

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-20:261

APPLICANTS: Owners: Ian Clayton, Michelle McDowell and Sonya Clayton

SUBJECT PROPERTY: Municipal address **191 East 25th St., Hamilton**

ZONING BY-LAW: Zoning By-law 6593, as Amended by By-Law 83-66

ZONING: C district (Urban Protected Residential Etc.)

PROPOSAL: To permit the conversion of the existing single family dwelling to a two family dwelling, notwithstanding that:

1. A minimum dwelling unit floor area of 61.0 square metres shall be provided, instead of the minimum floor area of 65 square metres;
2. Less than 50 percent of the gross area of the front yard shall be used for a landscaped area, instead of the minimum 50.0 percent required front yard landscaped area.
3. No onsite manoeuvring shall be provided for the two (2) required parking spaces instead of the requirement that a manoeuvring space shall be provided and maintained abutting and accessory to each required parking space on the lot and whereas the Zoning By-law only permits off-site manoeuvring for only one parking space;
4. The manoeuvring space for both of the required parking spaces may be provided off-site instead of the requirement that manoeuvring spaces shall be provided and maintained only on the lot on which the principle use, building or structure is located; and,
5. No parking spaces shall be provided instead of the minimum required two (2) parking spaces.

NOTE:

1. A building permit is required for the conversion of the existing single-family dwelling into a two family dwelling. Be advised that Ontario Building Code regulations may require specific setback and construction types.
2. The site plan submitted does not reflect existing site conditions with respect to the location of the front lot line and is lacking detail to determine all necessary variances. Variances have been written exactly as requested by the applicant.

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

DATE: Thursday, January 21st, 2021
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
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.

Important note: *If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal (LPAT) may dismiss the appeal.*

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

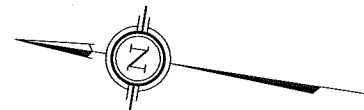
DATED: January 5th, 2021.

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.



E A S T 25TH ST.



Landscaped Area

SITE STATISTICS

MUNICIPAL ADDRESS
191 E 25TH ST
HAMILTON, ONT.

BUILDING CLASSIFICATION
RESIDENTIAL

ZONING
RESIDENTIAL - C DISTRICT
SECTION 3, 18, 18A, 19

REQUIREMENTS

MIN. SIDE YARDS	1.2 M (3.94')
MIN. FRONT YARD	6.0 M (19.69')
MIN. REAR YARD	7.5 M (24.61')

EXISTING YARDS AT DWELLING

SIDE YARD (LEFT)	3.83 M (12'-7") -EXISTING
SIDE YARD (RIGHT)	1.22 M (4'-0") -EXISTING
FRONT YARD	6.7 M (22'-0") -EXISTING
REAR YARD	20.44 M (67'-1") -EXISTING

LOT AREA

443.98 M2 (4779 SQ FT)

FRONT YARD — CLAUSE 19(1)(v)

TOTAL FRONT YARD	82.61 M2 (889.6 SQ FT)
LANDSCAPED AREA	49.20 M2 (529.6 SQ FT)
DRIVEWAY AT FRONT	33.44 M2 (360 SQ FT)

NOTE: SECTION 19 CONVERSION REQUIREMENTS.

19(i) - 61.68m2/ 64.19M2 units provided 66.05m2 MIN per/unit
19(ii) - 270m2 min req'd lot area - EXIST 443.98m2
(4779 SQ FT)

NOTE:
THIS PLOT PLAN IS NOT A SURVEY. UNIQUE DESIGNS INC. DOES NOT
GUARANTEE THE ACCURACY OF THIS DOCUMENT NOR DOES UNIQUE DESIGNS INC.
CLAIM TO HAVE THE QUALIFICATIONS TO PRODUCE A DRAWING
INTENDED FOR THE USE AS A SURVEY. THE DRAWING PRODUCED IS INTENDED
TO BE USED ONLY AS A DIAGRAM TO COMPLEMENT THE PROVIDED ARCHITECTURAL
DRAWINGS. SPECIFICALLY, FOR THE PURPOSES OF ORIENTATION, ZONING, LIMITING
DISTANCES AND BUILDING HEIGHT AND THEIR RELATIONSHIP WITH THE INTENDED
USE OF THE BUILDING. TRUE SITE SETBACKS MAY NEED TO BE PROVIDED BY A
QUALIFIED ONTARIO LAND SURVEYOR.

NOTE:
ALL PROPOSED RAIN WATER LEADERS TO
DISCHARGE ANY RAIN WATER ON PROPERTY OR
EXISTING SWALES.
NO WATER IS TO BE DRAINED ON TO ADJACENT
PROPERTIES OR WALKWAYS OR DRIVEWAYS.

[illegible]

9'-2"
2.8m
Proposed
Parking Space
2.8m x 6m
Area (682 sq ft)

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

QUALIFICATION INFORMATION

Required unless design is exempt under Div.C, Article 3.2.5.1 of the Building Code

MAURO FORTUNATO *Mauro Fortunato* 16094
Name Signature BCIN

REGISTRATION INFORMATION

Required unless design is exempt under Div.C, Article 3.2.4.1 of the Building Code

UNIQUE DESIGNS INC 31090
Firm Name BCIN

DO NOT SCALE DRAWINGS

UNIQUE DESIGNS INC.

CLAYTON HOME SOLUTIONS

191 E 25TH S.
HAMILTON, ONT.

Drawn By	
Date:	08.11.20
Job Number	080620

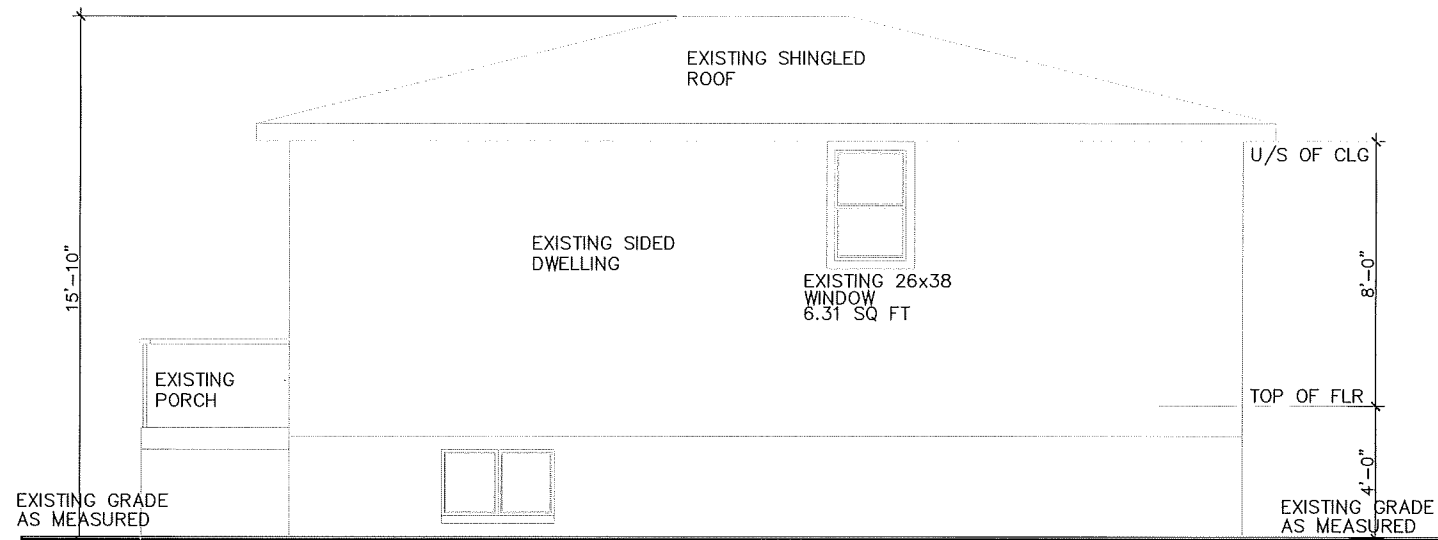
AO

ELEVATIONS

BASEMENT APART.

THESE DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT; AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.

THE USE OF THIS DRAWING OR PART THEREOF IS FORBIDDEN WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER.

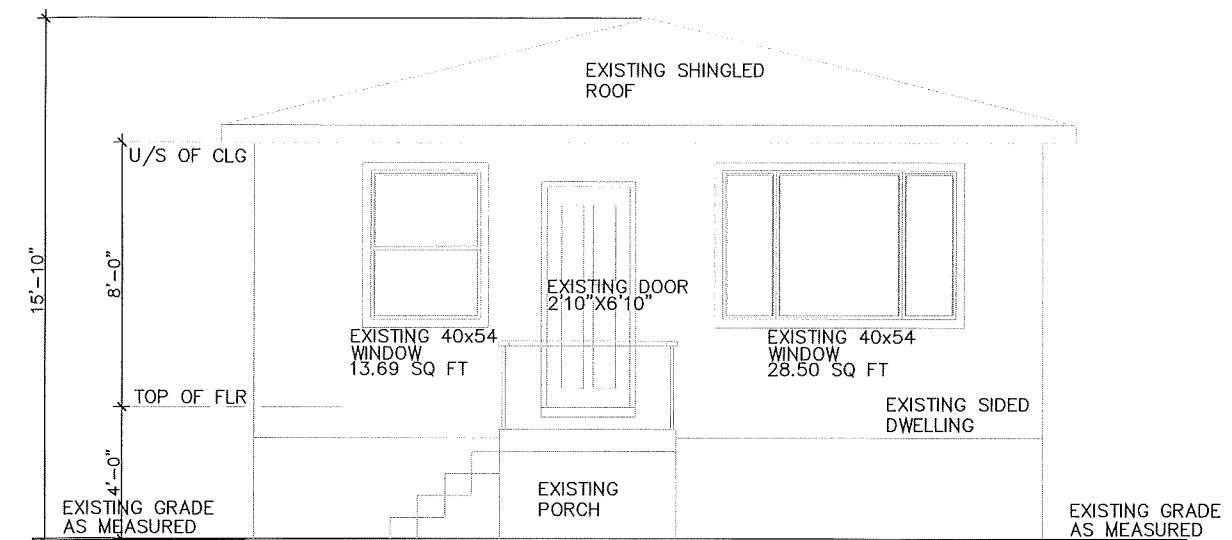


EXISTING 41x24
WINDOW
REPLACE W/ NEW
41x30 WINDOW
GLAZED AREA: 5.64 SQ FT

NOTE: ALL BASEMENT WINDOWS
CONFORM TO REQUIREMENTS FOR
EGRESS WINDOWS.

EXISTING WINDOW:
TO REMAIN (TYP)
(41X30)

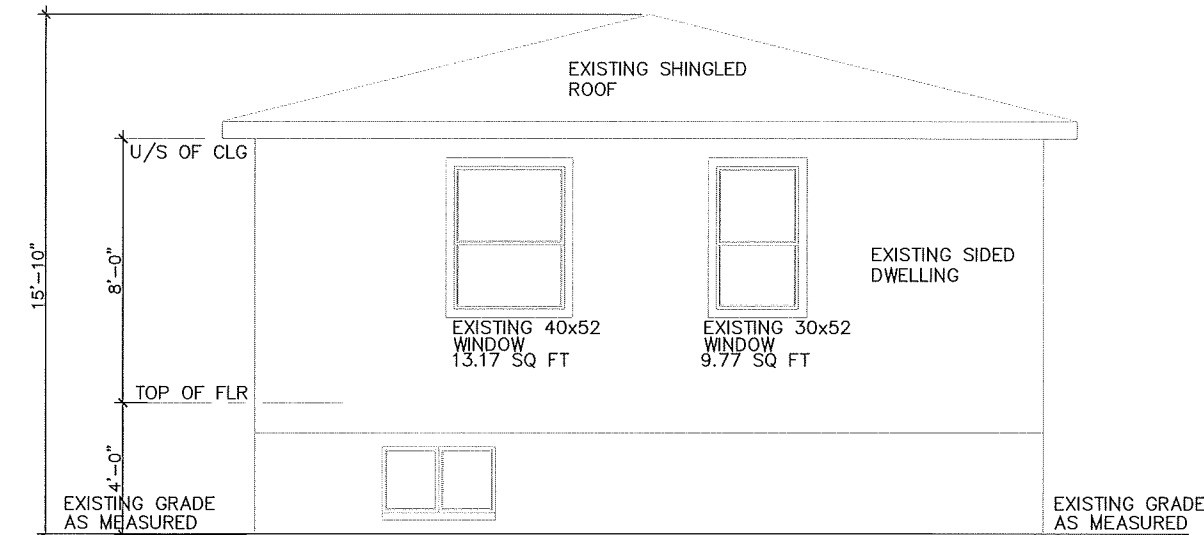
EGRESS WINDOW
AS PER O.B.C. 9.9.10
(41X30)
AREA 0.52M² = 5.64SQ FT
(GLAZED AREA SHOWN)
UNOBSTRUCTED WINDOW
AREA IS GREATER
NO DIMENSION LESS
THAN 1'-3"



EXISTING 40x54
WINDOW
13.69 SQ FT

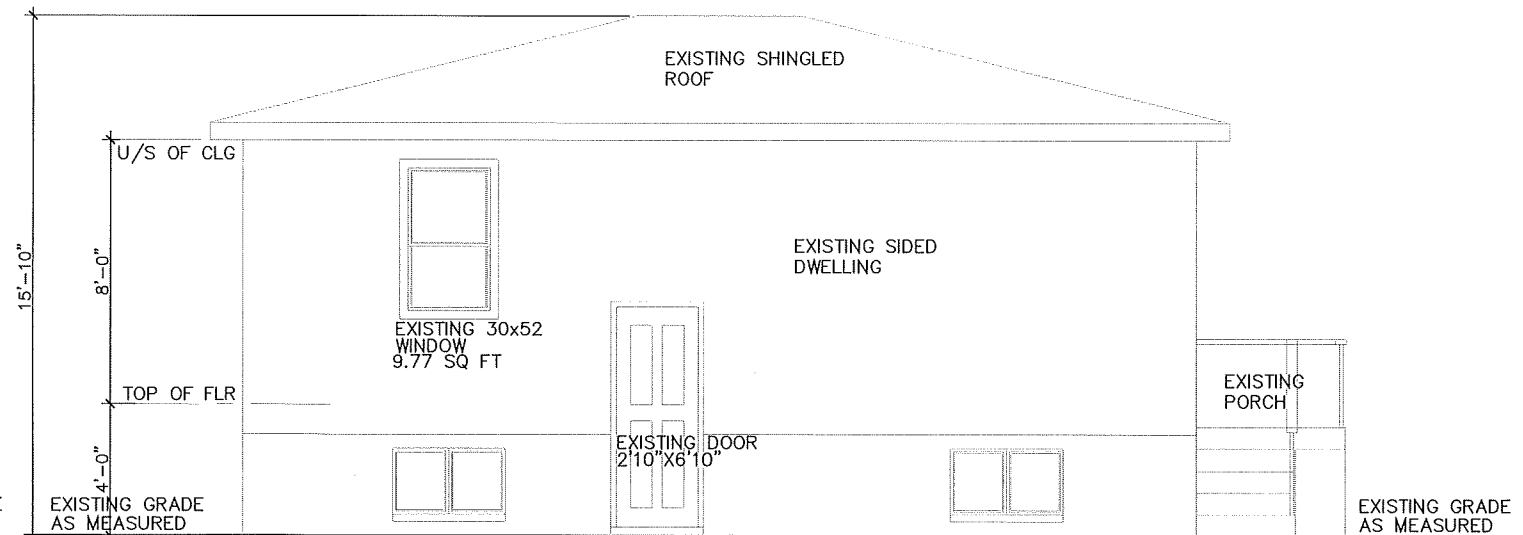
EXISTING DOOR
2'10" X 6'10"

EXISTING 40x54
WINDOW
28.50 SQ FT



EXISTING 41x24
WINDOW
REPLACE W/ NEW
41x30 WINDOW
GLAZED AREA: 5.64 SQ FT

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MAURO FORTUNATO 15084
Name Signature BCN

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UNIQUE DESIGNS INC. 31090
Firm Name BCN

UNIQUE DESIGNS INC.

ELEVATIONS

NEW 2 BEDROOM
BASEMENT APART.

CLAYTON HOME
SOLUTIONS

191 E 25TH S.
HAMILTON, ONT.

Drawn By

Scale

3/8"=1'-0"

Date:

08.11.20

Job Number

080620

A1

No. DATE DESCRIPTION

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BASEMENT APART.

CLAYTON HOME
SOLUTIONS

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HAMILTON, ONT.

Drawn By

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3/8"=1'-0"

STRUCTURAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION MUST COMPLY WITH THE LATEST ADDITION OF THE O.B.C. 2012.
- DO NOT SCALE THESE DRAWINGS.
- SUBMIT STRUCTURAL STEEL SHOP DRAWINGS FOR REVIEW BY THE DESIGNER PRIOR TO FABRICATION. MAKE FIELD MEASUREMENTS NECESSARY FOR FABRICATION AND ERECTION. THE CONTRACTOR SHALL PROVIDE INSPECTION REPORTS PREPARED BY AN INSPECTION AND TESTING AGENCY ON THE STRUCTURAL STEEL ERECTION AND CONCRETE STRENGTH.
- ALL FOOTING SHALL BEAR ON UNDISTURBED SOIL CAPABLE OF SUSTAINING A LOAD OF 4 KSF.
- SPECIFIED 28 DAY CONCRETE STRENGTH IS 20 MPa. ALL CONCRETE EXPOSED TO FREEZE-THAW CYCLES IN A SATURATED CONDITION SHALL BE CLASSIFICATION C-1 TO CSA-A23.1-M90.
- REINFORCING STEEL: 30.18M GRADE 400R.
- STRUCTURAL STEEL CSA G40.21M: HSS SECTIONS GRADE 350W CLASS H ANCHOR BOLTS GRADE 260W PIPE MATERIAL ASTM A53 OTHER STEEL GRADE 300W WELDING TO CONFORM TO CSA W59 AND W47.1
- LOAD BEARING MASONRY MATERIALS: HOLLOW BLOCK CSA A165.1M-H/15/X/X SOLID BLOCK CSA A165.1M-S/15/X/X BELOW GRADE MORTAR CSA A179M-TYPE S ABOVE GRADE MORTAR CSA A179M-TYPE N GROUT FOR BLOCK CORES CSA A179M 1:3:2 CEMENT: SAND PEA GRAVEL BY VOLUME, 8" SLUMP ALL LUMBER TO BE KILN-DRIED, GRADED TO CONFORM TO CSA 0141, SPF NO.2 UNLESS NOTED
- SUPPLY JOIST HANGERS TO THE JOIST MANUFACTURER SPECIFICATIONS.
- PROVIDE WEB STIFFENERS WHERE T.J. JOISTS CONNECTED
- PROVIDE FIRE PROTECTION WHEN WELDING CLOSE TO USING HANGERS

NOTES:

THESE NOTES COMPLY WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE (REG. 2012) UNLESS SPECIFICALLY ALTERED BY MUNICIPALITY HAVING JURISDICTION. IT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO CONFORM WITH THESE SECTIONS WHERE APPLICABLE AND FAMILIARIZE HIMSELF SPECIFICALLY WITH PART 9 OF THE CODE

ALL STRUCTURAL LUMBER TO BE EASTERN SPRUCE NO.2 CONSTRUCTION GRADE, UNLESS OTHERWISE NOTED. SIZES ARE DETERMINED FROM SPAN OFF TABLES OF THE BUILDING CODE, - ONTARIO REG. 413/97

ALL WINDOWS ARE DOUBLE GLAZED OR THERMOPANE

ALL WINDOW HEADS TO BE 6"-10" (OR 7"-10") ABOVE FIN. FLOOR OR TO MATCH DOOR HEAD FRAMING HEIGHTS

ALL EXTERIOR DOORS, IF WOOD TO HAVE STORM DOORS OR TO BE OF METAL INSULATED TYPE.

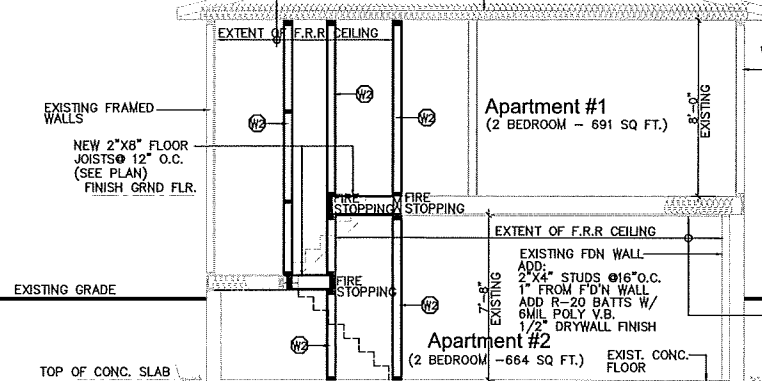
ALL TIMBER TO BE SUPPORTED MIN 6" ABOVE FIN. GRADE UNLESS PRESSURE TREATED AGAINST TERMITES REMOVE WOOD DEBRIS OR VEGETABLE MATTER FROM BACKFILL

IT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO HAVE ALL GRADES AND SERVICES CHECKED AND VERIFIED GRADING AND SERVICES ENGINEERED

FOUNDATION WALLS TO BE CONSTRUCTED TO A MIN 6" ABOVE APPROVED GRADES AT HOUSE

PROPOSED GRADE LINE AS INDICATED ARE FOR REFERENCE ONLY AND DO NOT NECESSARILY DEPICT FINISHED GRADING CONDITIONS OF ANY PARTICULAR LOT

FLOOR ASSEMBLY:
SB-3 PAGE 35, F9d
(1HR F.R.R.) (STC 55)
-EXIST. SUB FLOOR
-EXIST. 2"x8" FLR JSTS @16"O.C.
-WITHOUT ABSORPTIVE MATERIAL IN CAVITY
-NEW METAL FURRING @16"O.C.
-NEW 15.9MM TYPE 'X' GYPSUM BOARD OVER EXIST. CEILING.



SECTION A-A1

NOTE: ALL EXISTING BASEMENT WINDOWS ARE OUT OF THE GROUND AND SIT FULLY ABOVE GRADE.

NOTE: VERIFY ALL ELECTRICAL LIGHTING FIXTURES, OUTLET PLUGS ETC. WITH OWNER PRIOR TO INSTALLATION.

NOTE: BASEMENT WALLS TO BE INSULATED WITH R-20 BATTS. (TYP)

EXISTING WINDOWS TO REMAIN (TYP) (41X30)
EGRESS WINDOW AS PER O.B.C. 9.9.10 (41X30)
AREA 0.52M² = 5.64SQ FT (GLAZED AREA SHOWN)
UNOBSTRUCTED WINDOW AREA IS GREATER NO DIMENSION LESS THAN 1'-3"

NOTE: ALL BASEMENT WINDOWS CONFORM TO REQUIREMENTS FOR EGRESS WINDOWS.

5% WINDOW AREA = 5.44 Sq. Ft. GLAZED AREA: PROVIDED 5.64 SQ FT

NOTE: ALL BASEMENT WINDOWS CONFORM TO REQUIREMENTS FOR EGRESS WINDOWS.

NOTE: STAIR TO BE REMOVED. FILL IN WITH 2"x8" FLR JSTS @16"O.C. TO MAKE NEW CLOSET. USE HANGERS TO CONNECT TO EXISTING BEAM.

5% WINDOW AREA = 5.08 m² GLAZED AREA: PROVIDED 5.64 SQ FT

ADD: 2"x4" STUDS @16"O.C. 1" FROM FDN WALL. ADD R-20 BATTS W/ 6MIL POLY V.B. 1/2" DRYWALL FINISH

Basement Apartment #2

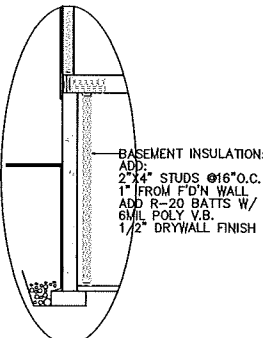
All windows are existing
All alterations as marked
Unit #2 - 664.00 Sq.Ft. (61.68 M²)
NOTE: GLASS AREAS FOR ROOMS AS PER O.B.C. TABLE 9.7.2.3
NOTE: ALL EXISTING BASEMENT WINDOWS ARE OUT OF THE GROUND AND SIT FULLY ABOVE GRADE.

WALL TYPE SCHEDULE

- W1 EXISTING FOUNDATION OR EXT. WALL OR EXIST. PARTITION WALLS
- W2 ENTRY PARTITION - W4a
SB-3, W4a (1HR F.R.R.) STC-51
-2"x4" STUDS @16"O.C.
-89MM THICK ABSORPTIVE MATERIAL
-RESILIENT METAL CHANNELS @16"O.C.
-1 LAYER 15.9MM TYPE 'X' GYPSUM EA. SIDE
- W3 5/8" DRYWALL (40 MIN)
2"x4" OR 2"x6" WOOD STUDS AT 16"O.C. (20 MIN).
5/8" DRYWALL (40 MIN)
- W4 EXISTING PARTITION WALL
WALL TO BE REMOVED
- W5 NEW INTERIOR PARTITION WALL
1/2" DRYWALL
2"x4" WOOD STUDS @16"O.C.
1/2" DRYWALL

FLOOR ASSEMBLY:
SB-3 PAGE 35, F9d
(1HR F.R.R.) (STC 55)
-EXIST. SUB FLOOR
-EXIST. 2"x8" FLR JSTS @16"O.C.
-WITHOUT ABSORPTIVE MATERIAL IN CAVITY
-NEW METAL FURRING @16"O.C.
-NEW 15.9MM TYPE 'X' GYPSUM BOARD OVER EXIST. CEILING.

TYPICAL BASEMENT INSUL



BASEMENT INSULATION:
ADD: 2"x4" STUDS @16"O.C. 1" FROM FDN WALL. ADD R-20 BATTS W/ 6MIL POLY V.B. 1/2" DRYWALL FINISH

NOTE: BASEMENT EGRESS WINDOW NOT REQ'D TO BE 1000MM FROM FLOOR AS PER O.B.C. 9.9.10.1(2)

NOTE: ALL SMOKE ALARMS TO BE INTERCONNECTED WITHIN DWELLING UNIT TO EACH OTHER

DOOR SCHEDULE

- 1 EXISTING DOORS TO BE REPLACED, SAME SIZE SAME LOCATION
- 2 32" STEEL DOOR W/ SELF CLOSURE, DOOR AND FRAME TO HAVE A FPR OF AT LEAST 45 MIN.
- 3 32" STEEL DOOR
- 4 30" WOOD DOOR
- 5 24" WOOD DOOR

9.5.5. Dining Rooms or Spaces within Dwelling Units
9.5.5.1. Area of Dining Rooms or Spaces (1) A dining space in combination with other space shall have an area of not less than 3.25 m². (2) Dining rooms not combined with other space shall have a minimum area of 7 m².
9.5.6. Kitchens within Dwelling Units
9.5.6.1. Kitchen Areas (1) Kitchen areas within dwelling units either separate from or in combination with other spaces, shall have an area of not less than 4.2 m² including the area occupied by the base cabinets, except that in dwelling units containing sleeping accommodation for not more than two persons, the minimum area shall be 3.7 m².

NOTE: OWNER TO VERIFY EXISTING MECH. AND ELECTRICAL PANEL MEETS OR EXCEEDS REQUIREMENTS OF THE O.B.C. AN INDEPENDANT QUALIFIED PERSON SHALL DETERMINE IF EXISTING MECH./ELECT. SERVICES MEETS THE REQUIRED INTENT OF THE USE TO BE PROVIDED.

NOTE: FIRE PROTECTION RATING (FPR) OF THE FIRE DAMPERS AT HVAC PENETRATIONS MUST SUIT THE FRR OF THE PROTECTED ASSEMBLY OR, A DUCT-MOUNTED SMOKE DETECTOR MUST BE IN THE RETURN AIR DROP OF THE FURNACE.

NOTE: 9.5.7.1.(1) - EXCEPT AS PROVIDED IN ARTICLES 9.5.7.2. AND 9.5.7.3., BEDROOMS IN DWELLING UNITS SHALL HAVE AN AREA NOT LESS THAN 7m² WHERE BUILT-IN CABINETS ARE NOT PROVIDED AND NOT LESS THAN 6m² WHERE BUILT-IN CABINETS ARE PROVIDED.

NOTE: PENETRATIONS OF FIRE SEPARATIONS AS PER O.B.C. 9.10.9.6

NOTE: PROVIDE FIRE STOPPING IN JOIST SPACE AS REQUIRED. AS PER O.B.C. 3.1.11

NOTE: PROVIDE FIRE DAMPERS AS PER O.B.C. 3.1.8.7 AND AS PER O.B.C. 3.1.8.9

NOTE: EXISTING FURNACE TO REMAIN PROVIDE SMOKE DETECTORS AS REQ'D TO SUPPLY SIDE AS PER (PART 11, C-147)

NOTE: EXISTING FURNACE TO REMAIN ALONG WITH HOT WATER TANK.

EXISTING WINDOW TO REMAIN (TYP) (41X30)

EGRESS WINDOW AS PER O.B.C. 9.9.10 (41X30)
AREA 0.52M² = 5.64SQ FT (GLAZED AREA SHOWN)
UNOBSTRUCTED WINDOW AREA IS GREATER NO DIMENSION LESS THAN 1'-3"

NOTE: ALL BASEMENT WINDOWS CONFORM TO REQUIREMENTS FOR EGRESS WINDOWS.

NOTE: EXISTING STAIRS TO REMAIN AS IS! LANDING LENGTH AND WIDTH ARE EXISTING AND STAIR WIDTH IS EXISTING.

NOTE: ALL BASEMENT WINDOWS CONFORM TO REQUIREMENTS FOR EGRESS WINDOWS.

NOTE: BASEMENT CEILING HEIGHT UNDER DUCTS AND BEAMS IS 7'-1".

5% WINDOW AREA = 4.63 m² GLAZED AREA: PROVIDED 5.64 SQ FT

EXISTING 41X30 WINDOW

ADD: 2"x4" STUDS @16"O.C. 1" FROM FDN WALL. ADD R-20 BATTS W/ 6MIL POLY V.B. 1/2" DRYWALL FINISH

Main Floor Apartment #1

All windows are existing
All alterations as marked
Unit #1 - 691 Sq.Ft. (64.9 M²)

USE ONLY WHERE 'L.V.'S ARE NOT SPECIFIED

WOOD UNTEL LEGEND
FOR WOOD OPENINGS :
44" OR LESS USE 2/2"x8"
66" OR LESS USE 2/2"x10"
88" OR LESS USE 2/2"x12"
PROVIDE INSUL. BETWEEN HEADERS IF POSSIBLE

GENERAL NOTES:	FLOOR PLAN DIMENSIONS :
SMOKE ALARMS :	ALL DIMENSIONS ON FLOOR PLANS
NOTE ALL SMOKE ALARMS WITH-IN A SINGLE DWELLING UNIT SHALL BE INTERCONNECTED.	ARE FROM NOMINAL STUD FACE TO NOMINAL STUD FACE OR FACE OF EXTERIOR FINISH MATERIAL

NOTE: ALL SMOKE ALARMS TO BE INTERCONNECTED WITHIN DWELLING UNIT TO EACH OTHER

NOTE: FIRST FLOOR TO BE INSULATED W/ R22 BATTS

NOTE: ALL WINDOWS AND ROOM SIZES SHOWN ARE EXISTING AND REMAIN AS IS. OTHER THAN PAINTING AND NEW FIXTURES, FLOORS AND TRIM NO OTHER WORK TO BE DONE.

NOTE: ALL EXISTING ROOM SIZES, DIMENSIONS TO BE VERIFIED BY THE OWNER/ CONTRACTOR/BUILDER PRIOR TO AND DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR/BUILDER TO FIELD VERIFY ALL EXISTING DIMENSIONS BEFORE ORDERING ANY MATERIALS.

NOTE: ALL EXISTING ROOM SIZES, DIMENSIONS TO BE VERIFIED BY THE OWNER CONTRACTOR, BUILDER PRIOR TO AND DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE OWNER, CONTRACTOR, BUILDER TO FIELD VERIFY ALL EXISTING DIMENSIONS BEFORE ORDERING ANY MATERIALS.

NOTE: CONTRACTOR, BUILDER, OWNER TO MAKE ALL NECESSARY PRECAUTIONS WHEN REMOVING EXISTING WALLS AND ADDING NEW BEAM SUPPORTS. MAKE SURE CEILINGS ON BOTH SIDES ARE SHORED UP PRIOR TO REMOVING ANY LOAD BEARING WALLS.

EED - PACKAGE 'A1'

COMPLIANCE DESIGN SB-12, MR-18-5-28 SEE TABLE 2.1.2 (7) (COMPLIANCE PACKAGE 'A1' PACKAGE TO BE USED) NEW SINGLE FAMILY DWELLING ZONE 1 +WINDOWS & DOORS: 10-1000 (1000) R-10 +CEILING (VALUED): R-40 +WALLS ABOVE GRADE: R-20 +BASEMENT WALLS: R-20 +EXPOSED FLOORS: R-31 +DRIVE SUBS: R-10 +EDGE OF SLAB BELOW GRADE: R-10 +REDUCTION AT GATES AND OVER ATTC ACCESS PANELS: R-20 +WUC: RISE (FROM HAT) +HOT WATER HEATER MIN. EFL: 0.75X TOTAL WALLS: (1058 SQ.FT.) 117.8142 TOTAL OPENINGS: (132.87 SQ.FT.) 12.3262 = 9.52

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 unless design is exempt under Div.C, Article 3.2.5.1 of the Building Code	
MAURO FORTUNATO Name	15084 BCN
SIGNATURE	
REGISTRATION INFORMATION Required unless design is exempt under Div.C, Article 3.2.4.1 of the Building Code	
UNIQUE DESIGNS INC Firm Name	
31090 BCN	

UNIQUE DESIGNS INC.

CLAYTON HOME SOLUTIONS

FLOOR PLANS SECTION NOTES

NEW 2 BEDROOM BASEMENT APART

191 E 25TH S.
HAMILTON, ONT.

Drawn By	Scale
Date:	1/4"=1'-0"
Job Number	A2
080620	

DO NOT SCALE DRAWINGS



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 Ian Clayton Telephone No. [REDACTED]
Michelle McDowell
Sonya Clayton
FAX NO. _____ E-mail address. [REDACTED]
2. Address [REDACTED]
[REDACTED] Postal Code [REDACTED]
3. Name of Agent _____ Telephone No. _____
FAX NO. _____ E-mail address. _____
4. Address _____
_____ Postal Code _____

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:
Bank of Nova Scotia, 41 King Street West,
3rd Floor, Toronto, ON Postal Code M5H 1A1

_____ Postal Code _____

6. Nature and extent of relief applied for: - see attached for additional details
 ① Reduced GFA for upper and lower units
 ② permit 2 parking spots in front yard encroaching on City property (lot line)
 ③ as a result of parking, allow less than 50% landscaped front yard
7. Why it is not possible to comply with the provisions of the By-law?
The house is a small bungalow that is only 64.9m² and already under the 65.0m² required.
For the lower level unit, we must also allow for a mechanical room.
8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):
Plan 608 PT Lots 132 and 133 PT Alley and
RP 62R 4472 Part 11
-191 East 25th Street
9. PREVIOUS USE OF PROPERTY
- Residential ☒ Industrial ☐ Commercial ☐
 Agricultural ☐ Vacant ☐
 Other
- 9.1 If Industrial or Commercial, specify use
WIFI
- 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 existing residential area is long-standing. It's most likely the answers to 9.1 - 9.10 are "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.

November 12, 2020
Date

Signature of Property Owner

Ian Clayton, Michelle McDowell,
Sonya Clayton

Print Name of Owner

10. Dimensions of lands affected:

Frontage 12.34 m
Depth 35.91 m
Area 443.98 m²
Width of street 7.14 m

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: 1 story - single residential house
→ main floor GFA 64.9 m²
→ basement unfinished

Proposed: 2 family, single dwelling
- 1st unit GFA (main floor) - 64.9 m² (no change)
- 2nd unit GFA (lower level) - 61.68 m²

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 - 3.64 m (assuming 3.03 m lot line)
left side yard - 3.83 m, right side yard - 1.21 m
rear yard - 20.44 m

Proposed: No change

13. Date of acquisition of subject lands:

September 3, 2020

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

1950

15. Existing uses of the subject property: single family residential

16. Existing uses of abutting properties: residential

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

unknown - at least 1950

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:

"c" zone - Protected residential

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

RECEIVED
NOV 16 2020

November 12, 2020

Committee of Adjustment
71 Main Street west, 5th Floor
Hamilton, ON
L8P 4Y5

Re: Application for a Minor Variance for the property at 191 East 25th Street, Hamilton, Ontario

This letter confirms that the owners of the property at 191 East 25th Street are applying for a minor variance to allow the current dwelling building to be converted to allow for 2 family units.

In order to proceed, we are applying for exceptions to the by-law for the following:

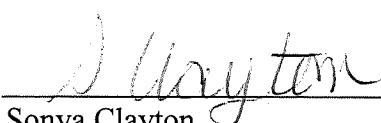
1. Reduced GFA for both the upper and lower level units as restricted by the current size of the house on the site.
2. To allow for 2 side-by-side parking spots in the front yard of the property including City property over the lot line.
3. As a result of the front yard parking, to allow for an area of landscaped front yard less than the 50% required.

Included with this application are the following:

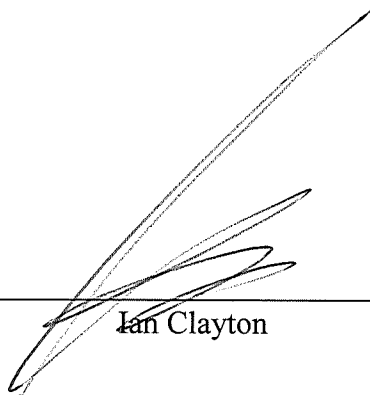
- Application for Minor Variance of for Permission
- Cost Acknowledgement Agreement
- Schedule "B" – Form of Assumption Agreement – not applicable
- Detailed Section 6 – Nature and extent of relief applied for (one page description)
- 3 drawings – 1) Upper and lower unit plans and dimensions
2) Sketch map – detail showing proposed parking spaces
3) Existing building elevations

The property is owned by 3 individuals, Ian Clayton, Michelle McDowell and Sonya Clayton. For the purposes of this application we designate Sonya Clayton as the agent to act on all of our behalf as the primary contact for the application process.

Regards,



Sonya Clayton
Phone : (905) 870-0849
Email: sclayton773@gmail.com



Ian Clayton



Michelle McDowell