

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-21:12

APPLICANTS: Richie Khanna on behalf of the owner Sean Panaepka

SUBJECT PROPERTY: Municipal address **15 Cedar Ave., Hamilton**

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

ZONING: "D" (Urban Protected Residential - 1 & 2 Family Dwellings etc.)
district

PROPOSAL: To permit the conversion of the existing single-family dwelling to
contain two (2) dwelling units, notwithstanding that;

1. A minimum of one (1) parking spaces shall be permitted instead of the minimum two (2) parking spaces required.
2. A minimum parking space length of 5.5m shall be provided instead of the minimum required parking space length of 6.0m as previously approved by Committee.
3. A minimum front yard landscaped area of 15% shall be permitted instead of the minimum required front yard landscaped area of 50%.

Note: Our records indicate that previous Committee decision HM/A-11:237 approved variances to the existing single-family dwelling.

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

DATE: Thursday, February 18th, 2021
TIME: 3:40 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

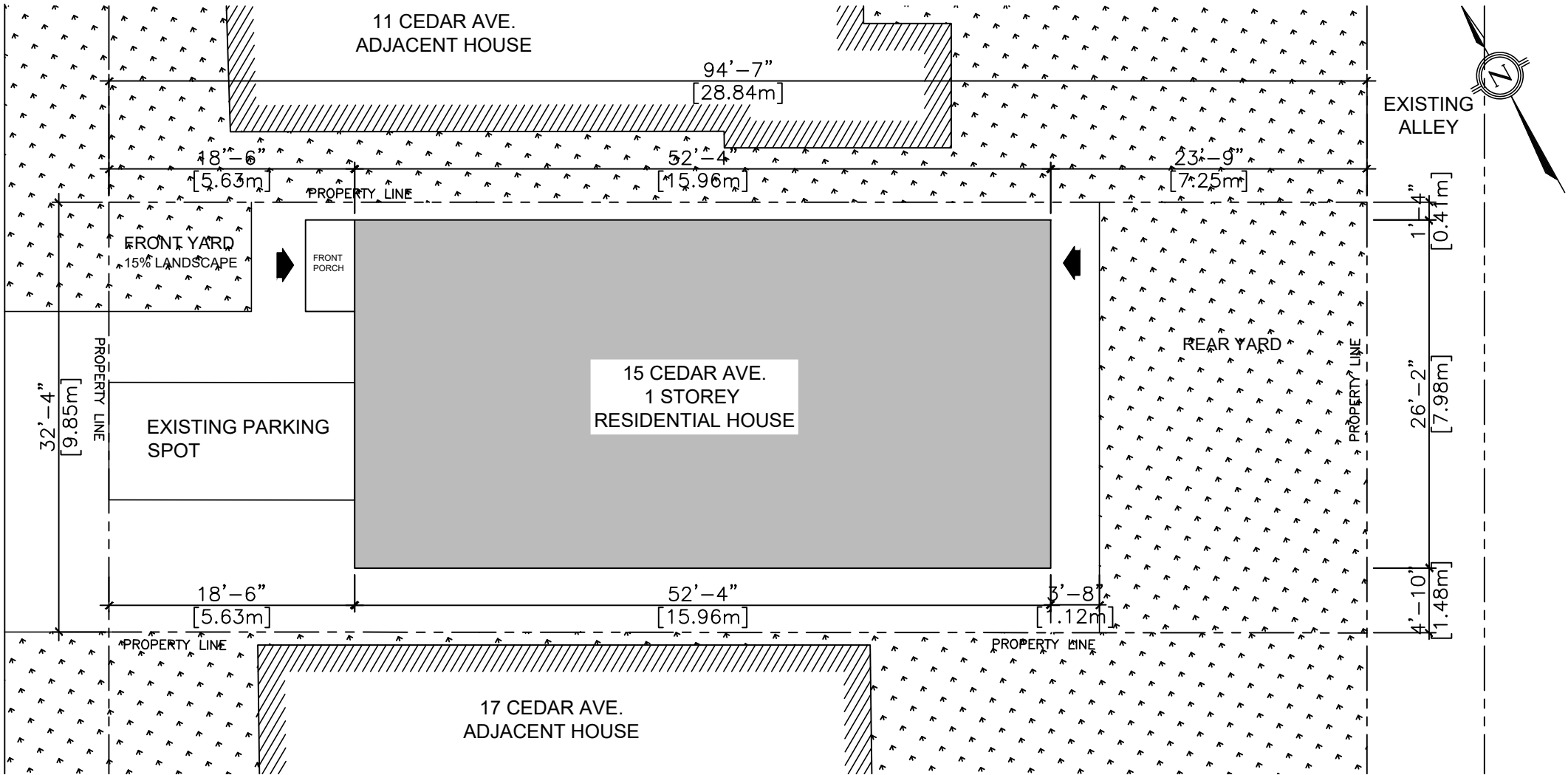
DATED: February 2nd, 2021.

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.

CEDAR AVE.

SIDEWALK



SITE STATISTICS	
SITE LOT	0.07 ACRE (283.81 m²) (EXISTING)
FRONTAGE	94'-7" (28.84 m) (EXISTING)
DEPTH	56'-0" (17.06 m) (EXISTING)
ZONING CODE	D
WARD	WARD 3
PARENT BY-LAW	6593 FORMER HAMILTON
LANDSCAPING FRONTAGE	15%(EXISTING)
PARKING	EXISTING 1 PARKING SPOT

BUILDING SETBACKS	
FRONT	5.63 m (EXISTING)
REAR	7.25 m (EXISTING)
NORTH SIDE	0.41 m (EXISTING)
SOUTH SIDE	1.48 m (EXISTING)
BUILDING STATISTICS	
HEIGHT	~15' (~5 m) (EXISTING)
WIDTH	7.98 m (EXISTING)
DEPTH	15.96 m (EXISTING)
# OF STORIES	1.0
GROSS AREA	1059 ft² (98.43 m²)
BASEMENT FLOOR AREA	701 ft² (65.12 m²)
FIRST FLOOR AREA	1059 ft² (98.43 m²)

UNIT AREA STATISTICS	
UNIT 1	701 ft² (65.12 m²)
UNIT 2	1059 ft² (98.43 m²)
COMMON AREA	78 ft² (7.24 m²)


Another project by

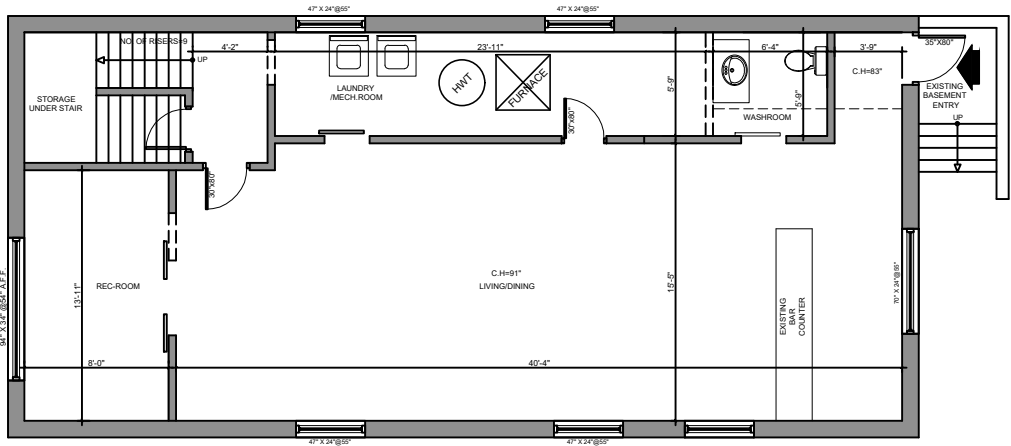


Architectural services | Residential & Commercial

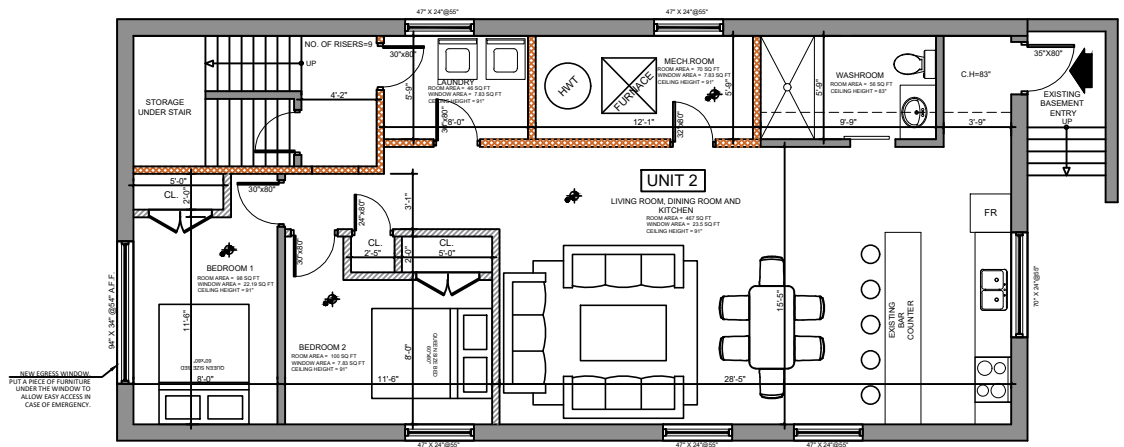
R&R Designs Inc.
92 Stapleton Ave, Hamilton, ON, L8H 3N6
(905) 547 8668
Richie Khanna | richie@r-designs.net
www.r-designs.net

NO.	DATE	DESCRIPTION	BY
3	2020-12-20	FOR MINOR VARIANCE	EH
2	2020-11-13	ISSUED FOR PERMIT	FA
1	2020-10-21	ISSUED FOR REVIEW	FA

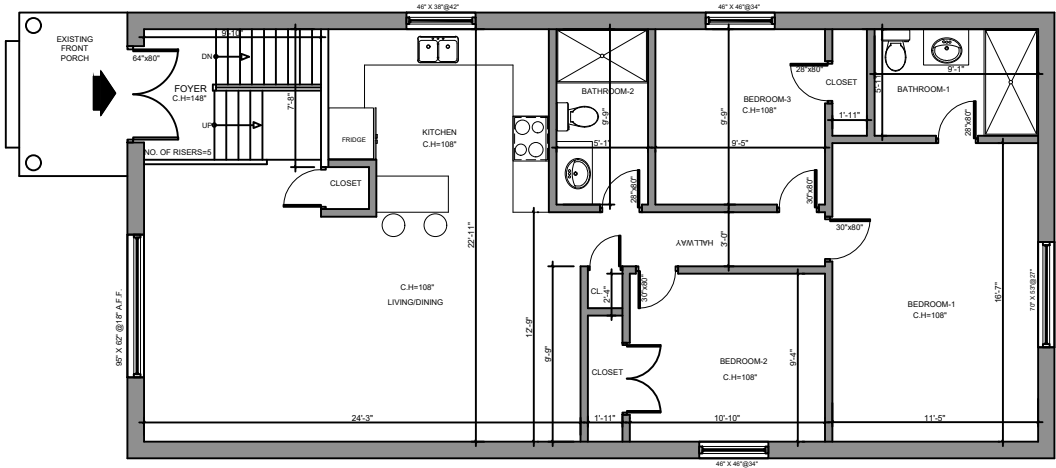
REVISIONS			
PROJECT ADDRESS		15 CEDAR AVE, HAMILTON, ON, L8M 3A6	
SCALE		AS NOTED	
DATE		2020-12-21	
PAGE TITLE		SITE PLAN	
PROJECT NO. RR35-2020		DRAWING NO. SP1.01	
DRAWN BY EH			
REVIEWED BY RK			
		2 OF 3	



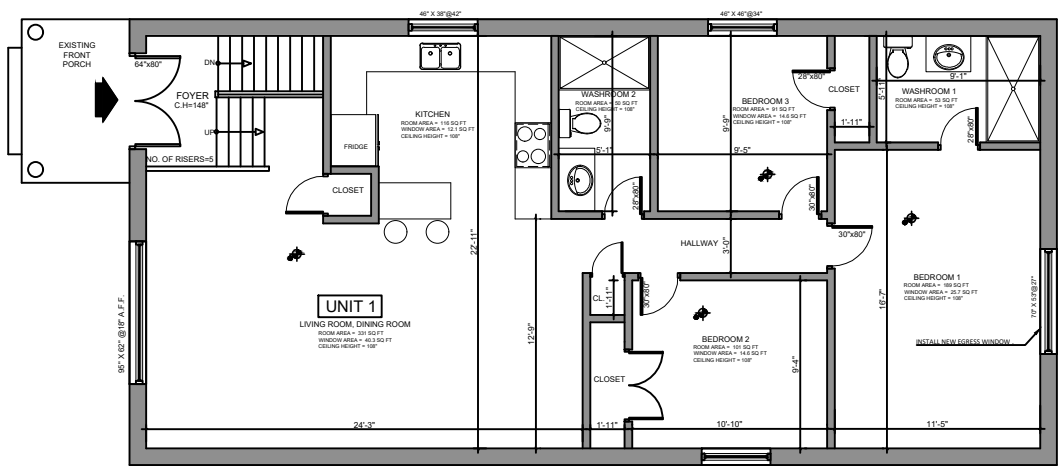
1 EXISTING BASEMENT FLOOR PLAN
Scale: 3/32"=1'-0"



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




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



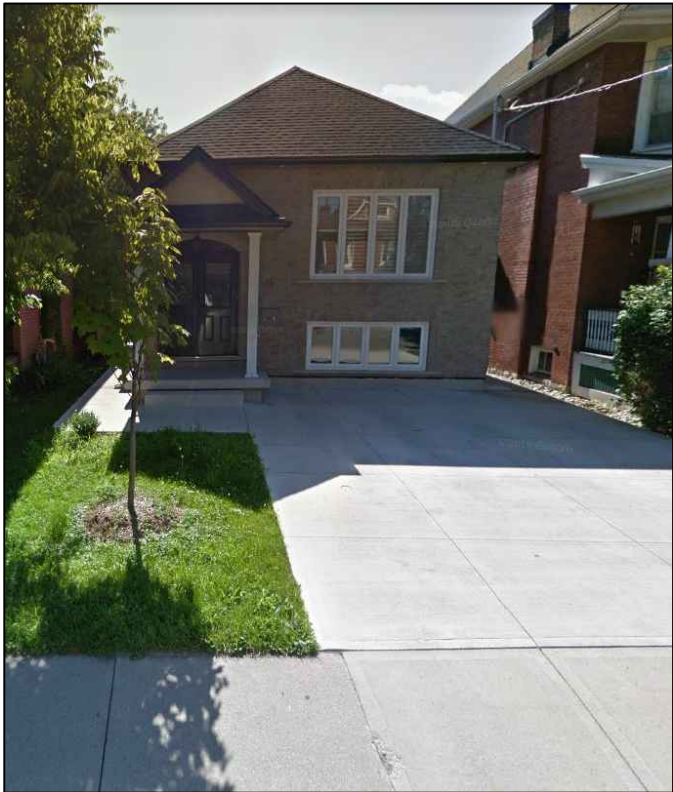
4 PROPOSED GROUND FLOOR PLAN
Scale: 3/32"=1'-0"



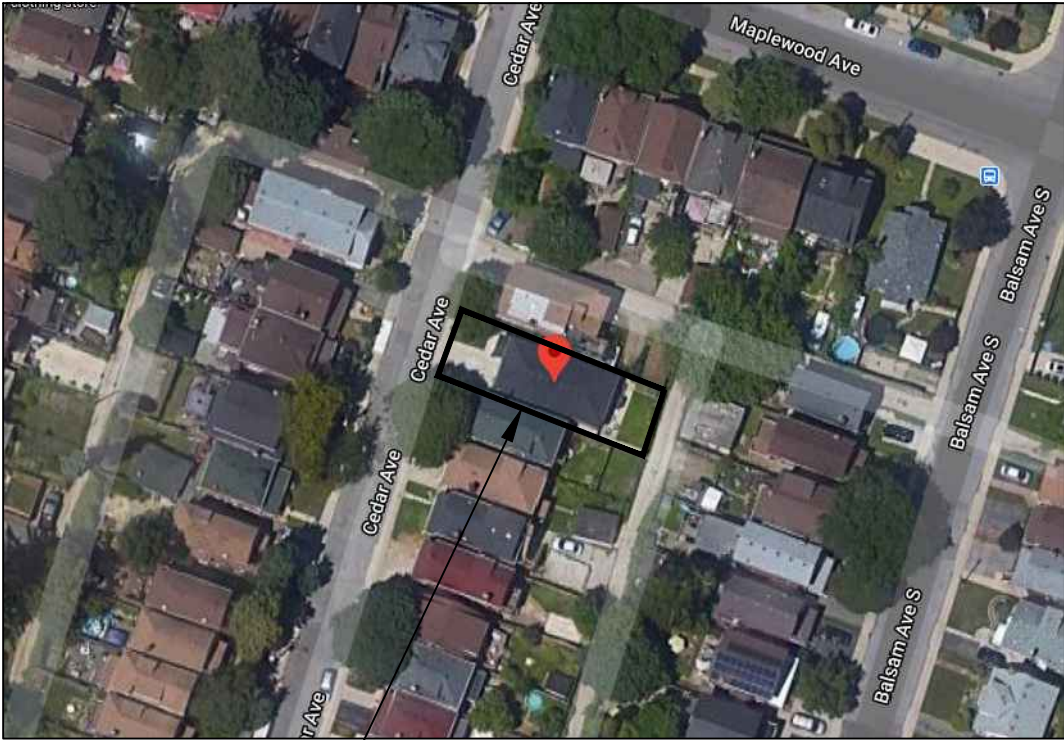
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PROJECT ADDRESS		15 CEDAR AVE, HAMILTON, ON, L8M 3A6	
SCALE		AS NOTED	
DATE		2020-12-21	
PAGE TITLE		FLOOR PLANS	
PROJECT NO. RR35-2020		DRAWING NO. A1.01	
DRAWN BY EH			
REVIEWED BY RK			
			3 OF 3

MINOR VARIANCE
15 CEDAR AVENUE
HAMILTON, ON, L8M 3A6



EXISTING BUILDING IMAGE



AREA OF WORK

KEY MAP



ARCHITECTURAL

CONSULTANTS

- SCOPE OF WORK:
- 1. CONVERT BASEMENT TO ACCESSORY UNIT.
 - 2. COMPLETE REQUIRED FIRE SEPARATION WORK.
 - 3. INTERIOR ALTERATIONS.

SCOPE OF WORK

TITLE/SITE	REVISIONS		
ARCHITECTURAL			
A0.01 COVER PAGE			
SP1.01 SITE PLAN			
A1.01 FLOOR PLANS			

SHEET INDEX



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REVISIONS			
PROJECT ADDRESS		15 CEDAR AVE, HAMILTON, ON, L8M 3A6	
SCALE		AS NOTED	
DATE		2020-12-21	
PAGE TITLE		COVER PAGE	
PROJECT NO. RR35-2020		DRAWING NO. A0.01	
DRAWN BY EH			
REVIEWED BY RK			
			1 OF 10



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 SEAN PANAGAKA Telephone No. [REDACTED]
FAX NO. [REDACTED] E-mail address. [REDACTED]
2. Address [REDACTED]
Postal Code [REDACTED]
3. Name of Agent RICHEL KHANNA Telephone No. [REDACTED]
FAX NO. [REDACTED] E-mail address. [REDACTED]
4. Address [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:

Postal Code _____

Postal Code _____

6. Nature and extent of relief applied for:
1. Basement accessory unit conversion, one parking spot provided,
two parking spots required.
2. Existing front landscaping area 15%, required 50%.
7. Why it is not possible to comply with the provisions of the By-law?
Existing conditions.
8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):
15 Cedar Ave, Hamilton, ON, L8M 3A6
ZONE 'D', Urban Protected Residential - One And Two
Family Dwellings, PARENT BYLAW 6593
9. PREVIOUS USE OF PROPERTY
Residential X 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 X Unknown _____
- 9.3 Has a gas station been located on the subject land or adjacent lands at any time?
Yes _____ No X Unknown _____
- 9.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?
Yes _____ No X 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 X 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 X Unknown _____
- 9.7 Have the lands or adjacent lands ever been used as a weapon firing range?
Yes _____ No X 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 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 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.

DEC 22, 2020

Date


Signature Property Owner

SFAN PANAGAPKA
Print Name of Owner

10. Dimensions of lands affected:

Frontage 9.85m

Depth 28.84m

Area 283.8 m2

Width of street 3.8m

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: 98.43 m2; basement floor area: 65.12 m2
number of stories: 1; width: 7.98m; length: 15.96m; height: 5m

Proposed: n/a

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:

JUNE 5, 2012

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

unknown

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

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', ByLaw 6593

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