

## 701 Upper Sherman application no. A.24.104

Rosalie Shaw <shawronana@rogers.com>

Thu 6/20/2024 9:34 AM

To:Committee of adjustment <CofA@hamilton.ca>;Pauls, Esther <Esther.Pauls@hamilton.ca>

External Email: Use caution with links and attachments

Good day

I am writing in response to the notice we received from the Committee of Adjustment regarding 701 Upper Sherman Ave. in Hamilton ( Macassa Lodge ) with respect to variances for Application No. A.24.104 Zone "13".

I thank you for informing those of us in the surrounding area about what will be happening. The information about the variances with respect to parking and the planting strips is appreciated. As the notice said, the variances are necessary to facilitate the site plan application SPA-23-060. As an aside it might've been helpful if the notice had indicated the planned parking lot in the works along with the addition.

With any construction at Macassa Lodge, those of us in the surrounding area will be affected. With the construction of the two-story addition, it will have an impact on us in the community. Mainly the entire parking situation is in question as it always seems to be. It seems that the variances indicate more parking spots available especially if the width is adjusted. It seems, unless I misunderstood, that amendments to each parking space will allow additional spots in the existing parking lots.

I know the notice addressed some of the issues of parking which I think is wonderful. So at least the people in charge have the foresight to be proactive. Thank you . When I looked online at the plan, I see there is to be an additional new parking lot with room for 42 vehicles. So thank you again. There is also an existing parking lot that has 10 spots, and I hope they are all retained as well, regardless of the note given. Taking away any of those spots or any spots in existing lots should not occur.

I, and surely the neighbours, are pleased with the increased parking and for the additional parking lot planned for, in the cost budget/expenses, and constructed when/during this addition is being completed. I noticed this new lot when I looked at the site plan online . This parking issue is something that I have raised, as have neighbours, in the past regarding any constructions at Macassa Lodge. With the addition to Macassa Lodge, it will translate into more residents which means more staff which means more visitors which means more cars! We are impacted already by the overflow of cars on the side streets. We get to look at a parking lot each day. We realize you cannot control how people park as we have experienced frequently that people (who are at Macassa) crowd the driveways and extend over the approach/apron; but, If there is sufficient space provided in a parking lot that may alleviate some of the problems we consistently have and they will have a place to park . There is a berm on the property so maybe plans can be or are in place for some reconstruction there which would provide more parking also.

I think it's great that there will be an addition to this long-term care home. There is a definite need in this community. I also know it takes a lot to get things in place. I also know it's been a few years, not sure how many, that this project was first released to the public. As I said, I did raise the parking issue at that time with several councillors at City Hall. I am pleased a parking lot was made as part of the

plan as I am sure the neighbours feel the same in talking with them.

If possible, I would like to receive a Notice of Decision. Also if there any future public hearings, I'd like to be notified about that as well. My requests are in keeping with the direction given in the letter stating a written request is required for these matters.

Thank you for your time  
Rosalie Shaw


Sent from my iPad

**BPA Inc No 224-22 Macassa Lodge (SPA & MV) 701 Upper Sherman Avenue Hamilton  
(File #SPA-23-060 & File Number: A-24:104)**

Yurij Pelech <yurijp@bpainc.ca>

Thu 6/20/2024 10:13 PM

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

 1 attachments (949 KB)

Street View frontage site conditions Jun-14-24.pdf;

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

Good evening Jamila Sheffield (Secretary-Treasurer) & City of Hamilton Committee of Adjustment staff:

Please be advised that further to the release and posting of the Committee of Adjustment Agenda for the scheduled June 25<sup>th</sup>, 2024 Public Hearing, we wish to register as a participant virtually and herein request a Webex link and invitation.

The deputation details are as follows:

- Committee of Adjustment File No. A.24.104  
(Minor Variance – Macassa Lodge LTC Home, 701 Upper Sherman Avenue)
- Hearing Date: June 25<sup>th</sup>, 2024 (1:45pm)
- Yurij Michael Pelech (Agent / Applicant)  
Bessant Pelech Associates Inc. (BPAINC)  
1443 Miraya Court, Mississauga, IN L5C 2T6  
R: (416) 574-5978  
E: [yurijp@bpainc.ca](mailto:yurijp@bpainc.ca)
- Participation via video (Webex link being requested).

Other consulting team members and participants may include:

- Jake Nogy, Salter Pilon Architects; and
- Emily Stanley, BPAinc;

and each will register and request a Webex link separately, if and as required.

Further to our review of the Staff Comments and as per the submitted Minor Variance application, we wish to reiterate that:

- the variances being sought are merely to reflect existing on-site conditions created approximately ten (10) years ago with the dedication of lands for road widening purposes along both Upper Sherman Avenue and Macassa Avenue, with variances not being sought at that point in time;
- zoning non-compliance issues were created in 2014 by the conveyance of road widening blocks but were not rectified at that point in time and the current expansion to the Macassa Lodge Long-Term Care (LTC) home triggered a need to 'clean-up' this historic omission;
- not a single variance is attributable to the proposed addition to the LTC home under the pending Site Plan Approval application (#SPA-23-060) with such an addition far-removed from either Upper Sherman Avenue and Macassa Avenue, as well as the location of the variances and zoning infractions;
- the variances in the primary relate to reduced minimum yard setbacks and landscape planting strip widths along both street frontages, as well as deficient parking stall sizes associated with a number of existing parking spaces within existing parking lots;
- the new proposed new parking lot areas will accommodate parking stall sizes and dimensions that reflect current zoning requirements; and
- the variances merely reflect existing on-site conditions and the only change will be 'on paper' rather than physically 'on-site' in that the variances have existed on-site already for some ten (10) plus years.

The attached 'street view' images depict:

- the existing treatments along the frontages of both Upper Sherman Avenue and Macassa Avenue with landscaping and plantings that will remain unchanged; and
- the existing parking lots which function and will continue to function without issues.

We ask that this transmittal, along with the attachment, be added to the public record and shared with Committee members accordingly.

Thank you so very much, greatly appreciated and we look forward to receiving the requested Webex link and participating in the June 25<sup>th</sup> Public Hearing. Regards.

Yurij

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**Yurij Michael Pelech** BA(Hons) MA(PI) MCIP RPP PLE

Principal / Managing Partner / Senior Associate Planning Consultant



**BESSANT PELECH ASSOCIATES INC.**  
Development Planning + Project Management Consultants

1443 Miraya Court  
Mississauga, ON L5C 2T6  
T: 416-574-5978  
E: [yurij@bpainc.ca](mailto:yurij@bpainc.ca)

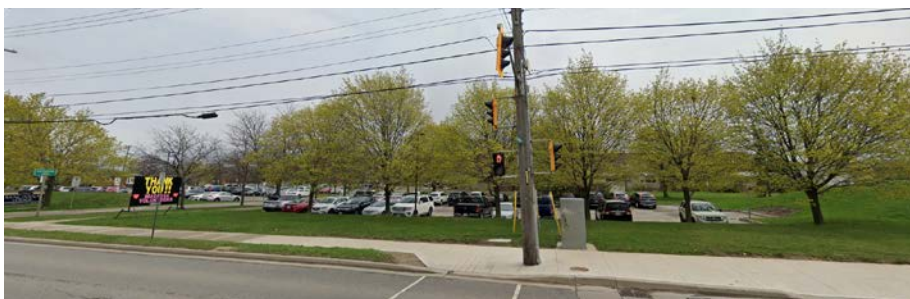


**Attention: Please note that BPAinc has instituted a four (4) day work week and associated hours of operation. The office will therefore be closed every Friday starting with Friday September 1<sup>st</sup>, 2023 and moving forward.**

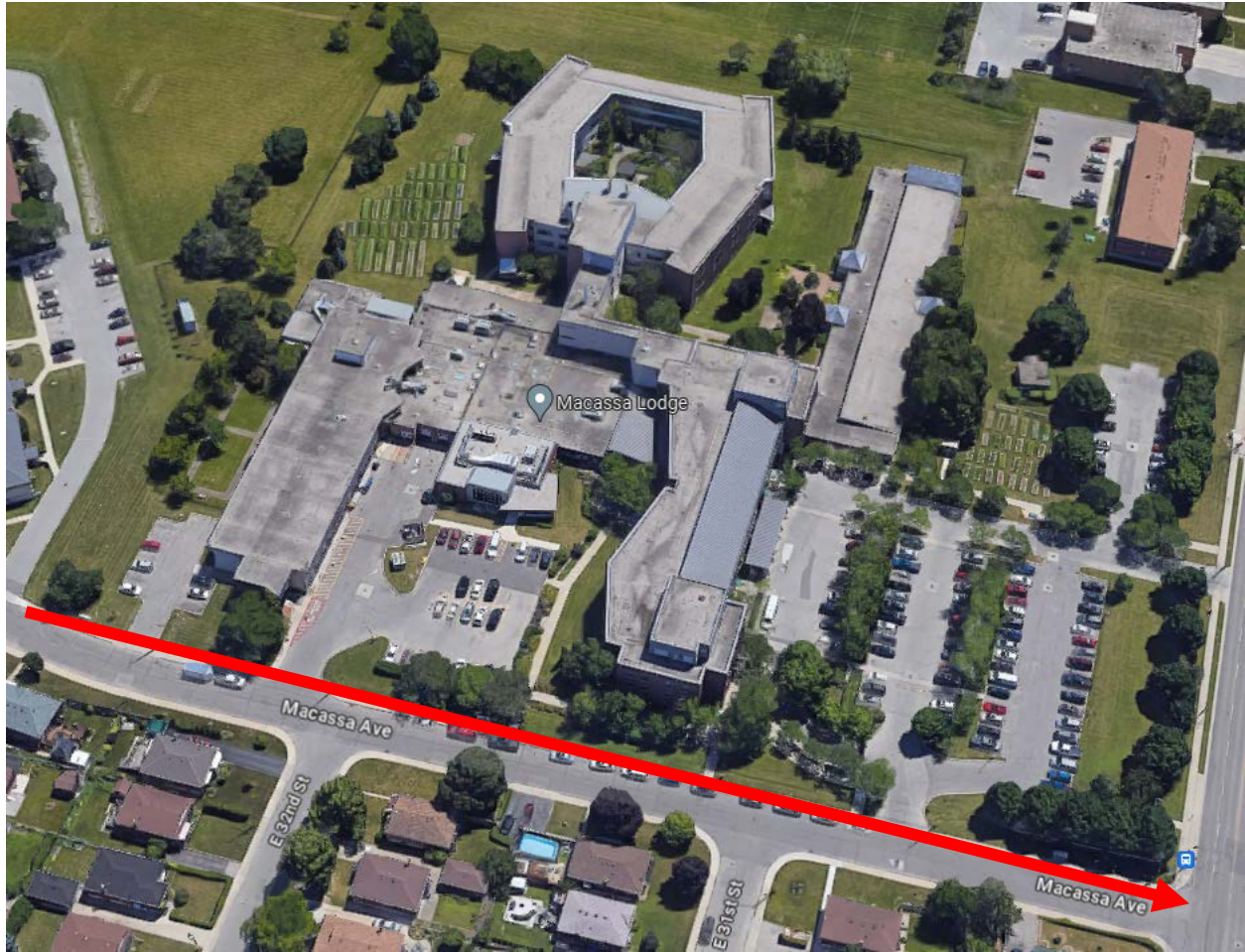
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Upper Sherman Avenue (Google Street Views)  
From Macassa Avenue to south-side property line

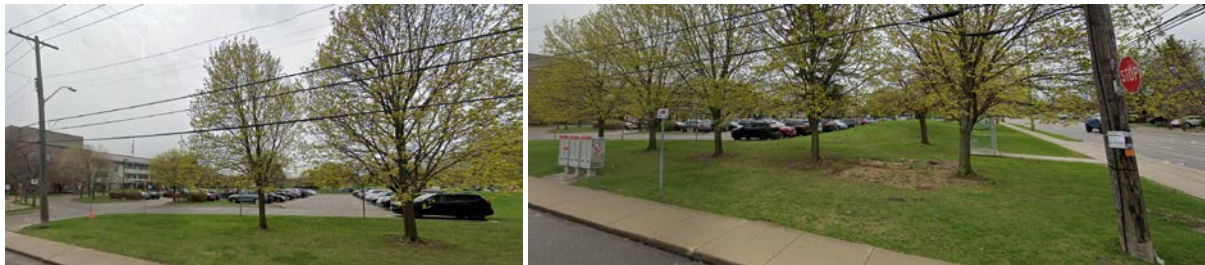




**Macassa Avenue (Google Street Views)**  
From east-side property line (at Hamilton Housing) to Upper Sherman Avenue

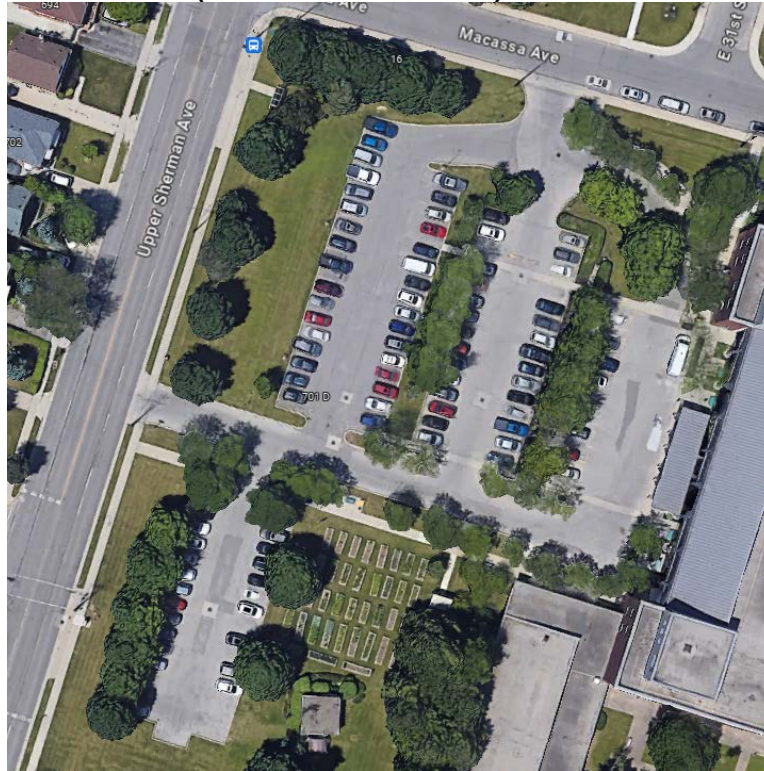






**Existing Parkng Lots (Google Maps)**

**West-Side Lot (at Sherman & Macassa)**



**East-Side Lot (Between A Wing & E Wing and next to E Wing)**

