



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221, 3935 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-20:98

APPLICANTS: Manco Design c/o Julia Mancini on behalf of the owner Angelo Costanzo

SUBJECT PROPERTY: Municipal address **72 Parkside Dr., Hamilton**

ZONING BY-LAW: Zoning By-law 6593, as Amended by By-laws 96-125 & 19-307

ZONING: "C/S-1364 & C/S-1788" (Urban Protected Residential, etc.) district

PROPOSAL: To permit the construction of a second-storey addition to the existing single family dwelling, notwithstanding that:

1. A maximum floor area ratio factor of 0.62 shall be permitted, permitting a maximum gross floor area of 194.31 square metres, instead of the permitted maximum floor area ratio factor of 0.45, allowing a maximum gross floor area of 140.90 square metres.
2. A minimum northerly side yard width of 0.64 metres shall be permitted, instead of a minimum required northerly side yard width of ten percent of the width of the lot, but no less than 0.9 metres.
3. To permit the eave and gutter to encroach into the entire width of the northerly side yard instead of the maximum permitted encroachment of one-third its width.

NOTE:

1. Specific details have not been provided regarding proposed yard encroachments. Further variances may be required if compliance with Section 18(3)(vi) cannot be achieved.
2. Construction of the proposed addition is subject to the issuance of a building permit in the normal manner. Be advised that Ontario Building Code regulations may require specific setbacks and construction types.
3. With respect to Variance No. 2, as the subject lot is a lot of record as defined, a variance is required to Section 18(3)(v) as opposed to Section 9(3)(ii).

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

DATE: Thursday, July 23rd, 2020
TIME: 2:35 p.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:

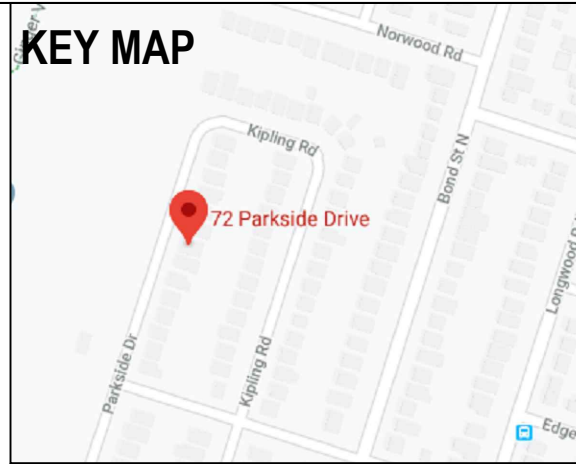
- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: July 7th, 2020.

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.

KEY MAP



72 PARKSIDE DRIVE HAMILTON, ONTARIO

SCOPE OF WORK:

-NEW SECOND FLOOR ADDITION

AREA OF WORK (FT²)

NEW 2ND FLOOR ADDITION: 907 FT²

SHEET INDEX

- A001..... COVER PAGE
- A002..... SCHEDULE
- SP101..... SITE PLAN
- A101..... AS FOUNDS/ DEMO PLAN
- A102..... PROPOSED MAIN FLOOR
- A103..... PROPOSED SECOND FLOOR
- A104..... PROPOSED ROOF PLAN
- A201..... ELEVATIONS
- A202..... ELEVATIONS
- A301..... BUILDING SECTIONS

DO NOT SCALE DRAWINGS

- NOTE:
- 1) CONTRACTOR TO CHECK ALL DIMENSIONS, SPECIFICATIONS, ECT.ON SITE AND SHALL BE RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ENGINEER AND/ OR DESIGNER
 - 2) ALL WORKS TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.





 Ministry of Municipal Affairs & Housing

Qualification Information
 The undersigned has reviewed and takes responsibility for this design and has qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

Signature Julia Mancini

Julia Mancini, Manco Design
 BCIN 113168

MANCO
 ARCHITECTURAL DESIGN
 905-537-9578
 julia@mancodesign.com



DRAWING SUBMISSIONS	
DATE	TYPE
20-03-26	PERMIT SET

**72 PARKSIDE DRIVE
HAMILTON, ONTARIO**

DRAWN BY: JM
 PLOT DATE: 2020-03-26

PAGE
COVER PAGE

A001

WALL SCHEDULE

- W1 NEW SIDING PER PLANS
NEW 1" STYROFOAM RB CONTINUOUS
NEW TYVEK BUILDING WRAP
NEW 3/8" OSB @-2 SHEATHING
NEW 2x6 @ 16" O.C.
NEW R13 BATT INSULATION
NEW POLY AIR/VB-CAN/CGSB-51.34-M-SEAL JOINTS W/TREMO ACOUSTICAL SEALANT
NEW 1/2" DRYWALL
- W2 NEW INTERIOR PARTITION
NEW 1/2" GYPSUM WALL BOARD
NEW 2x4 @ 16" O.C.
NEW 1/2" GYPSUM WALL BOARD
- W3 NEW BRICK VENEER PER 9.20 O.B.C.
AND CSA A311 OR BMEC 01-04-256 AND O.B.C. 9.20. f O.B.C. 9.20.
- FLASHING FOR WEEPHOLES PER 9.20.13.6
- FLASHING JOINTS PER 9.20.13.1
- WEEP HOLES PER 9.20.13.6
- STEEL LINTELS PER 9.20.5.2
1" AIRSPACE
NEW WALL SHEATHING MEMBRANE - CAN/CGSB-51.32-M
NEW 7/16" OSB @-2 SHEATHING
NEW 2x6 @ 16" O.C.
NEW R24 BATT INSULATION
NEW POLY AIR/VB-CAN/CGSB-51.34-M-SEAL JOINTS W/TREMO ACOUSTICAL SEALANT
NEW 1/2" GYPSUM

FLOOR SCHEDULE

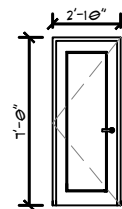
- F1 NEW FINISHED FLOOR T.B.D.
NEW 3/4" T&G OSB @-2 SUBFLOOR
NEW FLOOR JOISTS PER SUPPLIER
NEW 1/2" GYPSUM

ROOF SCHEDULE

- R1 NEW 30 YEAR ASPHALT ROOFING SHINGLES C/W EAVE PROTECTION METAL DRIP EDGE
NEW 30LB ROOFING FELT
NEW 1/2" PLYWOOD ROOF SHEATHING C/W H CLIPS
NEW TRUSSES PER SUPPLIER C/W R60 INSULATION
NEW POLY AIR V.B. - CAN/CGSB 51.34-M- SEAL JOINTS W. TREMCO ACOUSTICAL SEALANT
NEW 1x FURRING @ 16" O.C.
NEW 1/2" GYPSUM/VENTED METAL SOFFIT @ EAVES
C/W MIN. 3/8" VENTING
- R2 NEW 2 FLY TORCH ON ROOFING MEMBRANE
NEW 1/2" PLYWOOD ROOF SHEATHING
NEW 2x10 ROOF JOISTS @ 16" O.C.
NEW 1/2" ALUMINUM SOFFIT

DOOR SCHEDULE

** BUILDER TO VERIFY EXISTING DOOR SIZE ON SITE **



- W1 QUANTITY: 001
TYPE: ALUMINUM EXT.
OPERATION: INSULING
LOCATION: ENTRY
RSI 0.1

LINTEL SCHEDULE

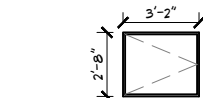
- L1 EXISTING (2) 2x10
- L2 NEW (2) 2x10

STEEL LINTEL SCHEDULE

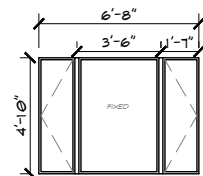
- SL1 EXISTING 89x89x6.4MM (MAX SPAN: 2.47M/8.10FT)
- SL2 NEW 89x89x6.4MM (MAX SPAN: 2.47M/8.10FT)

WINDOW SCHEDULE

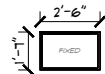
** BUILDER TO VERIFY EXISTING WINDOW SIZES ON SITE **



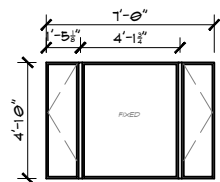
- W1 QUANTITY: 001
BLACK EXTERIOR
OPERATION: CASEMENT
LOCATION: ENTRY/STAIRS
RSI 0.1



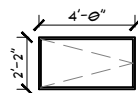
- W2 QUANTITY: 002
BLACK EXTERIOR
OPERATION: CASEMENT
LOCATION: LIVING ROOM, LOFT



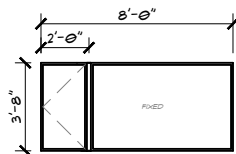
- W3 QUANTITY: 001
BLACK EXTERIOR
OPERATION: FIXED
LOCATION: STAIRS



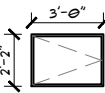
- W4 QUANTITY: 001
BLACK EXTERIOR
OPERATION: CASEMENT
LOCATION: LOFT



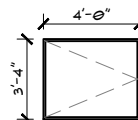
- W5 QUANTITY: 001
BLACK EXTERIOR
OPERATION: CASEMENT
LOCATION: ENSUITE



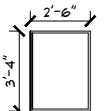
- W6 QUANTITY: 001
BLACK EXTERIOR
OPERATION: CASEMENT
LOCATION: MASTER



- W7 QUANTITY: 001
BLACK EXTERIOR
OPERATION: CASEMENT
LOCATION: MASTER



- W8 QUANTITY: 001
BLACK EXTERIOR
OPERATION: CASEMENT
LOCATION: BEDROOM 1



- W9 QUANTITY: 001
BLACK EXTERIOR
OPERATION: FIXED
LOCATION: STAIRS

MANCO
ARCHITECTURAL DESIGN
905-537-9578
julia@mancoarchitectural.com



DRAWING SUBMISSIONS

DATE	TYPE
20-03-26	PERMIT SET

DRAWN BY: JM
PLOT DATE: 2020-03-26

PAGE

SCHEDULE

A002



Qualification Information
The undersigned has reviewed and takes responsibility for this design and has qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

Signature *Julia Mancini*

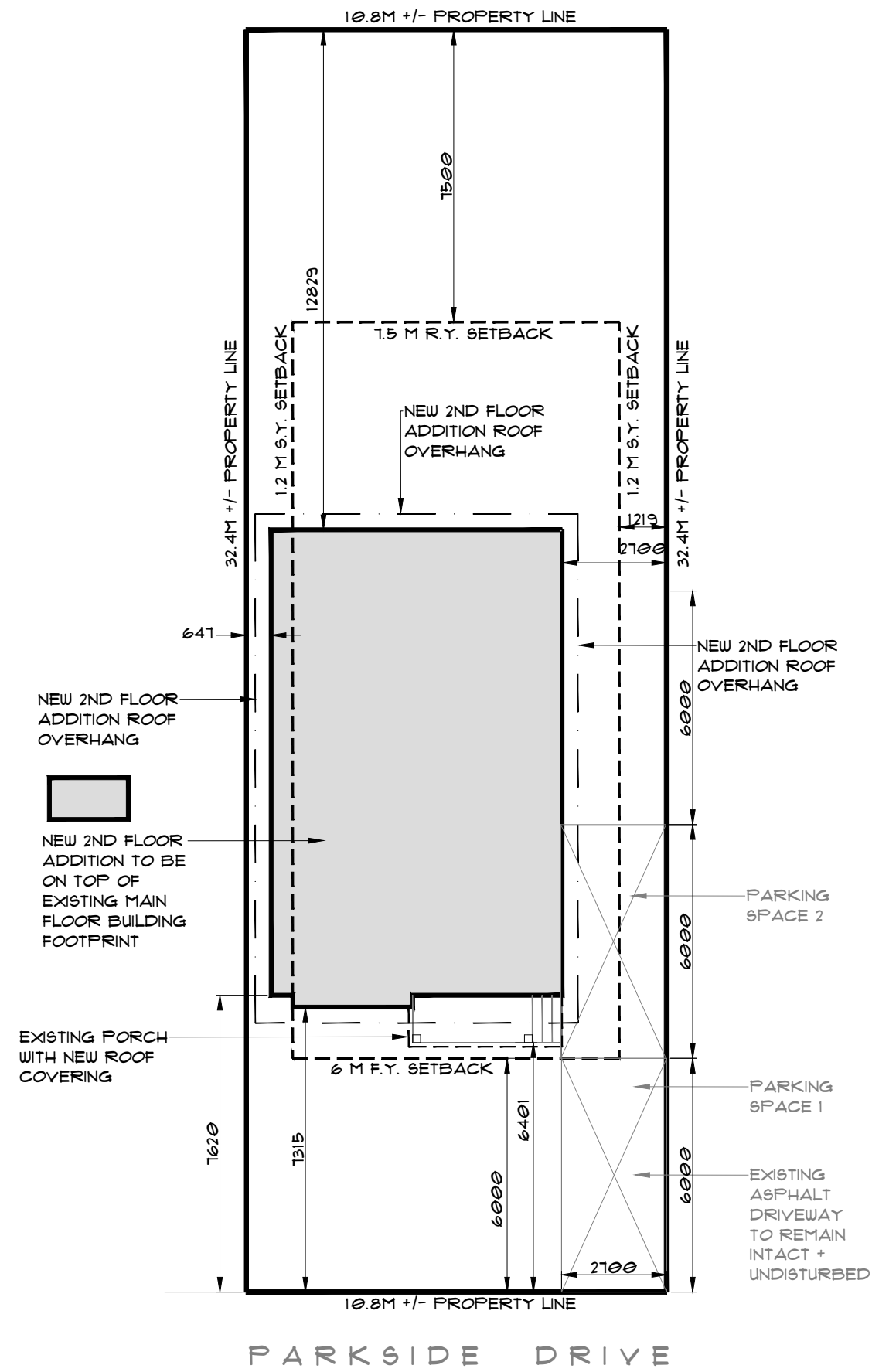
Julia Mancini, Manco Design
BCIN 113168

Qualification Information
The undersigned has reviewed and takes responsibility for this design and has qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

Signature *Julia Mancini*

Julia Mancini, Manco Design
BCIN 113168

MANCO
ARCHITECTURAL DESIGN
905-537-9578
julia@mancodesign.com



ZONING CODE: C/S-1364

ZONING DESCRIPTION: URBAN PROTECTED RESIDENTIAL (SITE SPECIFICS S-1364)

FORMER CITY OF HAMILTON

REQUIRED BUILDING HEIGHT = 9M (2 STORIES) (S-1364)

REQUIRED SIDE YARD SETBACK= 1.2M ; PROPOSED 2.1M \neq 0.64M *VARIANCE REQUIRED*

REQUIRED FRONT YARD SETBACK= 6M; PROPOSED 1.6M

PROPOSED PORCH FRONT YARD= 6.4M

REQUIRED REAR YARD SETBACK= 1.5M; PROPOSED 12.82M

LOT COVERAGE

SITE SPECIFIC S-1364, PERMITTED TO HAVE A MAXIMUM GROSS FLOOR AREA OF 45% OF THE LOT AREA.

TOTAL GROSS FLOOR AREA= 2,091.54 SQ. FT (NOT INCLUDING LAUNDRY+MECHANICAL ROOM)

TOTAL LOT AREA= 3310.06 SQ.FT

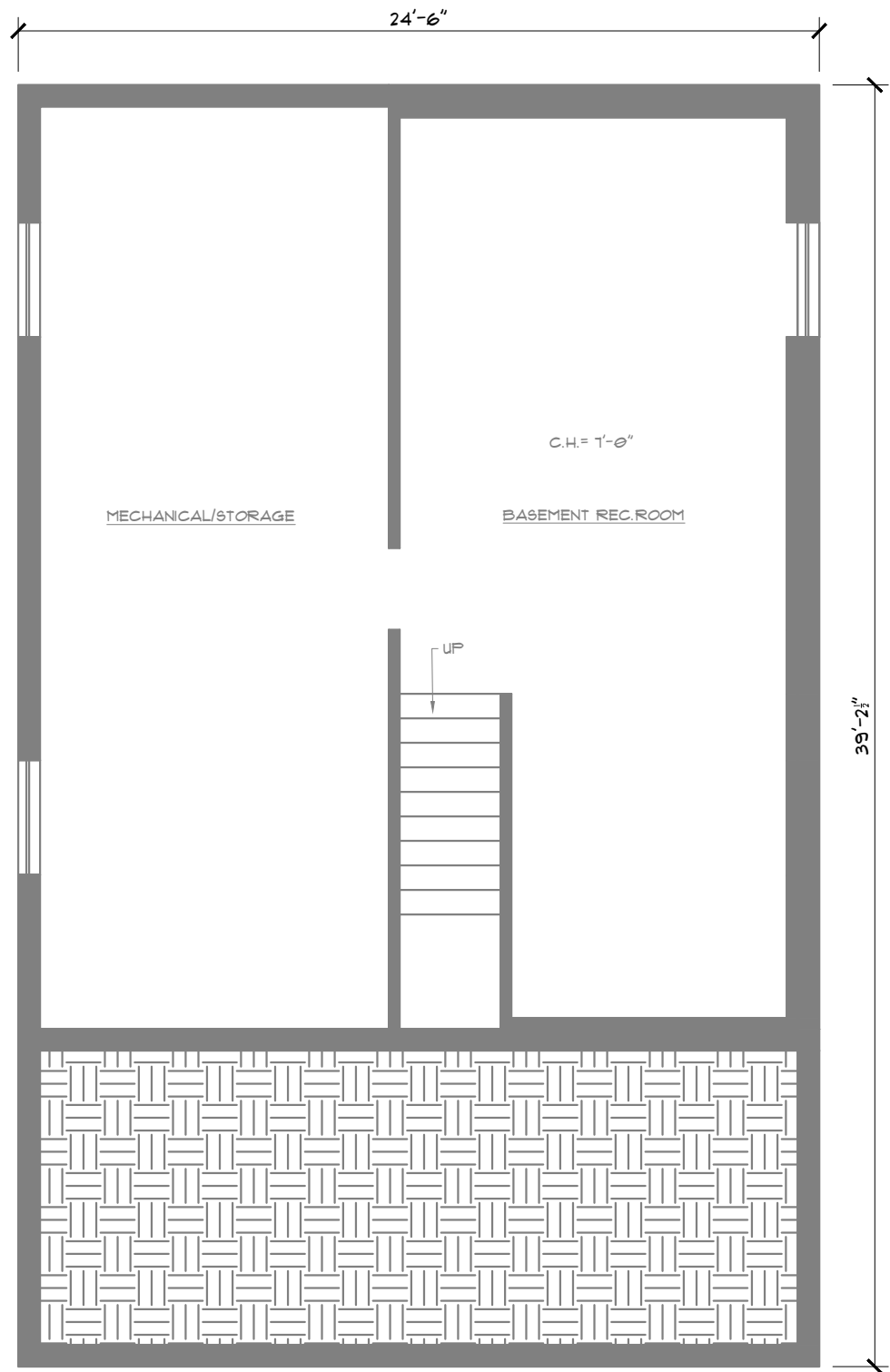
LOT COVERAGE %= 45 % ; PROPOSED IS 62 %

DRAWING SUBMISSIONS	
DATE	TYPE
20-03-26	PERMIT SET

DRAWN BY: JM
PLOT DATE: 2020-03-26

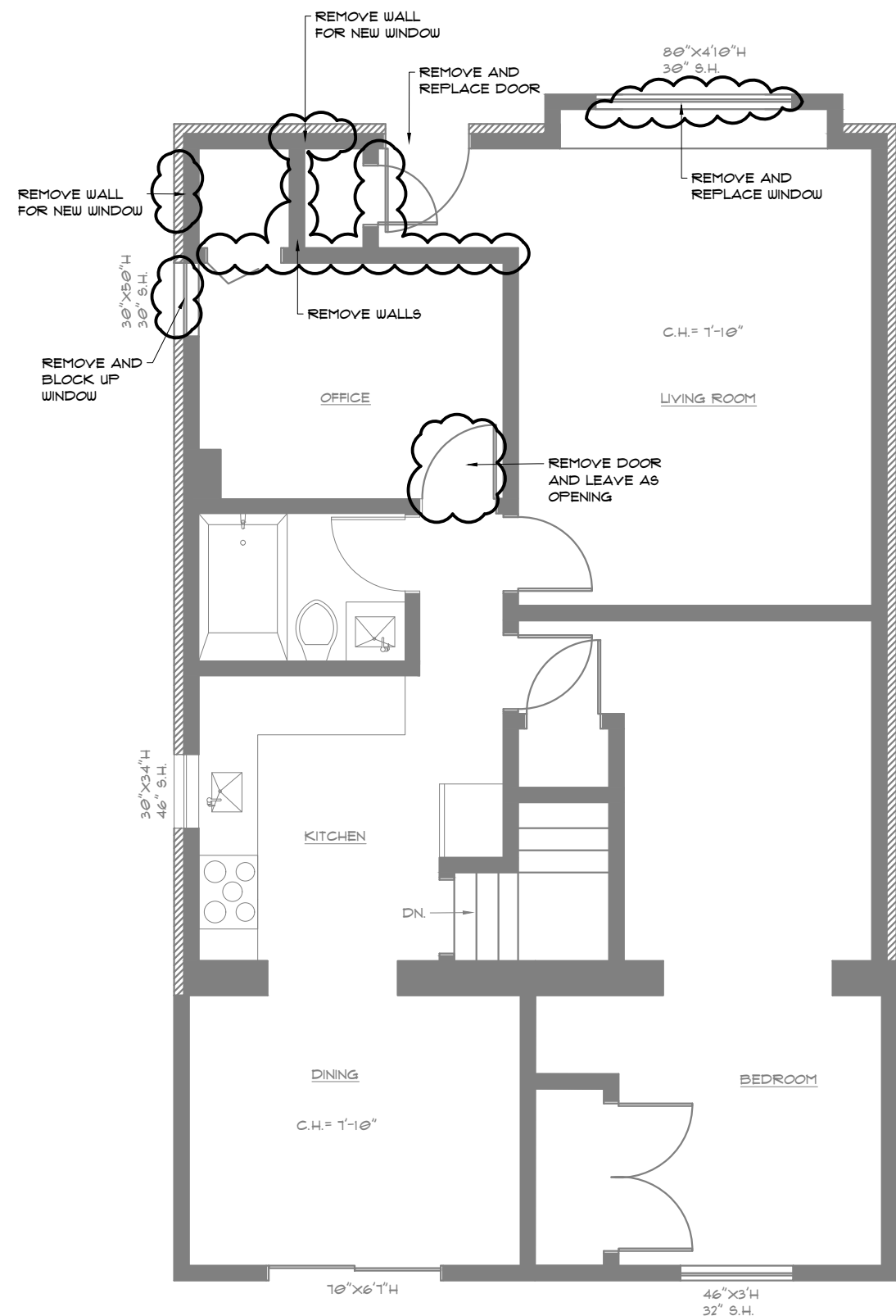
PAGE
SITE PLAN

SP101



1
A101

AS FOUND BASEMENT PLAN
Scale $\frac{3}{16}'' = 1'-0''$



2
A101

AS FOUND MAIN FLOOR
Scale $\frac{3}{16}'' = 1'-0''$

Ontario
Ministry of Municipal Affairs & Housing

Qualification Information
The undersigned has reviewed and takes responsibility for this design and has qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

Signature Julia Mancini

Julia Mancini, Manco Design
BCIN 113168

MANCO
ARCHITECTURAL DESIGN

905-537-9578
julia@mancodesign.com

MANCO

DRAWING SUBMISSIONS	
DATE	TYPE
20-03-26	PERMIT SET

DRAWN BY: JM
PLOT DATE: 2020-03-26

PAGE
**AS FOUNDS/
DEMO PLAN**

A101



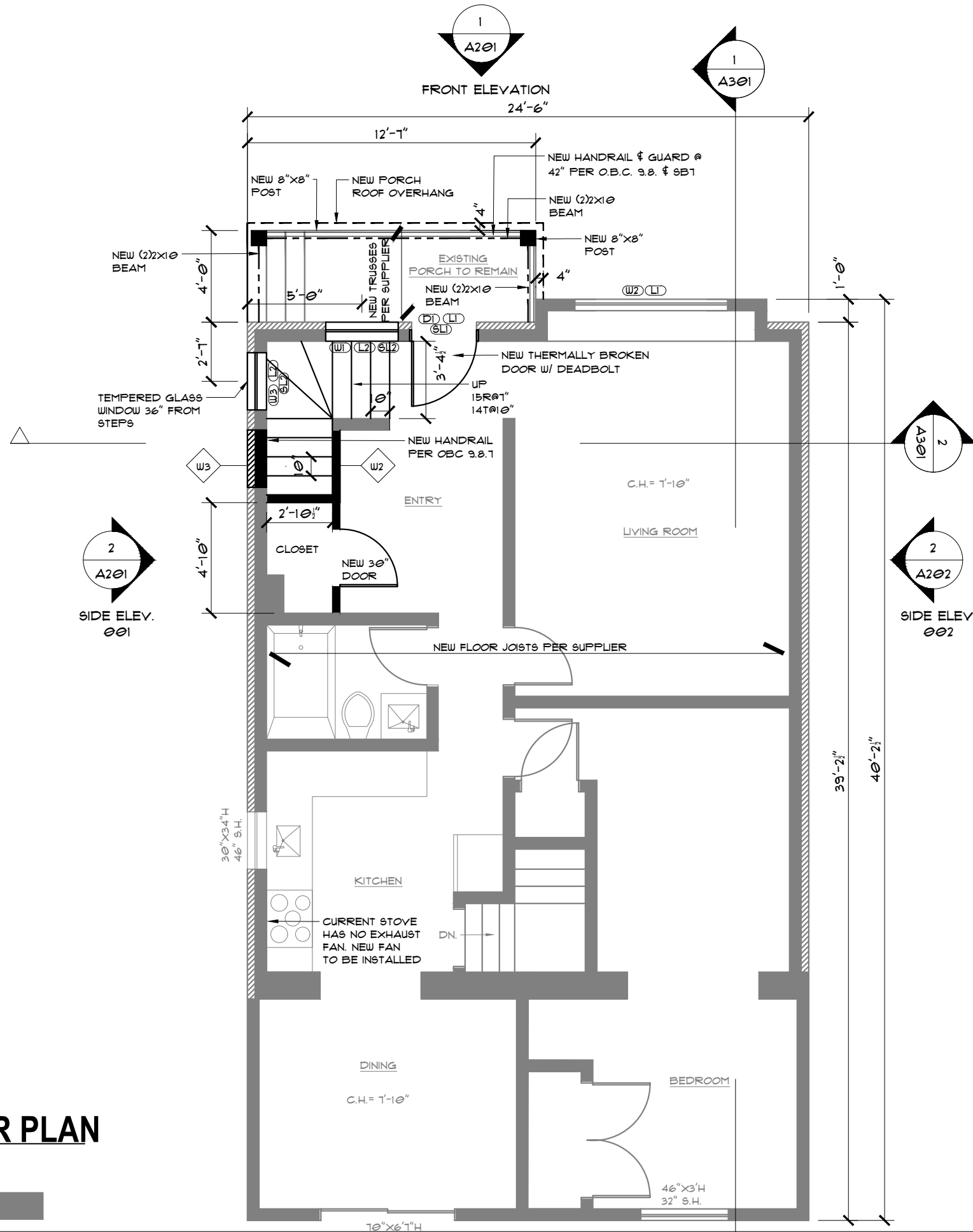
DRAWING SUBMISSIONS

DATE	TYPE
20-03-26	PERMIT SET

DRAWN BY:	JM
PLOT DATE:	2020-03-26

PAGE
**PROPOSED
MAIN FLOOR**

A102



1
A102
PROPOSED MAIN FLOOR PLAN
Scale $\frac{3}{16}'' = 1'-0''$

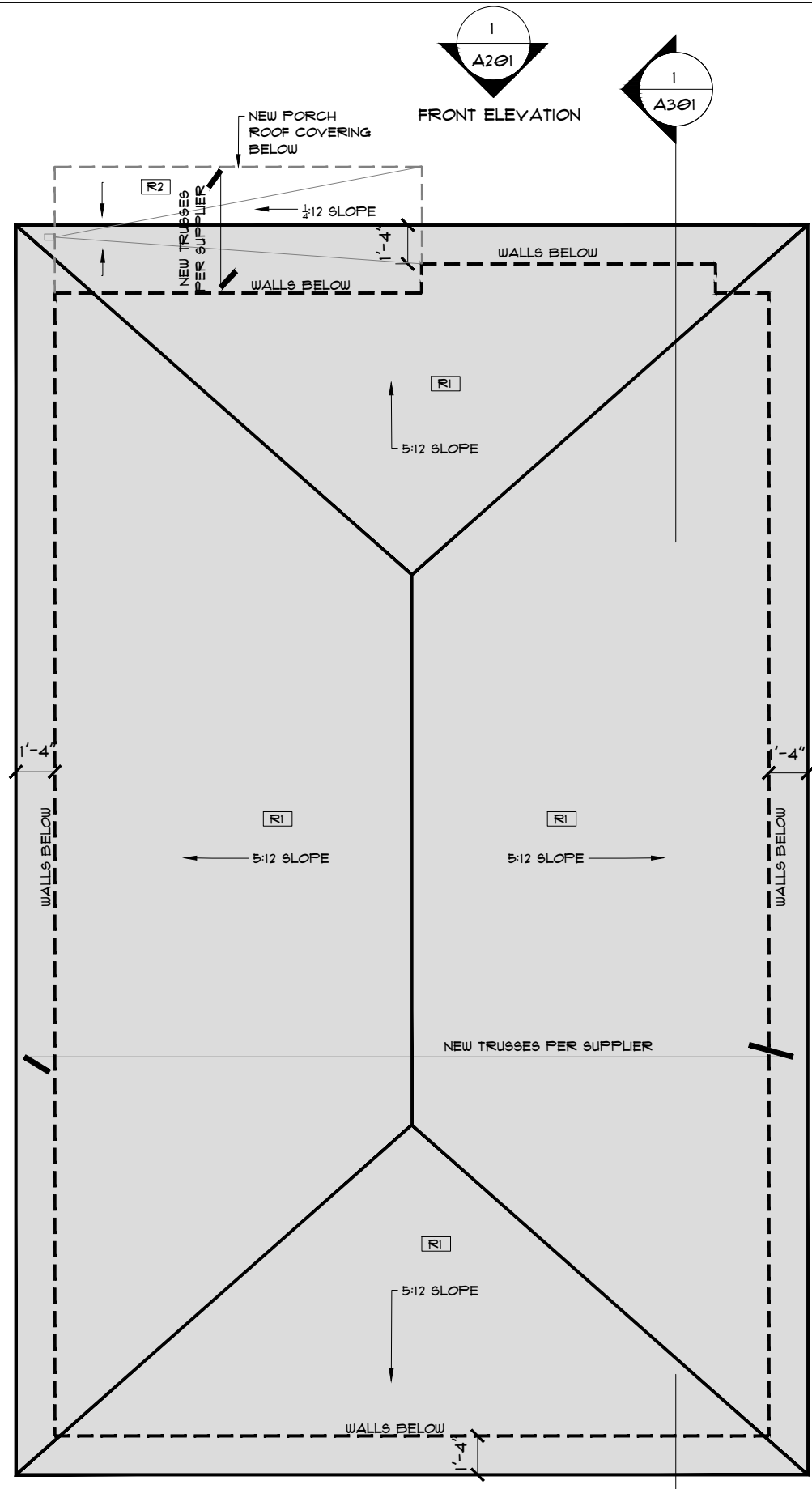
NEW WALLS EXISTING WALLS

1
A104

PROPOSED ROOF PLAN

Scale $\frac{3}{16}"=1'-0"$

2
A201
SIDE ELEV.
001



2
A202
SIDE ELEV.
002

1
A201
FRONT ELEVATION

1
A301

Ontario
Ministry of Municipal Affairs & Housing

Qualification Information
The undersigned has reviewed and takes responsibility for this design and has qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

Signature Julia Mancini

Julia Mancini, Manco Design
BCIN 113168

MANCO ARCHITECTURAL DESIGN

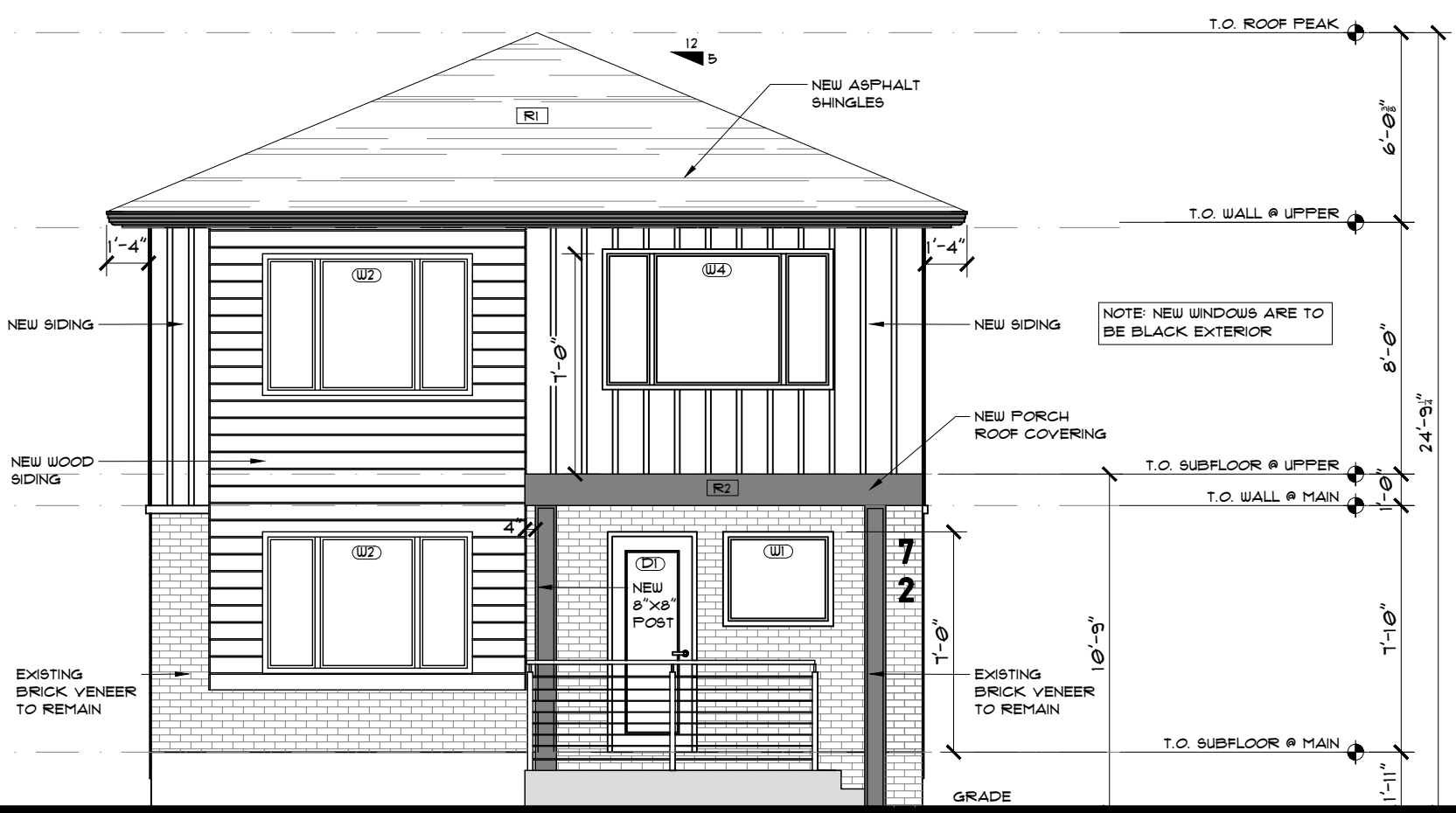
905-537-9578
julia@mancodesign.com

DRAWING SUBMISSIONS	
DATE	TYPE
20-03-26	PERMIT SET

DRAWN BY: JM
PLOT DATE: 2020-03-26

PAGE
**PROPOSED
2ND FLOOR**

A103



1 FRONT ELEVATION
Scale $\frac{3}{16}'' = 1'-0''$

Ontario
Ministry of Municipal Affairs & Housing

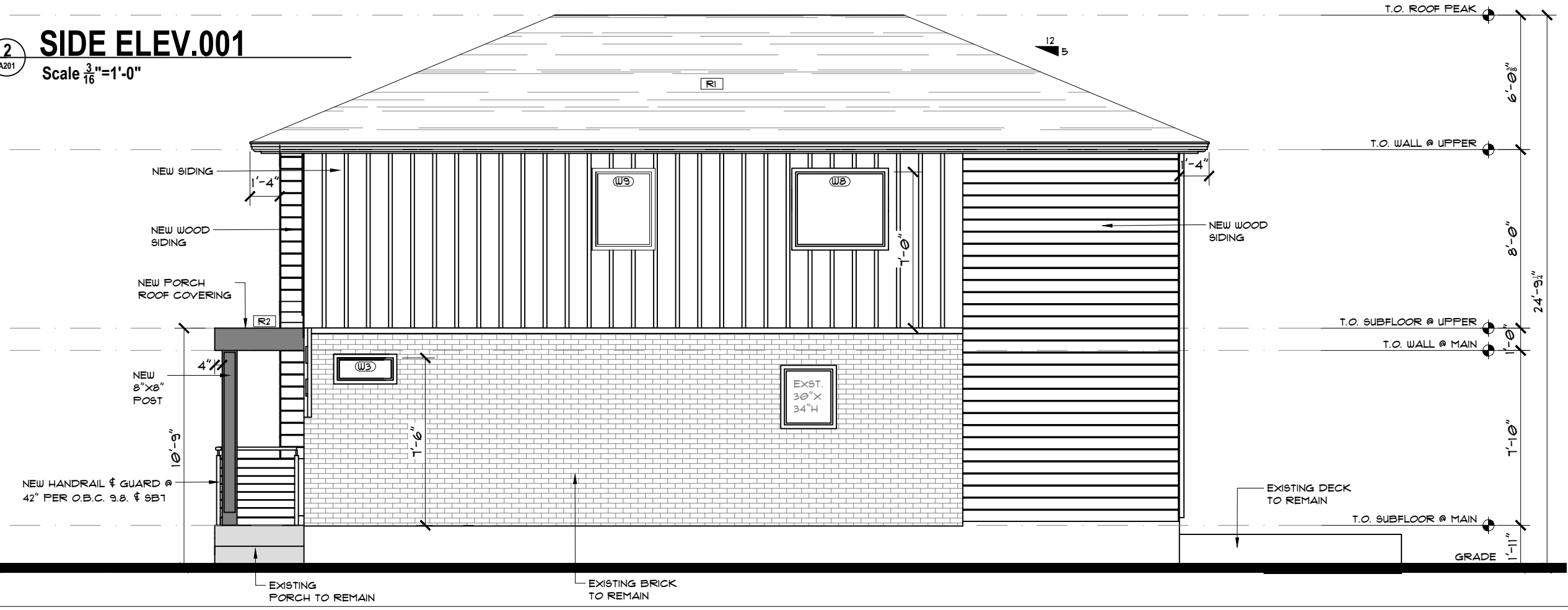
Qualification Information
The undersigned has reviewed and takes responsibility for this design and has qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

Signature *Julia Mancini*

Julia Mancini, Manco Design
BCIN 113168

NOTE: NEW WINDOWS ARE TO BE BLACK EXTERIOR

2 SIDE ELEV.001
Scale $\frac{3}{16}'' = 1'-0''$



MANCO
ARCHITECTURAL DESIGN

905-537-9578
julia@mancodesign.com

MANCO

DRAWING SUBMISSIONS	
DATE	TYPE
20-03-26	PERMIT SET

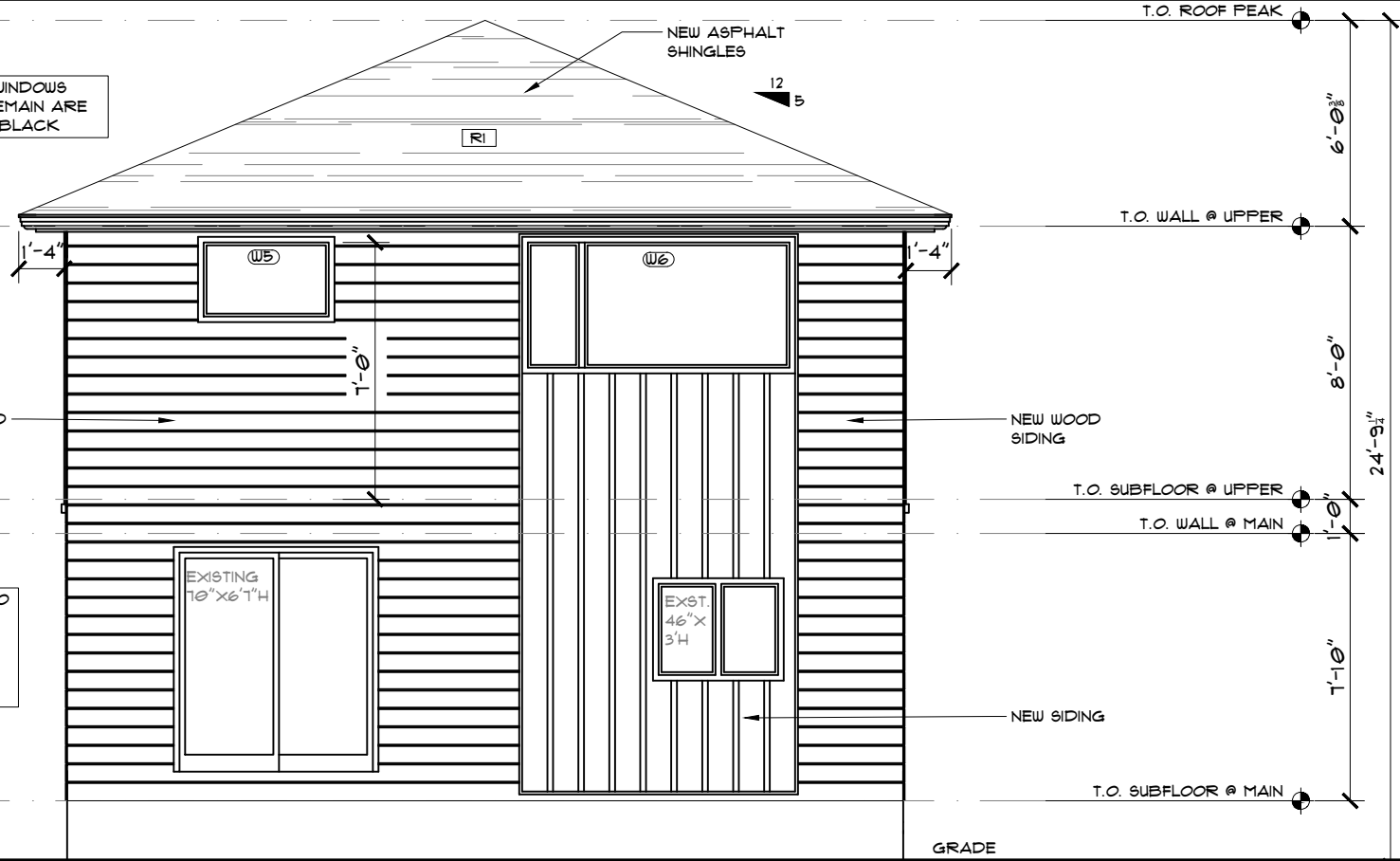
DRAWN BY: JM
PLOT DATE: 2020-03-26

PAGE
ELEVATIONS

A201

NOTE: EXISTING WINDOWS THAT ARE TO REMAIN ARE TO BE PAINTED BLACK

NOTE: NEW WINDOWS ARE TO BE BLACK EXTERIOR
EXISTING WINDOWS THAT ARE TO REMAIN ARE TO BE PAINTED BLACK



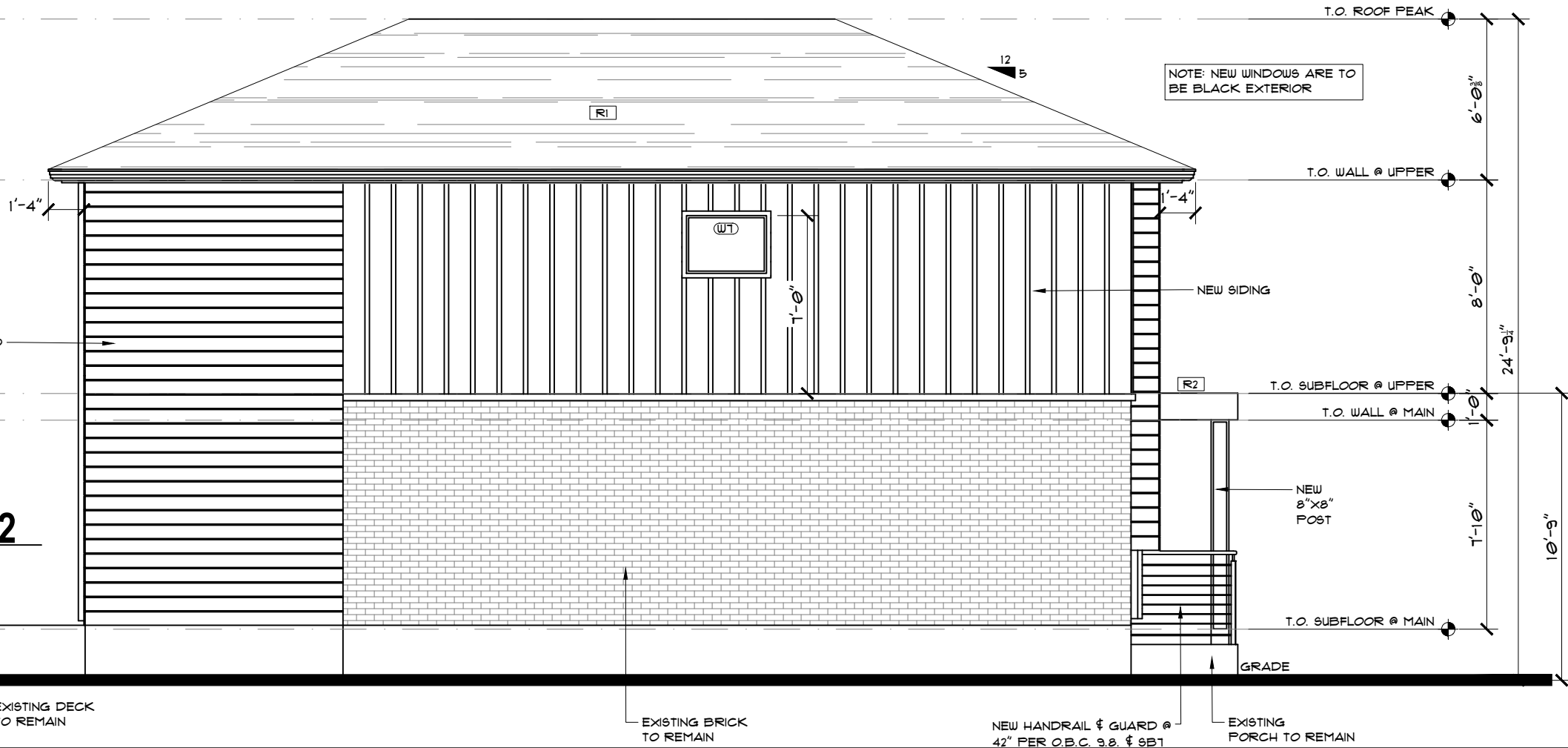
Ontario
Ministry of Municipal Affairs & Housing

Qualification Information
The undersigned has reviewed and takes responsibility for this design and has qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

Signature *Julia Mancini*

Julia Mancini, Manco Design
BCIN 113168

1 REAR ELEVATION
Scale $\frac{3}{16}'' = 1'-0''$



2 SIDE ELEV.002
Scale $\frac{3}{16}'' = 1'-0''$

MANCO ARCHITECTURAL DESIGN

905-537-9578
julia@mancodesign.com

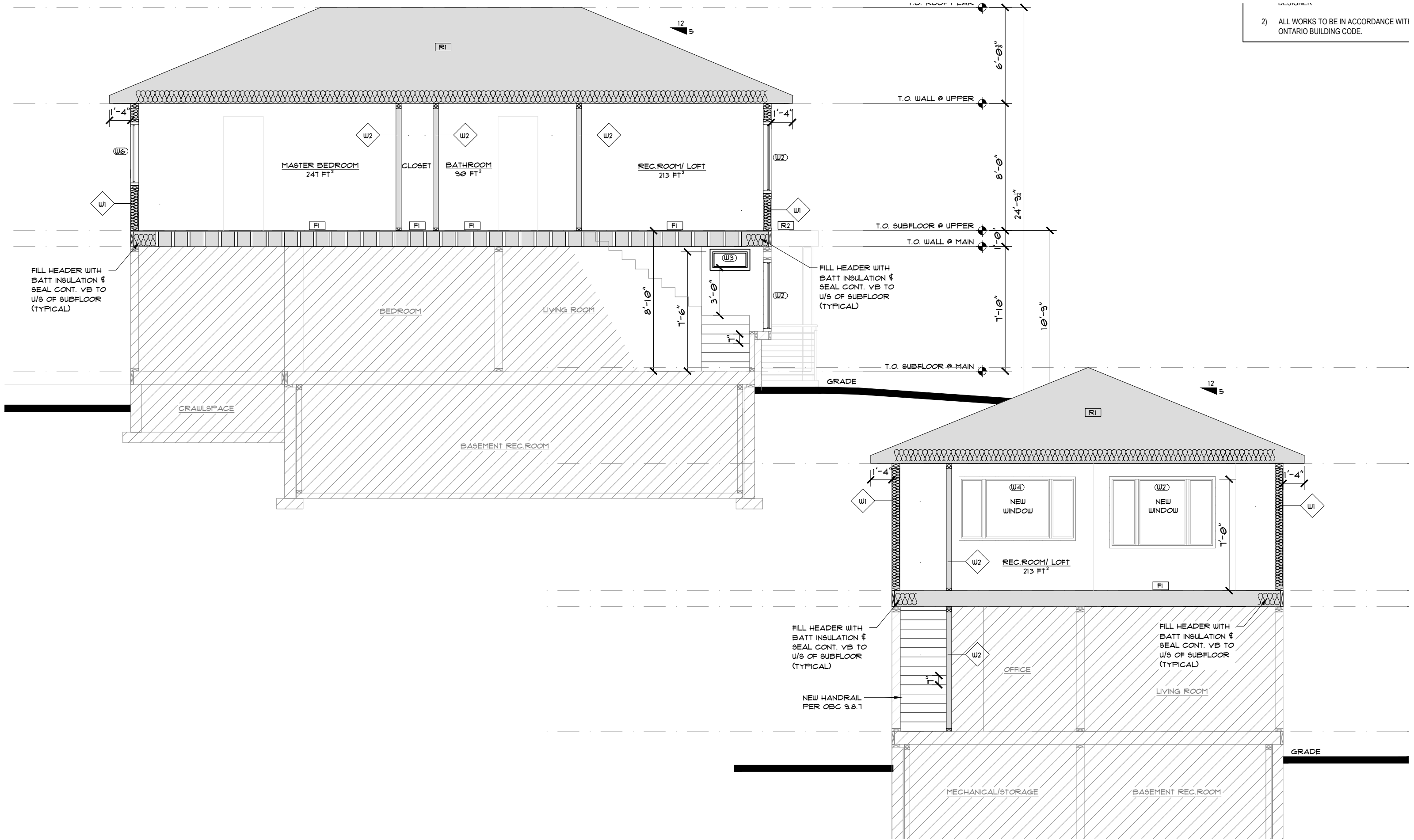
DRAWING SUBMISSIONS	
DATE	TYPE
20-03-26	PERMIT SET

DRAWN BY: JM
PLOT DATE: 2020-03-26

PAGE
ELEVATIONS

A202

DESIGNER:
 2) ALL WORKS TO BE IN ACCORDANCE WITH ONTARIO BUILDING CODE.



To Whom It May Concern,

I am submitting 72 Parkside Drive for a Minor Variance. The client is adding a second floor addition on top of their existing building footprint. Their side yard does not meet the required 1.2 meters. I spoke to a plans examiner at the City through email and she mentioned that I may need a variance for the parking as well. I do have an approved permit and site plan from the client's previous permit years ago (it is printed in this package). I was submitting for building permit using those site plan dimensions but the plans examiner said that the older approved site plan is not valid because the City has different numbers on file. The new addition fit on the property without needing a Minor Variance when using the approved site plan.

RECEIVED
APR 17 2020
CITY OF ANIMISTAT

Attached in this package is;

- 1) Site Plan 11x17
- 2) Minor Variance Application
- 3) Minor Variance Cheque (\$)
- 4) Building Permit Plans
- 5) Client's previous building permit / site plan
- 6) Email / communication with plans examiner

I apologize if the application isn't filled out properly or information is missing. Normally I go and get assistance at the City or my client's fill out the application at the City. If you need anything else please contact me.

Thanks so much & stay safe !

Julia Mancini
Manco Design
905-537-9578
julia@mancodesign.com

H11/A-20:98

20.16/107



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. <u>Hm/A-20:08</u>	DATE APPLICATION RECEIVED <u>Apr. 17/20</u>
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 Angelo Costanzo Telephone No. _____

2. _____

3. Name of Agent Julia Mancini 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:
A Minor Variance is needed for the side yard as it does not comply with the required side yard setback. The side yard is 0.647m and required is 1.2m.
I also spoke to a plans examiner and she mentioned I may need a variance for the parking.

7. Why it is not possible to comply with the provisions of the By-law?
The new addition is built on top of the existing main floor which is under the required setback of 1.2m. All other setbacks I believe do comply with the zoning by law.

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

9. PREVIOUS USE OF PROPERTY

Residential Industrial Commercial

Agricultural Vacant

Other _____

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

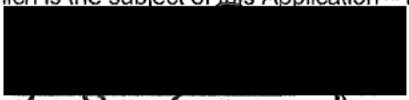
- 9.10 Is there any reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?
 Yes ___ No Unknown ___
- 9.11 What information did you use to determine the answers to 9.1 to 9.10 above?
property research, land has been used for residential only.

- 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

April 2, 2020
 Date


 Signature Property Owner
Angelo Costanzo
 Print Name of Owner

10. Dimensions of lands affected:
 Frontage 10.8m
 Depth 32.4m
 Area 350.25 sq.m
 Width of street approx. 6m
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: floor area = 1,779.08 , 1 storey (bungalow)
width= 24'6" , length= 40'2" , height = approx. 16'
main floor = 889.54 sq.ft, basement= 889.54 sq.ft

 Proposed: floor area= 2,091.54 sq.ft (not including laundry + mechanical room)
width= 24'6" , length= 40'2" , height = 24'9-1/4"
main floor= 889.54 sq.ft, basement= 889.54 sq.ft, new 2nd floor= 889.54 sq.ft

12. Location of all buildings and structures on or proposed for the subject lands;
 (Specify distance from side, rear and front lot lines)
 Existing: front yard = 7.31m
rear yard= 12.82.
side yard= 0.647.
side yard= 2.7m
 Proposed: same as above (2nd floor addition is built directly on top of existing building footprint so setbacks are the same)

13. Date of acquisition of subject lands:

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

15. Existing uses of the subject property: residential

16. Existing uses of abutting properties: residential

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

18. Municipal services available: (check the appropriate space or spaces)
Water yes _____ Connected yes _____
Sanitary Sewer yes _____ Connected yes _____
Storm Sewers yes _____
19. Present Official Plan/Secondary Plan provisions applying to the land:

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

21. Has the owner previously applied for relief in respect of the subject property?
Yes _____ No
- If the answer is yes, describe briefly.

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.