

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-21:20

APPLICANTS: Richie Khanna on behalf of the owner G-Rap Properties Inc.

SUBJECT PROPERTY: Municipal address **101 Leeming St., Hamilton**

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

ZONING: "D" (Urban Protected Residential) district

PROPOSAL: To permit the conversion of the existing Single Family Dwelling to contain two (2) dwelling units notwithstanding that:

1. A lot area of 200.0m² shall be provided instead of the minimum lot area of 270.0m² required for a converted building.
2. An access driveway width of 2.2m shall be provided instead of the minimum required access driveway width of 2.8m.
3. A minimum of 41 % of the gross area of the front yard shall be provided as landscaped area instead of the minimum required 50 % of the gross area of the front yard, which shall be used as landscaped area.

NOTES:

- i. A variance has been requested to permit a reduced manoeuvring space for each of the two (2) proposed parking spaces. However, the manoeuvring space for parking spaces located in the rear yard may be provided on a public laneway and a variance is not required.

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

DATE: Thursday, May 27th, 2021
TIME: 3:55 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 11th, 2021.

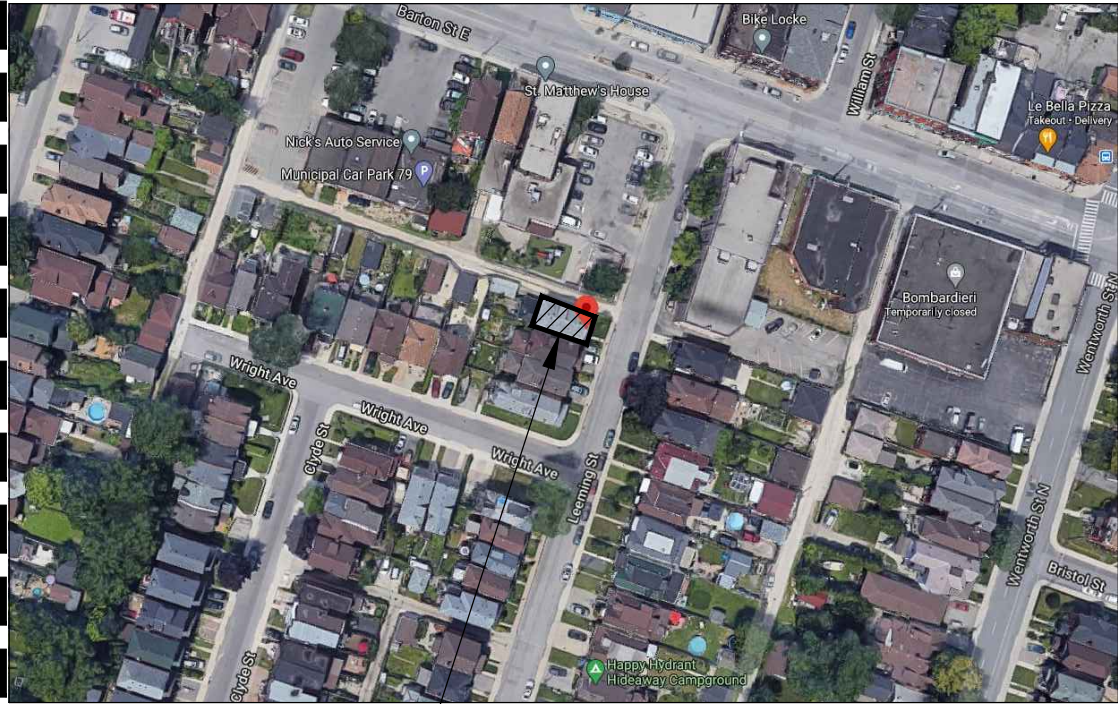
Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

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.

MINOR VARIANCE
101 LEEMING STREET,
HAMILTON, ON L8L 5T5



EXISTING BUILDING IMAGE



AREA OF WORK



KEY MAP



CONSULTANTS

SCOPE OF WORK:

- 1. CONVERSION TO 2 DWELLING UNITS.
- 2. INTERIOR ALTERATION.
- 3. NEW EXTERIOR BASEMENT WALKOUT.

TITLE/SITE

ARCHITECTURAL

- A0.01 COVER PAGE
- SP1.01 SITE PLAN
- A1.01 EXISTING FLOOR PLANS
- A2.01 PROPOSED FLOOR PLANS
- A3.01 BUILDING ELEVATIONS

REVISIONS

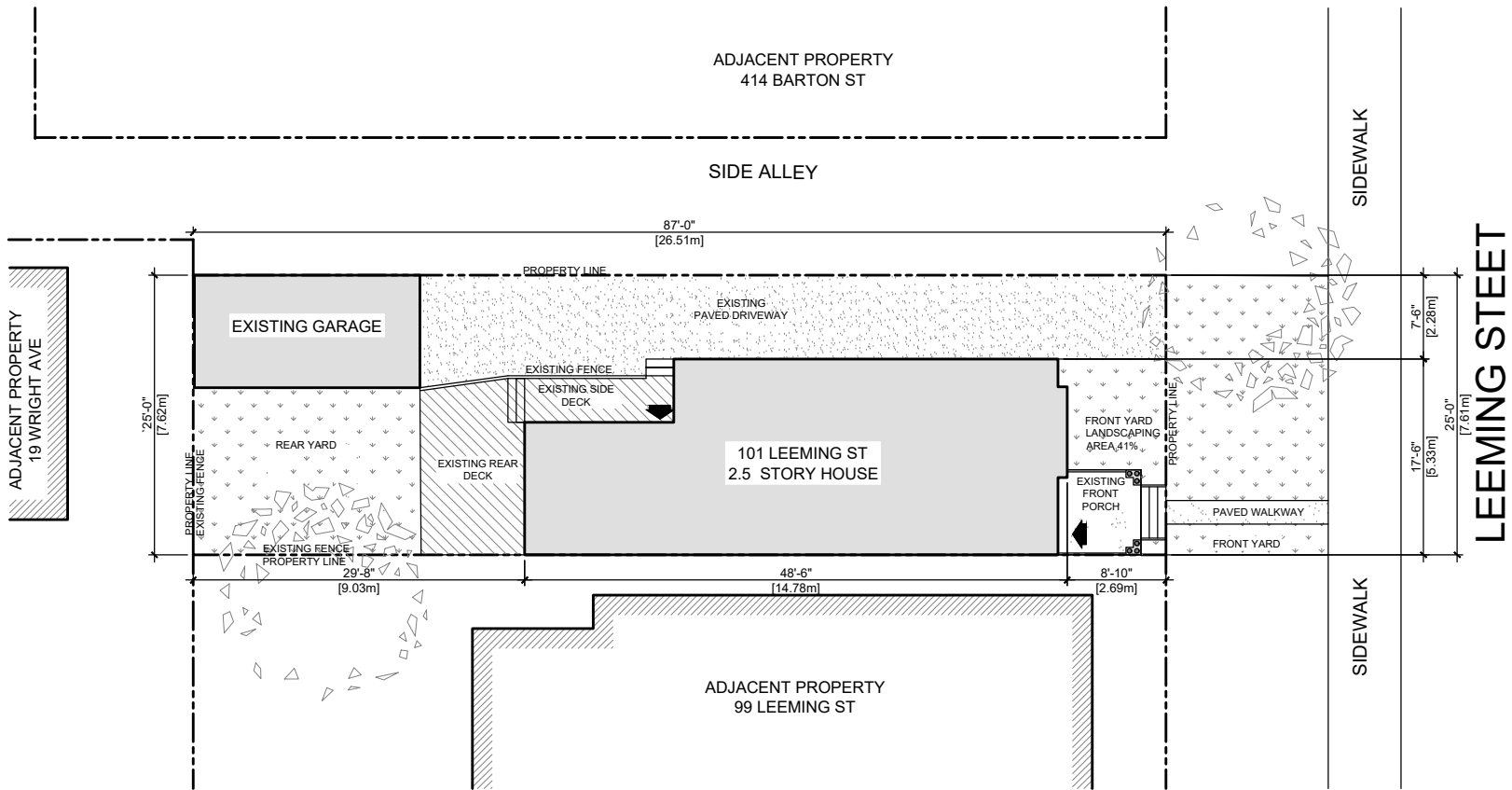


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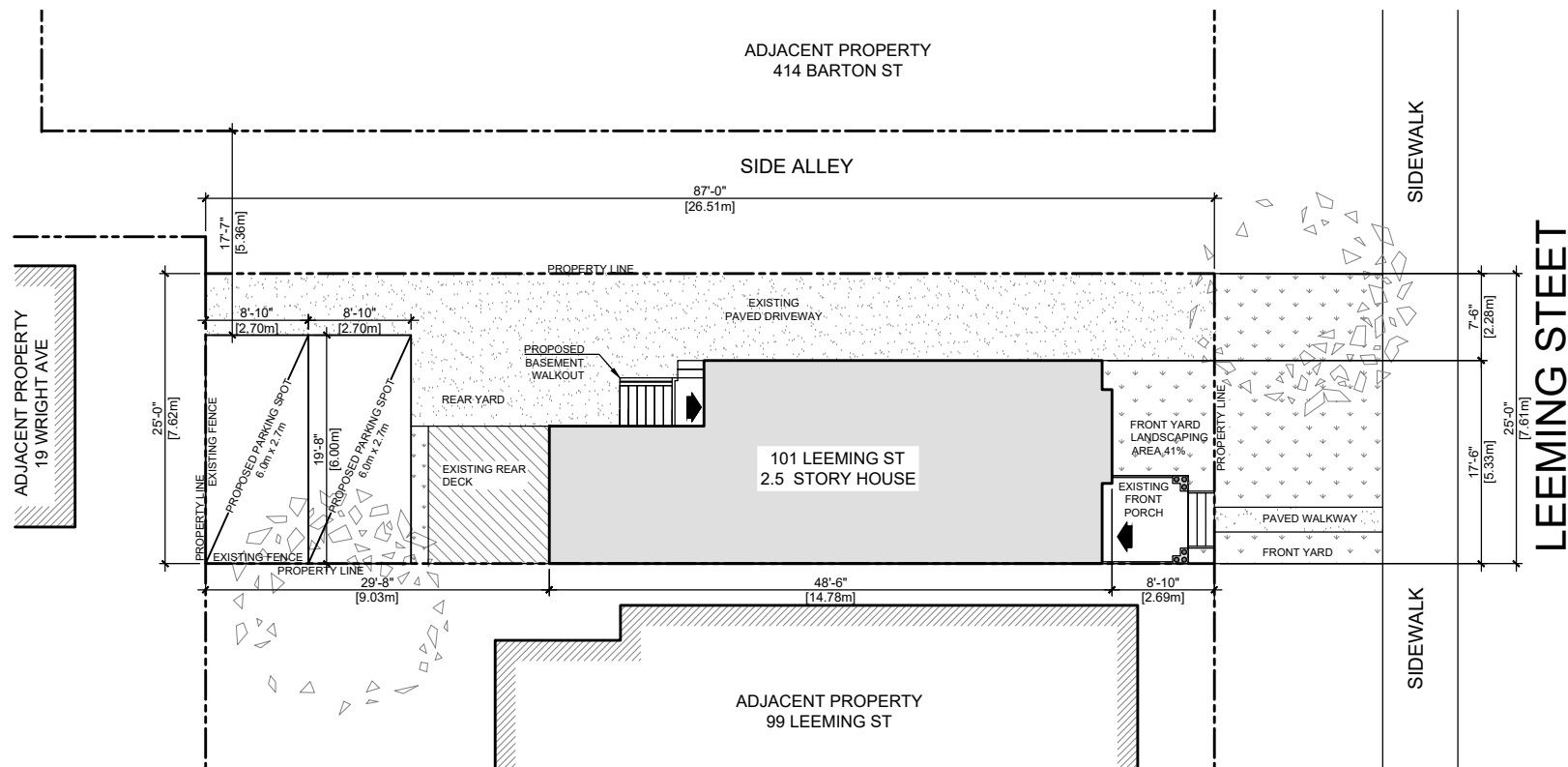
3	2020-12-20	FOR MINOR VARIANCE	EH
2	2020-12-20	ISSUED FOR PERMIT	EH
1	2020-10-21	ISSUED FOR REVIEW	FA
NO.	DATE	DESCRIPTION	BY

REVISIONS		
PROJECT ADDRESS		15 CEDAR AVE, HAMILTON, ON, L8M 3A6
SCALE		AS NOTED
DATE		2020-12-21
PAGE TITLE		COVER PAGE
PROJECT NO. RR35-2020		DRAWING NO. A0.01
DRAWN BY EH		
REVIEWED BY RK		1 OF 5

SHEET INDEX



1 EXISTING SITE PLAN
Scale: 1/8"=1'-0"



2 PROPOSED SITE PLAN
Scale: 1/8"=1'-0"

SITE STATISTICS	
SITE LOT	0.05 ACRE (201 m²) (EXISTING)
FRONTAGE	25'-00" (7.62 m) (EXISTING)
DEPTH	87'-00" (26.51 m) (EXISTING)
ZONING CODE	D
WARD	WARD 3
PARENT BY-LAW	6593 FORMER HAMILTON
LANDSCAPING FRONTAGE	41% (EXISTING)
PARKING	PROPOSED 2 SPOTS

BUILDING SETBACKS	
FRONT	2.69m (EXISTING)
REAR	9.03m (EXISTING)
NORTH SIDE	2.28m (EXISTING)
SOUTH SIDE	0.0m (EXISTING)
BUILDING STATISTICS	
HEIGHT	~23' (~7 m) (EXISTING)
WIDTH	17'-6" (5.33m) (EXISTING)
DEPTH	48'-6" (14.78 m) (EXISTING)
# OF STOREYS	2.5

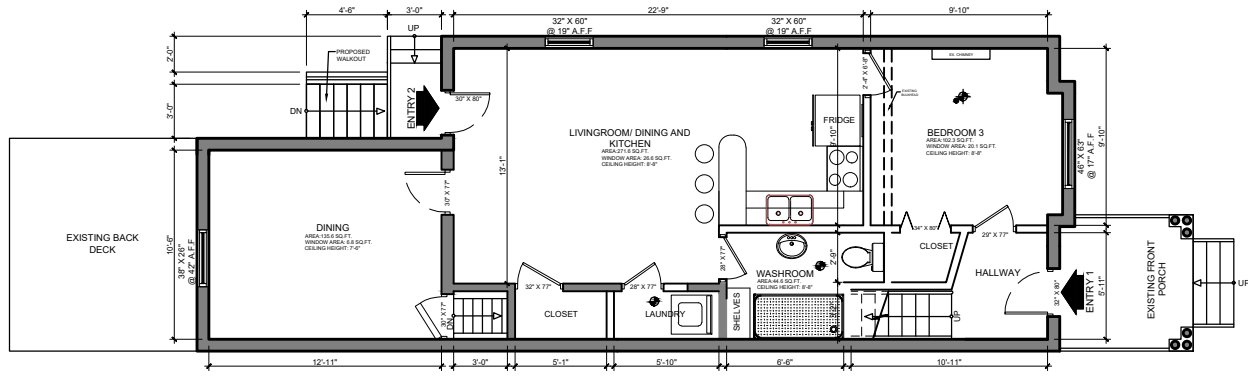
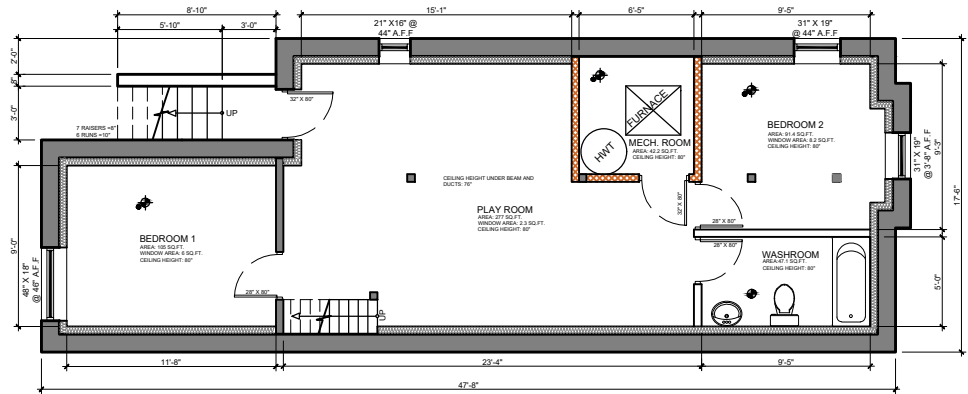
BUILDING FLOOR AREAS		
	EXISTING	PROPOSED
GROSS AREA	170.57 m²	170.48 m²
BASEMENT FLOOR AREA	71.84 m²	71.84 m²
GROUND FLOOR AREA	70.61 m²	70.61 m²
SECOND FLOOR AREA	53.51 m²	54.72 m²
ATTIC FLOOR AREA	46.45 m²	45.15 m²



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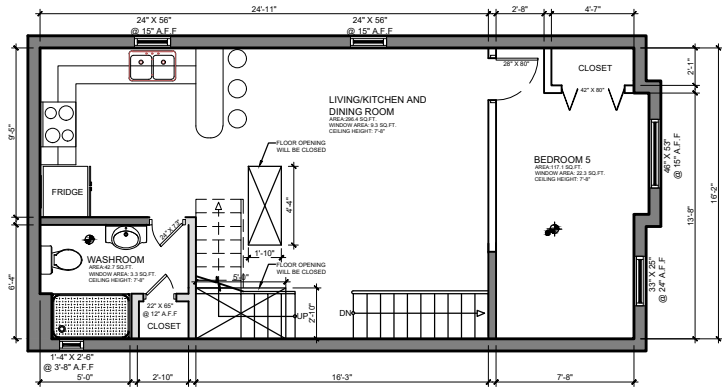
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PROJECT ADDRESS			
15 CEDAR AVE, HAMILTON, ON, L8M 3A6			
SCALE			
AS NOTED			
DATE			
2020-12-21			
PAGE TITLE			
SITE PLAN			
PROJECT NO.		DRAWING NO.	
RR35-2020		SP1.01	
DRAWN BY		EH	
REVIEWED BY		RK	
			2 OF 5



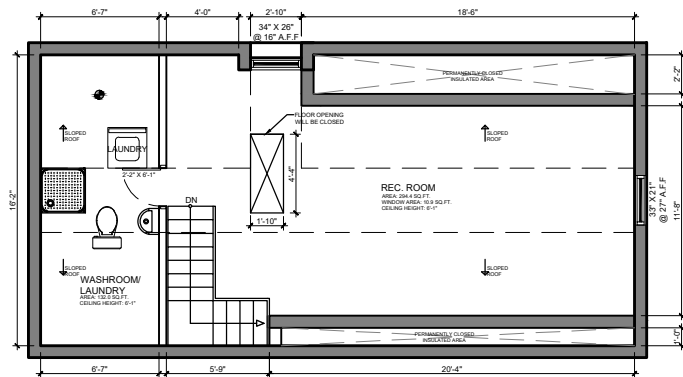


1 PROPOSED BASEMENT FLOOR PLAN
Scale: 3/32"=1'-0"

2 PROPOSED GROUND FLOOR PLAN
Scale: 3/32"=1'-0"



3 PROPOSED SECOND FLOOR PLAN
Scale: 3/32"=1'-0"

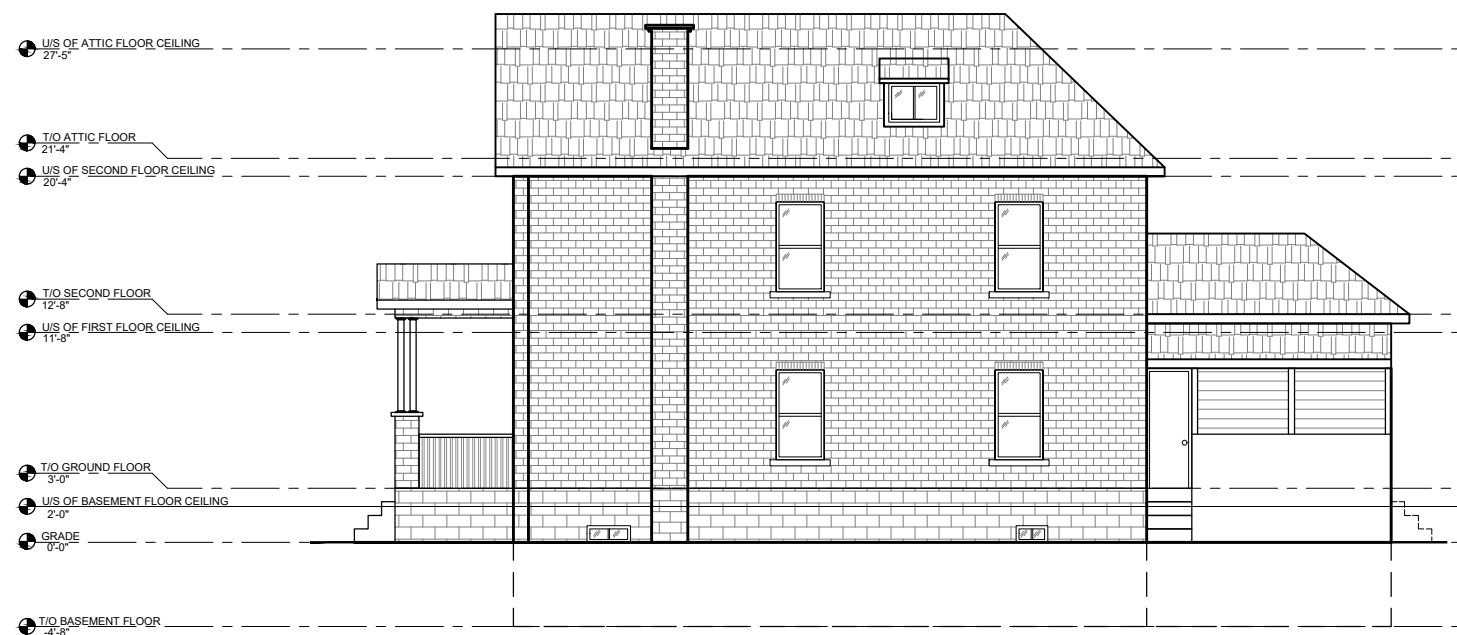


4 PROPOSED ATTIC FLOOR PLAN
Scale: 3/32"=1'-0"

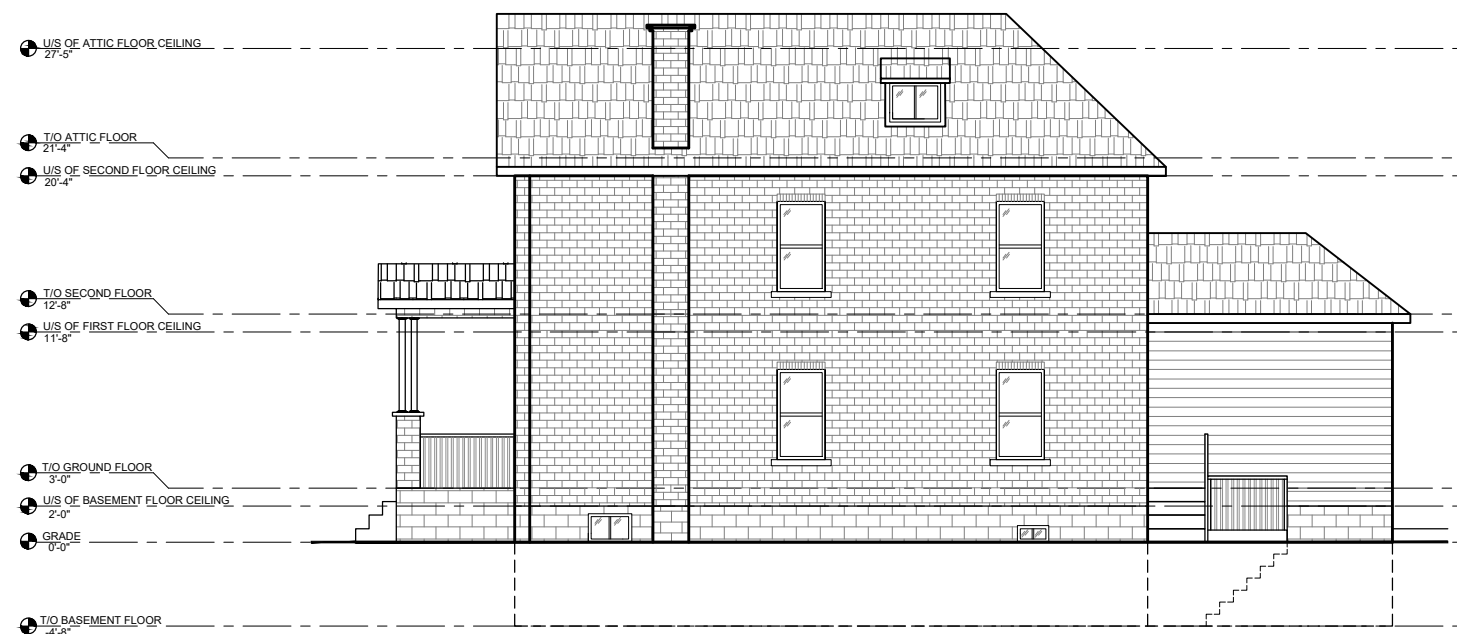


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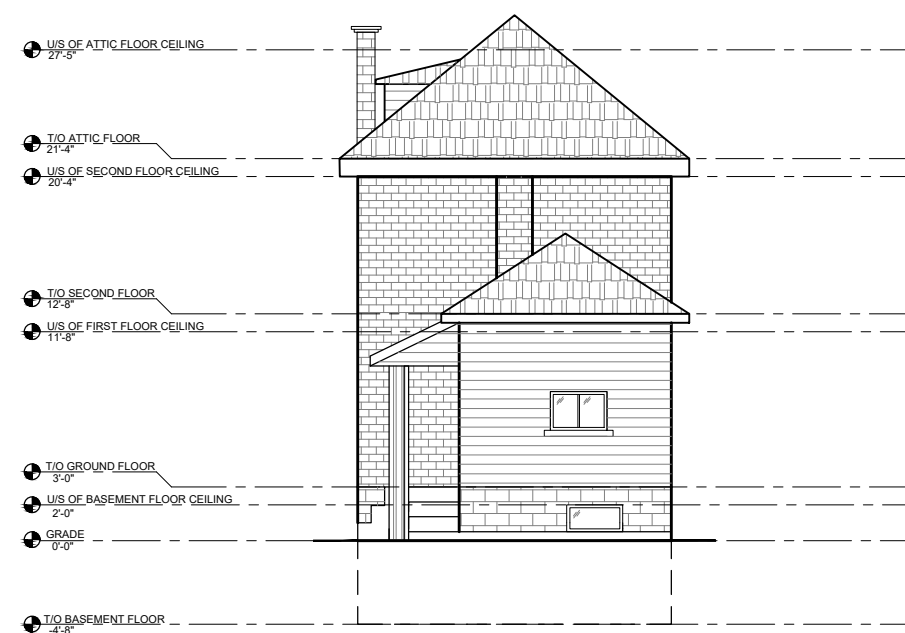
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REVISIONS			
PROJECT ADDRESS	15 CEDAR AVE, HAMILTON, ON, L8M 3A6		
SCALE	AS NOTED		
DATE	2020-12-21		
PAGE TITLE	EXISTING BASEMENT PLAN		
PROJECT NO. RR35-2020	DRAWING NO. A1.01		
DRAWN BY EH			
REVIEWED BY RK			
			4 OF 5



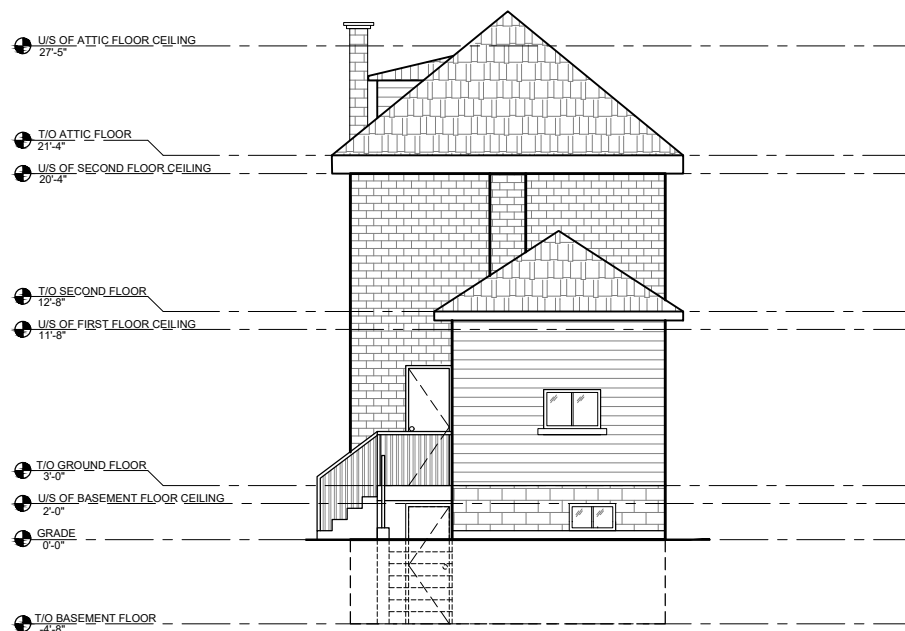
1 EXISTING EXTERIOR ELEVATION - NORTH SIDE
Scale: 1/8"=1'-0"



2 PROPOSED EXTERIOR ELEVATION - NORTH SIDE
Scale: 1/8"=1'-0"



3 EXISTING EXTERIOR ELEVATION - WEST SIDE
Scale: 1/8"=1'-0"



4 PROPOSED EXTERIOR ELEVATION - WEST SIDE
Scale: 1/8"=1'-0"



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REVISIONS			
PROJECT ADDRESS		15 CEDAR AVE, HAMILTON, ON, L8M 3A6	
SCALE		AS NOTED	
DATE		2020-12-21	
PAGE TITLE		EXISTING AND PROPOSED SIDE ELEVATION	
PROJECT NO. RR35-2020		DRAWING NO. A3.01	
DRAWN BY EH			5 OF 5
REVIEWED BY RK			

6. Nature and extent of relief applied for:

1) Convert existing single family dwelling to 2 family, lot area required minimum 270m², provided 201m². 2) Proposed 2 rear parking spots 6m x 2.7m with maneuvering 5.36m (required 6m)
3) Front yard landscaping area 41% (required 50% minimum)

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

Existing site conditions.

8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):

101 Leeming street, Hamilton, L8L 5T5, Zone "D"

Urban protected residential one and two family dwelling.

9. PREVIOUS USE OF PROPERTY

Residential ☒ Industrial ☐ Commercial ☐

Agricultural ☐ Vacant ☐

Other

9.1 If Industrial or Commercial, specify use

9.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?

Yes ☐ No ☒ Unknown ☐

9.3 Has a gas station been located on the subject land or adjacent lands at any time?

Yes ☐ No ☒ Unknown ☐

9.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?

Yes ☐ No ☒ Unknown ☐

9.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?

Yes ☐ No ☒ Unknown ☐

9.6 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 ☐

9.7 Have the lands or adjacent lands ever been used as a weapon firing range?

Yes ☐ No ☒ Unknown ☐

9.8 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 ☐

9.9 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 _____

9.10 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 _____

9.11 What information did you use to determine the answers to 9.1 to 9.10 above?

9.12 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 ☒

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.

Dec 15, 2020
Date


Signature Property Owner

Aro Morrison
Print Name of Owner

10. Dimensions of lands affected:

Frontage 7.6m
Depth 26.5m
Area 201 sq.m
Width of street 3.8m

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: 58.64 sq.m, Second floor area: 46.6 sq.m, Attic: 41.31 sq.m

Gross area: 146.59 sq.m, Number of stories: 2.5, Width: 5.33m, Length: 14.7m.

Height: ~7 m

Proposed: N/A Existing to remain as is.

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

Existing: Front: 2.69m. Back: 9.01m. North side: 2.26m. South side: 0.0m.

- Proposed: N/A Existing to remain as is.
13. Date of acquisition of subject lands:
Oct 29, 2020
14. Date of construction of all buildings and structures on subject lands:
unknown
15. Existing uses of the subject property: Residential Zone "D"
16. Existing uses of abutting properties: Residential Zone "D"
17. Length of time the existing uses of the subject property have continued:
18. Municipal services available: (check the appropriate space or spaces)
- | | | | |
|----------------|-------------------------------------|-----------|-------------------------------------|
| Water | <input checked="" type="checkbox"/> | Connected | <input checked="" type="checkbox"/> |
| Sanitary Sewer | <input checked="" type="checkbox"/> | Connected | <input checked="" type="checkbox"/> |
| Storm Sewers | <input checked="" type="checkbox"/> | | |
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:
6593 Former Hamilton, Zone "D"
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. 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.

NOTE: It is required that two copies of this application be filed with the secretary-treasurer of the Committee of Adjustment together with the maps