



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-21:438

**APPLICANTS:** Agent Jordan Station Design Co. Inc. L. Curtis  
Owner Bins.ca Inc. J. Cristiano

**SUBJECT PROPERTY:** Municipal address **34 Crooks St., Hamilton**

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

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

**PROPOSAL:** To permit the construction of a new two (2) family dwelling notwithstanding that:

1. A minimum lot width of 15.6m and a minimum lot area of 379m<sup>2</sup> shall be provided instead of a minimum lot width of 18.0m and a minimum lot area of 540.0m<sup>2</sup> for a two family dwelling.
2. A minimum front yard depth of 1.7m shall be provided instead of the minimum required front yard depth of 6.0m.
3. Eaves and gutters shall be permitted to project into the required front yard provided that no such projection shall be closer to the Crooks Street street line than 1.4m instead of the requirement that eaves and gutters shall be permitted to project into the required front yard provided that no such projection shall be closer to a street line than 1.5m.
4. A minimum rear yard depth of 6.5m shall be provided instead of the minimum required rear yard depth of 7.5m.
5. No onsite manoeuvring shall be provided for the two (2) parking spaces located on the driveway instead of the minimum required 6.0m manoeuvring aisle width and the requirement that a manoeuvring space shall be provided and maintained on the lot.
6. The two (2) parking spaces in the driveway shall be permitted to obstruct the parking space in the attached garage and the manoeuvring space for the parking space in the attached garage instead of the requirement that sufficient space additional to required parking space shall be provided and maintained on the same lot on which the parking space is located, in such a manner as to enable each and every parking space to be unobstructed and freely and readily accessible from within the lot, without moving any vehicle on the lot or encroaching on any designated parking space and that all manoeuvring spaces shall be maintained free and clear of all obstructions to permit unobstructed access to and egress from required parking spaces.

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

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<b>DATE:</b>	<b>Thursday, February 3<sup>rd</sup>, 2022</b>
<b>TIME:</b>	<b>2:35 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:

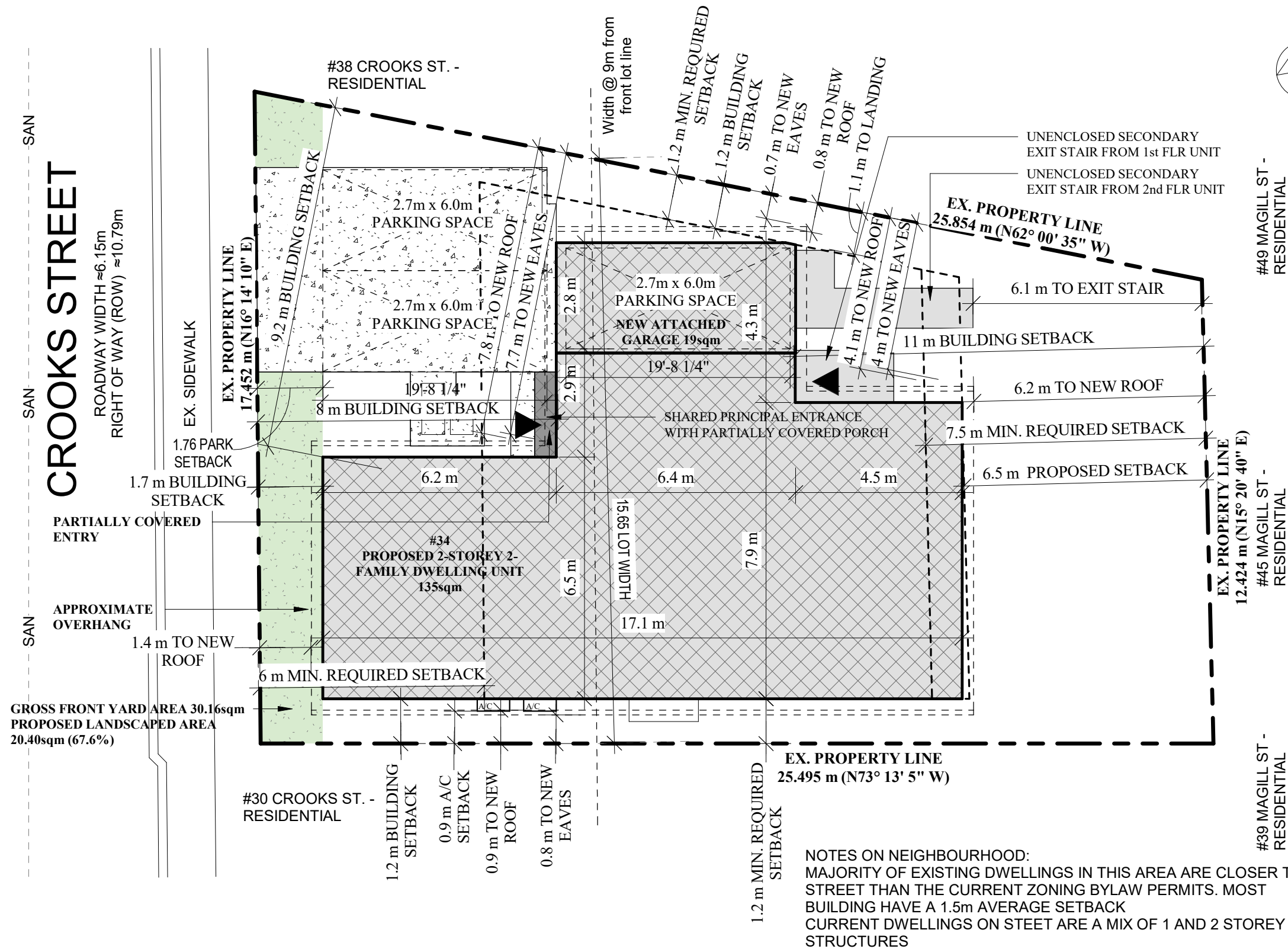
- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

DATED: January 18<sup>th</sup>, 2022.

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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.***



SITE PLAN AND BUILDING STATISTICS		
Zoning	D/S-1787	
	Required	Existing / Proposed
Lot Area	(for 2 fam dwell) 540sq.m	*379.136 sq. m
Lot Frontage	(for 2 fam dwell) 18.0m	*15.65 m
Lot Coverage (incl. Cover Areas)	n/a	153.9 sq.m (40.6%)
Total Insulated Floor Areas	n/a	n/a
Primary Building Footprint	n/a	n/a
Front Yard Setback	6.0m	*EX./PROP 1.7 m
Rear Yard Setback	7.5m	*PROPOSED 6.5m
Int. Side Yard Setback	1.2m (for 11m hgt)	1.2m
Ext. Side Yard Setback	n/a	n/a
Building Height	14.0m (11m for SB)	9.8 m
Landscaped Open Space	n/a	56.6%

\* IN THE CHART ABOVE DENOTES VARIANCE REQUEST PER SECTION 4 OF THE APPLICATION FOR MINOR VARIANCE.

50% OF FRONT YARD TO BE MAINTAINED AS LANDSCAPING.  
FRONT YARD AREA 30.16sqm  
FRONT YARD LANDSCAPE AREA 20.40sqm  
PERCENTAGE OF LANDSCAPE **67.60%**

COMPARING BUILDING ENVELOPE FOOTPRINT VS. PROPOSED FOOTPRINT THIS PROPOSAL WOULD CONSTRUCT LESS AREA THAN PERMITTED BY CURRENT ZONING LAW

DENSITY  
NUMBER OF UNITS / AREA (HA)  
=2/0.03798  
**= 52.66**  
<60 TO BE CONSIDERED LOW DENSITY  
PARKING - 1 SPACE/CLASS A UNIT REQUIRED  
- 2 SPACES PROVIDED PLUS



info@jordanstationdesignco.ca

## NEW 2-FAMILY DWELLING (DUPEX)

34 Crooks St, Hamilton, ON L8R 2Z6

2022-01-14 10:51:35 AM



① FRONT ELEVATION  
3/16" = 1'-0"

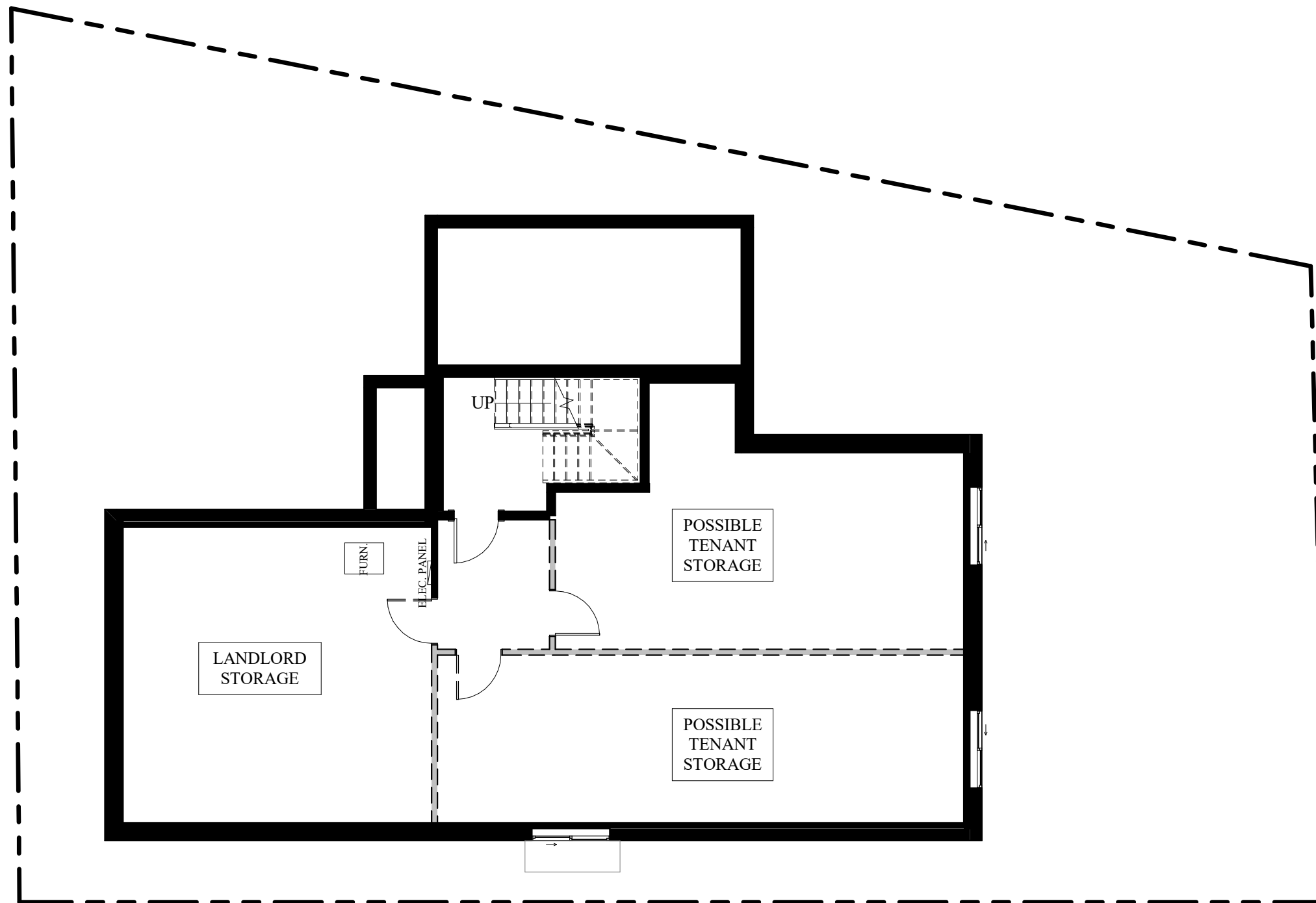


info@jordanstationdesignco.ca

## NEW 2-FAMILY DWELLING (DUPLEX)

34 Crooks St, Hamilton, ON L8R 2Z6

2022-01-14 10:51:48 AM



① T/O BASEMENT  
1/8" = 1'-0"

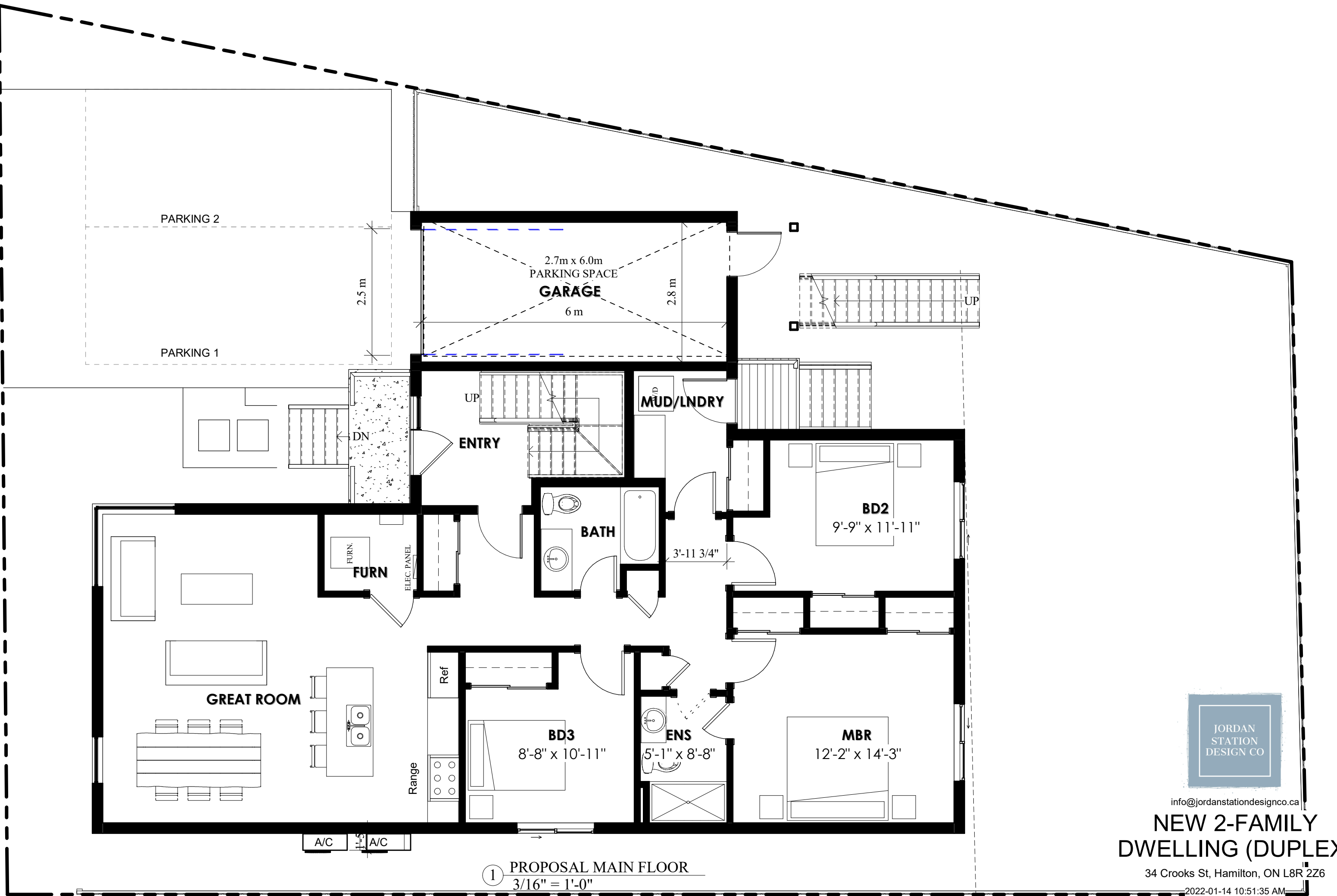


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## NEW 2-FAMILY DWELLING (DUPLEX)

34 Crooks St, Hamilton, ON L8R 2Z6

2022-01-14 10:52:19 AM

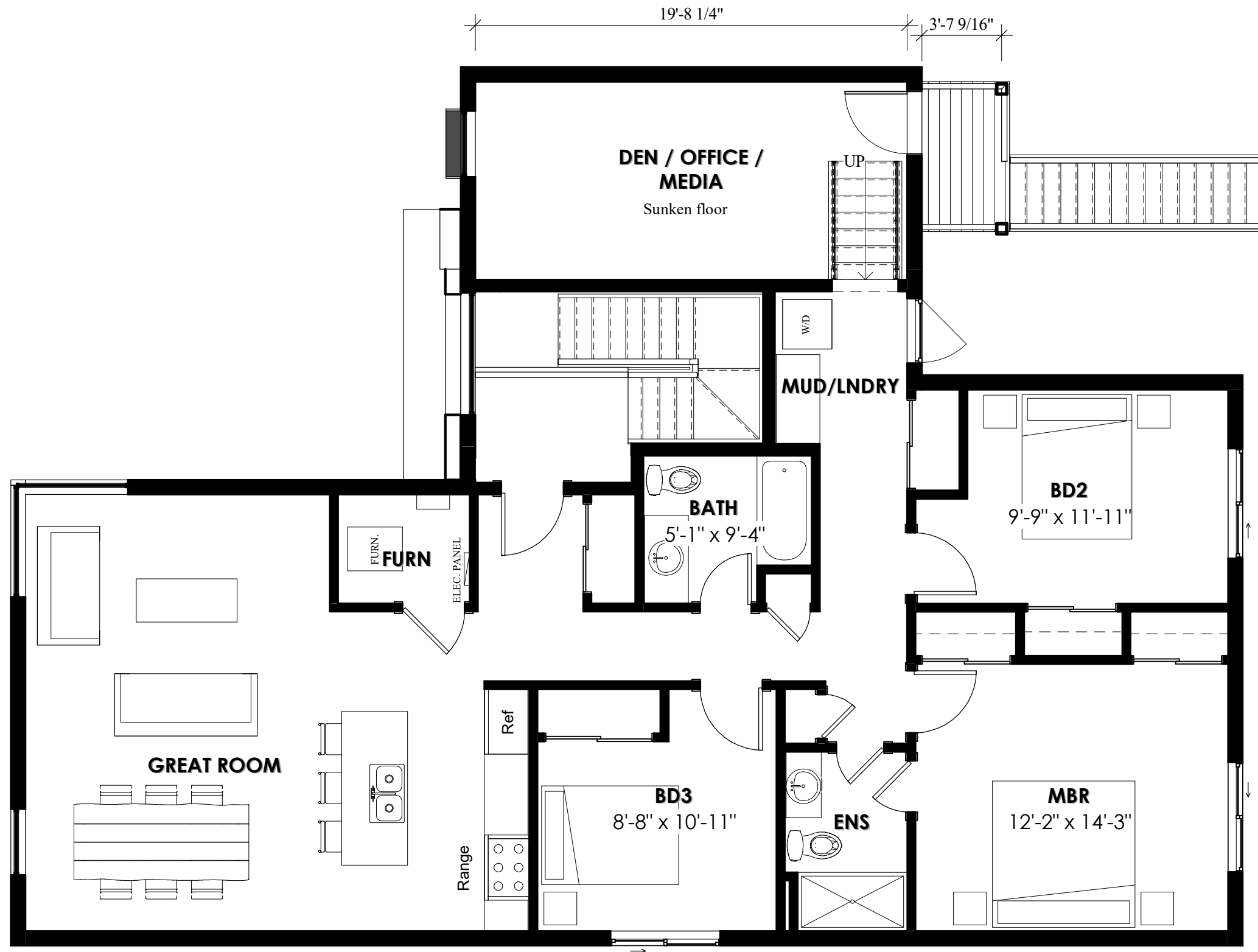


info@jordanstationdesignco.ca

**NEW 2-FAMILY  
DWELLING (DUPLEX)**

34 Crooks St, Hamilton, ON L8R 2Z6

2022-01-14 10:51:35 AM



① 2ND FLOOR  
3/16" = 1'-0"



info@jordanstationdesignco.ca

## NEW 2-FAMILY DWELLING (DUPLEX)

34 Crooks St, Hamilton, ON L8R 2Z6

2022-01-14 10:51:35 AM





① REAR ELEVATION  
3/16" = 1'-0"



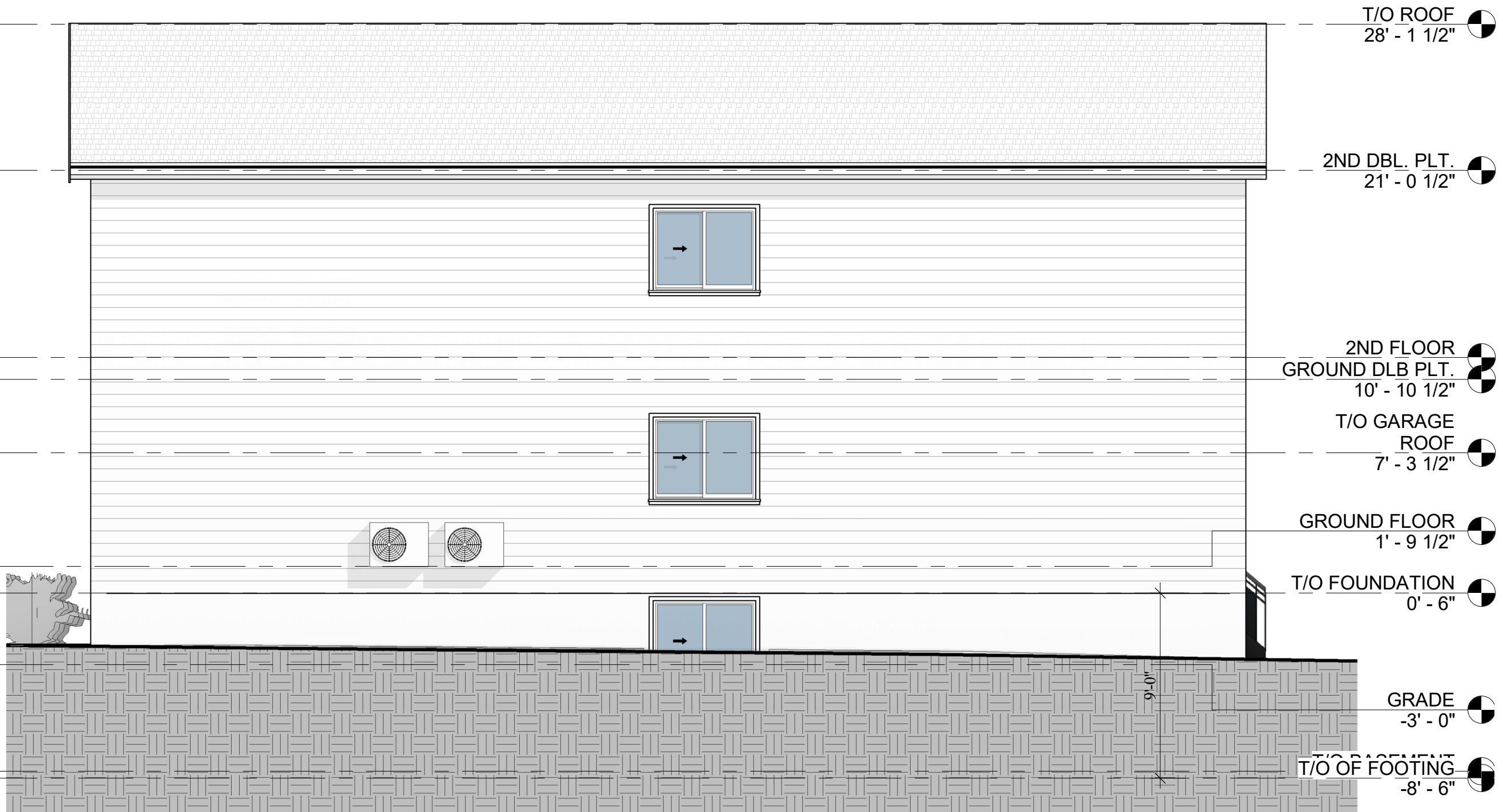
info@jordanstationdesignco.ca

## NEW 2-FAMILY DWELLING (DUPLEX)

34 Crooks St, Hamilton, ON L8R 2Z6

2022-01-14 10:51:57 AM





① RIGHT ELEVATION  
3/16" = 1'-0"



info@jordanstationdesignco.ca

## NEW 2-FAMILY DWELLING (DUPLEX)

34 Crooks St, Hamilton, ON L8R 2Z6

2022-01-14 10:52:08 AM



info@jordanstationdesignco.ca

## NEW 2-FAMILY DWELLING (DUPLEX)

34 Crooks St, Hamilton, ON L8R 2Z6

2022-01-14 10:52:19 AM

① LEFT ELEVATION  
3/16" = 1'-0"



Hamilton

**Committee of Adjustment**

City Hall, 5<sup>th</sup> Floor,

71 Main St. W.,

Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221

Email: [cofa@hamilton.ca](mailto: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	MAILING 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:  
Relief of front yard setback from 6m to 1.7m to dwelling face / Relief of rear yard setback from 7.5m to 6.5m to dwelling face / Relief of required Lot Area for 2 family dwelling from 540sqm to 379sqm / Relief of Lot Frontage for 2 Family Dwelling from 18m to 15.65m

☐ Secondary Dwelling Unit      ☐ Reconstruction of Existing Dwelling

5. Why it is not possible to comply with the provisions of the By-law?  
The current parcel is too restricted in size and shape to accommodate a reasonable size 2-family dwelling unit. Further to this, the current zoning provisions do not complement the existing, established neighbourhood.

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**):  
Part Lots 27 & 28, Registered Plan 284, Pin 17148-0116 (LT), 34 Crooks St.

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?

Unknown. This is a new property to the owner and is unaware of historical uses.

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.

22NOV2021  
Date

*jason cristiano*  
Signature Property Owner(s)  
Bins.ca Inc. c/o Jason Cristiano  
Print Name of Owner(s)

10. Dimensions of lands affected:  
Frontage 15.65m  
Depth 25.495m  
Area 379.1sqm  
Width of street ~10.79m property line to property line. Roadway ~6.15m

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:   
SINGLE STOREY, SINGLE FAMILY DWELLING, 75sqm GROUND & GROSS FLOOR AREA. 8.2m X 6.2m MAIN BUILDING WITH ATTACHED COVERED PORCH. REAR 6.2m X 3.8m ADDITION TO MAIN BUILDING.

Proposed  
TWO STOREY, 2 FAMILY DWELLING, 135sqm DWELLING BUILDING AREA WITH ATTACHED 19sqm GARAGE. GROSS FLOOR AREA 289sqm OVER 2 STOREYS (EXCLUDING GARAGE). OVERALL SHAPE IS IRREGULAR, SEE SITE PLAN SUBMITTED FOR DIMESIONS. 9.8m IN BUILDING HEIGHT

12. Location of all buildings and structures on or proposed for the subject lands; (Specify distance from side, rear and front lot lines)  
Existing:   
HOUSE LOCATED FRONT YARD: 1.726m/1.742m - REAR YARD: 11.022m/11.104m - SOUTH SIDEYARD: 2.473m / 3.836m - NORTH SIDEYARD: 6.294m/5.105m - COVERED PORCH: 0.15m SETBACK TO FRONT YARD.

Proposed:   
NEW HOUSE LOCATED FRONT YARD: 1.7m & 8m TO GARAGE FACE - REAR YARD 6.5m IRR. & 11m TO REAR OF GARAGE - SOUTH SIDEYARD 1.2m - NORTH SIDEYARD. 1.2m IRR. TO GARAGE FACE & 4.1m TO REAR CORNER & 9.2m TO FRONT CORNER.

13. Date of acquisition of subject lands:  
February 26,2021
- 
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.):  
Single Family Dwelling
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):  
SINGLE FAMILY AND DUPLEX
17. Length of time the existing uses of the subject property have continued:  
SINCE ORIGINAL SUBDIVISION OF LANDS TO THE OWNER'S  
KNOWLEDGE
18. Municipal services available: (check the appropriate space or spaces)
- |                |                                     |           |                                     |
|----------------|-------------------------------------|-----------|-------------------------------------|
| Water          | <input checked="" type="checkbox"/> | Connected | <input checked="" type="checkbox"/> |
| Sanitary Sewer | <input checked="" type="checkbox"/> | Connected | <input checked="" type="checkbox"/> |
| Storm Sewers   | <input checked="" type="checkbox"/> | COMBINED  |                                     |
19. Present Official Plan/Secondary Plan provisions applying to the land:  
Minor Urban Centre
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:  
URBAN PROTECTED RESIDENTIAL - D/S-1787
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  
  
Variances discussed with Elyse Meneray, MCIP, RPP, Planner II &  
Joe Buordolone, Planning Technician I – Urban Team
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.