

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-21:141

APPLICANTS: Sherri Crawford on behalf of the owner Stalakowski Properties

SUBJECT PROPERTY: Municipal address **584 Main St. E., Hamilton**

ZONING BY-LAW: Zoning By-law 6593, as Amended 74-60

ZONING: "H" (Community Shopping and Commercial, etc.) district

PROPOSAL: To permit the conversion of the existing residential building containing six (6) dwelling units into a ten (10) unit multiple dwelling building notwithstanding that;

1. An average floor area of 32.20 square metres shall be provided for all dwelling units, instead of the requirement that the average of the floor area of all dwelling units shall be at least 65.0 square metres.
2. A minimum radial separation distance of 0 metres from the lot line to the lot line of a lot occupied by a converted building (i.e. 590 Main Street East) shall be provided instead of the minimum required radial distance separation of 180.0 m.

NOTE:

1. The variance requested to Section 19(3)(iii)(1) related to the radial separation distance to the lot line of a lot occupied by a converted building, has been written as requested by the applicant. Additional variances may be required if other converted buildings as per Section 19(3)(iii) are located within the required radial distance separation of 180.0 metres.
2. A building permit is required for the proposed addition. Be advised that Ontario Building Code regulations may require specific setback and construction types.

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

DATE: Thursday, May 20th, 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:

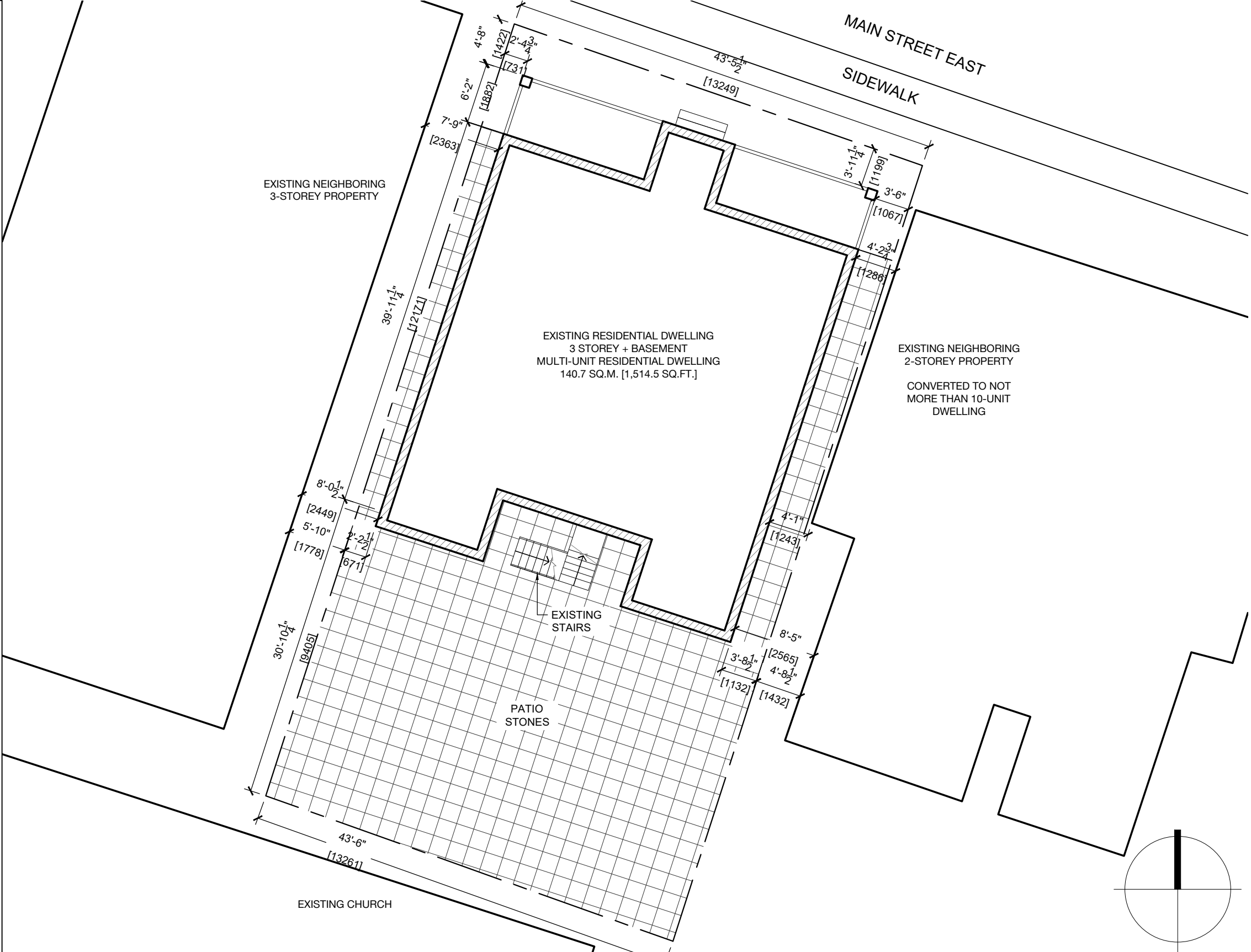
- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: May 4th, 2021.

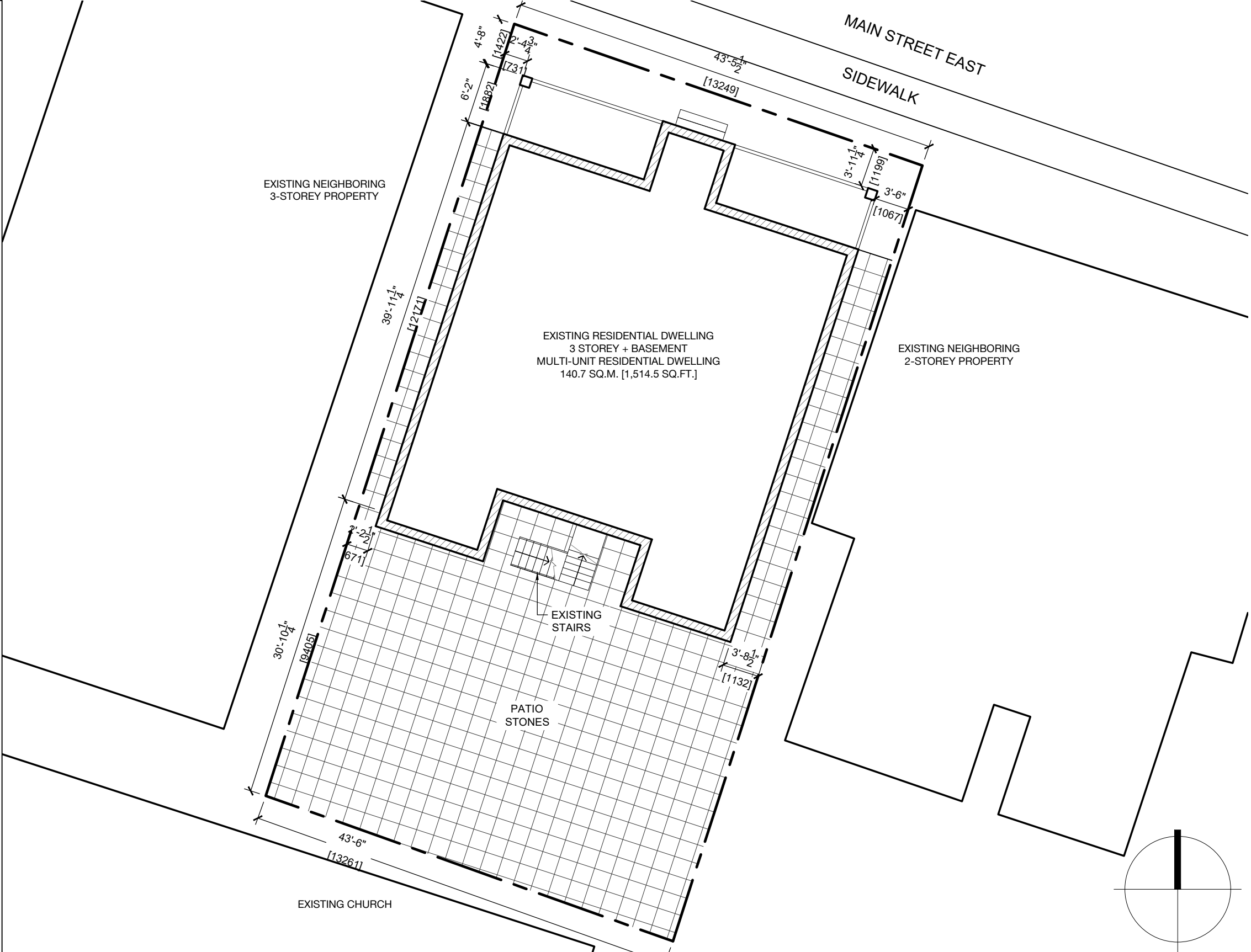
Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

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.

SITE DETAILS		
ITEM	BY LAW	SITE (EXISTING)
ZONING	"H" DISTRICTS - COMMUNITY SHOPPING AND COMMERCIAL	
BLDG. AREA	MAX. 4X LOT AREA (GROSS)	136.3 SQ.M. PER FLOOR 545.2 SQ.M. TOTAL (40% OF LOT AREA)
LOT AREA TOTAL	360 SM (3875.01 SF)	330.43 SQ.M.(356.76 SF)
LOT WIDTH	MIN. 12.0 M. (39.37')	13.2 M. (WIDEST WIDTH)
FRONT YARD	MIN. 4.5 M	1.4 M.
SIDE YARD	MIN. 1.2 M. (3.94')	NORTH WEST SIDE YARD: 0.71 M NORTH EAST SIDE YARD: 1.06 M
REAR YARD	MIN. 7.5 M. (24.61')	9.4 M.
BUILDING HEIGHT	MAX. 4 STOREYS AND NO STRUCTURE SHALL EXCEED 17.0 METRES IN HEIGHT	3 STOREYS ABOVE GRADE 30' (9.14M) HIGH
DRIVEWAY	ONE 6.0 M WIDTH MAX.	NONE
PARKING	1.25 SPACES PER UNIT =12.5 SPACE VISITOR PARKING 0.25 PER UNIT = 2.5 SPACES 1 LOADING SPACE TOTAL OF 16 SPACES	0 SPACES
RESIDENTIAL UNITS	10 UNITS (SECTION 19)	10 UNITS

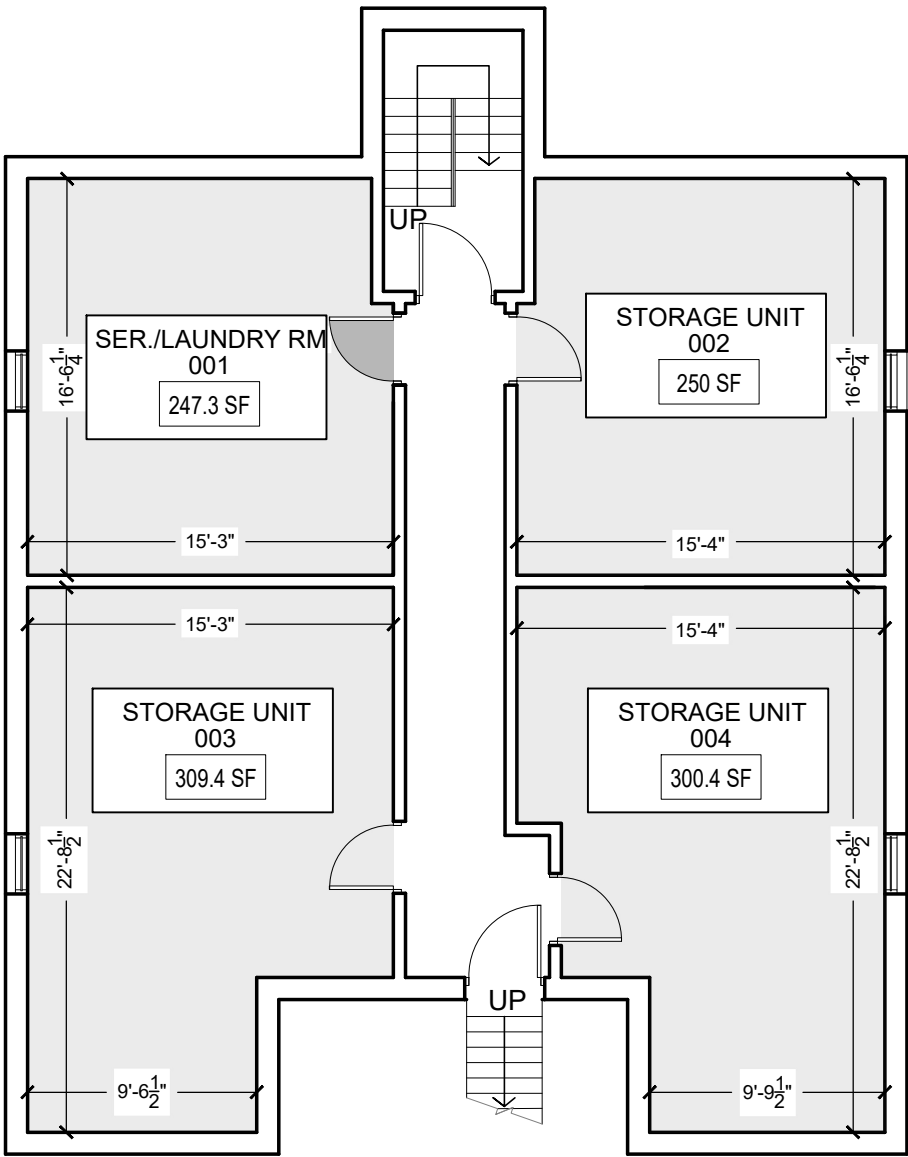


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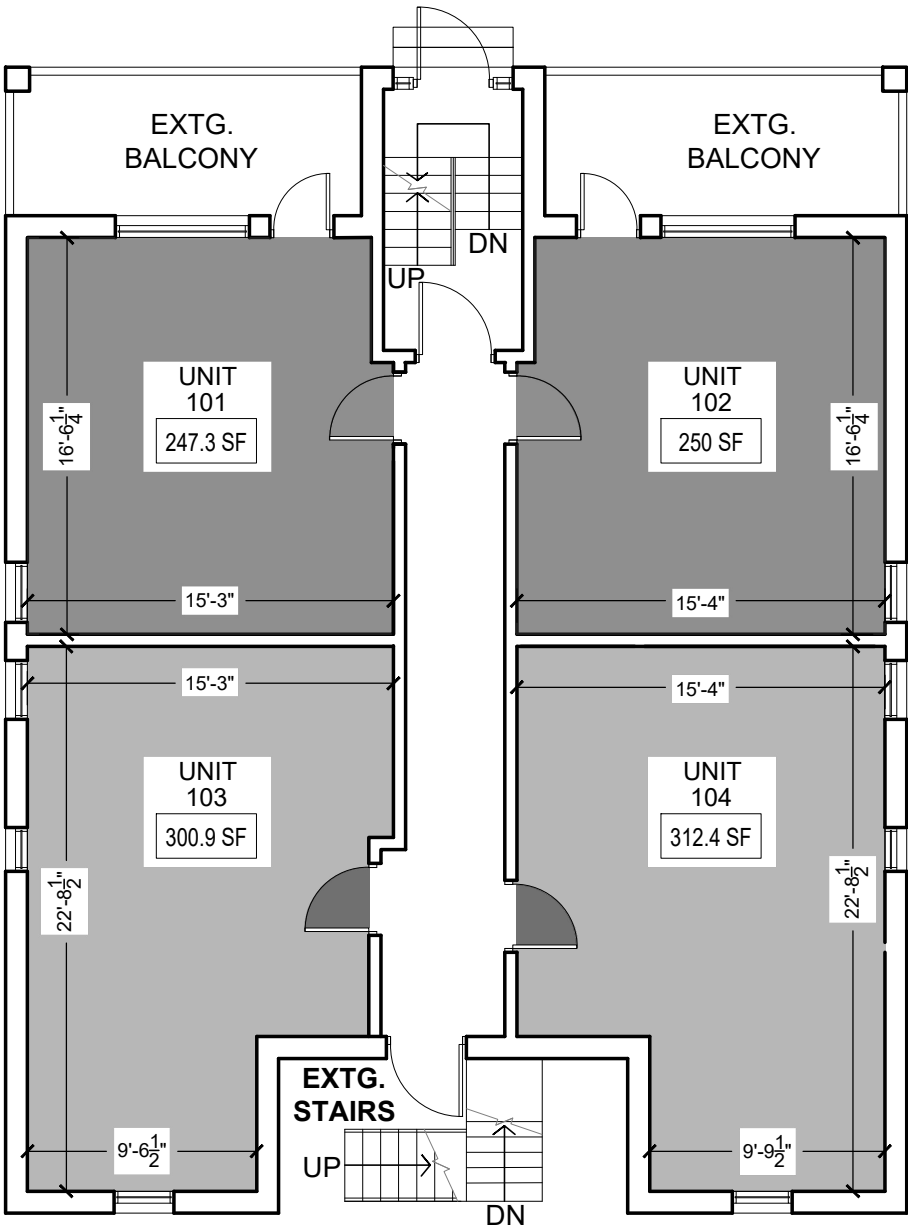


584 MAIN STREET UNIT TYPES	QTY	COLOUR IDEN.
SERVICE/LAUNDRY ROOM	1	
STORAGE UNIT	3	
BACHELOR UNIT	4	
1 BEDROOM UNIT	6	

GROUND FLOOR UNITS	TYPE	SQ.M.	COLOUR IDEN.
UNIT 301	BACHELOR	23	
UNIT 302	BACHELOR	23.22	
UNIT 303	1 BEDROOM	28.7	
UNIT 304	1 BEDROOM	29	



BASEMENT PLAN

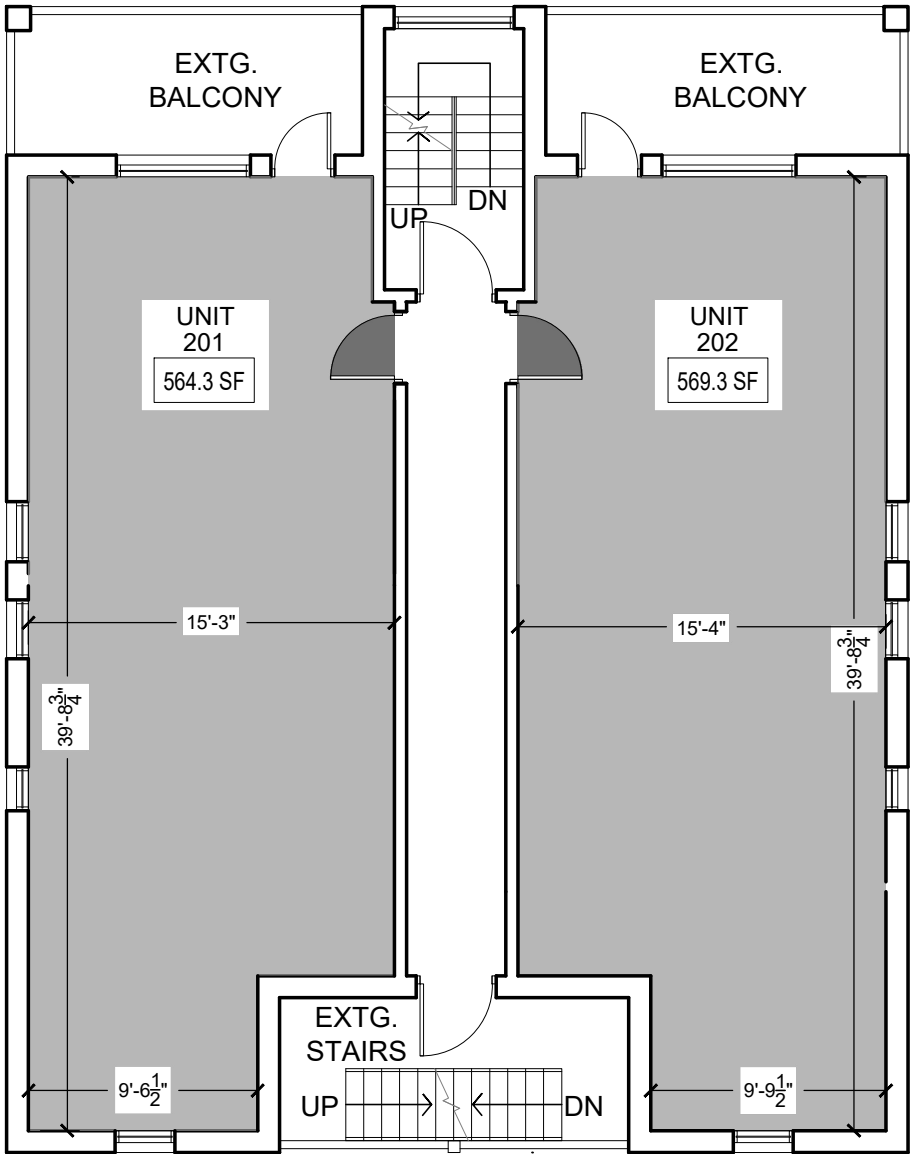


GROUND FLOOR PLAN

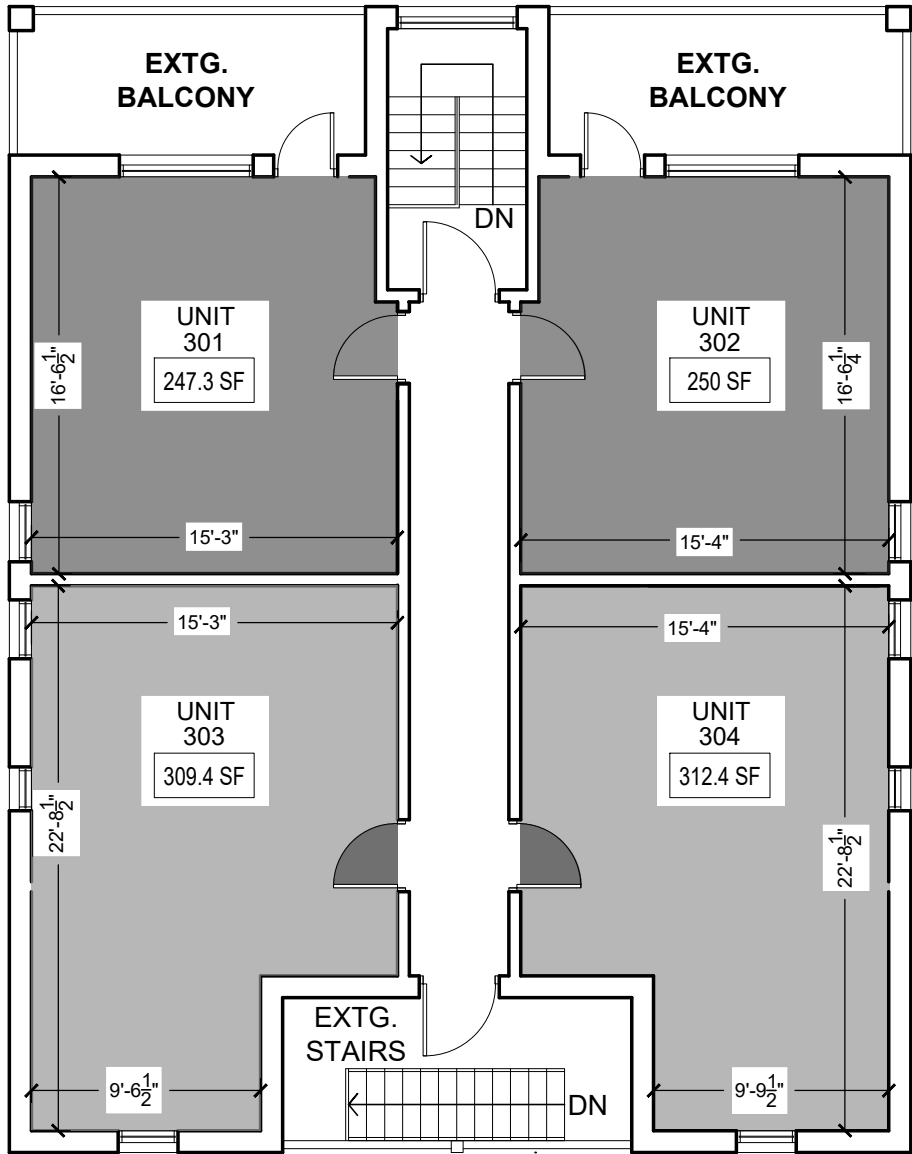
584 MAIN STREET UNIT TYPES	QTY	COLOUR IDEN.
SERVICE/LAUNDRY ROOM	1	
STORAGE UNIT	3	
BACHELOR UNIT	4	
1 BEDROOM UNIT	6	

2ND FLOOR UNITS	TYPE	SQ.M.	COLOUR IDEN.
UNIT 201	1 BEDROOM	52.4	
UNIT 202	1 BEDROOM	52.9	

3RD FLOOR UNITS	TYPE	SQ.M.	COLOUR IDEN.
UNIT 301	BACHELOR	23	
UNIT 302	BACHELOR	23.22	
UNIT 303	1 BEDROOM	28.7	
UNIT 304	1 BEDROOM	29	

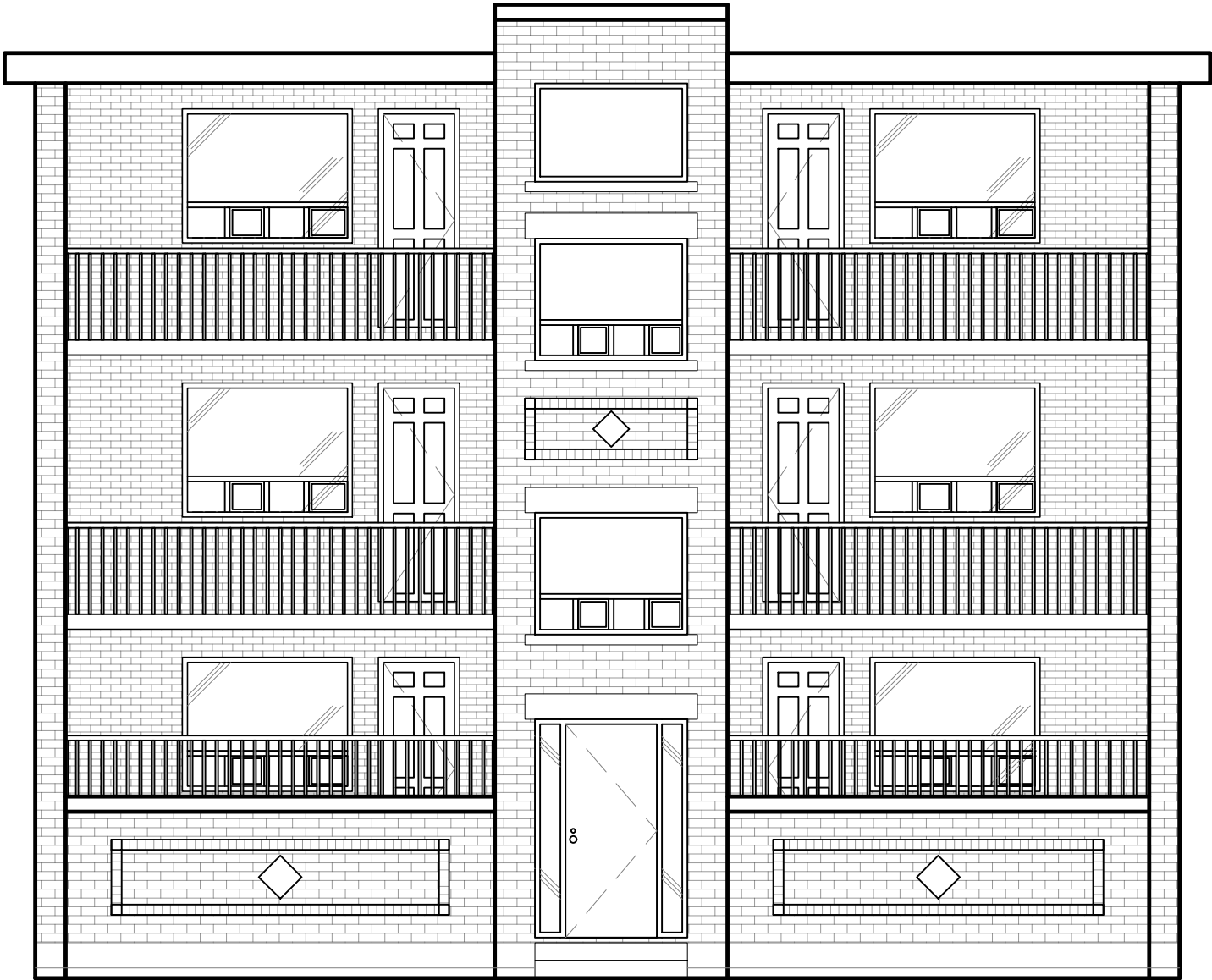


SECOND FLOOR PLAN

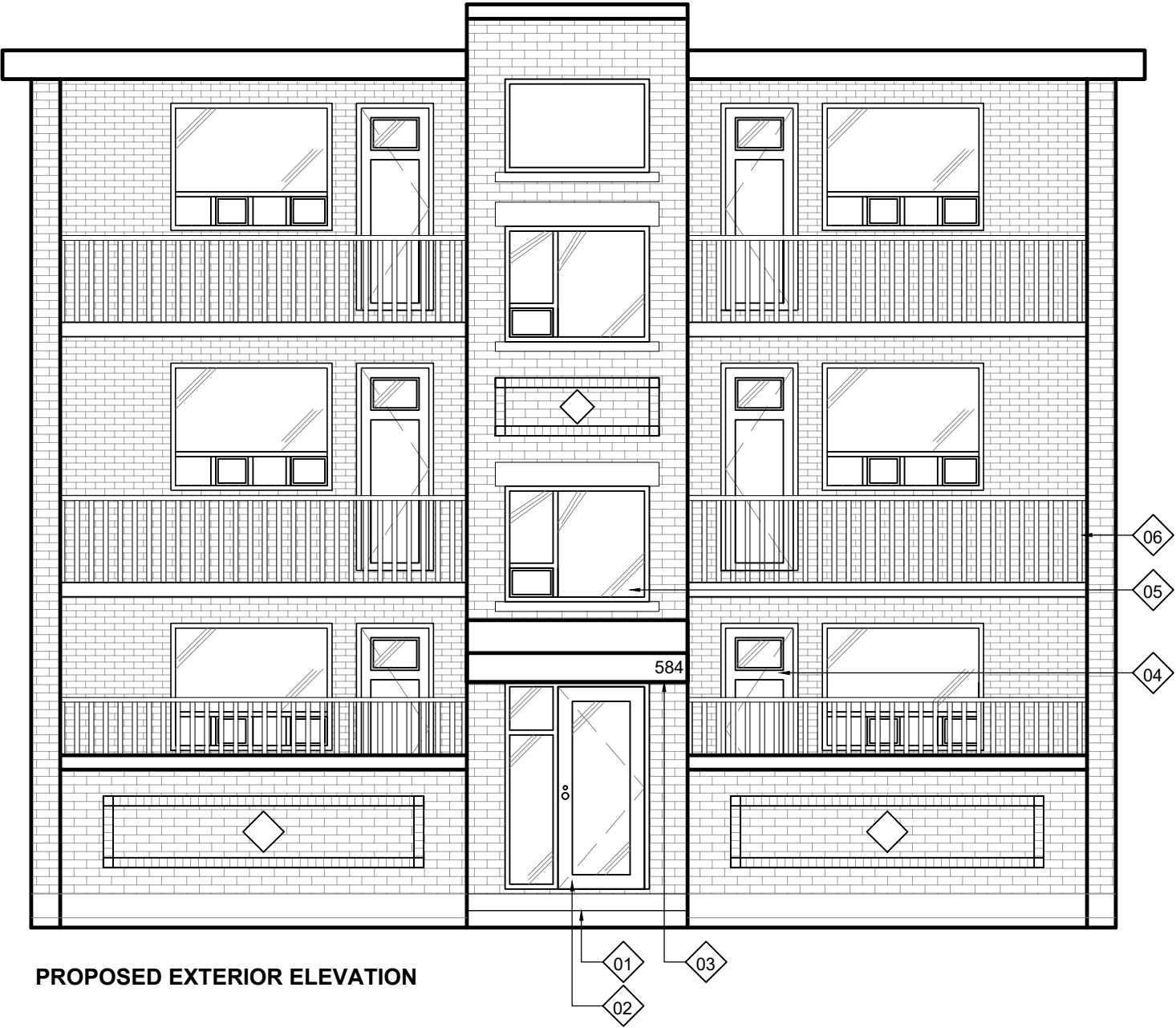


THIRD FLOOR PLAN

EXTERIOR ALTERATIONS	
ITEM NO.	DESCRIPTION
01	EXISTING PORCH STEPS WIDENED.
02	EXISTING ENTRY DOOR & SIDELITE REPLACED WITH NEW.
03	NEW BLACK CANVAS AWNING.
04	EXISTING BALCONY DOORS REPLACED WITH NEW.
05	EXISTING STAIRWELL WINDOWS REPLACED WITH NEW.
06	EXISTING WOOD BALCONY RAILING & SPINDLES REPLACED WITH NEW BLACK METAL SPINDLES AND RAILINGS



EXISTING EXTERIOR ELEVATION



PROPOSED EXTERIOR ELEVATION



Hamilton

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)	Stalakowski Properties LTD.	
Applicant(s)*	Peter Dyakowski, Dave Stala	
Agent or Solicitor	Sheri Crawford X-Design Inc.	

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:
1379296 Ontario INC. 80 Devon Rd. Unit 1, Brampton, ON, L6T 5B3

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:**
Reduction of parking spaces in accordance to Section 18A to 0 on-site spaces, maintain residential suites on main floor versus the required commercial uses, increase recognized 6 units to 10 units, relief from the required 180.0m radial separation of a similar converted structure, reduction of the required unit size of 65 s.m. as per Section 19 of the by-law.
5. **Why it is not possible to comply with the provisions of the By-law?**
The building has existing as a multiple dwelling unit on all levels prior to the by-law. It is recognized as 6 dwelling units, occupying the ground to 3rd floors, with no on-site parking and no area to provide on-site parking. The increase in units is to satisfy the need within the City for habitable spaces and the bachelor style units meet the intent of the occupants.
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**):**
584 Main Street East - PIN 17204-0080
PT LT 11, PL225, as in VM231725 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?

Information from prior owner and title search.

- 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.

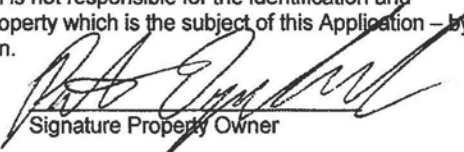
Is the previous use inventory attached? Yes ☐ No ☐

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.

2021-03-22

Date


Signature Property Owner

Peter Dyakowski

Print Name of Owner

10. Dimensions of lands affected:

Frontage	44'
Depth	83'
Area	3652sf
Width of street	67'

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: _

Ground floor area = 136.3 s.m., 4 floors including basement, gross floor area = 545.2 s.m.

Width = 11.2m, Depth = 14.55m

See site plan chart for all details.

Proposed

Same

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 site plan and related chart for all details.

Proposed:

Same

13. Date of acquisition of subject lands:
March 3rd, 2021
-
14. Date of construction of all buildings and structures on subject lands:
Prior to 1950
-
15. Existing uses of the subject property:
Multi-residential
16. Existing uses of abutting properties:
multi-residential
17. Length of time the existing uses of the subject property have continued:
70+ 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:
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
City of Hamilton By-Law 6593, H Zone
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.