



Hamilton

**COMMITTEE OF ADJUSTMENT**

City Hall, 5<sup>th</sup> 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](mailto:cofa@hamilton.ca)

## **NOTICE OF PUBLIC HEARING** **Minor Variance**

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**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-20:217

**APPLICANTS:** Ed. Fothergill on behalf of the owners A. & L. Colalillo

**SUBJECT PROPERTY:** Municipal address **322 Mt. Albion Rd., Hamilton**

**ZONING BY-LAW:** Zoning By-law 6593, as Amended by By-law 90-102

**ZONING:** "C/S-1162" (Urban Protected Residential) district

**PROPOSAL:** To permit the creation of four new lots (Parts 2 – 5 inclusive) and maintain an existing two-family dwelling on Part 1 as per Consent Applications HM/B-20:68, HM/B-20:69 and HM/B-20:79, notwithstanding that;

Part 1 (containing exiting two-family dwelling):

1. A maximum height of 2.5 storeys shall be permitted instead of the maximum 2.5 storeys and 11.0m height permitted.
2. A minimum 1.2m rear yard shall be permitted instead of the minimum 7.5m rear yard required.

Part 3, 4 and 5 (new single-family dwelling lots):

3. A minimum lot area of 310.0m<sup>2</sup> shall be permitted for Part 3, Part 4 and Part 5 instead of the minimum 360.0m<sup>2</sup> lot area required.

Notes for proposed lot containing an existing two-family dwelling:

The applicant shall ensure that a minimum parking space size of 2.7m x 6.0m and a minimum 2.8m access driveway is maintained for each of the two parking spaces proposed; otherwise, further variances shall be required.

The applicant shall ensure that a minimum of 50.0% of the front yard shall be maintained as landscaping; otherwise, further variances shall be required.

The applicant shall ensure that any proposed encroachments conform to the zoning By-law; otherwise, further variances shall be required.

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

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**DATE:** Thursday, February 4<sup>th</sup> , 2020

**TIME:** 1:40 p.m.

**PLACE:** Via video link or call in (see attached sheet for details)

To be streamed at [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)  
for viewing purposes only

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## 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](http://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](mailto:cofa@hamilton.ca)

DATED: January 19th, 2021.

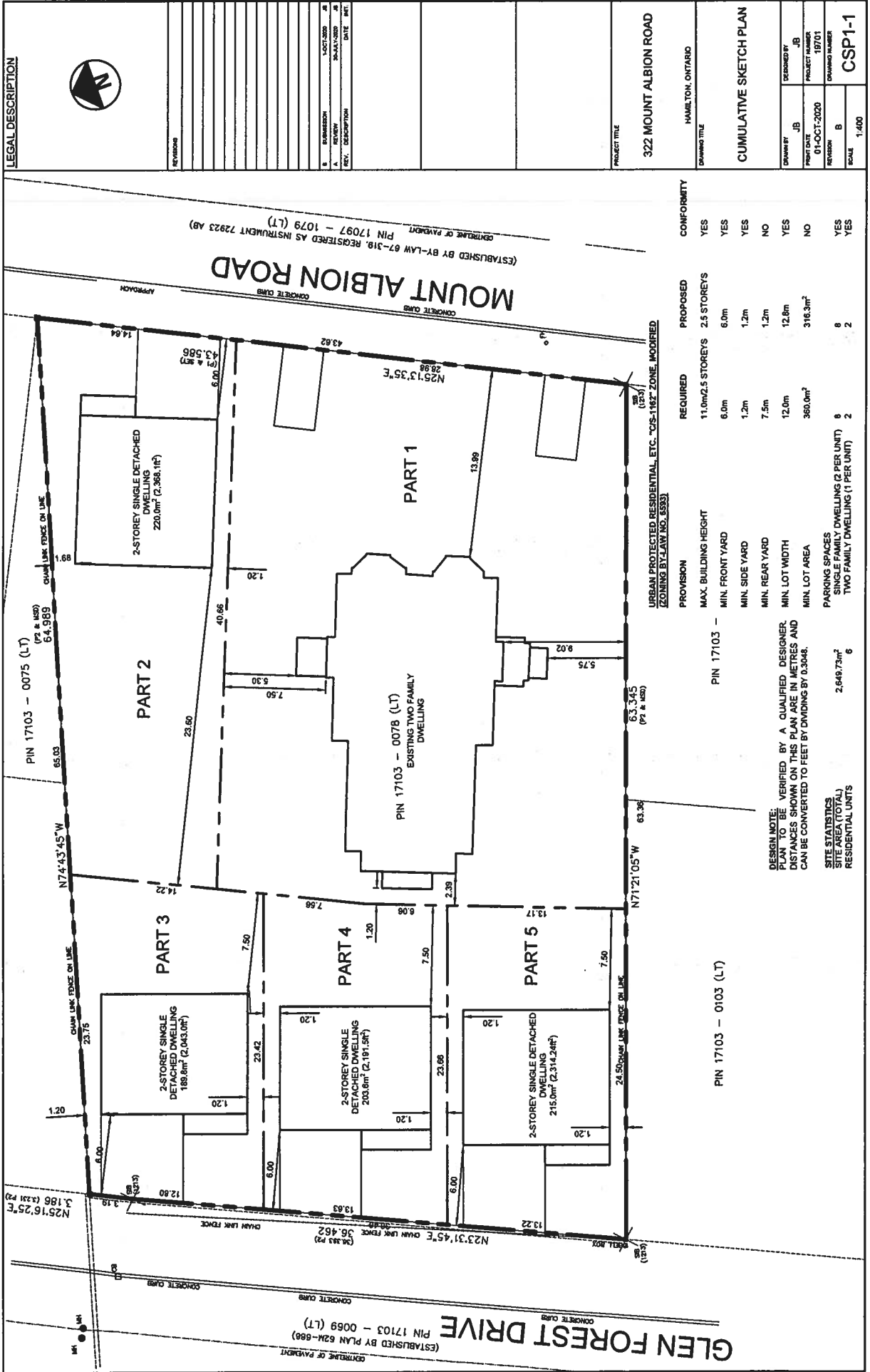
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Jamila Sheffield,  
Secretary-Treasurer  
Committee of Adjustment

***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.***







LEGAL DESCRIPTION



REVISION	DATE	BY
1	14 OCT 2022	JB
2	20 JUL 2022	JB
3	20 JUL 2022	JB
4	20 JUL 2022	JB
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PROJECT TITLE	322 MOUNT ALBION ROAD
DRAWING TITLE	HAMILTON, ONTARIO
DESIGNED BY	JB
CHECKED BY	JB
DATE	01-OCT-2020
PROJECT NUMBER	19701
DRAWING NUMBER	CSP1-1
SCALE	1:400

REVISION	DATE	BY
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CONFORMANCE	PROPOSED	REQUIRED
YES	2.5 STOREYS	11.0m/2.5 STOREYS
YES	6.0m	6.0m
YES	1.2m	1.2m
NO	1.2m	1.2m
YES	12.0m	12.0m
NO	360.0m <sup>2</sup>	360.0m <sup>2</sup>
YES	8	8
YES	2	2

DESIGN NOTE:  
PLAN TO BE VERIFIED BY A QUALIFIED DESIGNER.  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SITE STATISTICS  
SITE AREA (TOTAL)  
RESIDENTIAL UNITS  
2,649.73m<sup>2</sup>  
6  
SINGLE FAMILY DWELLING (2 PER UNIT)  
TWO FAMILY DWELLING (1 PER UNIT)

322 MOUNT ALBION ROAD	322 MOUNT ALBION ROAD
HAMILTON, ONTARIO	HAMILTON, ONTARIO
DESIGNED BY	DESIGNED BY
CHECKED BY	CHECKED BY
DATE	DATE
PROJECT NUMBER	PROJECT NUMBER
DRAWING NUMBER	DRAWING NUMBER
SCALE	SCALE
1:400	1:400

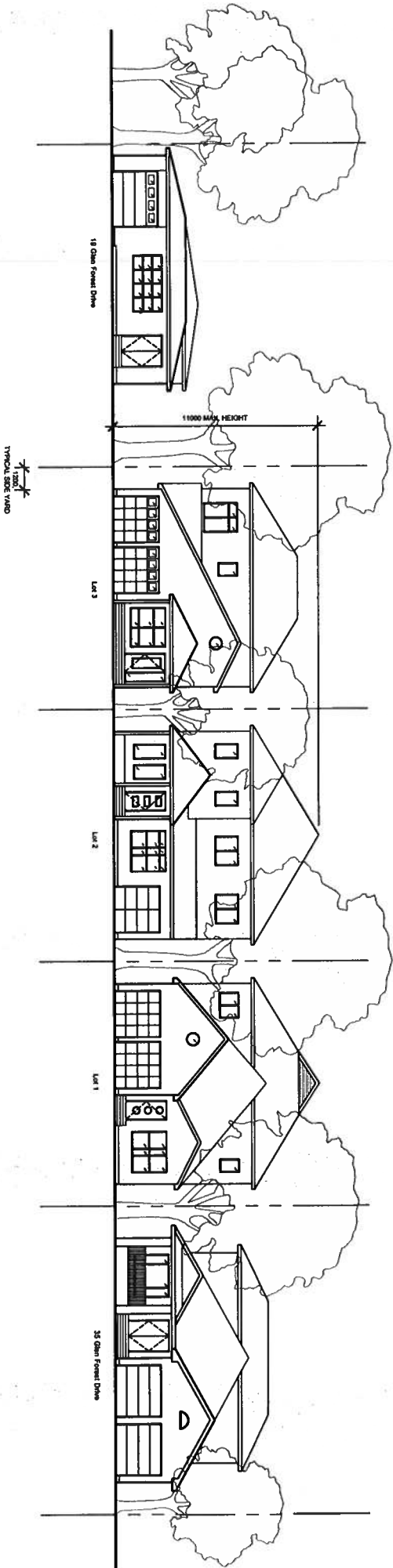
Glen Forest Drive Elevations

December 2, 2020



THIER+CURRY ARCHITECTS INC.  
Professional Architects - Inc. #4444  
1140 BURNHAMTHORPE AVE. E. STE. 200, MISSISSAUGA, ONTARIO L4X 1L3  
TEL: 905.276.0949

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SCALE = 1/200



December 16, 2020

**Re:   Application for Consents to Create Four Lots and Minor Variances  
      322 Mount Albion Road**

You are receiving this correspondence given that you have expressed an interest in the above applications that were tabled at the Committee of Adjustment at their meeting Thursday November 19 to allow the proponent time to respond to questions, concerns and comments arising from those who live in the neighbourhood and have made a submission to the Committee including the signing of the correspondence dated November 12.

I am a professional planning consultant who has been retained to assist Adam Lucas in proceeding through this process.

Since it is impossible to have an in person public gathering, it is more challenging to connect with individuals such as yourself on a matter that I understand and appreciate is of great importance to you and those in your neighbourhood. However, in order to initiate some form of dialogue, I felt it would be helpful to respond to the questions, comments and concerns raised in the correspondence received by the Committee, and hopefully through this exercise eliminate, or possibly mitigate, many of the concerns that have been expressed.

My responses will begin with providing information that was requested regarding the application. It will then follow up with response to a number of concerns that have been expressed with respect to the applications.

This response letter is based on comments from:

1.     Gina Constantino, November 13
2.     Anna and Dave Brando and family, November 16
3.     Mrs. Barcoroli, phone call to Councillors office
4.     Correspondence of November 12, 2020 with 25 signatures attached. For those who signed the correspondence, we apologize if the spelling of some names in this response is not accurate. Some of the names on the list proved to be a bit difficult to decipher.
5.     Mr. George Hourtovenko, November 15

### **Is there a proposed plan for the homes which will eventually be built on the four lots?**

While it is not normally a condition of severance in cases such as this, staff have requested the preparation of elevation drawings prior to the approval of the applications. The owner has agreed and prepared preliminary plans which are attached. These plans were based on the expectations of the owner and drafted with the assistance of a professional architect.

They are very preliminary plans at this stage however they do provide helpful information regarding the height and width of the proposed buildings, confirmation that the buildings can be accommodated on the site within existing zoning regulations, and provide some details as to what the new buildings will look like. However, the final design will vary from this detail somewhat.

### **Form of Development**

The development does not include any townhouse units.

### **Conversion of existing farmhouse**

There is no intention to include a proposal to convert the existing farmhouse into apartments.

### **Increase fire loading and not enough fire break between the properties.**

The separation between the proposed buildings complies with existing zoning regulations. Requirements for sufficient fire breaks will be examined in more detail at Building Permit stage. Prior to a Building Permit being issued for any one of the four lots, building drawings will be reviewed to ensure they comply with fire regulations and Ontario Building Code standards.

### **Throughout the application, it contains the words "further variances shall be required". This raises a lot of uncertainties.**

It is uncertain as to where this comment originates. There are no further variances required to implement the consent applications.

### **Concern regarding on street parking.**

Each of the lots is sufficient to accommodate on site parking and will not generate any additional parking demand beyond that already experienced by all of the existing single family dwellings in the area. The proposed drawings include allowances for both 1 and 2 car garages which is the same as homes in the immediately surrounding area. The proposal will have to meet City of Hamilton by-law requirements for size and dimension of parking spaces and number of parking spaces for each new home.



**Do the current owners plan to sever and sell the lots for development or plan to build themselves?**

The proponents, Adam and Lucas, who grew up in the area, plan to construct two of the new houses on Glen Forest Drive for their own use. They would like to remain in the neighbourhood and will ensure that not only their two dwellings, but also the other dwellings on the site will be designed to a very high standard since they plan to continue living there.

**Do the proposed building lots on Glen Forest Drive be quite shallow; will the proposed buildings on these lots fit in with the style of homes on Glen Forest that date back 25-50 years? How will this affect me and those around me? Will the proposed building height be consistent with the existing single detached dwelling?**

Yes, these lots will have less depth than those currently on Glen Forest Drive. It is for this reason that care has been taken to ensure that the width of the lots and the frontage and side yard setbacks comply with existing zoning regulations as it is the street face that is most important in terms of neighbourhood perceptions.

The three lots on Glen Forest Drive will have back yards that are not as deep as those on Glen Forest Drive. However the depth of the back yards will not be noticeable from the roadway. This depth is dictated by the desire to retain the existing dwelling at 338 Mt. Albion Road. These lot depths could have been increased to match those in the neighbourhood. However this would have required the demolition of the existing building which the owners would rather retain. They felt that the creation of back yards that are not as deep as others in the neighbourhood was a fair tradeoff in order to preserve the existing dwelling at 338 Mount Albion Road.

As can be seen from the elevation plans, the new dwellings will not look like homes that were built 25-50 years ago. A lot has changed in terms of building design and building codes and expectations since that time. It is not surprising that the new designs are somewhat of a departure from those in the neighbourhood.

The two-storey height of the new homes is not unlike the two-storey homes on Mount Albion Road or the two storey back split design of homes on Glen Forest Avenue.

The question of how the lots will "fit in" with the style of homes on Glen Forest Drive is not a test that the planning policies apply to the consideration of infill severances. Rather the test is one of compatibility, with the definition of compatibility as provided in the City of Hamilton Official Plan as follows:

**"Compatibility/compatible: means land uses and building forms that are mutually tolerant and capable of existing together in harmony within an area. Compatibility or compatible should not be narrowly interpreted to mean "same as" or even as "being similar to"."**

As can be seen, the Official Plan allows some latitude in assessing compatibility. In this case, it is my opinion that the proposal is compatible. While the built form is different than structures that have been built 25-50 years ago, this form of development can exist in harmony with the neighbourhood.

Planners use tests to measure compatibility by assessing lot widths, setbacks, height and built form. In this case, the proposal illustrated by the sketches will comply with all of the existing zoning regulations that also apply to all of the other lots within the neighbourhood.

While the design will be different, the fundamental use of the property will not be different. It will introduce four new families into the Davis Creek neighbourhood which can be accommodated without any disruption to the lifestyle or the strong feeling of community which is evident from the correspondence we have received.

This will continue to remain a strong, vibrant and healthy community as new families move into these homes. As noted, two of the dwellings will be owned and occupied by Adam and Lucas, who are long time residents of the neighbourhood.

The proposed dwellings will be somewhat higher than many of the existing single detached dwellings in the area. However, the height will comply with existing zoning regulations which is the key test for assessing compatibility from a planning perspective.

**Instead of squeezing 3 single family dwellings on Glen Forest Drive, perhaps consider 2 single family dwellings/bungalow.**

I interpret the comment to read that the suggestion is to create two lots to accommodate single family dwellings/bungalow.

The creation of two lots on Glen Forest Drive instead of 3 would generate a situation which would be out of character with the neighbourhood. It would also open the door to consideration of what are traditionally referred to as monster homes. If the 36 metre frontage on Glen Forest Drive were divided into two parcels 18 metres each, those two lots could accommodate an extremely large home which would meet zoning regulations but would not be at all in character with the neighbourhood. The creation of three lots in this area provides a greater level of certainty that the ultimate development form will be compatible with the neighbourhood.

**The main reason we chose this neighbourhood was for its secluded type of environment nestled partway up the escarpment and Red Hill valley. It has all the amenities nearby to raise a family and be a home and included single family homes that included property that supported the aspirations for such families to lay down their roots for generations. This was not what we had envisioned. We have been strong supporters of the neighbourhood at the school, church, and businesses.**

Those desirable elements of the neighbourhood will continue and will not be affected by proposed applications. The most significant change will be the addition of four new dwellings whose inhabitants will also be able to share in the enjoyment of the neighbourhood in the same manner other families and others in the neighbourhood have over the last 30 years. They too can enjoy the amenities, lay down their roots for generations and be supportive of the school, church and businesses in the neighbourhood. As noted, two of the homes will be occupied by those who have over their lifetime enjoyed those very amenities they currently share with other neighbours in the area.

The character and desirability of the Davis Creek neighbourhood will continue, albeit perhaps in a way slightly differently than the way initially envisioned with respect to what this property will look like when neighbours pass this site. One will now see new dwellings where in the past they have enjoyed the views of the rear yard of the existing farmhouse property. However, in all other aspects of life within the neighbourhood, I believe it will continue to retain its desirable character and function, which can now be embraced and shared by four more families.

**This will set a precedent for land severance in the neighbourhood which cannot be reversed.**

The precedent setting nature of such an application has already been set by the establishment of clear planning policies at Provincial and local level which encourage intensification in urban areas. It is a precedent which applies equally to every neighbourhood in the Province. By its very nature, general intensification throughout urban areas generates change.

The Province has determined that currently 40% and shortly thereafter 50% of all new growth within the City of Hamilton has to occur within areas that are already within the development limits of the Official Plan. That means that a significant amount of new growth has to be accommodated in locations throughout the City. There is no area in the City which is exempt from accepting a fair share of new growth.

This direction is also found in Policy B.2.4.1.3 of the City of Hamilton Urban Plan which notes that 40% of the residential intensification target is anticipated to occur within the Neighbours designation. This property is within the Neighbour designation.

The only consistent expectation is that things will not remain the same. The question for planners and decision makers is to what extent is such change reasonable, compatible, and can be accommodated without adversely affecting the character or function of the neighbourhood.

This theme is picked up in the City of Hamilton Urban Official Plan where, in Section B.2.4, the outcome of change resulting from intensification is anticipated. This section also acknowledges that impacts will occur, but at that they must not be unacceptable.

I hope some of this information may be helpful in understanding the proposal not only in terms of the direct change that will be generated for the neighbourhood but also an understanding of how it fits into the broader planning principles at the local and Provincial level. While these planning policy documents may be difficult to read and understand, they do have practical implications for development applications such as this.

Given that we will not have an opportunity to meet to discuss these matters other than at Committee of Adjustment meeting which will be coming up in a short while, I would offer an invitation for anyone who would like to send me a note or give me a call to discuss this matter, please feel free to do so.

We have asked the Committee to bring the matter forward to the next available meeting. I am not sure when that will be.

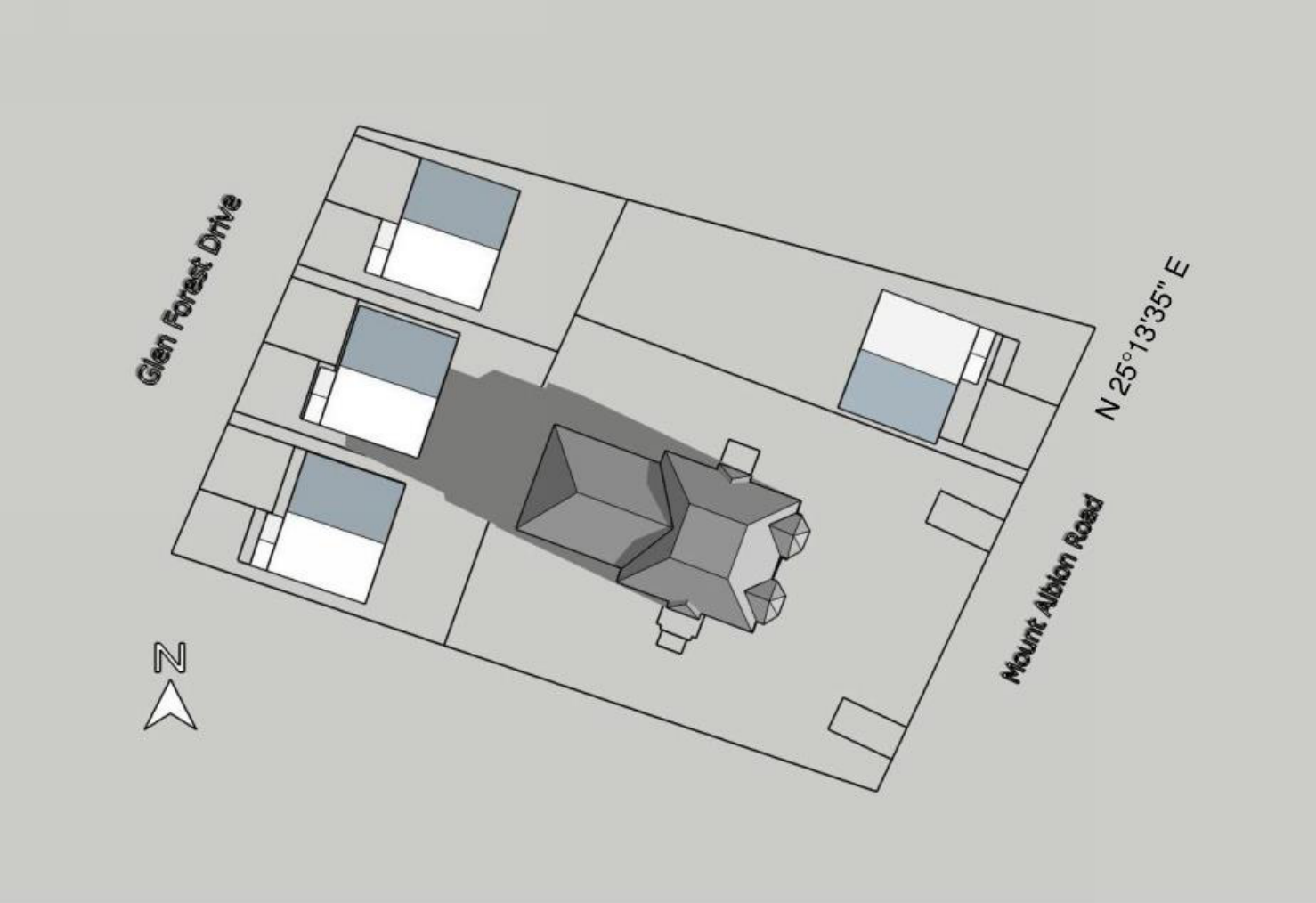
I suspect you will be notified directly by the Committee when the application will be brought back to the Committee of Adjustment for consideration. If you would like to attend the meeting, which will be held virtually, I would recommend that you contact the Committee secretary directly and ask that you be given an invitation to the meeting which will be held in Zoom format. The Secretary Treasurer can be reached at: [Jamila.sheffield@hamilton.ca](mailto:Jamila.sheffield@hamilton.ca) Phone: 905-546-2424 ext. 4144.

Respectfully Submitted,

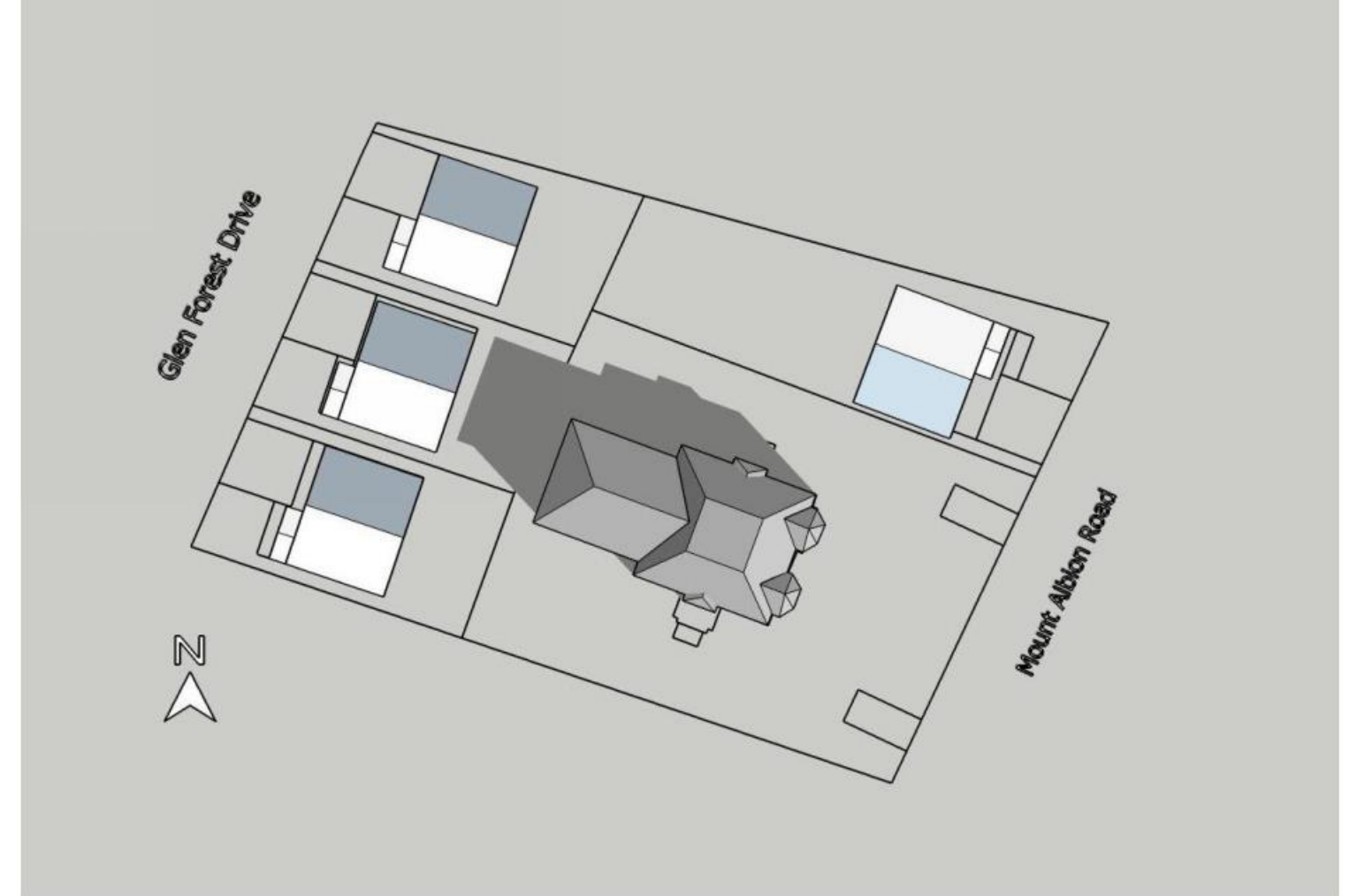
**FOTHERGILL PLANNING & DEVELOPMENT INC.**

E.J. Fothergill, MCIP, RPP  
President

cc. Adam Colalillo, Owner  
Lucas Colalillo, Owner  
Councillor Chad Collins  
Jamila Sheffield, Secretary of Committee of Adjustment



March 21 8:50am  
1.5 hours after sunrise



March 21 10:20am

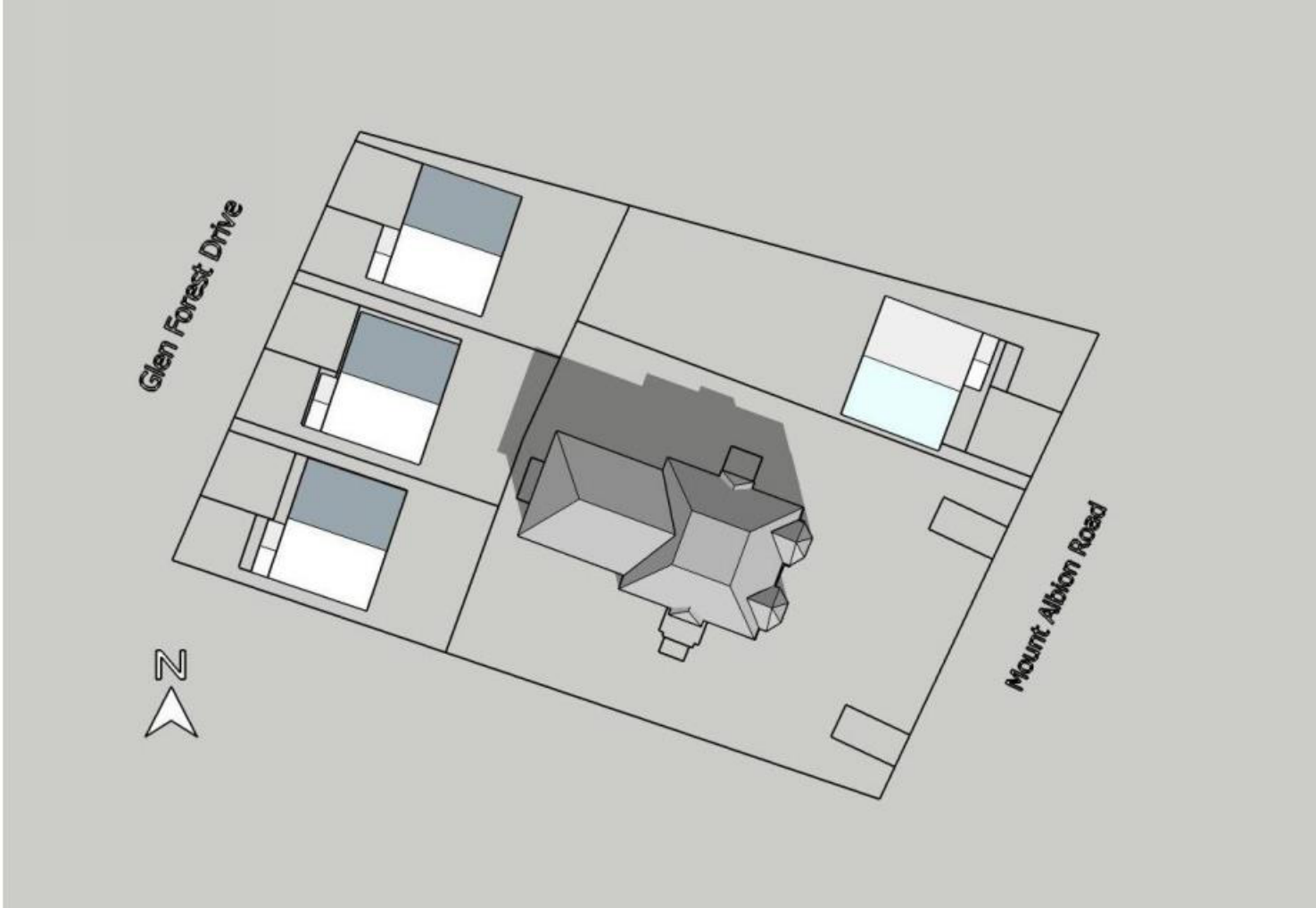


## Shadow Impact Study from Existing Duplex Dwelling

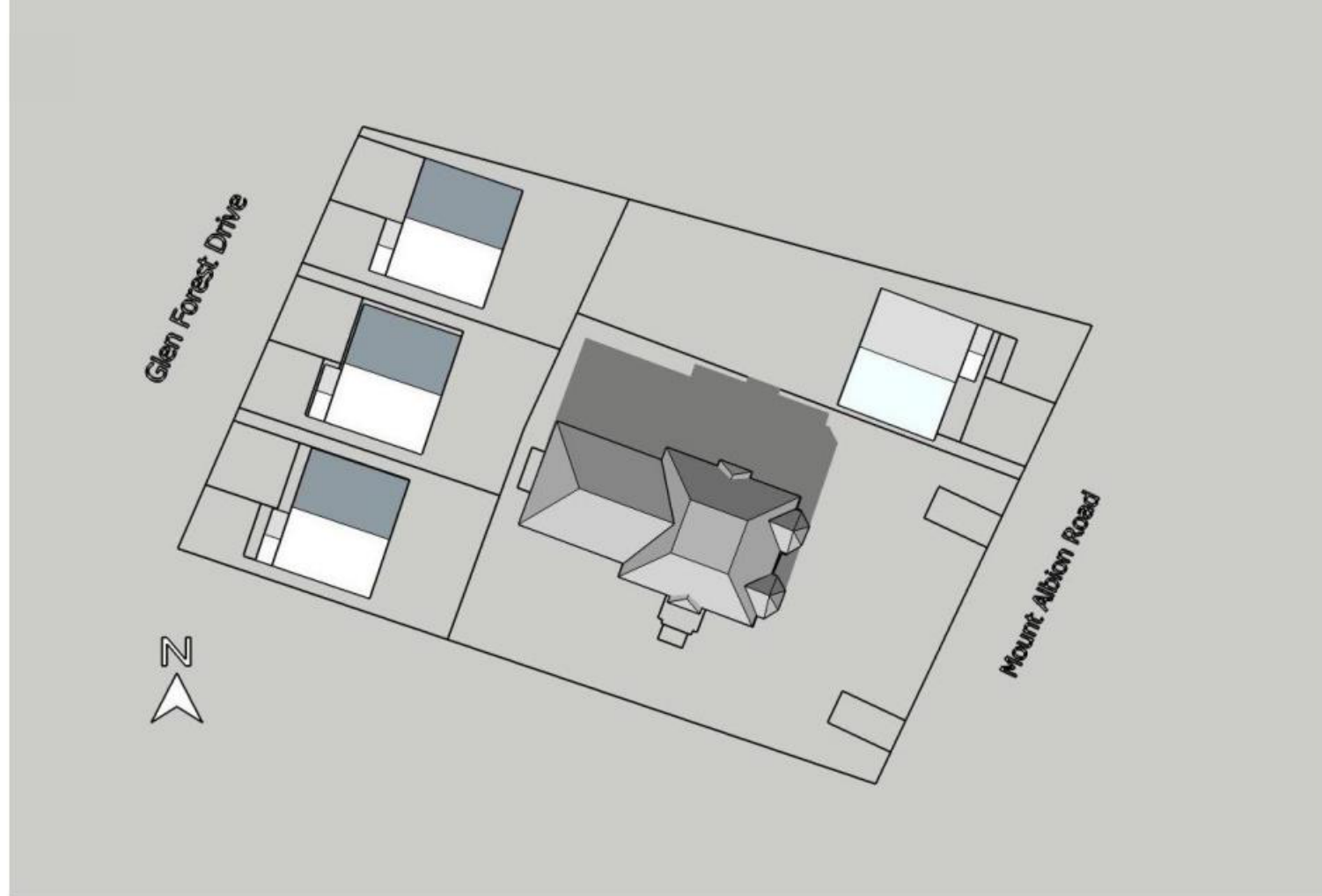
- **Confirmation of site latitude and longitude used in shadow drawings:** 43.2557° N, 79.8711° W.
- **A statement describing how astronomic true north was determined:** Astronomic true north was determined by the survey.
- **Origin/source of the base plan:** Topographic Survey of Part of Lot 35 Concession 2 Geographic Township of Saltfleet in the City of Hamilton by S.D. McLaren O.L.S. - 2020 and Conceptual Site Plan No. CSP5-1 prepared by T. Johns Consulting Group dated July 30th, 2020.
- **Description of all locations, uses of areas not meeting the shadow impact criteria (include a key plan for reference):** None.
- **Quantification and assessment of the impacted areas that do not meet the shadow impact criteria:** None.
- **Do shadow impacts from the existing heritage duplex dwelling impact the newly created lots' rear yards for more than a maximum of 3 hours of sun coverage between 10:00 a.m. and 4:00 p.m. as measured from March 21st to September 21st :** No. The existing dwelling shadow impacts the rear yards as follows: Part 2: 2.5 hours, Part 3: 1 hour, Part 4: 2.5 hours, Part 5: 0.25 hours.
- **Summary:** In Summary, the Sun Shadow impacts from the existing duplex dwelling do not adversely impact the new lots' rear yards for the stated criteria, particularly Part 4.

Municipal Address: 322 Mount Albion Road, Hamilton  
Type of Application: Zoning Bylaw Amendment  
Project No.: 20016 Date: 2020-11-20





March 21 11:50am

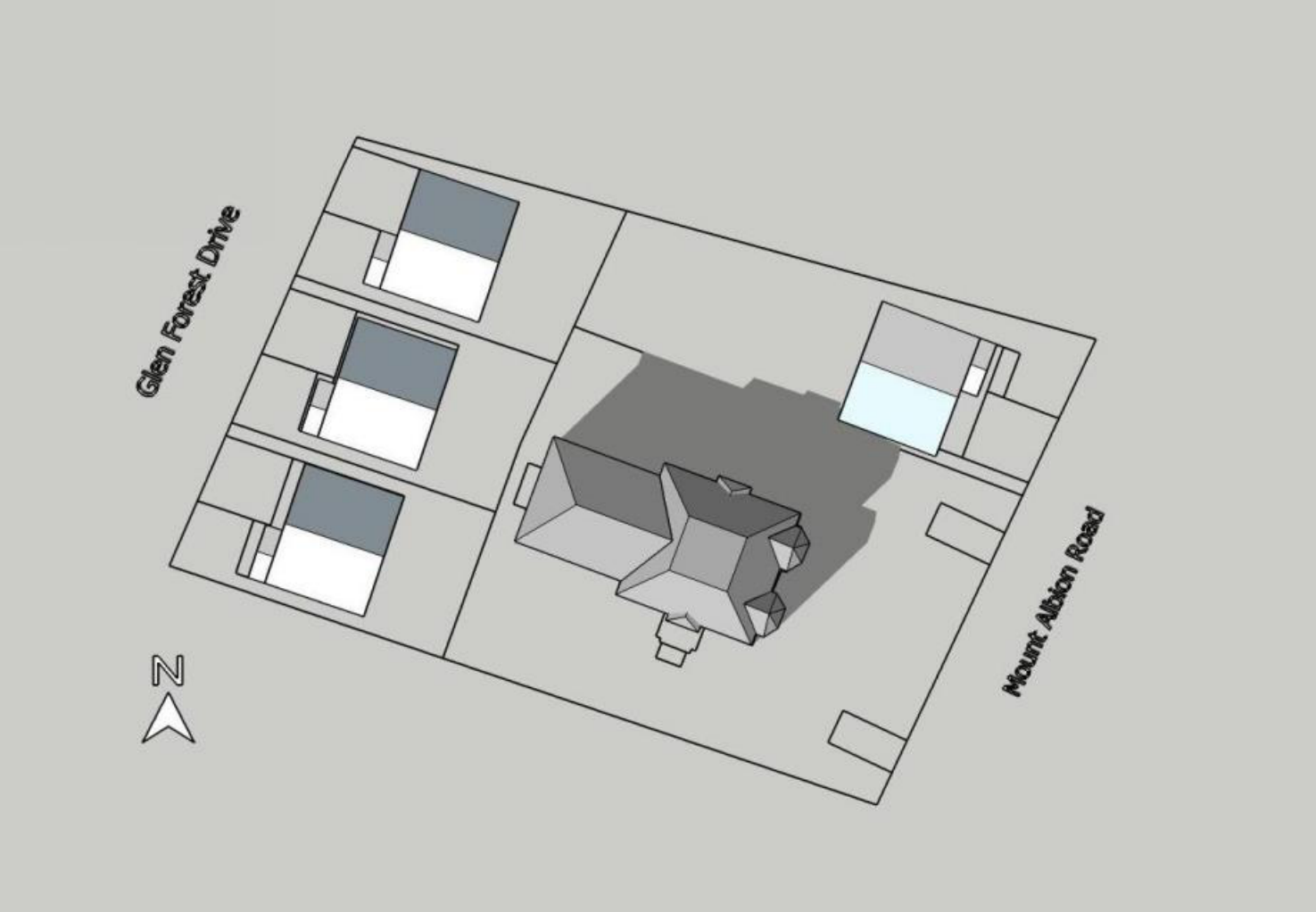


March 21 1:20pm  
Solar Noon

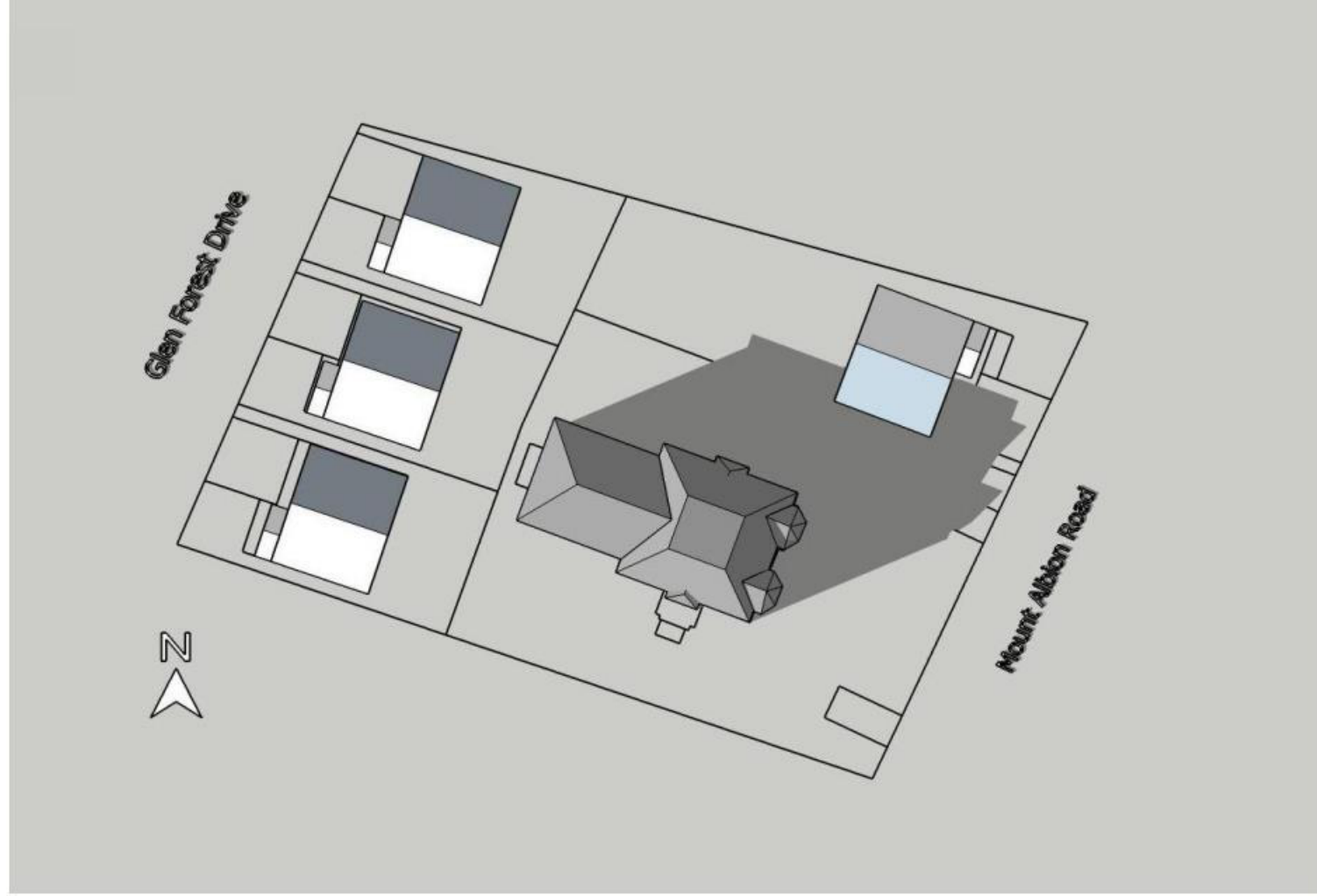


# Shadow Impact Study from Existing Duplex Dwelling

Municipal Address: 322 Mount Albion Road, Hamilton  
 Type of Application: Zoning Bylaw Amendment  
 Project No.: 20016    Date: 2020-11-20



March 21 2:50pm

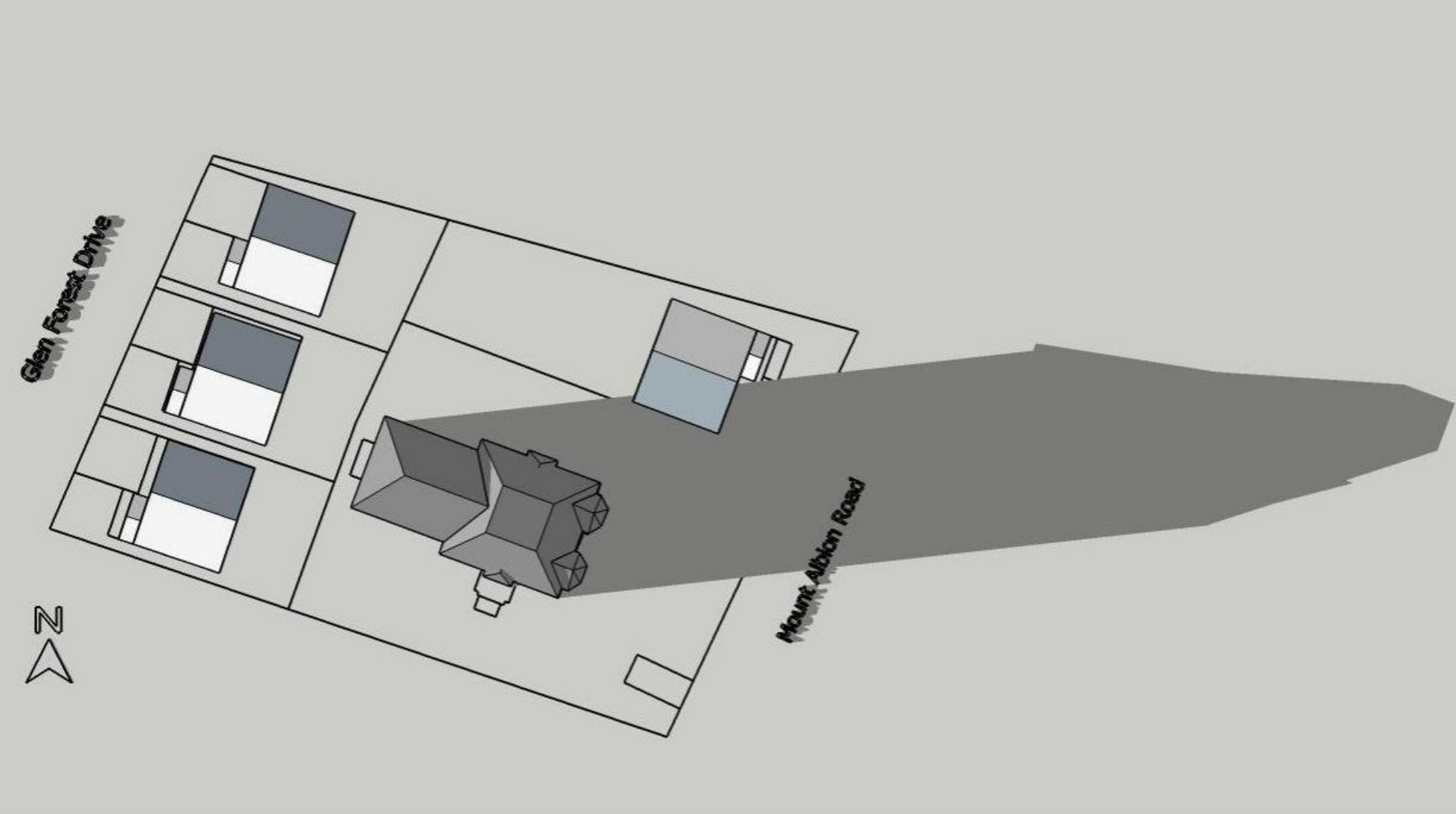


March 21 4:20pm

# Shadow Impact Study from Existing Duplex Dwelling

Municipal Address: 322 Mount Albion Road, Hamilton  
 Type of Application: Zoning Bylaw Amendment  
 Project No.: 20016    Date: 2020-11-20





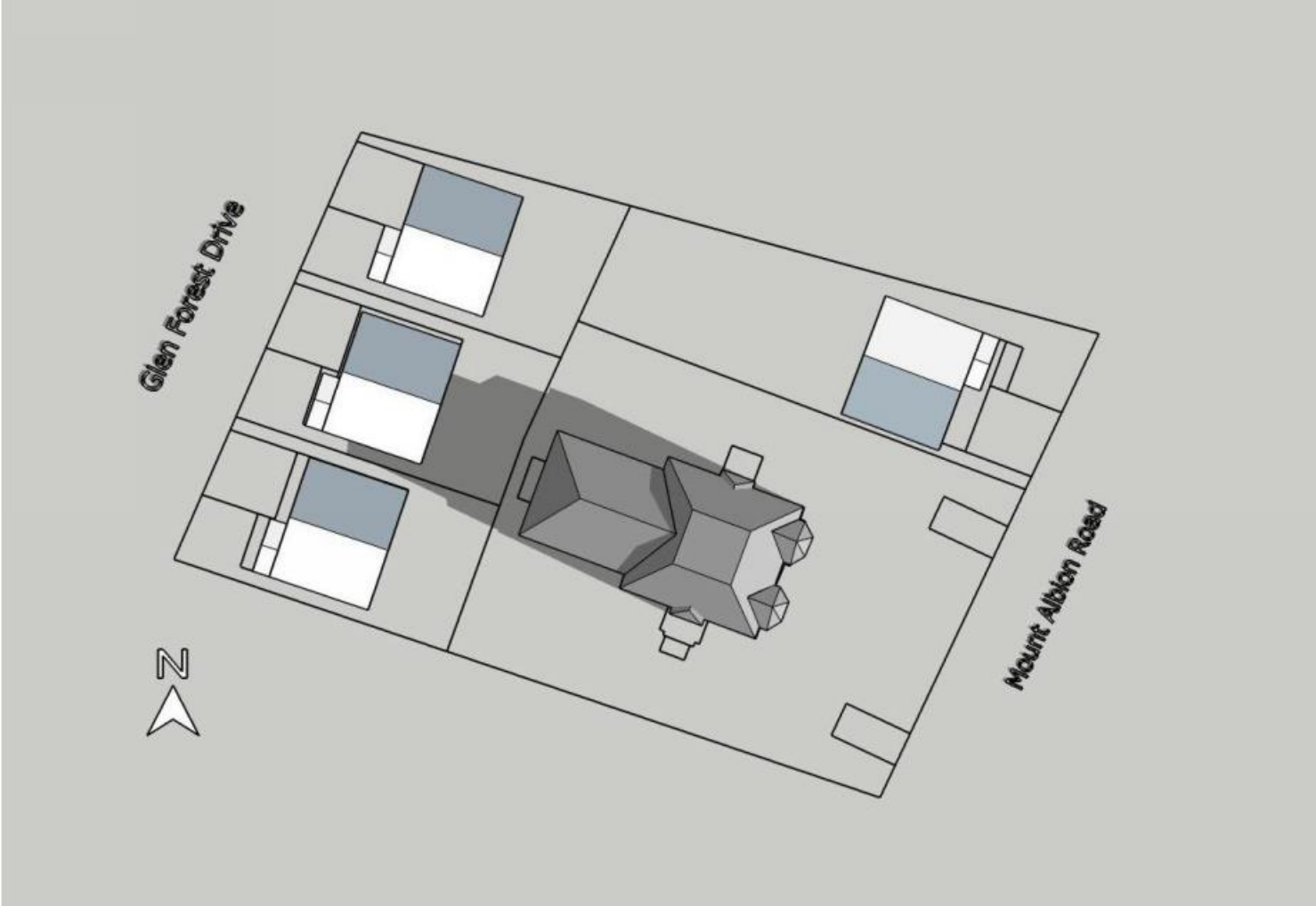
March 21 5:50pm  
1.5 hours before sunset



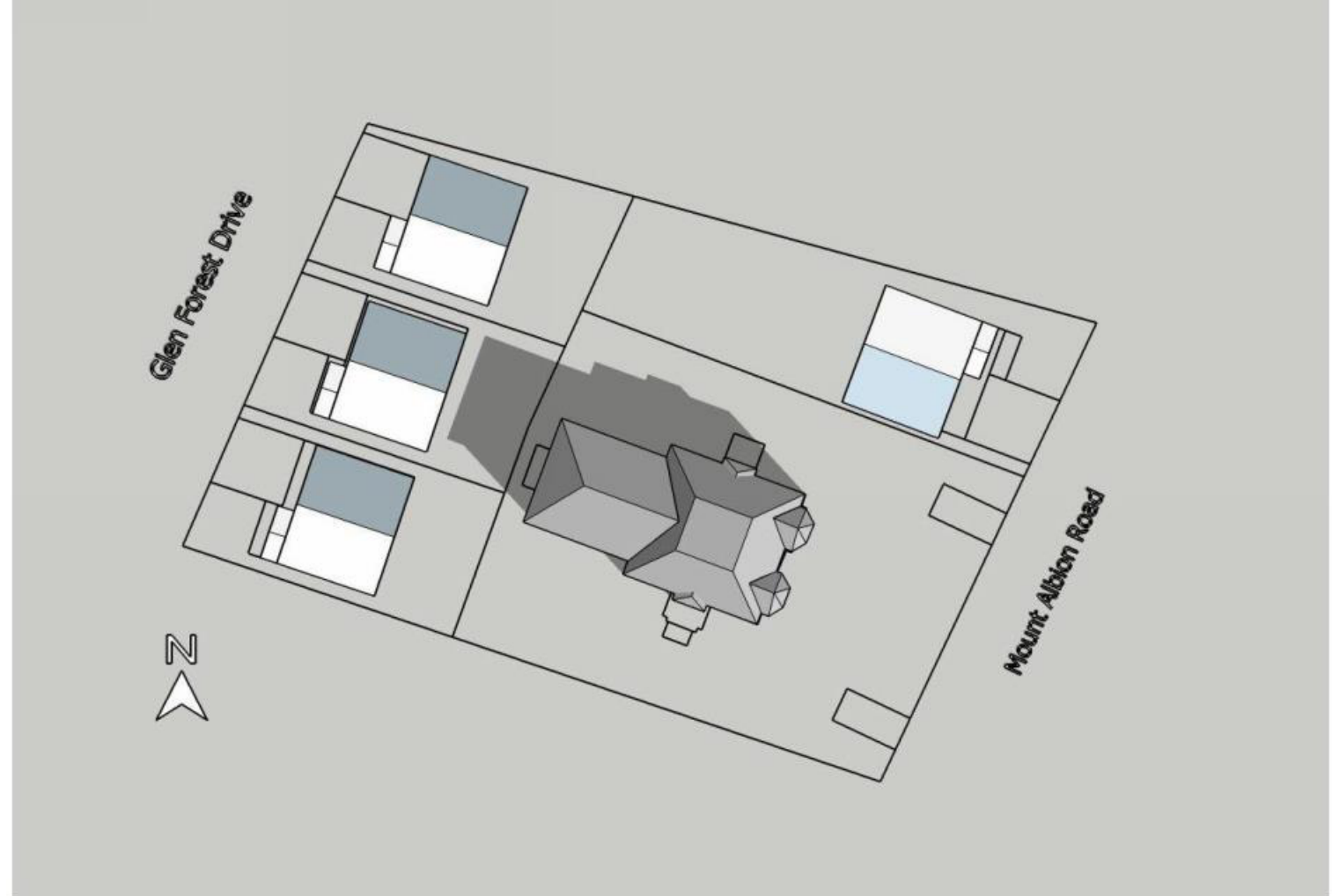
# Shadow Impact Study from Existing Duplex Dwelling

Municipal Address: 322 Mount Albion Road, Hamilton  
Type of Application: Zoning Bylaw Amendment  
Project No.: 20016    Date: 2020-11-20

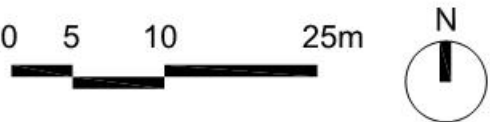




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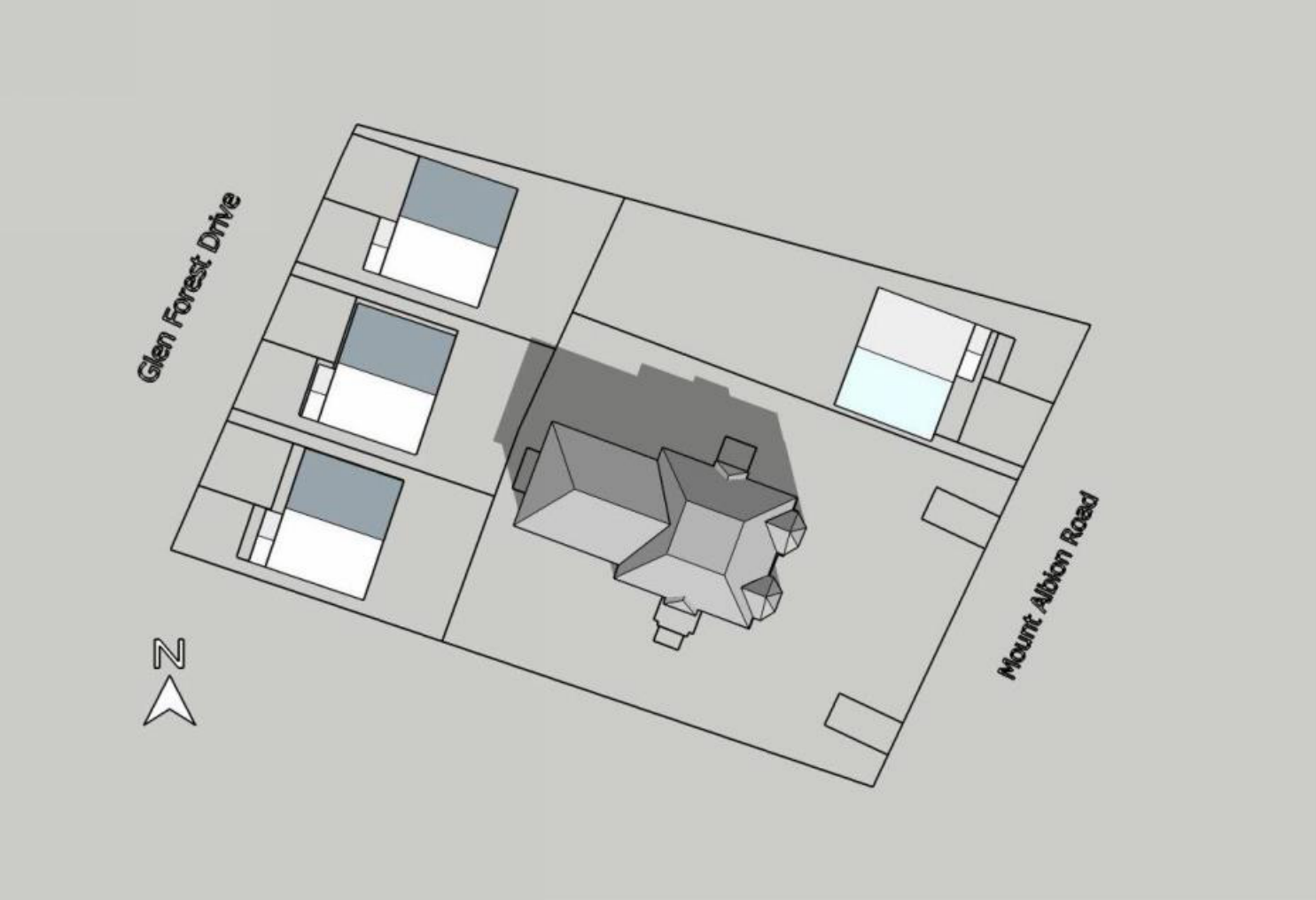


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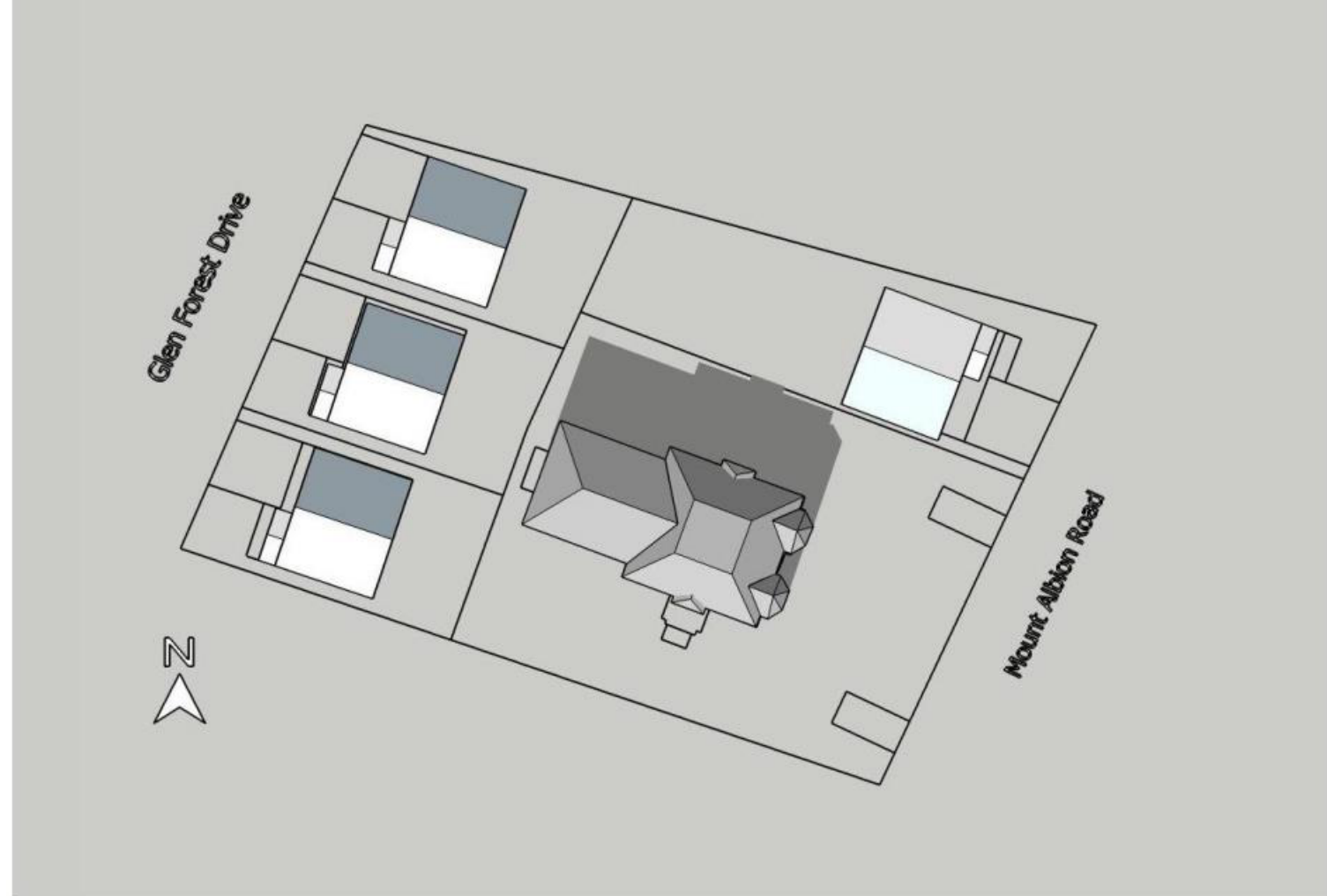


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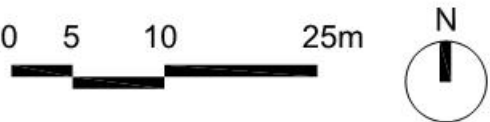
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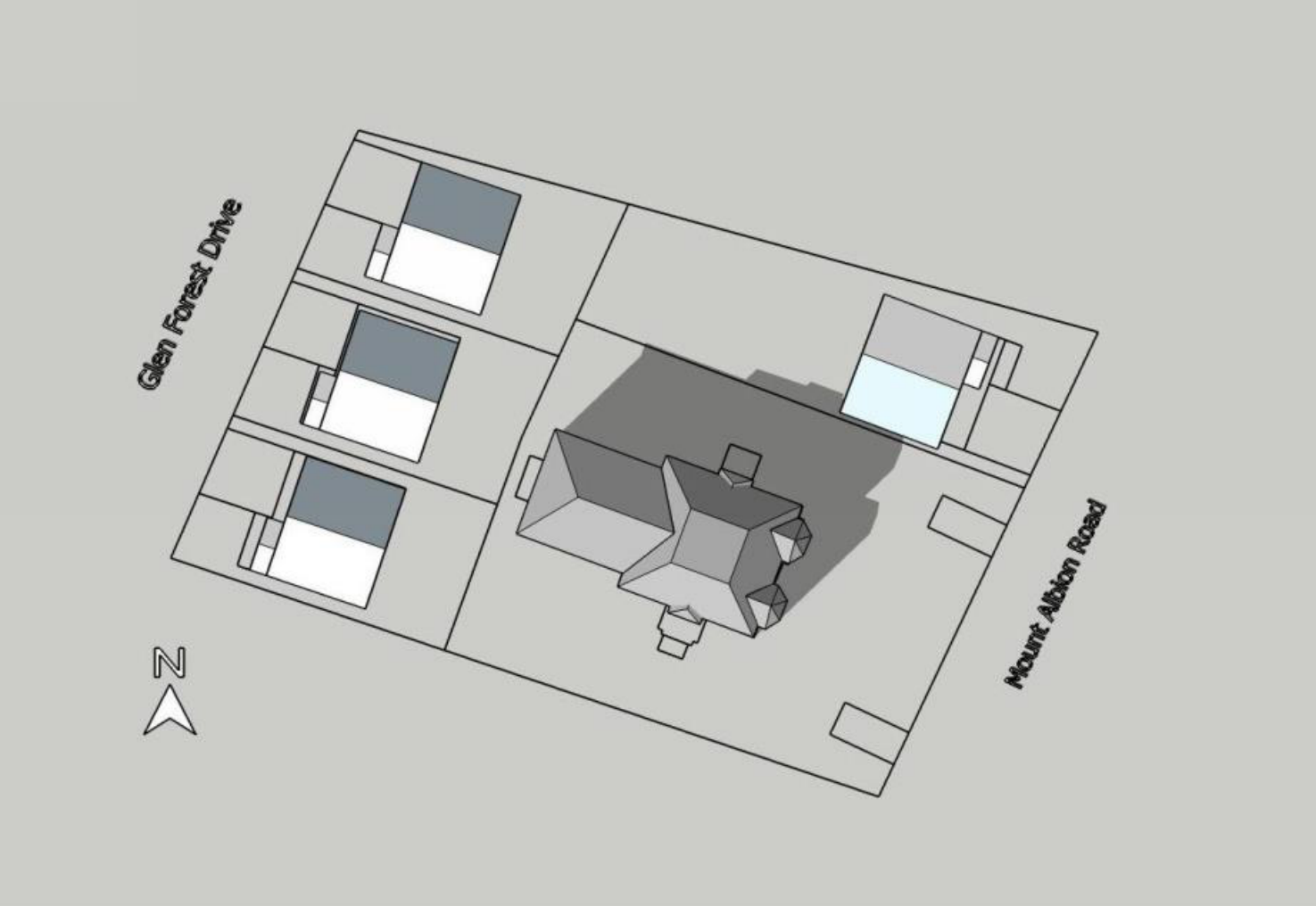


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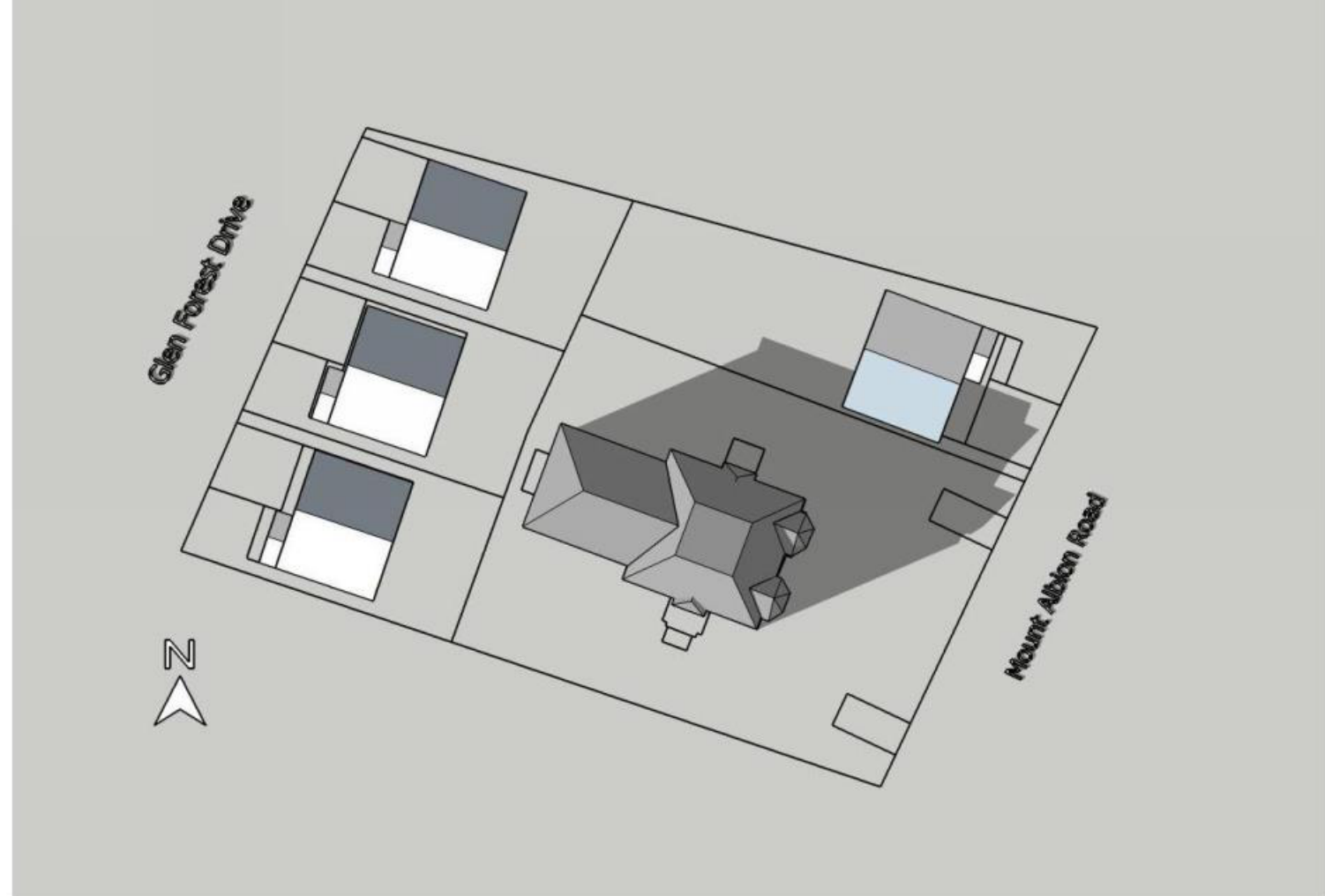


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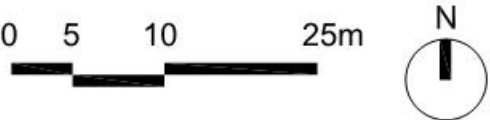
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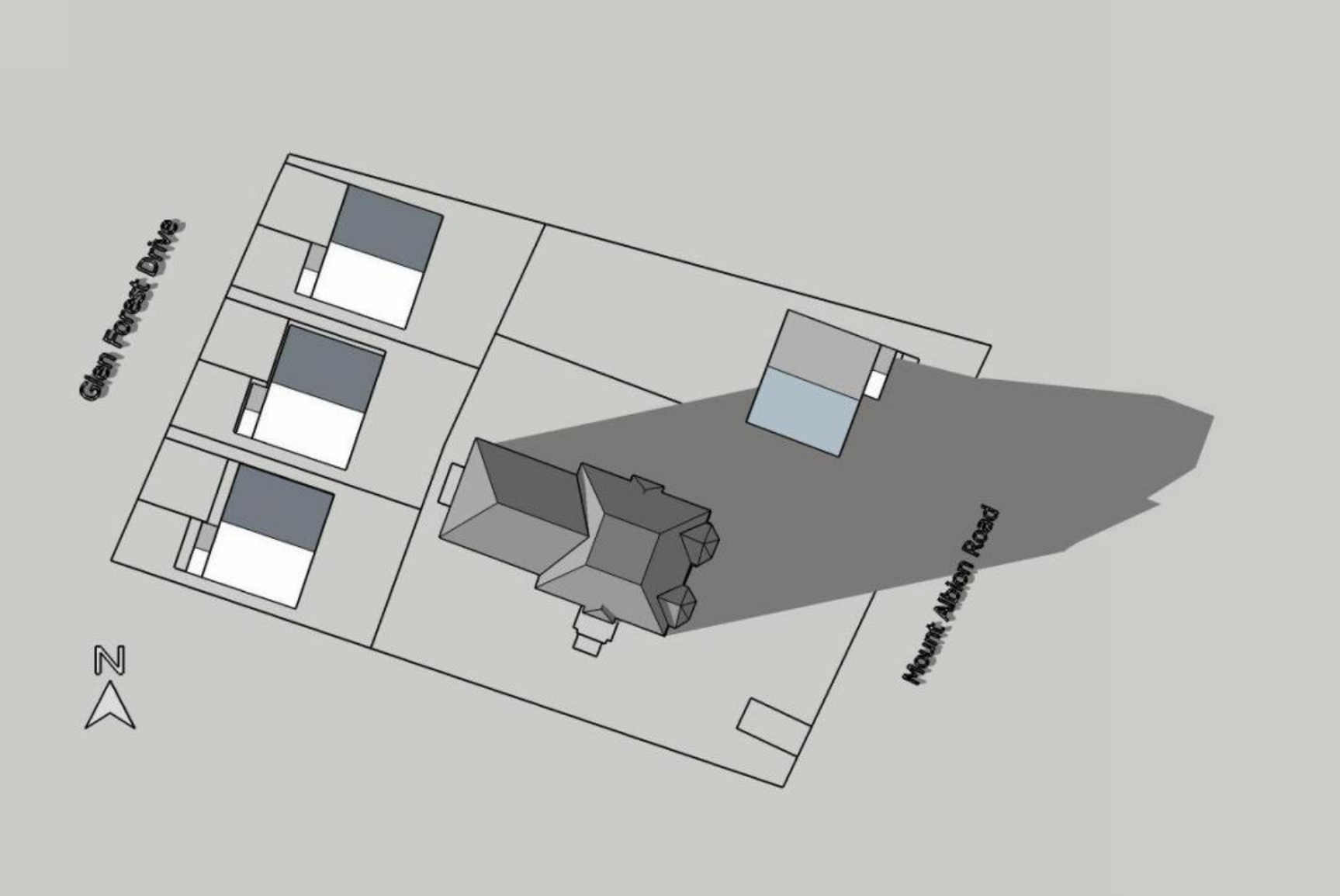
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September 21 5:36pm  
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**THIER+CURRAN** ARCHITECTS INC.  
 thoughtful buildings + interiors

TEL: 905-297-0863



# 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 Adam Colalillo and Lucas Colalillo Telephone No. [REDACTED]  
FAX NO. [REDACTED] E-mail address. [REDACTED]
2. Address [REDACTED]  
[REDACTED] Postal Code [REDACTED]
3. Name of Agent Fothergill Planning & Development Telephone No. [REDACTED]  
c/o Ed Fothergill  
FAX NO. [REDACTED] E-mail address. [REDACTED]
4. Address [REDACTED]  
[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:  
Scotiabank - 4 King Street West, 2nd Floor, Toronto, ON  
Postal Code M5H 1B6  
Postal Code

## 6. Nature and extent of relief applied for:

Please see justification report.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

Please see justification report.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## 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 35, Concession 2, Part 2 Plan 62R-10830, Township of Saltfleet in the

City of Hamilton

\_\_\_\_\_

\_\_\_\_\_

## 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?

Owner's knowledge

- 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.

9/30/2020

Date

Signature of Property Owner

Adam Colalillo and Lucas Colalillo

Print Name of Owner

10. Dimensions of lands affected:

Frontage	<u>Mount Albion Road: +43.62 m, Glen Forest Drive: +36.462 m</u>
Depth	<u>+64.989 m</u>
Area	<u>+2,649.73 m<sup>2</sup></u>
Width of street	<u>Mount Albion Road: +30.6m, Glen Forest Drive: +20.0 m</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: See concept plan.

Proposed: See concept plan.

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 concept plan.

- Proposed: See concept plan.
13. Date of acquisition of subject lands:  
May 1st, 2020
14. Date of construction of all buildings and structures on subject lands:  
1891
15. Existing uses of the subject property: Residential
16. Existing uses of abutting properties: Low Destiny Residential
17. Length of time the existing uses of the subject property have continued:  
>1891
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:  
Please see justification report.
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:  
Please see justification report.
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





Hamilton

## COMMITTEE OF ADJUSTMENT

City Hall, 5<sup>th</sup> 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](mailto:cofa@hamilton.ca)

# **NOTICE OF PUBLIC HEARING**

## **Application for Consent/Land Severance**

**APPLICATION NUMBER:** HM/B-20:68

**SUBJECT PROPERTY:** 322 Mt. Albion Rd., Hamilton

---

**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
- 

**APPLICANT(S):** Ed Fothergill on behalf of the owners A. & L. Colalillo

**PURPOSE OF APPLICATION:** To permit the conveyance of a parcel of land containing a garage (to be removed) and to retain a parcel of land containing an existing 2½ storey dwelling (to remain) for residential purposes

**Severed lands (Parts 3, 4, 5):**  
39.65m<sup>±</sup> x 23.75m<sup>±</sup> and an area of 951.3m<sup>2±</sup>

**Retained lands (Parts 1 and 2):**  
43.62m<sup>±</sup> x 38.87m<sup>±</sup> and an area of 1,699.0m<sup>2±</sup>

**This application will be heard in conjunction with  
Severance Application HM/B-20:69 & HM/B-20:70**

The Committee of Adjustment will hear this application on:

---

**DATE:** Thursday, February 4<sup>th</sup>, 2021

**TIME:** 1:40 p.m.

**PLACE:** Via video link or call in (see attached sheet for details)

**To be streamed at** [www.hamilton.ca/committeeofadjustment](http://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](http://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](mailto:cofa@hamilton.ca)

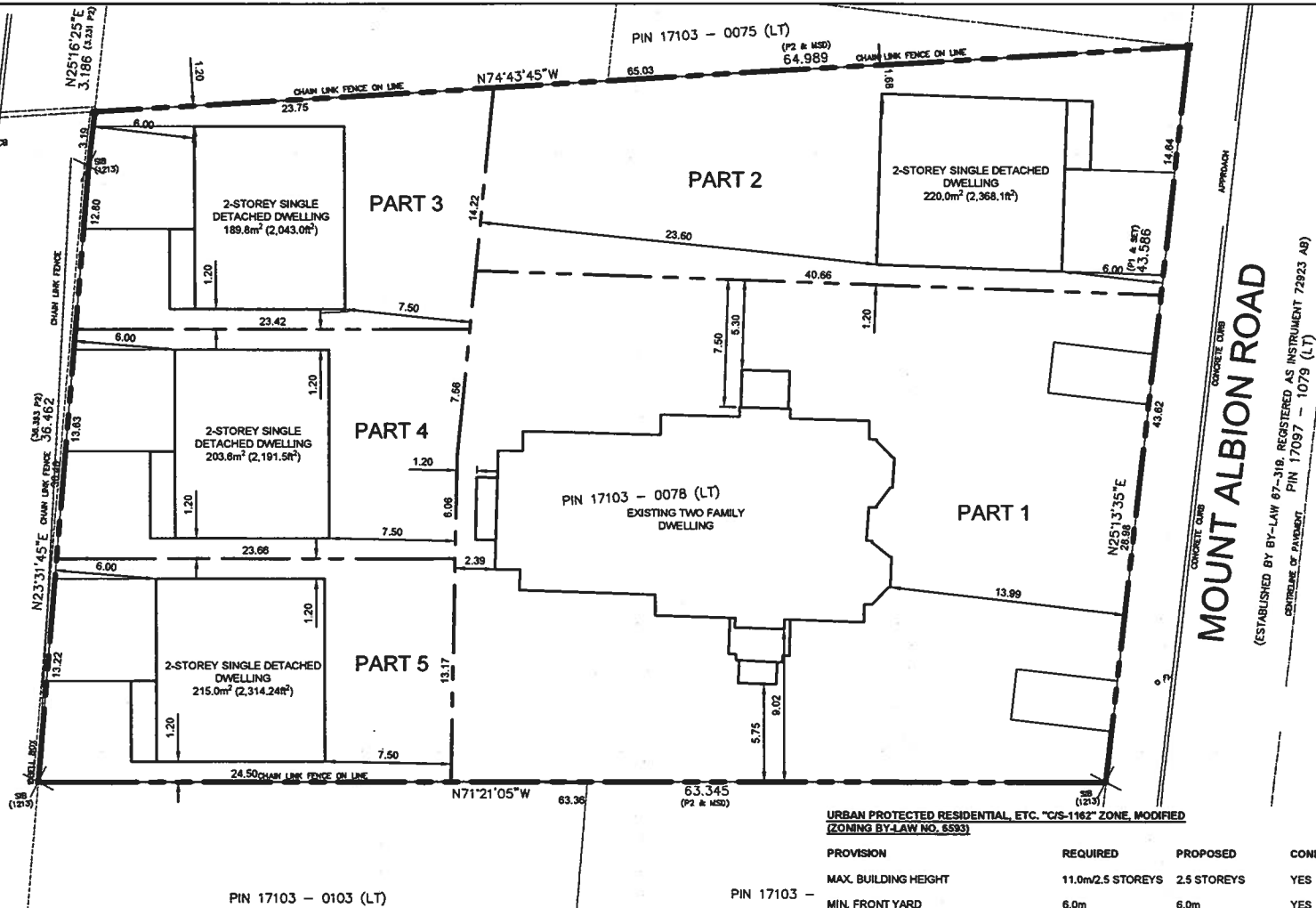
DATED: January 19<sup>th</sup>, 2021

---

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.***

GLEN FOREST DRIVE  
(ESTABLISHED BY PLAN E2M-586)  
PIN 17103 - 0089 (LT)



URBAN PROTECTED RESIDENTIAL, ETC. "C/S-1162" ZONE, MODIFIED  
(ZONING BY-LAW NO. 6593)

PROVISION	REQUIRED	PROPOSED	CONFORMITY
MAX. BUILDING HEIGHT	11.0m/2.5 STOREYS	2.5 STOREYS	YES
MIN. FRONT YARD	6.0m	6.0m	YES
MIN. SIDE YARD	1.2m	1.2m	YES
MIN. REAR YARD	7.5m	1.2m	NO
MIN. LOT WIDTH	12.0m	12.8m	YES
MIN. LOT AREA	360.0m <sup>2</sup>	316.3m <sup>2</sup>	NO
PARKING SPACES			
SINGLE FAMILY DWELLING (2 PER UNIT)	8	8	YES
TWO FAMILY DWELLING (1 PER UNIT)	2	2	YES

LEGAL DESCRIPTION	
REVISIONS	
B SUBMISSION 1-OCT-2020 JB	
A REVIEW 20-JULY-2020 JB	
REV. DESCRIPTION DATE INT.	
PROJECT TITLE	
322 MOUNT ALBION ROAD	
HAMILTON, ONTARIO	
DRAWING TITLE	
CUMULATIVE SKETCH PLAN	
DRAWN BY	DESIGNED BY
JB	JB
PRINT DATE	PROJECT NUMBER
01-OCT-2020	19701
REVISION	DRAWING NUMBER
B	CSP1-1
SCALE	1:400



0 1 2 4 5M  
0 5 10 15FT

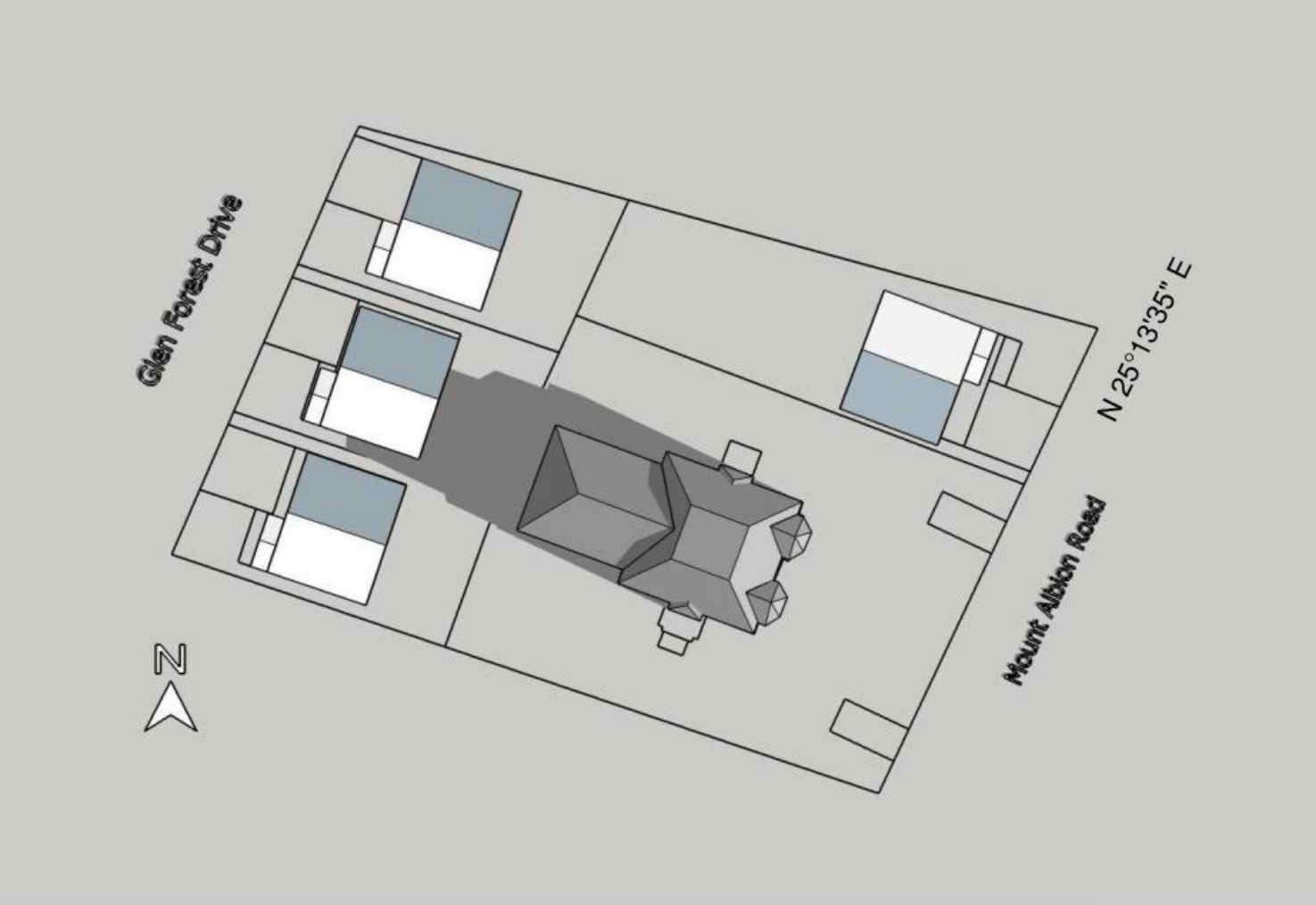
SCALE = 1:200

Development Elevation Studies -  
322 Mount Albion Road  
Hamilton, Ontario

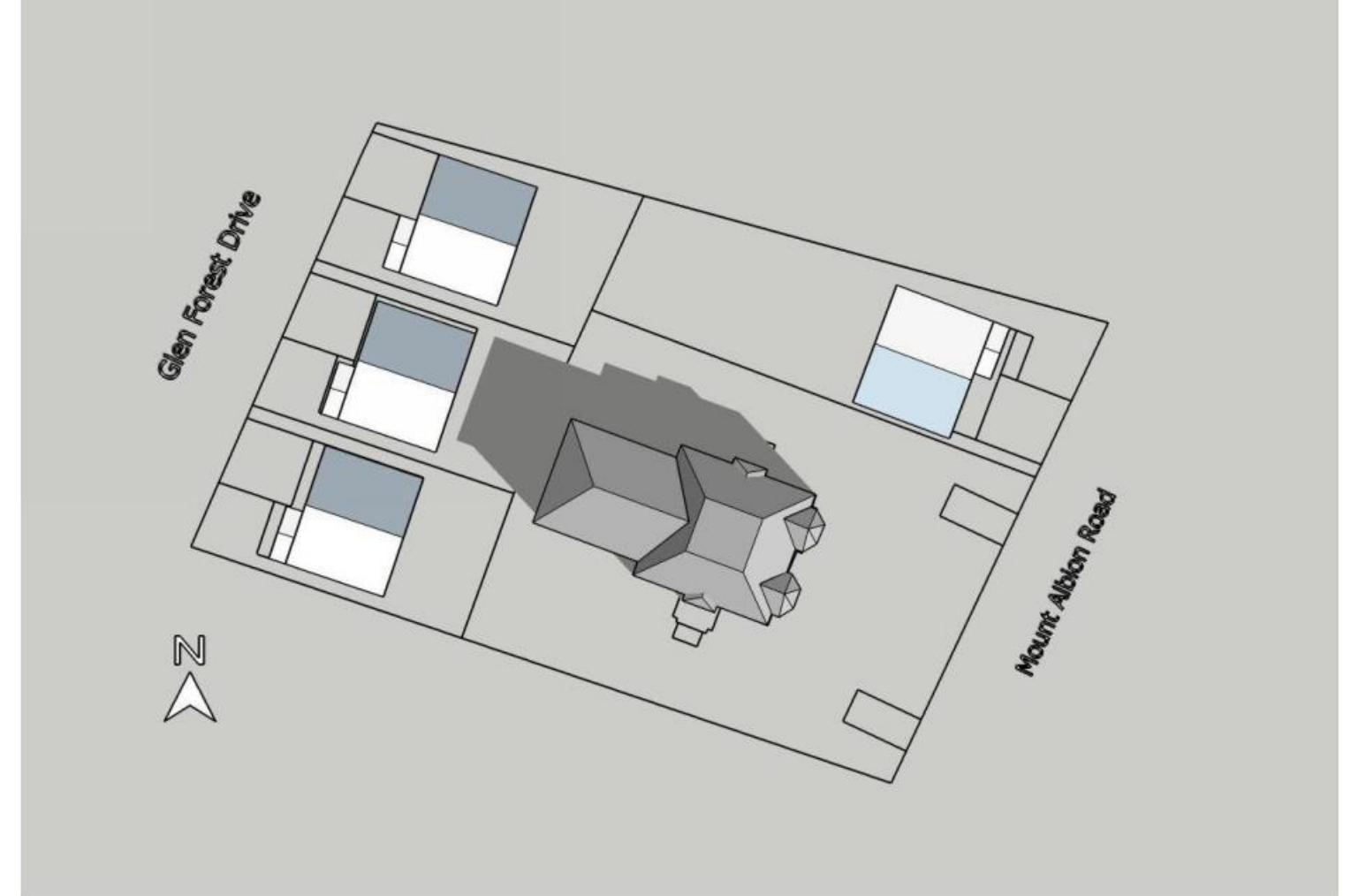
## Glen Forest Drive Elevations

December 2, 2020

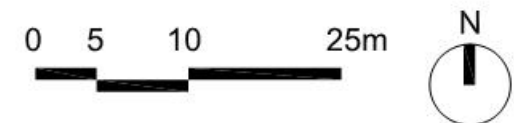
TCA THIER+CURRAN ARCHITECTS INC.  
thoughtful buildings - timeless  
TEL: 905.507.0863  
118 JAMES STREET NORTH, SUITE 201, HAMMONTON, ONTARIO L8P 2G7



March 21 8:50am  
1.5 hours after sunrise



March 21 10:20am

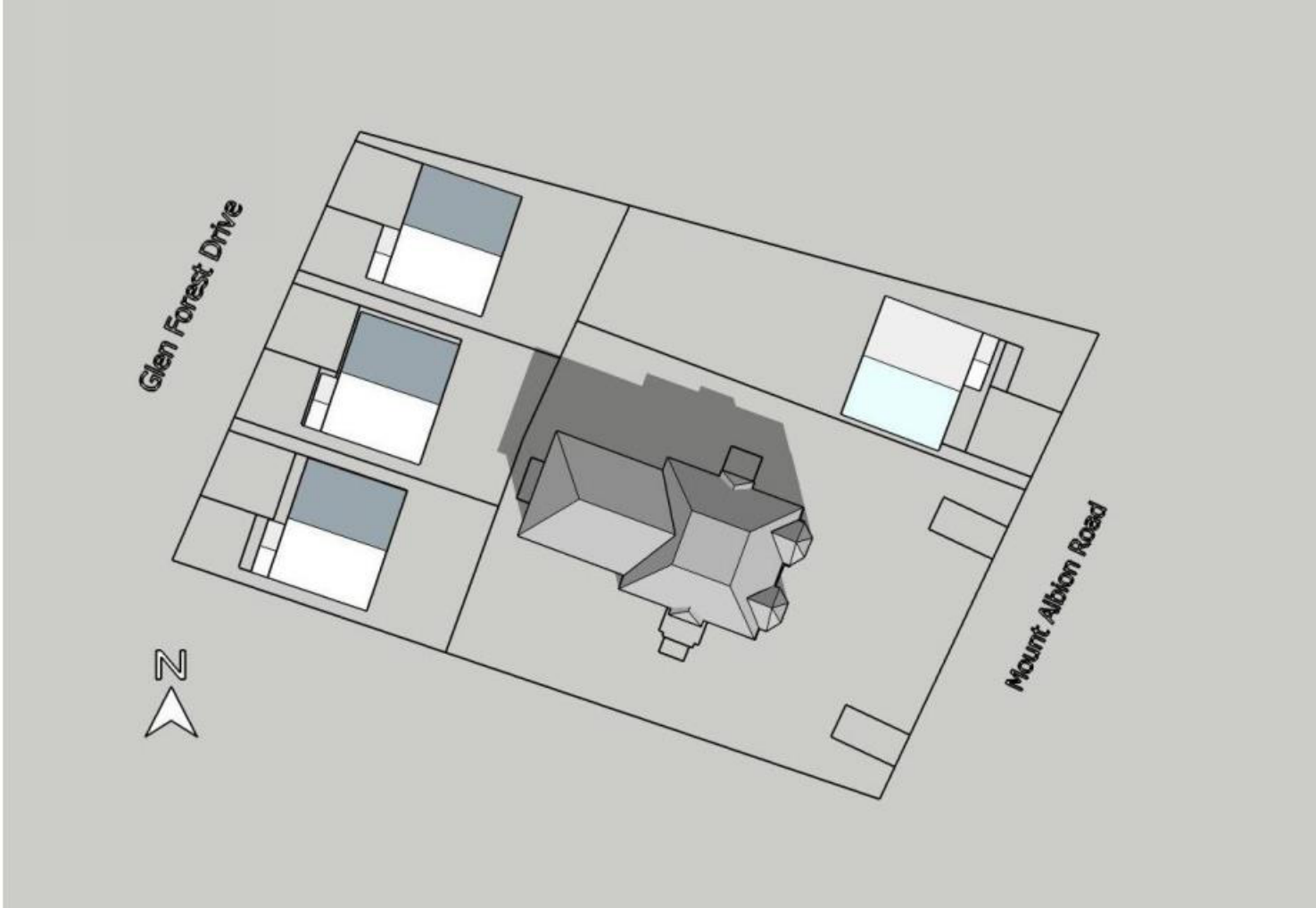


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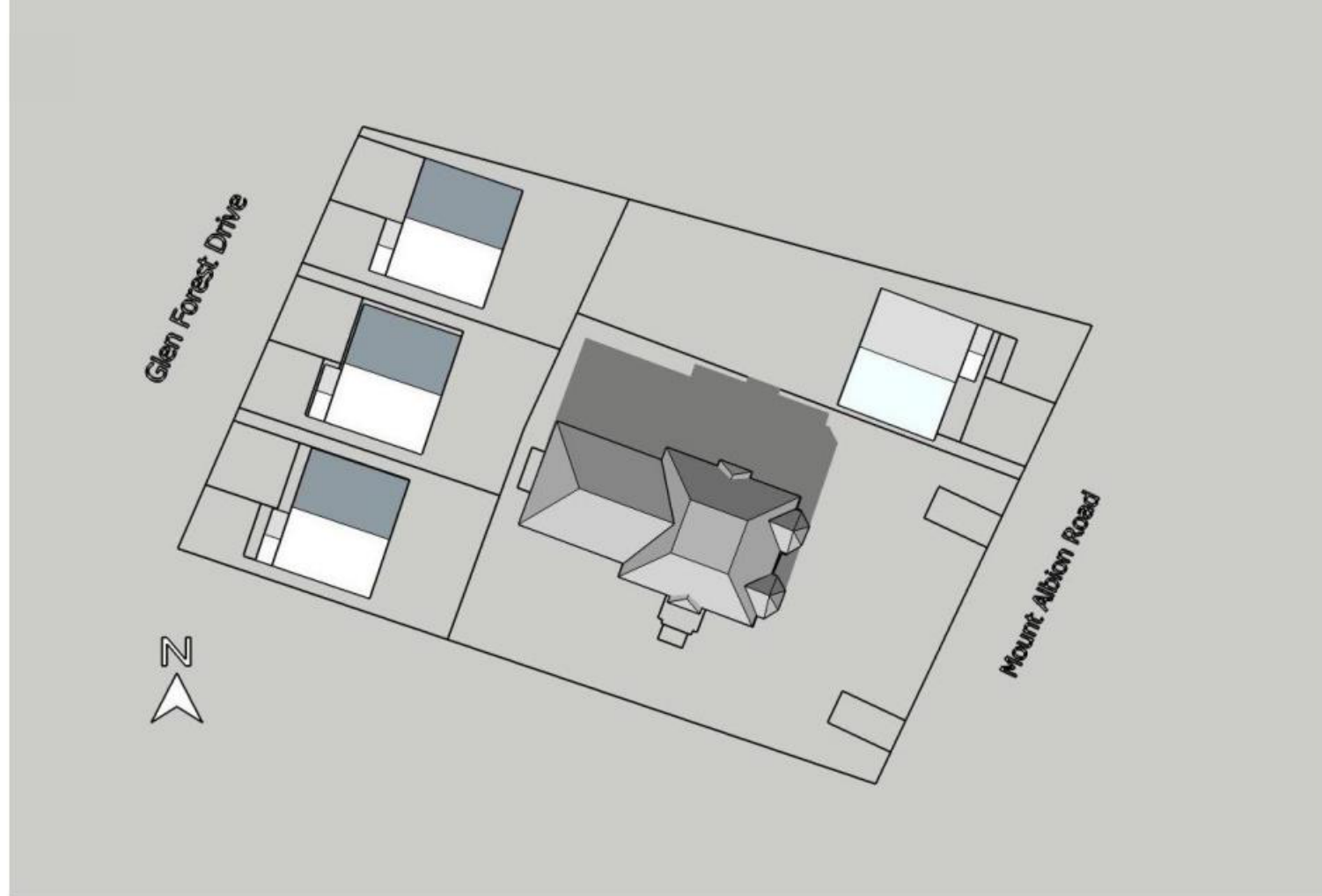
- **Confirmation of site latitude and longitude used in shadow drawings:** 43.2557° N, 79.8711° W.
- **A statement describing how astronomic true north was determined:** Astronomic true north was determined by the survey.
- **Origin/source of the base plan:** Topographic Survey of Part of Lot 35 Concession 2 Geographic Township of Saltfleet in the City of Hamilton by S.D. McLaren O.L.S. - 2020 and Conceptual Site Plan No. CSP5-1 prepared by T. Johns Consulting Group dated July 30th, 2020.
- **Description of all locations, uses of areas not meeting the shadow impact criteria (include a key plan for reference):** None.
- **Quantification and assessment of the impacted areas that do not meet the shadow impact criteria:** None.
- **Do shadow impacts from the existing heritage duplex dwelling impact the newly created lots' rear yards for more than a maximum of 3 hours of sun coverage between 10:00 a.m. and 4:00 p.m. as measured from March 21st to September 21st :** No. The existing dwelling shadow impacts the rear yards as follows: Part 2: 2.5 hours, Part 3: 1 hour, Part 4: 2.5 hours, Part 5: 0.25 hours.
- **Summary:** In Summary, the Sun Shadow impacts from the existing duplex dwelling do not adversely impact the new lots' rear yards for the stated criteria, particularly Part 4.

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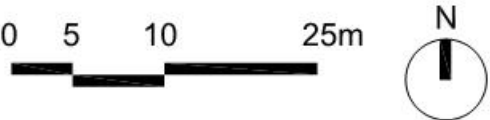




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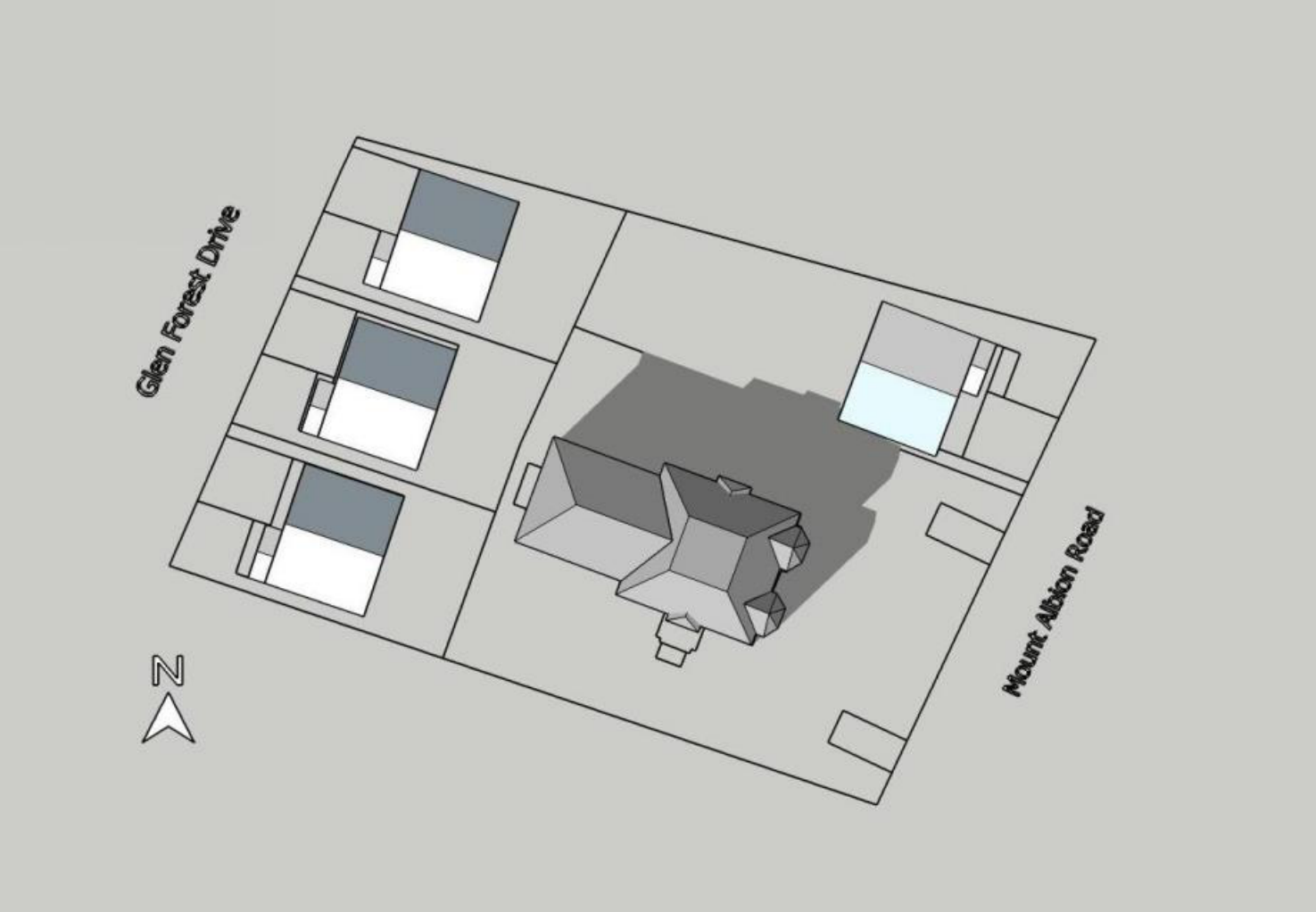


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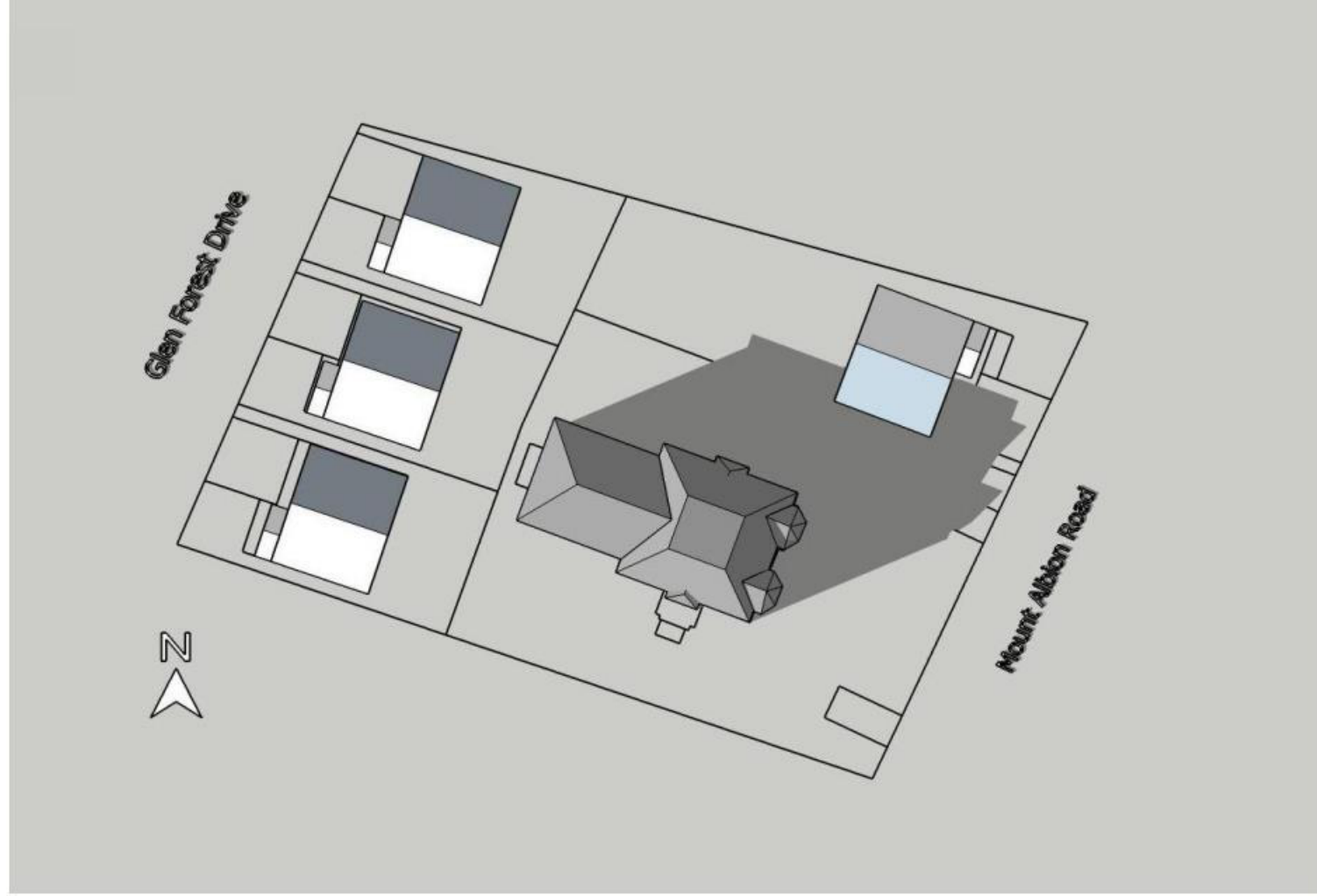


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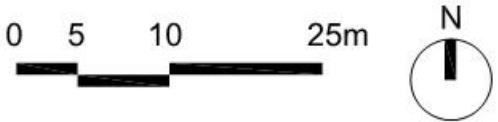
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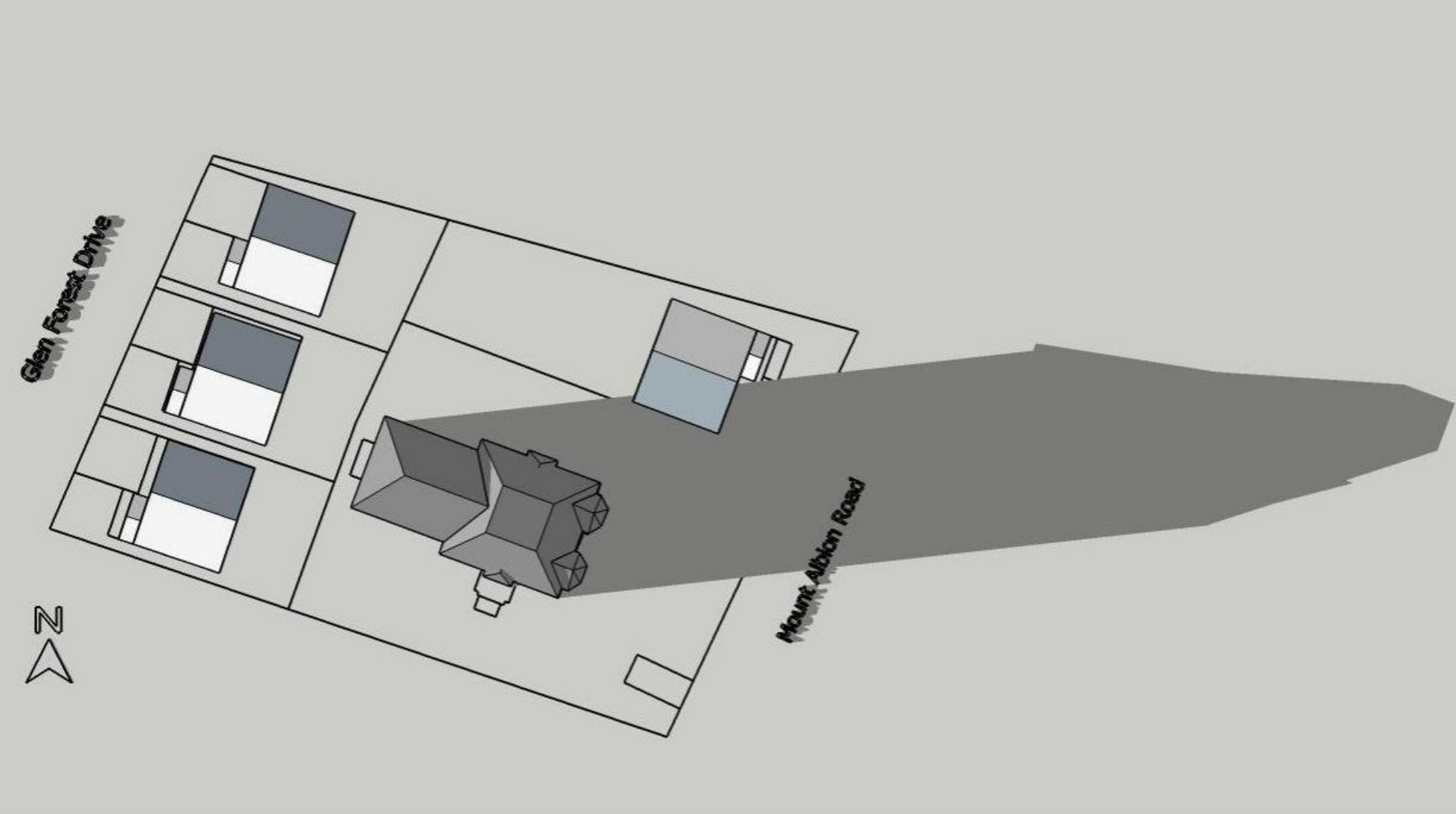


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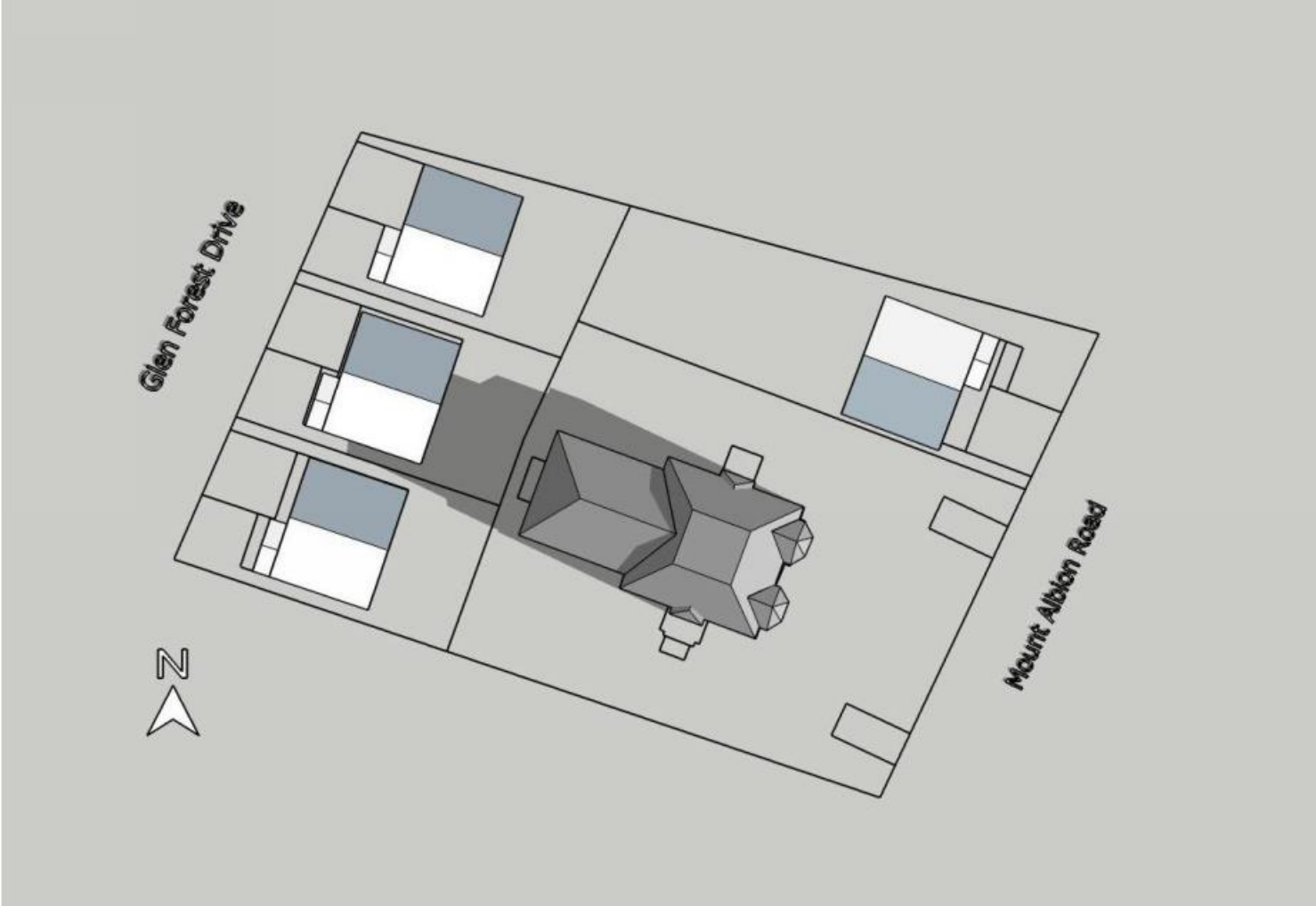
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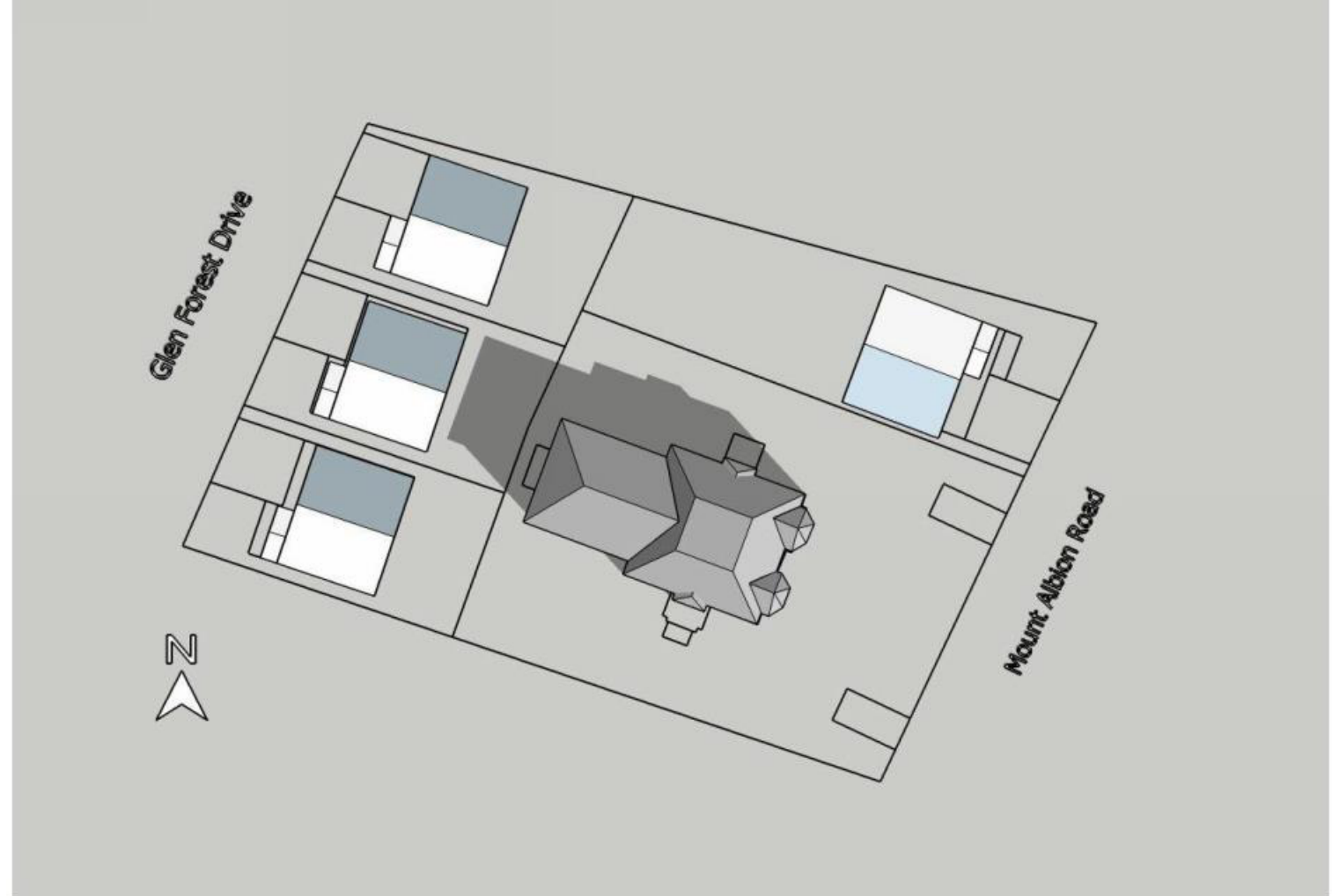
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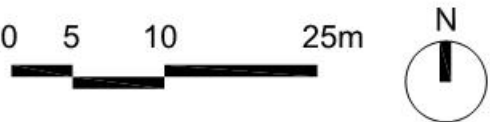




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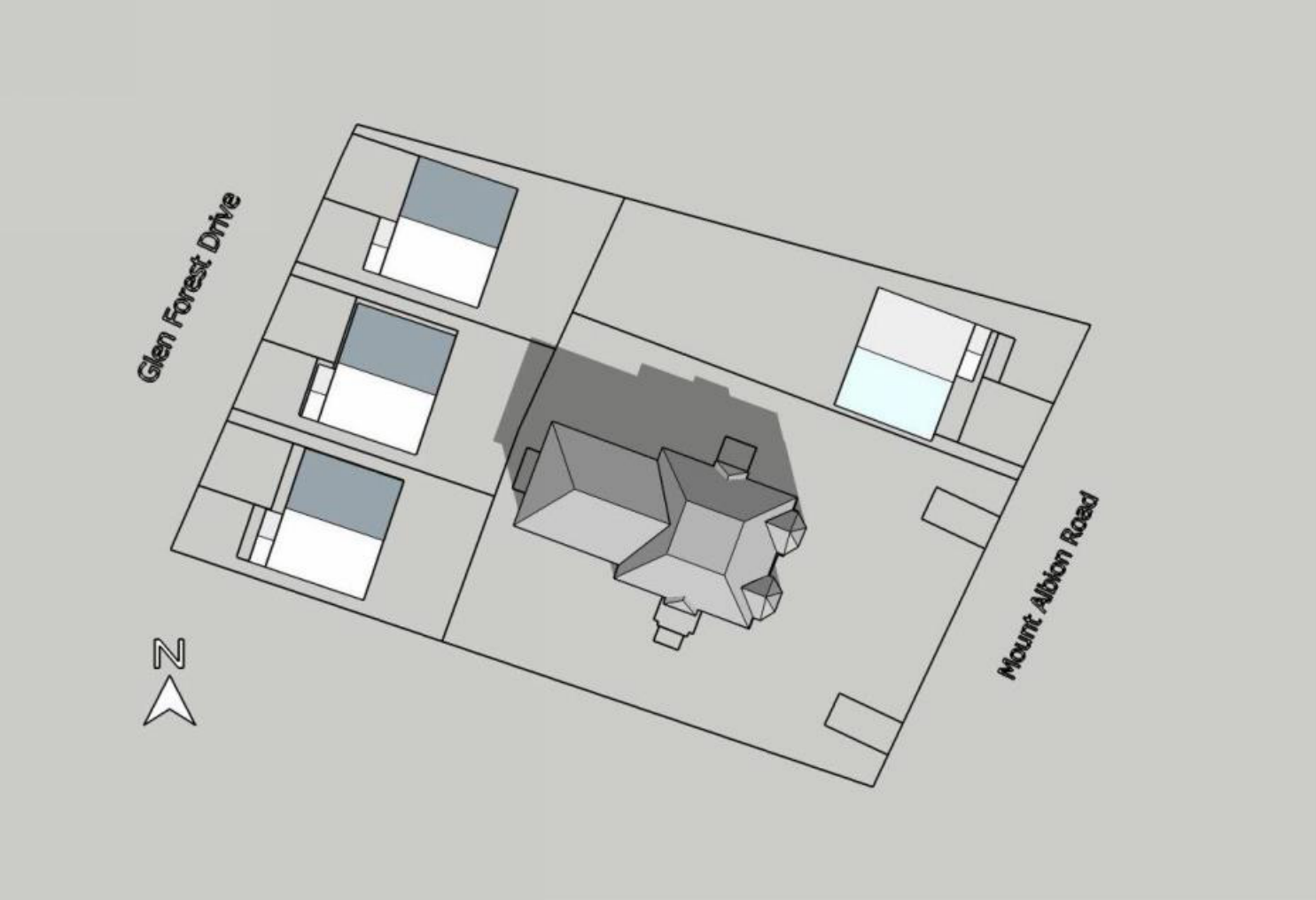


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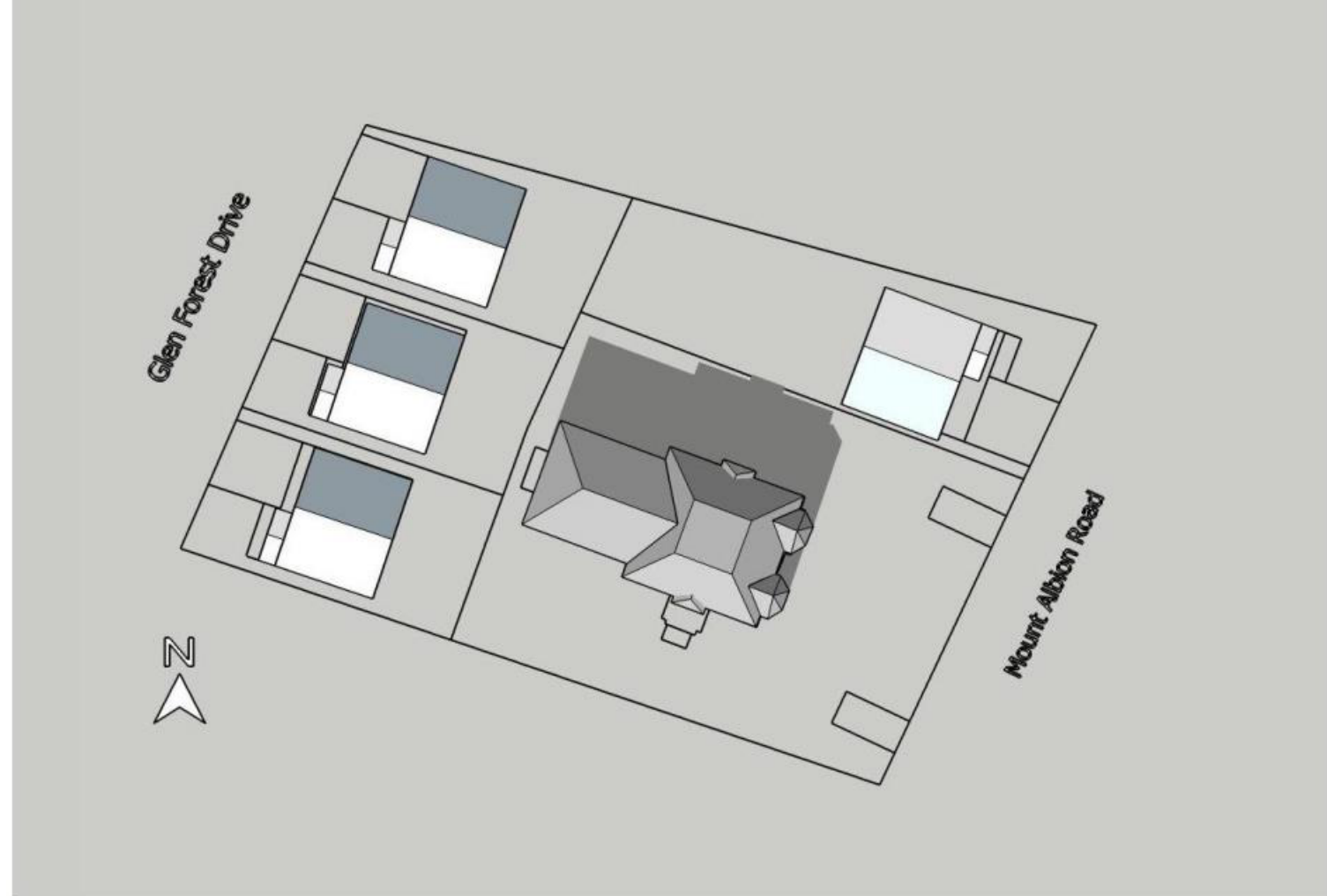


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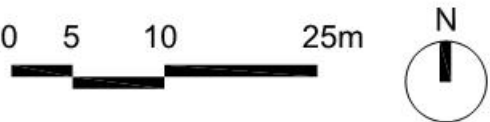
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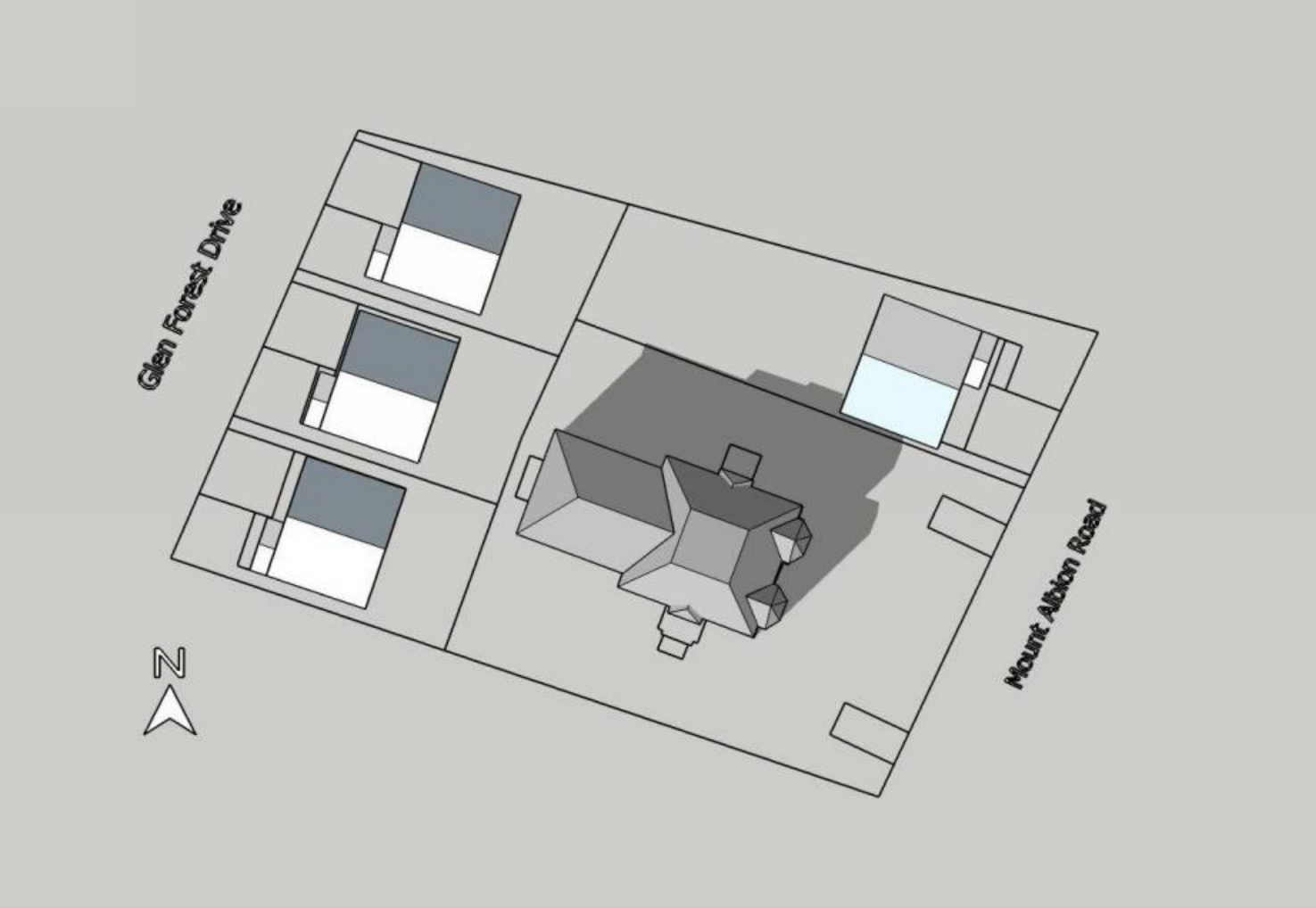


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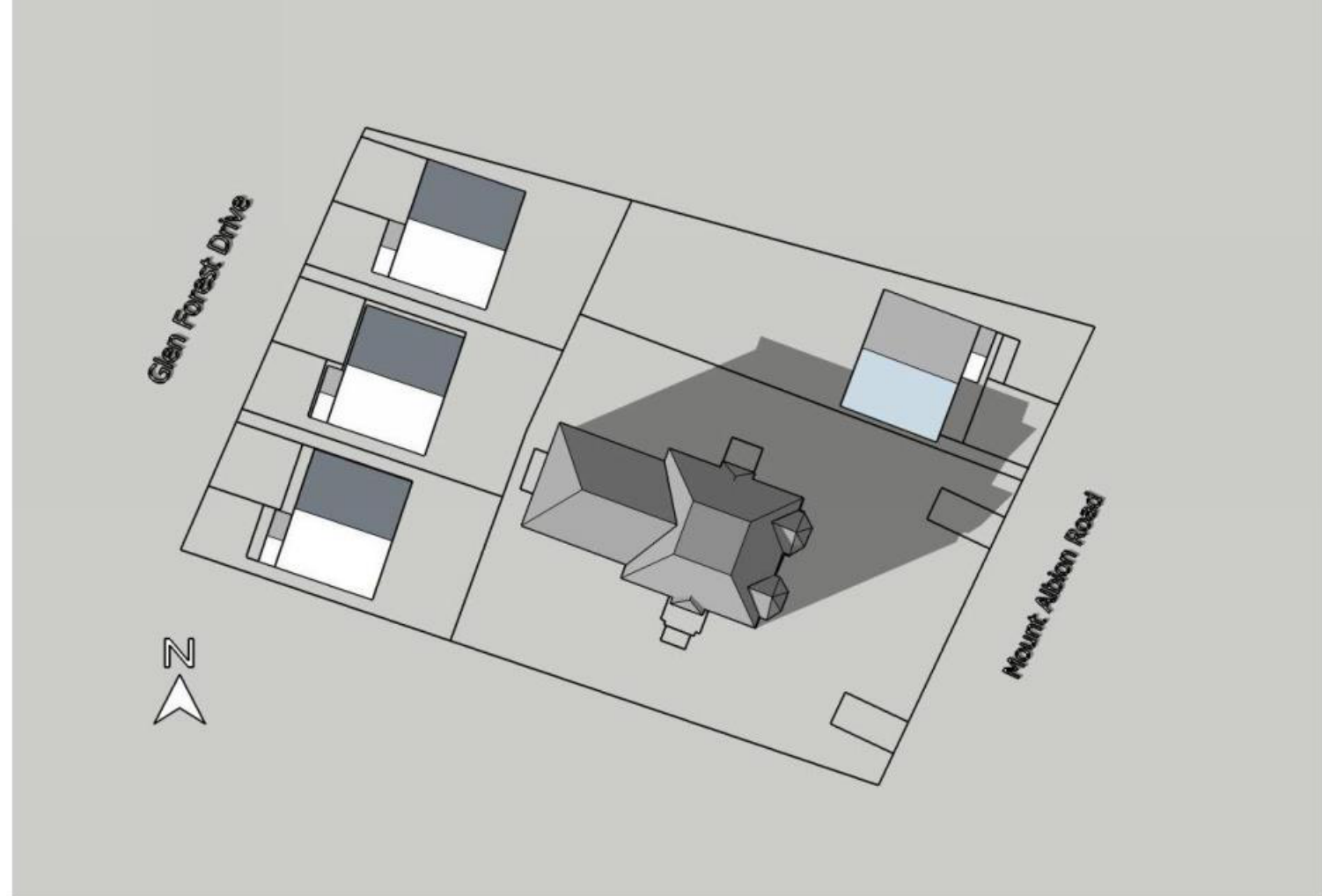


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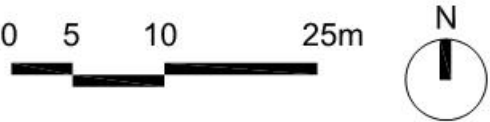
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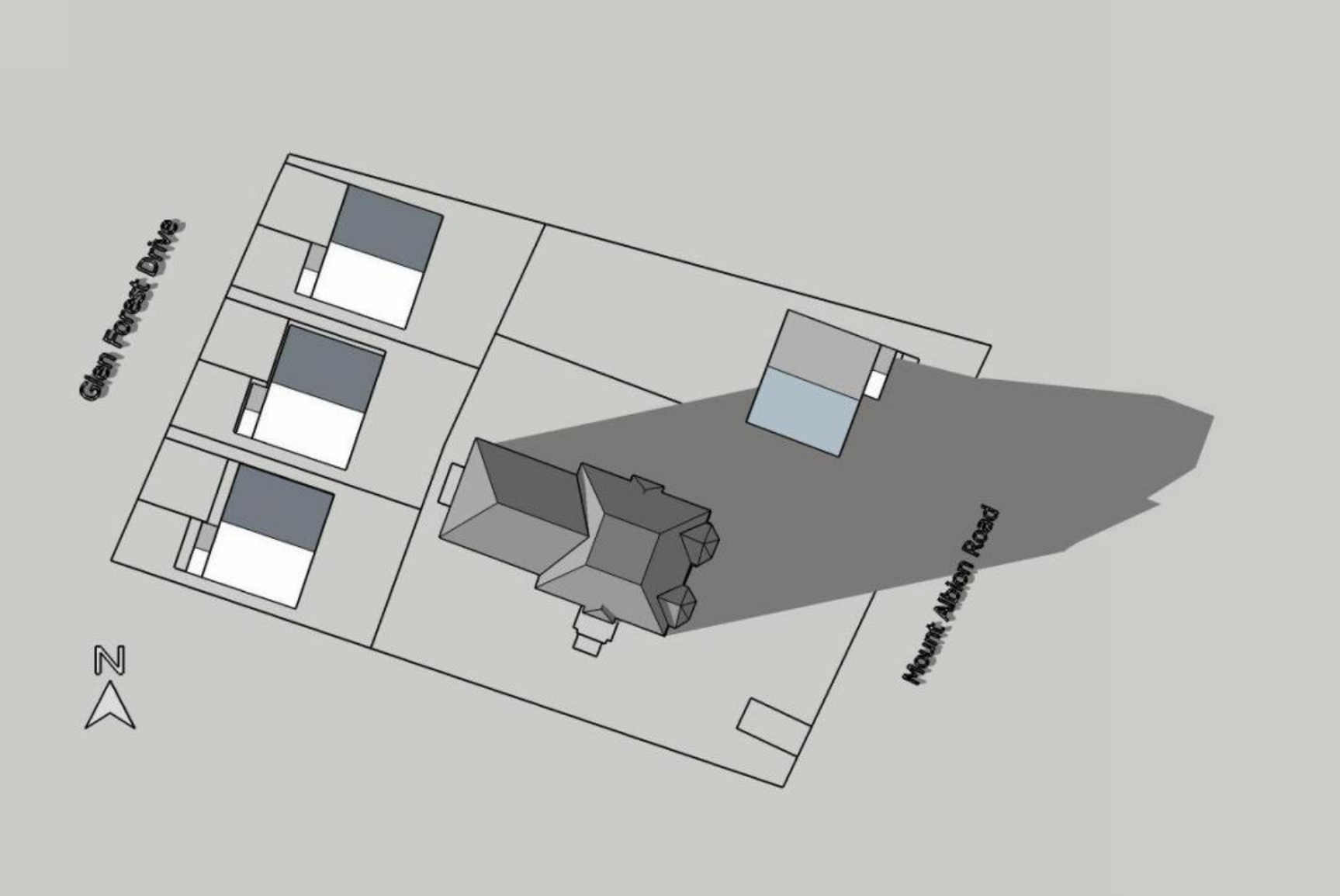
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Page 8



**THIER+CURRAN** ARCHITECTS INC.  
thoughtful buildings + interiors

TEL: 905-297-0863

118 JAMES STREET NORTH, SUITE 301, HAMILTON, ONTARIO L8R 2K7

December 16, 2020

**Re:   Application for Consents to Create Four Lots and Minor Variances  
      322 Mount Albion Road**

You are receiving this correspondence given that you have expressed an interest in the above applications that were tabled at the Committee of Adjustment at their meeting Thursday November 19 to allow the proponent time to respond to questions, concerns and comments arising from those who live in the neighbourhood and have made a submission to the Committee including the signing of the correspondence dated November 12.

I am a professional planning consultant who has been retained to assist Adam Lucas in proceeding through this process.

Since it is impossible to have an in person public gathering, it is more challenging to connect with individuals such as yourself on a matter that I understand and appreciate is of great importance to you and those in your neighbourhood. However, in order to initiate some form of dialogue, I felt it would be helpful to respond to the questions, comments and concerns raised in the correspondence received by the Committee, and hopefully through this exercise eliminate, or possibly mitigate, many of the concerns that have been expressed.

My responses will begin with providing information that was requested regarding the application. It will then follow up with response to a number of concerns that have been expressed with respect to the applications.

This response letter is based on comments from:

1.     Gina Constantino, November 13
2.     Anna and Dave Brando and family, November 16
3.     Mrs. Barcoroli, phone call to Councillors office
4.     Correspondence of November 12, 2020 with 25 signatures attached. For those who signed the correspondence, we apologize if the spelling of some names in this response is not accurate. Some of the names on the list proved to be a bit difficult to decipher.
5.     Mr. George Hourtovenko, November 15

### **Is there a proposed plan for the homes which will eventually be built on the four lots?**

While it is not normally a condition of severance in cases such as this, staff have requested the preparation of elevation drawings prior to the approval of the applications. The owner has agreed and prepared preliminary plans which are attached. These plans were based on the expectations of the owner and drafted with the assistance of a professional architect.

They are very preliminary plans at this stage however they do provide helpful information regarding the height and width of the proposed buildings, confirmation that the buildings can be accommodated on the site within existing zoning regulations, and provide some details as to what the new buildings will look like. However, the final design will vary from this detail somewhat.

### **Form of Development**

The development does not include any townhouse units.

### **Conversion of existing farmhouse**

There is no intention to include a proposal to convert the existing farmhouse into apartments.

### **Increase fire loading and not enough fire break between the properties.**

The separation between the proposed buildings complies with existing zoning regulations. Requirements for sufficient fire breaks will be examined in more detail at Building Permit stage. Prior to a Building Permit being issued for any one of the four lots, building drawings will be reviewed to ensure they comply with fire regulations and Ontario Building Code standards.

### **Throughout the application, it contains the words "further variances shall be required". This raises a lot of uncertainties.**

It is uncertain as to where this comment originates. There are no further variances required to implement the consent applications.

### **Concern regarding on street parking.**

Each of the lots is sufficient to accommodate on site parking and will not generate any additional parking demand beyond that already experienced by all of the existing single family dwellings in the area. The proposed drawings include allowances for both 1 and 2 car garages which is the same as homes in the immediately surrounding area. The proposal will have to meet City of Hamilton by-law requirements for size and dimension of parking spaces and number of parking spaces for each new home.

**Do the current owners plan to sever and sell the lots for development or plan to build themselves?**

The proponents, Adam and Lucas, who grew up in the area, plan to construct two of the new houses on Glen Forest Drive for their own use. They would like to remain in the neighbourhood and will ensure that not only their two dwellings, but also the other dwellings on the site will be designed to a very high standard since they plan to continue living there.

**Do the proposed building lots on Glen Forest Drive be quite shallow; will the proposed buildings on these lots fit in with the style of homes on Glen Forest that date back 25-50 years? How will this affect me and those around me? Will the proposed building height be consistent with the existing single detached dwelling?**

Yes, these lots will have less depth than those currently on Glen Forest Drive. It is for this reason that care has been taken to ensure that the width of the lots and the frontage and side yard setbacks comply with existing zoning regulations as it is the street face that is most important in terms of neighbourhood perceptions.

The three lots on Glen Forest Drive will have back yards that are not as deep as those on Glen Forest Drive. However the depth of the back yards will not be noticeable from the roadway. This depth is dictated by the desire to retain the existing dwelling at 338 Mt. Albion Road. These lot depths could have been increased to match those in the neighbourhood. However this would have required the demolition of the existing building which the owners would rather retain. They felt that the creation of back yards that are not as deep as others in the neighbourhood was a fair tradeoff in order to preserve the existing dwelling at 338 Mount Albion Road.

As can be seen from the elevation plans, the new dwellings will not look like homes that were built 25-50 years ago. A lot has changed in terms of building design and building codes and expectations since that time. It is not surprising that the new designs are somewhat of a departure from those in the neighbourhood.

The two-storey height of the new homes is not unlike the two-storey homes on Mount Albion Road or the two storey back split design of homes on Glen Forest Avenue.

The question of how the lots will "fit in" with the style of homes on Glen Forest Drive is not a test that the planning policies apply to the consideration of infill severances. Rather the test is one of compatibility, with the definition of compatibility as provided in the City of Hamilton Official Plan as follows:

**"Compatibility/compatible: means land uses and building forms that are mutually tolerant and capable of existing together in harmony within an area. Compatibility or compatible should not be narrowly interpreted to mean "same as" or even as "being similar to"."**

As can be seen, the Official Plan allows some latitude in assessing compatibility. In this case, it is my opinion that the proposal is compatible. While the built form is different than structures that have been built 25-50 years ago, this form of development can exist in harmony with the neighbourhood.

Planners use tests to measure compatibility by assessing lot widths, setbacks, height and built form. In this case, the proposal illustrated by the sketches will comply with all of the existing zoning regulations that also apply to all of the other lots within the neighbourhood.

While the design will be different, the fundamental use of the property will not be different. It will introduce four new families into the Davis Creek neighbourhood which can be accommodated without any disruption to the lifestyle or the strong feeling of community which is evident from the correspondence we have received.

This will continue to remain a strong, vibrant and healthy community as new families move into these homes. As noted, two of the dwellings will be owned and occupied by Adam and Lucas, who are long time residents of the neighbourhood.

The proposed dwellings will be somewhat higher than many of the existing single detached dwellings in the area. However, the height will comply with existing zoning regulations which is the key test for assessing compatibility from a planning perspective.

**Instead of squeezing 3 single family dwellings on Glen Forest Drive, perhaps consider 2 single family dwellings/bungalow.**

I interpret the comment to read that the suggestion is to create two lots to accommodate single family dwellings/bungalow.

The creation of two lots on Glen Forest Drive instead of 3 would generate a situation which would be out of character with the neighbourhood. It would also open the door to consideration of what are traditionally referred to as monster homes. If the 36 metre frontage on Glen Forest Drive were divided into two parcels 18 metres each, those two lots could accommodate an extremely large home which would meet zoning regulations but would not be at all in character with the neighbourhood. The creation of three lots in this area provides a greater level of certainty that the ultimate development form will be compatible with the neighbourhood.



**The main reason we chose this neighbourhood was for its secluded type of environment nestled partway up the escarpment and Red Hill valley. It has all the amenities nearby to raise a family and be a home and included single family homes that included property that supported the aspirations for such families to lay down their roots for generations. This was not what we had envisioned. We have been strong supporters of the neighbourhood at the school, church, and businesses.**

Those desirable elements of the neighbourhood will continue and will not be affected by proposed applications. The most significant change will be the addition of four new dwellings whose inhabitants will also be able to share in the enjoyment of the neighbourhood in the same manner other families and others in the neighbourhood have over the last 30 years. They too can enjoy the amenities, lay down their roots for generations and be supportive of the school, church and businesses in the neighbourhood. As noted, two of the homes will be occupied by those who have over their lifetime enjoyed those very amenities they currently share with other neighbours in the area.

The character and desirability of the Davis Creek neighbourhood will continue, albeit perhaps in a way slightly differently than the way initially envisioned with respect to what this property will look like when neighbours pass this site. One will now see new dwellings where in the past they have enjoyed the views of the rear yard of the existing farmhouse property. However, in all other aspects of life within the neighbourhood, I believe it will continue to retain its desirable character and function, which can now be embraced and shared by four more families.

**This will set a precedent for land severance in the neighbourhood which cannot be reversed.**

The precedent setting nature of such an application has already been set by the establishment of clear planning policies at Provincial and local level which encourage intensification in urban areas. It is a precedent which applies equally to every neighbourhood in the Province. By its very nature, general intensification throughout urban areas generates change.

The Province has determined that currently 40% and shortly thereafter 50% of all new growth within the City of Hamilton has to occur within areas that are already within the development limits of the Official Plan. That means that a significant amount of new growth has to be accommodated in locations throughout the City. There is no area in the City which is exempt from accepting a fair share of new growth.

This direction is also found in Policy B.2.4.1.3 of the City of Hamilton Urban Plan which notes that 40% of the residential intensification target is anticipated to occur within the Neighbours designation. This property is within the Neighbour designation.

The only consistent expectation is that things will not remain the same. The question for planners and decision makers is to what extent is such change reasonable, compatible, and can be accommodated without adversely affecting the character or function of the neighbourhood.

This theme is picked up in the City of Hamilton Urban Official Plan where, in Section B.2.4, the outcome of change resulting from intensification is anticipated. This section also acknowledges that impacts will occur, but at that they must not be unacceptable.

I hope some of this information may be helpful in understanding the proposal not only in terms of the direct change that will be generated for the neighbourhood but also an understanding of how it fits into the broader planning principles at the local and Provincial level. While these planning policy documents may be difficult to read and understand, they do have practical implications for development applications such as this.

Given that we will not have an opportunity to meet to discuss these matters other than at Committee of Adjustment meeting which will be coming up in a short while, I would offer an invitation for anyone who would like to send me a note or give me a call to discuss this matter, please feel free to do so.

We have asked the Committee to bring the matter forward to the next available meeting. I am not sure when that will be.

I suspect you will be notified directly by the Committee when the application will be brought back to the Committee of Adjustment for consideration. If you would like to attend the meeting, which will be held virtually, I would recommend that you contact the Committee secretary directly and ask that you be given an invitation to the meeting which will be held in Zoom format. The Secretary Treasurer can be reached at: [Jamila.sheffield@hamilton.ca](mailto:Jamila.sheffield@hamilton.ca) Phone: 905-546-2424 ext. 4144.

Respectfully Submitted,

**FOTHERGILL PLANNING & DEVELOPMENT INC.**

E.J. Fothergill, MCIP, RPP  
President

cc. Adam Colalillo, Owner  
Lucas Colalillo, Owner  
Councillor Chad Collins  
Jamila Sheffield, Secretary of Committee of Adjustment



Hamilton

## COMMITTEE OF ADJUSTMENT

City Hall, 5<sup>th</sup> 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](mailto:cofa@hamilton.ca)

# **NOTICE OF PUBLIC HEARING**

## **Application for Consent/Land Severance**

**APPLICATION NUMBER:** HM/B-20:69

**SUBJECT PROPERTY:** 322 Mt. Albion Rd., Hamilton

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**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
- 

**APPLICANT(S):** Ed Fothergill on behalf of the owners A. & L. Colalillo

**PURPOSE OF APPLICATION:** To permit the conveyance of a parcel of land shown as Part 4 on the attached sketch and to retain two parcels of land shown as Parts 3 & 5 on the attached sketch for residential purposes.

**Severed lands (Part 4):**  
13.63m<sup>±</sup> x 23.42m<sup>±</sup> and an area of 317.8m<sup>2±</sup>

**Retained lands (Part 3):**  
12.80m<sup>±</sup> x 23.42m<sup>±</sup> and an area of 316.3m<sup>2±</sup>

**Retained lands (Part 5):**  
13.22m<sup>±</sup> x 23.42m<sup>±</sup> and an area of 317.2m<sup>2±</sup>

**This application will be heard in conjunction with  
Severance Application HM/B-20:68 & HM/B-20:70**

The Committee of Adjustment will hear this application on:

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**DATE:** Thursday, February 4<sup>th</sup>, 2021

**TIME:** 1:40 p.m.

**PLACE:** Via video link or call in (see attached sheet for details)

**To be streamed at** [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)  
**for viewing purposes only**

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### **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](http://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](mailto:cofa@hamilton.ca)

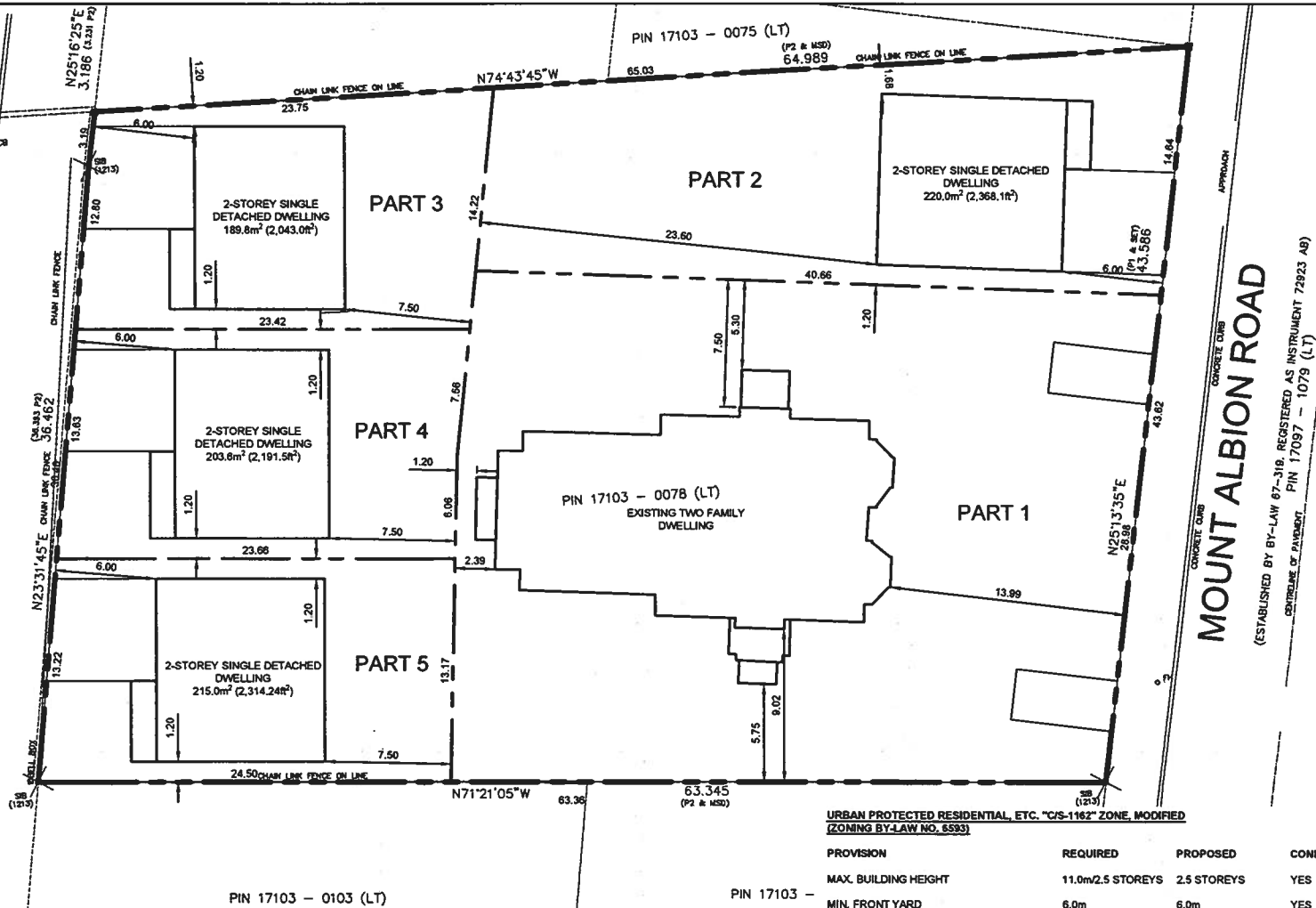
DATED: January 19<sup>th</sup>, 2021

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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.***

GLEN FOREST DRIVE  
(ESTABLISHED BY PLAN E2M-586)  
PIN 17103 - 0089 (LT)



PIN 17103 - 0103 (LT)

PIN 17103 -

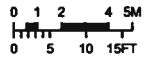
**DESIGN NOTE:**  
PLAN TO BE VERIFIED BY A QUALIFIED DESIGNER.  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**SITE STATISTICS**  
SITE AREA (TOTAL) 2,649.73m<sup>2</sup>  
RESIDENTIAL UNITS 6

**URBAN PROTECTED RESIDENTIAL, ETC. "C/S-1162" ZONE, MODIFIED  
(ZONING BY-LAW NO. 6593)**

PROVISION	REQUIRED	PROPOSED	CONFORMITY
MAX. BUILDING HEIGHT	11.0m/2.5 STOREYS	2.5 STOREYS	YES
MIN. FRONT YARD	6.0m	6.0m	YES
MIN. SIDE YARD	1.2m	1.2m	YES
MIN. REAR YARD	7.5m	1.2m	NO
MIN. LOT WIDTH	12.0m	12.8m	YES
MIN. LOT AREA	360.0m <sup>2</sup>	316.3m <sup>2</sup>	NO
PARKING SPACES			
SINGLE FAMILY DWELLING (2 PER UNIT)	8	8	YES
TWO FAMILY DWELLING (1 PER UNIT)	2	2	YES





SCALE = 1:200



Hamilton

## COMMITTEE OF ADJUSTMENT

City Hall, 5<sup>th</sup> floor, 71 Main Street West, Hamilton, ON L8P 4Y5  
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E-mail: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

# **NOTICE OF PUBLIC HEARING**

## **Application for Consent/Land Severance**

**APPLICATION NUMBER:** HM/B-20:70

**SUBJECT PROPERTY:** 322 Mt. Albion Rd., Hamilton

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**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
- 

**APPLICANT(S):** Ed Fothergill on behalf of the owners A. & L. Colalillo

**PURPOSE OF APPLICATION:** To permit the conveyance of a parcel of land for residential purposes and to retain a parcel of land containing an existing 2½ storey dwelling (to remain) for residential purposes.

**Severed lands (Part 2):**

14.64m<sup>±</sup> x 40.66m<sup>±</sup> and an area of 515.9m<sup>2±</sup>

**Retained lands (Part 1):**

28.97m<sup>±</sup> x 38.87m<sup>±</sup> and an area of 1,183.2m<sup>2±</sup>

The Committee of Adjustment will hear this application on:

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**DATE:** Thursday, February 4<sup>th</sup>, 2021

**TIME:** 1:40 p.m.

**PLACE:** Via video link or call in (see attached sheet for details)

To be streamed at [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)  
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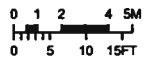
DATED: January 19<sup>th</sup>, 2021

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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.***





SCALE = 1:200

Development Elevation Studies -  
322 Mount Albion Road  
Hamilton, Ontario

## Glen Forest Drive Elevations

December 2, 2020

TCA

THIER+CURRAN ARCHITECTS INC.  
thoughtful buildings - timeless

TEL: 905.887.0863  
118 JAMES STREET NORTH, SUITE 201, HAMMILL, ONTARIO L9C 1G7