

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-21:138

APPLICANTS: Kamaway Creek on behalf of the owner Properties Ltd.

SUBJECT PROPERTY: Municipal address **222 Grosvenor Ave. N., Hamilton**

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

ZONING: "D" (Urban Protected Residential - One and Two Family Dwellings) district

PROPOSAL: To permit the construction of a proposed rear deck, rear balcony including stairs, and 2 storey rear addition to the existing single-family dwelling following the conversion of the existing single-family dwelling to contain a maximum of two (2) dwelling units under Section 19 notwithstanding that.

1. A minimum side yard width of 0.0 m shall be provided on the southerly side lot line instead of the minimum required side yard width of 1.2 m; and

2. A minimum lot area of 192.0 m² shall be provided instead of the minimum required 270.0 m²

3. A 0.0 m side yard width shall be provided on the southerly side lot line for the proposed roof over unenclosed porch shown at the rear of the proposed 2nd storey addition instead of the minimum required 1.2 m side yard width; and

4. A 0.0 m side yard setback shall be provided on the southerly side lot line for the proposed balcony instead of the requirement in the By-Law which states that a balcony may project into a required side yard not more than one-third of its width (0.4 m), or 1.0 m, whichever is the lesser; and

5. The external appearance of the dwelling shall be altered by the construction of a rear two (2) storey addition, a second storey rear balcony including an open exterior stairs/fire escape and a rear roof over unenclosed porch at the first storey (ground level) instead of the requirement that the external appearance and character of the converted dwelling shall be preserved; and

6. No maneuvering shall be provided on site instead of the requirement that manoeuvring for only one of the dwelling units may be provided off site.

NOTES:

If variance # 1 is approved for 0.0 m northerly side yard width then, no variances would be required for the eaves /gutter encroachment onto the southerly side lot line.

The applicant shall ensure that eaves and gutters do not encroach beyond the property line onto the adjacent private property. Based on the information provided on the application, the applicant shall be required to enter into an encroachment agreement and establish the necessary maintenance easements, which must be properly registered on title with the abutting neighbor.

Please note that the proposed roof over unenclosed porch at the rear is not allowed to encroach onto the side yard; therefore, variance has been written for the minimum required 1.2 m side yard width for the principal building.

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

DATE:	Thursday, May 20th, 2021
TIME:	3:05 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: May 4th, 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.

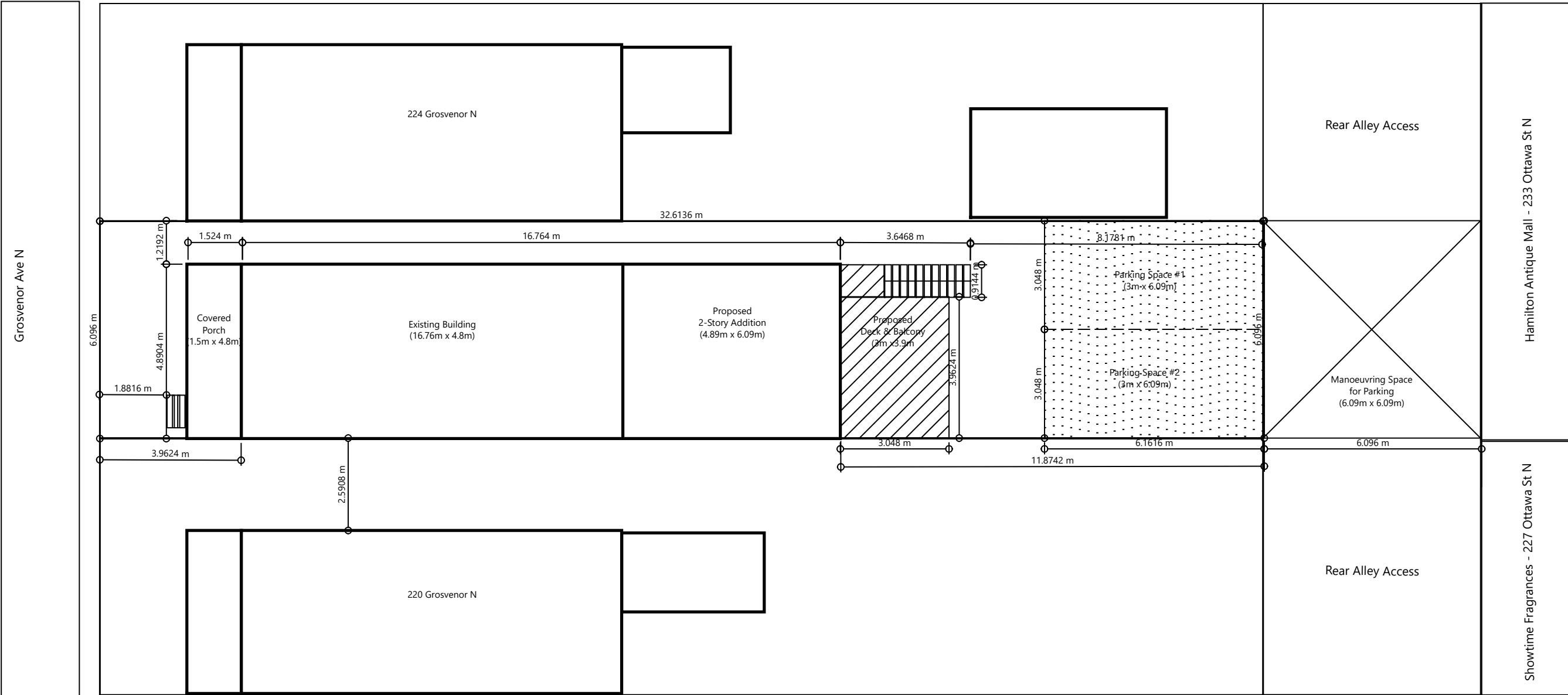
222 Grosvenor Ave N - Proposed Site Plan

Address: 222 Grosvenor Ave N, Hamilton
Lot Size: 6.09m x 32.61m
PIN: 17223-0250 LT
Description: PT LT 151, PL 463, AS IN VM31025; Hamilton
Scale 1:96

- Proposed Setbacks
- Front Yard - 3.96m
 - North Side Yard - 1.21m
 - South Side Yard - 0m (Distance from 220 Grosvenor - 2.59m)
 - Rear Yard - 11.87m

- Front Yard Details
- Size: W6.09m x 3.96m (from property line to dwelling)
 - Gross landscaped area - 15.8sqm (front lot minus front porch)
 - Allocated landscaped area - 70%

- Proposed Parking Details
- 2 Car Parking: (W3m x L6.09m) x 2
 - Gross parking area - 36sqm
 - Laneway width - 6.09m (to building)
 - Manoeuvring Space - L6.09m x W6.09m



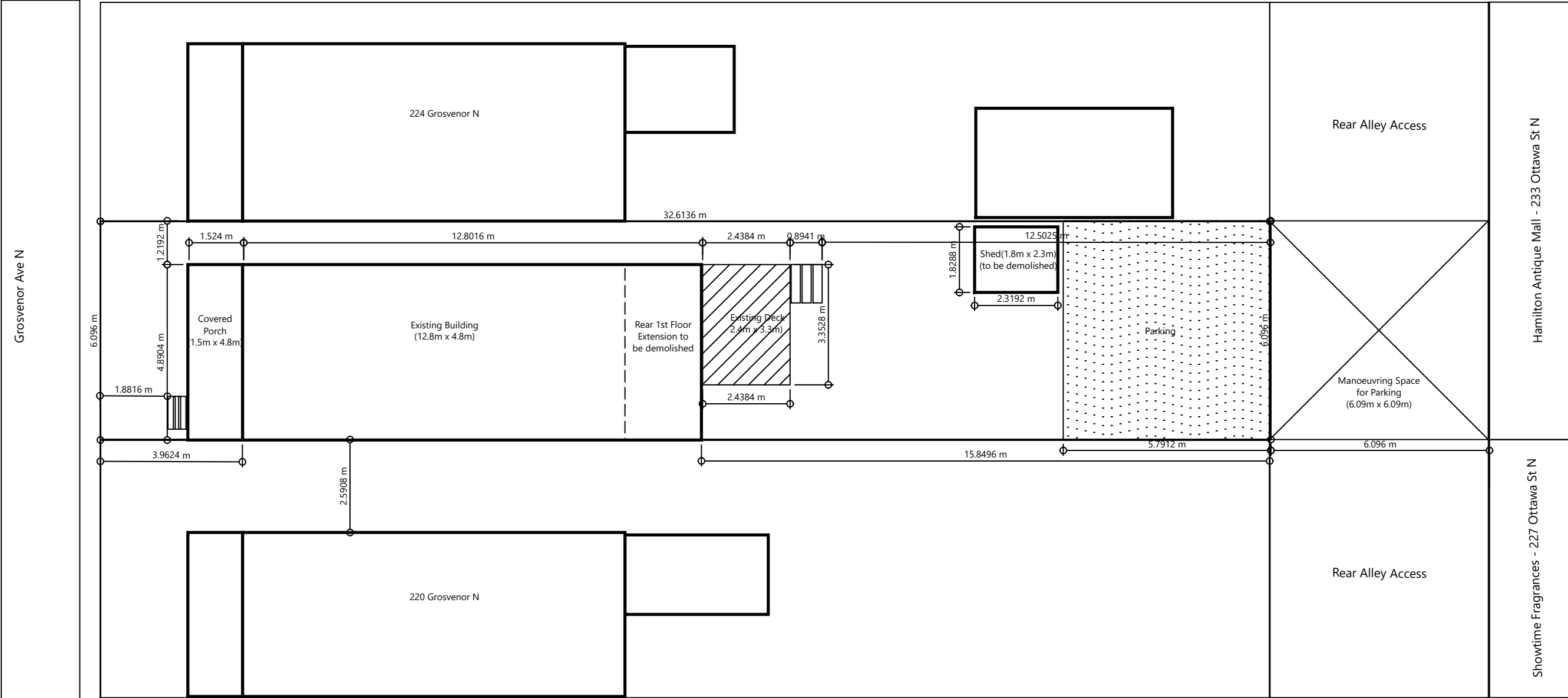
222 Grosvenor Ave N - Existing Site Plan

Address: 222 Grosvenor Ave N, Hamilton
Lot Size: 6.09m x 32.61m
PIN: 17223-0250 LT
Description: PT LT 151, PL 463, AS IN VM31025; Hamilton
Scale 1:96

- Existing Setbacks
- Front Yard - 3.96m
 - North Side Yard - 1.21m
 - South Side Yard - 0m (Distance from 220 Grosvenor - 2.59m)
 - Rear Yard - 15.84m

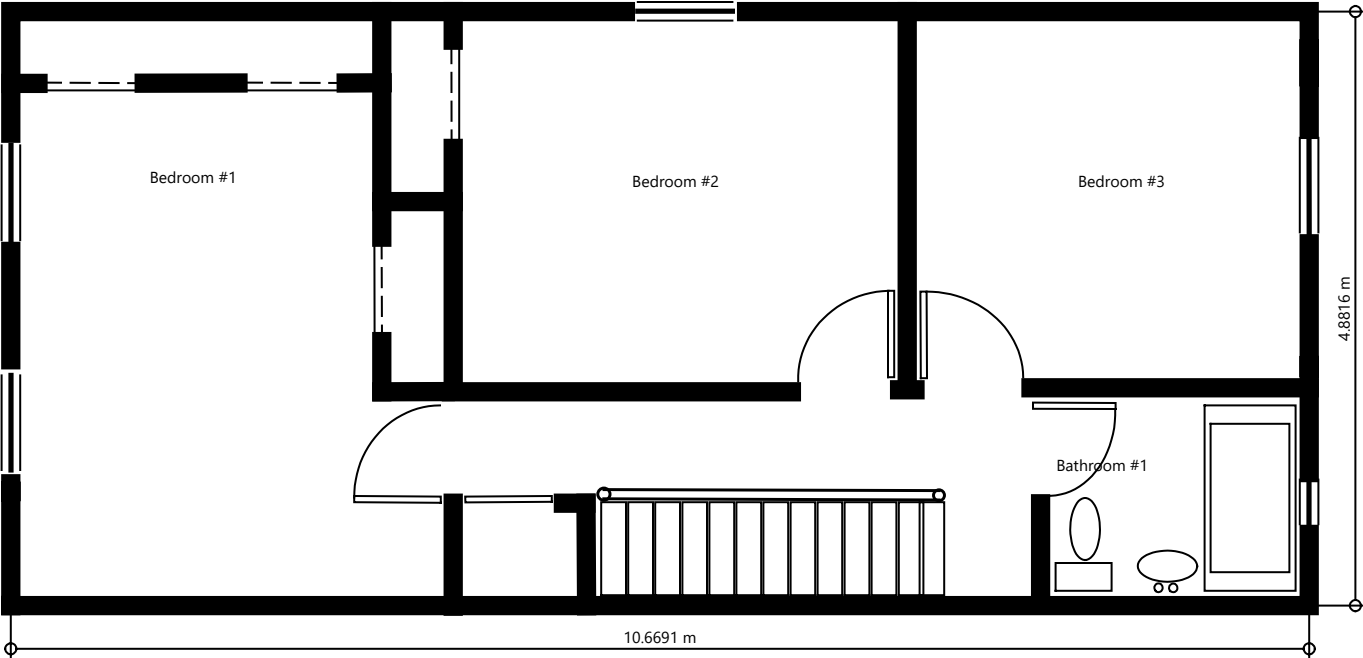
- Front Yard Details
- Size: W6.09m x 3.96m (from property line to dwelling)
 - Gross landscaped area - 15.8sqm (front lot minus front porch)
 - Allocated landscaped area - 70%

- Existing Parking Details
- Parking area size: W6.09m x D5.79m
 - Gross parking area - 35sqm
 - Laneway width - 6.09m (to building)
 - Manoeuvring Space - L6.09m x W6.09m



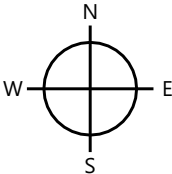
222 Grosvenor Ave N - Proposed Conversion - 2nd Floor

Existing

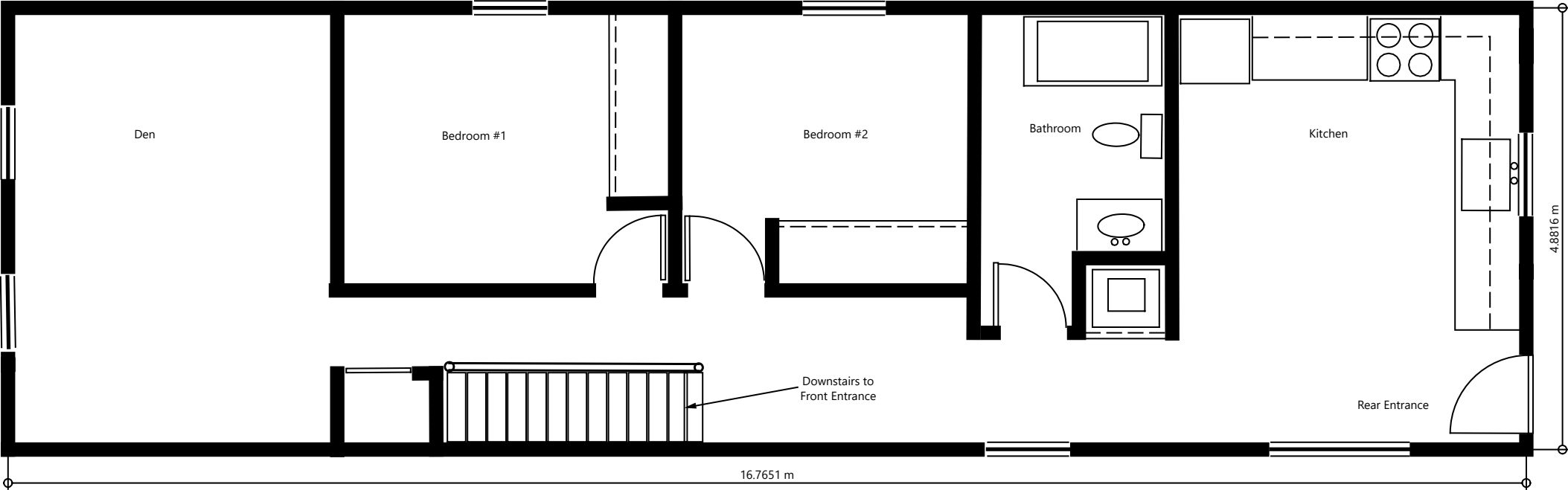


Scale 1:48

- Existing Floor Space:
10.6m x 4.8m = 50.88sqm
- Proposed Floor Space:
16.7m x 4.8m = 80.16sqm

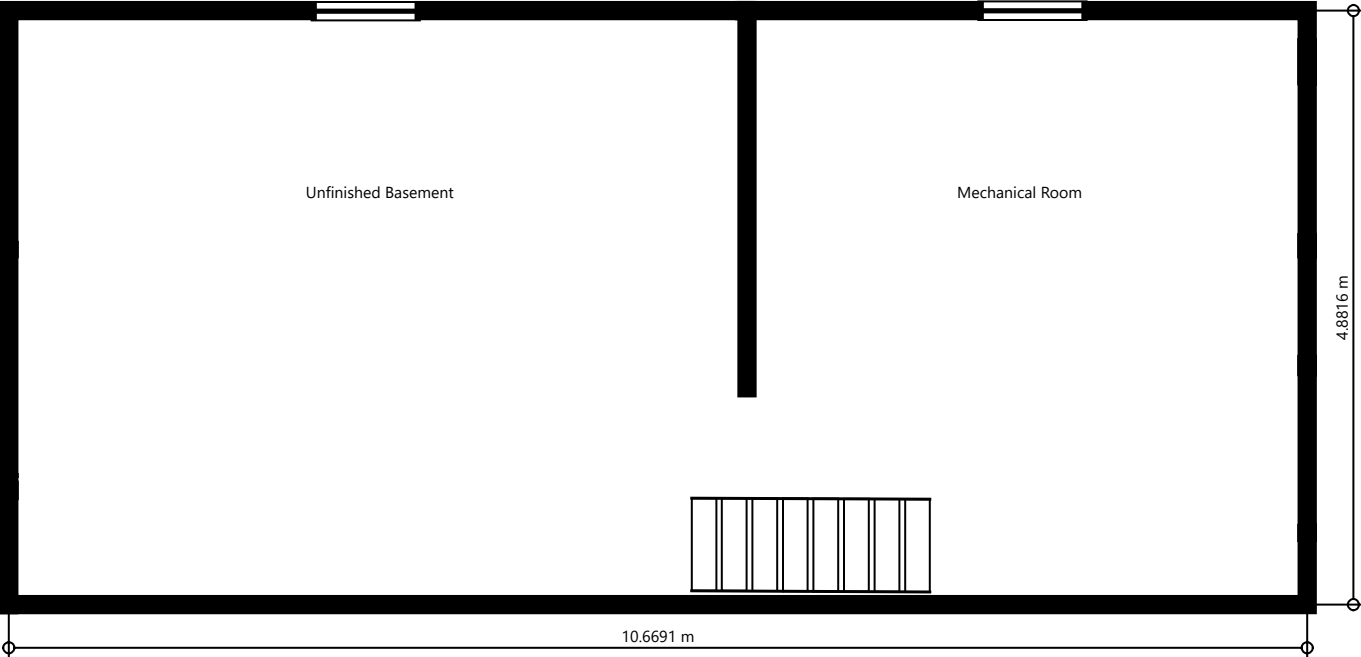


Proposed



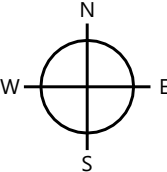
222 Grosvenor Ave N - Proposed Conversion - Basement

Existing

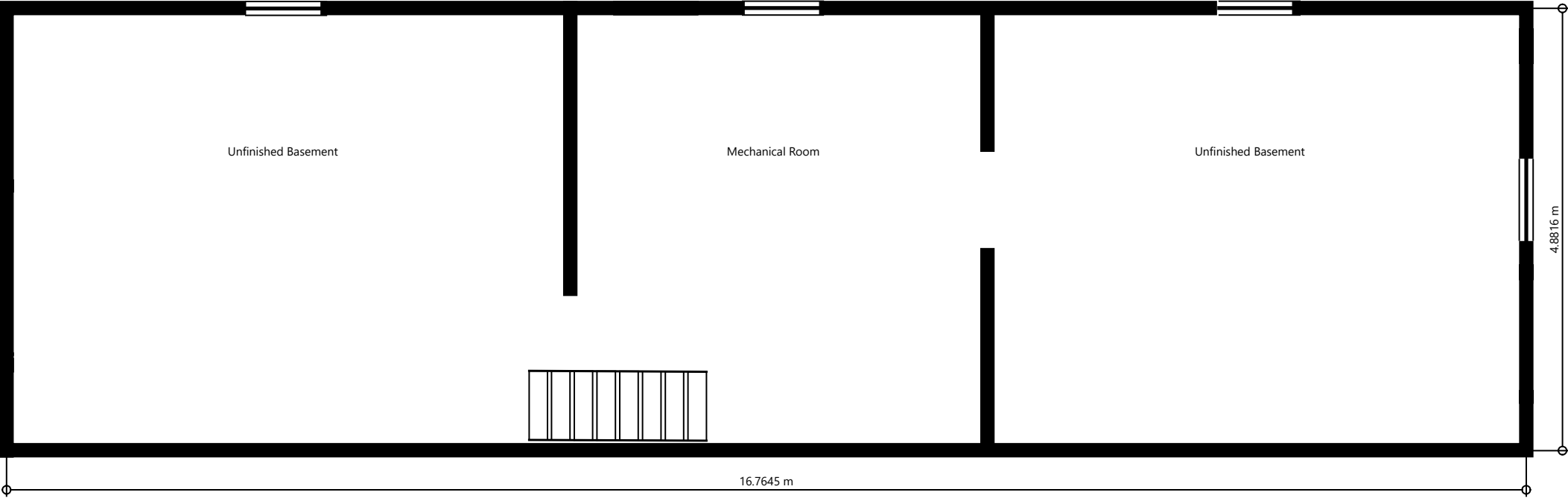


Scale 1:48

- Existing Floor Space:
10.6m x 4.8m = 50.88sqm
- Proposed Floor Space:
16.7m x 4.8m = 80.16sqm

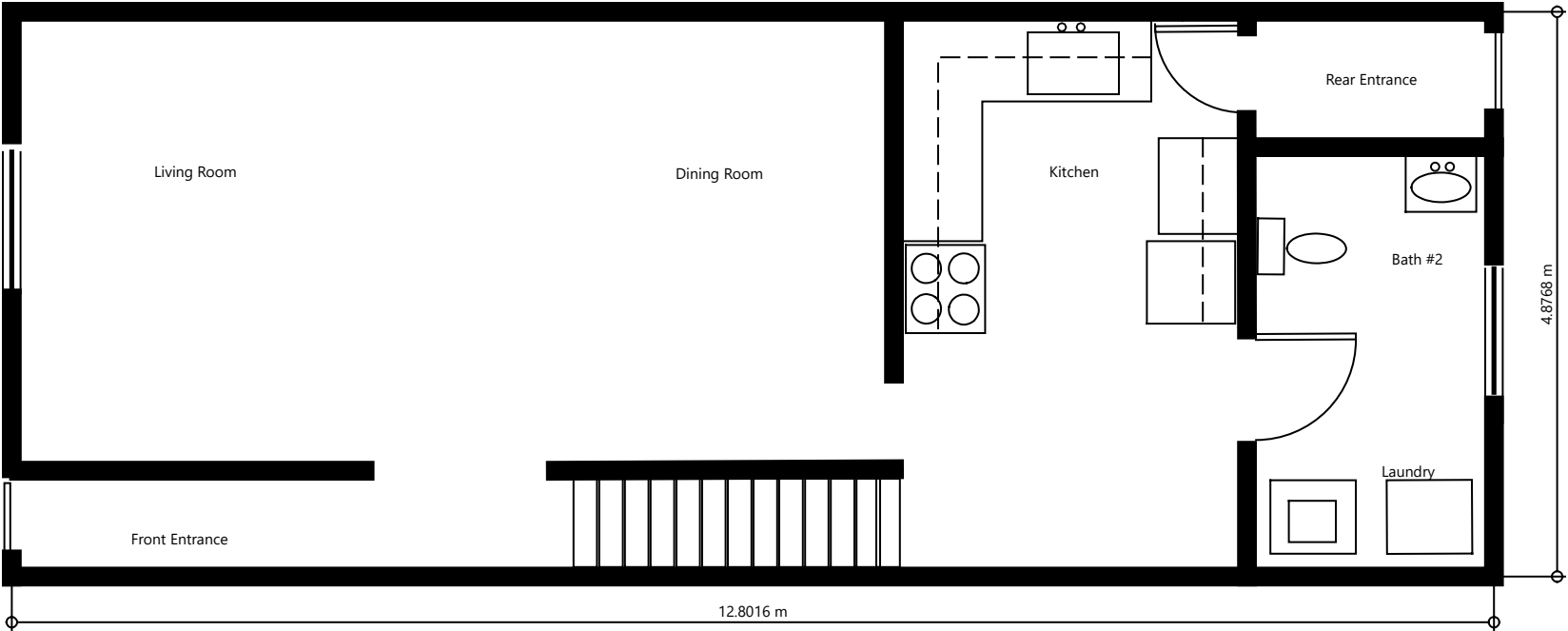


Proposed

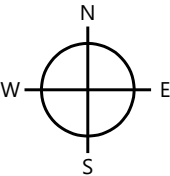


222 Grosvenor Ave N - Proposed Conversion - Main Floor

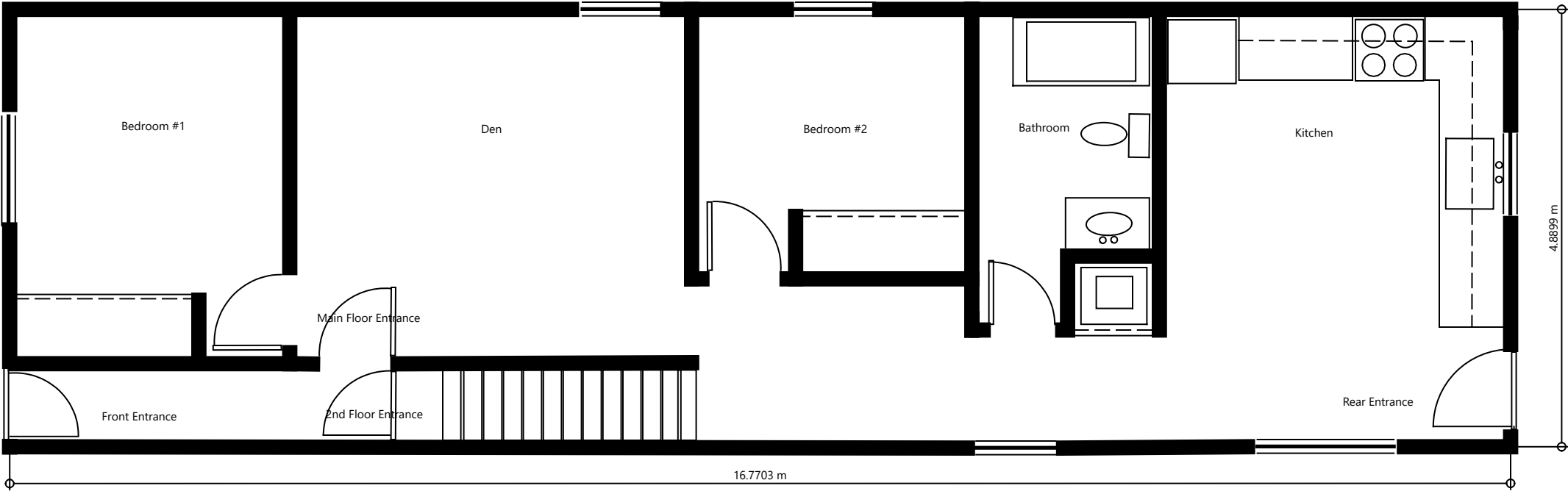
Existing



Scale 1:48
- Existing Floor Space:
12.8m x 4.8m = 61.44sqm
- Proposed Floor Space:
16.7m x 4.8m = 80.16sqm



Proposed



222 Grosvenor Ave N - Proposed Conversion - Front Elevation

Existing

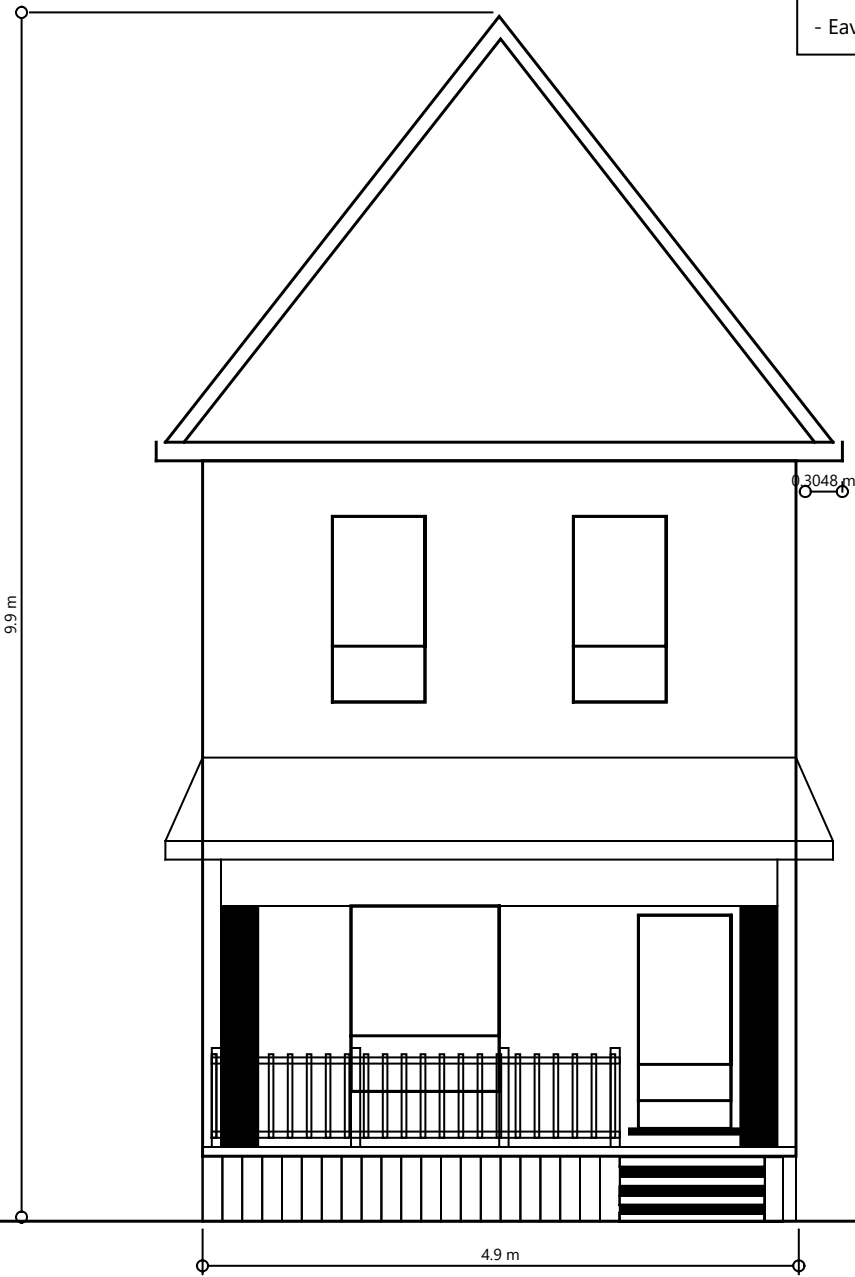
Proposed

Dimensions:Scale 1:48

- Building Width - 4.9m

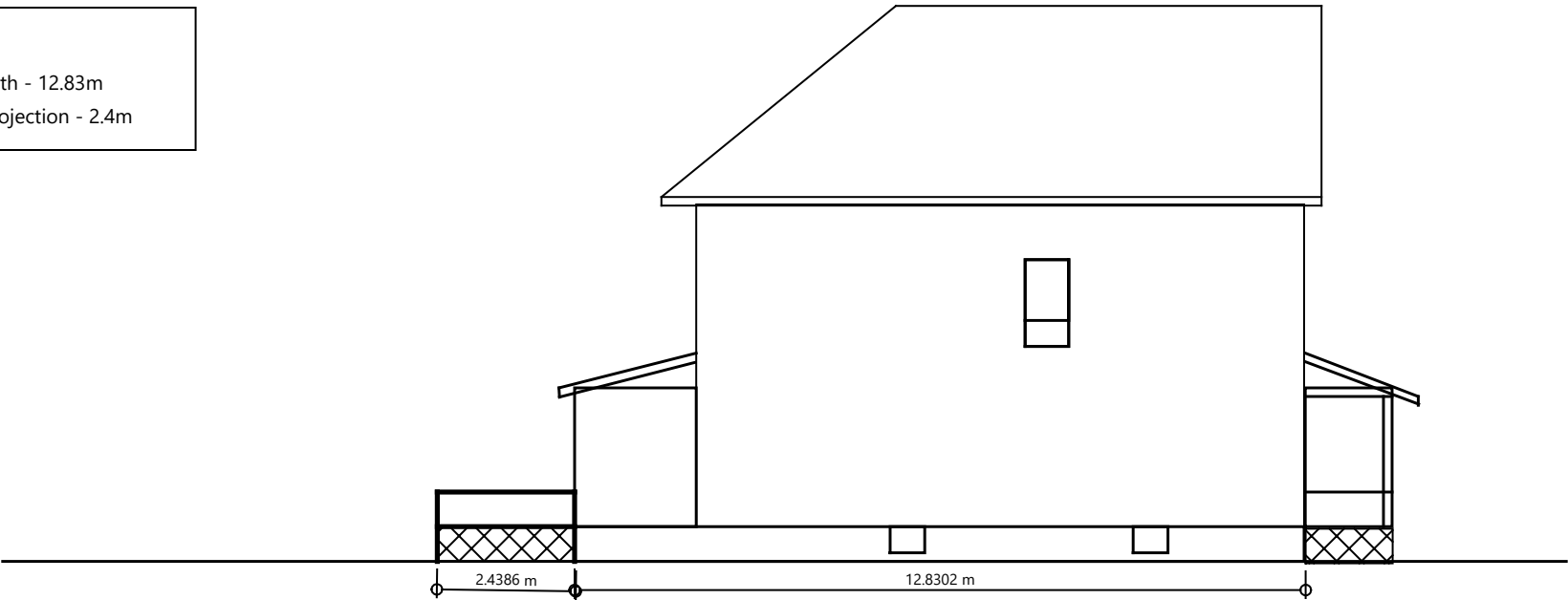
- Building Height (from grade) - 9.9m

- Eave & Gutter Projection - 30.48cm



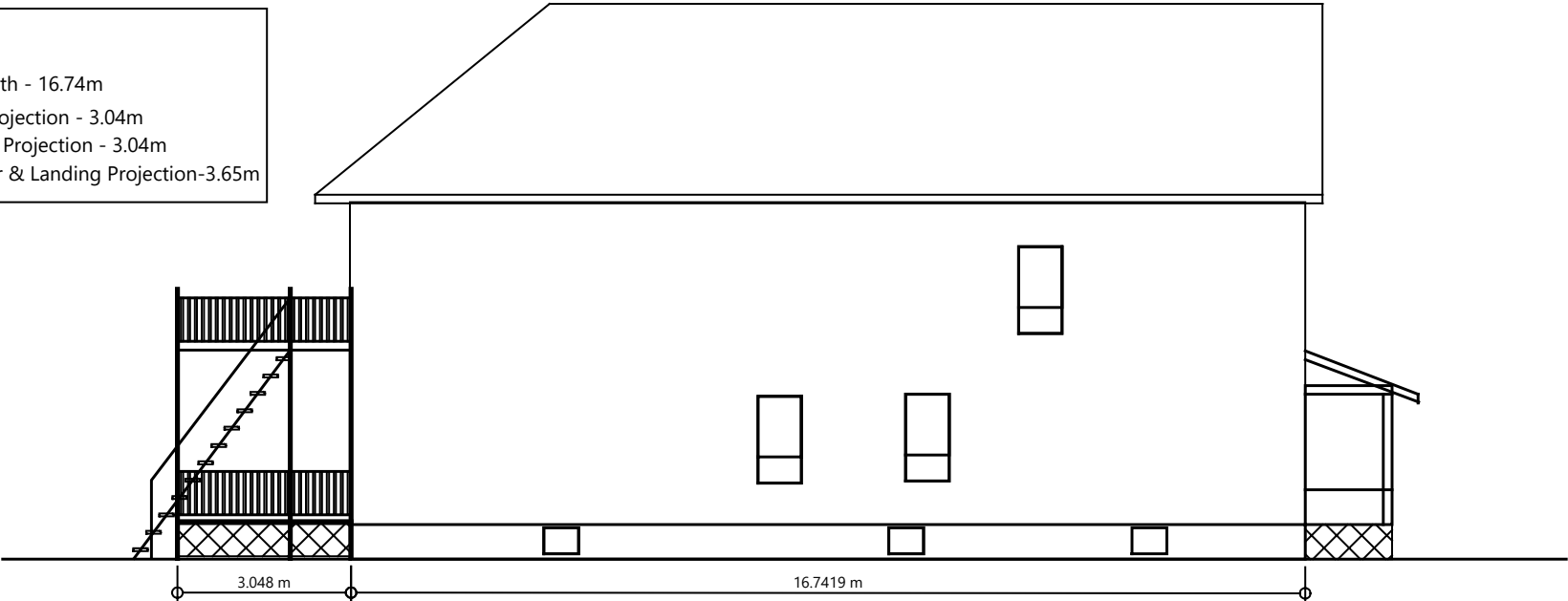
222 Grosvenor Ave N - Proposed Conversion - North Elevation

Scale 1:96
Dimensions:
- Building Depth - 12.83m
- Rear Deck Projection - 2.4m



Existing

Scale 1:96
Dimensions:
- Building Depth - 16.74m
- Rear Deck Projection - 3.04m
- Rear Balcony Projection - 3.04m
- Balcony Stair & Landing Projection-3.65m



Proposed

222 Grosvenor Ave N - Proposed Conversion - Rear Elevation

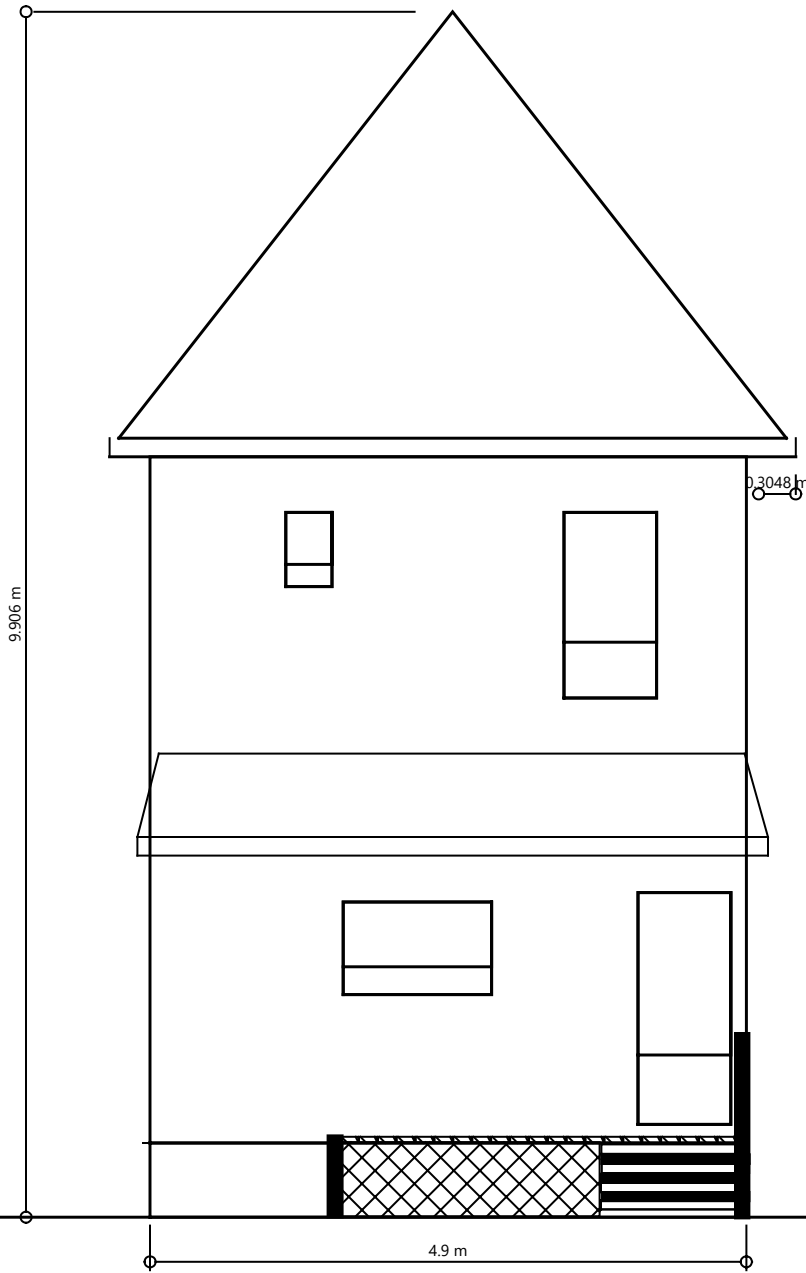
Dimensions:Scale 1:48

- Building Width - 4.9m

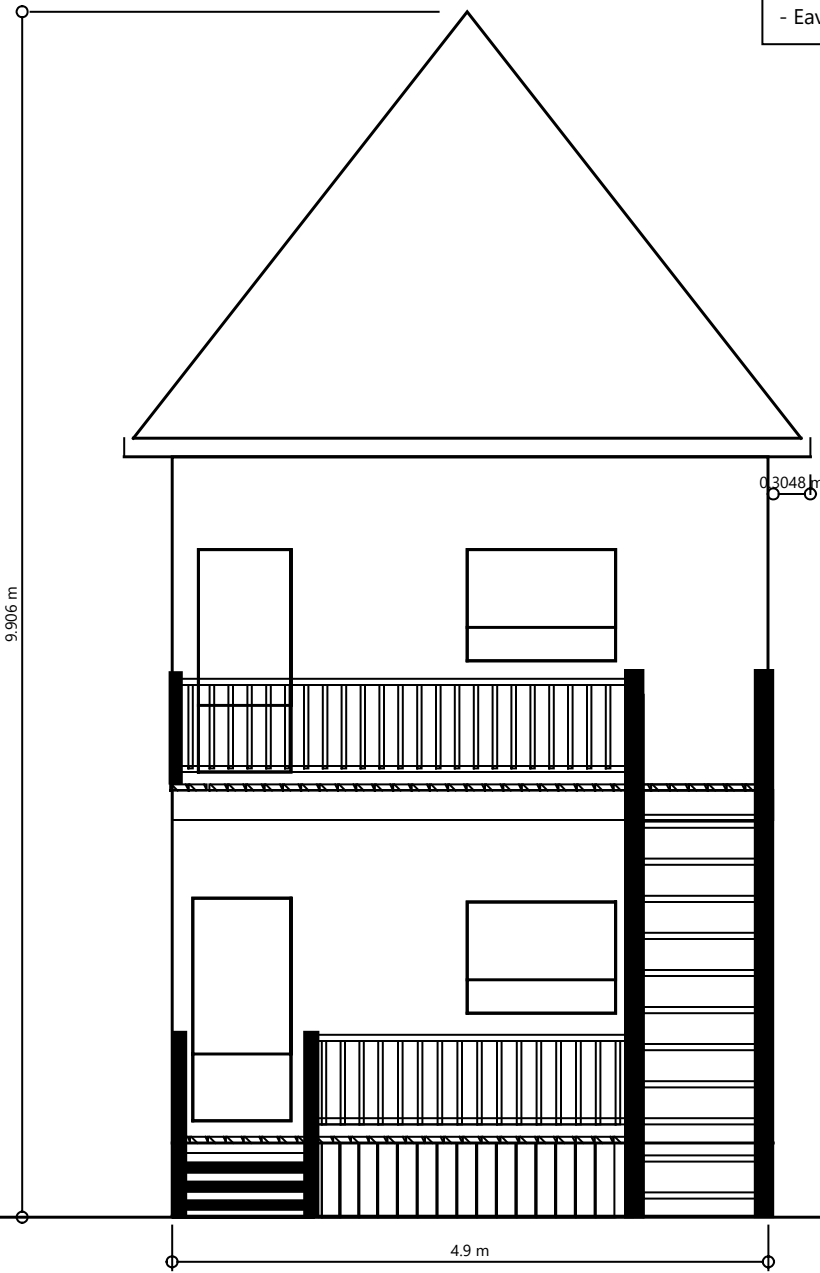
- Building Height (from grade) - 9.9m

- Eave & Gutter Projection - 30.48cm

Existing

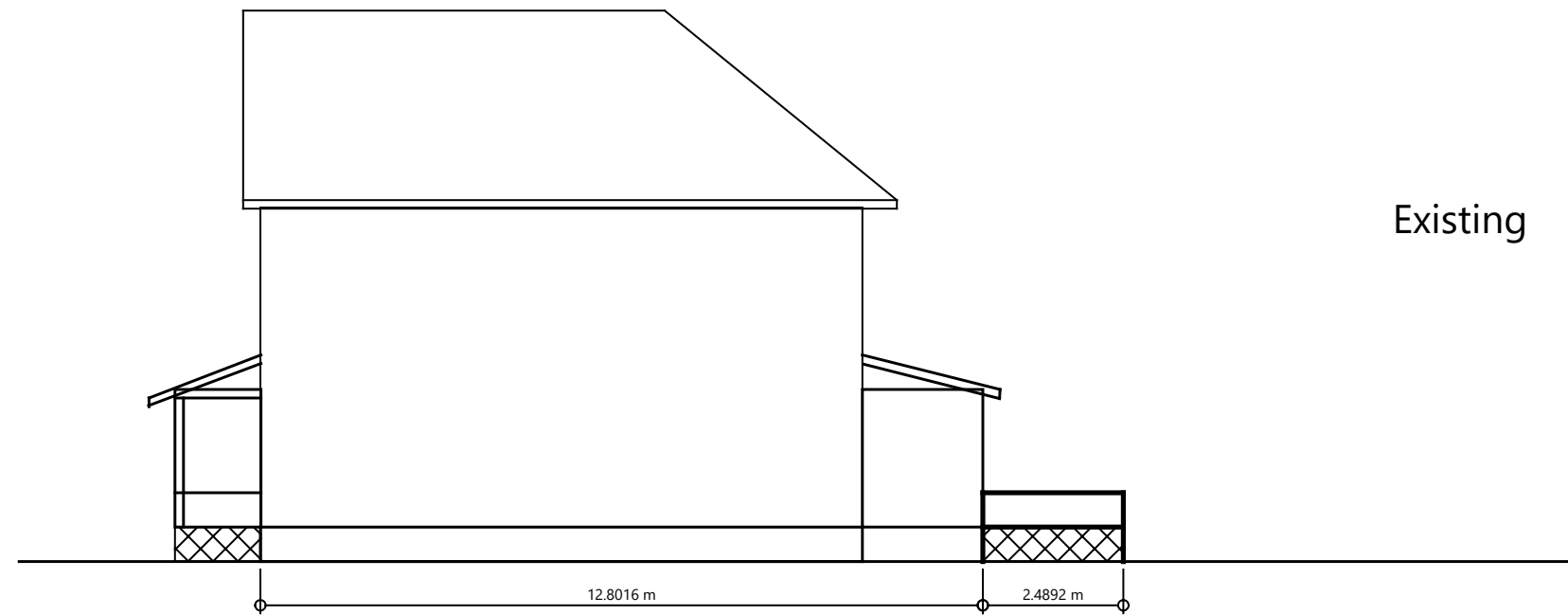


Proposed

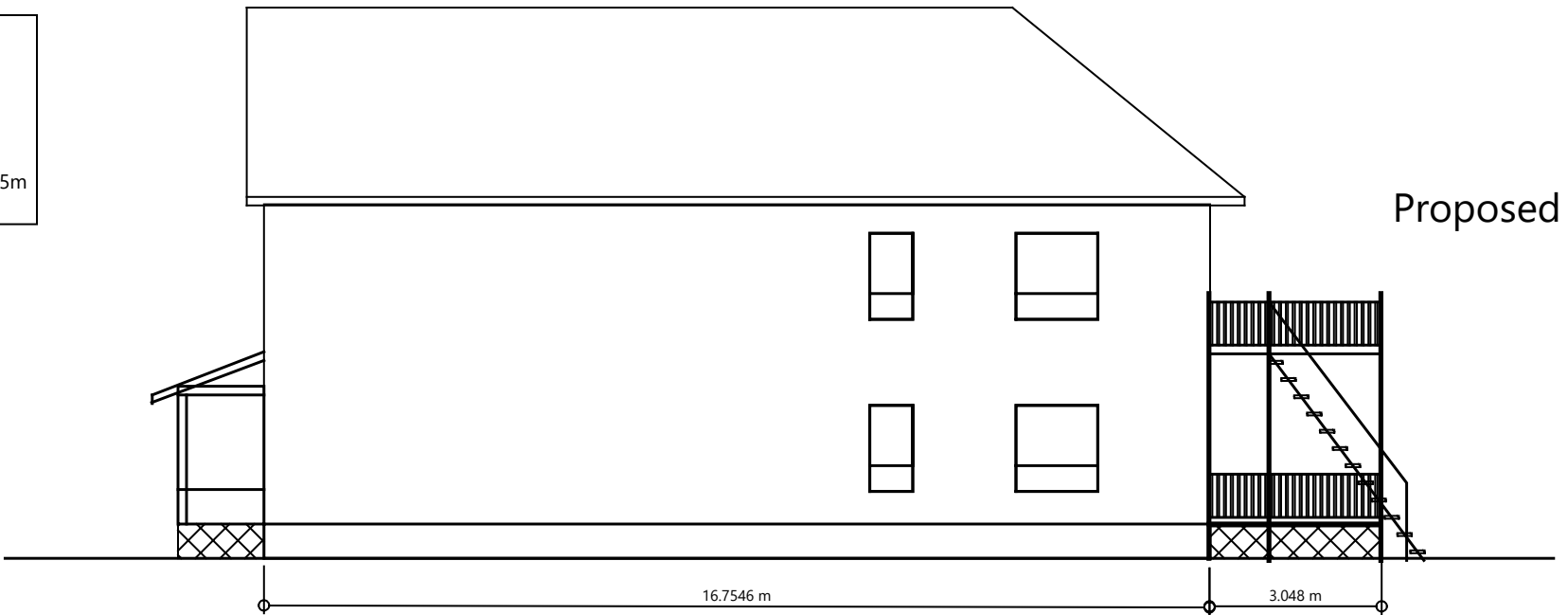


222 Grosvenor Ave N - Proposed Conversion - South Elevation

Scale 1:96
Dimensions:
- Building Depth - 12.8m
- Rear Deck Projection - 2.4m



Scale 1:96
Dimensions:
- Building Depth - 16.75m
- Rear Deck Projection - 3.04m
- Rear Deck Projection - 3.04m
- Balcony stair & landing projection - 3.65m





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)	Kamaway Creek Properties Ltd		
Applicant(s)*	Kamaway Creek Properties Ltd Owners: Greg Thomas Christopher Plock		
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:

Mortgage Holder:
TD Bank
3569 Lakeshore Blvd W
Toronto ON
M8W 0A7

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:

See appendix A

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

See appendix A

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**):

222 Grosvenor Ave N

PIN: 17223-0250 LT

Description: PT LT 151, PL 463, AS IN VM31025; 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?

Personal knowledge of the property.

- 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.

Apr 1, 2021
Date

Greg
Thomas
Digitally signed by Greg
Thomas
Date: 2021.04.01
11:45:24 -04'00'
Signature Property Owner
Kamaway Creek Properties Ltd
Print Name of Owner

10. Dimensions of lands affected:

Frontage	<u>6.09m</u>
Depth	<u>32.61m</u>
Area	<u>198.59m</u>
Width of street	<u>TBD</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: _

See appendix A. Refer to drawings for details

Proposed

See appendix A. Refer to drawings for details

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

Existing:

See appendix A. Refer to drawings for details

Proposed:

See appendix A. Refer to drawings for details

13. Date of acquisition of subject lands:
May 22, 2013
14. Date of construction of all buildings and structures on subject lands:
1920
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:
101yrs
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:
Urban Protected Residential – One and Two Family Dwellings "D" 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.