



Hamilton

## COMMITTEE OF ADJUSTMENT

City Hall, 5<sup>th</sup> floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

Fax (905) 546-4202

E-mail: [samantha.costa@hamilton.ca](mailto:samantha.costa@hamilton.ca) or [scott.baldry@hamilton.ca](mailto:scott.baldry@hamilton.ca)

# **NOTICE OF PUBLIC HEARING** **Minor Variance**

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**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-19:94

**APPLICANTS:** Christine Brown on behalf of the owners Karin Weinrebe & Hany Guirguis

**SUBJECT PROPERTY:** Municipal address **205 West 32<sup>nd</sup> St., City of Hamilton**

**ZONING BY-LAW:** Zoning By-law 6593, as Amended

**ZONING:** "C" (Urban Protected Residential, etc.) district

**PROPOSAL:** To permit the construction a 1.97m (6'5½) x 3.49m (11'5¾") one storey front addition together with a 3.19m (10'5½") x 7.92m (25'11¾") L-shaped roofed-over unenclosed one storey front porch at the first storey onto an existing single family dwelling notwithstanding that:

1. A minimum front yard depth of 4.1m shall be provided instead of the minimum required front yard depth of 6.0m.
2. A minimum southerly side yard width of 0.5m shall be provided instead of the minimum required side yard width of 1.2m

**NOTE:**

- i) Variance No. 2 is intended to recognize the southerly side yard setback to the existing attached carport. For your information, the southerly side yard setback to the proposed one storey foyer addition and roofed-over one-storey porch at the first storey (being 4.07m) conforms to the existing side yard width regulation of 1.2m

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

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**DATE:** Thursday, October 22nd, 2020

**TIME:** 2:30 p.m.

**PLACE:** Via video link or call in (see attached sheet for details)

**To be streamed at [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)  
for viewing purposes only**

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## **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.

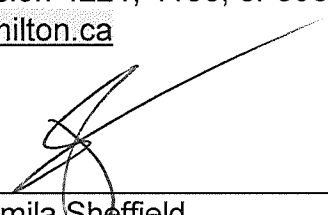
**Orally:** If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

## **MORE INFORMATION**

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

- Visit [www.hamilton.ca/committeeofadjustment](http://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](mailto:cofa@hamilton.ca)

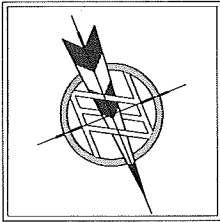
DATED: October 6th, 2020.



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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.***



SITE PLAN LEGEND:	
	PROPERTY LINE
	BUILDING ENVELOPE
	EXISTING TO BE REMOVED
	PROPOSED SOLID HOARDING
	PROPOSED FRAMED HOARDING
	NEW WATER LINE
	NEW SANITARY LINE
	NEW NATURAL GAS LINE
	NEW BURIED HYDRO VAULT
	NEW SWAMP LINE TO GRADE
	CONSTRUCTION ACCESS
	EXISTING GRADE
	PROPOSED FINISHED GRADE
	MAIN ENTRY, FRONT DOOR
	SECONDARY ENTRANCE
	EXISTING BUILDING TO REMAIN
	PROPOSED NEW CONSTRUCTION
	PROPOSED NEW DRIVEWAY
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	RAIN WATER LEADERS
	R/W

PROJECT ADDRESS/OWNER:		Designer
Harry Guirguis	Christine Brown (My House Designs)	
205 West 32nd Street	444 Upper Gage Avenue	
Hamilton, Ontario	Hamilton, Ontario	
L9C 5H3	L9C 4H9	
SITE STATISTICS:		
ZONING: By-Law Former Hamilton 6593		
C		
LOT INFORMATION:		METRIC
LOT AREA:		IMPERIAL
ACTUAL LOT FRONTAGE:		15.24
LOT DEPTH		30.48
SETBACK INFORMATION:		
MINIMUM FRONT YARD SETBACK:		7.50
EXIST. FRONT YARD SETBACK:		5.52
PROP. FRONT YARD SETBACK:	"COA"	4.11
MINIMUM REAR YARD SETBACK:		7.50
EXIST. REAR YARD SETBACK:		17.07
MIN. SIDEYARD SETBACK (L):		1.20
EXIST. SIDEYARD SETBACK (L):		3.05
PROP. SIDEYARD SETBACK TO ADDITION:		7.21
MIN. SIDEYARD SETBACK (R):		1.20
EXIST. SIDEYARD SETBACK (R):		4.25
PROP. SIDEYARD SETBACK TO ADDITION:		4.38
AREA CALCULATIONS:		METRIC
		IMPERIAL
EXISTING MAIN FLOOR AREA:		59.50
PROP. ADDITIONAL MAIN FLOOR AREA:		7.00
EXISTING SECOND FLOOR AREA:		55.67
EXISTING GROSS FLOOR AREA:		115.17
PROPOSED GROSS FLOOR AREA:		122.17
COVERAGE CALCULATIONS:		METRIC
		IMPERIAL
EXISTING MAIN FLOOR AREA:		59.50
PROP. ADDITIONAL MAIN FLOOR AREA:		7.00
EXISTING COVERAGE:	12.81%	59.50
PROPOSED COVERAGE:	14.32%	66.51
HEIGHT CALCULATIONS		METRIC
		IMPERIAL
MAX. ALLOWABLE HEIGHT:		11.00
EXISTING HEIGHT:		7.45

2 SITE STATS  
SP1.01 N.T.S.

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

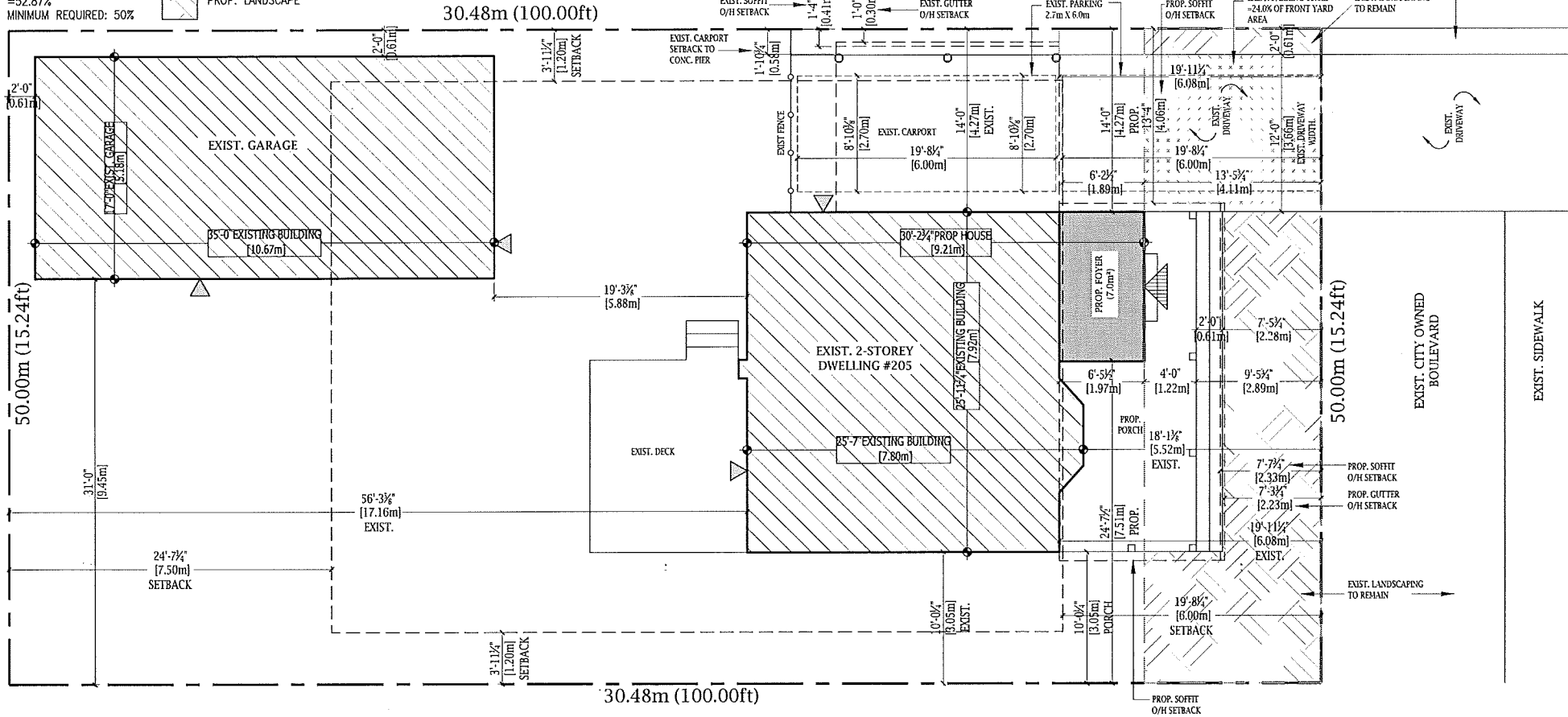
Ministry of Municipal Affairs and Housing  
QUALIFICATION INFORMATION  
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DESIGNER'S REQUIREMENTS SET OUT IN THE O.N.T. BUILDING CODE TO BE A DESIGNER.  
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 3.1.2 OF THE O.N.C.

CHRISTINE BROWN  
37240  
113120  
MY HOUSE DESIGNS

Amended

FRONT YARD AREA:  
673.96ft<sup>2</sup> (62.61m<sup>2</sup>)  
PROPOSED LANDSCAPING:  
356.33ft<sup>2</sup> (33.10m<sup>2</sup>)  
=52.87%  
MINIMUM REQUIRED: 50%

EXIST. PARKING  
PROP. LANDSCAPE



1 SITE PLAN  
SP1.01 Custom

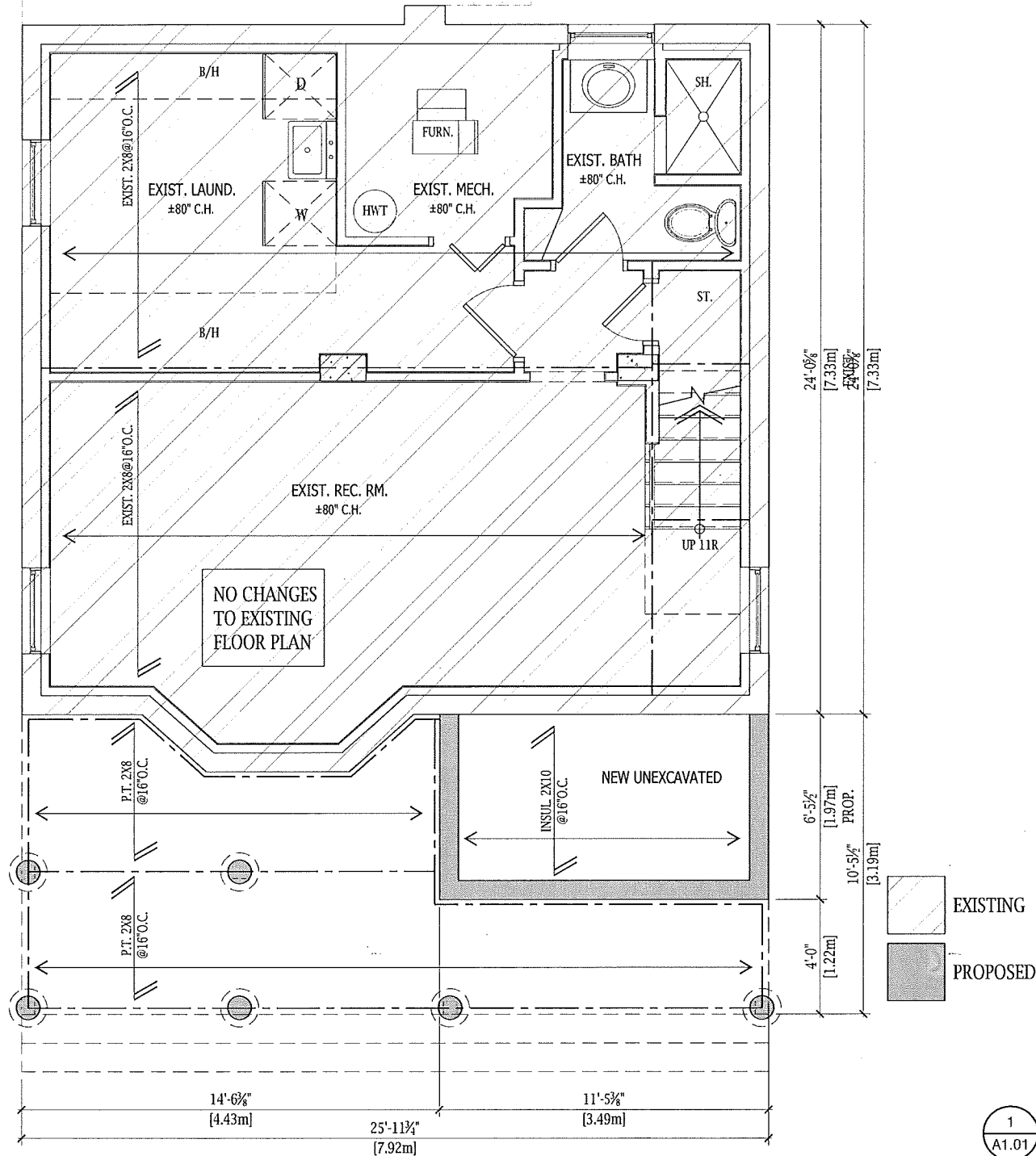
WEST 32nd STREET

4	09.02.20	REVISED FOR COA
3	08.19.20	REVISED DESIGNS
2	03.07.19	ISSUED FOR COA
1	02.27.19	ISSUED FOR AS-BUILTS
REF. DATE: DESCRIPTION:		
CHRISTINE BROWN RESIDENTIAL DESIGN AND DRAFTING SERVICES 305 802 5272 444 UPPER GAGE AVE HAMILTON, ON L9V 4H9 cbrown@friendly.ca, dcooke@myhouse.ca		

CLIENT:  
GUIRGUIS RESIDENCE

ADDRESS: 205 WEST 32nd STREET  
CITY: HAMILTON, ONTARIO, L9C 5H3  
DRAWING TITLE:  
SITE PLAN

DRAWN: CB  
DATE: Sep. 24, 20  
JOB NO.: 18-091  
SCALE: AS NOTED  
SHEET: SP1.01



1 PROP. BASEMENT FLOOR PLAN  
A1.01  
1/4" = 1'-0"

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

Ministry of Municipal Affairs and Housing  
QUALIFICATION INFORMATION  
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE QUALITY OF THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE UNDERSIGNED HAS REVIEWED THE DESIGN AND CONSTRUCTION OF THE PROJECT AND HAS REVIEWED THE DESIGN AND CONSTRUCTION OF THE PROJECT AND HAS REVIEWED THE DESIGN AND CONSTRUCTION OF THE PROJECT.

CHRISTINE BROWN  
BCMA  
37240  
BCMA  
113120  
MY HOUSE DESIGNS

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3	08.10.20	REVISED DESIGNS
2	03.07.19	ISSUED FOR COA
1	02.27.19	ISSUED FOR AS-BUILTS

REF	DATE	DESCRIPTION

MY HOUSE  
DESIGNS

CHRISTINE BROWN  
RESIDENTIAL  
DESIGN AND  
DRAFTING SERVICES

CHRISTINE BROWN  
905.602.5372  
441 UPPER GARDEN AVE.  
HAMILTON, ON L4V 4H9  
cbrown@friendlycanadacorky.com

CLIENT:  
GUIRGUIS RESIDENCE

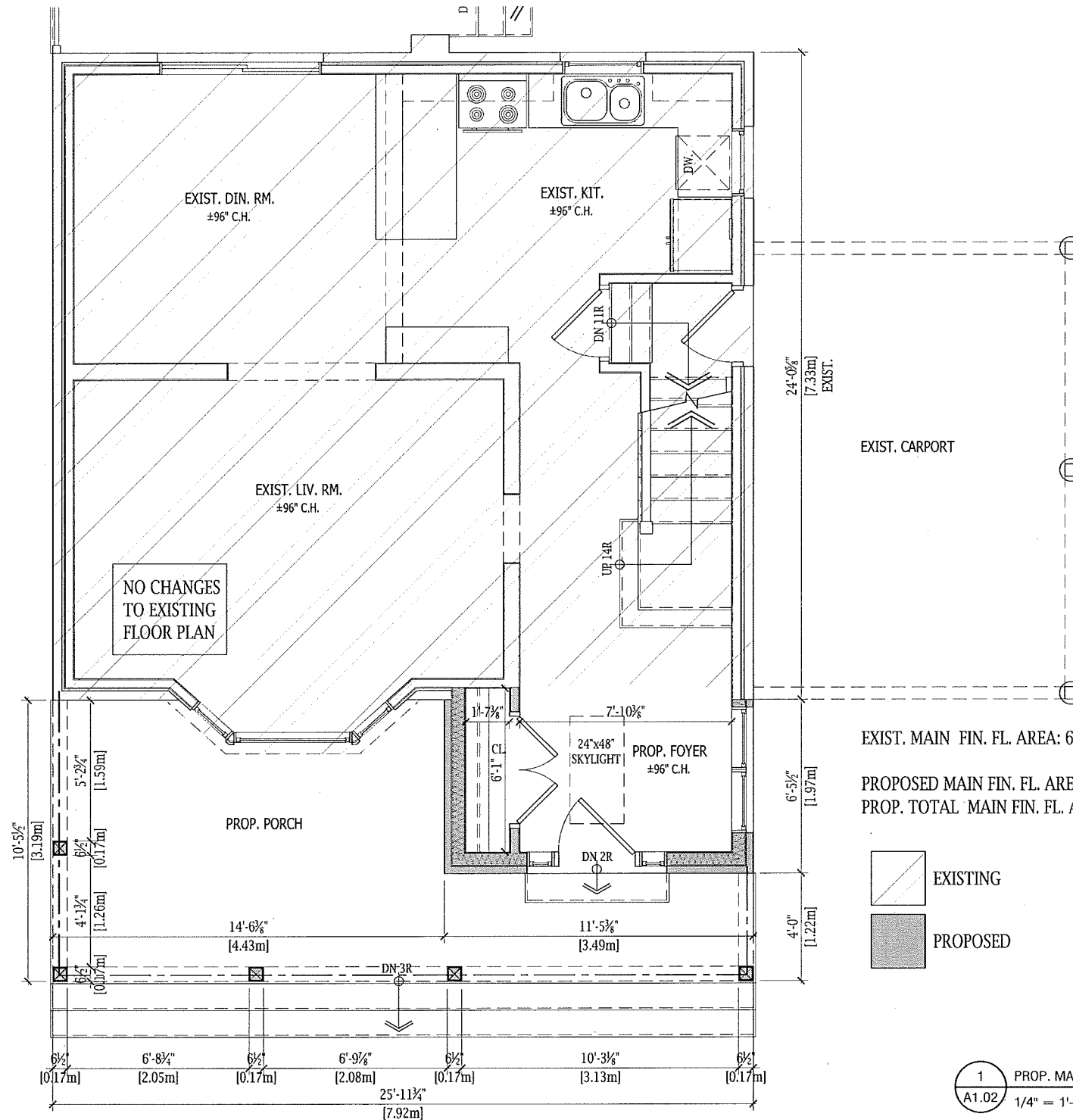
ADDRESS: 205 WEST 32nd STREET  
CITY: HAMILTON, ONTARIO, L9C 5H3

DRAWING TITLE:  
PROPOSED BASEMENT  
FLOOR PLAN

DRAWN: CB	SCALE:
DATE: Sep. 24, 20	AS NOTED
JOB NO.: 18-091	SHEET: A1.01

Amended

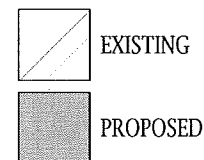




EXIST. MAIN FIN. FL. AREA: 640.27ft<sup>2</sup> (59.48m<sup>2</sup>)

PROPOSED MAIN FIN. FL. AREA ADDITION: 75.0ft<sup>2</sup> (7.00m<sup>2</sup>)

PROP. TOTAL MAIN FIN. FL. AREA: 715.61ft<sup>2</sup> (66.48m<sup>2</sup>)



1 PROP. MAIN FLOOR PLAN  
A1.02 1/4" = 1'-0"

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

Ministry of Municipal Affairs and Housing  
QUALIFICATION INFORMATION  
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE DESIGNER'S REQUIREMENTS SET OUT IN THE O.N.T. BUILDING CODE TO BE A REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 3.1.2 OF THE O.B.C.  
CHRISTINE BROWN  
37240  
113120  
MY HOUSE DESIGNS

4	09.02.20	REVISED FOR COA
3	08.10.20	REVISED DESIGNS
2	03.07.19	ISSUED FOR COA
1	02.27.19	ISSUED FOR AS-BUILTS

REF	DATE	DESCRIPTION
1	02.27.19	ISSUED FOR AS-BUILTS
2	03.07.19	ISSUED FOR COA
3	08.10.20	REVISED DESIGNS
4	09.02.20	REVISED FOR COA

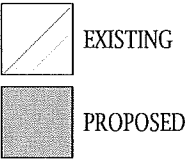
CLIENT:  
GUIRGUIS RESIDENCE

ADDRESS: 205 WEST 32nd STREET  
CITY: HAMILTON, ONTARIO, L9C 5H3

DRAWING TITLE:  
PROPOSED MAIN  
FLOOR PLAN

DRAWN: CB	SCALE: AS NOTED
DATE: Sep. 24, 20	SHEET:
JOB NO.: 18-091	A1.02

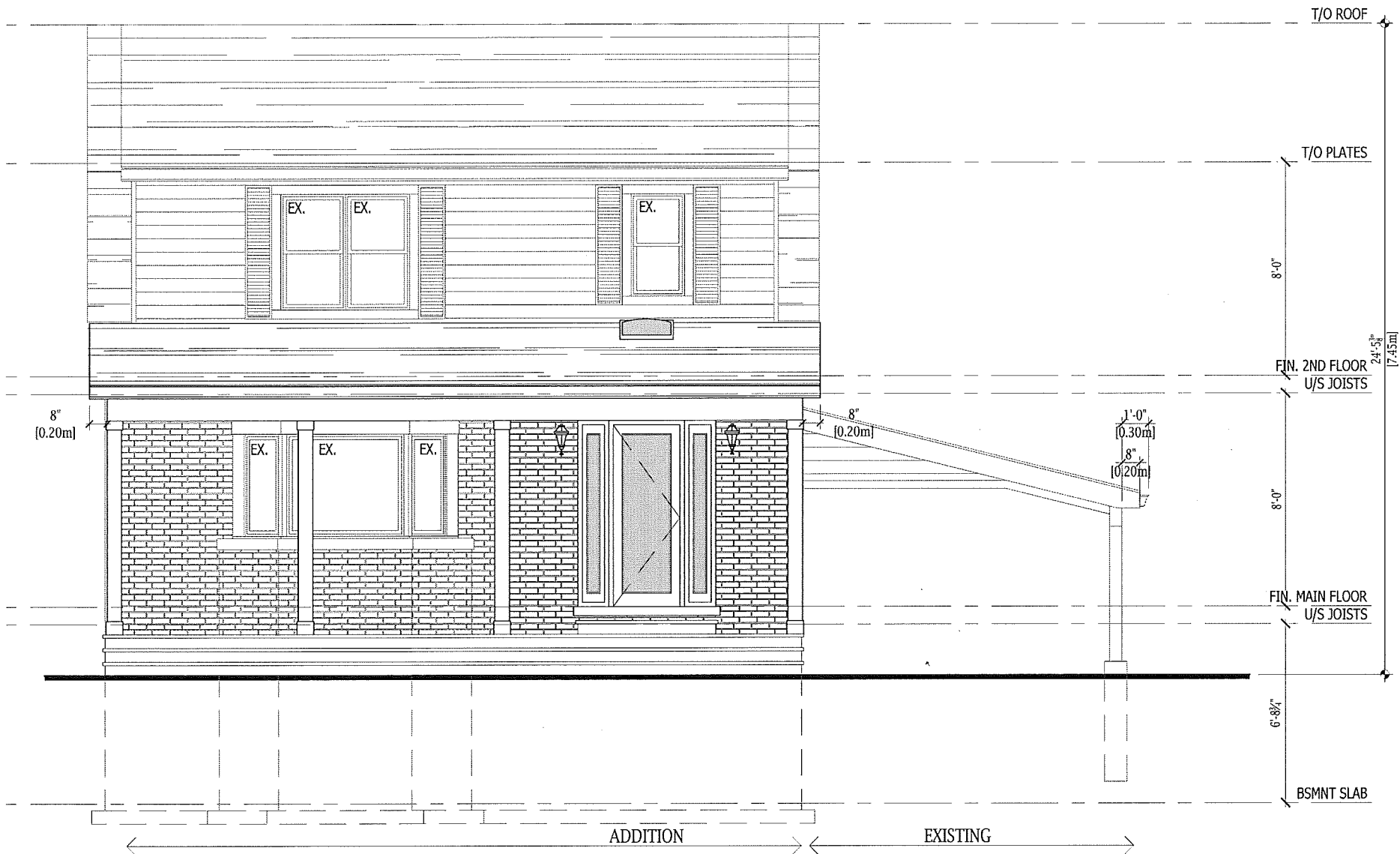
Amended



1 PROP. ROOF PLAN  
A1.04 1/4" = 1'-0"

DRAWN: CB	SCALE:
DATE: Sep. 24, 20	AS NOTED
JOB NO.: 18-091	SHEET: A1.04

Amended



1 FRONT ELEVATION  
A2.01 1/4" = 1'-0"

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

**Ministry of Municipal Affairs and Housing**  
QUALIFICATION INFORMATION FOR  
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR  
THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE UNDERSIGNED  
REQUIRES THE DESIGNER TO BE A REGISTERED PROFESSIONAL DESIGNER.  
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C'  
SECTION 3.1.1 OF THE O.B.C.

CHRISTINE BROWN  
BCN 37240  
BCN 113120  
MY HOUSE DESIGNS

4	09.02.20	REVISED FOR COA
3	08.19.20	REVISED DESIGNS
2	03.07.19	ISSUED FOR COA
1	02.27.19	ISSUED FOR AS-BUILTS
REF	DATE	DESCRIPTION

MY HOUSE  
DESIGNS  
RESIDENTIAL  
DESIGN AND  
DRAFTING SERVICES

CHRISTINE BROWN  
905 802 5272  
441 UPPER GARDEN AVE  
HAMILTON, ON L8V 4H9  
cbrown@tristrally.ca  
amckay.com

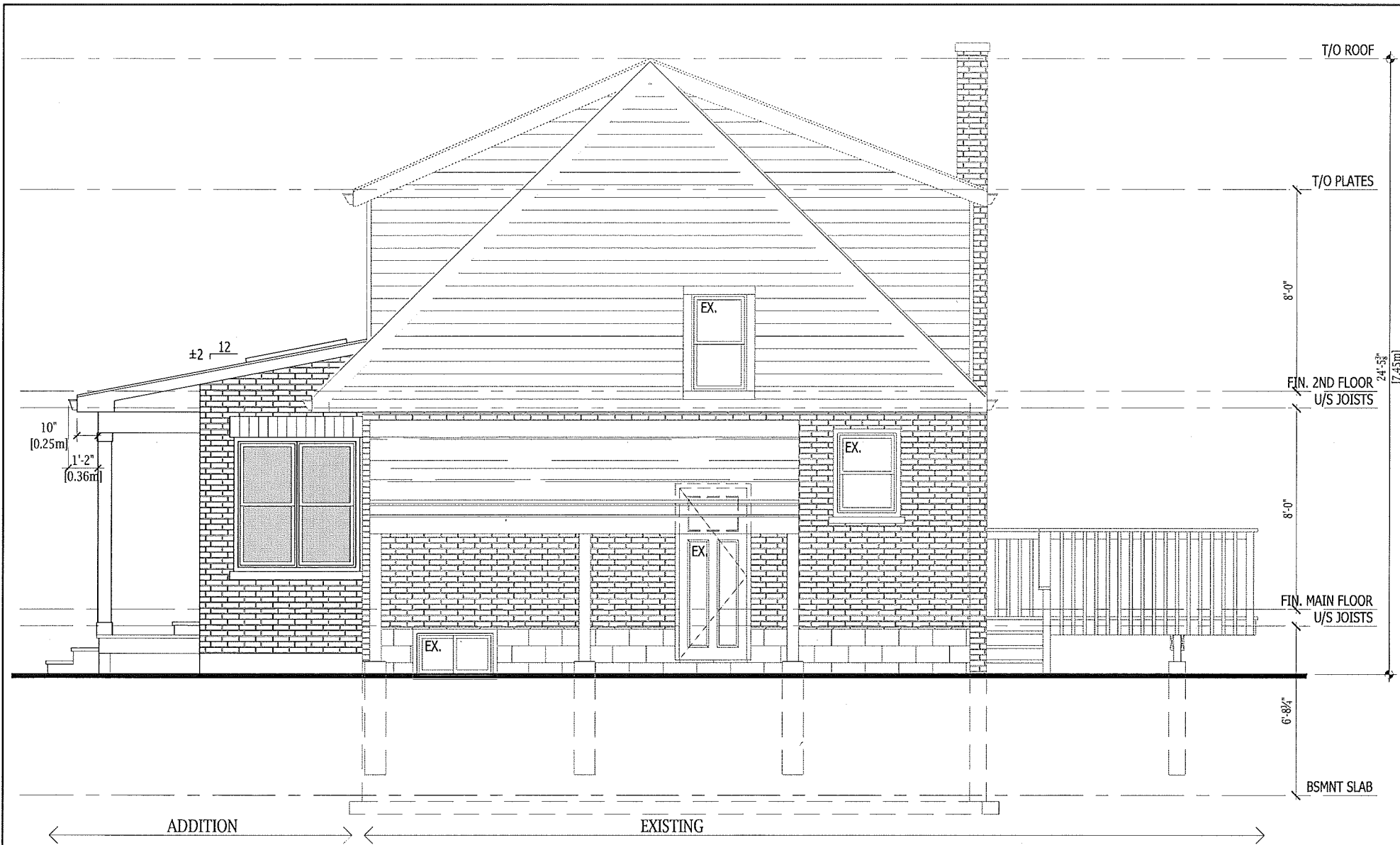
CLIENT:  
GUIRGUIS RESIDENCE

ADDRESS: 205 WEST 32nd STREET  
CITY: HAMILTON, ONTARIO, L9C 5H3

DRAWING TITLE:  
FRONT ELEVATION

DRAWN: CB	SCALE:
DATE: Sep. 24, 20	AS NOTED
JOB NO.: 18-091	SHEET: A2.01

Amended



1 RIGHT ELEVATION  
A2.03 1/4" = 1'-0"

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

Ministry of Municipal Affairs and Housing  
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CHRISTINE BROWN  
37240  
113120

4	09.02.20	REVISED FOR COA
3	08.19.20	REVISED DESIGNS
2	03.07.19	ISSUED FOR COA
1	02.27.19	ISSUED FOR AS-BUILTS

REF	DATE	DESCRIPTION

CHRISTINE BROWN  
RESIDENTIAL DESIGN AND DRAFTING SERVICES

CHRISTINE BROWN  
905 802 5272  
444 UPPER GAGE AVE  
HAMILTON, ONT L8V 4H9  
cbrown@myhousedesigns.ca or kay.ccc

CLIENT:  
GUIRGUIS RESIDENCE

ADDRESS: 205 WEST 32nd STREET  
CITY: HAMILTON, ONTARIO, L9C 5H3

DRAWING TITLE:  
RIGHT ELEVATION

DRAWN: CB	SCALE:
DATE: Sep. 24, 20	AS NOTED
JOB NO.: 18-091	SHEET: A2.03

Amended



Planning and Economic Development Department  
Planning Division

**Committee of Adjustment**  
City Hall  
5<sup>th</sup> 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. \_\_\_\_\_ 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

Postal Code L8V 4H9

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

6. Nature and extent of relief applied for:

To permit a 7sq.m. one storey addition to the existing single family dwelling, notwithstanding that a minimum front yard depth of 4.11m shall be provided instead of the minimum 6.0m

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

The existing house is very close to the setback and does not account for any entrance or foyer area. We do not want to go out to the side and restrict parking.

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

205 West 32nd Street

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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?  
It's a very old long-standing existing residential neighbourhood for the last 60 years at least  
 \_\_\_\_\_  
 \_\_\_\_\_
- 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

Print Name of Owner

10. Dimensions of lands affected:  
 Frontage 15.24m  
 Depth 30.48m  
 Area 464.52s.m.  
 Width of street 28m
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 storeys, 7.45m height  
width: 7.92m, length: 7.80m  
ground floor area: 59.5s.m.  
gross floor area: 115.17s.m.  
 Proposed: 2 storeys, height n/a  
width: n/a, length: 9.2m  
ground floor area: 66.5s.m.  
gross floor area: 122.17s.m.
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: 5.52m rear yard: 17.16m  
left sideyard: 3.05m right sideyard: 4.27m

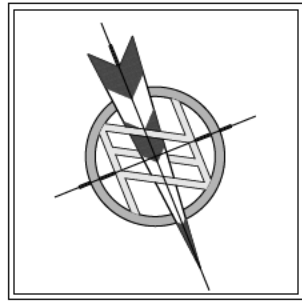


Proposed: front yard: 4.11m rear yard: no change  
left sideyard: no change right sideyard : no change

13. Date of acquisition of subject lands:  
september 2018
14. Date of construction of all buildings and structures on subject lands:  
1960's
15. Existing uses of the subject property: SFD
16. Existing uses of abutting properties: SFD
17. Length of time the existing uses of the subject property have continued:  
since the neighbourhood was built. approximately 60 years
18. Municipal services available: (check the appropriate space or spaces)
- |                |                                     |           |                                     |
|----------------|-------------------------------------|-----------|-------------------------------------|
| Water          | <input checked="" type="checkbox"/> | Connected | <input checked="" type="checkbox"/> |
| Sanitary Sewer | <input checked="" type="checkbox"/> | Connected | <input checked="" type="checkbox"/> |
| Storm Sewers   | <input checked="" type="checkbox"/> |           |                                     |
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**






SITE PLAN LEGEND:	
	PROPERTY LINE
	BUILDING ENVELOPE
	EXISTING TO BE REMOVED
	PROPOSED SOLID HOARDING
	PROPOSED FRAMED HOARDING
	NEW WATER LINE
	NEW SANITARY LINE
	NEW NATURAL GAS LINE
	NEW BURIED HYDRO VAULT
	NEW SUMP LINE TO GRADE
	CONSTRUCTION ACCESS
	EXISTING GRADE
	PROPOSED FINISHED GRADE
	MAIN ENTRY, FRONT DOOR
	SECONDARY ENTRANCE
	EXISTING BUILDING TO REMAIN
	PROPOSED NEW CONSTRUCTION
	PROPOSED NEW DRIVEWAY
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	RAIN WATER LEADERS

PROJECT ADDRESS/OWNER:		Designer
Hany Guirguis	Christine Brown (My House Designs)	
205 West 32nd Street	444 Upper Gage Avenue	
Hamilton, Ontario	Hamilton, Ontario	
L9C 5H3	L8V 4H9	
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ZONING: By-Law Former Hamilton 6593		C
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LOT DEPTH	30.48	100.00
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PROP. FRONT YARD SETBACK:	*COA*	13.48
MINIMUM REAR YARD SETBACK:	7.50	24.61
EXIST. REAR YARD SETBACK:	17.07	56.00
MIN. SIDEYARD SETBACK (L):	1.20	3.94
EXIST. SIDEYARD SETBACK (L):	3.05	10.01
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MIN. SIDEYARD SETBACK (R):	1.20	3.94
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PROP. ADDITIONAL MAIN FLOOR AREA:	7.00	75.35
EXISTING SECOND FLOOR AREA:	55.67	598.97
EXISTING GROSS FLOOR AREA:	115.17	1239.24
PROPOSED GROSS FLOOR AREA:	122.17	1314.59
COVERAGE CALCULATIONS:	METRIC	IMPERIAL
EXISTING MAIN FLOOR AREA:	59.50	640.27
PROP. ADDITIONAL MAIN FLOOR AREA:	7.00	75.35
EXISTING COVERAGE:	12.81%	640.27
PROPOSED COVERAGE:	14.32%	715.62
HEIGHT CALCULATIONS	METRIC	IMPERIAL
MAX. ALLOWABLE HEIGHT:	11.00	36.09
EXISTING HEIGHT:	8.92	29.27

2	SITE STATS
SP1.01	N.T.S.

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

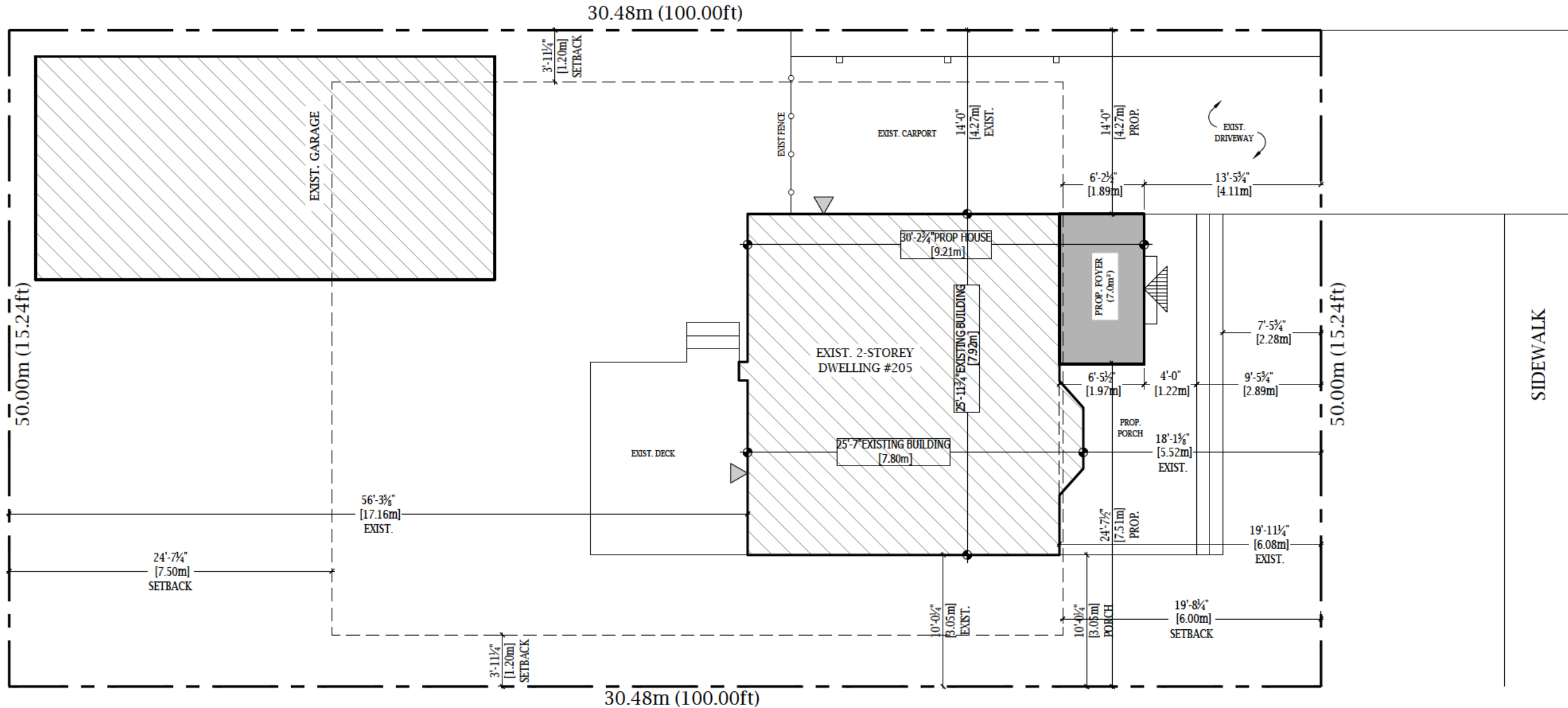
 Ministry of Municipal  
Affairs and Housing  
QUALIFICATION INFORMATION

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THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.N.T. BUILDING CODE TO BE A DESIGNER.

REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION "C" SECTION 3.2 OF THE O.B.C.

CHRISTINE BROWN	BCIN	37240
MY HOUSE DESIGNS	BCIN	113120



WEST 32nd STREET

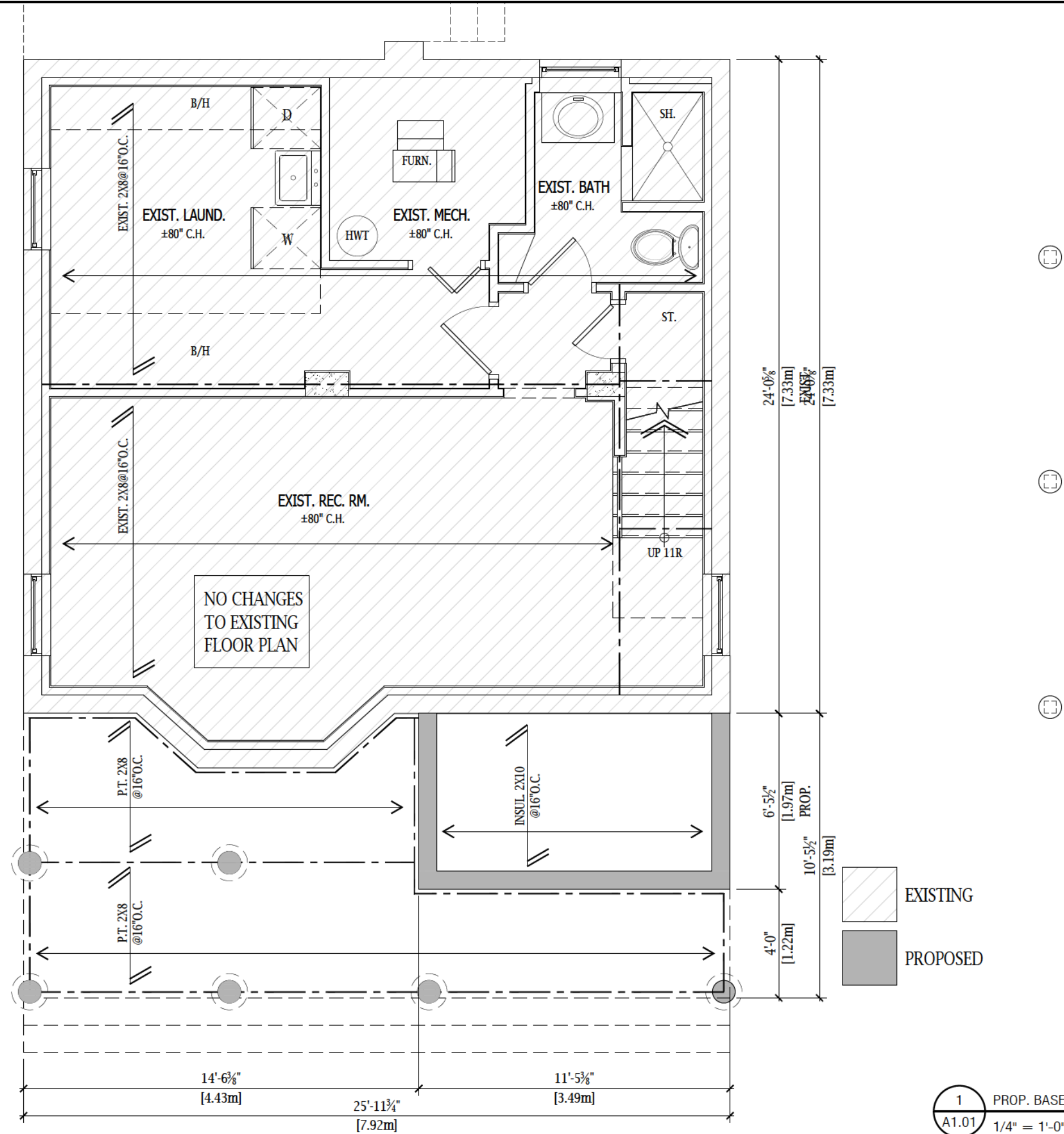
4	08.30.20	REVISED FOR COA
3	08.19.20	REVISED DESIGNS
2	03.07.19	ISSUED FOR COA
1	02.27.19	ISSUED FOR AS-BUILTS
REF.	DATE:	DESCRIPTION:



CLIENT:  
GUIRGUIS RESIDENCE

ADDRESS: 205 WEST 32nd STREET  
CITY: HAMILTON, ONTARIO, L9C 5H3  
DRAWING TITLE:  
SITE PLAN

DRAWN: CB	SCALE:
DATE: Aug. 30, 20	AS NOTED
JOB NO.: <b>18-091</b>	SHEET: <b>SP1.01</b>



1 PROP. BASEMENT FLOOR PLAN  
A1.01 1/4" = 1'-0"

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Ministry of Municipal Affairs and Housing  
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CHRISTINE BROWN  
BCIN 37240  
MY HOUSE DESIGNS  
BCIN 113120

4	08.30.20	REVISED FOR COA
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RESIDENTIAL  
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DRAFTING SERVICES

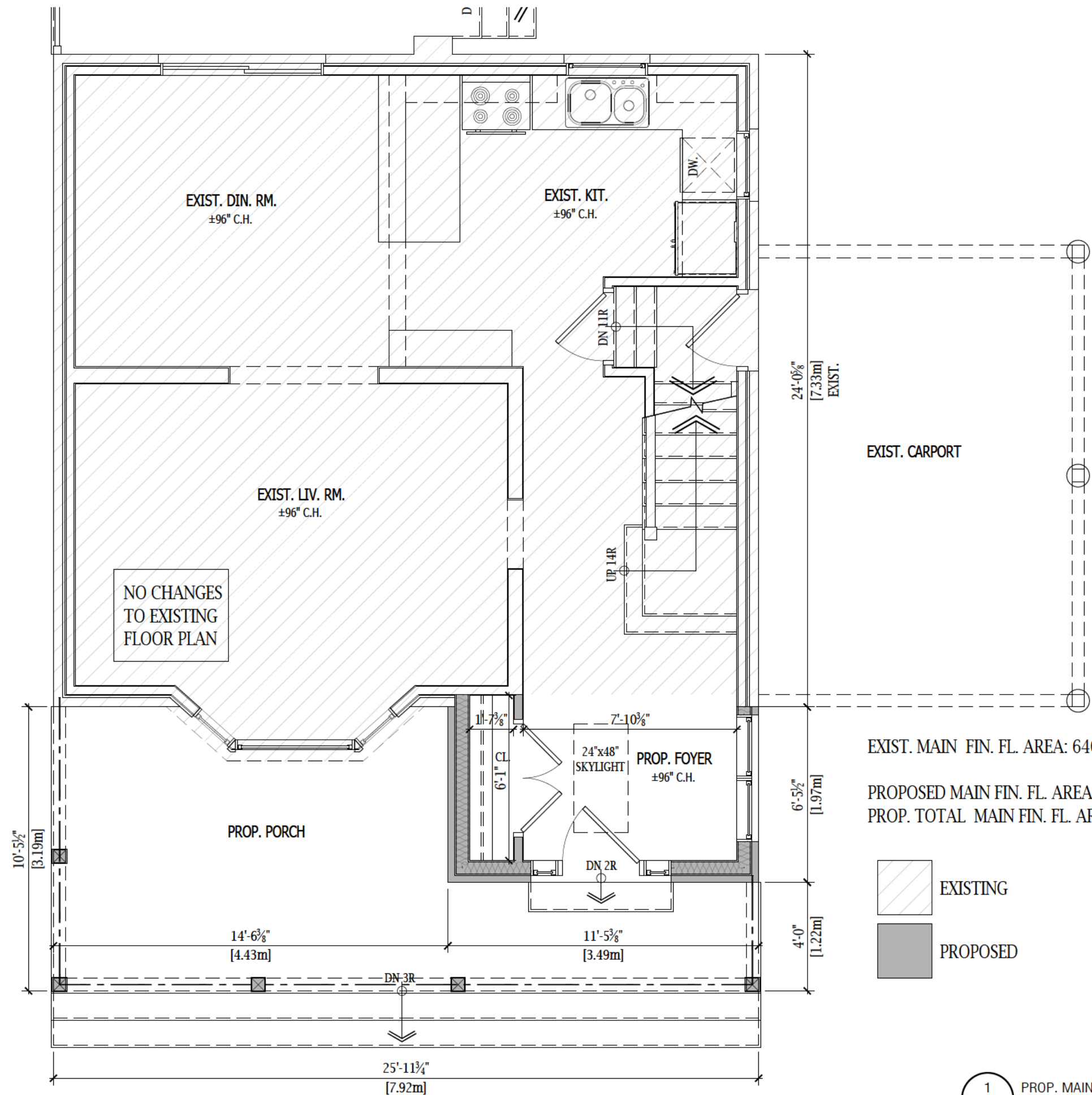
CHRISTINE BROWN  
905.802.5272  
444 UPPER GAGE AVE.  
HAMILTON, ON L8V 4H9  
cbrown@friendlycadmonkey.com

CLIENT:  
**GUIRGUIS RESIDENCE**

ADDRESS: 205 WEST 32nd STREET  
CITY: HAMILTON, ONTARIO, L9C 5H3

DRAWING TITLE:  
**PROPOSED BASEMENT  
FLOOR PLAN**

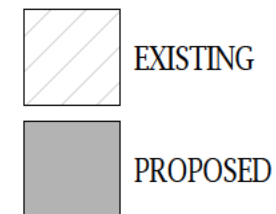
DRAWN: CB	SCALE:
DATE: Aug. 30, 20	AS NOTED
JOB NO:	SHEET:
18-091	A1.01



EXIST. MAIN FIN. FL. AREA: 640.27ft<sup>2</sup> (59.48m<sup>2</sup>)

PROPOSED MAIN FIN. FL. AREA ADDITION: 75.0ft<sup>2</sup> (7.00m<sup>2</sup>)

PROP. TOTAL MAIN FIN. FL. AREA: 715.61ft<sup>2</sup> (66.48m<sup>2</sup>)



1 PROP. MAIN FLOOR PLAN  
A1.02 1/4" = 1'-0"

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BCIN 37240  
CHRISTINE BROWN  
MY HOUSE DESIGNS  
113120

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REF.	DATE	DESCRIPTION



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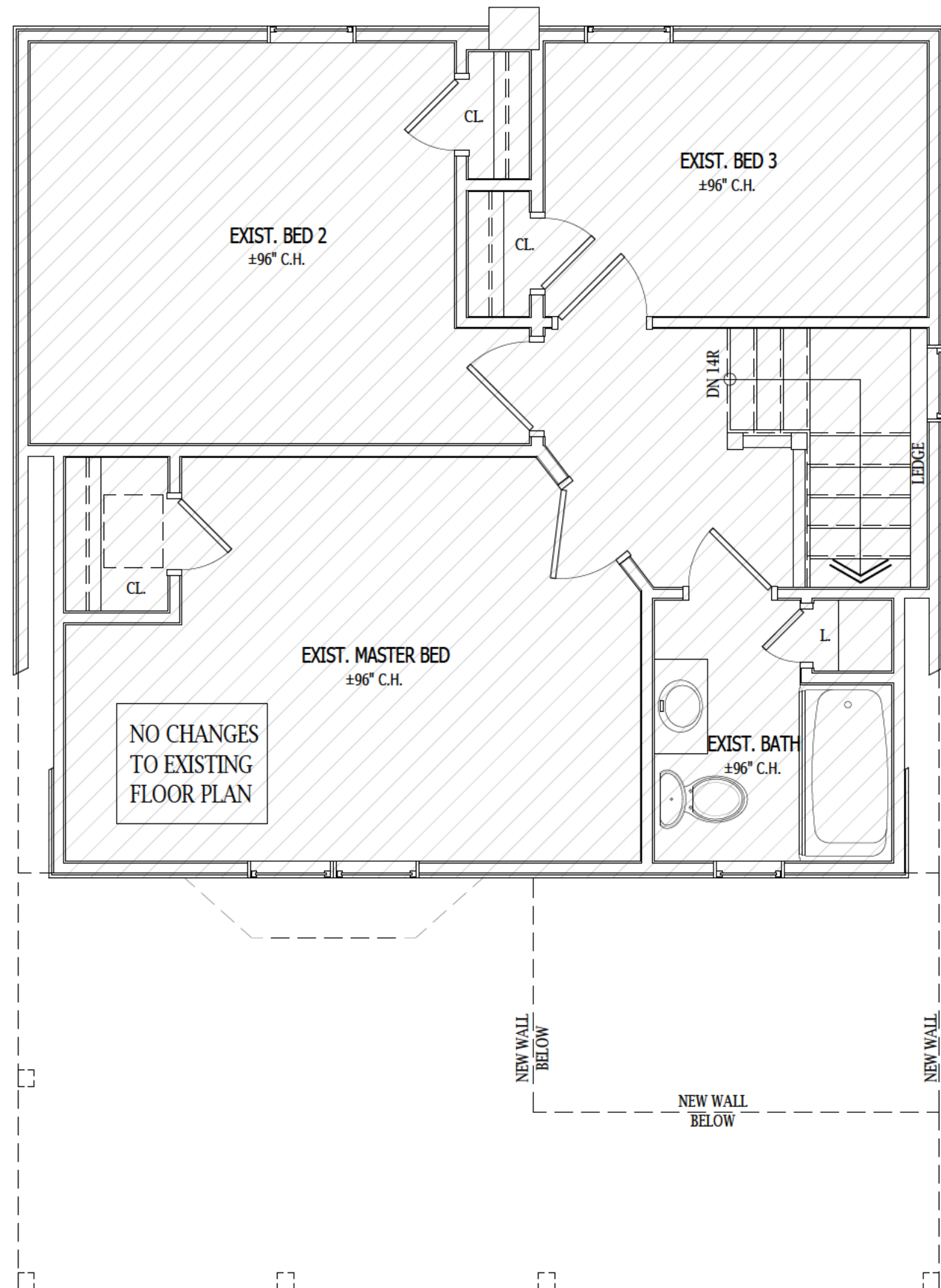
CLIENT:  
GUIRGUIS RESIDENCE

ADDRESS: 205 WEST 32nd STREET  
CITY: HAMILTON, ONTARIO, L9C 5H3

DRAWING TITLE:  
PROPOSED MAIN  
FLOOR PLAN

DRAWN: CB	SCALE:
DATE: Aug. 30, 20	AS NOTED
JOB NO:	SHEET:
18-091	A1.02





EXIST. MAIN FIN. FL. AREA: 598.97ft² (55.64m²)

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BCIN 37240

CHRISTINE BROWN

BCIN 113120

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REF.	DATE	DESCRIPTION

MY HOUSE DESIGNS

RESIDENTIAL DESIGN AND DRAFTING SERVICES

CHRISTINE BROWN

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444 UPPER GAGE AVE.

HAMILTON, ON L8V 4H9

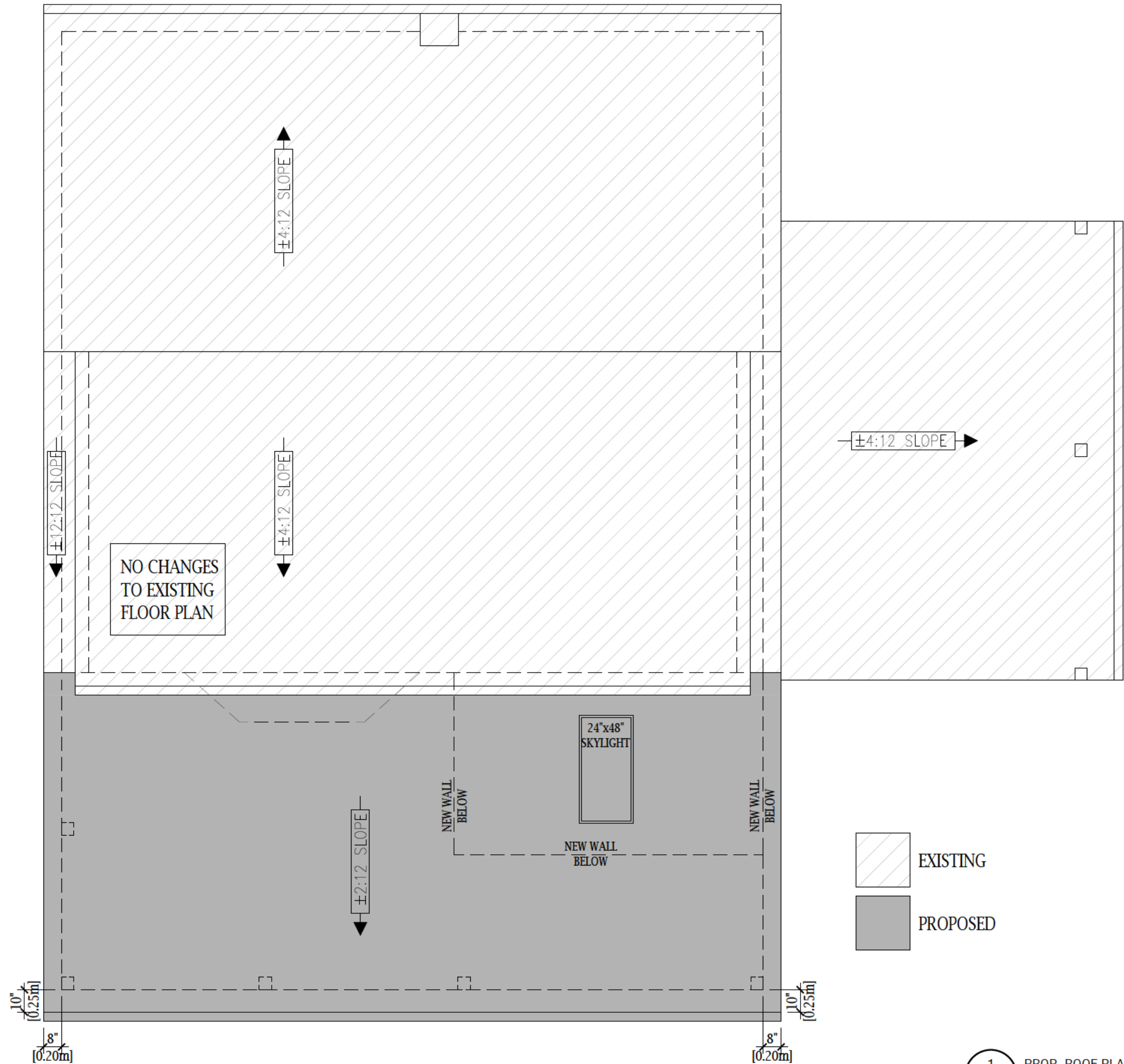
cbrown@friendlycadmonkey.com


CLIENT:  
GUIRGUIS RESIDENCE


ADDRESS: 205 WEST 32nd STREET  
CITY: HAMILTON, ONTARIO, L9C 5H3

DRAWING TITLE:  
PROPOSED SECOND FLOOR PLAN

DRAWN: CB	SCALE:
DATE: Aug. 30, 20	AS NOTED
JOB NO.: 18-091	SHEET: A1.03



 EXISTING

 PROPOSED

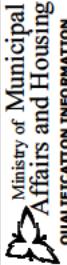
1

A1.04

PROP. ROOF PLAN

1/4" = 1'-0"

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CHRISTINE BROWN

BCIN 37240



MY HOUSE DESIGNS

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RESIDENTIAL DESIGN AND DRAFTING SERVICES



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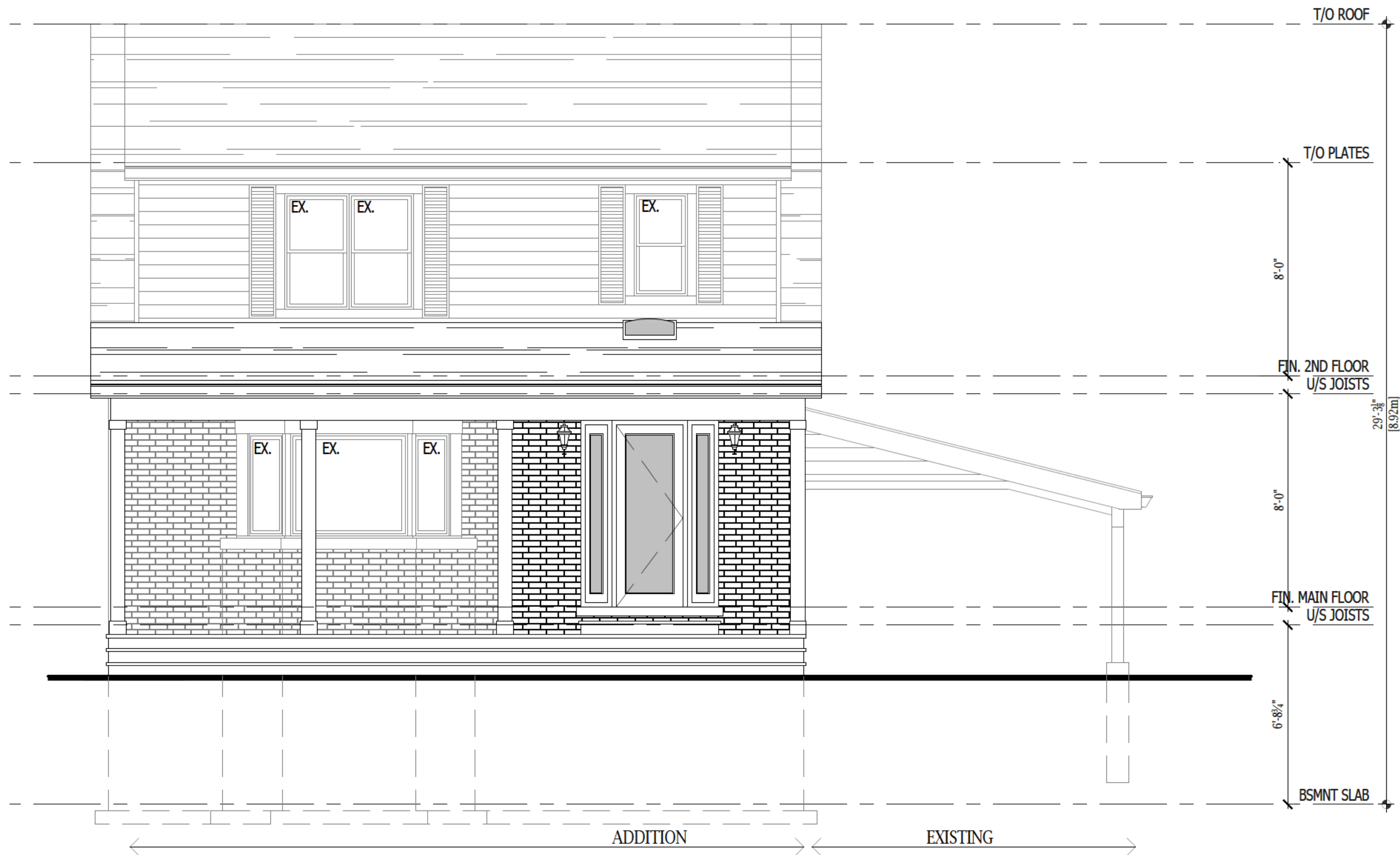
ADDRESS: 205 WEST 32nd STREET

CITY: HAMILTON, ONTARIO, L9C 5H3

DRAWING TITLE:

PROPOSED ROOF PLAN

DRAWN: CB	SCALE:
DATE: Aug. 30, 20	AS NOTED
JOB NO:	SHEET:
18-091	A1.04



1 FRONT ELEVATION  
A2.01 1/4" = 1'-0"

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113120

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MY HOUSE DESIGNS  
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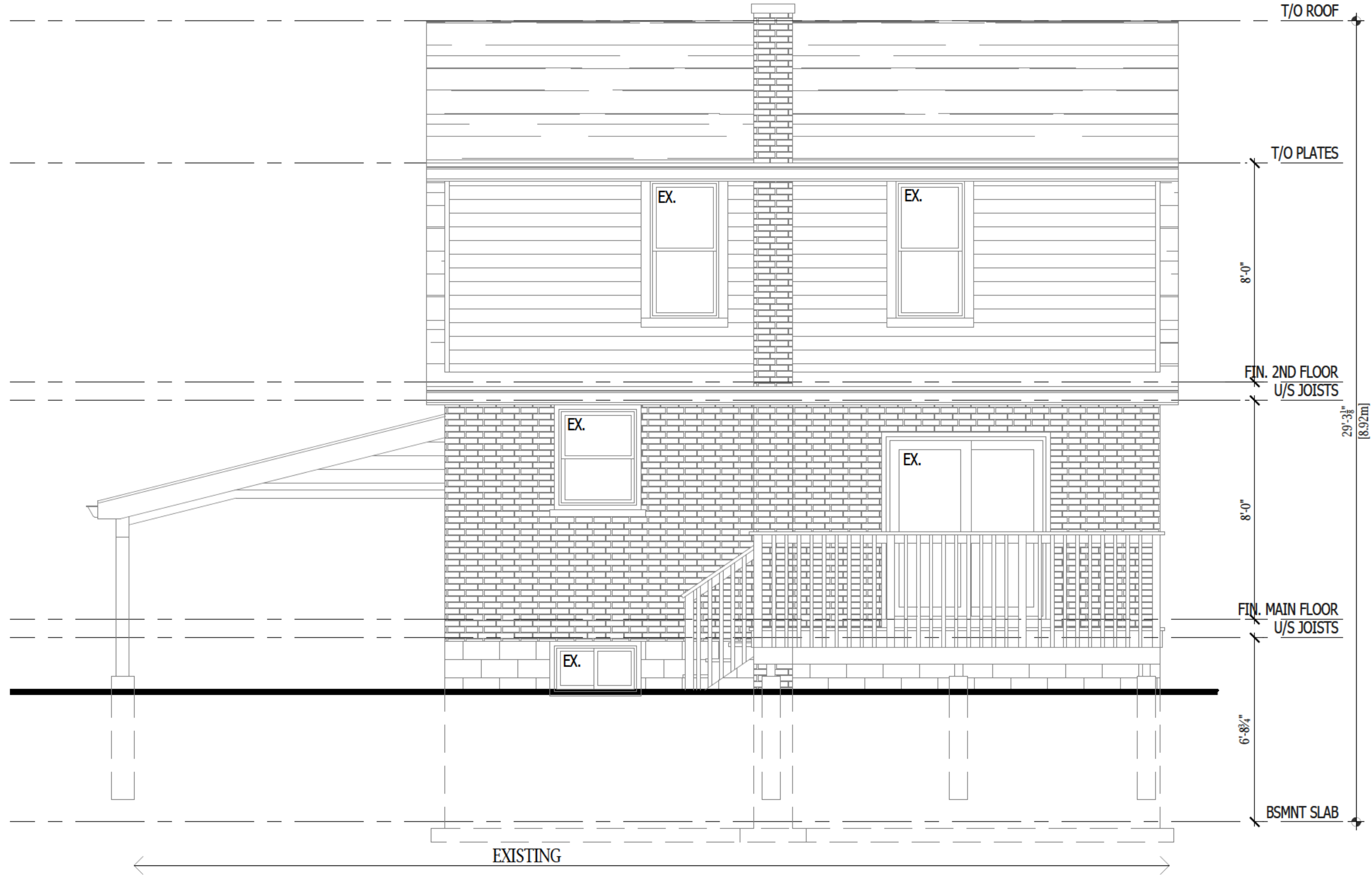
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CLIENT:  
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ADDRESS: 205 WEST 32nd STREET  
CITY: HAMILTON, ONTARIO, L9C 5H3

DRAWING TITLE:  
FRONT ELEVATION

DRAWN: CB	SCALE:
DATE: Aug. 30, 20	AS NOTED
JOB NO:	SHEET:
18-091	A2.01



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MY HOUSE DESIGNS

RESIDENTIAL DESIGN AND DRAFTING SERVICES

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CLIENT:

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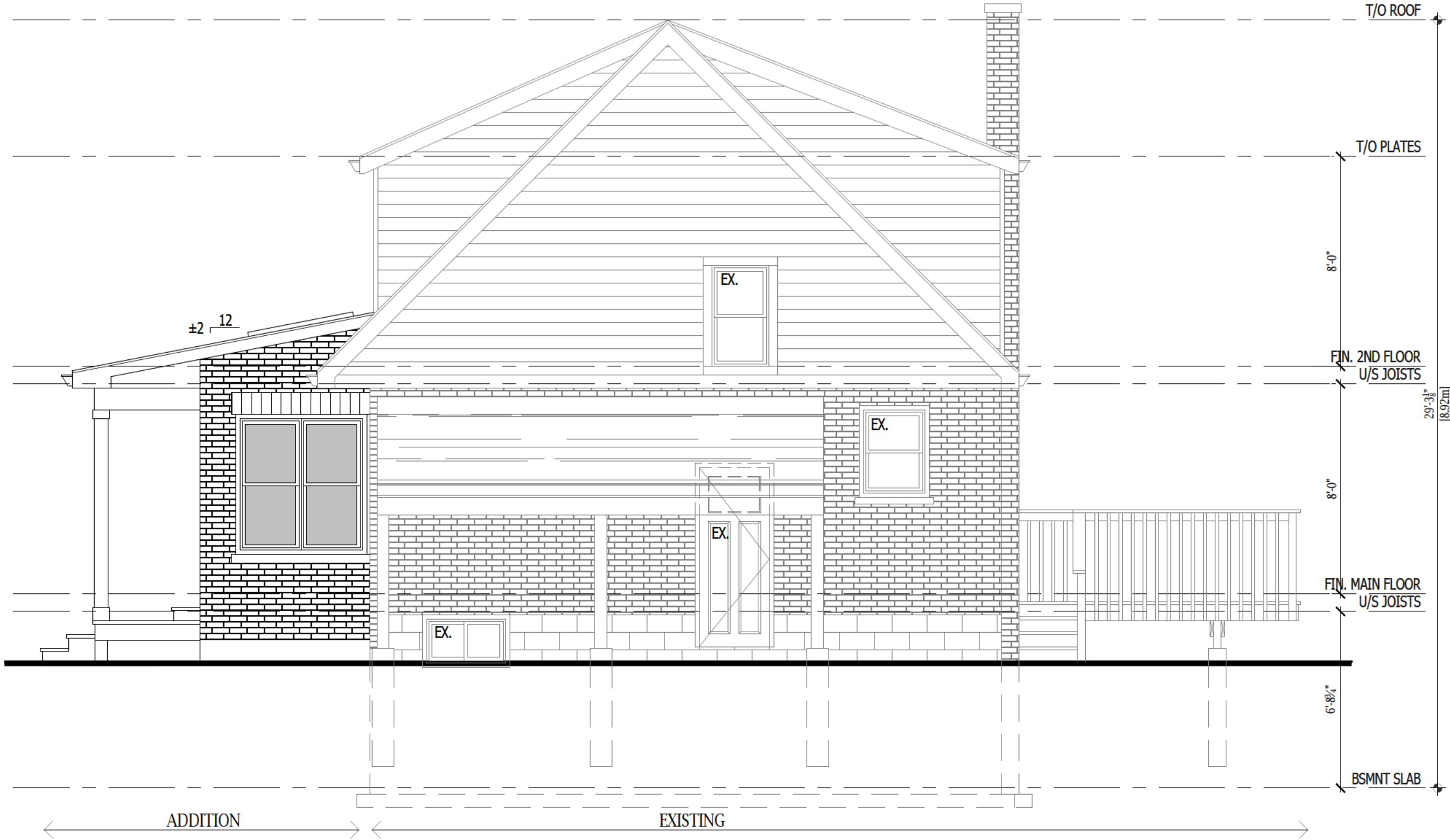
ADDRESS: 205 WEST 32nd STREET

CITY: HAMILTON, ONTARIO, L9C 5H3

DRAWING TITLE:

REAR ELEVATION

DRAWN: CB	SCALE:
DATE: Aug. 30, 20	AS NOTED
JOB NO:	SHEET:
18-091	A2.02



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BCIN

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BCIN

113120

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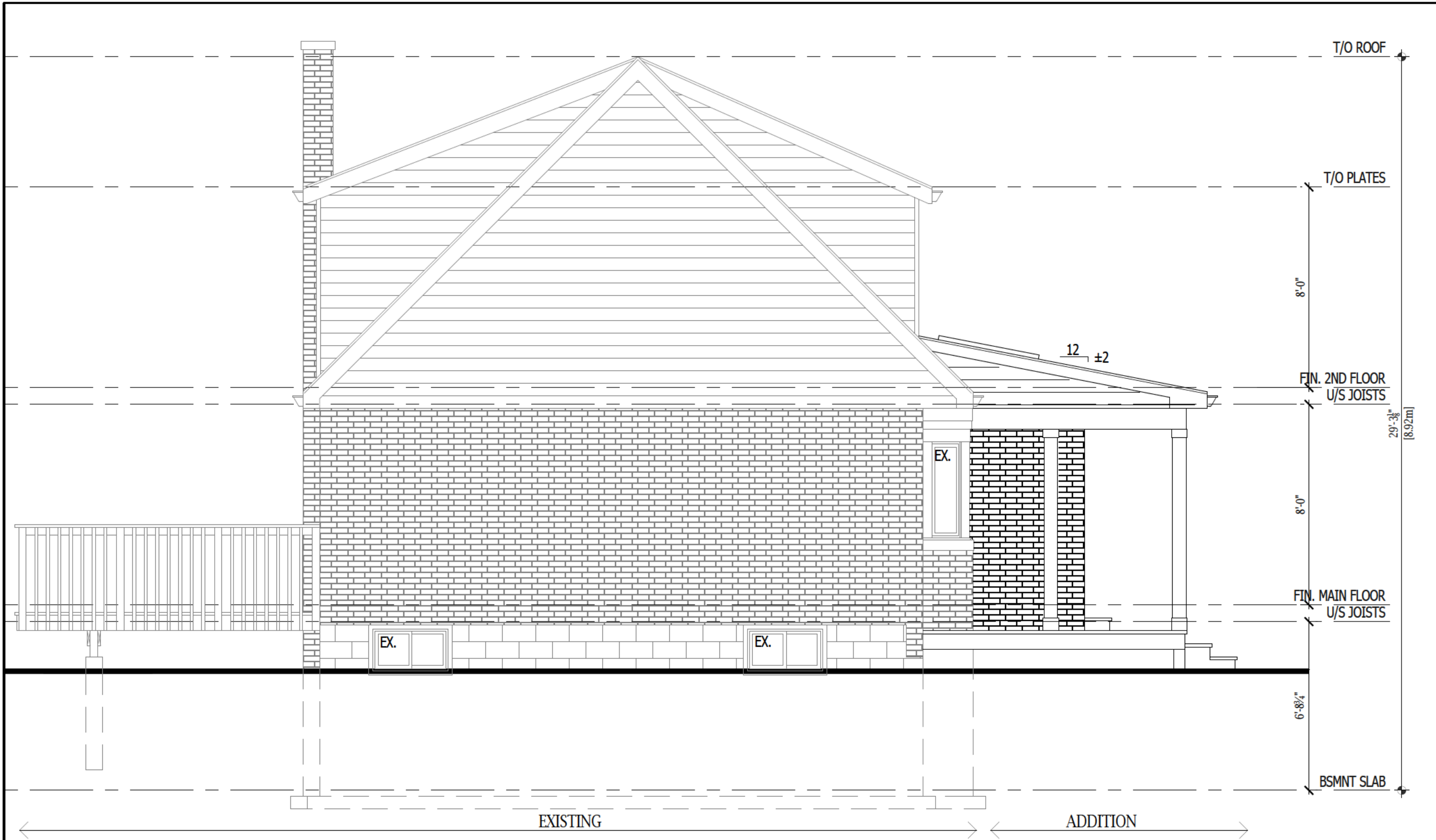
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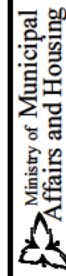
ADDRESS: 205 WEST 32nd STREET  
CITY: HAMILTON, ONTARIO, L9C 5H3  
DRAWING TITLE:  
RIGHT ELEVATION

DRAWN: CB	SCALE:
DATE: Aug. 30, 20	AS NOTED
JOB NO:	SHEET:
18-091	A2.03





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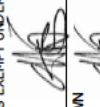


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BCIN 37240


CHRISTINE BROWN



BCIN 113120


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MY HOUSE  
DESIGNS

RESIDENTIAL  
DESIGN AND  
DRAFTING SERVICES



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CLIENT:  
GUIRGUIS RESIDENCE

ADDRESS: 205 WEST 32nd STREET  
CITY: HAMILTON, ONTARIO, L9C 5H3  
DRAWING TITLE:  
LEFT ELEVATION

DRAWN: CB  
DATE: Aug. 30, 20  
JOB NO.: 18-091

SCALE:  
AS NOTED  
SHEET: A2.04

1 LEFT ELEVATION  
A2.04 1/4" = 1'-0"

September 14<sup>th</sup>, 2020

City of Hamilton, Committee of Adjustment  
71 Main Street West, 5<sup>th</sup> Floor  
Hamilton, Ontario, L8P 4Y5

Re: 205 West 32<sup>nd</sup> street Minor Variance Application  
HM/A-19:94

Dear Committee of Adjustment;

This letter is confirm and explain the revised designs to the committee of adjustments for minor variance. We submitted an application to the city last year and at the time, deferred the application to a later date. The proposal has been redesigned to take into account the complaints from the surrounding neighbours in hopes of coming up with something more desirable.

Some of the complaints referred to the size of the front yard addition being too large and there were concerns about it obstructing views. I have increased the site plan to show where the actual sidewalk and road are in hopes of showing that the addition is not close to the road at all and would not obstruct views of neighbours exiting their driveways.

We have redesigned the addition to reduce the encroachment into the front yard. The purpose of the addition remains the same. The homeowner would like a foyer on the house because there is currently no space when you walk in the front door. One of the complaints was an assumption that this is intended to be a home office for a home-based business and we would like to clarify that was never the purpose nor will it ever be. Simply put, it satisfies the need for a front foyer. As well, this addition will not affect the community like some residents are afraid of. The reason why we did not propose it on the side is because it would reduce the ability to use the driveway and thus force vehicles to park on the street.

We changed the location of the front door to be more appealing directly off the front of the house instead of the side where it was before. In addition, we are also proposing a brick addition so that it is line with the materials of the existing house.

We added a front covered porch to also make the front of the house more appealing but the whole new addition encroaches much less than the original design proposal and we reduced it from 11.24m<sup>2</sup> to 7.0m<sup>2</sup>.

We hope this satisfies the committee and we can re-visit this application.

Please contact me if you need further clarification.



---

Christine Brown  
Designer/Applicant

[cbrown@friendlycadmonkey.com](mailto:cbrown@friendlycadmonkey.com) (905)802-5272