



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-20:233

APPLICANTS: Sadee Piper on behalf of the owner Vikram Prabhu

SUBJECT PROPERTY: Municipal address **11 Gage Ave. N., Hamilton**

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

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

PROPOSAL: To permit the conversion of a single family dwelling to create a second dwelling unit under Section 19 of the Zoning By-law, notwithstanding that:

1. The minimum lot area shall be 232.8 square metres instead of the required minimum lot area of 270 square metres for a converted dwelling.
2. No parking spaces shall be required instead of the required two (2) parking spaces for a converted dwelling which is based on one (1) space per dwelling unit.
3. The minimum floor area for a dwelling unit shall be 57 square metres instead of the required minimum floor area of 65 square metres within a converted dwelling.
4. An existing balcony may encroach a maximum distance of 4.0 metres into the required 7.5 rear yard instead of the required 1.0 metre encroachment.

NOTES:

1. The variances are written as requested by the applicant. Additional variances were identified through the review to address the minimum lot area requirement and the existing balcony projection.
2. The dwelling was constructed in 1920 and is considered to be legally established non-complying in the C District with respect to minimum lot area, lot width, front yard, the northerly side yard and the rear yard.
3. With respect to Variance #4, it appears that the existing second floor balcony was constructed by a previous owner without the required permits and minor variance approval between 2010 and 2015.
4. A revised site plan has been submitted for this application.

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

DATE: Thursday, December 3rd, 2020
TIME: 2:45 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 17th, 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.

PROPERTY INFORMATION Variance #:		
BY-LAW SECTION	ALLOWED	PROPOSED
ZONE	C	Section 19
PROPERTY SIZE	270 m ²	577 m ²
LOT WIDTH	12 m	15.24 m
LOT COVERAGE		25%
		145 m ²
MAXIMUM HEIGHT	11 m	9.0 m
FRONT SETBACK	6 m	2.78 m
LEFT SETBACK	1.2 m	2.13 m
RIGHT SETBACK	1.2 m	0.61 m
REAR SETBACK	7.5 m	9.51 m

LINE LEGEND	
LINE TYPE	SYMBOL
PROPERTY	----
SETBACK	- - - -
BUILDING	_____
ROOF LINE	-----
ADDITION	////
SILT FENCE	- - - -
HOARDING	== ==

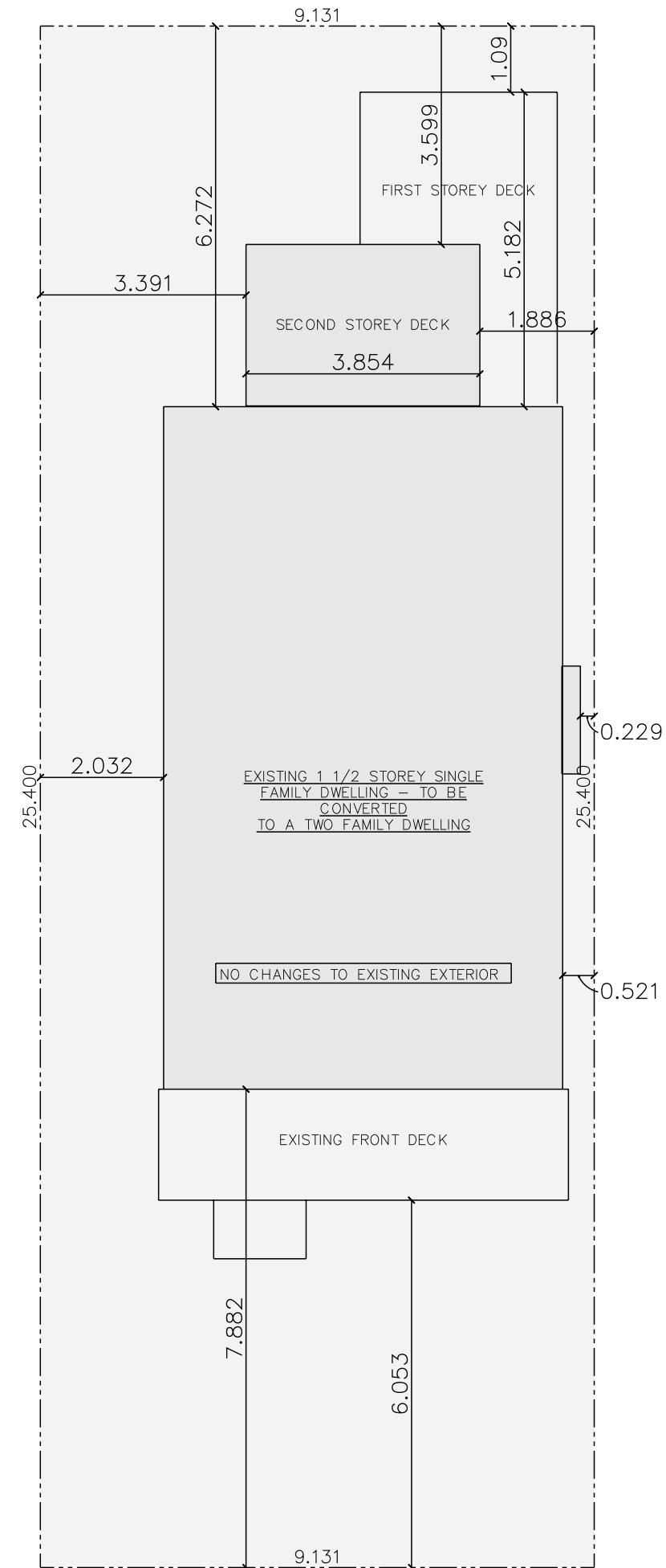
GENERAL NOTES	
TYPE	DESCRIPTION
DIMENSIONS	SITE PLAN IS METRIC. ALL OTHER DRAWINGS ARE IMPERIAL ALL DIMENSIONS ARE TO THE WOOD STUD, UNLESS TO BRICK.
AREAS	GROSS FLOOR AREA IS TO THE EXTERIOR OF WALLS. ALL OTHER AREAS ARE TO THE INTERIOR OF WALLS.

PROPERTY INFORMATION

SCALE: 1" = 5'-0"

AREA SCHEDULE	
NAME	AREA
Unit 2 Area	622 sq ft.
Unit 1 Area	1393 sq ft.

Site
SCALE: 1:100



BCIN Stamp:

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

Qualification Information required under Div. C, Part 3 of the 2012 OBC

Daniel J. Ott 35686
Name Signature BCIN
White Willow Designs, Inc. 46597
Company BCIN



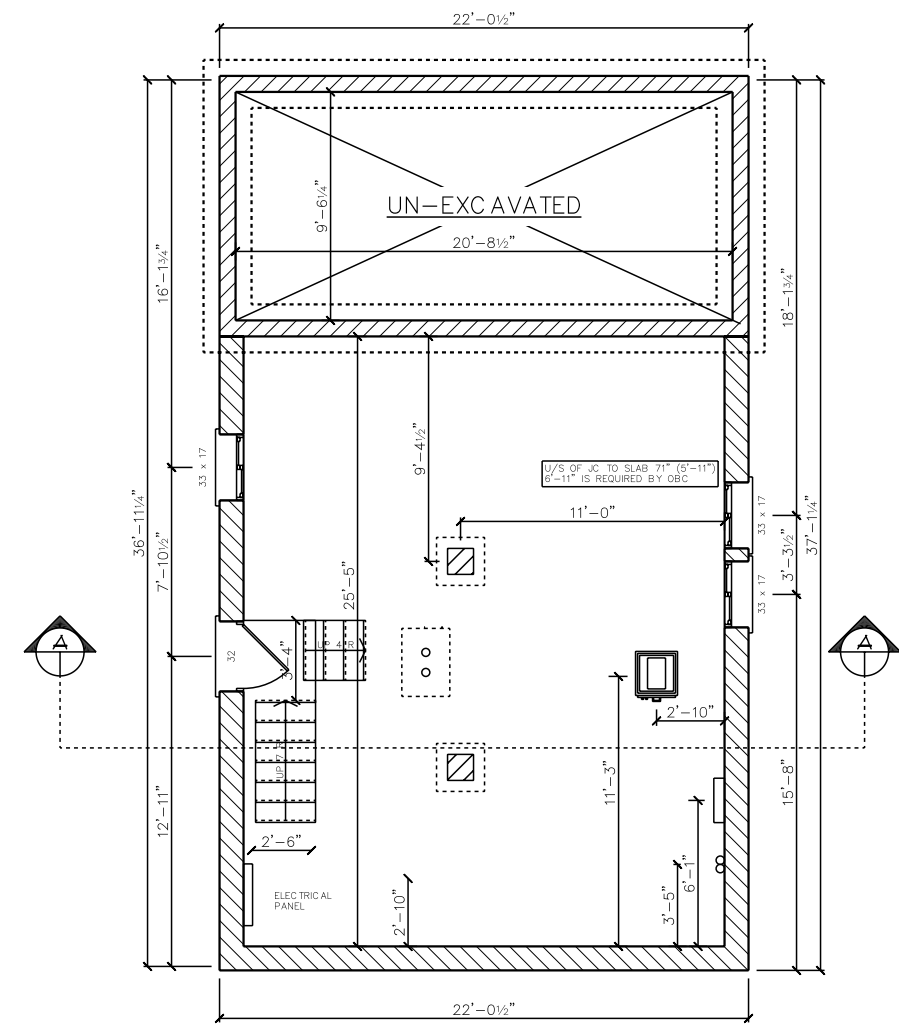
WhiteWillow
DESIGN

439 Bay St N
Hamilton, ON | L8L 1N2
C: 905-220-9419

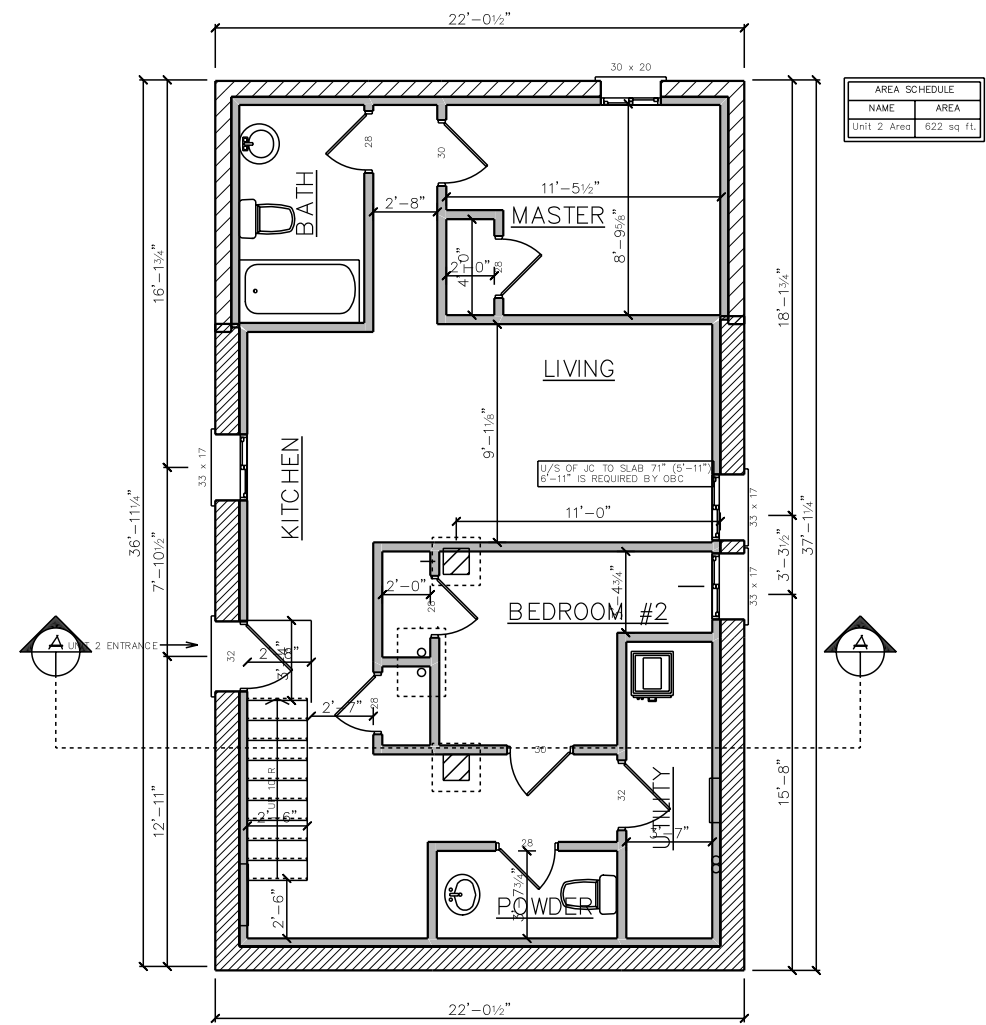
E: daniel@whitewillowdesign.ca

No.	DATE:	ISSUE / REVISION
1	2020.08.31	CLIENT APPROVAL
1	2020.08.31	MV App. Submission

design by: D.O.	drawn by: D.O.	approved by: D.O.	date: 11/11/2020	scale: As Noted
Project: PSI-03	11 Gage Ave. N.	Hamilton	ON	L8L 6Z5
Sheet Title: SP1-0 Site	page 1 of 5			



Existing
SCALE: 1/8" = 1'-0"



Proposed
SCALE: 1/8" = 1'-0"

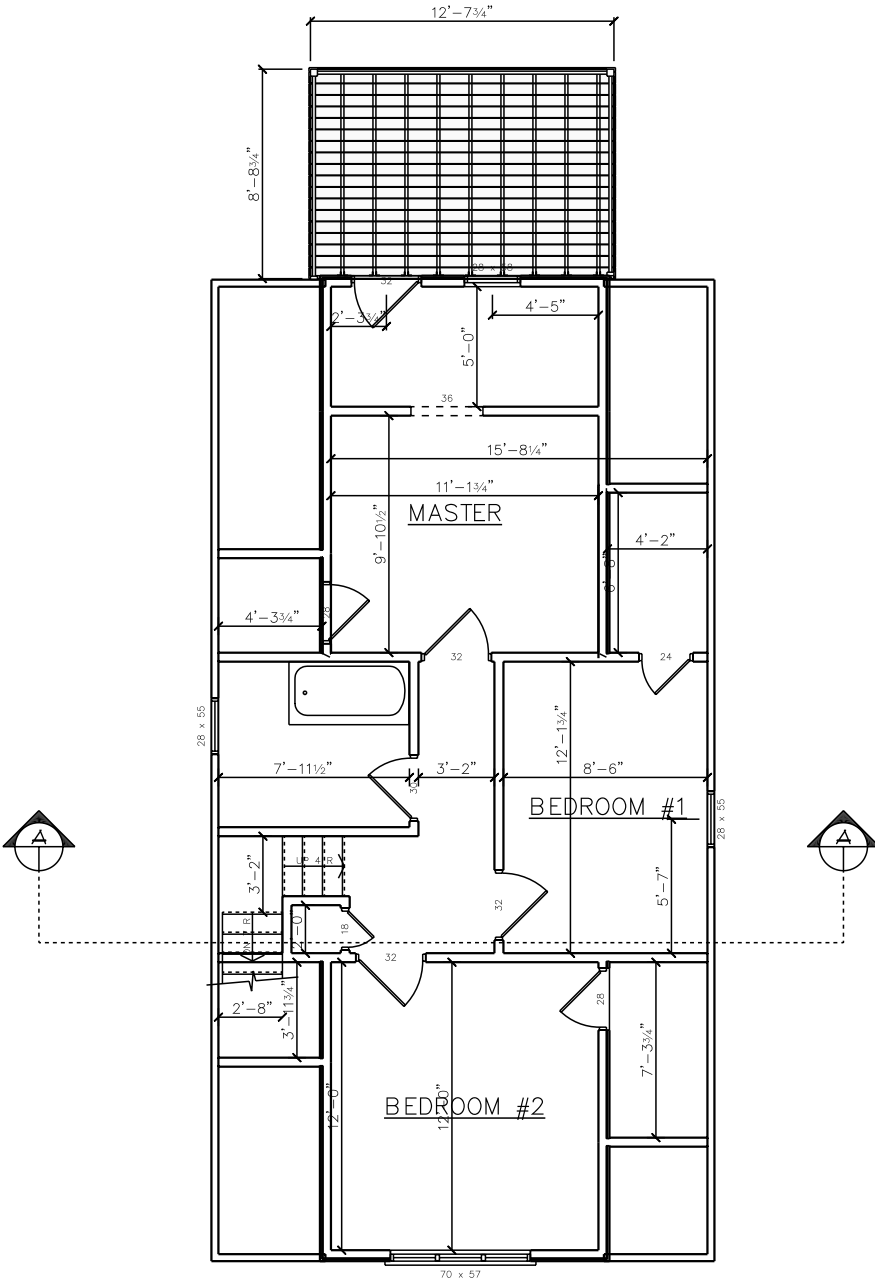
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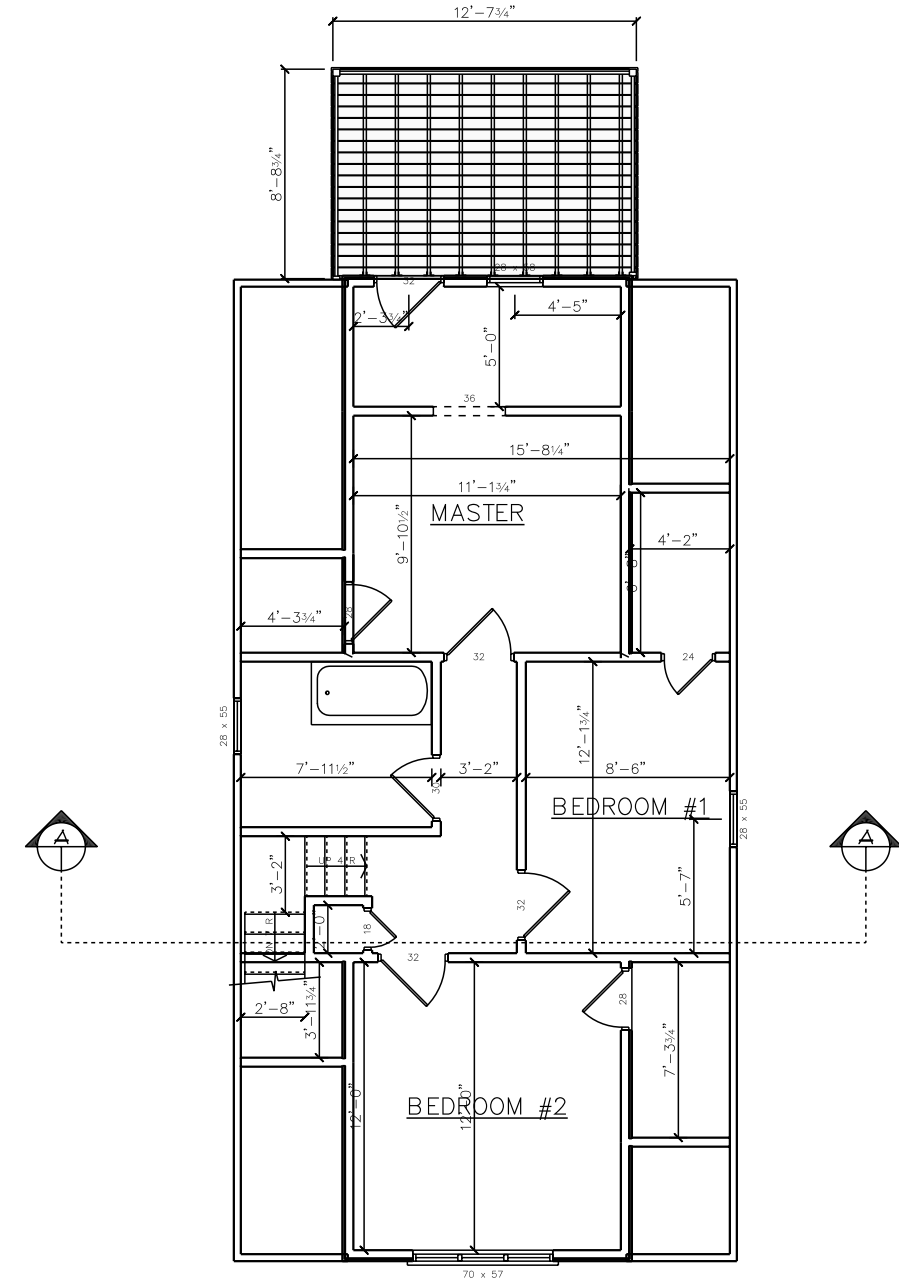
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design by: D.O.	drawn by: D.O.	approved by: D.O.	date: 9/28/2020	scale: As Noted
Project: PSI-03	11 Gage Ave. N.	Hamilton	ON	L8L 6Z5
Sheet Title: A1-0 Level 0	page 2 of 5			



Existing
SCALE: 1/8" = 1'-0"



Proposed
SCALE: 1/8" = 1'-0"

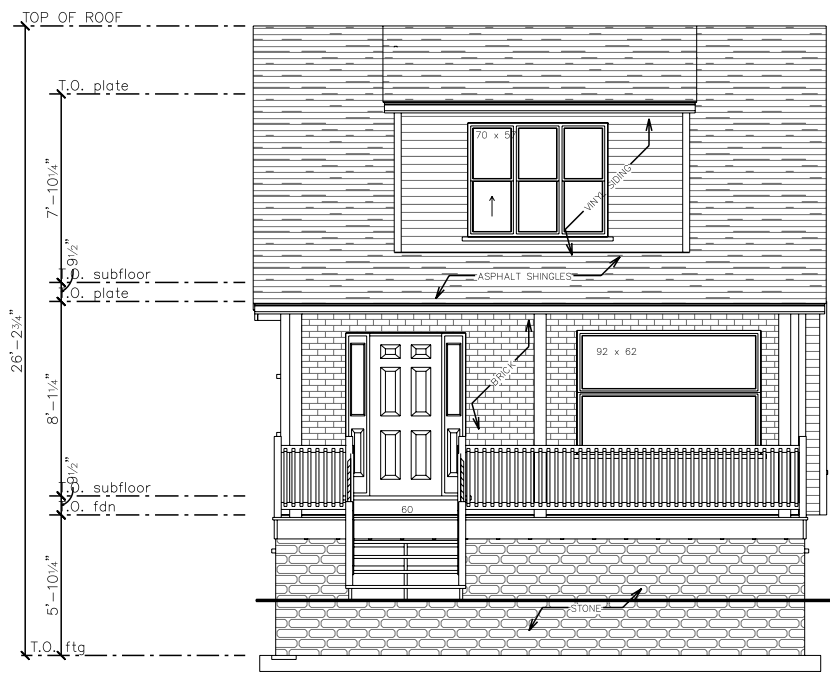
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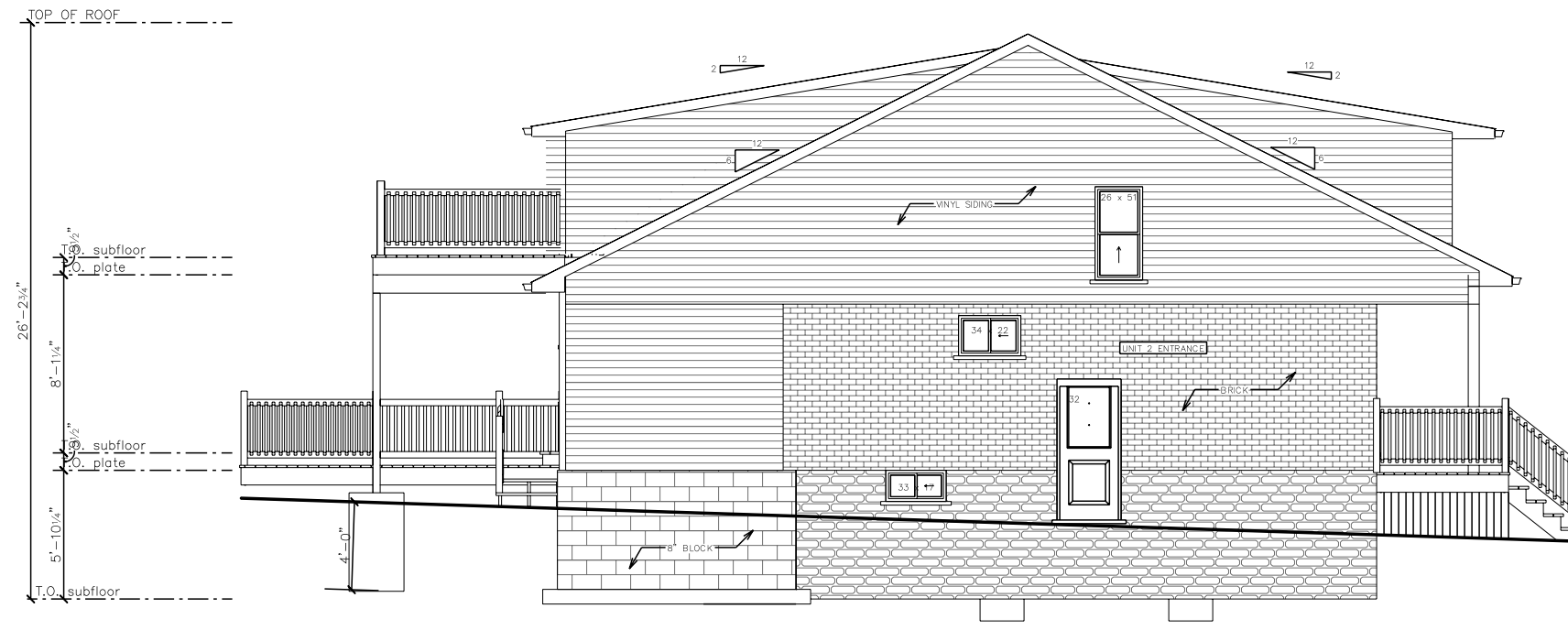
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design by: D.O.	drawn by: D.O.	approved by: D.O.	date: 9/28/2020	scale: As Noted
Project: PSI-03		Hamilton		ON L8L 6Z5
11 Gage Ave. N.		Sheet Title: A1-2 Level 2		
page 4 of 5				



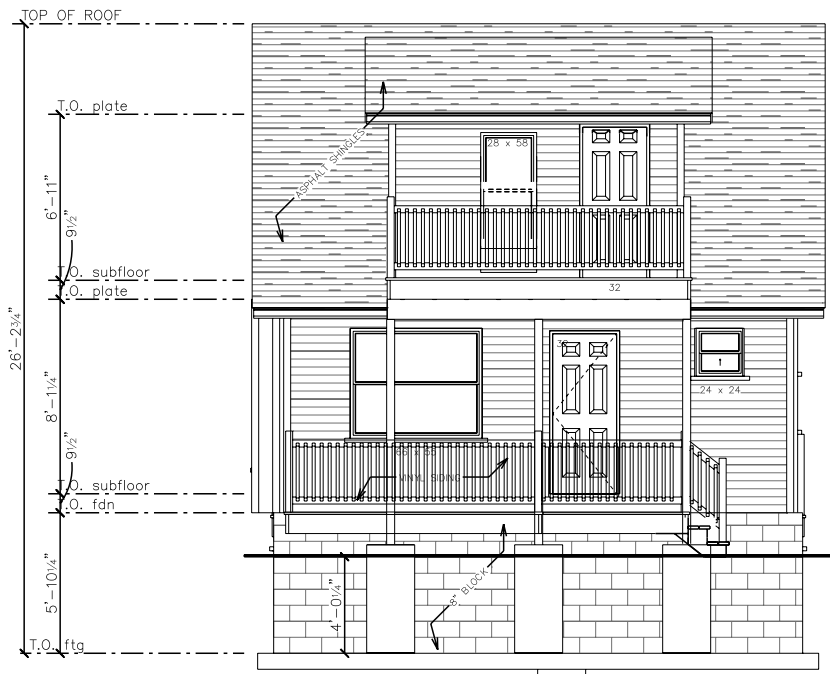
Front (E)

SCALE: 1/8" = 1'-0"



Left (S)

SCALE: 1/8" = 1'-0"



Rear (W)

SCALE: 1/8" = 1'-0"



RIGHT (N)

SCALE: 1/8" = 1'-0"

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design by: D.O. D.O. D.O. D.O. As Noted
 approved by: D.O. D.O. D.O. D.O. As Noted
 date: 9/28/2020

Project: PSI-03
 11 Gage Ave. N. Hamilton ON L8L 6Z5

Sheet Title: A2-0 Existing Elevations
 page 5 of 5



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.

- Name of Owner Vikram Prabhu Telephone No. _____
FAX NO. _____ E-mail address. _____
- Address _____
Postal Code _____
- Name of Agent Sadee Piper Telephone No. _____
FAX NO. _____ E-mail address. _____
- Address _____
Postal Code _____

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

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

Postal Code _____

Postal Code _____

6. Nature and extent of relief applied for:
1. Relief for proposed unit size. Looking for a reduction from the required 65 m2 to 57.6 m2
 2. Relief for the required parking to be reduced from 2 spot to 0.
 3. Relief for the required front landscaped area to be reduced to 0

7. Why it is not possible to comply with the provisions of the By-law?
The existing dwelling and lot do not allow for the proposed design to achieve the requirements noted above.

8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):
11 Gage Avenue, North, Hamilton, Ontario, L8L 6Z5

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 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?

Information from the homeowner.

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

Signature Property Owner

Vikram Prabhu
Print Name of Owner

10. Dimensions of lands affected:

Frontage 2.775
Depth 27.432
Area 250.4 m2
Width of street _____

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

Existing: Ground Floor Area: 68.3, Gross Floor Area 187.3m2, 2 1/2 Storeys.

Proposed: See attached drawings.

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

Existing: See attached site plan

Proposed: see attached site plan

13. Date of acquisition of subject lands:
2018.02.09

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	<u> x </u>	Connected	<u> x </u>
Sanitary Sewer	<u> x </u>	Connected	<u> x </u>
Storm Sewers	<u> x </u>		

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