

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-21:109

APPLICANTS: Owner A. & P. Elmhirst
Agent Mal Beham

SUBJECT PROPERTY: Municipal address **150 West 33rd St., Hamilton**

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

ZONING: "C/S-1788" (Urban Protected Residential) district

PROPOSAL: To permit the construction of a new 31.2m², one storey addition in the rear yard of the existing single family dwelling notwithstanding that:

1. A rear yard depth of 6.7m shall be provided instead of the minimum required rear yard depth of 7.5m.

NOTES:

i. The By-law requires parking for a single family dwelling to be provided at a rate of two (2) parking spaces for the first eight (8) habitable rooms plus 0.5 spaces for each additional habitable room. No floor plans were provided to confirm the total number of habitable rooms proposed and as a result the minimum number of parking spaces required could not be determined. Therefore, additional variances may be required if sufficient parking cannot be provided in accordance with Section 18A of Hamilton Zoning By-law 6593.

ii. Eaves and gutters are permitted to project a maximum of 1.5m into the required rear yard.

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

DATE: Thursday, May 6th, 2021

TIME: 2:05 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: April 20th, 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.



*Tel: 519-624-1966
1-877-624-1966
Fax: 519-623-3994*

COMPLETE Home CONSTRUCTION Inc.
180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1

 **Colin A Lee
Engineering Ltd.**
Tel: 519•570•4120

LIST OF DRAWINGS:

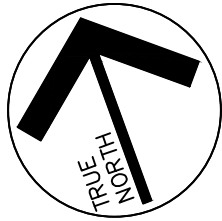
- L1 - SITE PLAN
- S1 - PROPOSED FIRST FLOOR PLAN
- S2 - PROPOSED DECK PLAN
- S3 - PROPOSED ROOF PLAN
- S4 - PROPOSED ELEVATION
- S5 - PROPOSED ELEVATION
- S6 - PROPOSED ELEVATION
- S7 - DECK SECTION DETAILS
- S8 - CROSS SECTION
- S9 - SECTION DETAILS
- S10 - SECTION DETAILS
- S11 - EXISTING REAR ELEVATION
- S12 - EXISTING LEFT ELEVATION
- S13 - EXISTING RIGHT ELEVATION

ELMHIRST PROJECT NEW SUNROOM ADDITION

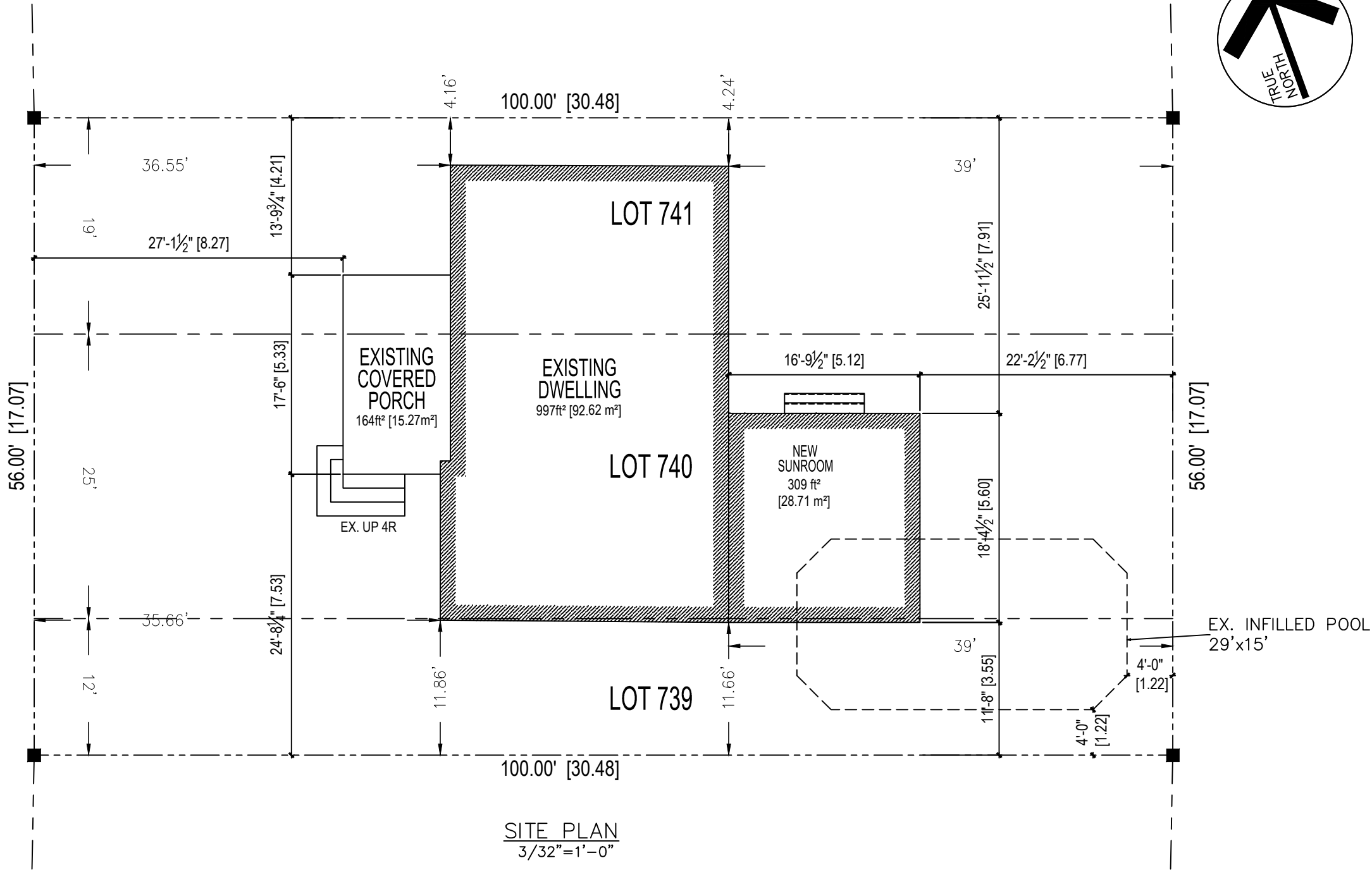
150 WEST 33rd ST.
HAMILTON, ONTARIO

PLAN of LOT 740 AND PART OF LOTS 739 & 741
PLAN 603
CITY OF HAMILTON

SITE AREA DATA:
TOTAL SITE AREA: 5600 ft² [520.26m²] 100%
LOT COVERAGE AREA: 1470 ft² [136.6 m²] 26.26%



WEST 33rd STREET



STINSON PROJECT
3141 ARNETT COURT. MISSISSAUGA, ON.

SITE PLAN

 Colin A Lee
Engineering Ltd.
Tel: 519•570•4120

scale: AS SHOWN

date: FEB 2021

dwg No. L1

No.	DESCRIPTION	DATE
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Tel: 519-624-1966
1-877-624-1966
Fax: 519-623-3994

COMPLETE Home CONSTRUCTION Inc.
180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1

EXISTING WINDOW TO BE REMOVED. CUT DOWN OPENING TO FINISHED FLOOR. TRIM OPENING AS REQUIRED.

EXISTING WINDOW TO BE REMOVED. PROVIDE NEW TRIM AROUND OPENING AS REQUIRED.

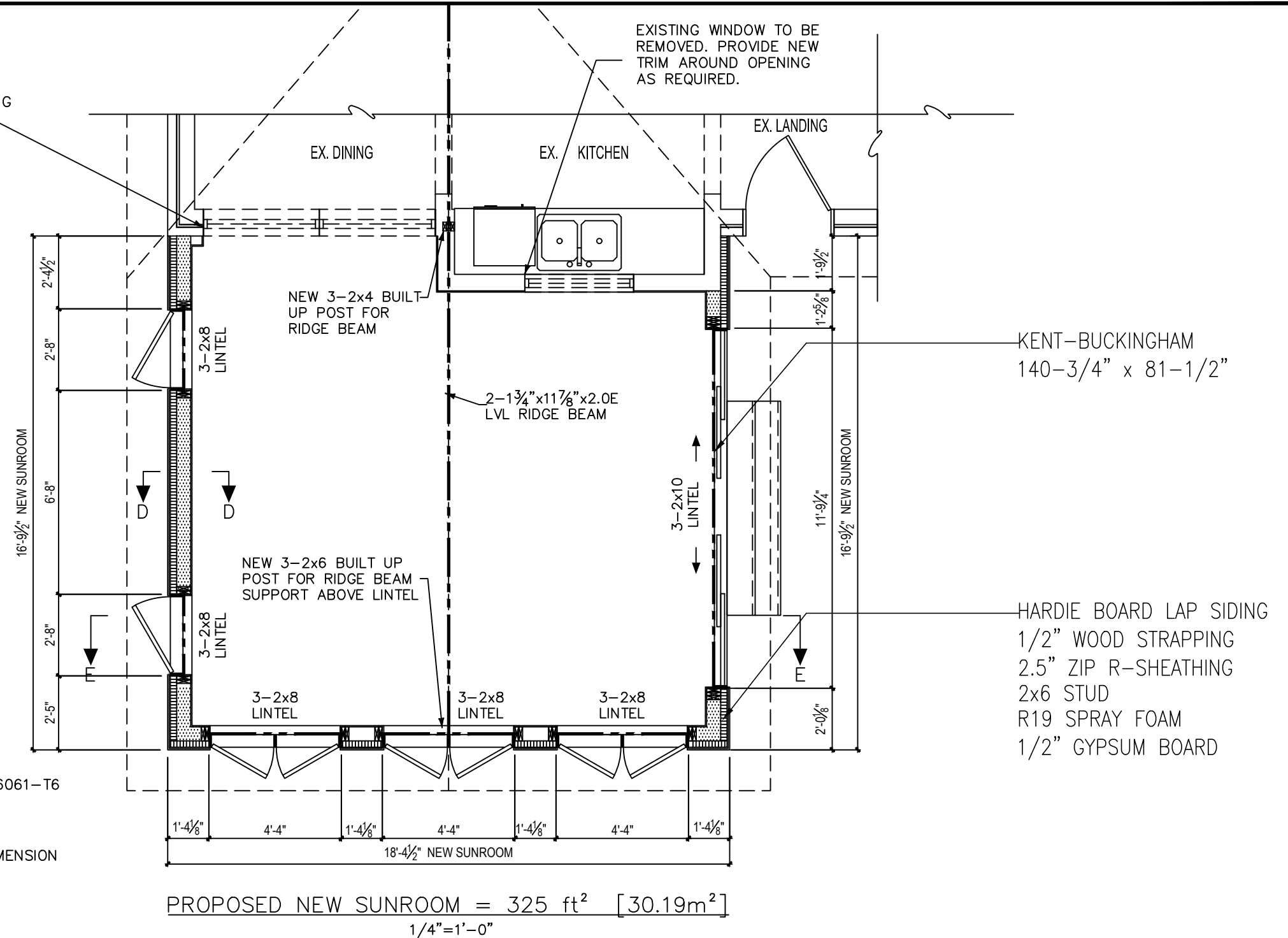
NOTES:

ROOF SNOW LOAD
ROOF DEAD LOAD
DECK LIVE LOAD
DECK DEAD LOAD
WIND LOAD (q_{50})

= ## psf
= ## psf
= ## psf
= ## psf
= ## psf

DESIGN STANDARDS

- 2012 BUILDING CODE COMPENDIUM (VOLUME 1 & 2)
- ALUMINUM: CAN-S157 - SUB-SECTION 4.1.3 "STRENGTH DESIGN IN ALUMINUM" AS PER OBC - DIV B, 4.3.5. ALUMINUM ALLOY TO BE 6061-T6 WITH A MINIMUM YIELD STRENGTH OF 240 MPA (35 KSI)
- GLASS: CAN/CGSB - 12.20-M "STRUCTURAL DESIGN OF GLASS FOR BUILDINGS" AS PER OBC - DIV B, 4.3.6.
- TIMBER: CAN/CSA - O86 "ENGINEERING DESIGN IN WOOD". ALL DIMENSION LUMBER TO BE NO. 2 SPF OR BETTER.



ELMHIRST PROJECT
150 WEST 33rd. ST. HAMILTON, ONTARIO

PROPOSED FIRST FLOOR PLAN

**Colin A Lee
Engineering Ltd.**
Tel: 519-570-4120

scale: AS SHOWN

date: FEB 2021

dwg No. S1

No.	DESCRIPTION	DATE
	 Authorized Dealer COMPLETE Home CONSTRUCTION Inc. 180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1 Tel: 519-624-1966 1-877-624-1966 Fax: 519-623-3994	

EX. FOUNDATION WALL.
ASSUMED 8" BLOCK

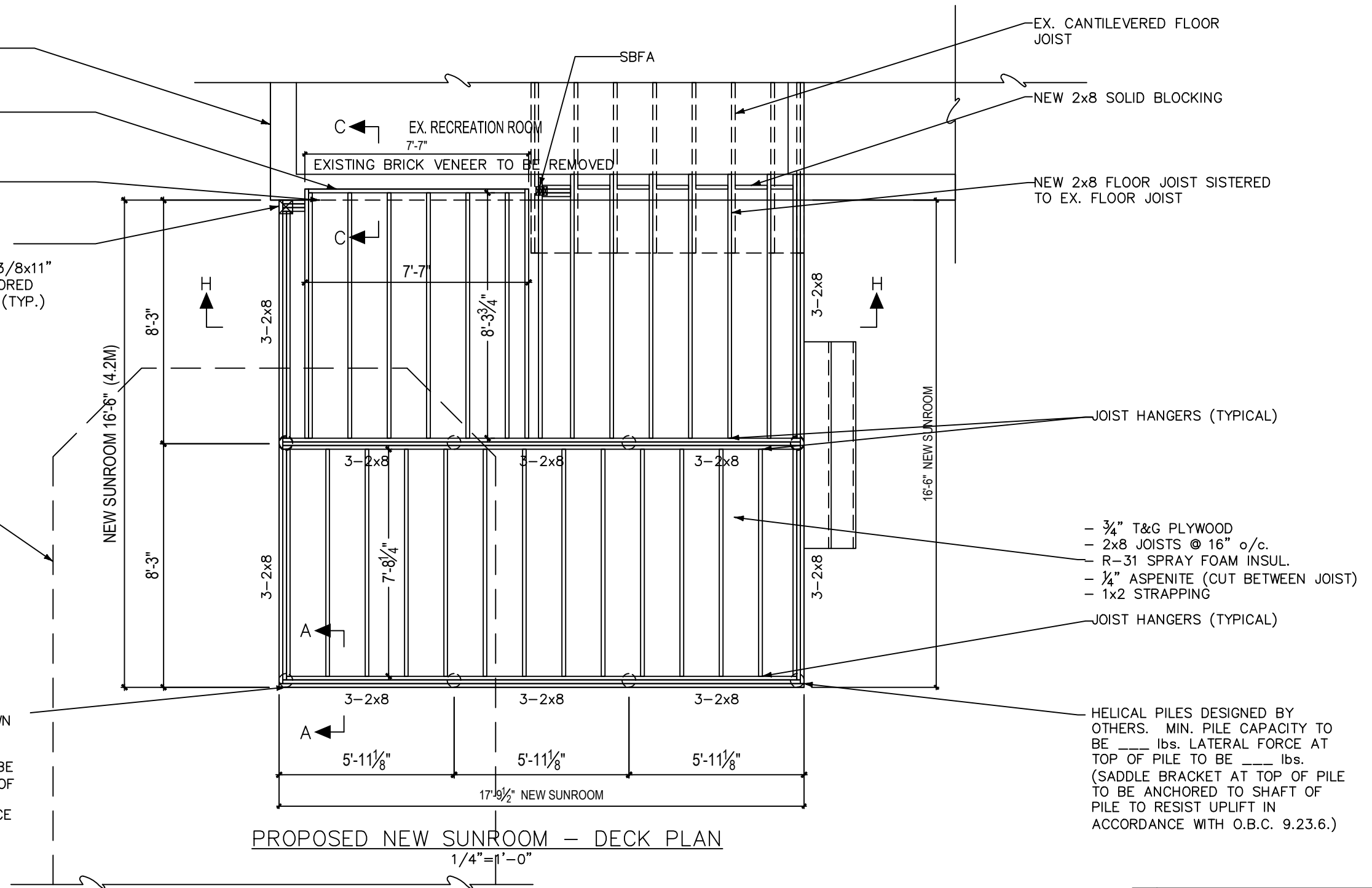
NEW 2"x8" LEDGER TO BE
ANCHORED TO EXISTING HOUSED
RIM JOIST.

REMOVE EXISTING HOUSE BRICK
VENEER TO TOP OF EXISTING
FOUNDATION WALL.

NEW 6"x6" WOOD POST LAGGED TO
EXISTING BRICK WALL w/ 1/4" TAPCON
(FOR LATERAL STABILITY). ON L6x6x3/8x11"
GALV. STEEL ANGLE BRACKET. ANCHORED
TO EXISTING CONCRETE FOUNDATION (TYP.)

EXTENT OF INFILLED
POOL

HELICAL PILES DESIGNED BY OTHERS.
PILES IN INFILL AREA TO EXTEND DOWN
TO UNDISTURBED SOIL.
MIN. PILE CAPACITY TO BE ____ lbs.
LATERAL FORCE AT TOP OF PILE TO BE
____ lbs. (SADDLE BRACKET AT TOP OF
PILE TO BE ANCHORED TO SHAFT OF
PILE TO RESIST UPLIFT IN ACCORDANCE
WITH O.B.C. 9.23.6.)



- 3/4" T&G PLYWOOD
- 2x8 JOISTS @ 16" o/c.
- R-31 SPRAY FOAM INSUL.
- 1/4" ASPENITE (CUT BETWEEN JOIST)
- 1x2 STRAPPING

HELICAL PILES DESIGNED BY
OTHERS. MIN. PILE CAPACITY TO
BE ____ lbs. LATERAL FORCE AT
TOP OF PILE TO BE ____ lbs.
(SADDLE BRACKET AT TOP OF PILE
TO BE ANCHORED TO SHAFT OF
PILE TO RESIST UPLIFT IN
ACCORDANCE WITH O.B.C. 9.23.6.)

ELMHIRST PROJECT
150 WEST 33rd. ST. HAMILTON, ONTARIO

PROPOSED DECK PLAN

**Colin A Lee
Engineering Ltd.**
Tel: 519-570-4120

scale: AS SHOWN

date: FEB 2021

dwg No. S2

No.	DESCRIPTION	DATE
 Authorized Dealer		
COMPLETE Home CONSTRUCTION Inc. 180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1		

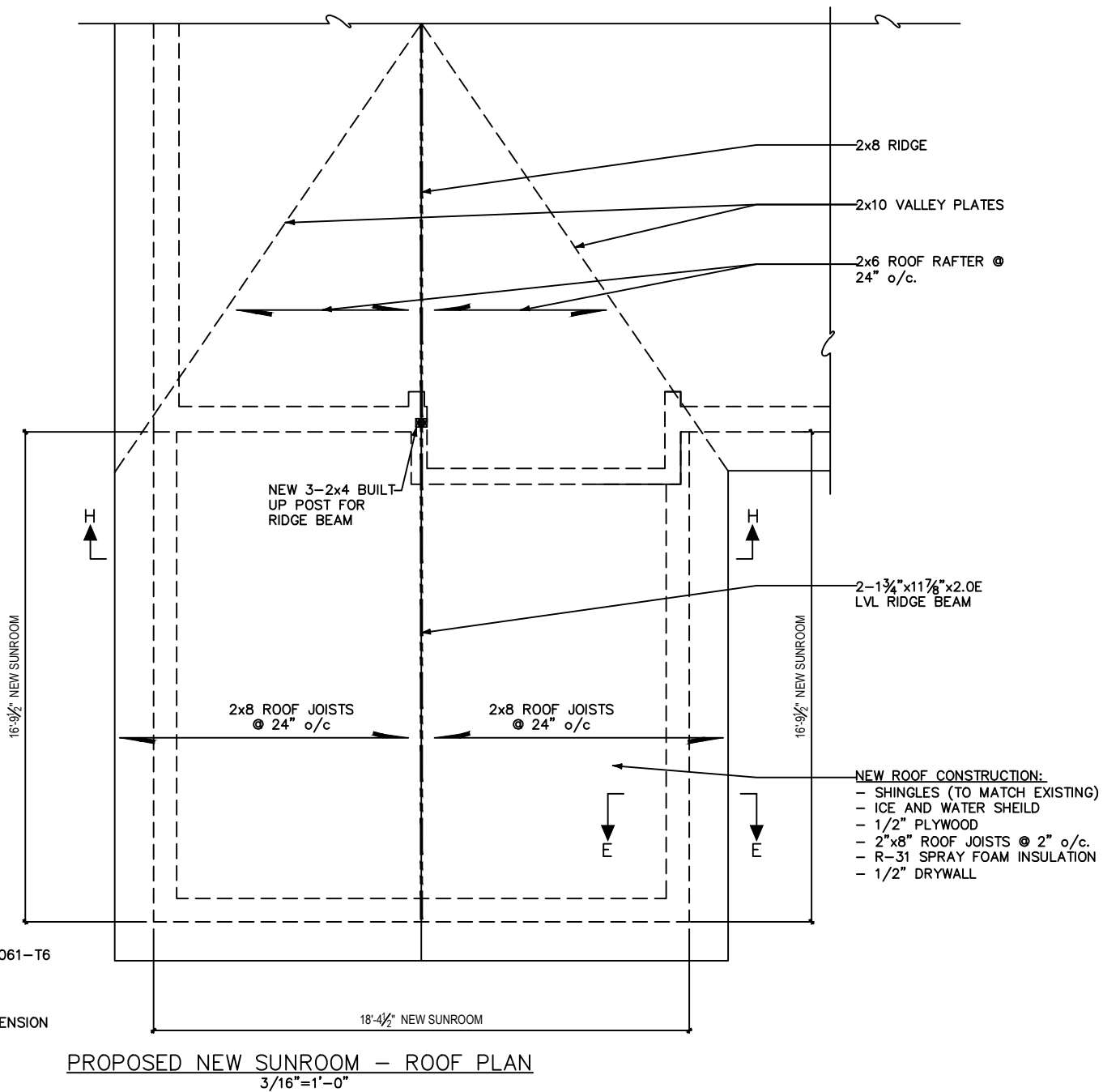
Tel: 519-624-1966
1-877-624-1966
Fax: 519-623-3994

NOTES:
ROOF SNOW LOAD
ROOF DEAD LOAD
DECK LIVE LOAD
DECK DEAD LOAD
WIND LOAD ($q \frac{1}{50}$)

= ## psf
= ## psf
= ## psf
= ## psf
= ## psf

DESIGN STANDARDS

- (a) 2012 BUILDING CODE COMPENDIUM (VOLUME 1 & 2)
(b) ALUMINUM: CAN-S157 - SUB-SECTION 4.1.3 "STRENGTH DESIGN IN ALUMINUM" AS PER OBC - DIV B, 4.3.5. ALUMINUM ALLOY TO BE 6061-T6 WITH A MINIMUM YIELD STRENGTH OF 240 MPA (35 KSI)
(c) GLASS: CAN/CSG - 12.20-M "STRUCTURAL DESIGN OF GLASS FOR BUILDINGS" AS PER OBC - DIV B, 4.3.6.
(d) TIMBER: CAN/CSA - 086 "ENGINEERING DESIGN IN WOOD". ALL DIMENSION LUMBER TO BE NO. 2 SPF OR BETTER.



ELMHIRST PROJECT
150 WEST 33rd. ST. HAMILTON, ONTARIO

PROPOSED ROOF PLAN

Colin A Lee
Engineering Ltd.
Tel: 519-570-4120

scale: AS SHOWN

date: FEB 2021

dwg No. S3

No. DESCRIPTION DATE

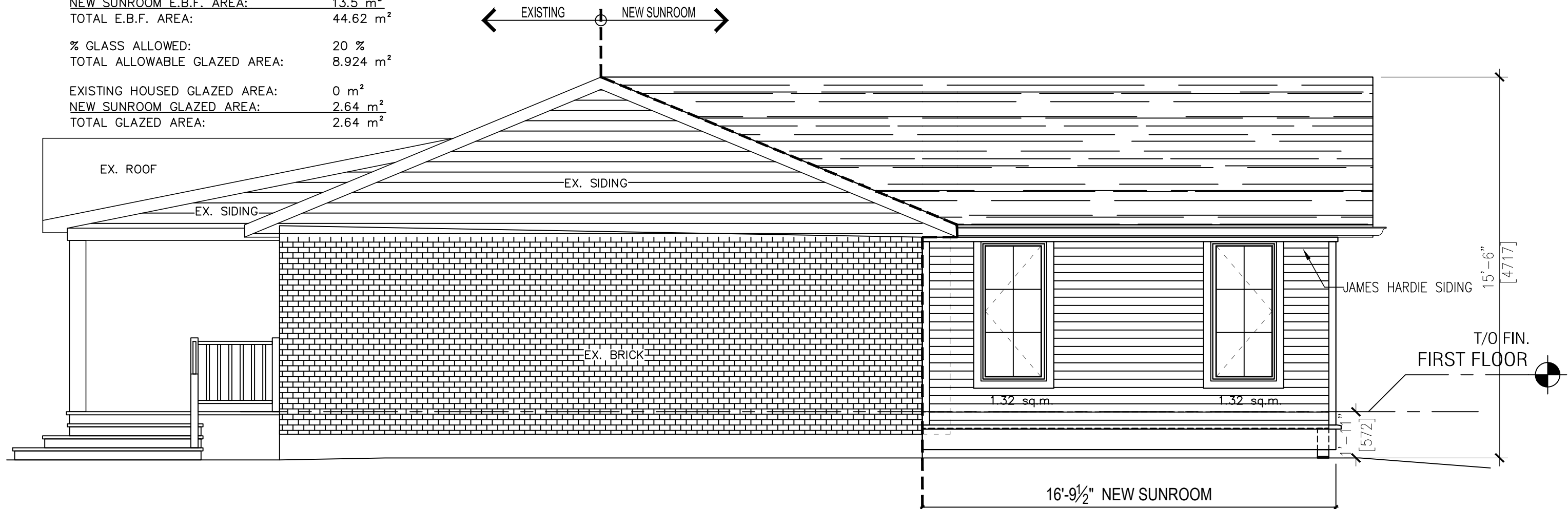


Tel: 519-624-1966
1-877-624-1966
Fax: 519-623-3994

COMPLETE Home CONSTRUCTION Inc.
180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1

GLAZED COVERAGE CALCULATIONS:
RIGHT ELEVATION

LIMITING DISTANCE:	3.6 m
EXISTING E.B.F. AREA:	31.12 m ²
NEW SUNROOM E.B.F. AREA:	13.5 m ²
TOTAL E.B.F. AREA:	44.62 m ²
% GLASS ALLOWED:	20 %
TOTAL ALLOWABLE GLAZED AREA:	8.924 m ²
EXISTING HOUSED GLAZED AREA:	0 m ²
NEW SUNROOM GLAZED AREA:	2.64 m ²
TOTAL GLAZED AREA:	2.64 m ²



PROPOSED RIGHT ELEVATION
1/4"=1'-0"

ELMHIRST PROJECT
150 WEST 33rd. ST. HAMILTON, ONTARIO

PROPOSED RIGHT ELEVATION

 Colin A Lee
Engineering Ltd.
Tel: 519-570-4120

scale: AS SHOWN

date: FEB 2021

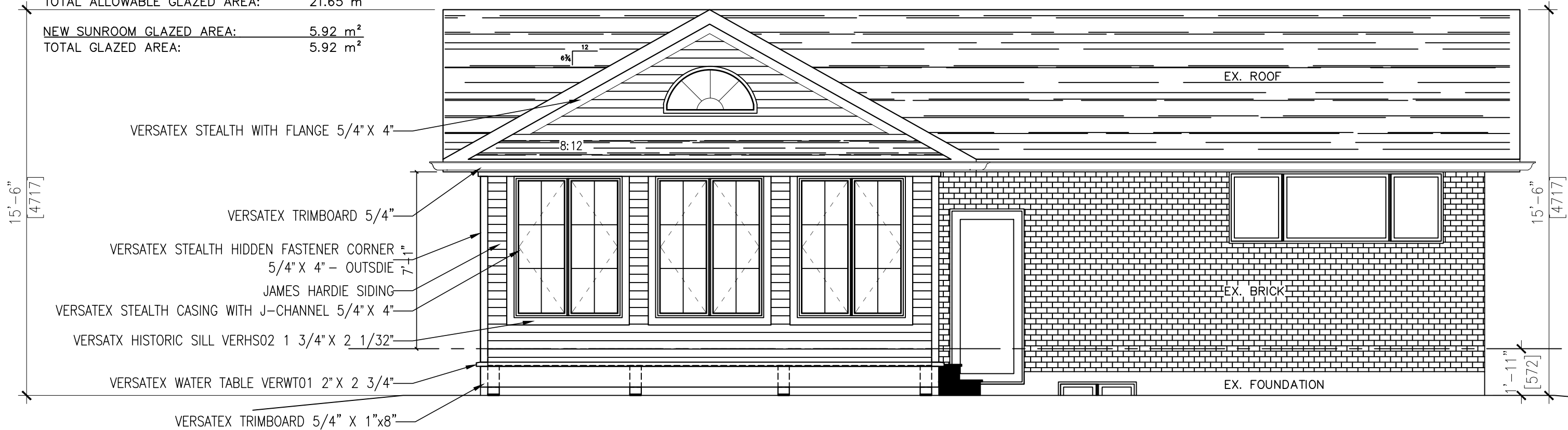
dwg No. S4

No.	DESCRIPTION	DATE
 Tel: 519-624-1966 1-877-624-1966 Fax: 519-623-3994 Authorized Dealer		

COMPLETE Home CONSTRUCTION Inc.
180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1

GLAZED COVERAGE CALCULATIONS:
RIGHT ELEVATION

LIMITING DISTANCE:	6.7 m
NEW SUNROOM E.B.F. AREA:	21.65 m ²
TOTAL E.B.F. AREA:	21.65 m ²
% GLASS ALLOWED:	100 %
TOTAL ALLOWABLE GLAZED AREA:	21.65 m ²
NEW SUNROOM GLAZED AREA:	5.92 m ²
TOTAL GLAZED AREA:	5.92 m ²



PROPOSED REAR ELEVATION
1/4"=1'-0"

ELMHIRST PROJECT
150 WEST 33rd. ST. HAMILTON, ONTARIO

PROPOSED ELEVATION

 Colin A Lee
Engineering Ltd.
Tel: 519-570-4120

scale: AS SHOWN

date: FEB 2021

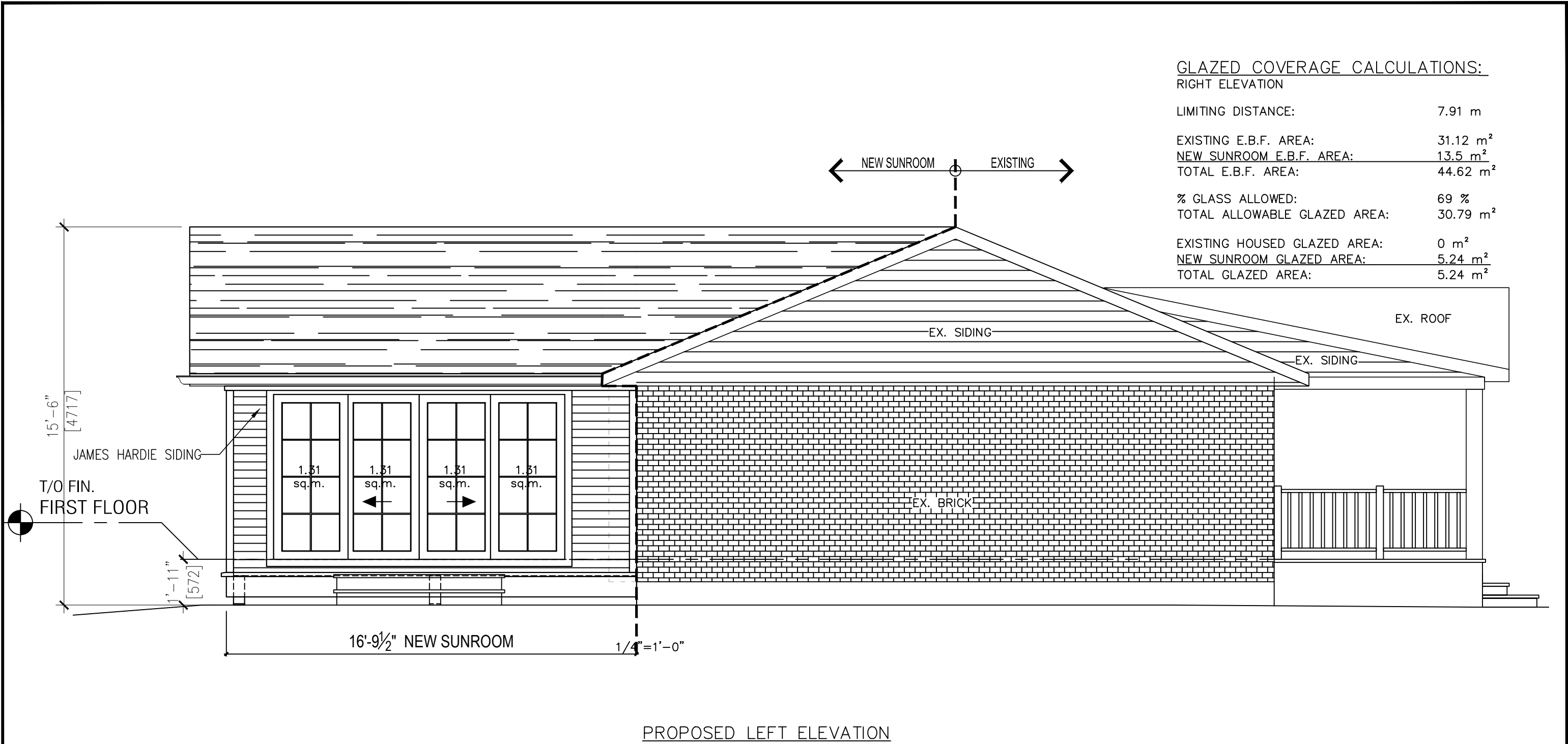
dwg No. S5

No.	DESCRIPTION	DATE
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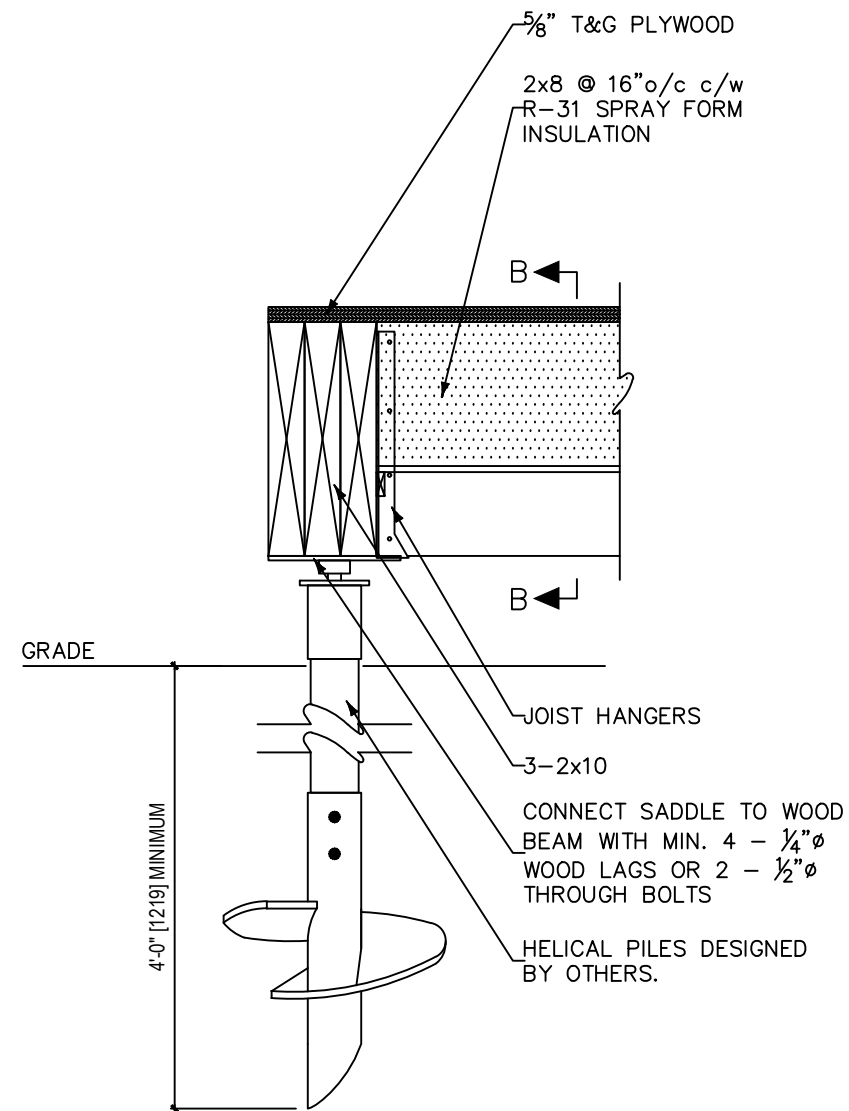


Tel: 519-624-1966
1-877-624-1966
Fax: 519-623-3994

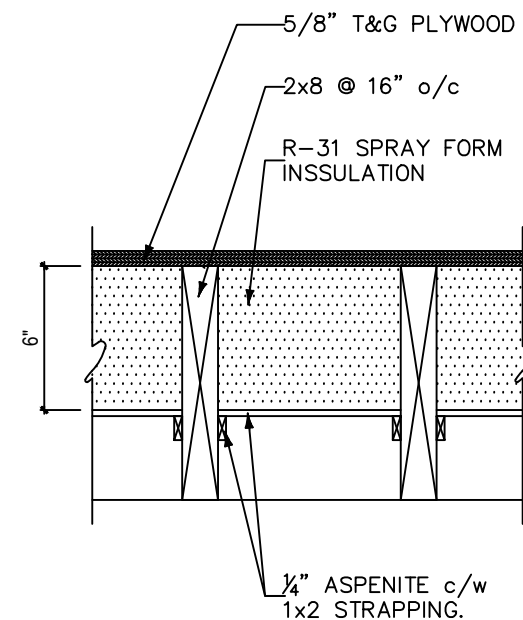
COMPLETE Home CONSTRUCTION Inc.
180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1



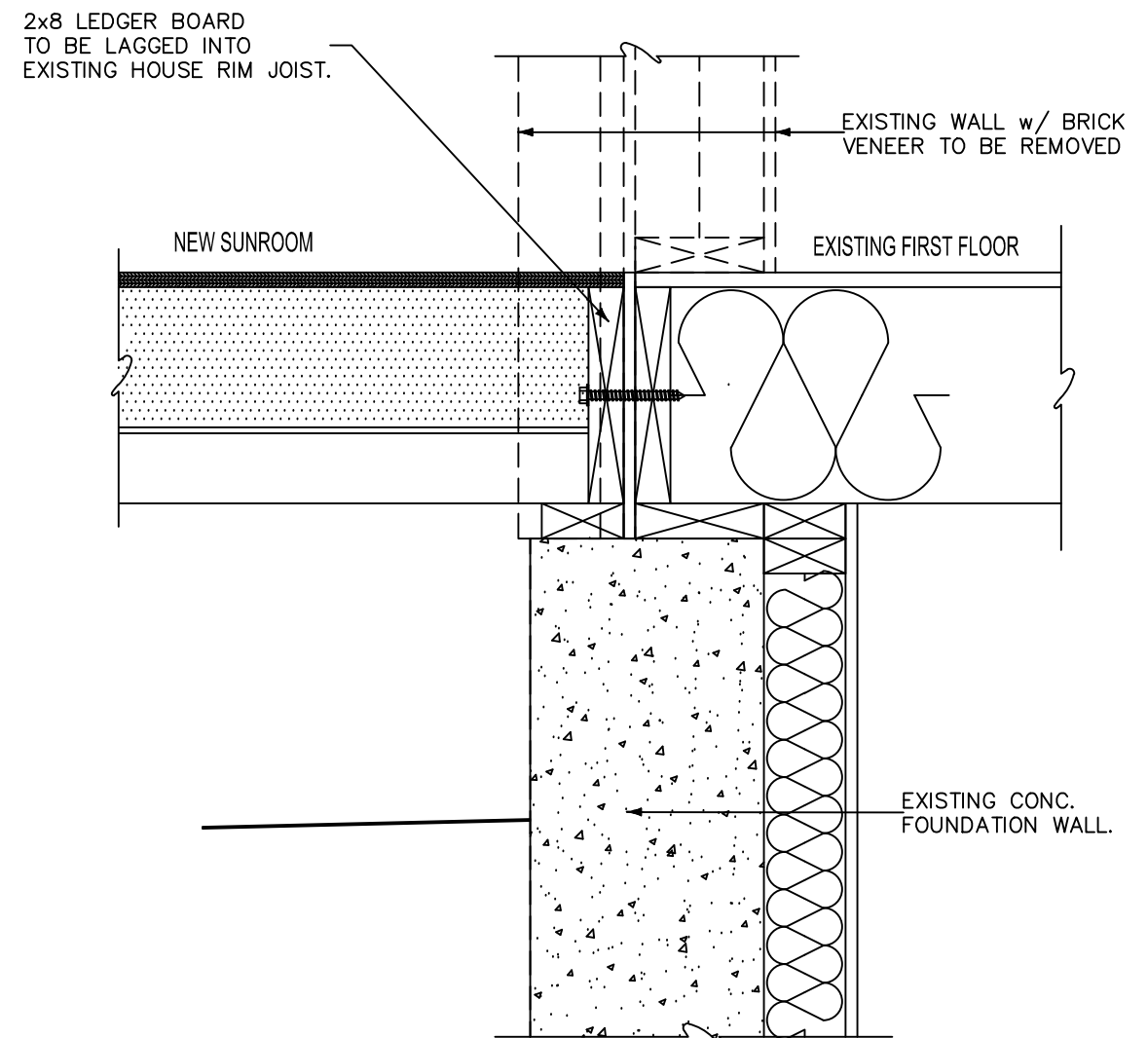
ELMHIRST PROJECT 150 WEST 33rd. ST. HAMILTON, ONTARIO		 Colin A Lee Engineering Ltd. Tel: 519-570-4120	 Authorized Dealer COMPLETE Home CONSTRUCTION Inc. 180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1 Tel: 519-624-1966 1-877-624-1966 Fax: 519-623-3994
PROPOSED LEFT ELEVATION		scale: AS SHOWN	
		date: FEB 2021	
		dwg No. S6	



DECK DETAIL A-A
1 1/2"=1'-0"



SECTION B-B
1 1/2"=1'-0"



LEDGER DETAIL C-C
1 1/2"=1'-0"

ELMHIRST PROJECT
150 WEST 33rd. ST. HAMILTON, ONTARIO

DECK SECTION DETAILS

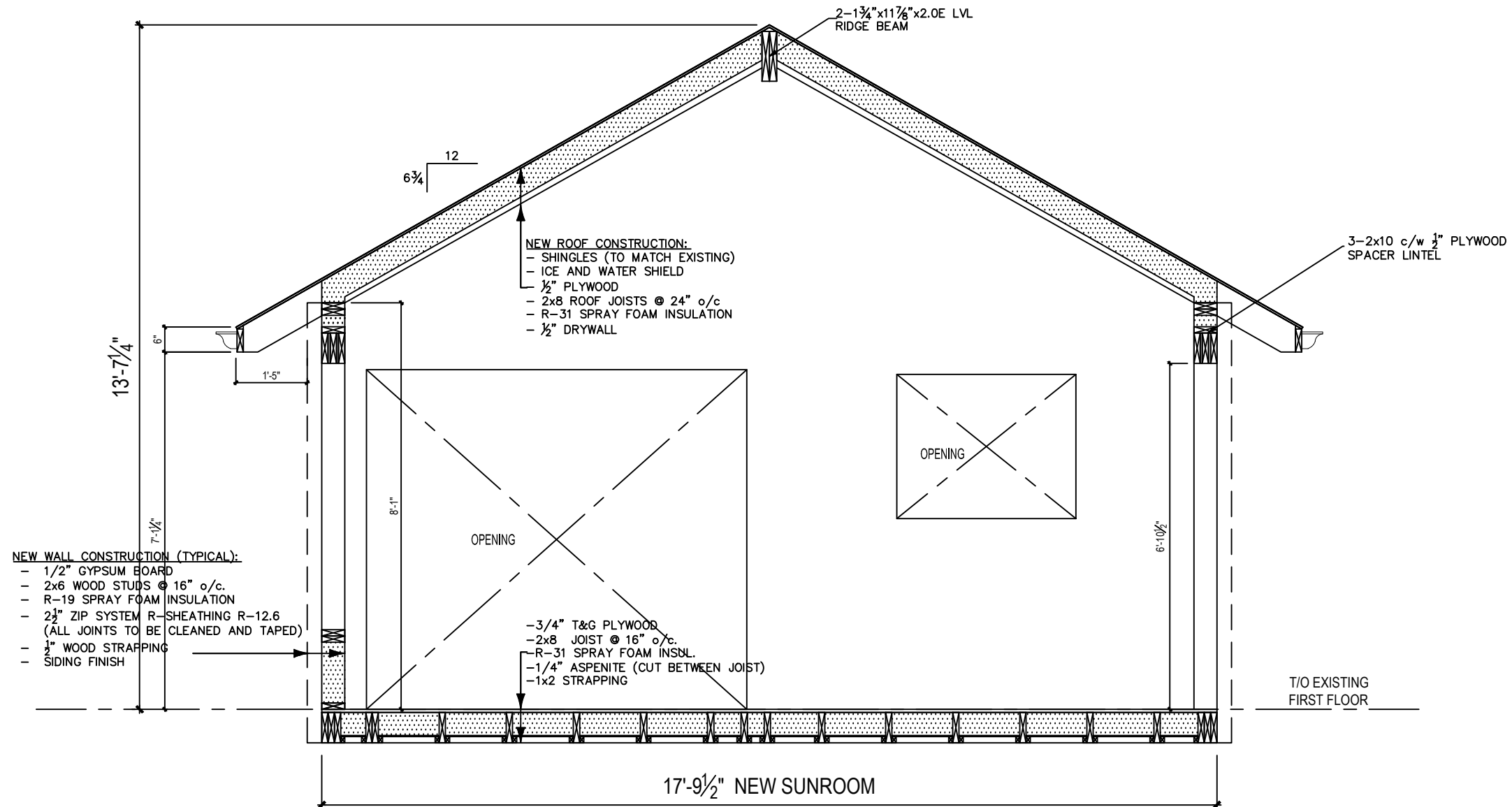
**Colin A Lee
Engineering Ltd.**
Tel: 519-570-4120

scale: AS SHOWN

date: FEB 2021

dwg No. S7

No.	DESCRIPTION	DATE
 Authorized Dealer COMPLETE Home CONSTRUCTION Inc. 180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1 Tel: 519-624-1966 1-877-624-1966 Fax: 519-623-3994		



SUNROOM FRAMING SECTION H-H
3/8"=1'-0"

ELMHIRST PROJECT
150 WEST 33rd. ST. HAMILTON, ONTARIO

PATIO ENCLOSURE – CROSS SECTION

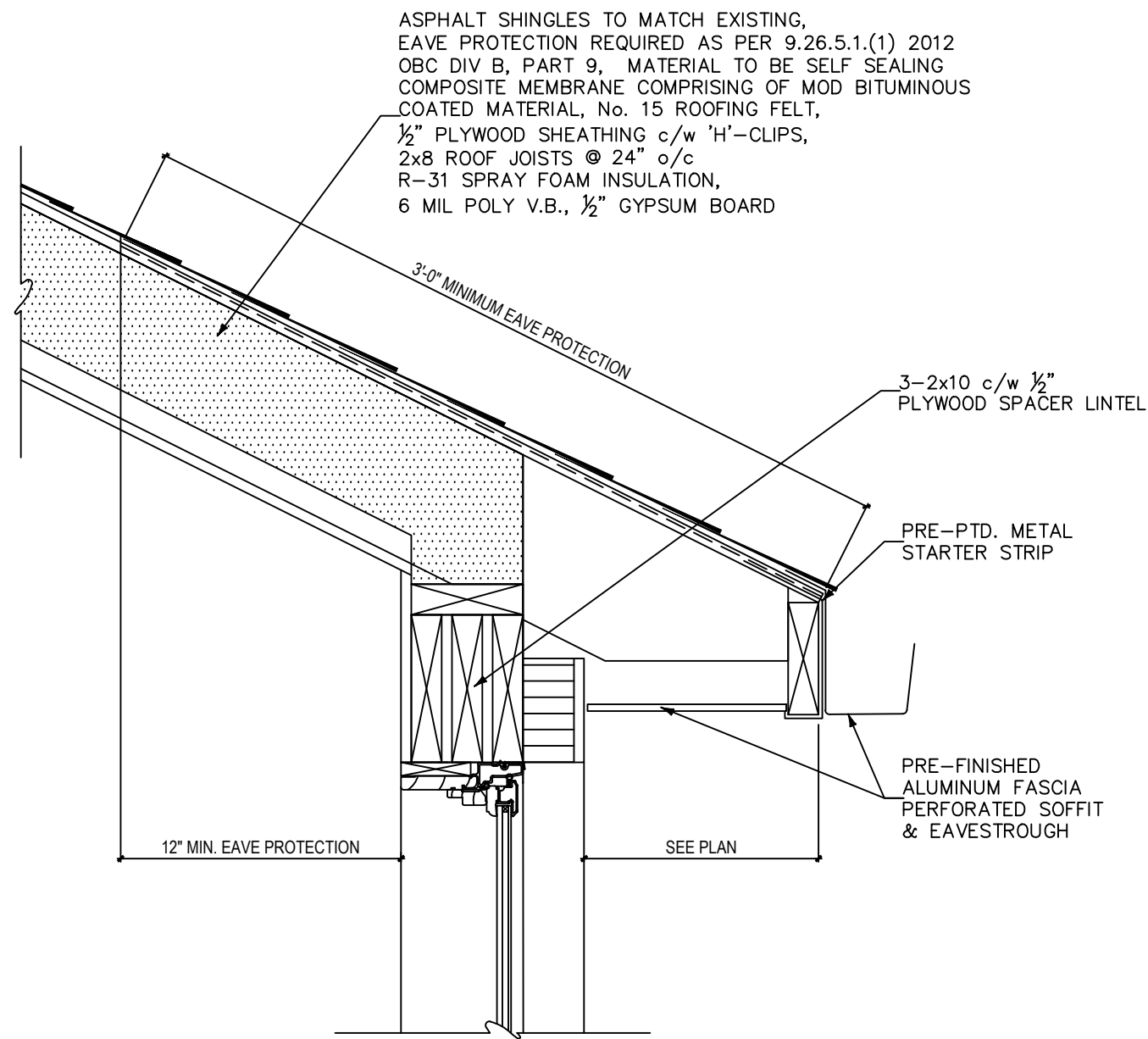
**Colin A Lee
Engineering Ltd.**
Tel: 519-570-4120

scale: AS SHOWN

date: FEB 2021

dwg No. S8

No.	DESCRIPTION	DATE
 patio ENCLOSURES INC.® Authorized Dealer COMPLETE Home CONSTRUCTION Inc. 180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1 Tel: 519-624-1966 1-877-624-1966 Fax: 519-623-3994		



EAVE DETAIL E-E
1 1/2"=1'-0"

ELMHIRST PROJECT
150 WEST 33rd. ST. HAMILTON, ONTARIO

SECTION DETAIL

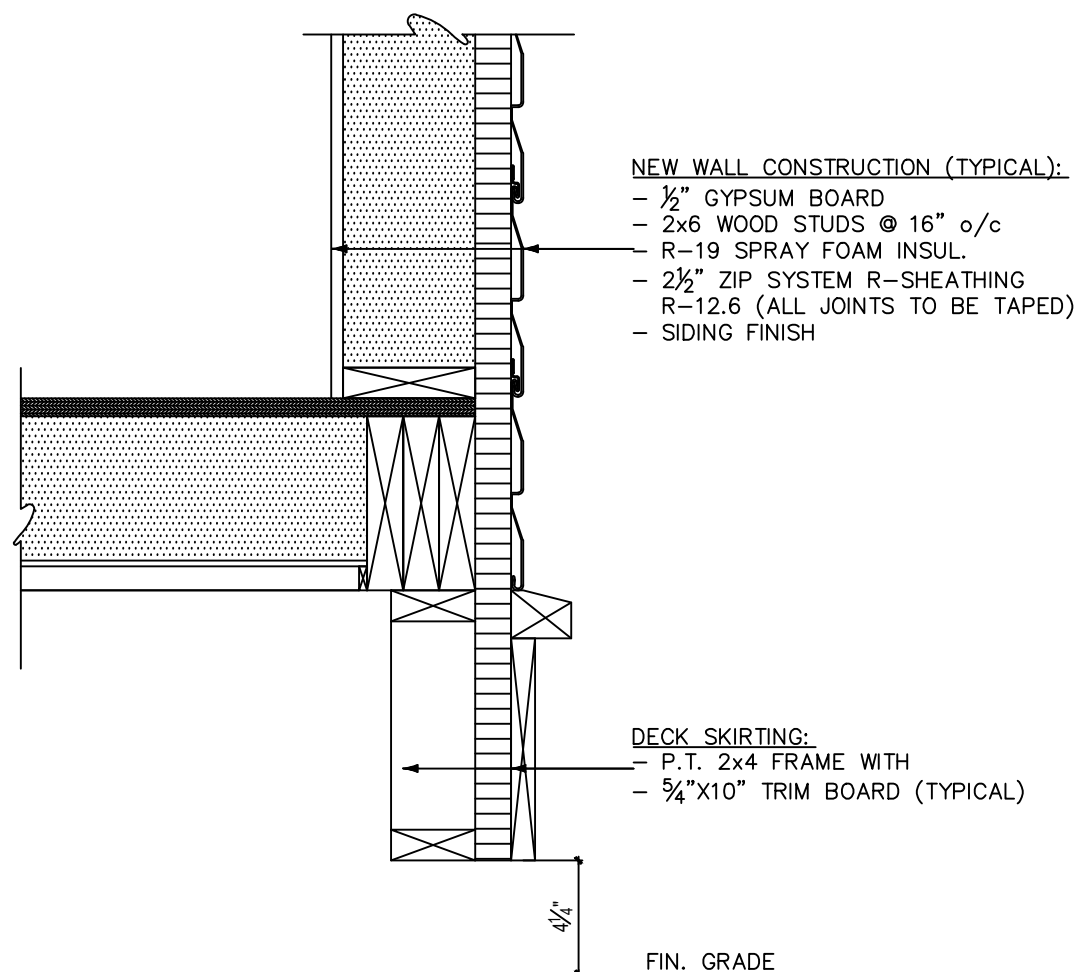
 Colin A Lee
Engineering Ltd.
Tel: 519-570-4120

scale: AS SHOWN

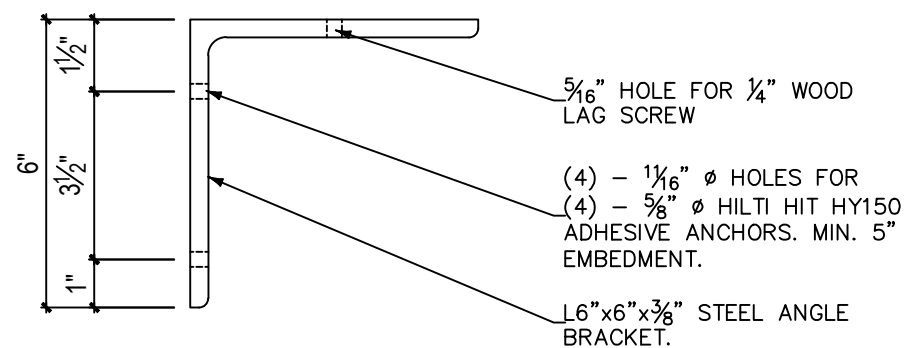
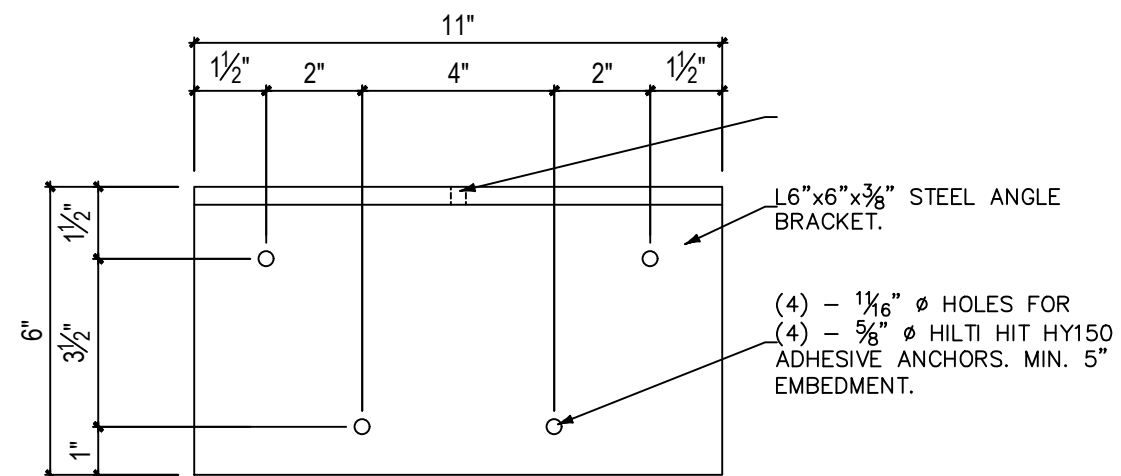
date: FEB 2021

dwg No. S9

No.	DESCRIPTION	DATE
 Authorized Dealer Tel: 519-624-1966 1-877-624-1966 Fax: 519-623-3994 COMPLETE Home CONSTRUCTION Inc. 180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1		



SKIRTING DETAIL D-D
1 1/2"=1'-0"



STEEL ANGLE BRACKET DETAIL (TYPICAL)
3"=1'-0"

ELMHIRST PROJECT
150 WEST 33rd. ST. HAMILTON, ONTARIO

SECTION DETAILS

**Colin A Lee
Engineering Ltd.**
Tel: 519-570-4120

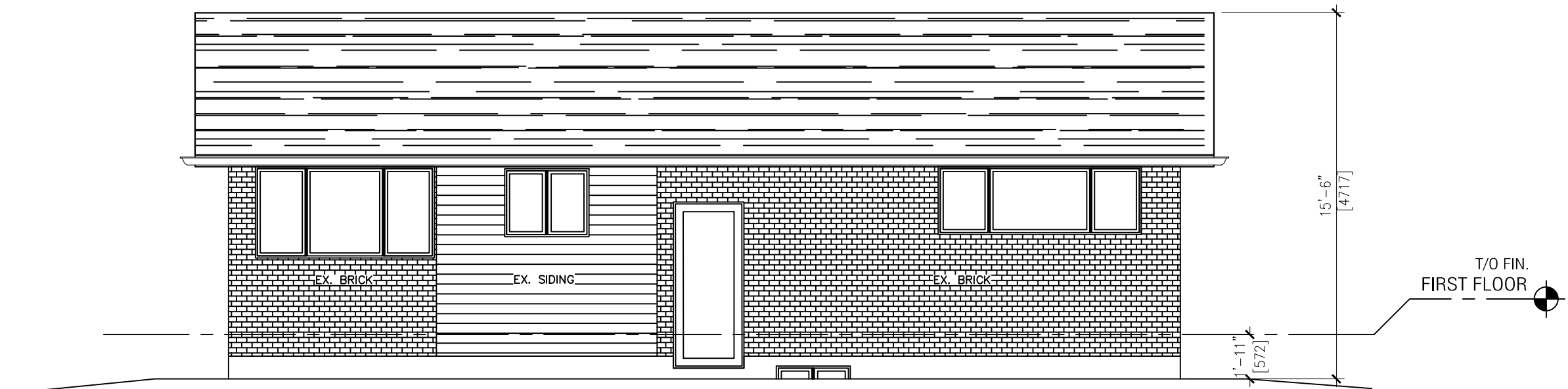
scale: AS SHOWN

date: FEB 2021

dwg No. S10

No.	DESCRIPTION	DATE
 Tel: 519-624-1966 1-877-624-1966 Fax: 519-623-3994 Authorized Dealer		

COMPLETE Home CONSTRUCTION Inc.
180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1



EXISTING REAR ELEVATION
3/16" = 1'-0"

ELMHIRST PROJECT
150 WEST 33rd. ST. HAMILTON, ONTARIO

EXISTING REAR ELEVATION

 Colin A Lee
Engineering Ltd.
Tel: 519-570-4120

scale: AS SHOWN

date: FEB 2021

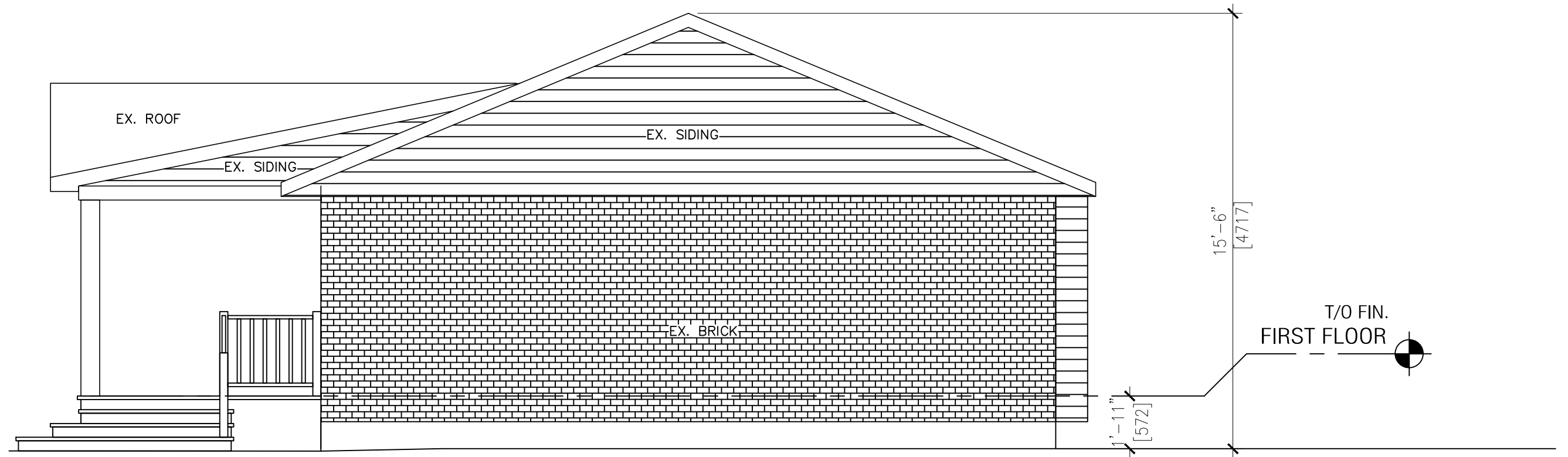
dwg No. S11



Authorized Dealer

Tel: 519-624-1966
1-877-624-1966
Fax: 519-623-3994

COMPLETE Home CONSTRUCTION Inc.
180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1



EXISTING RIGHT ELEVATION

1/4" = 1'-0"

ELMHIRST PROJECT
150 WEST 33rd. ST. HAMILTON, ONTARIO

EXISTING RIGHT ELEVATION

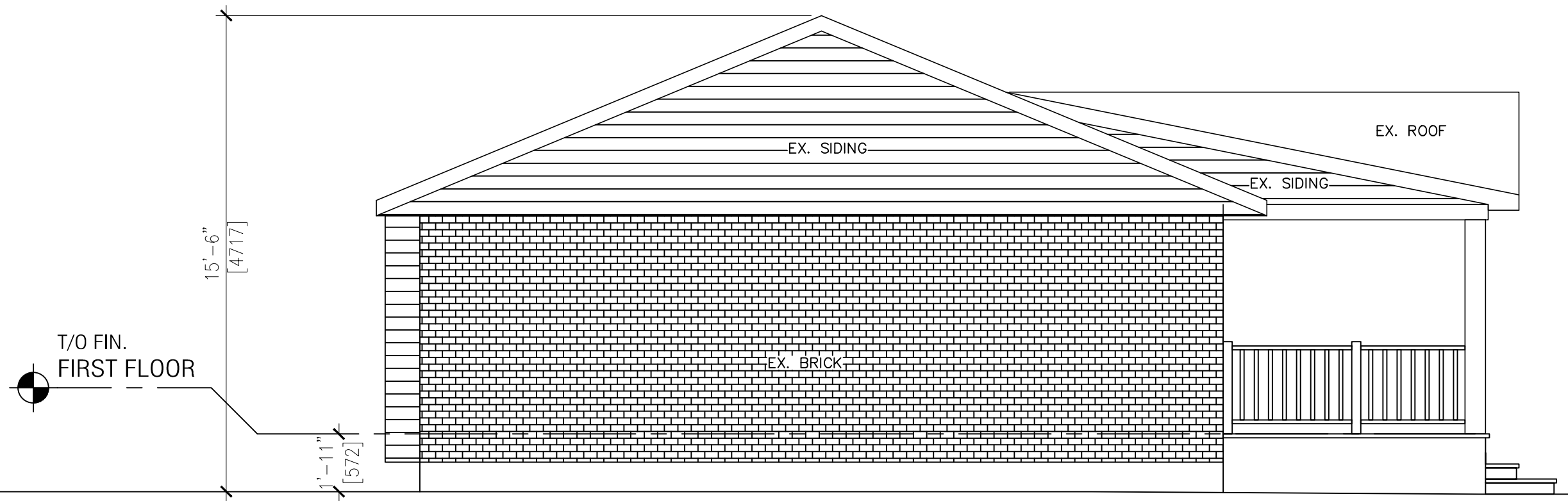
**Colin A Lee
Engineering Ltd.**
Tel: 519-570-4120

scale: AS SHOWN

date: FEB 2021

dwg No. S12

No.	DESCRIPTION	DATE
	 COMPLETE Home CONSTRUCTION Inc. 180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1	Tel: 519-624-1966 1-877-624-1966 Fax: 519-623-3994



EXISTING LEFT ELEVATION
1/4" = 1'-0"

ELMHIRST PROJECT
150 WEST 33rd. ST. HAMILTON, ONTARIO

EXISTING LEFT ELEVATION

 Colin A Lee
Engineering Ltd.
Tel: 519-570-4120

scale: AS SHOWN

date: FEB 2021

dwg No. S13

No.	DESCRIPTION	DATE
	 Tel: 519-624-1966 1-877-624-1966 Fax: 519-623-3994 Authorized Dealer	
	COMPLETE Home CONSTRUCTION Inc. 180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1	

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)	Pam & Andy Elmhirst	[REDACTED]	Phone: [REDACTED] E-mail: [REDACTED]
Applicant(s)*	Giancarlo Tari Mal Benham	[REDACTED]	Phone: [REDACTED] E-mail: [REDACTED]
Agent or Solicitor		[REDACTED]	Phone: [REDACTED] E-mail: [REDACTED]

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:

Scotiabank
 999 King Street West
 Hamilton Ont.
 L8S 1K9

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:
The current minimum Rear Yard Set Back is 7.5m and our proposed addition will be 6.77m. There fore we are asking for a relief of .73m
5. Why it is not possible to comply with the provisions of the By-law?
We cannot comply as it would make the room too small to be usable.
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**):
Reg. Plan Lot 740 and Part of Lots 739 & 741
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 ☐

Yes ☐ No ☒ Unknown ☐

This information was obtained at the time of purchase from Realtor.

Is the previous use inventory attached? Yes ☐ No ☒

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.

Signature Property Owner

Print Name of Owner

Frontage	17.07m
Depth	30.48m
Area	520.26sq.m.
Width of street	

Covered Front Porch - 15.27sq.m.Gr fl area, 5.33m x 2.6m, 3.2m high

Sunroom addition on rear - 28.71sq.m, 5.6m x 5.12m, 4.72m high

Covered Front Porch - 15.27sq.m.Gr fl area, 5.33m x 2.6m, 3.2m high

Sunroom addition on rear - 28.71sq.m, 5.6m x 5.12m, 4.72m high

13. Date of acquisition of subject lands:
2011
-
14. Date of construction of all buildings and structures on subject lands:
1974
-
15. Existing uses of the subject property:
Single Family Dwelling
16. Existing uses of abutting properties:
Single Family Dwelling
17. Length of time the existing uses of the subject property have continued:
Since 1974
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:
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.