

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-22:47

APPLICANTS: Agent Suite Additions - A. Tran
Owner Jianhui Zhang

SUBJECT PROPERTY: Municipal address **261 West 31st St., Hamilton**

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

ZONING: "C" (Urban Protected Residential) district

PROPOSAL: To permit the existing single family dwelling containing a secondary dwelling unit to be maintained, notwithstanding that;

1. A minimum parking space size having a length of 5.0m shall be permitted for the parking space provided in the front yard instead of the minimum 6.0m parking space length required.

Note: The applicant shall ensure that the minimum required 50.0% of the gross area of the front yard shall be maintained as landscaping; otherwise, further variances shall be required.

A gravel or similar surface or suitable paving shall be provided and maintained for the parking spaces and access driveway; otherwise, further variances shall be required.

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

DATE: Thursday, March 17th, 2022
TIME: 1:55 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:

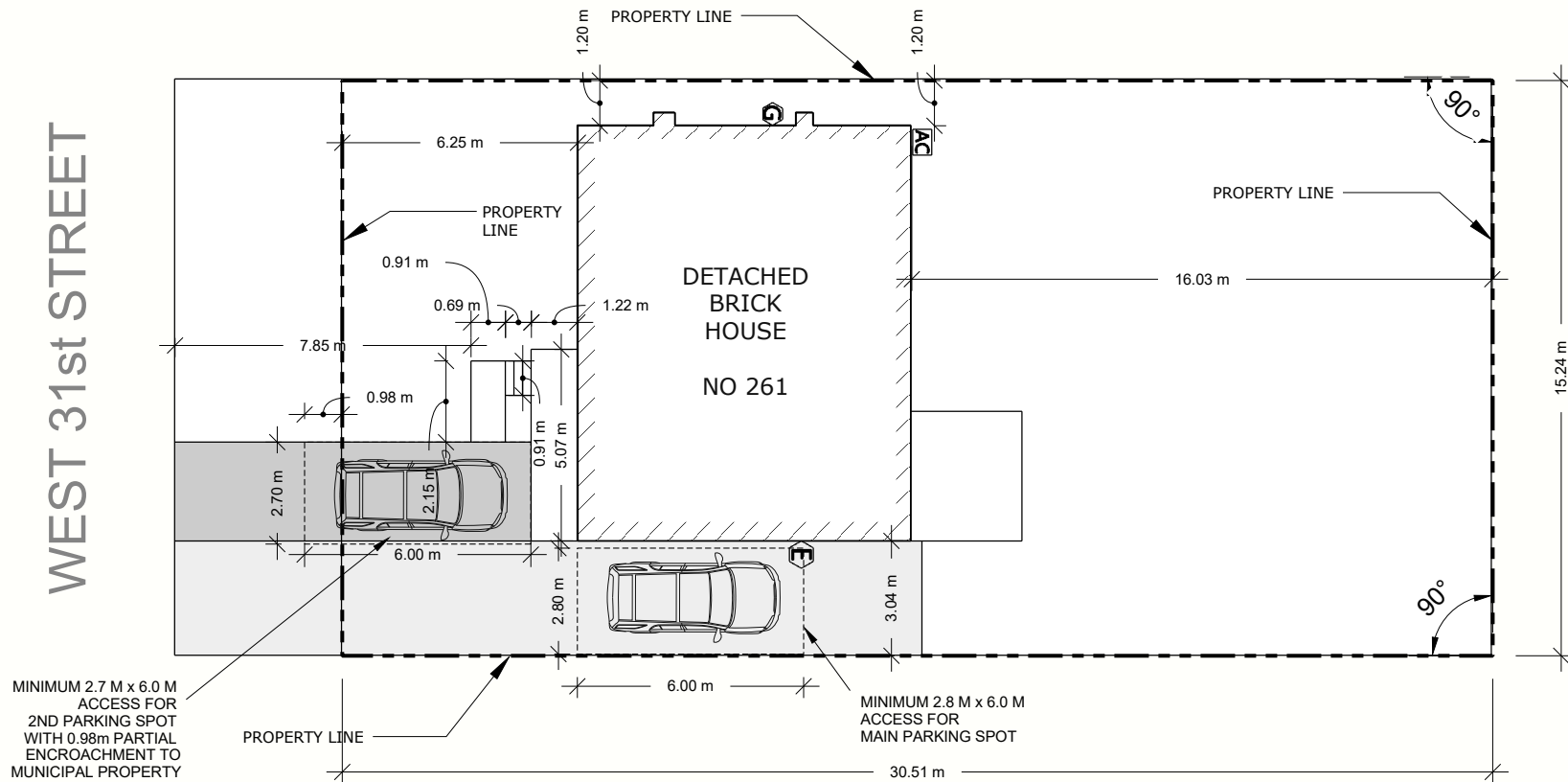
- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: March 1st, 2022.

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.

WEST 31st STREET



SITE PLAN :

BASED ON MAP.HAMILTON.CA AND MEASUREMENTS ON SITE

SUITE ADDITIONS INC. ASSUMES NO RESPONSIBILITY FOR ACCURACY OF MAP.HAMILTON.CA

THIS SITE PLAN SHALL NOT BE USED FOR ANY OTHER PURPOSES.

NO WORK TO ENCROACH ONTO ADJOINING PROPERTIES

FRONT YARD: 95.22 m

LANDSCAPED AREA = 54.40 m² = 57.1%

HARD SURFACE AREA = 40.82 m² = 42.9%



SITE PLAN

SCALE: 1=192

1
SP1.01

SITE INFORMATION & STATISTICS:

ADDRESS	261 WEST 31st STREET, HAMILTON, ON, L9C 5G5		
NEIGHBOURHOOD			
LOT NUMBER			
PLAN NUMBER			
ZONING TYPE	C - URBAN PROTECTED RESIDENTIAL		
LOT AREA	464.5 m²		
LOT FRONTAGE	15.24 m		
DESCRIPTION			
FLOOR AREAS	ALLOWED	EXISTING	PROPOSED
BASEMENT	-	97.55 m²	NO CHANGE
MAIN FLOORS	-	97.55 m²	NO CHANGE
SETBACKS			
FRONT (W)	-	6.25 m	NO CHANGE
SIDE (N)	-	1.2 m	NO CHANGE
BACK (E)	-	16.03 m	NO CHANGE
SIDE (S)	-	3.04 m	NO CHANGE

GENERAL NOTES:

1. ALL CONSTRUCTION TO COMPLY WITH THE REVISED ONTARIO BUILDING CODE 2012.
2. ALL DIMENSION 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 DIMENSION MUST BE CHECKED AGAINST THE ARCHITECTURAL DRAWINGS AND THE FIELD CONDITIONS BEFORE COMMENCING FABRICATION. ANY 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 CONFORM 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 ADVANCED 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.
13. EXISTING DRAINAGE PATTERNS TO REMAIN.

DRAWING LIST:

SP1.01 - SITE PLAN, SITE STATISTICS AND DRAWING LIST
A1.01 - EXISTING BASEMENT PLAN
A1.02 - EXISTING MAIN LEVEL PLAN
A1.03 - PROPOSED BASEMENT PLAN
A1.04 - PROPOSED MAIN LEVEL PLAN
A2.01 - NORTH ELEVATION
A2.02 - EAST ELEVATION
A2.03 - SOUTH ELEVATION
A2.04 - WEST ELEVATION
A3.01 - CROSS SECTION & DETAILS
A3.02 - FIRE RESISTANCE RATING DETAILS
A3.03 - EGRESS WINDOW DETAILS
A0.01 - CONSTRUCTION SPECIFICATIONS
A0.02 - CONSTRUCTION SPECIFICATIONS
A0.03 - CONSTRUCTION SPECIFICATIONS

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 SUITE ADDITIONS INC. 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 OBC AND WILL NOT CONTRAVENE ANY OTHER APPLICABLE LAWS

SUITE ADDITIONS INC.
3-2375 Brimley Rd, Suite 807
Toronto, ON, M1S 3L6
Tel: 416-525-2628
Email:
info@suiteadditions.com



Contractor must verify all dimensions and be responsible for reporting any discrepancies to Suite Additions Inc. before commencing with work. The drawing is an instrument of service and shall remain the property of Suite Additions Inc., the copyright of this drawing and work executed from the same being reserved. Do not scale drawings.

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer

Andy Tran

Andy Tran - Signature
Individual BCIN: 102774
Firm: Suite Additions Inc.
Firm BCIN: 102497

PROJECT:

2 FAMILY DWELLING CONVERSION

ADDRESS:

261 WEST 31st STREET, HAMILTON, ON, L9C 5G5

CLIENT: ALFRED SUM

DRAWN BY: ANDY TRAN

ISSUE DATE: SEP 4, 2020 **RE-ISSUE DATE:** OCT 20, 2021

DESCRIPTION:

SITE PLAN, SITE STATISTICS AND DRAWING LIST

SCALE: 1 = 192

DRAWING NO:

SP1.01

**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	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:

TD Bank, 2955 Eglinton Ave W, Mississauga, ON L5M 6J3

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:

Portion of vehicle encroaching onto municipal property (0.71m)

☒ Secondary Dwelling Unit ☐ Reconstruction of Existing Dwelling

5. Why it is not possible to comply with the provisions of the By-law?
Section 18A (7) requires parking dimensions to be 2.7m wide by 6.0m long. Distance between front property line and front porch has 5.02 m, and will need to encroach onto city property by 0.98m. Residential boulevard parking approval has been provided.

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**):

Plan 603 Lot 139 to 140
261 WEST 31ST STREET, HAMILTON, ON, L9C 5G5

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?

PROPERTY HAS BEEN HERE SINCE THIS SUBDIVISION WAS CONSTRUCTED

- 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.

2021/11/21
Date


Signature Property Owner(s)

Jianhui Zhang
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage	<u>15.24 METERS</u>
Depth	<u>30.51 METERS</u>
Area	<u>464.97 METERS</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: _

GROUND FLOOR AREA = 97.55 m²

GROSS FLOOR AREA = 195.10 m²

ONE STOREY = 11.00 m WIDE, 8.84 m DEEP, 3 m HIGH

Proposed

NO CHANGES

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

Existing:

(W) FRONT SETBACK - 6.25 m

(N) SIDE SETBACK - 1.20 m

(E) REAR SETBACK - 16.03 m

(S) SIDE SETBACK - 3.04 m

Proposed:

NO CHANGES

13. Date of acquisition of subject lands:
NOV 2, 2020
14. Date of construction of all buildings and structures on subject lands:
APPROXIMATELY 1950
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):
SINGLE FAMILY WITH BASEMENT SDU
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):
SINGLE FAMILY
17. Length of time the existing uses of the subject property have continued:
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"/> | | |
19. Present Official Plan/Secondary Plan provisions applying to the land:
NEIGHBOURHOODS
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
C - URBAN PROTECTED RESIDENTIAL
21. Has the owner previously applied for relief in respect of the subject property?
Yes ☐ No ☒
If the answer is yes, describe briefly.
22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?
Yes ☐ No ☒
23. Additional Information
PLEASE SEE ATTACHED RES. BOULEVARD PARKING APPROVAL
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.



City of Hamilton
City Hall, 71 Main Street West
Hamilton, Ontario,
Canada L8P 4Y5
www.hamilton.ca

Hamilton Municipal Parking System, Planning and Economic Development
Physical Address: 80 Main Street West (at Summers Lane)
Phone: 905.546.2424 Fax: 905.540.6001
Email: parking@hamilton.ca

January 7, 2022

Alfred Sum/Andy Tran
2308 Manor House Court
MISSISSAUGA, ON
L5M 5Y3

Dear Alfred/Amdy:

Re: Residential Boulevard Parking Approval – 261 West 31st Street

We have investigated your application to allow parking on a portion of the City Boulevard in front of the subject property, on the basis that the vehicle you currently own can be parked without encroaching onto the City sidewalk.

We authorize you to commence the installation of the driveway as per the specifications identified in the attached drawing. Under no circumstances are you allowed to deviate from the drawing provided.

Next steps in the process:

1. The City will provide you with a quote to remove the sidewalk and install the driveway approach ramp (in accordance with the dimensions of the approved driveway in the attached drawing).
2. You are required to pay the estimate to the City prior to the City scheduling the sidewalk removal/approach ramp installation work (instructions on how to pay will be included on the quote provided to you by the Public Works Department shortly).
3. You are also required to prepare the new driveway and notify the Public Works Department of such, prior to the City scheduling the sidewalk removal/approach ramp installation work. Contact Roads Department at 905 546 2424 extension 7642 when the driveway is prepared. Detailed information of such will be provided with the quote.
4. Once the quote is paid and you've notified the Public Works Department that the driveway has been prepared, the City will schedule the sidewalk removal/approach ramp installation work. The lead time for this work once scheduled is 6 weeks. Please be advised that concrete driveway approaches/widenings are not constructed in the months of November to April inclusive.

Presently, the City of Hamilton is reviewing the Boulevard Parking Program. During the course of the review, the associated annual fee to newly approved applications will be waived until the review is completed. At such time that the review is completed, the City will contact you regarding any impacts to your approved boulevard parking space.

Please allow **3 weeks** for the Public Works Department to provide you with a quote for the sidewalk removal/approach installation work.

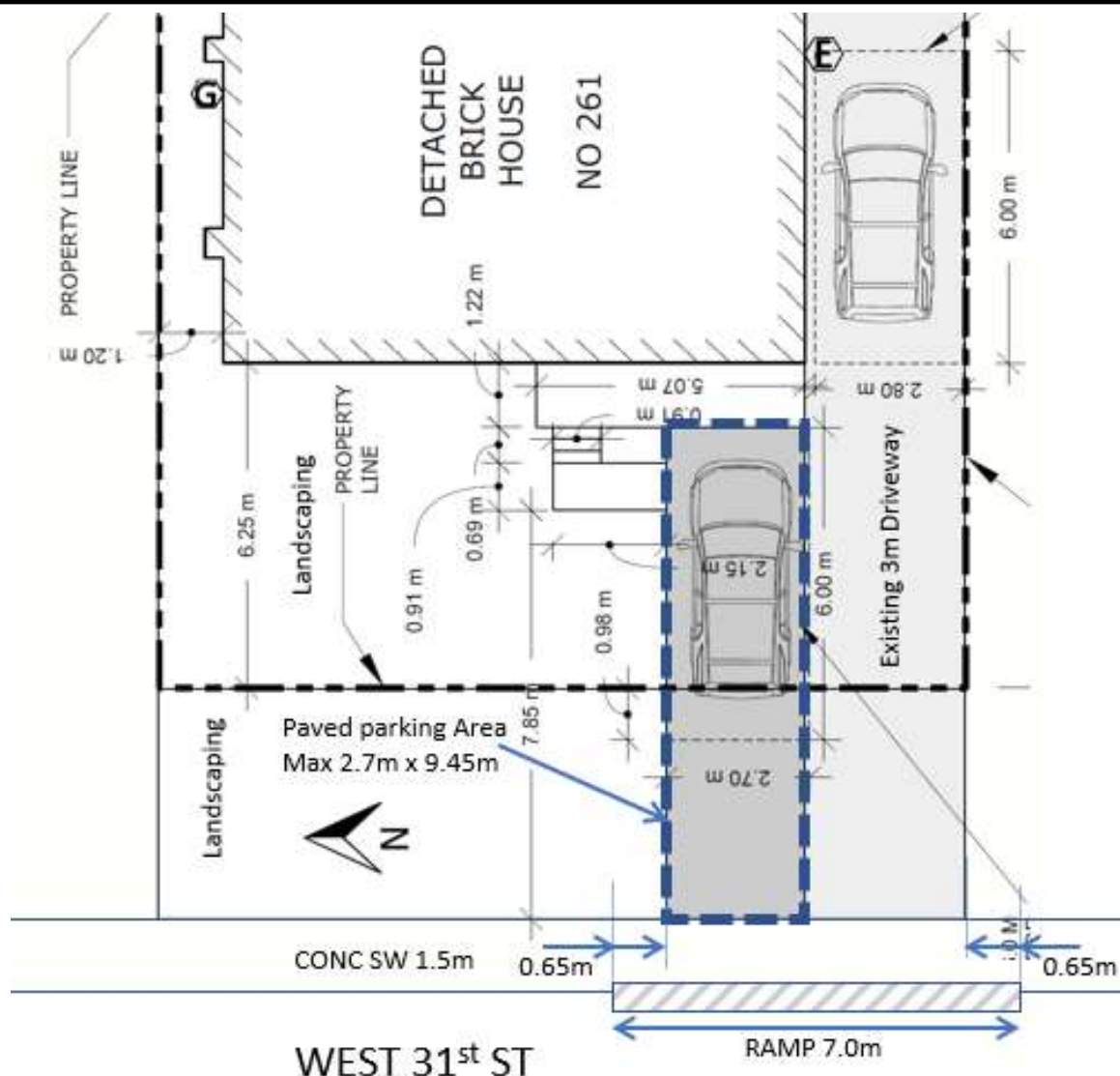
If you have any questions, please contact our office by email at parking@hamilton.ca or phone at 905-546-2489.

Sincerely,

R. C. Tyler Shepherd
Parking Operations Technologist
Hamilton Municipal Parking System
Planning & Economic Development
80 Main Street West, Hamilton, ON L8P 1H6



Hamilton Municipal Parking System
Planning & Economic Development Department
Physical Address: 80 Main Street West
Phone: 905.546.2424 Fax: 905.540.6001
E-mail: parking@hamilton.ca



Street Right-of-Way:	20.1 metres
Sidewalk Width:	1.5 metres
Street Line (back of sidewalk or curb):	4.42 metres
Boulevard Width:	N/A
Landscaping Amount:	63%

Approved By: R. C. Tyler Shepherd
Approved Date: 07-Jan-22