

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-20:156

APPLICANTS: Christine Brown on behalf of the owner Paul C. Rennick

SUBJECT PROPERTY: Municipal address **27 Blake St., Hamilton**

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

ZONING: "D" (Urban Protected Residential - One and Two Family Dwellings) district

PROPOSAL: To permit the construction of a 2-storey rear addition to the existing single-family dwelling notwithstanding that;

1. A minimum northerly side yard width of 0.9 m shall be provided for the proposed rear addition instead of the minimum required 1.08 m; and
2. Two parking spaces and a portion of a third one shall be provided in the required front yard whereas the By-Law states that no part of the required parking area in a residential district shall be located in a required front yard and whereas for the purpose of a single-family dwelling only one of the required parking spaces may be located in the front yard; and
3. To permit two parking spaces located on the driveway to be obstructed by a third one, whereas the By-Law states that sufficient space additional to required parking space shall be provided and maintained on the same lot on which the parking space is located, in such a manner as to enable each and every parking space to be unobstructed and freely and readily accessible from within the lot, without moving any vehicle on the lot or encroaching on any designated parking or loading space; and
4. No manoeuvring space aisle width shall be provided on site for the required parking whereas the Zoning By-Law requires a minimum of 6.0 m manoeuvring space aisle width.

Notes:

Variations # 2, 3, 4 5 for parking are required and have been included based on the total number of habitable rooms (existing and proposed) for the existing single-family dwelling.

Applicant shall ensure that eaves and gutters do not encroach beyond the property line. If so, applicant shall be required to enter into an encroachment agreement and establish the necessary maintenance easements, which must be properly registered on title with the abutting neighbour.

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

DATE: Thursday, November 5th, 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

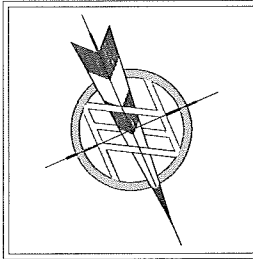
For more information on this matter, including access to drawings illustrating this request:

- 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: October 20th, 2020.

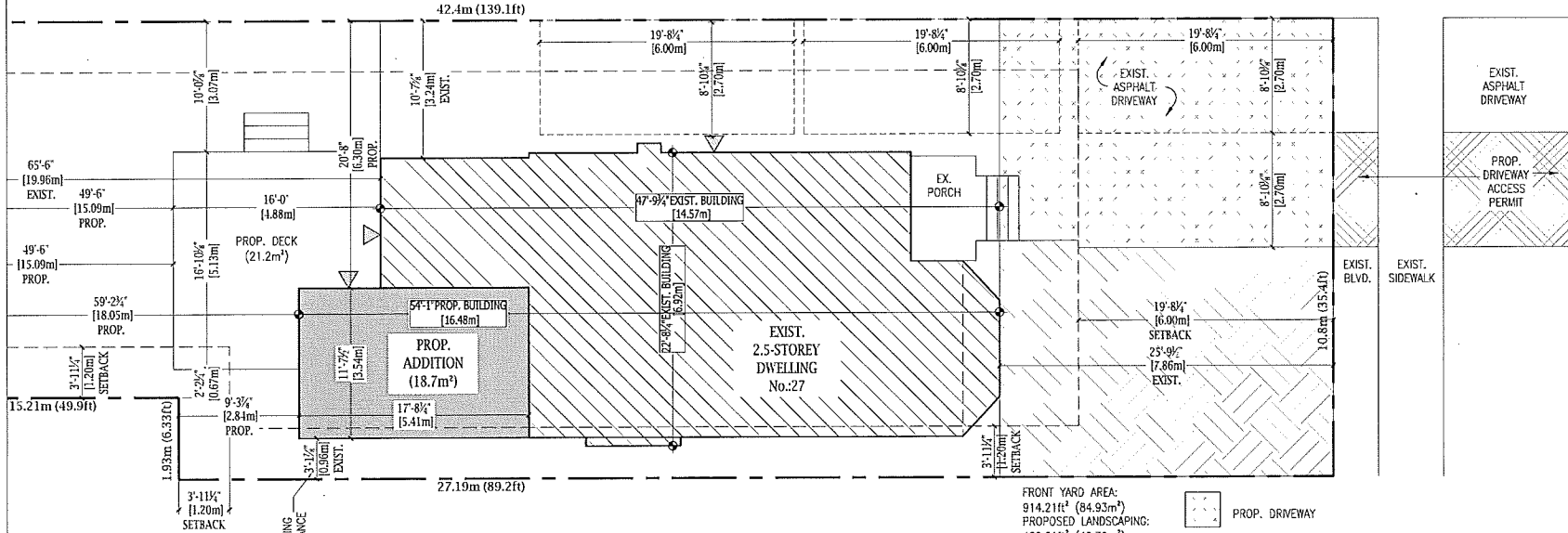

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

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.



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



FRONT YARD AREA:
 914.21ft² (84.93m²)
 PROPOSED LANDSCAPING:
 460.61ft² (42.79m²)
 =50.4%
 MINIMUM REQUIRED: 50%

PROP. DRIVEWAY
 PROP. LANDSCAPE

1 SITE PLAN-BLOW-UP
 SP1.02 1:75

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

BLAKE STREET

5	09.29.20	RE-CIRCULATED FOR COA
4	07.31.20	ISSUED FOR COA
3	07.16.20	ISSUED FOR DESIGN REVIEW
2	07.11.20	ISSUED FOR PRELIM DESIGNS
1	06.18.20	ISSUED FOR AS-BUILTS

REV. DATE DESCRIPTION:

CHRISTINE BROWN
 Architectural Technologist
 905.802.5272
 444 Upper Glen Avenue
 Hamilton, ON L8V 4P8
 cbrown@themylhouse.com

CLIENT:
RENNICK RESIDENCE

ADDRESS: 27 BLAKE STREET
 CITY: HAMILTON, ONTARIO, L8M 2S4

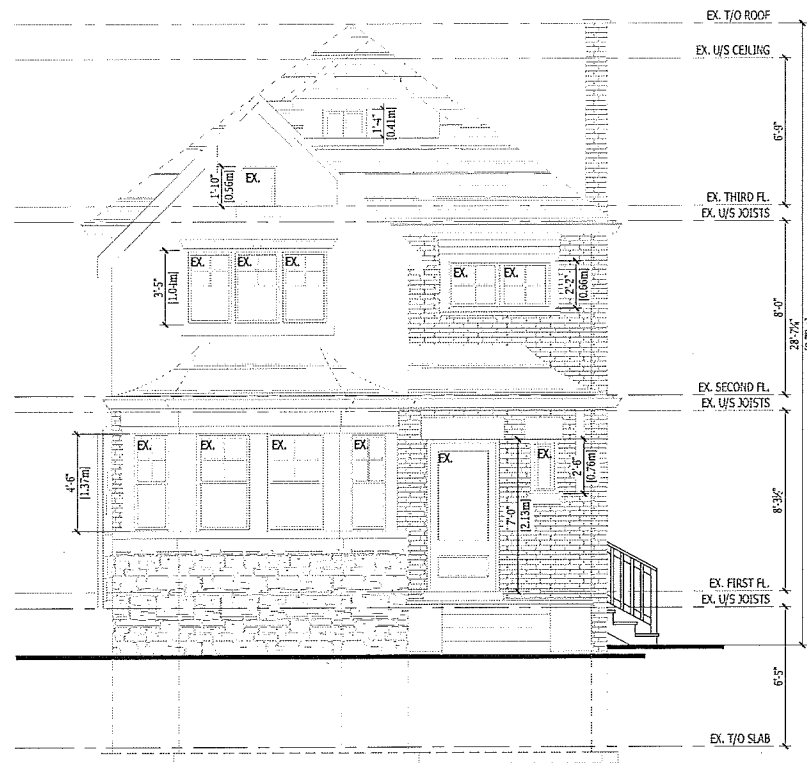
DRAWING TITLE:
SITE PLAN - BLOW UP

DRAWN: CB
 DATE: 02/20
 JOB NO.: 20-069
 SCALE: AS NOTED
 SHEET: SP1.02

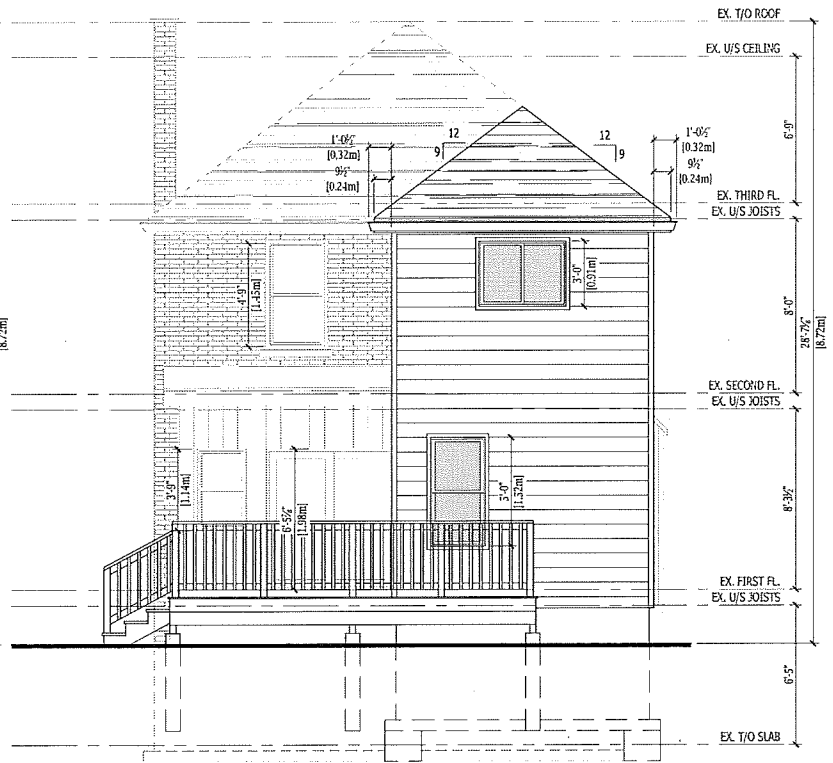
Ministry of Municipal Affairs and Housing
QUALIFICATION INFORMATION
 THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.M.T. BUILDING CODE TO BE A DESIGNER.
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 3.2 OF THE O.B.C.

CHRISTINE BROWN BCN 37240
 MY HOUSE DESIGNS 113120

Amended



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



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

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1	06.18.20	ISSUED FOR AS-BUILTS

REF. DATE | DESCRIPTION:

MY HOUSE
DESIGNS

CHRISTINE BROWN
Architectural Technologist
AND INTERIOR
SERVICES

444 Upper Osgoode Avenue
Hamilton, ON L8V 4P2
cbrown@brownhouseandinterior.com

CLIENT:
RENNICK RESIDENCE

ADDRESS: 27 BLAKE STREET
CITY: HAMILTON, ONTARIO, L8M 2S4

DRAWING TITLE:
**PROP. FRONT & REAR
ELEVATION**

DRAWN: CB	SCALE: AS NOTED
DATE: 9/29/20	SHEET: A2.01
JOB NO: 20-069	

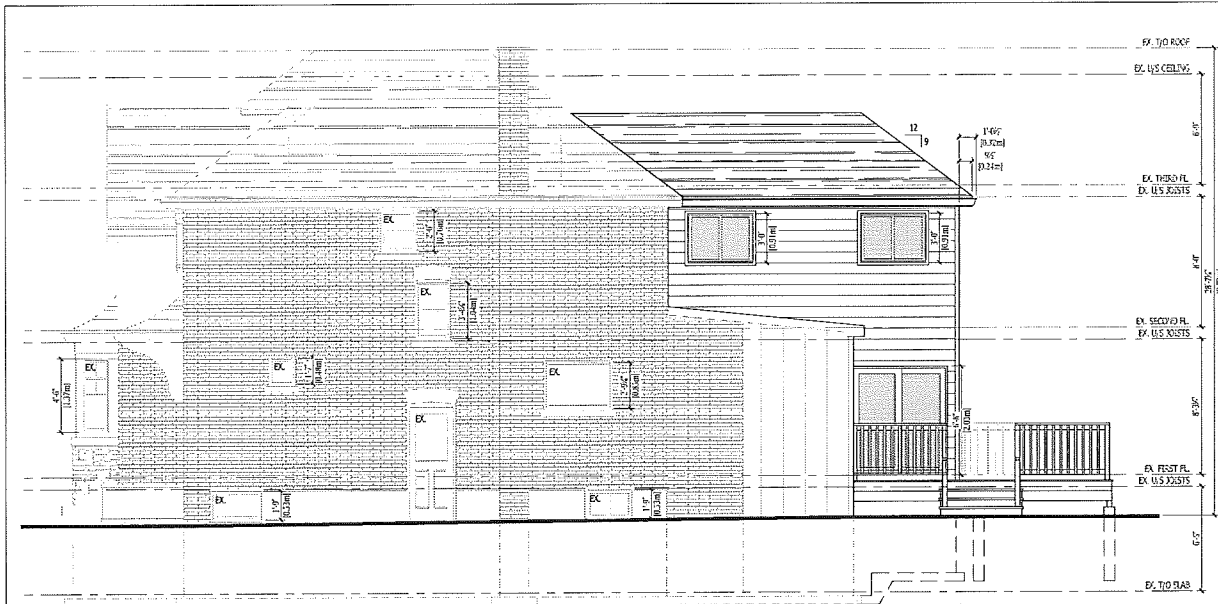
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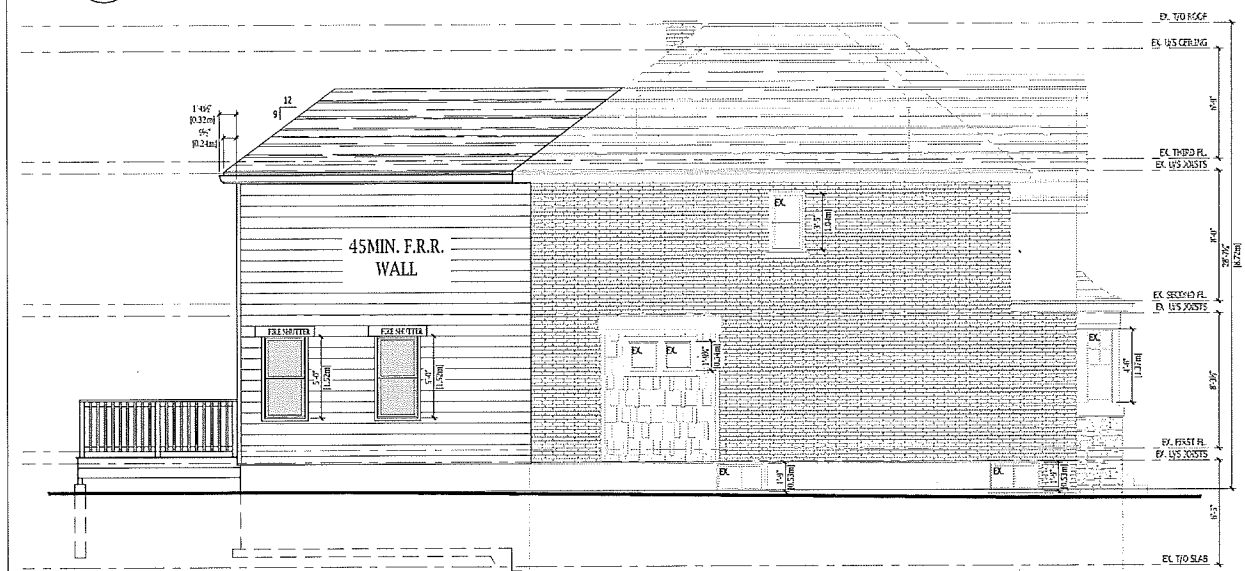
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 2.2 OF THE O.B.C.

CHRISTINE BROWN	BCM	37240
MY HOUSE DESIGNS	BCM	113120

Amended



1 RIGHT SIDE ELEVATION
A2.02 3/16" = 1'-0"



2 LEFT SIDE ELEVATION
A2.02 3/16" = 1'-0"

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1	06.18.20	ISSUED FOR AS-BUILTS

REF. DATE | DESCRIPTION:

CHRISTINE BROWN
Architectural Technologist
AND-DEVELOPER
SERVICES
4441 Yonge Street, Avenue
HAMILTON, ON L8V 4R2
brown@brandybrownkey.com

CLIENT:
RENNICK RESIDENCE

ADDRESS: 27 BLAKE STREET
CITY: HAMILTON, ONTARIO, L8M 2S4

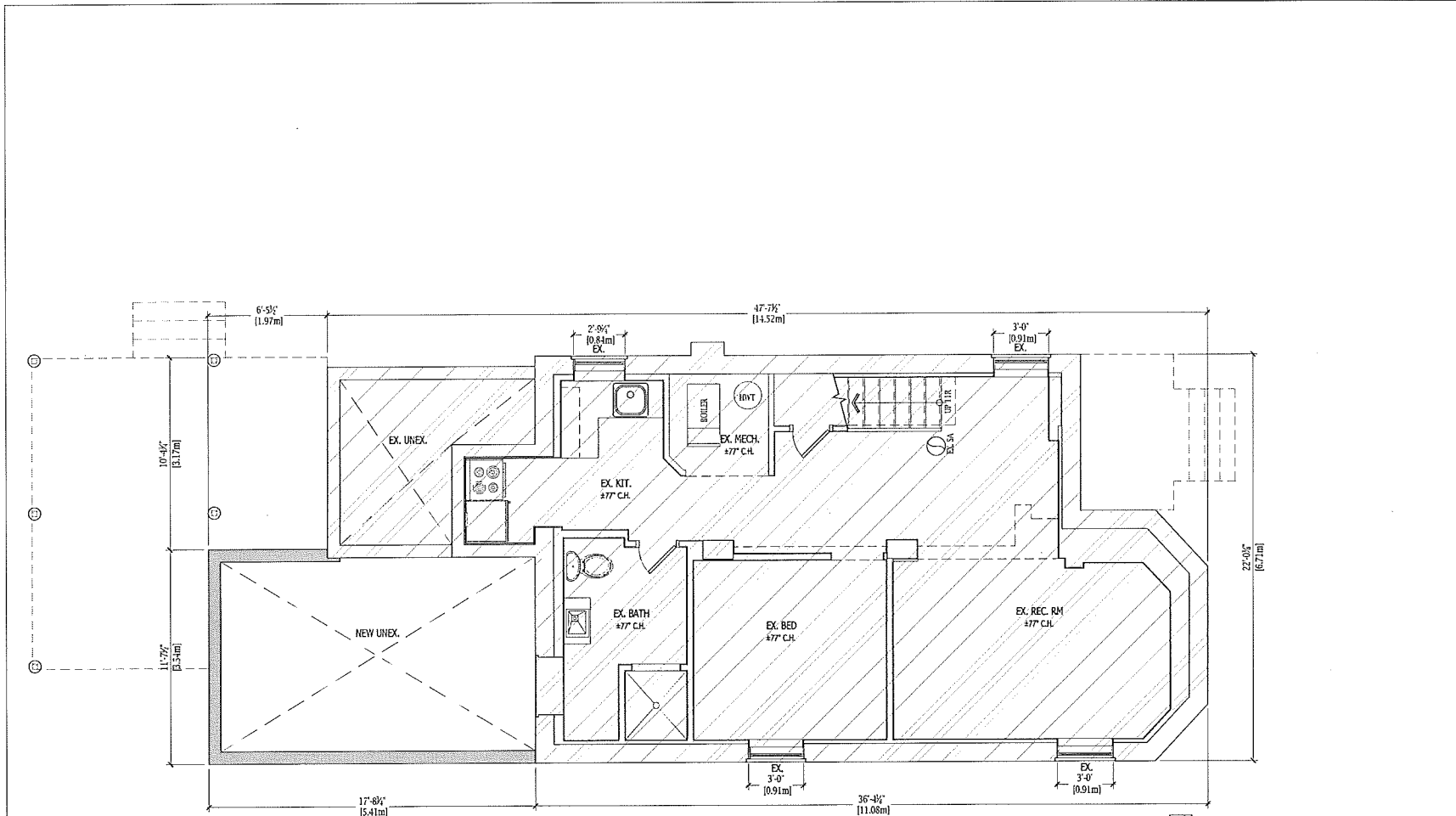
DRAWING TITLE:
PROP. RIGHT & LEFT
ELEVATION

DRAWN: CB	SCALE: AS NOTED
DATE: 9/29/20	SHEET: A2.02
JOB NO: 20-069	

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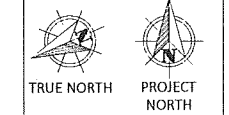
CHRISTINE BROWN BCN 37240
MY HOUSE DESIGNS 113120

Amended



1 PROP. BASEMENT PLAN
 A1.03 1/4" = 1'-0"

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5	09.29.20	RE-CIRCULATED FOR COA
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1	06.18.20	ISSUED FOR AS-BUILTS

REF. DATE | DESCRIPTION:

CHRISTINE BROWN
 Architectural & Drafting
 444 Upper Gage Avenue
 Hamilton, ON L8V 4B9
 cbrown@homedesigns.com

CLIENT:
RENNICK RESIDENCE

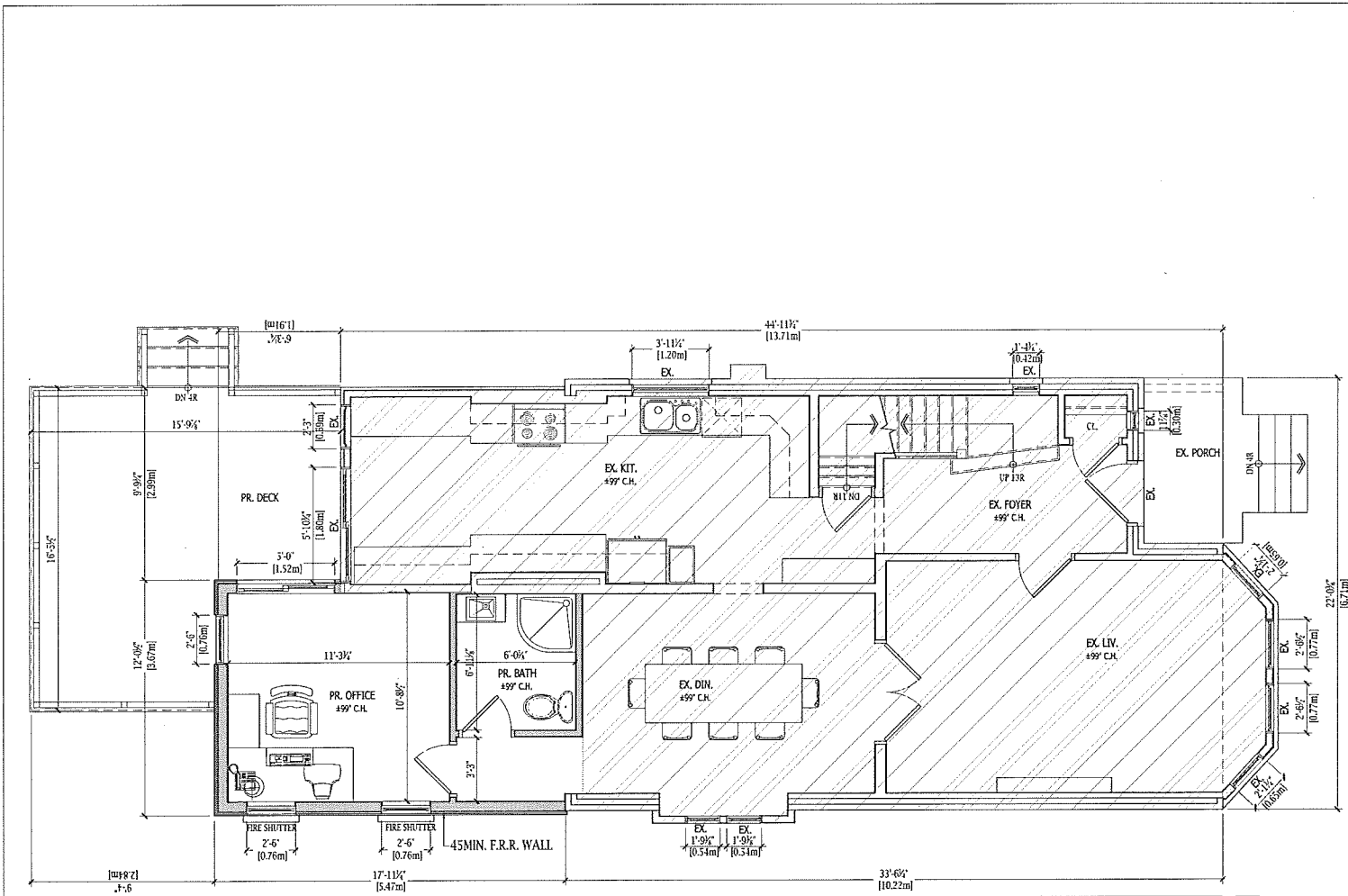
ADDRESS: 27 BLAKE STREET
 CITY: HAMILTON, ONTARIO, L8M 2S4

DRAWING TITLE:
PROP. BASEMENT PLAN

Ministry of Municipal Affairs and Housing
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CHRISTINE BROWN B.C.M. 37240
 MY HOUSE DESIGNS 113120

DRAWN: CB	SCALE: AS NOTED
DATE: 9/29/20	SHEET: A1.03
JOB NO: 20-069	

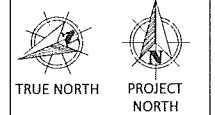


EXIST. 1ST FLOOR AREA:
856.13ft² (79.53m²)
ADDITIONAL 1ST FLOOR AREA:
201.0ft² (18.67m²)
PROP NEW 1ST FLOOR AREA:
1057.0ft² (98.2m²)

EXISTING
PROPOSED

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

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2	07.11.20	ISSUED FOR PRELIM DESIGNS
1	06.18.20	ISSUED FOR AS-BUILTS

REF. DATE DESCRIPTION:

CHRISTINE BROWN
Architectural Technologist
AND PLANNER
444 Upper Gage Avenue
HAMILTON, ON L8V 4P9
cbrown@brandyandbrown.com

CLIENT:
RENNICK RESIDENCE

ADDRESS: 27 BLAKE STREET
CITY: HAMILTON, ONTARIO, L8M 2S4

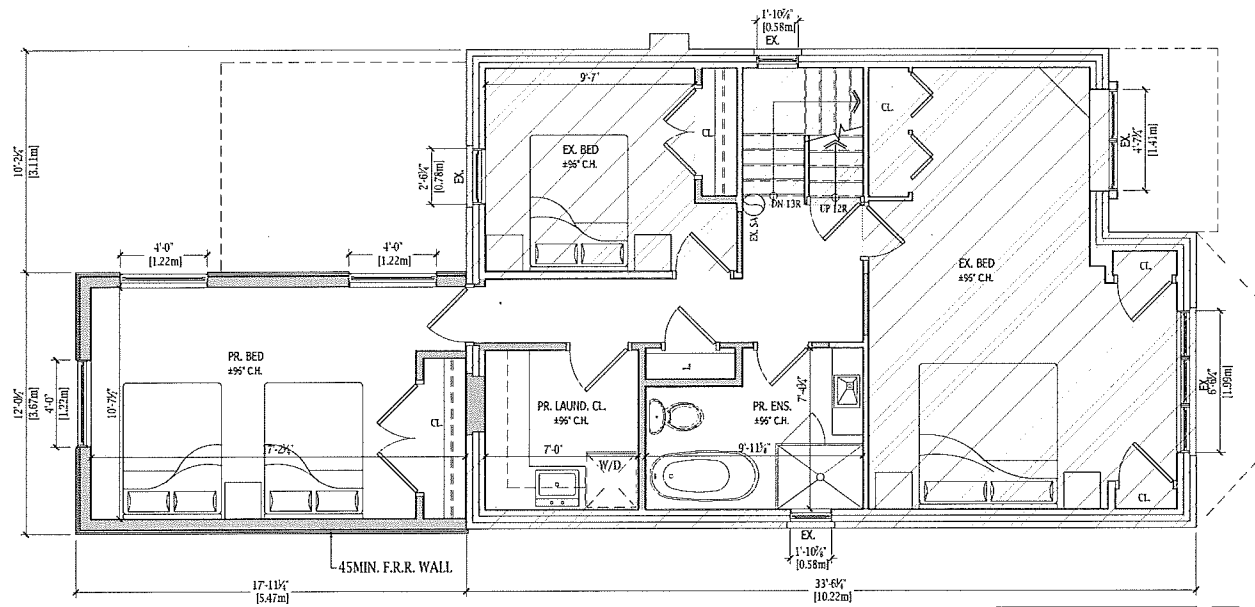
DRAWING TITLE:
PROP. 1ST FLOOR PLAN

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CHRISTINE BROWN BCN 37240
MY HOUSE DESIGNS 113120

DRAWN: CB	SCALE: AS NOTED
DATE: 9/29/20	SHEET: A1.04
JOB NO: 20-069	

Amended

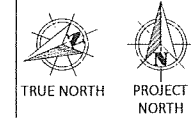


EXIST. 2ND FLOOR AREA:
707.56ft² (65.73m²)
ADDITIONAL 2ND FLOOR
AREA: 216.1ft² (20.08m²)
PROP NEW 2ND FLOOR AREA:
923.65ft² (85.81m²)

EXISTING
PROPOSED

1 PROP. 2ND FLOOR PLAN
A1.05 1/4" = 1'-0"

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1	06.18.20	ISSUED FOR AS-BUILTS

REF. DATE DESCRIPTION:

CHRISTINE BROWN
Architectural Drafting
905.223.5774
4441 Upper Osgoos Avenue
HAMILTON, ON L8V 4B9
cbrown@brmhsyadn.com

CLIENT:
RENNICK RESIDENCE

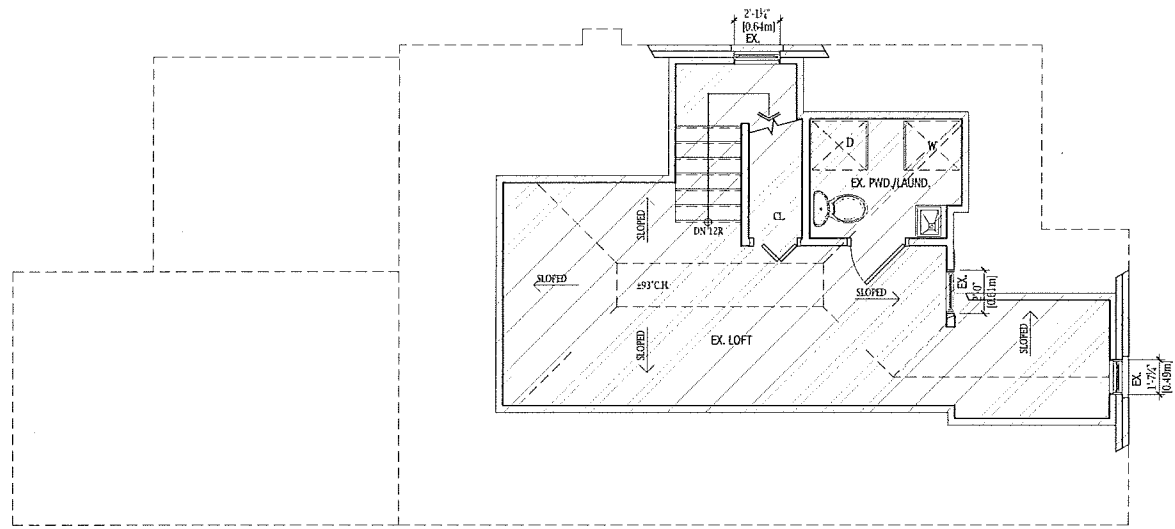
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CITY: HAMILTON, ONTARIO, L8M 2S4
DRAWING TITLE:
PROP. 2ND FLOOR PLAN

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

DRAWN: CB SCALE:
DATE: 9/29/20 AS NOTED
JOB NO.: SHEET:
20-069 A1.05

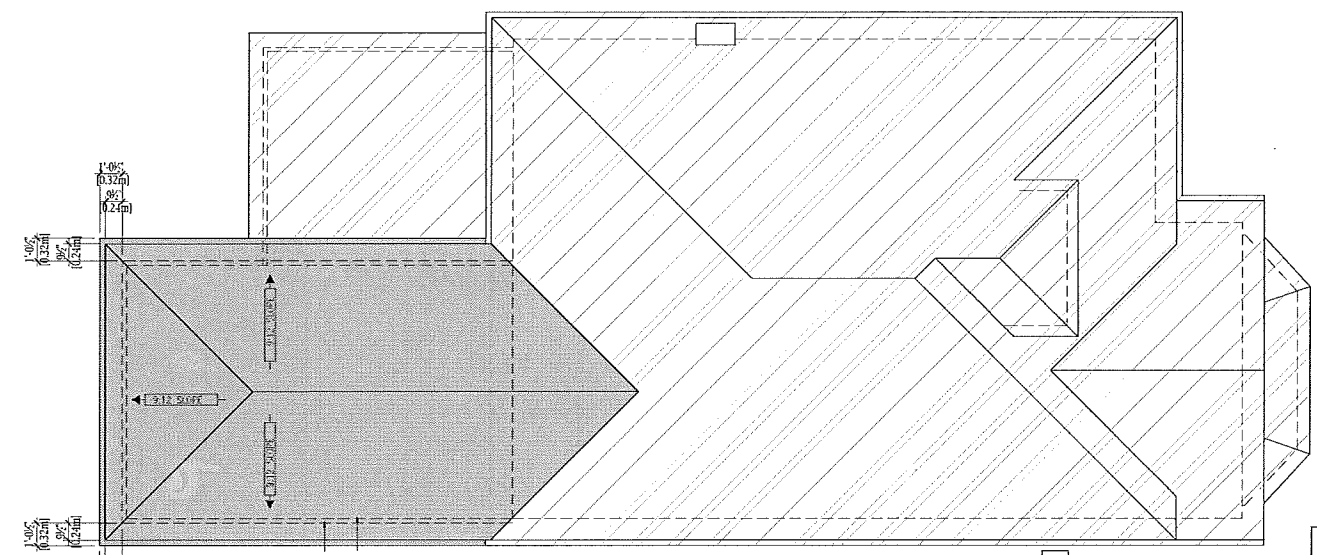
Amended



1 PROP. 3RD FLOOR PLAN
A1.06 1/4" = 1'-0"

EXIST. LOFT FLOOR AREA:
337.80ft² (31.38m²)

EXISTING
PROPOSED



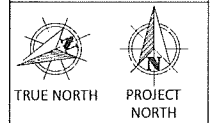
1 PROP. ROOF PLAN
A1.06 1/4" = 1'-0"

EXISTING
PROPOSED

Ministry of Municipal
Affairs and Housing
QUALIFICATION INFORMATION
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR
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SECTION 3.2 OF THE O.B.C.

CHRISTINE BROWN 37240
MY HOUSE DESIGNS 113120

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proceeding with any of the work.



5	06.29.20	RE-CIRCULATED FOR COA
4	07.21.20	ISSUED FOR COA
3	07.16.20	ISSUED FOR DESIGN REVIEW
2	07.11.20	ISSUED FOR PRELIM DESIGNS
1	06.18.20	ISSUED FOR AS-BUILTS

REF. DATE | DESCRIPTION:

MY HOUSE
DESIGNS
RESIDENTIAL DESIGN
AND PLANNING
SERVICES

CHRISTINE BROWN
Architectural Technologist
993.823.3272
441 Upper Circle Avenue
HAMILTON, ON L8W 4H9
www.myhousedesigns.com

CLIENT:
RENNICK RESIDENCE

ADDRESS: 27 BLAKE STREET
CITY: HAMILTON, ONTARIO, L8M 2S4

DRAWING TITLE:
**PROP. 3RD FLOOR &
ROOF PLAN**

DRAWN: CB	SCALE: AS NOTED
DATE: 4/29/20	SHEET: A1.06
JOB NO.: 20-069	

Amended

September 29th, 2020

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

Re: 27 Blake Street Minor Variance Application
HM/A-20:156

Dear Committee of Adjustment;

This letter is to confirm and explain the revised designs to the committee of adjustments for minor variance. We submitted an application to the city earlier this year and at the time, deferred the application to a later date due to not having enough staff support and non-supportive neighbours. The proposal has been redesigned to take into account the complaints from the surrounding neighbours and staff concern over the requested variance in hopes of coming up with something more desirable.

We have redesigned and scaled back the addition significantly to reduce the amount of habitable rooms from 16 to 11. This would reduce the parking requirement to 3 which we can accommodate on site thus eliminating the need for a parking variance. We have also adjusted the front yard landscaping to meet the minimum 50% required.

Since there were complaints about the parking needs we are hopeful that eliminating this variance will satisfy the neighbours concerns. The reduction in size of the addition isn't ideal for this very large and growing family but they are mindful of the limitations of the lot.

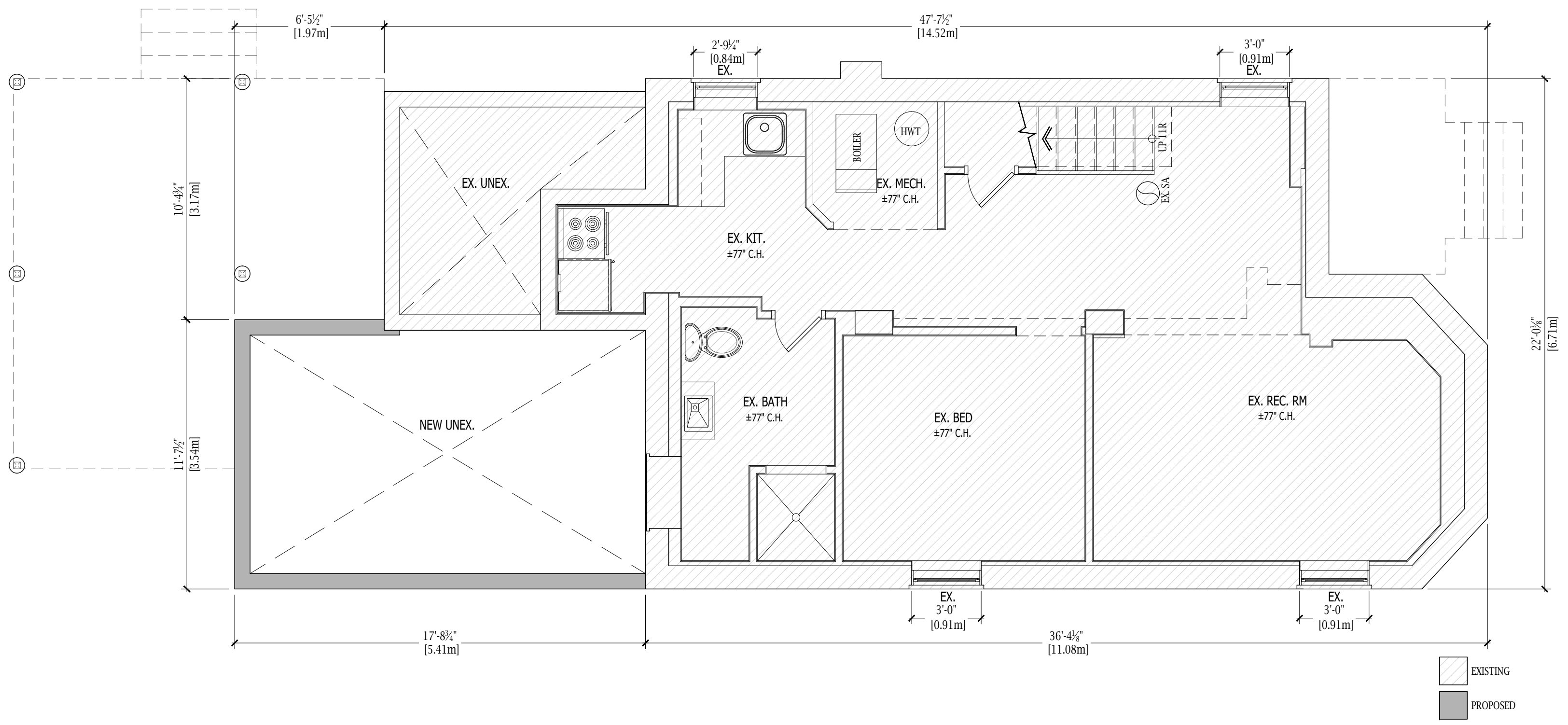
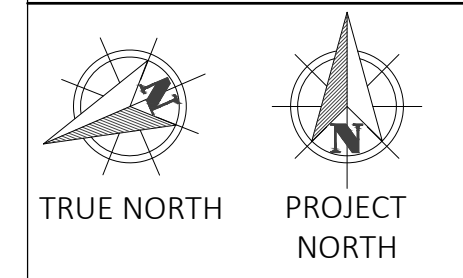
We hope this satisfies the committee and we can re-visit this application.

Please contact me if you need further clarification.



Christine Brown
Designer/Applicant
cbrown@friendlycadmonkey.com (905)802-5272

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1 PROP. BASEMENT PLAN
A1.03 1/4" = 1'-0"

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RESIDENTIAL DESIGN AND DRAFTING SERVICES

CHRISTINE BROWN
Architectural Technologist
905.802.5272
444 Upper Gage Avenue
HAMILTON, ON L8V 4H9
cbrown@friendlycadmonkey.com

CLIENT:
RENNICK RESIDENCE

ADDRESS: 27 BLAKE STREET
CITY: HAMILTON, ONTARIO, L8M 2S4

DRAWING TITLE:
PROP. BASEMENT PLAN

Ministry of Municipal Affairs and Housing

QUALIFICATION INFORMATION

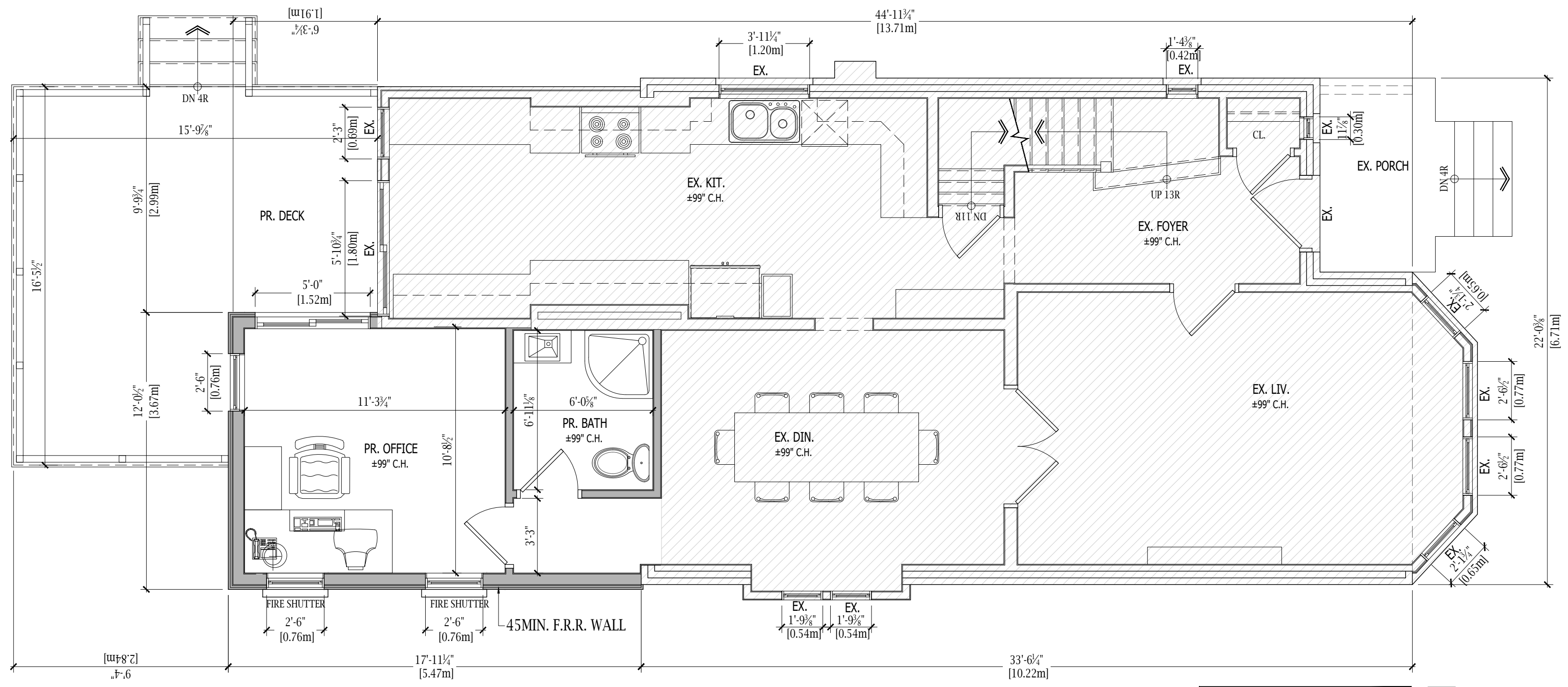
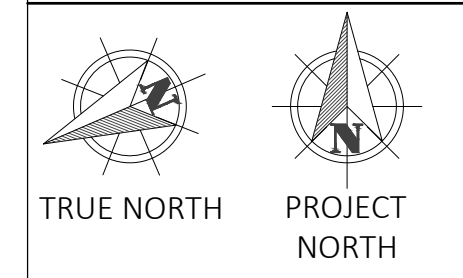
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	BCIN 37240
	BCIN 113120

DRAWN: CB	SCALE:
DATE: 9/29/20	AS NOTED
JOB NO.:	SHEET:
20-069	A1.03

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856.13ft² (79.53m²)
ADDITIONAL 1ST FLOOR AREA:
201.0ft² (18.67m²)
PROP NEW 1ST FLOOR AREA:
1057.0ft² (98.2m²)

EXISTING
PROPOSED

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

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1	06.18.20	ISSUED FOR AS-BUILTS
REF.	DATE:	DESCRIPTION:

RESIDENTIAL DESIGN AND DRAFTING SERVICES

CHRISTINE BROWN
Architectural Technologist
905.802.5272
444 Upper Gage Avenue
HAMILTON, ON L8V 4H9
cbrown@friendlycadmonkey.com

CLIENT:
RENNICK RESIDENCE

ADDRESS: 27 BLAKE STREET
CITY: HAMILTON, ONTARIO, L8M 2S4

DRAWING TITLE:
PROP. 1ST FLOOR PLAN

Ministry of Municipal Affairs and Housing
QUALIFICATION INFORMATION

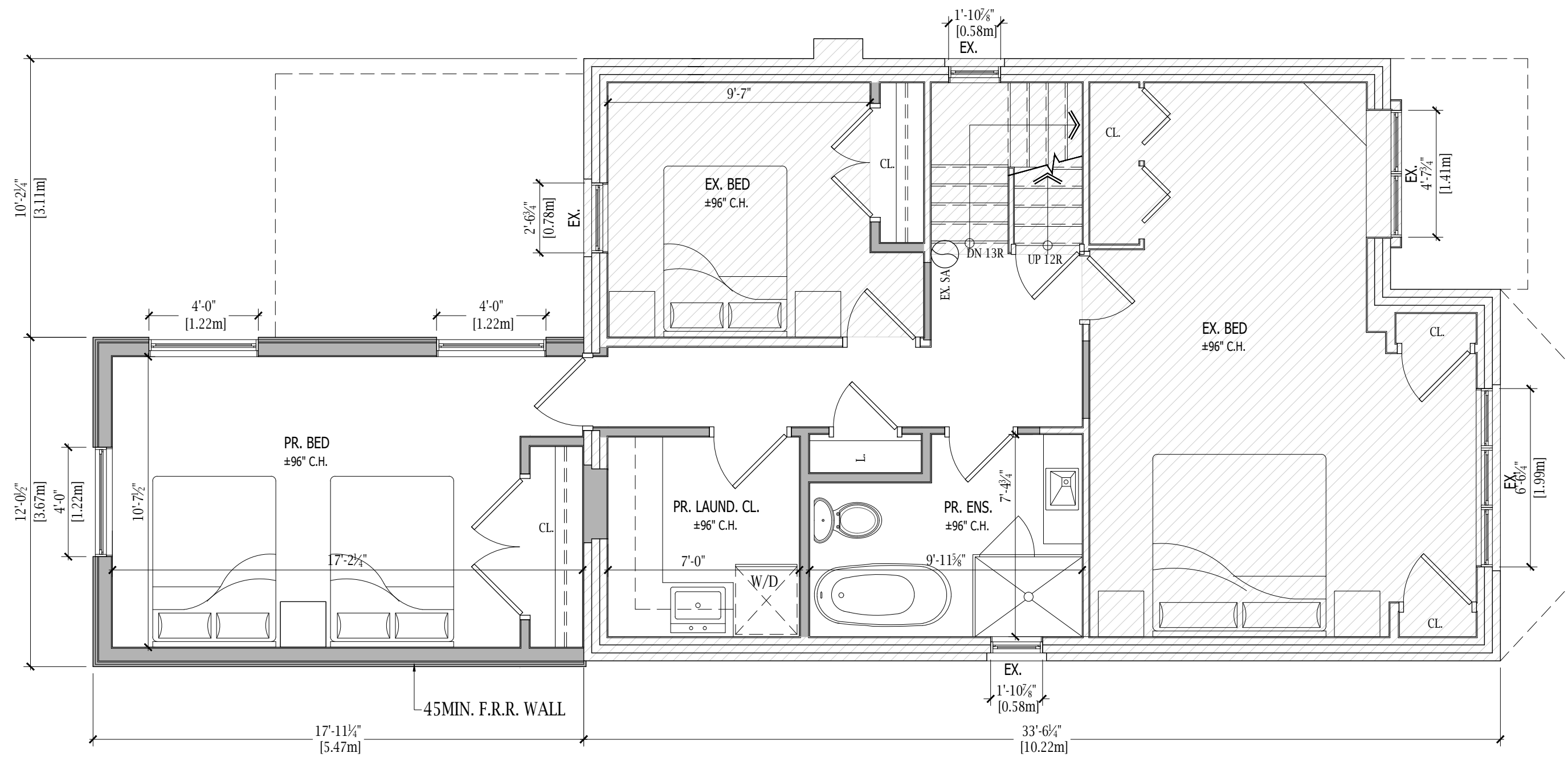
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CHRISTINE BROWN
BCIN 37240

MY HOUSE DESIGNS
BCIN 113120

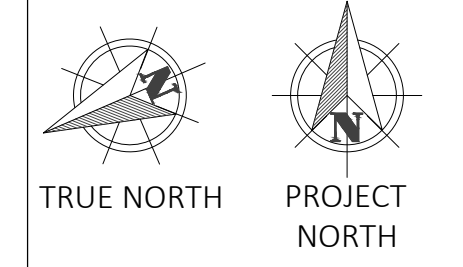
DRAWN: CB	SCALE:
DATE: 9/29/20	AS NOTED
JOB NO.:	SHEET:
20-069	A1.04



EXIST. 2ND FLOOR AREA:
707.56ft² (65.73m²)
ADDITIONAL 2ND FLOOR
AREA: 216.1ft² (20.08m²)
PROP NEW 2ND FLOOR AREA:
923.65ft² (85.81m²)

1 PROP. 2ND FLOOR PLAN
A1.05 1/4" = 1'-0"

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2	07.11.20	ISSUED FOR PRELIM DESIGNS
1	06.18.20	ISSUED FOR AS-BUILTS

RESIDENTIAL DESIGN AND DRAFTING SERVICES

CHRISTINE BROWN
Architectural Technologist
905.802.5272
444 Upper Gage Avenue
HAMILTON, ON L8V 4H9
cbrown@friendlycadmonkey.com

CLIENT:
RENNICK RESIDENCE

ADDRESS: 27 BLAKE STREET
CITY: HAMILTON, ONTARIO, L8M 2S4

DRAWING TITLE:
PROP. 2ND FLOOR PLAN

Ministry of Municipal Affairs and Housing

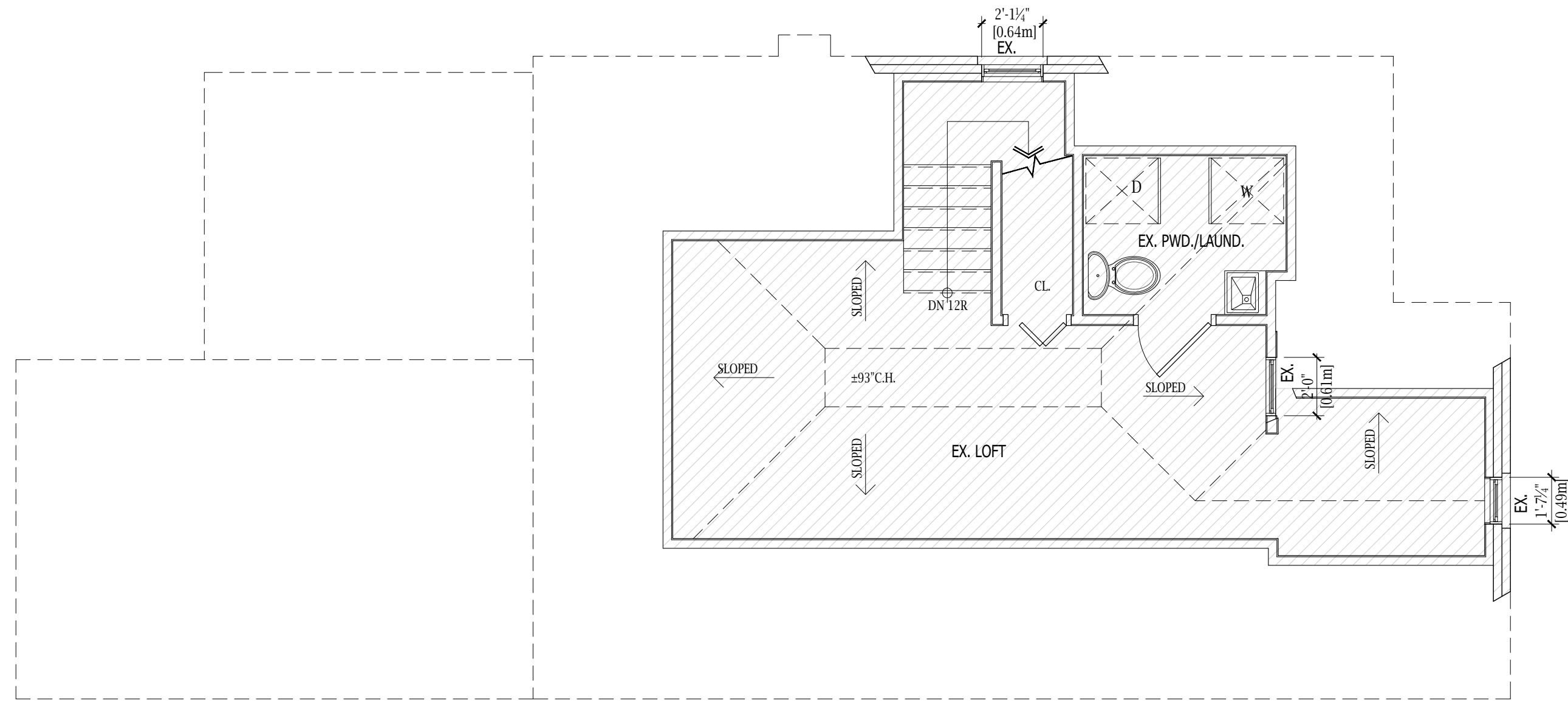
QUALIFICATION INFORMATION

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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

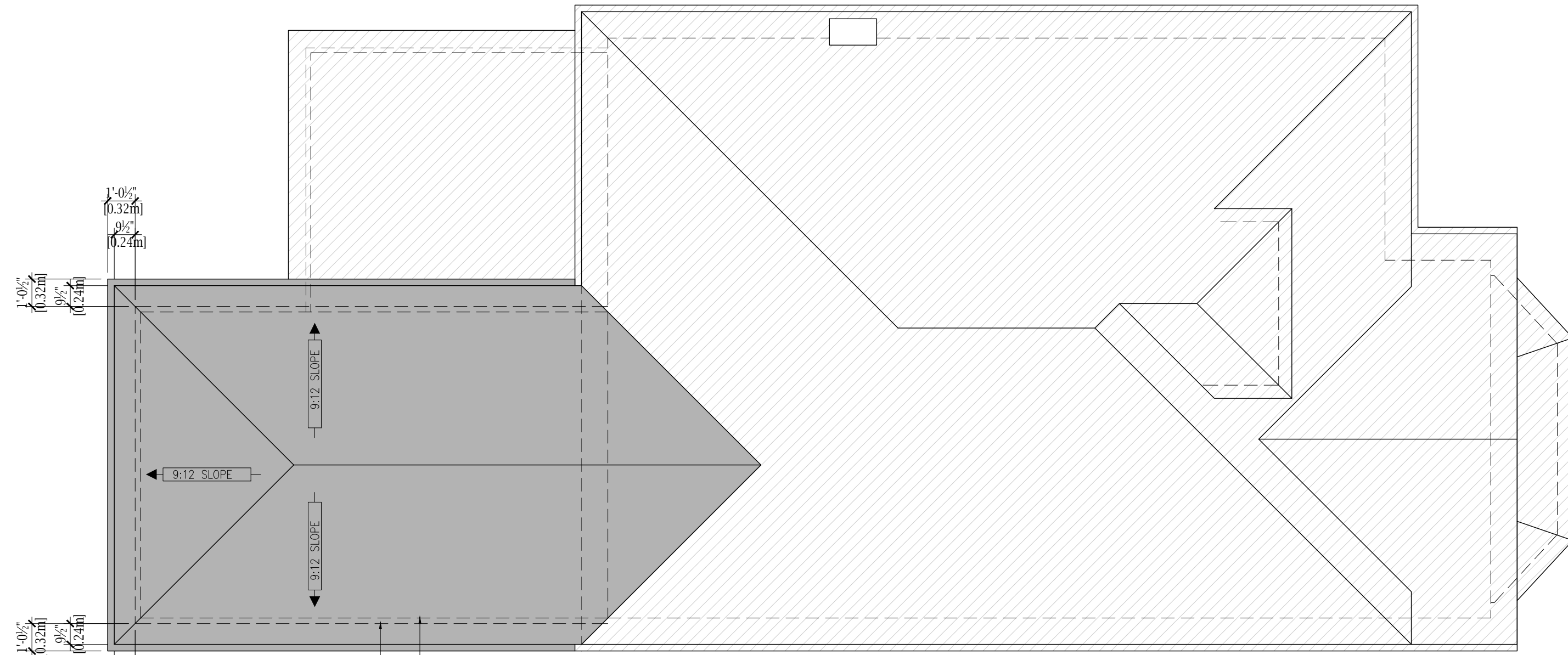
DRAWN: CB	SCALE:
DATE: 9/29/20	AS NOTED
JOB NO.: 20-069	SHEET: A1.05



EXIST. LOFT FLOOR AREA:
337.80ft² (31.38m²)

EXISTING
PROPOSED

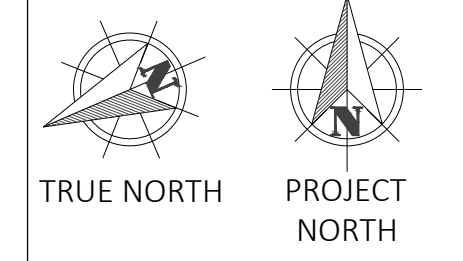
1 PROP. 3RD FLOOR PLAN
A1.06 1/4" = 1'-0"



EXISTING
PROPOSED

1 PROP. ROOF PLAN
A1.06 1/4" = 1'-0"

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ADDRESS: 27 BLAKE STREET
CITY: HAMILTON, ONTARIO, L8M 2S4

DRAWING TITLE:
PROP. 3RD FLOOR & ROOF PLAN

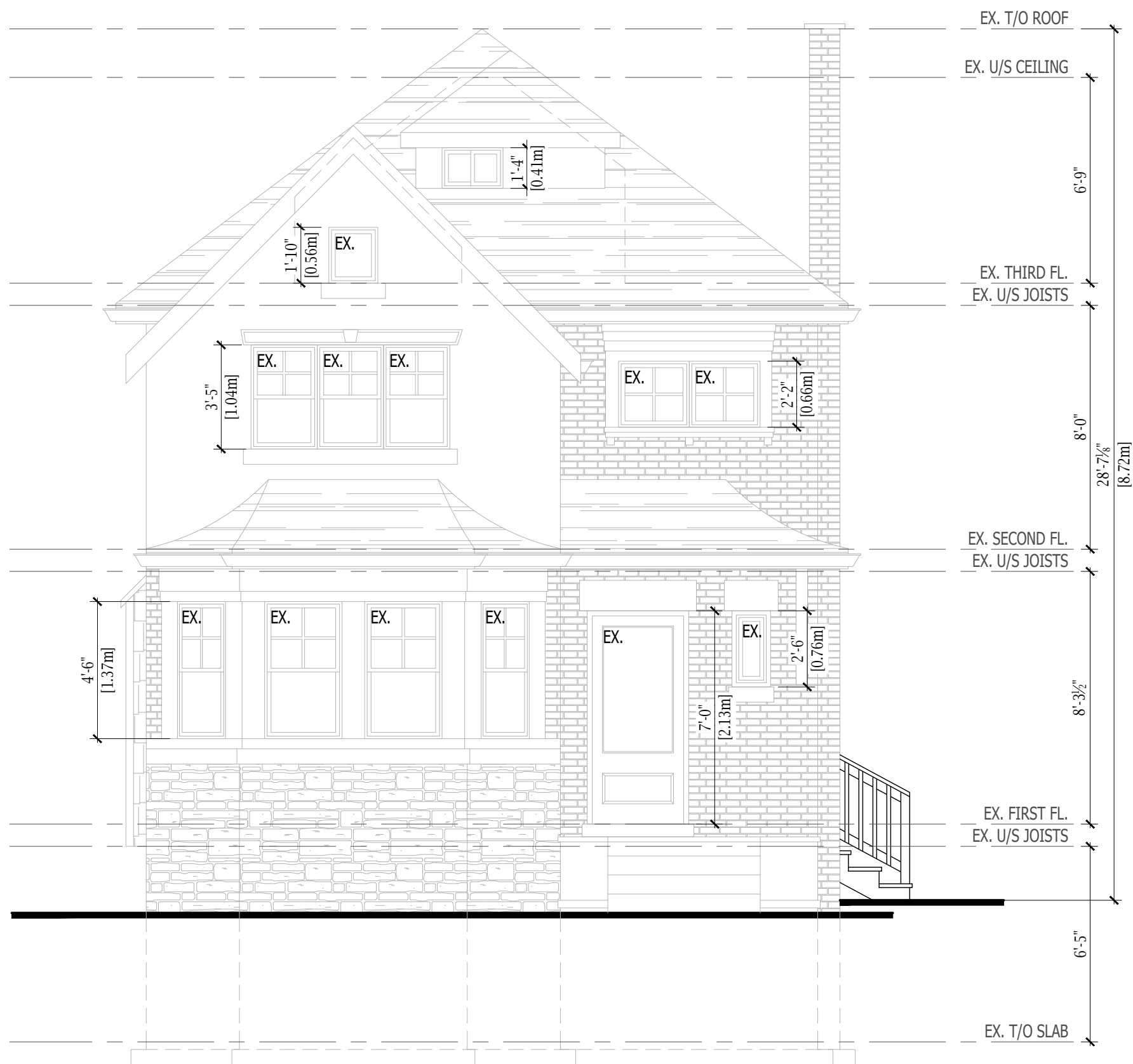
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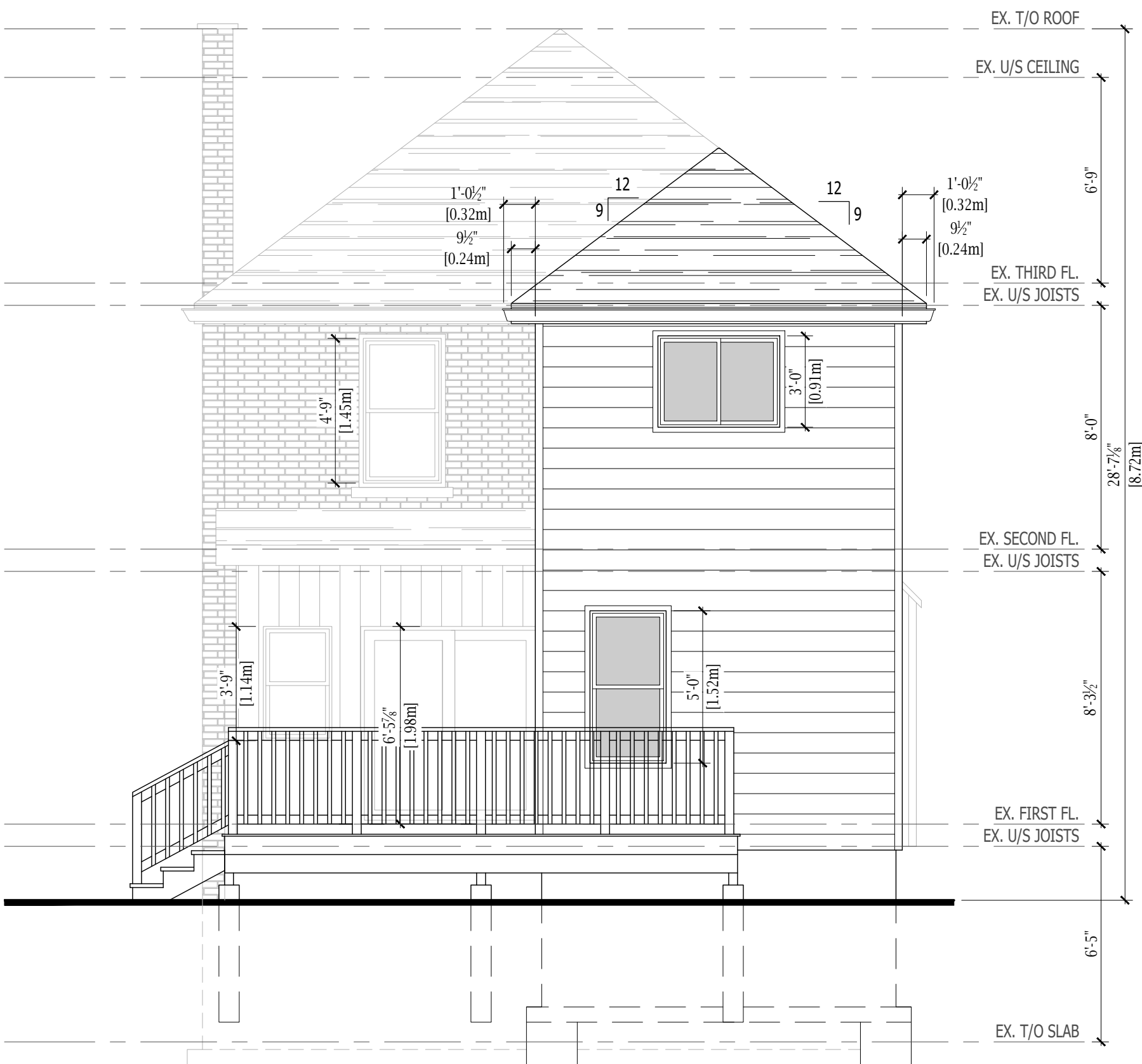
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	BCIN	
CHRISTINE BROWN	37240	
MY HOUSE DESIGNS	BCIN	
	113120	

DRAWN: CB	SCALE: AS NOTED
DATE: 9/29/20	SHEET: A1.06
JOB NO.: 20-069	8 of 12



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



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

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REF.	DATE:	DESCRIPTION:



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DRAWING TITLE:
PROP. FRONT & REAR ELEVATION

DRAWN: CB	SCALE:
DATE: 9/29/20	AS NOTED
JOB NO.:	SHEET:
20-069	A2.01

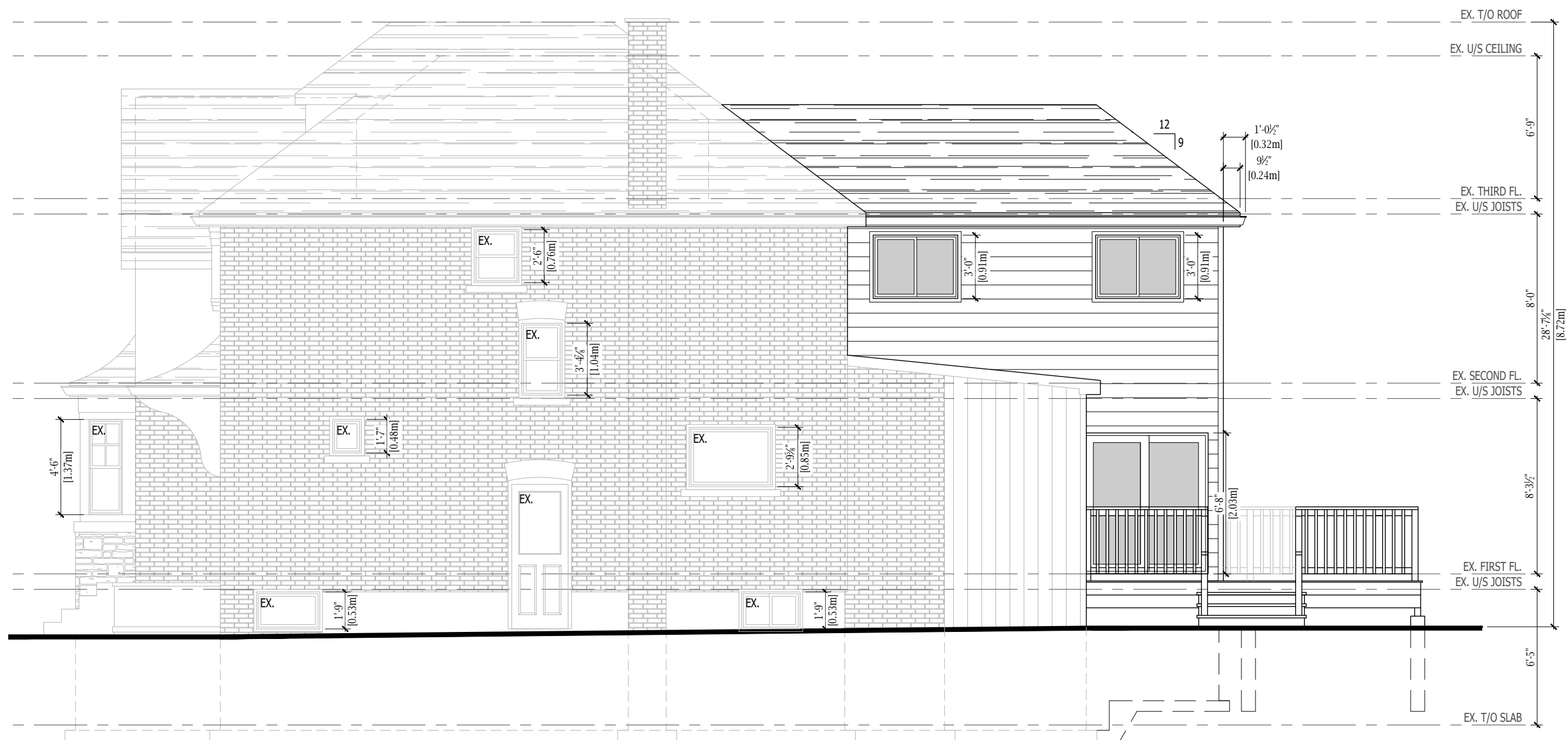
Ministry of Municipal Affairs and Housing

QUALIFICATION INFORMATION

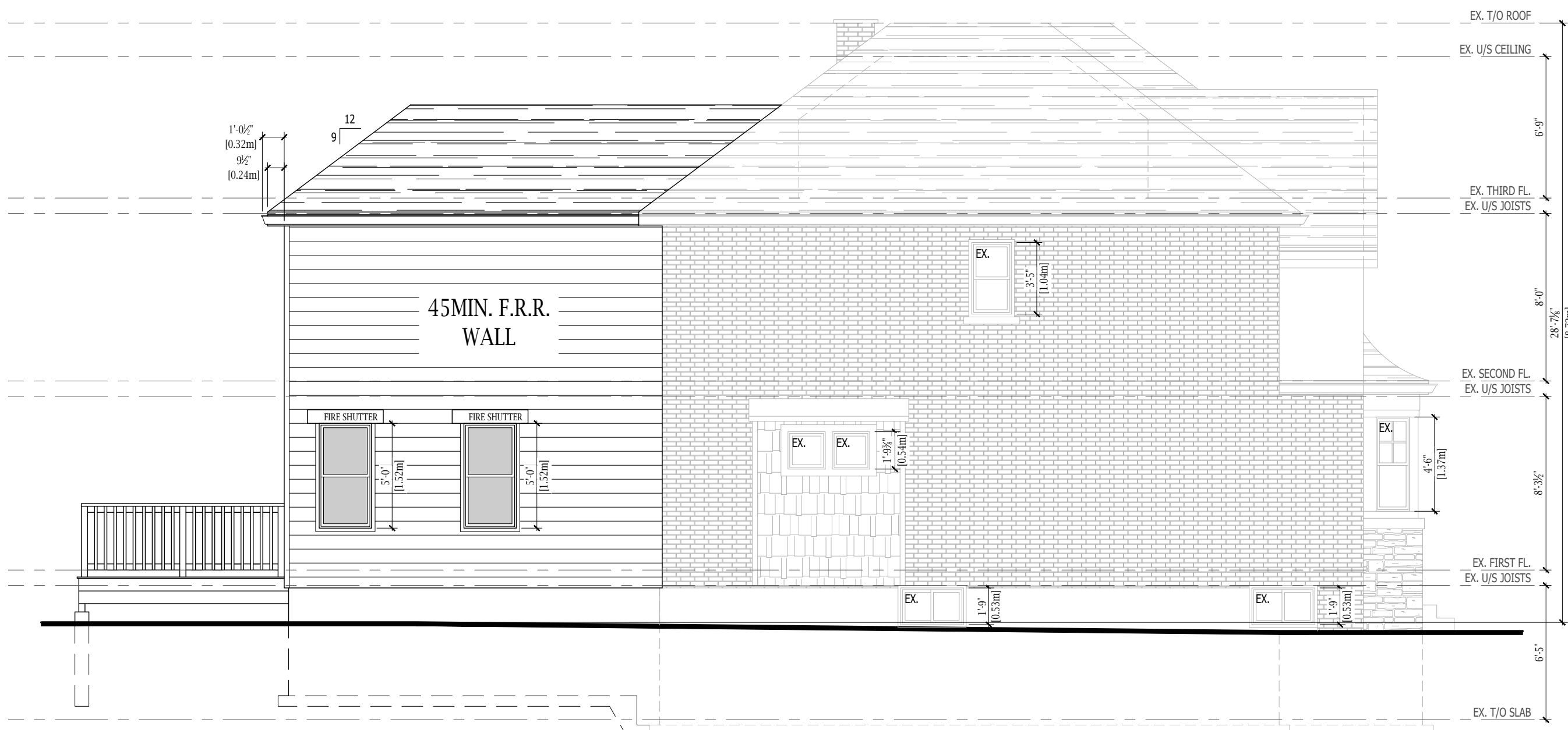
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CHRISTINE BROWN		BCIN 37240
MY HOUSE DESIGNS		BCIN 113120




1 RIGHT SIDE ELEVATION
A2.02 3/16" = 1'-0"




2 LEFT SIDE ELEVATION
A2.02 3/16" = 1'-0"

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DRAWING TITLE:
PROP. RIGHT & LEFT ELEVATION



Ministry of Municipal Affairs and Housing

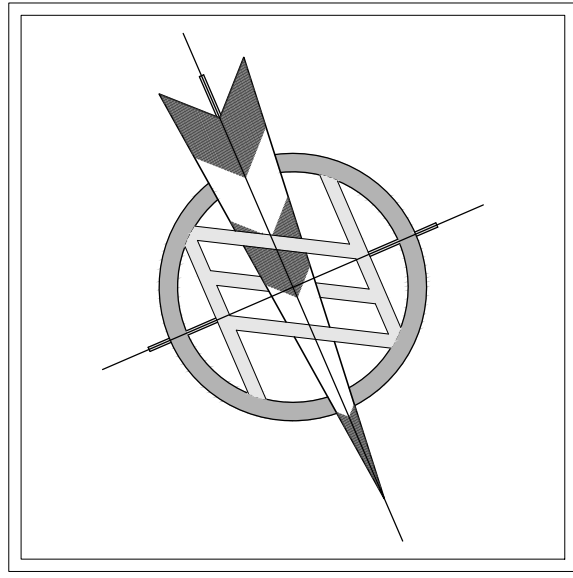
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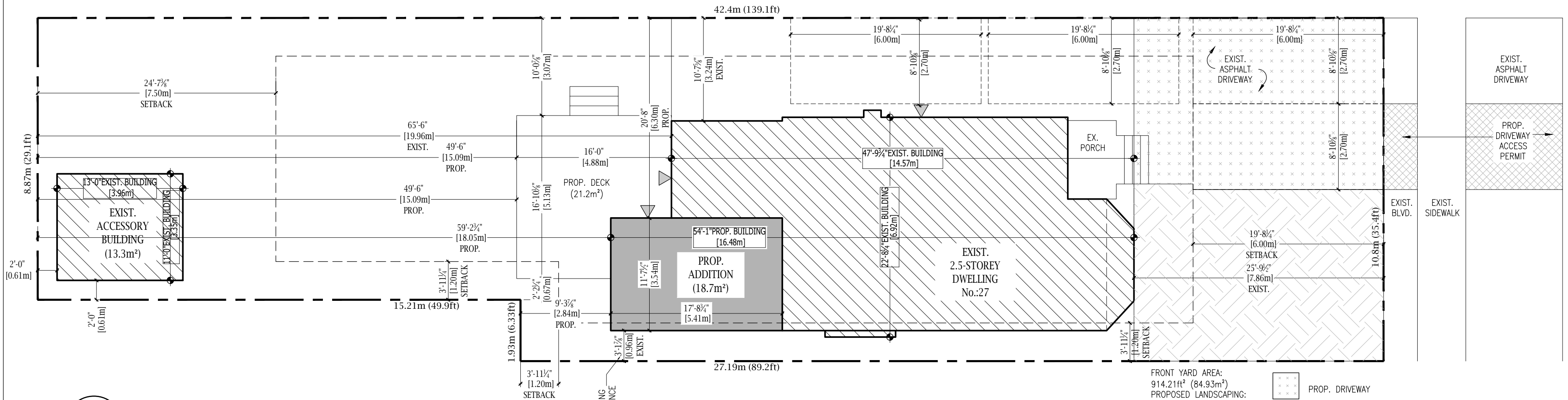
CHRISTINE BROWN	BCIN 37240
MY HOUSE DESIGNS	BCIN 113120

DRAWN: CB	SCALE:
DATE: 9/29/20	AS NOTED
JOB NO.:	SHEET:
20-069	A2.02



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



FRONT YARD AREA:
914.21ft² (84.93m²)
PROPOSED LANDSCAPING:
460.61ft² (42.79m²)
=50.4%
MINIMUM REQUIRED: 50%

PROP. DRIVEWAY
 PROP. LANDSCAPE

1 SITE PLAN
SP1.01 1:100

PROPERTY OWNER/PROJECT ADDRESS	APPLICANT/DESIGNER:	%	
Paul & Brandy Rennick 27 Blake Street Hamilton, Ontario L8M 2S4	Christine Brown, My House Designs 444 Upper Gage Avenue Hamilton, Ontario L8V 4H9		
SITE STATISTICS:	ZONING:	D	
6593 Former Hamilton			
LOT INFORMATION:		METRIC	IMPERIAL
MIN. LOT AREA AS PER DEFINITION:		360.00	3875.00
EXIST. LOT AREA:		428.58	4613.19
MIN. FRONTAGE AS PER DEFINITION:		12.00	39.37
EXIST. LOT FRONTAGE:		10.80	35.43
EXIST. LOT DEPTH:		42.40	139.11
SETBACK INFORMATION:			
MINIMUM FRONT YARD SETBACK:		6.00	19.69
EXISTING:		7.86	25.79
MINIMUM REAR YARD SETBACK:		7.50	24.61
EXISTING:		19.96	65.49
PROPOSED:		18.05	59.22
PROPOSED (TO DECK):		15.09	49.51
MIN. L. SIDEYARD SETBACK:		1.20	3.94
EXISTING:		0.96	3.15
PROPOSED:		0.96	3.15
PROPOSED (TO DECK):		0.67	2.20
MIN. R. SIDEYARD SETBACK:		1.20	3.94
EXISTING:		3.13	10.27
PROPOSED:		6.30	20.67
PROPOSED (TO DECK):		3.07	10.07
GROSS FLOOR AREA:		METRIC	IMPERIAL
EXIST. BASEMENT FLOOR AREA:		56.49	608.06
EXIST. 1ST FLOOR AREA:		79.54	856.13
PROP. ADD'L 1ST FLOOR AREA:		18.67	201.00
EXIST. 2ND FLOOR AREA:		65.73	707.56
PROP. ADD'L 2nd FLOOR AREA:		20.08	216.10
EXIST. 3RD FLOOR AREA:		31.35	337.50
EXISTING GROSS FLOOR AREA:		233.12	2509.25
TOTAL PROP. GROSS FLOOR AREA:		271.87	2926.35
COVERAGE CALCULATIONS:		METRIC	IMPERIAL
EXIST. 1ST FLOOR AREA:		79.54	856.13
PROP 1ST FLOOR AREA:		18.67	201.00
EXIST. ACCESSORY BUILDING:		13.29	143.00
EXISTING COVERAGE:		21.66%	999.13
PROPOSED COVERAGE:		26.02%	1200.13
HEIGHT CALCULATIONS		METRIC	IMPERIAL
MAX. ALLOWABLE HEIGHT:		14.00	45.93
EXIST. HEIGHT:		8.72	28.61
PROP. HEIGHT:		8.72	28.61

2 SITE STATS
SP1.01 1:100

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REF.	DATE:	DESCRIPTION:

MY HOUSE DESIGNS
RESIDENTIAL DESIGN AND DRAFTING SERVICES

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444 Upper Gage Avenue
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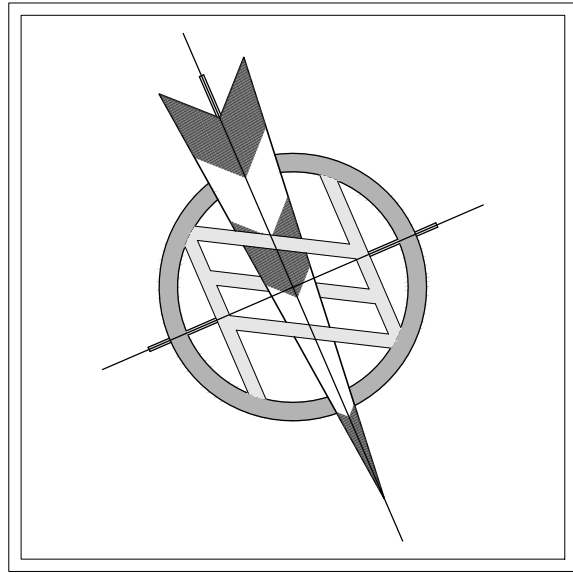
DRAWING TITLE:
SITE PLAN & SITE STATS

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

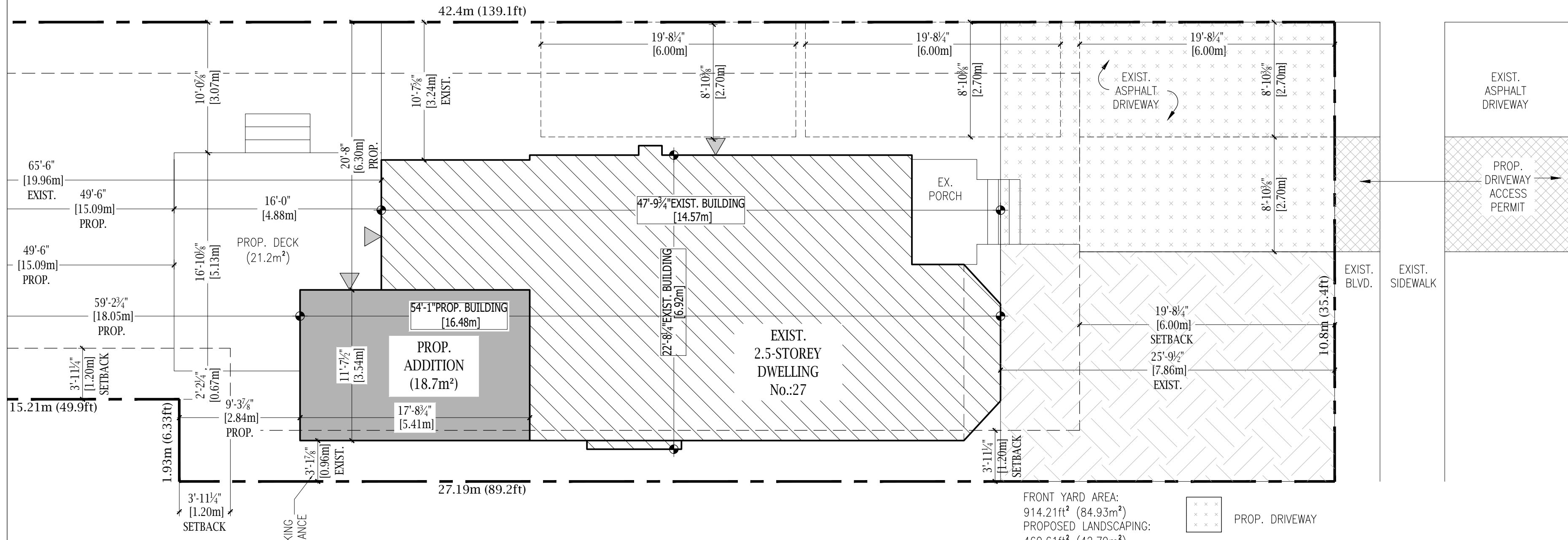
DRAWN: CB
DATE: 9/29/20
JOB NO.: 20-069

SCALE: AS NOTED
SHEET: SP1.01 of 13



SITE PLAN LEGEND:

	PROPERTY LINE
	BUILDING ENVELOPE
	EXISTING TO BE REMOVED
	PROPOSED SOLID HOARDING
	PROPOSED FRAMED HOARDING
	NEW WATER LINE
	NEW SANITARY LINE
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	NEW BURIED HYDRO VAULT
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	PROPOSED NEW DRIVEWAY
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	RAIN WATER LEADERS



FRONT YARD AREA:
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 PROPOSED LANDSCAPING:
 460.61ft² (42.79m²)
 =50.4%
 MINIMUM REQUIRED: 50%

PROP. DRIVEWAY
 PROP. LANDSCAPE

BLAKE STREET

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RESIDENTIAL DESIGN AND DRAFTING SERVICES

CHRISTINE BROWN
 Architectural Technologist
 905.802.5272
 444 Upper Gage Avenue
 HAMILTON, ON L8V 4H9
 cbrown@friendlycadmonkey.com

CLIENT:
RENNICK RESIDENCE

ADDRESS: 27 BLAKE STREET
 CITY: HAMILTON, ONTARIO, L8M 2S4

DRAWING TITLE:
SITE PLAN - BLOW UP

DRAWN: CB	SCALE:
DATE: 9/29/20	AS NOTED
JOB NO.:	SHEET:
20-069	SP1.02

Ministry of Municipal Affairs and Housing

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CHRISTINE BROWN
 BCIN 37240

MY HOUSE DESIGNS
 BCIN 113120

1 SITE PLAN-BLOW-UP
 SP1.02 1:75



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. _____	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 Paul & Brandy Rennick

2.

3. Name of Agent Christine Brown

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:

Brandy Rennick

27 Blake Street, hamilton Postal Code L8M 2S4

Paul Rennick

27 Blake Street, Hamilton Postal Code L8M 2S4

6. Nature and extent of relief applied for:
- min. northerly side yard width of 0.9m instead of the min. req'd 1.2m

7. Why it is not possible to comply with the provisions of the By-law?
min. sideyard setback requested to maintain the existing because the existing
sideyard for the house is recognized legal non-complying for this property.

8. Legal description of subject lands (registered plan number and lot number or other
legal description and where applicable, street and street number):
don't have this information

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?

The house is at least 100 years old.

The answers to these questions are probably "NO"

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.

September 25, 2020

Date

Signature Property Owner

Brandy & Paul Rennick

Print Name of Owner

10. Dimensions of lands affected:

Frontage 10.8m

Depth 42.4m

Area 428.58s.m.

Width of street 8.5m

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: exist. 1st fl. area 79.54s.m. exist. 2.5 storeys
exist. 2nd fl. area 65.73s.m. exist. height 8.72m
exist. 3rd fl. area 31.35s.m. exist. bsmnt fin. fl. area 56.49s.m.
exist. gross floor area 233.12s.m.

Proposed: new 1st fl. area 98.21s.m. no change to storeys
new 2nd fl. area 85.81s.m. no change to height
no change to 3rd floor no change to basement
new gross floor area 271.87

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: 7.86m, rear yard: 19.96m, L side: 0.96m, R side: 3.13m

Proposed: front yard: no change, rear yard: 18.05m, L side: 0.96m, R side: 6.30m

13. Date of acquisition of subject lands:
2015
14. Date of construction of all buildings and structures on subject lands:
1920's
15. Existing uses of the subject property: single family residential
16. Existing uses of abutting properties: single family residential & I1 - neighbourhood
institutional
17. Length of time the existing uses of the subject property have continued:
100+ years
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:
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
6593 Former Hamilton Zone D
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

September 29th, 2020

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

Re: 27 Blake Street Minor Variance Application
HM/A-20:156

Dear Committee of Adjustment;

This letter is to confirm and explain the revised designs to the committee of adjustments for minor variance. We submitted an application to the city earlier this year and at the time, deferred the application to a later date due to not having enough staff support and non-supportive neighbours. The proposal has been redesigned to take into account the complaints from the surrounding neighbours and staff concern over the requested variance in hopes of coming up with something more desirable.

We have redesigned and scaled back the addition significantly to reduce the amount of habitable rooms from 16 to 11. This would reduce the parking requirement to 3 which we can accommodate on site thus eliminating the need for a parking variance. We have also adjusted the front yard landscaping to meet the minimum 50% required.

Since there were complaints about the parking needs we are hopeful that eliminating this variance will satisfy the neighbours concerns. The reduction in size of the addition isn't ideal for this very large and growing family but they are mindful of the limitations of the lot.

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 (905)802-5272