



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-20:221

APPLICANTS: Lee Paule on behalf of the owner John Anastasakis

SUBJECT PROPERTY: Municipal address **98 Rosslyn Ave., N. Hamilton**

ZONING BY-LAW: Zoning By-law 6593, as Amended by By-law 92-281

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

PROPOSAL: To permit the conversion of an existing two (2) storey single family dwelling to a two (2) family dwelling, notwithstanding that:

1. The minimum lot area for a two family dwelling shall be 185 square metres instead of the required 270 square metres.
2. One (1) parking shall be required instead of the required one parking space per dwelling unit for a converted two family dwelling.
3. The front yard shall consist of not less than 45% landscaped area instead of the required minimum 50% landscaped area for a converted two family dwelling.

NOTES:

1. The variance for parking has been written as requested by the applicant to address the request for reduced parking. The applicant, however, has modified the variance to request one (1) parking space instead of no parking spaces. The applicant is proposing to provide a 2.7m x 6.0m parking space in the rear yard that is accessible from the alley which will be provided on an updated site plan.
2. Additional variances have been identified through the review of the application to address the reduced lot area requirement for a two family dwelling and also for the reduced landscaped area within the front yard.
3. With respect to Variance #2, as the existing driveway and parking space is located within the road allowance, it would be subject to a Boulevard Parking Agreement.

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

DATE: Thursday, November 19th, 2020
TIME: 2:10 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.

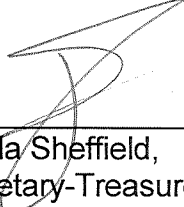
Orally: If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

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: November 3rd, 2020.



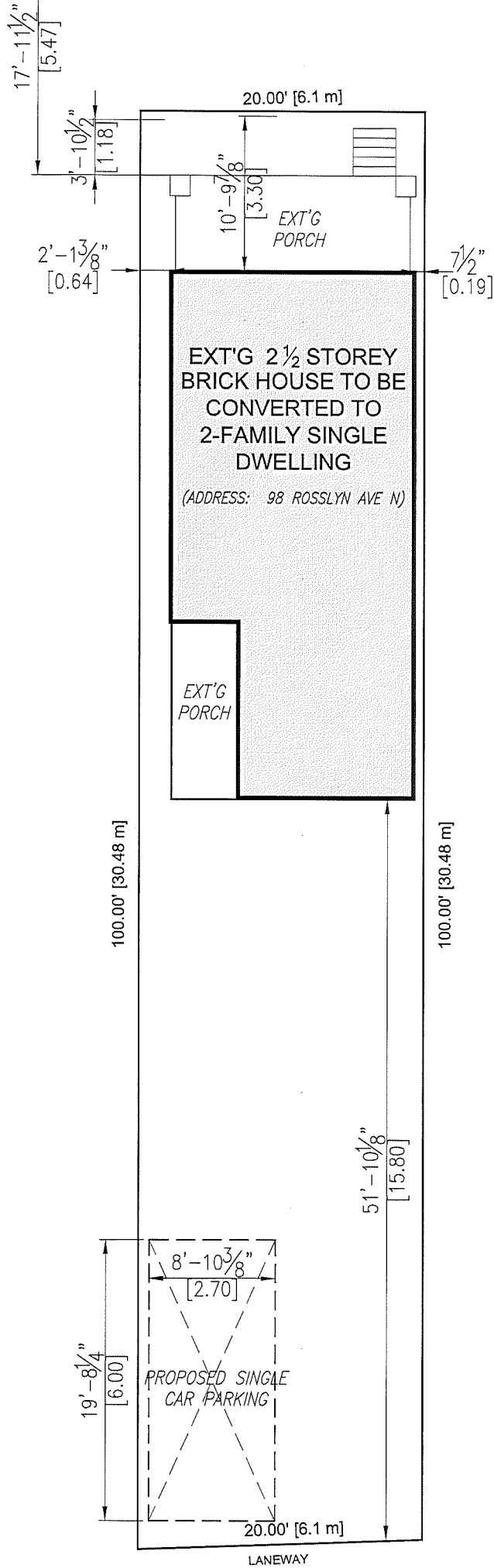
Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

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.

ROSSLYN AVE.

CITY SIDEWALK

edge of sidewalk



Hm/A 20:221

SWS ENGINEERING INC.

1100 CENTRAL PKWY WEST
UNIT 15, 2nd FL, MISSISSAUGA, ON L5C 4E5
TEL:(905)272-1938 FAX:(905)272-8254

PROJECT

98 ROSSLYN AVE N
PROPOSED SINGLE CAR FOR
MINOR VARIANCE APPLICATION

DRAWING TITLE

SITE PLAN

DATE: OCT 27, 2020

DRAWN BY: LMP

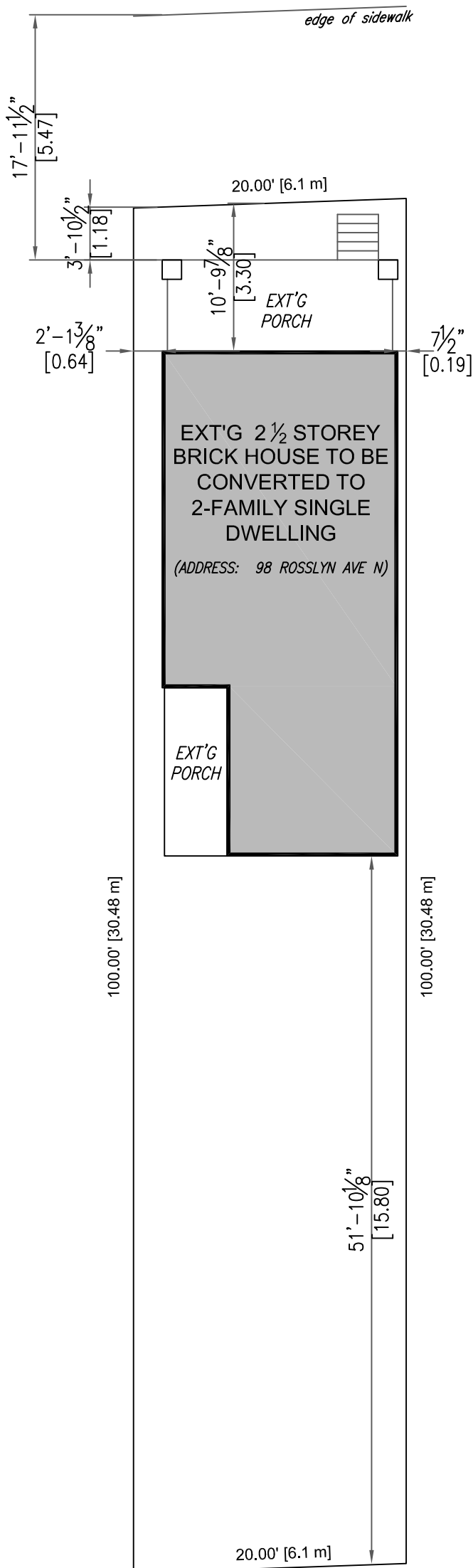
SCALE: 1"=10'-0"

PROJECT NO.

DWG NO. ASP-1

ROSSLYN AVE.

CITY SIDEWALK



SWS ENGINEERING INC.

1100 CENTRAL PKWY WEST
UNIT 15, 2nd FL, MISSISSAUGA, ON L5C 4E5
TEL:(905)272-1938 FAX:(905)272-8254

PROJECT
98 ROSSLYN AVE N
PROPOSED SINGLE CAR FOR
MINOR VARIANCE APPLICATION

DRAWING TITLE
SITE PLAN

| | |
|-------------|---------------|
| DATE: | SEPT 28, 2020 |
| DRAWN BY: | LMP |
| SCALE: | 1"=10'-0" |
| PROJECT NO. | |
| DWG NO. | ASP-1 |



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 John Anastasakis Telephone No. [REDACTED]
 FAX NO. [REDACTED] E-mail address. [REDACTED]
2. Address [REDACTED]
 _____ Postal Code [REDACTED]
3. Name of Agent LEE PAULE Telephone No. [REDACTED]
 FAX NO. _____ E-mail address. [REDACTED]
4. Address [REDACTED]
 _____ Postal Code [REDACTED]

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:
CIBC, 7850 WESTON ROAD, UNIT 2, WOODBRIDGE, ON
 _____ Postal Code L4L 2N8

 _____ Postal Code _____

6. Nature and extent of relief applied for:

To allow no parking on the subject property.

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

The existing driveway is located on city boulevard.

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

PART OF LOT 153 KENSINGTON - REGISTERED PLAN 545 IN THE
CITY OF HAMILTON, 98 ROSSLYN AVE. N

9. PREVIOUS USE OF PROPERTY

Residential X 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 X Unknown _____

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

Yes _____ No X Unknown _____

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

Yes _____ No X 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 X 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 X Unknown _____

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

Yes _____ No X 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 X 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 X 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 X Unknown _____

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

PREVIOUS TENANT HAS BEEN A LONG TIME RESIDENCE IN HAMILTON
AND IT IS BASE ON THEIR ASSUMPTION

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.

2020-09-28
Date

[Redacted Signature]
Signature Property Owner

John Anastasakis
Print Name of Owner

10. Dimensions of lands affected:

Frontage 6.1m
Depth 30.48
Area 185.68 sq.m
Width of street +/- 7.5m

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: 2-STOREY SINGLE FAMILY BRICK HOUSE, G.F.A. = 137.48 sq.m
GROUND FLOOR AREA = 53.85 sq.m,
width = 5.26m , length = 13.28m, height = +/- 10.5m

Proposed: 2-FAMILY SINGLE DWELLING
1st UNIT G.F.A. = 107.46 sq.m
2nd UNIT G.F.A. = 83.63 sq.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 = 10.5m
side = .3m
rear = 15.8m

Proposed: _____

13. Date of acquisition of subject lands:
 unknown
-
14. Date of construction of all buildings and structures on subject lands:
 unknown
-
15. Existing uses of the subject property: single family residence
-
-
16. Existing uses of abutting properties: single family residence & Duplex
-
17. Length of time the existing uses of the subject property have continued:
 unknown
-
-
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:
 N/A
-
-
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
 N/A
-
-
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.