

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-21:18

APPLICANTS: M. Krantzberg on behalf of the owner 285 Melvin Apt. Ltd.

SUBJECT PROPERTY: Municipal address **285 Melvin Ave., Hamilton**

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

ZONING: "E" (Multiple Dwellings, Lodges, Clubs and etc.) district

PROPOSAL: To permit the existing multiple dwelling to contain a total of sixty-nine (69) dwelling units; notwithstanding that;

1. A minimum of seventy-two (72) parking spaces shall be permitted to be provided and maintained instead of the minimum eighty-seven (87) parking spaces required.
2. No visitors parking spaces shall be required instead of the minimum eighteen (18) parking spaces required to be designated exclusively for visitors parking for a multiple dwelling.
3. A minimum parking space size of 2.6m x 5.6m shall be permitted to be maintained for the parking spaces instead of the minimum 2.7m x 6.0m parking space size required.
4. The existing parking spaces shall be permitted to be maintained as close as 0.0m from the adjoining residential boundaries instead of the minimum 1.5m setback required.
5. No planting strip shall be permitted to be maintained between the existing surface parking spaces and the adjoining residential boundaries instead of the minimum 1.5m wide planting strip required.
6. No loading space shall be permitted to be provided and maintained instead of the minimum one (1) loading space required.

Notes: The zoning By-law requires a minimum 6.0m manoeuvring aisle width adjacent to each parking space. No details have been provided from which to determine compliance; as such, further variances may be required.

The zoning By-law requires a minimum 5.5m wide mutual access driveway or separate ingress/egress driveway, each having a minimum width of at least 3.0m where there are more than five (5) parking spaces. Insufficient details were provided from which to determine compliance; as such, further variances may be required.

Insufficient details were provided from which to confirm that 72 parking spaces are maintained on site. In addition, no parking layout was provided for the parking spaces

located within the building from which to confirm compliance including parking space sizes, manoeuvring, access driveways etc.

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

DATE:	Thursday, February 18th, 2021
TIME:	4:00 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

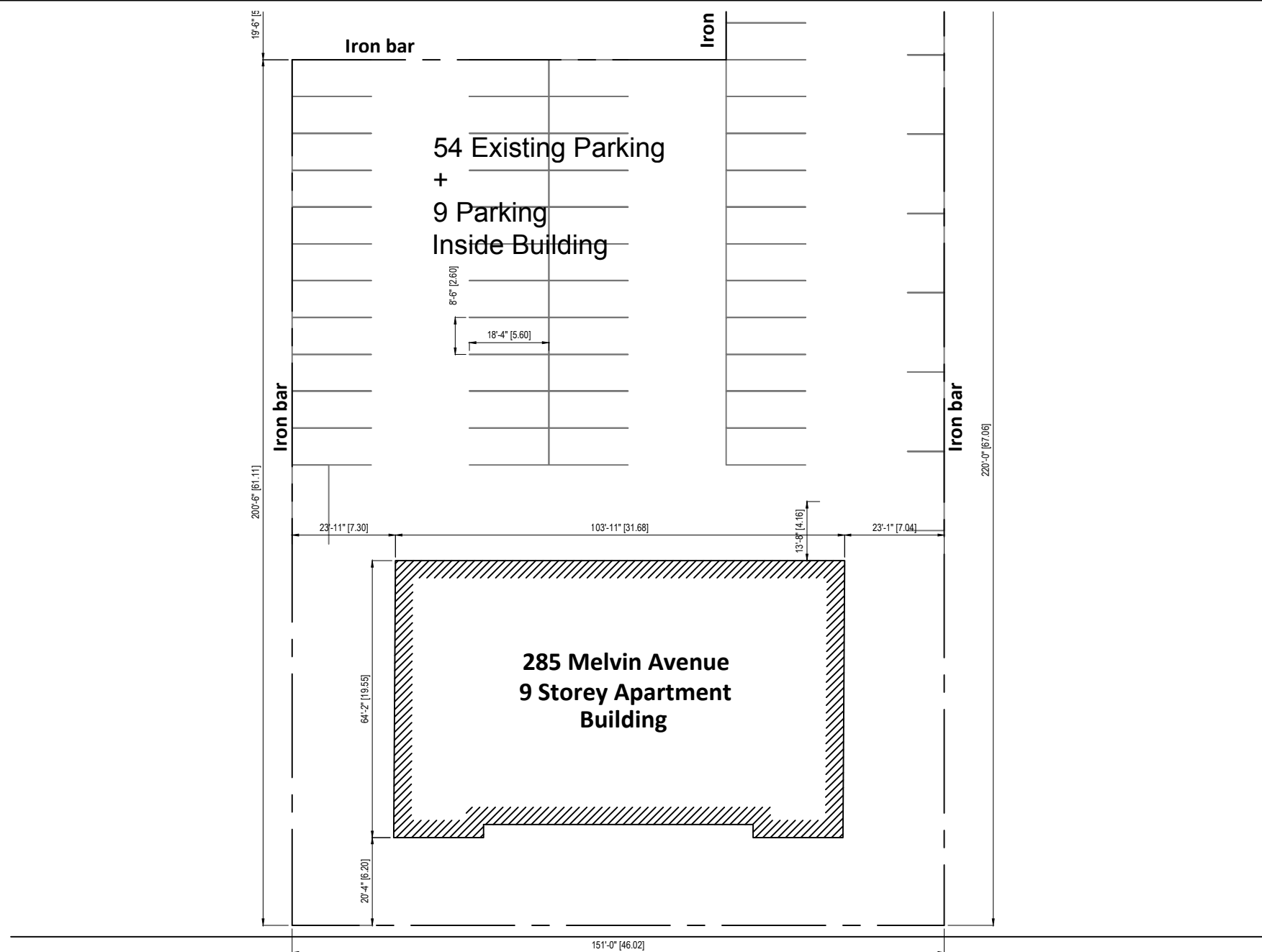
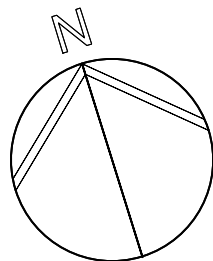
For more information on this matter, including access to drawings illustrating this request:

- 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

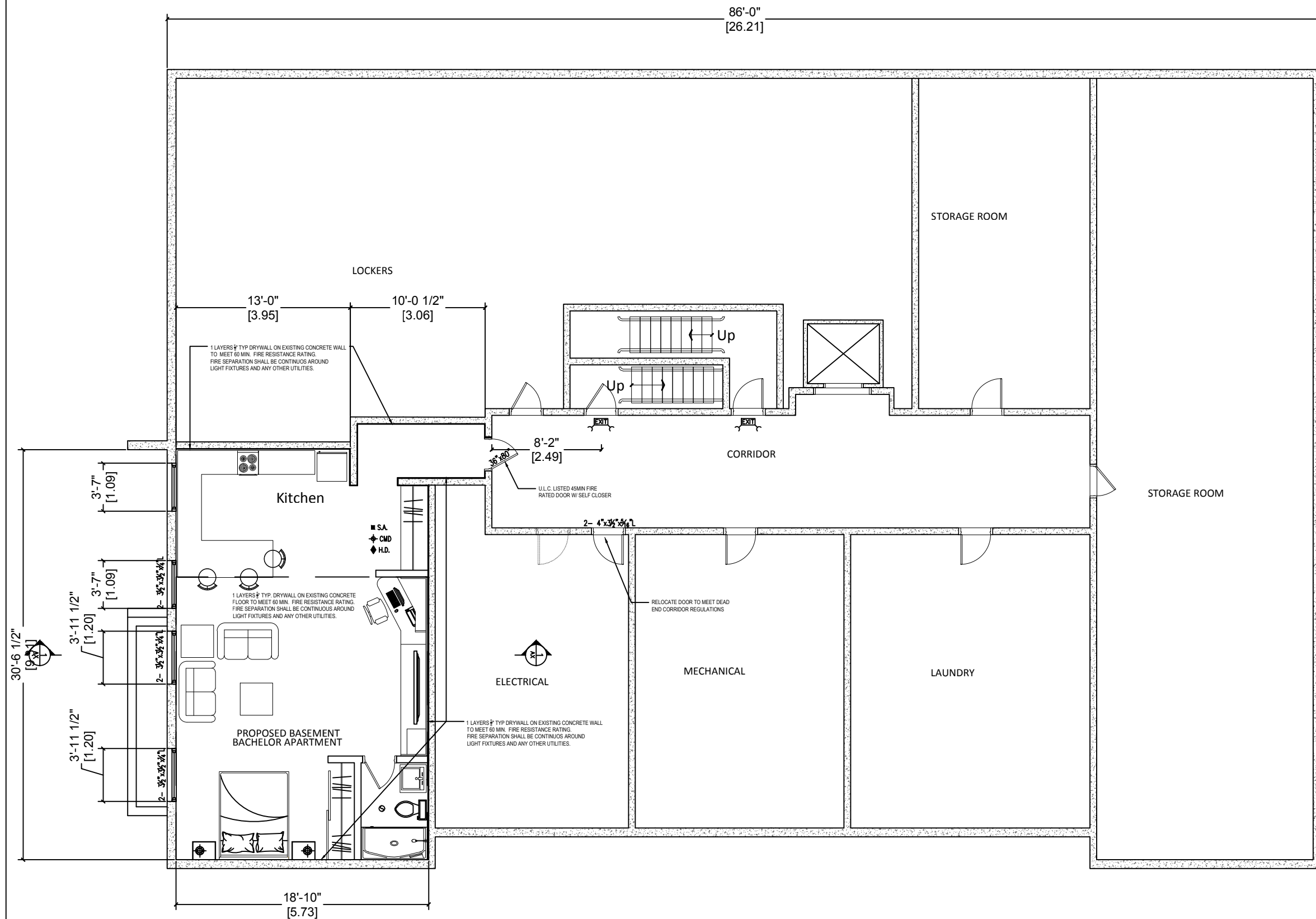
Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public.



Melvin Ave.

SITE PLAN

285 Melvin Road, Hamilton
Proposed Basement Apartment
Designed By: MK
Date: July 20, 2020
A0.0 Site Plan

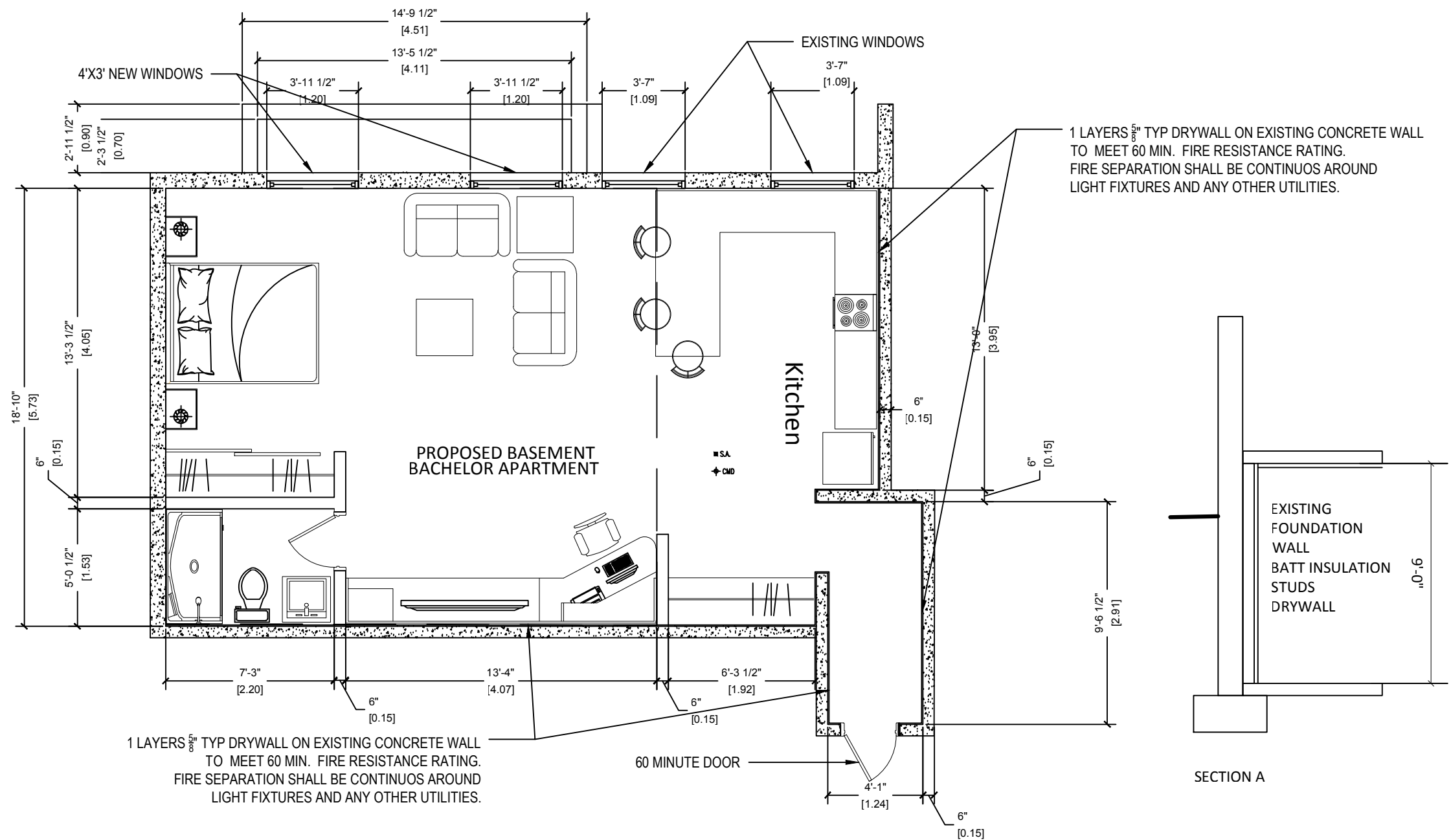


LEGEND

⊙	EXHAUST VENT
■ S.A.	SMOKE ALARM -O.B.C. 9.10.19- PROVIDE ONE PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL. ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF ONE SOUNDS.
◆ CMD	CARBON MONOXIDE DETECTOR -O.B.C. 9.10.19- ** CHECK LOCAL BY-LAWS FOR REQUIREMENTS ** CARBON MONOXIDE DETECTOR(S) CONFORMING TO CAN/CSA-6.19 SHALL BE INSTALLED ON OR NEAR THE CEILING IN EACH DWELLING UNIT ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE DETECTOR(S) SHALL BE PERMANENTLY WIRED WITH NO DISCONNECT SWITCH, WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED.
◆ H.D.	HEAT DETECTOR -O.B.C. 9.10.19.4 ** CHECK LOCAL BY-LAWS FOR REQUIREMENTS **

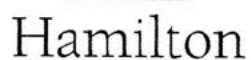
Scale 1/8" = 1 ft

285 Melvin Road, Hamilton
Proposed Basement Apartment
Designed By: MK
Date: July 28, 2020
A1 Basement Floor Plan



Scale 3/16" = 1 ft

285 Melvin Road, Hamilton
Proposed Basement Apartment
Designed By: MK
Date: July 28, 2020
A2 Apartment Floor Plan



Phone (905) 546-2424 ext.4221
Fax (905) 546-4202

**SECRETARY'S
SIGNATURE** _____

_____ Postal Code _____

_____ Postal Code _____

6. Nature and extent of relief applied for:
Reduce the requirement for 1.25 parking spaces per apartment unit ____
72 Parking spots for 69 apartment units _____

7. Why it is not possible to comply with the provisions of the By-law?
Not enough area to provide additional parking spaces _____

8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):
285 Melvin Avenue

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 ^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?

Visual inspection

9.12 If previous use of property is industrial or commercial or if YES to any of 9.2 to 9.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.

Is the previous use inventory attached? Yes _____ No _____

ACKNOWLEDGEMENT CLAUSE

I acknowledge that the City of Hamilton is not responsible for the identification and remediation of contamination on the property which is the subject of this Application – by reason of its approval to this Application.

November 9, 2020

Date



Signature Property Owner

Rahul Brahmbhatt

Print Name of Owner

10. Dimensions of lands affected:

Frontage	46.02m
Depth	67.06m
Area	2904 sq. m.
Width of street	9m

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: Width 31.68m, length 19.55m, 9 storey, Area 602 m. sq., GFA 5418m. sq.

Proposed: Unchanged

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

Existing: Front setback 6.16m, side setback 7.3m & 7.0m, rear setback 35.36m

- Proposed: Unchanged
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:
None
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
N/A
21. Has the owner previously applied for relief in respect of the subject property?
 Yes x 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 x 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