



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th 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

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-21:325

APPLICANTS: Agent Ken Bekendam
Owner Locke St. N. Holdings

SUBJECT PROPERTY: Municipal address **88 & 92 Locke St. N., Hamilton**

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

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

PROPOSAL: To permit the creation of two (2) lots, each consisting of an existing single-family dwelling, and the establishment of a secondary dwelling unit within each of the single-family dwellings upon severing the lands, notwithstanding,

1. A minimum lot width of 11.2 metres shall be provided for the property identified as 88 Locke Street North and a minimum lot width of 11.4 metres shall be provided for the property identified as 92 Locke Street North instead of the minimum required lot width of 12.0 metres; and,

2. A portion of the required 6.0 metre wide manoeuvring space for the two (2) parking spaces on the property identified as 88 Locke Street South shall be permitted to be located on the adjacent property identified as 92 Locke Street South instead of providing the minimum required manoeuvring space entirely within the limits of the property on which the parking is provided.

NOTES:

1. The variance is required to facilitate land severance application HM/B-21:73 which is to be heard in conjunction with this application.

2. Legally established rights of ways shall be properly registered on title to provide access between properties and the sharing of the mutual driveway.

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

DATE: Thursday, October 7th, 2021
TIME: 2:45 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: September 21st, 2021.

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public.

SITE INFORMATION & STATISTICS

ADDRESS	88 STREET N. - HAMILTON - ON.
ZONING TYPE	D/S 1787
LOT AREA	3729.04 SQ FT (346.44 SQ M)
LOT FRONTAGE	36.84' (11.23m)

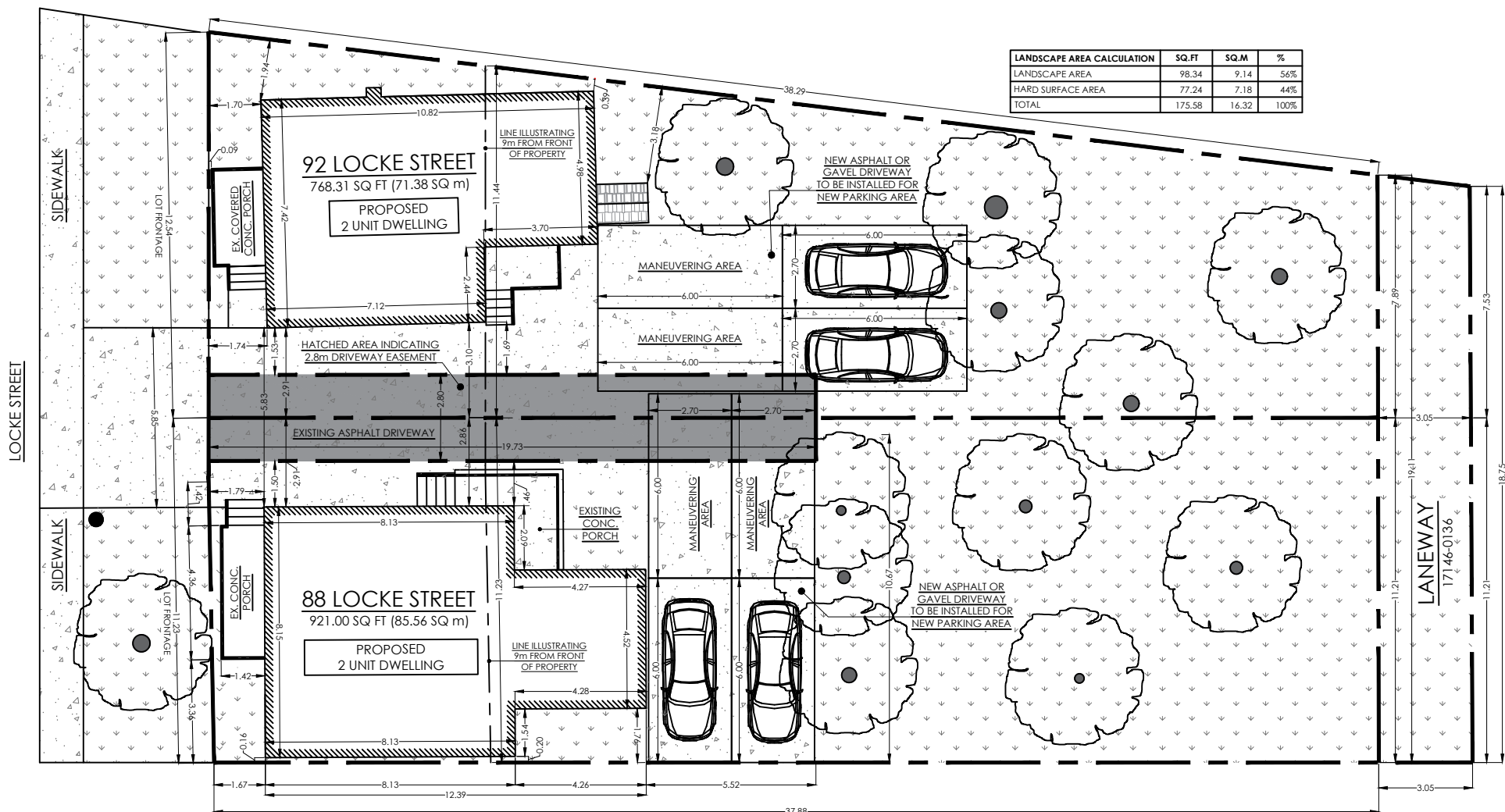
GENERAL NOTES:

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.

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

LANDSCAPE AREA CALCULATION	SQ.FT	SQ.M	%
LANDSCAPE AREA	98.34	9.14	56%
HARD SURFACE AREA	77.24	7.18	44%
TOTAL	175.58	16.32	100%



LANDSCAPE AREA CALCULATION	SQ.FT	SQ.M	%
LANDSCAPE AREA	80.46	7.47	60%
HARD SURFACE AREA	52.71	4.90	40%
TOTAL	133.17	12.37	100%

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.



LEAD DESIGNER & CONSULTANT

Ken Bekendam B.A. BUSCOM, L.T.
kenbekendam@gmail.com
office: 855.546.4467 cell: 905.961.0647

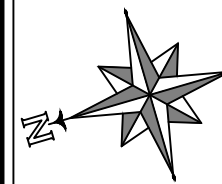
LEAD ENGINEER

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:



ADDRESS: **88 LOCKE STREET, N HAMILTON, ON.**

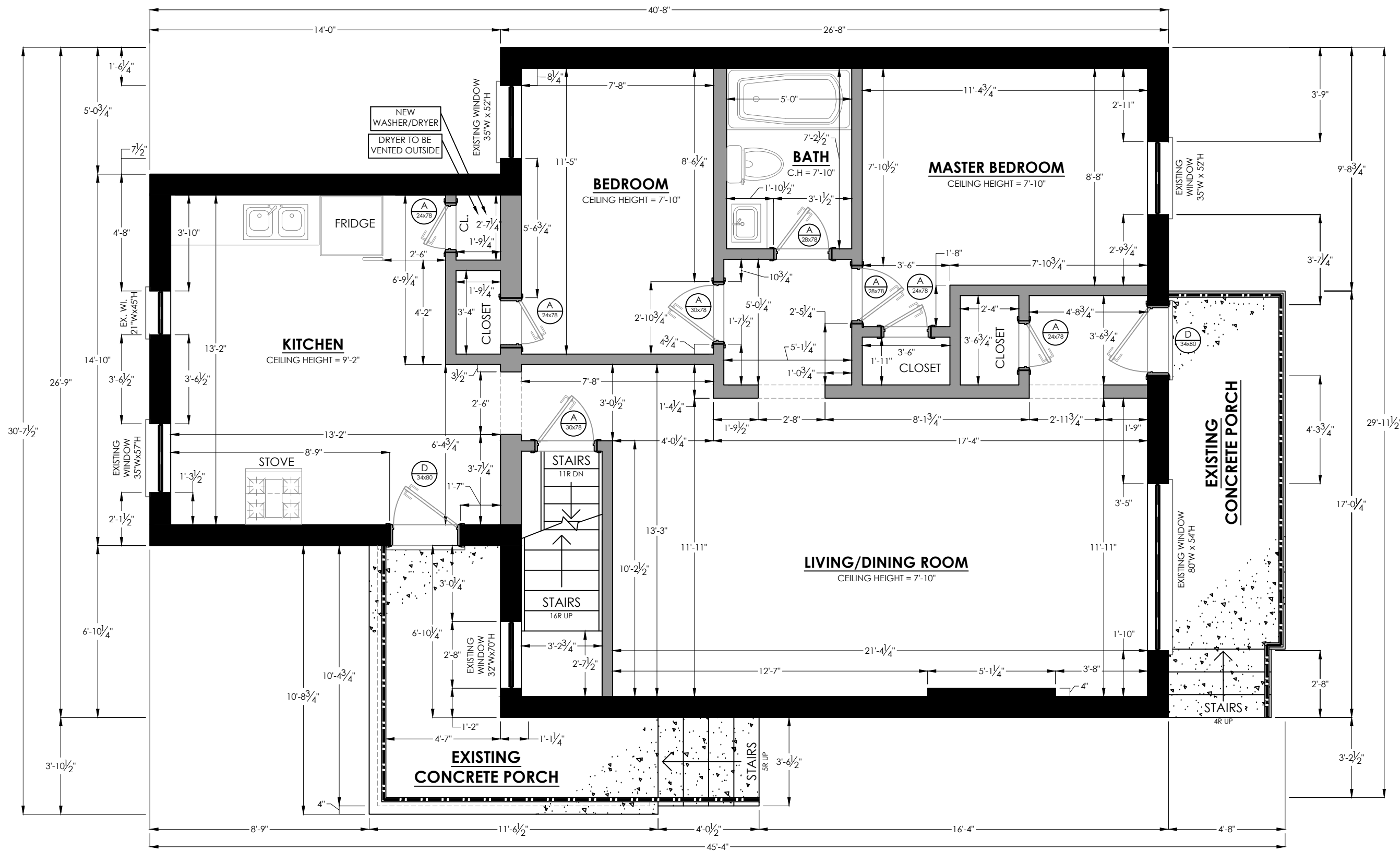
SUBJECT: **SITE PLAN**

PROJECT: **SECONDARY DWELLING UNIT**

SCALE: **1/16" = 1'**

DATE: **AUG 2021**

SHEET#: **SP 1.01**



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
[S.B.]	STRUCTURAL BEAM OR WALL
[P.S.]	PLUMBING STACK
[W.M.]	WATER METER
[F.D.]	FLOOR DRAIN
[S.C.]	STRUCTURAL COLUMN
[F.W.]	FOUNDATION WALL
[E.E.W.]	EXISTING EXTERIOR WALLS
[N.E.W.]	NEW EXTERIOR WALLS
[E.I.W.]	EXISTING INTERIOR WALLS
[N.I.W.]	NEW INTERIOR WALLS
[S.W.]	STRUCTURAL WALLS
[N.S.B.]	NEW STRUCTURAL BEAMS
[W.]	WINDOWS
[S.R.]	SUPPLY REGISTER
[R.G.]	RETURN GRILLE

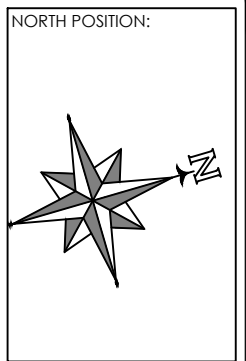
DOOR LEGEND	
[A]	DOOR TYPE
[30x60]	DOOR SIZE
A.	PANEL DOOR
B.	FIRE DOOR w/ SELF CLOSER (45 MIN)
C.	FIRE DOOR w/ SELF CLOSER (20 MIN)
D.	EXTERIOR DOOR
E.	BIFOLD CLOSET
F.	SLIDING DOOR
G.	POCKET DOOR



LEAD DESIGNER & CONSULTANT
 Ken Bekendam B.A. BUSCOM, L.T.
 kenbekendam@gmail.com
 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.



ADDRESS: **88 LOCKE STREET, N HAMILTON, ON.**

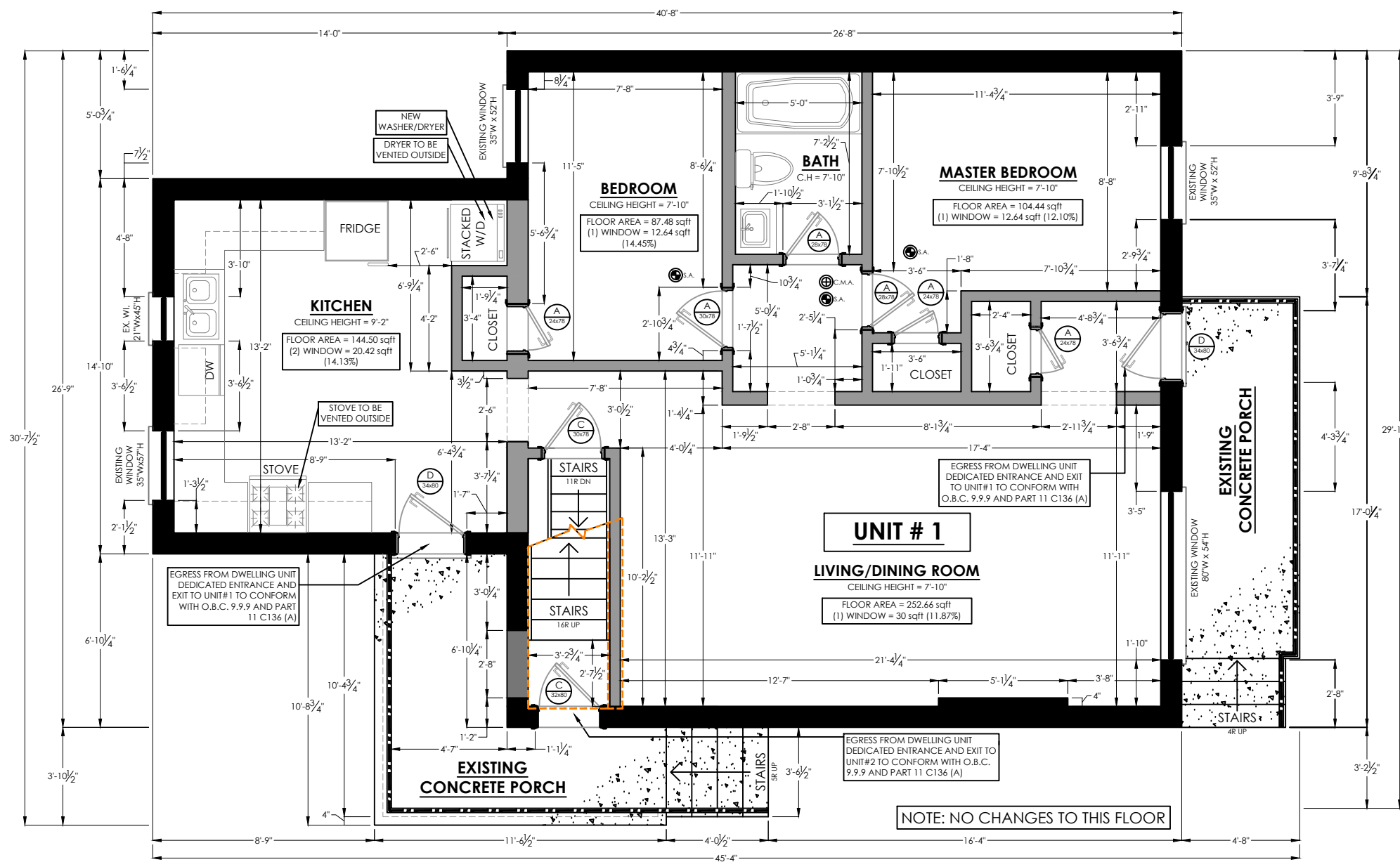
SUBJECT: **EXISTING GROUND FLOOR**

PROJECT: **SECONDARY DWELLING UNIT**

SCALE: **1" = 1'**

DATE: **AUG 2021**

SHEET#: **A 1.02**



UNIT #1 - 892 sqft

NOTE: ALL SMOKE ALARMS TO BE INTERCONNECTED WITHIN DWELLING UNITS

SEPARATION BETWEEN SUITES:
 SEPARATION BETWEEN SUITES TO HAVE A FIRE RESISTANCE RATING OF **30 MINS** AS PER O.B.C. 9.10.9.14 (1), PART 11 C152 (q) AND PART 9.11.2.1(1) - STC 50. REFER TO SB3 TABLE 1 AND 2 FOR ASSEMBLY DETAILS.

VERTICAL PARTITION (WALLS) - W4A (1HR FRR, STC51)

- NEW 2 x 4 STUD WALL SPACED 16" O.C.
- 3.5" THICK ABSORPTIVE MATERIAL
- RESILIENT METAL CHANNELS SPACED 24" O.C
- 2 LAYERS 5/8" TYPE X GYPSUM BOARD ON CHANNEL SIDE
- 1 LAYER 5/8" TYPE X GYPSUM BOARD ON OTHER SIDE

HORIZONTAL PARTITION (CEILING) - F8D (30MIN FRR, STC50)

- EX. WOOD JOISTS @ 16" O.C.
- 4" THICK ABSORPTIVE MATERIAL IN CAVITY (FIBRE FROM ROCK/SLAG W/ MIN 90mm & MIN. SURFACE AREA MASS OF 2.8 KG/SQ. M
- RESILIENT METAL CHANNELS SPACED @ 24" O.C.

FOR PIPE AND WIRE PENETRATIONS:

- USE FIRE RATED FOAM TESTED IN ACCORDANCE WITH CAN/ULC-S115 (EG. HILTI FIRE FOAM CP 620 OR 3M FIRE BARRIER SEALANT CP 25WB+)

FOR HVAC DUCTING:

- ADDRESSED WITH IN-DUCT SMOKE DETECTOR:
- SEE NOTE NEAR FURNACE ON FLOOR PLAN

FOR SERVICE ITEMS IN FIRE SEPARATION (VALVES, METERS, ELECTRICAL BOXES, ETC.):

- USE ULC RATED FIRE-RATED ACCESS PANELS (MIN. 45 MINS.)

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
W.M.	WATER METER
F.D.	FLOOR DRAIN
SC	STRUCTURAL COLUMN
FW	FOUNDATION WALL
EW	EXISTING EXTERIOR WALLS
NW	NEW EXTERIOR WALLS
EWI	EXISTING INTERIOR WALLS
NWI	NEW INTERIOR WALLS
SW	STRUCTURAL WALLS
NSW	NEW STRUCTURAL BEAMS
W	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



LEAD DESIGNER & CONSULTANT

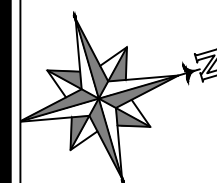
Ken Bekendam B.A. BUSCOM, L.T.
 kenbekendam@gmail.com
 office: 855.546.4467 cell: 905.961.0647

LEAD ENGINEER

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



NORTH POSITION:



ADDRESS: **88 LOCKE STREET, N HAMILTON, ON.**

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

PROJECT: **SECONDARY DWELLING UNIT**

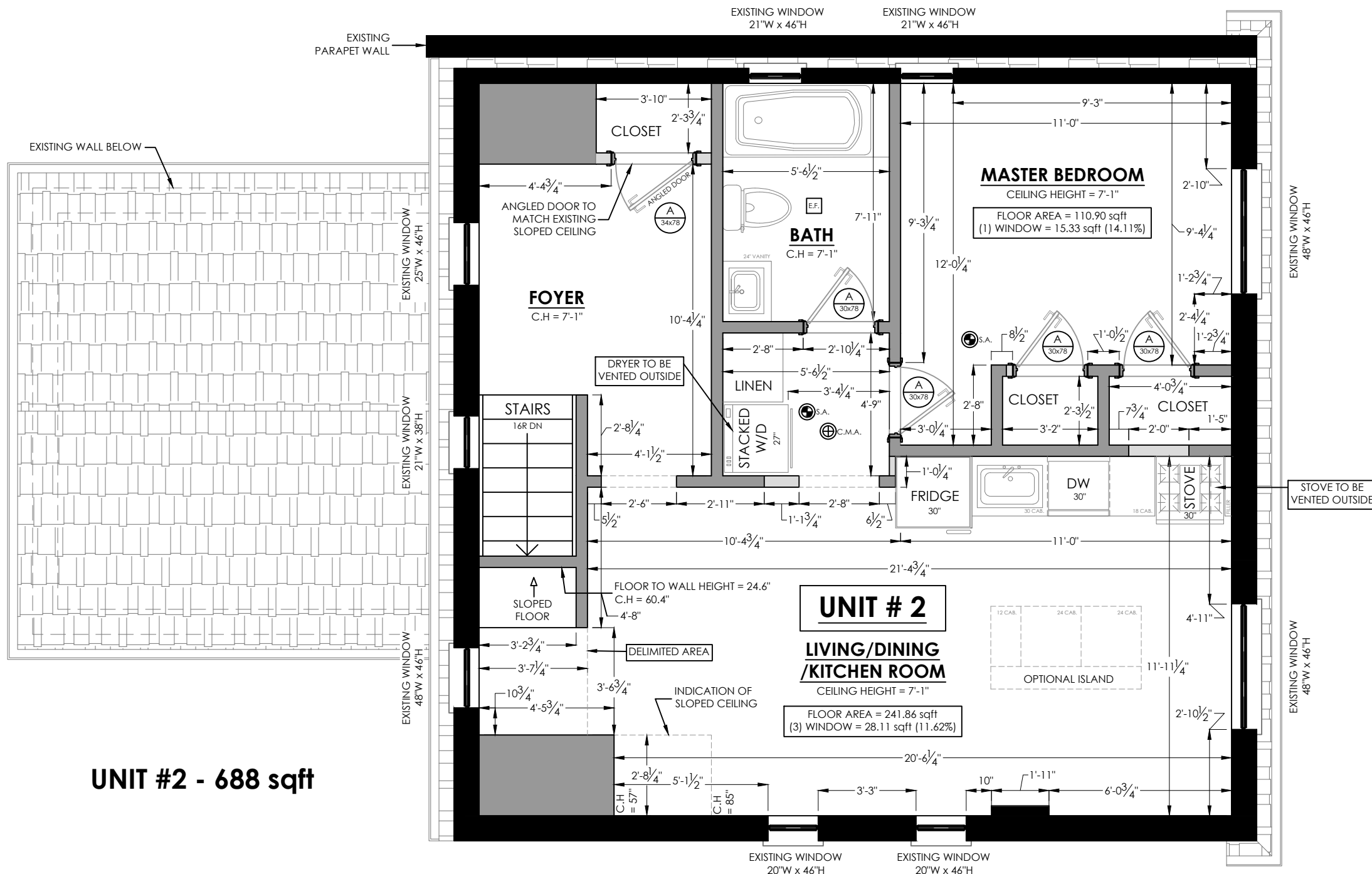
SCALE: **3/16" = 1'**

DATE: **AUG 2021**

SHEET#: **A 1.04**

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





UNIT #2 - 688 sqft

NOTE: ALL SMOKE ALARMS TO BE INTERCONNECTED WITHIN DWELLING UNITS

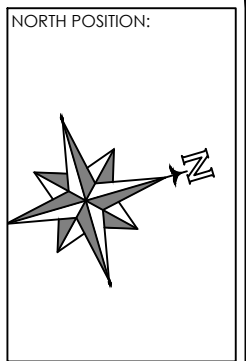
PLANS LEGEND	
BATH	ROOM NAME
	EXHAUST FAN
	SPECIFICATION TAG
	SMOKE ALARM
	CARBON MONOXIDE ALARM
C.H. = 8'-10"	CEILING HEIGHT
	STRUCTURAL BEAM OR WALL
	PLUMBING STACK
	WATER METER
	FLOOR DRAIN
	STRUCTURAL COLUMN
	FOUNDATION WALL
	EXISTING EXTERIOR WALLS
	NEW EXTERIOR WALLS
	EXISTING INTERIOR WALLS
	NEW INTERIOR WALLS
	STRUCTURAL WALLS
	NEW STRUCTURAL BEAMS
	WINDOWS
	SUPPLY REGISTER
	RETURN GRILLE

DOOR LEGEND	
	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

legal second suites.com

LEAD DESIGNER & CONSULTANT
 Ken Bekendam B.A. BUSCOM, L.T.
 kenbekendam@gmail.com
 office: 855.546.4467 cell: 905.961.0647

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



ADDRESS: **88 LOCKE STREET, N HAMILTON, ON.**

SUBJECT: **PROPOSED SECOND FLOOR UNIT #2**

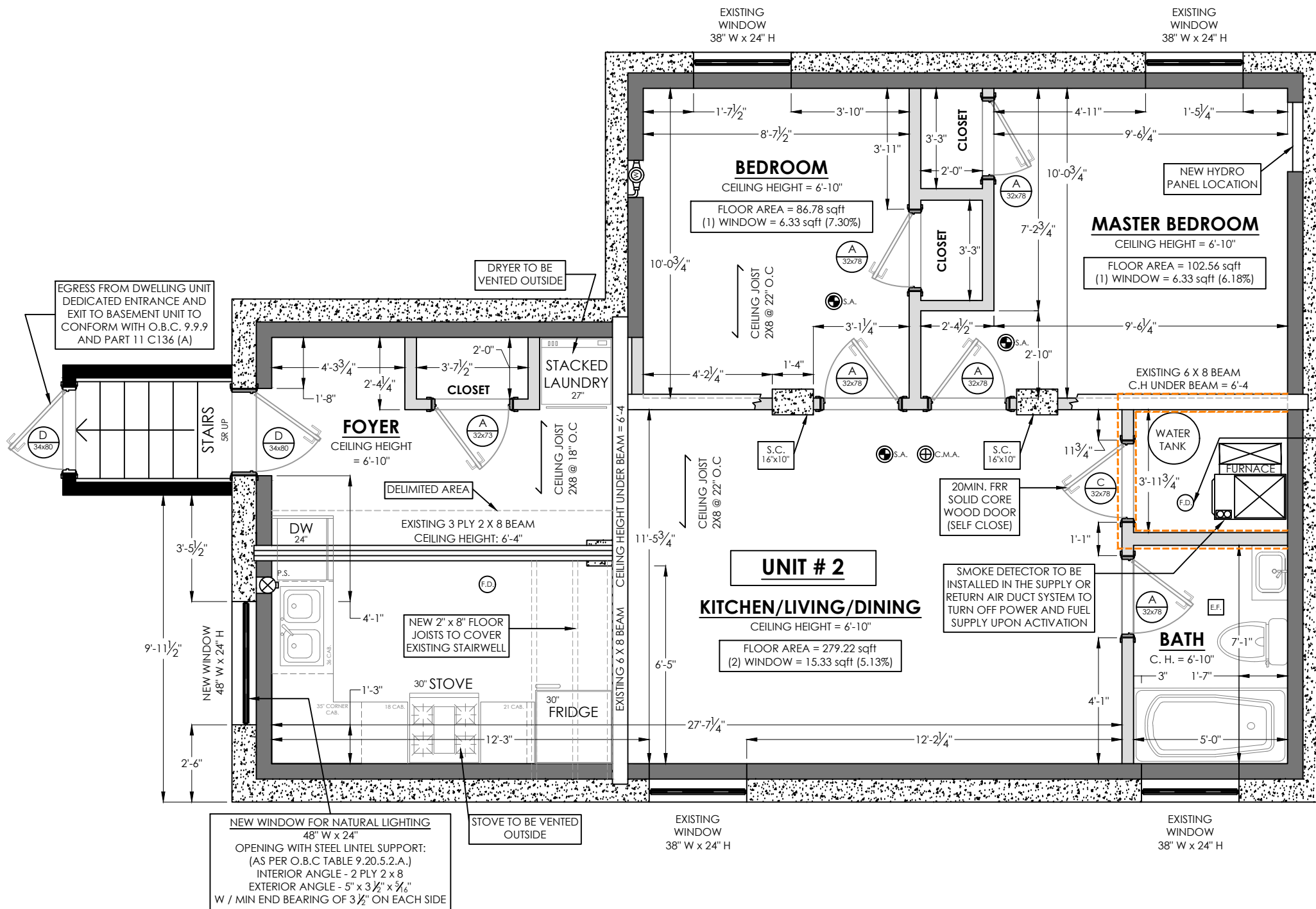
PROJECT: **SECONDARY DWELLING UNIT**

SCALE: **1/4" = 1'**

DATE: **AUG 2021**

SHEET#: **A 1.05**

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



SEPARATION BETWEEN SUITES:
 SEPARATION BETWEEN SUITES TO HAVE A FIRE RESISTANCE RATING OF **30 MINS** AS PER O.B.C. 9.10.9.14 (1), PART 11 C152 (g) AND PART 9.11.2.1(1) - STC 50. REFER TO SB3 TABLE 1 AND 2 FOR ASSEMBLY DETAILS.

VERTICAL PARTITION (WALLS) - W4A (1HR FRR, STC51)
 - NEW 2 x 4 STUD WALL SPACED 16" O.C.
 - 3.5" THICK ABSORPTIVE MATERIAL
 - RESILIENT METAL CHANNELS SPACED 24" O.C.
 - 2 LAYERS 5/8" TYPE X GYPSUM BOARD ON CHANNEL SIDE
 - 1 LAYER 5/8" TYPE X GYPSUM BOARD ON OTHER SIDE

HORIZONTAL PARTITION (CEILING) - F8D (30MIN FRR, STC50)
 - EX. WOOD JOISTS @ 16" O.C.
 - 6" THICK ABSORPTIVE MATERIAL IN CAVITY (FIBRE FROM ROCK/SLAG W/ MIN 90mm & MIN. SURFACE AREA MASS OF 2.8 KG/SQ. M)
 - RESILIENT METAL CHANNELS SPACED @ 24" O.C.

FOR PIPE AND WIRE PENETRATIONS:
 - USE FIRE RATED FOAM TESTED IN ACCORDANCE WITH CAN/ULC-S115 (EG. HILTI FIRE FOAM CP 620 OR 3M FIRE BARRIER SEALANT CP 25WB+)

FOR HVAC DUCTING:
 - ADDRESSED WITH IN-DUCT SMOKE DETECTOR:
 - SEE NOTE NEAR FURNACE ON FLOOR PLAN

FOR SERVICE ITEMS IN FIRE SEPARTION (VALVES, METERS, ELECTRICAL BOXES, ETC.):
 - USE ULC RATED FIRE-RATED ACCESS PANELS (MIN. 45 MINS.)

SEPARATION OF SERVICE ROOM
 - SERVICE ROOM TO CONFORM WITH O.B.C PART 9.10.10.3 AND 9.10.10.4 (c) and PART 11 C153 (a). **30 MINS** FRR IS ACCEPTABLE FOR VERTICAL AND HORIZONTAL PARTITIONS. REFER TO SB3 TABLE 1 AND 2 FOR ASSEMBLY DETAILS.

VERTICAL PARTITION (WALLS) - W4A (1HR FRR, STC51)
 - NEW 2 x 4 STUD WALL SPACED 16" O.C.
 - 3.5" THICK ABSORPTIVE MATERIAL
 - RESILIENT METAL CHANNELS SPACED 24" O.C.
 - 2 LAYERS 5/8" TYPE X GYPSUM BOARD ON CHANNEL SIDE
 - 1 LAYER 5/8" TYPE X GYPSUM BOARD ON OTHER SIDE

HORIZONTAL PARTITION (CEILING) - UNFINISHED
 - CEILING TO REMAIN UNFINISHED AND FORM PART OF THE MAIN FLOOR RESIDENTIAL SUITE.
 - GYPSUM BOARD INSIDE SERVICE ROOM TO EXTEND INTO JOIST CAVITY AND BUTTED TIGHTLY AGAINST FLOOR JOISTS AND SUBFLOOR ABOVE
 - SMALL GAPS TO BE CAULKED WITH FIRE BARRIER SEALANT IN ACCORDANCE WITH CAN/ULC/ S115 IMPORTANT
 - ADEQUATE COMBUSTION AIR NEEDED FOR APPLIANCES

EGRESS FROM DWELLING UNIT DEDICATED ENTRANCE AND EXIT TO BASEMENT UNIT TO CONFORM WITH O.B.C. 9.9.9 AND PART 11 C136 (A)

NOTE: ALL SMOKE ALARMS TO BE INTERCONNECTED WITHIN DWELLING UNITS

PLANS LEGEND	
[Symbol]	BATH
[Symbol]	ROOM NAME
[Symbol]	EXHAUST FAN
[Symbol]	SPECIFICATION TAG
[Symbol]	SMOKE ALARM
[Symbol]	CARBON MONOXIDE ALARM
[Symbol]	CEILING HEIGHT
[Symbol]	STRUCTURAL BEAM OR WALL
[Symbol]	PLUMBING STACK
[Symbol]	WATER METER
[Symbol]	FLOOR DRAIN
[Symbol]	STRUCTURAL COLUMN
[Symbol]	FOUNDATION WALL
[Symbol]	EXISTING EXTERIOR WALLS
[Symbol]	NEW EXTERIOR WALLS
[Symbol]	EXISTING INTERIOR WALLS
[Symbol]	NEW INTERIOR WALLS
[Symbol]	STRUCTURAL WALLS
[Symbol]	NEW STRUCTURAL BEAMS
[Symbol]	WINDOWS
[Symbol]	SUPPLY REGISTER
[Symbol]	RETURN GRILLE

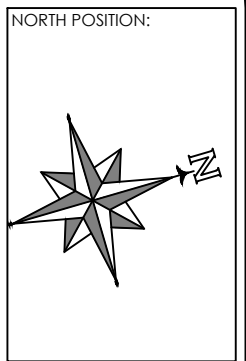
DOOR LEGEND	
[Symbol]	DOOR TYPE
[Symbol]	DOOR SIZE
[Symbol]	A. PANEL DOOR
[Symbol]	B. FIRE DOOR w/ SELF CLOSER (45 MIN)
[Symbol]	C. FIRE DOOR w/ SELF CLOSER (20 MIN)
[Symbol]	D. EXTERIOR DOOR
[Symbol]	E. BIFOLD CLOSET
[Symbol]	F. SLIDING DOOR
[Symbol]	G. POCKET DOOR



LEAD DESIGNER & CONSULTANT
 Ken Bekendam B.A. BUSCOM, L.T.
 kenbekendam@gmail.com
 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.



ADDRESS: **92 LOCKE ST. N HAMILTON**

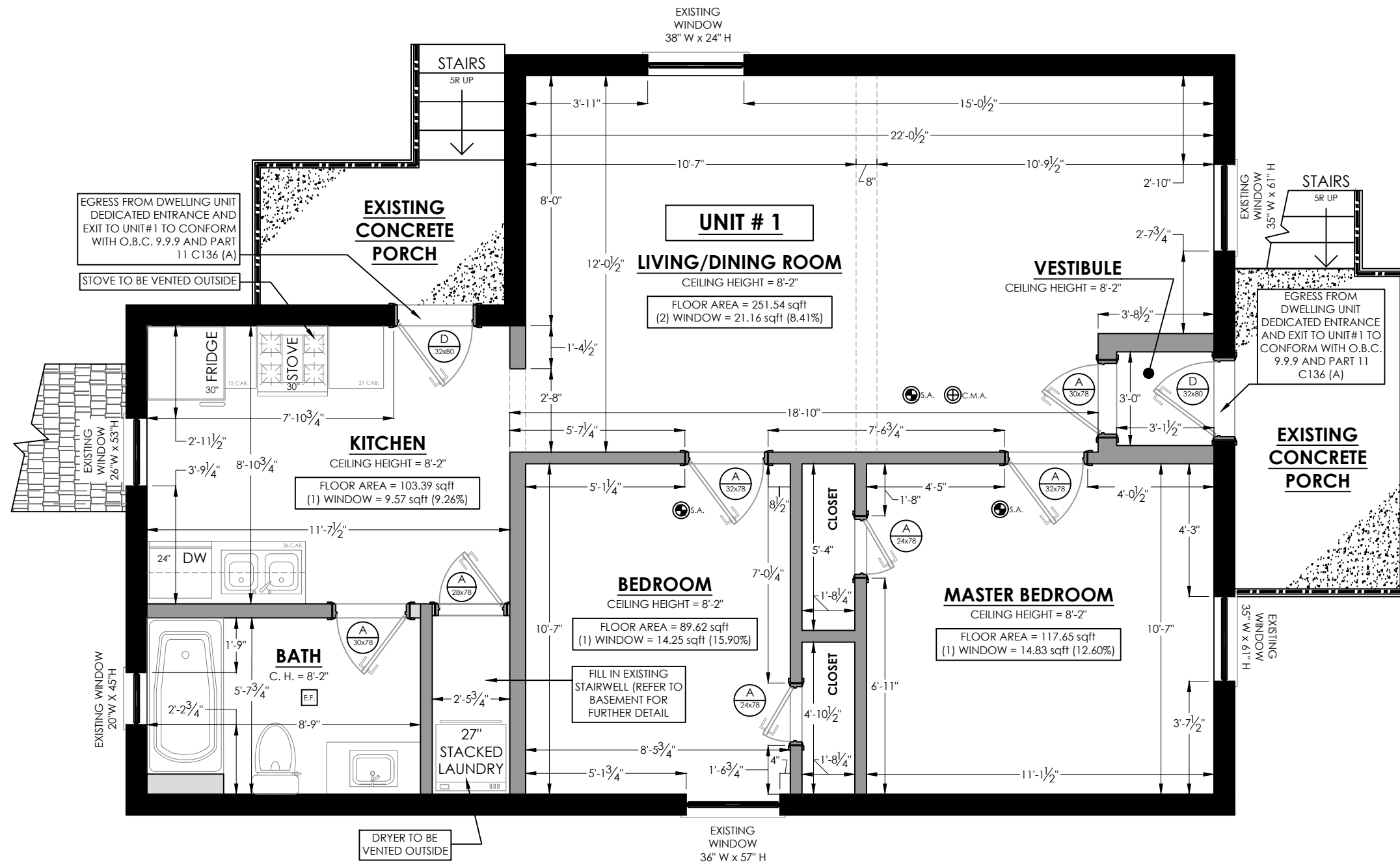
SUBJECT: **PROPOSED BASEMENT UNIT #2**

PROJECT: **SECONDARY DWELLING UNIT**

SCALE: **1/4" = 1'**

DATE: **AUG 2021**

SHEET#: **A 1.03**



SEPARATION BETWEEN SUITES:
 SEPARATION BETWEEN SUITES TO HAVE A FIRE RESISTANCE RATING OF **30 MINS** AS PER O.B.C. 9.10.9.14 (1), PART 11 C152 (g) AND PART 9.11.2.1(1) - STC 50. REFER TO SB3 TABLE 1 AND 2 FOR ASSEMBLY DETAILS.

VERTICAL PARTITION (WALLS) - W4A (1HR FRR, STC51)
 - NEW 2 x 4 STUD WALL SPACED 16" O.C.
 - 3.5" THICK ABSORPTIVE MATERIAL
 - RESILIENT METAL CHANNELS SPACED 24" O.C.
 - 2 LAYERS 5/8" TYPE X GYPSUM BOARD ON CHANNEL SIDE
 - 1 LAYER 5/8" TYPE X GYPSUM BOARD ON OTHER SIDE

HORIZONTAL PARTITION (CEILING) - F8D (30MIN FRR, STC50)
 - EX. WOOD JOISTS @ 16" O.C.
 - 6" THICK ABSORPTIVE MATERIAL IN CAVITY (FIBRE FROM ROCK/SLAG W/ MIN 90mm & MIN. SURFACE AREA MASS OF 2.8 KG/SQ. M)
 - RESILIENT METAL CHANNELS SPACED @ 24" O.C.

FOR PIPE AND WIRE PENETRATIONS:
 - USE FIRE RATED FOAM TESTED IN ACCORDANCE WITH CAN/ULC-S115 (EG. HILTI FIRE FOAM CP 620 OR 3M FIRE BARRIER SEALANT CP 25WB+)

FOR HVAC DUCTING:
 - ADDRESSED WITH IN-DUCT SMOKE DETECTOR:
 - SEE NOTE NEAR FURNACE ON FLOOR PLAN

FOR SERVICE ITEMS IN FIRE SEPARATION (VALVES, METERS, ELECTRICAL BOXES, ETC.):
 - USE ULC RATED FIRE-RATED ACCESS PANELS (MIN. 45 MINS.)

EGRESS FROM DWELLING UNIT DEDICATED ENTRANCE AND EXIT TO UNIT#1 TO CONFORM WITH O.B.C. 9.9.9 AND PART 11 C136 (A)
 STOVE TO BE VENTED OUTSIDE

EGRESS FROM DWELLING UNIT DEDICATED ENTRANCE AND EXIT TO UNIT#1 TO CONFORM WITH O.B.C. 9.9.9 AND PART 11 C136 (A)

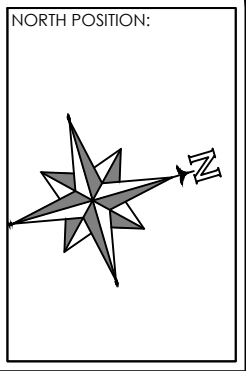
NOTE: ALL SMOKE ALARMS TO BE INTERCONNECTED WITHIN DWELLING UNITS

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
[Symbol]	STRUCTURAL BEAM OR WALL
[Symbol]	PLUMBING STACK
[Symbol]	WATER METER
[Symbol]	FLOOR DRAIN
[Symbol]	STRUCTURAL COLUMN
[Symbol]	FOUNDATION WALL
[Symbol]	EXISTING EXTERIOR WALLS
[Symbol]	NEW EXTERIOR WALLS
[Symbol]	EXISTING INTERIOR WALLS
[Symbol]	NEW INTERIOR WALLS
[Symbol]	STRUCTURAL WALLS
[Symbol]	NEW STRUCTURAL BEAMS
[Symbol]	WINDOWS
[Symbol]	SUPPLY REGISTER
[Symbol]	RETURN GRILLE
DOOR LEGEND	
[Symbol]	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

legal second suites.com

LEAD DESIGNER & CONSULTANT
 Ken Bekendam B.A. BUSCOM, L.T.
 kenbekendam@gmail.com
 office: 855.546.4467 cell: 905.961.0647

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



ADDRESS:
92 LOCKE ST. N HAMILTON

SUBJECT:
PROPOSED GROUND FLOOR UNIT#1

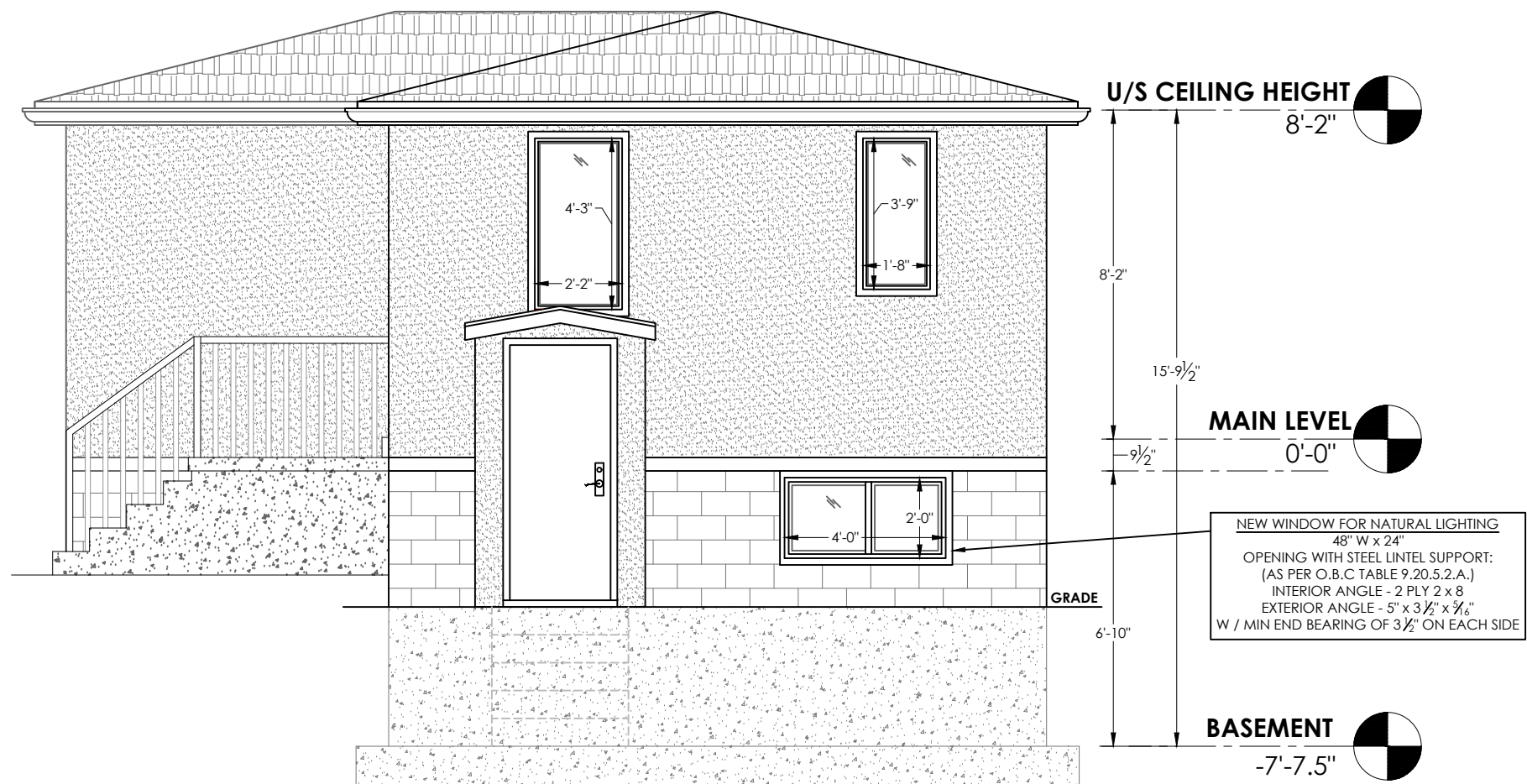
PROJECT:
SECONDARY DWELLING UNIT

SCALE:
1/4" = 1'

DATE:
AUG 2021

SHEET#:
A 1.04

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



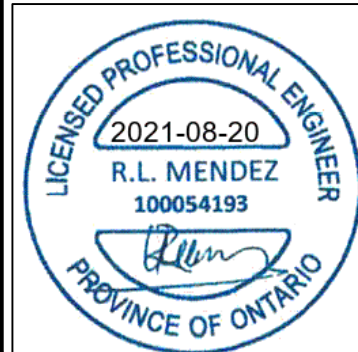
LEAD DESIGNER & CONSULTANT

Ken Bekendam B.A. BUSCOM, L.T.
 kenbekendam@gmail.com
 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:

ADDRESS:

92 LOCKE ST. N HAMILTON

SUBJECT:

NORTHEAST ELEVATION

PROJECT:

SECONDARY DWELLING UNIT

SCALE:

1/4" = 1'

DATE:

AUG 2021

SHEET#:

A 2.01



Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

APPLICATION FOR A MINOR VARIANCE

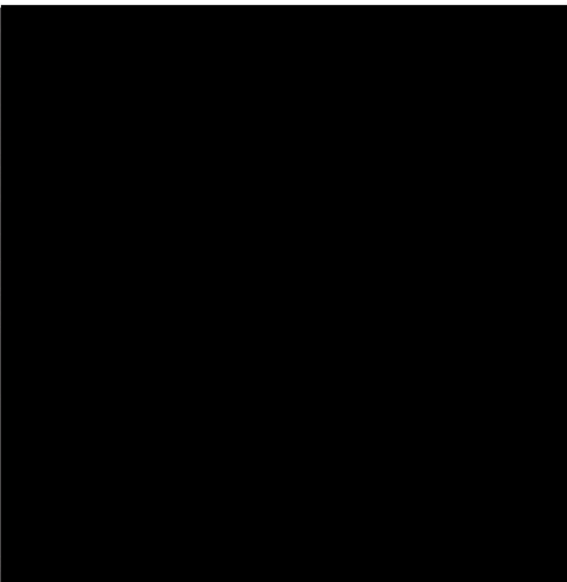
FOR OFFICE USE ONLY.	
APPLICATION NO. _____	DATE APPLICATION RECEIVED _____
PAID _____	DATE APPLICATION DEEMED COMPLETE _____
SECRETARY'S SIGNATURE _____	

The Planning Act

Application for Minor Variance or for Permission

The undersigned hereby applies to the Committee of Adjustment for the City of Hamilton under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter P.13 for relief, as described in this application, from the Zoning By-law.

1, 2	NAME
Registered Owners(s)	Locke Street North Holdings Inc.
Applicant(s)*	Ken Bekendam
Agent or Solicitor	



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:
To permit a reduced lot width of 11.23m whereas bylaw Section 10(4)(i) requires 12m
5. Why it is not possible to comply with the provisions of the By-law?
Existing lot width
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**):
88 Locke St 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.

July 20, 2021
Date

[Signature]
Signature Property Owner

Avignon Bayliss - Louise Street North Holdings Inc.
Print Name of Owner

10. Dimensions of lands affected:

Frontage	<u>11.23</u>
Depth	<u>37.88</u>
Area	<u>425.39</u>
Width of street	<u>unknown</u>

11. Particulars of all buildings and structures on or proposed for the subject lands: (Specify ground floor area, gross floor area, number of stories, width, length, height, etc.)

Existing: _

See 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:
2020
-
14. Date of construction of all buildings and structures on subject lands:
unknown
-
15. Existing uses of the subject property:
residential
16. Existing uses of abutting properties:
residential
17. Length of time the existing uses of the subject property have continued:
unknown
18. Municipal services available: (check the appropriate space or spaces)
Water yes Connected yes
Sanitary Sewer yes Connected yes
Storm Sewers yes
19. Present Official Plan/Secondary Plan provisions applying to the land:
neighbourhoods
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
D/s -1787 - One and Two Family Dwelling
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.



Hamilton

Committee of Adjustment

City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

APPLICATION FOR A MINOR VARIANCE

FOR OFFICE USE ONLY.	
APPLICATION NO. _____	DATE APPLICATION RECEIVED _____
PAID _____	DATE APPLICATION DEEMED COMPLETE _____
SECRETARY'S SIGNATURE _____	

The Planning Act

Application for Minor Variance or for Permission

The undersigned hereby applies to the Committee of Adjustment for the City of Hamilton under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter P.13 for relief, as described in this application, from the Zoning By-law.

1, 2	NAME
Registered Owners(s)	Locke Street North Holdings Inc.
Applicant(s)*	Ken Bekendam
Agent or Solicitor	



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:
To permit a reduced lot width of 11.44m whereas bylaw Section 10(4)(i) requires 12m
5. Why it is not possible to comply with the provisions of the By-law?
Existing lot width
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**): 92 Locke St 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.

July 29, 2021
Date

[Signature]
Signature Property Owner

Avinash Rajkumar - Locke Street North Holding Inc.
Print Name of Owner

10. Dimensions of lands affected:

Frontage	<u>12.538</u>
Depth	<u>38.20</u>
Area	<u>387.06</u>
Width of street	<u>unknown</u>

11. Particulars of all buildings and structures on or proposed for the subject lands: (Specify ground floor area, gross floor area, number of stories, width, length, height, etc.)

Existing: _

See 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:
2020
14. Date of construction of all buildings and structures on subject lands:
unknown
15. Existing uses of the subject property:
residential
16. Existing uses of abutting properties:
residential
17. Length of time the existing uses of the subject property have continued:
unknown
18. Municipal services available: (check the appropriate space or spaces)
Water yes Connected yes
Sanitary Sewer yes Connected yes
Storm Sewers yes
19. Present Official Plan/Secondary Plan provisions applying to the land:
neighbourhoods
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
D/s -1787 - One and Two Family Dwelling
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.