COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221, 3935 Fax (905) 546-4202
E-mail: cofa@hamilton.ca

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-21:103**

APPLICANTS: Owner A. & R. Dias

SUBJECT PROPERTY: Municipal address **55 Amanda St., Hamilton**

ZONING BY-LAW: Zoning By-law 6593, as Amended 19-307

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

PROPOSAL: To permit interior alterations to the existing single-family dwelling to provide a maximum of 11 habitable rooms and to provide a maximum of 3 parking spaces within the required front yard notwithstanding that;

1. A minimum of three (3) parking spaces shall be provided instead of the minimum required four (4) parking spaces (for a maximum of 11 habitable rooms); and

2. Three (3) parking spaces shall be provided within the required front yard whereas the By-Law states that only one of the required parking spaces may be located in the front yard; and

3. No manoeuvring space shall be provided on site instead of the minimum required 6.0 m manoeuvring space aisle width; and

4. The accessibility of one of the parking spaces shall be obstructed by any other required parking space whereas the By-Law states that sufficient space additional to required parking space shall be provided and maintained on the same lot on which the parking space is located, in such a manner as to enable each and every parking space to be unobstructed and freely and readily accessible from within the lot, without moving any vehicle on the lot or encroaching on any designated parking or loading space; and

5. 35 % front yard landscaped area shall be provided on site whereas the By-Law states that not less than 50% of the gross area of the front yard shall be used for a landscaped area excluding concrete, asphalt, gravel, pavers, or other similar materials.

Notes:

The location of the single-family dwelling is existing and not changing.

Variances have been written based on the information provided by the applicant

…/2

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

DATE:	**Thursday, May 6th, 2021**
TIME:	**2:20 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

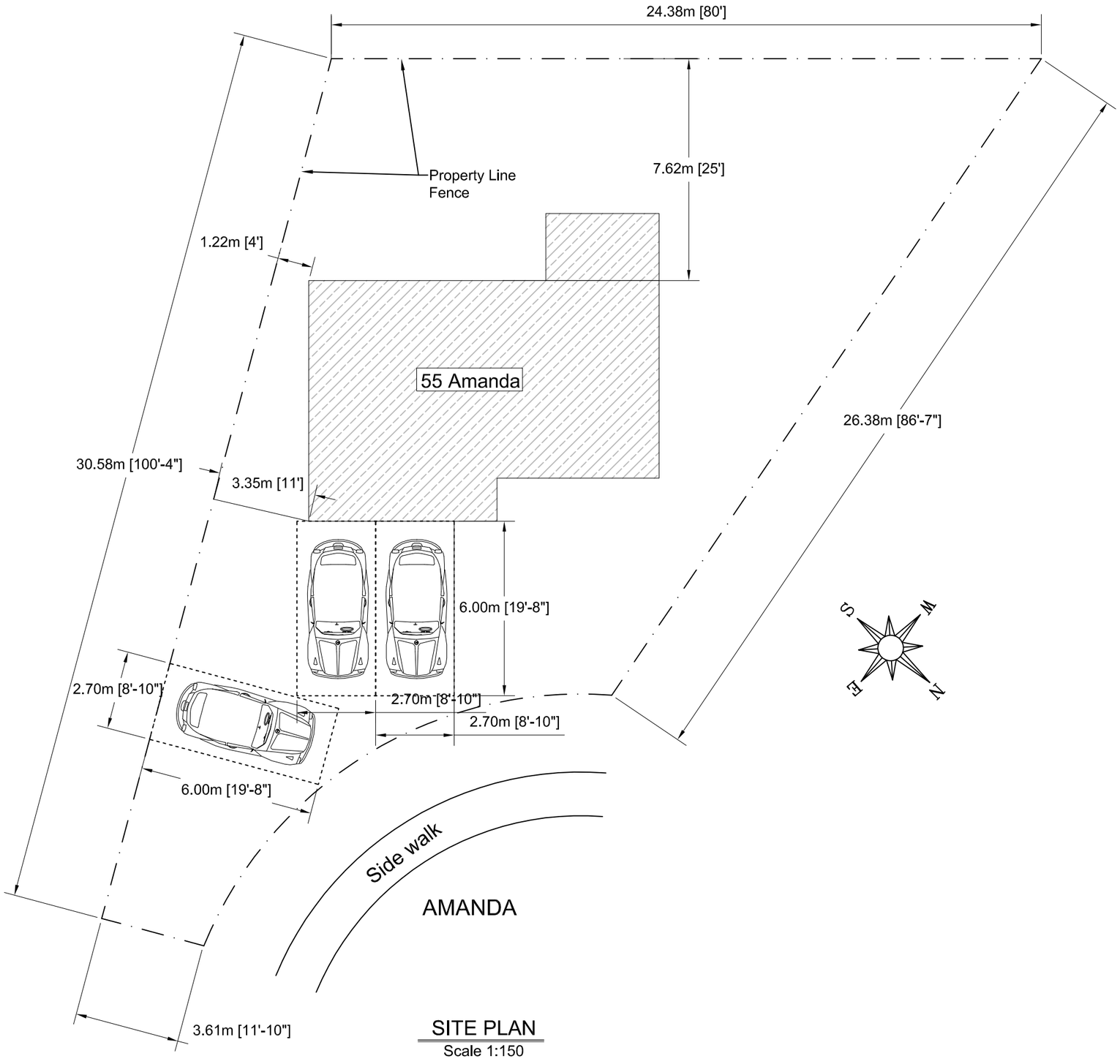
For more information on this matter, including access to drawings illustrating this request:

- 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.



SITE PLAN
Scale 1:150

ENGINEER
SEAL:

LICENSED PROFESSIONAL ENGINEER
M. ATASHI
100069263
Mar15,21
PROVINCE OF ONTARIO

No.	Revision/Issue	Date

PROJECT:

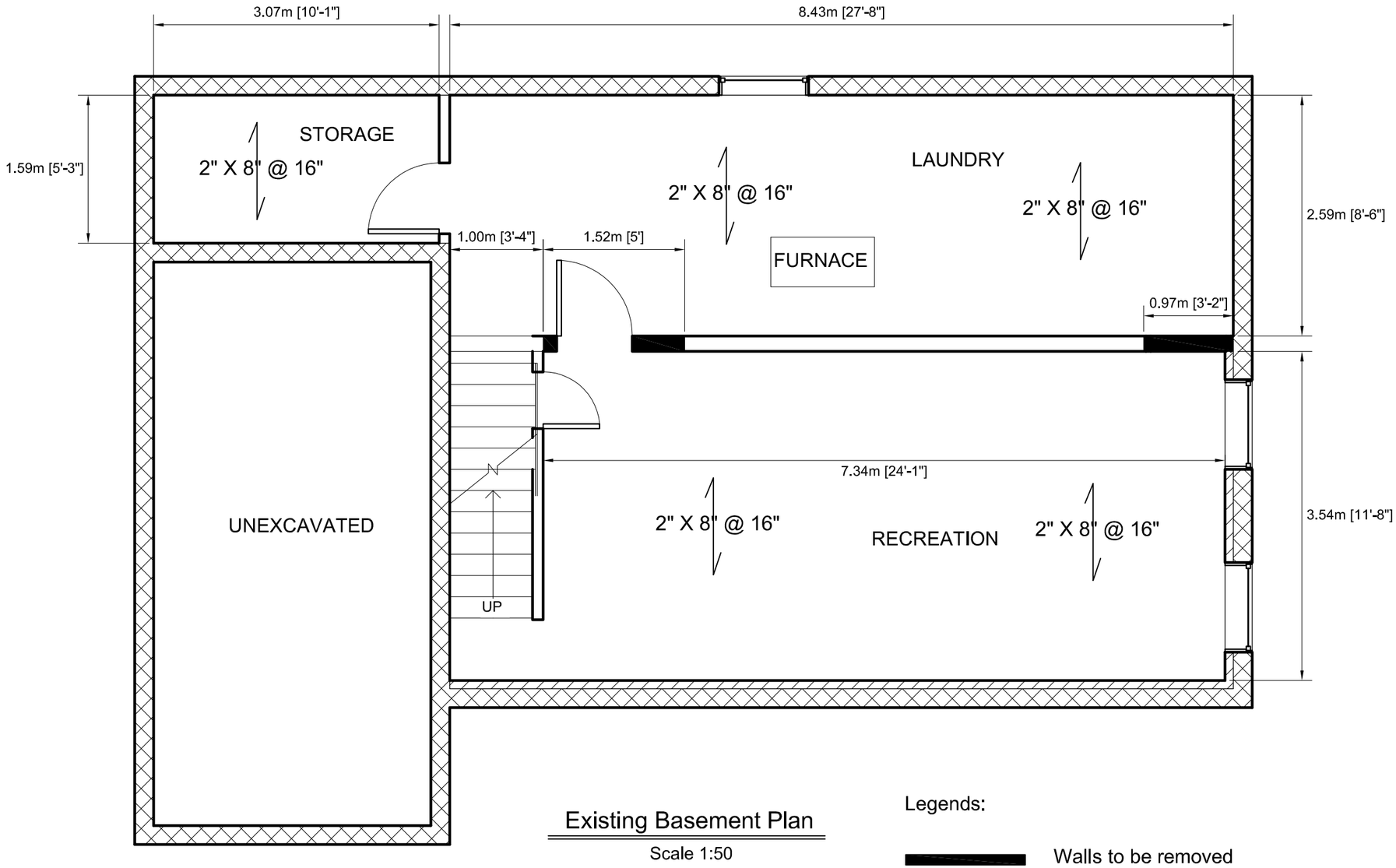
55 Amanda Street,
Hamilton, Ontario

TITLE:

Site Plan

SauzTeq Engineering Inc.
www.Sauzteq.ca
Tel: 905-330-2431
Email: info@sauzteq.ca

SCALE:	DRAWING NO.
DESIGNED BY:	SP1.01
APPROVED BY:	



Existing Basement Plan

Scale 1:50

Legends:

Walls to be removed

ENGINEER
SEAL:

LICENSED PROFESSIONAL ENGINEER
M. ATASHI
100069263
Jan07 ,21
PROVINCE OF ONTARIO

No.	Revision/Issue	Date

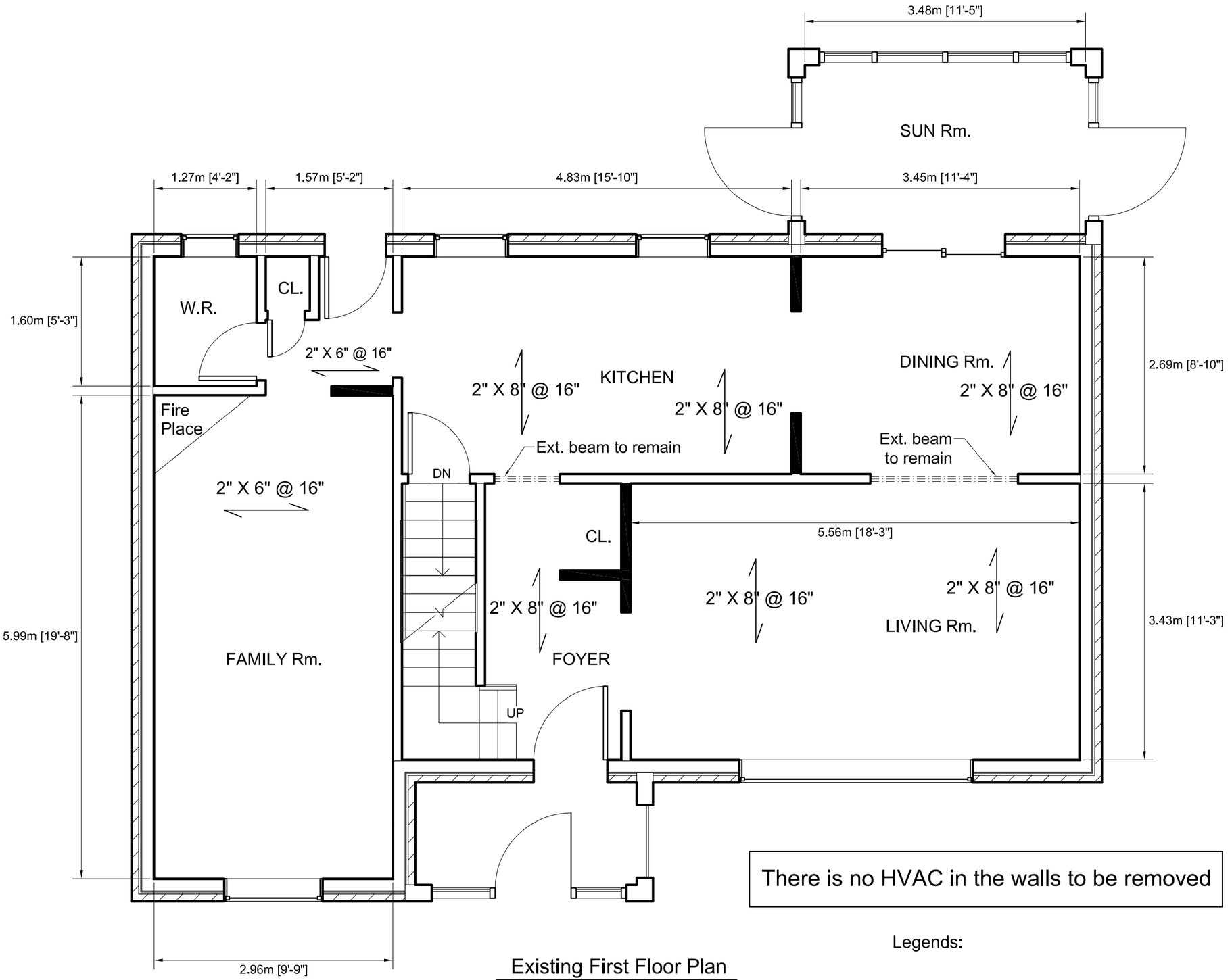
PROJECT:

55 Amanda Street,
Hamilton, Ontario

TITLE:
Existing Basement Plan

SauzTeq Engineering Inc.
www.Sauzteq.ca
Tel: 905-330-2431
Email: info@sauzteq.ca

SCALE:	DRAWING NO.
DESIGNED BY:	S1.01
APPROVED BY:	



Existing First Floor Plan

Scale 1:50

There is no HVAC in the walls to be removed

Legends:

Walls to be removed

ENGINEER SEAL:

LICENSED PROFESSIONAL ENGINEER
M. ATASHI
100069263
Jan07 ,21
PROVINCE OF ONTARIO

No.	Revision/Issue	Date

PROJECT:

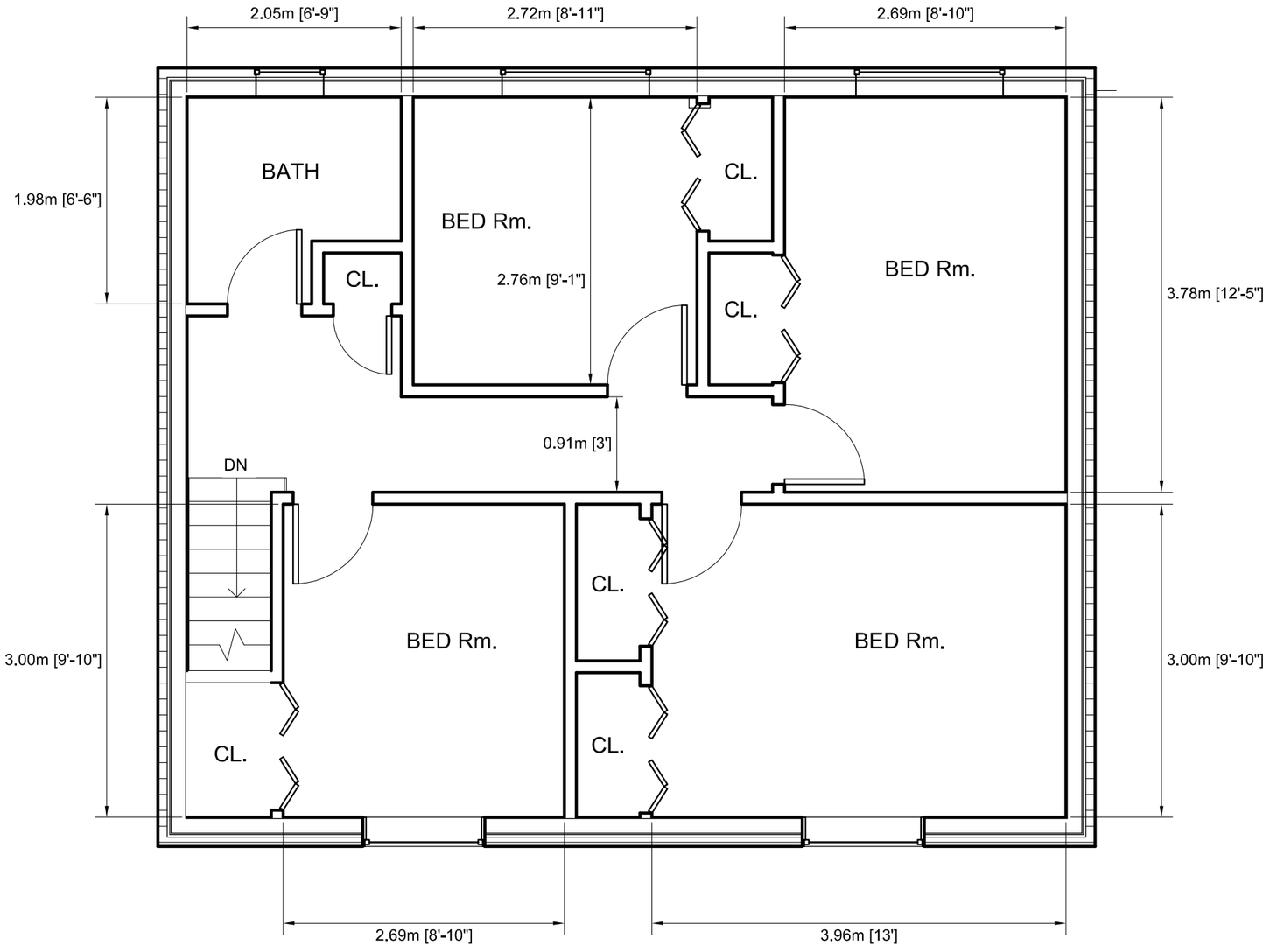
55 Amanda Street,
Hamilton, Ontario

TITLE:

Existing First Floor Plan

SauzTeq Engineering Inc.
www.Sauzteq.ca
Tel: 905-330-2431
Email: info@sauzteq.ca

SCALE:	DRAWING NO.
DESIGNED BY:	S1.02
APPROVED BY:	



Existing Second Floor Plan

Scale 1:50

ENGINEER SEAL:

LICENSED PROFESSIONAL ENGINEER
M. ATASHI
100069263
Jan07 ,21
PROVINCE OF ONTARIO

No.	Revision/Issue	Date

PROJECT:

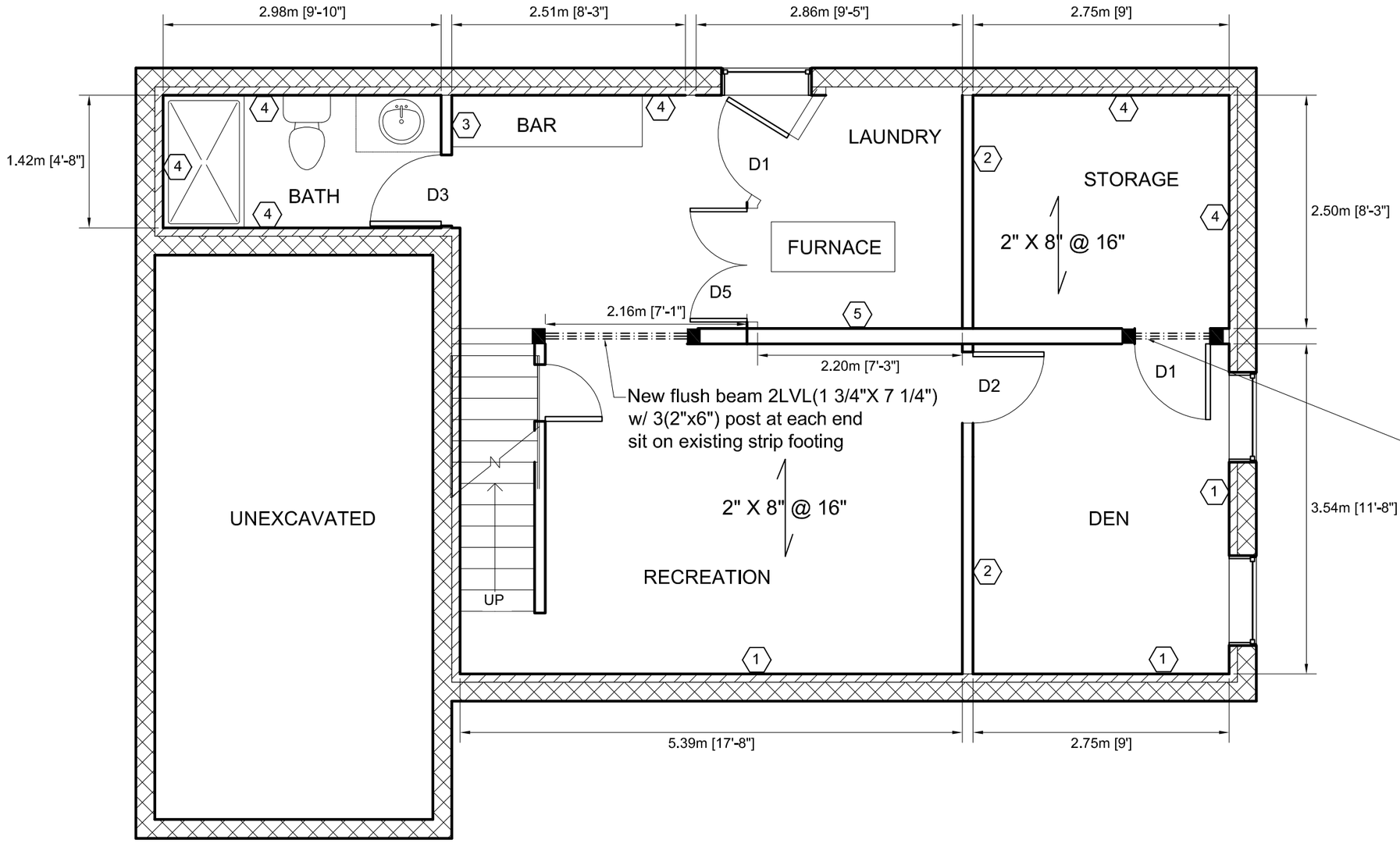
55 Amanda Street,
Hamilton, Ontario

TITLE:

Existing Second Floor Plan

SauzTeq Engineering Inc.
www.Sauzteq.ca
Tel: 905-330-2431
Email: info@sauzteq.ca

SCALE:	DRAWING NO.
DESIGNED BY:	S1.03
APPROVED BY:	



Proposed Basement Plan

Scale 1:50

ENGINEER
SEAL:

LICENSED PROFESSIONAL ENGINEER
M. ATASHI
100069263
Jan07 ,21
PROVINCE OF ONTARIO

No.	Revision/Issue	Date

PROJECT:

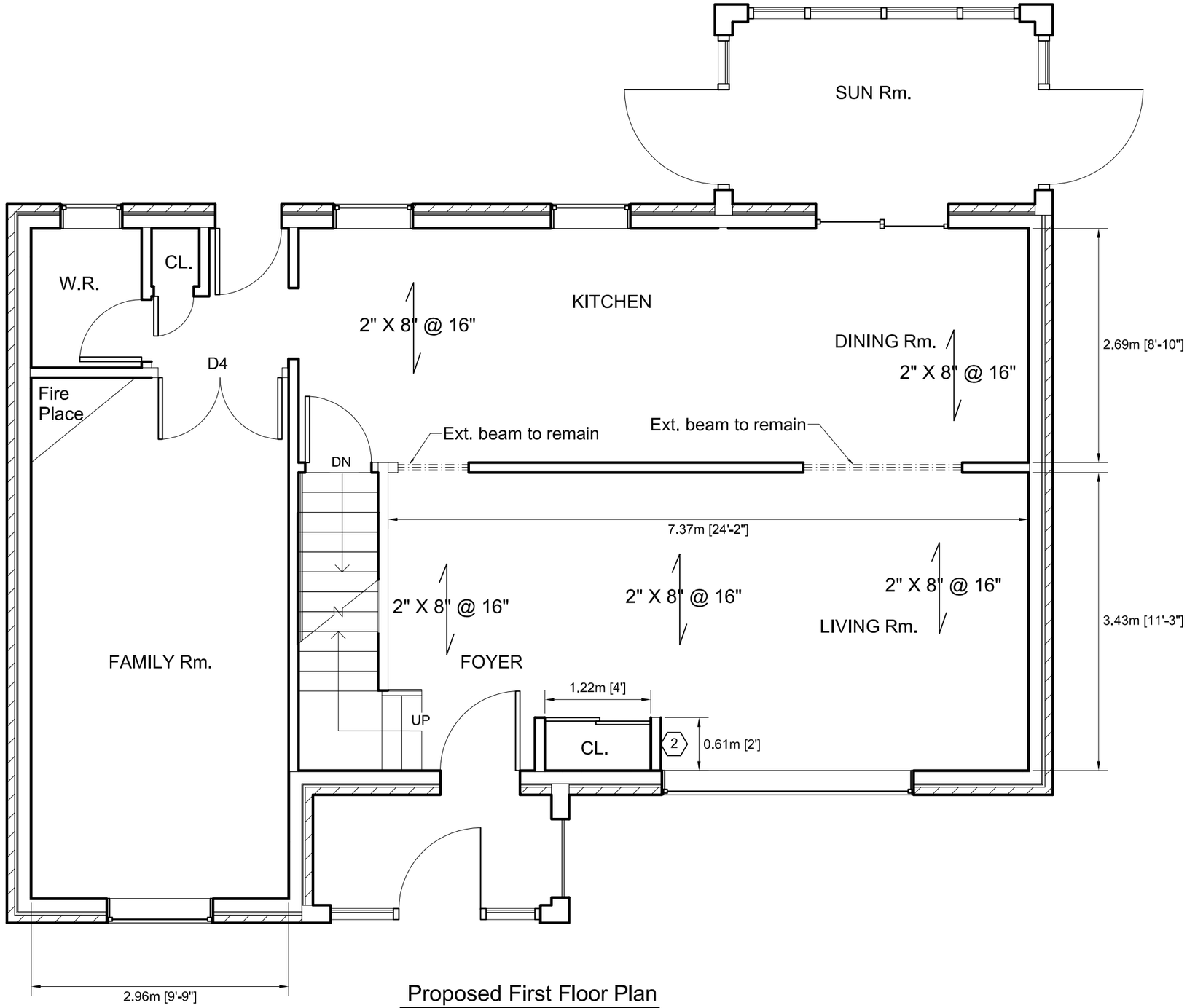
55 Amanda Street,
Hamilton, Ontario

TITLE:

Proposed Basement Plan

SauzTeq Engineering Inc.
www.Sauzteq.ca
Tel: 905-330-2431
Email: info@sauzteq.ca

SCALE:	DRAWING NO.
DESIGNED BY:	S1.04
APPROVED BY:	



Proposed First Floor Plan

Scale 1:50

ENGINEER SEAL:

LICENSED PROFESSIONAL ENGINEER
M. ATASHI
100069263
Jan07 ,21
PROVINCE OF ONTARIO

No.	Revision/Issue	Date

PROJECT:

55 Amanda Street,
Hamilton, Ontario

TITLE:

Proposed First Floor Plan

SauzTeq Engineering Inc.
www.Sauzteq.ca
Tel: 905-330-2431
Email: info@sauzteq.ca

SCALE:	DRAWING NO.
DESIGNED BY:	S1.05
APPROVED BY:	

WALL TYPES	
1	EXISTING FOUNDATION WALL ON EXISTING 2"X4" WOOD STUDS @16" O.C. R12 BATT INSUL. IN CONTINUOUS CONTACT W/EXTERIOR SHEATHINGS CONTINUOUS AIR/VAPOUR BARRIER 1/2" INTERIOR DRYWALL FINISH DOUBLE PLATE @TOP SOLE PLATE @ BOTTOM
2	NEW 1/2" DRYWALL FINISH BOTH SIDES OF 2"X4" WOOD STUDS @16" O.C.
3	EXISTING 1/2" DRYWALL FINISH BOTH SIDES OF 2"X4" WOOD STUDS @16" O.C.
4	EXISTING FOUNDATION WALL ON NEW 2"X4" WOOD STUDS @16" O.C. R12 BATT INSUL. IN CONTINUOUS CONTACT W/EXTERIOR SHEATHINGS CONTINUOUS AIR/VAPOUR BARRIER 1/2" INTERIOR DRYWALL FINISH DOUBLE PLATE @TOP SOLE PLATE @ BOTTOM
5	EXISTING 1/2" DRYWALL FINISH BOTH SIDES OF 2"X6" WOOD STUDS @16" O.C.

DOOR SCHEDULE	
D1	NEW INTERIOR 32"(W)X80"(H)
D2	NEW INTERIOR 32"(W)X80"(H)
D3	NEW INTERIOR 28"(W)X80"(H)
D4	NEW INTERIOR 2(28"(W)X80"(H))
D5	NEW INTERIOR 2(22"(W)X80"(H))

GENERAL NOTES:

1-ALL INFORMATION IS SHOWN AS EXISTING SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. IF ANY DISCREPANCIES FOUND IN DRAWINGS, INFORM THE ENGINEER BEFORE PROCEEDING THE WORK.

2-CONTRACTOR TO CAREFULLY EXAMINE ALL EXISTING SITE CONDITIONS AND BUILDING COMPONENTS, SO THAT A CLEAR AND COMPREHENSIVE UNDERSTANDING OF THE SCOPE OF WORK IS ACHIEVED.

3-WHERE EXISTING CONSTRUCTION TO REMAIN IS DAMAGED BY CONTRACTOR`S DEMOLITION WORK, THE CONSTRUCTION MUST BE REPAIRED TO MATCH EXISTING.

4-THE EXISTING UTILITIES SHOULD BE PROTECTED AND RELOCATED IF REQUIRED.

5-IT IS THE CONTRACTOR`S RESPONSIBILITY WHEN DEMOLISHING THE EXISTING WALLS AND CEILINGS TO ENSURE THAT ELECTRICAL SERVICES WITHIN WALLS AND CEILING ARE NOT LIVE.

6-AT LOCATIONS WHERE EXISTING WALLS, PIPING, DUCTWORK, AND MILLWORK ARE TO BE REMOVED, CONTRACTOR SHALL REPAIR AND MAKE GOOD AFFECTED SURFACES TO MATCH EXISTING.

7-MATERIAL FOR NEW LVL BEAMS IS 2.0E (FROM WEST FRASER TIMBER), LVL SCREWS FROM FLATLOK AND FOR LUMBERS IS S-P-F, SELECT STRUCTURAL.

8- USE SIMPSON HANGERS OR EQUIVALENT TO ATTACH EXISTING JOISTS TO NEW BEAM. FOR NUMBER AND TYPE OF FASTENERS REFER TO SUPPLIER INSTRUCTION.

9-WHERE POSTS NEED TO BE INSTALLED ON SOLID CONCRETE. FILL ANY VOID IF EXIST WITH NON-SHRINK GROUT.

10-DO SITE MEASUREMENTS FOR EXACT SIZES OF NEW LVL BEAMS, JOISTS AND POSTS.

SEQUENCES OF WORK FOR WALL REMOVAL:

11-VERIFY DIRECTION OF EXISTING JOISTS ABOVE THE WALLS THAT NEED TO BE REMOVED AS SHOWN ON DRAWINGS. REPORT TO ENGINEER IF FOUND DISCREPANCIES BEFORE REMOVING WALLS.

12-INSTALL TEMPORARY SHORING WALLS TO SUPPORT THE EXISTING CEILING JOISTS ABOVE THE WALLS THAT NEED TO BE REMOVED.

13-REMOVE THE WALLS.

14- INSTALL NEW POSTS AND BEAMS AS SHOWN. ATTACH THE NEW BEAMS BY SCREWS (IN TWO ROWS) WITH 3-INCH LENGTH (MIN) AT 16INCH MAXIMUM SPACING STAGGERED BOTH SIDES.

15- ATTACH EXISTING JOISTS 2"X8"@16" TO NEW BEAMS BY HANGERS.

16-REMOVE THE TEMPORARY WALLS GRADUALLY AND SAFELY. IF SIGNIFICANT DEFLECTION WAS NOTICED WHILE REMOVING THE WALL, STOP REMOVING THE TEMPORARY WALL IMMEDIATELY AND INFORM THE ENGINEER FOR INSPECTION.

ENGINEER SEAL:

LICENSED PROFESSIONAL ENGINEER
M. ATASHI
100069263
Feb01 ,21
PROVINCE OF ONTARIO

No.	Revision/Issue	Date

PROJECT:

55 Amanda Street,
Hamilton, Ontario

TITLE:
Schedules,
General Notes

SauzTeq Engineering Inc.
www.Sauzteq.ca
Tel: 905-330-2431
Email: info@sauzteq.ca

SCALE:	DRAWING NO.
DESIGNED BY:	S1.06
APPROVED BY:	

Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

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)	Augustine Dias Ronitha Rebello E Dias	[redacted]	**Phone:** [redacted] **E-mail:** [redacted]
Applicant(s)*	Augustine Dias Ronitha Rebello E Dias	[redacted]	**Phone:** [redacted] **E-mail:** [redacted]
Agent or Solicitor			**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:

Require three parking spaces in the front yard, maneuvering space for the vehicles, and to permit vehicles to be obstructed

5. Why it is not possible to comply with the provisions of the By-law?

The total proposed plan includes 10 habitable rooms which requires 3 parking spaces in accordance with Section 18A of Hamilton Zoning By-law No. 6593. Three car can be parked on the driveway however they do not meet the by-law.

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**):

55 Amanda St, Hamilton ON L9C 3H5

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 information was obtained from the neighbors who are the original owners

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.

11 Mar 2021
Date

[redacted]
Signature Property Owner

Augustine Dias
Print Name of Owner

10. Dimensions of lands affected:

Frontage	17m
Depth	30.5 m (irregular)
Area	485 sqm
Width of street	20.11m

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:_

Two storey house with a gross floor area of 172sqm

Proposed

No changes

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

Existing:

Two storey house with a gross floor area of 172sqm

Proposed:

No changes

13. Date of acquisition of subject lands:
21 APR 2017

14. Date of construction of all buildings and structures on subject lands:
1970-1975

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:
50 years

18. Municipal services available: (check the appropriate space or spaces)
Water Yes Connected Yes
Sanitary Sewer Yes Connected Yes
Storm Sewers Yes

19. Present Official Plan/Secondary Plan provisions applying to the land:
Neighbourhoods

20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
Hamilton Zoning By-law No. 6593 Zone: C/S-1788

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
The proposed plan is to renovate the basement to include a rec area and den

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.