

Danelski, Alexander

From: Chris Ritsma <chrisritsma@gmail.com>
Sent: Wednesday, March 19, 2025 4:50 PM
To: Committee of adjustment
Subject: March 27, 2025 CoA Feedback

Categories: Comments

External Email: Use caution with links and attachments

Hi,

This is related to A-25:022 128 Cannon Street West:

Staff should recommend these adjustments as the request is minor in nature., and the Committee of Adjustment should approve the requested adjustments.

I would implore staff and committee members 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. It is also missing middle housing that will continue to be missing if the city and its committees deny it.

This area of the neighbourhood had a number of reasons it would benefit from this development;

The area from Caroline to Bay has been struggling to provide a livable area as it continues to move from an industrial past to a residential area. This development would work to encourage a move away from industry, and unsustainable development like plazas toward a more urban context that an area on the edge of downtown of a city needs.

This proposed development is also close to schools, grocery, shopping and many other necessities and so it is an optimal housing location. It has access to bicycle infrastructure that is in the process of being upgraded as part of infrastructure updates. It is close to a future multi-billion dollar Light Rail Transit project, and walking distance to a quarter of a billion dollar renovation of a world-class sports and entertainment arena venue.

I live 400 metres from this property and support the adjustment.

Regards,

Chris Ritsma.

Danelski, Alexander

From: Andy Saito <vistaway@gmail.com>
Sent: Thursday, March 20, 2025 4:06 PM
To: Committee of adjustment
Subject: A-25:022, 128 Cannon Street West, Hamilton

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Hi,

I live 220 metres from the property in question. I feel that a 4-storey mixed residential and commercial building at this location would be a welcome addition to the neighbourhood. It would provide much-needed housing in a well-connected location, as well as commercial space on a stretch of the street that lacks enough small commercial space. The building is sandwiched between a commercial parking lot and industrial supply company; it can only improve the character and livability of the area. The height is appropriate for Cannon St, with similar (or taller) buildings on the same stretch. The new 6-storey CityHousing building is just across the street, as is the even-taller SJAM school site.

As residents of this neighborhood, this is exactly the sort of development we want to see. The City should be supporting it as much as possible.

Regards,

Andy Saito
156 Hess St N, Hamilton, ON L8R 2T3
905-299-6072

Danelski, Alexander

From: Dario Pacini <dariobardiffprop1@gmail.com>
Sent: Monday, March 24, 2025 4:01 PM
To: Committee of adjustment
Subject: Application A-25:022

External Email: Use caution with links and attachments

To the Committee

I am the owner of the abutting property at 10 Railway st Hamilton a single family home.
The application for a minor variance brings to light concerns to me with the information provided on the application.

3.2 The building should only be replaced on the existing footprint

4.8 If proposed is 4 storeys how will the "H" zone be applied/enforced

4.9 "H" Zone 50% commercial 50% Residential

7.3 Existing use no commercial activity solely residential use

7.8 No information given

The existing info on rear yard setback is misleading that as there is a single storey garage on the rear lot line with zero set back.

The rear yard setback should be maintained where the existing structure is located as per zoning bylaw 6593 not 10 feet from the lot line.

Are the 8 units mentioned in the application legally conforming to the building code/fire dept and zoning and not a rooming house that is currently operational.

The suggestion of 15 legal units brings further concern with issues of parking, permits are exhausted on Railway street, and with an over intensified structure that would also block light and privacy to the adjoining homes on Railway.

I feel the request does not show the true intent of the applicant and should be denied.

Sincerely

Dario Pacini