



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-22:91

APPLICANTS: Agent Gregory Weekes
Owner D. Ellis

SUBJECT PROPERTY: Municipal address **1141 Main St. E., Hamilton**

ZONING BY-LAW: Zoning By-law 05-200, as Amended

ZONING: "TOC1" (Transit Oriented Corridor Mixed Use Medium Density) district

PROPOSAL: To permit interior alterations to the existing two story mixed-use commercial residential building in order to establish a total of three (3) dwelling units; two (2) dwelling units on the second floor and one (1) dwelling unit on the ground floor while maintaining one (1) commercial unit within the ground floor and cellar notwithstanding that;

1. The proposed ground floor dwelling unit shall be permitted at 0.0m above grade whereas the zoning By-law requires that the finished floor elevation of any dwelling unit shall be a minimum of 0.9 metres above grade.

2. A balcony shall be permitted to be located as close as 4.1m from a rear lot line whereas the zoning By-law permits a balcony to encroach into any required yard to a maximum of 1.0 metres.

Notes: No parking spaces and no bicycle parking is required for the proposed uses located within the existing building.

The lands are subject to Site Plan Control.

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

DATE: Thursday, April 28th, 2022
TIME: 3:20 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

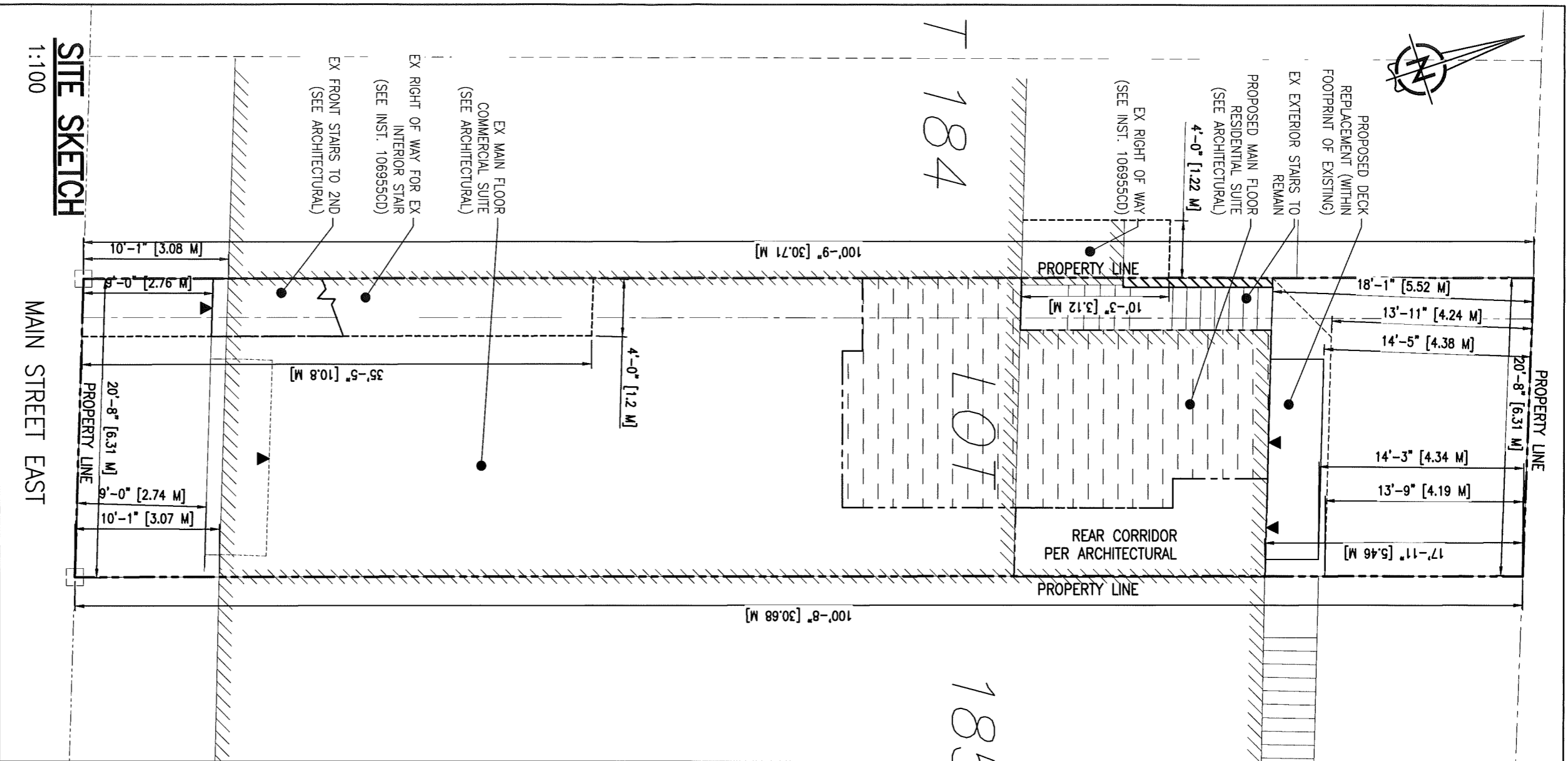
For more information on this matter, including access to drawings illustrating this request:

- 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: April 12th, 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.



ZONING NOTES

ZONING CLASSIFICATION 'TOC1' (CITY OF HAMILTON BY-LAW 05-200)

NO PROPOSED CHANGES TO EXISTING SETBACKS, PARKING, OR BUILDING HEIGHT.


MINIMUM BUILDING HEIGHT	11.0 M
EX BUILDING HEIGHT	~6.7 M
REQUIRED F.Y. SETBACK	0
EX F.Y. SETBACK	2.7 M
REQUIRED R.Y. SETBACK	7.5 M
EX R.Y. SETBACK	5.5 M
REQUIRED S.Y. SETBACK	0
EX S.Y. SETBACK	0
REQUIRED PARKING	1
EX PARKING	0

PROPOSED AREAS (SEE ARCHITECTURAL FOR KEY PLAN)

BASEMENT COMMERCIAL	105.7 SM
MAIN FLR COMMERCIAL	75.7 SM
RESIDENTIAL SUITE 1 (2ND FLR)	79.3 SM
RESIDENTIAL SUITE 2 (2ND FLR)	52.0 SM
RESIDENTIAL SUITE 3 (MAIN FLR)	36.0 SM
COMMON AREAS	19.5 SM

SURVEY PER B.A. JACOBS LTD. PROJECT NO. 13s12.

REV	Y-M-D	DESCRIPTION	BY	CHECKED
0	2022-03-04	FOR MINOR VARIANCE	E SELINGER	DG WEEKES



WEEKES ENGINEERING
130 FERGUSON AVE N
HAMILTON ON L8R1L7
905-218-5482
www.WeekesEngineering.com

1141 MAIN ST E
HAMILTON, ON L8M1P2
PROPOSED INTERIOR RENOVATION

WE. Prj #: 1454

DWG: SP-100

SHT: 1

REV: 0

STRUCTURAL NOTES

STRUCTURAL STEEL
 1. ALL STRUCTURAL STEEL PLATES, BEAMS, HSS AND ANGLES PROPOSED SHALL BE GRADE 300W OR BETTER, PER CSA C40.20/21.
 2. ALL STEEL SHALL BE PRIME PAINTED MIN 1 MILS THICKNESS.
 3. ALL WELDS SHALL BE COMPLETED PER CSA W59, BY A FIRM REGISTERED PER CSA 47.1.
 4. ALL WELDS TO BE 3/16" UNLESS OTHERWISE NOTED.
 5. STEEL FOR EXTERIOR SERVICE TO BE GALVANIZED.

WOOD
 1. ALL WOOD MEMBERS ARE TO BE SPF 1-2, FOR INTERIOR SERVICE UNLESS OTHERWISE NOTED.
 2. ALL WOOD MEMBERS ARE SUITABLE FOR THE LOADS STATED, PER CSA 086 LIMIT STATES DESIGN.
 3. ALL RAILING SHALL COMPLY WITH OBC 9.2.3.3. AT MINIMUM, AND AS STATED ON THIS PLAN.
 4. ALL SOLE LOADS MEMBERS REQUIRE STAGGERED FASTENERS ON THE SECOND SIDE SO THEY FALL HALFWAY BETWEEN FASTENERS ON THE FIRST SIDE.
 5. ALL MULTI-PLY MEMBER SHALL HAVE MULTI-PLY HAULING, X3 ROWS 100 COMMON 3" LG @ 12" OC BOTH SIDES.
 6. DIFFERENTIAL SIZED SISTERING OF MEMBERS SHALL BE WITH X2 ROWS OF 100 COMMON 3" LG @ 12" OC, STAGGERED 12" OC EACH ROW.
 7. VERTICAL X2 2x4" OR 2x6" SPF MEMBERS ARE TO BE PROVIDED AT WOOD UNITS END BEARING, U.O.N.
 8. ALL ENDS SUPPORTS FOR UNITS OVER 72" SHALL HAVE X3 PLY END SUPPORT MEMBERS WITH 3" END BEARING.
 9. ALL POINT LOADS SHALL HAVE SOLE BLOTTING FULLY DOWN TO THE FOUNDATION WALL, ALL LOCATIONS.
 10. ALL EXTERIOR WOOD MEMBERS TO BE PRESSURE TREATED.
 11. HANGERS TO BE SIMPSON STRONG-TIE UNLESS OTHERWISE SPECIFIED.
 12. ALL NAILS TO BE 100 COMMON NAILS UNLESS OTHERWISE SPECIFIED.
 13. ALL BOLTS TO BE MIN 1" FROM ALL EDGES.

CONCRETE
 11. ALL CONCRETE SHALL BE 25MPA (28 DAY), W/ 20MM AGGREGATE.
 12. ALL CONCRETE POURS SHALL BE VIBRATED TO ELIMINATE VOIDS.
 13. FORM WORK AND CONCRETE SHALL BE PER CAN/CSA 23.1.
 14. REINFORCING BARS SHALL BE PER CAN/CSA C30.18.
 15. GRADE 300R BARS FOR STRIPS AND YES, GRADE 400R IN ALL OTHER LOCATIONS.
 16. ALL BARS FABRICATED, BENDING AND PLACEMENT SHALL BE PER CAN/CSA 23.3.
 17. SPACERS SHALL BE 16" FOR 10M BARS, AND 20" FOR 15M BARS.
 18. BARS SHALL HAVE MIN 3" CONCRETE COVER.

MASONRY
 10. ALL STEEL UNITS REQUIRE MIN 6" END BEARING.
 20. END BEARING OF UNITS ON BLOCK SHALL HAVE CAVITY FILLING OF THE CAU AT THE BEARING POINT.

GENERAL
 * CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY WORKS.
 * SHOP SKETCHES / DRAWING WILL BE REQUIRED IN AREAS NOT FULLY EXPOSED. CONTACT THE ENGINEER OF RECORD ONCE A CONCEALED AREA IS EXPOSED.

LOADS
 BASEMENT DEAD LOAD SLAB ON GRADE
 BASEMENT LIVE LOAD SLAB ON GRADE
 MAIN FLOOR DEAD LOAD 1.1 kPa
 MAIN FLOOR LIVE LOAD 4.8 kPa (EXISTING)
 1.9 kPa (PROPOSED RESIDENTIAL)
 2ND FLOOR DEAD LOAD 1.1 kPa
 2ND FLOOR LIVE LOAD 1.9 kPa (EXISTING CORRIDOR (MAX 1.2M WIDE))
 1.9 kPa (EXISTING DWELLING UNITS)
 ROOF DEAD LOAD 0.8 kPa
 2012 OBC SNOW LOAD (HAMILTON, ABOVE ESCARPMENT, WEST OF 403) S = 1.1 S_r + 0.4
 S = 0.55 * 1.1 + 0.4 = 1.01 kPa

NOTES
 1. EXISTING STRUCTURAL & ARCHITECTURAL ASSEMBLIES REMAIN. PROPOSED WORKS ARE FOR AN INTERIOR RENOVATION ONLY, AND DOES NOT DETRIMENTALLY IMPACT BASE BUILDING SYSTEMS.
 2. PROPERTY LINE PER B.A. JACOBS SURVEYING LTD. SURVEY #18407.
 3. SOUND ASSORTIVE MATERIAL TO BE OF ROCK, SLAG, GLASS OR CELLULOSE FIBRE FILLING MINIMUM PER OF WALL CAVITIES WORK.
 EX FOUNDATION WALL TO REMAIN (>2H FRR PER SB-2 T. 2.1.1.1)
 EX FOUNDATION WALL (REAR)
 EX MIN 12" POURED CONCRETE TO REMAIN (1.5H FRR PER COMPA PHYSICAL PROPERTIES)
 EX FOUNDATION WALL (PARTY WALL TO NO. 1143, REAR)
 EX MIN 12" POURED CONCRETE TO REMAIN (1.5H FRR PER COMPA PHYSICAL PROPERTIES)
 EX FOUNDATION WALL (PARTY WALL TO NO. 1130, FRONT)
 EX MIN 12" POURED CONCRETE TO REMAIN (>2H FRR PER SB-2 T. 2.1.1.1)
 EX MIN 12" POURED CONCRETE TO REMAIN (>2H FRR PER SB-2 T. 2.1.1.1)
 EX INTERIOR PARTITION
 EX 2x4" STUDS AND FINISHES TO REMAIN
 EX DOUBLE-WYTHE BRICK TO REMAIN (>2H FRR PER SB-2 T. 2.1.1.1)
 PROP 2x4" (SIXESIM) SPF 1-2 STUDS @ 24" OC
 PROP R14 BATT INSULATION W/ V.B.
 PROP 1" GYPSUM BOARD TAPED & FINISHED
 EX EXTERIOR WALL
 EX 4" CAU TO REMAIN (1.5H FRR PER COMPA PHYSICAL PROPERTIES)
 PROP 2x4" (SIXESIM) SPF 1-2 STUDS @ 24" OC
 PROP R14 BATT INSULATION W/ V.B.
 PROP 1" GYPSUM BOARD TAPED & FINISHED
 EX PARTY WALL (TO 1143 MAIN)
 EX DOUBLE-WYTHE BRICK TO REMAIN (>2H FRR PER SB-2 T. 2.1.1.1)
 EX PARTY WALL (TO 1130 MAIN)
 EX DOUBLE-WYTHE BRICK TO REMAIN (>2H FRR PER SB-2 T. 2.1.1.1)
 EX PARTY WALL (TO 1143 MAIN)
 EX MIN 8" CAU TO REMAIN (1.5H FRR PER COMPA PHYSICAL PROPERTIES)
 EX INTERIOR PARTITION
 EX INTERIOR WALL
 EX DOUBLE-WYTHE BRICK AND FINISHES TO REMAIN
 PROP SUITE WALL (FIRE SEPARATION, NON-LOADBEARING)
 MIN 1.5HR COMMERCIAL TO RESIDENTIAL, MIN 50 STC
 1" TYPE X OMB TAPED AND FINISHED
 EX 2x4" STUDS @ 16" OR 24" OC TO REMAIN
 MIN 3.5" 28 KG/M² MINERAL WOOL
 RESILIENT METAL CHANNELS @ 24" OC
 X2-1/2" TYPE X OMB TAPED AND FINISHED
 1.5 H FRR PROVIDED PER SB-3 ASSEMBLY W46 (STC = 51) OR W46 (STC = 54)
 PROP SUITE WALL (FIRE SEPARATION, NON-LOADBEARING)
 MIN 45 MIN COMMERCIAL TO RESIDENTIAL, MIN 50 STC
 1" TYPE X OMB TAPED AND FINISHED
 EX 2x4" STUDS @ 16" OR 24" OC TO REMAIN
 MIN 3.5" ASSORTIVE MATERIAL IN CAVITY
 RESILIENT METAL CHANNELS @ 24" OC
 X2-1/2" TYPE X OMB TAPED AND FINISHED
 1 H FRR PROVIDED PER SB-3 ASSEMBLY W46 (STC = 51) OR W46 (STC = 54)
 PROP SUITE WALL (FIRE SEPARATION, NON-LOADBEARING)
 MIN 45 MIN COMMERCIAL TO RESIDENTIAL, MIN 50 STC
 1" TYPE X OMB TAPED AND FINISHED
 EX 2x4" STUDS @ 16" OR 24" OC TO REMAIN
 MIN 3.5" ASSORTIVE MATERIAL IN CAVITY
 RESILIENT METAL CHANNELS @ 24" OC
 X2-1/2" TYPE X OMB TAPED AND FINISHED
 1 H FRR PROVIDED PER SB-3 ASSEMBLY W46 (STC = 51) OR W46 (STC = 54)
 PROP INTERIOR PARTITION
 2x4" (SIXESIM) STUDS @ 16" OC
 1" OMB TAPED AND FINISHED BOTH SIDES
 PROP PLUMBING WALL
 2x8" (SIXESIM) STUDS @ 24" OC
 1" OMB TAPED AND FINISHED ON EXPOSED SIDE

STAR, GUARD, AND HANDRAIL NOTES (PART 9 AND DWELLING UNITS PER 3.3.4.7.)

GUARDS TO BE CONSTRUCTED PER 9.8.8.
 HANDRAILS TO BE CONSTRUCTED PER 9.8.7.
 AT LEAST ONE REQUIRED HANDRAIL SHALL BE CONTINUOUS THROUGH THE LENGTH OF THE STAR.
 REQUIRED GUARD HEIGHT (INTERIOR): 900 MM
 REQUIRED GUARD HEIGHT (EXTERIOR): 1070 MM
 REQUIRED HANDRAIL HEIGHT: 865-965 MM
 REQUIRED STAR/DOT WIDTH: 660 MM
 REQUIRED STAR CLEARANCE: 900 MM
 MINIMUM START FOR HANDRAILS:
 CONCENTRATED 0.9 H/M
 DISTRIBUTED 0.7 H/M

FLOOR AND ROOF NOTES

EX BASEMENT FLOOR ASSEMBLY
 EX SLAB ON GRADE TO REMAIN
 EX MAIN FLOOR ASSEMBLY (REAR)
 EX SLAB ON GRADE OR SUBFLOOR AND JOISTS OVER CRAWLSPACE TO REMAIN
 EX MAIN FLOOR ASSEMBLY (FIRE SEPARATION, COMMERCIAL BASEMENT TO RESIDENTIAL MAIN)
 EX SUBFLOOR TO REMAIN
 EX 1.75(10) RS @ 16" OC TO REMAIN
 PROP MIN 40 KG/M² DRY BLOWN CELLULOSE IN JOIST CAVITY ON 20 GA GALVANIZED HOUSTY FENCE FABRIC
 PROP RESILIENT CHANNELS @ 24" OC
 PROP X2-5/8" TYPE X OMB TAPED AND FINISHED (STC RATING = 54)
 1.5H FRR PROVIDED PER SB-3 ASSEMBLY F94 (STC RATING = 56)
 EX SECOND FLOOR ASSEMBLY (FIRE SEPARATION)
 45 MIN FRR REQUIRED FROM COMMERCIAL TO RESIDENTIAL
 30 MIN FRR REQUIRED BETWEEN RESIDENTIAL SUITES
 EX MIN 2x8" (SIXESIM) OR EQUIVALENT @ MAX 16" OC TO REMAIN
 PROP MIN 40 KG/M² DRY BLOWN CELLULOSE IN JOIST CAVITY ON 20 GA GALVANIZED HOUSTY FENCE FABRIC
 PROP RESILIENT CHANNELS @ 24" OC
 PROP X2-5/8" TYPE X OMB TAPED AND FINISHED (STC RATING = 54)
 1.5H FRR PROVIDED PER SB-3 ASSEMBLY F94 (STC RATING = 56)
 EX ROOF ASSEMBLY
 EX MEMBRANE, SHEATHING, CHIMNEY, AND CEILING TO REMAIN
 PROP PROP BURN-IN INSULATION
 EX ROOF ASSEMBLY
 EX SHIMKLES, SHEATHING, RAFTERS AND CEILING TO REMAIN

WINDOW AND DOOR NOTES

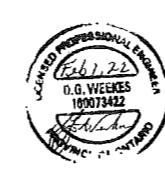
EX EXTERIOR DOOR (BASEMENT REAR)
 32074", TO REMAIN (NOT A REQUIRED EXIT)
 EX INTERIOR DOOR
 TO REMAIN (DIMENSIONS PER PLAN)
 EX ENTRANCE DOOR (RESIDENTIAL, FRONT)
 TO REMAIN
 PROPOSED ENTRANCE DOOR (COMMON, REAR)
 METAL, HOLLOW CORE, INSULATED, SELF CLOSER.
 MIN R4.0
 LEVER HANDLE, DEAD BOLT AND LOCKSET
 PROP ENTRANCE DOOR (COMMERCIAL)
 30584" GLAZED
 CLEAR HORIZONTAL ANODIZED ALUMINUM FRAME
 W/ 6MM LAMINATED GLASS AND LOCKSET SELF CLOSER.
 MAX U = 0.89, MAX SHGC 0.40, MIN V1/SHGC = 1.1.
 PROP SUITE DOOR (RESIDENTIAL EXTERIOR)
 30584", INSULATED, MIN R4.0
 MIN GLASS AREA PER ELEVATION
 LEVER HANDLE AND OUTSIDE LOCK
 PROPOSED SLIDING PATIO DOOR (REAR, IN EX OPENING)
 5677"
 MAX U-VALUE = 0.28
 ENERGY RATING = 25
 PROP SUITE DOOR (RESIDENTIAL EXTERIOR)
 INSULATED, MIN R4.0
 MIN 45 MIN FRR PER OBC 3.2.3.13 AND OBC 3.1.6.4.
 DIMENSIONS PER PLAN
 MIN GLASS AREA PER ELEVATION
 LEVER HANDLE AND OUTSIDE LOCK
 PROP SUITE DOOR (RESIDENTIAL) DIMENSIONS PER PLAN
 20 MIN FRR W/ SELF CLOSER
 LEVER HANDLE AND OUTSIDE LOCK
 PROP SUITE DOOR (COMMERCIAL)
 30584", 20 MIN FRR W/ SELF CLOSER
 LEVER HANDLE AND OUTSIDE LOCK
 PROP INTERIOR DOOR (DWELLING UNIT)
 DIMENSIONS PER PLAN
 PROP WINDOW (RESIDENTIAL, IN EX OPENING)
 MAX U-VALUE = 0.25
 ENERGY RATING = 25
 PROP WINDOW (REAR RESIDENTIAL)
 MAX U-VALUE = 0.25
 ENERGY RATING = 25
 PROP WINDOW (COMMERCIAL)
 MAX U = 0.36, MAX SHGC 0.40, MIN V1/SHGC = 1.1.
 PROP SKYLIGHT
 MAX U = 0.50
 PROP WINDOW (RESIDENTIAL, FIRE PROTECTED, IN EX OPENING)
 PROP GLASS BLOCK OR WIRED GLASS IN FIXED METAL FRAMES
 MAX WIRED GLASS U-VALUE = 0.25
 ENERGY RATING = 25

UNITS NOTES (PART 9)

L11 PROP UNITS (REAR)
 X2-5/8" LV, T-1, GALVANIZED

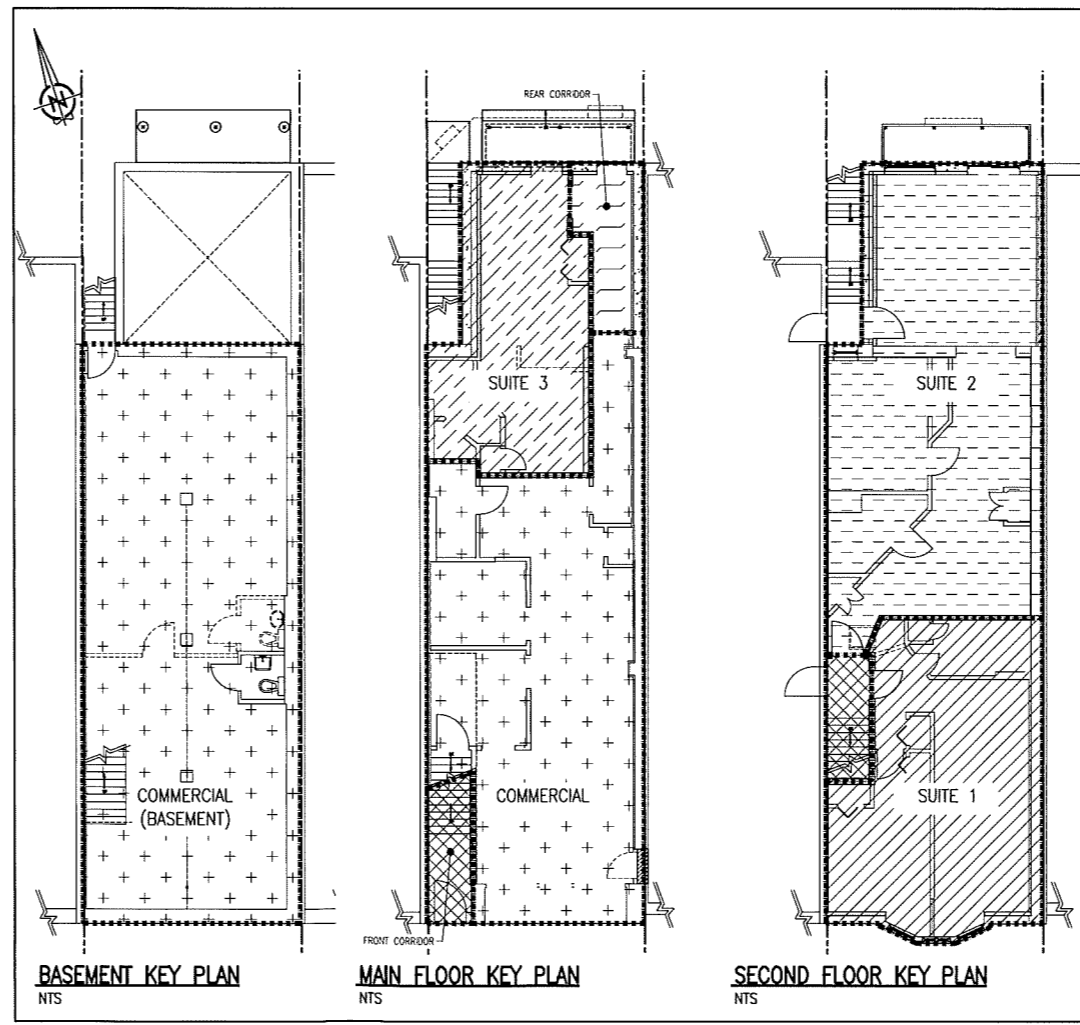
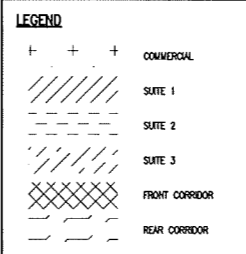
ALTERNATIVE SOLUTION NOTES: FRONT CORRIDOR (PER ENGINEER)

EX CORRIDOR WALL (FIRE SEPARATION)
 MIN 45 MIN COMMERCIAL TO RESIDENTIAL
 1" TYPE X OMB TAPED AND FINISHED
 EX 2x4" STUDS @ 16" OR 24" OC TO REMAIN
 MIN 3.5" 28 KG/M² MINERAL WOOL
 RESILIENT METAL CHANNELS @ 24" OC
 X2-1/2" TYPE X OMB TAPED AND FINISHED
 1.5 H FRR PROVIDED PER SB-3 ASSEMBLY W46 (STC = 51) OR W46 (STC = 54)
 EX CORRIDOR WALL (FIRE SEPARATION, NON-LOADBEARING)
 MIN 45 MIN COMMERCIAL TO CORRIDOR
 1" TYPE X OMB TAPED AND FINISHED
 EX 2x4" STUDS @ 16" OR 24" OC TO REMAIN
 MIN 3.5" 28 KG/M² MINERAL WOOL
 RESILIENT METAL CHANNELS @ 24" OC
 X2-1/2" TYPE X OMB TAPED AND FINISHED
 1.5 H FRR PROVIDED PER SB-3 ASSEMBLY W46 (STC = 51) OR W46 (STC = 54)
 EX FLOOR ASSEMBLY (BELOW FRONT CORRIDOR AND BEDROOM)
 EX SUBFLOOR AND JOISTS @ MAX 24" OC TO REMAIN (10 MIN PER SB-2 T.2.3.4.1)
 PROP 19MM OPSUM AND PERITE OVER 9.5MM OPSUM OR METAL LATHE (80 MIN PER SB-2 T.2.3.4.1)
 TOTAL 1.5H FRR PROVIDED
 PROP CEILING (ROOF ABOVE FRONT CORRIDOR)
 EX ROOF FRAMING @ MAX 24" OC TO REMAIN (10 MIN PER SB-2 T.2.3.4.1)
 PROP 1" TYPE X OMB TAPED AND FINISHED (40 MIN PER T. 2.3.4.8)
 TOTAL 50 MIN FRR PROVIDED
 PROP SUITE DOOR (RESIDENTIAL, FRONT CORRIDOR)
 30584", 1.0 HR FRR W/ SELF CLOSER
 LEVER HANDLE AND OUTSIDE LOCK



EXTENSIVE RENOVATION NOTES (SEE OBC 11.3.3.2(3))

PROPOSED CONSTRUCTION WITHIN AN EXISTING SUITE, OTHER THAN ONE DESCRIBED IN 11.3.3.2(2) OR IN 3.8.1.1 (1)(A), (B), (C), OR (D) IS EXEMPT FROM THE REQUIREMENTS OF SECTION 3.8, EXCEPT THAT WHERE NEW INTERIOR WALLS OR FLOOR ASSEMBLIES ARE INSTALLED:
 1. INTERIOR WALLING SURFACES THROUGHOUT THE NORMALLY OCCUPIED FLOOR AREA SHALL:
 1.1. HAVE NO OPENINGS PERMITTING THE PASSAGE OF A SPHERE MORE THAN 1.5M IN DIAMETER
 1.2. HAVE ANY ELONGATED OPENINGS ORIENTED PERPENDICULAR TO THE PATH OF TRAVEL
 1.3. BE STABLE, FIRM AND SELF-PRESERVING
 1.4. BE BEVELLED AT A MAXIMUM SLOPE OF 1 IN 2 AT CHANGES IN LEVEL, NOT MORE THAN 15MM
 1.5. BE PROVIDED AT SLOPED FLOORS OR RAISED AT CHANGES IN LEVEL, MORE THAN 15MM
 2. A CAVEMOUTH WITH ITS LEADING EDGE AT OR BELOW 600 MM AFF SHALL BE PROVIDED WHERE HEADROOM OF A NORMALLY OCCUPIED FLOOR AREA IS REDUCED TO LESS THAN 1980 MM
 3. WHERE A WASHROOM IS REQUIRED BY 3.7.4 THAT IS NOT REQUIRED TO BE ON A SHARPER FREE PATH OF TRAVEL, IT SHALL CONFORM TO 3.8.3.9, 3.8.3.10(5), AND 3.8.3.11 (5) AND HAVE AT LEAST ONE AMBULATORY WATER CLOSET SHALL OR ENCLOSURE CONFORMING WITH 3.8.3.10(10)
 4. ANY REQUIRED SIGNS SHALL BE MOUNTED MIN 1.2M AND MAX 1.5M AFF.
 5. DOORS IN PUBLIC CORRIDORS SHALL BE MIN 800MM CLEAR WITH
 6. ANY DOOR OPENING DEVICES THAT ARE THE ONLY MEANS OF OPERATION SHALL BE OPERABLE WITH A CLOSED FIST AND MOUNTED 900MM-1000MM AFF
 7. VISION PANELS IN DOORS SHALL BE MIN 700MM WIDE WITH BOTTOM MAX 900MM AFF AND MIN 250MM FROM THE LATCH TO THE NEAREST EDGE OF THE PANEL
 8. GLASS DOORS SHALL BE MARKED WITH A CONTRASTING GRAPHIC STRIP THAT
 8.1. SHALL CONTRAST THE BACKGROUND OF THE DOOR
 8.2. BE MIN 50MM WIDE AND LOCATED 150MM TO 500MM AFF
 9. IN BUILDINGS OF ASSEMBLY OCCUPANCY, ALL CLASSROOMS, MEETING ROOMS AND THEATRES OVER 100 M2 IN AREA WITH AN OCCUPANT LOAD OVER 75 SHALL BE EQUIPPED WITH ASSISTIVE LISTENING SYSTEMS ENCOMPASSING THE ENTIRE SEATING AREA
 10. WHERE MORE THAN ONE TELEPHONE IS PROVIDED FOR PUBLIC USE, A BUILT-IN SHELF OR COUNTER SHALL BE PROVIDED FOR AT LEAST ONE TELEPHONE CONFORMING TO 3.8.3.15 (2), (3), AND (4)
 11. DRINKING FOUNTAINS SHALL CONFORM TO 3.8.3.16 (2) AND (3)



ONTARIO BUILDING CODE DATA MATRIX		OBC REFERENCE
1. PROJECT DESCRIPTION	<input type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> CHANGE OF USE <input type="checkbox"/> ALTERATION	<input type="checkbox"/> PART 3 <input type="checkbox"/> PART 4
2. MAJOR OCCUPANCY(IES) C (NO DWELLING UNITS), D (BY OFFICE)		
3. BUILDING AREA (M2)	EXISTING 138.8 NEW 0 TOTAL 138.8	
4. GROSS AREA (M2)	EXISTING 282.5 NEW 0 TOTAL 282.5	
	BASEMENT COMMERCIAL 105.7 SF MAIN FLOOR COMMERCIAL 78.7 SF SUITE 1 34.8 SF SUITE 2 52.0 SF SUITE 3 34.8 SF COMMON AREAS 18.3 SF	
5. NUMBER OF STOREYS	ABOVE GRADE 2 BELOW GRADE 1	
6. HEIGHT OF BUILDING (M)	-4.7 M	
7. NUMBER OF STREETS / ACCESS ROUTES		
8. BUILDING CLASSIFICATION	PART 11 RENOVATION	
9. SPRINKLER SYSTEM PROVIDED	<input type="checkbox"/> EXISTING BUILDING <input type="checkbox"/> IN LEU OF ROOF RATING <input type="checkbox"/> BACKSIGHT ONLY <input type="checkbox"/> NON REQUIRED	
10. STAMPING REQUIRED	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	
11. FIRE ALARM REQUIRED	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	
12. WATER SERVICE / SUPPLY IS ADEQUATE	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	
13. HIGH BUILDING	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	
14. CONSTRUCTION	<input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> BOTH	
15. MEZZANINE(S) AREA M2		
16. TOTAL OCCUPANCY LOAD BASED ON	18 PERSONS <input type="checkbox"/> 42/ PERSON <input type="checkbox"/> DESIGN OF BUILDING	10 IN OFFICE 8 IN APARTMENTS
17. BARRED-FREE DESIGN	<input type="checkbox"/> YES <input type="checkbox"/> NO (EXPLAIN) PER OBC 11.3.3.2(3) ONLY	
18. HAZARDOUS SUBSTANCES	<input type="checkbox"/> YES <input type="checkbox"/> NO	

OBC PART 11 SUMMARY

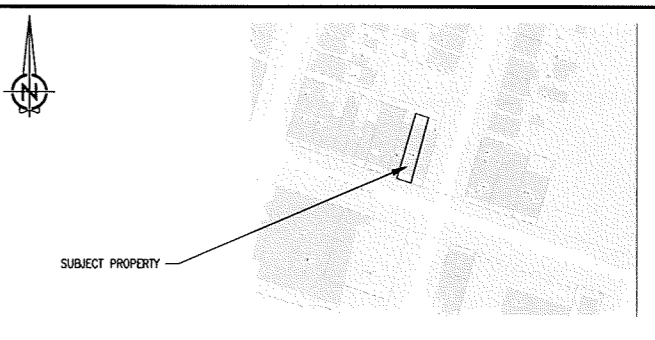
CONSTRUCTION INDEX, EXISTING BUILDING	HAZARD INDEX, EXISTING BUILDING	HAZARD INDEX, PROPOSED	REDUCTION IN PERFORMANCE LEVEL (11.4.2)	STRUCTURAL (11.4.2.1)	INCREASE IN OCCUPANT LOAD (11.4.2.2(1))	CHANGE OF MAJOR OCCUPANCY (11.4.2.3(1))	CHANGE OF MAJOR OCCUPANCY (11.4.2.3(2))	PLUMBING (11.4.2.4)	SEWAGE SYSTEMS (11.4.2.5)	COMPENSATING CONSTRUCTION REQUIRED (11.4.3)	STRUCTURAL (11.4.3.2)	INCREASE IN OCCUPANT LOAD (11.4.3.3)	CHANGE IN MAJOR OCCUPANCY (11.4.3.4(1))	MAJOR OCCUPANCY CHANGE (11.4.3.4(2))	EARLY WARNING & EVACUATION (11.4.3.4(3))	FIRE SEPARATIONS (11.4.3.4(4))	PLUMBING (11.4.3.5)	
1	4 (GROUP E + 1 DWELLING UNIT, SMALL, T.11.2.1.1.2 AND T.11.2.1.1.3)	3 (GROUP D/E + APARTMENTS, SMALL, T.11.2.1.1.1, T.11.2.1.1.4, AND T.11.2.1.1.5)	NO	NO	YES (RESIDENTIAL ONLY)	YES (SINGLE GROUP C TO MULTIPLE)	YES (FIRE SEPARATIONS)	YES	N/A	NO (RESIDENTIAL ONLY)	NO	PROVIDE EARLY WARNING AND EVACUATION IN LEU OF CL UPGRADE PER T.11.4.3.4.A	YES (PROPOSED DESIGN COMPLEX)	YES (UPGRADE PER T. 11.4.3.3.3)	YES (UPGRADE PER T. 11.4.3.3.4)	45 MIN BETWEEN RESIDENTIAL SUITES PER 9.10.8.1(4)	45 MIN TO CORRIDORS PER 9.10.8.1(5)	1.5 HR RETAIL TO RESIDENTIAL PER 9.10.9.11(2) AND T.11.4.3.4.B. PROPOSED DESIGN COMPLEX

HAZARD INDEX REQUIREMENTS (PROPOSED GROUP D OR E, H.I. = 3)

PER T.11.2.1.1.1 AND T. 11.2.1.1.4

COMMERCIAL SPACE IS NOT TO BE USED FOR:

DENTAL (SURGERY/ANESTHESIA)	SELF-SERVE DRY CLEANING
SELF-SERVE LAUNDRY	MEDICAL (SURGERY/ANESTHESIA)
PRINTING AND DUPLICATING	
AUTOMOTIVE/HARDWARE DEPARTMENT STORE	DEPARTMENT STORE
FEED AND SEED STORE	FLEA MARKET
"GAS" BAR	HOME IMPROVEMENT STORE
SHOPPING MALL	DRUG STORE
FLOOR COVERING STORE	HAIRWARE STORE
HEALTH STORE	PAINT/WALLPAPER STORE
SPORTS STORE	TOY STORE
VARIETY STORE	



LOCATION PLAN

MPERIAL: ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE NOTED

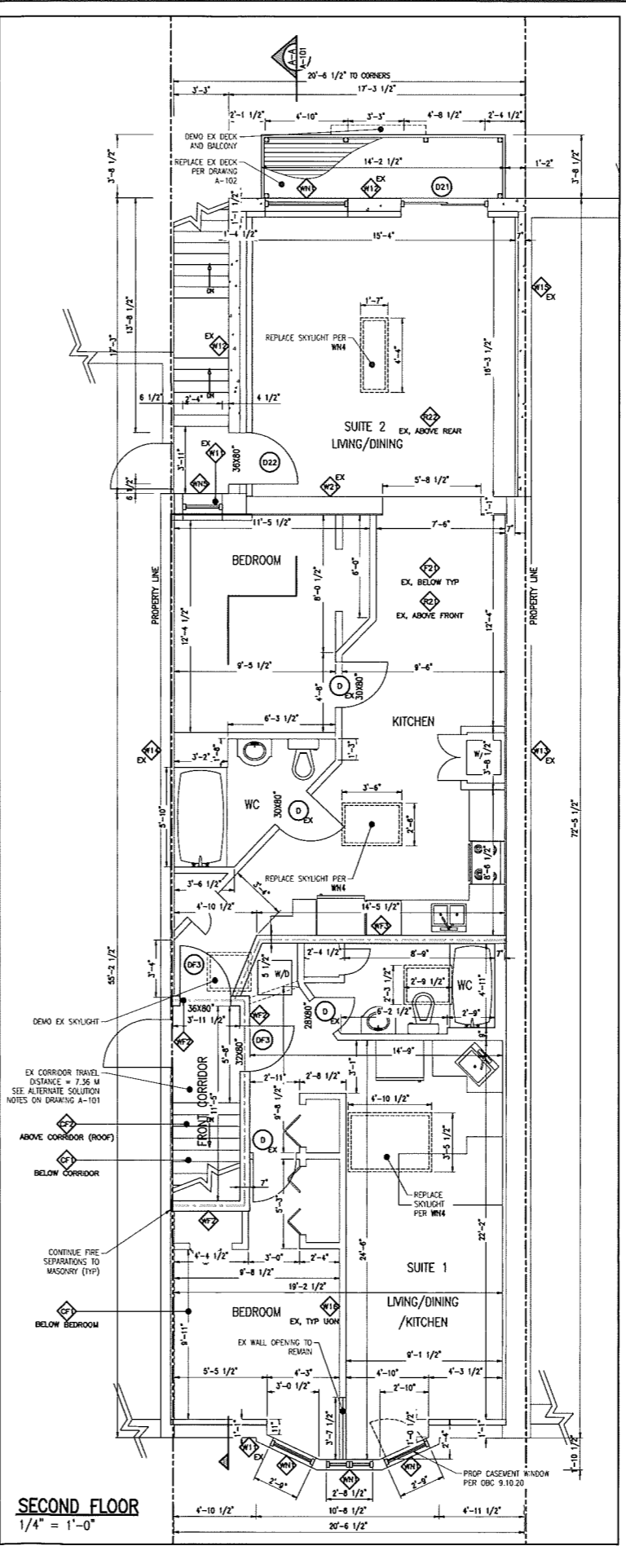
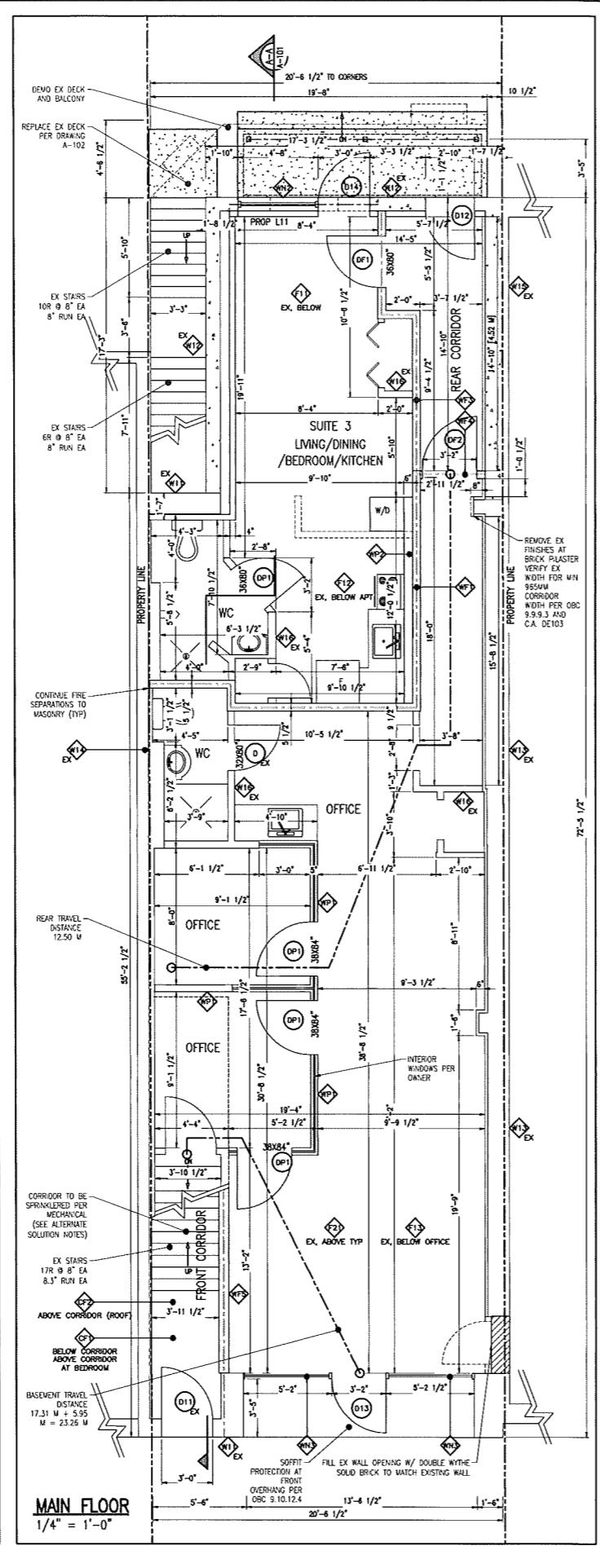
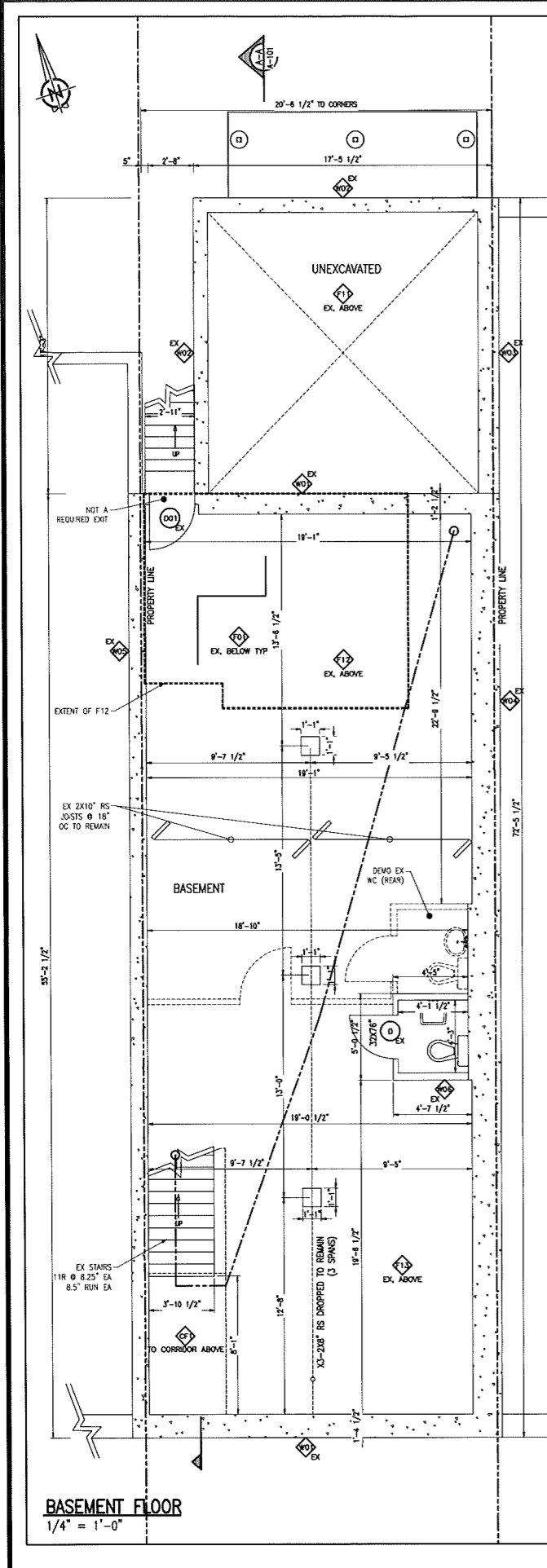
REV	Y-M-D	DESCRIPTION	BY	CHECKED
0	2021-02-01	FOR PERMIT	E SELINGER	OG WEEKES

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 (ARCHITECTURAL, PART 9 STRUCTURAL)

ELEANOR SELINGER *Eleanor Selinger* 43713
 SIGNATURE BCN
 WEEKES ENGINEERING INC 34446
 W.E. PRJ #: 1454 DWG: A-100 SHT: 1 REV: 0

130 FERRIS AVENUE
 HAMILTON ON L8M1P2
 905-218-5448
 www.weekesengineering.com

1141 MAIN ST E
 HAMILTON, ON L8M1P2
 PROPOSED INTERIOR RENOVATION



DAYLIGHTING

	Min Area Required (SM)	Area Provided (SF)	Area Provided (SM)	Min Glass Area Required (SF, CA)	Min Glass Area Provided (SF, CA)	Glass Area Ex (SF)	Glass Area Provided (SF)
Main Floor Apartment							
Bedroom/Living/Dining/Kitchen	22.15	252.72	23.48	25.27	n/a	13.75	25.33
Second Floor Front							
Bedroom	9	122.024	11.34	6.10	3.05	11.67	11.67
Living/Dining/Kitchen	18.9	213.25	19.81	21.33	10.66	25.86	25.86
Second Floor Rear							
Bedroom	9	120.19	11.17	6.01	3.00	7.33	7.33
Living/Dining	15.2	262.47	24.38	26.25	13.12	40.81	40.81
Kitchen	4.2	274.33	25.49	n/a		6.86	6.86

IMPERIAL: ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE NOTED

REV	Y-M-D	DESCRIPTION	BY	CHECKED
0	2022-02-01	FOR PERMIT	E SELINGER	DG WEEKES

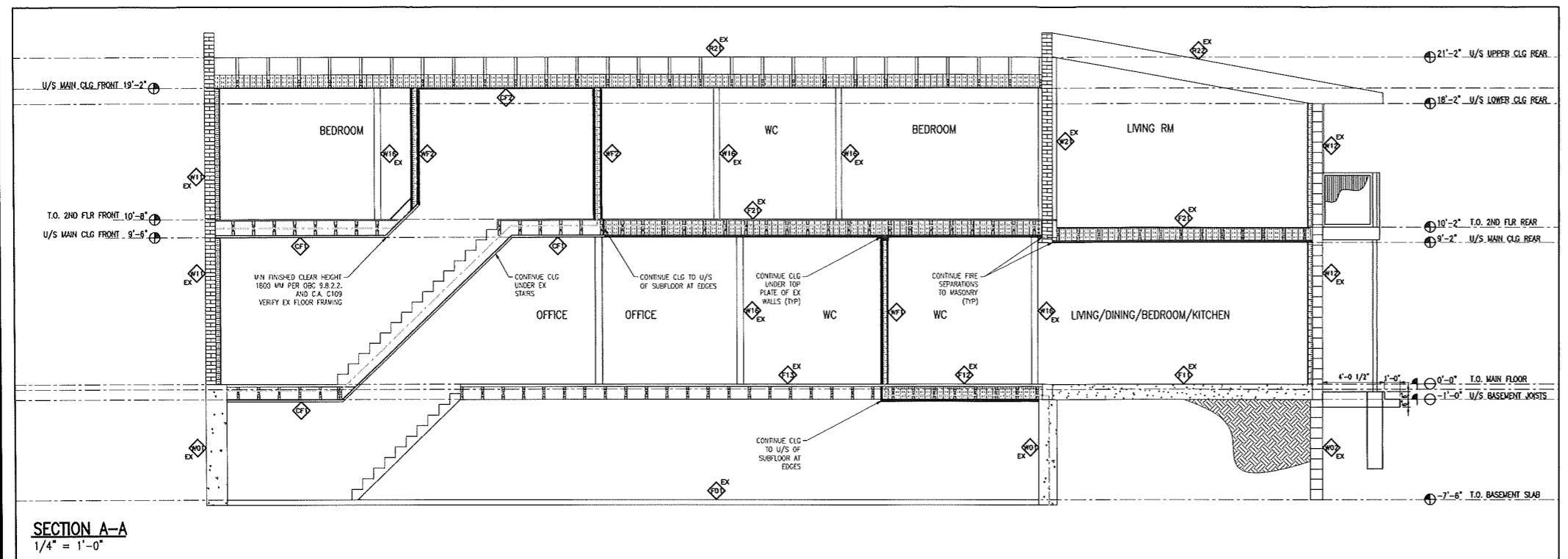
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ELEANOR SELINGER *Eleanor Selinger* 43713
SIGNATURE ECH
WEEKES ENGINEERING INC 34446 ECH

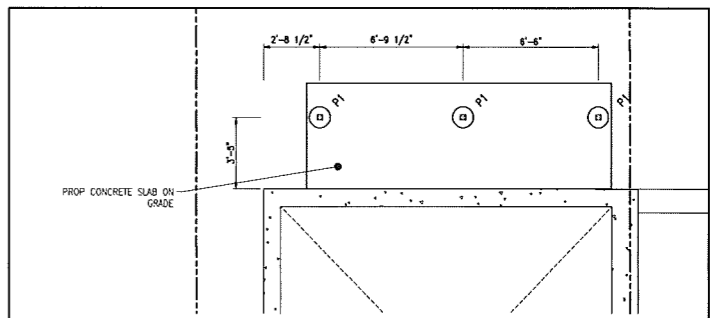
WEEKES ENGINEERING
130 BRIDGEMAN AVE N
HAMILTON ON L8M1P2
905-216-5442
www.WeekesEngineering.com

1141 MAIN ST E
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PROPOSED INTERIOR RENOVATION

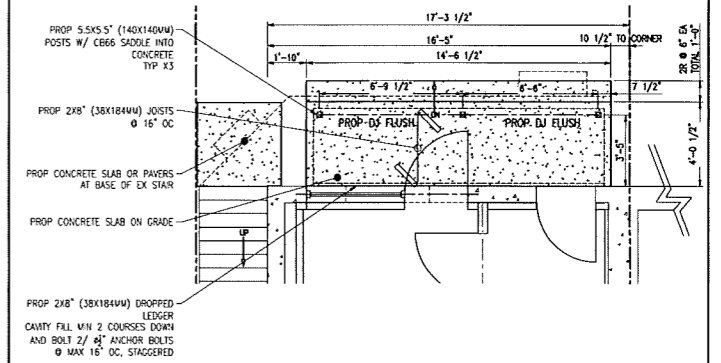
W.E. Prj #: 1454 DWG: A-101 SHT: 1 REV: 0



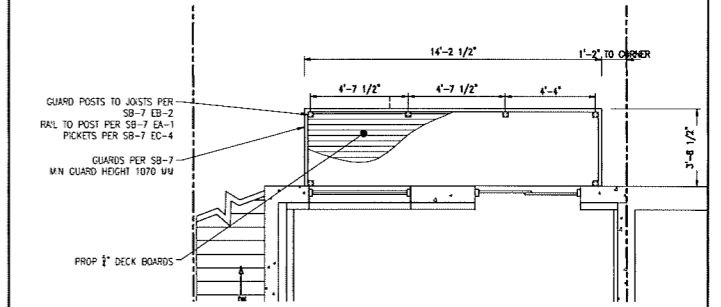
SECTION A-A
1/4" = 1'-0"



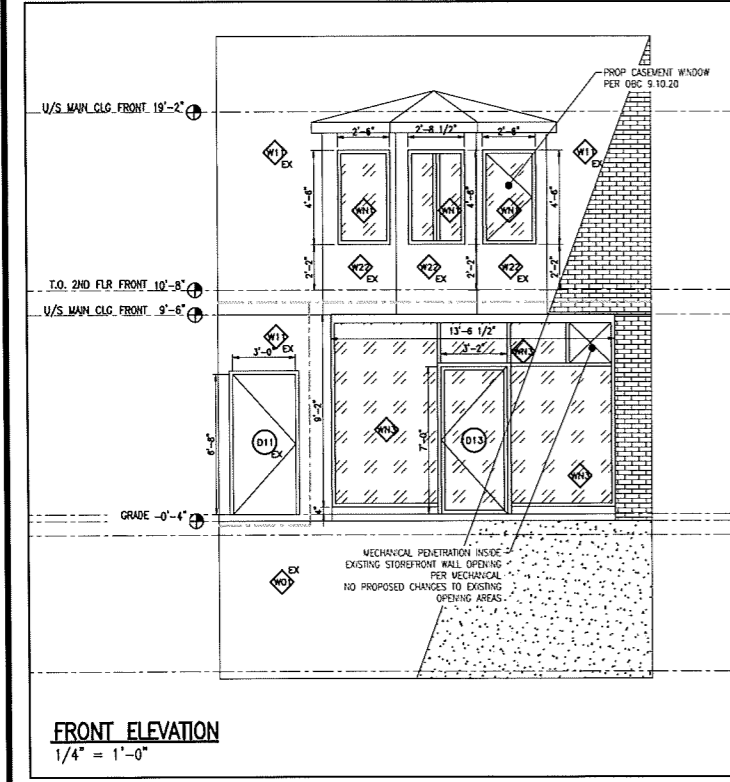
BASEMENT FLOOR (DECK)
1/4" = 1'-0"



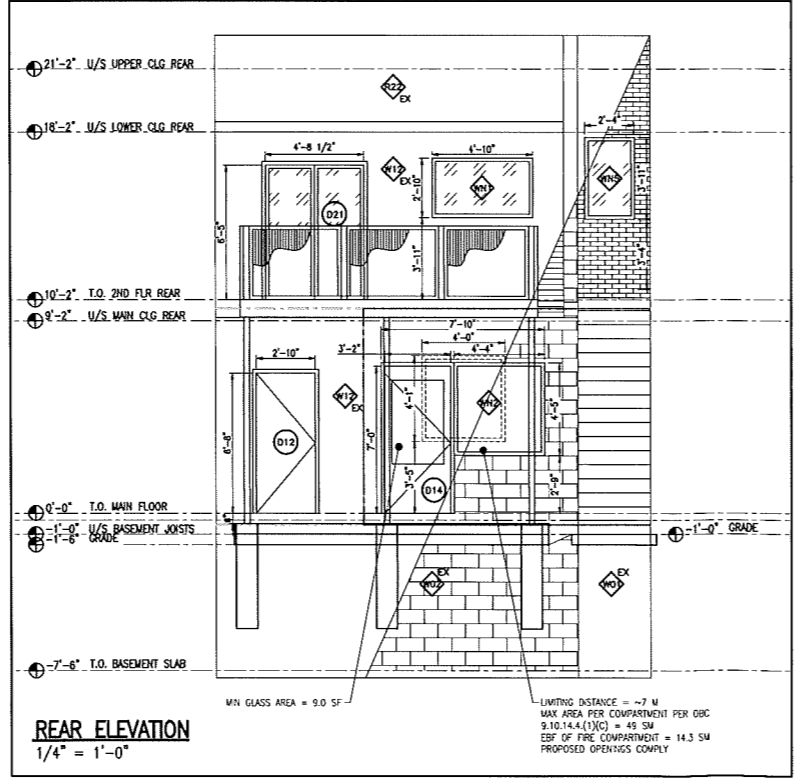
MAIN FLOOR (DECK)
1/4" = 1'-0"



SECOND FLOOR (DECK)
1/4" = 1'-0"



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



REAR ELEVATION
1/4" = 1'-0"

PIER NOTES

P1
PROP PIER
MIN #12 PIER
80% OF PTD MIN 4" BELOW GRADE
TOP OF PIER MIN 6" ABOVE GRADE

IMPERIAL: ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE NOTED

REV	Y-M-D	DESCRIPTION	BY	CHECKED
0	2021-02-01	FOR PERMIT	E SELINGER	DG WEEKES

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ELEANOR SELINGER *Eleanor Selinger* 43713
SIGNATURE BCN
WEEKES ENGINEERING INC. 24446
BCN

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1141 MAIN ST E
HAMILTON, ON L8M1P2
PROPOSED INTERIOR RENOVATION

W.E. Prj #: 1454 DWG: A-102 SH1: 1 REV: 0



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:

Duca Financial

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:

Main floor dwelling unit within 0.9m of exterior grade. Main floor elevation is existing.

- Second Dwelling Unit Reconstruction of Existing Dwelling

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

Existing lot is too small to achieve the height to grade required by the by-law without extensive reconstruction of the main level.

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**):

1141 Main St E, Hamilton, ON
Plan 62R-5505, Lot 185 (west half)
PIN 17227-0281

7. PREVIOUS USE OF PROPERTY

- Residential Industrial Commercial
Agricultural Vacant

Other _____

8.1 If Industrial or Commercial, specify use Retail

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?

No visible evidence

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.

8 March, 2022
Date

[Signature]
Signature Property Owner(s)

D. J. [Name]
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage 6.31 M
Depth 30.68 M
Area 193.5 SM
Width of street ~20 M

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:

Building Area 135.9 SM, GFA 262.5 SM, 2 storeys, 6.31 M wide, 10.97 M deep, ~6.7 M high

Proposed

Building Area 135.9 SM, GFA 262.5 SM, 2 storeys, 6.31 M wide, 10.97 M deep, ~6.7 M high

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

Existing:

Party walls to east and west sides, ex F.Y. Setback ~2.7 M, Ex R.Y. setback ~4.2 M to deck, ~5.4 M to wall

Proposed:

No proposed changes to existing setbacks, height, or lot

13. Date of acquisition of subject lands:
March 10th 2021
-
14. Date of construction of all buildings and structures on subject lands:
1920s
-
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):
Main floor commercial with one second floor dwelling unit.
-
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):
Mixed use commercial/residential
-
17. Length of time the existing uses of the subject property have continued:
~100 years
-
18. Municipal services available: (check the appropriate space or spaces)
Water Y Connected Y
Sanitary Sewer Y Connected Y
Storm Sewers Y
19. Present Official Plan/Secondary Plan provisions applying to the land:
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:

City of Hamilton By-Law 05-200
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)
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.