

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-20:259

APPLICANTS: Owner: P & R Property Holding
Agent: Richie Khanna

SUBJECT PROPERTY: Municipal address **209 Grenfell St., Hamilton**

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

ZONING: D district Urban Protected Residential – 1 & 2 Family Dwellings
Etc.

PROPOSAL: To permit alterations to the existing single family dwelling including the replacement of a front uncovered porch and associated stairs, the construction of a new rear unenclosed deck as well as the construction of two additions; one at the front and one at the rear, notwithstanding that;

1. A minimum front yard depth of 0.7m shall be permitted instead of the minimum 6.0m front yard depth required.
2. A minimum 0.6m westerly side yard width shall be permitted instead of the minimum 0.9m side yard width required.
3. The gross area of the front yard shall be permitted to contain a minimum 34% landscaped area whereas the zoning By-law requires a minimum 50.0% of the gross area of the front yard to be provided as landscaped area.
4. An eave or gutter may be permitted to project the entire width of the westerly side yard whereas the zoning by-law states that an eave or gutter may project into a required side yard not more than one-half of its width or 1.0m whichever is the lesser.
5. An uncovered porch including associated stairs shall be permitted to be located as close as 0.0m from the nearest street line instead of the minimum 1.5m setback required from the nearest street line.
6. An unenclosed rear deck including eave and gutters shall be permitted to be located as close as 0.0m from the westerly side lot line whereas an unenclosed porch/deck is not permitted to project into a required side yard.

Notes:

The applicant requested a variance to reduce the required parking space size; however, the proposed car parking is located mostly on the Grenfell Street road allowance and therefore, cannot be considered parking provided on site.

This property contains no onsite parking; however, this is an existing condition which was established prior to the passing of the zoning By-law 6593. The proposed alterations and additions do not trigger the requirement for parking on this property.

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

DATE:	Thursday, January 21st, 2021
TIME:	3:10 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.

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

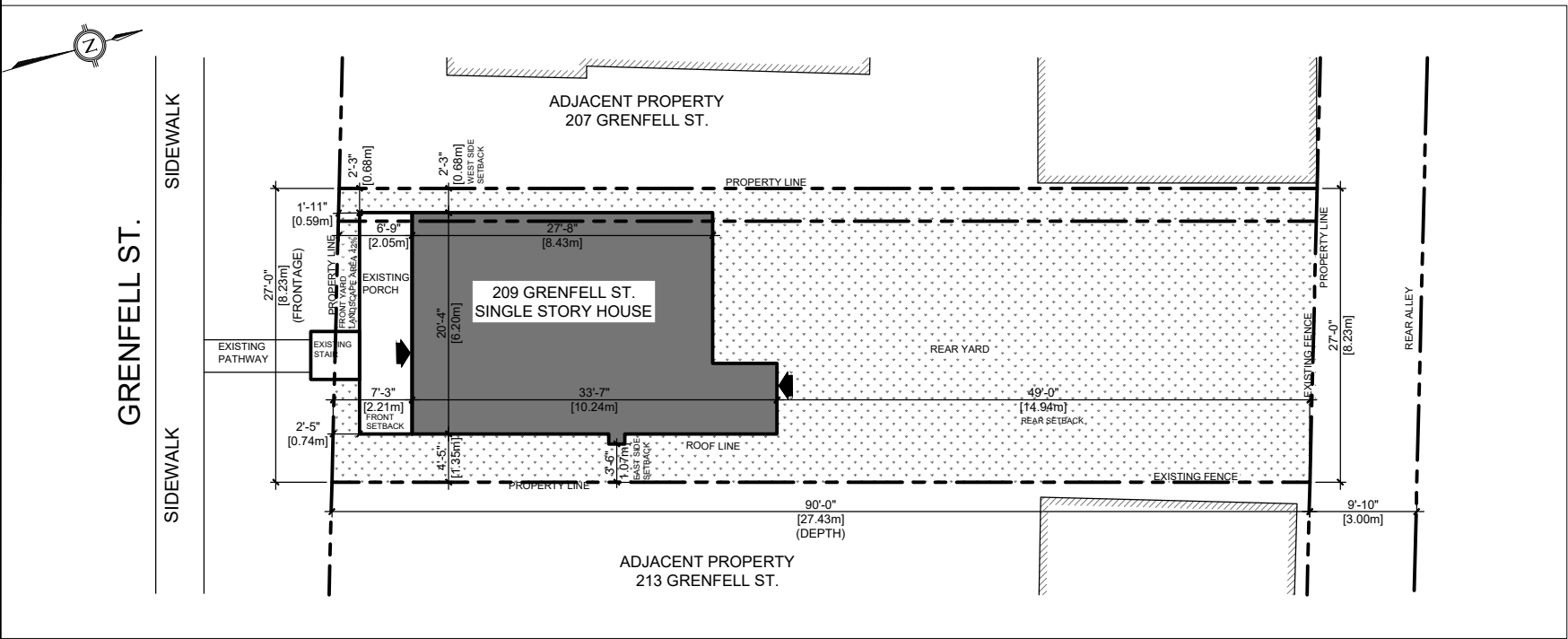
For more information on this matter, including access to drawings illustrating this request:

- 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

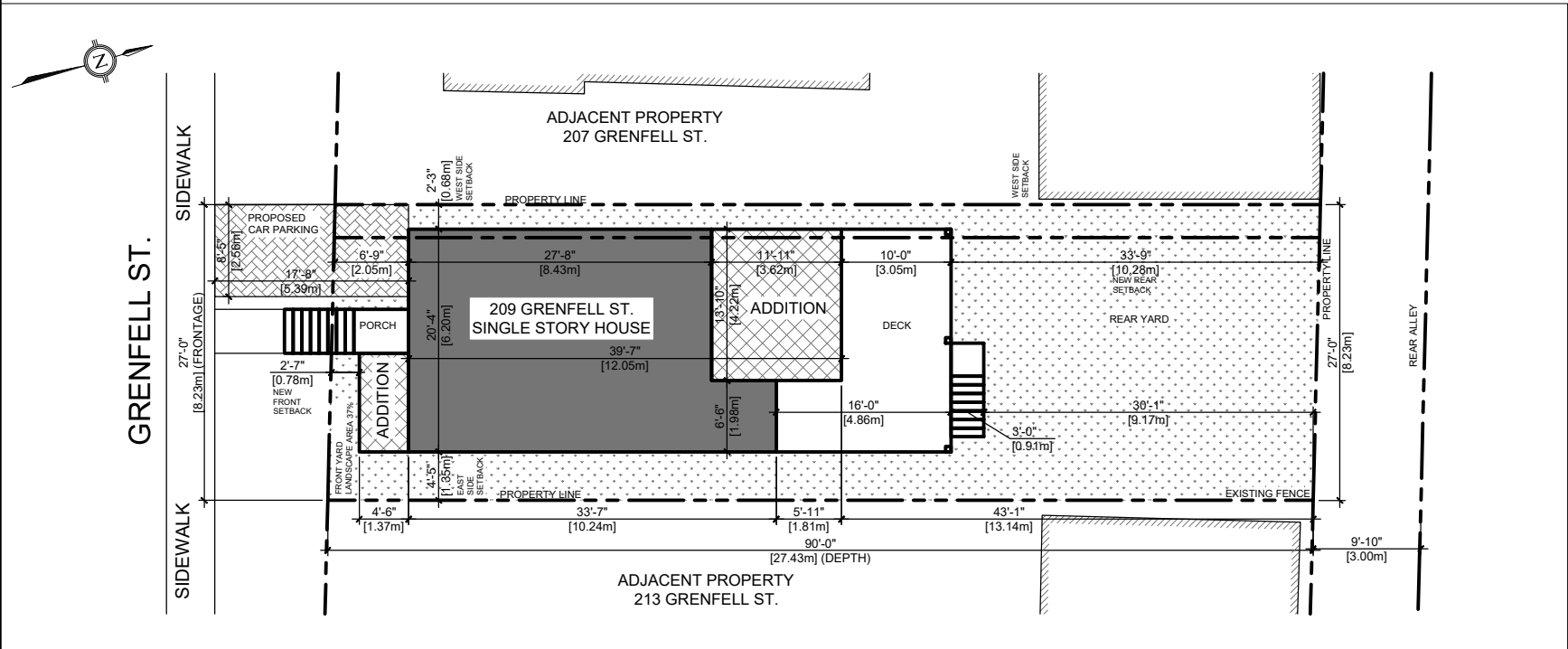
DATED: January 5th, 2021.

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.



1 EXISTING SITE PLAN
Scale: 3/32"=1'-0"



2 PROPOSED SITE PLAN
Scale: 3/32"=1'-0"

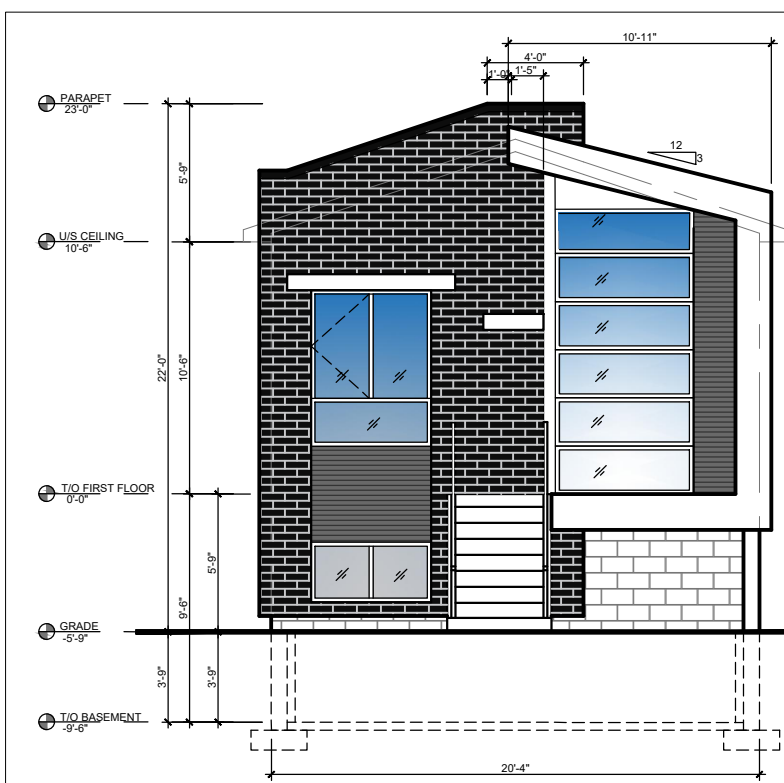
SITE STATISTICS - 209 GRENFELL ST.			
--	EXISTING	PROPOSED	REQUIRED
SITE LOT	0.06 ACRE (225.8 m²)	(NO CHANGE)	--
FRONTAGE	27'-0" (8.23 m)	(NO CHANGE)	--
DEPTH	90'-0" (27.43 m)	(NO CHANGE)	--
WARD	HAMILTON (4)	(NO CHANGE)	--
ZONING CODE	D	(NO CHANGE)	--
parallel	E52	(NO CHANGE)	--
PARENT BY-LAW	6593	(NO CHANGE)	--
FRONT YARD LANDSCAPING	42%	34%	MIN. 50%
PARKING	--	1 SPOT	
BUILDING SETBACKS			
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FRONT	7'-3" (2.21 m)	2'-7" (0.78 m)	MIN. 6 m
REAR	49'-0" (14.94 m)	33'-9" (10.28 m)	MIN. 7.5 m
SIDE WEST	2'-3" (0.68 m)	(NO CHANGE)	MIN. 2.7 m
SIDE EAST	3'-6" (1.07 m)	4'-5" (1.35 m)	MIN. 1.2 m
BUILDING STATISTICS			
--	EXISTING	PROPOSED	REQUIRED
HEIGHT	20'-9" (6.33 m)	22'-0" (6.70 m)	MAX. 14 m
WIDTH	20'-4" (6.20 m)	(NO CHANGE)	--
DEPTH	33'-7" (10.24 m)	39'-7" (12.05 m)	--
# OF STOREYS	1	1	--
GROSS AREA	53.5 m²	71.1 m²	--
BASEMENT AREA	562 P (52.2 m²)	(NO CHANGE)	--
FIRST FLOOR AREA	576 P (53.5 m²)	576+189 = 765 P (71.1 m²)	--
TOTAL FLOOR AREA	105.7 m²	123.3 m²	--



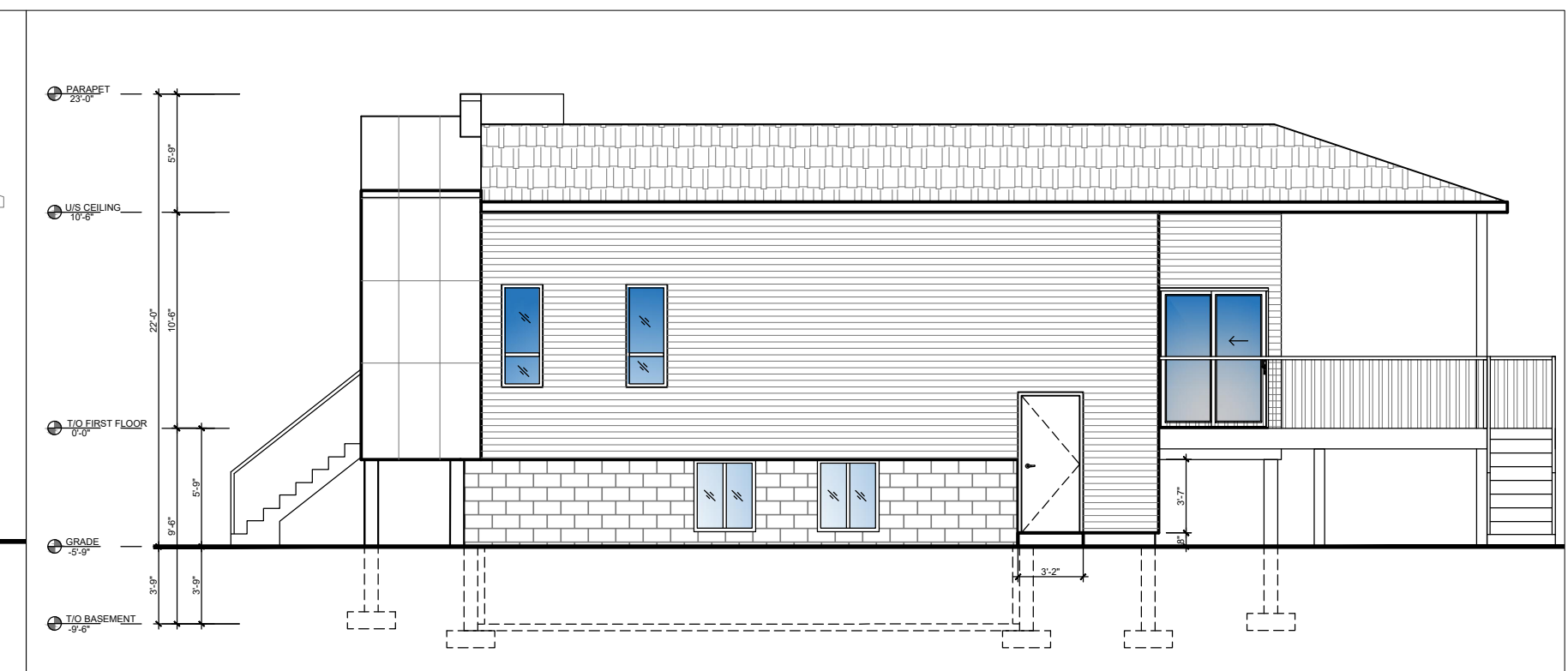
R&R Designs Inc.
92 Stapleton Ave, Hamilton, ON, L8H 3N6
(905) 547 8668
Richie Khanna | richie@r-rdesigns.net
www.r-rdesigns.net

- CONTRACTOR SHALL CHECK DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- DO NOT SCALE DRAWINGS.
- THE DESIGN AND DRAWINGS WERE DEVELOPED FOR A SPECIFIC PURPOSE AND MAY NOT BE ALTERED , ISSUED, OR REPRODUCED FOR ANY OTHER PURPOSE.

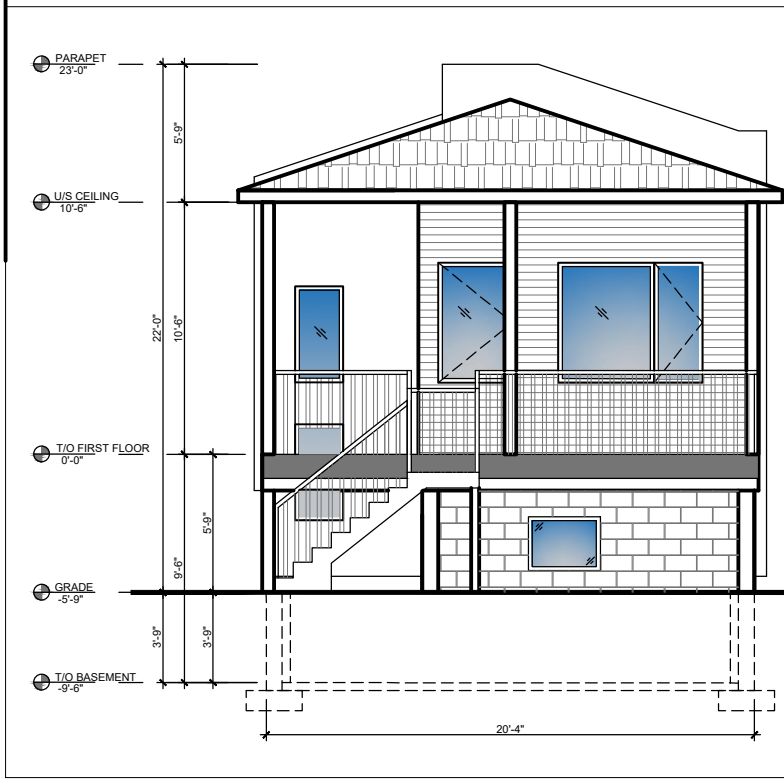
2	20-09-16	MINOR VARIANCE	EH
1	20-09-09	PRELIMINARY	OL
NO.	DATE	DESCRIPTION	BY
REVISIONS			
PROJECT ADDRESS		209 GRENFELL ST., HAMILTON, ON L8P 3J6	
SCALE		AS NOTED	
DATE		2020-03-27	
PAGE TITLE		SITE PLAN	
PROJECT NO. RR63-2020		DRAWING NO. SP 1.01	
DRAWN BY EH			
REVIEWED BY RK		2 OF 6	



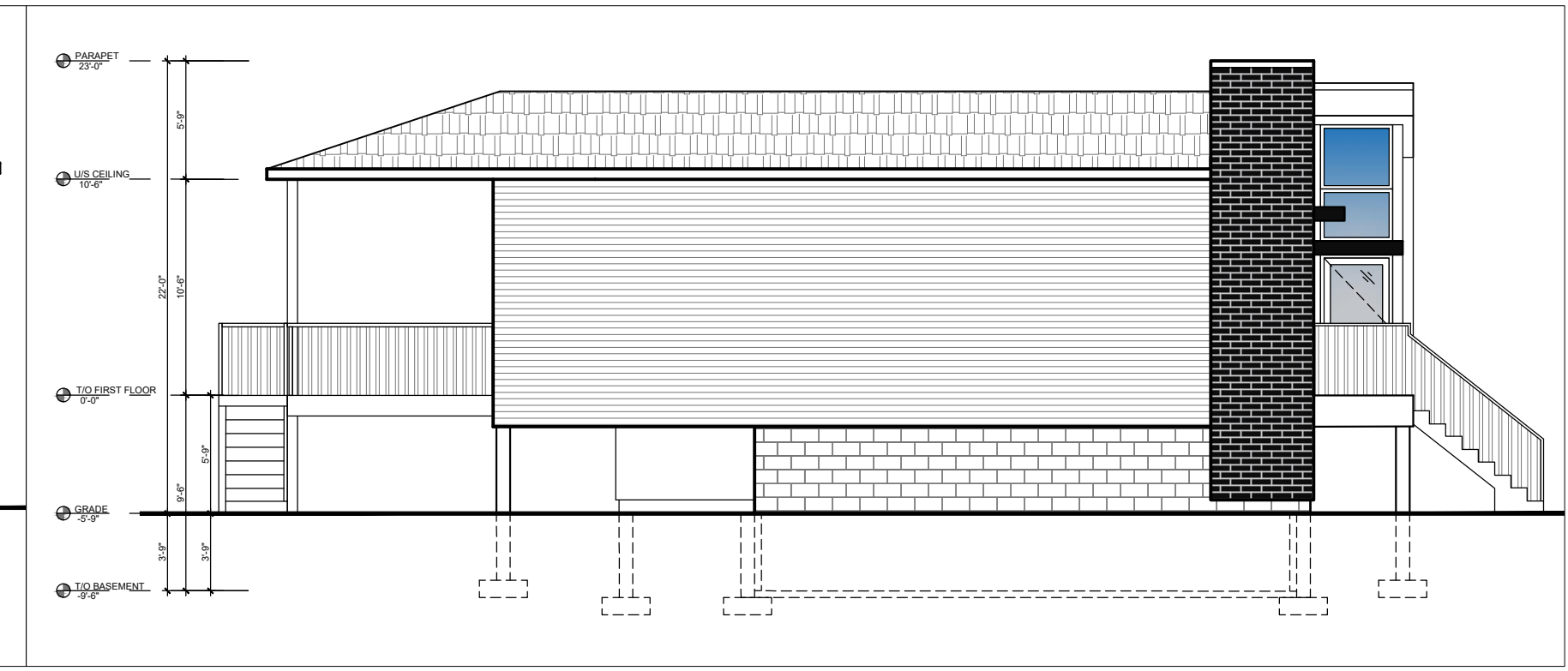
1 PROPOSED SOUTH (FRONT) ELEVATION
Scale: 1/8"=1'-0"



2 PROPOSED EAST SIDE ELEVATION
Scale: 1/8"=1'-0"



3 PROPOSED NORTH (REAR) ELEVATION
Scale: 1/8"=1'-0"



4 PROPOSED WEST SIDE ELEVATION
Scale: 1/8"=1'-0"



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DATE			
2020-03-27			
PAGE TITLE			
PROPOSED EXTERIOR ELEVATIONS			
PROJECT NO.			
RR63-2020			
DRAWING NO.			
A1.04			
DRAWN BY			
EH			
REVIEWED BY			
RK			

An aerial map of a residential neighborhood. A black rectangle highlights the house at 209. A black arrow points from the bottom center towards the highlighted house. The map shows a grid of streets: Grenfell Street runs horizontally across the top, and Martins Avenue runs vertically on the left. House numbers are visible on many of the buildings. Other houses are marked with orange pins, including one at 187 and another at 51. The map is oriented with North at the top.



KEY MAP



PROPOSED FRONT FACADE



CONSULTANTS

SCOPE OF WORK:

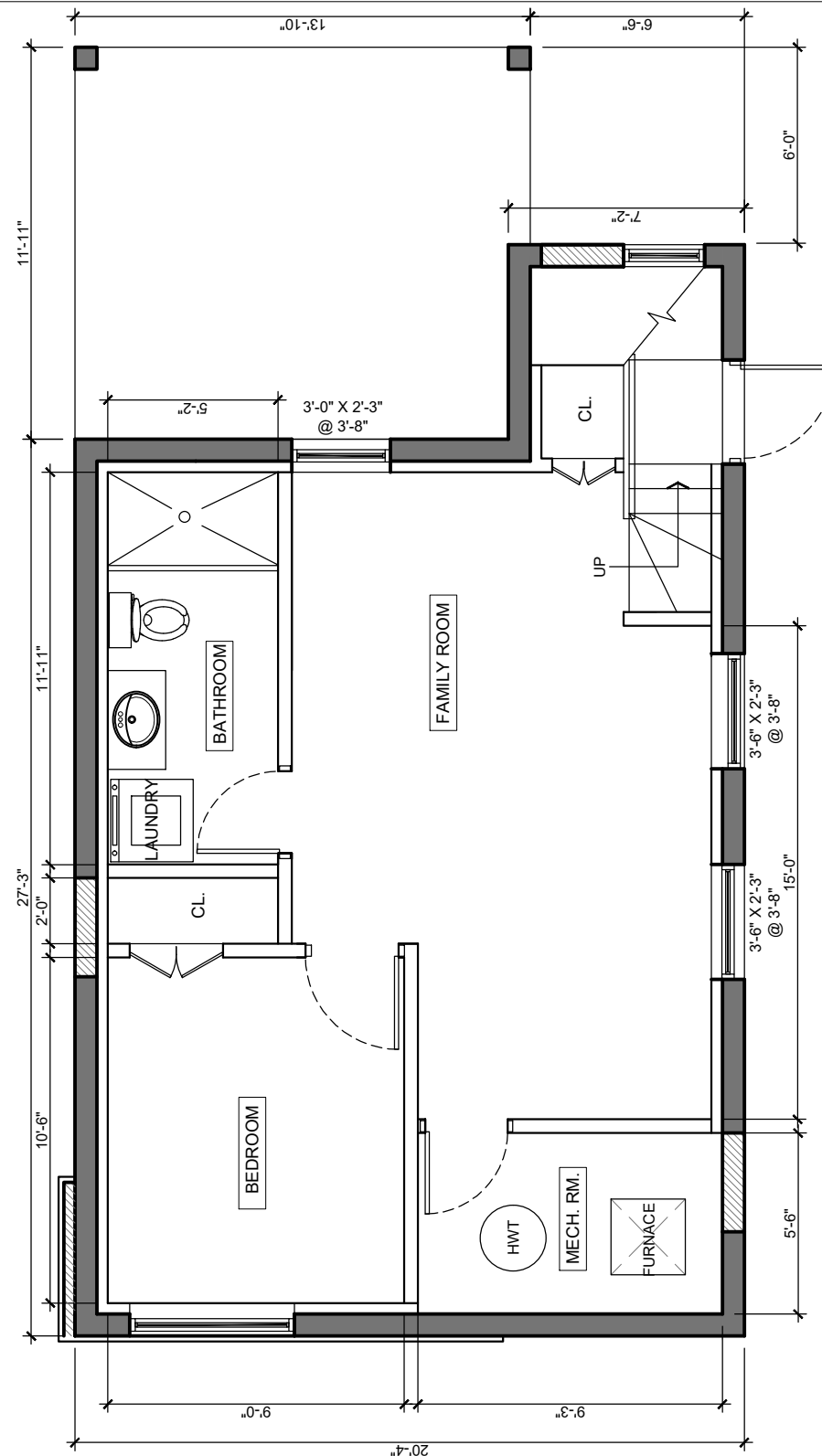
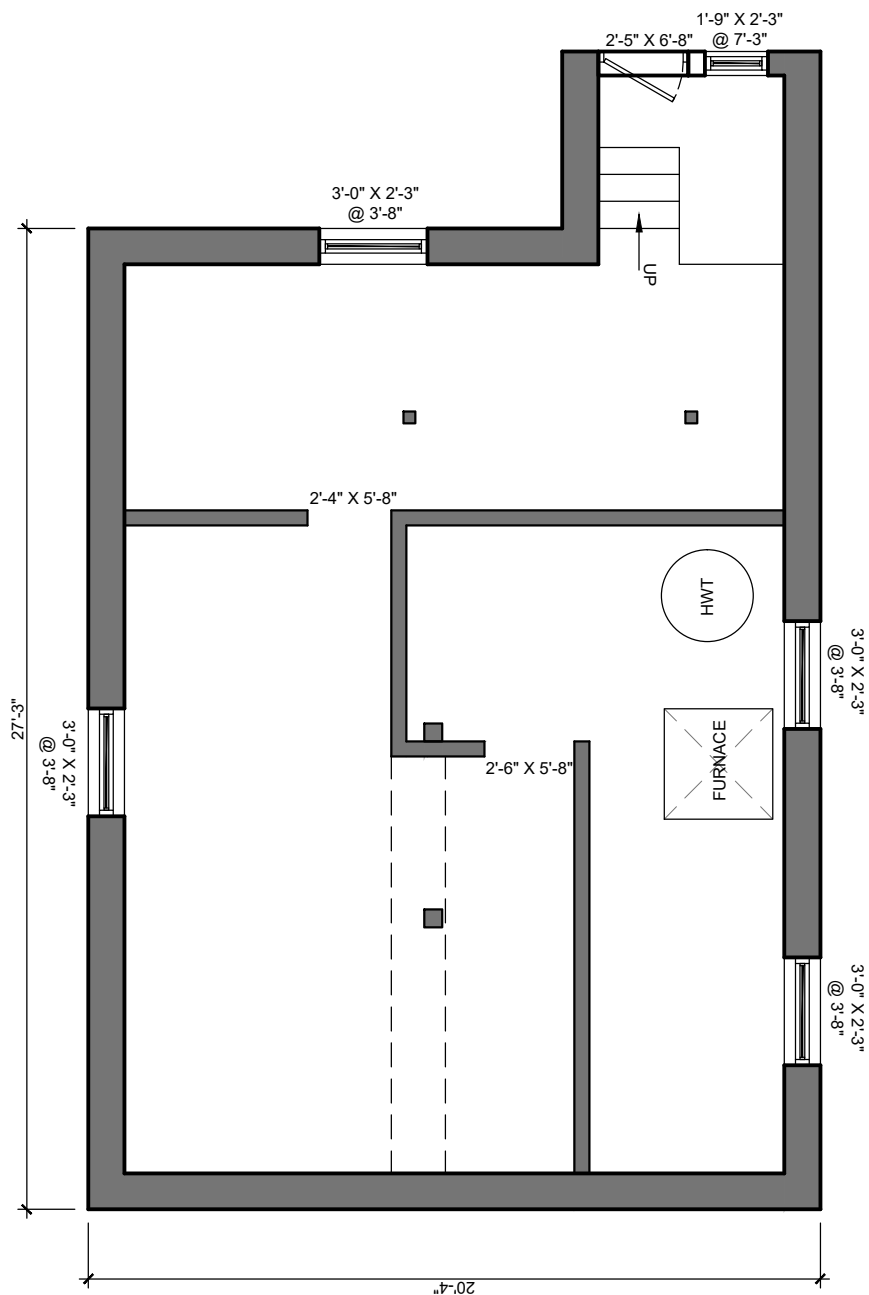
1. EXISTING SINGLE STOREY HOUSE TO HAVE AN ADDITION.

[illegible]

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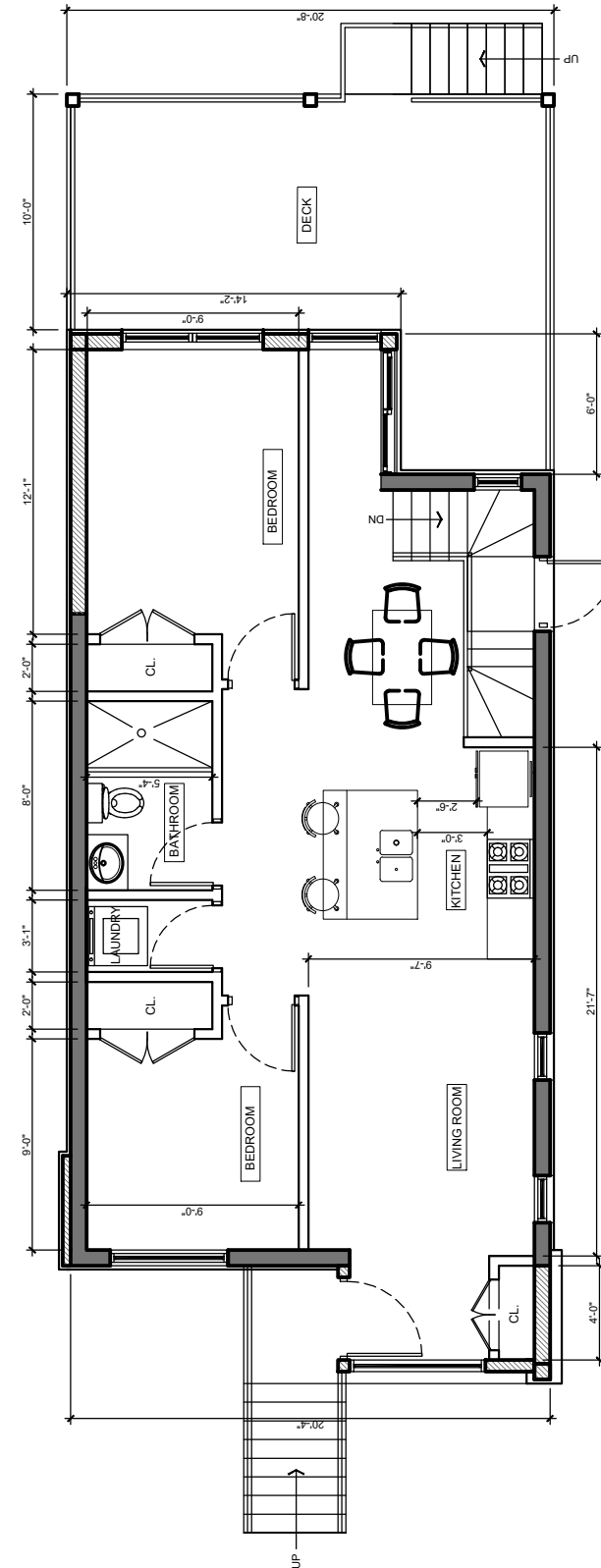
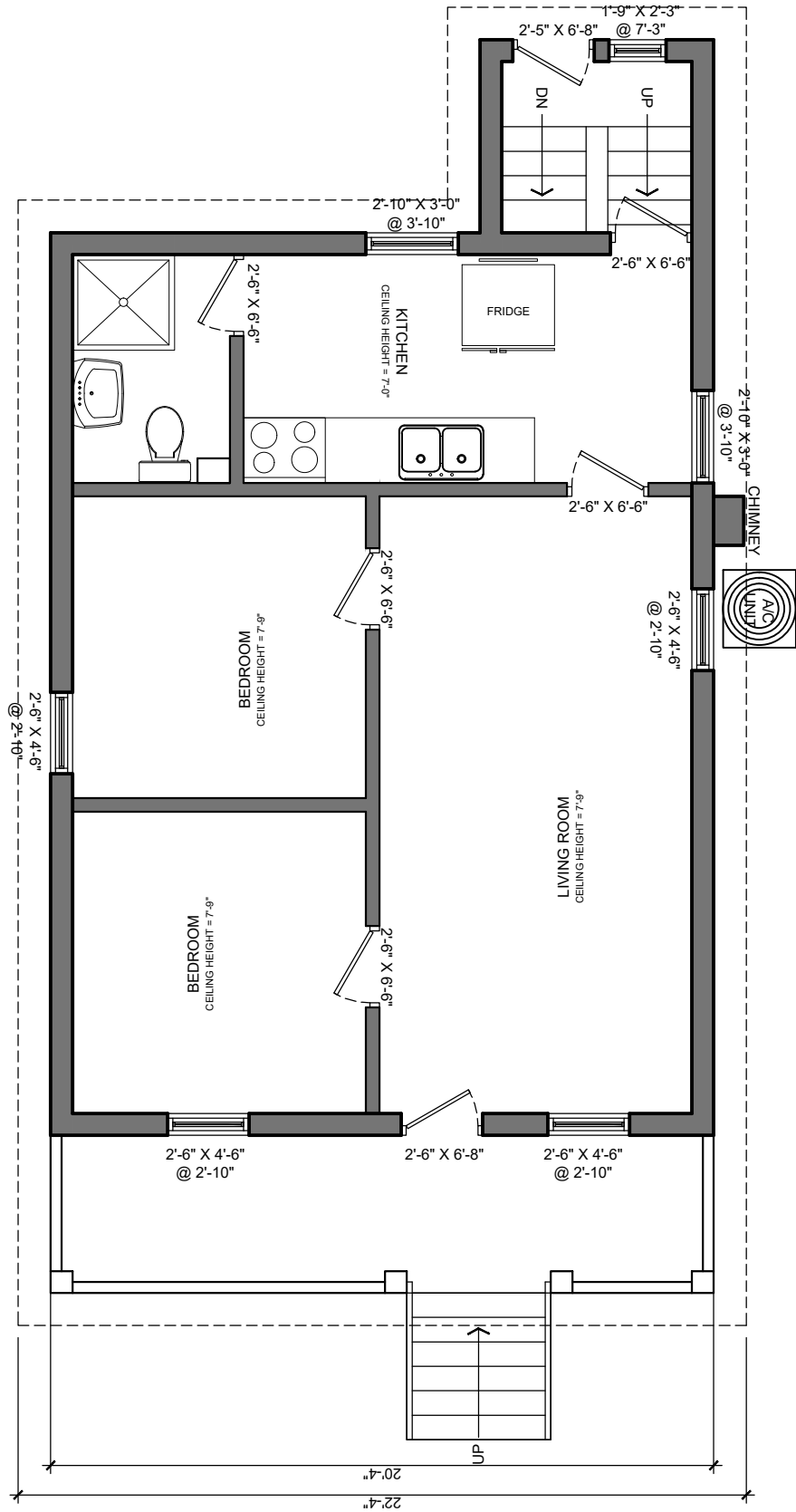
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REVISIONS			
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SCALE		AS NOTED	
DATE		2020-03-27	
PAGE TITLE		COVER PAGE	
PROJECT NO. RR63-2020		DRAWING NO. A0.01	
DRAWN BY EH			
REVIEWED BY RK			
		1 OF 6	



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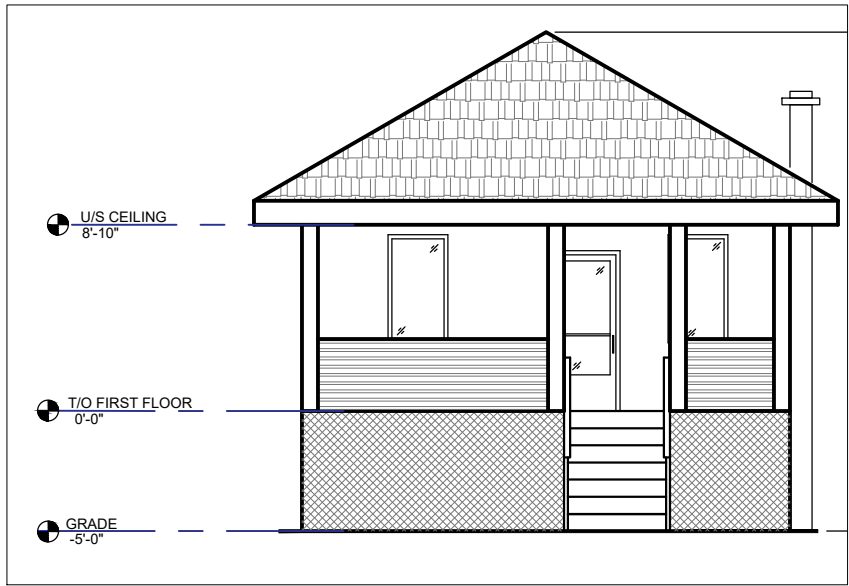
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PROJECT ADDRESS		209 GRENFELL ST., HAMILTON, ON L8P 3J6	
SCALE		AS NOTED	
DATE		2020-03-27	
PAGE TITLE		BASEMENT FLOOR PLAN	
PROJECT NO. RR63-2020		DRAWING NO. A1.01	
DRAWN BY EH		3 OF 6	
REVIEWED BY RK			



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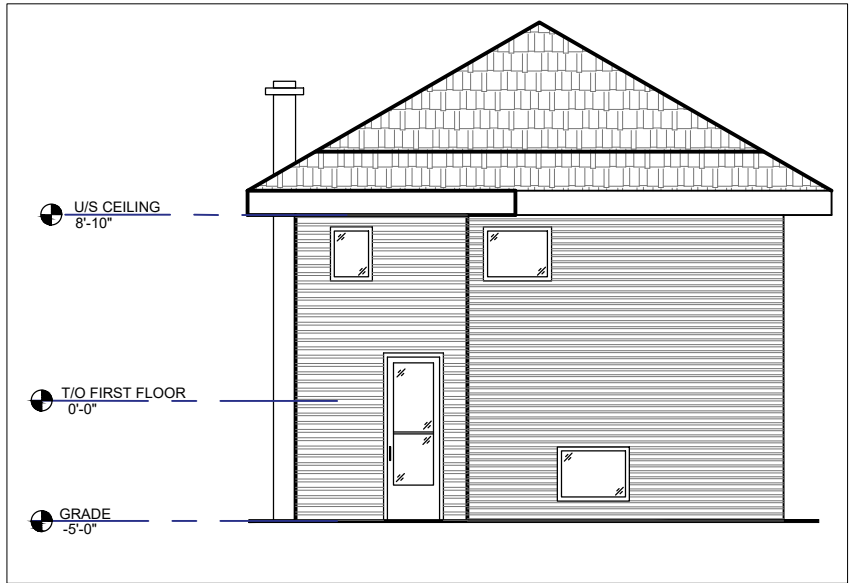
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SCALE		AS NOTED	
DATE		2020-03-27	
PAGE TITLE		GROUND FLOOR PLAN	
PROJECT NO.		DRAWING NO.	
RR63-2020		A1.02	
DRAWN BY		EH	
REVIEWED BY		RK	



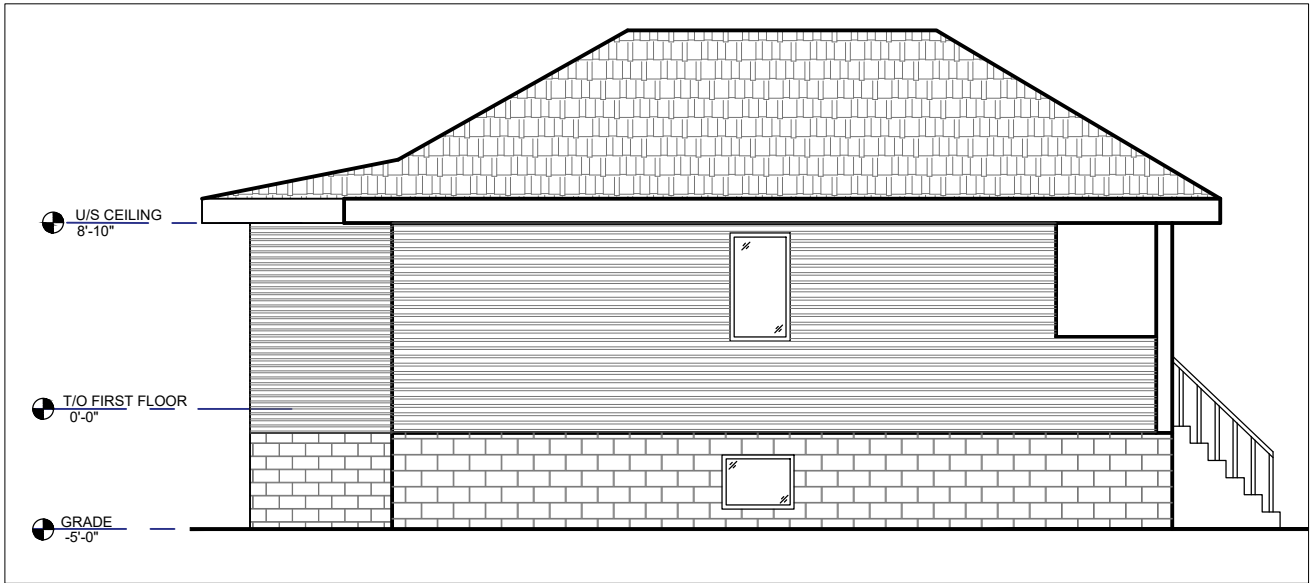
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4 EXISTING WEST SIDE ELEVATION
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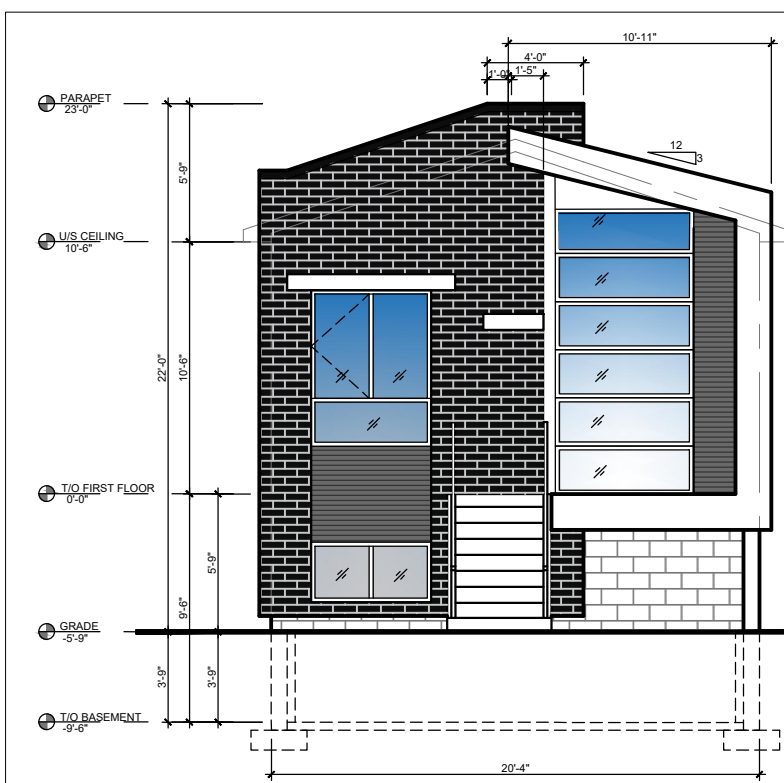


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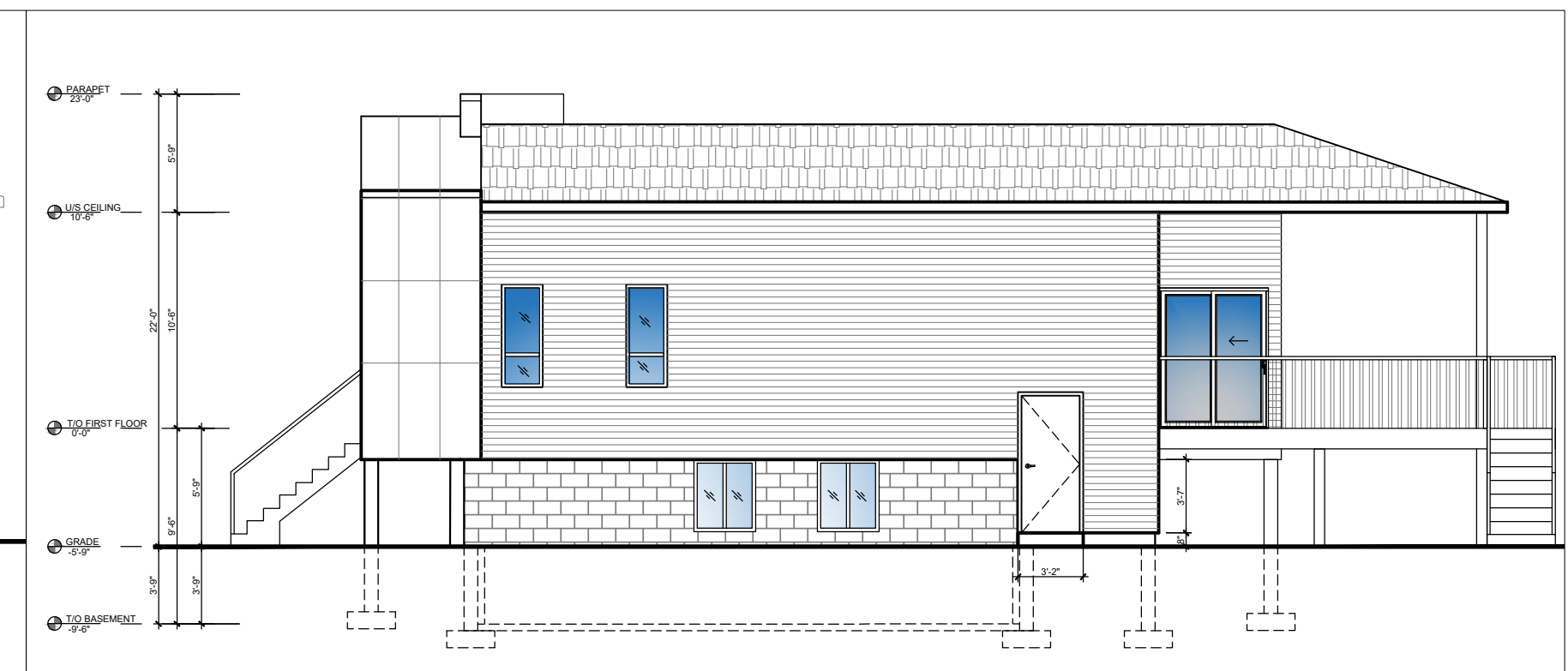
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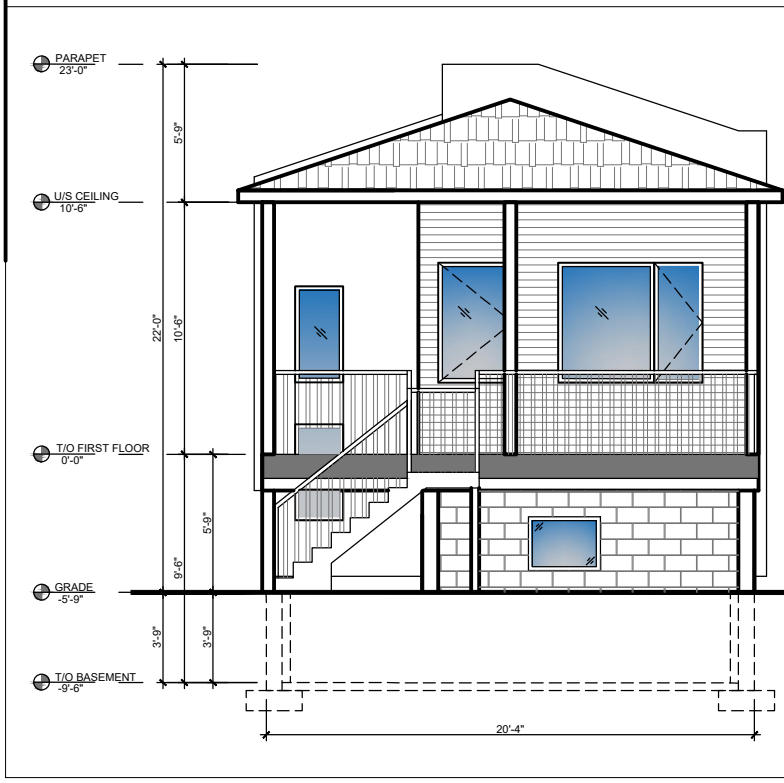
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PROJECT ADDRESS	209 GRENFELL ST., HAMILTON, ON L8P 3J6
SCALE	AS NOTED
DATE	2020-03-27
PAGE TITLE	EXISTING EXTERIOR ELEVATIONS
PROJECT NO. RR63-2020	DRAWING NO. A1.03
DRAWN BY EH	
REVIEWED BY RK	



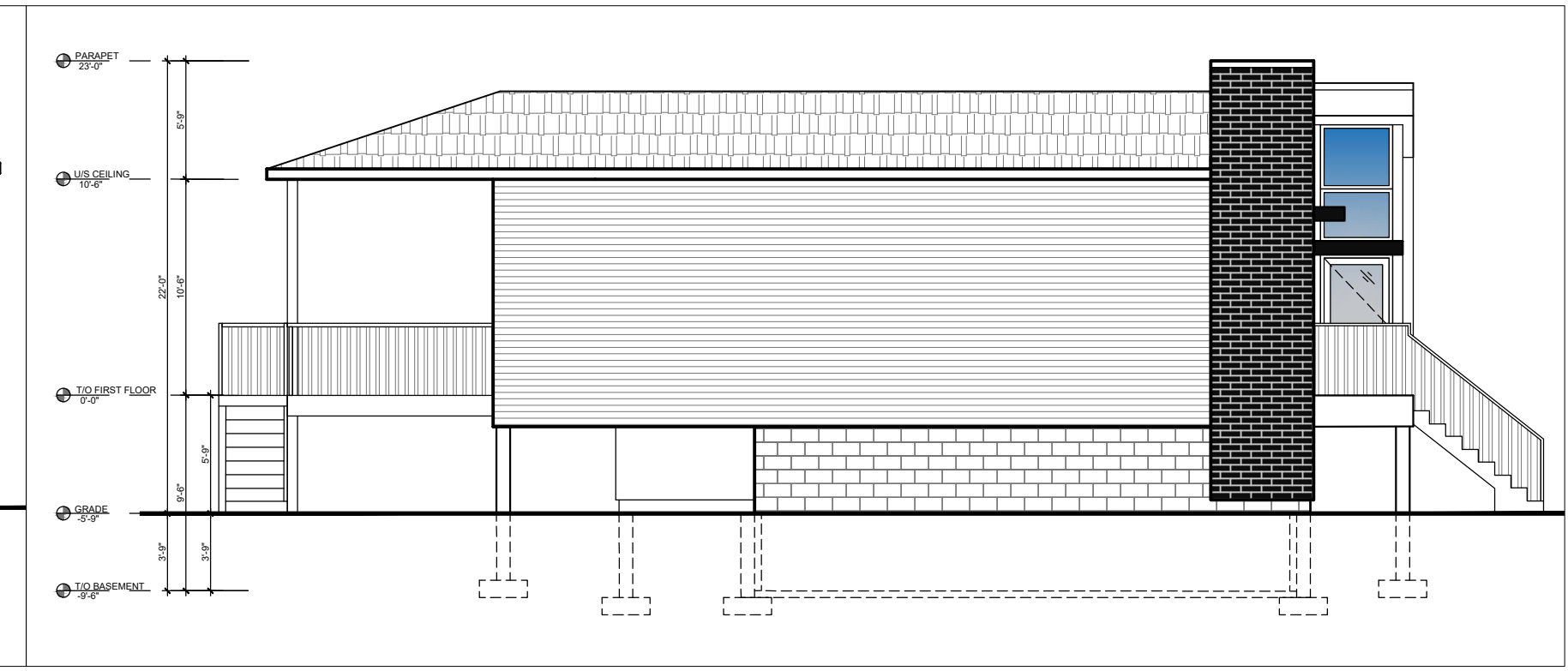
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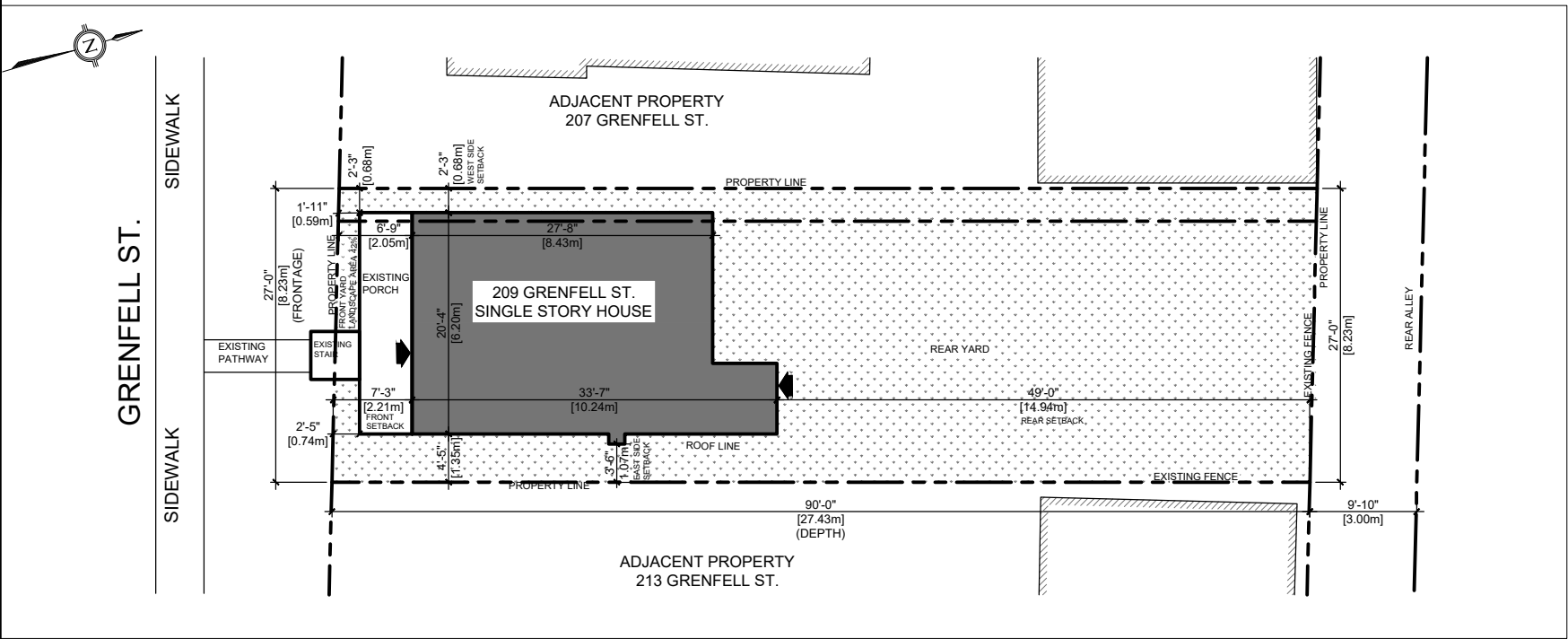
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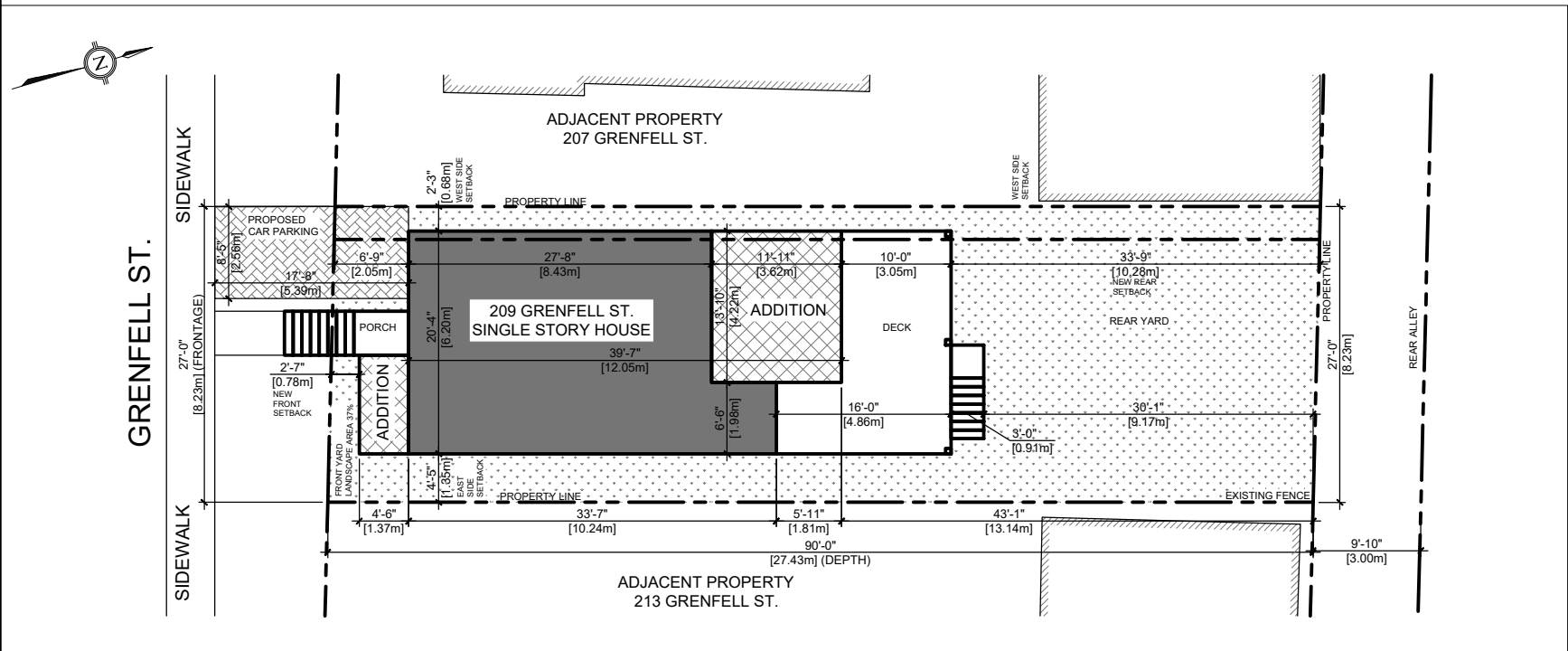
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PROJECT NO.			
RR63-2020			
DRAWING NO.			
A1.04			
DRAWN BY			
EH			
REVIEWED BY			
RK			



1 EXISTING SITE PLAN
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2 PROPOSED SITE PLAN
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SITE STATISTICS - 209 GRENFELL ST.			
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parallel	E52	(NO CHANGE)	--
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GROSS AREA	53.5 m²	71.1 m²	--
BASEMENT AREA	562 P (52.2 m²)	(NO CHANGE)	--
FIRST FLOOR AREA	576 P (53.5 m²)	576+189 = 765 P (71.1 m²)	--
TOTAL FLOOR AREA	105.7 m²	123.3 m²	--



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SCALE	AS NOTED
DATE	2020-03-27
PAGE TITLE	SITE PLAN
PROJECT NO. RR63-2020	DRAWING NO. <div>SP 1.01</div>
DRAWN BY EH	2 OF 6
REVIEWED BY RK	



Hamilton

Planning and Economic Development Department
Planning Division

Committee of Adjustment

City Hall
5th floor 71 Main Street West
Hamilton, Ontario L8P 4Y6

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 P&P Property Holdings Telephone No. _____

FAX NO. _____ E-mail address. _____

2. Address _____

Postal Code _____

3. Name of Agent Piche Khanna 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:

N/A _____ Postal Code _____

_____ Postal Code _____

- Page 2

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?

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 x

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 5, 2020

Date

Signature Property Owner

Richie Khanna
Print Name of Owner

10. Dimensions of lands affected:

Frontage	<u>8.23m</u>
Depth	<u>27.43m</u>
Area	<u>225.8m²</u>
Width of street	<u>3.8m</u>

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 = 53.5m²; basement floor area = 52.2m²;
gross floor area = 53.5m²; 1 (one) storey; house width = 6.2m; length
= 10.24m; height = 6.33m.

Proposed: ground floor area = 71.1m²; basement floor area = 52.2 m²;
gross floor area = 71.1m²; 1 storey; house width = 6.20m; length = 12.05m;
height = 6.7m.

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

Existing: n/a

Proposed: n/a

13. Date of acquisition of subject lands:

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 x Connected x

Sanitary Sewer x Connected x

Storm Sewers x

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:
zone 'D', 6593 Former Hamilton

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