



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

Fax (905) 546-4202

E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING **Minor Variance**

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
 - Applicant/agent on file, or
 - Person likely to be interested in this application
-

APPLICATION NO.: HM/A-20:73

APPLICANTS: Owner: Streetlight Ministries c/o Ken VanderBoom
Agent: Kyle Reinders

SUBJECT PROPERTY: Municipal address **82 Ferguson Ave. N., Hamilton**

ZONING BY-LAW: Zoning By-law 05-200, as Amended

ZONING: D5 district (Downtown Residential)

PROPOSAL: To permit the construction of a new two-storey Place of Worship having a total gross floor area of 723.4m².

1. A front yard setback of 8.4m shall be provided instead of the maximum permitted front yard setback of 4.5m.
2. A southerly side yard setback of 9.3m shall be provided instead of the maximum permitted side yard setback of 7.5m.
3. A rear yard setback of 1.5m shall be provided instead of the minimum required 7.5m rear yard setback.
4. No Visual Barrier shall be provided along the easterly side lot line whereas the By-law requires a Visual Barrier to be provided along the lot line of an abutting D5 zoned property.
5. A parking space size of 2.6m x 5.5m shall be provided instead of the minimum required parking space size of 3.0m x 5.8m.
6. A barrier free parking space size of 4.4m x 5.5m shall be provided instead of the minimum required barrier free parking space size of 4.4m x 5.8m.
7. No bicycle parking shall be provided whereas the By-law requires a minimum of five (5) bicycle parking spaces to be provided at grade.

NOTES:

- i. These variances are necessary to facilitate Site Plan Control Application No. DA-17-105.
- ii. This is a corner lot. For zoning purposes, the lot line along Ferguson Avenue is considered the Front Lot Line.

This application will be heard by the Committee as shown below:

DATE: Thursday, July 16th, 2020
TIME: 3:25p.m.
PLACE: Via video link or call in (see attached sheet for details)
To be streamed at www.hamilton.ca/committeeofadjustment for viewing purposes only

PUBLIC INPUT

Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, including deadlines for submitting to be seen by the Committee.

Orally: If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

MORE INFORMATION

For more information on this matter, including access to drawings illustrating this request:

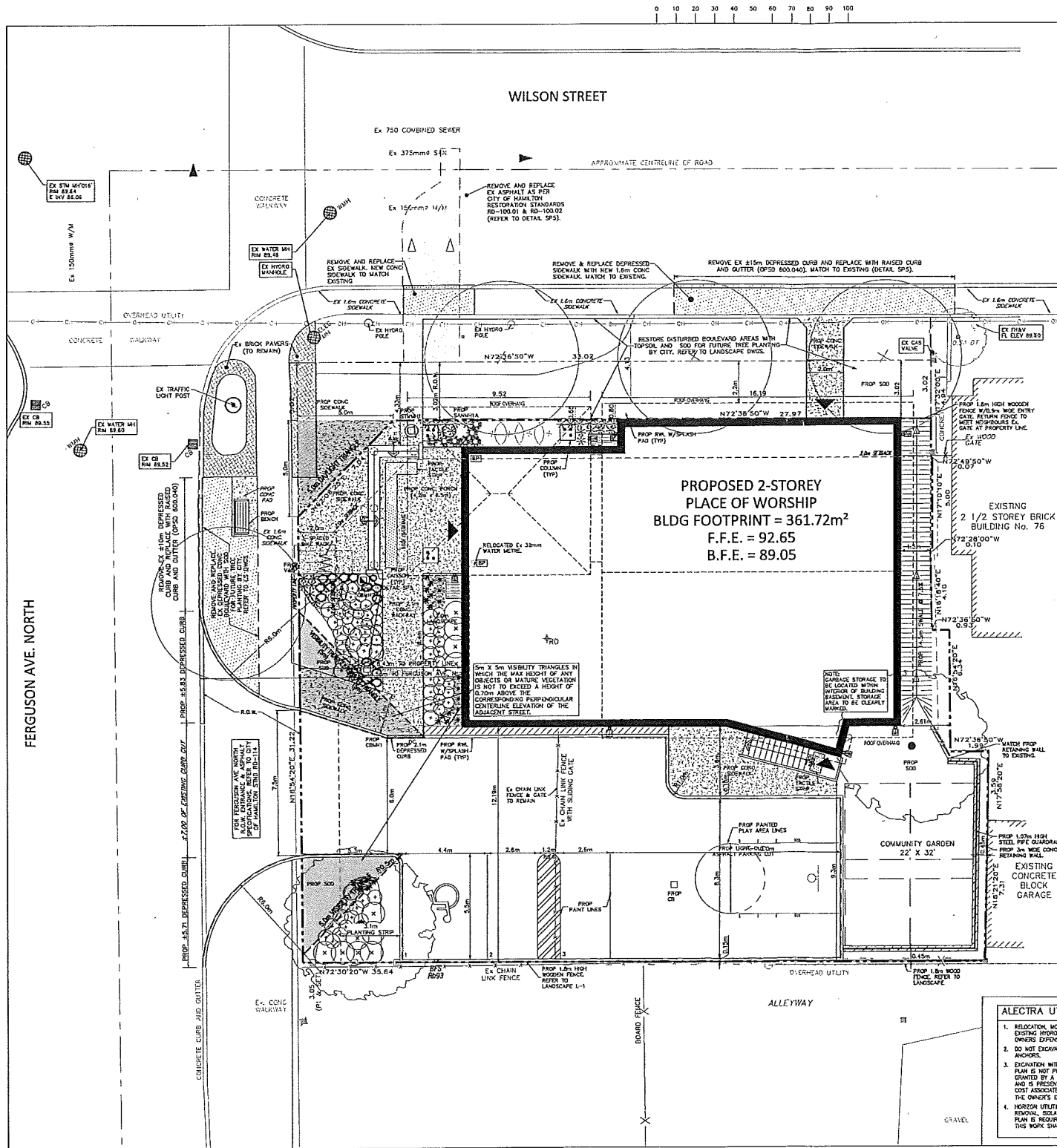
- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: June 30th, 2020.

Original Signed

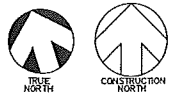
Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public.



LOT 17, 18, 19, AND 20
REGISTRAR'S COMPILED PLAN NO. 1489
IN THE
CITY OF HAMILTON

| OWNERS | APPLICANT |
|--|---|
| STREETLIGHT MINISTRIES 83 FERGUSON AVE. NORTH HAMILTON, ONTARIO L8R 1L4 P (905) 823-7897 | REINDERS + RIEDER LTD. 64 ONTARIO STREET NORTH MILTON, ONTARIO L7T 2T1 P (905) 457-1818 F (905) 457-8822 |



KEY PLAN N.T.S.

EXISTING TOPOGRAPHIC INFORMATION
BASED ON SURVEY PERFORMED BY
AGNES/REIDERS + RIEDER LTD., 64 ONTARIO STREET NORTH, MILTON, ONTARIO, (905) 457-1818. DATED MAY 30, 2018. FILE #A16661. 25-1-100.

BENCHMARK NO. 0011955555
HAMILTON-NORTHWEST, CITY OF HAMILTON
BENCHMARK, HOUSE, NAD 83, JAMES
STREET NORTH, AT NORTH WEST CORNER
OF INTERSECTION OF WATKINS STREET,
PLATE IN SOUTH BRICK WALL CORNER.
ELEVATION = 83.48 (CGD-1928-1978)

UNDEVELOPED
83 Fergusson Avenue North
FILE NO. DA-17-105

1. (a) To comply with all the content of this plan and drawing and not to vary therefrom.

(b) To perform the building, works or matters mentioned in Section 41(7)(a) of the Building Act shown on this plan and drawing (in accordance with the conditions of approval as set out in the Letter of Approval dated December 2, 2018).

(c) To maintain the satisfaction of the City and at any (or) sole risk and expense, all of the building, works or matters mentioned in Section 41(7)(a) of the Building Act, shown in this plan and drawing, including removal of snow from access ramps and driveways, parking and loading areas and walkways and.

(d) In the event that the Owner does not comply with the plan dated December 15, 2018, the owner agrees that the City may enter the land and do the required works, and further the Owner agrees that the City may use the security fund to obtain compliance with this plan.

(e) To ensure that the building, works or matters mentioned in Section 41(7)(a) of the Building Act, shown in this plan and drawing, are completed in accordance with the plan dated December 15, 2018, the owner agrees that the City may enter the land and do the required works, and further the Owner agrees that the City may use the security fund to obtain compliance with this plan.

(f) That the owner agrees to provide sufficient bedding and padding on City Boulevard except for existing driveway approach and side walk.

(g) That the Owner agrees to affix the municipal number to the building in a manner that is visible from the street, or at a sign at the front entrance with the municipal number or the 418 address.

Dated this _____ day of _____, 20____.

Witness (signature) _____ Owner(s) (signature) _____ (name)

Witness (print) _____ Owner (print) _____

| SITE STATISTICS | |
|---|----------------------------------|
| TOTAL LOT AREA | = 8,811 m ² 112.11 |
| PARKING REQUIRED | = 0 SP |
| PARKING PROVIDED | |
| NEW STANDARD SPACES | = 2 SP (2.6m x 5.5m) |
| NEW BARRIER-FREE PARKING | = 1 SP (4.1m x 5.5m) |
| TOTAL PARKING | = 3 SP |
| BUILDING GROSS FLOOR AREA | |
| PROPOSED BUILDING | = 361.72 m ² |
| LOWER LEVEL | = 361.72 m ² |
| UPPER LEVEL | = 361.72 m ² |
| TOTAL BUILDING GFA | = 723.44 m ² |
| FOOTPRINT AREAS | |
| PROPOSED BUILDING | = 361.72 m ² |
| REQUIRED | PROVIDED |
| LOT FRONTAGE | 35.6m (N/L) |
| FRONT YARD DEPTH (FERGUSON AVE) | 2.0m (N/L) |
| FRONT YARD DEPTH (WILSON ST) | 2.5m (N/L) |
| REAR YARD DEPTH | NONE |
| REAR YARD DEPTH | NONE |
| BUILDING HEIGHT | 15m (N/L) |
| LOT COVERAGE AREA | 361.72 m ² 37.34 % |
| ASPHALT PAVING | 28.70 m ² 28.20 % |
| CONCRETE SIDEWALK | 12.51 m ² 12.41 % |
| LANDSCAPE/OPEN SPACE | 19.81 m ² 22.51 % |
| TOTAL | = 312.82 m ² 100.00 % |
| EXISTING ZONING: O4 DOWNTOWN LOCAL COMMERCIAL (64-53) | |

| LEGEND | |
|------------|--|
| SB | EX. STANDARD IRON BAR |
| IS | EX. IRON BAR |
| CB | EX. CATCH-BASE |
| DB | EX. DOUBLE CATCH-BASE |
| MA | EX. MANHOLE |
| WV | EX. WATER VALVE & BOX |
| PE | PRINCIPAL ENTRANCE |
| RO | PROPOSED ROOF DRAIN |
| CB | PROPOSED CATCH-BASE |
| CMH | PROPOSED CATCH-BASE MANHOLE |
| SMH | PROPOSED STORM MANHOLE |
| BFP | BARRIER FREE PARKING SIGN |
| PL | PROPERTY LINE |
| SL | SETBACK LINE |
| CF | BUILDING FOOTPRINT ADDITION |
| CP | CONCRETE PAD OR CONCRETE SIDEWALK |
| VT | VISIBILITY/DAYLIGHT TRIANGLE |
| C/C OR C/C | PROPOSED CURB CUT OR DEPRESSIONED CURB |
| RR | PROPOSED RETAINING WALL W/ GUARD |
| S | PROPOSED 3:1 SLOPE |
| B | PROPOSED 3-SPACE BIKE RACK |
| RWL | PROPOSED RAIN WATER LEADER WITH SPLASH PAD |
| TS | PROPOSED TACTILE STRIP (ADA COMPLIANT) |

SITE PLAN NOTES

1. ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF HAMILTON.
2. FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY OF HAMILTON AND AT THE EXPENSE OF THE OWNER.
3. MAIN DRIVEWAY DIMENSIONS AT THE PROPERTY LINE BOUNDARIES ARE +/- 7.5m UNLESS OTHERWISE STATED.
4. ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5m SHALL BE WITHIN SIX METER GRADE, THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN SIX METER GRADE.
5. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER FROM OBTAINING CONSTRUCTION FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
 - BUILDING PERMIT
 - ACCESS PERMITS
 - ROAD CUT PERMITS
 - SEWER & WATER PERMITS
 - APPROVAL APPROVAL PERMITS
 - RELOCATION OF SERVICES
 - OVERSIGHT APPROVALS (IF REQUIRED)
6. APPROVED ACCESSORIES MUST BE REMOVED AND THE CURB AND BOUNDARY RESTORED WITH 500 AT THE OWNER'S EXPENSE, TO THE SATISFACTION OF THE TRAFFIC ENGINEERING SECTION, PUBLIC WORKS.
7. PROPOSED FENCING SHALL CONFORM TO THE CITY'S SIGN AND OTHER DEVICES BY-LAW NO. 10-142.
8. PROPOSED SIGNAGE SHALL CONFORM TO THE CITY'S SIGN AND OTHER DEVICES BY-LAW NO. 10-142.
9. THIS PROPERTY IS ELIGIBLE FOR WEDDING COLLECTION OF GARBAGE, RECYCLING, ORGANICS, AND LEAF & YARD WASTE THROUGHOUT THE CITY OF HAMILTON SUBJECT TO COMPLIANCE WITH SPECIFICATIONS INDICATED BY THE PUBLIC WORKS DEPARTMENT AND SUBJECT TO COMPLIANCE WITH THE CITY'S SOLID WASTE MANIFEST BY-LAW NO. 09-057, AS AMENDED.
10. LIGHTING MUST BE DIRECTED ON-SITE AND MUST NOT SPILL OVER TO ADJACENT PROPERTIES OR STREETS. MUST PROVIDE HOUSE SHIELDS WHERE NEEDED, TO COMPLETELY ELIMINATE GLARE TO ADJACENT PROPERTIES.
11. UNION GAS - UNION GAS HAS SERVICE LINES RUNNING WITHIN THE AREA WHICH MAY ON DAY NOT BE AFFECTED BY THE DEVELOPMENT. SHOULD THE SITE PLAN MOUNT THE SERVICES IT MAY BE NECESSARY TO RELOCATE THE LINES, ANY SERVICE RELOCATION WOULD BE AT THE COST OF THE PROPERTY OWNER.

ALECTRA UTILITIES NOTE

1. RELOCATION, MODIFICATION, OR REMOVAL OF ANY EXISTING HYDRO FACILITIES, SHALL BE AT THE OWNERS EXPENSE.
2. DO NOT EXCAVATE WITHIN 2m OF HYDRO POLE OR ANCHORS.
3. EXCAVATION WITHIN 1m OF UNDERGROUND HYDRO PLAN IS NOT PERMITTED UNLESS APPROVAL IS GRANTED BY A HYDRO UTILITIES REPRESENTATIVE AND IS PRESENT TO PROVIDE DIRECT SUPERVISION. COST ASSOCIATED WITH THIS TASK SHALL BE AT THE OWNERS EXPENSE.
4. HYDRO UTILITIES MUST BE CONTACTED IF REMOVAL, RELOCATION OR RELOCATION OF EXISTING PLAN IS REQUIRED. ALL COST ASSOCIATED WITH THIS WORK SHALL BE AT THE OWNERS EXPENSE.

GENERAL NOTE:
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DO NOT SCALE THESE DRAWINGS. ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO: REINDERS + RIEDER LTD.
CAD FILE: 16009.SPI
DATE PLOTTED: Feb/10/2020



Drawn: A.I.
Designed: G.R.
Reviewed: G.R.
Date: OCT 2018
Scale: 1:100
Project:

STREETLIGHT MINISTRIES
82 FERGUSON AVE. NORTH
HAMILTON, ON L8R 1L4

DA-17-105

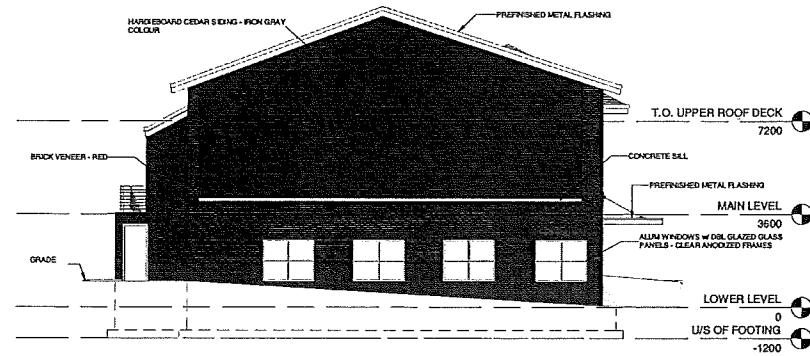
drawing

SITE PLAN

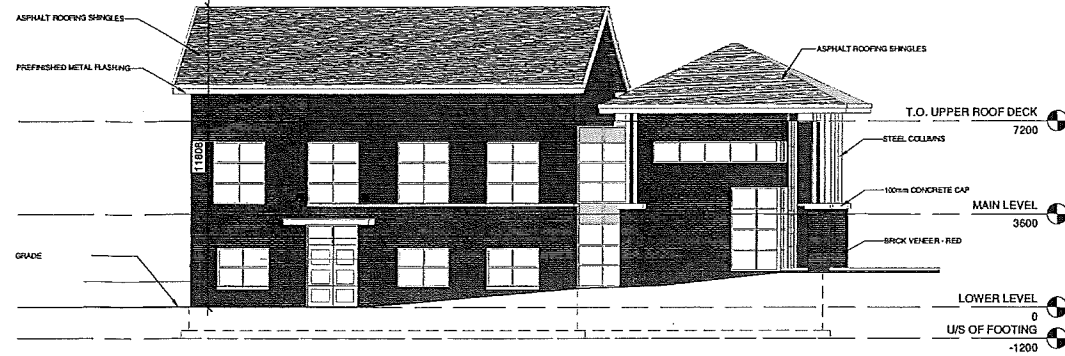


REINDERS + RIEDER LTD.
ARCHITECTS/ENGINEERS & PROJECT MANAGERS
64 ONTARIO STREET NORTH
MILTON, ON L7T 2T1
T: 905-457-1818 F: 905-457-8822
EMAIL: REINDERS@REINDERS.COM WWW.REINDERS.COM
drawing no. 16009-SP1 rev. no. 7

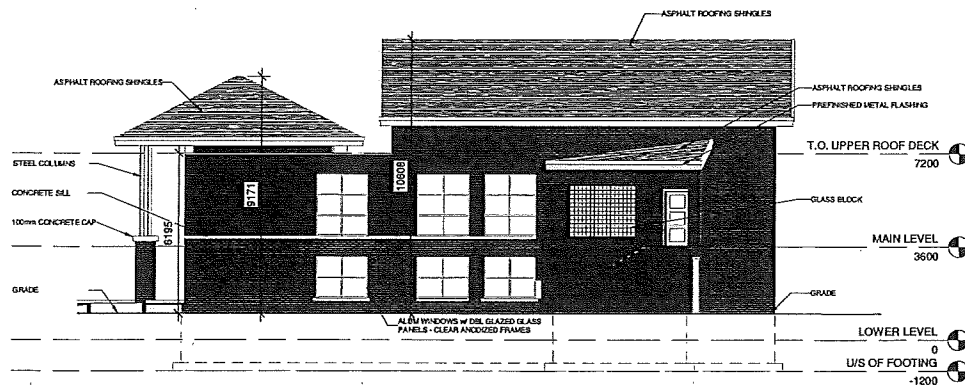
Fm 1A 20:73
Sketches



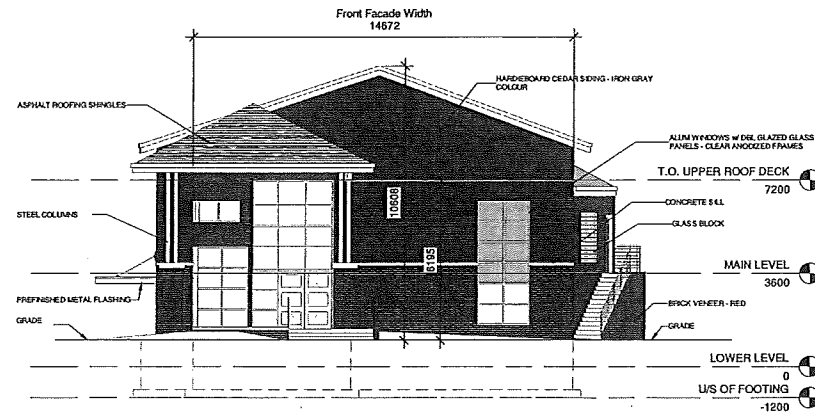
1 East
1:100



2 North
1:100



3 South
1:100



4 West
1:100

| | | | |
|-----|----------------------|------------|----|
| 2 | RE-ISSUED FOR S.P.A. | 02/28/2018 | KR |
| 1 | ISSUED FOR S.P.A. | 05/18/2017 | KR |
| no. | revisions | date | by |

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drawn KR
designed GDR
reviewed KR
date 05/18/2017
scale 1:100

project STREETLIGHT MINISTRIES
57 FERGUSON AVENUE N.
HAMILTON, ON
L8A-17-105

drawing BUILDING ELEVATIONS

REIDERS + RIEDER
ARCHITECTS, CONSULTING ENGINEERS & PROJECT MANAGERS
57 HILL STREET NORTH, SUITE 201
BRAMPTON, ON L6Y 1S9
T. 905.457.1414 F. 905.457.9833
email: info@reiders-rieder.ca www.reiders-rieder.ca
drawing no. A200

Am 1/4 20:73
Sketch 2

20.154.159



Hamilton

Planning and Economic Development Department
Planning Division

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

Phone (905) 546-2424 ext.4221
Fax (905) 546-4202

**PLEASE FILL OUT THE FOLLOWING PAGES AND
RETURN TO THE CITY OF HAMILTON PLANNING
DEPARTMENT.**

FOR OFFICE USE ONLY.

APPLICATION NO. HM/A-20:73 DATE APPLICATION RECEIVED _____

PAID _____ DATE APPLICATION DEEMED COMPLETE _____

SECRETARY'S
SIGNATURE _____

**CITY OF HAMILTON
COMMITTEE OF ADJUSTMENT
HAMILTON, ONTARIO**

The Planning Act

Application for Minor Variance or for Permission

The undersigned hereby applies to the Committee of Adjustment for the City of Hamilton under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter P.13 for relief, as described in this application, from the Zoning By-law.

1. Name of Owner Streetlight Ministries Telephone No. care of Ken Vander Boom

2. _____

3. Name of Agent Kyle Reinders Telephone No. _____

4. _____

Note: Unless otherwise requested all communications will be sent to the agent, if any.

5. Names and addresses of any mortgagees, holders of charges or other encumbrances:

Postal Code _____

Postal Code _____

6. Nature and extent of relief applied for:

To permit development of 2-Storey
place of worship under requirements of new
downtown DS zone

7. Why it is not possible to comply with the provisions of the By-law?

Conditional siteplan approval and variances
were approved under previous PD zone

8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):

Lot 17, 18, 19 and 20 plan No. 1489

452 Ferguson Ave North, Hamilton, L8R 1K4

9. PREVIOUS USE OF PROPERTY

Residential _____ Industrial ✓ Commercial _____

Agricultural _____ Vacant _____

Other Place of worship

- 9.1 If Industrial or Commercial, specify use

- 9.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?

Yes _____ No _____ Unknown ✓

- 9.3 Has a gas station been located on the subject land or adjacent lands at any time?

Yes _____ No ✓ Unknown _____

- 9.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?

Yes _____ No ✓ Unknown _____

- 9.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?

Yes _____ No ✓ Unknown _____

- 9.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or sewage sludge was applied to the lands?

Yes _____ No ✓ Unknown _____

- 9.7 Have the lands or adjacent lands ever been used as a weapon firing range?

Yes _____ No ✓ Unknown _____

- 9.8 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the fill area of an operational/non-operational landfill or dump?

Yes _____ No ✓ Unknown _____

- 9.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (eg. asbestos, PCB's)?

Yes _____ No ✓ Unknown _____

9.10 Is there any reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?

Yes _____ No ☒ Unknown _____

9.11 What information did you use to determine the answers to 9.1 to 9.10 above?

Personal knowledge

9.12 If previous use of property is industrial or commercial or if YES to any of 9.2 to 9.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.

Is the previous use inventory attached? Yes _____ No ☒

ACKNOWLEDGEMENT CLAUSE

I acknowledge that the City of Hamilton is not responsible for the identification and remediation of contamination on the property which is the subject of this Application – by reason of its approval to this Application.

Feb 27, 2020
Date


Signature Property Owner

Ken VanderBoon
Print Name of Owner

10. Dimensions of lands affected:

Frontage

31.22 m

Depth

35.64 m

Area

952.82 sqm

Width of street

11. Particulars of all buildings and structures on or proposed for the subject lands: (Specify ground floor area, gross floor area, number of stories, width, length, height, etc.)

Existing: 2-Storey place of worship

Proposed: 2-Storey, 723 sqm place of worship

12. Location of all buildings and structures on or proposed for the subject lands; (Specify distance from side, rear and front lot lines)

Existing: to be demolished

Proposed: pls refer to site plan (attached)

13. Date of acquisition of subject lands:

approx 2001

14. Date of construction of all buildings and structures on subject lands:

1920's

15. Existing uses of the subject property: place of worship

16. Existing uses of abutting properties: Dwellings to East
Medical office to South

17. Length of time the existing uses of the subject property have continued:

Since 1920's

18. Municipal services available: (check the appropriate space or spaces)

Water ✓ Connected ✓
Sanitary Sewer ✓ Connected ✓
Storm Sewers ✓

19. Present Official Plan/Secondary Plan provisions applying to the land:

Downtown mixed use area

20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:

Downtown Residential DS zone

21. Has the owner previously applied for relief in respect of the subject property?

Yes

No

If the answer is yes, describe briefly.

Variances were previously approved
under previous DR zoning on May 24 2018

22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

Yes

No

23. The applicant shall attach to each copy of this application a plan showing the dimensions of the subject lands and of all abutting lands and showing the location, size and type of all buildings and structures on the subject and abutting lands, and where required by the Committee of Adjustment such plan shall be signed by an Ontario Land Surveyor.

NOTE: It is required that two copies of this application be filed with the secretary-treasurer of the Committee of Adjustment together with the maps referred to in Section 5 and be accompanied by the appropriate fee in cash or by cheque made payable to the City of Hamilton.