



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-22:33

APPLICANTS: Agent MaNA - B. Muthaliff

SUBJECT PROPERTY: Municipal address 105 MacNab St. S., Hamilton

ZONING BY-LAW: Zoning By-law Former Hamilton Zoning By-law 6593, 11C, 18 and 18A, as Amended

ZONING: E-3 High Density Multiple Dwellings district

PROPOSAL: To permit the establishment of a three-family dwelling within the existing building notwithstanding that;

1. A minimum front yard depth of 2.6m shall be permitted instead of the minimum 3.0m front yard depth required.
2. A minimum northerly side yard width of 0.0m and a minimum southerly side yard width of 0.7m shall be permitted instead of the minimum 4.5m side yard width required.
3. A minimum lot width of 6.0m shall be permitted instead of the minimum 15.0m lot width required.
4. A minimum lot area of 274.0m² shall be permitted instead of the minimum 450.0m² lot area required.
5. A minimum of three (3) parking spaces shall be permitted instead of the minimum four (4) parking spaces required.
6. No visitor parking shall be permitted instead of the minimum one (1) visitor parking required to be designated.
7. A minimum manoeuvring aisle width of 5.8m shall be permitted instead of the minimum 6.0m manoeuvring aisle width required.
8. A minimum parking space size of 2.6m x 5.5m shall be permitted for all parking spaces instead of the minimum 2.7m x 5.5m parking space size required.
9. The existing gravel surface shall be permitted for the parking area instead of a the required permanent durable and dustless surface that is graded, drained, and paved with concrete or asphalt or a combination of concrete and asphalt.
10. A minimum 35.0% of the gross area of the front yard shall be maintained as landscaping instead of the minimum 50.0% landscaped area required.

11. Eaves and gutters shall be permitted to encroach into the entire southerly side yard, therefore, may be as close as 0.0m to the southerly side lot line whereas the Zoning By-law permits an eave or gutter to project into required side yard not more than one-half of its width, or 1.0 metre, whichever is the lesser.
12. An unclosed porch and associated stairs shall be permitted to be located as close as 0.0m from the front lot line instead of the minimum 1.5m setback required.
13. The accessory driveway providing access to parking for the three family dwelling shall be permitted on the adjacent lands zoned U2 under the Hamilton Zoning By-law 05-200 whereas the use of a three family dwelling is not permitted in the U2 zone.

Note: The zoning By-law required that all parking spaces and manoeuvring spaces shall access by means of an access driveway that is either located on the lot, located partly on the lot in the case of a mutual driveway or by means of a right of way. If compliance cannot be achieved with this requirement further variances shall be required.

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

DATE: Thursday, March 17th, 2022
TIME: 2:10 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.

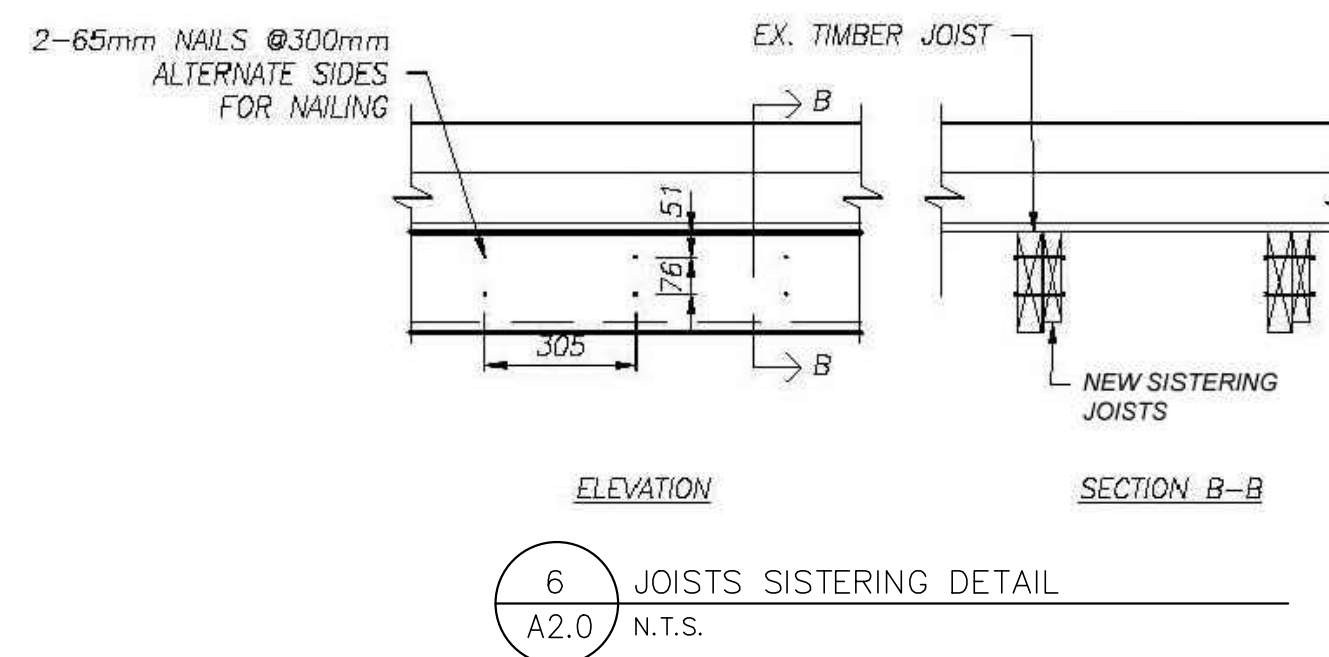
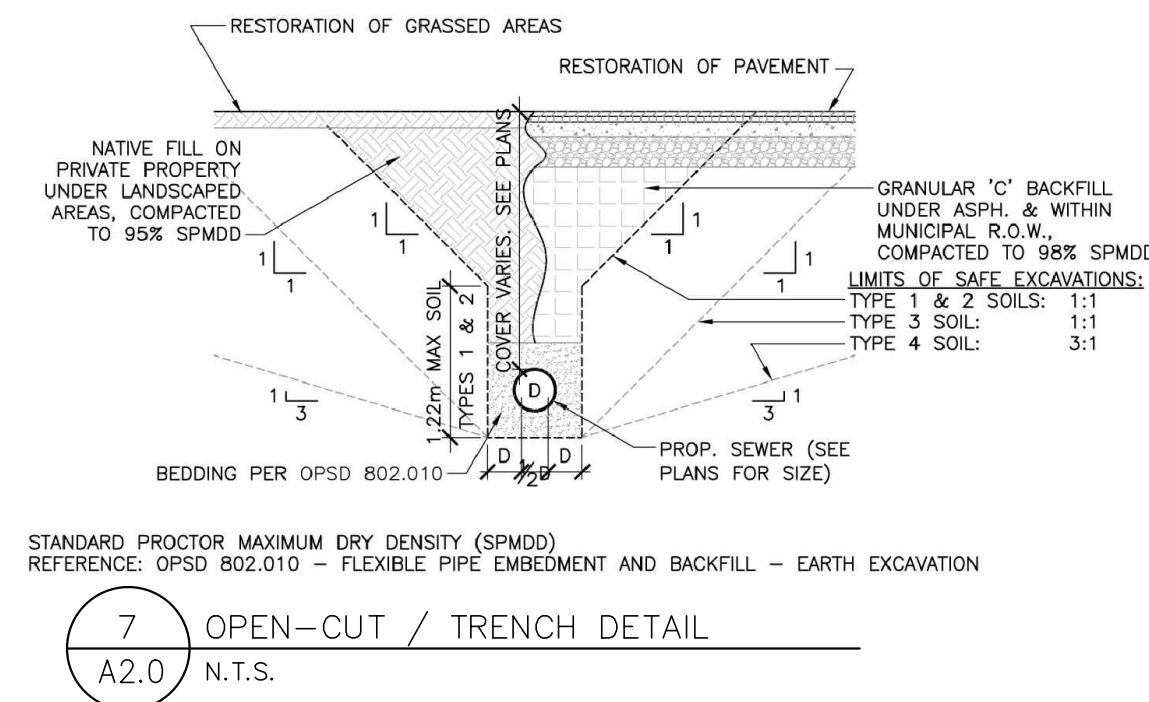
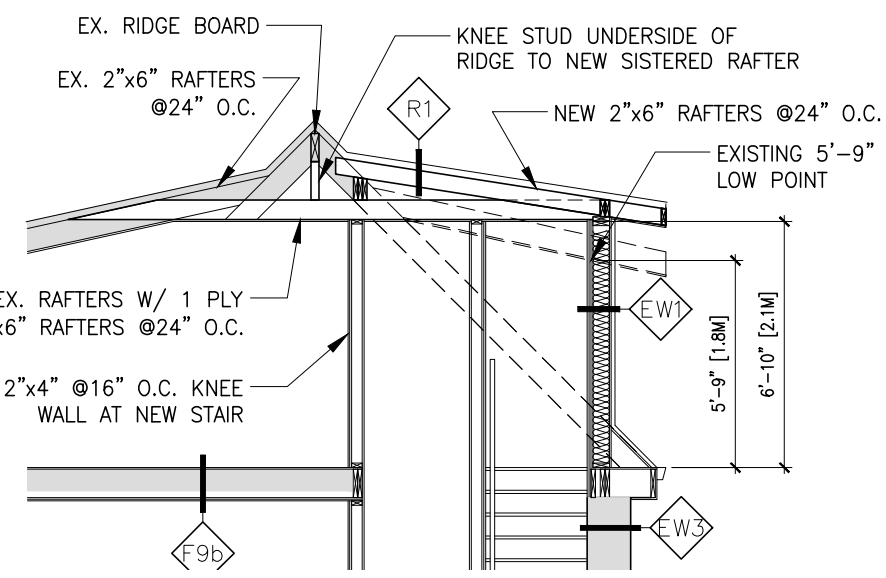
Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

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.

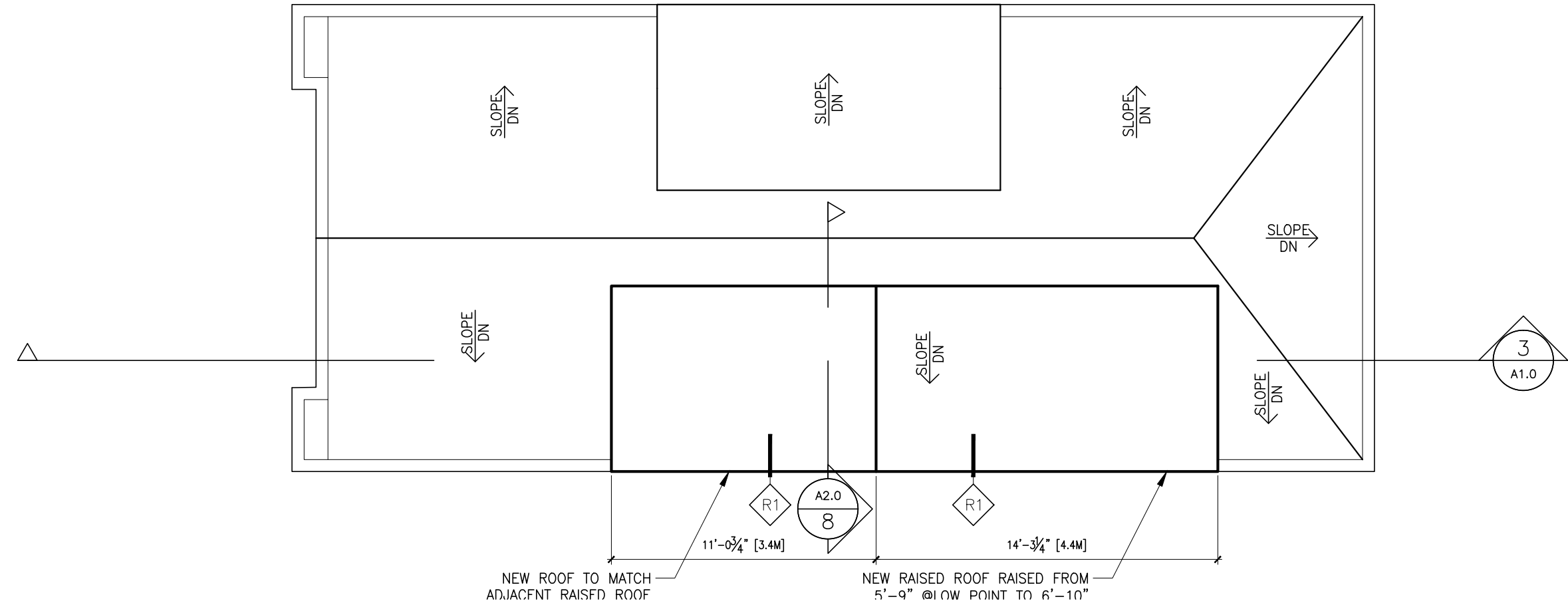
DESIGN LOADS:

FLOOR LOADS:	
FIRST FLOOR:	
DEAD LOAD	= 15 PSF
LIVE LOAD	= 40 PSF
SECOND FLOOR:	
DEAD LOAD	= 15 PSF
LIVE LOAD	= 40 PSF
THIRD FLOOR/ATTC:	
DEAD LOAD	= 15 PSF
LIVE LOAD	= 40 PSF
ROOF LOAD (HAMILTON, BELOW ESCARPMENT, EAST OF HWY 403)	
SNOW LOAD	= 23 PSF
SP	= 8 PSF
CD	= 0.55
S	= 21 PSF

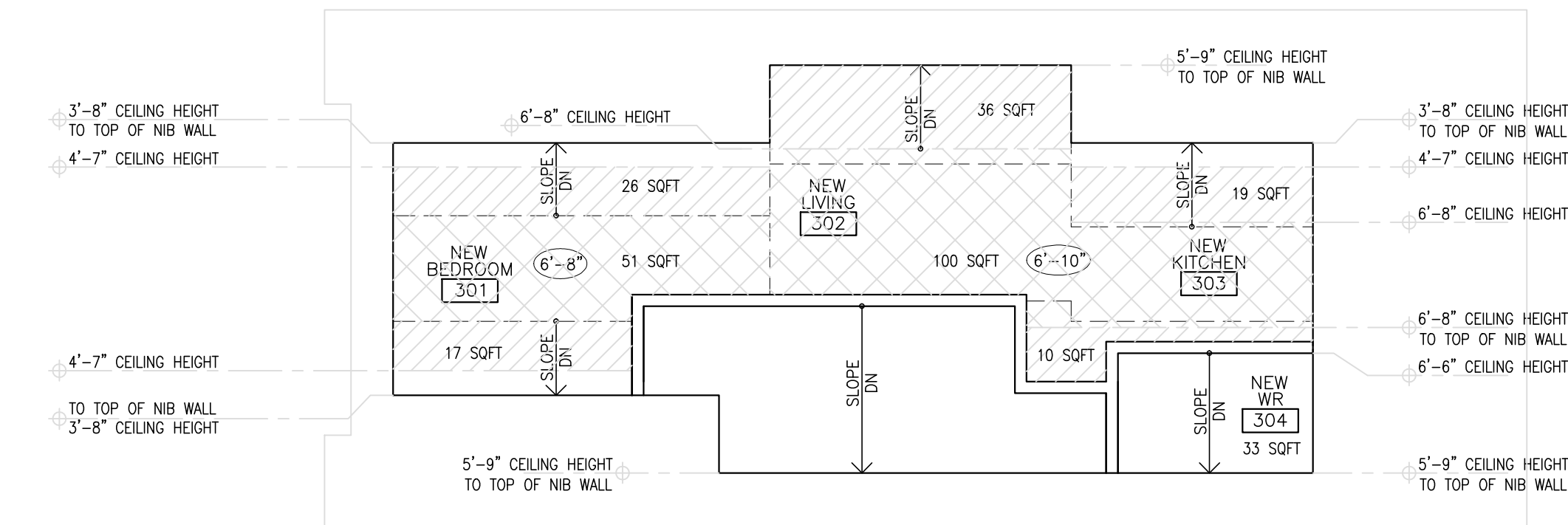
8 ROOF SECTION DETAIL & DESIGN LOADING
A2.0 N.T.S.



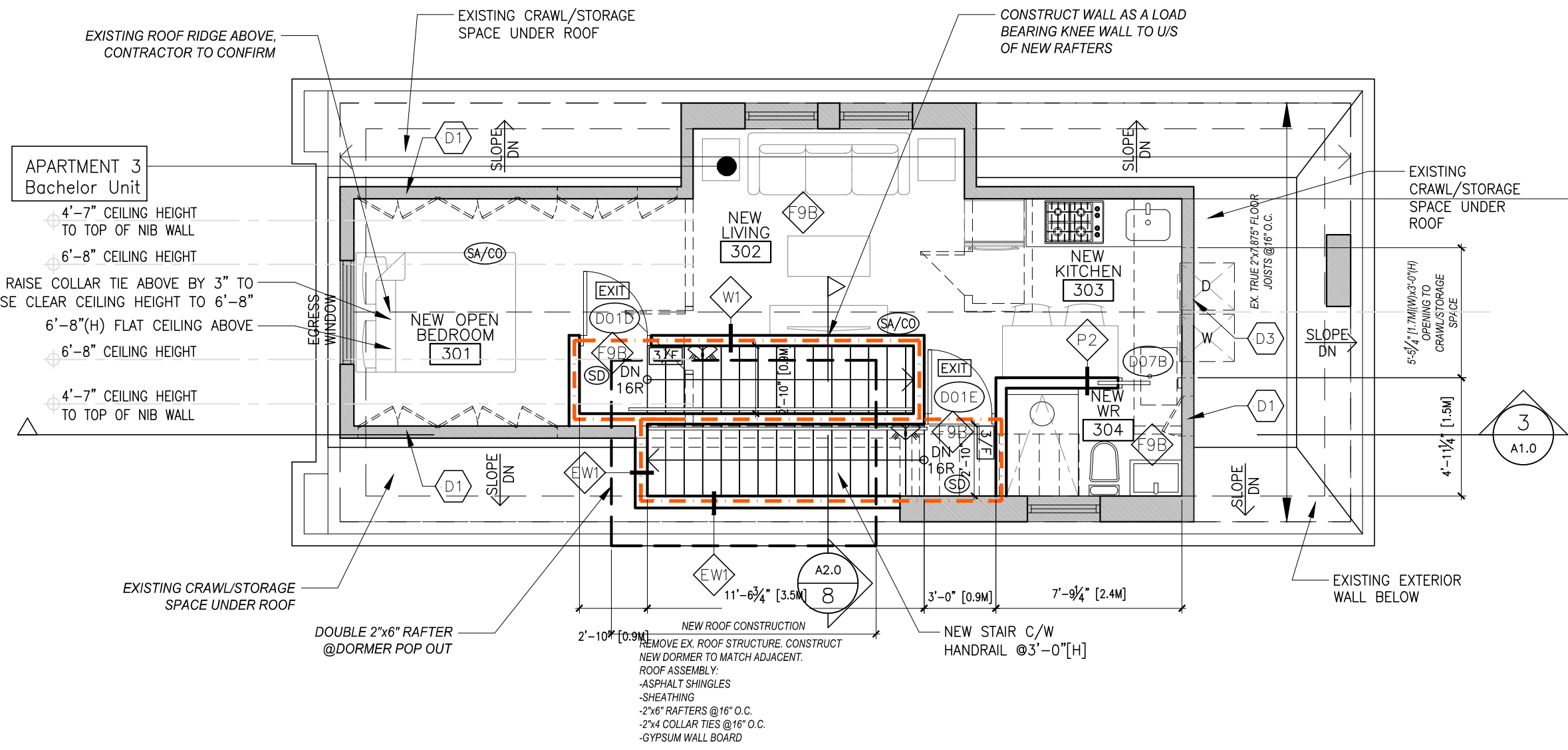
5 ROOF PLAN
A2.0 3/16"=1'-0"



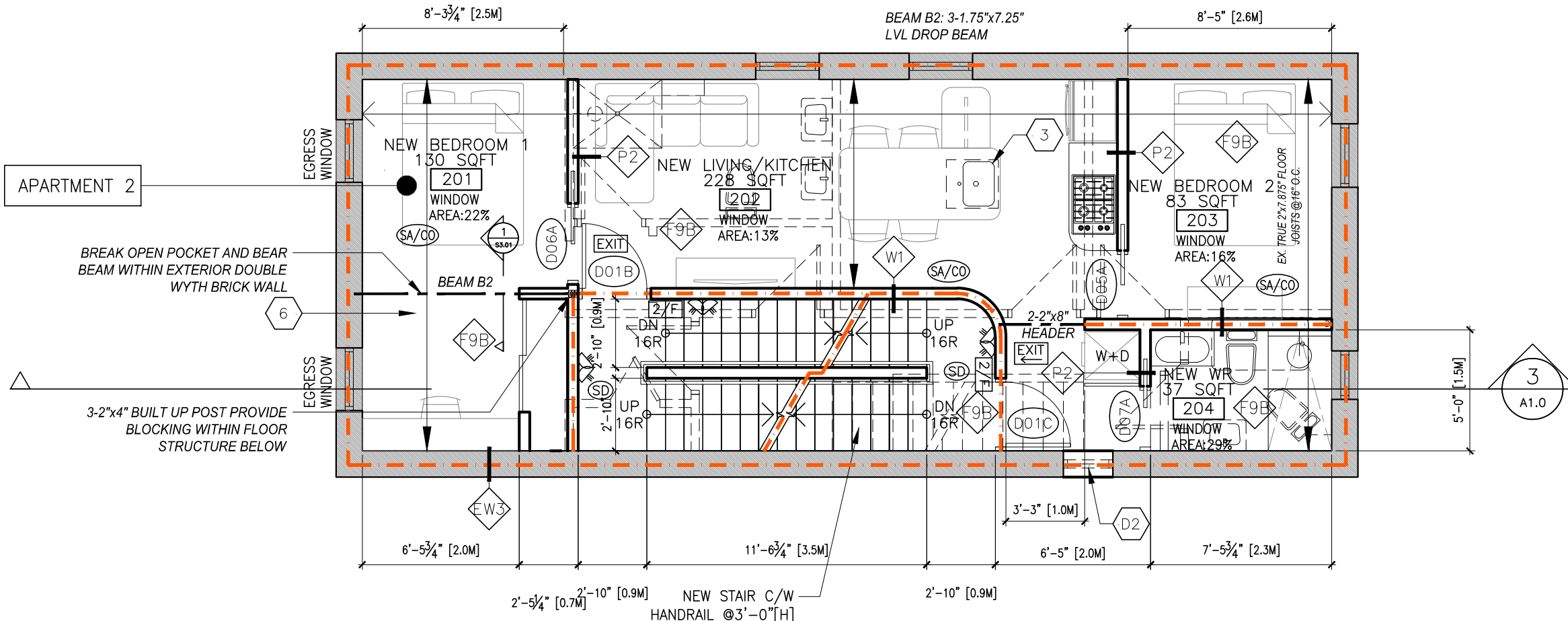
4A ATTIC FLOOR PLAN (APARTMENT 3 BACHELOR UNIT) AREA COUNT
A2.0 3/16"=1'-0"



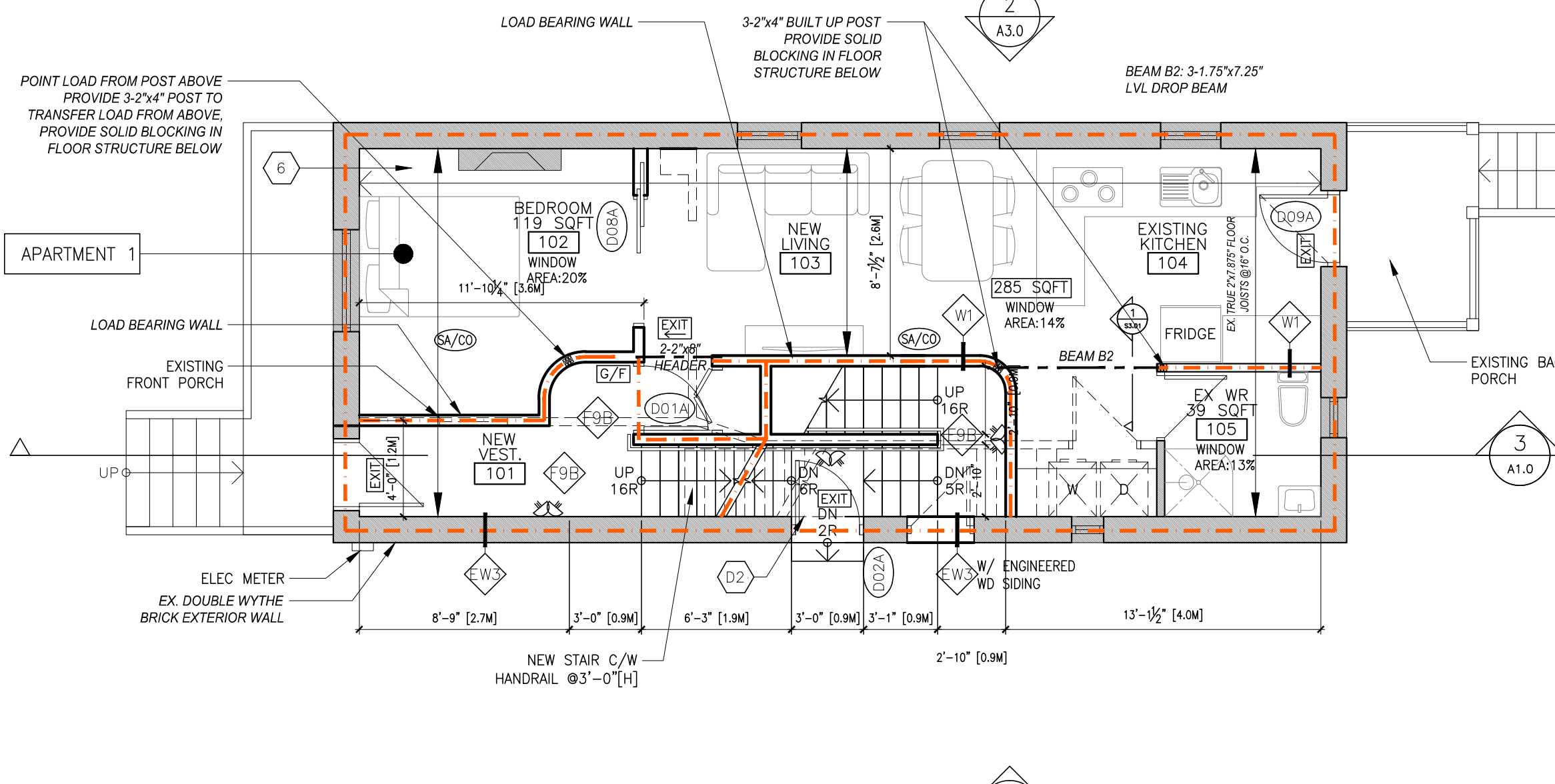
4 ATTIC FLOOR PLAN (APARTMENT 3 BACHELOR UNIT)
A2.0 3/16"=1'-0"



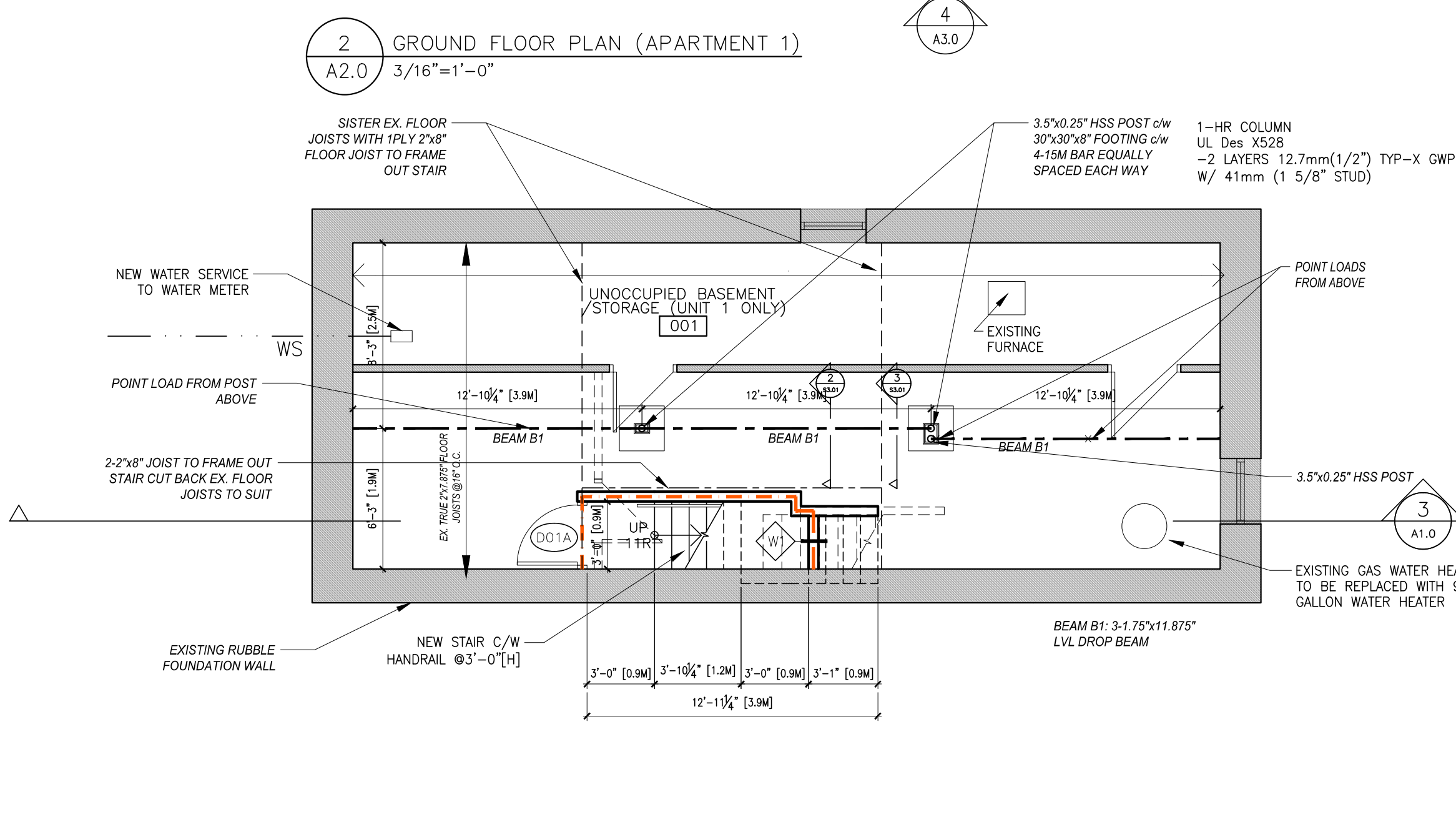
3 SECOND FLOOR PLAN (APARTMENT 2)
A2.0 3/16"=1'-0"



2 GROUND FLOOR PLAN (APARTMENT 1)
A2.0 3/16"=1'-0"



1 BASEMENT PLAN (UNOCCUPIED)
A2.0 3/16"=1'-0"



DEMOLITION NOTES

NOTE: ALL KEYNOTES MAY NOT BE USED

- DEMOLISH EXISTING WALL FOR NEW DOOR/WINDOW/GLASS BLOCKS.
- DEMOLISH EXISTING WINDOW/DOOR.
- DEMOLISH EXISTING WALL FOR NEW OPENING TO CRAWL SPACE.

PLAN KEYNOTES

NOTE: ALL KEYNOTES MAY NOT BE USED

- NEW BATHROOM FIXTURE.
- NEW 4x4 PTWD POSTS TO SUPPORT NEW BALCONY AT SECOND FLOOR.
- NEW SINK W/ DISHWASHER BELOW.
- EXISTING UNTEL TO REMAIN.
- NOT USED.
- ENTIRE EXISTING CEILING ABOVE (CEILING BETWEEN APARTMENT 1&2, AND CEILING BETWEEN APARTMENT 2&3) TO BE 1 HR FIRE-RATED.
- ENTIRE NEW EXIT STAIR AND NEW EXIT VESTIBULE ENCLOSURE TO BE 1 HR FIRE-RATED.
- LOAD BEARING WALL.
- REPLACE EXISTING WINDOWS W/ 1 HR FIRE-RATED GLASS BLOCK.

PLAN NOTES

- ALL NEW EXTERIOR WALLS TO BE EW1 UNLESS NOTED OTHERWISE.
- ALL NEW PARTITIONS ARE P1 UNLESS OTHERWISE NOTED.
- LOCATE DOOR FRAMES 50mm FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
- ALL CONSTRUCTIONS, FIXTURES AND FURNISHINGS ARE EXISTING UNLESS NOTED OTHERWISE.
- ALL EXISTING WINDOWS WILL BE REPLACED WITH NEW INSULATED GLASS UNIT WINDOWS, MATCH EXISTING OPENINGS.

ROOF TYPES

- ASPHALT SHINGLES (MATCH EXISTING) ON
- ROOF SHEATHING C/W AVB MEMBRANE ON
- 2"x4" RAFTERS @16" O.C. FILLED W/ 4" MINERAL BATT INSULATION (R32) ON
- 2"x4" COLLAR TIES @16" O.C.
- PAINTED GYPSUM WALL BOARD

EXTERIOR WALL TYPES

SB-2 MHAH TABLE 2.3.4-A

- ASPHALT SHINGLES (MATCH EXISTING) ON
- VERTICAL FURRING STRIPS ON
- 1" AIRSPACE ON
- 5/8" PLYWOOD SHEATHING ON
- R10 RIGID INSULATION ON
- 2x6 WD STUDS @16" O.C. ON
- MIN. R-16 BATT INSUL ON
- 6 MIL POLY VAPOUR BARRIER ON
- (2X) 5/8" TYPE X GWB (80 MIN. FIRE RATING)

1HR FIRE RATING

EW1
EW2
EW3

FIRE RATING OF ARCHAIC MATERIAL AND ASSEMBLY - HUD

EW3
W-8-M-32
SHR FIRE RATING

PARTITION WALL TYPES

- 5/8" GWB
- 2x4 WD STUDS @16" O.C.
- 5/8" GWB
- NOTE: REPLACE GWB W/ WATERPROOF GWB IN ALL WET ROOMS (WASHROOMS, LAUNDRY, POWDER ROOMS)

FLOOR TYPES

EW1
EW2
EW3
EW4
EW5
EW6
EW7
EW8
EW9
EW10
EW11
EW12
EW13
EW14
EW15
EW16
EW17
EW18
EW19
EW20
EW21
EW22
EW23
EW24
EW25
EW26
EW27
EW28
EW29
EW30
EW31
EW32
EW33
EW34
EW35
EW36
EW37
EW38
EW39
EW40
EW41
EW42
EW43
EW44
EW45
EW46
EW47
EW48
EW49
EW50
EW51
EW52
EW53
EW54
EW55
EW56
EW57
EW58
EW59
EW60
EW61
EW62
EW63
EW64
EW65
EW66
EW67
EW68
EW69
EW70
EW71
EW72
EW73
EW74
EW75
EW76
EW77
EW78
EW79
EW80
EW81
EW82
EW83
EW84
EW85
EW86
EW87
EW88
EW89
EW90
EW91
EW92
EW93
EW94
EW95
EW96
EW97
EW98
EW99
EW100

DOOR SCHEDULE

D01X 2'-8"(W)x6'-8"(H) DOOR, 45 MIN. FIRE RATING
D02X 2'-8"(W)x6'-8"(H) DR., EXTERIOR, 45 MIN. FIRE RATING
D03X 2'-8"(W)x6'-8"(H) DOOR
D04X 2'-6"(W)x6'-8"(H) DOOR
D05X 2'-6"(W)x9'-3"(FULL HEIGHT) OPENING, SLIDING DR
D06X 3'-0"(W)x9'-3"(FULL HEIGHT) OPENING, SLIDING DR
D07X 2'-4"(W)x9'-3"(FULL HEIGHT) OPENING, SLIDING DR
D08X 5'-0"(W)x9'-3"(FULL HEIGHT) OPENING.
DOUBLE POCKET DOORS, SINGLE SLIDERS
REPLACE EXISTING EXTERIOR DOOR WITH NEW INSULATED FULL GLASS DOOR, SIZE TO MATCH EXISTING DOOR.
D10X 2'-6"(W)x6'-8"(H) DOOR, 45 MIN. FIRE RATING

PLAN LEGEND

- EXISTING
- DEMOLITION
- NEW CONSTRUCTION
- EXISTING DOOR TO REMAIN
- NEW DOOR
- 1 HR FIRE RATING
- SINGLE SIDE EXIT SIGN, C/W EMERGENCY BATTERY BACK-UP
- SINGLE SIDE EXIT SIGN W/ DIRECTIONAL SIGN, C/W EMERGENCY BATTERY BACK-UP
- DOUBLE HEAD REMOTE EMERGENCY LIGHT C/W EMERGENCY BATTERY BACK-UP
- FLOOR NUMBERING SIGN
- INTERCONNECTED SMOKE ALARM, AND CARBON MONOXIDE DETECTOR, C/W EMERGENCY BATTERY BACK-UP
- SMOKE DETECTOR, C/W EMERGENCY BATTERY BACK-UP
- COLD WATER LINE (CW)
- HOT WATER LINE (HW)
- ISOLATION VALVE
- DRAIN PIPE
- FLOOR DRAIN / SANITARY DRAIN

MANA
Renovation to
105 MacNab Street S.
Hamilton
Ontario

PLANS

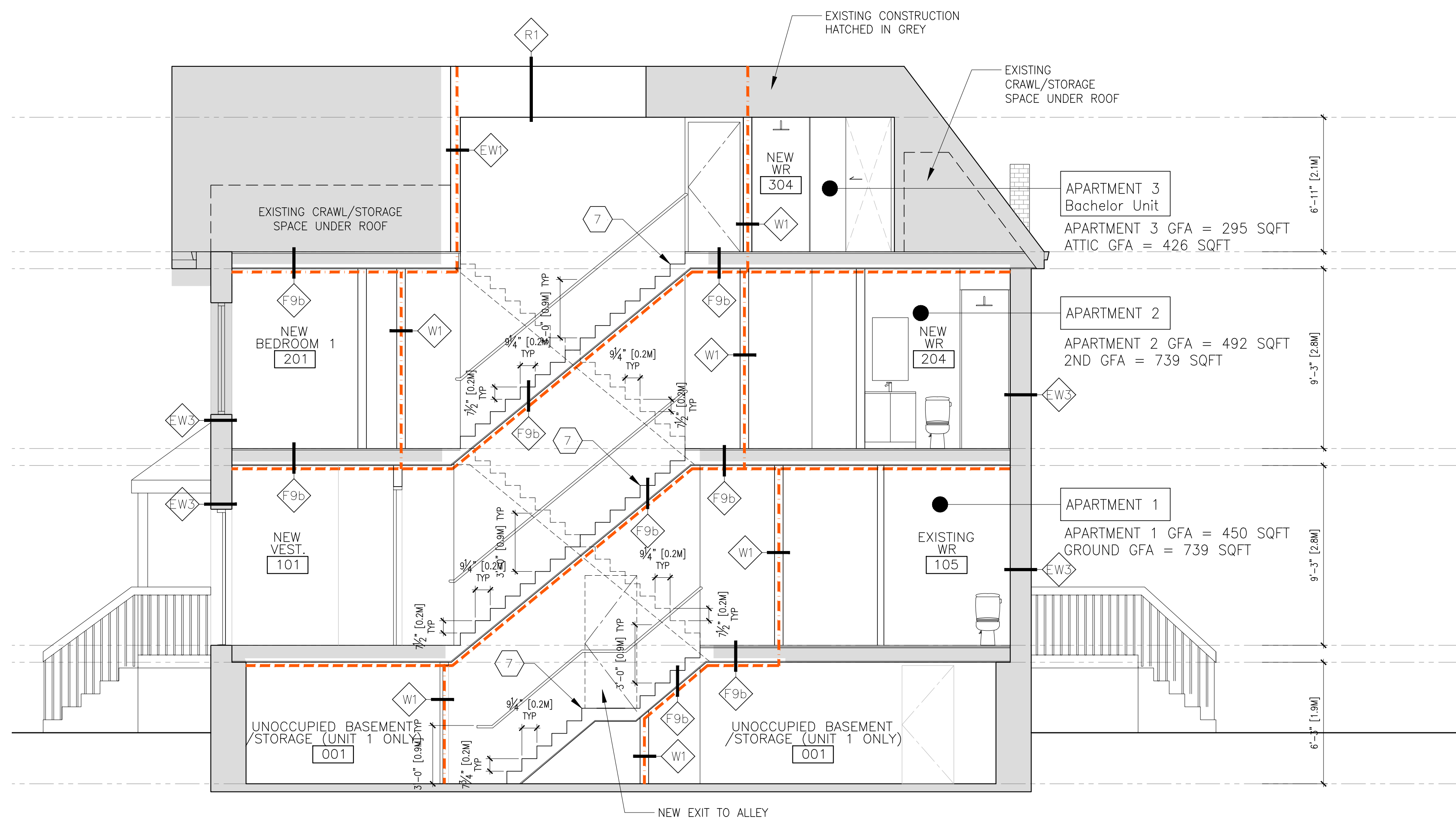
Dwg. Title: BM
Dwg. No.: 21008
Scale: As noted
Date: 19/11/21

A2.0

REVISIONS

No.	Date	Remarks
01	2022.08.20	For Client Review
02	2022.09.27	For Client Review
03	2022.10.19	For Coordination
04	2022.11.19	Issued for Permits
05	2022.12.24	Issued for Permit Response
06	2023.01.21	Issued for COA Application
07	2023.01.31	Issued for COA Application Rev1

CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND TO REPORT ANY DISCREPANCIES TO THE PROJECT MANAGER IMMEDIATELY UPON WORK COMMENCEMENT. CONTRACT DOCUMENTS ARE THE COPYRIGHT OF MANA CONSULTANTS INC. ALL RIGHTS RESERVED. REPRODUCTION WITHOUT AUTHORIZATION IS STRICTLY PROHIBITED. THE PROJECT WILL BE COMPLETED UPON RECEIPT OF THE FINAL COA. NOTE: DRAWINGS ARE NOT TO BE SCALED.



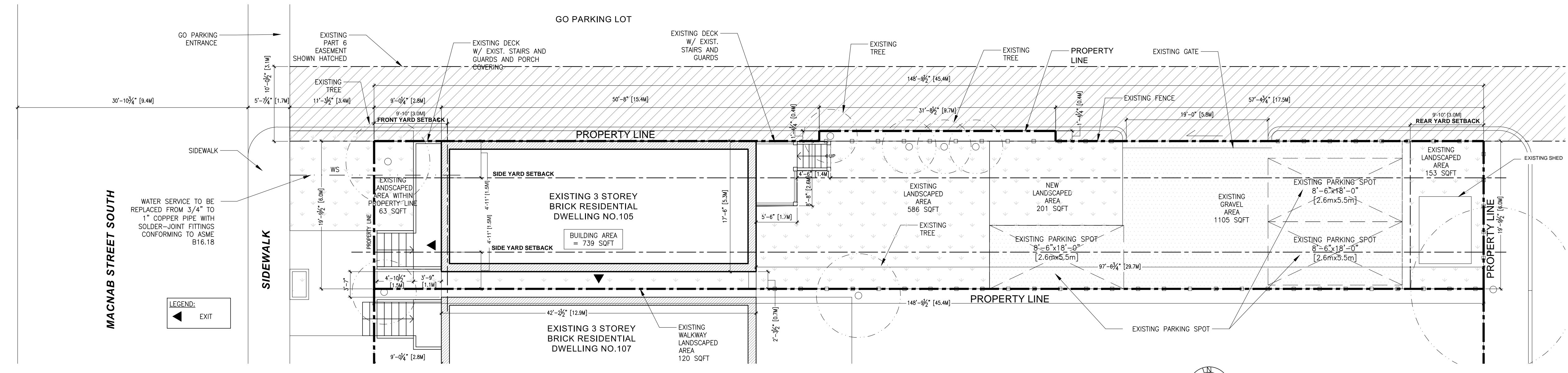
3 BUILDING SECTION
A1.0 1/4"=1'-0"

ZONING DISTRICT / MULTIPLE DWELLINGS	LOT NO.	PLAN NO.	LOT AREA (204 sq. ft. (18.9 x 10.8))	LOT FRONTAGE (66.6 ft. (20.3 x 3.3))	LOT DEPTH (45.4 ft. (13.8 x 3.3))	ALLOWED	
						EXISTING	ADDITION
DESCRIPTION	EXISTING	ADDITION	TOTAL	%	ALLOWED	SETBACKS	EXISTING
LOT COVERAGE	48.4 ac (779 sqft)	N/A	48.4 ac (779 sqft)	23%	N/A	N/A	N/A
GROSS FLOOR AREA	185 ac (1971 sqft)	N/A	185 ac (1971 sqft)	9%	185 ac (1971 sqft)	REAR YARD	3 m (9.84 ft)
LANDSCAPED AREA	15.4 ac (202 sqft)	11.6 ac (120 sqft)	27.0 ac (292 sqft)	14%	27.0 ac (292 sqft)	INTERIOR YARD (N)	0 m (0 ft)
N/A OF STORIES HEIGHT	1 STOREY	1 STOREY	2 STOREY	20%	2 STOREY	INTERIOR YARD (S)	1.5 m (4.92 ft)
WIDTH	5.1 m (17 ft)	N/A	5.1 m (17 ft)	11%	5.1 m (17 ft)	REAR YARD	3 m (9.84 ft)
DEPTH	12.9 m (42 ft 2 in)	N/A	12.9 m (42 ft 2 in)	28%	12.9 m (42 ft 2 in)	INTERIOR YARD (S)	1.5 m (4.92 ft)
PARKING	3 SPACES	N/A	3 SPACES	N/A	3 SPACES	REAR YARD	3 m (9.84 ft)

4 ZONING STATISTICS
A1.0 N.T.S.

Firm Name: MoNA 37-5110 Fairview St. Burlington, ON, L7L 7H6 Tel: 647-881-2064		Name of project: 105 MacNab St. South Hamilton, ON, L8P 3C2	
Ontario's 2012 Building Code		OBC Reference	
Data Matrix Part 3 or 9		References are to Division B unless noted [A] for Division A or [C] for Division C	
1 Project Description:	<input type="checkbox"/> New <input type="checkbox"/> Part 11 <input type="checkbox"/> Part 3 <input checked="" type="checkbox"/> Part 9 <input checked="" type="checkbox"/> Change of Use <input type="checkbox"/> Alteration	11.1 to 11.4	1.1.2. [A] 1.1.2. [A] & 9.10.1.3
2 Major Occupancy(s)	Group C, Residential Occupancy	3.1.2.1.(1)	9.10.2
3 Building Area (m ²)	Existing 739 sqft New - Total 739 sqft	1.4.1.2. [A]	1.4.1.2. [A]
4 Gross Area	Existing Ground Floor 739 sqft Existing 2nd Floor 739 sqft Existing Attic Floor 493 sqft Total 1,971 sqft	1.4.1.2. [A]	1.4.1.2. [A]
5 Number of Storeys	Above grade 3 Below grade 1	1.4.1.2. [A] & 3.2.1.1	1.4.1.2. [A] & 9.10.4
6 Number of Streets/Fire Fighter Access	2	3.2.2.10 & 3.2.5	9.10.20
7 Building Classification 3.2.2.47, Group C up to 3 Storeys		3.2.2.20-83	9.10.2
8 Sprinkler System Proposed	<input type="checkbox"/> entire building <input type="checkbox"/> basement <input type="checkbox"/> selected compartments <input type="checkbox"/> in lieu of roofing <input type="checkbox"/> selected floor areas <input checked="" type="checkbox"/> not required	3.2.2.20-83 3.2.1.5 3.2.2.17 INDEX	9.10.8.2 INDEX
9 Standpipe required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.9	N/A
10 Fire Alarm required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.4	9.10.18
11 Water Service/Supply is Adequate	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.5.7	N/A
12 High Building	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.6	N/A
13 Construction Restrictions	<input checked="" type="checkbox"/> Combustible permitted <input type="checkbox"/> Non-combustible <input type="checkbox"/> Both	3.2.2.20-83	9.10.6
Actual Construction	<input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input type="checkbox"/> Both		
14 Merzaniya(s) Area m ²	N/A	3.2.1.1 (3)(8)	9.10.4.1
15 Occupant load based on	<input type="checkbox"/> m ² /person <input checked="" type="checkbox"/> design of building	3.1.17	9.9.1.3
	Suite 1 4 Suite 2 4 Suite 3 4 Total (two persons per room) 10		
16 Plumbing Facilities:	Occupant Load: 10 persons	3.7.4.2.(1)	
	Required: One 3 piece (Shower stall, water closet, lavatory) per suite	3.7.4.3.(14)	
	Provided: Ground Floor: 3 piece (Shower stall, water closet, lavatory) Second Floor: 3 piece (Shower stall, water closet, lavatory) Attic Floor: 3 piece (Shower stall, water closet, lavatory)	3.7.4.3.1	
17 Barrier - Free Design	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. See 9.5.2.1.(2)	3.8	9.5.2
18 Hazardous Substances	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.3.1.2 & 3.3.1.19	9.10.1.3(4)
19 Required Fire Resistance Rating (FRR)	Floors 1 HR Mezzanines N/A Roof N/A FRR of Supporting Members Floors: 1 HR Roof: N/A Mezzanine: N/A	Listed Design No. or Description (SB-3) Table 1 Table 1 Listed Design No. Or Description (SB-3)	3.2.2.20-83 & 3.2.1.4 9.10.8 9.10.9
20 Spatial Separation - Existing	Wall Area of EBF (m ²) L.D. (m) L/H or H/L Permitted Max. % of Openings Proposed % of Openings FRR (Hours) Listed Design or Description Comb Const Comb. Constr. Non-Comb. Constr.	3.2.3.1.C	9.10.14
	West 53 14 >3:1 100% 10% (EX.) N/A n/a		
	East 53 30 >3:1 100% 12% (EX.) N/A n/a		
	South 134 30 >3:1 100% 6% (EX.) N/A n/a		
	North 134 <1:2 >3:1 0 3% (EX.) 1 HR n/a		
21 Travel Distance:	max. 45 m	actual: see plan	3.4.2.4

2 O.B.C. MATRIX
A1.0 N.T.S.



1 SITE PLAN
A1.0 1/8"=1'-0"

- DEMOLITION NOTES**
- NOTE: ALL KEYNOTES MAY NOT BE USED
- D1 DEMOLISH EXISTING WALL FOR NEW DOOR/WINDOW/GLASS BLOCKS.
 - D2 DEMOLISH EXISTING WINDOW/DOOR.
 - D3 DEMOLISH EXISTING WALL FOR NEW OPENING TO CRAWL SPACE.
- PLAN KEYNOTES**
- NOTE: ALL KEYNOTES MAY NOT BE USED
- 1 NEW BATHROOM FIXTURE.
 - 2 NEW 4x4 PTWD POSTS TO SUPPORT NEW BALCONY AT SECOND FLOOR.
 - 3 NEW SINK W/ DISHWASHER BELOW.
 - 4 EXISTING UNTEL TO REMAIN.
 - 5 NOT USED.
 - 6 ENTIRE EXISTING CEILING ABOVE (CEILING BETWEEN APARTMENT 1&2, AND CEILING BETWEEN APARTMENT 2&3) TO BE 1 HR FIRE-RATED.
 - 7 ENTIRE NEW EXIT STAIR AND NEW EXIT VESTIBULE ENCLOSURE TO BE 1 HR FIRE-RATED.
 - 8 LOAD BEARING WALL.
 - 9 REPLACE EXISTING WINDOWS W/ 1 HR FIRE-RATED GLASS BLOCK.

- PLAN NOTES**
1. ALL NEW EXTERIOR WALLS TO BE **E.W.1** UNLESS NOTED OTHERWISE.
 2. ALL NEW PARTITIONS ARE **P1** UNLESS OTHERWISE NOTED.
 3. LOCATE DOOR FRAMES 50mm FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
 4. ALL CONSTRUCTIONS, FIXTURES AND FURNISHINGS ARE EXISTING UNLESS NOTED OTHERWISE.
 5. ALL EXISTING WINDOWS WILL BE REPLACED WITH NEW INSULATED GLASS UNIT WINDOWS, MATCH EXISTING OPENINGS.
- ROOF TYPES**
- ASPHALT SHINGLES (MATCH EXISTING) ON
 - ROOF SHEATHING C/W AVB MEMBRANE ON
 - 2"x6" RAFTERS @16" O.C. FILLED W/ 4" MINERAL BATT INSULATION (R32) ON
 - 2"x4 COLLAR TIES @16" O.C.
 - PAINTED GYPSUM WALL BOARD
- EXTERIOR WALL TYPES**
- SB-2 MHAH TABLE 2.3.4-A
 - ASPHALT SHINGLES (MATCH EXISTING) ON
 - VERTICAL FURRING STRIPS ON
 - 1" AIRSPACE ON
 - 5/8" PLYWOOD SHEATHING ON
 - R10 RIGID INSULATION ON
 - 2x6 WD STUDS @16" O.C. ON
 - MIN. R-16 BATT INSUL. ON
 - 6 MIL POLY VAPOUR BARRIER ON
 - (2X) 5/8" TYPE X GWB (80 MIN. FIRE RATING)
- 1HR FIRE RATING**
- E.W.1 SAME AS E.W.1, EXCEPT W/ ENGINEERED WD SIDINGS

- FIRE RATING OF ARCHAIC MATERIAL AND ASSEMBLY - HUD**
- E.W.3 CORE: CLAY OR SHALE BRICK; UNITS IN WALL THICKNESS; 2, CELLS IN WALL THICKNESS; 2; MINIMUM % SOLIDS: 87; W-8-M-32 1/2" OF 1:3 SANDED GYPSUM PLASTER FACING ON ONE SIDE
- PARTITION WALL TYPES**
- 5/8" GWB
 - 2x4 WD STUDS @16" O.C.
 - 5/8" GWB
 - *NOTE: REPLACE GWB W/ WATERPROOF GWB IN ALL WET ROOMS (WASHROOMS, LAUNDRY, POWDER ROOMS)
- 1HR FIRE - RATING**
- E.W.4 MHAH SB-3 W4A
 - TYPE X GYPSUM BOARD
 - 2x4 WD STUDS @16" O.C.
 - 3.5" INSUL. THICK ABSORPTIVE MATERIAL
 - RESILIENT METAL CHANNEL ON ONE SIDE @ 16" O.C.
 - 2 LAYERS OF 5/8" TYPE X GWB ON RESILIENT METAL CHANNEL SIDE
 - FINISH ALL JOINTS
- 1HR FIRE - RATING**
- E.W.5 SAME AS P1, EXCEPT W/ 2x6 WOOD STUDS @16" O.C.
 - *NOTE: AT WALLS W/ POCKET DOOR.

- FLOOR TYPES**
- F.9c MHAH SB-3 F9C
 - 5/8" PLYWOOD SUBFLOOR ON JOISTS
 - TRUE 2" X 10" TIMBER JOISTS SPACED 16" O.C.
 - 4" THICK FIBER- TYPE INSULATION BETWEEN THE JOISTS
 - RESILIENT CHANNEL @ 16" O.C
 - 5/8" TYPE X GYPSUM BOARD
- DOOR SCHEDULE**
- D01X 2'-8"(W)x6'-8"(H) DOOR, 45 MIN. FIRE RATING
 - D02X 2'-8"(W)x6'-8"(H) DR., EXTERIOR, 45 MIN. FIRE RATING
 - D03X 2'-8"(W)x6'-8"(H) DOOR
 - D04X 2'-6"(W)x6'-8"(H) DOOR
 - D05X 2'-6"(W)x9'-3"(FULL HEIGHT) OPENING, SLIDING DR
 - D06X 3'-0"(W)x9'-3"(FULL HEIGHT) OPENING, SLIDING DR
 - D07X 2'-4"(W)x9'-3"(FULL HEIGHT) OPENING, SLIDING DR
 - D08X 5'-0"(W)x9'-3"(FULL HEIGHT) OPENING.
 - D09x DOUBLE POCKET DOORS, SINGLE SLIDERS
 - D10x REPLACE EXISTING EXTERIOR DOOR WITH NEW INSULATED FULL GLASS DOOR, SIZE TO MATCH EXISTING DOOR.

- PLAN LEGEND**
- EXISTING
 - DEMOLITION
 - NEW CONSTRUCTION
 - EXISTING DOOR TO REMAIN
 - NEW DOOR
 - 1 HR FIRE RATING
 - EXIT SINGLE SIDE EXIT SIGN, C/W EMERGENCY BATTERY BACK-UP
 - EXIT SINGLE SIDE EXIT SIGN W/ DIRECTIONAL SIGN, C/W EMERGENCY BATTERY BACK-UP
 - EXIT DOUBLE HEAD REMOTE EMERGENCY LIGHT C/W EMERGENCY BATTERY BACK-UP
 - 1/F FLOOR NUMBERING SIGN
 - SA/CO INTERCONNECTED SMOKE ALARM, AND CARBON MONOXIDE DETECTOR, C/W EMERGENCY BATTERY BACK-UP
 - SD SMOKE DETECTOR, C/W EMERGENCY BATTERY BACK-UP
 - ISOLATION VALVE
 - DRAIN PIPE
 - FDO/FDS FLOOR DRAIN / SANITARY DRAIN

MANA
Renovation to
105 MacNab Street S.
Hamilton
Ontario

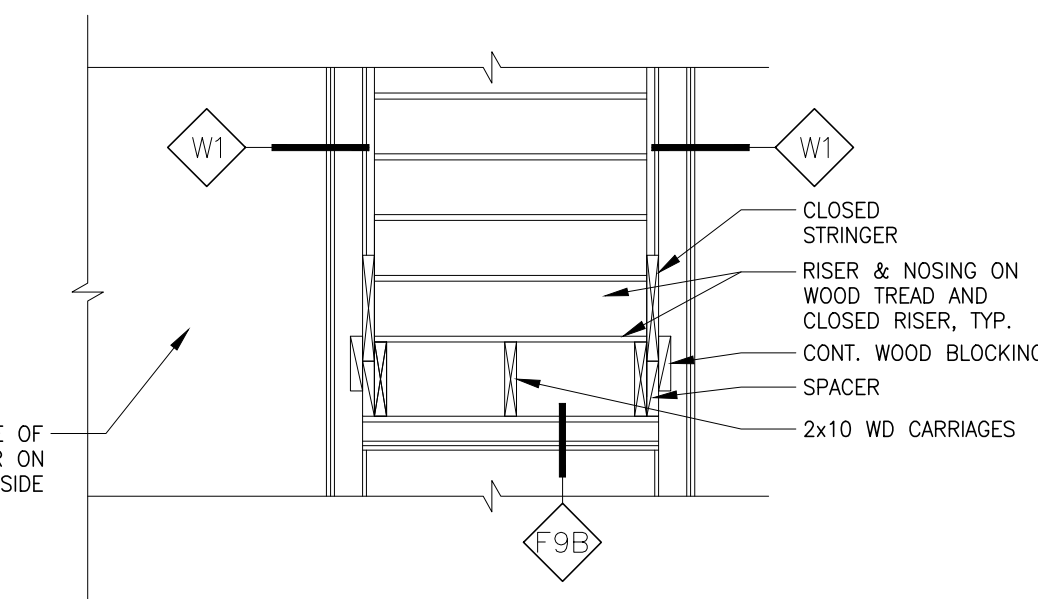
CONTRACTOR'S NOTES: ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND TO RESOLVE ANY DISCREPANCIES TO THE WORK. CONTRACT DOCUMENTS ARE THE COPYRIGHT OF MANA. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND AUTHORIZATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND AUTHORIZATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND AUTHORIZATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND AUTHORIZATIONS.

Remarks:
01 2021.08.20 For Client Review
02 2021.09.27 For Client Review
03 2021.10.19 For Coordination
04 2021.11.19 Issued for Permit
05 2021.12.24 Issued for Permit Response
06 2022.01.21 Issued for COA Application
07 2022.01.31 Issued for COA Application Rev1

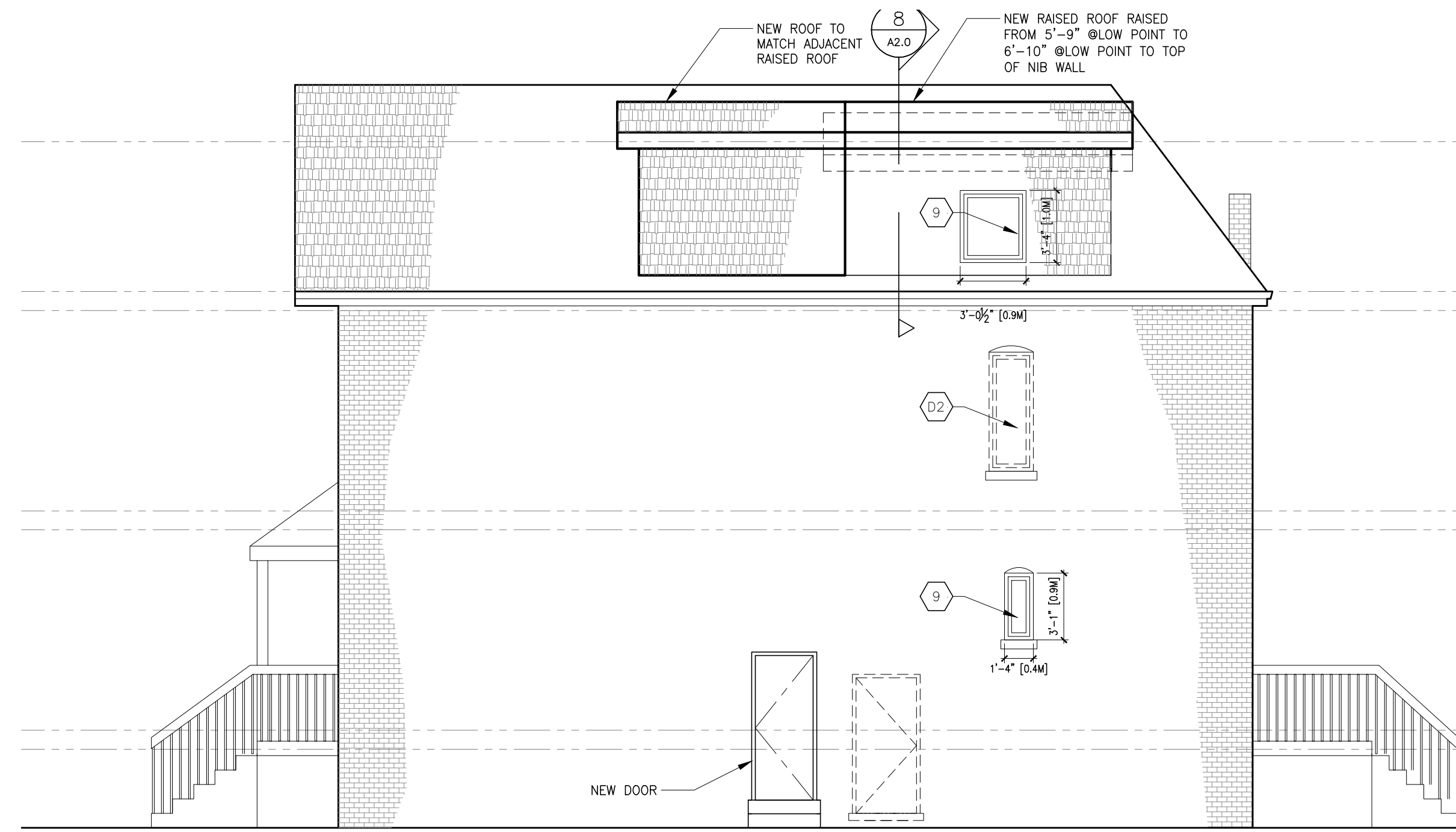
NO DATE

Proj. No.: 21008
Scale: As noted
Date: 19/11/21

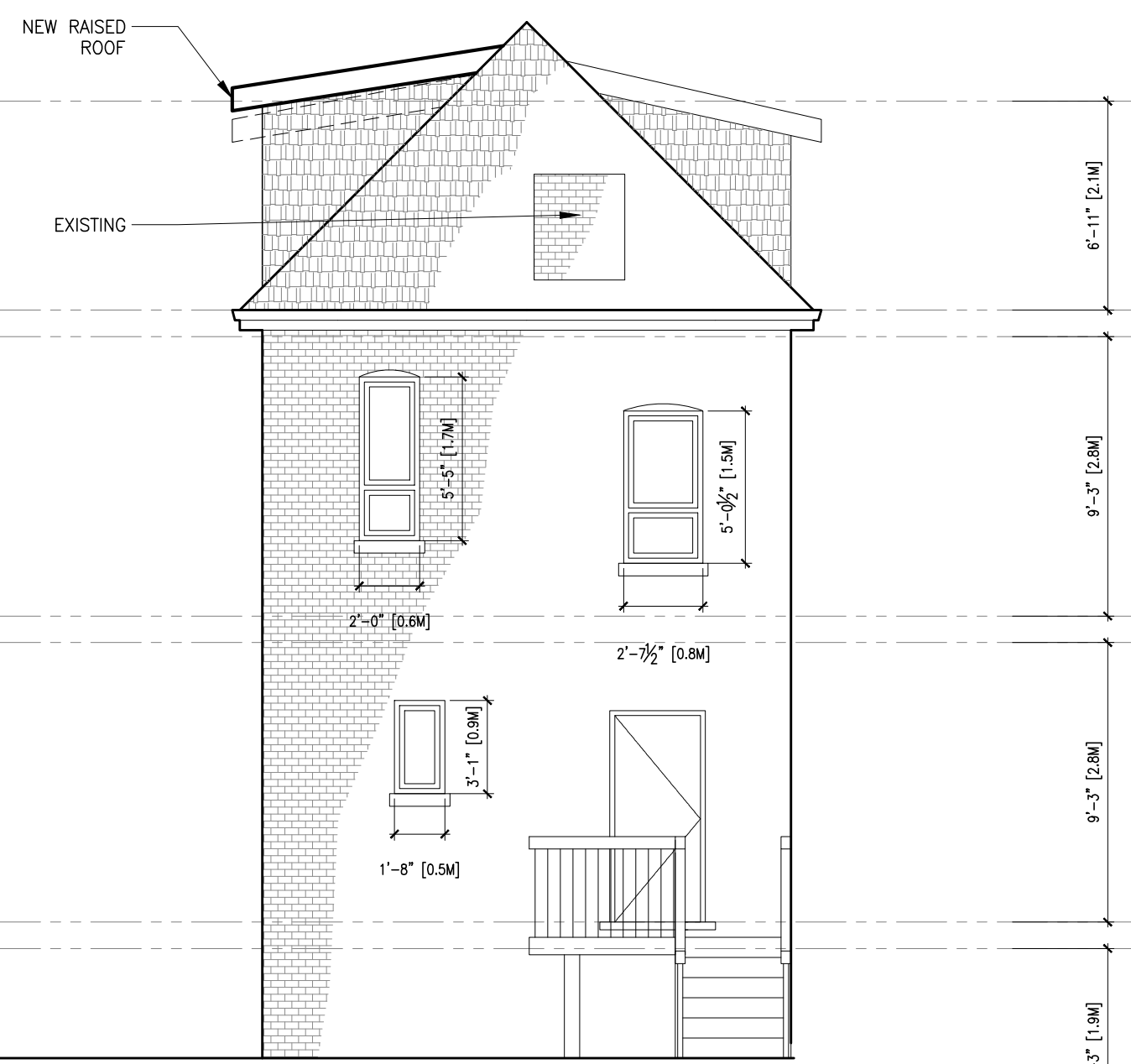
Dwg. Title: O.B.C. MATRIX & SITE PLAN
Dwg. No.: A1.0



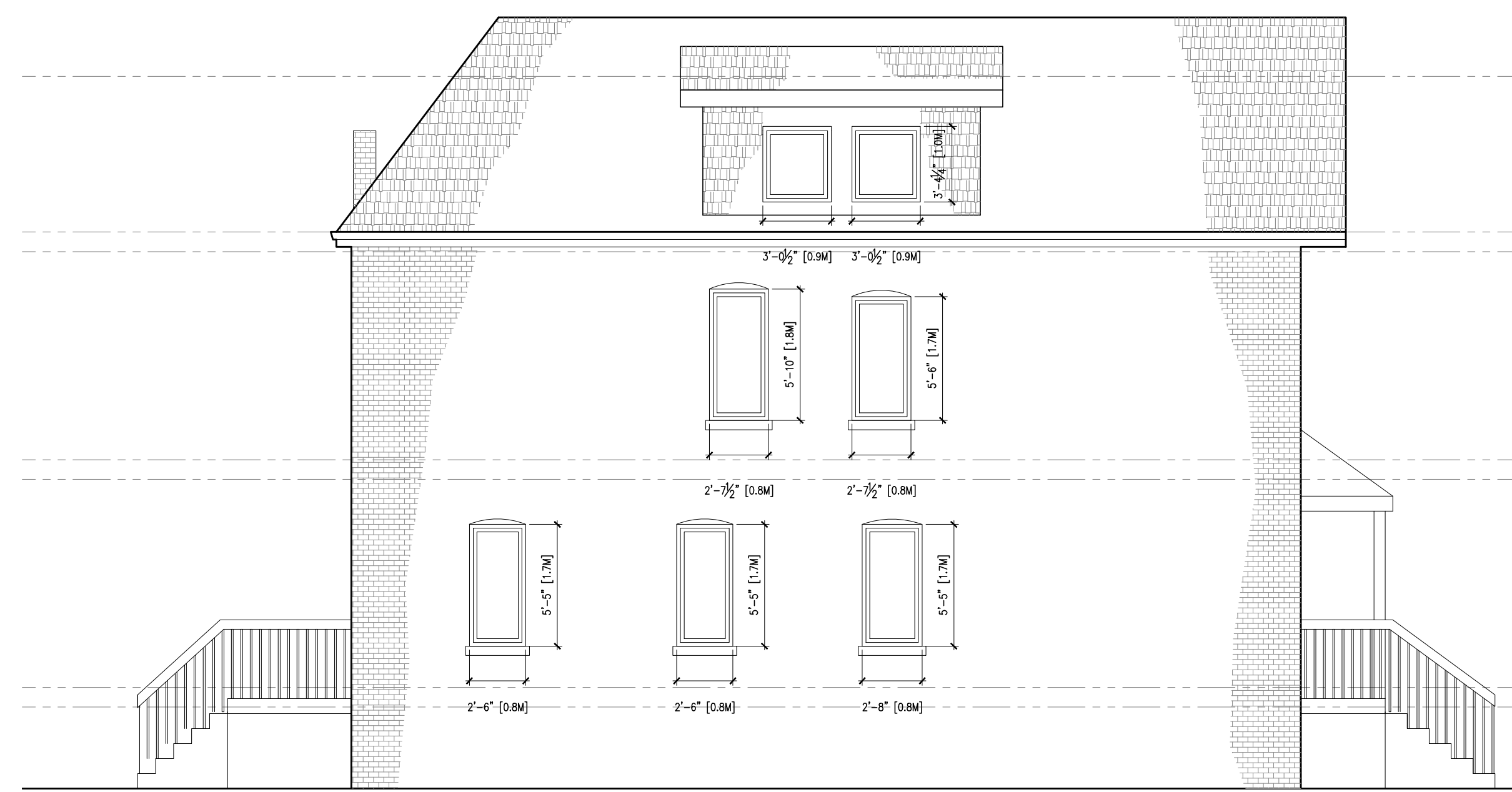
5 TYP. STAIR DETAILS
A3.0 1/2"=1'-0"



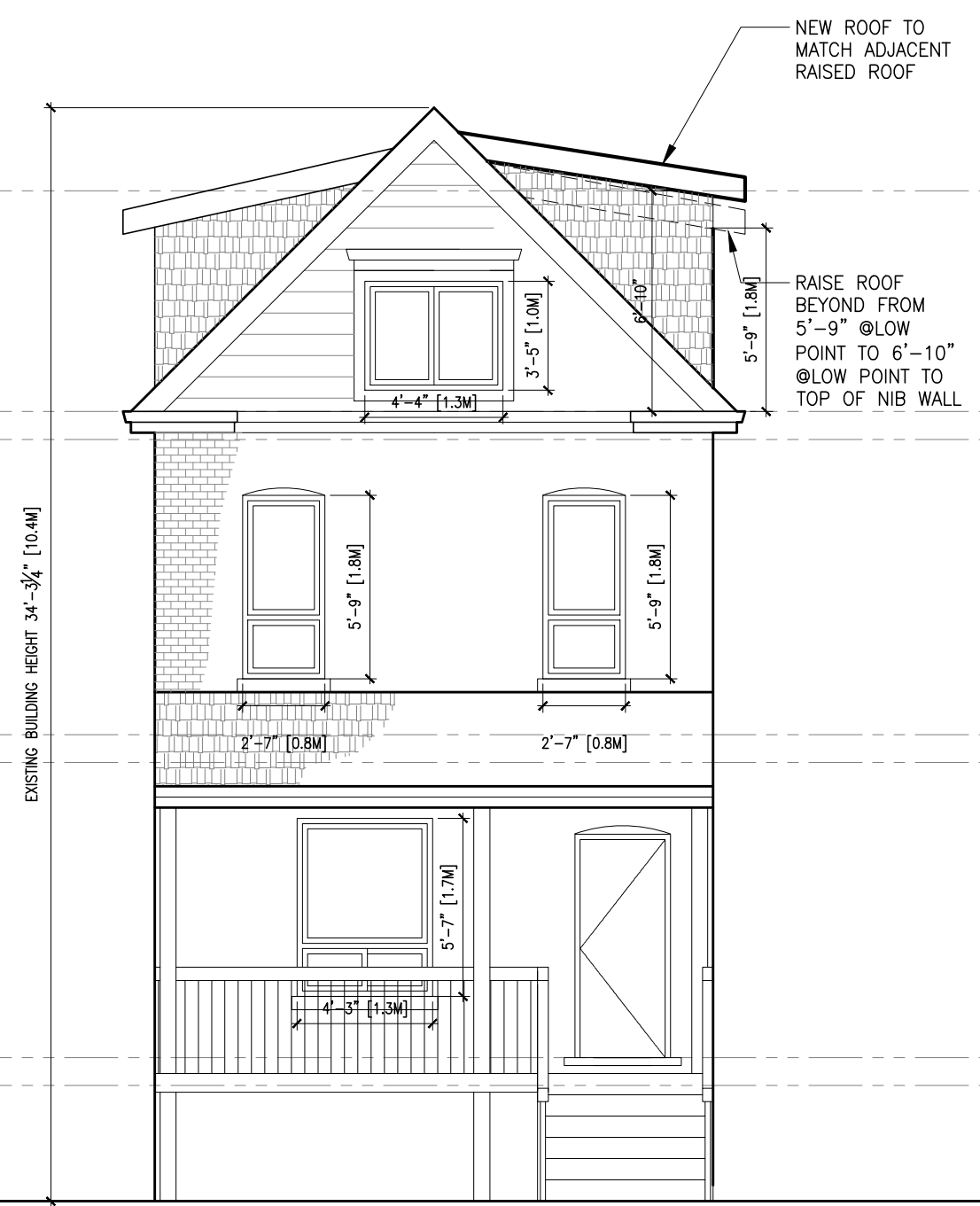
4 SOUTH ELEVATION
A3.0 3/16"=1'-0"



3 EAST ELEVATION
A3.0 3/16"=1'-0"



2 NORTH ELEVATION
A3.0 3/16"=1'-0"



1 WEST ELEVATION
A3.0 3/16"=1'-0"

- DEMOLITION NOTES**
- NOTE: ALL KEYNOTES MAY NOT BE USED
 - D1 DEMOLISH EXISTING WALL FOR NEW DOOR/WINDOW/GLASS BLOCKS.
 - D2 DEMOLISH EXISTING WINDOW/DOOR.
 - D3 DEMOLISH EXISTING WALL FOR NEW OPENING TO CRAWL SPACE.
- PLAN KEYNOTES**
- NOTE: ALL KEYNOTES MAY NOT BE USED
- 1 NEW BATHROOM FIXTURE.
 - 2 NEW 4x4 PTWD POSTS TO SUPPORT NEW BALCONY AT SECOND FLOOR.
 - 3 NEW SINK W/ DISHWASHER BELOW.
 - 4 EXISTING LINTEL TO REMAIN.
 - 5 NOT USED.
 - 6 ENTIRE EXISTING CEILING ABOVE (CEILING BETWEEN APARTMENT 1&2, AND CEILING BETWEEN APARTMENT 2&3) TO BE 1 HR FIRE-RATED.
 - 7 ENTIRE NEW EXIT STAIR AND NEW EXIT VESTIBULE ENCLOSURE TO BE 1 HR FIRE-RATED.
 - 8 LOAD BEARING WALL.
 - 9 REPLACE EXISTING WINDOWS W/ 1 HR FIRE-RATED GLASS BLOCK.

- PLAN NOTES**
1. ALL NEW EXTERIOR WALLS TO BE EW1 UNLESS NOTED OTHERWISE.
 2. ALL NEW PARTITIONS ARE P1 UNLESS OTHERWISE NOTED.
 3. LOCATE DOOR FRAMES 50mm FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
 4. ALL CONSTRUCTIONS, FIXTURES AND FURNISHINGS ARE EXISTING UNLESS NOTED OTHERWISE.
 5. ALL EXISTING WINDOWS WILL BE REPLACED WITH NEW INSULATED GLASS UNIT WINDOWS, MATCH EXISTING OPENINGS.

- ROOF TYPES**
- R1 - ASPHALT SHINGLES (MATCH EXISTING) ON -ROOF SHEATHING C/W AVB MEMBRANE ON -2"X6" RAFTERS @16" O.C. FILLED W/ 4" MINERAL BATT INSULATION (R32) ON -2"X4 COLLAR TIES @16" O.C. -PAINTED GYPSUM WALL BOARD

- EXTERIOR WALL TYPES**
- EW1 1HR FIRE RATING - SB-2 MMAH TABLE 2.3.4.4 - ASPHALT SHINGLES (MATCH EXISTING) ON -VERTICAL FURRING STRIPS ON -1" AIRSPACE ON -5/8" PLYWOOD SHEATHING ON -R10 RIGID INSULATION ON -2x6 WD STUDS @16" O.C. ON -MIN. R-16 BATT INSUL ON -6 MIL POLY VAPOUR BARRIER ON - (2X) 5/8" TYPE X GWB (80 MIN. FIRE RATING)
 - EW2 1HR FIRE RATING - SAME AS EW1, EXCEPT W/ ENGINEERED WD SIDINGS

- FIRE RATING OF ARCHAIC MATERIAL AND ASSEMBLY - HUD**
- EW3 SHR FIRE RATING - CORE: CLAY OR SHALE BRICK, UNITS IN WALL THICKNESS: 2; CELLS IN WALL THICKNESS: 2; MINIMUM % SOLIDS: 87; W-8-M-32 1/2" OF 1:3 SANDED GYPSUM PLASTER FACING ON ONE SIDE

- PARTITION WALL TYPES**
- P1 - 5/8" GWB - 2x4 WD STUDS @16" O.C. - 5/8" GWB - NOTE: REPLACE GWB W/ WATERPROOF GWB IN ALL WET ROOMS (WASHROOMS, LAUNDRY, POWDER ROOMS)

- FLOOR TYPES**
- F9C 1HR FIRE RATING - MMAH SB-3 F9C - 5/8" PLYWOOD SUBFLOOR ON JOISTS - TRUE 2" X 10" TIMBER JOISTS SPACED 16" O.C. - 4" THICK FIBER- TYPE INSULATION BETWEEN THE JOISTS - RESILIENT CHANNEL @ 16" O.C - 5/8" TYPE X GYPSUM BOARD

- DOOR SCHEDULE**
- D01X 2'-8"(W)x6'-8"(H) DOOR, 45 MIN. FIRE RATING
 - D02X 2'-8"(W)x6'-8"(H) DR., EXTERIOR, 45 MIN. FIRE RATING
 - D03X 2'-8"(W)x6'-8"(H) DOOR
 - D04X 2'-6"(W)x6'-8"(H) DOOR
 - D05X 2'-6"(W)x9'-3"(FULL HEIGHT) OPENING, SLIDING DR
 - D06X 3'-0"(W)x9'-3"(FULL HEIGHT) OPENING, SLIDING DR
 - D07X 2'-4"(W)x9'-3"(FULL HEIGHT) OPENING, SLIDING DR
 - D08X 5'-0"(W)x9'-3"(FULL HEIGHT) OPENING, DOUBLE POCKET DOORS, SINGLE SLIDERS
 - D09x FULL GLASS DOOR, SIZE TO MATCH EXISTING DOOR.
 - D10x 2'-6"(W)x6'-8"(H) DOOR, 45 MIN. FIRE RATING

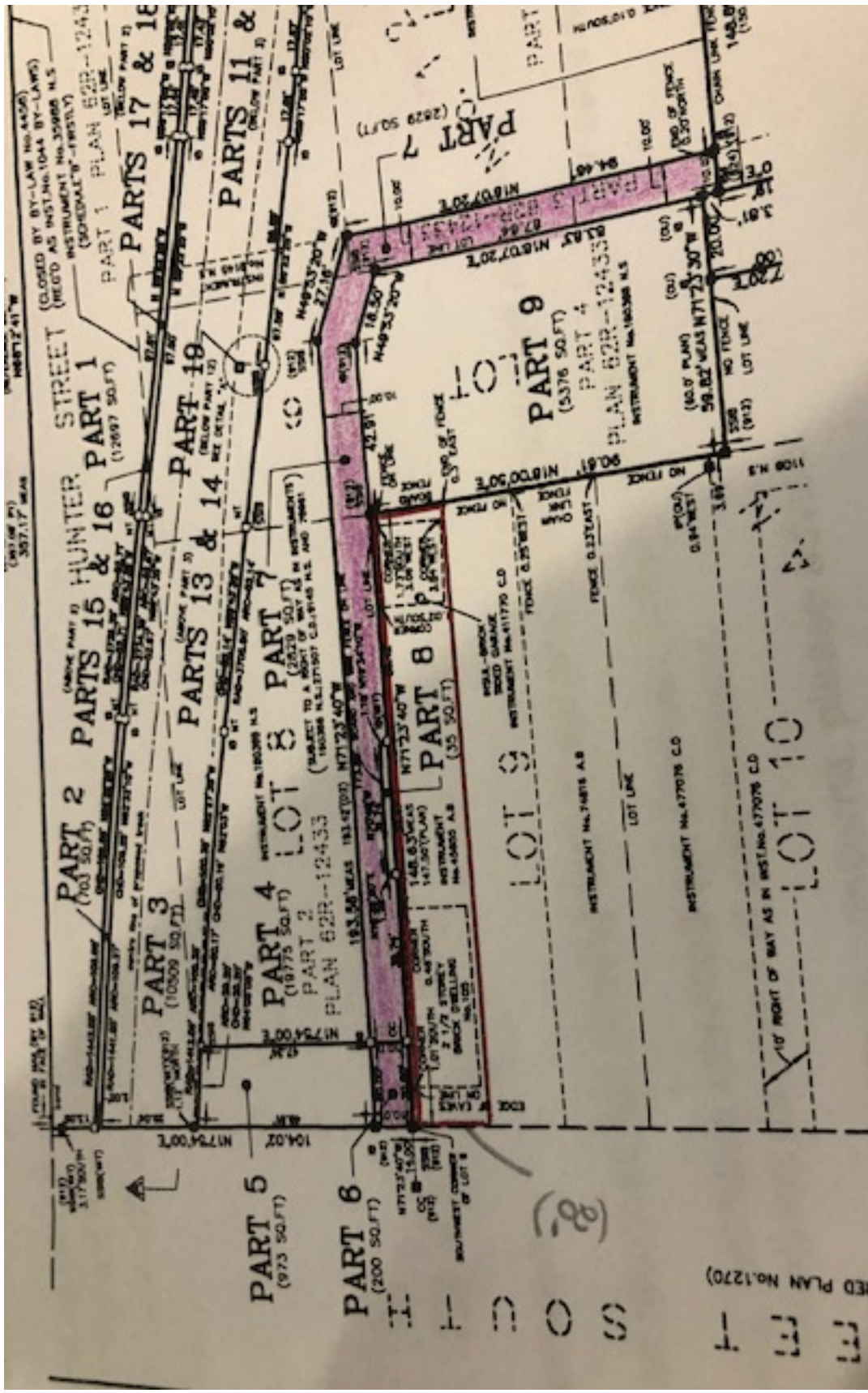
- PLAN LEGEND**
- EXISTING
 - DEMOLITION
 - NEW CONSTRUCTION
 - EXISTING DOOR TO REMAIN
 - NEW DOOR
 - 1 HR FIRE RATING
 - EXIT SINGLE SIDE EXIT SIGN, C/W EMERGENCY BATTERY BACK-UP
 - EXIT SINGLE SIDE EXIT SIGN W/ DIRECTIONAL SIGN, C/W EMERGENCY BATTERY BACK-UP
 - 1/F DOUBLE HEAD REMOTE EMERGENCY LIGHT C/W EMERGENCY BATTERY BACK-UP
 - SA/CO FLOOR NUMBERING SIGN INTERCONNECTED SMOKE ALARM, AND CARBON MONOXIDE DETECTOR, C/W EMERGENCY BATTERY BACK-UP
 - SD SMOKE DETECTOR, C/W EMERGENCY BATTERY BACK-UP
 - CW COLD WATER LINE (CW)
 - HW HOT WATER LINE (HW)
 - I ISOLATION VALVE
 - DR DRAIN PIPE
 - FDO/FDS FLOOR DRAIN / SANITARY DRAIN

Divt. KN	Chkd: BM
Proj. No.: 21008	Scale: As noted
Date: 19/11/21	

Dwg. Title: ELEVATIONS	Dwg. No.: A3.0
------------------------	----------------

CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND TO REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. CONTRACT DOCUMENTS ARE THE COPYRIGHT OF MANA AND ARE NOT TO BE REPRODUCED WITHOUT AUTHORIZATION. ALL RIGHTS RESERVED. NOTE: DRAWINGS ARE NOT TO BE SCALED.

No.	Date	Remarks
01	2021.08.20	For Client Review
02	2021.09.27	For Client Review
03	2021.10.19	For Coordination
04	2021.11.19	Issued for Permit
05	2022.01.24	Issued for Permit Response
06	2022.01.21	Issued for COA Application
07	2022.01.13	Issued for COA Application Rev1



ERED PLAN No.1270

S O C I E T Y

PART 6
(200 SQ. FT.)

PART 5
(973 SQ. FT.)

PART 3
(10009 SQ. FT.)

PART 2
(760 SQ. FT.)

PART 1
(12097 SQ. FT.)

PART 19
(BELOW PART 2)

PARTS 17 & 18

PARTS 11 & 12

LOT 8
(35 SQ. FT.)

LOT 9
(5376 SQ. FT.)

LOT 10
(108 SQ. FT.)

PART 9
(5376 SQ. FT.)

PART 8
(35 SQ. FT.)

PART 7
(2029 SQ. FT.)

LOT 10
(108 SQ. FT.)

LOT 9
(5376 SQ. FT.)

LOT 8
(35 SQ. FT.)

PART 9
(5376 SQ. FT.)

PART 8
(35 SQ. FT.)

PART 7
(2029 SQ. FT.)

January 21, 2021

RE: 105 MacNab St. S. Hamilton
Building Permit Application Number 2021 162382 000 00 R9
Building Permit Application E-plans Review
CofA Minor Variance Application signed and dated January 20, 2022

Zoning Comments Response

To whom it may concern,

Regarding the Building Permit Application Review Zoning Comments issued via e-plans on November 24, 2021, and for consideration in the corresponding Committee of Adjustment Minor Variance Application, please find below our list of responses itemized accordingly:

Z1. The Front Yard, Side Yards and Rear Yard do not comply to Section 11C within Hamilton Zoning By-law 6593. Therefore, a successful application to the Committee of Adjustment is required. For further information, please send an email to cofa@hamilton.ca

Response: We are seeking relief for this zoning requirement. The intent of the proposal is to maintain the existing exterior character of the registered heritage but not “designated” Residential Structure, while making changes to the interior elements. The interior changes are to convert the Single Family Dwelling to a Three Family Dwelling as allowed under the E-3 Zone and to comply with Ontario Building Code Requirements. Compliance with the Front Yard, Side Yards and Rear Yard setbacks according to Section 11C within Hamilton Zoning By-law 6593 would require demolition of the existing building and reconstruction of a New Structure. For Reference, the neighbouring property 107 MacNab St. S, is currently listed as a Three Family Dwelling and shares a similar Foot Print, Height and Lot Properties to 105 MacNab St.

Z2. This property does comply to the required 15.0(m) property width and 450 square metres area, as per Section 11C(3) within Hamilton Zoning By-law 6593. Therefore, a successful application to the Committee of Adjustment is required. For further information, please send an email to cofa@hamilton.ca.

Response: We are seeking relief for these zoning requirements. The intent of the proposal is to maintain the existing character of the registered heritage but not “designated” Residential Structures Exterior, while making changes to the interior elements. The interior changes are to convert the Single Family Dwelling to a Three Family Dwelling as allowed under the E-3 Zone and to comply with Ontario Building Code Requirements. Compliance with the 15.0m property width and 450 square metres area according to Section 11C(3) within Hamilton Zoning By-law 6593 would require demolition of the existing building and reconstruction of a New Structure. For Reference, the neighbouring property 107 MacNab St. S, is currently listed as a Three Family Dwelling and shares a similar Foot Print, Height and Lot Properties to 105 MacNab St.

Z3. A Landscaped Area is required as per Section 11C(5) within Hamilton Zoning By-law 6593. There is no landscaped area provided. Therefore, a successful application to the Committee of Adjustment is required. For further information, please send an email to cofa@hamilton.ca

Response: We are seeking relief for this zoning requirement. Please refer to drawings 1/A1.0 and 4/A1.0 on document MV_105 MacNab St. S_A0.0 Site Plan.pdf indicating the existing and new landscape area proposed. The minimum landscape area required is 40%. The Landscape area proposed (Existing + New) is 35%. The remaining exterior area within the lot is dedicated to porous gravelled area for Parking Spots as indicated on the drawings. To increase the landscaped area would mean to reduce the parking required for the building.

Z4. As per Section 18A, Table 1, within Hamilton Zoning By-law 6593 a three family dwelling requires 1.33 parking spaces per dwelling unit and 0.33 parking spaces per dwelling unit for visitor parking. If such cannot be met, an application to Committee of Adjustment is required. For further information, please send an email to cofa@hamilton.ca

Response: We are seeking relief for this zoning requirement. The existing property is able to host 3 parking spaces within the rear yard for the 3 proposed units. While according to Section 18A, Table 1, within Hamilton Zoning By-law 6593 a provision of 5 parking spaces (4 dwelling + 1 visitor) is required, the existing lot does not accommodate this requirement due to spatial restrictions and landscaped area requirements. Access to the rear yard parking is available through an easement right-of-way over the affect lands between the property and the adjacent Metrolinx Parking Lot. See attached, as part of this CofA package, MV_105 MacNab St S_Survey.pdf indicating the existing easement. Please consider that the property is immediately adjacent to and serviced by public transit as well as street parking.

We hope you find the aforementioned responses to the items listed in the Building Permit Application Review Zoning Comments issued via e-plans on November 24, 2021 sufficient and we look forward to your review and approval of the minor variance application.

Regards,



Brian Muthaliff, OAA
Principal



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	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:

Please refer to the document MV_105 MacNab St S_Zoning Comments Response.pdf as part of this application with regards to the nature and extent of relief applied for.

- Second Dwelling Unit Reconstruction of Existing Dwelling

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

Please refer to the document MV_105 MacNab St S_Zoning Comments Response.pdf as part of this application with regards to why it is not possible to comply with the provisions of the By-law.

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**):

105 MacNab St. S, Hamilton ON, L8P 3C2, Canada

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 8.1 to 8.10 above?

To our knowledge, answers 8.1 - 8.10 are unknown.


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.

Jan 20, 2022
Date


Signature Property Owner(s)

Tania Garrick
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage 6.0m
Depth 45.4m
Area 274m
Width of street 9.4m

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:

Description: Existing double wythe brick building, Lot Coverage: 68.6m2, GFA: 183m2, Height: 3 storeys 10.5m, Width: 5.3m, Depth: 12.9m, Parking: 3 Spaces

Proposed

Description: All work proposed if for interior alterations only. Lot Coverage: 68.6m2, GFA: 183m2, Height: 3 storeys 10.5m, Width: 5.3m, Depth: 12.9m, Parking: 3 Spaces

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

Existing:

Distance from Front Property Line: 2.8m
Distance from Rear Property Line: 29.7m
Distance from Side Property Line (South): 0.7m
Distance from Side Property Line (North): 0m

Proposed:

Distance from Front Property Line: 2.8m
Distance from Rear Property Line: 29.7m
Distance from Side Property Line (South): 0.7m
Distance from Side Property Line (North): 0m

13. Date of acquisition of subject lands:
November 24, 2020
-
14. Date of construction of all buildings and structures on subject lands:
No new exterior construction to occur. Existing Buildings to remain as is.
-
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.):
Three Family Dwelling
-
17. Length of time the existing uses of the subject property have continued:
Since the ownership was acquired.
-
18. Municipal services available: (check the appropriate space or spaces)
Water Available Connected _____
Sanitary Sewer Available Connected _____
Storm Sewers Available
19. Present Official Plan/Secondary Plan provisions applying to the land:
N/A
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
Hamilton Zoning By-Law 6593
21. Has the owner previously applied for relief in respect of the subject property? (Zoning By-law Amendment or Minor Variance)
 Yes No
If yes, please provide the file number:

- 21.1 If a site-specific zoning by-law amendment has been received for the subject property, has the two-year anniversary of the by-law being passed expired?
 Yes No
- 21.2 If the answer is no, the decision of Council, or Director of Planning and Chief Planner that the application for Minor Variance is allowed must be included. Failure to do so may result in an application not being "received" for processing.
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 include separate sheet if needed)
The Intention of the Proposal is to Convert this Single Family dwelling into a comfortable, well designed and efficient Three Family dwelling without affecting the existing exterior character of the Century old Property, while fulfilling the minimum Ontario Building Code Requirements. The Project is modest with the hope of providing a solution for housing.
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.