

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-21:41

APPLICANTS: Sherri Crawford on behalf of the owner Garth Brown

SUBJECT PROPERTY: Municipal address **77 East Ave. S., Hamilton**

ZONING BY-LAW: Zoning By-law 05-200, as Amended

ZONING: "D5" (Downtown Residential) district

PROPOSAL: To permit the establishment of a lodging house for a maximum of six (6) persons within the existing building, notwithstanding that;

1. A minimum building height of approximately 6.4m shall be permitted to be maintained for the exiting building instead of the minimum 7.5m building height required.
2. A minimum lot width of 8.0m shall be permitted instead of the minimum 12.0m lot width required for a lodging house.
3. A minimum lot area of 290.0m² shall be permitted instead of the minimum 300.0m² lot area required for a lodging house.
4. No onsite manoeuvring shall be permitted for the two parking spaces provided at the rear of the lot instead of the minimum 6.0m wide manoeuvring aisle width required.
5. A minimum parking space length of 5.7m shall be permitted instead of the minimum 5.8m parking space size required.
6. No barrier free parking space shall be permitted instead of the minimum one barrier free parking space required.
7. No planting strip shall be required along the street line instead of the minimum 3.0m wide planting strip required.

Notes: The Zoning By-law requires that all parking spaces shall be provided and maintained with stable surfaces such as asphalt, concrete or other hard-surfaced material, crushed stone or gravel and shall be maintained in a dust free condition. Insufficient details were provided from which to determine compliance.

Please note that if additional residents are proposed within the basement level, additional parking shall be required.

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

DATE: Thursday, March 4th, 2021
TIME: 2:25 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

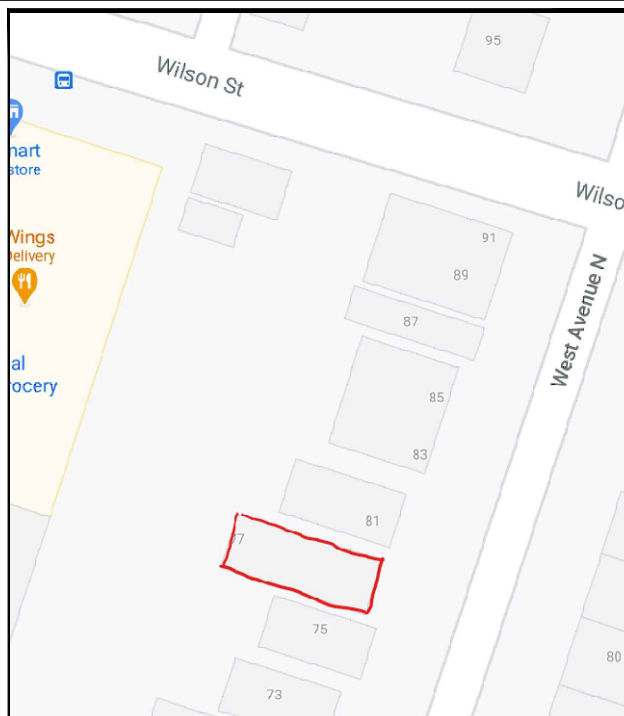
DATED: February 16th, 2021.

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.

WEST AVENUE LODGING HOME

77 WEST AVE. N.
HAMILTON, ON.



1

LOCATION MAP

SCALE: N.T.S

SITE DETAILS

| DESCRIPTION | BY-LAW | SITE (EXISTING) |
|-----------------|--|------------------------------------|
| ZONING | DISTRICT D5- DOWNTOWN RESIDENTIAL | |
| BUILDING AREA | | 78.7 S.M. |
| LOT AREA | 300 S.M | 300 S.M. |
| LOT WIDTH | 12 M | 8.08 M (EXISTING) |
| SIDE YARD | 0.9 M one side 1.2 M other 7.5M max. | 0.63 M one side 1.3 M other side |
| FRONT YARD | 4.5M | 2.25 M |
| REAR YARD | 7.5M | 18.6 M |
| BUILDING HEIGHT | 7.5M | 6.4 M +/- |
| DRIVEWAY | ONE 6.0M WIDTH MAX. | ONE (REAR) |
| PARKING | 2 SPACES/ 1 for each 3 persons | 2 SPACES |
| # OF LODGERS | | 6 |

| Ontario Building Code Data Matrix Part 11 – Renovation of Existing Building | | | | Building Code Reference |
|--|-------------------------------------|-------------------------------|---|-------------------------|
| 11.1 | Existing Building classification: | Describe Existing Use: | Single Family Dwelling Unit | 11.2.1 |
| | | Construction Index: | 2 | T 11.2.1.1A |
| | | Hazard Index: | 3 | T 11.2.1.1B to N |
| | | Importance Category: | Not Applicable (no change of major occupancy) | 4.2.1.(3) & 5.2.2.1.(2) |
| 11.2 | Alteration to Existing Building is: | Basic Renovation | | 11.3.3.1 |
| | | Extensive Renovation | | 11.3.3.2 |
| 11.3 | Reduction in Performance Level: | Structural: | No Yes | 11.4.2.1 |
| | | By Increase in occupant load: | No Yes | 11.4.2.2 |
| | | By change of major occupancy: | No Yes | 11.4.2.3 |
| | | Plumbing: | No Yes | 11.4.2.4 |
| | | Sewage-system: | No Yes | 11.4.2.5 |
| | | Extension of Building | No Yes | 11.4.2.6 |
| | | Compensating Construction: | No Yes (explain) | 11.4.3 |
| | | | | 11.4.3.2 |
| 11.4 | Compensating Construction: | Increase in occupant load: | No Yes (explain) | 11.4.3.3 |
| | | Adding bedrooms in basement | | |
| | | Change of major occupancy: | No Yes (explain) | 11.4.3.4 |
| | | Plumbing: | No Yes (explain) | 11.4.3.5 |
| 11.5 | Compliance Alternatives Proposed: | Sewage system: | No Yes (explain) | 11.4.3.6 |
| | | No Yes (give number[s]) | C107, C147 | 11.5.1 |

2

PART 11 OBC MATRIX

SCALE: N.T.S

SCOPE OF WORK LEGEND

| SYMBOL | DESCRIPTION |
|--------|-----------------------------|
| | SCOPE OF WORK |
| | NOT INCLUDED IN CONTRACT |
| | OTHER TENANT |
| | LOCATION OF EXIT |
| | LOCATION OF MEANS OF EGRESS |

DRAWING LIST

| NO. | TITLE |
|--------|---------------------------------|
| ID0.01 | COVER PAGE, KEY PLAN |
| ID1.01 | EXISTING BASEMENT PLAN |
| ID1.02 | EXISTING GROUND FLOOR PLAN |
| ID1.03 | EXISTING SECOND FLOOR PLAN |
| ID1.04 | PROPOSED GROUND FLOOR PLAN |
| ID1.05 | BASEMENT REFLECTED CEILING PLAN |
| ID3.01 | CROSS SECTION |

| Item | Ontario Building Code Data Matrix Part 9 | | | | Building Code Reference |
|------|--|--|---|---|-----------------------------------|
| 1 | Project Type: | Description | <input type="checkbox"/> New <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Renovation <input checked="" type="checkbox"/> Change of Use | Conversion of single family house to lodging home | [A] 1.1.2. |
| 2 | Major Occupancy Classification(s): | Occupancy Type | Description of Use | | 9.10.2. |
| 3 | Superimposed Major Occupancies | Group C | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A | Lodging Home | 9.10.2.3 |
| 4 | Building Area (m ²) | Description | Existing | New | Total |
| 5 | Gross Area (m ²) | Description | Existing (s.m.) | New (s.m.) | Total (s.m.) |
| 6 | Mezzanine Area (m ²) | Description | Existing (s.m.) | New (s.m.) | Total (s.m.) |
| 7 | Building Height | 2 Storeys above grade | 1 Storeys below grade | 6.5 +/- m Above grade | [A] 1.4.1.2. & 9.10.4. |
| 8 | Number of streets fire fighter | 1+ Alley Streets | <input type="checkbox"/> Part 11 H.I. Credit | | 9.10.20. |
| 9 | Sprinkler System | <input checked="" type="checkbox"/> Not Required <input type="checkbox"/> Required | Part 11 Compliance | Proposed: | 9.10.8.2.-4. |
| 10 | Fire Alarm System | <input checked="" type="checkbox"/> Not Required <input type="checkbox"/> Required | Part 11 Compliance | Proposed: | 9.10.18. |
| 11 | Water Service/Supply is Adequate | <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes | Restriction | <input checked="" type="checkbox"/> Combustible permitted <input type="checkbox"/> Non-combustible required | 9.10.6., 3.2.2. |
| 12 | Construction Type: | Actual | <input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible | Combination | 9.10.6., 3.2.2. |
| 13 | Post-disaster Building | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | Occupant load based on | s.m./person | [A] 1.1.2.2.(2) |
| 14 | Occupant Load | Basement | Occupancy | Group C | Load |
| 15 | Barrier-free Design: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Explanation | Existing Condition | 9.5.2 |
| 16 | Hazardous Substances: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Part 11 Compliance | | 9.10.1.3 |
| 17 | Required Fire Resistance Ratings | Horizontal Assembly | Rating | Supporting Assembly | Non-combustible in lieu of rating |
| 18 | Spatial Separation | North | n/a | n/a | n/a |
| 19 | Plumbing Fixture Requirements | Ratio: | Male/Female = 50:50 Except as noted otherwise | Required WC's | Required Lavatories |

3

PART 9 OBC MATRIX

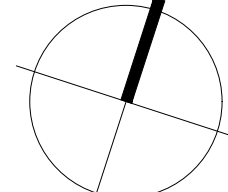
SCALE: N.T.S

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| | | | |
|--|--|-------|------|
| The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the 2006 Ontario Building Code to be a designer. | | | |
| QUALIFICATION INFORMATION | | | |
| Required unless design is exempt under Div.C 3.2.4.11 of the 2012 Ontario Building Code | | | |
| SHERI CRAWFORD | | 23263 | BCIN |
| REGISTRATION INFORMATION | | | |
| Required unless design is exempt under Div.C 3.2.4.11 of the 2012 Ontario Building Code | | | |
| X-DESIGN INC. | | 28386 | BCIN |
| FIRM NAME | | | |



| NO. | DATE | BY | DESCRIPTION |
|-----------------|--------------|----|------------------------|
| 1 | JAN 22, 2021 | SC | AS PER COMMENTS |
| REVISION RECORD | | | |
| 2 | JAN 22, 2021 | SC | FOR C OF A APPLICATION |
| 1 | DEC 17, 2020 | SC | ISSUE FOR PERMIT |
| ISSUE RECORD | | | |

xdesign

1135 DUNDAS ST. EAST, SUITE 200 TORONTO, ON. M4M 1R9
TEL: 416-462-3084 FAX: 416-462-0526
www.xdesigninc.com

PROJECT

LODGING HOME
77 WEST AVE. N.
HAMILTON, ON.

DRAWING

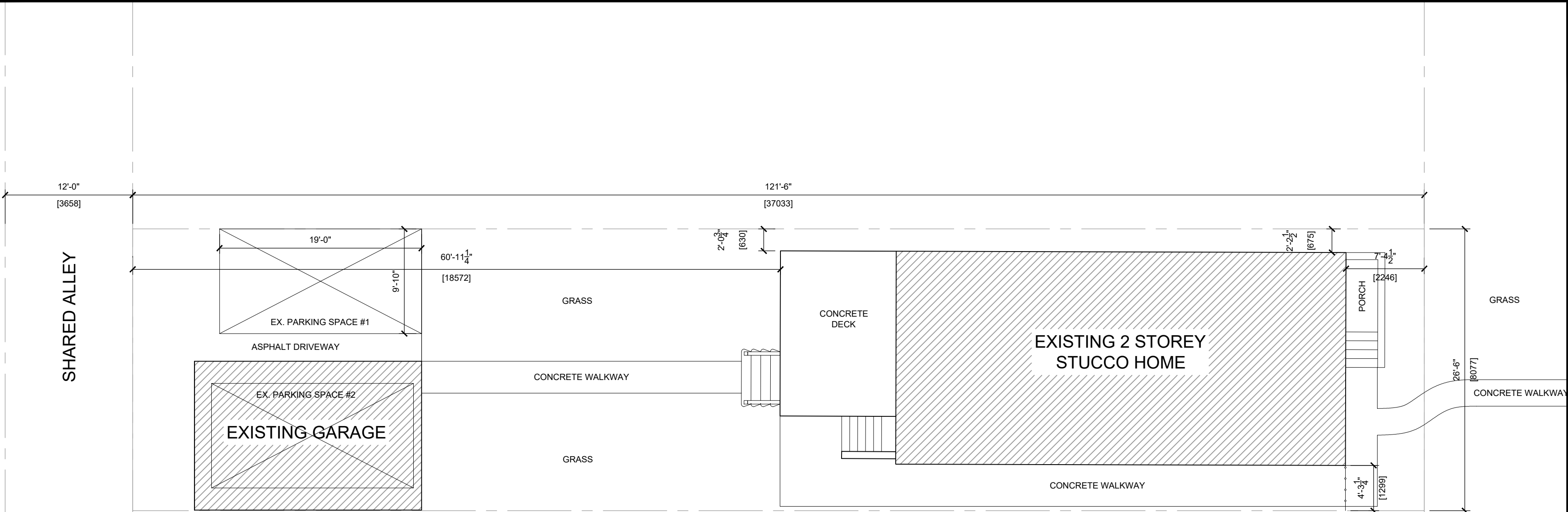
COVER SHEET

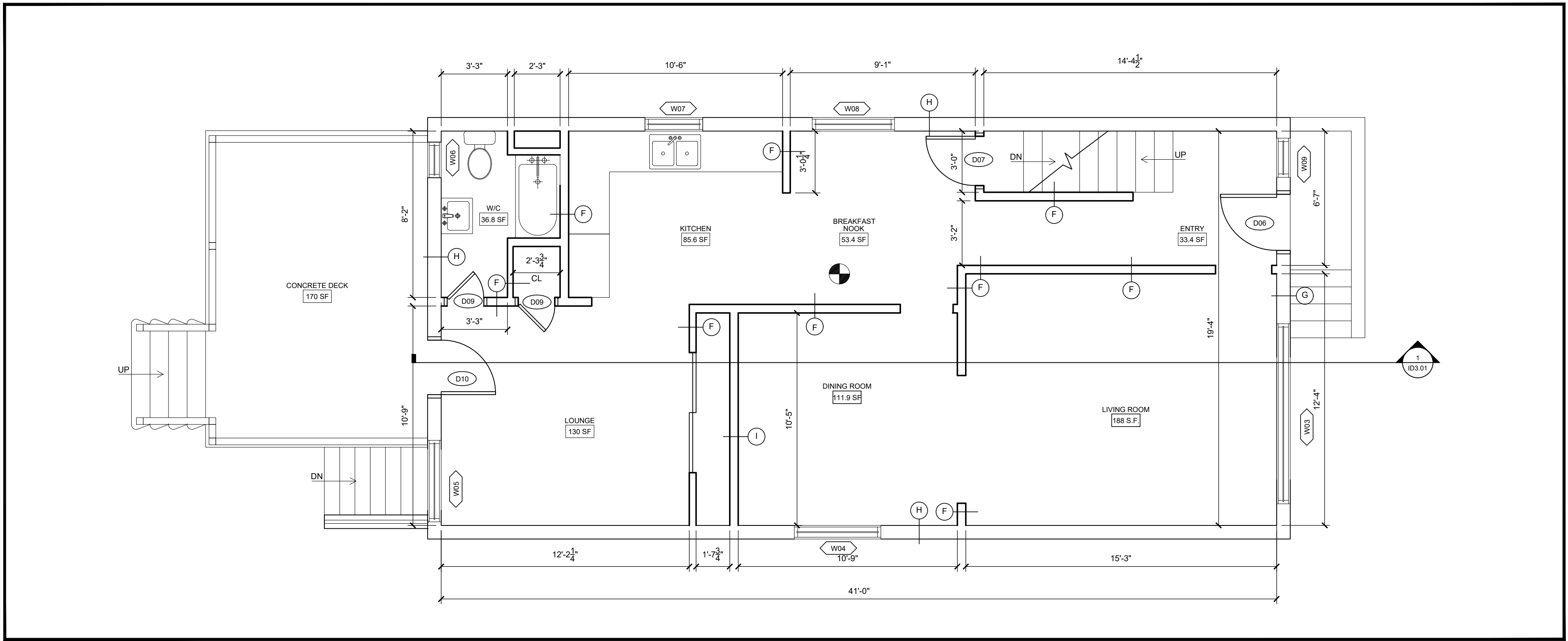
| | | | |
|-------|----------|---------|------------|
| SCALE | AS NOTED | DATE | 12/01/2020 |
| DRAWN | SC | CHECKED | SC |
| PROJ# | 20-221 | SHEET# | ID0.01 |

3

SITE PLAN

SCALE: 1/8"=1'-0"





1 **EXISTING GROUND FLOOR PLAN**
SCALE: 1/4"=1'-0"

DOOR SCHEDULE

COMMON SPACES AND UTILITY

| CODE | TYPE | DOOR SIZE (W x H x T) | MATERIAL | FRAME | F.R.R. | HARDWARE | GLASS | REMARKS |
|------|------|-------------------------|----------|-------|--------|----------------|-------|-------------------------|
| D01 | D | 5'-0" X 6'-8" X 1-5/8" | WD | WD | - | PASSAGE | NO | EXIST. INTERIOR DOUBLE |
| D02 | B | 2'-10" X 6'-8" X 1-3/4" | WD | WD | - | PASSAGE | NO | EXIST. INTERIOR |
| D03 | B | 2'-4" X 6'-8" X 1-3/4" | WD | WD | - | PASSAGE | NO | EXIST. INTERIOR |
| D04 | B | 2'-4" X 6'-6" X 1-5/8" | WD | WD | - | PASSAGE | NO | EXIST. INTERIOR |
| D05 | A | 2'-10" X 6'-6" X 1-5/8" | H-M | WD | - | KEYED ENTRANCE | YES | EXIST. EXTERIOR |
| D06 | B | 2'-10" X 6'-8" X 1-3/4" | H-M | WD | - | KEYED ENTRANCE | NO | EXIST. EXTERIOR |
| D07 | B | 2'-6" X 6'-8" X 1-3/4" | WD | WD | - | PASSAGE | NO | EXIST. INTERIOR |
| D08 | C | 5'-8" X 6'-8" X 1-3/4" | WD | WD | - | PASSAGE | NO | EXIST. INTERIOR SLIDING |
| D09 | B | 1'-8" X 6'-8" X 1-3/4" | WD | WD | - | PASSAGE | NO | EXIST. INTERIOR |
| D10 | B | 2'-8" X 6'-8" X 1-3/4" | H-M | WD | - | KEYED ENTRANCE | YES | EXIST. EXTERIOR |
| D11 | B | 1'-2" X 6'-8" X 1-3/4" | WD | WD | - | PASSAGE | NO | EXIST. INTERIOR |
| D12 | B | 2'-6" X 6'-8" X 1-3/4" | WD | WD | 20 MIN | LOCKSET | NO | EXIST. INTERIOR |
| D13 | B | 2'-6" X 6'-8" X 1-3/4" | WD | WD | - | PASSAGE | NO | EXIST. INTERIOR |
| D14 | B | 2'-0" X 6'-8" X 1-3/4" | WD | WD | - | PASSAGE | NO | EXIST. INTERIOR |
| D15 | B | 2'-6" X 6'-6" X 1-3/4" | WD | WD | 20 MIN | LOCKSET | NO | NEW INTERIOR |
| D16 | C | 5'-0" X 6'-4" X 1-3/4" | WD | WD | - | PASSAGE | NO | NEW INTERIOR SLIDING |
| D17 | C | 6'-0" X 6'-4" X 1-3/4" | WD | WD | - | PASSAGE | NO | NEW INTERIOR SLIDING |
| D18 | B | 2'-4" X 6'-8" X 1-3/4" | WD | WD | 20 MIN | LOCKSET | NO | NEW INTERIOR |
| D19 | C | 5'-0" X 6'-8" X 1-3/4" | WD | WD | - | PASSAGE | NO | NEW INTERIOR SLIDING |

WINDOW SCHEDULE

| CODE | TYPE | WINDOW SIZE (W x H) | MATERIAL | REMARKS |
|------|------|---------------------|----------|----------|
| W03 | EX. | 106"X 57" | VINYL | EXISTING |
| W04 | EX. | 51" X 56" | VINYL | EXISTING |
| W05 | EX. | 48" X 48" | VINYL | EXISTING |
| W06 | EX. | 21" X 14" | VINYL | EXISTING |
| W07 | EX. | 34" X 31" | VINYL | EXISTING |
| W08 | EX. | 48" X 44" | VINYL | EXISTING |
| W09 | EX. | 23" X 15" | VINYL | EXISTING |

WINDOW SQ.FT. %

| GROUND LEVEL | | | |
|--------------------------------------|----------|------------------|--------|
| ROOM | OBC REQ. | OBC REQ. PART II | ACTUAL |
| LIVING ROOM | 10% | 5% | 22.28% |
| DINING ROOM | 10% | 5% | 17.69% |
| BREAKFAST NOOK & KITCHEN COMBINATION | 10% | 5% | 15.75% |
| LOUNGE | 10% | 5% | 12.22% |

LIFE SAFETY LEGEND

| SYMBOL | DESCRIPTION |
|--------|-----------------------------|
| | CEILING MOUNTED SMOKE ALARM |

PARTITION LEGEND

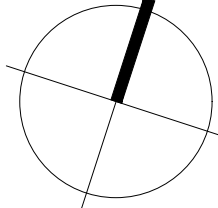
| SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION |
|--------|---|--------|--|
| | EXISTING PARTITIONS TO REMAIN | | NEW INTERIOR PARTITION - 1/2" GYPSUM BOARD ON EACH SIDE - 1-5/8"X3-5/8" WOOD STUDS @ 16" O.C. - BATT INSULATION |
| | NEW PARTITIONS | | EXISTING INTERIOR PARTITION (F.R.R.) - GYPSUM PLASTER AND WOOD LATH (35 MIN.) - 2"X4" WOOD STUDS @ 16" O.C. (10MINS.) - GYPSUM PLASTER AND WOOD LATH (35 MIN.) |
| | EXISTING FOUNDATION WALL, NEW GWB ON INTERIOR SIDE - EXISTING 8" CONCRETE BLOCK - NEW 1-5/8" X 3-5/8" WOOD STUDS @ 16" O.C. - NEW SPRAY FOAM INSULATION (R20CI MIN.) - NEW 6 MIL. VAPOUR BARRIER - NEW 1/2" GYPSUM BOARD INTERIOR SIDE | | EXISTING EXTERIOR CONCRETE STUCCO WALL - INTERIOR GYPSUM PLASTER - 2"X4" WOOD STUDS @ 16"O.C. - INSULATION - SHEATHING - CONCRETE STUCCO COATING |
| | EXISTING BLOCK/GYPSUM WALL - 8" CONCRETE BLOCK - 1-5/8"X3-5/8" WOOD STUDS @ 16" O.C. ONE SIDE - 1/2" GYPSUM BOARD ONE SIDE | | EXISTING EXTERIOR BRICK WALL - INTERIOR GYPSUM OR PLASTER - 2"X4" WOOD STUDS @ 16"O.C. - BATT INSULATION - SHEATHING - 4" BRICK |
| | NEW INTERIOR PARTITION - 1/2" GYPSUM BOARD ON EACH SIDE - 1-5/8"X3-5/8" WOOD STUDS @ 16" O.C. - BATT INSULATION | | NEW 45 MIN. I STC 53 (MIN.) INTERIOR PARTITION (SB-3 W4B) - 1 LAYER OF 1/2" TYPE X GYPSUM BOARD - 1-5/8"X3-5/8" WOOD STUDS @ 16" O.C. - ROCK OR SLAG INSULATION - RESILIENT CHANNELS @ 24" O.C. - 2 LAYERS 1/2" TYPE X GYPSUM BOARD |
| | | | |

DO NOT SCALE THIS DRAWING.

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| | | | |
|--|---------------|---------------|--|
| The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the 2006 Ontario Building Code to be a designer. | | | |
| QUALIFICATION INFORMATION Required unless design is exempt under Div.C 3.2.4.1 of the 2012 Ontario Building Code | | | |
| SHERI CRAWFORD NAME | SIGNATURE | 23263 BCIN | |
| REGISTRATION INFORMATION Required unless design is exempt under Div.C 3.2.4.11 of the 2012 Ontario Building Code | | | |
| X-DESIGN INC. FIRM NAME | | 28386 BCIN | |



| | | | |
|-----|------|----|-------------|
| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|

REVISION RECORD

| | | | |
|---|--------------|----|------------------|
| 1 | DEC 17, 2020 | SC | ISSUE FOR PERMIT |
|---|--------------|----|------------------|

| | | | |
|-----|------|----|-------------|
| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|

ISSUE RECORD

xdesign

1135 DUNDAS ST. EAST, SUITE 200 TORONTO, ON. M4M 1R9
TEL: 416-462-3084 FAX: 416-462-0526
www.xdesigninc.com

PROJECT

LODGING HOME
77 WEST AVE. NORTH.
HAMILTON, ON.

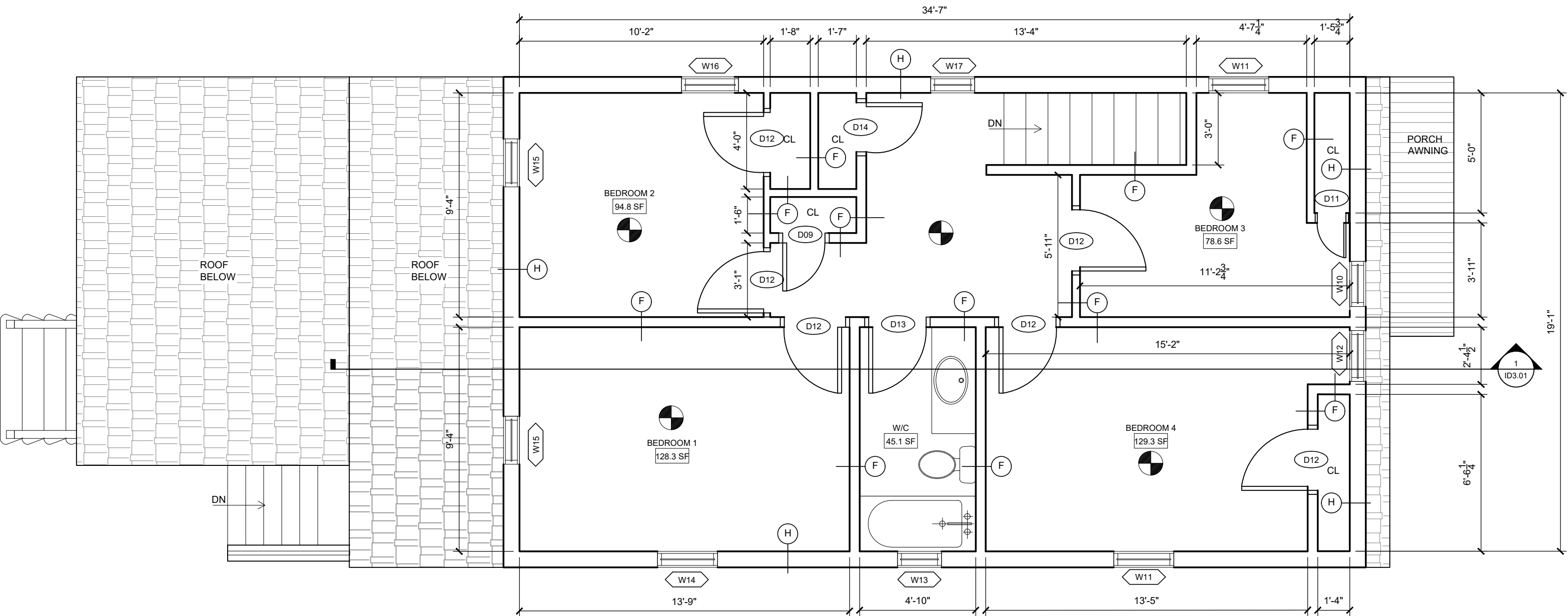
DRAWING

EXISTING GROUND FLOOR PLAN

| | | | |
|-------|----------|------|------------|
| SCALE | AS NOTED | DATE | 12/01/2020 |
|-------|----------|------|------------|

| | | | | |
|-------|----|---------|----|--------|
| DRAWN | SC | CHECKED | SC | SHEET# |
|-------|----|---------|----|--------|

| | | |
|-------|--------|--------|
| PROJ# | 20-221 | ID1.02 |
|-------|--------|--------|



1

EXISTING SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

DOOR SCHEDULE

COMMON SPACES AND UTILITY

| CODE | TYPE | DOOR SIZE (W x H x T) | MATERIAL | FRAME | F.R.R. | HARDWARE | GLASS | REMARKS |
|------|------|-------------------------|----------|-------|--------|----------------|-------|-------------------------|
| D01 | D | 5'-0" X 6'-8" X 1-5/8" | WD | WD | - | PASSAGE | NO | EXIST. INTERIOR DOUBLE |
| D02 | B | 2'-10" X 6'-8" X 1-3/4" | WD | WD | - | PASSAGE | NO | EXIST. INTERIOR |
| D03 | B | 2'-4" X 6'-8" X 1-3/4" | WD | WD | - | PASSAGE | NO | EXIST. INTERIOR |
| D04 | B | 2'-4" X 6'-6" X 1-5/8" | WD | WD | - | PASSAGE | NO | EXIST. INTERIOR |
| D05 | A | 2'-10" X 6'-6" X 1-5/8" | H-M | WD | - | KEYED ENTRANCE | YES | EXIST. EXTERIOR |
| D06 | B | 2'-10" X 6'-8" X 1-3/4" | H-M | WD | - | KEYED ENTRANCE | NO | EXIST. EXTERIOR |
| D07 | B | 2'-6" X 6'-8" X 1-3/4" | WD | WD | - | PASSAGE | NO | EXIST. INTERIOR |
| D08 | C | 5'-8" X 6'-8" X 1-3/4" | WD | WD | - | PASSAGE | NO | EXIST. INTERIOR SLIDING |
| D09 | B | 1'-8" X 6'-8" X 1-3/4" | WD | WD | - | PASSAGE | NO | EXIST. INTERIOR |
| D10 | B | 2'-8" X 6'-8" X 1-3/4" | H-M | WD | - | KEYED ENTRANCE | YES | EXIST. EXTERIOR |
| D11 | B | 1'-2" X 6'-8" X 1-3/4" | WD | WD | - | PASSAGE | NO | EXIST. INTERIOR |
| D12 | B | 2'-6" X 6'-8" X 1-3/4" | WD | WD | 20 MIN | LOCKSET | NO | EXIST. INTERIOR |
| D13 | B | 2'-6" X 6'-8" X 1-3/4" | WD | WD | - | PASSAGE | NO | EXIST. INTERIOR |
| D14 | B | 2'-0" X 6'-8" X 1-3/4" | WD | WD | - | PASSAGE | NO | EXIST. INTERIOR |
| D15 | B | 2'-6" X 6'-6" X 1-3/4" | WD | WD | 20 MIN | LOCKSET | NO | NEW INTERIOR |
| D16 | C | 5'-0" X 6'-4" X 1-3/4" | WD | WD | - | PASSAGE | NO | NEW INTERIOR SLIDING |
| D17 | C | 6'-0" X 6'-4" X 1-3/4" | WD | WD | - | PASSAGE | NO | NEW INTERIOR SLIDING |
| D18 | B | 2'-4" X 6'-8" X 1-3/4" | WD | WD | 20 MIN | LOCKSET | NO | NEW INTERIOR |
| D19 | C | 5'-0" X 6'-8" X 1-3/4" | WD | WD | - | PASSAGE | NO | NEW INTERIOR SLIDING |

WINDOW SCHEDULE

| CODE | TYPE | WINDOW SIZE (W x H) | AREA | MATERIAL | REMARKS |
|------|------|---------------------|----------|----------|----------|
| W10 | EX. | 22" X 44" | 6.7 S.F. | VINYL | EXISTING |
| W11 | EX. | 30" X 44" | 9.2 S.F. | VINYL | EXISTING |
| W12 | EX. | 24" X 44" | 7.3 S.F. | VINYL | EXISTING |
| W13 | EX. | 22" X 16" | 2.4 S.F. | VINYL | EXISTING |
| W14 | EX. | 30" X 43" | 9 S.F. | VINYL | EXISTING |
| W15 | EX. | 24" X 43" | 7.2 S.F. | VINYL | EXISTING |
| W16 | EX. | 28" X 43" | 8.4 S.F. | VINYL | EXISTING |
| W17 | EX. | 22" X 43" | 6.6 S.F. | VINYL | EXISTING |

WINDOW SQ.FT. %

| GROUND LEVEL | | | |
|--------------|----------|------------------|--------|
| ROOM | OBC REQ. | OBC REQ. PART II | ACTUAL |
| BEDROOM #1 | 5% | 2.5% | 12.54% |
| BEDROOM #2 | 5% | 2.5% | 16.35% |
| BEDROOM #3 | 5% | 2.5% | 20.10% |
| BEDROOM #4 | 5% | 2.5% | 7.03% |

LIFE SAFETY LEGEND

| SYMBOL | DESCRIPTION |
|--------|-----------------------------|
| | CEILING MOUNTED SMOKE ALARM |

PARTITION LEGEND

| SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION |
|--------|--|--------|---|
| | EXISTING PARTITIONS TO REMAIN | | NEW INTERIOR PARTITION |
| | NEW PARTITIONS | | - ½" GYPSUM BOARD ON EACH SIDE |
| | | | - 1-5/8"X3-5/8" WOOD STUDS @ 16" O.C. |
| | | | - BATT INSULATION |
| | EXISTING FOUNDATION WALL, NEW GWB ON INTERIOR SIDE | | EXISTING INTERIOR PARTITION (F.R.R.) |
| | - EXISTING 8" CONCRETE BLOCK | | - GYPSUM PLASTER AND WOOD LATH (35 MIN.) |
| | - NEW 1-5/8" X 3-5/8" WOOD STUDS @ 16 O.C. | | - 2"X4" WOOD STUDS @ 16" O.C. (10MINS.) |
| | - NEW SPRAY FOAM INSULATION (R20CI MIN.) | | - GYPSUM PLASTER AND WOOD LATH (35 MIN.) |
| | - NEW 6 MIL. VAPOUR BARRIER | | |
| | - NEW ½" GYPSUM BOARD INTERIOR SIDE | | |
| | EXISTING FOUNDATION WALL | | EXISTING EXTERIOR CONCRETE STUCCO WALL |
| | - EXISTING 8" CONCRETE BLOCK | | - INTERIOR GYPSUM PLASTER |
| | EXISTING BLOCK/GYPSUM WALL | | - 2"X4" WOOD STUDS @ 16"O.C. |
| | - 8" CONCRETE BLOCK | | - INSULATION |
| | - 1-5/8"X3-5/8" WOOD STUDS @ 16" O.C. ONE SIDE | | - SHEATHING |
| | - ½" GYPSUM BOARD ONE SIDE | | - CONCRETE STUCCO COATING |
| | EXISTING CONCRETE BLOCK WITH STRAPPING | | EXISTING EXTERIOR BRICK WALL |
| | - EXISTING 8" CONCRETE BLOCK | | - INTERIOR GYPSUM OR PLASTER |
| | - EXISTING 1"X2" STRAPPING | | - 2"X4" WOOD STUDS @ 16"O.C. |
| | - RIGID INSULATION | | - BATT INSULATION |
| | - NEW 6 MIL VAPOUR BARRIER | | - SHEATHING |
| | - NEW ½" GYPSUM BOARD | | - 4" BRICK |
| | NEW INTERIOR PARTITION | | NEW 45 MIN. I STC 53 (MIN.) INTERIOR PARTITION (SB-3 W4B) |
| | - ½" GYPSUM BOARD ON EACH SIDE | | - 1 LAYER OF ½" TYPE X GYPSUM BOARD |
| | - 1-5/8"X3-5/8" WOOD STUDS @ 16" O.C. | | - 1-5/8"X3-5/8" WOOD STUDS @ 16" O.C. |
| | - BATT INSULATION | | - ROCK OR SLAG INSULATION |
| | | | - RESILIENT CHANNELS @ 24" O.C. |
| | | | - 2 LAYERS ½" TYPE X GYPSUM BOARD |
| | | | DENOTES ROOM NUMBER |
| | | | DENOTES DOOR NUMBER |

DO NOT SCALE THIS DRAWING.

CONTRACTOR TO CHECK AND VERIFY DIMENSIONS ON SITE, AND REPORT DISCREPANCIES TO X-DESIGN INC. BEFORE PROCEEDING WITH THE WORK.

DRAWINGS ARE THE PROPERTY OF X-DESIGN INC. AND MAY NOT BE REPRODUCED WITHOUT THE PERMISSION OF THE DESIGNERS.

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the 2006 Ontario Building Code to be a designer.

QUALIFICATION INFORMATION

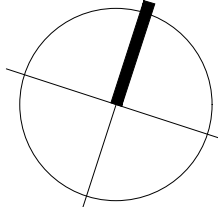
Required unless design is exempt under Div.C 3.2.4.1 of the 2012 Ontario Building Code

SHERI CRAWFORD
NAME
SIGNATURE
23263
BCIN

REGISTRATION INFORMATION

Required unless design is exempt under Div.C 3.2.4.11 of the 2012 Ontario Building Code

X-DESIGN INC.
FIRM NAME
28386
BCIN



| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
|-----|------|----|-------------|

REVISION RECORD

| | | | |
|---|--------------|----|------------------|
| 1 | DEC 17, 2020 | SC | ISSUE FOR PERMIT |
|---|--------------|----|------------------|

| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
|-----|------|----|-------------|

ISSUE RECORD

xdesign

1135 DUNDAS ST. EAST, SUITE 200 TORONTO, ON. M4M 1R9
TEL: 416-462-3084 FAX: 416-462-0526
www.xdesigninc.com

PROJECT

LODGING HOME
77 WEST AVE. NORTH.
HAMILTON, ON.

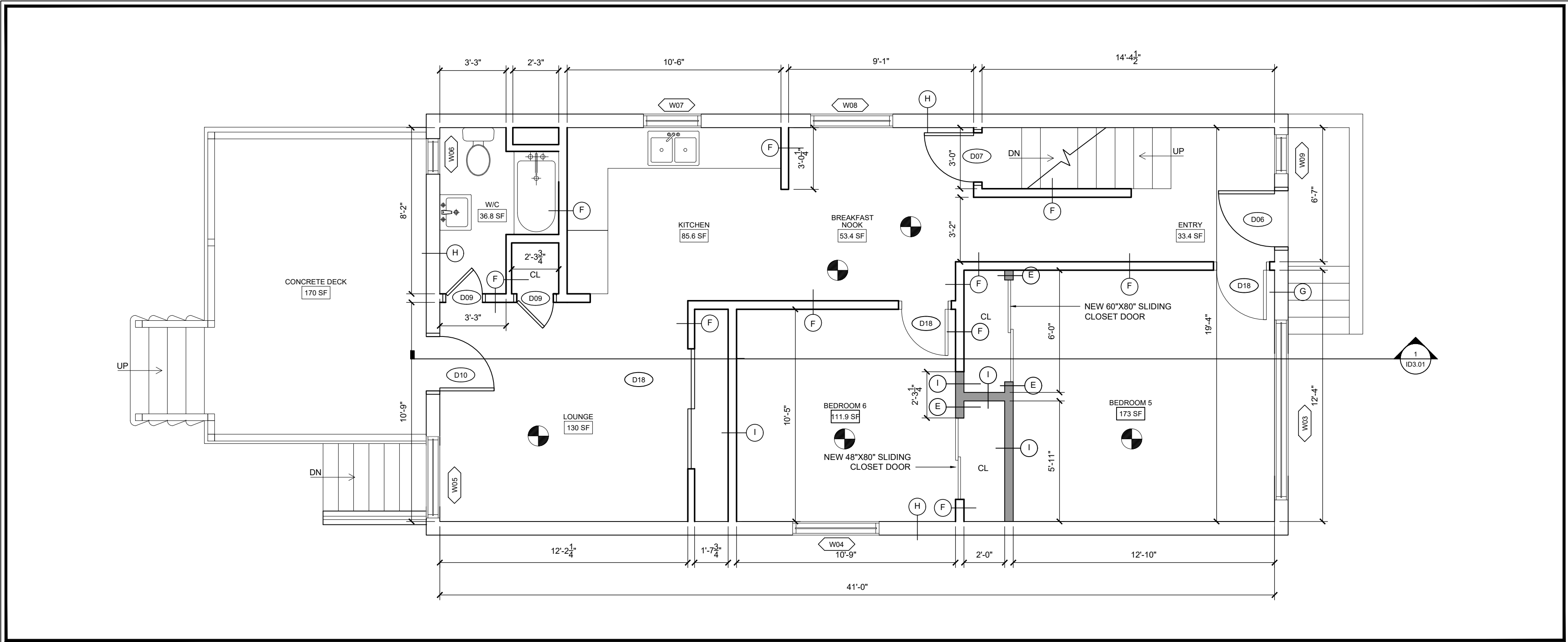
DRAWING

EXISTING SECOND
FLOOR PLAN

| | | | |
|-------|----------|------|------------|
| SCALE | AS NOTED | DATE | 12/01/2020 |
|-------|----------|------|------------|

| | | | | |
|-------|----|---------|----|--------|
| DRAWN | SC | CHECKED | SC | SHEET# |
|-------|----|---------|----|--------|

| | | |
|-------|--------|--------|
| PROJ# | 20-221 | ID1.03 |
|-------|--------|--------|



1

PROPOSED GROUND FLOOR PLAN

SCALE: 1/4"=1'-0"

WINDOW SCHEDULE

| CODE | TYPE | WINDOW SIZE (W x H) | AREA | MATERIAL | REMARKS |
|------|------|---------------------|-----------|----------|----------|
| W03 | A | 106"X 57" | 42 S.F. | VINYL | EXISTING |
| W04 | A | 51" X 56" | 19.8 S.F. | VINYL | EXISTING |

DOOR SCHEDULE

| COMMON SPACES AND UTILITY | | | | | | | | |
|---------------------------|------|-------------------------|----------|-------|--------|----------------|-------|-------------------------|
| CODE | TYPE | DOOR SIZE (W x H x T) | MATERIAL | FRAME | F.R.R. | HARDWARE | GLASS | REMARKS |
| D01 | D | 5'-0" X 6'-8" X 1-5/8" | WD | WD | - | PASSAGE | NO | EXIST. INTERIOR DOUBLE |
| D02 | B | 2'-10" X 6'-8" X 1-3/4" | WD | WD | - | PASSAGE | NO | EXIST. INTERIOR |
| D03 | B | 2'-4" X 6'-8" X 1-3/4" | WD | WD | - | PASSAGE | NO | EXIST. INTERIOR |
| D04 | B | 2'-4" X 6'-6" X 1-3/4" | WD | WD | - | PASSAGE | NO | EXIST. INTERIOR |
| D05 | A | 2'-10" X 6'-6" X 1-5/8" | H-M | WD | - | KEYED ENTRANCE | YES | EXIST. EXTERIOR |
| D06 | B | 2'-10" X 6'-8" X 1-3/4" | H-M | WD | - | KEYED ENTRANCE | NO | EXIST. EXTERIOR |
| D07 | B | 2'-6" X 6'-8" X 1-3/4" | WD | WD | - | PASSAGE | NO | EXIST. INTERIOR |
| D08 | C | 5'-8" X 6'-8" X 1-3/4" | WD | WD | - | PASSAGE | NO | EXIST. INTERIOR SLIDING |
| D09 | B | 1'-8" X 6'-8" X 1-3/4" | WD | WD | - | PASSAGE | NO | EXIST. INTERIOR |
| D10 | B | 2'-8" X 6'-8" X 1-3/4" | H-M | WD | - | KEYED ENTRANCE | YES | EXIST. EXTERIOR |
| D11 | B | 1'-2" X 6'-8" X 1-3/4" | WD | WD | - | PASSAGE | NO | EXIST. INTERIOR |
| D12 | B | 2'-6" X 6'-8" X 1-3/4" | WD | WD | 20 MIN | LOCKSET | NO | EXIST. INTERIOR |
| D13 | B | 2'-6" X 6'-8" X 1-3/4" | WD | WD | - | PASSAGE | NO | EXIST. INTERIOR |
| D14 | B | 2'-0" X 6'-8" X 1-3/4" | WD | WD | - | PASSAGE | NO | EXIST. INTERIOR |
| D15 | B | 2'-6" X 6'-6" X 1-3/4" | WD | WD | 20 MIN | LOCKSET | NO | NEW INTERIOR |
| D16 | C | 5'-0" X 6'-4" X 1-3/4" | WD | WD | - | PASSAGE | NO | NEW INTERIOR SLIDING |
| D17 | C | 6'-0" X 6'-4" X 1-3/4" | WD | WD | - | PASSAGE | NO | NEW INTERIOR SLIDING |
| D18 | B | 2'-4" X 6'-8" X 1-3/4" | WD | WD | 20 MIN | LOCKSET | NO | NEW INTERIOR |
| D19 | C | 5'-0" X 6'-8" X 1-3/4" | WD | WD | - | PASSAGE | NO | NEW INTERIOR SLIDING |

WINDOW SQ.FT.%

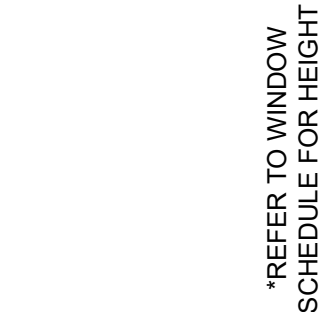
| GROUND FLOOR | | | |
|--------------|----------|------------------|--------|
| ROOM | OBC REQ. | OBC REQ. PART II | ACTUAL |
| BEDROOM #5 | 5% | 2.5% | 18% |
| BEDROOM #6 | 5% | 2.5% | 24% |

PARTITION LEGEND

| SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION |
|--------|--|--------|--|
| | EXISTING PARTITIONS TO REMAIN | | NEW INTERIOR PARTITION - 1/2" GYPSUM BOARD ON EACH SIDE - 1-5/8"X3-5/8" WOOD STUDS @ 16" O.C. - BATT INSULATION |
| | NEW PARTITIONS | | EXISTING INTERIOR PARTITION (F.R.R.) - GYPSUM PLASTER AND WOOD LATH (35 MIN.) - 2"X4" WOOD STUDS @ 16" O.C. (10MINS.) - GYPSUM PLASTER AND WOOD LATH (35 MIN.) |
| | EXISTING FOUNDATION WALL, NEW GWB ON INTERIOR SIDE - EXISTING 8" CONCRETE BLOCK - NEW 1-5/8" X 3-5/8" WOOD STUDS @ 16 O.C. - NEW SPRAY FOAM INSULATION (R20CI MIN.) - NEW 6 MIL. VAPOUR BARRIER - NEW 1/2" GYPSUM BOARD INTERIOR SIDE | | EXISTING EXTERIOR CONCRETE STUCCO WALL - INTERIOR GYPSUM PLASTER - 2"X4" WOOD STUDS @ 16"O.C. - INSULATION - SHEATHING - CONCRETE STUCCO COATING |
| | EXISTING FOUNDATION WALL -EXISTING 8" CONCRETE BLOCK | | EXISTING EXTERIOR BRICK WALL - INTERIOR GYPSUM OR PLASTER - 2"X4" WOOD STUDS @ 16"O.C. - BATT INSULATION - SHEATHING - 4" BRICK |
| | EXISTING BLOCK/GYPSUM WALL - 8" CONCRETE BLOCK - 1-5/8"X3-5/8" WOOD STUDS @ 16" O.C. ONE SIDE - 1/2" GYPSUM BOARD ONE SIDE | | NEW 45 MIN. STC 53 (MIN.) INTERIOR PARTITION (SB-3 W4B) - 1 LAYER OF 1/2" TYPE X GYPSUM BOARD - 1-5/8"X3-5/8" WOOD STUDS @ 16" O.C. - ROCK OR SLAG INSULATION - RESILIENT CHANNELS @ 24" O.C. - 2 LAYERS 1/2" TYPE X GYPSUM BOARD |
| | EXISTING CONCRETE BLOCK WITH STRAPPING - EXISTING 8" CONCRETE BLOCK - EXISTING 1"X2" STRAPPING - RIGID INSULATION - NEW 6 MIL VAPOUR BARRIER - NEW 1/2" GYPSUM BOARD | | DENOTES ROOM NUMBER |
| | NEW INTERIOR PARTITION - 1/2" GYPSUM BOARD ON EACH SIDE - 1-5/8"X3-5/8" WOOD STUDS @ 16" O.C. - BATT INSULATION | | DENOTES DOOR NUMBER |

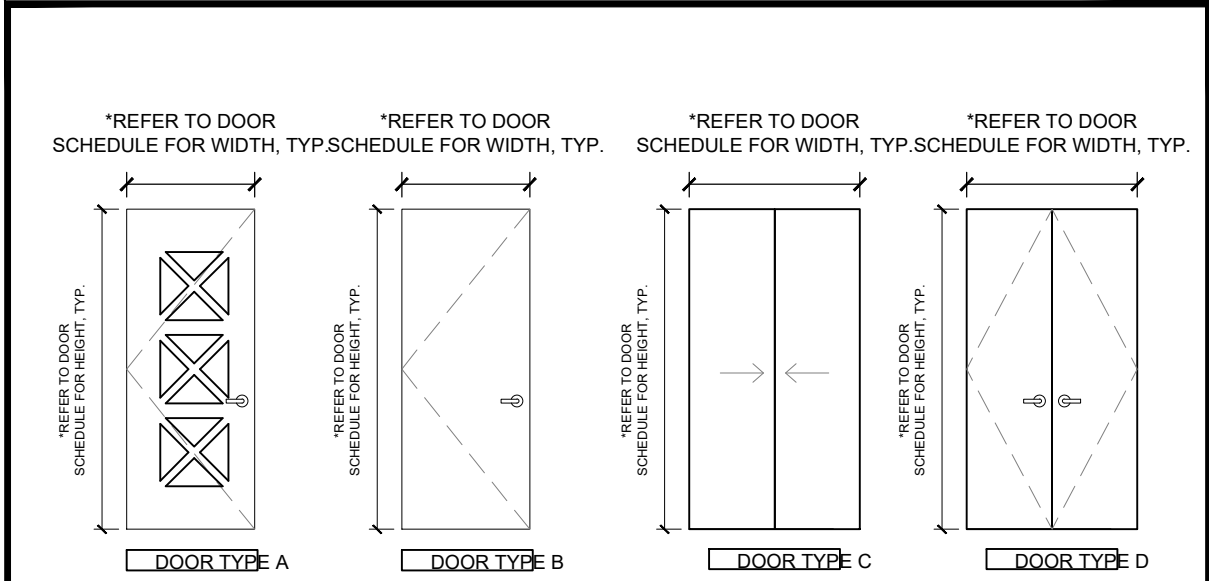
LIFE SAFETY LEGEND

| SYMBOL | DESCRIPTION |
|--------|-----------------------------|
| | CEILING MOUNTED SMOKE ALARM |



2 WINDOW STYLES

SCALE: 1/2"=1'-0"



3 DOOR STYLES

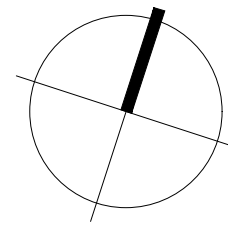
SCALE: 3/8"=1'-0"

DO NOT SCALE THIS DRAWING.

CONTRACTOR TO CHECK AND VERIFY DIMENSIONS ON SITE, AND REPORT DISCREPANCIES TO X-DESIGN INC. BEFORE PROCEEDING WITH THE WORK.

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| | | | |
|--|-----------|-------|--|
| The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the 2006 Ontario Building Code to be a designer. | | | |
| QUALIFICATION INFORMATION | | | |
| Required unless design is exempt under Div.C 3.2.4.1 of the 2012 Ontario Building Code | | | |
| SHERI CRAWFORD | | 23263 | |
| NAME | SIGNATURE | BCIN | |
| REGISTRATION INFORMATION | | | |
| Required unless design is exempt under Div.C 3.2.4.11 of the 2012 Ontario Building Code | | | |
| X-DESIGN INC. | | 28386 | |
| FIRM NAME | | BCIN | |



| NO. | DATE | BY | DESCRIPTION |
|-----|--------------|----|-----------------|
| 1 | JAN 22, 2021 | SC | AS PER COMMENTS |

REVISION RECORD

| NO. | DATE | BY | DESCRIPTION |
|-----|--------------|----|------------------------|
| 2 | JAN 22, 2021 | SC | FOR C OF A APPLICATION |
| 1 | DEC 17, 2020 | SC | ISSUE FOR PERMIT |

ISSUE RECORD

xdesign

1135 DUNDAS ST. EAST, SUITE 200 TORONTO, ON. M4M 1R9
TEL: 416-462-3084 FAX: 416-462-0526
www.xdesigninc.com

PROJECT

LODGING HOME

77 WEST AVE. NORTH.
HAMILTON, ON.

DRAWING

PROPOSED BASEMENT PLAN

SCALE **AS NOTED** DATE **12/01/2020**

DRAWN **SC** CHECKED **SC** SHEET#

PROJ# **20-221** ID1.04

APPLICATION FOR A MINOR VARIANCE

FOR OFFICE USE ONLY.

APPLICATION NO. _____ DATE APPLICATION RECEIVED _____

PAID _____ DATE APPLICATION DEEMED COMPLETE _____

SECRETARY'S SIGNATURE _____

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, 2 | NAME | ADDRESS | |
| Registered Owners(s) | | | Phone: _____ |
| | | | E-mail: _____ |
| Applicant(s)* | Sheri Crawford X-Design Inc. | | Phone: _____ |
| | | | E-mail: _____ |
| Agent or Solicitor | Sheri Crawford X-Design Inc. | | Phone: _____ |
| | | | E-mail: _____ |

Note: Unless otherwise requested all communications will be sent to the agent, if any.

3. Names and addresses of any mortgagees, holders of charges or other encumbrances:

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

4. Nature and extent of relief applied for:
Reduction of required lot width from 12m to 8.08m and a reduced lot area from 300 s.m to 290 s.m.
5. Why it is not possible to comply with the provisions of the By-law?
We are proposing a change of use from a single family dwelling to a lodging home and the existing conditions do not comply.
6. Legal description and Address of subject lands (registered plan number and lot number or other legal description and where applicable, **street and street number**):
Plan No. 223 (1975 survey), 77 West Avenue North, City of Hamilton.
7. PREVIOUS USE OF PROPERTY
Residential ☒ Industrial ☐ Commercial ☐
Agricultural ☐ Vacant ☐
Other _____
- 8.1 If Industrial or Commercial, specify use _____
- 8.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?
Yes ☐ No ☒ Unknown ☐
- 8.3 Has a gas station been located on the subject land or adjacent lands at any time?
Yes ☐ No ☒ Unknown ☐
- 8.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?
Yes ☐ No ☒ Unknown ☐
- 8.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?
Yes ☐ No ☒ Unknown ☐
- 8.6 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 ☐
- 8.7 Have the lands or adjacent lands ever been used as a weapon firing range?
Yes ☐ No ☒ Unknown ☐
- 8.8 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 ☐
- 8.9 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 ☐

8.10 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 ☐

8.11 What information did you use to determine the answers to 9.1 to 9.10 above?

The existing use and survey plan demonstrate that this land has been residential for the duration of it's development.

8.12 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 ☐

9. 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.

January 19, 2021

Date



Signature Property Owner

Garth Brown / Lynette Brown

Print Name of Owner

10. Dimensions of lands affected:

| | |
|-----------------|-----------------|
| Frontage | <u>8.077m</u> |
| Depth | <u>37.033m</u> |
| Area | <u>290 s.m.</u> |
| Width of street | <u>9m</u> |

11. Particulars of all buildings and structures on or proposed for the subject lands: (Specify ground floor area, gross floor area, number of stories, width, length, height, etc.)

Existing: _

Ground floor area = 78.7s.m., Gross Floor Area = 157.4 s.m., 2 storeys above grade, 6.5m +/- in building height, 5.66m width, 12.41m length.

Proposed

No changes to existing conditions.

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 yard: 2.25m,
Side Yard: 0.63 M one side | 1.3 M other side,
Rear Yard: 18.6 M

Proposed:

No changes to existing conditions.

13. Date of acquisition of subject lands:

14. Date of construction of all buildings and structures on subject lands:
1975

15. Existing uses of the subject property:
Single family dwelling
16. Existing uses of abutting properties:
Residential
17. Length of time the existing uses of the subject property have continued:
Approximately 45 years
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:
05-200 (D5 District)
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. Additional Information
24. 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.