

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-21:04

APPLICANTS: C. Irvin & E. Webb, owners

SUBJECT PROPERTY: Municipal address **201 Burris St., Hamilton**

ZONING BY-LAW: Zoning By-law 6593, as Amended by By-law 87-09

ZONING: "C" (Urban Protected Residential) district

PROPOSAL: To permit alterations to the upper-storey of an existing single detached dwelling located on a residential parcel of land, notwithstanding that:

1. A maximum building height of three (3) storeys shall be provided, instead of the requirement that in a "C" District, no building shall exceed two and a half storeys in height.
2. A minimum northerly side yard width of 1.1 metres shall be provided, instead of the minimum required northerly side yard width of 1.2 metres.

NOTE:

1. The proposed alterations are subject to the issuance of a building permit in the normal manner. Be advised that Ontario Building Code regulations may require specific setbacks and construction types.

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

DATE: Thursday, February 18th, 2021
TIME: 3:30 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.

MORE INFORMATION

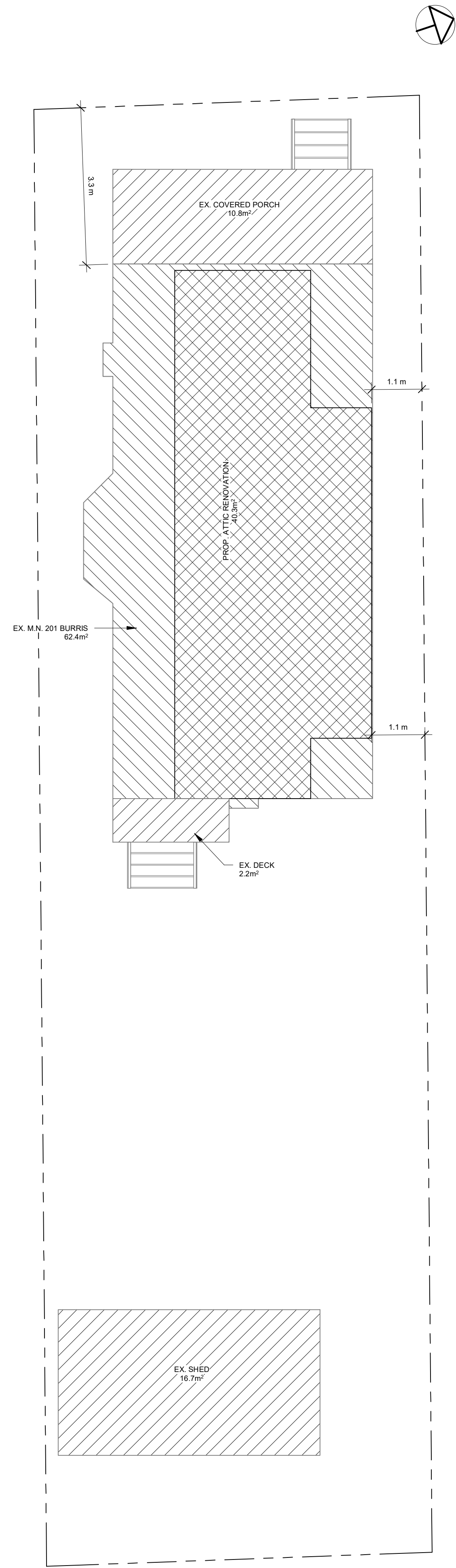
For more information on this matter, including access to drawings illustrating this request:

- 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

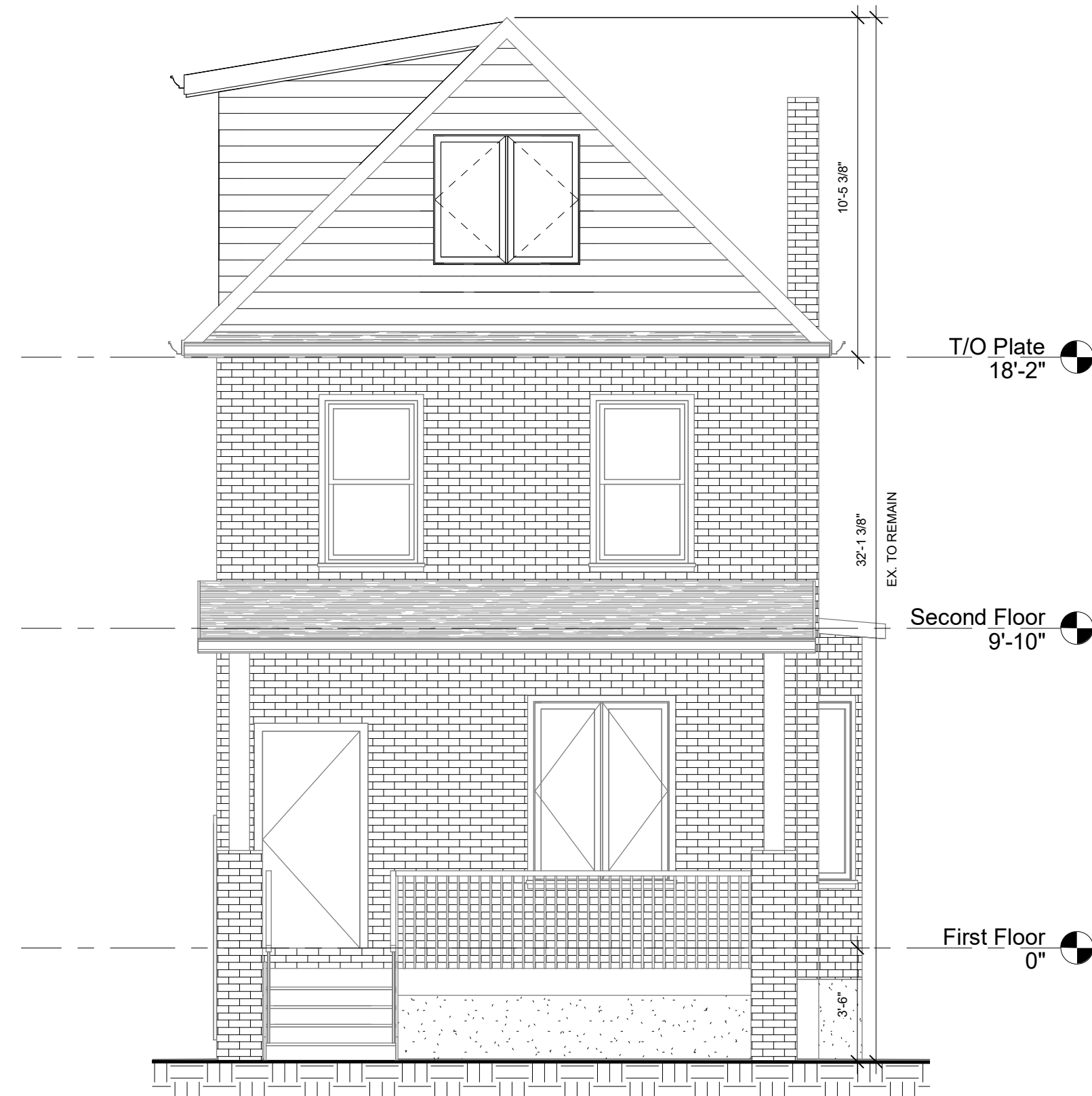
DATED: February 2nd, 2021.

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 Site Plan
3/16" = 1'-0"



2 West
1/4" = 1'-0"

No.	REVISION	DATE (MM/DD/YY)	BY



**J.H. COHOON
ENGINEERING
LIMITED**
CONSULTING ENGINEERS

440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8
TEL: (519) 753-2656 FAX: (519) 753-4263 www.cohooneg.com

PROJECT:

PROPOSED RENOVATION

201 BURRIS STREET
HAMILTON, ONTARIO

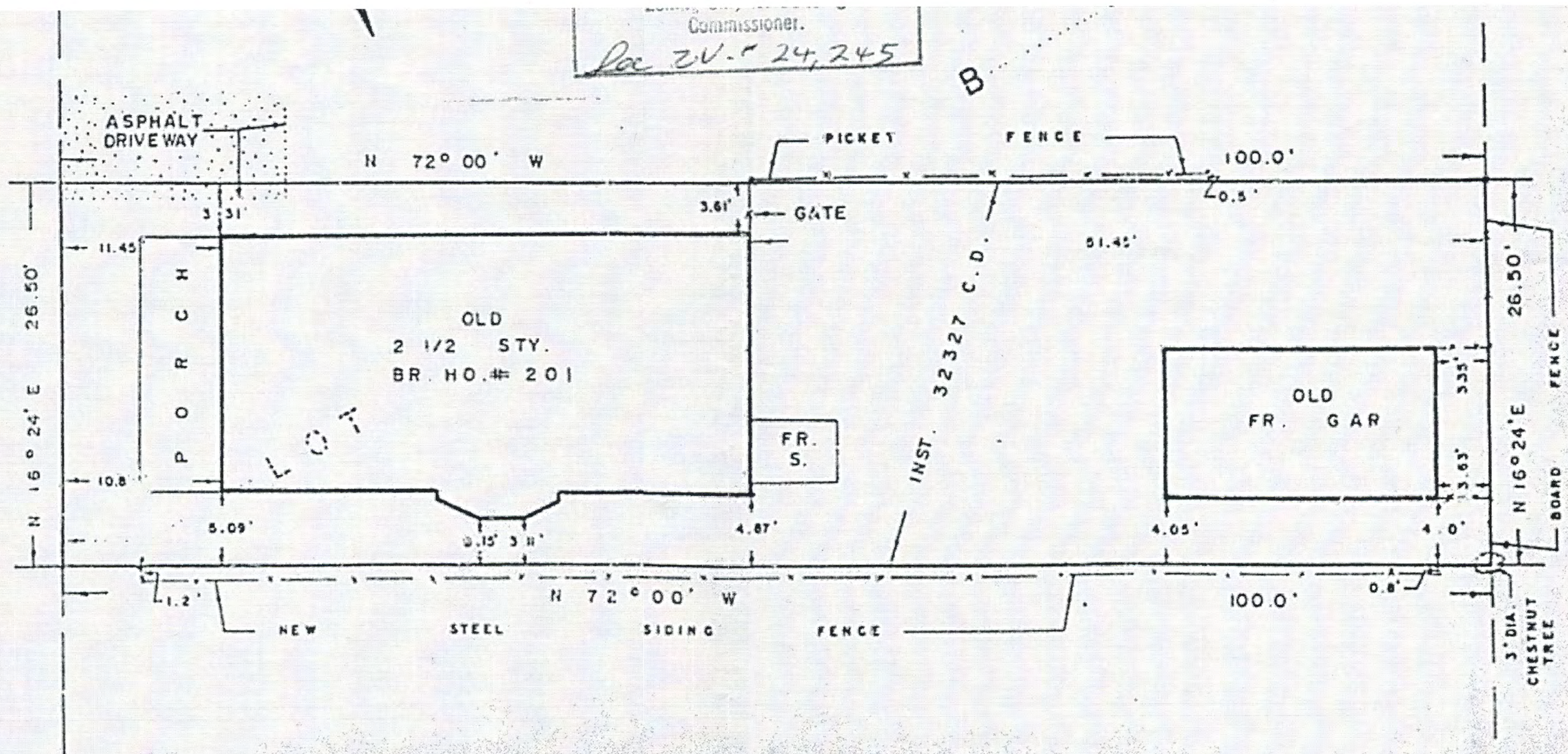
CLIENT:

EMILY WEBB

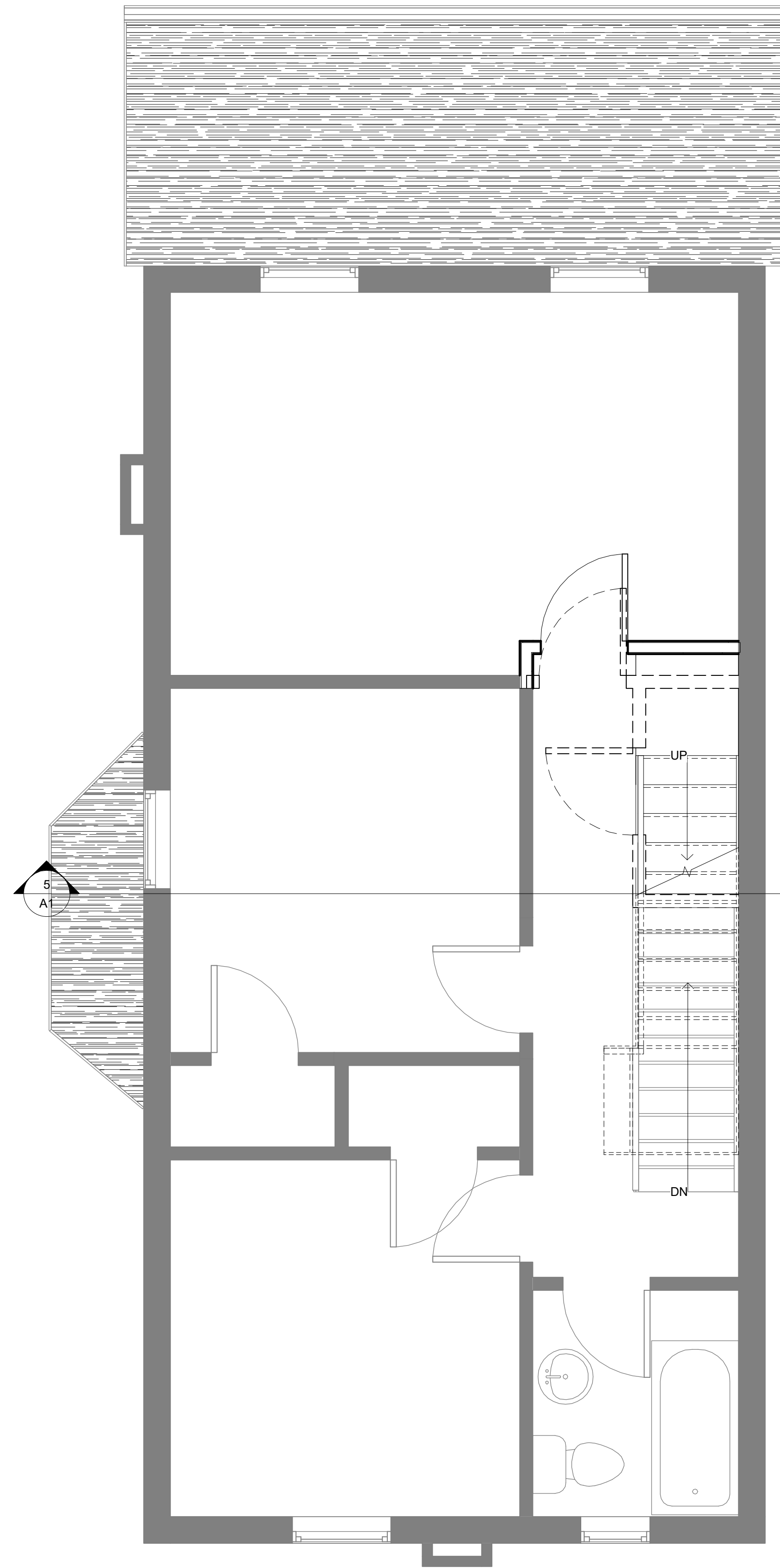
SITE PLAN & ELEVATION

DESIGN:	M.J.W.	SCALE:	AS SHOWN
DRAWN:	M.J.W.	JOB No:	14246
CHECKED:	M.J.W.	DWG. No:	A2
SHEET:	2 of 2		
DATE:	12/08/20		

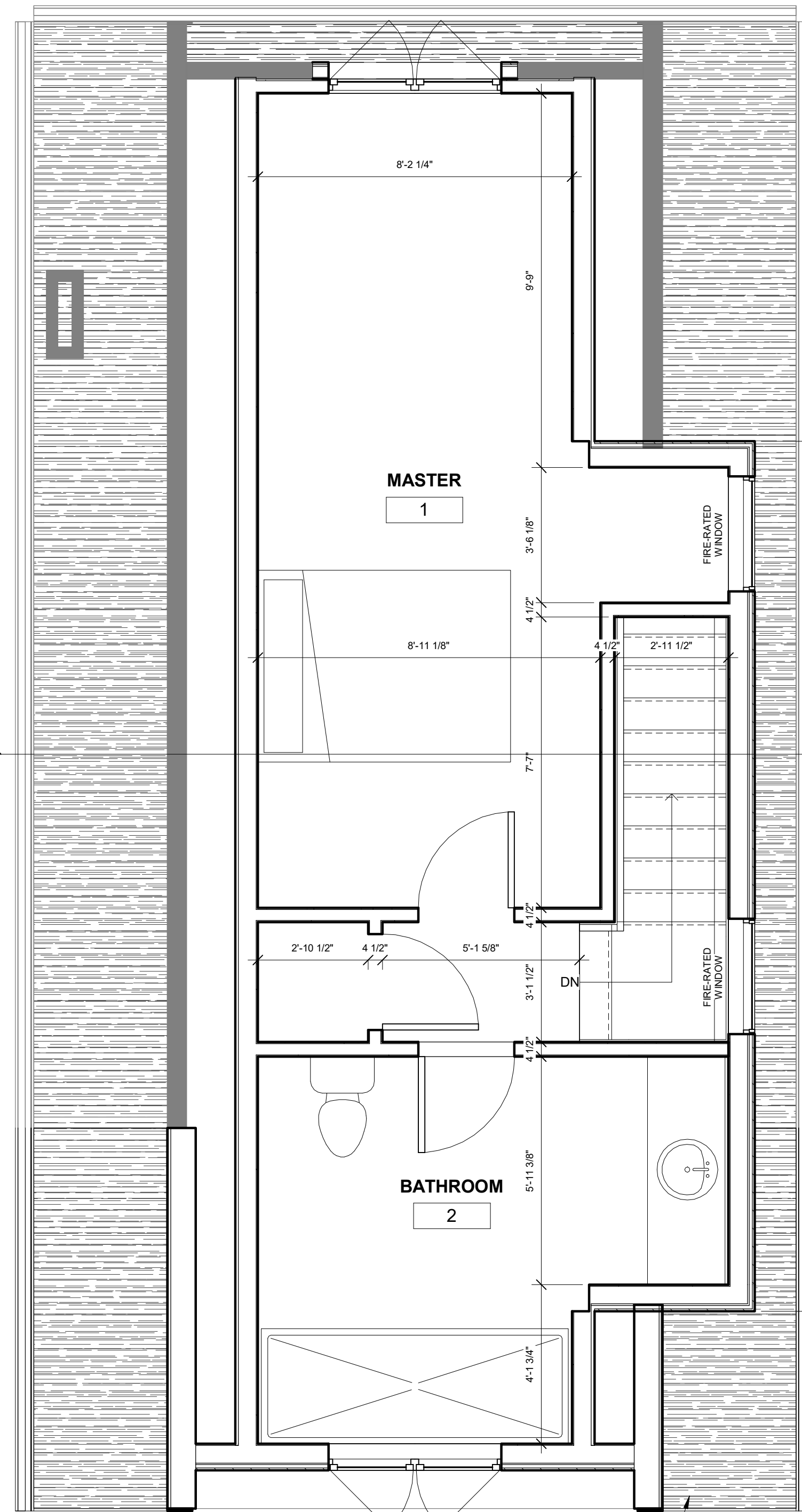
BURRIS STREET



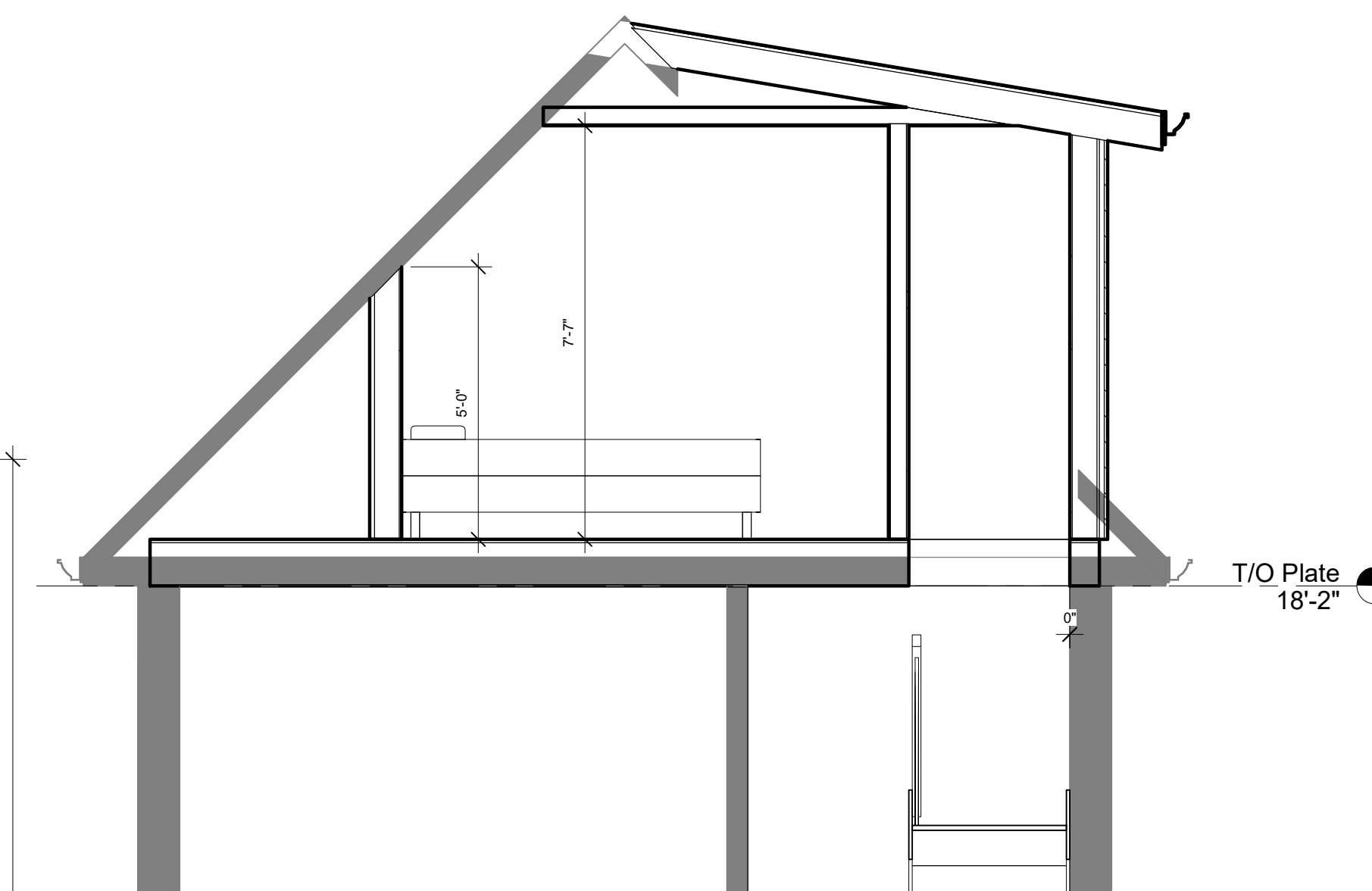
The CITY OF HAMILTON disclaims any liability as to the current accuracy of the contents of this document and advises that no reliance can be placed upon the current accuracy of the contents herein.



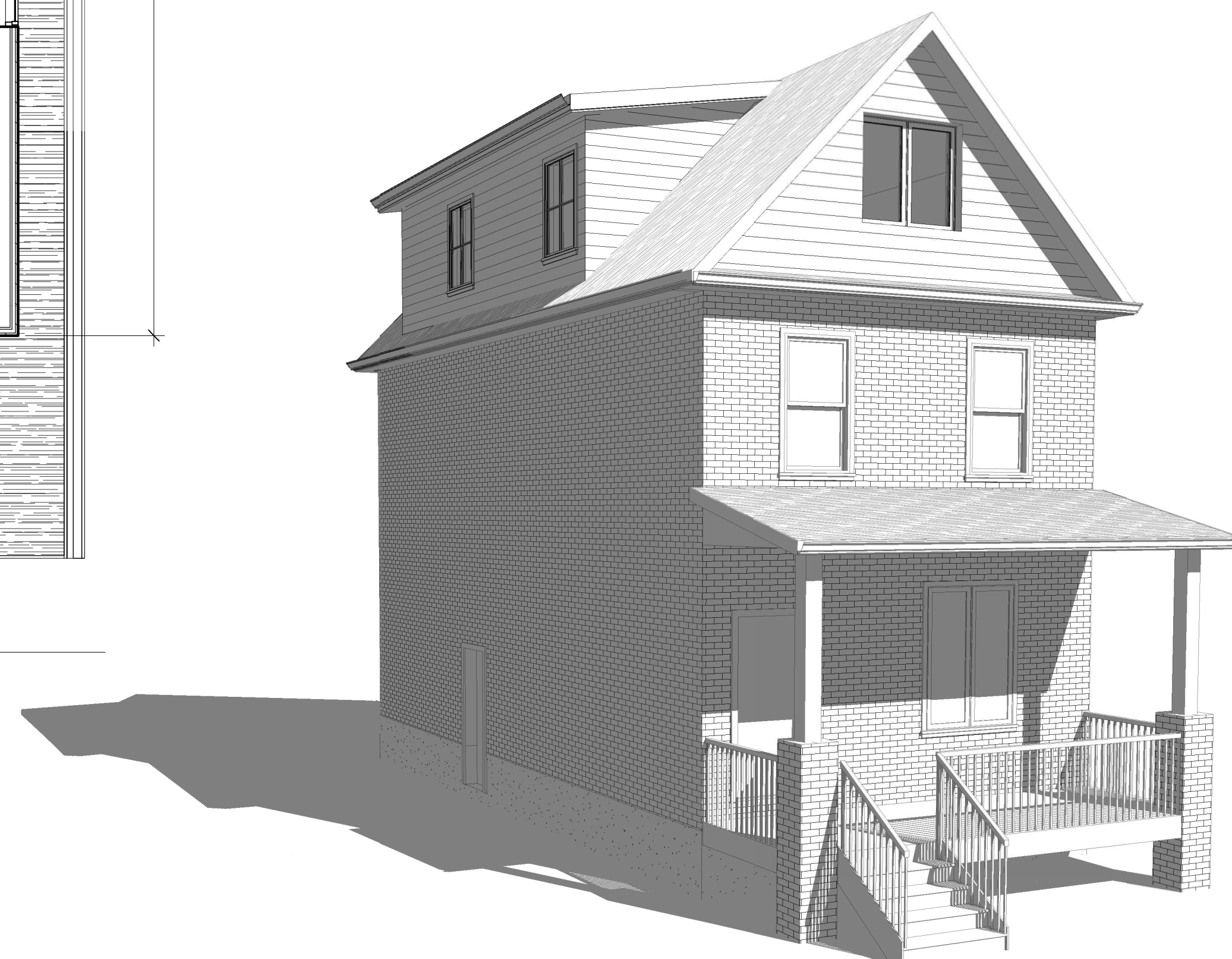
1 Second Floor
3/8" = 1'-0"



2 Attic Plan
3/8" = 1'-0"

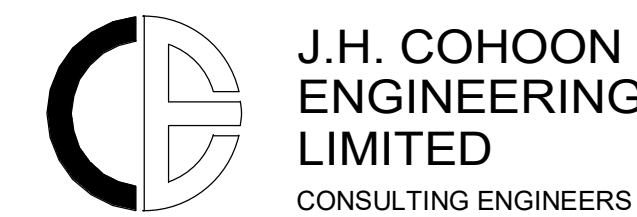


5 Section 1
3/8" = 1'-0"



3 3D View 1

No.	REVISION	DATE (MM/DD/YY)	BY



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TEL: (519) 753-2656 FAX: (519) 753-4263 www.cohooneg.com

PROJECT:
PROPOSED RENOVATION

201 BURRIS STREET
HAMILTON, ONTARIO

CLIENT:
EMILY WEBB

PRELIMINARY PLANS

DESIGN: M.J.W.	SCALE: AS SHOWN
DRAWN: M.J.W.	JOB No: 14246
CHECKED: M.J.W.	DWG. No: A1
SHEET: 1 of 2	
DATE: 12/08/20	



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 Casey Irvin and Emily Webb Telephone No. [REDACTED]

FAX NO. _____ E-mail address. [REDACTED]

2. Address [REDACTED]

_____ Postal Code [REDACTED]

3. Name of Agent N/A Telephone No. _____

FAX NO. _____ E-mail address. _____

4. Address N/A

_____ 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:

Scotiabank Head Office

44 King St W, Toronto, ON Postal Code M5H 1H1

_____ Postal Code _____

- We are seeking to add a dormer (6.91 metres in length) to the north side of our house that will accommodate a stairwell to our attic, and to change the rear of the roof from hip to gable.

Section 9(2) "In the C district, no building shall exceed 2 and a half storeys, and no structure shall exceed 11.0 metres in height." With the changes, our home will be considered 3 storeys according to Building Division Policy ZON-021. However we are maintaining the existing height (9.79 metres).

Please see attached cover letter for more detailed information.

- As per item 6 of this application and the attached cover letter, dormer is required to add a staircase to our attic.

The variance for the side yard, Section 9(3)ii mentioned above, is an existing condition of the house that we are maintaining.

- 215, Part lot B

- Other _____

- N/A

- Yes No X Unknown

9.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (eg. asbestos, PCB's)?

Yes _____ No _____ Unknown X

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?

Title information, survey information (accessed from City of Hamilton records) fire insurance plan (McMaster University library archives).

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.

Dec 16, 2020
Date


Signature Property Owner

Casey-Lynn Emily Webb
Print Name of Owner

10. Dimensions of lands affected:

Frontage	<u>8.08 m</u>
Depth	<u>30.48 m</u>
Area	<u>807.72 m²</u>
Width of street	<u>15.5m (approximately)</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: **Single Detached Home**

Ground floor area: 62.4 m², Gross floor area: 124.8 m², Number of stories: 2.5,
Width 5.12 m, Length 11.31 m, Height 9.79 m

Shed

Ground floor area: 9.36m², Gross floor area: 9.36m², Number of stories: 1,
Width:3.73m, Length: 2.51m, Height: 3.56m

Proposed: **Single Detached Home**

Gross floor area: 165.1 m², Number of stories: 3, otherwise unchanged from
existing values above.

Shed

Unchanged from existing values above.

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

Existing: **Single Detached House**

Distance from north side lot line: 1.1 m
Distance from south side lot line: 1.42 m
Distance from front lot line: 3.3 m
Distance from rear lot line: 16.17 m

Shed

Distance from north side lot line: 3.56 m
Distance from south side lot line: 0.86 m
Distance from front lot line: 24.61 m
Distance from rear lot line: 3.35 m

Proposed: No change from existing conditions

Single Detached House

Distance from north side lot line: 1.1 m
Distance from south side lot line: 1.42 m
Distance from front lot line: 3.3 m
Distance from rear lot line: 16.17 m

Shed

Distance from north side lot line: 3.56 m
Distance from south side lot line: 0.86 m
Distance from front lot line: 24.61 m
Distance from rear lot line: 3.35 m

13. Date of acquisition of subject lands:

August 28, 2015

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

Approximately 1910-1914, based on fire insurance plans through McMaster University Library

15. Existing uses of the subject property: _____

Residential single detached dwelling

16. Existing uses of abutting properties: _____

Residential single detached dwelling

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

Approximately 110 years (since construction)

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:

Urban Hamilton Official Plan, Schedule E-1 Land Use Designations - Designated neighbourhoods.

No secondary plan that applies here, but we are within the St. Clair neighbourhood plan.

20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:

Former Hamilton Zoning by-law 6593 "C" Urban Protected Residential etc.

21. Has the owner previously applied for relief in respect of the subject property?

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*?

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

Minor Zoning Variance Application Cover Letter

201 Burris Street

Casey Irvin and Emily Webb

Committee of Adjustment:

We are applying for a minor zoning variance to allow us to increase the amount of living space in our home, which was built without stairwell access to the attic. We are seeking to add a dormer to our attic that is large enough to accommodate a stairwell (6.91 metres in length), and to change the rear of the roof from hip to gable.

Former Hamilton Zoning by-law 6593 "C" Urban Protected Residential, section 9(2) states that "in the C district, no building shall exceed 2 and a half storeys, and no structure shall exceed 11.0 metres in height." Based on Building Division Policy ZON-021, these changes will mean that the house would be considered 3 storeys due to the amount of useable floor area, however we would not actually be changing the building's height of 9.79 metres.

Former Hamilton Zoning by-law 6593 "C" Urban Protected Residential, Section 9(3)(ii) states that the lot must have "a side yard along each side lot line, of a width of at least 1.2 metres." Our north side yard setback has always been 1.1 metres from the neighbouring lot and our plan maintains this existing condition.

Being able to make these changes will increase the liveable space for our family, including work-from-home space. These changes also fit within the character and nature of other homes in our neighbourhood.

Please note, as per our lawyer's direction, the application includes two signed versions of the affidavit of sworn declaration, consent of the owner and permission to enter — one for each property owner.

Thank you for your time,
Casey Irvin and Emily Webb
201 Burris Street