

Andrew Furtado
142 Catharine Street North

June,6th,2024

Consent authority.
71 Main St West, Hamilton, Ontario
L8P 4Y5

To the consent authority:

I am writing today to complain about the adjustment to the building located on 147 Mary St, Hamilton. Ever since that building has been renovated and the tenants started living there, the neighbourhood has been flooded with drugs, violence and theft.

This used to be a safe and clean neighbourhood, where I could walk my dog and not have to worry about violent people, or needles lying around especially in the grass areas, or not have to worry about my vehicle being broken into, or having things stolen from my backyard. I understand you guys are trying to help others but making that building bigger to bring more highly addictive and mentally ill will only cause more problems in the neighbourhood.

So therefor I disagree with your decision and hope you understand how I and most likely the neighbourhood feels.

June 11, 2024 Meeting.

Committee of Adjustment
71 Main Street West
Hamilton, ON
L8P 4Y5

re: Application No. : A - 24:102

Subject Property: 121 & 135 Mary Street, Hamilton

I oppose all five variances being requested. As stated in the application, the property is approximately 0.26 hectares (0.65 acres) in size, with approximately 72.0 metres of frontage along Mary St. This parcel of land is too small to build a 10 storey building that will accommodate 156 units and 2 floors of social service.

Currently there are people waiting for meals on each side of the building, in front of the building on the street and litter every where. If a 10 storey building brings in more people and sidewalk, frontage and current pavement is covered up by the building and parking spaces where will all the people go then on the street. It is difficult to drive down Mary Street by 135 Mary St. due to the alcohol and drug use.

There is an elementary school across the park. How sad that children have to avoid Mary Street and take another route to school. Parents have to protect children from seeing drug overdoses.

6.5.3. 4f (Second Variance) To allow a minimum rear yard of 0.5 metre whereas 7.5 metres is required is opposed. Applicant

states that only the first storey of the building will have a 0.5 metre rear setback whereas the second storey will be set back approximately 2.2 metres from the rear lot line, and the remaining floors 5.9 metres. The rooftops of the first and second floors will not be accessible to residents and there will be no windows on the portion of the building with the reduced setback to maintain the privacy of abutting properties. We can hear workers from Good Shepherd now when we are in our backyards with the building being at least 20 metres from our property lines. What will we hear with 0.5 metres distance? This is far too close to our property and definitely affects our privacy. Waste Stations right beside property lines. SMELL

Noise of cars entering and existing underground parking ramps beside property lines.

Trees will also be impacted and damaged by building too close to the property line.

Our green environment (trees and vegetation) is important to our well being. It protects the air, provides barrier to the noise and gives privacy.

The request for Variance 3 states that the proposed development will overlook a parking area and not a sensitive use. On the contrary a 10 storey building is denying us of light, morning sun and fresh air. It overshadows our backyards and our privacy. A 10th floor

mechanical unit will definitely contribute to noise pollution

- Was there any follow up on the City of Hamilton Virtual Design Review Panel meeting held on Thursday December 9, 2021 and project 121 & 135 Mary Street where a Windstudy and Shadow Study was requested/recommended.
- Tight site → not enough space.
- Confusion at rear for parking ramp and relocate electrical units.
- does the proposal use design techniques, such as building set-backs to maximize sunlight to pedestrian areas (B 3.3.3.5)
- This application for so called Minor Variances negatively impacts the nearby properties, air quality, noise pollution, green space, trees, sunlight to pedestrian areas. Safety concerns for seniors and children in this community.
- Good Shepherd opened Dorothy Day, a 73 unit supportive housing building for women on a much larger parcel of land.
- Pearl & Ray Street Good Shepherd Housing is on much larger parcels of land providing green space, park benches to the residents as it should be.
- 121 & 135 Mary Street is too tight of a space for this project and asking for variances to accommodate this project is unfair to this community and neighbourhood.

Submitted by: Mary Rajic - 140 Catharine St. N. Hamilton