

Danelski, Alexander

From: Nick Battista <battistanick@hotmail.com>
Sent: Wednesday, March 19, 2025 4:00 PM
To: Committee of adjustment
Subject: Notice of Public Hearing Application # B-25:012

External Email: Use caution with links and attachments

To Whom It May Concern,

I reside at 119 Chesley Street, with my parents Vito and Lina Battista, who are co-owners of the property at 119 Chesley Street.

I would like to submit a written comment to the Committee of Adjustment regarding Application # **B-25:012, Subject Property 115 Chesley street.**

I have some questions about what is being constructed on the severed lot. Does Mr. Dino Scalia intend on building two single dwellings or one semi-detached. Also, how many stories are the building going to have.

I also would like to notify the Secretary-Treasurer of The City of Hamilton Committee of Adjustment that I wish to be provided the Notice of Decision of the proposed consent.

Thank you,

Nick Battista

Danelski, Alexander

From: Cèmal Aydogan <cemalaydogan@gmail.com>
Sent: Thursday, March 20, 2025 11:41 AM
To: Committee of adjustment
Subject: Re; Applications no: B-25:012
Attachments: Rejection letter to 115 Chesley Street Hopusing Development .docx

External Email: Use caution with links and attachments

Dear Committee of Adjustment,

My name is Ali C. Aydogan. I am the property owner of 29 Waterberry Trail, Hamilton, Ontario, L9C 7X5. I am hereby submitting my letter of objection to the project number B-25:012, which happens to be at 115 Chesley Street, Hamilton, Ontario. You will find the attachment with docx. file extension. If you have any questions please do reach via email.

Sincerely,

Ali C. Aydođan

Ali C. Aydogan
29 Waterberry Trail
Hamilton, Ontario, L9C 7X5
cemalaydogan@gmail.com

March 20, 2025

Jamila Sheffield
Secretary-Treasurer Committee of Adjustment
Developer: Dino Scallia
115 Chesley Street Hamilton
Application No: B-25:012

Dear Jamila Sheffield,

Subject: Strong Opposition to Proposed Residential Development at [Development Address/Location]

I am writing to formally express my opposition to the proposed residential development at 115 Chesley Street. As a long-time resident of 29 Waterberry Trail , I have deep concerns about the impact this development will have on our community, local environment, and the infrastructure that supports us. After carefully reviewing the details of the proposed project, I feel compelled to voice these concerns and request that you reconsider moving forward with this plan.

I would like to outline the specific issues that raise alarm among myself and many other residents of the neighbourhood:

1. Negative Impact on Neighbourhood Character and Quality of Life

Our neighbourhood is known for its quiet, suburban feel, family-friendly environment, green spaces, and safety. The proposed residential development, with its' planned large 7 or more residential structure, would fundamentally alter the character of the area. The visual aesthetics and density of the proposed development would not be in keeping with the surrounding homes, which are primarily single-family homes. This shift would not only diminish the charm of our neighbourhood but also disrupt the peaceful environment that many of us have chosen to call home.

2. Traffic Congestion and Safety Concerns

One of the most pressing concerns is the likely increase in traffic and its impact on road safety. The roads in our area are already strained, especially during peak hours. The influx of additional vehicles from the new residents will exacerbate this issue, creating dangerous congestion and delays. Traffic bottlenecks will increase the risk of accidents, particularly in areas with high pedestrian traffic, such as near local schools, parks, and shopping areas. We fear that this will make the streets less safe for children, the elderly, wild life and pets and others who regularly walk or cycle in the neighbourhood.

3. Environmental Impact

Another significant concern is the environmental damage this development may cause. The proposed project would require the clearing of old trees and its' habitats the many different bird species that contribute to the local ecosystem's health. These areas not only provide essential green spaces for recreation and relaxation but also support wildlife, including species that may already be vulnerable. The destruction of these habitats could result in long-term environmental consequences, including reduced air quality, loss of biodiversity, and increased risk of flooding due to disrupted drainage systems.

4. Increased Strain on Local Infrastructure

Our community's existing infrastructure, including roads, public transportation, water supply, sewage systems, and waste management, was designed to accommodate the current population size. The proposed development, which could add proposed 7 or more new housing units, will significantly increase demand on these services, potentially leading to shortages or service disruptions. For instance, local schools and healthcare facilities are already operating at capacity, and without significant upgrades, the additional residents will further burden these essential services.

5. Property Value Decrease

The proposed high-density development is likely to decrease the property values in the surrounding area. Many residents have invested in their homes, expecting the neighbourhood to maintain its character and appeal. The construction of large apartment buildings or densely packed housing units could alter the perception of the area, making it less attractive to prospective homebuyers and leading to a decline in property values. This could have significant financial implications for the homeowners who have made long-term investments in their properties.

6. Lack of Community Consultation

It is also concerning that there has not been more extensive consultation with the residents of the neighbourhood regarding this development. While we understand that the developer may be following legal and procedural requirements, it is essential that the voices of those who will be directly impacted by this project are heard. A transparent dialogue between the developer, local authorities, and community members is vital to ensure that the needs and concerns of the neighbourhood are fully considered.

Requests:

In light of the above concerns, I respectfully request the following:

- 1. A Comprehensive Environmental and Infrastructure Impact Assessment:** A thorough review of the environmental impact, including the potential consequences for local wildlife, green spaces, air quality, and water management. Additionally, a detailed

infrastructure assessment should be conducted to evaluate the ability of local roads, schools, and utilities to accommodate the increased population.

2. **A Public Meeting for Community Input:** A town hall meeting or other formal opportunity for the community to express their concerns and ask questions about the proposed development. This would allow for a constructive dialogue between residents and the developers.
3. **Reevaluation of the Project's Scope:** A reconsideration of the project's density and scale, with a view to preserving the integrity of the neighbourhood. This could include reducing the number of units, adjusting the design to better integrate with the existing community, or even exploring alternative sites that would be less disruptive to the neighbourhood.

Conclusion:

As residents of Chesley Street and Waterberry Trail, we are deeply invested in maintaining the quality of life in our community. While we understand the need for housing development, it is crucial that such projects are carefully planned and thoughtfully executed to avoid irreversible damage to the environment and the well-being of existing residents.

I urge you to take these concerns seriously and reconsider the current proposal for the residential development at 115 Chesley Street . I believe that with more careful planning and a commitment to the community's needs, it is possible to find a solution that benefits everyone involved.

Thank you for your time and attention to this matter. I look forward to your response and to a constructive conversation regarding the future of this project.

Sincerely,

Ali C. Aydogan
Chesley Street and Waterberry Trail Neighbourhood