

## Comments Re: Application A-24:60 263 Haddon Ave. South Addition of Secondary Dwelling

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Tue 4/23/2024 11:51 AM

To:Committee of adjustment <cofa@hamilton.ca>

**External Email:** Use caution with links and attachments

Dear Committee of Adjustment,

I just received the notice pertaining to 263 Haddon Ave. South for a secondary dwelling. I have no objections to this construction other than the following. The location of this home/proposed addition is on a dangerous part of the street around a curve. The current income property owner, Robert Hawkins, has a plethora of cars that he owns and parks all along the street monopolizing any available parking spots. With this next proposed ADU and additional tenants, I can only imagine the street parking, already an issue in the community, is going to become substantially worse.

No one, especially someone who doesn't live in the area, should be able to park more than one personal vehicle on the street. Aren't there by-laws around this? There is no reason for him to be using this street as his own personal parking lot as it obstructs an already dangerous blind curve. As long as he finds alternative places to park all of his personal cars and provides ample parking in the respective backyards of both of his homes with these new dwelling units for his new tenants, there will likely be few objections. However; if he continues to park all of his personal vehicles on the street and the tenants park all of their cars, it will become a totally untenable situation. Let's avoid this and provide a suitable and fair outcome for all.

Thank you on behalf of the surrounding neighbours for addressing these concerns.

Re: Application A-24:60

Subject Property: 263 Haddon Ave South, Hamilton ON.

To whom this may concern;

I am providing this written submission in response to the application to amend a minor variance at this property. I believe the following bullet points should be considered as you make your determination regarding this application.

**Precedence:** I believe the owner of this property at 263 Haddon Ave S, has ownership or joint interest in the adjacent property at 267 Haddon Ave S, which has recently added a secondary dwelling unit to the rear of the property. The addition of another property is egregious, in the fact that there appears to be no consideration of the environmental impact an additional building will have on this site and adjacent community. Especially as there does not appear to be any consideration for additional parking on the property.

**Parking/ Road safety:** Currently the owner of this property parks numerous personal vehicles on the curved portion of the street in front of this property, which creates a nuisance and potential hazard to other drivers and pedestrians, travelling on this section of the road. There is a high population of students that travel up and down this section of road, with and without compliance to the speed limit. The addition of rental units, with no provisions for on-site parking will potentially increase the risk of injury to travelers on this section of road. (Refer to attached photos).

**Garbage:** Consideration should be given to the increased amount of garbage the occupants will create with the addition of a fourth dwelling in close proximity. Given the historical lack of maintenance by the residents and owner of this property, the concern is continue negligence will promote littering and increased pest population.

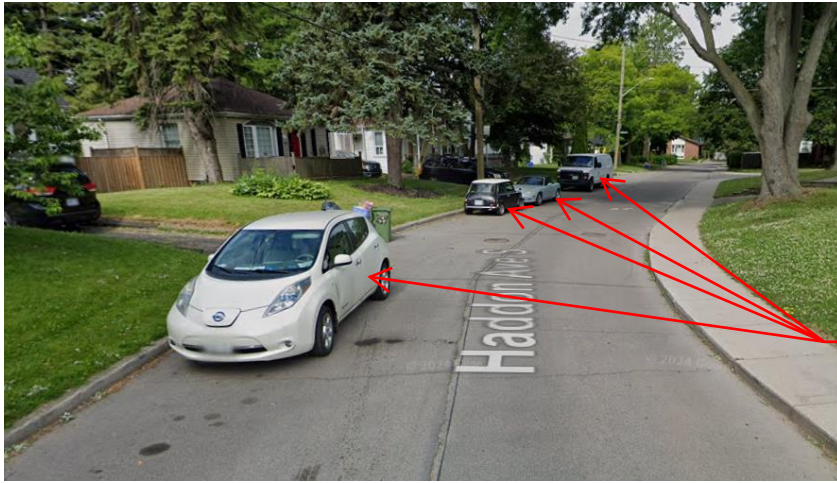
**History:** The owner of this property has shown disregard for the general care and maintenance of this and the adjoining property. The owner in the past has used this property to house/store/hoard multiple cars, equipment and amusement park machinery, with disregard to the neighborhood. The acceptance and approval to allow the densification of this property will set a ill-fated precedent to nearby 'vacant property owners' to follow suit.

In conclusion, I understand the necessity for more affordable housing within the City of Hamilton, but it should not be at the expense of others for the financial gain of the few. Consideration should be to insure any addition is sustainable and manageable with low to no impact to the surrounding in habitants.

I appreciate the opportunity to voice the aforementioned opinion and truly hope it is considered as you make your decision on this matter.

Concerned inhabitant.

Photo attachment to email submission:  
Showing property owners multiple personal vehicles commonly parked on city street.



Four vehicles shown are owned by the property owner and are commonly found parked on the street. Additional dwellings on this and the adjacent property at 267 Haddon Ave S, will create a hazard to the section of the street.



Subject property @  
263 Haddon Ave  
South.