



Hamilton

**COMMITTEE OF ADJUSTMENT**

City Hall, 5<sup>th</sup> 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](mailto:cofa@hamilton.ca)

## **NOTICE OF PUBLIC HEARING** **Minor Variance**

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**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
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**APPLICATION NO.:** HM/A-21:182

**APPLICANTS:** Owner S & A Stillman  
Agent Ken Bekendam

**SUBJECT PROPERTY:** Municipal address **75 Adair St. N., Hamilton**

**ZONING BY-LAW:** Zoning By-law 6593, as Amended by By-law 20-076

**ZONING:** C district (Urban Protected Residential, etc.)

**PROPOSAL:** To permit the establishment a Secondary Dwelling Unit within an existing Single Family Dwelling and to permit the construction of a balcony (labelled second stores deck) with open stairway and re-construction of a roofed-over or unenclosed one-storey front porch at the first storey level notwithstanding that:

1. The roofed-over unenclosed one-storey front porch at the first storey level, including eaves, gutters and stairs, shall be permitted to project a maximum of 3.5m into the required front yard (being 6.0m) and provide a minimum setback of 2.5 m from the front lot line instead of the requirement that roofed-over or screened but otherwise unenclosed one-storey porch at the first storey level, including eaves and gutters, may project into a required front yard (being 6.0m) to a distance of not more than 3.0m.
2. A balcony (labeled Second Storey Deck) shall be permitted to project a maximum of 0.82m into the required northerly side yard (being 0.92m) and may be as close as 0.1m to the northerly lot line instead of the requirement that a balcony may project into a required side yard (being 0.92m) not more than one-third of its width (being 0.3m).
3. An open fire escape or open stairway shall be permitted to project a maximum of 0.82m into the required northerly side yard (being 0.92m) and may be as close as 0.1m to the northerly lot line instead of the requirement that an open fire escape or open stairway may project into a required side yard (being 0.92m) not more than one-third of its width (being 0.3m).
4. An open fire escape or open stairway shall be permitted to project a maximum of 3.2m into the required rear yard (being 7.5m) and may be as close as 4.3m to the rear lot line instead of the requirement that an open fire escape or open stairway may project into a required rear yard (being 7.5m) not more than 1.0m.
5. A minimum of 44% 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.

6. No parking spaces shall be provided instead of the minimum required one (1) parking space.

NOTE:

- i) Pursuant to Variance No. 6, as the majority of the two (2) parking spaces shown are located on the Adair Avenue North road allowance, they are not considered parking spaces.
- ii) Sheet No. A1.06 “Proposed Second Floor Plan – Unit # 1” shows a fridge and wetbar with sink. Building Division Policy No. ZON-010 indicates:

*“Kitchen” shall be defined as a room used for the preparation, cooking or eating of food and containing “cooking facilities”, a sink and a fridge.”*

*“Cooking Facilities” shall be defined as the main means of cooking a meal or any arrangement of cooking facilities within a dwelling unit or suite and includes gas, propane, or electric ranges and stoves, microwave ovens, counter-top cooking units, hot plates, wall ovens, toaster ovens, electric frying pans, pressure cookers, crock pots or any other such cooking facility or any combination of such cooking facilities.”*

As such, if any cooking facilities are added to this area, this area would be considered a kitchen. Be advised that a maximum of one single family dwelling unit and one secondary dwelling unit are permitted and three dwelling units in one building would be considered a three (3) family dwelling, which is not permitted.

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

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<b>DATE:</b>	<b>Thursday, August 26th, 2021</b>
<b>TIME:</b>	<b>3:15 p.m.</b>
<b>PLACE:</b>	<b>Via video link or call in (see attached sheet for details)</b>
	<b>To be streamed at</b>
	<b><a href="http://www.hamilton.ca/committeeofadjustment">www.hamilton.ca/committeeofadjustment</a></b>
	<b>for viewing purposes only</b>

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**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](http://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](mailto:cofa@hamilton.ca)

DATED: August 10th, 2021.

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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.***

# SECONDARY DWELLING UNIT

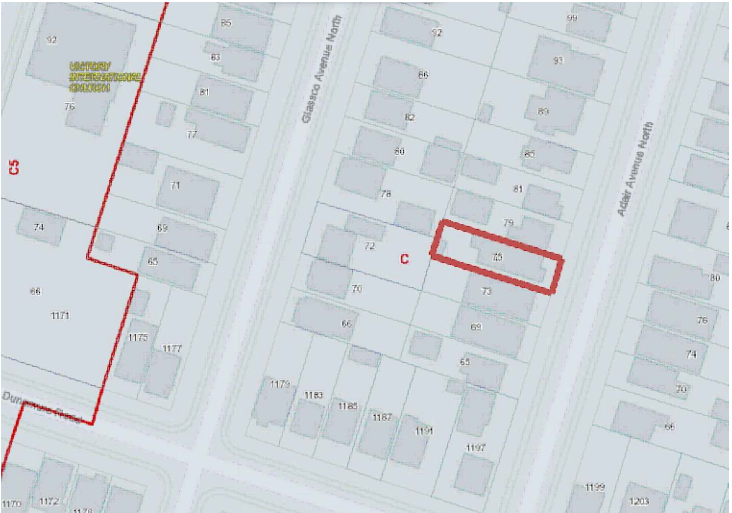
75 ADAIR AVE NORTH - HAMILTON, ON.



EXISTING BUILDING IMAGE



AERIAL MAP



ZONING MAP



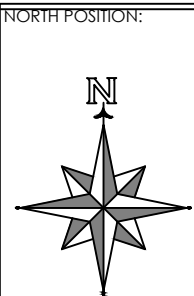
LEAD DESIGNER & CONSULTANT

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Legal Second Suites architectural and engineering service  
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ADDRESS: **75 ADAIR AVE. NORTH  
HAMILTON, ON.**

**TITLE PAGE**

PROJECT: **SECONDARY DWELLING UNIT**

SCALE:

-

DATE:

**JUNE 2021**

SHEET#:

**A 0.01**



			ELETRONIC STAMP					
<div>GENERAL NOTES:</div> <div>- ALL CONSTRUCTION TO COMPLY WITH THE CURRENT ONTARIO BUILDING CODE (REVISED 2012 OBC – DEC 19, 2017).</div> <div>- ALL DIMENSIONS ARE MEASURED TO ROUGH FRAMING, MASONRY, OR CONCRETE SURFACES U.O N.</div> <div>- ALL DOORS AND WINDOW OPENINGS ARE MEASURED TO ROUGH FRAMING OR MASONRY OPENING.</div> <div>- CONTRACTOR SHALL VERIFY WINDOW OPENINGS WITH THE MANUFACTURER PRIOR TO WORK.</div> <div>- READ ARCHITECTURAL DRAWINGS IN CONJUNCTION WITH ELECTRICAL PLANS SUPPLIED BY LICENSED ELECTRICAL CONTRACTOR.</div> <div>- ALL DIMENSIONS MUST BE CHECKED AGAINST THE ARCHITECTURAL DRAWINGS AND FIELD CONDITIONS BEFORE COMMENCING FABRICATION.</div> <div>- THE CONTRACTOR SHALL PROPERLY SUPERVISE THE WORK AND ENSURE THAT THE WORK IS INSTALLED TO THE CORRECT LINES AND LEVELS, THAT THE CONNECTIONS AND DETAILS CONFORM TO THE DRAWING DETAILS AND SHALL COORDINATE THE INTERFACING OF ALL WORK WITH ALL SUB-TRADES.</div> <div>- PROVIDE POSITIVE FRONT YARD SLOPE TO MUNICIPAL SEWER FOR WATER RUN-OFF.</div> <div>- CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL EXISTING UNDERGROUND AND ABOVE UTILITIES AND SERVICES. VARIOUS UTILITIES CONCERNED TO BE GIVEN REQUIRED ADVANCE NOTICE PRIOR TO ANY DIGGING, FOR STAKE OUT.</div> <div>- THE CONTRACTOR IS NOT RESPONSIBLE FOR ACCURACY OF SURVEY DRAWING.</div> <div>- EXISTING DRAINAGE PATTERNS TO REMAIN. ANY NEW SUMP PUMP INSTALLATIONS TO DISCHARGE IN REAR YARD. BUILDING FROM THESE SHALL PROCEED ONLY WHEN MARKED "ISSUED FOR CONSTRUCTION."</div> <div>EXISTING STRUCTURE NOTE:</div> <div>- OWNER AND CONTRACTOR ARE FULLY RESPONSIBLE FOR VERIFYING ALL EXISTING GENERAL AND STRUCTURAL CONDITIONS PRIOR TO ANY WORK. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO SUITE ADDITIONS INC. PRIOR TO ANY WORK.</div> <div>- OWNER AND CONTRACTOR IS FULLY RESPONSIBLE FOR SHORING EXISTING STRUCTURE PRIOR TO ANY WORK IF REQUIRED.</div> <div>CODE REFERENCES AND SPECIFICATIONS</div> <div>1. FIRE PROTECTION MEASURES</div> <div>ALL FIRE PROTECTION MEASURES MUST COMPLY WITH OBC 9.10. (U.O.N.)</div> <div>2. CEILING HEIGHTS</div> <div>CEILING HEIGHTS SHALL COMPLY WITH OBC 9.5.3.1. AND PART 11 – C102 OF TABLE 11.5.1.1.C.</div> <div>PART 9:</div> <div>BASEMENT SPACE - 2 100 mm (6'-10 3/4") over at least 75% of the basement area except that under beams and ducts the clearance is permitted to be reduced to 1 950 mm (6'-4 7/8")</div> <div>PART 11 (COMPLIANCE ALTERNATIVE):</div> <div>In a house,</div> <div>(a) minimum room height shall not be less than 1 950 mm (6'-4 7/8") over the required floor area and in any location that would normally be used as a means of egress, or</div> <div>(b) minimum room height shall not be less than 2 030 mm (6'-8") over at least 50% of the required floor area, provided that any part of the floor having a clear height of less than 1 400 mm (4'-7 1/8") shall not be considered in computing the required floor area.</div> <div>3. EGRESS FROM DWELLING UNIT</div> <div>EGRESS FROM DWELLING UNIT SHALL COMPLY WITH OBC 9.9.9 AND PART 11 COMPLIANCE – C136 OF TABLE 11.5.1.1.C.</div> <div>PART 9:</div> <div>9.9.9.1. Travel Limit to Exits or Egress Doors</div> <div>(1) Except as provided in Sentences (2) and (3), every dwelling unit containing more than 1 storey shall have exits or egress doors located so that it shall not be necessary to travel up or down more than 1 storey to reach a level served by,</div> <div>(a) an egress door to a public corridor, enclosed exit stair or exterior passageway, or</div> <div>(b) an exit doorway not more than 1 500 mm above adjacent ground level.</div> <div>(2) Where a dwelling unit is not located above or below another suite, the travel limit from a floor level in the dwelling unit to an exit or egress door is permitted to exceed 1 storey where that floor level is served by an openable window or door,</div> <div>(a) providing an unobstructed opening of not less than 1 000 mm in height and 550 mm in width, and</div> <div>(b) located so that the sill is not more than,</div> <div>(i) 1 000 mm above the floor, and</div> <div>(ii) 7 m above adjacent ground level.</div> <div>(3) The travel limit from a floor level in a dwelling unit to an exit or egress door is permitted to exceed 1 storey where that floor level has direct access to a balcony.</div> <div>9.9.9.2. Two Separate Exits</div> <div>(1) Except as provided in Sentence 9.9.7.3.(1), where an egress door from a dwelling unit opens onto a public corridor or exterior passageway it shall be possible from the location where the egress door opens onto the corridor or exterior passageway to go in opposite directions to two separate exits unless the dwelling unit has a second and separate means of egress.</div>			<div>9.9.9.3. Shared Egress Facilities</div> <div>(1) A dwelling unit shall be provided with a second and separate means of egress where an egress door from the dwelling unit opens onto,</div> <div>(a) an exit stairway serving more than one suite,</div> <div>(b) a public corridor,</div> <div>(i) serving more than one suite, and</div> <div>(ii) served by a single exit,</div> <div>(c) an exterior passageway,</div> <div>(i) serving more than one suite,</div> <div>(ii) served by a single exit stairway or ramp, and</div> <div>(iii) more than 1.5 m above adjacent ground level, or</div> <div>(d) a balcony,</div> <div>(i) serving more than one suite,</div> <div>(ii) served by a single exit stairway or ramp, and</div> <div>(iii) more than 1.5 m above adjacent ground level.</div> <div>PART 11 (COMPLIANCE ALTERNATIVE):</div> <div>In a house, exit requirements are acceptable if at least one of the following conditions exists:</div> <div>(a) a door, including a sliding door, that opens directly to the exterior from a dwelling unit, serves only that dwelling unit and has reasonable access to ground level, and the dwelling units are equipped with smoke alarms installed in conformance with Subsection 9.10.19.,</div> <div>(b) an exit that is accessible to more than one dwelling unit and provides the only means of egress from each dwelling unit, provided that the means of egress is separated from the remainder of the building and common areas by a fire separation having a 30 min fire-resistance rating and provided further that the required access to exit from any dwelling unit cannot be through another dwelling unit, service room or other occupancy, and both dwelling units and common areas are provided with smoke alarms that are installed in conformance with Subsection 9.10.19. and are interconnected, or</div> <div>(c) access to an exit from one dwelling unit which leads through another dwelling unit where,</div> <div>(i) an additional means of escape is provided through a window that conforms to the following:</div> <div>(A) the sill height is not more than 1 000 mm above or below adjacent ground level,</div> <div>(B) the window can be opened from the inside without the use of tools,</div> <div>(C) the window has an individual unobstructed open portion having a minimum area of 0.38 m² with no dimension less than 460 mm</div> <div>,(D) the sill height does not exceed 900 mm above the floor or fixed steps,</div> <div>(E) where the window opens into a window well, a clearance of not less than 1 000 mm shall be provided in front of the window, and</div> <div>(F) smoke alarms are installed in every dwelling unit and in common areas in conformance with Subsection 9.10.19. and are interconnected,</div> <div>(ii) an additional means of escape is provided through a window that conforms to the following:</div> <div>(A) the window is a casement window not less than 1 060 mm high, 560 mm wide, with a sill height not more than 900 mm above the inside floor,</div> <div>(B) the sill height of the window is not more than 5 m above adjacent ground level, and</div> <div>(C) smoke alarms are installed in every dwelling unit and in common areas in conformance with Subsection 9.10.19. and are interconnected, or (iii) the building is sprinklered and the dwelling units are equipped with smoke alarms installed in conformance with Subsection 9.10.19.</div> <div>4. EGRESS FROM BEDROOMS</div> <div>EGRESS FROM BEDROOMS SHALL COMPLY WITH OBC 9.9.10.1</div> <div>PART 9:</div> <div>(1) Except where a door on the same floor level as the bedroom provides direct access to the exterior, every floor level containing a bedroom in a suite shall be provided with at least one outside window that,</div> <div>(a) is openable from the inside without the use of tools,</div> <div>(b) provides an individual, unobstructed open portion having a minimum area of 0.35 m² with no dimension less than 380 mm, and</div> <div>(c) maintains the required opening described in Clause (b) without the need for additional support.</div> <div>(2) Except for basement areas, the window required in Sentence (1) shall have a maximum sill height of 1000 mm above the floor.</div> <div>(3) When sliding windows are used, the minimum dimension described in Sentence (1) shall apply to the openable portion of the window.</div> <div>(4) Where the sleeping area within a live/work unit is on a mezzanine with no obstructions more than 1 070 mm above the floor, the window required in Sentence (1) may be provided on the main level of the live/work unit provided the mezzanine is not more than 25% of the area of the live/work unit or 20 m2, whichever is less, and an unobstructed direct path of travel is provided from the mezzanine to this window.</div> <div>(5) Where a window required in Sentence (1) opens into a window well, a clearance of not less than 550 mm shall be provided in front of the window.</div> <div>(6) Where the sash of a window referred to in Sentence (5) swings towards the window well, the operation of the sash shall not reduce the clearance in a manner that would restrict escape in an emergency.</div> <div>(7) Where a protective enclosure is installed over the window well referred to in Sentence (5), such enclosure shall be openable from the inside without the use of keys, tools or special knowledge of the opening mechanism.</div>			<div>5. SMOKE ALARMS</div> <div>SMOKE ALARMS SHALL COMPLY WITH OBC 9.10.19. AND PART 11 COMPLIANCE – C175 OF TABLE 11.5.1.1.C.</div> <div>PART 9:</div> <div>9.10.19.1. Required Smoke Alarms</div> <div>(2) Smoke alarms conforming to CAN/ULC-S531, "Smoke Alarms", shall be installed in each dwelling unit and in each sleeping room not within a dwelling unit.</div> <div>(3) Smoke alarms required in Sentence (1) shall have a visual signalling component conforming to the requirements in 18.5.3. (Light, Color and Pulse Characteristics) of NFPA 72, "National Fire Alarm and Signaling Code".</div> <div>(4) The visual signalling component required in Sentence (2) need not, (a) be integrated with the smoke alarm provided it is interconnected to it, (b) be on battery backup, or (c) have synchronized flash rates, when installed in a dwelling unit.</div> <div>(5) The luminous intensity for visual signalling components required in Sentence (2) that are installed in sleeping rooms shall be a minimum of 175 cd.</div> <div>(6) Smoke alarms required in Sentence (1) shall be installed on or near the ceiling.</div> <div>9.10.19.3. Location of Smoke Alarms</div> <div>(1) Within dwelling units, sufficient smoke alarms shall be installed so that,</div> <div>(a) there is at least one smoke alarm installed on each storey, including basements, and</div> <div>(b) on any storey of a dwelling unit containing sleeping rooms, a smoke alarm is installed,</div> <div>(i) in each sleeping room, and</div> <div>(ii) in a location between the sleeping rooms and the remainder of the storey, and if the sleeping rooms are served by a hallway, the smoke alarm shall be located in the hallway.</div> <div>(2) Within a house that contains an interior shared means of egress or common area, a smoke alarm shall be installed in each shared means of egress and common area.</div> <div>(3) A smoke alarm required in Sentences (1) and (2) shall be installed in conformance with CAN/ULC-S553, "Installation of Smoke Alarms".</div> <div>9.10.19.4. Power Supply</div> <div>(1) Except as provided in Sentences (2) and (3), smoke alarms required in Sentences 9.10.19.1.(1) and 9.10.19.3.(2)shall,</div> <div>(a) be installed with permanent connections to an electrical circuit,</div> <div>(b) have no disconnect switch between the overcurrent device and the smoke alarm, and</div> <div>(c) in case the regular power supply to the smoke alarm is interrupted, be provided with a battery as an alternative power source that can continue to provide power to the smoke alarm for a period of not less than 7 days in the normal condition, followed by 4 min of alarm.</div> <div>9.10.19.5. Interconnection of Smoke Alarms</div> <div>(1) Where more than one smoke alarm is required in a dwelling unit, the smoke alarms shall be wired so that the activation of one alarm will cause all alarms within the dwelling unit to sound.</div> <div>PART 11 (COMPLIANCE ALTERNATIVE):.</div> <div>Smoke alarms may be battery operated.</div>		



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is owned by and operated in affiliation with King Homes Inc.





NORTH POSITION:

ADDRESS:	75 ADAIR AVE. NORTH HAMILTON, ON.
SUBJECT:	CONSTRUCTION NOTES 1 OF 2
PROJECT:	SECONDARY DWELLING UNIT

SCALE:	-
DATE:	JUNE 2021
SHEET#:	A 0.02

			ELETRONIC STAMP	
<p><b>6. CARBON MONOXIDE ALARMS</b> CARBON MONOXIDE ALARMS SHALL COMPLY WITH OBC 9.33.4. AND PART 11 COMPLIANCE – C197 OF TABLE 11.5.1.1.C.</p> <p><b>PART 9:</b> <b>9.33.4.1. Application</b> (1) This Subsection applies to every building that, (a) contains a residential occupancy, and (b) contains a fuel-burning appliance or a storage garage. <b>9.33.4.2. Location of Carbon Monoxide Alarms</b> (1) Where a fuel-burning appliance is installed in a suite of residential occupancy, a carbon monoxide alarm shall be installed adjacent to each sleeping area in the suite. (2) Where a fuel-burning appliance is installed in a service room that is not in a suite of residential occupancy, a carbon monoxide alarm shall be installed, (a) adjacent to each sleeping area in every suite of residential occupancy that is adjacent to the service room, and (b) in the service room. (3) Where a storage garage is located in a building containing a residential occupancy, a carbon monoxide alarm shall be installed adjacent to each sleeping area in every suite of residential occupancy that is adjacent to the storage garage. (4) Where a storage garage serves only the dwelling unit to which it is attached or built in, a carbon monoxide alarm shall be installed adjacent to each sleeping area in the dwelling unit. (5) A carbon monoxide alarm shall be mechanically fixed, (a) at the manufacturer's recommended height, or (b) in the absence of specific instructions, on or near the ceiling. <b>9.33.4.3. Installation and Conformance to Standards</b> (1) The carbon monoxide alarm required by Article 9.33.4.2. shall, (a) except as permitted in Sentence (2), be permanently connected to an electrical circuit and shall have no disconnect switch between the overcurrent device and the carbon monoxide alarm, (b) be wired so that its activation will activate all carbon monoxide alarms within the suite, where located within a suite of residential occupancy, (c) be equipped with an alarm that is audible within bedrooms when the intervening doors are closed, where located adjacent to a sleeping area, and (d) conform to, (i) CAN/CSA-6.19, "Residential Carbon Monoxide Alarming Devices", or (ii) UL 2034, "Single and Multiple Station Carbon Monoxide Alarms". (2) Where the building is not supplied with electrical power, carbon monoxide alarms are permitted to be battery operated.</p> <p><b>PART 11 (COMPLIANCE ALTERNATIVE):.</b> Carbon monoxide alarms may be battery operated or plugged into an electrical outlet.</p> <p><b>7. FIRE-RESISTANCE RATINGS FOR WALLS, COLUMNS AND ARCHES</b> FIRE-RESISTANCE RATINGS FOR WALLS, COLUMNS AND ARCHES SHALL COMPLY WITH OBC 9.10.8.3 AND PART 11 COMPLIANCE - C147 OF TABLE 11.5.1.1.C.</p> <p><b>PART 9:</b> <b>(1)</b> Except as otherwise provided in this Subsection, all load bearing walls, columns and arches in the storey immediately below a floor or roof assembly shall have a fire-resistance rating of not less than that required for the supported floor or roof assembly. <b>PART 11 (COMPLIANCE ALTERNATIVE):.</b> (a) Except as provided in (b) and (c), 30 min rating is acceptable. (b) In a house, 15 min horizontal fire separation is acceptable where, (i) smoke alarms are installed in every dwelling unit and in common areas in conformance with Subsection 9.10.19., and (ii) smoke alarms are interconnected. (c) In a house, the fire-resistance rating of the fire separation is waived where the building is sprinklered.</p> <p><b>8. SEPARATION OF SERVICE ROOMS</b> SEPARATION OF SERVICE ROOMS SHALL COMPLY WITH OBC 9.10.10.4</p> <p>PART 9: 9.10.10.1. Appliances and Equipment to be Located in a Service Room (1) Except as provided in Sentences (2) and (3) and Article 9.10.10.5., fuel-fired appliances shall be located in a service room separated from the remainder of the building by a fire separation having not less than a 1 h fire-resistance rating. (2) Except as required in the appliance installation standards referenced in Sentences 6.2.1.4.(1) and 9.33.1.2.(1), fuel fired spaceheating appliances, space-cooling appliances and service water heaters need not be separated from the remainder of the building as required in Sentence (1) where the equipment serves, (a) not more than one room or suite, (b) a house, or (c) a building, other than a house, with a building area of not more than 400 m² and a building height of not more than 2 storeys. (3) Sentence (1) does not apply to fireplaces and cooking appliances.</p>			<p><b>9. SEPARATION OF RESIDENTIAL SUITES</b></p> <p>SEPARATION OF RESIDENTIAL SUITES SHALL COMPLY WITH OBC 9.10.9.14 AND PART 11 COMPLIANCE - C152 OF TABLE 11.5.1.1.C.</p> <p><b>PART 9:</b> (1) Except as provided in Sentences (2) and (3) and Article 9.10.21.2., suites in residential occupancies shall be separated from adjacent rooms and suites by a fire separation having a fire-resistance rating of not less than 45 min. (2) Sleeping rooms in boarding, lodging or rooming houses where sleeping accommodation is provided for not more than 8 boarders or lodgers shall be separated from the remainder of the floor area by a fire separation having a fire-resistance rating of not less than 30 min where the sleeping rooms form part of the proprietor's residence and do not contain cooking facilities. (3) Except as provided in Sentences (4) and (5), dwelling units that contain 2 or more storeys including basements shall be separated from the remainder of the building by a fire separation having a fire-resistance rating of not less than 1 h. (4) Except as provided in Sentence (5), dwelling units in a house shall be separated from each other and common areas by a fire separation having a fire-resistance rating of not less than 45 min. (5) The fire-resistance rating of the fire separation required in Sentence (4) is permitted to be waived where the house is sprinklered.</p> <p><b>PART 11 (COMPLIANCE ALTERNATIVE):</b> (a) Except as provided in (b) and (c), 30 min fire separation is acceptable. (b) In a house, 15 min horizontal fire separation is acceptable where, (i) smoke alarms are installed in every dwelling unit and in common areas in conformance with Subsection 9.10.19., and (ii) smoke alarms are interconnected. (c) In a house, the fire-resistance rating of the fire separation is waived where the building is sprinklered.</p> <p><b>10. CLOSURES (DOORS):</b> CLOSURES SHALL COMPLY WITH OBC 9.10.13.1 AND PART 11 COMPLIANCE - C155 OF TABLE 11.5.1.1.C.</p> <p><b>PART 9:</b> (1) Except as provided in Article 9.10.13.2., openings in required fire separations shall be protected with a closure conforming to Table 9.10.13.1. and shall be installed in conformance with NFPA 80, "Fire Doors and Other Opening Protectives", unless otherwise specified in this Part.</p> <p><b>PART 11 (COMPLIANCE ALTERNATIVE):</b> Existing functional closures are acceptable subject to C.A.'s C8 and C156. (a) Existing functional and sound doors in existing buildings that are either hollow metal or kalamein and containing wired glass at least 6 mm thick and conforming to Sentence 3.1.8.14.(2) are permitted in lieu of doors not required to exceed 45 min, (b) all existing functional and sound hollow metal or kalamein doors which carry existing 1.5 h labels are acceptable in lieu of current 1.5 h labels and may contain wired glass panels not exceeding 0.0645 m², at least 6 mm thick and conforming to Sentence 3.1.8.14.(2), and (c) every fire door, window assembly or glass block used as a closure in a required fire separation shall be installed in conformance with good engineering practice. In a house, existing unlabelled doors at least 45 mm solid core wood or metal clad are acceptable. For existing closures, ratings of 20 min will not be required where the entire floor area is sprinklered.</p> <p><b>11. LAUNDRY FIXTURES</b> LAUNDRY FIXTURES SHALL COMPLY WITH OBC 9.31.4.2.</p> <p><b>PART 9:</b> (1) Laundry facilities or a space for laundry facilities shall be provided in every dwelling unit or grouped elsewhere in the building in a location conveniently accessible to occupants of every dwelling unit.</p> <p><b>12. NATURAL VENTILATION</b> NATURAL VENTILATION SHALL COMPLY WITH OBC 9.32.2.1 AND PART 11 COMPLIANCE - C194 OF TABLE 11.5.1.1.C.</p> <p><b>PART 9:</b> (1) The unobstructed openable ventilation area to the outdoors for rooms and spaces in a residential occupancy ventilated by natural means shall conform to Table 9.32.2.1.</p> <p><b>PART 11 (COMPLIANCE ALTERNATIVE):</b> In a house, rooms or spaces to be ventilated by natural means in accordance with Subsection 9.32.2. or by providing adequate mechanical ventilation.</p>	
			<p><b>13. ELECTRICAL FACILITIES</b> ELECTRICAL FACILITIES SHALL COMPLY WITH OBC 9.34.</p> <p><b>14. INTERCONNECTION OF SYSTEMS</b> INTERCONNECTION OF SYSTEMS SHALL COMPLY WITH OBC 6.2.3.9 AND PART 11 COMPLIANCE – C91 OF TABLE 11.5.1.1.C.</p> <p><b>PART 6:</b> (1) In a residential occupancy, air from one suite shall not be circulated to any other suite or to a public corridor or public stairway.</p> <p><b>PART 11 (COMPLIANCE ALTERNATIVE):</b> In a building containing not more than four dwelling units or residential suites, the existing heating or air-conditioning system may be altered to serve more than one dwelling unit or suite, provided smoke alarms are installed in each dwelling unit or suite and provided a smoke detector is installed in the supply or return air duct system serving the entire building which would turn off the fuel supply and electrical power to the heating system upon activation of such detector.</p> <p><b>15. PENETRATIONS</b> PIPING, TUBING, DUCTS, CHIMNEYS, WIRING, CONDUIT, ELECTRICAL OUTLET BOXES AND OTHER SIMILAR SERVICE EQUIPMENT THAT PENETRATE A FIRE SEPARATION MUST BE NON COMBUSTIBLE AND FIRE STOPPED.</p> <p><b>16. PLUMBING</b> ALL PLUMBING MUST CONFORM TO O.REG.332/12, DIV. B PART 7 OF THE BUILDING CODE</p> <p><b>17. HANDRAILS AND GUARDRAILS</b> INSTALL HANDRAILS AND GUARDRAILS IN ACCORDANCE WITH 9.8.7. AND 9.8.8 OF THE BUILDING CODE RESPECTIVELY</p>	



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NORTH POSITION:

ADDRESS:	<b>75 ADAIR AVE. NORTH HAMILTON, ON.</b>
SUBJECT:	<b>CONSTRUCTION NOTES 2 OF 2</b>
PROJECT:	<b>SECONDARY DWELLING UNIT</b>

SCALE:	<b>-</b>
DATE:	<b>JUNE 2021</b>
SHEET#:	<b>A 0.03</b>



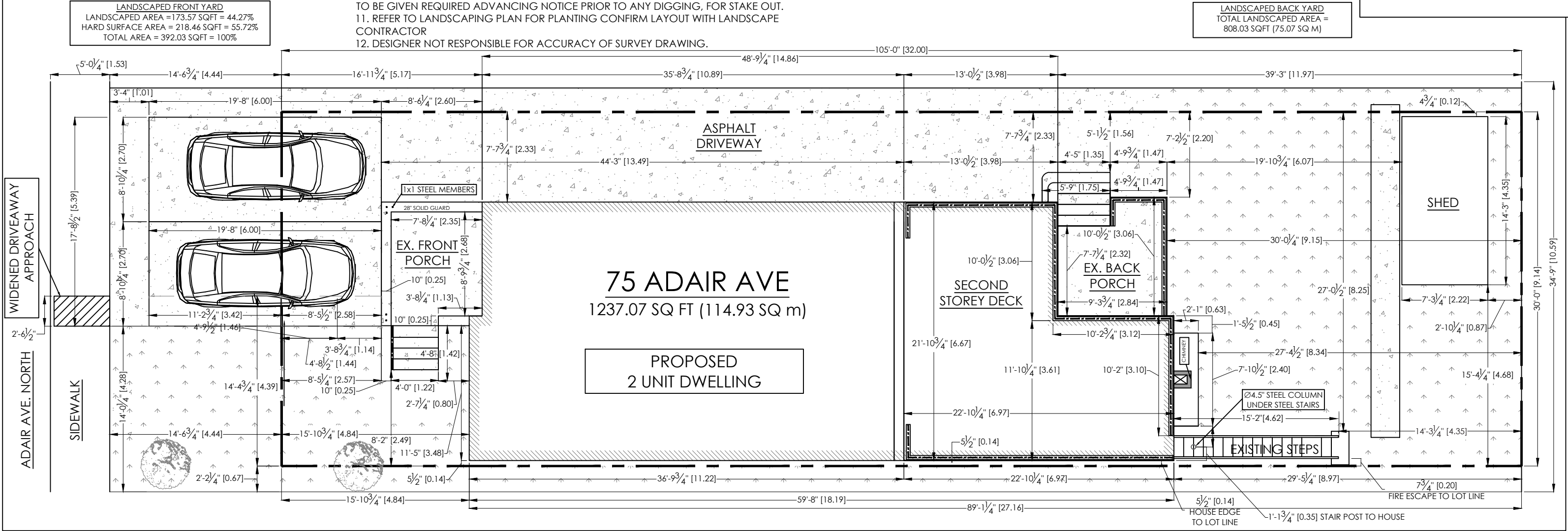
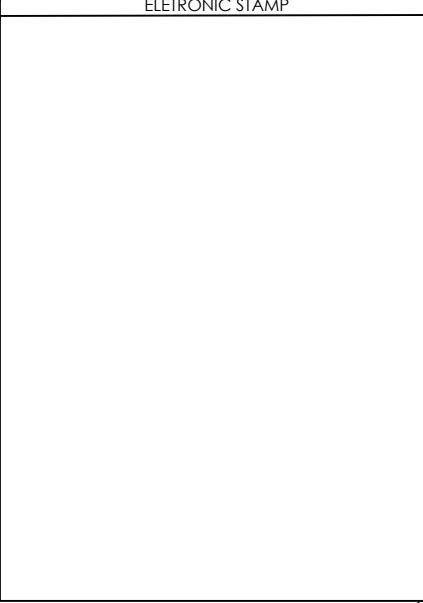
SITE INFORMATION & STATISTICS	
ADDRESS	75 ADAIR AVE - HAMILTON - ON.
ZONING TYPE	C
LOT AREA	3150 SQ FT (292.64 SQ M)
LOT FRONTAGE	30'-0" (9.14m)

- GENERAL NOTES:
1. ALL CONSTRUCTION TO COMPLY WITH THE REVISED ONTARIO BUILDING CODE 2012.
  2. ALL DIMENSIONS ARE MEASURED TO ROUGH FRAMING OR TO MASONRY SURFACES UNLESS OTHERWISE NOTED.
  3. ALL DOORS AND WINDOW OPENINGS ARE MEASURED TO ROUGH FRAMING OR MASONRY OPENINGS.
  4. CONTRACTOR IS TO VERIFY WINDOW OPENINGS WITH WINDOW MANUFACTURER PRIOR TO COMMENCING WORK.
  5. READ ARCHITECTURAL DRAWINGS IN CONJUNCTION WITH STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
  6. ELEVATION REFERENCES ARE BASED ON 100'-0" = 131.70m GEODETIC ELEVATIONS AS NOTED ON A1 SITE PLAN.
  7. ALL DIMENSIONS MUST BE CHECKED AGAINST THE ARCHITECTURAL DRAWINGS AND THE FIELD CONDITIONS BEFORE COMMENCING FABRICATION. AND INCONSISTENCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.
  8. THE CONTRACTOR SHALL PROPERLY SUPERVISE THE WORK AND ENSURE THAT THE WORK IS INSTALLED TO THE CORRECT LINES AND LEVELS, THAT THE CONNECTIONS AND DETAILS CONFIRM TO THE DRAWING DETAILS AND SHALL COORDINATE THE INTERFACING OF ALL WORK WITH ALL SUB-TRADES.
  9. PROVIDE POSITIVE FRONT YARD SLOPE TO MUNICIPAL SEWER FOR WATER RUN-OFF.
  10. CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL EXISTING UNDERGROUND AND ABOVE UTILITIES AND SERVICES. VARIOUS UTILITIES CONCERNED TO BE GIVEN REQUIRED ADVANCING NOTICE PRIOR TO ANY DIGGING, FOR STAKE OUT.
  11. REFER TO LANDSCAPING PLAN FOR PLANTING CONFIRM LAYOUT WITH LANDSCAPE CONTRACTOR
  12. DESIGNER NOT RESPONSIBLE FOR ACCURACY OF SURVEY DRAWING.

EXISTING STRUCTURE NOTE:  
OWNER AND CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING ALL EXISTING STRUCTURAL CONDITIONS PRIOR TO ANY WORK, ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE OWNER PRIOR TO ANY WORK, OWNER AND CONTRACTOR IS FULLY RESPONSIBLE FOR SHORING EXISTING STRUCTURE PRIOR TO ANY WORK.

BUILDING CODE COMPLIANCE NOTE:  
THESE DRAWINGS DO NOT REPRESENT A COMPREHENSIVE AND EXHAUSTIVE GUIDE FOR COMPLIANCE WITH THE ONTARIO BUILDING CODE. IT IS ASSUMED THAT THE CONTRACTOR HAS REASONABLY SUFFICIENT KNOWLEDGE OF THE ONTARIO BUILDING CODE IN ORDER TO PERFORM ALL WORK AS PER THESE DRAWINGS IN SUCH A WAY THAT WILL COMPLY WITH ALL ASPECTS OF THE O.B.C. AND WILL NOT CONTRAVENE ANY OTHER APPLICABLE LAWS.

SITE PLAN:  
BASED ON HAMILTON SITE MAPS AND MEASUREMENTS ON SITE DESIGNER ASSUMES NO RESPONSIBILITY FOR ACCURACY OF HAMILTON MAPS. THIS SITE SHALL NOT BE USED FOR ANY OTHER PURPOSES. NO WORK TO ENCROACH ONTO ADJOINING PROPERTIES





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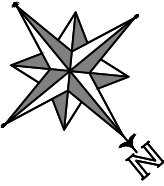
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LICENSED PROFESSIONAL ENGINEER  
2021-06-10  
R.L. MENDEZ  
100054193  
PROVINCE OF ONTARIO

NORTH POSITION:



ADDRESS: 75 ADAIR AVE. NORTH  
HAMILTON, ON.

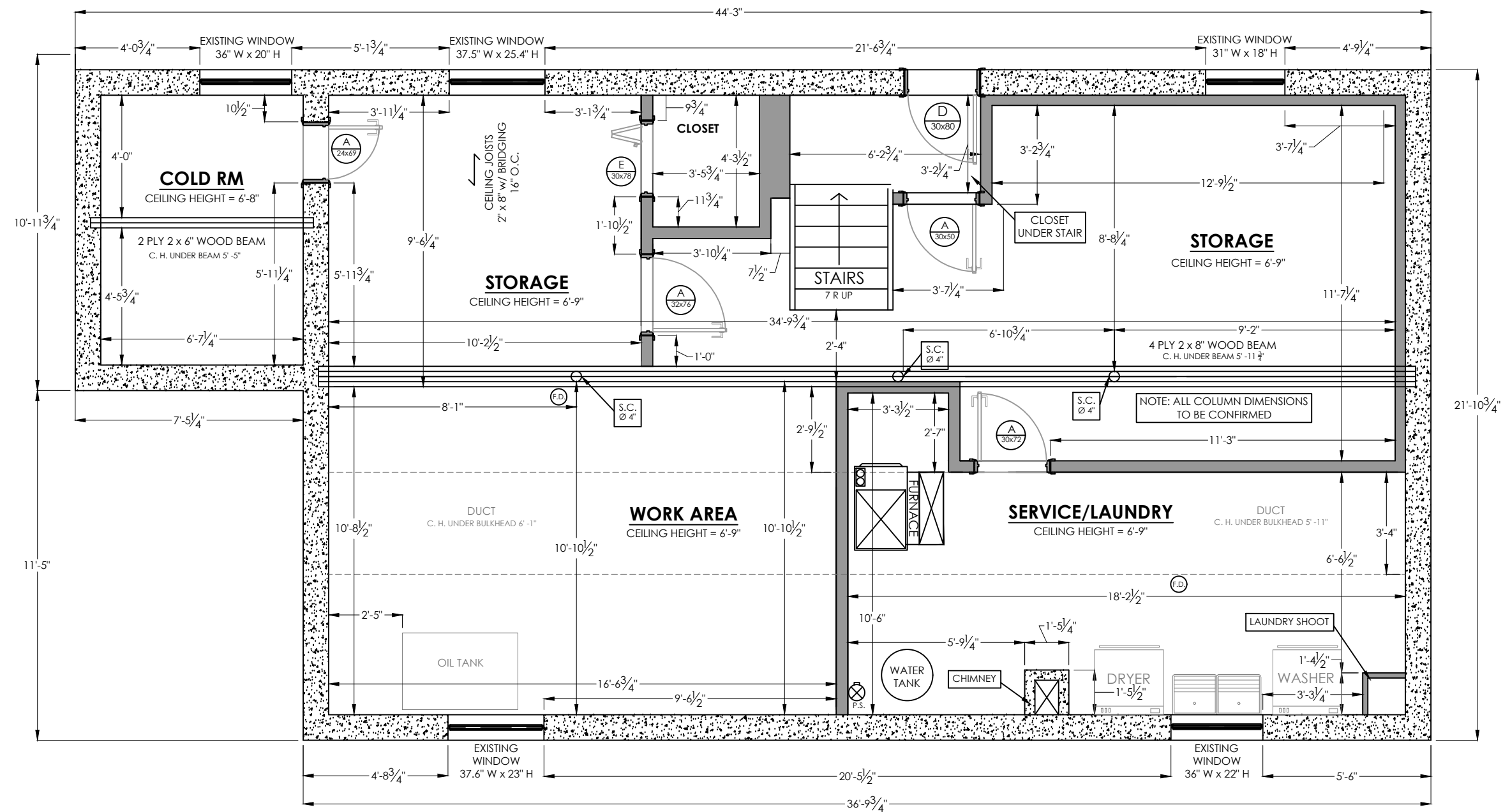
SUBJECT: SITE PLAN

PROJECT: SECONDARY DWELLING UNIT

SCALE: 1" = 1'

DATE: JUNE 2021

SHEET#: SP 1.02



BATH		ROOM NAME
E.F.	EXHAUST FAN	
2	SPECIFICATION TAG	
S.A.	SMOKE ALARM	
C.M.A.	CARBON MONOXIDE ALARM	
C.H. = 8'-10"	CEILING HEIGHT	
	STRUCTURAL BEAM OR WALL	
P.S.	PLUMBING STACK	
	WATER METER	
F.D.	FLOOR DRAIN	
	STRUCTURAL COLUMN	
	FOUNDATION WALL	
	EXISTING EXTERIOR WALLS	
	NEW EXTERIOR WALLS	
	EXISTING INTERIOR WALLS	
	NEW INTERIOR WALLS	
	STRUCTURAL WALLS	
	NEW STRUCTURAL BEAMS	
	WINDOWS	
SUPPLY	SUPPLY REGISTER	
RETURN	RETURN GRILLE	
DOOR LEGEND		DOOR TYPE DOOR SIZE
A	30x60	DOOR TYPE DOOR SIZE
A. PANEL DOOR		
B. FIRE DOOR w/ SELF CLOSER (45 MIN)		
C. FIRE DOOR w/ SELF CLOSER (20 MIN)		
D. EXTERIOR DOOR		
E. BIFOLD CLOSET		
F. SLIDING DOOR		
G. POCKET DOOR		

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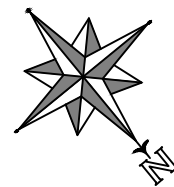
LEAD ENGINEER

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robertmendez@yahoo.com  
cell: 416.807.1572

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NORTH POSITION:



ADDRESS: **75 ADAIR AVE. NORTH  
HAMILTON, ON.**

SUBJECT: **EXISTING BASEMENT**

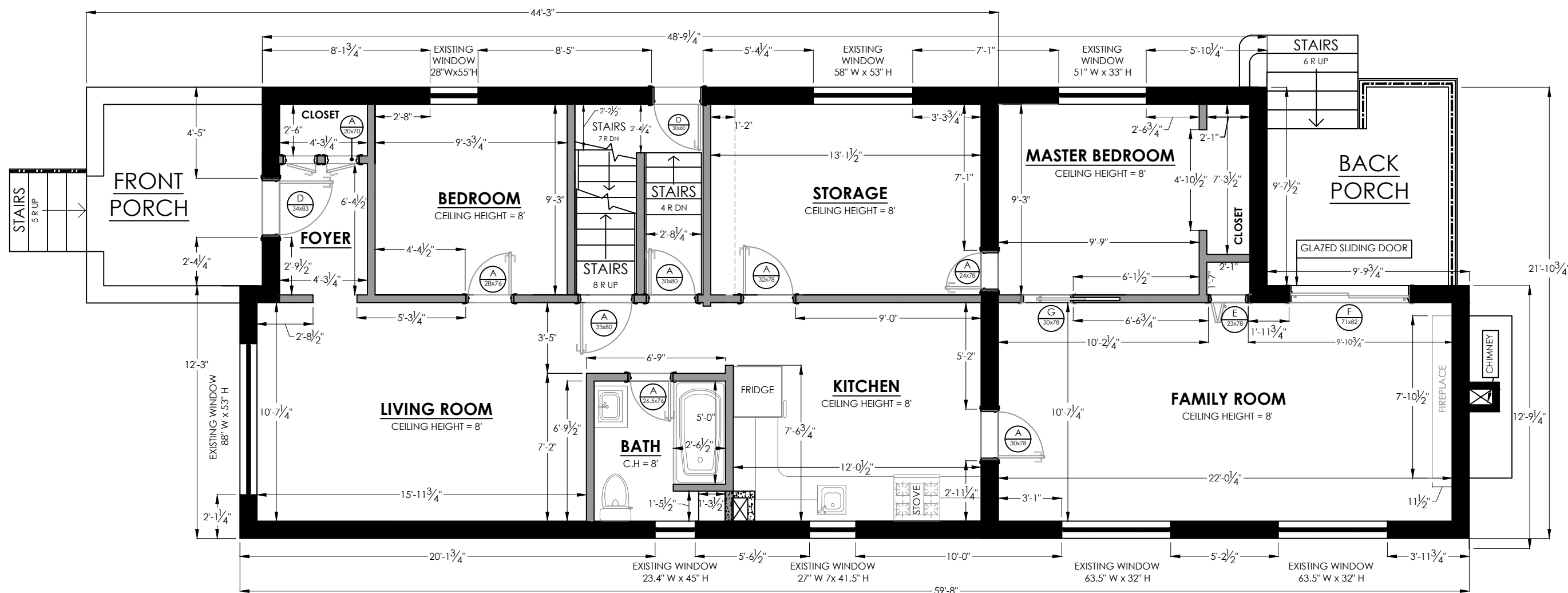
PROJECT: **SECONDARY DWELLING UNIT**

SCALE: **1" = 1'**

DATE: **JUNE 2021**

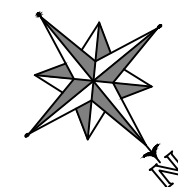
SHEET#: **A 1.01**





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cell: 416.807.1572



ADDRESS: **75 ADAIR AVE. NORTH  
HAMILTON, ON.**

SUBJECT: **EXISTING GROUND FLOOR**

PROJECT: **SECONDARY DWELLING UNIT**

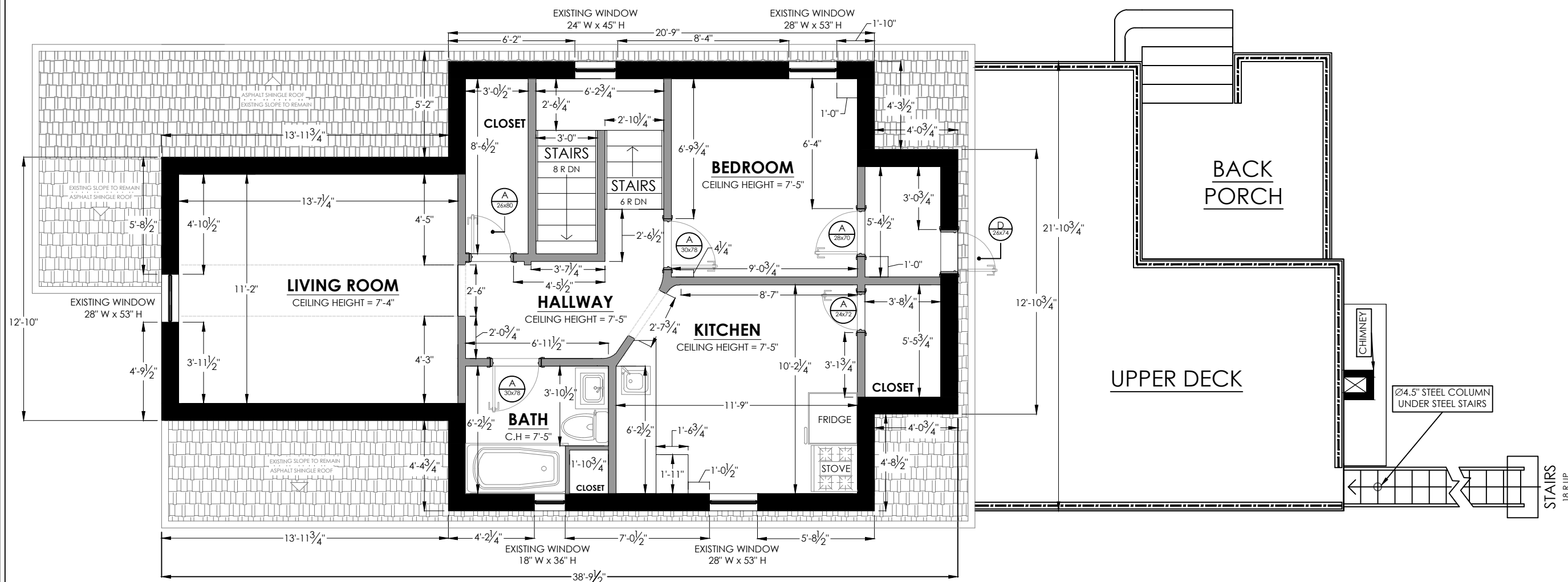
SCALE:  $\frac{3''}{16} = 1'$

DATE:  
**JUNE 2021**

SHEET#:  
**A 1.02**

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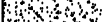
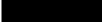









PROJECT: **SECONDARY DWELLING UNIT**

SHEET#:  
**A 1.03**

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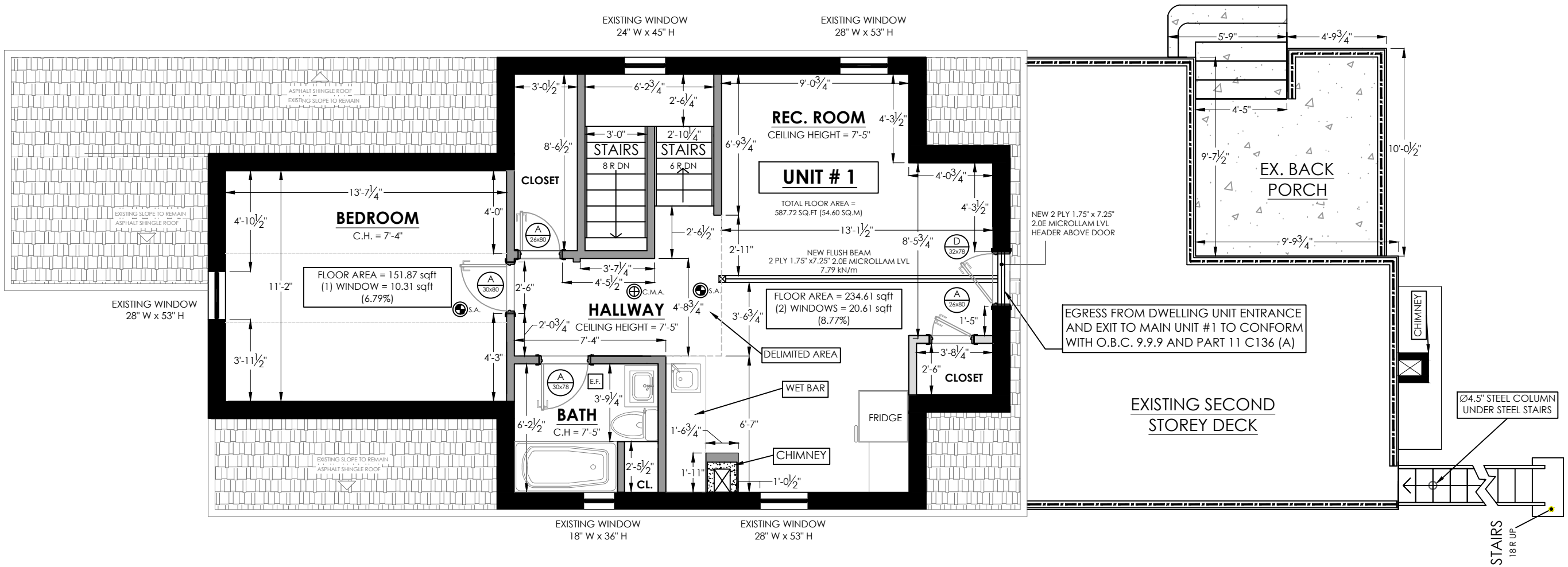


## A 1.04

PLANS LEGEND		BATH	ROOM NAME
		EXHAUST FAN	
		SPECIFICATION TAG	
		SMOKE ALARM	
		CARBON MONOXIDE ALARM	
	C.H. = 8'-10"	CEILING HEIGHT	
		STRUCTURAL BEAM OR WALL	
		PLUMBING STACK	
		WATER METER	
		FLOOR DRAIN	
		STRUCTURAL COLUMN	
		FOUNDATION WALL	
		EXISTING EXTERIOR WALLS	
DOOR LEGEND		NEW EXTERIOR WALLS	
		EXISTING INTERIOR WALLS	
		NEW INTERIOR WALLS	
		STRUCTURAL WALLS	
		NEW STRUCTURAL BEAMS	
		WINDOWS	
		SUPPLY REGISTER	
		RETURN GRILLE	
		DOOR TYPE DOOR SIZE	
	A. PANEL DOOR		
	B. FIRE DOOR w/ SELF CLOSER (45 MIN)		
	C. FIRE DOOR w/ SELF CLOSER (20 MIN)		
	D. EXTERIOR DOOR		
E. BIFOLD CLOSET			
F. SLIDING DOOR			
G. POCKET DOOR			







NOTE: ALL SMOKE ALARMS  
TO BE INTERCONNECTED  
BETWEEN DWELLING UNITS

NOTE: AREAS OF THIS SPACE THAT ARE  
LESS THAN THE REQUIRED HEIGHT MAY  
NOT BE USED FOR AREA CALCULATIONS  
REQUIRED UNDER O.B.C. 9.5.1.

BEDROOM		
CALCULATION SHEET - PART 11	AREA (sqft)	%
ROOM AREA OVER 203 CM (79.92 IN)	66.98	50.33 %
0	66.11	49.67 %
TOTAL AREA (NOTHING UNDER 140 CM)	133.09	100.00 %

UNIT #1 - GFA = 1887.40 SQFT  
MAIN FLOOR = 1201.32 SQFT  
SECOND FLOOR = 686.08 SQFT

PLANS LEGEND	
BATH	ROOM NAME
E.F.	EXHAUST FAN
2	SPECIFICATION TAG
S.A.	SMOKE ALARM
C.M.A.	CARBON MONOXIDE ALARM
C.H. = 8'-10"	CEILING HEIGHT
	STRUCTURAL BEAM OR WALL
P.S.	PLUMBING STACK
	WATER METER
F.D.	FLOOR DRAIN
	STRUCTURAL COLUMN
	FOUNDATION WALL
	EXISTING EXTERIOR WALLS
	NEW EXTERIOR WALLS
	EXISTING INTERIOR WALLS
	NEW INTERIOR WALLS
	STRUCTURAL WALLS
	NEW STRUCTURAL BEAMS
	WINDOWS
SUPPLY	SUPPLY REGISTER
RETURN	RETURN GRILLE
DOOR LEGEND	
A	DOOR TYPE
30x60	DOOR SIZE
A. PANEL DOOR	
B. FIRE DOOR w/ SELF CLOSER (45 MIN)	
C. FIRE DOOR w/ SELF CLOSER (20 MIN)	
D. EXTERIOR DOOR	
E. BIFOLD CLOSET	
F. SLIDING DOOR	
G. POCKET DOOR	



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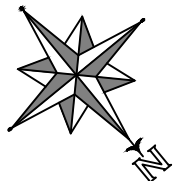
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cell: 416.807.1572

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NORTH POSITION:



ADDRESS: **75 ADAIR AVE. NORTH  
HAMILTON, ON.**

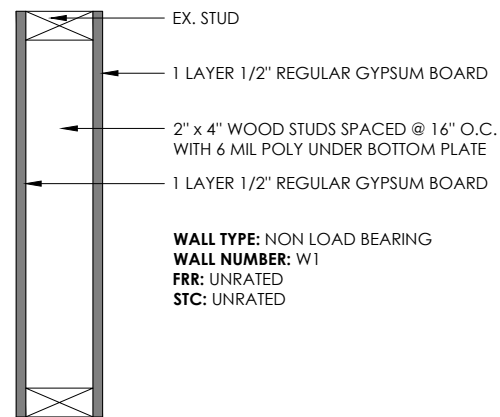
SUBJECT: **PROPOSED SECOND FLOOR  
UNIT #1**

PROJECT: **SECONDARY DWELLING UNIT**

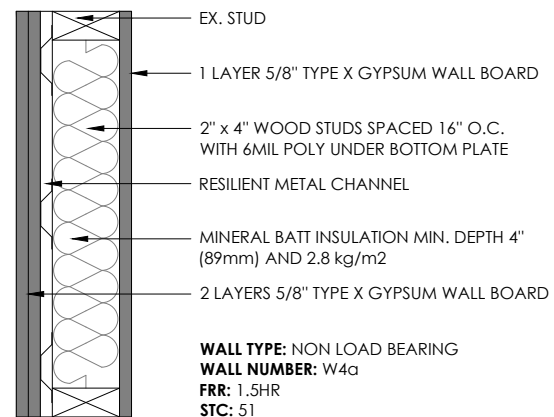
SCALE: **3" = 1'**

DATE: **JUNE 2021**

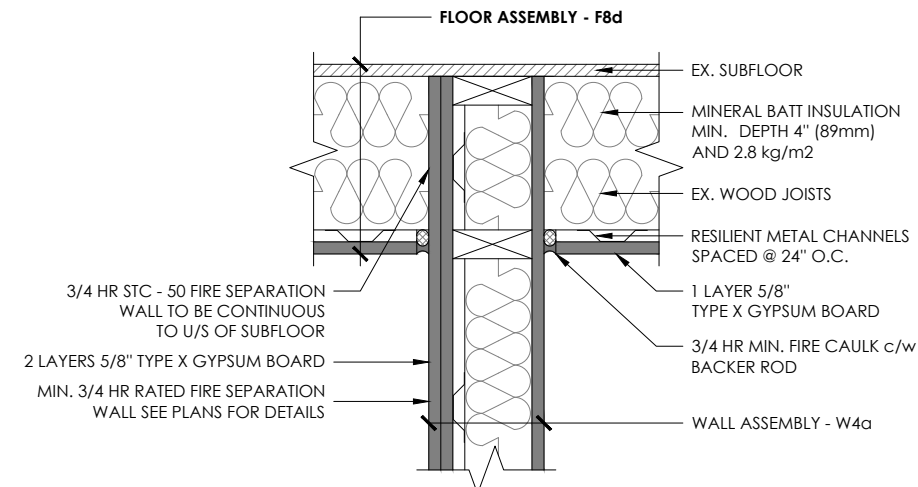
SHEET#: **A 1.06**



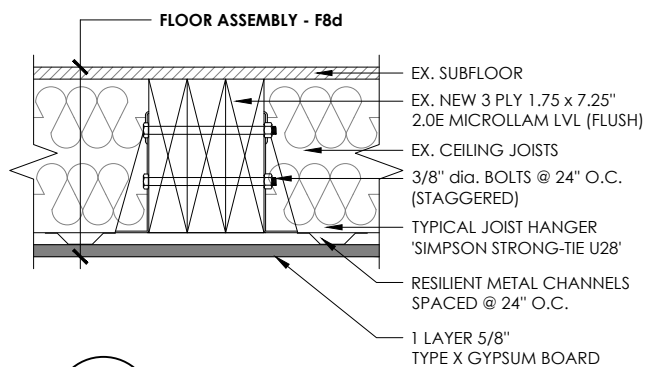
**01 NEW: INTERIOR PARTITION WALL**  
WITH GWB BOTH SIDES



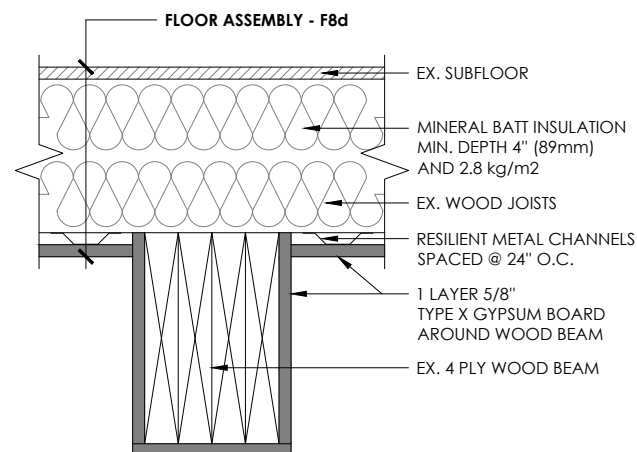
**02 NEW: INTERIOR PARTITION WALL**  
WITH 1 HR FIRE SEPARATION



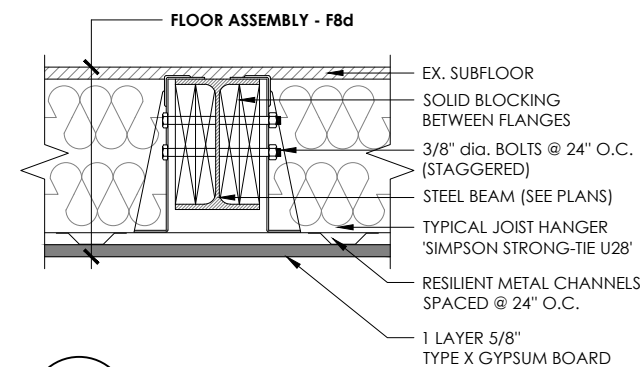
**03 VERTICAL FIRE SEPARATION**  
AT CEILING DETAIL



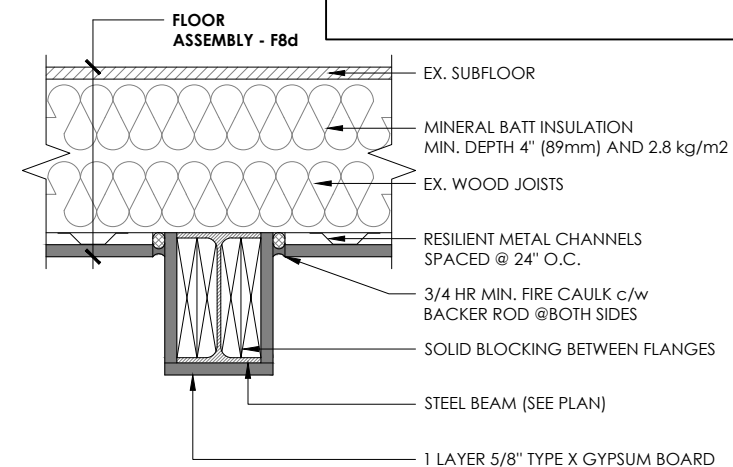
**04 LVL BEAM DETAIL**  
FLUSH



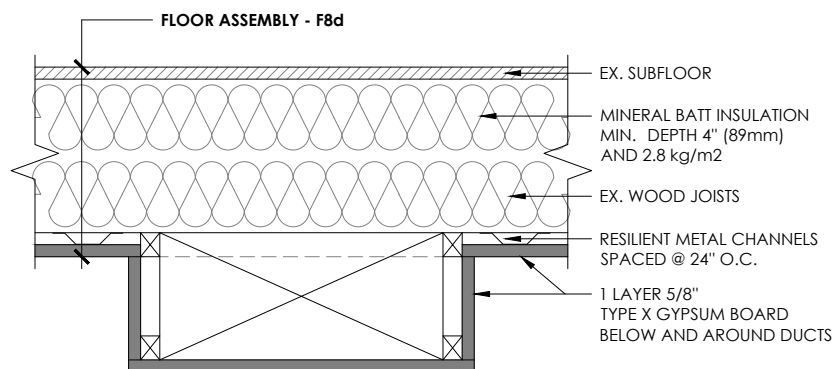
**05 WOOD BEAM FIRE RATED**  
DROPPED



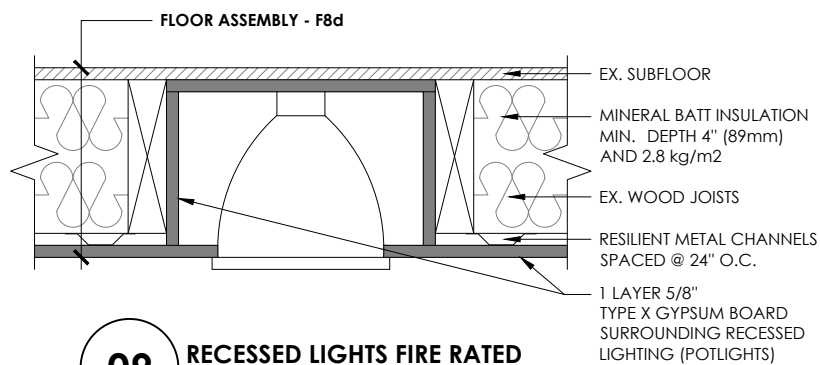
**06 STEEL BEAM FIRE RATED**  
FLUSH



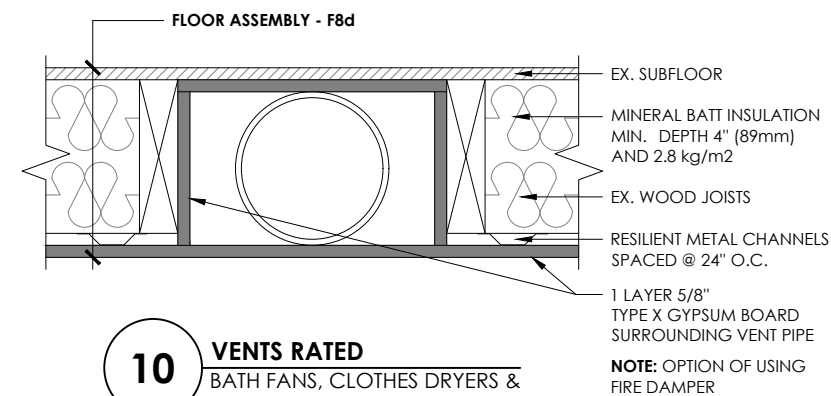
**07 STEEL BEAM FIRE RATED**  
DROPPED



**08 DUCTS FIRE RATED**



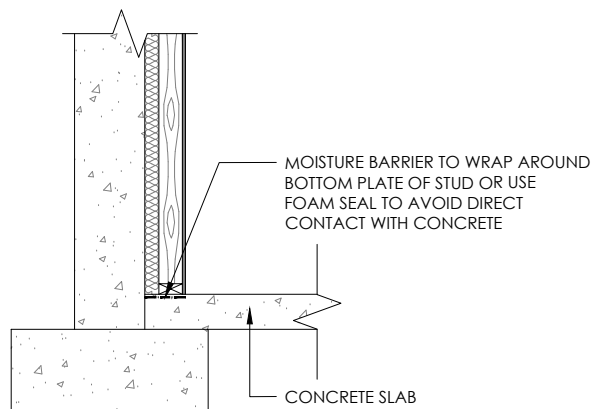
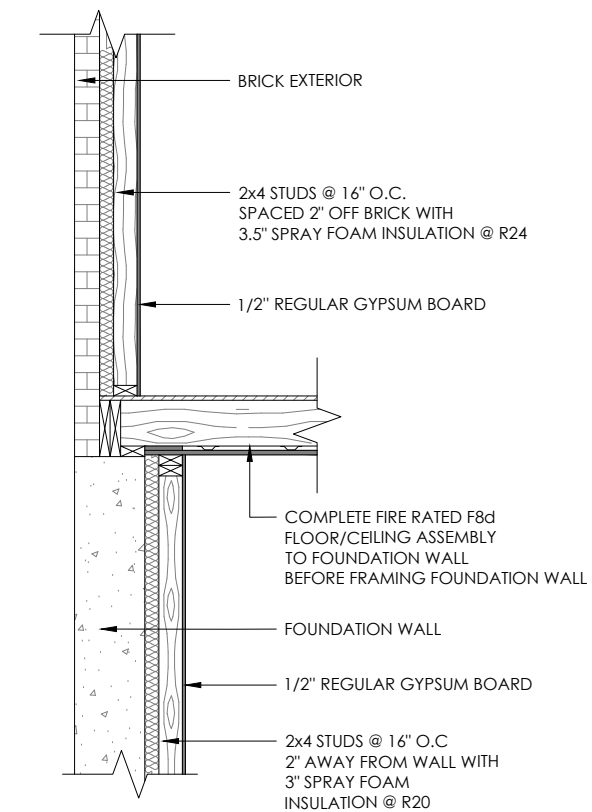
**09 RECESSED LIGHTS FIRE RATED**



**10 VENTS RATED**  
BATH FANS, CLOTHES DRYERS & KITCHEN EXHAUSTS



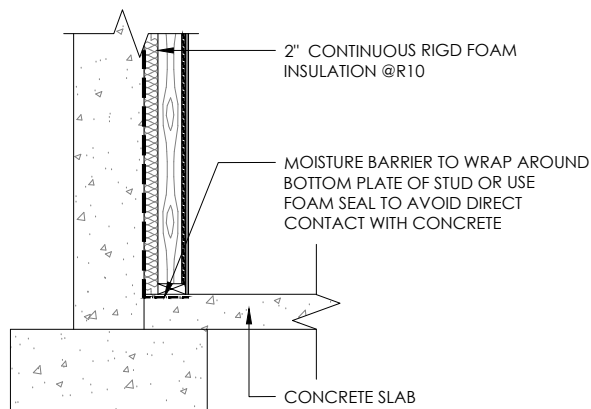
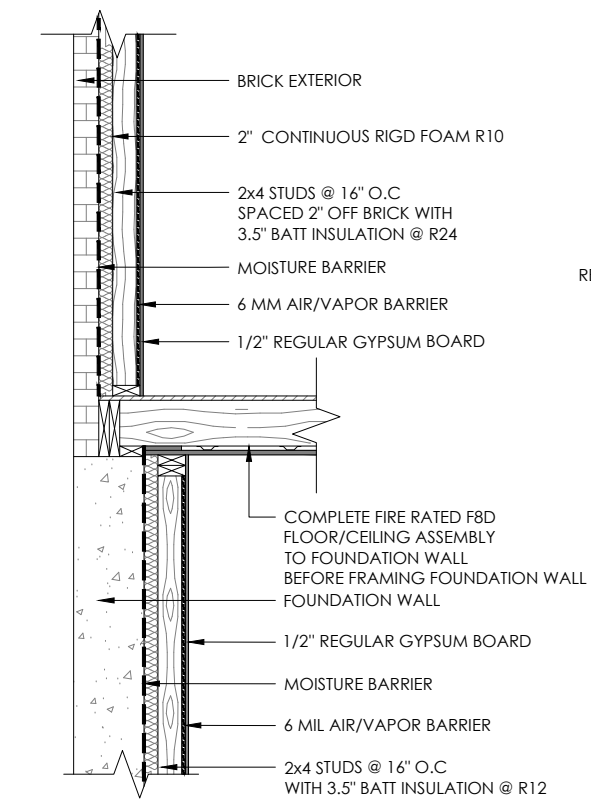




**NOTE:** FOUNDATION WALL, SLAB AND FOOTING FOR REFERENCE ONLY - EXACT SIZE NOT DETERMINED

EXTERIOR FOUNDATION WALL DETAIL FOR NEW PORTIONS ONLY

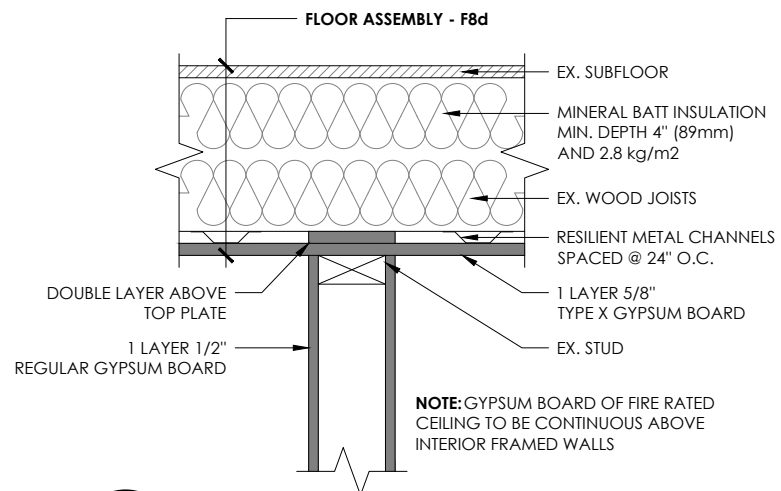
### 11 EXTERIOR WALL SPRAY FOAM



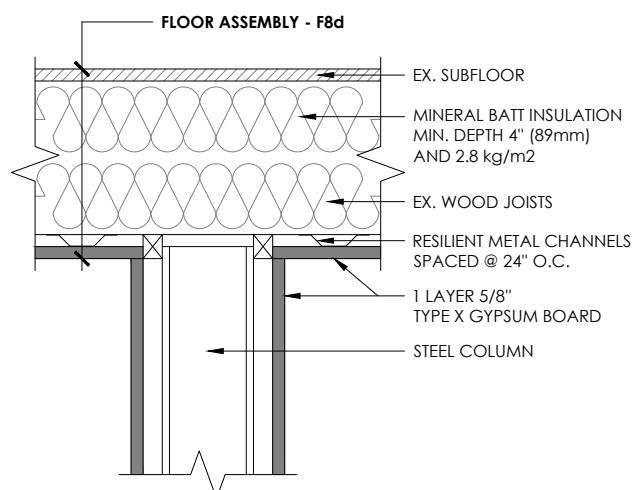
**NOTE:** FOUNDATION WALL, SLAB AND FOOTING FOR REFERENCE ONLY - EXACT SIZE NOT DETERMINED

EXTERIOR FOUNDATION WALL DETAIL FOR NEW PORTIONS ONLY

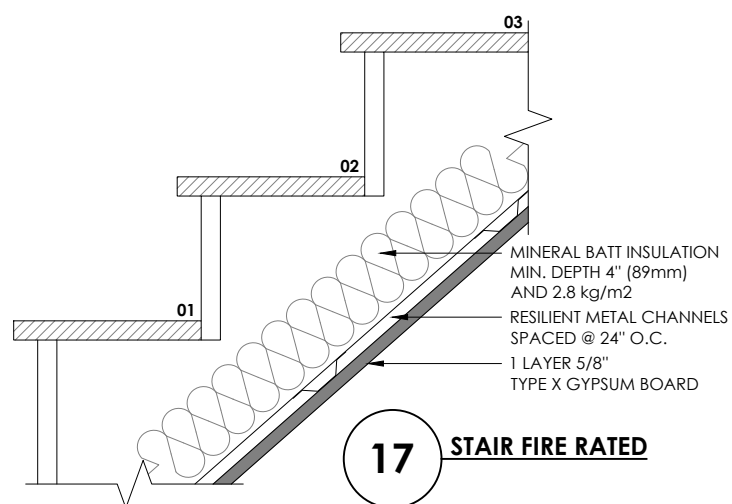
### 12 EXTERIOR WALL BATT INSULATION



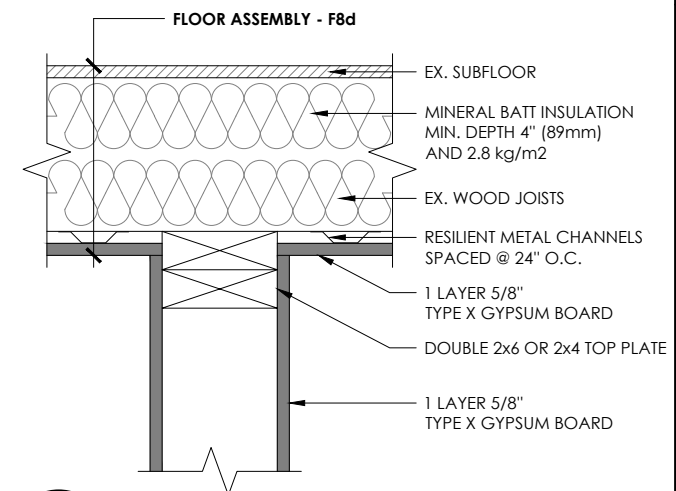
### 13 INTERIOR WALL - NON LOAD BEARING FIRE SEPARATION



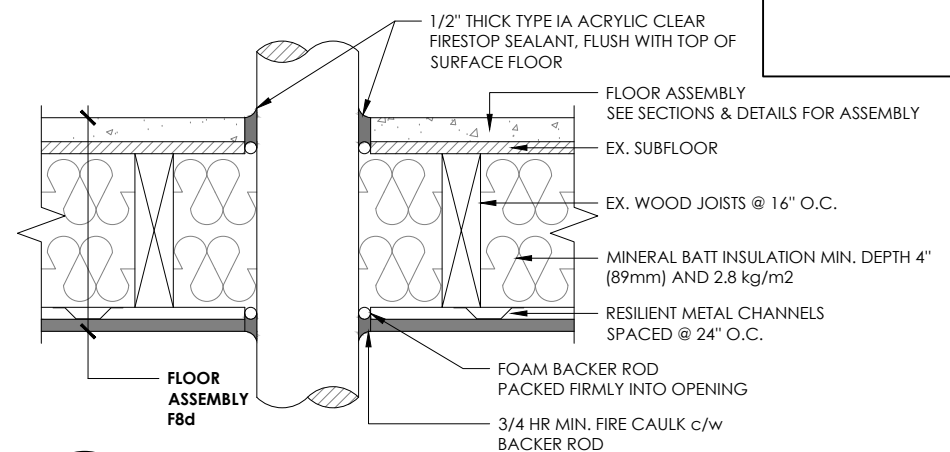
### 15 STRUCTURAL COLUMNS FIRE SEPARATION



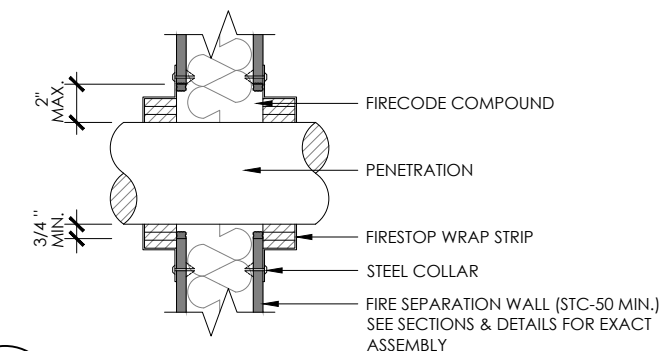
### 17 STAIR FIRE RATED



### 14 LOAD BEARING FIRE RATED WALL AT CEILING DETAIL



### 16 FIRESTOP DETAIL FLOOR PENETRATION SEE HILTI DETAILS



### 18 FIRESTOP DETAIL WALL PENETRATION SEE HILTI DETAILS





System No. C-AJ-2053

F Rating — 3 Hr

FT Ratings — 0 and 2 Hr (See Item 2)

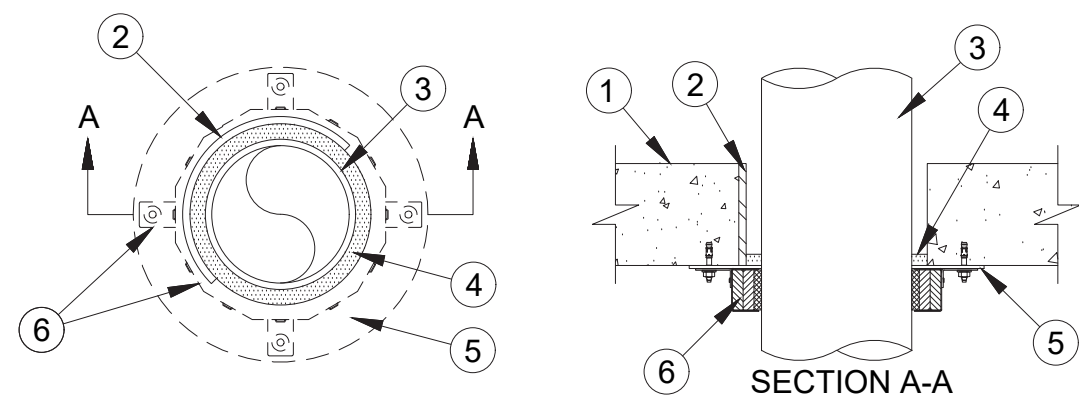
FH Ratings — 0 and 3 Hr (See Item 3E)

FTH Ratings — 0 and 2 Hr (See Items 2 and 3E)

L Rating At Ambient — Less Than 1 CFM/ft<sup>2</sup>

L Rating 400 F — Less Than 1 CFM/ft<sup>2</sup>

W Rating — Class 1 (See Items 2, 3 and 4)



System tested with a pressure differential of 50 Pa between the exposed and the unexposed surfaces with the higher pressure on the exposed side.

- 1. Floor or Wall Assembly** -- Min 114 mm (4-1/2 in.) thick reinforced lightweight or normal weight (1600-2400 kg/m<sup>3</sup> or 100-150 pcf) concrete. Wall may also be constructed of any UL Classified Concrete Blocks\*. Max diam of opening is 203 mm (8 in.). See Concrete Blocks (CAZT) category in the Fire Resistance Directory for names of manufacturers.
- 2. Steel Sleeve** -- (Optional) - Nom 203 mm (8 in.) diam (or smaller) Schedule 40 (or thinner) steel pipe cast or grouted into floor or wall assembly, flush with floor or wall surfaces. The W Rating and the 2 hr FT and FTH Ratings do not apply when the steel sleeve is used.
- 3. Through Penetrants** -- One nonmetallic pipe to be installed either concentrically or eccentrically within the firestop system. The annular space between pipe and sleeve (Item 3) shall be min 6 mm (1/4 in.) to max 32 mm (1-1/4 in.). For systems with a W Rating, the max annular space is 13 mm (1/2 in.). Pipe to be rigidly supported on both sides of floor or wall assembly. The following types and sizes of nonmetallic pipes may be used:
- A. Polyvinyl Chloride (PVC) Pipe** -- Nom. 152 mm (6 in.) diam (or smaller) Schedule 40 solid-core or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.
  - B. Chlorinated Polyvinyl Chloride (CPVC) Pipe** -- Nom 152 mm (6 in.) diam (or smaller) SDR13.5 CPVC pipe for use in closed (process or supply) piping systems.
  - C. Acrylonitrile Butadiene Styrene (ABS) Pipe** -- Nom 152 mm (6 in.) diam (or smaller) Schedule 40 solid-core or cellular core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
  - D. Flame Retardant Polypropylene (FRPP) Pipe** -- Nom 152 mm (6 in.) diam (or smaller) Schedule 40 FRPP pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
  - E. XFR 15/50 Polyvinyl Chloride (PVC) Pipe** -- Nom 152 mm (6 in.) diam (or smaller) Schedule 40 solid core PVC pipe for use in closed (process or supply) or vented (drain, waste, or vent) piping systems. The FH and FTH Ratings are 0 hr when XFR PVC pipe is used in the system.

System No. C-AJ-2053



- 4. Fill, Void or Cavity Material\*** -- Sealant -- Min 13 mm (1/2 in.) thickness of fill material applied within the annulus, flush with bottom surface of floor or both surfaces of wall assembly. Additionally, nom 6 mm (1/4 in.) beads of fill material applied between concrete and cover plate (Item 5) and between cover plate and firestop device (Item 6). W Rating applies only when CP601S or CFS-S SIL GG Sealant is used. HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC -- CP601S, CP606, CFS-S SIL GG, FS-One Sealant or FS-ONE MAX Intumescent Sealant  
Note: CP 606 not suitable for use with CPVC pipes
- 5. Metal Cover Plate** -- Min 18 ga steel with max I.D. 6 mm (1/4 in.) larger than O.D. of pipe. Min. O.D. of cover plate to be 152 mm (6 in.) larger than O.D. of pipe. Installed between underside of floor or both sides of wall between collar and floor or wall surfaces.
- 6. Firestop Device\*** -- Firestop Collar -- Firestop collar shall be installed in accordance with the accompanying installation instructions. Collar to be installed and latched around the pipe and secured to underside of floor or both sides of wall floor using the anchor hooks provided with the collar. (Minimum two anchor hooks for nom 38 and 51 mm (1-1/2 and 2 in.) diam pipes, three anchor hooks for nom 76 and 102 mm (3 and 4 in.) diam pipes, and four anchor hooks for nom 152 mm (6 in.) diam pipes. The anchor hooks are to be secured with min 6 mm (1/4 in.) diam by min 32 mm (1-1/4 in.) long steel expansion bolts. As alternates to the anchors specified above, Hilti 6 mm (1/4 in.) diam by 32 mm (1-1/4 in.) long KWIK-CON II+ concrete screw anchor or Hilti 6 mm (1/4 in.) diam by (45 mm) 1-3/4 in. long KWIK-BOLT 3 steel expansion anchor may be used.  
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC -- CP 643 50/1.5"N, CP 643 63/2"N. CP 643 90/3"N, CP 643 110/4"N or CP 643 160/6"N Firestop Collar

- 7. Packing Material** -- (Not Shown) -- Required only when XFR PVC pipe (Item 3E) is used with steel pipe sleeve (Item 2). Mineral wool batt insulation having min density of 4 pcf (64 kg/m<sup>3</sup>), firmly packed into annular space between steel sleeve and pipe flush with top surface of floor.

\* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



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September 11, 2018



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NORTH POSITION:

ADDRESS: **75 ADAIR AVE. NORTH HAMILTON, ON.**

SUBJECT: **HILTI DETAILS 1 OF 5**

PROJECT: **SECONDARY DWELLING UNIT**

DATE: **JUNE 2021**

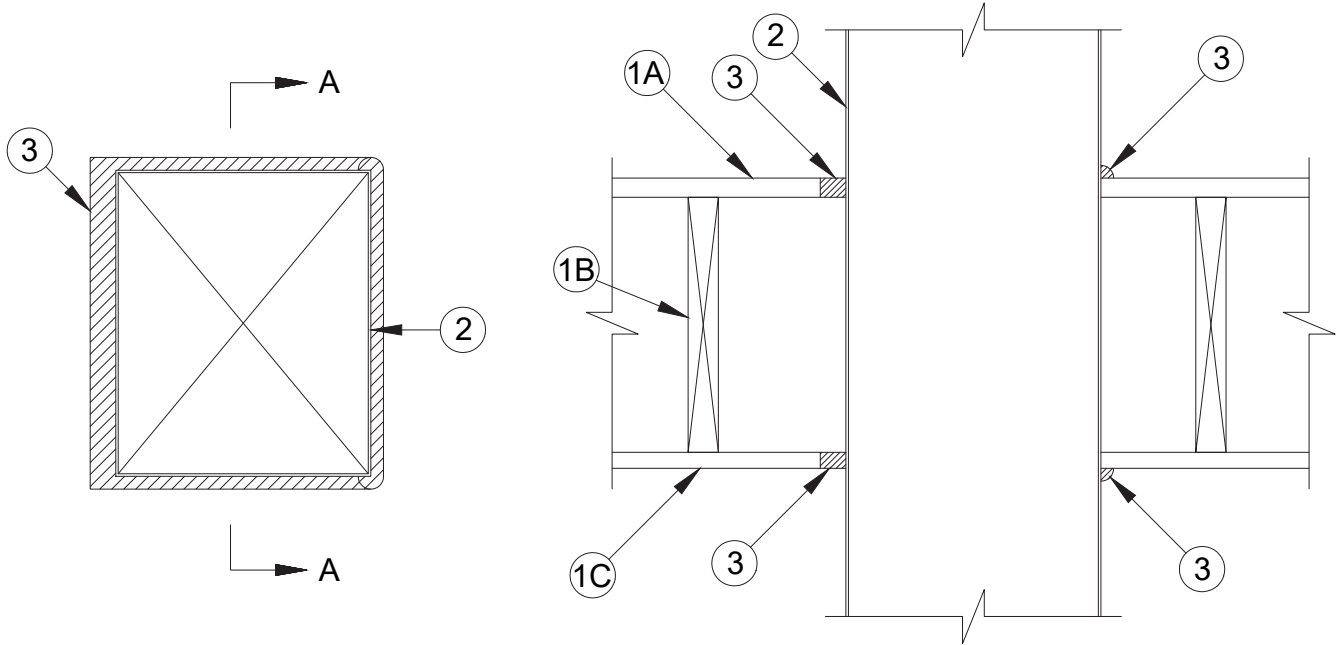
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SHEET#: **A 5.01**



System No. F-C-7043

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Rating - 1 Hr	F Rating - 1 Hr
T Rating - 1/4 Hr	FT Rating - 1/4 Hr
	FH Rating - 1 Hr
	FTH Rating - 1/4 Hr



SECTION A-A

**1. Floor-Ceiling Assembly** - The 1 hr fire rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory. The general construction features of the floor-ceiling assembly are summarized below:

- A. Flooring System** - Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture\* as specified in the individual Floor-Ceiling Design, Max area of opening shall be 143 in.2 (923 cm2) with a max dimension of 13 in. (330mm).
- B. Wood Joists\*** - Nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members\* with bridging as required and with ends firestopped.
- C. Gypsum Board\*** - Min 5/8 in. (16 mm) thick as specified in the individual Floor-Ceiling Design. Gypsum board secured to wood joists or furring channels as specified in the individual Floor-Ceiling Design, Max area of opening shall be 143 in.2 (923 cm2) with a max dimension of 13 in. (330mm).

**2. Steel Duct** - Max 12 by 10 in. (305 by 254 mm) No. 28 ga. (or heavier) galv steel duct to be installed either concentrically or eccentrically within the firestop system. The space between the steel duct and periphery of opening shall be min 0 in. (point contact) to max 1 in. (25 mm). Steel duct to be rigidly supported on both sides of the floor-ceiling assembly.

**3. Firestop System** - Min 3/4 in. (19 mm) thickness of sealant applied within the annulus flush with the top surface of the floor. Min 5/8 in. (16 mm) thickness of sealant applied within the annulus flush with the bottom surface of gypsum board ceiling.

HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC - CP 606 Flexible Firestop Sealant or FS-One Sealant or FS-ONE MAX Intumescent Sealant

\* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



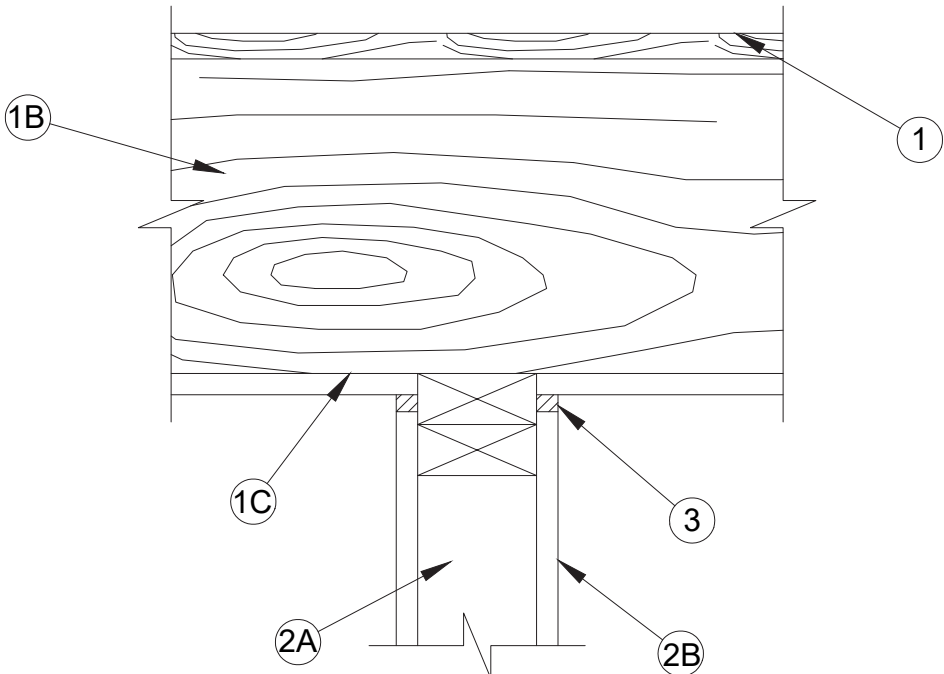
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January 21, 2015

FC 7043



System No. HW-S-0090

ANSI/UL2079	CAN/ULC S115
Assembly Rating - 1 Hr	F Rating - 1 Hr
Joint Width - 1/2 In Max.	FT Rating - 1/4 Hr
	FH Rating - 1 Hr
	FTH Ratings - 1/4 Hr
	Joint Width - 1/2 In Max.



**1. Floor Assembly** - The 1hr fire-rated wood joist, wood truss or combination wood and steel truss Floor-Ceiling assembly shall be constructed of the materials and in the manner described in the individual L500 Series Floor-Ceiling Design in the UL Fire Resistance Directory and shall include the following construction features:

- A. Flooring System** - Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture\* as specified in the individual Floor-Ceiling Design.
- B. Wood Joists** - Nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members\* with bridging as required and with ends firestopped.
- C. Gypsum Board** - Nom 4 ft. (122 cm) wide by 5/8 in. (16 mm) thick as specified in the individual Floor- Ceiling Design.

**2. Wall Assembly** - The 1 hr fire rated gypsum board/lumber stud wall assembly shall be constructed of the materials and in the manner described un the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

- A. Studs** - Wall framing to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Top plate installed parallel or perpendicular to direction of wood joists and secured to bottom of joists with steel fasteners spaced max 24 in. (610 mm) OC.
- B. Gypsum Board\*** - Gypsum board sheets installed to a min total thickness of 5/8 in ( 16 mm) on each side of wall. Wall to be constructed as specified in the individual Wall and Partition Design in the UL Fire Resistance directory, except that a max 1/2in. (13 mm) gap shall be maintained between the top of the gypsum board and the ceiling of the floor-ceiling assembly.

**3. Joint System** - Fill, Void or Cavity Material\* - Sealant - Max separation between the bottom of the ceiling and the top of the wall is 1/2 in. (13 mm). Min 5/8 in. (16 mm) thickness of fill material installed to the fill the joint, flush with each surface of the wall.

HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC - FS-ONE Sealant, CP606 Sealant or FS-ONE MAX Intumescent Sealant.  
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HWS 0090

ELETRONIC STAMP



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NORTH POSITION:

ADRESS:

75 ADAIR AVE. NORTH HAMILTON, ON.

SUBJECT:

HILTI DETAILS 2 AND 3 OF 5

PROJECT:

SECONDARY DWELLING UNIT

DATE:

JUNE 2021

SCALE:

-

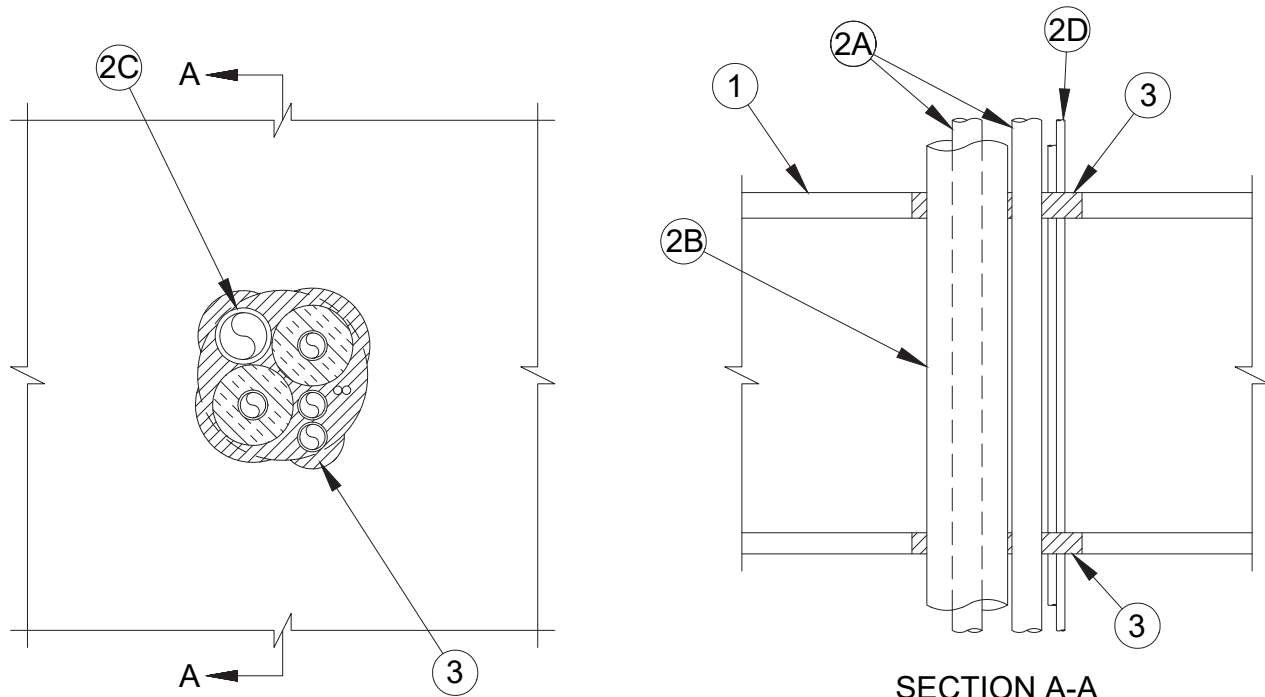
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## System No. F-C-8026

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Rating - Hr	F Rating - 1 Hr
T Rating - Hr	FT Rating - Hr
	FH Rating - 1 Hr
	FTH Ratings - 1 Hr



System tested with a pressure differential of 2.5 Pa between the exposed and the unexposed surfaces with the higher pressure on the exposed side.

**1. Floor-Ceiling Assembly** - The 1 hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 series Floor-Ceiling Designs in the UL Fire Resistance Directory. The general construction features of the floor-ceiling assembly are summarized below:

- A. Flooring System** - Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture\* as specified in the individual Floor-Ceiling Design. Max diam of opening shall be 5 in. (127 mm).
- B. Wood Joists\*** - Nom 10in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members\* with bridging as required and with ends firestopped.
- C. Gypsum Board\*** - Nom 4 ft (122 cm) wide by 5/8 in. (16 mm) thick as specified in the individual Floor-Ceiling Design. Gypsum board secured to wood joists or furring channels as specified in the individual Floor-Ceiling Design.

**1A. Chase Wall** - (Optional, Not Shown) - The through penetrants (Item 2) may be routed through a 1 hr fire single, double or staggered wood stud/gypsum board chase wall. Depth of chase wall stud cavity to be min ½ in. (13 mm) greater than diameter of opening cut in sole and top plates to accommodate the through penetrant (Item 2). The chase wall shall be constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

- A. Studs** - Nom 2 by 4 in. (51 by 102 mm), 2 by 6 in. (51 by 152 mm) or double nom 2 by 4 in. (51 by 102 mm) lumber studs.
- B. Sole Plate** - Nom 2 by 4 in. (51 by 102 mm), 2 by 6 in. (51 by 152 mm) or parallel 2 by 4 in. (51 by 102 mm) lumber plates, tightly butted, Max diam of opening is 5 in. (127 mm).
- C. Top Plate** - The double top plate shall consist of two nom 2 by 4 in. (51 by 102 mm), two nom 2 by 6 in. (51 by 102 mm) or two sets of parallel 2 by 4 in. (51 by 102 mm) lumber plates, tightly butted. Max diam of opening is 5 in. (127 mm).
- D. Gypsum Board\*** - Thickness, type, number of layers and fasteners shall be as specified in the individual Wall and Partition Design.

FC 8026

## System No. F-C-8026

FC 8026

**2. Through Penetrants** - One or more pipes, conduits, tubing and cables to be installed concentrically or eccentrically within the opening. The space between any penetrant, except nonmetallic pipes and uninsulated metallic pipes to be min 0 in. (point contact) to max 1 in. (25 mm). The space between any penetrants and the periphery of the opening shall be min 0 in. (point contact) to max 1 in. (25 mm). Pipes, conduits, tubing and cables to be rigidly supported on both sides of floor-ceiling assembly.

**A. Metallic Penetrants** - One or more metallic pipes, conduits or tubing to be installed within the firestop system. The following types and sizes of metallic pipes, conduits or tubing may be used:

**A1. Steel Pipe** - Nom 3/4 in. (19 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.

**A2. Conduit** - Nom 3/4 in. (19 mm) diam (or smaller) steel electrical metallic tubing (EMT) or 3/4 in. (19 mm) diam galv steel conduit.

**A3. Copper Tube** - Nom 3/4 in. (19 mm) diam (or smaller) Type L (or heavier) copper tube.

**A4. Copper Pipe** - Nom 3/4 in. (19 mm) diam (or smaller) Regular (or heavier) copper pipe.

**B. Tube Insulation** - Plastic+ - Nom 3/4 in. (19mm) thick acrylonitrile butadiene/polyvinyl chloride (AB/PVC) flexible foam furnished in the form of tubing. Tube insulation to be installed on one or more of the metallic pipes or tubes (Item 2A). See Plastic+ (QMFZ2) category in the Plastics Recognized Component Directory for names of manufacturers. Any Recognized Component tube insulation material meeting the above specifications and having a UL 94 Flammability Classification of 94-5VA may be used.

**C. Nonmetallic Through Penetrants** - One nonmetallic pipe to be installed within the firestop system. Pipe shall be spaced a min 1-1/2 in. (38 mm) from non-uninsulated metallic through penetrants. The following types and sizes of metallic pipes may be used:

**C1. Polyvinyl Chloride (PVC) Pipe** - Nom 1-1/4 in. (32 mm) diam (or smaller) Schedule 40 solid core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.

**C2. Chlorinated Polyvinyl Chloride (CPVC) Pipe** - Nom 1-1/4 in (32 mm) diam (or smaller) SDR13.5 CPVC pipe for use in closed (process or supply) piping systems.

**D. Cables** - Max of two 4 pair No. 18 AWG (or smaller) cable with PVC insulation and jacket materials.

**3. Fill, Void or Cavity Materials\*** - Sealant - Min 3/4 in. (19 mm) thickness of sealant applied within the annulus flush with the top surface of the floor or sole plate and min 5/8 in. (16 mm) thickness of sealant applied within the annulus flush with bottom surface of gypsum board or top plat. A min 1/4 in. (6 mm) diameter bead of sealant applied at the bundle/subflooring or sole plate interface and the bundle/gypsum board or top plate interface at point contact locations.

HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC - FS-ONE Sealant or FS-ONE\_MAX Intumescent Sealant

\*Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

+ Bearing the UL Recognized Component Mark



Hilti Firestop Systems

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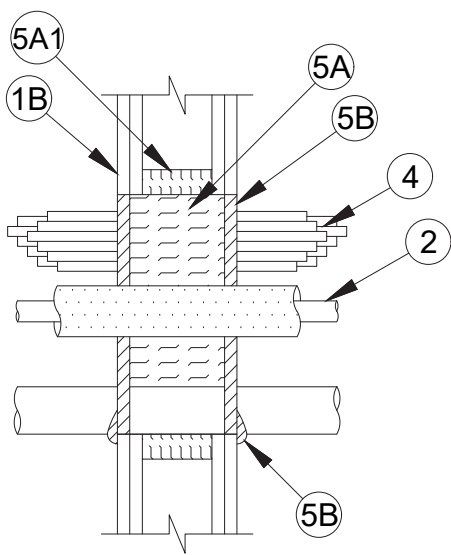
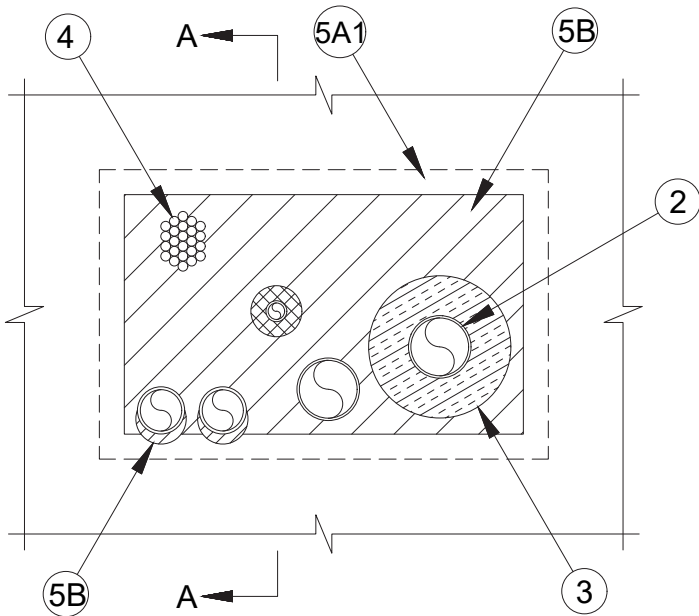
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System No. W-L-8079

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Ratings — 1 and 2 Hr (See Item 1)	F Ratings — 1 and 2 Hr (See Item 1)
T Ratings — 0, 1/2, 3/4, 1-1/2 and 2 Hr (See Items 1, 2, 3 and 4)	FT Ratings — 0, 1/2, 3/4, 1-1/2 and 2 Hr (See Items 1, 2, 3 and 4)
	FH Ratings — 1 and 2 Hr (See Item 1)
	FTH Ratings — 0, 1/2, 3/4, 1-1/2 and 2 Hr (See Items 1, 2, 3 and 4)

WL 8079



SECTION A-A

System tested with a pressure differential of 2.5 Pa between the exposed and the unexposed surfaces with the higher pressure on the exposed side.

**1. Wall Assembly** -- The 1 or 2 hr fire rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300, U400, V400 or W400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

- A. Studs** -- Wall framing may consist of either wood studs or channel shaped steel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced max 16 in. (406 mm) OC. Steel studs to be min 3-1/2 in. (89 mm) wide and spaced max 24 in. (610 mm) OC. When Item 5A1 is not used, additional framing members (not shown) shall be installed to frame the periphery of the wall opening. When the additional framing members are used to frame the opening, the hourly T, FT and FTH Ratings of the firestop system are 0 hr.
- B. Gypsum Board\*** -- 5/8 in. (16 mm) thick with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300, U400 or V400 Wall and Partition Design. If the through penetrants are installed in a wood stud/gypsum board assembly, the max area of square, rectangular, or circular opening is 210 sq in. (1355 cm<sup>2</sup>) with max dimension of 14-1/2 in. (368 mm). If the through penetrants are installed in a steel stud/gypsum board assembly, max area of square, rectangular, or circular opening is 240 sq in. (1548 cm<sup>2</sup>) with max dimension of 20 in. (508 mm) wide.

The hourly F and FH Ratings of the firestop system are equal to the hourly fire rating of the wall assembly in which it is installed.

System No. W-L-8079

WL 8079

**2. Through-Penetrant** -- One or more pipes, conduit or tubes to be installed within the opening. The total number of through-penetrants is dependent on the size of the opening and the types and sizes of the penetrants. Any combination of the penetrants described below may be used provided that the following parameters relative to the annular spaces and the spacing between the through penetrants are maintained. The separation between the penetrants shall be min 1 in. (25 mm) to max 20 in. (508mm). The annular space between penetrants and the periphery of opening shall be min 0 in. (point contact) to max 20 in. (508 mm). Pipes, conduit or tubes to be rigidly supported on both sides of wall assembly. The following types and sizes of pipes, conduit or tubes may be used.

- A. Copper Tubing** -- Nom 3 in. (76 mm) diam (or smaller) Type L (or heavier) copper tube.
- B. Copper Pipe** -- Nom 3 in. (76 mm) diam (or smaller) Regular (or heavier) copper pipe.
- C. Steel Pipe** -- Nom 4 in. (102 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
- D. Iron Pipe** -- Nom 4 in. (102 mm) diam (or smaller) cast or ductile iron pipe.
- E. Conduit** -- Nom 3 in. (76 mm) diam (or smaller) electric metallic tubing (EMT) or rigid steel conduit.
- F. Polyvinyl Chloride (PVC) Pipe** -- Nom 2 in. (51 mm) diam (or smaller) Schedule 40 cellular or solid core PVC pipe for use in closed (process or supply) or vented (drain, waste, or vent) piping systems.
- G. Chlorinated Polyvinyl Chloride (CPVC) Pipe** -- Nom 2 in. (51 mm) diam (or smaller) SDR 13.5 CPVC pipe for use in closed (process or supply) piping systems.

The T, FT and FTH Ratings are 0 Hr if bare pipe and tubing is used.

**3. Pipe Insulation** -- One or more metallic penetrants (pipe or tubing) may be insulated with the following types of pipe coverings:

- A. Pipe Covering\*** -- Min 1 in. (25 mm) to max 2 in. (51 mm) thick hollow cylindrical heavy density min 3.5 pcf (56 kg/m<sup>3</sup>) glass fiber units jacketed on the outside with an all service jacket. Longitudinal joints sealed with metal fasteners or factory-applied self-sealing lap tape. Transverse joints secured with metal fasteners or with butt tape supplied with the product.

See Pipe and Equipment Covering - Materials (BRGU) category in the Building Materials Directory for names of manufacturers. Any pipe covering material meeting the above specifications and bearing the UL Classification Marking with a Flame Spread Index of 25 or less and a Smoke Developed Index of 50 or less may be used.

- B. Tube Insulation-Plastics+** -- Min 1/2 in. (13 mm) to max 3/4 in. (19 mm) thick acrylonitrile butadiene/polyvinyl chloride (AB/PVC) flexible foam furnished in the form of tubing.

See Plastics+ (QMFZ2) category in the Plastics Recognized Component Directory for names of manufacturers. Any Recognized Component tube insulation material meeting the above specifications and having a UL 94 Flammability Classification of 94-5VA may be used.

The annular space between the insulated penetrants and the periphery of the opening shall be min 0 in. (0 mm, point contact) The separation between the insulated penetrants and the other penetrants shall be a min 1 in. (25 mm).

The T, FT and FTH Ratings are 1-1/2 hour if Item 3B is used. The T, FT and FTH Ratings are 2 hr if Item 3A is used.

**4. Cables** -- One max 3 in. (76 mm) diam bundle of cables installed within the opening and rigidly supported on both surfaces of wall. The annular space between the tightly-bundled cables and the periphery of the opening shall be min 0 in. (point contact) to max 20 in. (508 mm). The separation between the cable bundle and the other penetrants shall be min 1 in. (25 mm) to max 20 in. (508 mm). Any combination of the following types and sizes of cables may be used:

- A.** Max 25 pair No. 24 AWG telephone cable with polyvinyl chloride (PVC) insulation and jacket.
- B.** Max 7/C No. 12 AWG copper conductor power and control cable with PVC or cross-linked polyethylene (XLPE) insulation and PVC jacket.
- C.** Multiple fiber optical communication cable jacketed with PVC and having a max outside diam of 1/2 in. (13 mm).
- D.** Max 3/C No. 8 AWG with bare aluminum ground, PVC insulated steel Metal-Clad+ Cable currently Classified under the Through Penetrating Product\* (XHLY) category.
- E.** Max 3/C (with ground) No. 8 AWG (or smaller) nonmetallic sheathed (Romex) cable with PVC insulation and jacket materials.



Hilti Firestop Systems

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System No. W-L-8079

WL 8079

- F. RG/U coaxial cable with polyethylene (PE) insulation and polyvinyl chloride (PVC) jacket having a max outside diam of 1/2 in. (13 mm).
- G. Max 3/4 in. (19 mm) diam copper ground cable with or without PVC jacket.
- H. Max 1-1/4in. (32 mm) Diam single or multi conductor mineral-insulated copper-clad cable.

The T, FT and FTH Ratings are 1/4 hr if cables D, G and H are used. The T, FT and FTH Ratings are 3/4 Hr for any other combination.

**4A. Through Penetrants --** (Not shown) - Max six nom 1 in. (25 mm) diam (or smaller) flexible steel conduits to be installed either concentrically or eccentrically within the firestop system. The annular space between the conduits and the periphery of the opening shall be min 0 in. (point contact) to a max 3 in. (76 mm). Conduits to be rigidly supported on both sides of wall. The T, FT and FTH Ratings are 0 Hr if this penetrant is used.

4B. Through Penetrants -- (Not Shown) - Max twelve nom 3/8 in. (10 mm) diam (or smaller) polyvinyl chloride (PVC) pneumatic tubing for use in closed (process or supply) piping systems. Tubing to be installed either concentrically or eccentrically within the firestop system. The annular space between the tubing and the periphery of the opening shall be min 0 in. (point contact) to a max 1 in. (25 mm). Tubing to be rigidly supported on both sides of wall.

- 5. Firestop System --** The firestop system shall consist of the following:
- A. Packing Material --** In 2 hr fire rated wall assemblies, min 4-3/4 in. (121 mm) thickness of min 4 pcf (64 kg/m<sup>3</sup>) mineral wool batt insulation firmly packed into opening as a permanent form. In 1 hr fire rated wall assemblies, min 3-1/2 in. (89 mm) thickness of min 4 pcf (64 kg/m<sup>3</sup>) mineral wool batt insulation firmly packed into opening as a permanent form. Packing material recessed from both surfaces of the wall to accommodate the required thickness of fill material.
  - A1. Packing Material --** Min 1-1/4 in. (32 mm) thickness of min 4 pcf (64 kg/m<sup>3</sup>) mineral wool batt insulation firmly packed as a backer around the perimeter of opening as a permanent form. When additional framing members are used to frame the opening (see Item 1A), this packing material is optional. Packing material can be used in combination with the additional framing members.
  - B. Fill, Void or Cavity Material\* --** Sealant -- Min 5/8 in. (16 mm) thickness of fill material applied within annulus, flush with both surfaces of wall. At the point contact location between through penetrants and gypsum board, a min 1/2 in. (13 mm) diam bead of fill material shall be applied at the gypsum board/through penetrant interface on both surfaces of wall.

HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC -- FS-ONE Sealant or FS-ONE MAX Intumescent Sealant

\* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

+ Bearing the UL Listing Mark

# Bearing the UL Recognized Component Mark

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office: 855.546.4467 cell: 905.961.0647

LEAD ENGINEER

Robert Mendez P. Eng 100054193  
robertmendez@yahoo.com  
cell: 416.807.1572

Legal Second Suites architectural and engineering service is owned by and operated in affiliation with King Homes Inc.



NORTH POSITION:

ADRESS:

75 ADAIR AVE. NORTH HAMILTON, ON.

SUBJECT:

HILTI DETAILS 5 OF 5

PROJECT:

SECONDARY DWELLING UNIT

DATE:

JUNE 2021

SCALE:

-

SHEET#:

A 5.05





Hamilton

City Hall, 71 Main Street West  
Hamilton, Ontario,  
Canada L8P 4Y5  
[www.hamilton.ca](http://www.hamilton.ca)

Hamilton Municipal Parking System  
Planning and Economic Development Department  
Physical Address: 80 Main Street West  
Phone: 905.540.6000 Fax: 905.540.6001  
E-mail: [parking@hamilton.ca](mailto:parking@hamilton.ca)

April 22, 2021

Mark Randall  
75 Adair Avenue North  
Hamilton, ON  
N3T 5L4

Dear Mark:

**Re: Residential Boulevard Parking Application – 75 Adair Avenue North**

We have investigated your application for Residential Boulevard Parking for the address noted in the subject line of this letter. We have determined that the proposed driveway does not meet the 50% landscaping requirement as per the City of Hamilton Zoning By-law 6593.

With the current proposal, the property's landscaping percentage is noted to be 44%. Therefore, we have denied your application for Residential Boulevard Parking.

Should you get approval from Committee of Adjustment for a reduced landscaping requirement and wish to proceed with Residential Boulevard Parking, please contact us with a copy of the Committee of Adjustment Decision and a copy of this letter within 18 months. After 18 months, you would need to re-apply for Residential Boulevard Parking, and pay the associated fee in place at the time of re-application.

If you would like more information on your application, please contact Andrew Brown at [andrew.brown@hamilton.ca](mailto:andrew.brown@hamilton.ca) or 905-546-2424, extension 6019.

Sincerely,

Hamilton Municipal Parking System

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)	Adam and Sarah Stillman		
Applicant(s)*	Ken Bekendam		
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:  
n/a

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 to 0 parking spaces whereas the bylaw requires 2 parking spaces  
Encroachment of 4.62m into the rear yard for an open fire escape or stairway whereas the bylaw requires 1m. Not closer than 4.35m to the rear lot line.  
Reduction in landscape area to 44% from the required 50% for a boulevard parking agreement for 2 spaces.



5. Why it is not possible to comply with the provisions of the By-law?  
Existing site constraints  
Existing metal fire escape

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**):  
75 Adair Ave N, 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?  
Existing residential use

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.  

April 27th 2021  
Date

  
Signature Property Owner  
Adam and Sarah Stillman  
Print Name of Owner

10. Dimensions of lands affected:  
Frontage See Site Plan  
Depth \_\_\_\_\_  
Area \_\_\_\_\_  
Width of street \_\_\_\_\_

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 Site Plan  
  
Proposed See Site Plan

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  
  
Proposed: See Site Plan

13.

Date of acquisition of subject lands:  
2021
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:  
Neighbourhoods
20.

Present Restricted Area By-law (Zoning By-law) provisions applying to the land:  
C - Urban Protected Residential
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.