school. If snow is pushed on the road, it will severely impact the flow of traffic as well be a safety concern to the public as they navigate the problem.
- The other aspect is that if it gets placed on the road then shoved on the residences front yards, which will be unfair to us as residences with that. Currently with green space up front, that is where the snow load generally goes and melts back into the earth.
- We have a bike route down our street, it gets used that way all year round. Without the ability to hold their own snow removed from the parking lot, it will make it more dangerous for those who enjoy biking, and use the street on a regular basis.

2) The closed area for closets will have a detrimental aspect of how the street is presented to those who live here as well as those to travel through here. Currently, the place of worship flows with the architectural feel of the street. Having tall walls of concrete really will put a negative imprint and degrade the street representation.

3) By reducing the size limits of the parking widths for vehicles, it will be more hazardous to the neighborhood.

- First, more volume always causes a higher percentage of accidents. Now with reducing the parking widths, that can only add to the frustrations of trying to get into a parking spot as well as leaving.
- Now placing that situation closer to public sidewalks, guarantees issues with those using the streets, Lord forbid, those situations all come together with a family walking to drop/pick up their children from school, much less the residents who use the sidewalk in their normal lives.
- We have gotten used to the increase of bike traffic and welcome them because it

means that people are enjoying the outdoors and trying to live more healthy.
Increase of traffic will be a great concern to those who use the city bike routes on a regular basis.

I greatly thank you for the platform to express the concerns that I feel are changing the safety of our street.

By the way, thank you for installing the speed humps on the street to reduce those who speed down the street, that was a great move!

Thank you for your time and work!

Adrian and Michelle Versteeg and Family

From: [Michelle ives](#)
To: [Committee of adjustment](#)
Subject: Application HM/A-23:345 objection to minor variance requested
Date: Thursday, February 8, 2024 3:47:14 PM

We are writing this as a parents and residents of Clarendon Ave to express our views regarding the minor variances requested at (115 Terrace Dr, Hamilton). Application number HM/A-23:345.

Here are a few reasons we object this minor variance.

1. By removing front yard space and replacing it with parking spaces sets a precedent for others to follow suit.
2. Residents of Clarendon Ave now have to look at a larger parking lot, a larger view obstructing lobby and porch area off the front instead of flowers, greenery, and trees. It's visually incongruous, detrimental to the streetscape and completely destabilizes the character of the residential neighborhood.
3. Potential for property values to be negatively impacted by this change.
4. Allowing this change would absolutely interfere with normal public use. Norwood Public School is very close by. The day-to-day street parking during the school year is extremely busy. Losing any additional spaces on the street or having the public space affected in the area is a problem, especially come winter time.
5. The amount of small children and seniors in the area is significant. Bi laws should be maintained for safety reasons. Having parking spaces 0.0m from a street line instead of 3.0m could create safety issues for those using that public space.
6. Parking should always be arranged as to not interfere with public use of the street and that a parking lot provide for ingress and egress of vehicles in a forward motion only.

Approving these minor variances and making the requested changes goes directly against the bi laws in place.

These bi laws are in place for many reasons but ensuring the safety of the community should always top priority.

Thank you,
The Waters

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