

**Re: Files B-24:17103 & A-24:67103**

Aneta Pytel &lt;aneta.e.pytel@gmail.com&gt;

Tue 4/23/2024 6:59 PM

To: Committee of adjustment &lt;cofa@hamilton.ca&gt;


 1 attachments (6 KB)

image.png;

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Thanks Corrine.

Are we able to submit comments or considerations at this time?

We have several concerns (mostly around the lack of parking in the area) if this is to become a multi unit complex. Townhouses or condos would certainly require ample parking be provided (driveways) as the street is a busy bus route and snow route with people often parking illegally on the street. Traffic is very easily and often blocked in this section.

Aneta P.

On Tue, Apr 23, 2024, 4:28 p.m. Committee of adjustment <[cofa@hamilton.ca](mailto:cofa@hamilton.ca)> wrote:

Hello,

Here is a link to the May 7<sup>th</sup> Agenda: <https://pub-hamilton.escribemeetings.com/Meeting.aspx?Id=09d93b9d-cc1d-4d72-b09b-aa1f27cb3820&Agenda=Agenda&lang=English>

You will be able to access the information you are looking for by clicking on the little paperclip beside the address. For future, as more information becomes available on the file (such as comments, staff, and public, Decision, etc.), more items will pop up.

You are able to watch the Committee hearing on May 7<sup>th</sup> as a live stream link will pop up when you view the following page on the day of the hearing: <https://www.hamilton.ca/build-invest-grow/planning-development/committee-adjustment-delegated-consent-authority/process>

All the best,

**Corrine Kabel (she/her)**

Development Clerk

Development Planning

Planning and Economic Development, City of Hamilton

**From:** Aneta Pytel <[aneta.e.pytel@gmail.com](mailto:aneta.e.pytel@gmail.com)>**Sent:** Tuesday, April 23, 2024 4:15 PM**To:** Committee of adjustment <[cofa@hamilton.ca](mailto:cofa@hamilton.ca)>**Subject:** Files B-24:17103 & A-24:67103

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Hello,

I am writing as notices for an application for consent/ land severance (B-24:17103) and an application for variance from the zoning by-law (A-24:67103) were posted on our street today.

There is a hearing date on May 7<sup>th</sup>, 2024 and I would like to understand what these notices are about. Is it possible to join virtually (and not necessarily speak)?

Is it also possible to find out how the severance of this land is planned?

Chester Avenue is a short and busy street (lots of car, bus and foot traffic already). Noise and general pollution are already concerns for families in the area. The land possibly to be severed is also below street level and appears to need drainage, but it does offer a bit of greenery for the animals in the area.

Thanks,

**Aneta Pytel**

## 103 Chester Avenue

Gino Tedesco <golfmaster13@hotmail.com>

Tue 4/23/2024 8:48 AM

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

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Hello, my name is Gino Tedesco I live next door to 103 Chester Avenue I do not want to have townhouses built next door to me, and I can speak for my neighbors as well too, this is not the area to build these types of homes, we all love the area and want to keep it this way, So for speaking for myself is No No No thank you  
Gino Tedesco

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[\*\*\*\*POSSIBLE SPAM]Application No: A-24:67, Subject Property: 103 Chester Avenue, Hamilton

Daniel Capoferri <dan.cappo@gmail.com>

Fri 5/3/2024 11:35 AM

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

Cc:Aneta Pytel <aneta.e.pytel@gmail.com>

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

To whom it may concern,

We are writing to you as residents of Chester Avenue in Hamilton, as we have received notice in the mail - and from signage across the street - that the owner of 103 Chester Avenue in Hamilton is attempting to sever the land and is opting to facilitate the construction of eight (8) Street Townhouse Dwellings on the land.

As someone who has lived on Chester Avenue for years, I am not necessarily against the idea of additional housing in Hamilton to support the current housing crisis. But I cannot see or understand how it will be physically possible to place 8 homes on that land and expect any vehicle, snow plow, or bus to access the street by any means.

Based on my experience living on this street for years, and what I've seen happen over our time living here, I wanted to provide some commentary that explains our perspective more clearly:

- Chester Avenue is a Snow Route, a City of Hamilton Bus Route, and a School Bus Route. At the best of times, there isn't enough space on the road for vehicles to pass each other.
- There is a severe lack of available street parking in and around this area. The construction of 8 townhomes would remove ALL parking from the road and lead to congestion for snow plow, city bus, and school bus route options.
- Chester Avenue is an important thoroughway and is used HEAVILY to avoid traffic on Stone Church Road, Rymal Road, or Mohawk Road if there is an accident, backup, or closure on the Lincoln M. Alexander Parkway. Removing this bypass will be incredibly damaging to motorists.
- Right now, you can only park on one side of Chester Avenue because the other side is a Snow Route. In addition, there are No Parking signs around the three bus stops on the 300-foot space between Chester Avenue and Annabelle Street. Any cars parked on the street during the winter severely block the ability for City workers to do their jobs to clear snow or for transit workers to drive residents home.
- City buses drive on both sides of the street, so it cannot be blocked. Cars parked on the road already limit their access, movement, and the movement of oncoming traffic.
- Major congestion exists when cars are parked on the street. Last week, 3 cars were parked on one side of the road due to a lack of parking elsewhere and it was chaotic. Buses and trucks couldn't pass, and people had to reverse into driveways (mine included) to move around cars or drive up boulevards onto my property (for example) to avoid buses and trucks.
- If anyone is parked on Chester Ave and there is a red light at West 5th with a backup to turn left, nobody can drive in the opposite direction from West 5th until the light turns green and the cars can move. As you can imagine, this is a logistical nightmare.
- In general, noise pollution in the area is incredibly high. Even with windows and doors closed, it's easy to hear buses and cars drive by; especially those vehicles with loud mufflers. I can't imagine

this plus an additional 8 homes being in such a small, closed, confined area. We are not providing these residents with much of a choice given they won't have much of a backyard given the property size, either.

- This area is open to lots of foot traffic, with only one side having sidewalks. Some people choose to walk on the opposite side of the street due to the greenery. They will no longer be able to bypass other foot traffic or walk on an entire side of the road once these townhomes are developed.
- If you have not already seen it, 103 Chester Avenue also has two hydro poles which supply electricity and internet (due to where the Bell nodes are located) to the homes directly adjacent to them. Currently, Bell internet is all that's available to the area and it is DSL speed. Additional homes in the area, without an upgrade to the backbone network, will not make it possible for anyone in the area to work from home. Right now, bandwidth is shared and is low as it is.
- The property level of 103 Chester Avenue is below grade, lower than street level (dips 3 feet from street level), and currently ramps downwards towards the lawn/trees. A lot of work will be required to bring these street-level.
- This plan to build townhomes will remove over two dozen fully-grown, adult trees in the neighbourhood. I implore you to take a look at the property and see what will be removed to make this work. It isn't an open plot of land; it has wonderful views and appeal for all neighbours.
- Owners of properties on Chester Avenue are bound to have visitors to their homes. With the development of new townhomes, where will they park? Better yet, if the owners of those townhomes have more than one vehicle, where will their second vehicle be parked? They can barely park on the street as it is, we will be removing the only area for street parking on Chester Avenue, which will add further congestion to an already congested street on the best of days.

Adding these eight (8) townhomes to the area is going to cause many problems for existing residents, motorists, City workers, and School Bus drivers. It will have an impact on all of those who use this area as a throughway to get to and from work, or to bypass traffic when major routes are congested.

Thank you for reading and your consideration. If you have any questions or comments, feel free to contact us.

Daniel & Aneta

Mark & Annette Vermeer

155 Annabelle Street

Hamilton, Ontario

May 3, 2024

**re: Minor Variance Application # A-24:67 & A-24:17**

Committee of Adjustment

City Hall, 5<sup>th</sup> Floor, 71 Main Street West

Hamilton, Ontario

Dear Members of the Municipal Committee of Adjustment,

We are writing to express our concerns regarding the proposed development of eight street townhouses on the small property located on 103 Chester Avenue, which is currently under consideration by your committee. As a resident of Gourley Neighbourhood, we are deeply invested in the development and well-being of our local area.

We have the following concerns:

**1. Inadequate Parking and Traffic Congestion:**

The proposed development plan includes limited parking facilities, insufficient for potential residents who likely own multiple vehicles. This inadequacy could lead to an overflow of parked cars along adjacent streets, exacerbating existing traffic congestion. This is particularly problematic as the site is located on a busy bus route, which could see disruptions and decreased efficiency in public transport services—a vital link for many in our community.

**2. Safety Concerns:**

The proximity of this development to the nearby elementary school is concerning. Increased vehicular traffic, combined with the busy nature of the proposed site, raises serious safety concerns for children commuting to and from school. The potential for increased accidents and general traffic hazards could significantly compromise the safety of our young students.

### 3. Community Character and Cohesion:

The Gourley neighbourhood is characterized by its unique aesthetic and residential structure, which does not currently include townhouse-style buildings. The introduction of such a development could disrupt this cohesion and alter the visual and cultural landscape of our neighbourhood, potentially impacting property values and community sentiment.

### 4. Infrastructure Strain:

Additional residents would invariably place further strain on our local infrastructure. Our roads, sewer systems, and public amenities may require significant upgrades to accommodate this new development, potentially imposing additional financial burdens on local taxpayers.

### 5. Public Opinion and Community Consultation:

It is imperative that the community's perspective is fully considered in your deliberations. I urge the committee to facilitate broader community consultation to gauge public sentiment effectively. This will ensure that all viewpoints are considered, and that the final decision reflects the collective interest and well-being of our neighbourhood.

6. When considering the proposed minor variances for the property at 103 Chester Avenue, it might seem that each individual request—such as the decrease in front yard/rear yard and width of driveway access — is trivial. However, when these variances are evaluated collectively, their impact becomes significantly more profound and could lead to substantial changes to both the property and the surrounding neighbourhood.

The collective impact of these variances at 103 Chester Avenue also sets a precedent that could encourage other property owners in the neighbourhood to seek similar concessions, potentially leading to a piecemeal erosion of established zoning norms.

Over time, this can fundamentally transform the neighbourhood's landscape, affecting community aesthetics, property values, and the overall quality of life.

Therefore, while the variances requested for 103 Chester Avenue might appear minimal individually, their combined effects necessitate a thorough review to ensure they align with the long-term visions and regulations of the Gourley Neighbourhood. This careful consideration is crucial to maintaining the integrity and intentions of our neighbourhood planning.

In conclusion, while development is necessary for community growth, it is equally important that such developments are in harmony with the existing community's needs and character. We strongly urge the committee to reconsider the current proposal, considering the significant concerns raised. Further assessments and revisions to the plan may be necessary to ensure it aligns more closely with the long-term goals and safety requirements of our community.

Thank you for considering these points. We look forward to your thoughtful deliberation on this matter and to the opportunity for further public engagement.

Sincerely,

Mark & Annette Vermeer



## Minor Variance A-24:67 103 Chester Ave. Hamilton

Lisa Muldoon <muldoon.lisa@gmail.com>

Thu 5/2/2024 8:21 PM

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

Cc:Tim Ryder <tim.n.ryder@gmail.com>

External Email: Use caution with links and attachments

To:

The Committee of Adjustment,

From:

Lisa Muldoon, owner of 158 Annabelle St.

Tim Ryder, occupant of 158 Annabelle St.

We are strongly against the building of a 8 unit dwelling and the Minor Variance requested for Application A-24:67, 103 Chester Avenue, Hamilton, Ontario.

We feel that an 8 unit townhouse dwelling on the proposed lot does not fit in our community. Any units built on this lot should follow the current City guidelines WITHOUT the requested variances.

If the variances are approved, this would likely cause parking overflow from 103 Chester Avenue to Annabelle St.

Any units built should have 2 full outside parking spots in their driveway for the occupants. (A garage does not count as a parking spot)

Please confirm receipt of this email.

Lisa Muldoon and Tim Ryder

**Application No: B-24:17 Subject Property: 103 Chester Avenue**

Sam Dowhaniuk &lt;samdowhaniuk@gmail.com&gt;

Thu 5/2/2024 8:08 PM

To:Committee of adjustment &lt;cofa@hamilton.ca&gt;

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

To whom it may concern,

I am speaking to my concerns on the matter of Application no: B-24:17 Subject Property: 103 Chester Avenue, Hamilton that I would appreciate being considered by the Committee of Adjustment Staff in the building of 8 townhouses.

My largest concern is the potential negative effect this development will have on the property value of the homes surrounding the area, both throughout the building process and afterwards. This survey is built up of beautiful detached and semi detached homes and the building of townhouses does not fit with what has made this neighbourhood so desirable to many who live here.

The length of the project is also of concern, as it is not noted on the public notice we were given. There will be an ongoing noise factor and the access to the main exit point of our street will be significantly impacted causing difficulty especially during the morning rush. There is a school, James MacDonald, just down the street and the main exit point of Chester and West 5th is the only one that offers a light. There are many families in this neighbourhood that use the cross street of Annabelle and Chester specifically to get our children to school, via bus or walking, along with day to day foot traffic. There is only one side walk on Annabelle street and with construction this could make it quite dangerous to even be able to cross the street on a daily basis.

As per the request that has been made for the front yard depth of only 3.5 metres, I do not like, nor agree with how this will impact the amount of green space that is so valued and coveted in this area. There will already be a large loss of a number of beautiful old trees and green space that will now be filled with houses, so to take even more away, could very negatively impact the beauty and draw to our neighbourhood.

As a major concern, if there are not an adequate amount of parking spaces per each townhouse, the overflow from these homes will fall to Annabelle street creating a busier street that home buyers in the neighbourhood appreciated and valued with it being a dead end street with minimal traffic. Especially for my a household who has young children, and the many other families on Annabelle, increasing the traffic can create dangers for our children who are not able to see around parked cars as easily as adults and who use this quiet street to play outside on scooters and bikes.

Lastly, that the height of these houses not being determined thus far is concerning. Our street is currently very private and has large backyards spaced away from neighbours. The height will greatly impact the street visually, and especially with how many of Annabelle's houses have unique and coveted deep backyards, no one wants to feel as though their privacy has been taken away. This again will lead to making the houses surrounding this development less desirable to potential future buyers.

I encourage the Adjustment Staff and Committee to truly take these concerns into consideration for this development project. The building of 8 townhouses in this neighbourhood does not fit with the current survey, will cause a large amount of traffic and safety issues and in the end the project itself does not seem well planned or thought out. It will only potentially benefit the builder, but not be something that will benefit this beautiful and well sought after neighbourhood.

Thank you for your consideration,  
Sam Dowhaniuk

I would like to be notified of future Public Hearings regarding B-24:17 and also request from the Secretary-Treasurer to be provided with the Notice of Decision.

## Application A-24:67

Aaron MacFarlane <aaronmacfarlane13@gmail.com>

Mon 5/6/2024 11:25 AM

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

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

Regarding Property at [103 Chester Ave, Hamilton](#)

I have concerns regard the proposed variances applied for.

1. This will be a major change in our neighborhood. All of the current homes are single family homes and this proposed building is for 8 families. It seems unfair to the people that have lived in this quiet neighbourhood to have 8 homes jammed in to the place that was 1.
2. The variances applied for don't seem to be "minor" in my opinion. The reduction in required space form the road and lack of parking space is concerning. This is not a variance for the neighborhood it's a complete change.
3. Parking. With the proposed small driveways, it appears there will be very little parking space. This means vehicles will need to be left on the street. Hamilton city parking by-law states "Unrestricted parking areas are still subject to any and all other by-laws which are not typically posted such as no overnight parking on through streets, intersection and crosswalk clearances, 12 hour parking, etc."
- 4.

Aaron MacFarlane

[144 Annabelle st](#)

[Hamilton](#)

[Ont.](#)

## Severance lot 103 Chester Ave

johannes <johannes@improvemypaintings.com>

Tue 5/7/2024 5:44 PM

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

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

Application A-24:67

I motion for you to deny the severance of the lot. Townhouses are not to the standard of the neighborhood. However, if the lot is severed to accommodate single detached homes, that would fit the presentation of the neighborhood.

I am the next door neighbor

85 Chester Ave

Hamilton, On

The best,

Johannes

## Comments for application A-24:67

Rebecca Poff <rebeccapoff64@gmail.com>

Mon 5/6/2024 11:11 AM

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

External Email: Use caution with links and attachments

Good Morning,

With regard to the variances that have been requested, 4 out of 5 (#2 being the exception) of the variances essentially have to do with space between the building and the road. This directly affects tenant's access to parking on their own property. It will mean that both the tenants and their visitors will proliferate the existing neighbourhood with vehicles- a congestion issue.

This is already a school bus pick up and drop off location for pre and elementary school children and in the am and pm there are many vehicles dropping off and picking up children- a possible safety issue for families. Also this is a city bus route and with all of the vehicles entering and exiting the 8 townhome units directly adjacent the bus route and being in the path of oncoming buses this poses yet another potential safety issue. Also, there is a community mailbox on the proposed property that also generates a lot of parked cars picking up mail. The corner of Annabelle and Chester Street will be completely jammed with cars and traffic. Not safe at all. Not safe for new townhome residents and not safe for existing residents and not safe for city bus drivers.

Thank you

Rebecca Poff

144 Annabelle Street

Hamilton ON

Sent from my iPhone