

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-21:404

APPLICANTS: Agent A.J. Clarke & Associates c/o R. Ferrari
Owner Dunsmure Developments

SUBJECT PROPERTY: Municipal address **260 Dunsmure Rd., Hamilton**

ZONING BY-LAW: Zoning By-law 6593, as Amended 87-173

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

PROPOSAL: To permit the development of a semi-detached two (2) family dwelling, containing two (2) secondary dwelling units, and the creation of two (2) lots each containing one (1) half of the semi-detached two (2) family dwelling, in order to facilitate Consent Application No. HM/B-21:404, notwithstanding that:

1. A building height of four (4) storeys shall be permitted for both the portion of the lands to be retained/severed, instead of the requirement that no building shall exceed three (3) storeys.
2. A minimum northerly side yard of 1.68 metres shall be permitted, and a minimum southerly side yard of 0.0 metres shall be permitted for the portion of the lands to be retained, and a minimum southerly side yard of 1.67 metres shall be permitted, and a minimum northerly side yard of 0.0 metres shall be permitted for the portion of the lands to be severed, instead of the minimum required side yard of 2.7 metres.
3. A minimum lot area of 189 square metres shall be provided for one-half of a semi-detached dwelling on the portion of the lands to be retained, and a minimum lot area of 199 square metres shall be provided for one-half of a semi-detached dwelling on the portion of the lands to be severed, instead of the minimum required lot area of 270 square metres for one-half of a semi-detached dwelling.
4. A minimum lot width of 6.7 metres shall be provided for one-half of a semi-detached dwelling for both the portion of the lands to be retained/severed, instead of the minimum required lot width of 9.0 metres for one-half of a semi-detached dwelling.
5. A balcony shall be permitted to project 2.74 metres into a required front yard for the portion of the lands to be retained, and to project 2.49 metres into a required front yard for the portion of the lands to be severed, instead of the requirement that a balcony shall not project more than 1.0 metres into a required front yard.
6. No parking spaces shall be provided on the portion of the lands to be severed, instead of the minimum required two (2) parking spaces.

7. No onsite manoeuvring shall be provided for the two (2) required parking spaces on the portion of the lands to be retained, instead of the requirement that a manoeuvring space shall be provided and maintained abutting and accessory to each required parking space on the lot.

8. The front yard landscaped area shall be a minimum of 40% of the gross area of the front yard for both the portion of the lands to be retained/severed, instead of the minimum 50.0% required front yard landscaped area.

NOTE:

1. This property is listed in the City of Hamilton's Inventory of Buildings of Architectural and/or Historical Interest as a property of cultural heritage value or interest. Please contact a Cultural Heritage Planner at (905) 546-2424, extension 1202 or 1214, or visit www.hamilton.ca/heritageplanning for further information.

2. Please note that with respect to Variance No. 5, an area shown as a porch or deck above the ground floor is considered a "balcony". Therefore, the variance being requested for the proposed "porch" in the front yard is to Section 18(3)(vi)(cc) and the encroachment of a bay, balcony or dormer into a required yard, as opposed to Section 18(3)(vi)(d) and the regulations for a roofed-over or screened unenclosed porch at the first storey level.

3. Please note that the distance the eaves/gutters encroach into a required yard was not indicated on the submitted site plan to confirm zoning compliance. Additional variance(s) may be required if compliance with Section 18(3)(vi)(b) is not possible.

4. Please note this application is to be heard in conjunction with Severance Application HM/B-21:404.

5. The proposed development is subject to the issuance of a building permit in the normal manner. Be advised that Ontario Building Code regulations may require specific setbacks and construction types.

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

DATE:	Thursday, December 9th, 2021
TIME:	3:50 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.

GENERAL NOTES

RE: _____, THE OWNER(S) OF THE LAND, HEREBY UNDERTAKE AND AGREE WITHOUT RESERVATION, (A) TO COMPLY WITH ALL THE CONTENT OF THIS PLAN AND DRAWING AND NOT TO VARY THEREFROM;

(B) TO PERFORM THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 4(1)(7)(A) OF THE PLANNING ACT SHOWN ON THIS PLAN AND DRAWING(S) IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL AS SET OUT IN THE LETTER OF APPROVAL DATED _____;

(C) TO MAINTAIN TO THE SATISFACTION OF THE CITY AND AT MY (OUR) SOLE RISK AND EXPENSE, ALL OF THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 4(1)(7)(B) OF THE SAID ACT, SHOWN IN THIS PLAN AND DRAWING, INCLUDING REMOVAL OF SNOW FROM ACCESS RAMPS AND DRIVEWAYS, PARKING AND LOADING AREAS AND WALKWAYS, AND;

(D) IN THE EVENT THAT THE OWNER DOES NOT COMPLY WITH THE PLAN DATED _____, THE OWNER AGREES THAT THE CITY MAY ENTER THE LAND AND DO THE REQUIRED WORKS, AND FURTHER THE OWNER AUTHORIZES THE CITY TO USE THE SECURITY FLEED TO OBTAIN COMPLIANCE WITH THIS PLAN.

E) THE OWNER INCLUDE ON ALL OFFERS OF PURCHASE AND SALE, A STATEMENT THAT ADVISES THE PROSPECTIVE PURCHASER:

I. THAT THE HOME/BUSINESS MAIL DELIVERY WILL BE FROM A DESIGNATED CENTRALIZED MAIL BOX; AND

II. THAT THE DEVELOPERS / OWNERS BE RESPONSIBLE FOR OFFICIALLY NOTIFYING THE PURCHASERS OF THE EXACT CENTRALIZED MAIL BOX LOCATIONS PRIOR TO THE CLOSING OF ANY HOME SALES.

(F) THE OWNER AGREES TO THE FOLLOWING:

I. WORK WITH CANADA POST TO DETERMINE AND PROVIDE TEMPORARY SUITABLE CENTRALIZED MAIL BOX LOCATIONS WHICH MAY BE UTILIZED BY CANADA POST UNTIL THE CURBS, BOULEVARDS AND SIDEWALKS ARE IN PLACE IN THE REMAINDER OF THE DEVELOPMENT.

II. INSTALL A CONCRETE PAD IN ACCORDANCE WITH THE REQUIREMENTS OF AND IN LOCATIONS TO BE APPROVED BY CANADA POST TO FACILITATE THE PLACEMENT OF COMMUNITY MAIL BOXES.

III. IDENTIFY THE PADS ABOVE ON THE ENGINEERING SERVING DRAWINGS. SAID PADS ARE TO BE POURED AT THE TIME OF THE SIDEWALK AND/OR CURB INSTALLATION WITHIN EACH PHASE OF THE DEVELOPMENT.

IV. DETERMINE THE LOCATION OF ALL CENTRALIZED MAIL RECEIVING FACILITIES IN CO-OPERATION WITH CANADA POST AND TO INDICATE THE LOCATION OF THE CENTRALIZED MAIL FACILITIES ON APPROPRIATE MAPS, INFORMATION BOARDS AND PLANS; AND

V. MAPS ARE ALSO TO BE PROMINENTLY DISPLAYED IN THE SALES OFFICE(S) SHOWING SPECIFIC CENTRALIZED MAIL FACILITY LOCATIONS.

(G) THAT THE OWNER SHALL GRANT TO BELL CANADA ANY EASEMENTS THAT MAY BE REQUIRED, WHICH MAY INCLUDE A BLANKET EASEMENT FOR COMMUNICATION / TELECOMMUNICATION INFRASTRUCTURE. IN THE EVENT OF ANY CONFLICT WITH EXISTING BELL CANADA FACILITIES OR EASEMENTS, THE OWNER SHALL BE RESPONSIBLE FOR THE RELOCATION OF SUCH FACILITIES OR EASEMENTS.

(H) THAT THE OWNER AGREES TO DISPLAY THE MUNICIPAL NUMBER (276) OR FULL ADDRESS (276 DUNSMURE ROAD) ON A SIGN NEAR THE ENTRANCE IN A MANNER THAT IS VISIBLE FROM THE STREET; (I) THAT THE OWNER AGREES TO PHYSICALLY AFFIX THE MUNICIPAL AND UNIT NUMBERS TO THE UNITS INDIVIDUAL ENTRANCES IN THE MANNER SUCH AS (276-1) VIA ADDRESS PLAQUES;

(J) THAT THE OWNER INCLUDE THE FOLLOWING WARNING CLAUSES ON TITLE AND ALL OFFERS AND AGREEMENTS OF PURCHASE AND SALE OR LEASE OF ALL RESIDENTIAL UNITS:

"THIS DWELLING UNIT HAD BEEN FITTED WITH A FORCED AIR HEATING SYSTEM AND THE DUCTING, ETC. WAS SIZED TO ACCOMMODATE CENTRAL AIR CONDITIONING. INSTALLATION OF CENTRAL AIR CONDITIONING BY THE OCCUPANT WILL ALLOW WINDOWS AND EXTERIOR DOORS TO REMAIN CLOSED, THEREBY ENSURING THAT THE INDOOR SOUND LEVELS ARE WITHIN THE MUNICIPALITY'S AND THE MINISTRY OF THE ENVIRONMENT NOISE CRITERIA."

"WARNING: CANADIAN PACIFIC RAILWAY COMPANY OR ITS ASSIGNS OR SUCCESSORS IN INTEREST HAVE A RIGHTS-OF-WAY WITHIN 300M FROM THE LAND THE SUBJECT HEREOF. THERE MAY BE ALTERATIONS TO, OR EXPANSIONS OF, THE RAILWAY FACILITIES ON SUCH RIGHTS-OF-WAY IN THE FUTURE INCLUDING THE POSSIBILITY THAT THE RAILWAY OR ITS ASSIGNS OR SUCCESSORS AS AFORESAID MAY EXPAND ITS OPERATIONS, WHICH EXPANSION MAY AFFECT THE LIVING ENVIRONMENT OF THE RESIDENTS IN THE VICINITY. NOTWITHSTANDING THE INCLUSION OF ANY NOISE AND VIBRATION ATTENUATING MEASURES IN THE DESIGN OF THE DEVELOPMENT AND INDIVIDUAL DWELLINGS, CPR WILL NOT BE RESPONSIBLE FOR ANY COMPLAINTS OR CLAIMS ARISING FROM USE OF SUCH FACILITIES AND/OR OPERATIONS ON, OVER OR UNDER THE AFORESAID RIGHTS-OF-WAY."

(K) THAT THE OWNER AGREE TO INCLUDE THE FOLLOWING NOISE MITIGATION MEASURES IN THE PROPOSED DEVELOPMENT:

I. BUILDING COMPONENTS (WALLS, WINDOWS, ETC.) SHALL HAVE A MINIMUM ATTENUATION OF 50 DB FOR ALL BEDROOMS AND LIVING ROOMS.

II. THAT PRIOR TO ISSUANCE OF A BUILDING PERMIT, A QUALIFIED ACOUSTICAL CONSULTANT SHALL CERTIFY THAT THE REQUIRED NOISE CONTROL MEASURES HAVE BEEN INCORPORATED INTO THE BUILDER'S PLANS.

III. THAT PRIOR TO OCCUPANCY, A QUALIFIED ACOUSTICAL CONSULTANT SHALL CERTIFY THAT THE APPROVED NOISE CONTROL MEASURES HAVE BEEN PROPERLY INSTALLED."

DATED THIS _____ DAY OF _____, 20____

WITNESS (SIGNATURE) _____ (SEAL) OWNER(S) (SIGNATURE) _____

WITNESS (PRINT) _____ OWNER (PRINT) _____

ADDRESS OF WITNESS _____

1. ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND CHIEF PLANNER, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.

2. FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY FIRE DEPARTMENT AND AT THE EXPENSE OF THE OWNER.

3. MAIN DRIVEWAY DIMENSIONS AT THE PROPERTY LINE BOUNDARIES ARE PLUS OR MINUS 7.5 M UNLESS OTHERWISE STATED.

4. ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5 M SHALL BE WITHIN 5% MAXIMUM GRADE. THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADES.

5. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNERS BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:

6. ABANDONED ACCESSSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH 500 AT THE OWNERS EXPENSE TO THE SATISFACTION OF THE CORRIDOR MANAGEMENT SECTION, PUBLIC WORKS DEPARTMENT

7. FOR VISIBILITY TRIANGLES AT THE VEHICULAR ACCESS POINTS, THE FOLLOWING NOTE TO BE PROVIDED:

8. ALL SIGNS MUST COMPLY WITH SIGN BY-LAW NO. 10-197.

9. ALL SIGNS MUST COMPLY WITH SIGN BY-LAW NO. 10-197.

10. CAUTION: NOTWITHSTANDING CURRENT SURFACE CONDITIONS, THE PROPERTY HAS BEEN DETERMINED TO BE AN AREA OF ARCHAEOLOGICAL POTENTIAL. ALTHOUGH AN ARCHAEOLOGICAL ASSESSMENT IS NOT REQUIRED BY THE CITY OF HAMILTON, THE PROPOSANT IS CAUTIONED THAT DURING DEVELOPMENT ACTIVITIES, SHOULD DEEPLY BURIED ARCHAEOLOGICAL MATERIALS BE FOUND ON THE PROPERTY, THE ONTARIO MINISTRY OF TOURISM, CULTURE AND SPORT (MTCSS) SHOULD BE NOTIFIED IMMEDIATELY (416.314.7143). IN THE EVENT THAT HUMAN REMAINS ARE ENCOUNTERED DURING CONSTRUCTION, THE PROPOSANT SHOULD IMMEDIATELY CONTACT BOTH MTCSS AND THE REGISTRAR OR DEPUTY REGISTRAR OF THE CEMETERIES REGULATION UNIT OF THE MINISTRY OF SMALL BUSINESS AND CONSUMER SERVICES (416.326.8392).

11. THIS PROPERTY IS ELIGIBLE FOR MUNICIPAL WASTE COLLECTION SERVICE SUBJECT TO MEETING THE CITY'S REQUIREMENTS.

12. UNION GAS / UNION GAS HAS SERVICE LINES RUNNING WITHIN THE AREA WHICH MAY OR MAY NOT BE AFFECTED BY THE DEVELOPMENT. SHOULD THE SITE PLAN IMPACT THE SERVICES IT MAY BE NECESSARY TO RELOCATE THE LINES. ANY SERVICE RELOCATION WOULD BE AT THE COST OF THE PROPERTY OWNER.

13. WHERE ILLUMINATION IS PROVIDED FOR A PARKING AREA, THE ILLUMINATION SHALL BE DIRECTED TOWARDS OR ON THE LOT ON WHICH THE PARKING AREA IS LOCATED AND AWAY FROM A) ANY ADJACENT USE AND B) ANY HIGHWAY.

14. A PERMANENT DURABLE AND DUSTLESS SURFACE THAT IS GRADED, DRAINED, AND PAVED WITH CONCRETE OR ASPHALT OR A COMBINATION OF CONCRETE AND ASPHALT SHALL BE PROVIDED AND MAINTAINED FOR EVERY PARKING AREA, MANOEUVRING SPACE, LOADING SPACE AND ACCESS DRIVEWAY.

UTILITIES NOTES

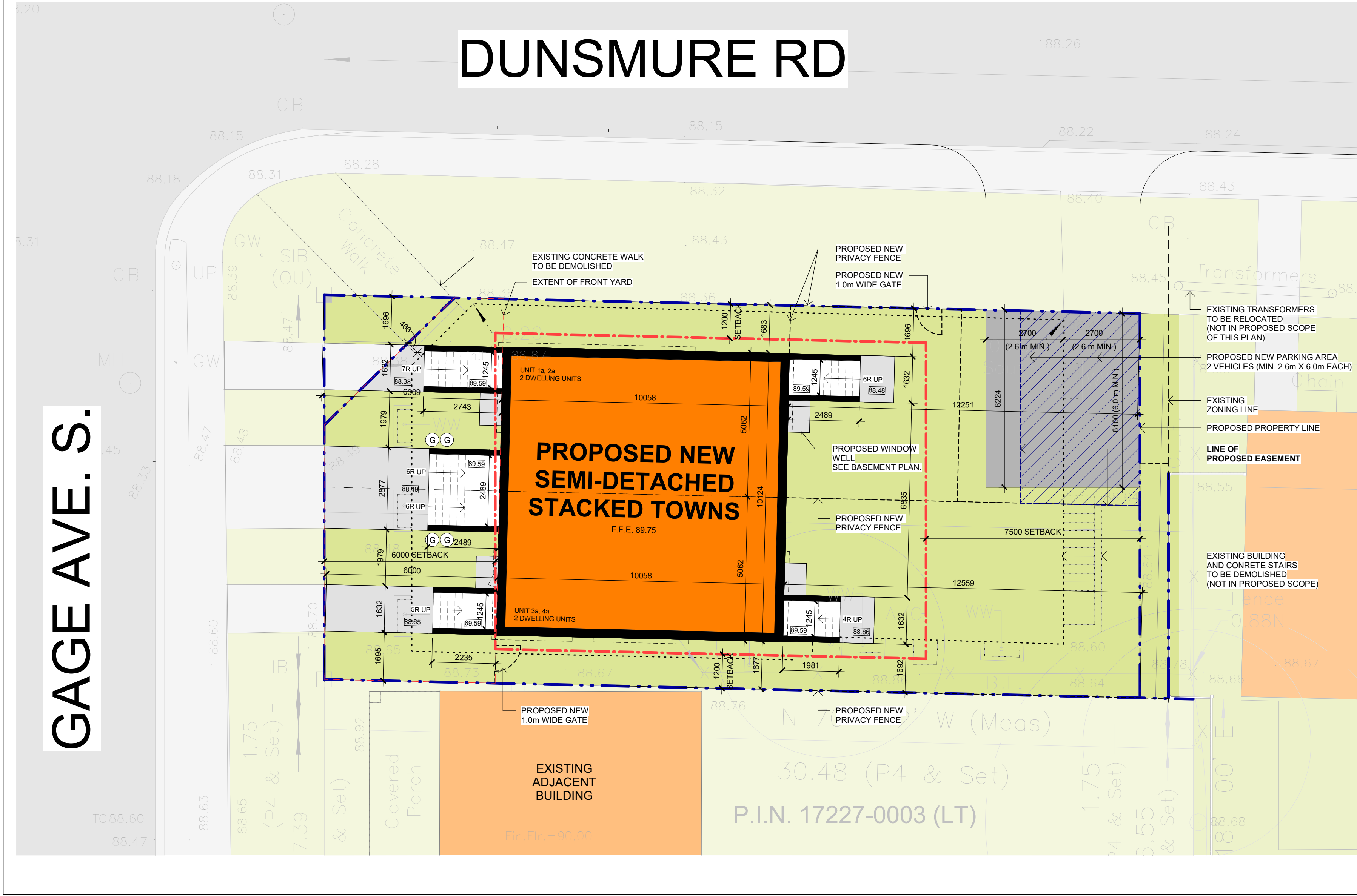
ELECTRA UTILITIES

1) RELOCATION, MODIFICATION, OR REMOVAL OF ANY EXISTING HYDRO FACILITIES, SHALL BE AT THE OWNERS EXPENSE.

2) DO NOT EXCAVATE WITHIN 2M OF HYDRO POLE OR ANCHORS.

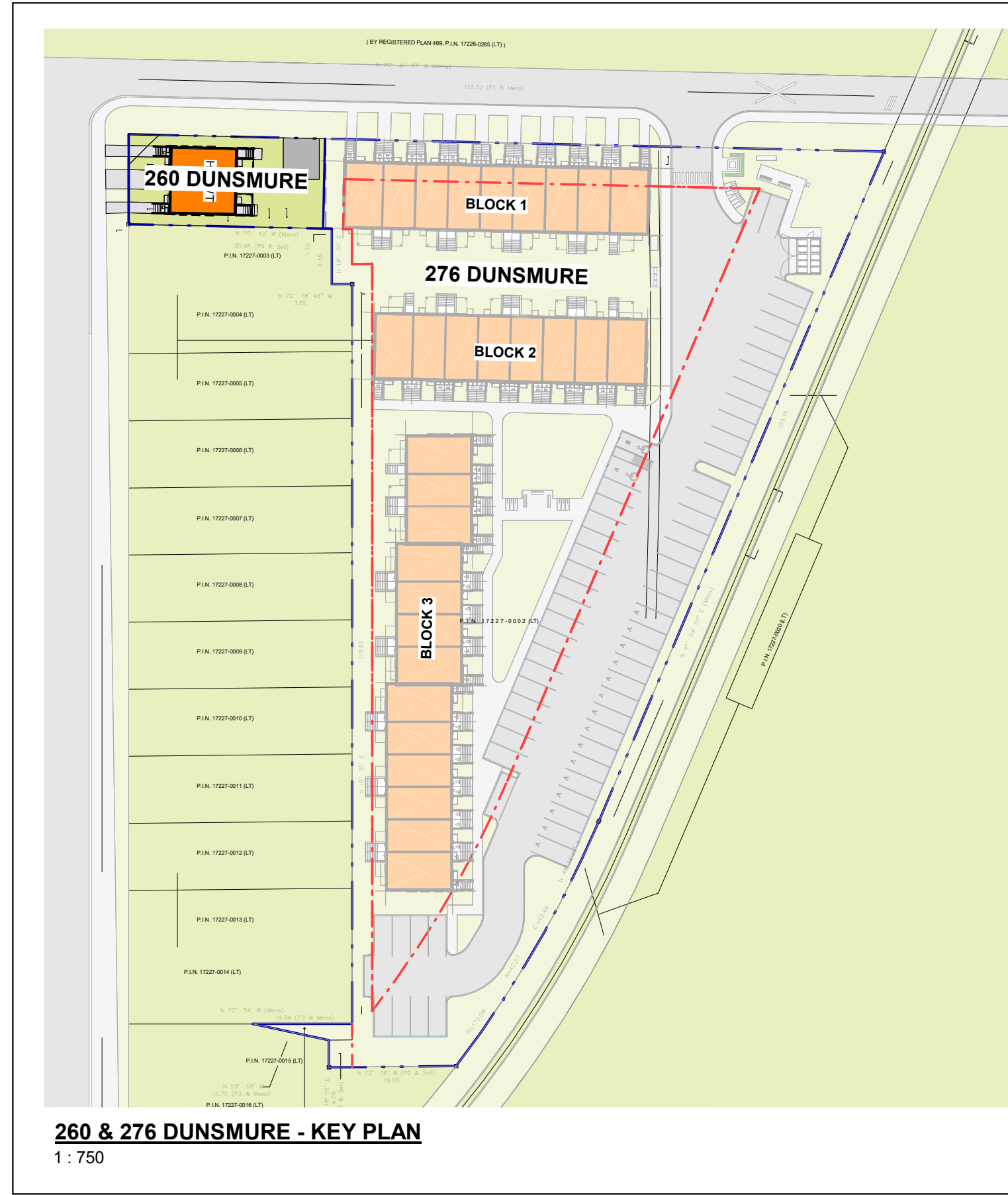
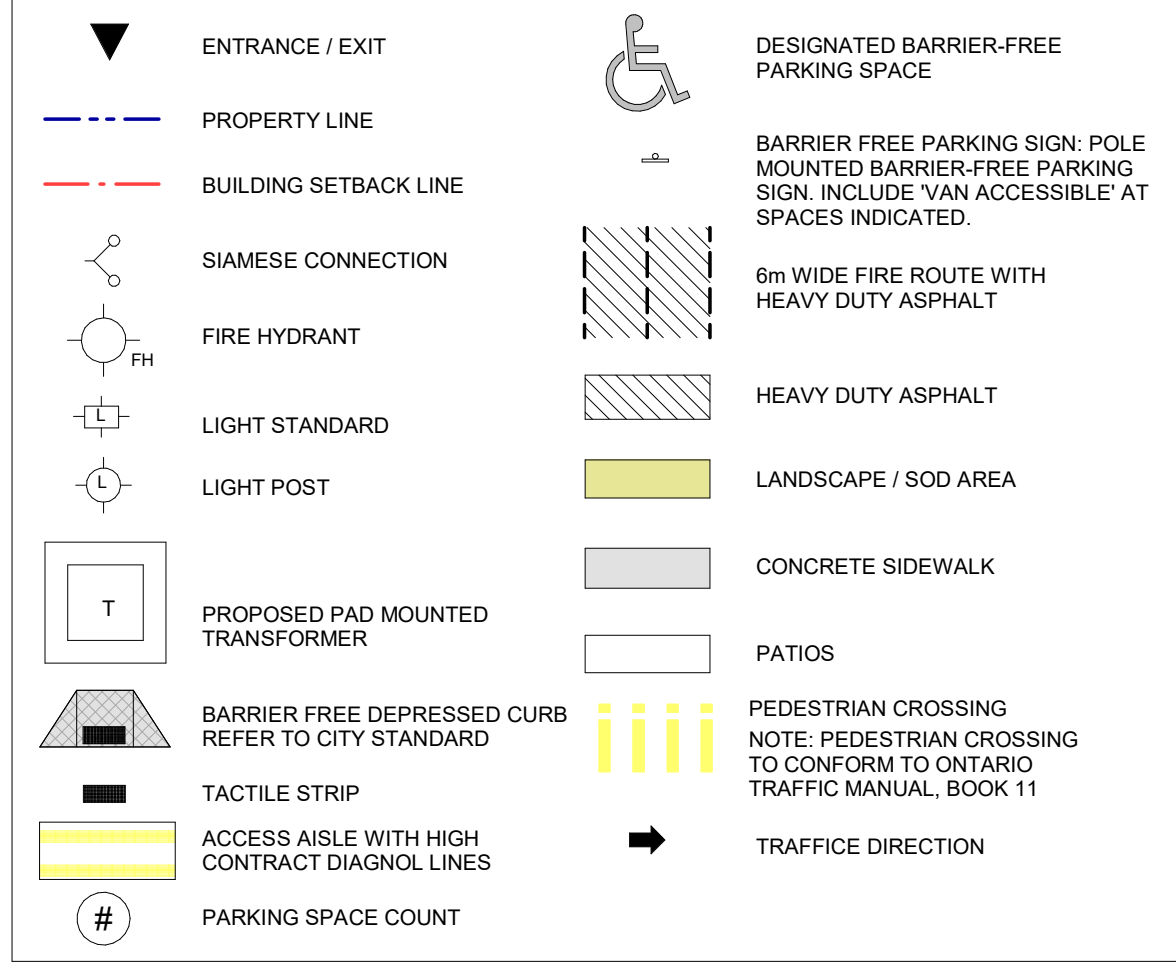
3) EXCAVATION WITHIN 1M OF UNDERGROUND HYDRO PLANT IS NOT PERMITTED UNLESS APPROVAL IS GRANTED BY AN ELECTRA UTILITIES REPRESENTATIVE AND IS PRESENT TO PROVIDE DIRECT SUPERVISION. COST ASSOCIATED WITH THIS TASK SHALL BE AT THE OWNERS EXPENSE.

4) ELECTRA UTILITIES MUST BE CONTACTED IF REMOVAL, ISOLATION OR RELOCATION OF EXISTING PLANT IS REQUIRED. ALL COST ASSOCIATED WITH THIS WORK WILL BE AT THE OWNERS EXPENSE.



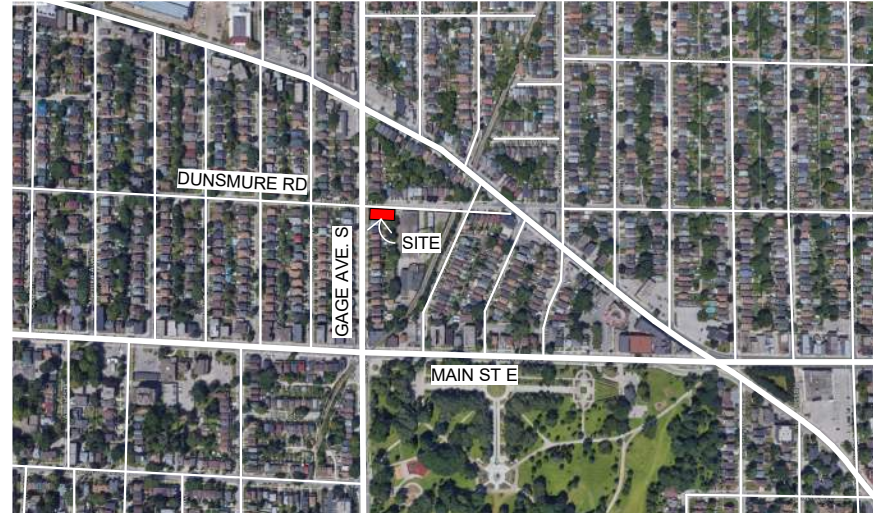
1 SITE PLAN - SEMI-DETACHED
A0001c 1 : 100

SITE PLAN LEGEND



260 & 276 DUNSMURE - KEY PLAN
1 : 750

KEY PLAN



SITE INFORMATION

PROJECT ADDRESS:

260 Dunsmure Road
Hamilton, ON

LEGAL DESCRIPTION:

PART OF LOT 29, REG. PLAN 489
PART OF LOT 30, REG. PLAN 469
CITY OF HAMILTON

BASED ON SURVEY 19678-R1 BY B.A. JACOBS SURVEYING LTD.
DATED OCTOBER 2020.

PROPERTY LOT - SEMI			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
PROPERTY LOT	7060.40 m²	75997 ft²	100.0%
	7060.40 m²	75997 ft²	100.0%

SITE STATISTICS - SEMI - ENTIRE SITE			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT	1664.47 m²	17916 ft²	22.3%
BUILDING FOOTPRINT	1664.47 m²	17916 ft²	22.3%
HARD LANDSCAPE	2163.01 m²	23282 ft²	29.0%
ASPHALT	58.35 m²	628 ft²	0.8%
CURB	949.46 m²	10220 ft²	12.7%
SIDEWALK	3170.83 m²	34131 ft²	42.5%
SOFT LANDSCAPE	2617.42 m²	28174 ft²	35.1%
LANDSCAPE	2617.42 m²	28174 ft²	35.1%
	7452.72 m²	80220 ft²	100.0%

SITE STATISTICS - SEMIS - FRONT YARD (ONLY)		
DESCRIPTION	AREA	%
		0.0%
1. SOFT LANDSCAPE		
LANDSCAPE	36.4 m²	50.2%
2. HARD LANDSCAPE		
CONCRETE / STAIRS	34.4 m²	47.4%
WINDOW WELL	1.7 m²	2.4%
TOTAL FRONT YARD	72.6 m²	100.0%

ZONING INFORMATION

ZONING INFORMATION		
ZONE CATEGORY	DE (LOW DENSITY) MULTIPLE DWELLING	
PARKING SPACES REQ. PER UNIT	1.25 SPACE PER CLASS A DWELLING UNIT	
PARKING SPACE REQ. VISITOR	0.25 SPACES PER UNIT	
PARKING SPACE REQ. VISITOR ACC.	N/A	
PARKING STALL - TYPICAL	2.7m X 6m (2 SPACES ON SITE)	
PARKING STALL - ACCESSIBLE	N/A	
DRIVE AISLE / FIRE ROUTE	6m MIN REQ. (2 PUBLIC STREETS TO BE USED)	
LOADING FACILITIES	5-30 DWELLING UNITS - 1 SPOT (NOT REQUIRED.)	

ZONING REQUIREMENTS	REQUIRED	PROVIDED
NUMBER OF STOREYS	3	3
BUILDING HEIGHT (T/O ROOF RIDGE)	3 STOREYS, 11m	10.49m
FLOOR AREA RATIO (MAX.) = BLD AREA / LOT AREA	-	102.2 / 399.5 = 0.25

AMENITY SPACES	REQUIRED	PROVIDED
OUTDOOR AREA	-	-
INDOOR AREA	-	-



Chamberlain Architect Services Limited

4671 Palladium Way (Unit 1)
Burlington, Ontario. L7M 0W9
CANADA
Phone: 905.631.7777
www.chamberlainPDI.com

NO.	ISSUED	DATE
1	ISSUED FOR PERMIT (SEMS)	2021.08.25
2	MINOR VARIANCE APPL.	2021.11.04

THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH THE REGISTERED PLAN. CHAMBERLAIN ARCHITECT SERVICES LIMITED ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY, OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEAL OF CERTIFICATION IF ANY.

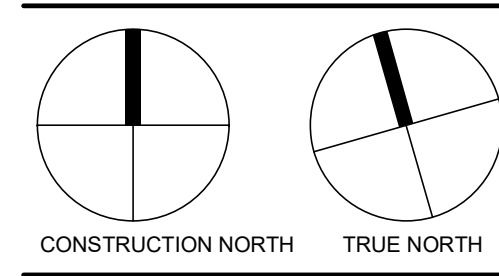
CHAMBERLAIN ARCHITECT SERVICES LIMITED ACKNOWLEDGE THAT THE PRELIMINARY DESIGN AND CONCEPT FOR THE PROJECT WAS PROPOSED BY THER + CURRAN ARCHITECTS INC.

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS AND DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

CHAMBERLAIN ARCHITECT SERVICES LIMITED AND CHAMBERLAIN CONSTRUCTION SERVICES LIMITED HAVE SIMILAR OWNERSHIP.

CHAMBERLAIN ARCHITECT SERVICES LIMITED HAS COPYRIGHT. CONSTRUCTING A SUBSTANTIALLY SIMILAR BUILDING WITHOUT PERMISSION MAY INFRINGE THE COPYRIGHT OWNERS RIGHTS. MAKING MINOR CHANGES TO PLANS DOES NOT NECESSARILY AVOID COPYRIGHT INFRINGEMENT. INDECENT INFRINGEMENT IS NOT A DEFENSE TO COPYRIGHT INFRINGEMENT. ©

SEAL



DUNSMURE TOWNHOUSES

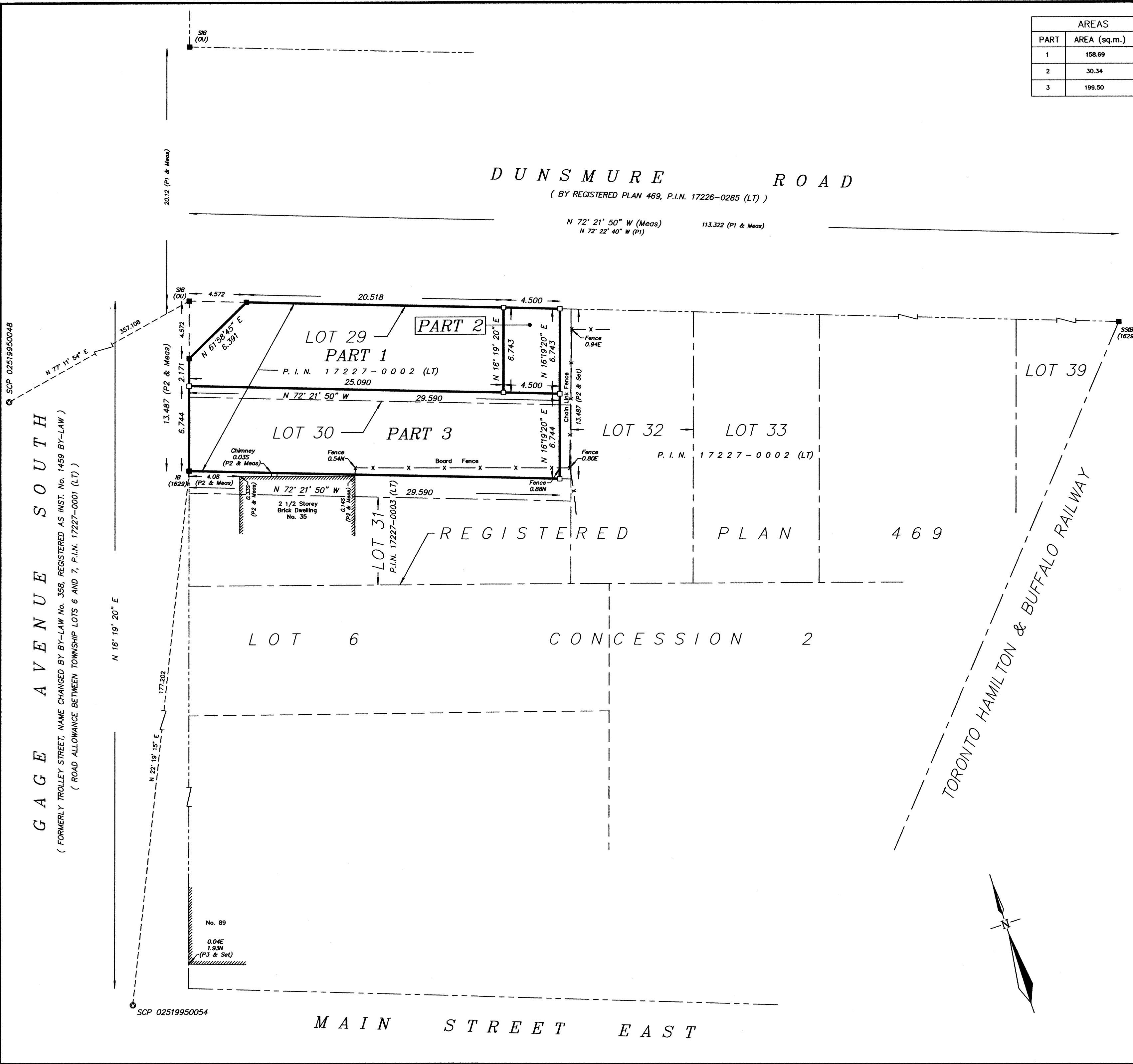
276 DUNSMURE RD.
HAMILTON, ONTARIO

SHEET NAME

SITE PLAN - SEMI-DETACHED

START DATE	FEB 2021
DRAWN BY	MC
CHECKED BY	KN
SCALE	As indicated
PROJECT NO.	121001
DRAWING	

A0001c



AREAS	
PART	AREA (sq.m.)
1	158.69
2	30.34
3	199.50

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE: _____

BRYAN JACOBS
ONTARIO LAND SURVEYOR

PLAN 62R-

RECEIVED AND DEPOSITED

DATE: _____

REPRESENTATIVE FOR
LAND REGISTRAR FOR THE LAND TITLES
DIVISION OF WENTWORTH (No. 62).

SCHEDULE			
PART	LOT	PLAN	P.I.N.
1	PART OF LOT 29	REGISTERED PLAN 469	PART OF P.I.N. 17227-0002 (LT)
2	PART OF LOT 29	REGISTERED PLAN 469	PART OF P.I.N. 17227-0002 (LT)
3	PART OF LOTS 29 & 30	REGISTERED PLAN 469	PART OF P.I.N. 17227-0002 (LT)

PARTS 1, 2, & 3: COMPRISE PART OF P.I.N. 17227-0002 (LT).

PLAN OF SURVEY OF
PART OF LOTS 29 & 30
REGISTERED PLAN 469

CITY OF HAMILTON

SCALE 1:200

B.A. JACOBS SURVEYING LTD.
ONTARIO LAND SURVEYOR

LEGEND AND NOTES:

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT PLANTED
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
CC	DENOTES CUT CROSS
(OU)	DENOTES ORIGIN UNKNOWN
WT.	DENOTES WITNESS
P1	DENOTES REGISTERED PLAN 469
P2	DENOTES PLAN BY MACKAY & MACKAY (Y-6289)
P3	DENOTES PLAN BY A.J. CLARKE LTD. (E-14158)
(1629)	DENOTES B.A. JACOBS O.L.S.

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS 02519950048 AND 02519950054, UTM ZONE 17, NAD83 (ORIGINAL).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997020.

ALL SET SSIB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

FOR BEARING COMPARISONS, A ROTATION OF 1°40'40" COUNTER CLOCKWISE WAS APPLIED TO BEARINGS ON REGISTERED PLAN 469

SPECIFIED CONTROL POINTS (SCPs): UTM ZONE 17, NAD83 (ORIGINAL). COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10.		
POINT ID	NORTHING	EASTING
SCP 02519950048	4788797.407	594711.103
SCP 02519950054	4788699.692	594988.167

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON _____










DATE _____

BRYAN JACOBS
ONTARIO LAND SURVEYOR

DRAFT

B.A. JACOBS SURVEYING LTD.
152 JACKSON STREET EAST, SUITE 102
HAMILTON, ONTARIO (LBN 1L3)
PHONE 905-521-1535 bajacobs@rogers.com

JOB No. 19s78-R

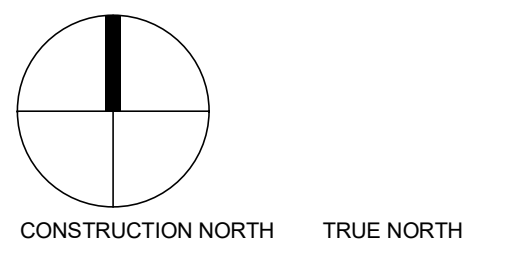
	1	DARK MASONRY VENEER		6	WOOD COMPOSITE / WOOD STAIN
	2	LIGHT MASONRY VENEER		7	GLAZING
	3	WOOD FINISH SIDING		8	SPANDREL
	4	CEMENT PANEL TRIM		9	EXTERIOR DOOR / WINDOW FRAME
	5	PREFINISHED METAL FLASHING			



NO.	ISSUED	DATE
1	ISSUED FOR PERMIT (SEMIS)	2021.06.25



121001 - JUN. 2021



260 DUNSMURE RD.
HAMILTON, ONTARIO

SHEET NAME

UNIT ELEVATIONS - SEMIS

START DATE FEB 2021

DRAWN BY _____ Author _____

CHECKED BY _____

Checker

SCALE As indicated

PROJECT NO. 121001

DRAWING

A200c



1 FRONT ELEVATION - SEMIS
A200c 1/4" = 1'-0"

2 REAR ELEVATION - SEMIS
A200c 1/4" = 1'-0"

KEYNOTES	
14	CAST IN PLACE CONCRETE STAIR, TO MEET OBC 9.8.4. EXACT NUMBER OF RISERS VARIES. SEE CIVIL DRAWINGS. SITE VERIFY/CONFIRM EXACT HEIGHT PRIOR TO CONSTRUCTION.
15	PRECAST CONCRETE SILL, EDGES TO EXTEND 1/2" BEYOND WALL.
16	PREFINISHED ALUMINUM GUARDRAIL TO MEET OBC 9.8.7, AND LOAD REQUIREMENTS AS PER OBC 4.1.5.15. COLOUR TO BE BLACK. TOP RAIL TO BE AT 3'-0" ABOVE LEADING EDGE OF STAIR. 1/2" PAINTED METAL PICKETS AT 4" O.C. TOP, MID, AND BOTTOM RAIL 1 1/2" 2" METAL RAIL POSTS.
18	EXTERIOR WOOD STAIR, TO MEET OBC 9.8.4. EXACT NUMBER OF RISERS VARIES. SEE CIVIL DRAWINGS. SITE VERIFY/CONFIRM EXACT HEIGHT PRIOR TO CONSTRUCTION. FINISH TO MATCH WOOD LOOK SIDING.
19	WOOD GUARDRAIL TO MEET OBC 9.8.7, AND LOAD REQUIREMENTS AS PER OBC 4.1.5.15. TOP RAIL TO BE AT 3'-0" ABOVE LEADING EDGE OF STAIR. 1/2" PAINTED METAL PICKETS AT 4" O.C. FINISH TO MATCH WOOD LOOK SIDING.
21a	FOR SEMI-DETACHED, UNITS 3a & 4a, ALL GLAZING AT LOWER PORTION OF WINDOW W8 TO BE REPLACED WITH SPANDREL PANEL. INSTEAD OF TYPICAL (DOUBLE GLAZED) PANEL UNIT. PROVIDE FURRING, INSULATION, VAPOUR BARRIER, AND GYPSUM BOARD TO MATCH & MEET INTERIOR FINISHED FACE OF ADJACENT WALL.

FINISH LEGEND					
	1	DARK MASONRY VENEER		6	WOOD COMPOSITE / WOOD STAIN
	2	LIGHT MASONRY VENEER		7	GLAZING
	3	WOOD FINISH SIDING		8	SPANDREL
	4	CEMENT PANEL TRIM		9	EXTERIOR DOOR / WINDOW FRAME
	5	PREFINISHED METAL FLASHING			

DESCRIPTION

1. DARK MASONRY VENEER (MERIDIAN BRICK - TUXEDO (MAX. 3 1/8" X 10 1/8" X 3 1/2" IN.), RUNNING BOND.)

2. LIGHT MASONRY VENEER (MERIDIAN BRICK - KELOWNA (MAX. 3 1/8" X 10 1/8" X 3 1/2" IN.), RUNNING BOND.)

3. WOOD FINISH SIDING / SOFFIT (CHAMCLOD - TOFFEE 6038 - EXTERIOR SIDING / VENTED SOFFIT (6"). ALL STARTER STRIPS, TRIMS, AND CORNERS TO BE CHAMCLOD, TO MATCH SIDING / SOFFIT.

4. CEMENT PANEL TRIM (HARDEE TRIM BOARD - SMOOTH - IRON GRAY)

5. PREFINISHED METAL FLASHING, FINISH TO BE BLACK (CHARCOAL - QC 8306)

6. WOOD COMPOSITE / WOOD STAIN, COLOUR TO MATCH WOOD FINISH SIDING (3) (TREX - ENHANCE)

7. GLAZING: ALL UNITS TO BE FACTORY SEALED DOUBLE GLAZED UNITS IN THERMALLY BROKEN PREFINISHED VINYL WINDOW & DOOR FRAMES. EXTERIOR FINISH TO BE BLACK. INTERIOR FINISH TO BE WHITE. POLLARD OR EQUAL. ALL WINDOWS TO MEET OR EXCEED U-VALUE 1.8 AS REQUIRED BY SB-12.

8. GLAZING - SPANDREL (SEE WINDOW SCHEDULE FOR PRODUCT INFORMATION).

9. EXTERIOR DOOR & FRAMES

FINISH AT EXTERIOR TO BE BLACK

FINISH AT INTERIOR TO BE WHITE

ALL PRODUCTS OR SUBSTITUTIONS TO BE REVIEWED BY CLIENT PRIOR TO PURCHASE OR INSTALLATION.

NOTE: SEE BLOCK ELEVATIONS (A201-203) FOR ELEVATION AT EACH FULL BUILDING. SOME UNITS ARE MIRRORRED.

NO.	ISSUED	DATE
1	CLIENT REVIEW	2021-02-09
2	SFA FOR COORDINATION	2021-03-2
3	CLIENT REVIEW	2021-03-16

UNIT AREA		
Level	Area	AREA - SQ
LOWER UNIT		
T/O BASEMENT	51 m²	546 SF
T/O GROUND FLOOR	46 m²	493 SF
LOWER UNIT: 2	97 m²	1040 SF
UPPER UNIT		
T/O GROUND FLOOR	5 m²	55 SF
T/O SECOND FLOOR	51 m²	548 SF
T/O THIRD FLOOR	50 m²	539 SF
UPPER UNIT: 3	106 m²	1142 SF

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS AND DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

CHAMBERLAIN ARCHITECT SERVICES LIMITED AND CHAMBERLAIN CONSTRUCTION SERVICES LIMITED HAVE SIMILAR OWNERSHIP.

CHAMBERLAIN ARCHITECT SERVICES LIMITED HAS COPYRIGHT. CONSTRUCTING A SUBSTANTIALLY SIMILAR BUILDING WITHOUT PERMISSION MAY INFRINGE THE COPYRIGHT OWNER'S RIGHTS. MAKING MINOR CHANGES TO PLANS DOES NOT NECESSARILY AVOID COPYRIGHT INFRINGEMENT. INNOCENT INFRINGEMENT IS NOT A DEFENSE TO COPYRIGHT INFRINGEMENT. ©

SEAL

**DUNSMURE
TOWNHOUSES
2BD UNIT**

276 DUNSMURE ROAD
HAMILTON, ONTARIO

SHEET NAME

**OVERALL FLOOR
PLANS**

START DATE FEB 2021

DRAWN BY DMC, ME

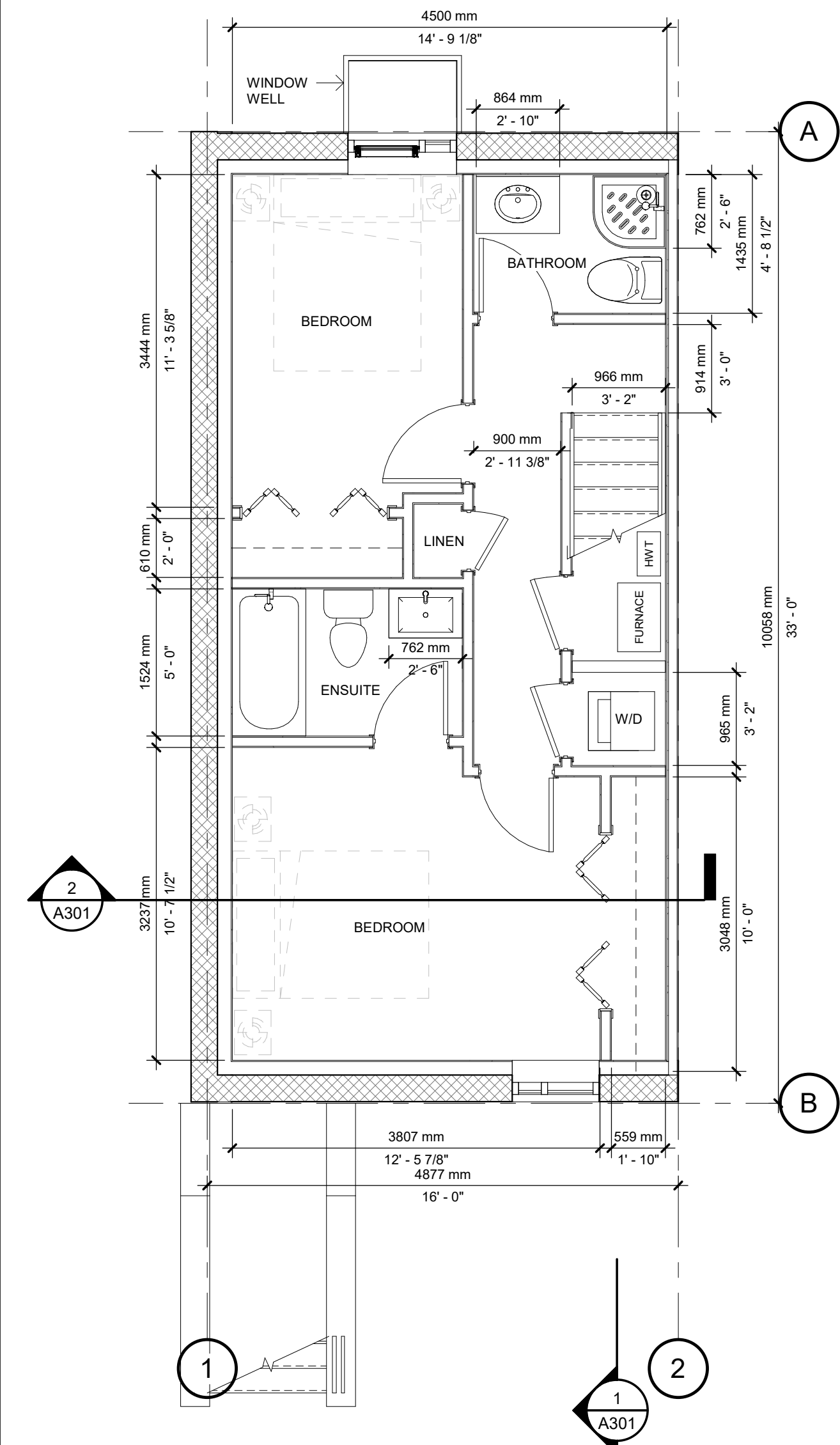
CHECKED BY JMC

SCALE 1 : 50

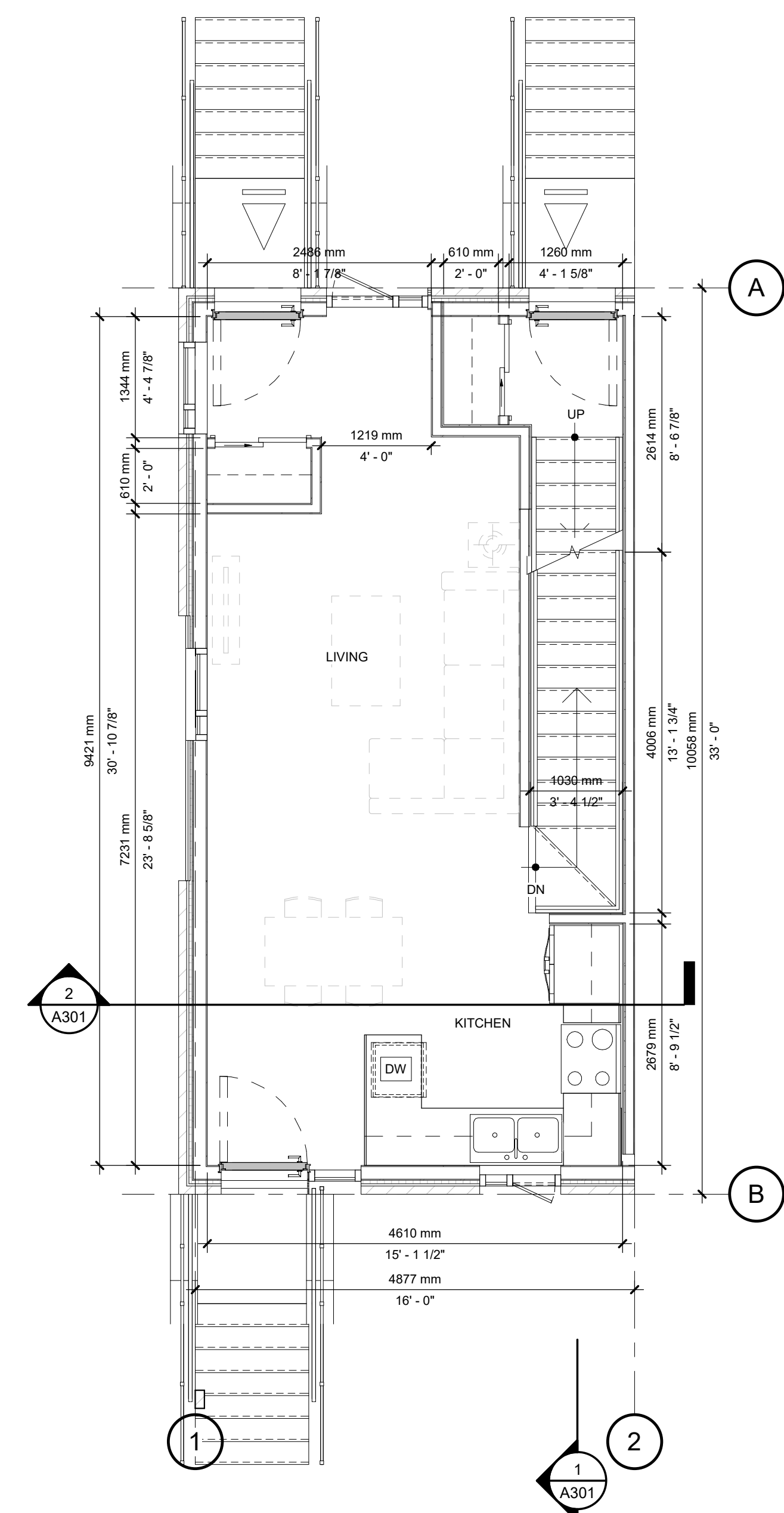
PROJECT NO. 121001

DRAWING

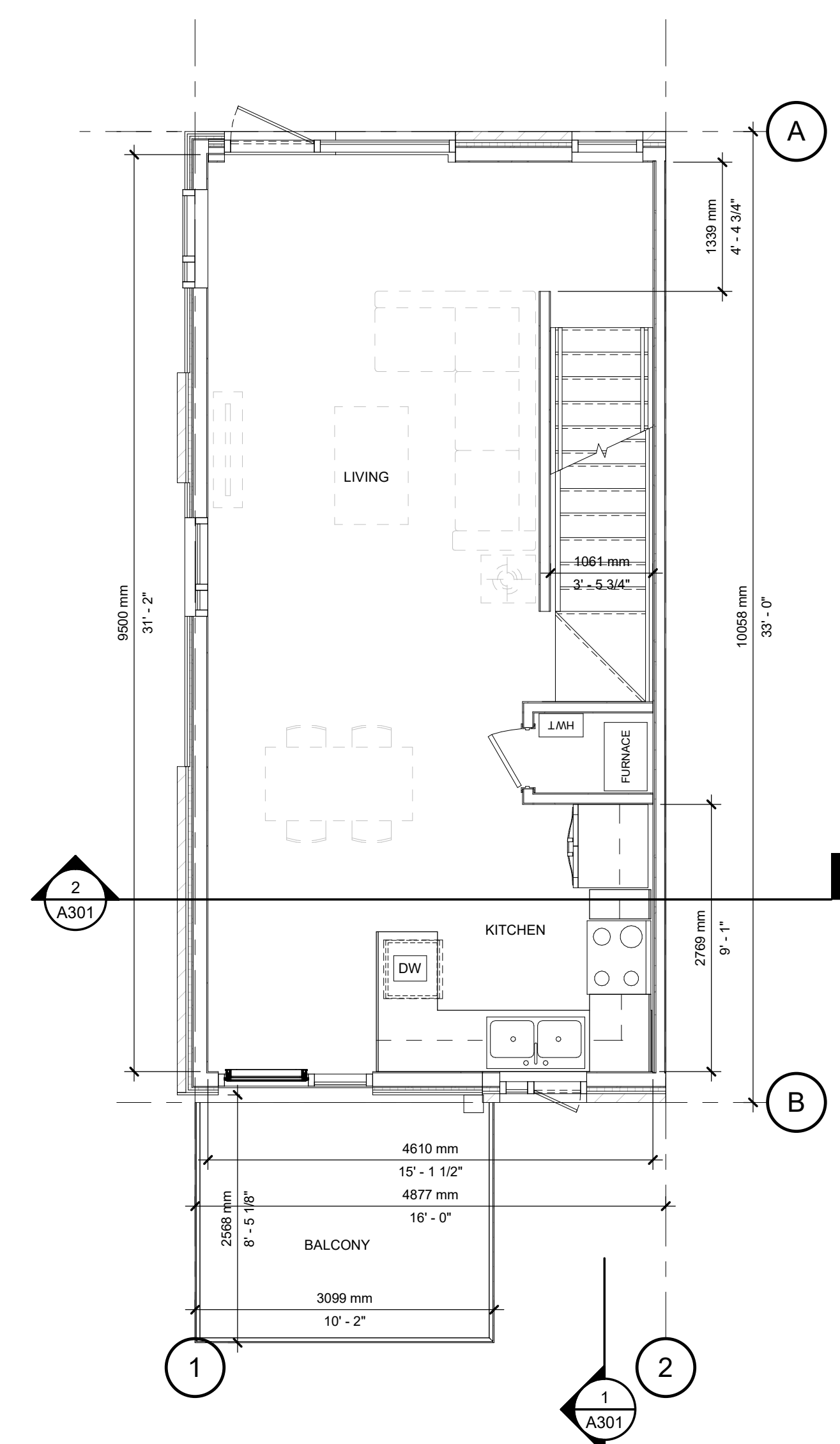
A100



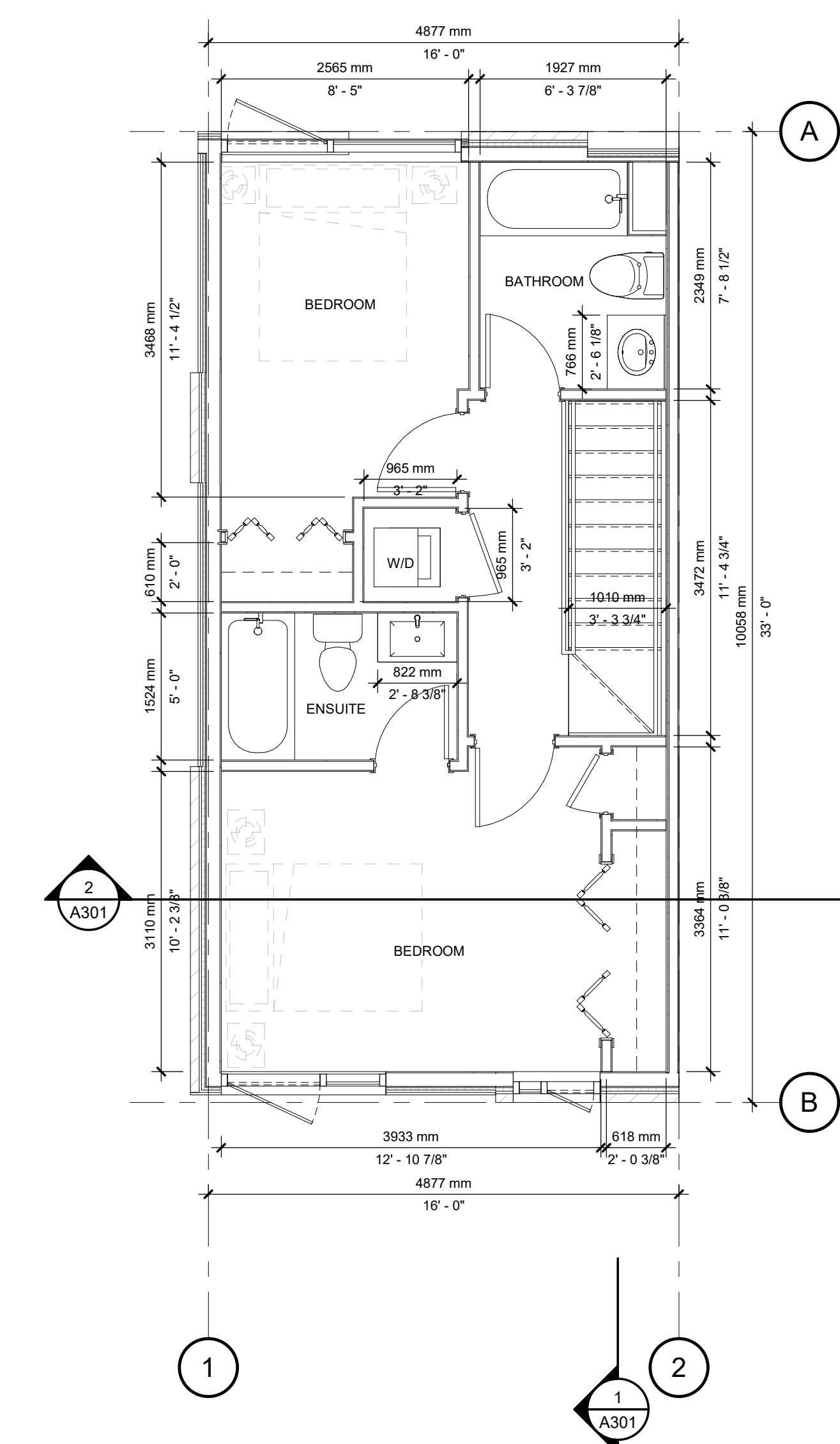
1 BASEMENT FLOOR PLAN
A100 1 : 50



2 GROUND FLOOR PLAN
A100 1 : 50



3 SECOND FLOOR PLAN
A100 1 : 50



4 THIRD FLOOR PLAN
A100 1 : 50

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City of Hamilton
Committee of Adjustment
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

November 4, 2021

Attn: Ms. Jamila Sheffield
Secretary Treasurer, Committee of Adjustment (email: Jamila.Sheffield@hamilton.ca)

**Re: 260 Dunsmure Road
Minor Variance and Severance Application Submission**

Dear Ms. Sheffield:

A.J Clarke and Associates Ltd. has been retained by Tibro Properties Ltd. for the purposes of submitting the enclosed Minor Variance and Consent Applications for the subject lands, municipally known as 260 Dunsmure Road. These applications will facilitate the approval of a semi-detached dwelling on the subject lands as well as the establishment of a reciprocal access easement. The proposed easement is intended to be 6.743 m x 4.5 m and is further denoted as Part 2 of the draft reference plan, as shown.

The demolition of the former office building will facilitate the construction of the semi-detached dwelling.

The subject lands are located southwest of Dunsmure Road and Gage Avenue South. The property known as 276 Dunsmure Road is proposed to be redeveloped for 60 Stacked Townhouse Units and is currently in the process of being developed. The lands municipally known as 260 Dunsmure Road are proposed to be severed from the remainder of the 276 Dunsmure lands. An application for severance is required to facilitate conveyance of this portion of the subject lands. The tenure of the dwellings is intended to be for rental purposes. In addition, a proposed internal secondary unit will be constructed in either half of each semi-detached dwelling. Accordingly, no variances are necessary for the establishment of either internal Secondary Dwelling Unit.

The following supporting materials are submitted to your attention, in support of the subject application:

- 1) One (1) copy of the required filled and signed Minor Variance Application Form;
- 2) One (1) copy of the required filled and signed Severance Application Form;
- 3) One (1) digital copy of the Site Plan.
- 4) One (1) digital copy of the Draft Reference Plan.

Application fees will be paid over the phone, as per staff's instructions.

The subject lands are designated "Neighbourhoods" on Schedule E-1 in the Urban Hamilton Official Plan. The Neighbourhoods designation permits a range of residential uses.

The lands municipally known as 260 Dunsmure are zoned "D" (One and Two Family Dwellings) District in City of Hamilton Zoning By-law No. 6593. Semi-Detached Dwellings are Permitted.



Minor Variance

Variances are required to address the deficiency in lot size as well as the lot frontages for both lots. A technical variance is also necessary to recognize the parking situation on site.

1. To permit a minimum lot frontage of 6.7m (Part 1) and 6.7m (Part 3) for each half of a semi-detached dwelling, whereas a minimum lot frontage of 9m is required for each half of a semi-detached dwelling.
2. To permit a minimum lot area of 189m² (Parts 1 and 2) and 199m² (Part 3) for each half of a semi-detached dwelling, whereas a minimum lot area of 270m² is required for each half of a semi-detached dwelling.
3. To permit a parking space to be located on the adjacent lot whereas a parking space must be provided and maintained only on the lot on which the principle use, building or structure is located.
4. To permit a maneuvering space of 0.0m, whereas a 6.0m maneuvering space is required.
5. To permit 40% of the front yard to be landscaped, whereas a minimum of 50% of the front yard is required to be landscaped.

This minor variance application is made under the authority of Section 45(1) of the Planning Act. Accordingly, a minor variance must meet the requisite four tests as described in Section 45 (1) of the Act. The tests and professional opinion are outlined below:

With respect to the four tests, the proposal maintains the purpose and intent of the Official Plan and Zoning By-law as the proposal will facilitate the creation of rental units within this neighbourhood, which is a desirable and sought-after tenure in the lower City. In addition, the proposed lots are generally in keeping with the lot pattern found in this neighbourhood. The reduction in front yard landscaping is minor, as part of the boulevard will be dedicated to the City of Hamilton as part of the severance application. This area is intended to be sodded, however, and will soften the streetscape along the frontage of the subject lands. Accordingly, there is adequate balance of hardscaping and sodding in front of the subject lands and it is a common condition for the dwellings to have little front yard landscaping along Gage Avenue.

With respect to parking, two parking spaces are proposed on the northerly lot adjacent to Dunsmure Avenue. The intent is that one space will be dedicated to the semi-detached dwelling on the south side of the subject lands. Accordingly, this is a desirable development pattern as Gage Avenue is an arterial road which will not allow driveway access. Further, the parking configuration will conserve the existing streetscape by allowing the proposed dwelling to hide the parking from the Gage Avenue frontage. A concurrently submitted consent application will ensure that there is reciprocal access over the north property. The parking configuration is desirable and there are no perceived impacts on the surrounding properties stemming from the variance. Accordingly, the variances requested above meet the four tests and should be approved.



Severance and Consent

A previous severance application severed a lot having an area of 388m² and approximate frontage of 13.4 m along Gage Avenue South and 29.5m along Dunsmure Road. To facilitate the development of a semi-detached dwelling, the aforementioned lot will be severed into two parcels with a reduced frontage and lot area. Accordingly, the following policies are applicable to the proposed severance:

F.1.14.3.1 Consents for new lot creation, for both the severed and retained lands, for residential uses in the Neighbourhoods designation shown on Map E-1 – Urban Land Use Designation, shall be permitted provided the following conditions are met:

a) The lots comply with the policies of this Plan, including secondary plans, where one exists;

b) The lots comply with existing Neighbourhood Plans;

c) The lots are in conformity with the Zoning By-law or a minor variance is approved;

d) The lots reflect the general scale and character of the established development pattern in the surrounding area by taking into consideration lot frontages and areas, building height, coverage, mass, setbacks, privacy and overview;

e) The lots are fully serviced by municipal water and wastewater systems; and,

f) The lots have frontage on a public road.

In accordance with the above criteria, the proposed lot will conform to the Zoning By-law upon approval of the concurrent minor variances. The lots have access to full municipal services. The lot is generally in keeping with the lot sizes and frontages in the immediate vicinity of the neighbourhood. The lot to the south of the proposed lot is approximately 269m² and there are lots directly to the north along Dunsmure that are approximately 169m² to 250m² in size with frontages ranging from 7m to 8m. The proposed lots are generally in keeping with the established lot pattern and configuration of this neighbourhood.

Residential Intensification

Residential Intensification is a key component to Hamilton's growth strategy moving forward to the 2031 Planning Horizon.

B.2.4.2.2 When considering an application for a residential intensification development within the Neighbourhoods designation, the following matters shall be evaluated:



b) compatibility with adjacent land uses including matters such as shadowing, overlook, noise, lighting, traffic, and other nuisance effects;

The proposed development of a semi-detached dwelling is permitted under the current “D” Zoning category. In addition, parking has been located in the rear of the subject lands to avoid traffic impacts along Gage Avenue.

c) the relationship of the proposed building(s) with the height, massing, and scale of nearby residential buildings;

d) the consideration of transitions in height and density to adjacent residential buildings;

The proposed development is 3 storeys in height, which is permitted. In addition, the respective setbacks of the proposed dwelling are proposed to be as of right. Accordingly, the proposed semi-detached dwelling is complementary to the surrounding neighbourhood and compatible.

e) the relationship of the proposed lot(s) with the lot pattern and configuration within the neighbourhood;

As noted above, the proposed lots are consistent with the general lot pattern and configuration of the neighbourhood.

f) the provision of amenity space and the relationship to existing patterns of private and public amenity space;

The proposed semi-detached dwellings include the provisions for adequate rear yard amenity space, beyond that of what is required in the Zoning By-law. Accordingly, adequate amenity is provided.

g) the ability to respect and maintain or enhance the streetscape patterns including block lengths, setbacks and building separations;

h) the ability to complement the existing functions of the neighbourhood;

The proposed development complements the functions of the neighbourhood and is an appropriate form of residential intensification. The proposed lot pattern is consistent with the lot pattern and configuration of the neighbourhood. The development thereby respects and maintains the character of the existing neighbourhood.

i) the conservation of cultural heritage resources; and,

Through the site plan process for 276 Dunsmure. A Cultural Heritage Impact Assessment was submitted to the City and was reviewed by the Policy and Design Working Group, who approved the demolition with mitigation measures such as conserving and documenting the features of the building. These measures have been completed and will be implemented at 276 Dunsmure.



j) infrastructure and transportation capacity and impacts.

There are no perceived impacts on transportation and infrastructure.

As such, the proposed lot is appropriate for the development of the subject lands and has sufficient regard for the matters listed under Section 51 (24) of the Planning Act.

Further, the consent application will establish a reciprocal access easement over Part 2, as shown on the draft reference plan. This will allow reciprocal access for the tenant of the southern half of the semi-detached dwelling.

I trust that you will find the enclosed satisfactory for your purposes. Please confirm receipt of this submission and we look forward to being scheduled for the next available hearing date. If you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

Ryan Ferrari, BURPI, CPT
Planner
A. J. Clarke and Associates Ltd.

Encl.

Cc: Dunsmure Developments Ltd. c/o Savan Chandaria

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)			
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:

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:
Please see attached cover letter.
5. Why it is not possible to comply with the provisions of the By-law?
Please see attached cover letter.
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**):
Registered Plan 469 and Lots 29 & 30
260 Dunsmure
7. PREVIOUS USE OF PROPERTY
- | | | | | | |
|--------------|--------------------------|------------|-------------------------------------|------------|-------------------------------------|
| Residential | <input type="checkbox"/> | Industrial | <input type="checkbox"/> | Commercial | <input checked="" type="checkbox"/> |
| Agricultural | <input type="checkbox"/> | Vacant | <input checked="" type="checkbox"/> | | |
- Other _____
- 8.1 If Industrial or Commercial, specify use Commercial Office
- 8.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?
Yes ☐ No ☒ Unknown ☐
- 8.3 Has a gas station been located on the subject land or adjacent lands at any time?
Yes ☐ No ☒ Unknown ☐
- 8.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?
Yes ☐ No ☐ Unknown ☒
- 8.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?
Yes ☐ No ☒ Unknown ☐
- 8.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or sewage sludge was applied to the lands?
Yes ☐ No ☒ Unknown ☐
- 8.7 Have the lands or adjacent lands ever been used as a weapon firing range?
Yes ☐ No ☒ Unknown ☐
- 8.8 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the fill area of an operational/non-operational landfill or dump?
Yes ☐ No ☒ Unknown ☐
- 8.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (eg. asbestos, PCB's)?
Yes ☐ No ☒ Unknown ☐

8.10 Is there any reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?

Yes ☒ No ☐ Unknown ☐

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

Property owner information.


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.

2 Nov. 2021
Date


Signature Property Owner

SAVAN CHAUDHARIA
Print Name of Owner

10. Dimensions of lands affected:

Frontage	<u>13.4m</u>
Depth	<u>25.09m</u>
Area	<u>388m²</u>
Width of street	<u>20.12m</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: _

Former One Storey Office Building

Proposed

Semi Detached Dwelling

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

Existing:

Former One Storey Office Building

Proposed:

Semi Detached Dwelling

13. Date of acquisition of subject lands:
2017
14. Date of construction of all buildings and structures on subject lands:
TBD
15. Existing uses of the subject property:
Former Office Use
16. Existing uses of abutting properties:
Residential
17. Length of time the existing uses of the subject property have continued:
Since 1940s
18. Municipal services available: (check the appropriate space or spaces)
Water X Connected TBD
Sanitary Sewer X Connected TBD
Storm Sewers X
19. Present Official Plan/Secondary Plan provisions applying to the land:
Neighbourhoods - Schedule E-1 - Urban Hamilton Official Plan
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
"D" (Urban Protected Residential etc.) District
21. Has the owner previously applied for relief in respect of the subject property?
☒ Yes ☐ No
If the answer is yes, describe briefly.
Yes, adjacent property at 276 Dunsmure
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
Proposal will be to sever lands along the corner of Gage Avenue and Dunsmere for separate development.
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.