

<p><a href="#">A-24:181 317 Queenston Road, Hamilton</a> (Ward 4)</p>	<p>Staff should recommend these adjustments as the request is minor in nature.</p> <p>I would recommend staff review priorities of city council, namely reviewing decisions under the lens of a climate change emergency and the declaration of a homelessness, opioid addiction and mental health. Denying infill housing supply can put upward pressure on housing prices, pushing more Hamilton residents into homelessness and impact their mental health. Infill housing is more sustainable and residents are less likely to use climate intensive modes of transportation as often. Denying infill housing supply can put upward pressure on emissions impacting the climate. The adjustment requested here has a positive impact on multiple emergency declarations and no negative impacts on other emergency declarations.</p>
<p>A-24:187 3300 Homestead Drive, Glanbrook (Ward 11)</p>	<p>Staff should recommend these adjustments as the request is minor in nature.</p> <p>I would recommend staff review priorities of city council, namely reviewing decisions under the lens of a climate change emergency and the declaration of a homelessness, opioid addiction and mental health. Denying infill housing supply can put upward pressure on housing prices, pushing more Hamilton residents into homelessness and impact their mental health. Infill housing is more sustainable and residents are less likely to use climate intensive modes of transportation as often. Denying infill housing supply can put upward pressure on emissions impacting the climate. The adjustment requested here has a positive impact on multiple emergency declarations and no negative impacts on other emergency declarations.</p>
<p>A-24:184 <a href="#">2187 Regional Road 56</a> Glanbrook (Ward 11)</p>	<p>Staff should recommend these adjustments as the request is minor in nature.</p> <p>I would recommend staff review priorities of city council, namely reviewing decisions under the lens of a climate change emergency and the declaration of a homelessness, opioid addiction and mental health. Denying infill housing supply can</p>



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**Notice of public hearing re 3300 Homestead Drive, Glanbrook \_Application # A-24:187**

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From Shando Uruvath <uruvathshando@gmail.com>

Date Fri 9/6/2024 10:43 AM

To Committee of adjustment <cofa@hamilton.ca>

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

**To**  
**The City of Hamilton**  
**Notice of Public Hearing**  
**Minor Variance**  
**Application # A-24:187**  
**Property: 3300 Homestead Drive, Glanbrook**

**Subject: Notice of public hearing re 3300 Homestead Drive , Glanbrook**

**Attn: Committee of Adjustment**

My name is Shando Uruvath, and I reside at 85 ½ Marion Street in Mount Hope with my wife and our three young children. Our property directly backs onto 3300 Homestead Drive, which is at the heart of the issue I am writing to you about today.

When we first moved to Mount Hope, we envisioned a peaceful, family-friendly environment where our children could grow up safely, enjoying the privacy and tranquility we cherish. I fully expected the development of 3300 Homestead Drive to align with the neighborhood's character, featuring semi-detached homes or townhouses, similar to the recent developments in this area. Never in my wildest dreams did I anticipate the potential for multi-dwelling buildings to loom over our backyard. The introduction of such structures, so close to my family's home in Mount Hope, deeply unsettles me.

My wife and I are deeply concerned about the loss of privacy and excessive noise these buildings will cause. The proximity of these buildings to our backyard and the potential inclusion of rear entrances pose a real threat to our peaceful home life. As a father, it pains me to think of how this development might impact the simple joys my children experience in our yard whether it is playing outside or just enjoying family time without feeling like we are on display.

Specifically, I strongly object to the minor modifications proposed:

1. The variance allows for a minimum rear yard of just 6.0 meters, rather than the currently required 10.70 meters. This drastic reduction directly violates our privacy and space.
2. The variance permitting the principal entrance to be located within the ground floor façade that is not set back closest to the street, rather than requiring at least one principal entrance to be within the façade set back closest to the street.

This not only disrupts the aesthetic flow but adds to the concerns about safety and noise. I urge the Committee to seriously consider the profound impact this development will have on homeowners like myself. Please put yourself in my shoes. Imagine a scenario where a large, multi-dwelling building threatens the privacy, peace, and security you and your family rely on, just 6 meters from your own backyard. My neighbors and I moved to Mount Hope because we wanted a safe, quiet community

where we could raise our children. The possibility of having two-story, multi-dwelling buildings so close to our home feels like a violation of that vision.

I respectfully request that you deny these variances, not just for my sake, but for the well-being of all the families who live in this neighborhood. We love our community, and we want to keep it the safe, welcoming place we call home.

Thank you for your time and consideration.

Sincerely,  
Shando Uruvath & Family



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## 3300 Homestead Drive

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**From** doggoneraw@yahoo.ca <doggoneraw@yahoo.ca>

**Date** Thu 9/5/2024 8:09 PM

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

External Email: Use caution with links and attachments

Hello,

My name is Amanda Harris and I am writing to you on behalf of myself and Kristopher Tamchy, we are the owners of 83 1/2 Marion street, Mount Hope. We are opposed to the variances for property 3300 Homestead Drive. The lack of privacy is a huge concern but mostly the problems multiple dwelling residences can bring. I believe you will be also hearing from our neighbours at 85 and 85 1/2 Marion with the same concerns.

Regards,  
Amanda

Sent from my iPhone



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**Notice of public hearing re 3300 Homestead Drive , Glanbrook**

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**From** Jeff Novo <jeffnovo99@gmail.com>  
**Date** Wed 9/4/2024 9:39 PM  
**To** Committee of adjustment <CofA@hamilton.ca>

1 attachments (16 KB)

Letter to the Committee of Adjustment.docx;

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

**Notice of Public Hearing****Minor Variance****Application # A-24:187****Property: 3300 Homestead Drive, Glanbrook****Attn: Committee of Adjustment**

My name is Jeffrey Novo, and I reside at 85 Marion Street, Mount Hope, with my wife and two young children. Our property directly backs onto 3300 Homestead Drive.

While I anticipated that the property at 3300 Homestead would eventually be developed, I expected the construction to involve semi-detached or townhouse units, given the recent trends in Mount Hope. I was not aware that the development could include one or two multi-dwelling buildings, as Mount Hope currently lacks such structures.

I have significant concerns regarding the potential loss of privacy and the increased noise that such buildings might bring, especially with their proximity to my backyard and potential rear entrances. This development could severely impact the quality of life for my family and me.

Specifically, I am opposed to the minor variances being requested. My concerns include:

1. The variance that allows a minimum rear yard of 6.0 meters, instead of the currently required 10.70 meters.
2. The variance permitting the principal entrance to be located within the ground floor façade that is not set back closest to the street, rather than requiring that at least one principal entrance be within the façade set back closest to the street.

I urge the Committee to consider the impact this development will have from the perspective of a homeowner. Imagine if the building were placed in your own backyard, only 6 meters away, with a much higher density than what we are used to in this area. My family and I moved to Mount Hope seeking a safe and peaceful environment. The prospect of having two multi-dwelling, two-story buildings so close to our home is not something my neighbors and I support.

Thank you for your consideration.

Sincerely,  
Jeffrey Novo