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-21:105**

APPLICANTS: Kein Manuel on behalf of the owner Wentworth Property Management

SUBJECT PROPERTY: Municipal address **71-91 Wentworth St. S., Hamilton**

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

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

PROPOSAL: To permit the construction of a three (3) storey addition to the southerly side of the existing Multiple Dwelling to provide an interior stairwell and the construction of an entrance feature (accessory structure) at the front of the existing building, notwithstanding,

1. A minimum southerly side yard width of 1.1 metres shall be provided to the proposed addition instead of the minimum required side yard width of 5.5 metres; and,

2. An accessory building shall be permitted to be located within the front yard whereas an accessory building is not permitted to be located within a front yard.

NOTES:

1. This property is known as 71-91 Wentworth Street South, which contains multiple buildings. The variances have been requested for the portion of the property municipally known as 91 Wentworth Street South.

2. A further variance will be required if the proposed accessory structure exceeds the maximum permitted height of 4.0 metres, calculated in accordance with the definition of "*Height*" and "*Grade*" as defined within the Zoning By-law.

3. Minor variance HM/A-17:411 was previously approved to permit alterations to the existing building to contain a maximum of 72 dwelling units.

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

DATE: **Thursday, May 6th, 2021**
TIME: **3:40 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

…/2

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

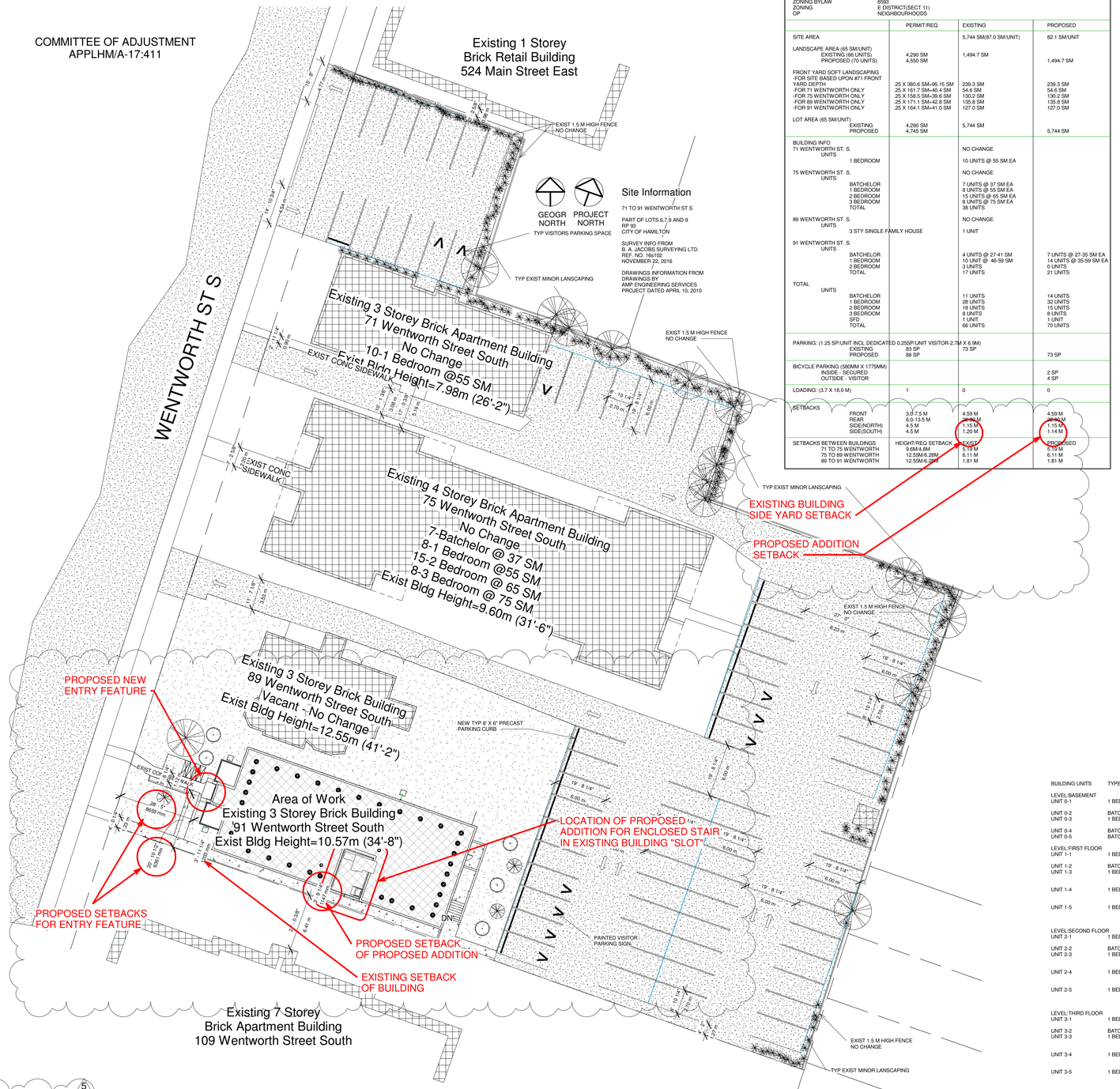
DATED: April 20th, 2021.

_____

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.

COMMITTEE OF ADJUSTMENT
APPLHM/A-17:411



1 Site
1 : 250

SITE STATISTICS

71-91 WENTWORTH ST. S.
MULTI-BUILDING MULTI-UNIT RESIDENTIAL DEVELOPMENT

ZONING BYLAW	6593
ZONING	E DISTRICT(SECT 11)
OP	NEIGHBOURHOODS

	PERMIT/REQ	EXISTING	PROPOSED
SITE AREA		5,744 SM(87.0 SM/UNIT)	82.1 SM/UNIT
LANDSCAPE AREA (65 SM/UNIT)			
EXISTING (66 UNITS)	4,290 SM	1,494.7 SM	
PROPOSED (70 UNITS)	4,550 SM		1,494.7 SM
FRONT YARD SOFT LANDSCAPING			
-FOR SITE BASED UPON #71 FRONT YARD DEPTH			
-FOR 71 WENTWORTH ONLY	.25 X 380.6 SM=-95.15 SM .25 X 161.7 SM=-40.4 SM	239.3 SM 54.6 SM	239.3 SM 54.6 SM
-FOR 75 WENTWORTH ONLY	.25 X 158.5 SM=-39.6 SM	130.2 SM	130.2 SM
-FOR 89 WENTWORTH ONLY	.25 X 171.1 SM=-42.8 SM	135.8 SM	135.8 SM
-FOR 91 WENTWORTH ONLY	.25 X 164.1 SM=-41.0 SM	127.0 SM	127.0 SM
LOT AREA (65 SM/UNIT)			
EXISTING	4,290 SM	5,744 SM	
PROPOSED	4,745 SM		5,744 SM
BUILDING INFO			
71 WENTWORTH ST. S.		NO CHANGE	
UNITS			
1 BEDROOM		10 UNITS @ 55 SM EA	
75 WENTWORTH ST. S.		NO CHANGE	
UNITS			
BATCHELOR		7 UNITS @ 37 SM EA	
1 BEDROOM		8 UNITS @ 55 SM EA	
2 BEDROOM		15 UNITS @ 65 SM EA	
3 BEDROOM		8 UNITS @ 75 SM EA	
TOTAL		38 UNITS	
89 WENTWORTH ST. S.		NO CHANGE	
UNITS			
3 STY SINGLE FAMILY HOUSE		1 UNIT	
91 WENTWORTH ST. S.			
UNITS			
BATCHELOR		4 UNITS @ 27-41 SM	7 UNITS @ 27-35 SM EA
1 BEDROOM		10 UNIT @ 46-59 SM	14 UNITS @ 35-59 SM EA
2 BEDROOM		3 UNITS	0 UNITS
TOTAL		17 UNITS	21 UNITS
TOTAL			
UNITS			
BATCHELOR		11 UNITS	14 UNITS
1 BEDROOM		28 UNITS	32 UNITS
2 BEDROOM		18 UNITS	15 UNITS
3 BEDROOM		8 UNITS	8 UNITS
SFD		1 UNIT	1 UNIT
TOTAL		66 UNITS	70 UNITS
PARKING: (1.25 SP/UNIT INCL DEDICATED 0.25SP/UNIT VISITOR-2.7M X 6.9M)			
EXISTING	83 SP	79 SP	
PROPOSED	88 SP		73 SP
BICYCLE PARKING (580MM X 1775MM)			
INSIDE - SECURED			2 SP
OUTSIDE - VISITOR			4 SP
LOADING: (3.7 X 18.0 M)	1	0	0
SETBACKS			
FRONT	3.0-7.5 M	4.59 M	4.59 M
REAR	6.0-13.5 M	29.94 M	29.94 M
SIDE(NORTH)	4.5 M	1.15 M	1.15 M
SIDE(SOUTH)	4.5 M	1.20 M	1.14 M
SETBACKS BETWEEN BUILDINGS	HEIGHT/REQ SETBACK	EXIST	PROPOSED
71 TO 75 WENTWORTH	9.6M/4.8M	5.19 M	5.19 M
75 TO 89 WENTWORTH	12.55M/6.28M	6.11 M	6.11 M
89 TO 91 WENTWORTH	12.55M/6.28M	1.81 M	1.81 M

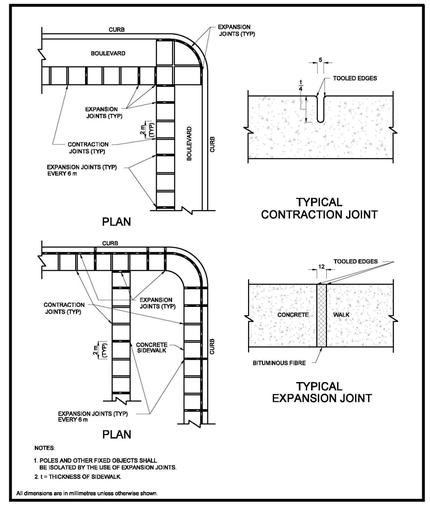
Site Information

71 TO 91 WENTWORTH ST S

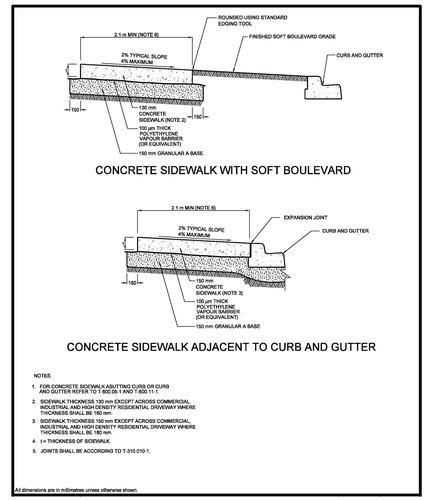
PART OF LOTS 6,7,8 AND 9
RP 93
CITY OF HAMILTON

SURVEY INFO FROM
B. A. JACOBS SURVEYING LTD.
REF. NO. 16s102
NOVEMBER 22, 2016

DRAWINGS INFORMATION FROM
DRAWINGS BY
AMP ENGINEERING SERVICES
PROJECT DATED APRIL 10, 2010



DETAIL T-310.010-1



DETAIL T-310.010-2

BUILDING UNITS	TYPE	EX/NEW	UNIT SIZE-TOTAL INTERNAL AREA	ROOM AREAS WASHROOM NIC	REQ ROOM AREAS TO OBC 9.5.4-9.5.8	WINDOW AREA (% ROOM AREA)	REQ WINDOW AREA TO OBC CA C107	OPERABLE AREA (% WINDOW AREA)
LEVEL:BASEMENT								
UNIT 0-1	1 BEDROOM	EX	41.46 SM	L/D/K=25 SM BDR=10 SM	11SM-PASS 9.85M-PASS	2.13 SM(8.5%) 1.36 SM(13.6%)	5%-PASS 2.5%-PASS	0.43 SM(20%) 0.44 SM(32%)
UNIT 0-2	BATCHELOR	EX	31.881 SM	27 SM	13.5M-PASS	2.24 SM(8.3%)	5%-PASS	0.66 SM(29%)
UNIT 0-3	1 BEDROOM	RENO	35.048 SM	L/D/K=19 SM BDR=11 SM	11SM-PASS 9.85M-PASS	2.63 SM(13.8%) 1.76 SM(16%)	5%-PASS 2.5%-PASS	0.66 SM(25%) 0.44 SM(25%)
UNIT 0-4	BATCHELOR	EX	28.078 SM	24 SM	13.5SM-PASS	1.86 SM(7.8%)	5%-PASS	0.46 SM(25%)
UNIT 0-5	BATCHELOR	EX	27.061 SM	23 SM	13.5SM-PASS	2.16 SM(9.4%)	5%-PASS	0.41 SM(19%)
LEVEL:FIRST FLOOR								
UNIT 1-1	1 BEDROOM	NEW	42.465 SM	L/D/K=26 SM BDR=11 SM	11SM-PASS 9.85M-PASS	3.65 SM(14%) 2.56 SM(23%)	5%-PASS 2.5%-PASS	0.50 SM(14%) 0.43 SM(17%)
UNIT 1-2	BATCHELOR	NEW	35.589 SM	28 SM	13.5SM-PASS	2.56 SM(9.4%)	5%-PASS	0.43 SM(17%)
UNIT 1-3	1 BEDROOM	EX	47.876 SM	L/D=27 SM KIT=5 SM BDR=12 SM	11SM-PASS 3.7SM-PASS 9.85M-PASS	2.55 SM(9.4%) 1.47 SM(29%) 1.65 SM(14%)	5%-PASS 0%-PASS 2.4%-PASS	0.42 SM(17%) 0.24 SM(17%) 0.22 SM(13%)
UNIT 1-4	1 BEDROOM	EX	48.321 SM	L/D=26 SM KIT=6 SM BDR=11 SM	11SM-PASS 3.7SM-PASS 9.85M-PASS	2.63 SM(10%) 1.47 SM(24%) 1.65 SM(15%)	5%-PASS 0%-PASS 2.5%-PASS	0.44 SM(17%) 0.22 SM(15%) 0.22 SM(13%)
UNIT 1-5	1 BEDROOM	EX	59.107 SM	L/D=37 SM KIT=6 SM BDR=11 SM	11SM-PASS 3.7SM-PASS 9.85M-PASS	5.2 SM(14%) 0.43 SM(7.2%) 1.55 SM(14%)	5%-PASS 0%-PASS 2.5%-PASS	1.16 SM(22%) 0.21 SM(50%) 0.25 SM(17%)
LEVEL:SECOND FLOOR								
UNIT 2-1	1 BEDROOM	NEW	46.467 SM	L/D/K=28 SM BDR=12 SM	11SM-PASS 9.85M-PASS	3.65 SM(13%) 2.56 SM(21%)	5%-PASS 2.5%-PASS	0.50 SM(14%) 0.43 SM(17%)
UNIT 2-2	BATCHELOR	NEW	34.779 SM	30 SM	13.5SM-PASS	2.56 SM(8.5%)	5%-PASS	0.43 SM(17%)
UNIT 2-3	1 BEDROOM	EX	50.446 SM	L/D=27 SM KIT=6 SM BDR=12 SM	11SM-PASS 3.7SM-PASS 9.85M-PASS	2.55 SM(9.4%) 1.47 SM(24%) 1.65 SM(14%)	5%-PASS 0%-PASS 2.5%-PASS	0.42 SM(17%) 0.24 SM(17%) 0.22 SM(13%)
UNIT 2-4	1 BEDROOM	EX	50.933 SM	L/D=28 SM KIT=6 SM BDR=12 SM	11SM-PASS 3.7SM-PASS 9.85M-PASS	2.63 SM(9.4%) 1.47 SM(24%) 1.65 SM(14%)	5%-PASS 0%-PASS 2.5%-PASS	0.44 SM(17%) 0.22 SM(15%) 0.22 SM(13%)
UNIT 2-5	1 BEDROOM	EX	63.285 SM	L/D=39 SM KIT=6 SM BDR=12 SM	11SM-PASS 3.7SM-PASS 9.85M-PASS	5.2 SM(13%) 0.43 SM(7.2%) 1.55 SM(13%)	5%-PASS 0%-PASS 2.5%-PASS	1.16 SM(22%) 0.21 SM(50%) 0.25 SM(17%)
LEVEL:THIRD FLOOR								
UNIT 3-1	1 BEDROOM	NEW	46.467 SM	L/D/K=26 SM BDR=13 SM	11SM-PASS 9.85M-PASS	3.65 SM(14%) 2.47 SM(19%)	5%-PASS 2.5%-PASS	0.50 SM(14%) 0.50 SM(5%)
UNIT 3-2	BATCHELOR	NEW	34.779 SM	30 SM	13.5SM-PASS	2.56 SM(8.5%)	5%-PASS	0.43 SM(17%)
UNIT 3-3	1 BEDROOM	EX	50.446 SM	L/D=27 SM KIT=6 SM BDR=12 SM	11SM-PASS 3.7SM-PASS 9.85M-PASS	2.55 SM(9.4%) 1.47 SM(24%) 1.65 SM(14%)	5%-PASS 0%-PASS 2.5%-PASS	0.42 SM(17%) 0.24 SM(17%) 0.22 SM(13%)
UNIT 3-4	1 BEDROOM	EX	50.933 SM	L/D=28 SM KIT=6 SM BDR=12 SM	11SM-PASS 3.7SM-PASS 9.85M-PASS	2.63 SM(9.4%) 1.47 SM(24%) 1.65 SM(14%)	5%-PASS 0%-PASS 2.5%-PASS	0.44 SM(17%) 0.22 SM(15%) 0.22 SM(13%)
UNIT 3-5	1 BEDROOM	EX	63.285 SM	L/D=39 SM KIT=6 SM BDR=12 SM	11SM-PASS 3.7SM-PASS 9.85M-PASS	5.2 SM(13%) 0.43 SM(7.2%) 1.55 SM(13%)	5%-PASS 0%-PASS 2.5%-PASS	1.16 SM(22%) 0.21 SM(50%) 0.25 SM(17%)

2 Building Unit Summary
1 : 50

ONTARIO ASSOCIATION Of ARCHITECTS
KEVIN G. MANUEL
LICENCE
4037

SP1.01

Kevin Manuel Architect Limited

55 Town Centre Court * Suite 700
Scarborough * Ontario
M1P 4X4 * Tel.: 416-290-5180

No.	Date	Issued
1	May 29, 2020	For Permit
5	Mar. 9, 2021	Revised for Committee of Adjustment Application
3	Sept. 4, 2020	Revisions to resolve City Issues
1	Dec. 10, 2018	Committee of Adjustment Conditions

Revision Number	Revision Date	Revision Description

Revision Schedule

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Wentworth Apartments

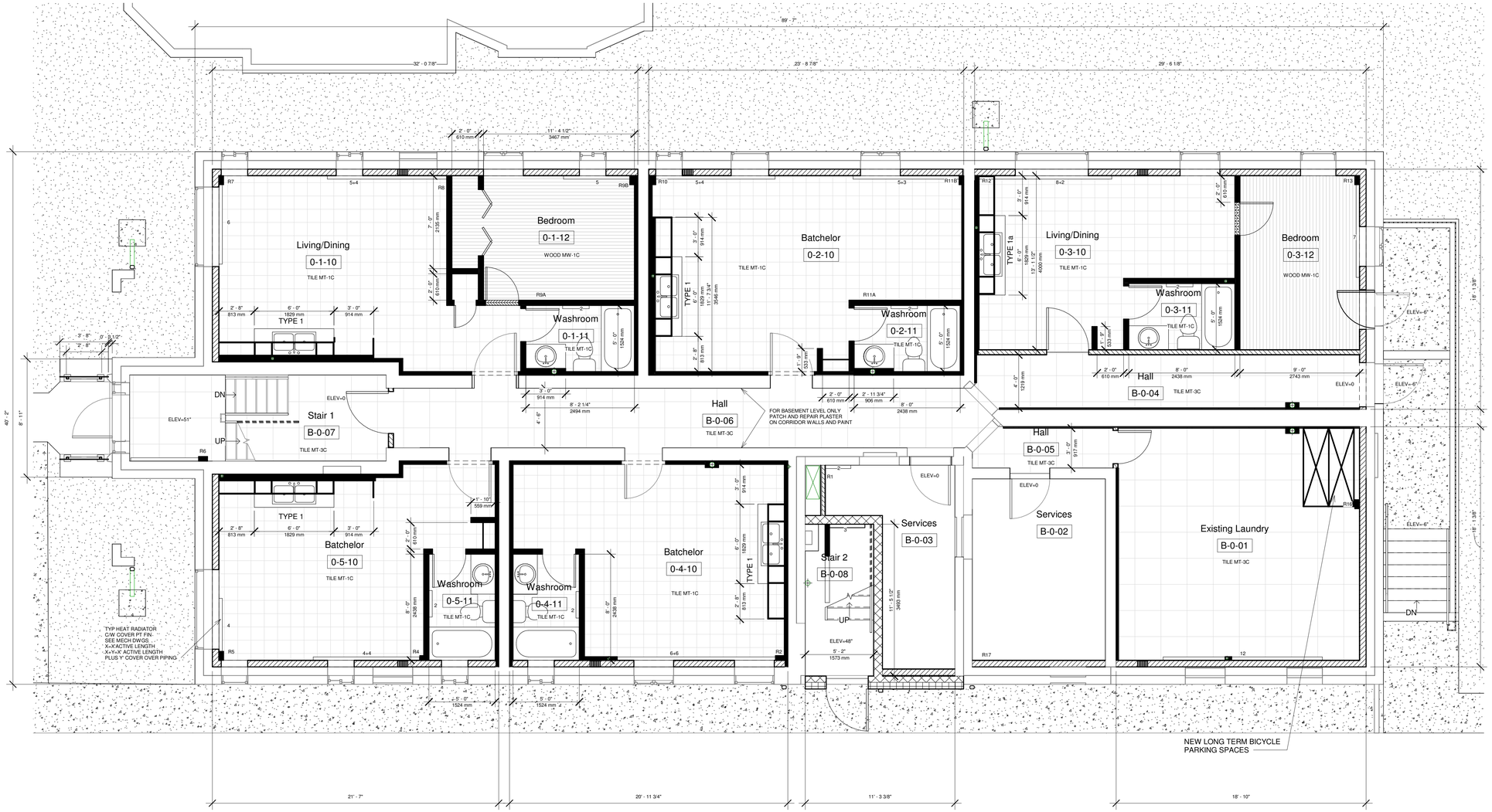
91 Wentworth St. S
Hamilton, Ontario
L8N 2Y6

Site Plan

Project Number	16028
Date	07/21/17
Drawn By	GM
Checked By	KM
Scale	As indicated

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Plotting Date: 2021-03-09 3:52:02 PM



1 Basement

1 : 50

Plotting Date: 2021-03-09 3:44:38 PM

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1	May 29, 2020	For Permit
3	Sept. 4, 2020	Revisions to resolve City Issues
Revision Number	Revision Date	Revision Description

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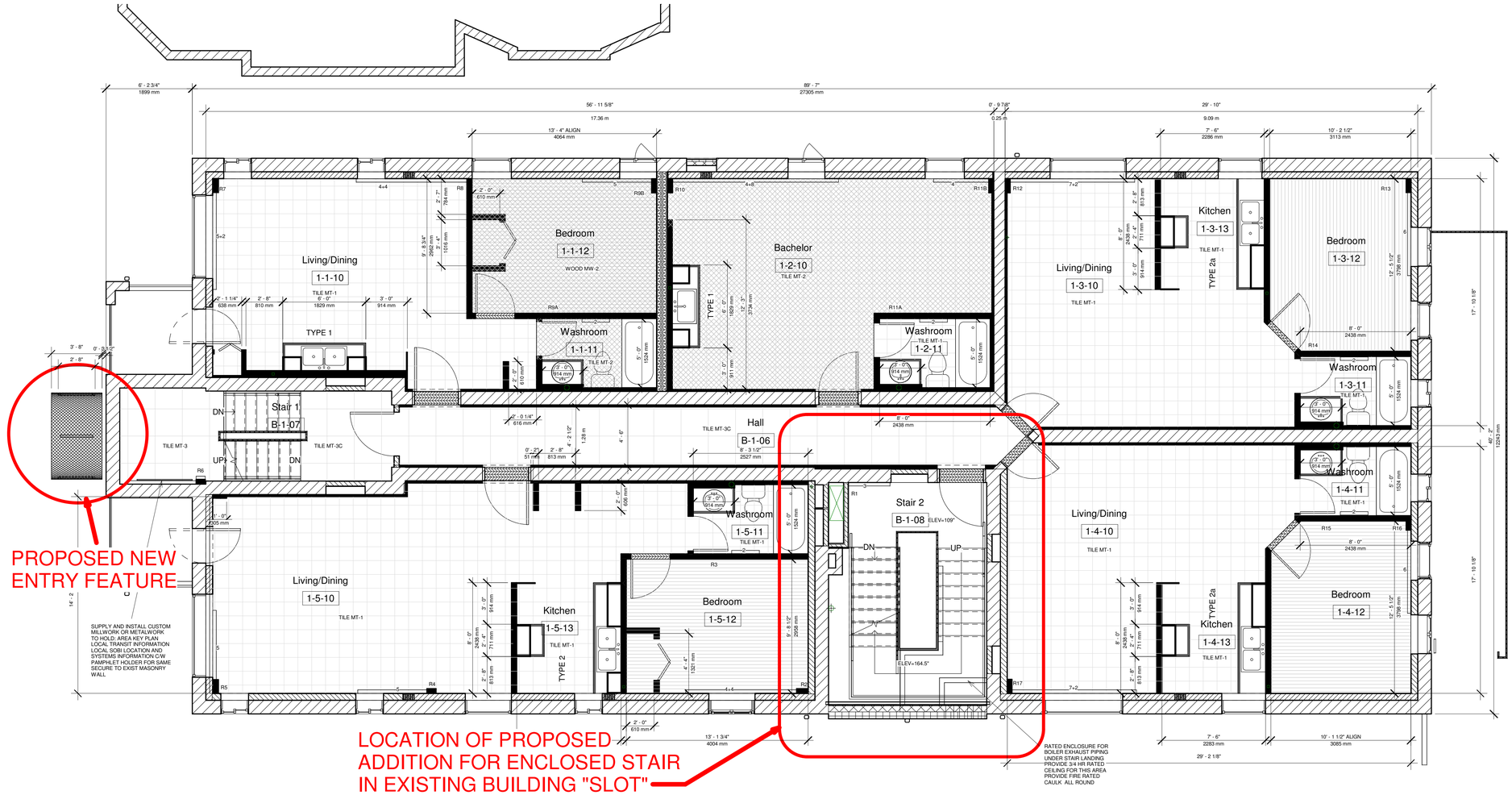
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Wentworth Apartments

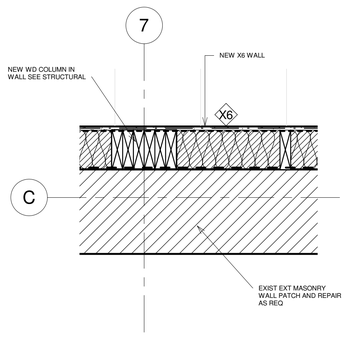
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Hamilton, Ontario
L8N 2Y6

Basement Floor

Project Number	16028
Date	02/14/20
Drawn By	GM
Checked By	KM
Scale	1 : 50



1 First Floor
1 : 50



2 Plan Detail at Structural Wood Column
1 : 10

Plotting Date: 2021-03-09 3:44:40 PM

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5	Mar. 9, 2021	Revised for Committee of Adjustment Application

Revision Number | Revision Date | Revision Description

Revision Schedule

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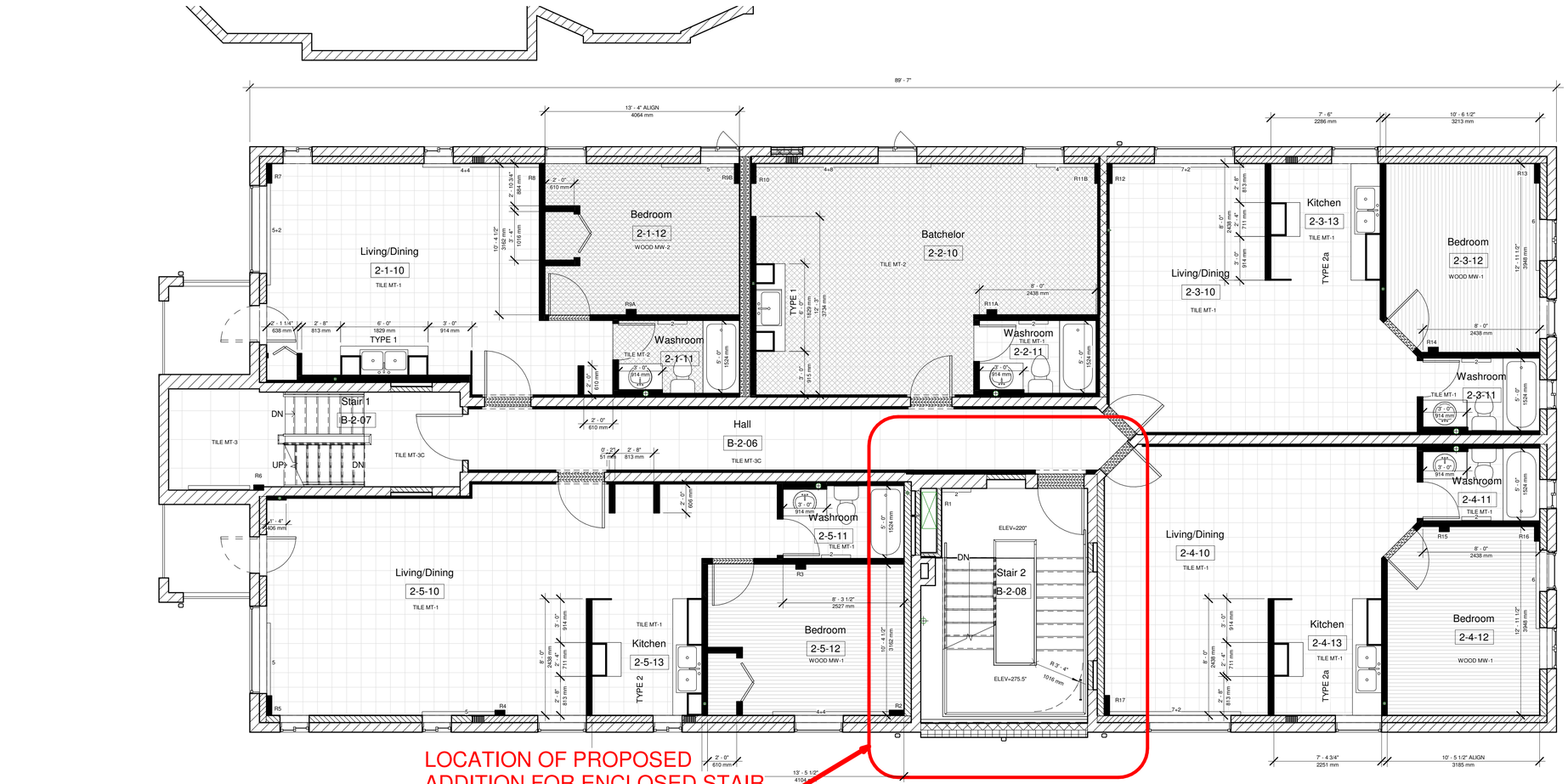
Wentworth Apartments

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L8N 2Y6

Ground Floor

Project Number	16028
Date	02/19/20
Drawn By	TM
Checked By	KM
Scale	As indicated

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1 Second Floor
1 : 50

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Revision Number	Revision Date	Revision Description

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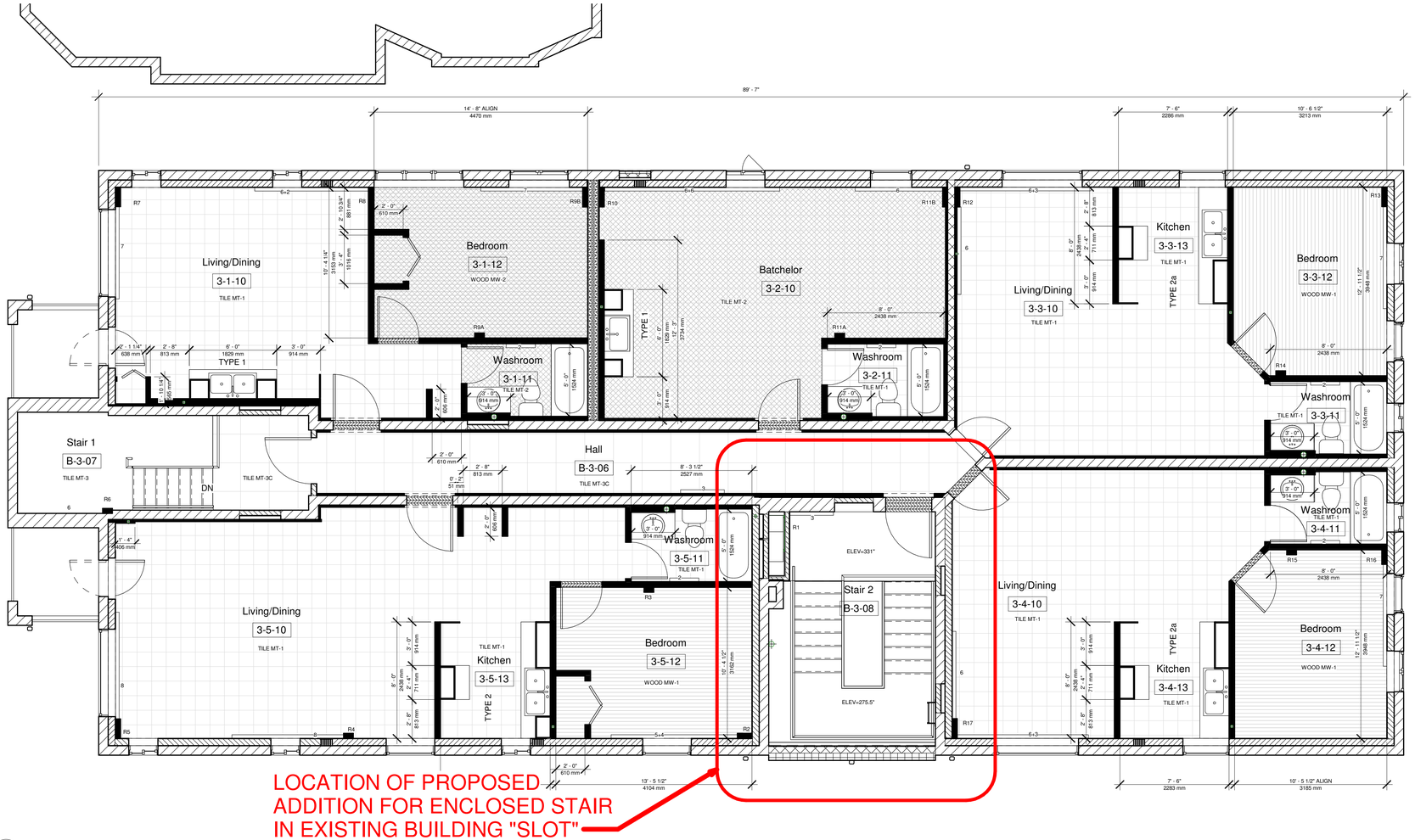
Wentworth Apartments

91 Wentworth St. S
Hamilton, Ontario
L8N 2Y6

Second Floor

Project Number	16028
Date	04/27/20
Drawn By	TM
Checked By	KM
Scale	1 : 50

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1 Third Floor
1 : 50

Plotting Date: 2021-03-09 3:44:43 PM

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A1.09

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M1P 4X4 * Tel.: 416-290-5180

No.	Date	Issued
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Revision Schedule

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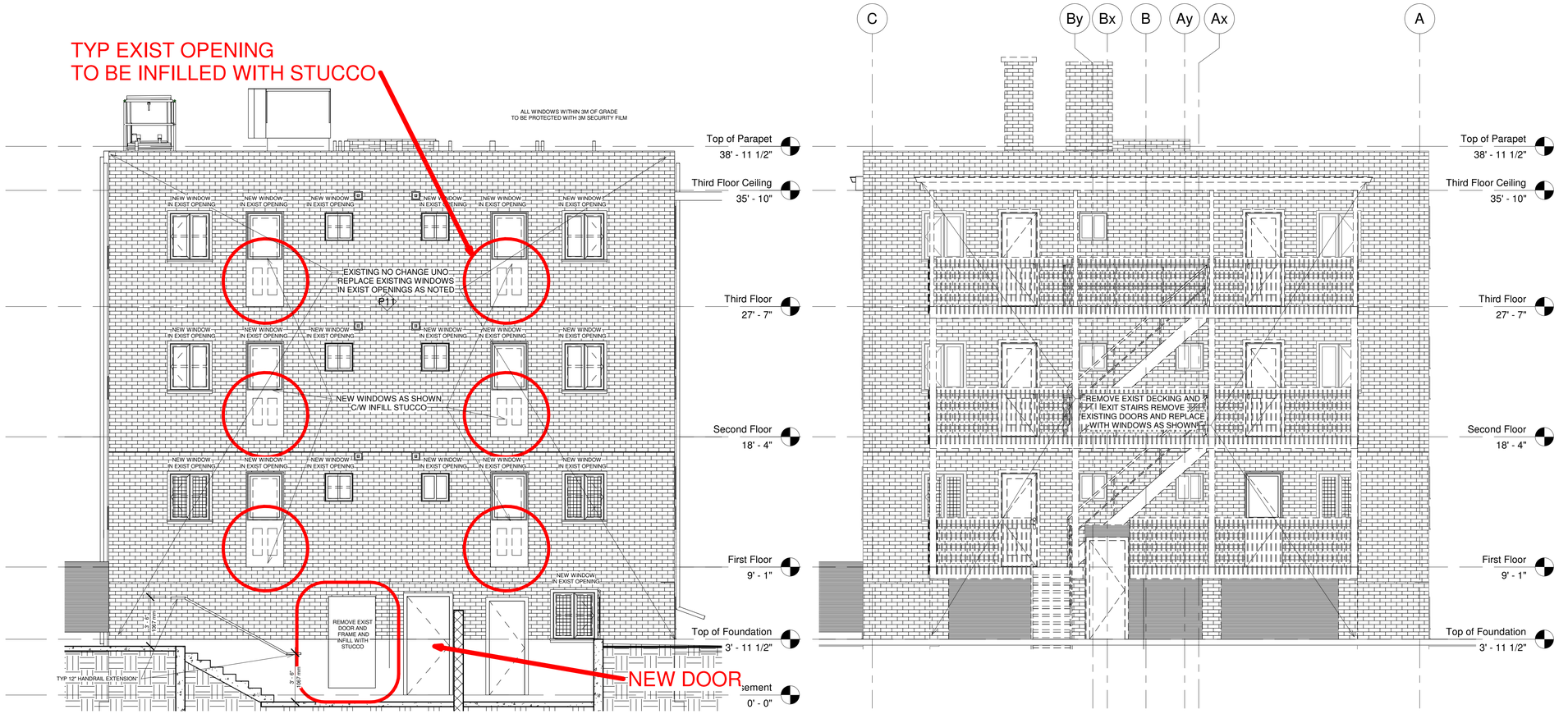
Wentworth Apartments

91 Wentworth St. S
Hamilton, Ontario
L8N 2Y6

Third Floor

Project Number	16028
Date	04/27/20
Drawn By	TM
Checked By	KM
Scale	1 : 50

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1 East
1 : 50

2 East Demolition
1 : 50

Plotting Date: 2021-03-09 3:51:55 PM

ONTARIO ASSOCIATION Of ARCHITECTS
KEVIN G. MANUEL
LICENCE
4037

A2.01

Kevin Manuel Architect Limited

55 Town Centre Court * Suite 700
Scarborough * Ontario
M1P 4X4 * Tel.: 416-290-5180

No.	Date	Issued
1	May 29, 2020	For Permit
5	Mar. 9, 2021	Revised for Committee of Adjustment Application
4	Dec. 10, 2020	Window schedule and unit area drawings added

Revision Number	Revision Date	Revision Description

Revision Schedule

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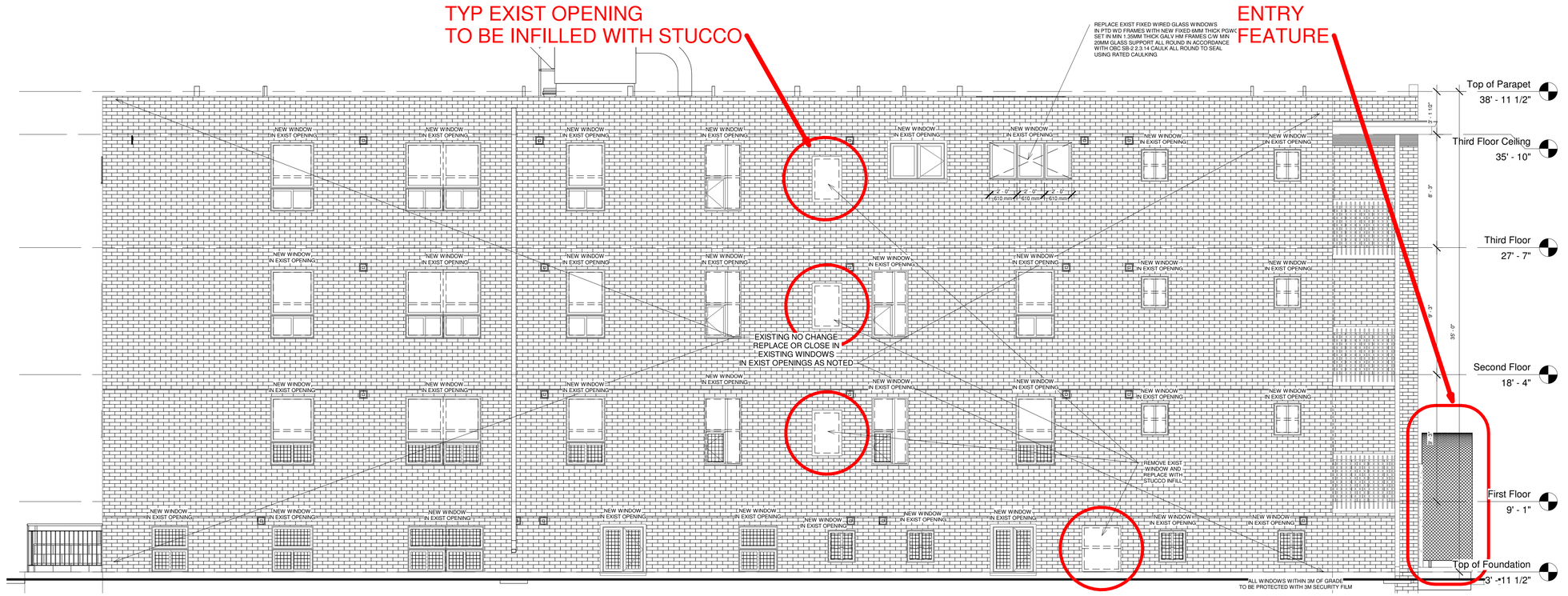
Wentworth Apartments

91 Wentworth St. S
Hamilton, Ontario
L8N 2Y6

East Elevations

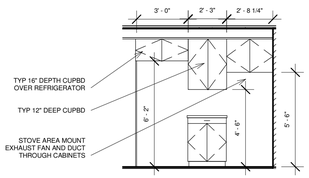
Project Number	16028
Date	08/02/17
Drawn By	GM
Checked By	KM
Scale	1 : 50

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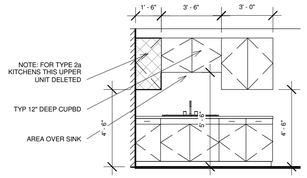


5

1 North
1 : 50



2 Kitchen Type 2 Elevation to Appliance Side
1 : 50



3 Kitchen Type 2 Elevation to Sink Side
1 : 50

Plotting Date: 2021-03-09 3:51:57 PM

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A2.02

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M1P 4X4 * Tel.: 416-290-5180

No.	Date	Issued
1	May 29, 2020	For Permit
5	Mar. 9, 2021	Revised for Committee of Adjustment Application
4	Dec. 10, 2020	Window schedule and unit area drawings added

Revision Number	Revision Date	Revision Description

Revision Schedule

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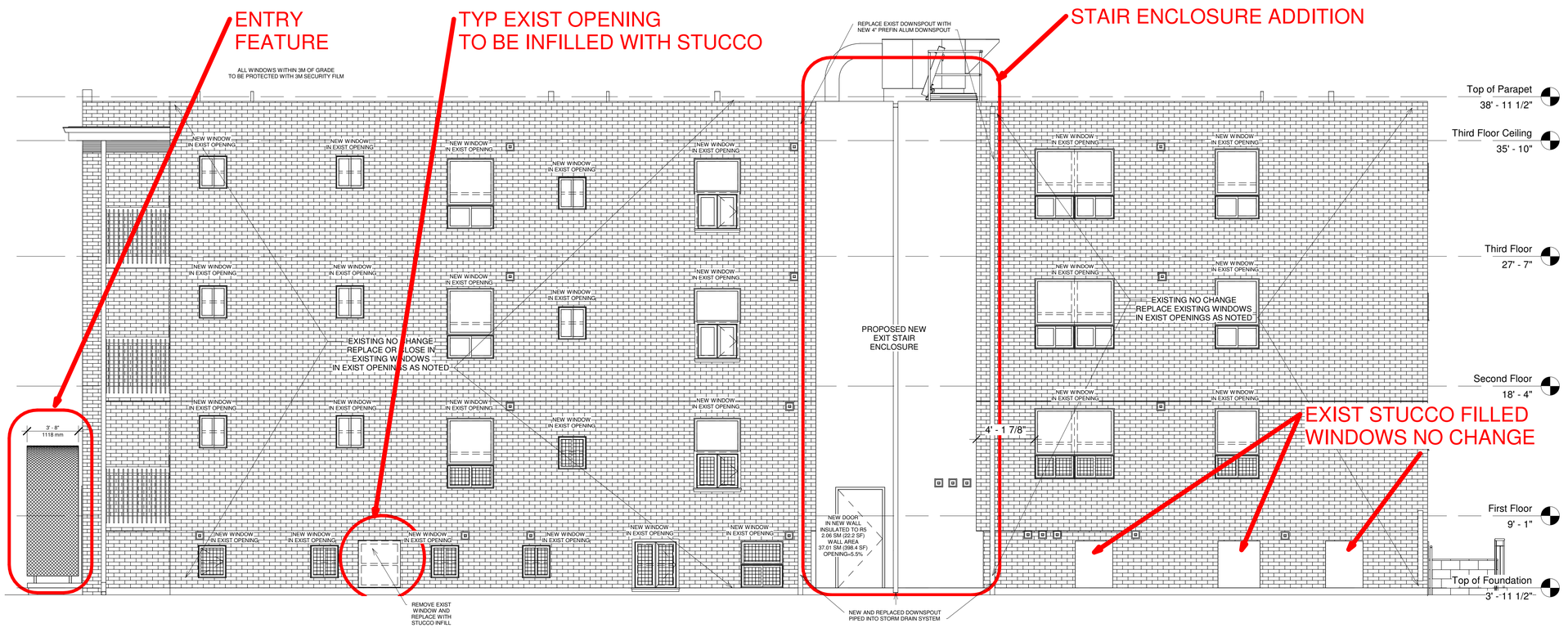
Approved for Construction

Wentworth Apartments

91 Wentworth St. S
Hamilton, Ontario
L8N 2Y6

North and Other Elevations

Project Number	16028
Date	02/19/20
Drawn By	TM
Checked By	KM
Scale	1 : 50



5

1 South

1 : 50

Plotting Date: 2021-03-09 3:51:57 PM

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KEVIN G. MANUEL
LICENCE
4037

A2.03

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Scarborough * Ontario
M1P 4X4 * Tel.: 416-290-5180

No.	Date	Issued
1	May 29, 2020	For Permit
5	Mar. 9, 2021	Revised for Committee of Adjustment Application
4	Dec. 10, 2020	Window schedule and unit area drawings added

Revision Number	Revision Date	Revision Description

Revision Schedule

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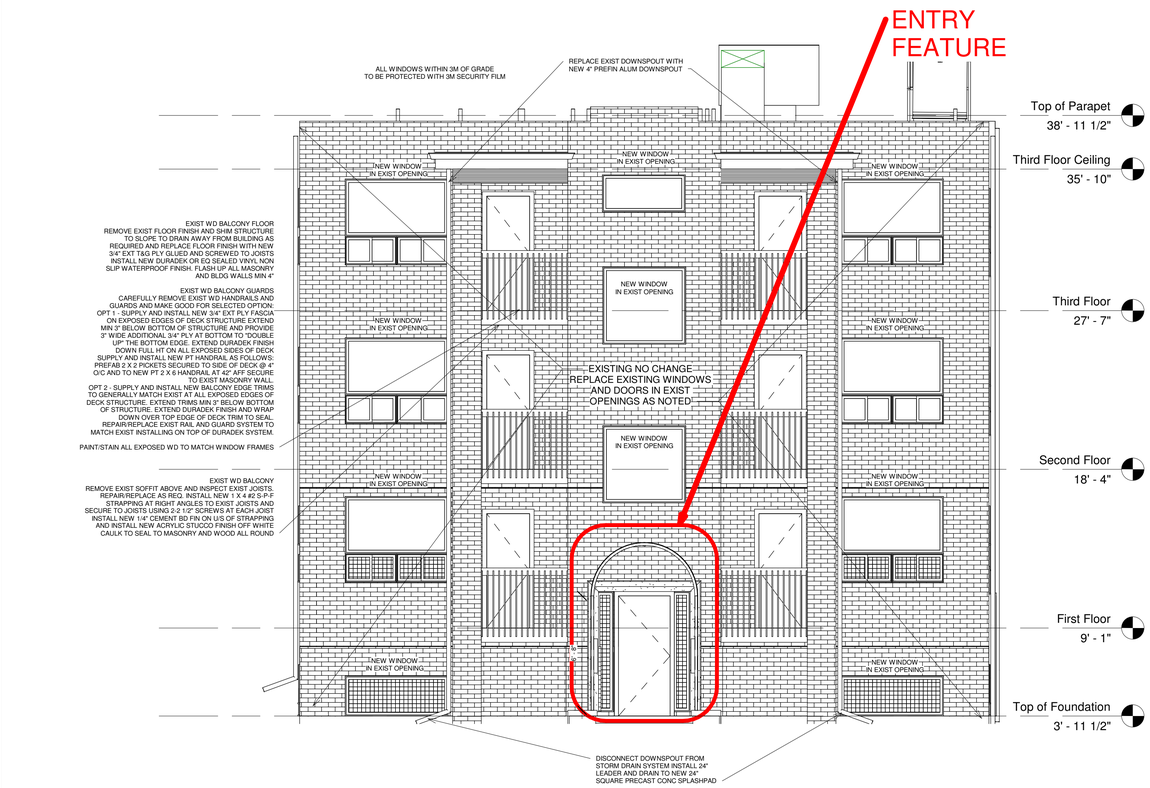
Wentworth Apartments

91 Wentworth St. S
Hamilton, Ontario
L8N 2Y6

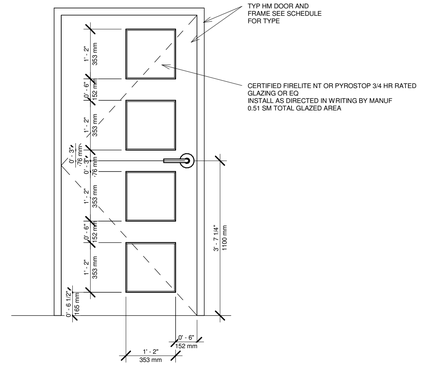
South Elevation

Project Number	16028
Date	02/19/20
Drawn By	TM
Checked By	KM
Scale	1 : 50

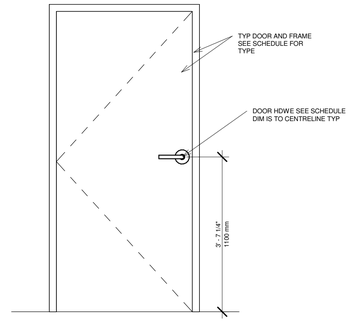
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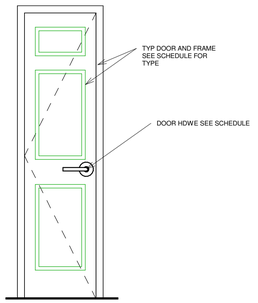
1 West
1 : 50



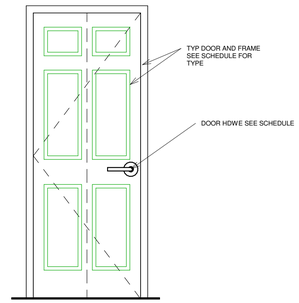
2 Door Elevation 1
1 : 20



3 Door Elevation 2
1 : 20



5 Door Elevation 4
1 : 20



4 Door Elevation 3
1 : 20

Plotting Date: 2021-03-09 3:51:58 PM

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LICENCE
4037

A2.04

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Scarborough * Ontario
M1P 4X4 * Tel.: 416-290-5180

No.	Date	Issued
1	May 29, 2020	For Permit
5	Mar. 9, 2021	Revised for Committee of Adjustment Application
4	Dec. 10, 2020	Window schedule and unit area drawings added

Revision Number	Revision Date	Revision Description

Revision Schedule

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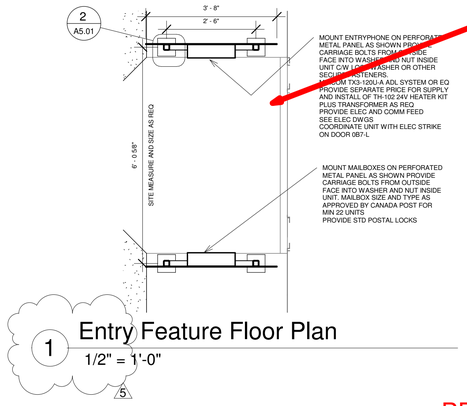
Wentworth Apartments

91 Wentworth St. S
Hamilton, Ontario
L8N 2Y6

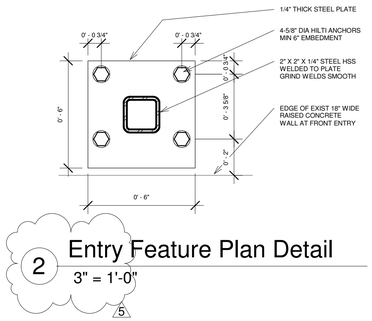
West Elevation and Doors

Project Number	16028
Date	02/19/20
Drawn By	TM
Checked By	KM
Scale	As indicated

ENTRY FEATURE APPROX 11MM LONG X 2000MM WIDE X 3000MM HIGH



1 Entry Feature Floor Plan
1/2" = 1'-0"
5



2 Entry Feature Plan Detail
3" = 1'-0"
5

PROPOSED ENTRY FEATURE



3 Entry Feature West Elevation
1/2" = 1'-0"
5

4 Entry Feature Section
1/2" = 1'-0"
5

5 Entry Feature Cross Section looking East
1/2" = 1'-0"
5

TYP 50MM X 50MM HSS STEEL COLUMN

TYP SCREENING INSTALLED ON NORTH SIDE, ON TOP AND ON SOUTH SIDE OF ENTRY FEATURE

Plotting Date: 2021-03-09 3:54:20 PM

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A5.01

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Scarborough * Ontario
M1P 4X4 * Tel.: 416-290-5180

No.	Date	Issued
1	May 29, 2020	For Permit
5	Mar. 9, 2021	Revised for Committee of Adjustment Application

Revision Number	Revision Date	Revision Description

Revision Schedule

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Wentworth Apartments

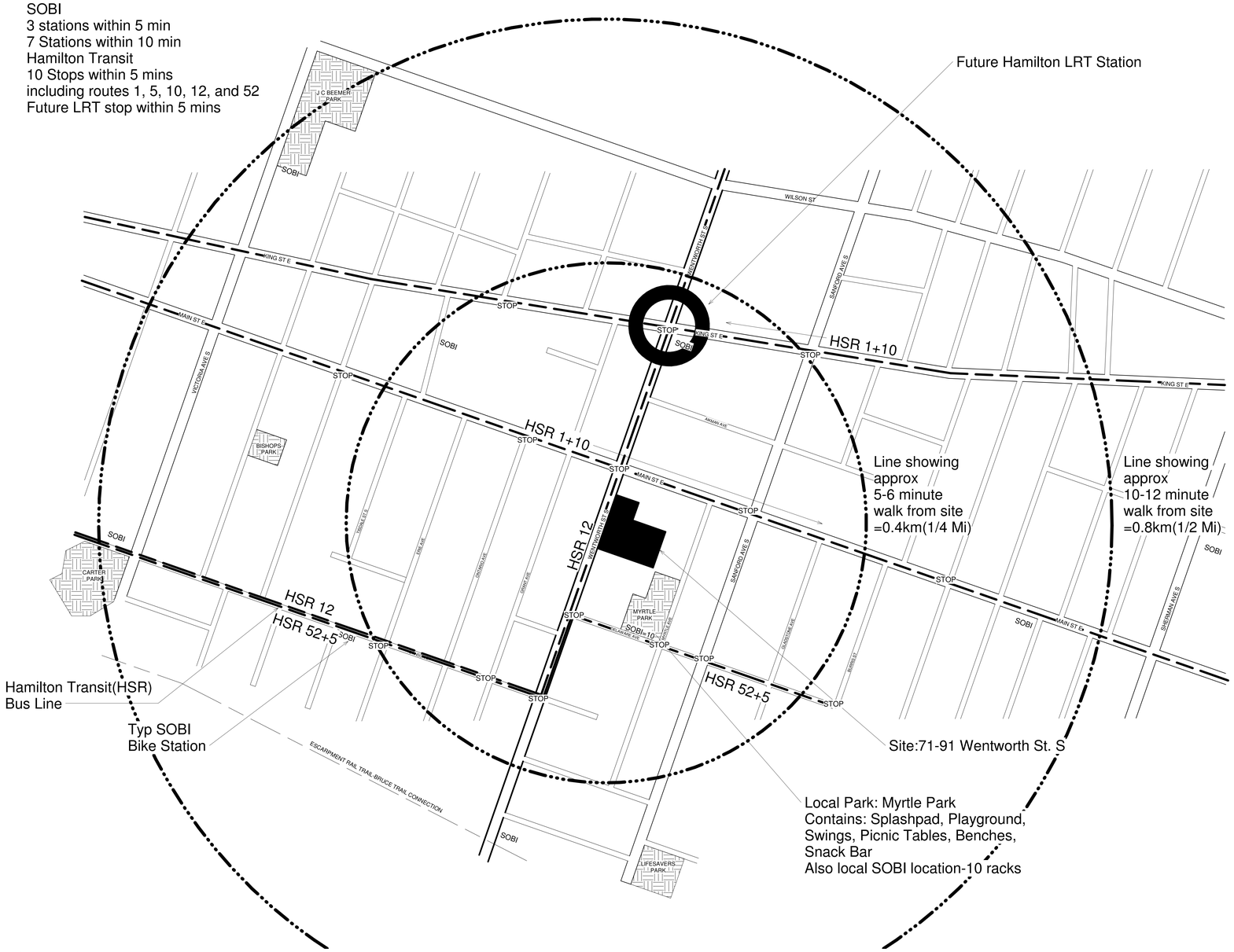
91 Wentworth St. S
Hamilton, Ontario
L8N 2Y6

Entry Feature

Project Number	16028
Date	04/20/20
Drawn By	TM
Checked By	KM
Scale	As indicated

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SOBI
3 stations within 5 min
7 Stations within 10 min
Hamilton Transit
10 Stops within 5 mins
including routes 1, 5, 10, 12, and 52
Future LRT stop within 5 mins



1 Context Plan
12" = 1'-0"

Plotting Date: 10/24/2017 5:14:01 PM

Kevin Manuel Architect Limited

55 Town Centre Court * Suite 700
Scarborough * Ontario
M1P 4X4 * Tel.: 416-290-5180

No.	Date	Issued
2	Oct. 12, 2017	For Committee of Adjustment Application

Revision Number	Revision Date	Revision Description
Revision Schedule		

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ONTARIO ASSOCIATION OF ARCHITECTS
KEVIN G. MANUEL
LICENCE
4027

Wentworth Apartments

91 Wentworth St. S
Hamilton, Ontario

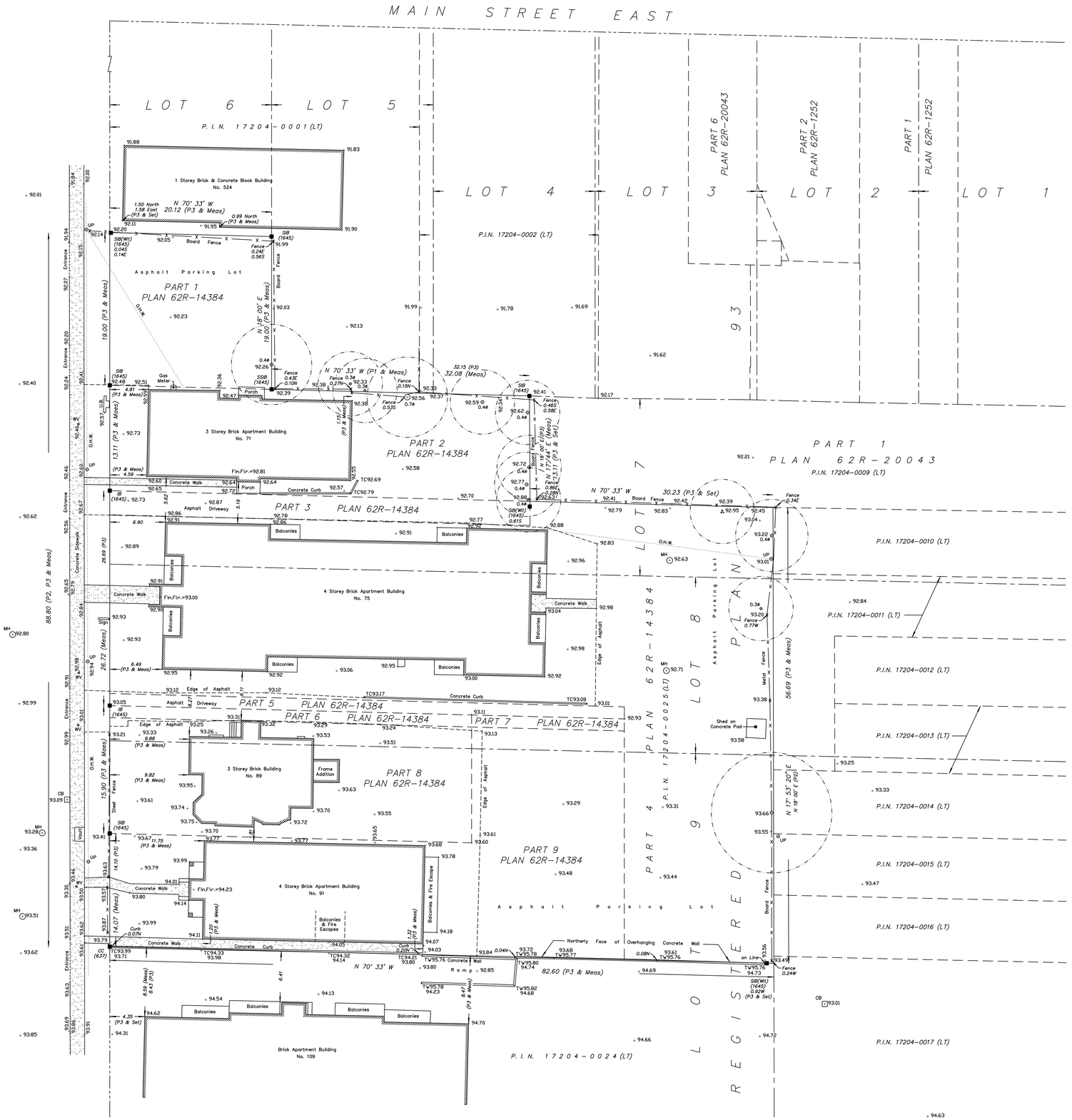
Context Plan

Project Number	16028
Date	10/05/17
Drawn By	GM
Checked By	KM
Scale	NOT TO SCALE
Dwg. No.:	A1.2

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PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED: NOVEMBER 22, 2016.





SURVEYOR'S REAL PROPERTY REPORT – PART 1
PLAN OF

PART OF LOTS 6, 7, 8 & 9 REGISTERED PLAN 93

CITY OF HAMILTON

SCALE 1:250
0 5 10 15 20 METRES

B.A. JACOBS SURVEYING LTD.
ONTARIO LAND SURVEYOR

METRIC NOTE:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE:
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF WENTWORTH STREET SOUTH AS SHOWN ON PLAN 62R-14384, HAVING A BEARING OF N 18° 00' E.

ELEVATION NOTE:
ELEVATIONS SHOWN ON THIS PLAN ARE REFERRED TO CITY OF HAMILTON BENCH MARK INDEXED AS No. 3-23.

LOCATION: CATHEDRAL SCHOOL ON THE SOUTHEAST CORNER OF MAIN STREET EAST AND EMERALD STREET SOUTH; TABLET SET IN THE NORTH FACE OF THE STONE FOUNDATION UNDER THE SECOND BUTTRESS EAST OF THE NORTHWEST CORNER, 0.15 m. BELOW STONE SIDING. No. 3497.
ELEVATION = 92.551 m.

LEGEND:

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT PLANTED
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
CC	DENOTES CUT CROSS
WIT.	DENOTES WITNESS
(OU)	DENOTES ORIGIN UNKNOWN
P1	DENOTES REGISTERED PLAN 93
P2	DENOTES PLAN 62R-2686
P3	DENOTES PLAN 62R-14384
(637)	DENOTES H.B. ASHENHURST O.L.S.
(1645)	DENOTES J.P. WOOLLEY O.L.S.
C.B.	DENOTES CATCH BASIN
M.H.	DENOTES MANHOLE
O.H.W.	DENOTES OVERHEAD UTILITY WIRES
T.C.	DENOTES TOP OF CURB
T.W.	DENOTES TOP OF WALL
U.B.	DENOTES UTILITY BOX
U.P.	DENOTES UTILITY POLE
W.V.	DENOTES WATER VALVE
0.3ø	DENOTES DIAMETER OF TREE

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
1995219
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3).

THIS REPORT WAS PREPARED FOR WENTWORTH PROPERTY MGMT INC.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON NOVEMBER 11, 2016.

NOVEMBER 22, 2016.
DATE

BRYAN JACOBS
ONTARIO LAND SURVEYOR

B.A. JACOBS SURVEYING LTD.
152 JACKSON STREET EAST, SUITE 102
HAMILTON, ONTARIO (L8N 1L3)
PHONE 905-521-1535 FAX 905-521-0089

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JOB No. 16s102

Kevin Manuel Architect Limited

55 Town Centre Court • Suite 700 • Toronto • Ontario • M1P 4X4
Phone: (416) 290-5180 • Email: kmal.architect@gmail.com

City of Hamilton
Committee of Adjustment
71 Main St. W., 5th Floor,
Hamilton, Ontario
L8P 4Y5

Mar. 18, 2021

Project 16028

Attn.: Secretary-Treasurer
Committee of Adjustment

Re: **Committee of Adjustment Application**
Second application
71-91 Wentworth St. S.

Please find attached our application for this property. The application more properly, refers to the building located at #91 Wentworth St. S. The intent of this application is to permit the renovation of the existing 3 storey apartment building at 91 Wentworth St. S. This will be our second application for the work required on this building. One aspect of the original application was to permit a small addition to allow for an enclosed exit stair to serve the tenants of the building.

The following paragraph was included in our original application and refers directly to the issue of the addition as referenced herein:

> *In addition, we would also like to note that we are proposing an addition to the GFA of the existing building. Although GFA was not identified as an issue, we are proposing a minor addition for the enclosure of the current exterior wood exit stair, on the south side of the building, in what is currently an inset into the building. The addition as proposed is almost invisible. We are enclosing this stair to provide a safer, better life safety exit from the building. The existing exterior wood stairs are unsafe and bad weather will interfere with safe exiting, allowing snow build up and rain wetting the wood, both generating a slip hazard.*

We are proposing no building change from our last application, HM/A 17:411, which was approved with conditions Aug. 23, 2018. Our current building permit application, 20 169246 000 00 R9, was nearly complete before it was noted by the zoning reviewer that we were not in conformance with 2 bylaw requirements of Section 19(2) of By-law 6593, paraphrased as follows:

1) Section 19(2)(ii) – *"except as permitted in clause (iii), the external appearance and character of the dwelling shall be preserved*" – The addition and the entry feature modifies the external appearance of the building.

Our design intent is to preserve the integrity of the existing building design by contrasting the new proposed work with the existing building design. Our exterior finish of this addition is stucco as opposed to the brick of the existing building. In addition, I want to note that we are also

closing or reducing some existing building openings using the same stucco finish. Our entry feature is of steel construction. All of this work is identified on the drawings submitted in red.

2) Section 19(2)(iv) – *"the yard requirements of the applicable zoning district in which the residential building is located shall apply to any extensions or enlargements"* – The addition maintains a non-conforming southerly side yard width of 1.14 m whereas 4.5m is required.

Actually, the existing building side yard setback is 1.2m. Due to Building Code requirements regarding mandatory insulation levels we must extend the addition slightly beyond the existing building wall as noted. This will also assist in contrasting the new work with the existing building.

This also relates to the proposed location of the entry feature which the zoning examiner has not been able to advise whether it is located in conformance to the bylaw or not. Currently it is located some 6.3 M from the side lot line and some 8.6 M from the front lot line.

We are requesting that the Committee of Adjustment approve the following reliefs from the zoning bylaw:

1) Relief from the side yard setback requirement of 4.5 M to allow an addition to enclose the exit stair to be located 1.14 M from the side lot line.
2) Relief from the side and front yard setbacks to allow the entry feature to be located 6.3 M from the side lot line and 8.6 M from the front lot line.
3) Relief from the bylaw requiring these additions and openings closures to match the design of the existing building.

Thank you.

Sincerely,

Kevin Manuel Architect Limited



Kevin Manuel
B. Arch. OAA MRAIC

File: Hamilton Apartments CoA Second Application Issues 21-03-18

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)	Wentworth Property Management Inc.	[redacted]	**Phone:** [redacted] **E-mail:** [redacted]
Applicant(s)*	Kevin Manuel Architect Limited	[redacted]	**Phone:** [redacted] **E-mail:** [redacted]
Agent or Solicitor	Kevin Manuel Architect Limited	[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 Equitable Trust, Equitable Bank Tower
30 St. Clair Ave. W., Suite 700,
Toronto, On M4V 3A1

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:
Permission to create an addition to enclose a new exit stair to enhance resident safety, to close up windows that have new structural columns behind them and to install a new entry feature to accommodate an entryphone and mailboxes to provide protection and services to the tenants

5. Why it is not possible to comply with the provisions of the By-law?
The stair addition, window closures and pergola will alter the exterior appearance of the building which is not permitted by Section 19(2)(ii) of the bylaw. The stair addition will not conform to the required side yard setback as the existing building does not conform to the required setback and we need to encroach slightly more to conform to the Building Code energy requirements for the insulation. It is unclear if the pergola will conform to the bylaw in regards to accessory buildings in the front yard.

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**):
Part of Lots 6,7,8 and 9, RP 93 City of Hamilton
71-91 Wentworth St. S., 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?
Assuming this refers to 8.1 to 8.10, Consultation with City Staff for prior CoA application

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.

21/03/12
Date

[redacted]
Signature Property Owner

Anthony Cutrona
Print Name of Owner

10. Dimensions of lands affected:

Frontage	88.8M
Depth	82.6M
Area	5,744.4 SM
Width of street	20 M

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:
#71 - 261.5 sm Gnd Fl - 784.5 sm GFA - 3 sty - 10.8 m x 25.4 m x 7.98 m
#75 - 748.0 sm Gnd Fl - 2,992 sm GFA - 4 sty - 18.3 m x 47.5 m x 9.60 m
#89 - 169.0 sm Gnd Fl - 477.4 sm GFA - 3 sty - 13.3 m x 18.7 m x 12.55 m
#91 - 322.0 sm Gnd Fl - 966.0 sm GFA - 3 sty - 12.3 m x 29.4 m x 10.57 m

Proposed
#71 - no change
#75 - no change
#89 - no change
#91 - 339.7 sm Gnd Fl - 1019.1 sm GFA - 3 sty - 12.3 m x 29.4 m x 10.57 m

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

Existing:
#71 - 1.15 m - 2.6 m - 22.3 m - 4.59 m
#75 - 2.6 m - 3.1 m - 28.2 m - 6.49 m
#89 - 3.1 m - 0.9 m - 53.9 m - 9.82 m
#91 - 0.9 m - 1.20 m - 43.5 m - 10.63 m

Proposed:
#71 - no change
#75 - no change
#89 - no change
#91 - 0.9 m - 1.14 m(revised) - 43.5 m - 8.5 m(revised)

13. Date of acquisition of subject lands:
Nov. 1, 2000

14. Date of construction of all buildings and structures on subject lands:
varies, est. 1900-1960 depending upon building

15. Existing uses of the subject property:
multifamily residential

16. Existing uses of abutting properties:
commercial, single family residential, multifamily residential

17. Length of time the existing uses of the subject property have continued:
since construction

18. Municipal services available: (check the appropriate space or spaces)

Water Y Connected Y

Sanitary Sewer Y Connected Y

Storm Sewers Y

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:
6593 - E district Section 11, 18, 19

21. Has the owner previously applied for relief in respect of the subject property?

(●) Yes ( ) No

If the answer is yes, describe briefly.
Application HM-A-17-411 was the same application but to allow for an increase in units and other minor elements retaining existing parking, loading and other circumstances. A copy of the decision for this application is appended to this application

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
As noted above, this is essentially the same application as HM-A-17-411 but there were a few reliefs missed in that application, although it did show these elements. Somehow it was missed that the stair enclosure and the entry feature were not in conformance to the bylaw requirements.

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.