

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-21:100

APPLICANTS: Owner Maaz Mahmood
Agent Yar Taraky

SUBJECT PROPERTY: Municipal address **10 Longwood Rd. S., Hamilton**

ZONING BY-LAW: Zoning By-law 6593, as Amended by By-law 96-109 & 19-307

ZONING: C/S-1361 and S-1788district (Urban Protected Residential)

PROPOSAL: To the construction of a two storey rear addition to the existing single-family dwelling following the conversion of the existing single-family dwelling to contain two (2) dwelling units notwithstanding that;

Variances for a single-family dwelling:

1. A maximum gross floor area of 82.3% shall be permitted instead of the maximum 45.0% gross floor area permitted.
2. A maximum building height of 10.0m shall be permitted instead of the maximum 9.0m height permitted.
3. A minimum parking space size having a width of 2.6m shall be permitted instead of the minimum 2.7m parking space width required.
4. A minimum access driveway having a width of 2.6m shall be permitted instead of the minimum 2.8m access driveway width required.

Variances for a converted dwelling with two dwelling units:

5. A minimum of one (1) parking space shall be permitted instead of the minimum two (2) parking spaces required.

Notes: The applicant shall ensure that the requested variance for the gross floor area is correct; otherwise, further variances will be required. Please note that the Gross Floor Area as amended by By-law 96-109 includes the aggregate of the areas of the building including the area of the basement or a cellar.

The elevation plans do not show the height dimension from average grade as defined. Therefore, the applicant shall ensure that the requested height variance is correct; otherwise, further variances may be required.

The minimum number of required parking spaces for the single-family dwelling could not be determined as floor plans showing the total number of habitable rooms were not provided. Therefore, further variances may be required.

Eaves and gutters may project into a required side yard not more than one-half of its width or 1.0m whichever is lesser. Insufficient details were provided from which to determine compliance

The zoning By-law requires that no changes are made to the external appearance of the dwelling for a conversion to the two-family dwelling. Please note that Policy ZON-028, allows for certain changes to the external appearance and character of the dwelling including the installation a new door at the rear of the dwelling or facing the interior side lot line. Insufficient details respecting the conversion were provided from which to determine compliance. Therefore, further variances may be required.

The applicant requested a variance to permit the installation of the HVAC system within the addition. However, this is not a requirement under the zoning By-law.

The applicant is requesting a variance to the lot coverage. However, this is not requirement under the current zone.

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

DATE:	Thursday, May 6th, 2021
TIME:	3:15 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

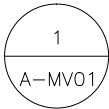
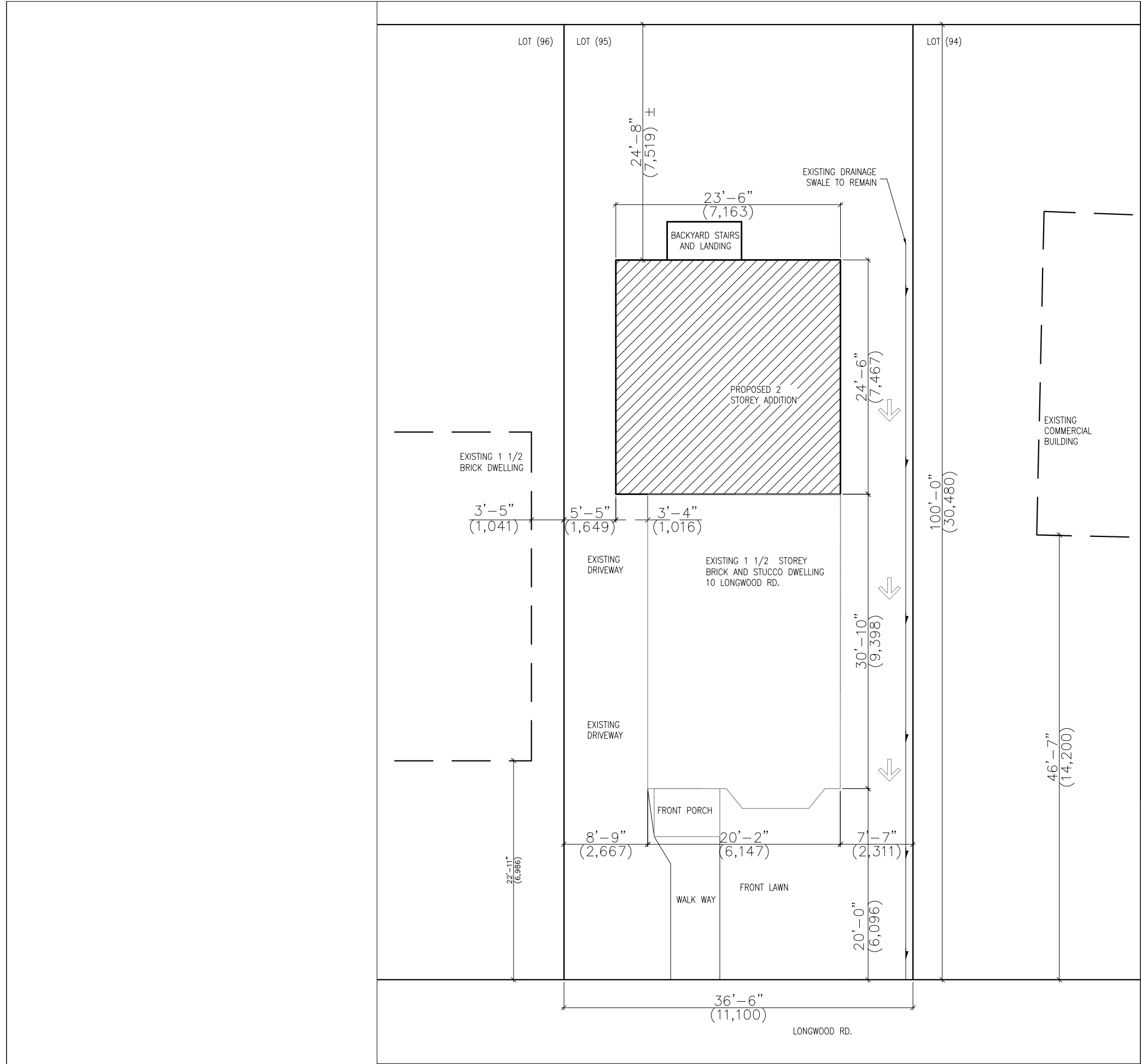
For more information on this matter, including access to drawings illustrating this request:

- 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

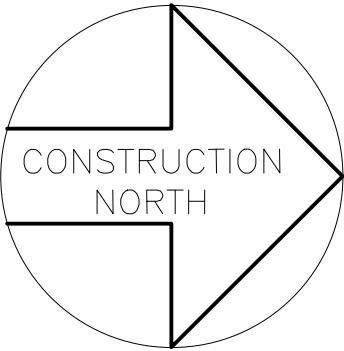
Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions,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



1 SITE PLAN AND SITE INFORMATION
A-MV01 SCALE: 1/16"=1'-0"

SITE PLAN
SKETCH OF
SURVEY OF
LOT: 95
REG. PLAN: 692
CITY OF HAMILTON

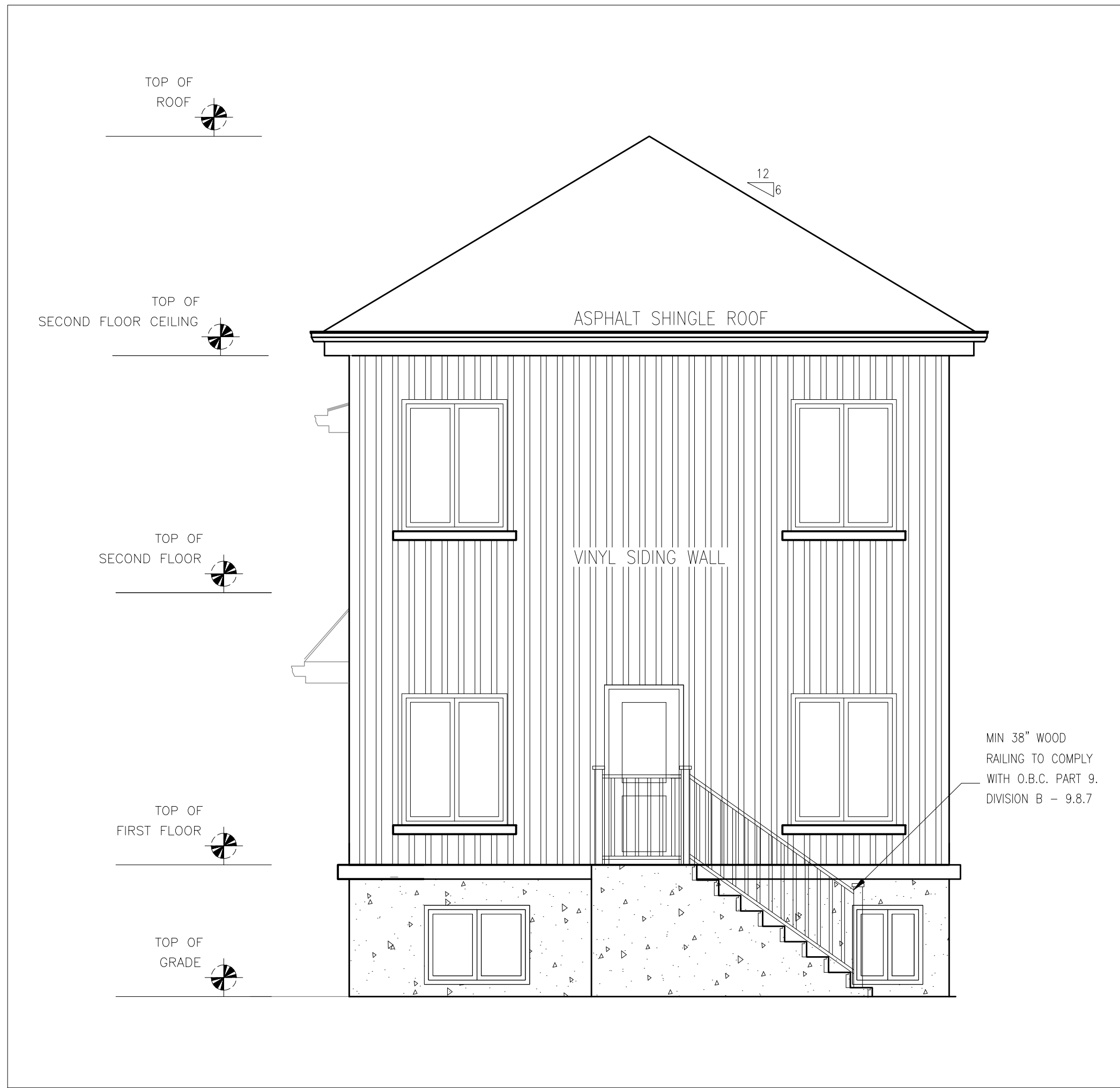
10 Longwood Rd. South Zoning and Site Information (metric)									
ZONING	LOT NO.	PLAN NO.	LOT AREA				LOT FRONTAGE (m)		LOT DEPTH (m)
C/S-136/S-1788	95	692	339.1				11.1252		30.48
DESCRIPTION	EXISTING (sq.m.)	ADDITION (sq.m.)	TOTAL (sq.m.)	%	ALLOWED	%	SETBACKS	EXISTING (m)	PROPOSED (m)
LOT COVERAGE	59.4	53.5	112.9				FRONT YARD	5.5	5.5
GROSS FLOOD AREA	118.7	107.0	225.8	66.6	152.59	45.0	REAR YARD	15.0	7.5
LANDSCAPED AREA	160.3	114.3	114.3				INTERIOR SIDE (North)	2.3	2.3
NO. OF STORIES HEIGHT	1.5	2	2				INTERIOR SIDE (South)	2.7	1.7
WIDTH (m)	6.15	6.15	6.15				EXTERIOR		
DEPTH (m)	9.40	7.47	16.86				TOTAL LOT AREA (m2)	339.1	339.1
PARKING	1	1	1		1				



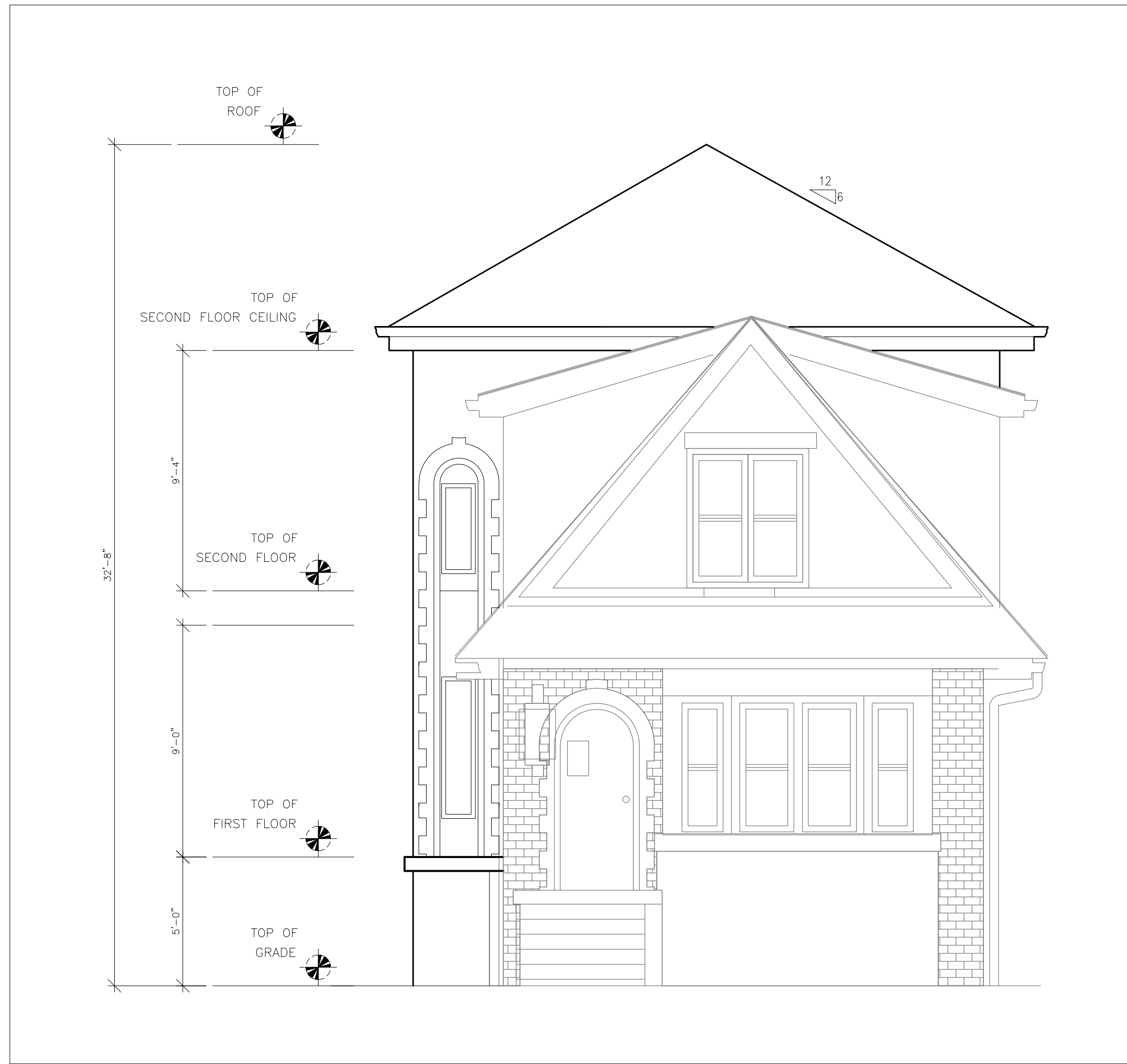
SCALE:
AS SHOWN
DATE:
030CT2020
DRAWN BY:
ATU
CHECKED BY:
YMT

PROJECT NAME:
10 LONGWOOD RD. S.
HAMILTON, ON
DRAWING TITLE:
SITE MAP
NOTES

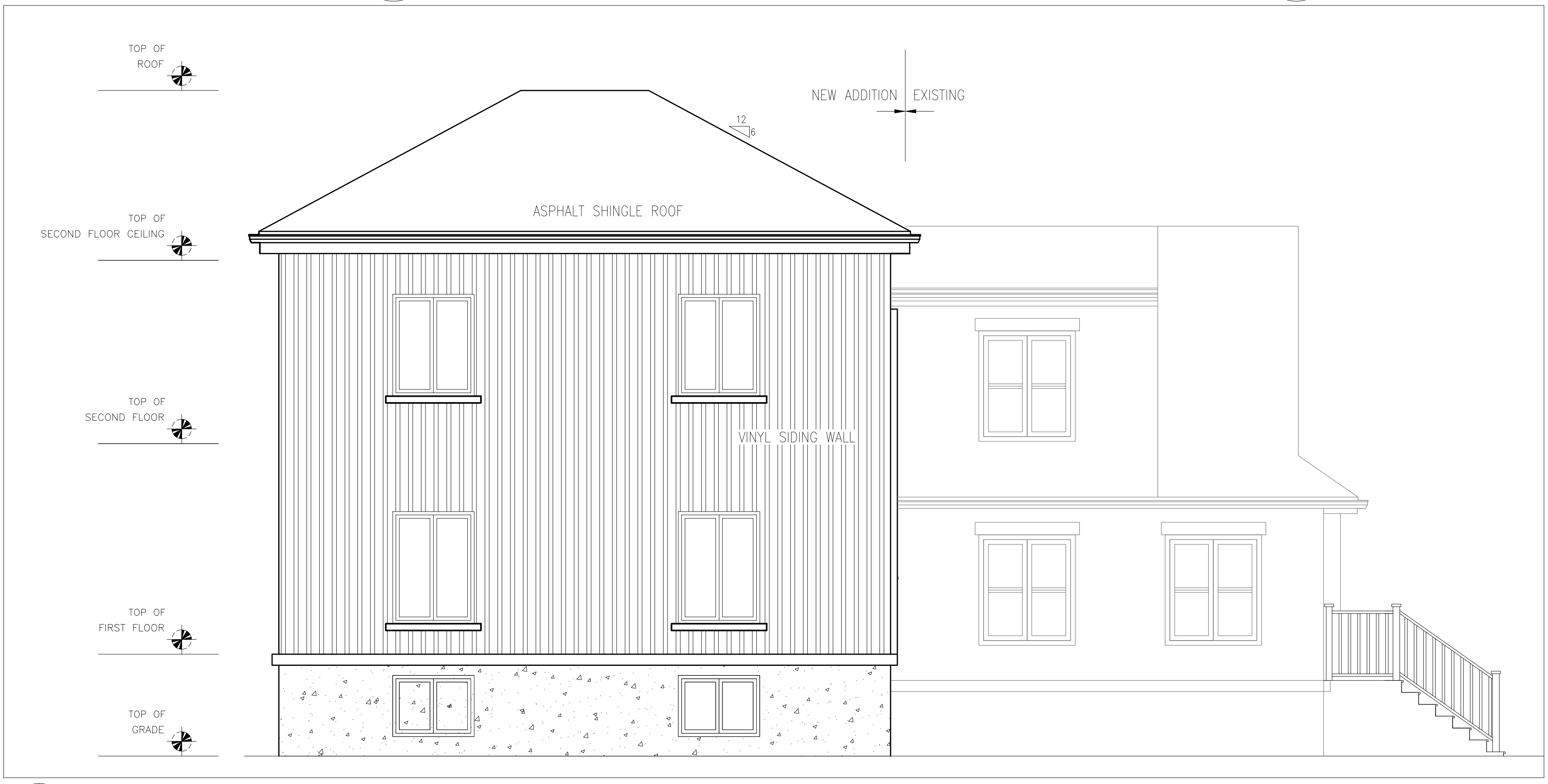
PROJECT NO.
2101
DRAWING NO.
SK-01



2 WEST ELEVATION
SCALE: 1/4"=1'-0"



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



3 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

The undersigned has reviewed and takes responsibility for this design, and has the qualification and meets the requirements set out in the Ontario Building Code.

Yar M. Taraky .P.Eng.
OWNER



Name _____ Signature _____ BCIN
Registration Information

Required unless design is exempted under Division "C", Article 3.2.4.1 of the Building Code

Designer/Firm name _____ BCIN

GENERAL NOTES:	
REVISIONS	
	DATE DESCRIPTION
1	010121 ISSUED FOR BUILDING PERMIT
2	
3	
4	
CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.	
PROJECT NAME:	
10 LONGWOOD RD. HAMILTON, ON	
DRAWING TITLE: ELEVATIONS	
SCALE: 1/4"=1'-0"	PROJECT NUMBER:
01.07.17	2004
DRAWN BY: YMT	DRAWING NUMBER:
CHECKED BY: —	A 104



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)	Maaz Mahmood	[REDACTED]	Phone: [REDACTED] E-mail: [REDACTED]
Applicant(s)*	Maaz Mahmood	[REDACTED]	Phone: [REDACTED] E-mail: [REDACTED]
Agent or Solicitor	Yar M. Taraky	[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:
The Royal Bank of Canada
10 York Mills Road, 3rd Floor
Toronto, Ontario M2P 0A2

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:
1. Relief from restrictions against requirements for an additional parking spot
 2. An increase the height of the addition from 9m to 11m
 3. To allow for duplex designation
 4. To allow for the installation of an independent HVAC system for the addition
 5. To permit the creation of a separate entrance for the addition
 6. Relief from lot coverage requirements
5. Why it is not possible to comply with the provisions of the By-law?
The addition may not pass the current By Law requirements for the above mentioned items (in No. 4).
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**):
PIN 17466-0035 (LT) PT LOT 95 & PT ALLEYWAY, PLAN 692, AS CLOSED BY
ORDER HL80253, AS IN CD382922; S/T CD381922; HAMILTON
10 Longwood Road South, Hamilton, Ontario L8S 1S5
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?
Existing zoning verification, satellite images and existing purchase documents

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.

March 11, 2021

Date

Signature Property Owner

Maaz Mahmood

Print Name of Owner

10. Dimensions of lands affected:

Frontage	<u>11.125 m</u>
Depth	<u>30.48 m</u>
Area	<u>339.1 m²</u>
Width of street	<u>12.5 m</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:

Existing Ground Floor area = 59.4 m², Gross Floor area = 118.7 m², Number of Stories = 1.5, Width of Existing Building = 6.15 m, Length of Existing Building = 9.4m, Existing Building Height = 7.5 (±)

Proposed

New Ground Floor area = 53.5 m², Gross Floor area = 107 m², Number of Stories = 2, Width of New Addition = 7.16 m, Length of New Addition = 7.47m, New Addition Height = 9.95m (±)

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

Existing:

Existing Ground Floor area = 59.4 m², Gross Floor area = 118.7 m², Number of Stories = 1.5, Width of Existing Building = 6.15 m, Length of Existing Building = 9.4m, Existing Building Height = 7.5 (±)

Proposed:

New Ground Floor area = 53.5 m², Gross Floor area = 107 m², Number of Stories = 2, Width of New Addition = 7.16 m, Length of New Addition = 7.47m, New Addition Height = 9.95m (±)

13. Date of acquisition of subject lands:
Not Known
14. Date of construction of all buildings and structures on subject lands:
Between 70-99 years
15. Existing uses of the subject property:
Residential
16. Existing uses of abutting properties:
Residential (South), Commercial (North), Residential (West), Street (East)
17. Length of time the existing uses of the subject property have continued:
More than 60 years
18. Municipal services available: (check the appropriate space or spaces)
Water _____ Connected Yes
Sanitary Sewer _____ Connected Yes
Storm Sewers Not Known
19. Present Official Plan/Secondary Plan provisions applying to the land:
Plan No. 692, PIN#: 174660035
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
C/S-136/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
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.