

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-21:396

APPLICANTS: Agent Ken Bekendam
Owners Jeffrey & Melissa Bruce

SUBJECT PROPERTY: Municipal address **699 Wilson St., Hamilton**

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

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

PROPOSAL: To permit the expansion of a legal non-conforming Three (3) Family Dwelling in order to construct a new open stairway in the rear yard notwithstanding that:

1. The use of a three (3) family dwelling is not permitted in the current zoning designation.

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

DATE: Thursday, December 9th, 2021
TIME: 3:35 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: November 23rd, 2021.

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

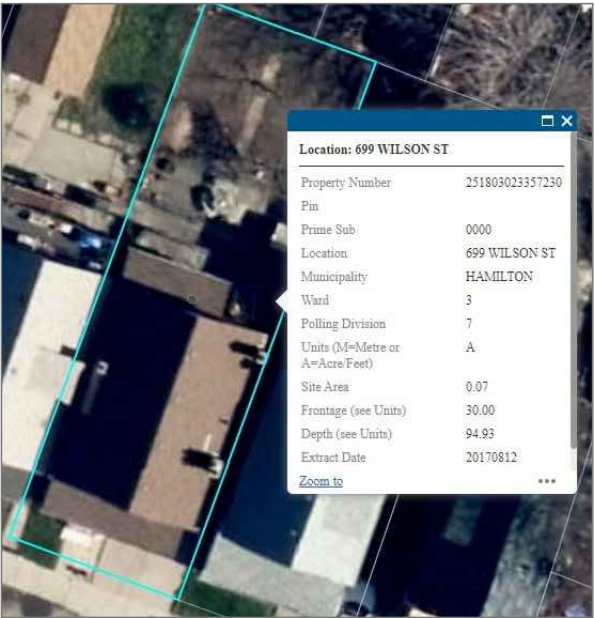
Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions,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

REAR STAIRS AND LANDING

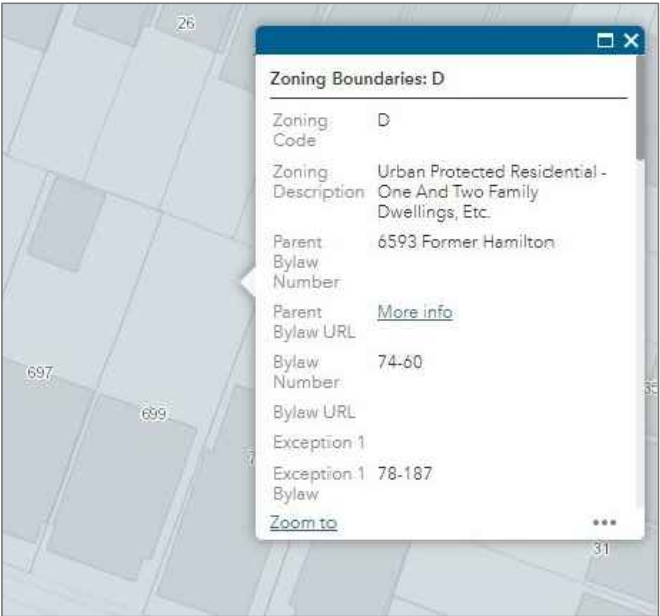
699 WILSON STREET, HAMILTON, ON.



EXISTING BUILDING IMAGE



AERIAL MAP



ZONING MAP

CONSTRUCTIONEERS
ENGINEERING

LEAD ENGINEER **ROBERT MENDEZ** | P.ENG. 100054193
robert@constructioneers.ca
www.constructioneers.ca
C: (416) 807-1572



1. THE CONTRACTOR SHALL CHECK THE DRAWINGS AND VERIFY ALL DIMENSIONS OF THE WORK AND SHALL REPORT PROMPTLY ALL DISCREPANCIES, ERRORS AND OMISSIONS TO THE DESIGNER AT LEAST ONE WEEK BEFORE ORDERING, INSTALLING CONSTRUCTION MATERIALS OR MAKING ANY MATERIAL CHANGES TO THE WORK INVOLVING SUCH DISCREPANCIES, ERRORS AND OMISSIONS. SHOULD THE CONTRACTOR FAIL TO OBSERVE THESE CONDITIONS, THE ADDITIONAL EXPENSE FOR REMEDIAL WORK SHALL NOT BECOME THE RESPONSIBILITY OF THE DESIGNER UNDER ANY CIRCUMSTANCE.
2. READ ALL DRAWINGS IN CONJUNCTION WITH THE GENERAL NOTES AND SPECIFICATIONS.
3. DRAWINGS **ARE NOT TO BE SCALED.**

No.	Description	Date

REAR STAIRS & LANDING

Address: 699 WILSON STREET
HAMILTON ON
L8L 1V5

Checked By: R. Mendez

Project Number: TBA

Date: 2021-01-22

Drawn By: HAYOSHA

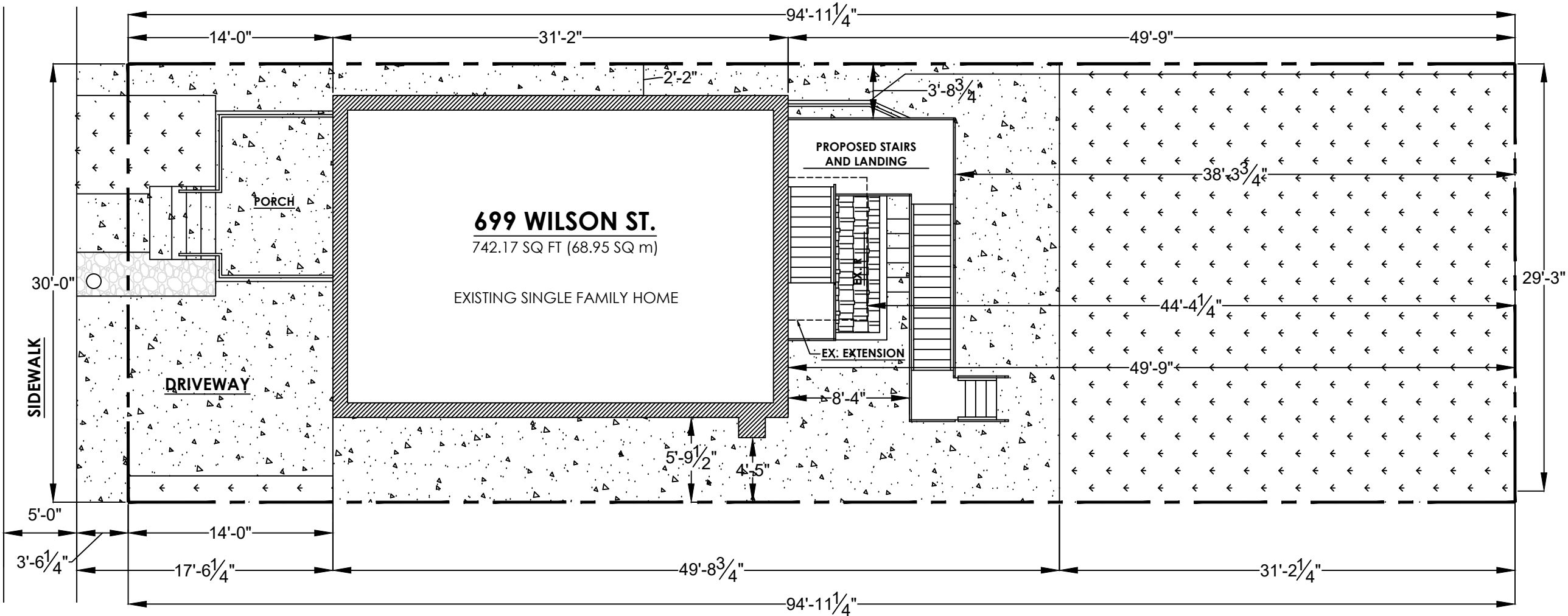
Scale: N.T.S. SHEET 1 OF 4

A0.01

SITE INFORMATION & STATISTICS			
ADDRESS	699 WILSON STREET - HAMILTON - ON.		
ZONING TYPE	D		
LOT AREA	2847.9 SQ FT (264.6 SQ M)		
LOT FRONTAGE	30' (9.14m)		
FLOOR AREAS	ALLOWED	EXISTING	PROPOSED
BASEMENT			NO CHANGE
MAIN FLOOR			NO CHANGE
SECOND FLOOR			NO CHANGE
THIRD FLOOR			NO CHANGE
SETBACKS			
FRONT			NO CHANGE
SIDE			NO CHANGE
BACK			NO CHANGE
SIDE			NO CHANGE

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.



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HAMILTON ON
L8L 1V5

Checked By: R. Mendez

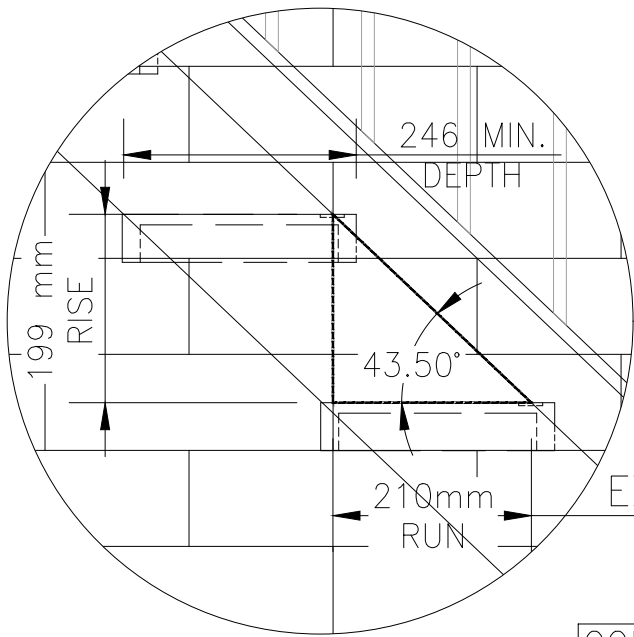
Project Number: TBA

Date: 2021-01-22

Drawn By: HAYOSHA

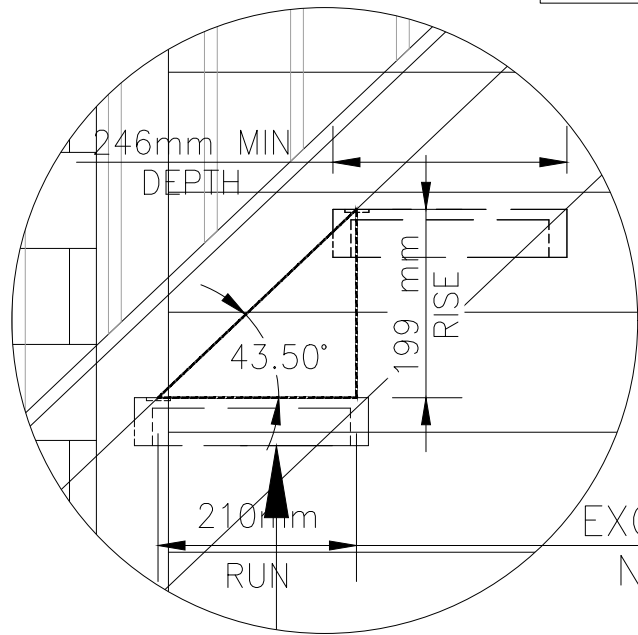
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SP1.01

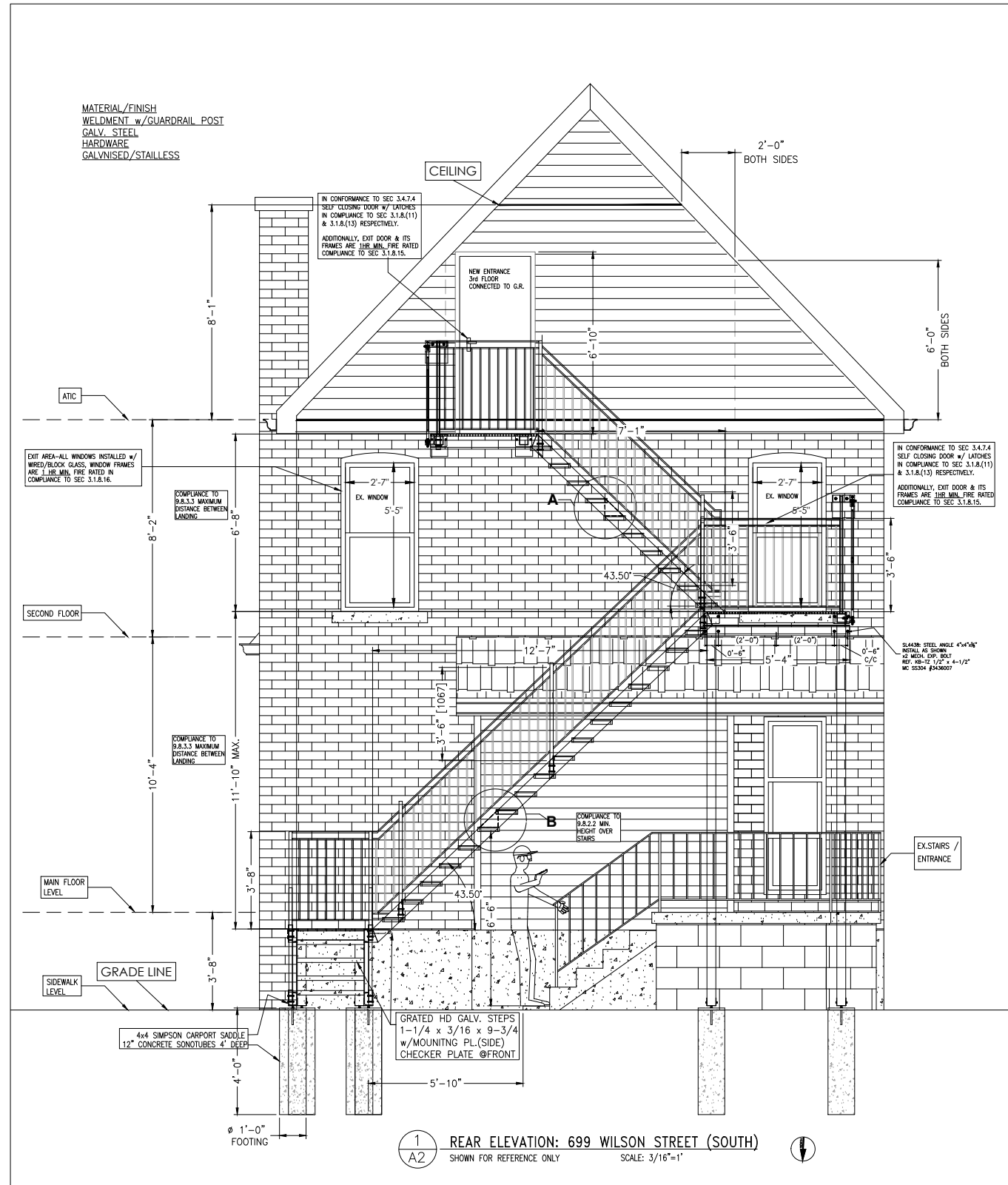


DETAIL A

COMPLIANCE TO
9.8.4/9.8.4.1
APPENDIX A.



DETAIL B



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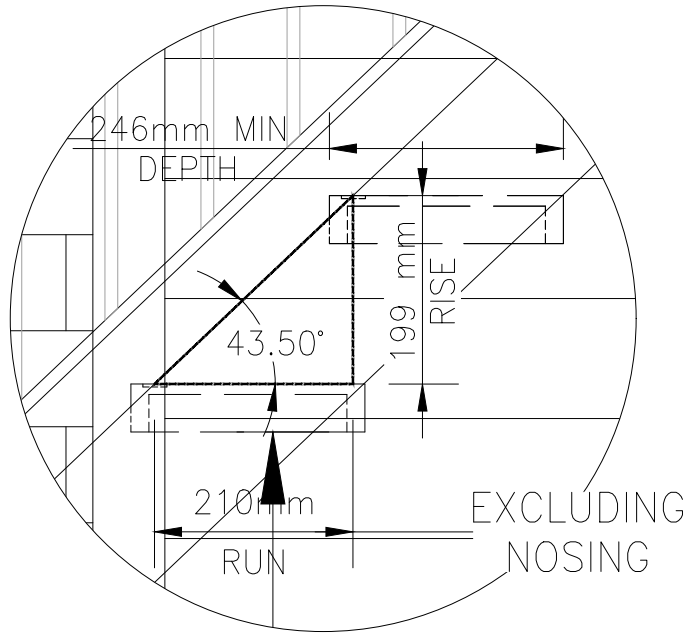
No.	Description	Date

REAR STAIRS & LANDING

Address: 699 WILSON STREET
HAMILTON ON
L8L 1V5

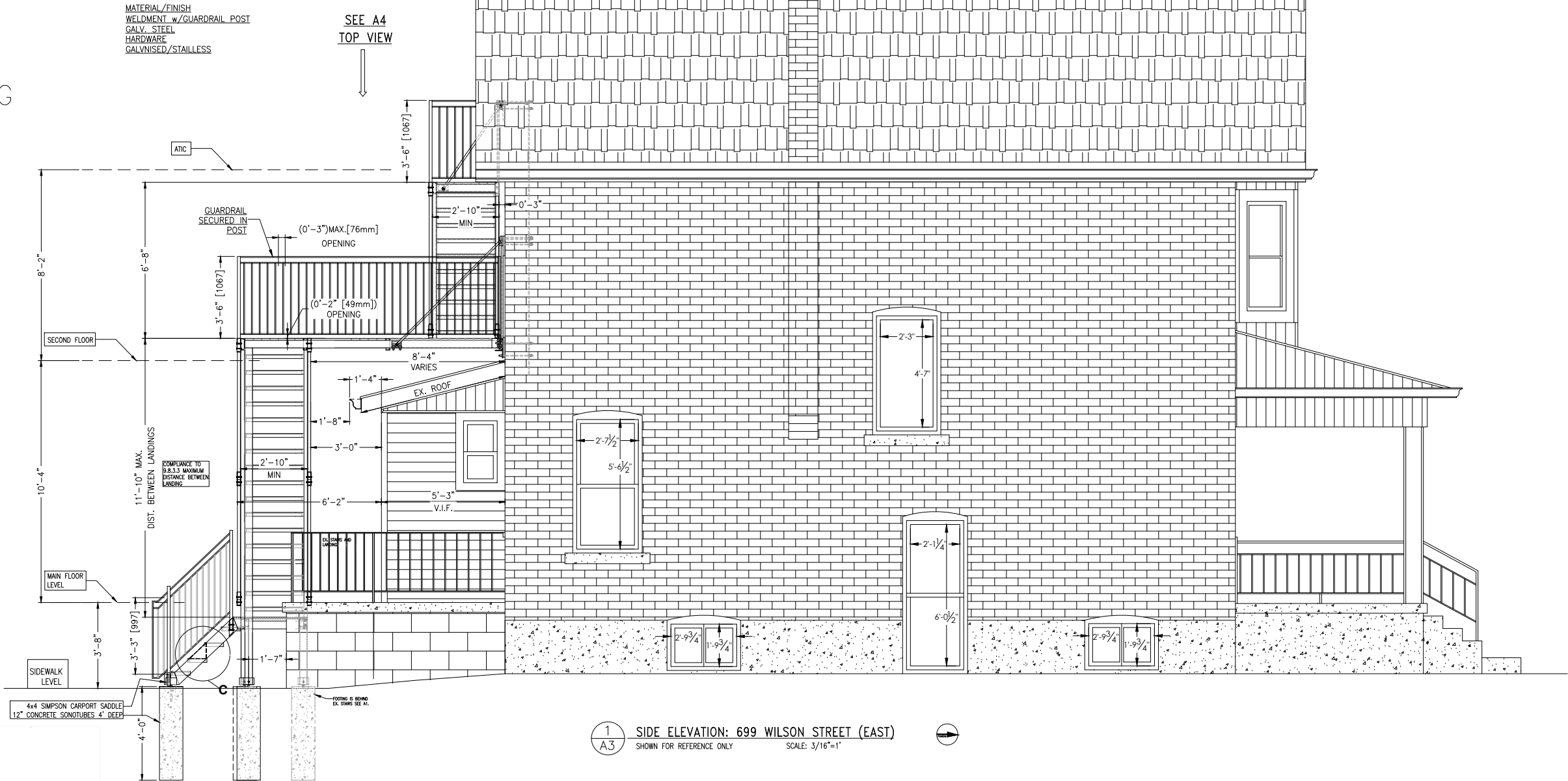
Checked By: R. Mendez
Project Number: TBA
Date: 2020-01-22
Drawn By: HAYOSHA
Scale: N.T.S. SHEET 2 OF 3

A1.01



DETAIL C

COMPLIANCE TO
9.8.4/9.8.4.1
APPENDIX A.



1 SIDE ELEVATION: 699 WILSON STREET (EAST)
A3 SHOWN FOR REFERENCE ONLY SCALE: 3/16"=1'

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HAMILTON ON
L8L 1V5

Checked By: R. Mendez

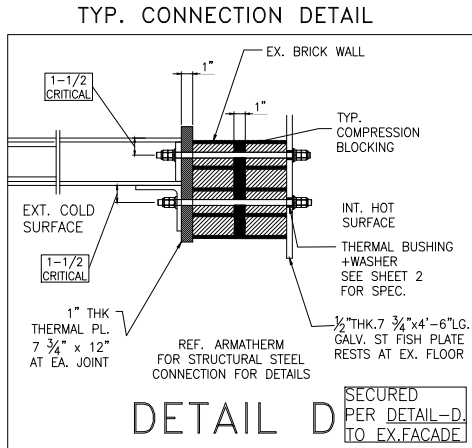
Project Number: TBA

Date: 2021-01-21

Drawn By: HAYOSHA

Scale: N.T.S. SHEET 3 OF 4

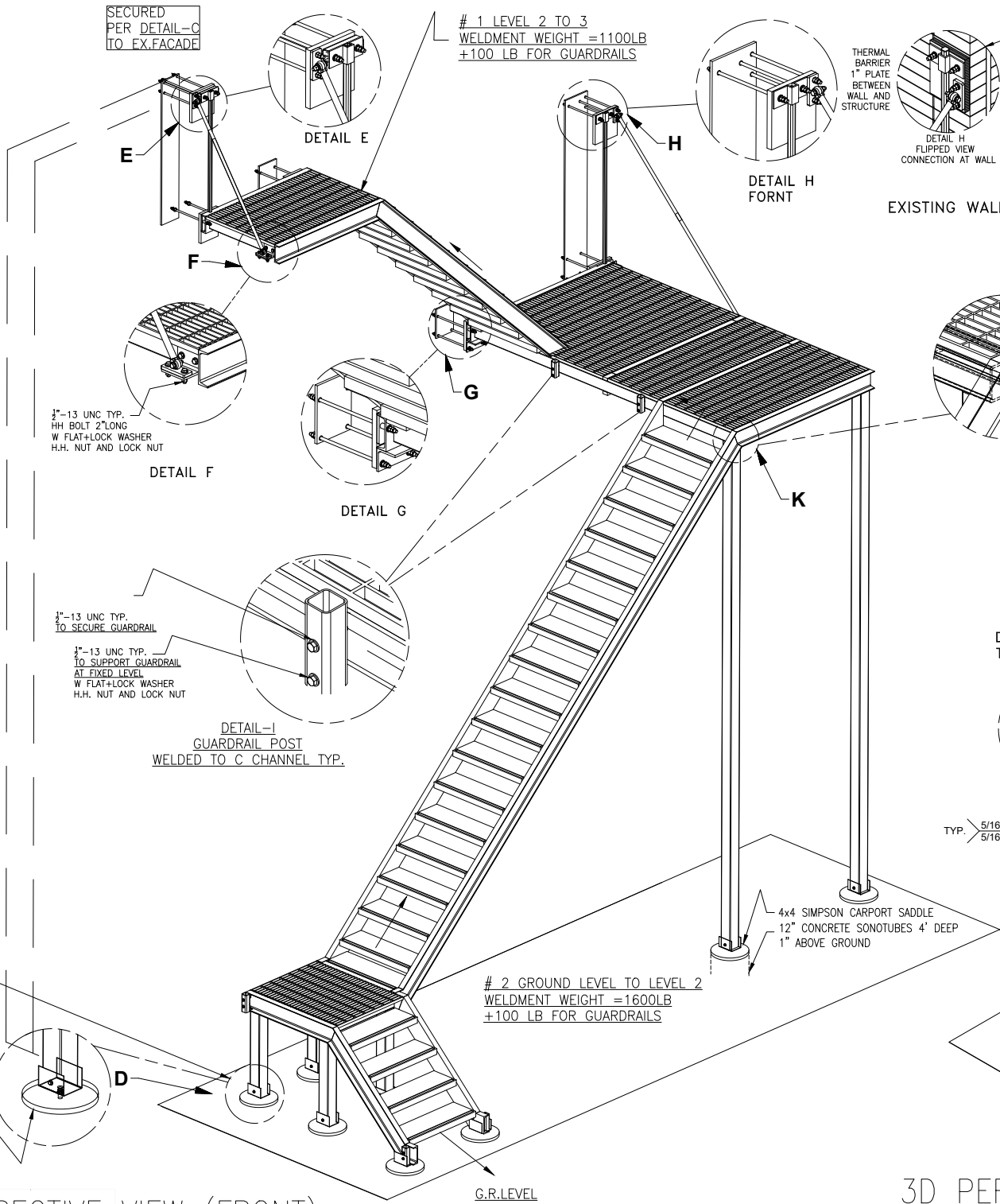
A1.02



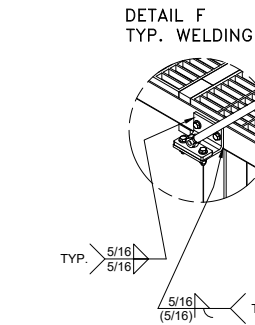
- #1 LEVEL 2-3
INCLINED STAIR W/
x2 GRATING FRAMES = 1100 LB
- #2 53 SQ.FT. RECTANGLE GRATING FRAME
ABOVE EX. ROOF = 1200 LB MAX.
(600LB MAX FOR ALUM. GRATING + 500 LB I-BEAM
+POSTS)
- #3 LEVEL 2- GR.
INCLINED STAIR W/
x1 GRATING FRAME = 1600 LB
- GUARDRAIL AND POSTS ARE
REMOVED FOR CLARITY

TYPICAL FOOTING
4x4 SIMPSON CARPOT SADDLE
12" CONCRETE SONOTUBES 4' DEEP
APPROX 1" ABOVE GROUND

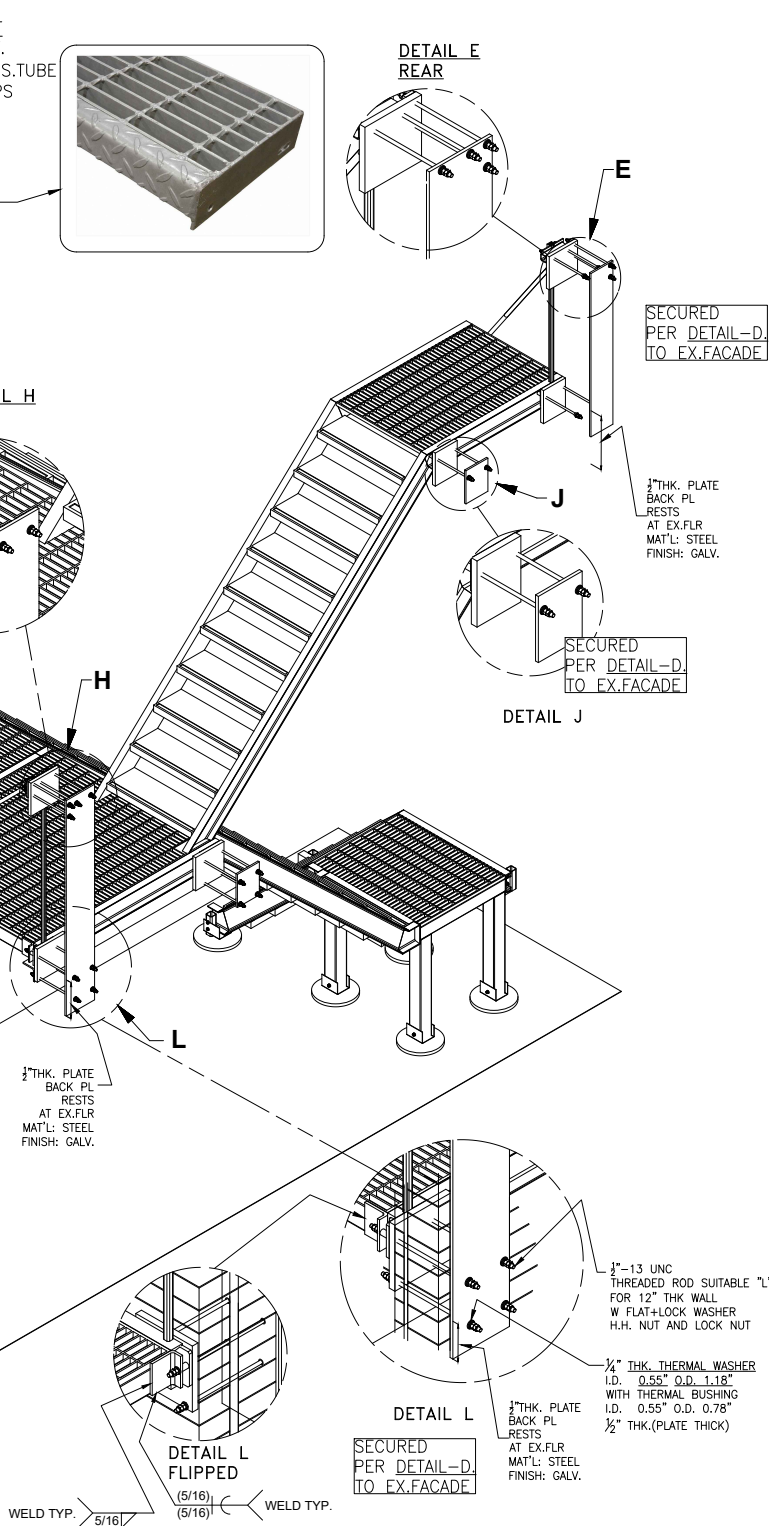
3D PERSPECTIVE VIEW (FRONT)



EXISTING WALL IS HIDDEN FOR CLARITY



3D PERSPECTIVE VIEW (REAR)



1 PRIVATE STAIRS AND BALCONY (SECURED TO EX. BUILDING)(ISOMETRIC VIEWS)
A4 DESIGNED LOAD 100LB/ SQ. FT (N.B.C.2015/O.B.C.2012/NFEA 2012 CODE: 1104.16.5)
SCALE: 3/8"=1'

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ENGINEERING

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No.	Description	Date

DETAILS- INSTALLATION AND SPECIFICATIONS

Address: 699 WILSON STREET
HAMILTON ON
L8L 1V5

Checked By: R. Mendez

Project Number: TBA

Date: 2020-01-21

Drawn By: HAYOSHA

Scale: N.T.S. SHEET 4 OF 4

A1.03

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.

	NAME	MAILING ADDRESS
1, 2 Registered Owners(s)		
Applicant(s)*		
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:

Creating a new rear fire escape for an existing legal non-conforming triplex which constitutes an expansion of the building

☐ Secondary Dwelling Unit ☒ Reconstruction of Existing Dwelling

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

Rear fire escape is required as per OBC code.

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**):

699 Wilson St, Hamilton

7. PREVIOUS USE OF PROPERTY

Residential ☒ Industrial ☐ Commercial ☐
Agricultural ☐ Vacant ☐ Other ☐

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 8.1 to 8.10 above?

Existing Residential Use

- 8.12 If previous use of property is industrial or commercial or if YES to any of 8.2 to 8.10, 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.

Oct. 28, 2021
Date


Signature Property Owner(s)

Jeffrey Bruce Melissa Bruce
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage	<u>30'</u>
Depth	<u>94.93'</u>
Area	<u>2847.90 sqft</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 (single family, duplex, retail, factory etc.):
Three family dwelling
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):
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 | <input checked="" type="checkbox"/> | Connected | <input checked="" type="checkbox"/> |
| Sanitary Sewer | <input checked="" type="checkbox"/> | Connected | <input checked="" type="checkbox"/> |
| Storm Sewers | <input type="checkbox"/> | | |
19. Present Official Plan/Secondary Plan provisions applying to the land:
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
D - 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.