
Yolanda Dewijk



15 September, 2025

**Committee of Adjustment
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, Ontario
L8P 4Y5**

Dear Sir or Madam, I am writing in response to the letter I received this week regarding the minor variation of the secondary dwelling on the property across the street from me at 184 Park St. . I live at [REDACTED] and have been watching this construction for the past year and I have been puzzled about why we were not sent this type of letter earlier. When three other homes within 100 yards of my home (136 Melville and 138 Melville and 142 Melville) had construction plans in the last few years, and were applying for permits we got letters from the city with plans. The letters explained the proposed construction and we were invited to give input. One permit was granted and one was denied. At no point in the last year did we get anything from the city about this dwelling at 184 Park and I did not see any notices in front of the dwelling. In casual conversation with the owner he told me he had all the permits needed for an apartment and a garage. I assumed that perhaps the zoning was different for that side of the street.

I do not object to there being a secondary dwelling on the property at 184 Park W. . I do feel very frustrated that I have already had an entire year of construction directly across from me. Now that it appears to be finished, I am being invited to have an opinion on the size of the building. Had I been asked before the building was completely built I would have objected to the extra height and size of the structure. The building is in my direct line of sight outside my home and it is very large and boxy. But the building is complete now and I do not relish even more construction in the event that this property owner was required to follow the rules laid out by the city. I also do not like the prospect of having a hostile reception from my neighbour about voicing my opinion at this late stage. I feel angry and irritated that this building was allowed to be completely built before anyone from the city seems to have inspected it.

Yours sincerely



Yolanda Dewijk

Sincerely,

RECEIVED

SEP 18 2025

AA

September 16, 2025

Committee of Adjustment
City of Hamilton,
71 Main Street West, 5th floor
Hamilton, On
L8P 4Y5

Application: A-25:179
184 Park St W, Dundas

Dear Committee Members,

I received the notice of public Hearing on September 10, 2025 with respect to Application for Minor Variance. My initial response was one of surprise but the more I read I became very angry. This Notice is a year too late.

The "PURPOSE AND EFFECT- as stated in the letter is to "facilitate the construction of a proposed Additional Dwelling Unit-detached." The dwelling has been built and has been for nearly a year. The inside I have no knowledge of but the outside has windows, a garage door, siding. Please advise how the "purpose" and current state of the building fit together.

In the event the Committee think the following concerns are mere "NIMBYISM" please understand they are not. Mr. Jones has every right to build an Auxiliary Unit following the Regulations and obtaining the permits according to the City of Hamilton. The consequence of this late in the construction notice puts me in an untenable position- often known as a "lose-lose" situation for me- not responding and voicing my concerns makes me complicit in something I think is wrong and by responding I risk incurring the animosity of my neighbour.

The salient points as I see them are as follows:

1- the height is 1.2 meters taller than the regulations allow. If my high school math and understanding approximations is correct the building is nearly 20% higher than allowed. Surely Mr. Jones' and his architect and engineers who submitted the drawings for permits know that. The consequence for me is a sad change to looking out my kitchen window. I use to see trees and the sunset. Now I see a black wall and windows. It is cavalier with the enjoyment of my home. One has to ask how the overshadowing of adjacent properties has irreparably changed their natural environment.

I am also confused by the process. Several years ago we received a Notice of Public Hearing for a neighbour who wanted to build an auxiliary building, we received detailed drawings prior to "breaking ground." Has the process changed?

My husband and I applied for a Minor Variance in the past when building our porch. We applied and paid for the permit, paid for our architect to attend the meeting and did nothing until the decision was made. Is this not the time honoured process?

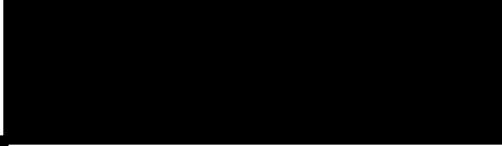
2- The regulations are there for a reason. They are not suggestions that tax payers can follow if they want. They are there to preserve neighbourhood integrity and facilitate building auxiliary dwellings to the mutual satisfaction of all. It doesn't seem that complicated.

3- This is also precedent setting if we shrug and turn away. What is the implication of that?

4- Lastly, the impact of an overlarge building must have environment impact. The larger the roof the more run off. Experts must have had a say on how best to manage over land run off in city settings.

As stated above the timing and events that have already happened (not of my making) have put me in a potentially nasty situation, whatever the committees decision.

With regards,
Valerie Fines



From: Valerie & Lawrence [REDACTED]
Sent: Tuesday, September 23, 2025 11:03 AM
To: Committee of adjustment
Subject: A-25:179 written submission by Lawrence Kaempffer [REDACTED]
Attachments: A-25; 179 Pictures.pdf

Categories: Public Comment

External Email: Use caution with links and attachments

Dear Committee Members,

Please consider the following questions, comments, and suggestions before making your decision for a variance at 184 Park St W Dundas.

GROSS FLOOR AREA variance:

- In Notice Combined, an area of **80 vs 75** sq. m. is requested, however the Applicant Park Eight inc. variation requested is **85.07** sq. m. ?

- In Staff Comments, Building Permit # 24T-185146 R9 ISSUED **August 6 2024** approved a GFA of **78.9 sq. m.**

..Why was a request for minor variance not issued at that time?

.. What revision of the Park Eight inc plans were used for this permit, and how do those dimensions vary from what has actually been built?

..Please note that R3 (revision) of floor plan A1.12 was issued 2024 05/06 : while later R4 of plans has an apparently erroneous date of 2024 01/31!

Latest revisions 5 & 6 were in July and August of this year.

.. The Applicant, Park Eight inc, may wish to comment why all the plans have an incorrect site address on them, namely 183 Park St.?

MAXIMUM BUILDING HEIGHT variance:

- A maximum Building Height of **7.2 metres** shall be permitted instead of the required 6.0 metres.

.. no information is provided as to when this variation occurred during the design or construction process

.. What was the height on the site plans when the building permit was issued on August 6, 2024?

.. in neighbourhood conversations the frustration on the minor difference between the 2024 Building Permit GFA of 78.9 sq. m. versus the 80 sq. m. on A-25: 179 has come up.

There has been no mention of a height issues!

.. Again, similar to the Gross Floor area when did this issue become apparent to either the Applicant or Hamilton staff?

Hamilton Zoning By-Law SECTION 4 General Provisions 4.33.2 A.D.U. Detached h) Maximum height of 6.0 m. is permitted.

Hamilton Staff comments supporting the ADU height non conformance not changing the form and massing character of the neighbouring Edwardian homes:

- All of the original Edwardian homes including our own on Park St W between Market and Church street have Hip or Gabled Roof construction
- The entrance and front porches to the homes are closer to the road allowance allowing for more enjoyment of back garden spaces.
- A flat roof with vertical side wall structure has a larger massing affect and Church impact on a neighbouring property which should not be dismissed as insignificant.

Attached please find some pictures taken from our residence that help support these comments.

My submission is based on the hope that going forward the City, Property Owners, Applicants and Neighbours can have a more transparent and effective way of dealing with Building Variances.

It is important that owners are fairly treated and neighbours impacts are taken into account before, rather than after the facts. (Fait Accompli).

sincerely

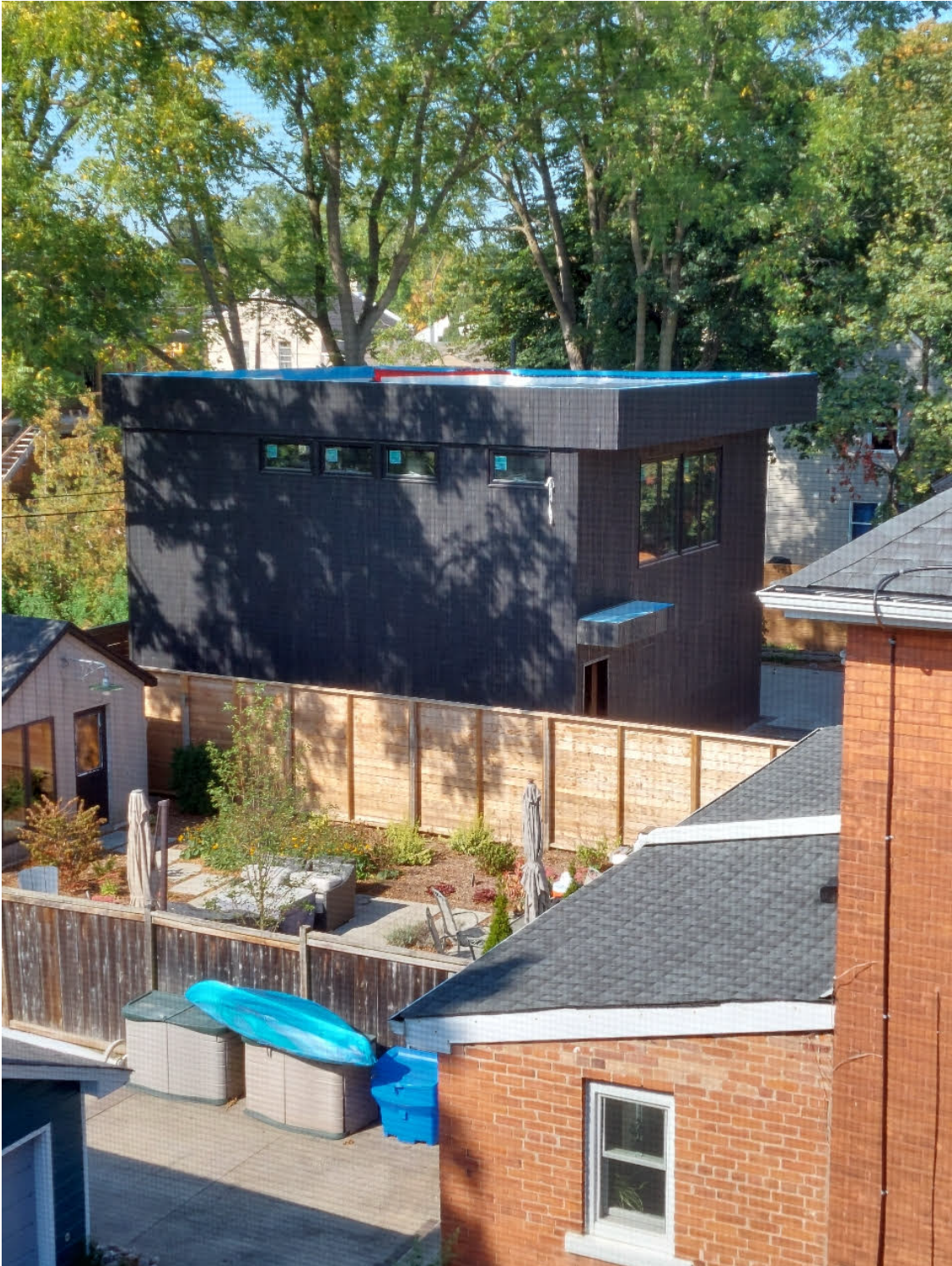
Lawrence Kaempffer



A-25: 179 Nov 7th, 2024 | Top floor revealed



A-25: 179 Sept 17, 2025



A-25: 179 Sept 22, 2025 | View from West side back porch at 176 Park St. W

