

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-21:144

APPLICANTS: KB Civil Constructors Inc.

SUBJECT PROPERTY: Municipal address **24-26 Graham Ave. N. Hamilton**

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

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

PROPOSAL: To create two separate lots having equal frontage in accordance with Consent Application No. HM/B-21:33 and to permit the construction of a new two (2) storey, two family dwelling on the property known as 26 Graham Avenue North notwithstanding that:

1. A lot area of 342.0m² shall be provided instead of the minimum required lot area of 540.0m²,
2. A lot width of 10.6m shall be provided instead of the minimum required lot width of 18.0m,
3. A side yard width of 0.6m shall be provided instead of the minimum required side yard width of 1.2m,
4. Two (2) parking spaces shall be provided in the front yard whereas the by-law does not permit parking in the front yard within a residential district,
5. No onsite manoeuvring shall be provided for the parking space located within the front yard instead of the minimum required 6.0m manoeuvring aisle width and the requirement that a manoeuvring space shall be provided and maintained on the lot,
6. The parking area shall be permitted to occupy 78% of the gross area of the front yard instead of the maximum 50.0% gross area of the front yard permitted for parking purposes
7. The front yard landscaped area shall be a minimum of 23% the gross area of the front yard instead of the minimum 50.0% required front yard landscaped area.

NOTE:

Variances #1 and #2 are necessary to facilitate Consent Application No. HM/B-21:33

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

DATE:	Thursday, May 20th, 2021
TIME:	3:20 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

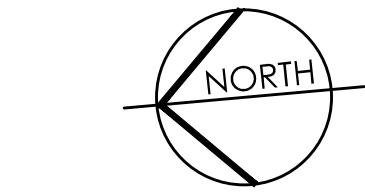
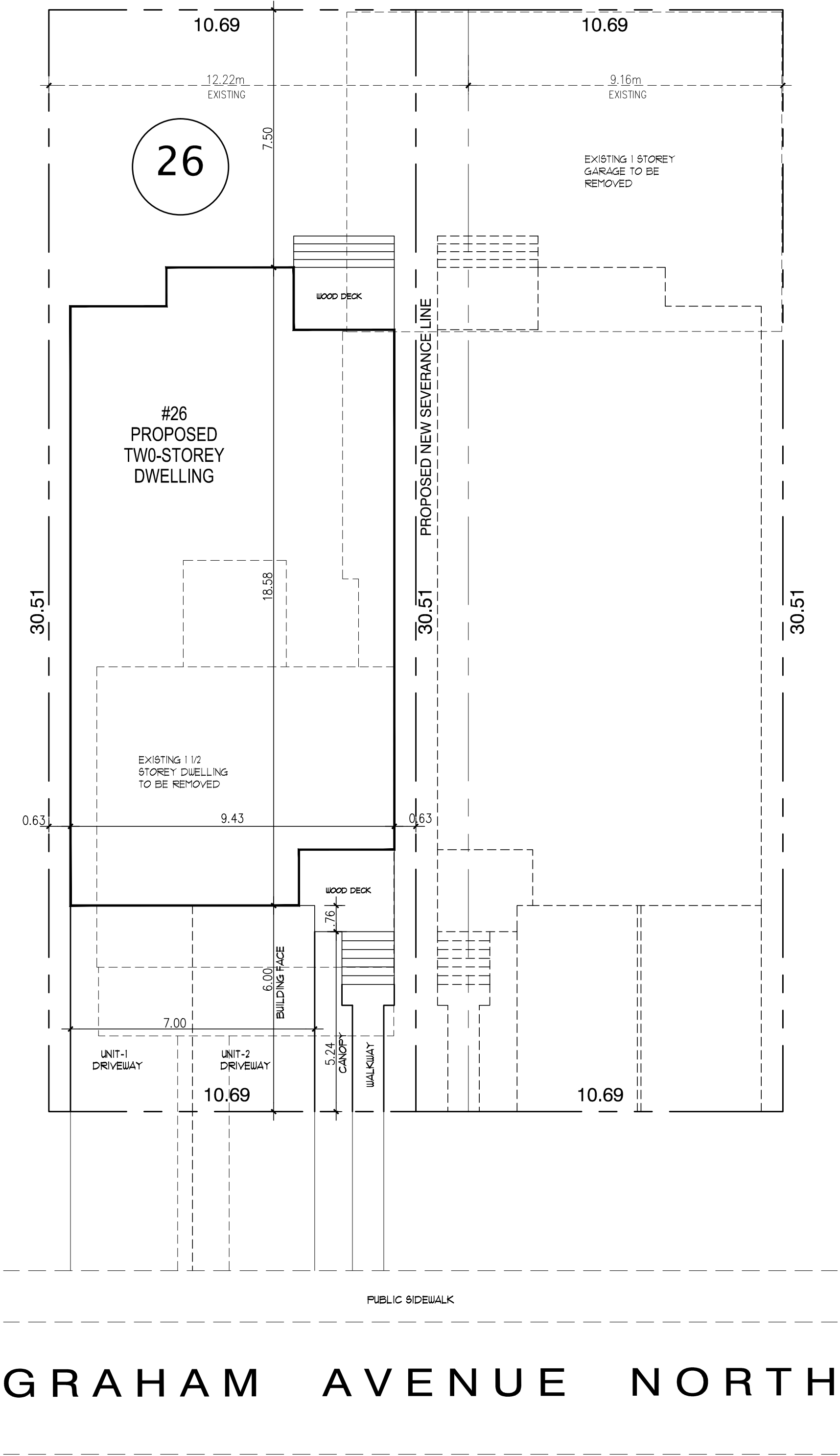
For more information on this matter, including access to drawings illustrating this request:

- 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: 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.



PROPOSED SITE STATISTICS:

LOT AREA = 342.89 m2
BUILDING COVERAGE = 168.52 m2 (INCLUDING PORCH)
BUILDING COVERAGE = 162.20 m2 (EXCLUDING PORCH)

G.F.A LOT 26 UNIT-1	PROPOSED	
	sq. m.	sq. ft.
BASEMENT (EXEMPT)	162.20	1746
MAIN LEVEL	151.98	1636
TOTAL GFA	151.98	1638

G.F.A LOT 26 UNIT-2	PROPOSED	
	sq. m.	sq. ft.
MAIN LEVEL	10.21	110
UPPER LEVEL	156.44	1684
TOTAL GFA	166.65	1794

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These Contract Documents are the property of the architect. The architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application the architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The architect will review Shop Drawings submitted by the Contractor for design conformance only.

Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the architect before commencing work.

Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the architect.

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All work to be carried out in conformance with the Code and bylaws of the authorities having jurisdiction.

The Designer of these plans and specifications gives no warranty or representation to any party about the constructability of the represented by them, all contractors or subcontractors must satisfy themselves when bidding and at all times that they can properly construct the work represented by these plans.

notes:

2 rev. as per city comments 02-11-21
1 issued for review - 1 01-19-21
revisions: m-d-yr

architectural team :

eduardo ortiz

planning:

structural:

electrical:

mechanical:

landscape:

site services:

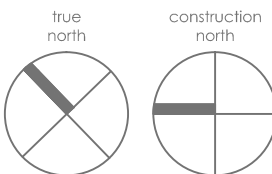
owner:
family detached
hamilton, ontario
L8H 4J7

project:
graham avenue north
hamilton, ontario

site plan

feb. 11, 2021

adg



#26

date:

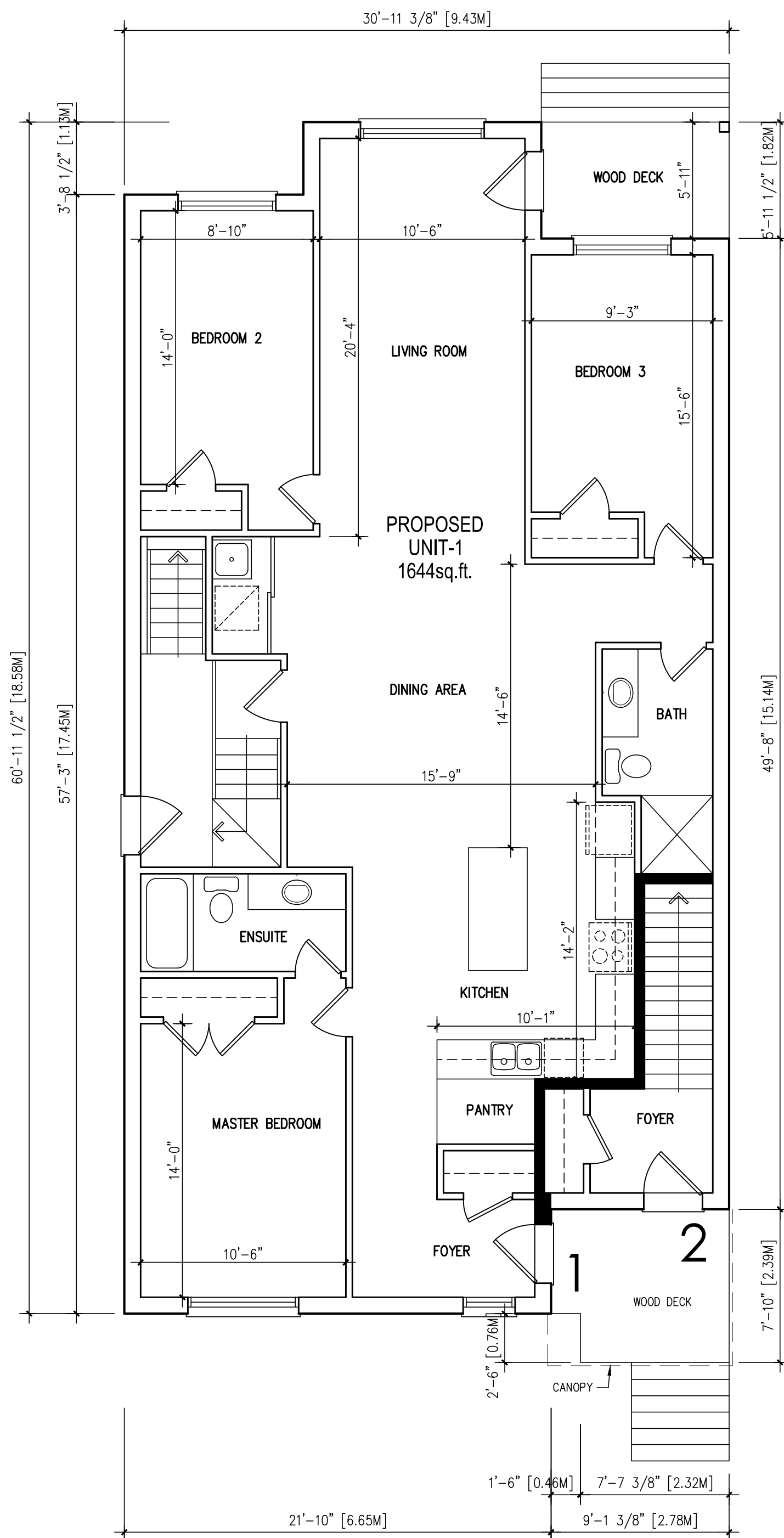
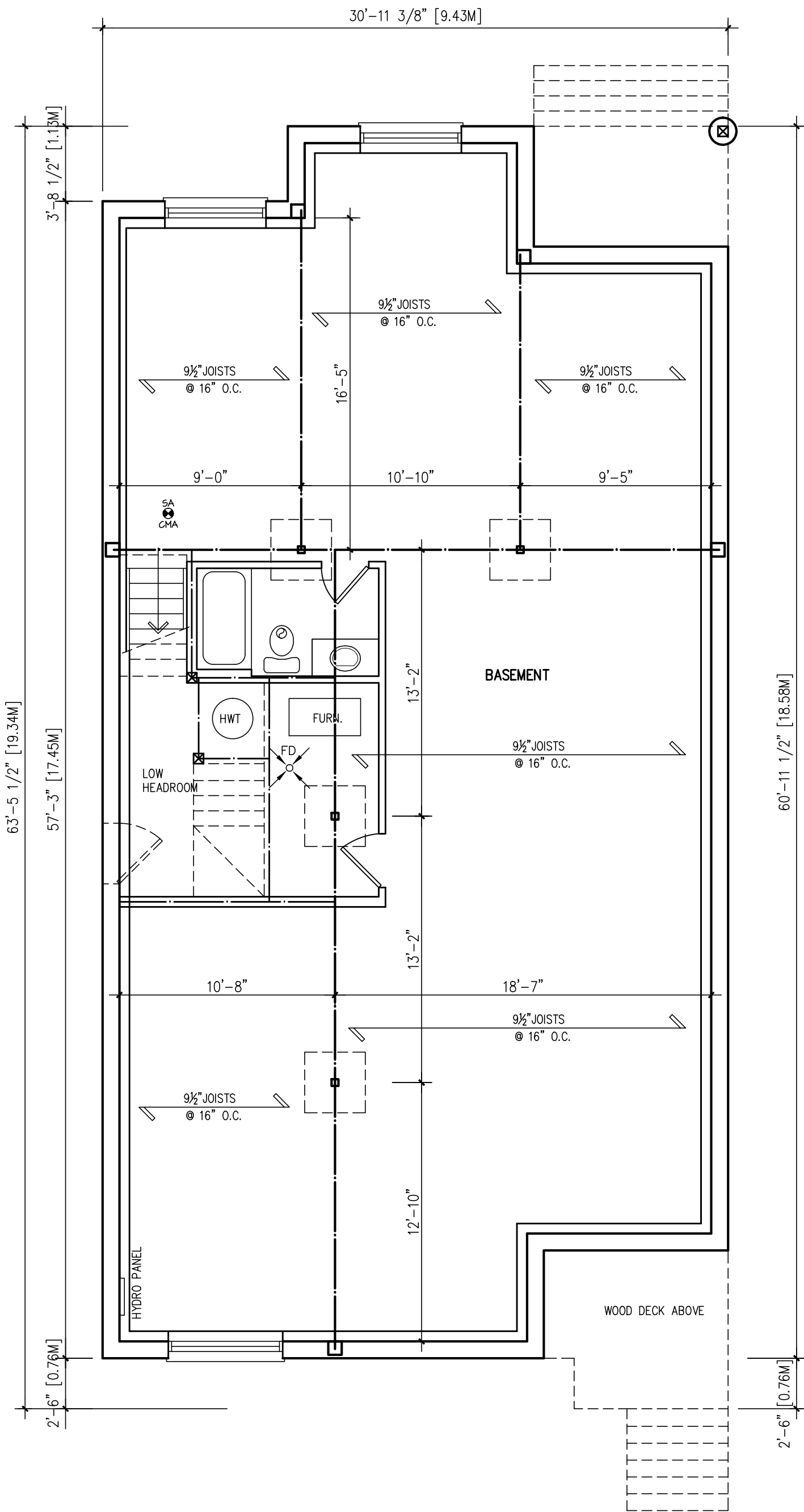
scale:

project:

drawn by:

drawing number:

A101



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notes:

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1 issued for review - 1
revisions: 02-11-21
01-19-21
m-d-yr

architectural team :

eduardo ortiz

planning:

structural:

electrical:

mechanical:

landscape:

site services:

owner:
family detached
hamilton, ontario
L8H 4J7

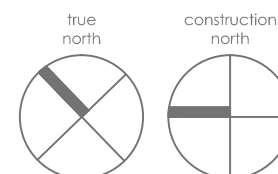
project:
graham avenue north
hamilton, ontario

basement &
main floor layouts

feb. 11, 2021

3/16 :1'-0"

adg



date:

scale:

project:

drawn by:

drawing number:

A301

architectureunfolded

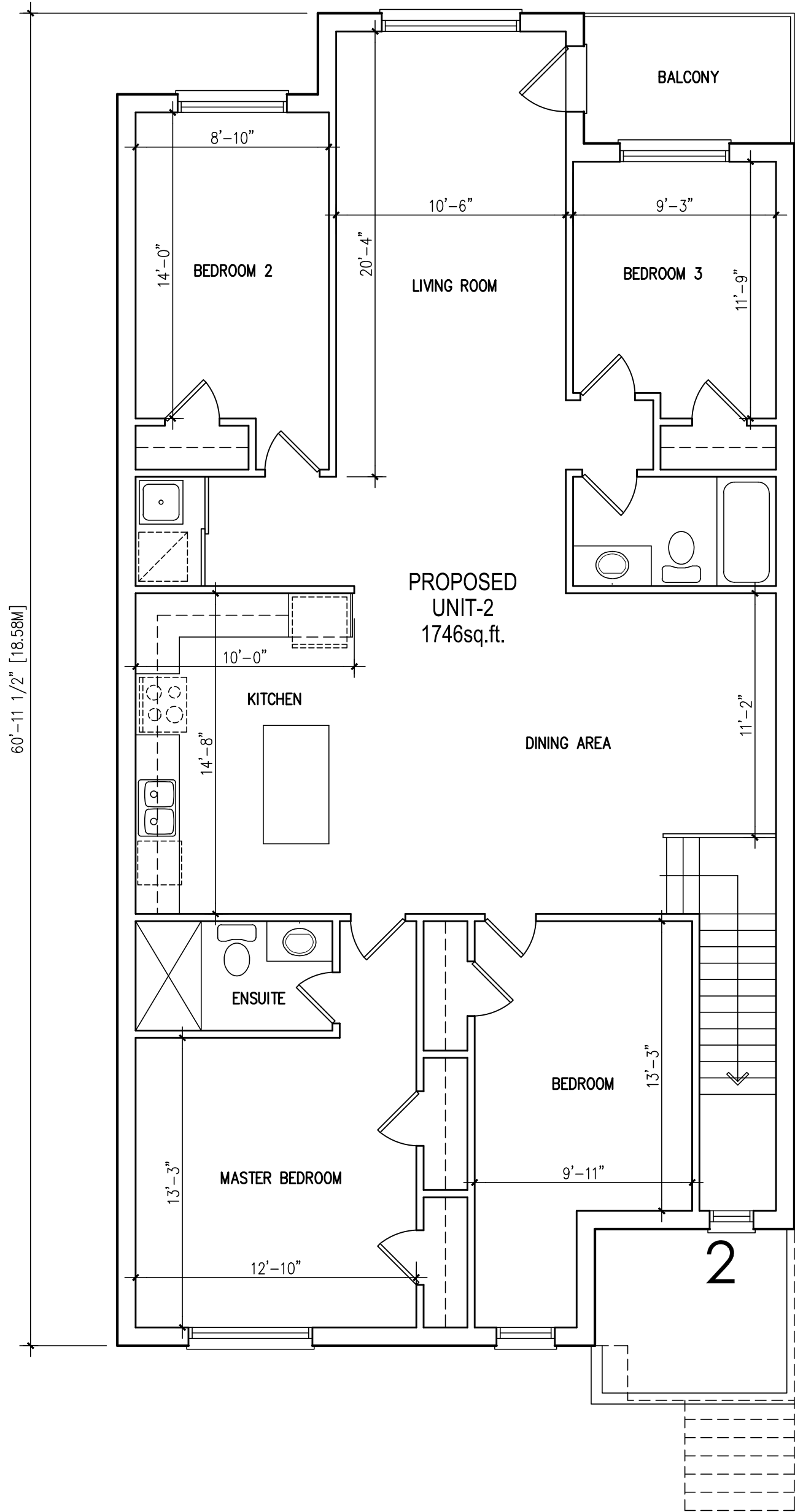
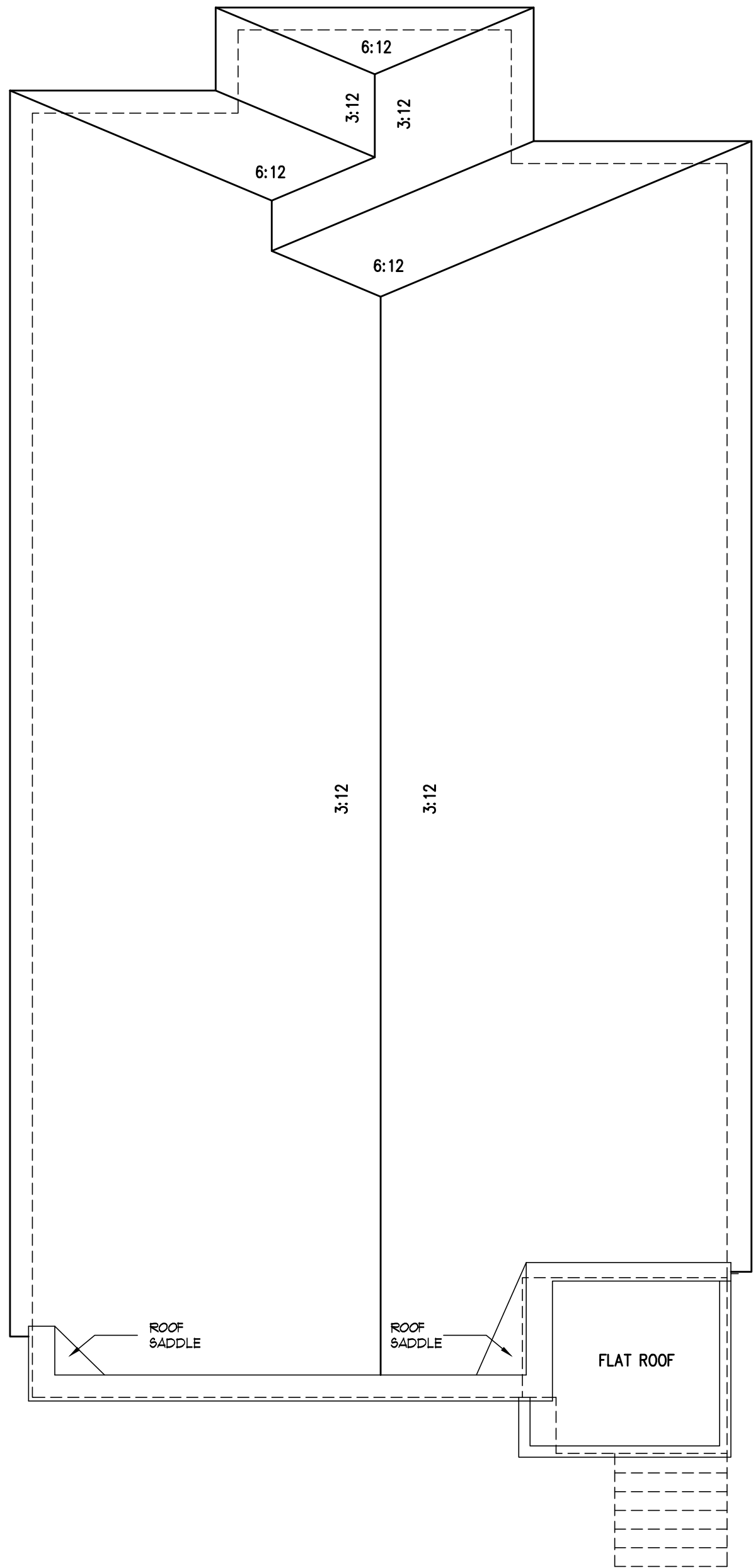
info@unfolded.ca

tel: (416) 601.5416

M&K 178

toronto, on.

368 dufferin street.



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L8H 4J7

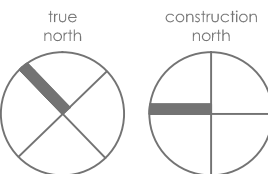
project:
graham avenue north
hamilton, ontario

second floor layout &
roof plan

feb. 11, 2021

3/16 :1'-0"

adg

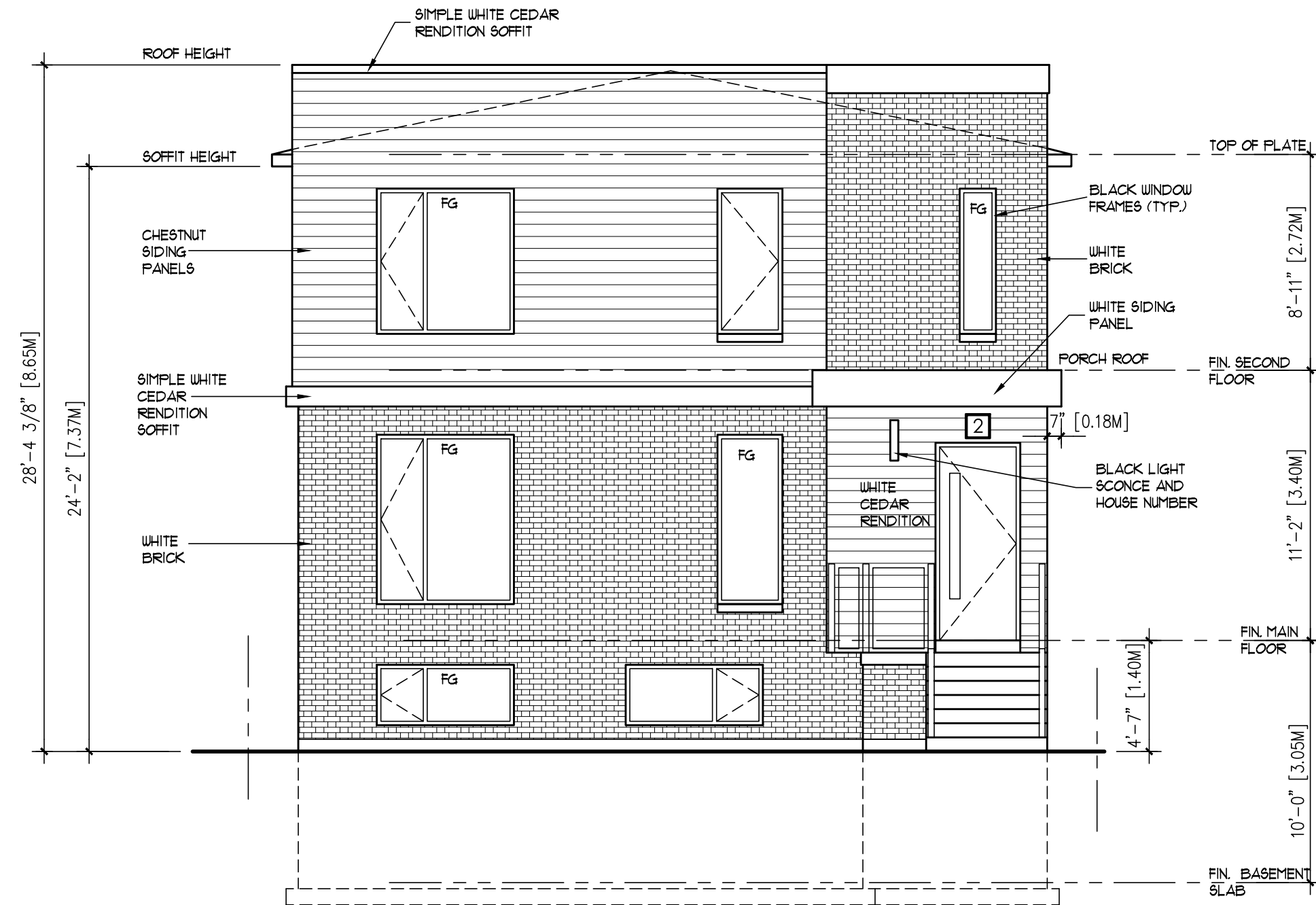


date:
scale:
project:
drawn by:

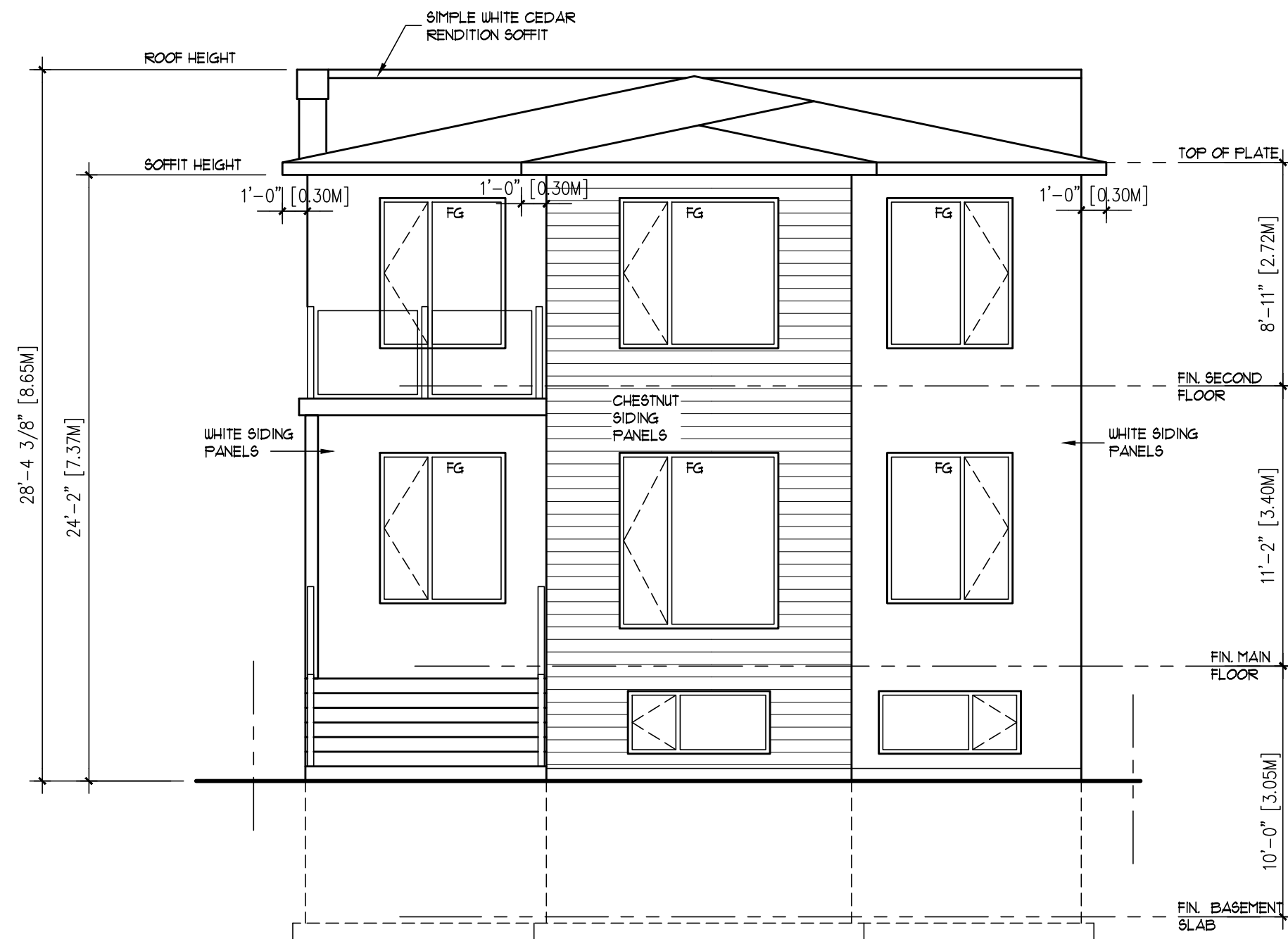
drawing number:

A302

#26



front elevation



rear elevation

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L8H 4J7

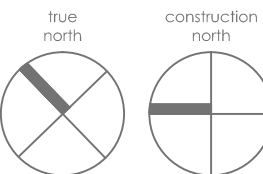
project:
graham avenue north
hamilton, ontario

front & rear elevations

feb. 11, 2021

3/16 : 1'-0"

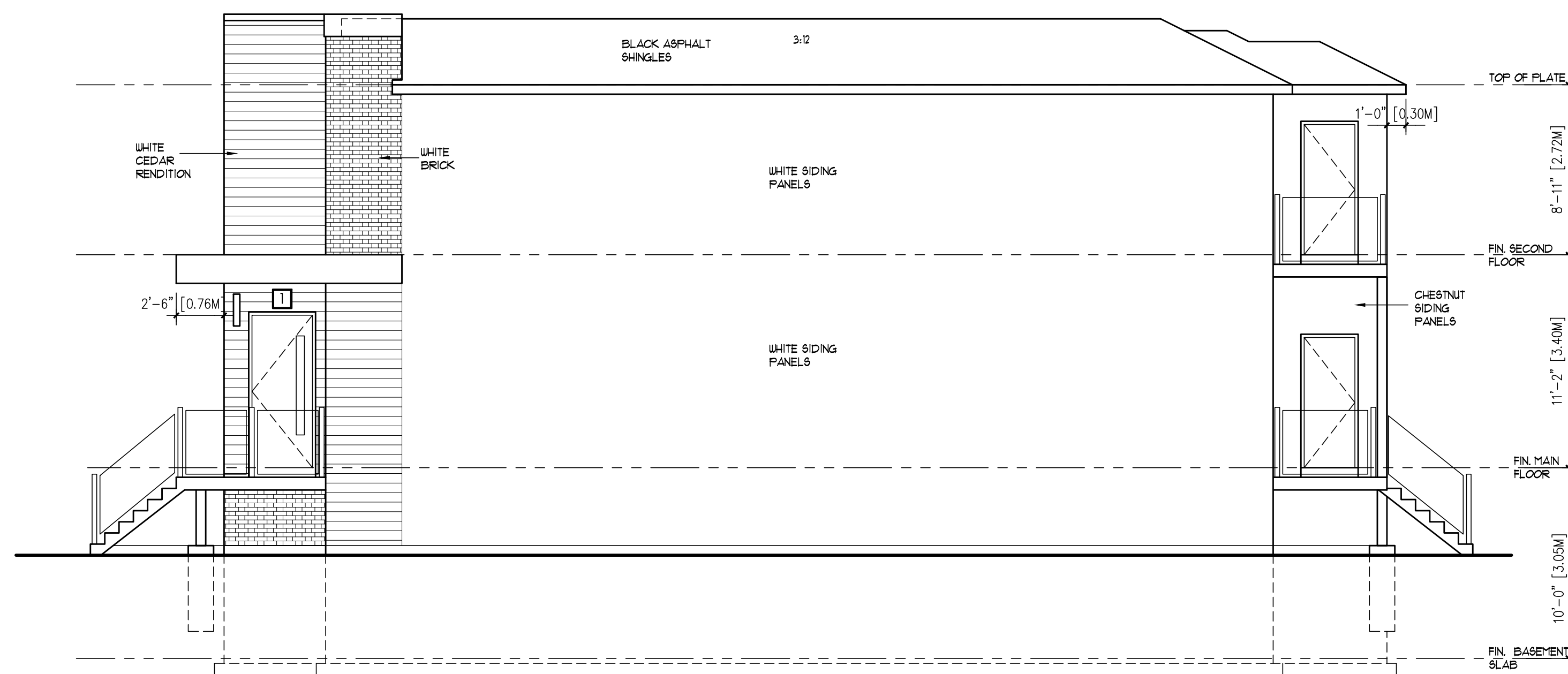
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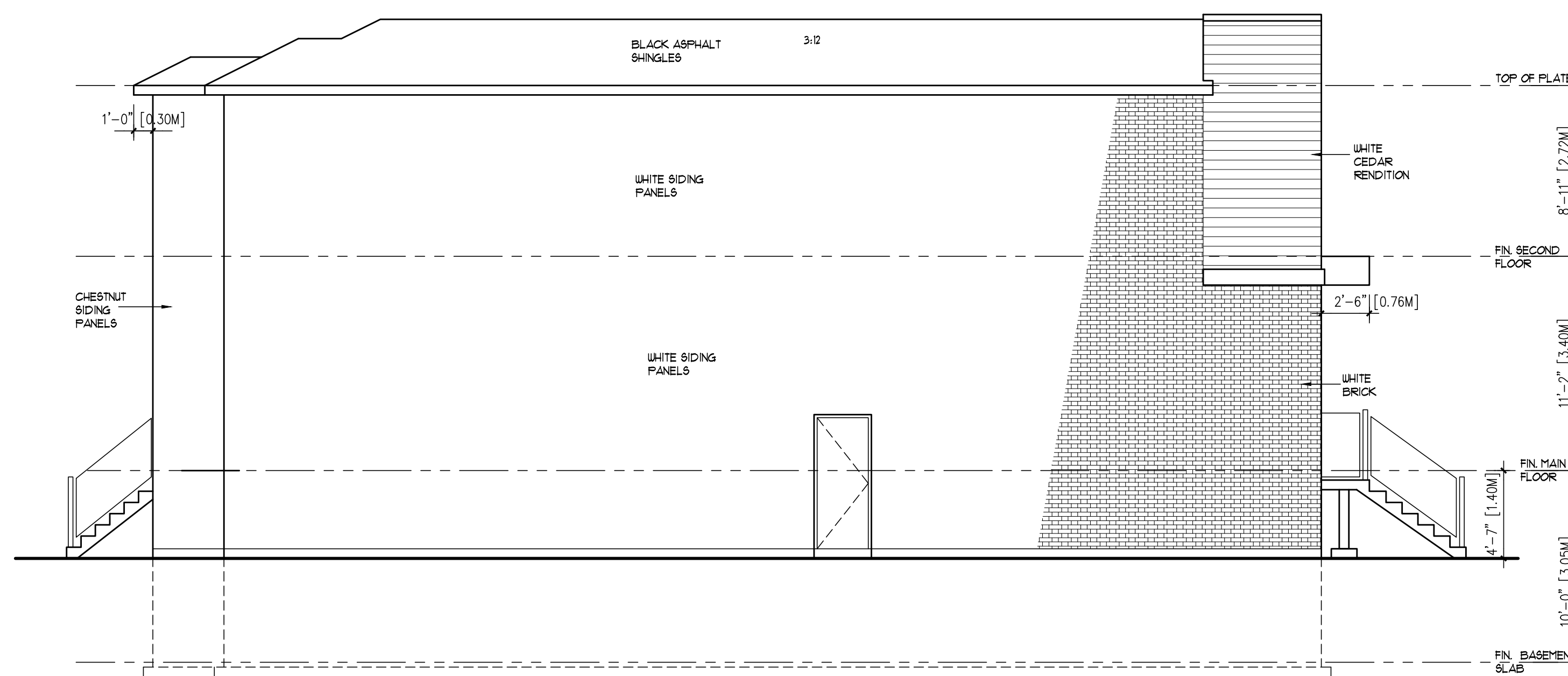
drawing number:

A401

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right side elevation



left side elevation

**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)	KB CIVIL CONSTRUCTORS INC.		
Applicant(s)*	KB CIVIL CONSTRUCTORS INC.		
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:
As per Zoning Report attached
5. Why it is not possible to comply with the provisions of the By-law?
Client desires to build affordable market housing instead higher priced single family home.
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**):
26 Graham Avenue North, Hamilton ON
7. PREVIOUS USE OF PROPERTY
- | | | | | | |
|--------------|-------------------------------------|------------|--------------------------|------------|--------------------------|
| Residential | <input checked="" type="checkbox"/> | Industrial | <input type="checkbox"/> | Commercial | <input type="checkbox"/> |
| Agricultural | <input type="checkbox"/> | Vacant | <input type="checkbox"/> | | |
- 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?
property deed, survey and zoning review

- 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.

2021.02.12

Date

Signature Property Owner

KB CIVIL CONSTRUCTORS INC

Print Name of Owner

10. Dimensions of lands affected:

Frontage	<u>10.68</u>
Depth	<u>30.51</u>
Area	<u>342.89</u>
Width of street	<u></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:
as per survey attached

Proposed
as per site plan attached

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

Existing:
as per survey attached

Proposed:
as per site plan attached

13. Date of acquisition of subject lands:
July 2020
-
14. Date of construction of all buildings and structures on subject lands:
unknown
-
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:
unknown
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:
n/a
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
n/a
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
THIS APPLICATION IS TO BE EVALUATED AS PART OF SEVERANCE AND MINOR VARIANCE APPLICATIONS FOR 24 & 26 GRAHAM AVE NORTH.
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.