



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-21:437

**APPLICANTS:** Agent Batory Planning & Development c/o C. Langley  
Owners J. & J. Franczuz

**SUBJECT PROPERTY:** Municipal address **237 Broadway Ave., Hamilton**

**ZONING BY-LAW:** Zoning By-law 6593, as Amended 95-02, 95-33 & 80-274

**ZONING:** "C/S-1335 and S-1335a & S-720" (Urban Protected Residential) district

**PROPOSAL:** To permit the construction of a Second full storey addition above the existing single family dwelling and a proposed 2 storey addition to the rear and exterior side yard of the existing single family dwelling and to convert the proposed 2 storey addition into a secondary dwelling unit notwithstanding that;

1. A maximum gross floor area of 358.0 m<sup>2</sup> shall be provided instead of the maximum permitted gross floor area of 233.05 m<sup>2</sup>.

Notes:

An Encroachment Agreement with the Public Works Department may be required for existing frame shed and board fence shown to encroach on the Road Allowance (Willowcrest Avenue). For further information, please contact [encroachment@hamilton.ca](mailto:encroachment@hamilton.ca)

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

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**DATE:** Thursday, May 12<sup>th</sup>, 2022  
**TIME:** 2:55 p.m.  
**PLACE:** Via video link or call in (see attached sheet for details)  
To be streamed at  
[www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)  
for viewing purposes only

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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:

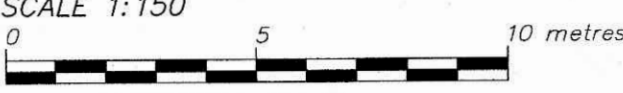
- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

DATED: April 26<sup>th</sup>, 2022.

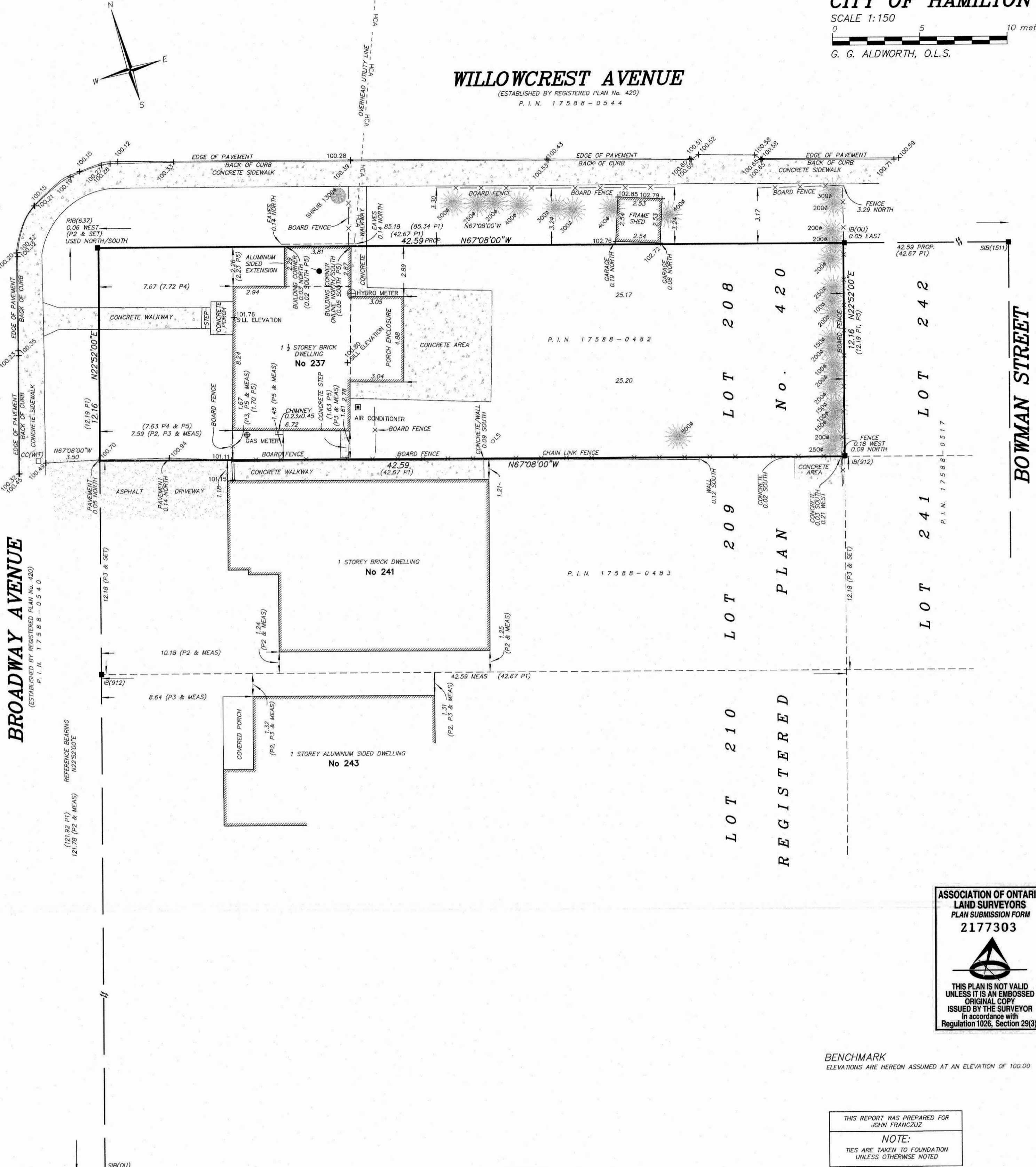
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Jamila Sheffield,  
Secretary-Treasurer  
Committee of Adjustment

***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.***

**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1**  
**PLAN OF**  
**LOT 208**  
**REGISTERED PLAN No. 420**  
**NOW IN THE**  
**CITY OF HAMILTON**  
**SCALE 1:150**  
  
**G. G. ALDWORTH, O.L.S.**

**WILLOWCREST AVENUE**  
 (ESTABLISHED BY REGISTERED PLAN No. 420)  
 P. I. N. 1 7 5 8 8 - 0 5 4 4



**BROADWAY AVENUE**  
 (ESTABLISHED BY REGISTERED PLAN No. 420)  
 P. I. N. 1 7 5 8 8 - 0 5 4 0

**BOWMAN STREET**

**LOT 208**  
**LOT 209**  
**LOT 210**  
**LOT 241**  
**LOT 242**  
**LOT 243**  
**REGISTERED PLAN No. 420**

**ASSOCIATION OF ONTARIO LAND SURVEYORS**  
**PLAN SUBMISSION FORM**  
**2177303**



**THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3).**

**BENCHMARK**  
 ELEVATIONS ARE HEREON ASSUMED AT AN ELEVATION OF 100.00

THIS REPORT WAS PREPARED FOR JOHN FRANCUZ

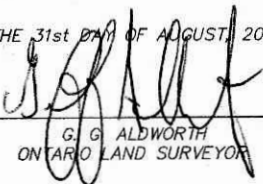
**NOTE:**  
 TIES ARE TAKEN TO FOUNDATION UNLESS OTHERWISE NOTED

**NOTE:**  
 A. J. CLARKE & ASSOCIATES LTD. is not liable for use of this REPORT by any party or parties for FUTURE TRANSACTIONS or for any unrelated purposes.  
 This REPORT reflects conditions at time of survey. UPDATING may be required to issue ADDITIONAL COPIES subsequent to DATE of the SURVEYOR'S CERTIFICATE.

**SURVEYOR'S CERTIFICATE:**  
 I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 31st DAY OF AUGUST, 2021

SEPTEMBER 9, 2021  
 DATE

  
 G. G. ALDWORTH  
 ONTARIO LAND SURVEYOR

 **A. J. Clarke and Associates Ltd.**  
 SURVEYORS • PLANNERS • ENGINEERS  
 25 MAIN STREET WEST, SUITE 300  
 HAMILTON, ONTARIO, L8P 1H1  
 TEL. 905-528-8761 FAX 905-528-2289  
 email: ajc@ajclarke.com

**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1 - PLAN R-4588**

**PART 2**  
 - PARCEL IS NOT SUBJECT TO ANY EASEMENTS OR RIGHTS-OF-WAY  
 - THE FRAME GARAGE IS LOCATED COMPLETELY OUTSIDE THE PROPERTY  
 - THE NORTH WALL OF THE SUBJECT DWELLING IS LOCATED A MAXIMUM OF 0.03m NORTH OF THE PROPERTY LINE  
 - EAVES ON THE NORTH SIDE OF THE SUBJECT DWELLING ARE LOCATED A MAXIMUM OF 0.14m NORTH OF THE NORTHERLY PROPERTY LINE  
 - THE ASPHALT DRIVEWAY ASSOCIATED WITH No. 241 BROADWAY IS PARTIALLY LOCATED ONTO THE SUBJECT LANDS BY A MAXIMUM OF 0.14m  
 - PLEASE NOTE THE LOCATION OF FENCES AS SHOWN ON THE PLAN

BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF BROADWAY AVENUE AS SHOWN ON REGISTERED PLAN No. 420, HAVING A BEARING OF N22°52'00".

**LEGEND:**

- DENOTES FOUND BAR
- DENOTES PLANTED BAR
- IB DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- RIB DENOTES ROUND IRON BAR
- CC DENOTES CUT CROSS
- (OU) DENOTES ORIGIN UNKNOWN
- (637) DENOTES H. B. ASHENHURST, O.L.S.
- (912) DENOTES A. J. CLARKE & ASSOCIATES LTD.
- (1511) DENOTES GUIDO V. CONSOLI, O.L.S.
- (P1) DENOTES REGISTERED PLAN No. 420
- (P2) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY A. J. CLARKE & ASSOCIATES LTD. DATED JUNE 20, 1997 (INDEXED E-15204)
- (P3) DENOTES PLAN OF SURVEY BY MARIO IARUCCI, O.L.S. DATED OCTOBER 30, 1988 (INDEXED H-6336)
- (P4) DENOTES PLAN OF SURVEY BY H. B. ASHENHURST, O.L.S. ATTACHED TO ARCHITECTURAL PLANS RECEIVED FROM DA DESIGNS (PAGE No. D0.1)
- (P5) DENOTES PLAN OF SURVEY BY MacKAY & MacKAY LTD. DATED JULY 15, 1943 (INDEXED Y-4436)
- TW DENOTES TOP OF WALL
- LS DENOTES LIGHT STANDARD
- 300# DENOTES TREE DIAMETER
- (WT) DENOTES WITNESS

**METRIC:**  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

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PROJECT No 218203R

# Arborist Report and Tree Protection Plan

for

237 Broadway Avenue

**Prepared for:**

Dan Acimovic

[Dan@dadesigninc.ca](mailto:Dan@dadesigninc.ca)

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**Prepared by:**

**KENT NIELSEN**

**ISA CERTIFIED ON-0210A**

**FOREST TECHNICIAN, HORTICULTURAL JOURNEYMAN, TRAQ**



**NEW WORLD ARBORIST**

P.O. Box 119

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[newworldarborist@gmail.com](mailto:newworldarborist@gmail.com)

416-540-5753

**November 4, 2021**





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## Arborist Report for 237 Broadway Avenue

### Introduction

At the request of Dan Acimovic, this report was written to satisfy tree by-law requirement No.15-125 for City of Hamilton. Owners propose new construction with enlarged entrance to parking pad at back. Property address is 237 Broadway Avenue. Property is a corner lot, located at corner of Broadway Avenue and Willowcrest Avenue. Entrance to parking pad is at Willowcrest Avenue.

Tree assessment was done from ground. Tools implemented during assessment included diameter tape, tape measure, probe and photographic equipment. Diameter at Breast Height (DBH) was determined at 1.3 metres above ground. Tree numbers correspond with numbers shown on site plan (T1 is Tree #1, etc.).

### Discussion

On August 3, 2021, I assessed trees within site area. After reviewing drawings provided, I contacted Urban Forestry. Through conversation, I learned that in this area of Hamilton, private trees are not protected. Tree by-law for this address only protects city owned trees. There are 12 city owned trees within site area. Trees T1-T8 are Norway spruce (*Picea abies*). Trees T9-T12 are Eastern white cedar (*Thuja occidentalis*). It is not likely that these trees were planted by City of Hamilton. These species are not typically used as street trees.

Many years ago, a fence was erected on city property and enclosed the 12 city owned trees discussed here. Probably around that time a tree house type structure was erected between tree T7 and tree T8. Over the years, both trees grew and were damaged by attempting to engulf parts of structure. Both trees have structural defects at connection with structure. It might be feasible to retain tree #7.

Tree #8 has structural defects where it is attempting to engulf structure. Tree also has structural defect at co-dominant stems. Defect travels from base to included bark. This tree is in poor structural condition. Tree is also in conflict with proposed drive. Excavation for entrance to parking area would encroach the tree protection zone by 2.6m. It is a 54cm Norway spruce, with a tpz of 3.6m. Tree would suffer too much root loss for retainment. Tree in my professional opinion should be removed regardless of new construction.

Other trees to be removed which are by-law protected are T9, 31cm Eastern white cedar, T10, 21cm Eastern white cedar, T11 22cm Eastern white cedar and T12, 25cm Eastern white cedar. All of which are part of an old cedar hedge located near back property line.



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Trees to be removed which are not tree by-law protected are T13, T14, T15 and T27 (in poor structural condition).

Tree #1, 57cm Norway spruce has a wide spreading crown. Its scaffold branches extend 7 metres into yard. To be able to proceed with construction, some scaffold branches will need to be removed.

## Permits

We request permit to injure:

- Tree #1, 57cm Norway spruce (*Picea abies*)

We request permit to remove:

- Tree #8, 54cm Norway spruce (*Picea abies*)
- Tree #9, 31cm Eastern white cedar (*Thuja occidentalis*)
- Tree #10, 21cm Eastern white cedar (*Thuja occidentalis*)
- Tree #11, 22cm Eastern white cedar (*Thuja occidentalis*)
- Tree #12, 25cm Eastern white cedar (*Thuja occidentalis*)

## Tree Protection Plan

*City of Hamilton Tree Protection Policy, Appendix F<sup>1</sup>:*

The following is according to the City of Hamilton's special provision SP-97.

### General

Tree Protection shall be in accordance with OPSS 801 as amended by this special provision.

### Construction

Where indicated on the tree removal and protection plan, all existing trees shall be protected from damage in accordance with the tree protection details given on the Contract drawings before the start of any works on this contract. Once tree protection is in place, the Contractor shall notify the City of Hamilton Forestry Section in order to arrange for inspection of all tree protection measures.

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<sup>1</sup> <https://www.hamilton.ca/sites/default/files/media/browser/2015-04-22/right-of-way-manual-appendixf.pdf>



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The Contractor shall not trim any trees. Where trimming is necessary, the Contractor shall contact the City of Hamilton Forestry Section to arrange for tree trimming. Confine movement of heavy equipment and storage of same and materials to a predetermined area. Equipment shall not be placed or move over soil within the dripline of any tree. Do not store materials or place equipment over root systems. No rigging cables shall be wrapped around or on trees. Contractor shall be responsible for the installation of protective fencing or approved equal, installed in accordance with City of Hamilton Forestry Section requirements, unless directed otherwise. Where the installation of the tree protection fencing is not practical, tree protection shall be placed as close as possible to the leading edge of the crown and never close than 1.85m (6 ft) from the trunk without approval of the Manager of Forestry of his representative. This item shall include all costs to supply, install, maintain, relocate, and remove all required materials for tree protection, as necessary.

## Methodologies

Prior to any demolition, T8-T11 and T12 will be removed.

Fencing and structure between T7 and T8 will be removed supervised by project arborist, Kent Nielsen. Wooden structure will be removed by hand carefully, so as to do as little damage as possible. Once structure has been removed, trees will be assessed for structural integrity.

Existing walkway within tpz for city trees will be removed by hand. If there are broken or damaged roots, they will be pruned using good arboricultural practice. Backfilling will be completed using horticultural quality soil.

Trees T1 and T7 will be protected by hoarding installed along edge of sidewalk then 3.6m from T1, then run along edge of proposed walk at 3.0m from T4, as shown on tree protection plan.

## Replanting Plan

Due to the condition and species of trees to be removed, we request 4 trees to be replanted as adequate compensation for removals:

- 1, 60mm Ginkgo (*Ginkgo biloba*), at front.
- 2, 60mm Red oak (*Quercus rubra*), at back.
- 1, 60mm Hackberry (*Celtis occidentalis*), at back.



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## Conclusions and Recommendations

In my professional opinion, trees to be preserved should not suffer from proposed construction if recommendations within this report are followed. Trees to be injured should recover from their injuries.

The replacement of 4 trees is adequate compensation for removal of T8 (in poor condition), T9, T10, T11 and T12 which do not contribute significantly to environment.

Urban Forestry should assess trees to be retained. Removal of dead and dying trees or tree stems should be removed.

Kent Nielsen,  
Consulting Arborist



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A brief explanation of each tree assessment category included in the inventory is outlined below:

**Species** – The common and botanical names are provided for each tree.

**Diameter at Breast Height (DBH)** – The diameter of each tree, in centimetres, at breast height (1.4M above grade). Where (est.) appears, diameter was estimated due to limited access.

**Trunk Integrity (TI)** – An assessment of the tree's trunk for any externally-visible defects or weaknesses. It is rated on an ascending scale of poor-fair-good.

**Canopy Structure (CS)** – An assessment of the tree's main scaffold branches and the canopy of the tree for defects or weaknesses visible from ground level. Binoculars were used as an assessment aid. It is also rated on an ascending scale of poor-fair-good.

**Canopy Vitality (CV)** – An assessment of the general health and vigour of the tree, derived partly through a comparison of deadwood and live growth relative to a 100% healthy tree. The size and colour of foliage are also considered in this category. This indicator is also rated on an ascending scale of poor-fair-good.

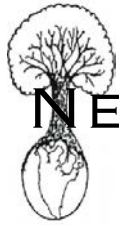
**Tree Protection Zone (TPZ)** – The tree protection zone, in metres The TPZ is based on tree diameter; the actual recommended or required TPZ size may vary (see Discussion – Tree Preservation).

**Location (LOC)** – The location of the tree relative to the subject site: on the subject site (S), on neighbouring property (N), on municipal property (M), or on property boundary (B).

**Recommendation (REC)** – The recommendation for each tree: Protect (P), Injure (I), Required removal for proposed construction (R1), Recommended removal due to tree condition, Maintenance (-M).

**Comments** – Comments pertaining to the tree may be provided, as needed. Not applicable (N/A).





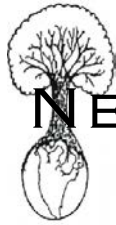
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## Tree Inventory for 237 Broadway Avenue

Tree #	Common Name	Botanical Name	DBH	CW	TI	CS	CV	TPZ	LOC	REC	Comments
1	Norway spruce	Picea abies	57cm	7m	F	F	F	3.6m	M	I	• Co-dominant dead stem
2	Norway spruce	Picea abies	25cm	7m	G	G	F	2.4m	M	P	• Narrow crown
3	Norway spruce	Picea abies	25cm	7m	G	G	F	2.4m	M	P	• Narrow crown
4	Norway spruce	Picea abies	46cm	8m	P	G	F	3.0m	M	P	• Structural defect and decay near base at location of co-dominant trunk loss
5	Norway spruce	Picea abies	33cm	8m	N/A	N/A	N/A	2.4m	M	P	• 90% dead, hazard with crack
6	Norway spruce	Picea abies	33cm	7m	G	G	F	2.4m	M	P	
7	Norway spruce	Picea abies	51cm	6m	P	G	F	3.6m	M	P	• Structural defect at engulfing tree house at 2 locations
8	Norway spruce	Picea abies	54cm	5m	P	G	F	3.6m	M	R	• Structural defect at co-dominant stems with included bark and seam
9	Eastern white cedar	Thuja occidentalis	31cm	3.5m	F	F	F	2.4m	M	R	
10	Eastern white cedar	Thuja occidentalis	21cm	3.5m	F	F	F	2.4m	M	R	

*This report was written on November 4, 2021 for 237 Broadway Avenue  
 by Kent Nielsen, ISA Certified ON-0210A, Forest Technician and Horticultural Journeyman, TRAQ*



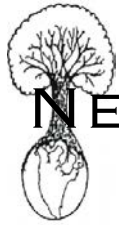
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11	Eastern white cedar	Thuja occidentalis	22cm	3.5m	F	F	F	2.4m	M	R	
12	Eastern white cedar	Thuja occidentalis	25cm	3m	G	F	G	2.4m	M	R	
13	Eastern white cedar	Thuja occidentalis	24cm	3m	P	F	F	N/A	S	R	• Tree #13-27 not protected by tree by-law
14	Eastern white cedar	Thuja occidentalis	30cm	3m	P	F	F	N/A	S	R	
15	Eastern white cedar	Thuja occidentalis	10cm	3m	F	F	P	N/A	S	R	• Partly dead
16	Eastern white cedar	Thuja occidentalis	22cm	4m	F	F	F	N/A	S	P	
17	Eastern white cedar	Thuja occidentalis	16cm	4m	P	F	F	N/A	S	P	• Co-dominant
18	Eastern white cedar	Thuja occidentalis	18cm	5m	P	F	F	N/A	S	P	• Co-dominant
19	Eastern white cedar	Thuja occidentalis	13cm	5m	P	P	P	N/A	S	P	• Mostly dead

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20	Eastern white cedar	Thuja occidentalis	23cm	5m	P	F	F	N/A	S	P	
21	Eastern white cedar	Thuja occidentalis	21cm	4m	P	F	F	N/A	S	P	• Co-dominant
22	Eastern white cedar	Thuja occidentalis	19cm	4m	P	F	F	N/A	S	P	
23	Eastern white cedar	Thuja occidentalis	13cm	3m	P	P	P	N/A	S	P	• Mostly dead
24	Eastern white cedar	Thuja occidentalis	16cm	3m	F	F	F	N/A	S	P	
25	Eastern white cedar	Thuja occidentalis	23cm	3m	P	F	F	N/A	S	P	• Co-dominant, leans
26	Eastern white cedar	Thuja occidentalis	26cm	3m	P	F	F	N/A	S	P	• Co-dominant
27	Norway spruce	Picea abies	70cm+62cm	12m	P	F	F	N/A	S	R	• Co-dominant trunks, structural defect travels from base, included bark

M: metres DBH: Diameter at Breast Height

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**All trees situated on City property are protected under provisions of City by-laws.  
In order to protect trees within or near a construction site you must consider the following:**

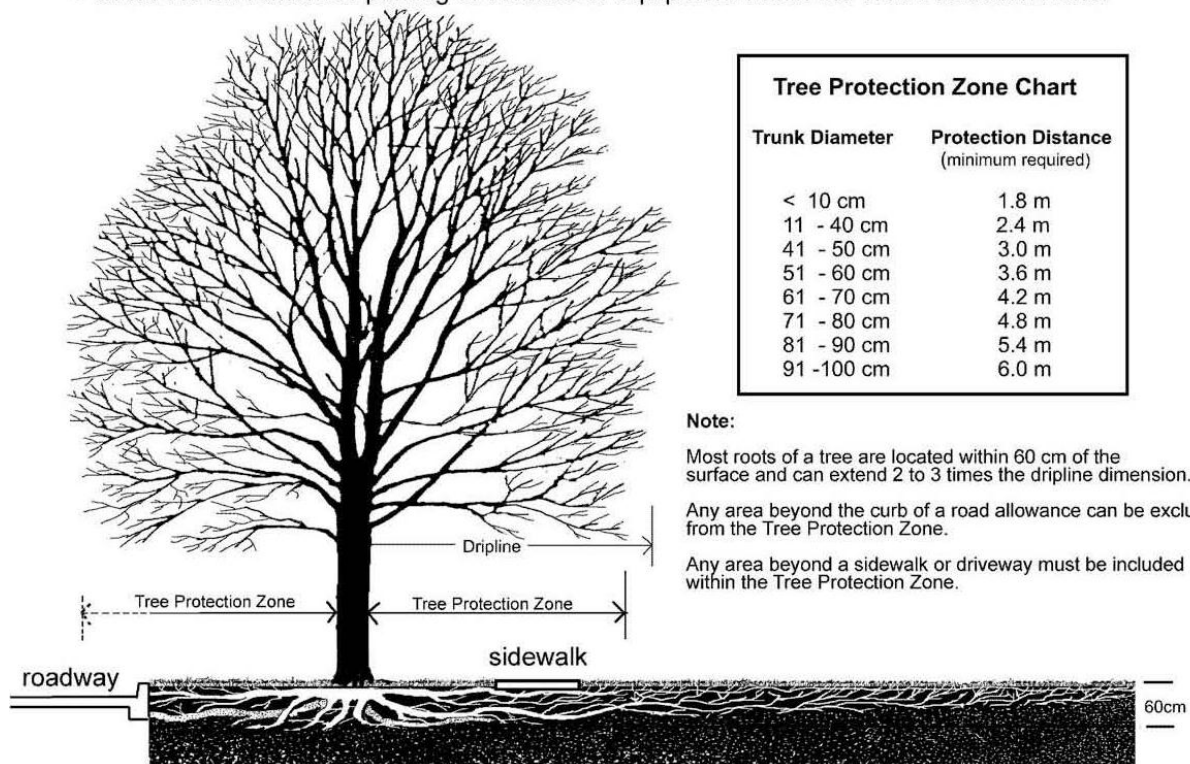
Use the chart below to determine the Tree Protection Zone.

Deliniate or fence off the Tree Protection Zone by means appropriate to the project.  
e.g. caution tape for short duration, snow fencing or plywood hoarding for longer.

Avoid excavating within or near the Tree Protection Zone.

Within the Tree Protection Zone of a tree please remember:

- avoid any alteration or disturbance to existing grade;
- do not change grade by adding fill, excavating or scraping;
- do not store construction materials, soil, waste material or dispose of liquid material;
- if no other options for storing of excavated material is available, place soil on a tarp and avoid the base of the tree as much as possible.
- avoid the movement or parking of vehicles or equipment within the Tree Protection Zone.



2

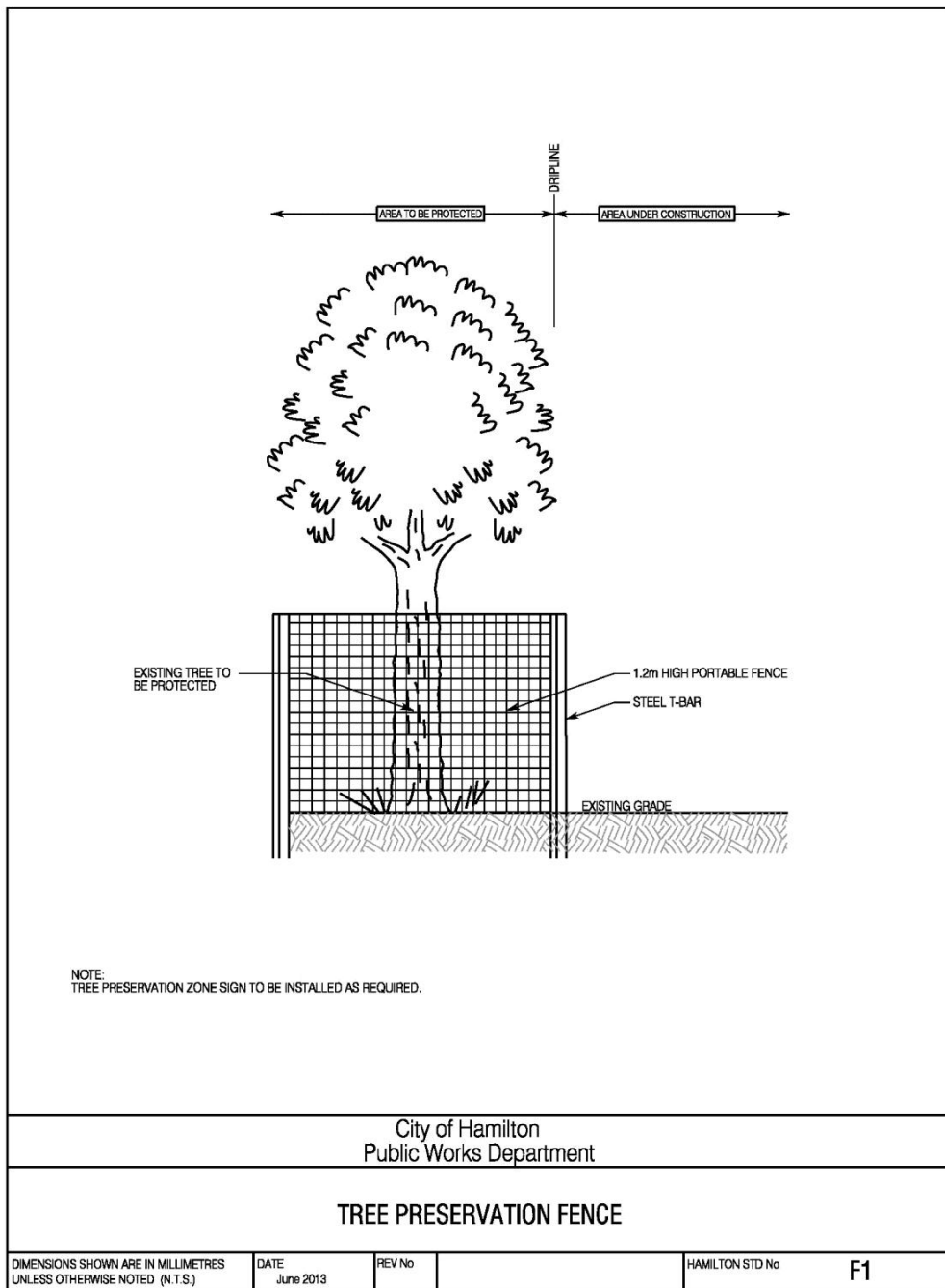
<sup>2</sup> Source: <https://www.hamilton.ca/sites/default/files/media/browser/2015-04-22/right-of-way-manual-appendixf.pdf>



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## Tree Preservation Fencing



3

<sup>3</sup> Source: <https://www.hamilton.ca/sites/default/files/media/browser/2015-04-22/right-of-way-manual-appendixf.pdf>





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Looking toward row of city owned Norway spruce, T1-T8



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T1 57cm Norway spruce with dead co-dominant stem



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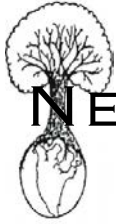
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T1 lower scaffold branches removed, same throughout row



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newworldarborist@gmail.com

T2 25cm Norway spruce, narrow crown



*This report was written on November 4, 2021 for 237 Broadway Avenue  
by Kent Nielsen, ISA Certified ON-0210A, Forest Technician and Horticultural Journeyman, TRAQ*





# NEW WORLD ARBORIST

Kent Nielsen  
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416.540.5753  
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T3 25cm Norway spruce, narrow crown



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# NEW WORLD ARBORIST

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T4 46cm Norway spruce, poor trunk integrity due to decay and structural defects



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# NEW WORLD ARBORIST

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T5 33cm Norway maple, mostly dead with crack



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# NEW WORLD ARBORIST

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T6 35cm Norway spruce narrow crown



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# NEW WORLD ARBORIST

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T7 51cm Norway spruce, structural defects where tree is attempting to engulf tree house



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by Kent Nielsen, ISA Certified ON-0210A, Forest Technician and Horticultural Journeyman, TRAQ*



# NEW WORLD ARBORIST

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T8 54cm Norway spruce structural defects where tree is attempting to engulf tree house



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by Kent Nielsen, ISA Certified ON-0210A, Forest Technician and Horticultural Journeyman, TRAQ*





# NEW WORLD ARBORIST

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T8 co-dominant stems with included bark, structural defect travels from base to included bark



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# NEW WORLD ARBORIST

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416.540.5753  
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Looking toward T8 to T1



*This report was written on November 4, 2021 for 237 Broadway Avenue  
by Kent Nielsen, ISA Certified ON-0210A, Forest Technician and Horticultural Journeyman, TRAQ*





# NEW WORLD ARBORIST

Kent Nielsen  
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416.540.5753  
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Row of cedars at back of property



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by Kent Nielsen, ISA Certified ON-0210A, Forest Technician and Horticultural Journeyman, TRAQ*





# NEW WORLD ARBORIST

Kent Nielsen  
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416.540.5753  
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T9 31cm Eastern white cedar in fair condition



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# NEW WORLD ARBORIST

Kent Nielsen  
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416.540.5753  
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T10 21cm Eastern white cedar in fair condition



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by Kent Nielsen, ISA Certified ON-0210A, Forest Technician and Horticultural Journeyman, TRAQ*





# NEW WORLD ARBORIST

Kent Nielsen  
P.O. Box 119  
Acton, ON L7J 2M2  
416.540.5753  
newworldarborist@gmail.com

T11 22cm Eastern white cedar suffers from crowding similar to other cedars in row



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by Kent Nielsen, ISA Certified ON-0210A, Forest Technician and Horticultural Journeyman, TRAQ*



# NEW WORLD ARBORIST

Kent Nielsen  
P.O. Box 119  
Acton, ON L7J 2M2  
416.540.5753  
newworldarborist@gmail.com

T12 25cm Eastern white cedar, included bark at union



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by Kent Nielsen, ISA Certified ON-0210A, Forest Technician and Horticultural Journeyman, TRAQ*



March 23, 2022

**City of Hamilton**

71 Main Street West, 5<sup>th</sup> Floor  
Hamilton, ON  
L8P 4Y5

**Attention: Committee of Adjustment, City of Hamilton**

To Whom it may concern:

**Re: 237 Broadway Ave, Hamilton, ON L8S 2H9  
Letter of Authorization, Planning & Project Management  
Committee of Adjustment Application: 237 Broadway Ave, Hamilton**

---

We authorize the firm of Batory Urban Planning and Project Management to act as our authorized representative with respect to the above-captioned matter.

**Owner, 237 Broadway Ave.**

Authentisign  
*Jesse Freeman*

---

**Jessie Freeman  
BFW Homes Ltd.**

I have the authority to bind the corporation.

# PLANNING RATIONALE

March 2022

Subject Address:

**237 Broadway Ave**  
**Hamilton, ON**

## 1.0 Background

### 1.1 Introduction

Batory Management has been retained by BFW Homes c/o Jessie Freeman (the “Owner”) as the planning consultant for the development at 237 Broadway Ave in the City of Hamilton, Ontario.

The following Planning Justification Report provides an overview of the proposed development on the subject lands. This report also provides justification of the minor variance application needed to facilitate the proposed development of the subject lands.

Located on the southeast corner of Broadway Avenue and Willowcrest Avenue, the subject property is a rectangular shaped corner lot, with one single detached home. The landowner seeks to partially demolish the existing structure to construct one two-storey detached dwelling with an associated Secondary Dwelling Suite.

### 1.2 Location and Site Context

237 Broadway Ave is located within the Ainslie Wood East neighbourhood within Ward 1, in west Hamilton. The subject property is a corner lot with 12.16 m of frontage on Broadway Ave, and 517.90 sq.m. (5,5574.63 sq.ft.). in lot area. The site is currently occupied by one single detached two-storey house.

The subject lands are bound by the following:

- To the north: Willowcrest Ave., and existing residential neighbourhood
- To the south: Existing residential neighbourhood.
- To the west: Broadway Ave., and existing residential neighbourhood.
- To the east: Existing residential neighbourhood.

The immediate neighbourhood within Ainslie Wood East is a mixed building typology residential neighbourhood that’s been organically developed and is currently changing with a variety of different built forms. Pre-war and post-war cottages from the 1910s and 1920s are scattered throughout the neighbourhood, along with newly built one and two-storey detached dwellings from the 1960s and 1970s. The immediate neighbourhood north of the site contains a mix of both main street service commercial and office uses along Main Street West as well as residential detached one and two storey dwellings, semi detached dwellings, townhouse units and multiple unit dwellings. McMaster University has influence on the surrounding neighbourhood, as the type and tenure of homes within the stable community contains a mix of student accommodations which support the university population.

It should be noted that the subject site is designated within the Ainslie Wood Westdale Cultural Heritage Landscape, as described in Official Plan Amendment 201 (By-Law 05-208) Schedule N-2, however the subject site is not registered in the Ontario Heritage Act and the Municipal Heritage Register.

Parr

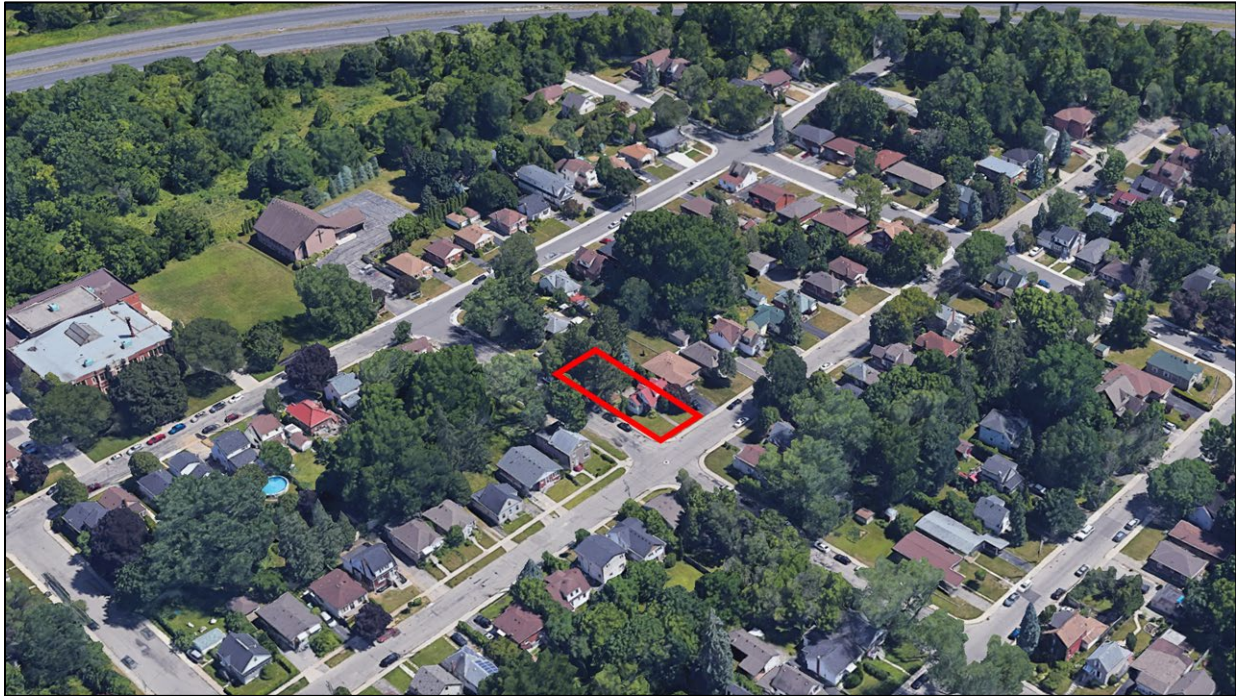


Figure 1 – Aerial Photo

Broadway Ave. travels two lanes of traffic in a north-south direction with permitted street parking on both sides. Broadway Ave. is a Local Road in Schedule C of the Urban Hamilton Official Plan Schedule C; Functional Road Classification.

While Broadway Ave. is not directly on a Hamilton Bus Route, Emerson Street, one block to the northwest of the subject site is serviced by both the University #51 and Delaware 5A/5C Route that is a dedicated line connecting eastbound and westbound Hamilton respectively through the Main Street West to McMaster University. The nearest transit stop is approximately 250 metres northwest of the subject site, at the corner of Emerson Street and Whitney Ave.

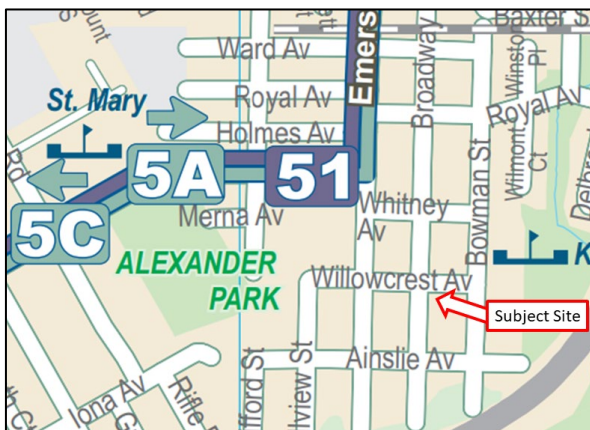


Figure 2 – Hamilton Street Railway System Map (2019);

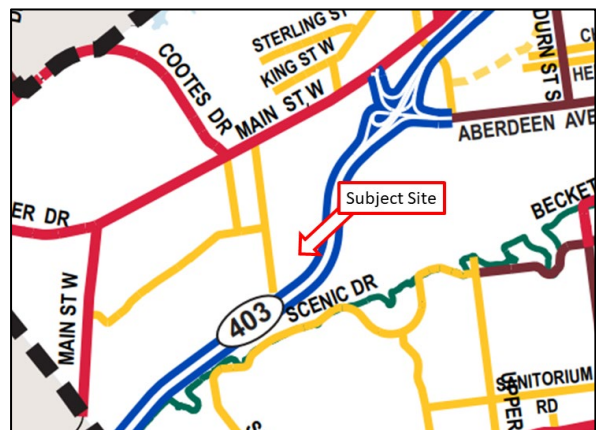


Figure 3 –OP Schedule C: Functional Road Classification



Subject Site:



Figure 4 – Subject Site

Neighbourhood Context:



Figure 5 – Surrounding Context Photos (built form immediately surrounding the site)



### 1.3 Surrounding Lot Fabric

Broadway Ave. and the surrounding neighbourhood context is predominantly 1-2 storey homes of varying design styles influenced from its time of construction. Mixed in with new built construction are pre- and post-war cottages, converted dwellings, dwelling renovations and additions, as well as non-residential retail services and offices, and public infrastructure.

Both Lots and Lot Frontages in the neighbourhood surrounding the subject site are irregular as a result from the subdivision of land from growth and change that has occurred since the original settlement. The subject area is characterized by an eclectic style of homes with evidence of renovations and redevelopment of homes within the neighbourhood over time. The immediate area around the property is a residential neighbourhood characterized with a general lot pattern with variations between interior and corner units. The eclectic nature of the homes includes ranging heights, lotting patterns, architectural styles, exterior building materials and colour palettes, and renovation additions to many of the original dwellings.

The built-form along Broadway Ave is made up of primarily residential dwellings that are accessed through the front yard with vehicle parking located predominantly in side-yard or on-street. It should be noted that the subject site itself does not currently have parking availability. The front face of the dwellings are organized close to the street, with street-facing front yard walkways. Front yards consist of landscape sod and driveway pavers of gravel, stone, and asphalt. The front façade of the existing surrounding neighbourhood is generally brick and vinyl siding, with a few instances of stucco, in various colours and styles which reflect the growth and change within the neighbourhood. Trees within the neighbourhood are sporadic in growth and size, with species that are generally mature deciduous trees. Dominant evergreen species are located directly on the north property line adjacent to Willowcrest Avenue, as well as in the rear yard along the east property line.

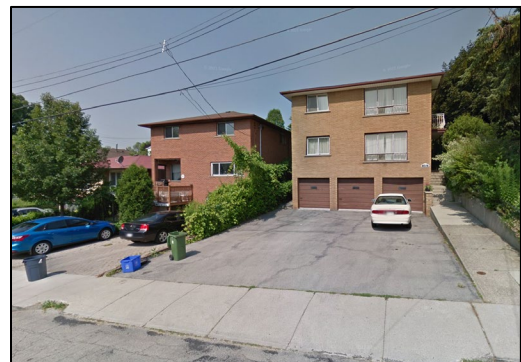


Figure 6 – Neighbourhood Context Photos (various built forms within 250m of the site)



## 2.0 Proposed Development Concept

The purpose of this application is to partially demolish the existing two-storey residential dwelling and to construct a two-storey residential dwelling with a two-storey secondary suite attached to the main structure. To facilitate the proposed construction, a variance to the maximum gross floor area will be required. The proposed development intends to utilize the portions of the existing foundation and exterior walls in the design, in an effort to minimize construction waste. The secondary suite will be slightly smaller than the primary dwelling; with 178.90 sq.m. for the secondary suite and 179.58 sq.m. for the primary dwelling totalling 358.48 sq.m. in gross floor area for both dwellings combined.

The proposed dwelling seeks to add an additional building length to accommodate the secondary suite of 6.53 meters which is aligned with the length of the existing dwelling to the south. Within the Secondary Suite a total of two bedrooms and three bathrooms will be provided.

The proposed dwelling has been designed with a peaked roof, with a total height of 9.0 metres, similar to the built form in the surrounding neighbourhood and coinciding with the Zoning By-law maximum height regulation. This includes the addition of a 2<sup>nd</sup> storey to the existing dwelling.

24 sq.m. of dedicated amenity area will be provided at a rate of 12 sq.m. per unit and will be located in the rear yard. One parking space for the new dwelling and one parking space for the secondary suite will be provided along the rear property line. The parking pad and rear-yard walkways will be constructed of permeable paver stones.

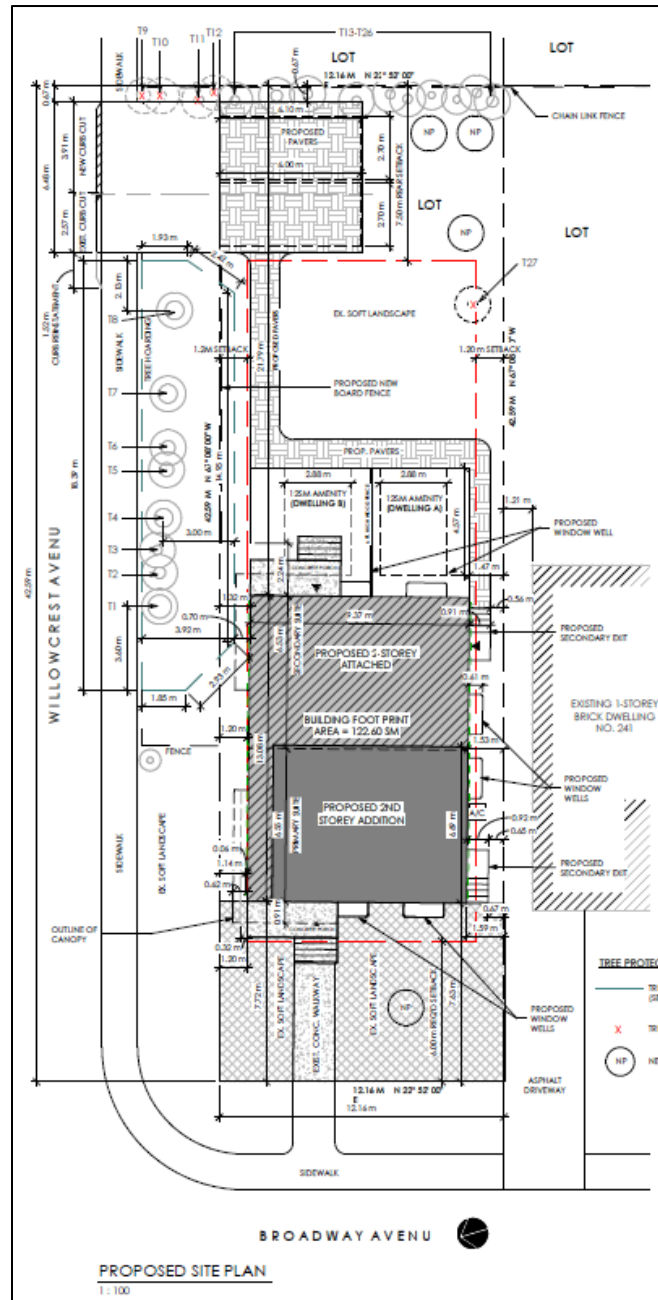


Figure 7 – Proposed Site Plan

The exterior finish of the proposed development will consist horizontal wood siding on the main level, and grey stucco on the second storey. Black trim, black mullioned windows, and wood trim details adds architectural interest and design features which assists in the character of the building.

The application includes an arborist report that was prepared to evaluate the existing mature trees within the subject site, and along the municipal boulevard. Although private trees are not protected by the Tree By-Law within this area, it should be noted that the proposed design of the site seeks to retain the existing trees along the property lines to provide screening and promote sustainable development practices. The Arborist report recommends the removal of 9 trees, of which 1 is in poor condition, and 4 do not contribute significantly to the environment. A total of 13 trees will be preserved as part of the proposed development, and 4 new trees will be planted as compensation for the tree removal.

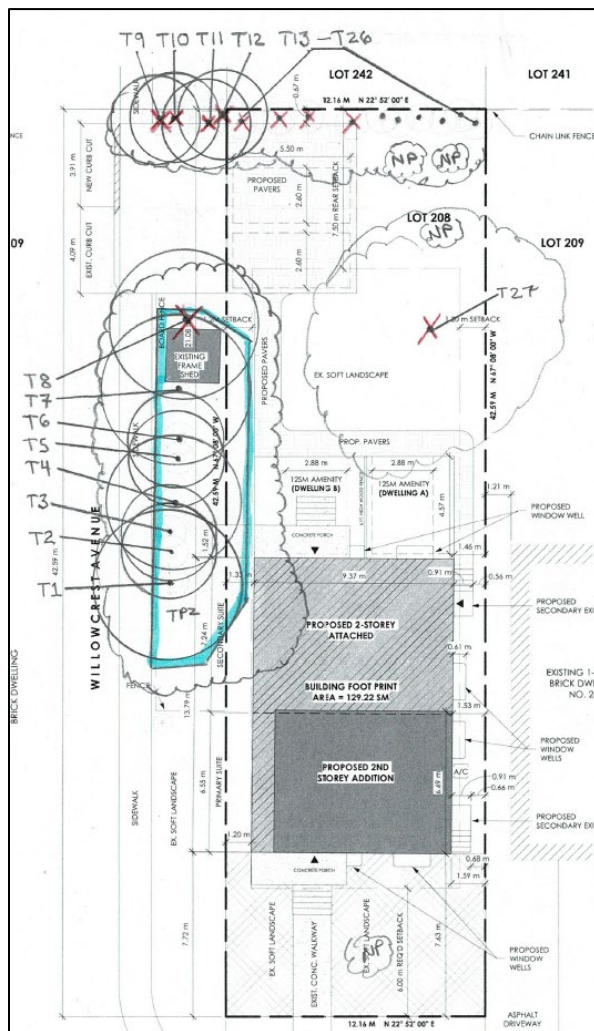


Figure 8 [left image] – Tree Preservation and Removals Plan, prepared by New World Arborist

Figure 9 [right images] – Proposed Elevations

### 3.0 Evaluation of the Proposed Minor Variance Application

All planning decisions made within the Province of Ontario must be consistent and conform to Ontario's planning-system hierarchy. As such, this section will review the proposed minor variance application as it relates to the relevant planning policies.

#### **3.1 Provincial Policy Statement**

The subject lands are located within Hamilton's settlement area. Section 1.1.3.1 of the PPS 2014 notes that "*Settlement areas* shall be the focus of growth and development, and their vitality and regeneration shall be promoted".

The minor variance application has regard to the criteria for land use patterns within settlement areas as outlined in section 1.1.3.2 of the PPS. Specifically, the minor variance application represents an efficient land use infill development opportunity. Additionally, the minor variance will be serviced by existing municipal infrastructure such as water and sanitary systems. Accessing the site can efficiently be done both actively as well as by motor vehicles; the subject site is accessed using a municipally serviced road and the subject lands are located within walking distance of main street amenities and the City's public transportation network. Additionally, the proposed minor variance application supports the City of Hamilton's population intensification targets. The minor variance of the subject lands will not jeopardize any natural heritage, agricultural, archaeological or cultural areas. Additionally, no human-made hazards are located within proximity to the subject lands.

#### **3.2 A Place to Grow: Growth Plan for the Greater Golden Horseshoe**

The proposed minor variances and associated secondary suite construction are supported by the following sections of A Place to Grow:

Section 1.2.1 of the Plan provides the guiding principles for how land is to be developed, resources to be managed and protected, and public dollars to be strategically invested according to the following principles:

- Prioritize intensification and higher densities in strategic growth areas to make efficient use of land and infrastructure and support transit viability.
- Support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes, and ages of households.

Section 2.1 of the Plan provides policies for where and how to grow. Specifically, Section 2.2.1.2 a) states:

the vast majority of growth will be directed to settlement areas that:

- i. have a delineated built boundary
- ii. have existing or planned municipal water and wastewater systems; and
- iii. can support the achievement of complete communities



Section 2.1.2 c):

Within settlement areas, growth will be focused in:

- i) delineated built-up areas;
- ii) strategic growth areas;
- iii) locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and
- iv) areas with existing or planned public service facilities

Section 2.1:

- d) development will be directed to settlement areas, except where the policies of this Plan permit otherwise;
- e) development will be generally directed away from hazardous lands;

### 3.3 Niagara Escarpment Plan (2017)

The Niagara Escarpment Plan is effective June 1, 2017, through its office consolidation on April 5, 2021. The subject site currently is within the *Urban Area*.

The *Urban Area* are designations within the Niagara Escarpment Plan that urban growth has encroached within the Escarpment and are areas that have been identified by the Municipality for urban development which are regulated by municipal Official Plans and/or Secondary Plans.

Section 1.7.4 states that proposed uses and the creation of new lots may be permitted subject to conformity with development criteria, and changes to permitted uses, expansions, and alterations of existing uses or the creation of new lots within the Urban Area designation will not require an amendment to the Niagara Escarpment Plan.

Section 2.2.11. outlines the development criteria for Secondary Dwelling Units;

- a) a single secondary dwelling unit may be permitted on an existing lot of record
- c) the secondary dwelling unit shall be contained entirely within a single dwelling or in addition to a single dwelling

### 3.4 City of Hamilton Official Plan

The City of Hamilton Official Plan was adopted by Council on July 9, 2002 and is effective August 16, 2013, with the exception of certain policies and land use designations, none of which are applicable to the subject application.

The subject site is currently designated “Neighbourhoods” according to the Urban Hamilton Official Plan Schedule E-1: Urban Land Use Designations

Chapter B of the Hamilton Official Plan introduces Hamilton’s character based on its communities. Communities are described as having four attributes:

- Complete: Opportunities to live, work, learn, shop, and play are provided and are accessible.
- Healthy: Healthy and safe lifestyles are supported by quality built and natural environments.

- Diverse: Neighbourhoods are unique in character and enable a variety of lifestyle choices and housing opportunities for all. and;
- Vibrant: Interesting and creative streetscapes and human scale public places are created through quality design, pedestrian amenities, and attention to land use mix.

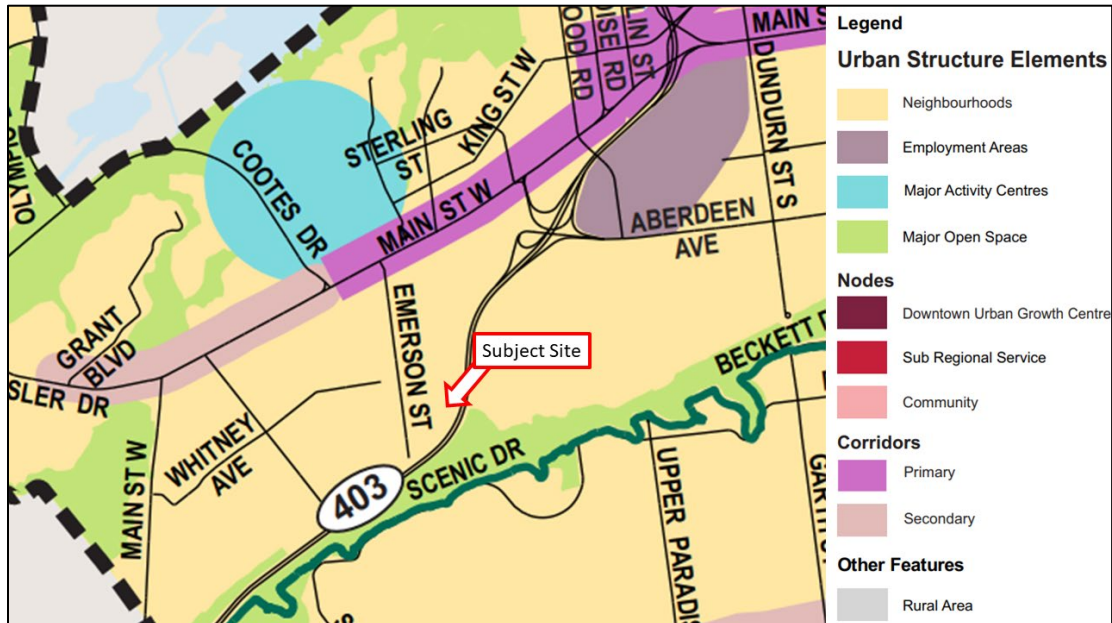


Figure 8 – City of Hamilton Official Plan: Urban Hamilton Schedule E-1 Urban Land Use Designations

Section 2.4 speaks specifically to Residential Intensification as a key component of Hamilton’s growth strategy to meet the growth and intensification targets as set by the Province. Residential Intensification contributes to creating and maintaining vibrant neighbourhoods, nodes and corridors and can provide a wider range of housing types to meet the housing needs of Hamilton’s current and future population.

The policies within Section 2.4.1. address Residential Intensification;

2.4.1.1.c) states that 40% of residential intensification is anticipated to occur within the Neighbourhoods designation

Policy 2.4.1.4 outlines that Residential Intensification shall be evaluated based on the following criteria;

2.4.1.4.b) the relationship of the proposal to existing neighbourhood character so that it maintains, and where possible, enhances and builds upon desirable established patterns and built form.

2.4.1.4.c) the developments contribution to maintaining and achieving a range of dwelling types and tenures

2.4.1.4.d) the compatible integration of the development with the surrounding area in terms of use, scale, form and character. In this regard, the City encourages the use of innovative and creative urban design techniques.

2.4.1.4.f) infrastructure and transportation capacity

2.4.1.4.g) the ability of the development to comply with all applicable policies

Policy 2.4.2 speaks specifically to residential intensification within the Neighbourhoods designation;

- 2.4.2.2.b) compatibility with adjacent land uses including matters such as shadowing, overlook, noise, lighting, traffic, and other nuisance effects
- 2.4.2.2.c) the relationship of the proposed building(s) with the height, massing, and scale of nearby residential buildings
- 2.4.2.2.d) the consideration of transitions in height and density to adjacent residential buildings
- 2.4.2.2.e) the relationship of the proposed lots(s) with the lot pattern and configuration within the neighbourhood
- 2.4.2.2.g) the ability to respect and maintain or enhance the streetscape patterns including block lengths, setbacks and building separations
- 2.4.2.2.h) the ability to complement the existing functions of the neighbourhood

Chapter E addresses the Urban Designations of Hamilton's Neighbourhoods, in which is subject site is currently designated. They are described as diverse, ranging from old, historic area of the City, to newly developed subdivisions.

Chapter E Section 2.6 defines neighbourhoods as a key component of Hamilton's urban structure, representing the concept of complete community at the structural level. They are comprised of a mix of low, medium and high rise residential areas, with various types of roads, parks, open spaces, and commercial areas, institutions such as schools and places of worship. Neighbourhoods are regarded as stable, however it doesn't mean they're static and it's anticipated that physical change will occur over time.

Residential intensification within neighbourhoods is stated to be part of the evolution of neighbourhoods and can happen at a range of scales and densities provided the intensification is compatible with and respects the built form and character of the surrounding neighbourhood.

Section 3.1 speaks to the policy goals that apply to Neighbourhoods land use designation, they are;

- 3.1.1.: Develop compact, mixed use, transit-supportive, and active transportation friendly neighbourhoods
- 3.1.2. Develop neighbourhoods as part of a complete community, where people can live, work, shop, learn, and play.
- 3.1.3. Plan and designate lands for a range of housing styles and densities, taking into account affordable housing needs.
- 3.1.4. Promote and support design which enhances and respects the character of existing neighbourhoods while at the same time allowing their ongoing evolution.
- 3.1.5. Promote and support residential intensification of appropriate scale and in appropriate locations throughout the neighbourhoods.

Section 3.2 goes on to speak about the function of Neighbourhoods, and outlines the general policies attributed to them:

- 3.2.1. Area designated Neighbourhoods shall function as complete communities, including the full range of residential dwelling types and densities as well as supporting uses intended to serve the local residents.



Section 3.2.3 specifically states the uses permitted in Neighbourhoods:

- 3.2.3.a) residential dwellings, including second dwelling units and housing with supports;
- 3.2.3.b) open space and parks
- 3.2.3.c) local community facilities/services; and,
- 3.2.3.d) local commercial uses.

Section 3.4.3 states that the specific uses permitted within Neighbourhoods are single-detached, semi-detached, duplex, triplex, and street townhouse dwellings

Residential Uses are described in Section 3.3, and Low Density Residential developments are described within Section 3.4 of the Official Plan. Both of these policies outline the framework of new development within Neighbourhoods. Section 3.3.1 and 3.3.2 states that, lower density residential uses and building forms shall generally be located in the interiors of neighbourhood areas, and Development or redevelopment adjacent to areas of lower density shall ensure the height, massing, and arrangement of buildings and structures are compatible with existing and future uses in the surrounding area.

Section 3.4.6 states the Design criteria for development in areas dominated by low density residential uses:

- 3.4.6.c) A mix of lot width and sizes *compatible* with streetscape character; and a mix of dwelling unit types and sizes compatible in exterior design, including character, scale, appearance and design features; shall be encouraged. Development shall be subject to the Zoning By-Law regulations for appropriate minimum lot widths and areas, yards, heights, and other zoning regulations to ensure compatibility.

### 3.5 Ainslie Wood Westdale Secondary Plan

Ainslie Wood Westdale Secondary Plan's intent is to create a balance stable community in which the residents are housed in high-quality neighbourhoods providing amenities suitable for various types of households. Tenants, including students and other are offered a wide range of suitable housing choices and services. Developments within the neighbourhood should be well-designed and sustainable, considers future generations and respects the natural environment.

Section 6.2.4. outlines the objectives of the Ainslie Wood Westdale Secondary Plan as;

- a) Provide a diversity of suitable housing choice for families, students, seniors and others.
- b) Maintain low density, single detached residential areas, in terms of both appearance and use.
- c) Ensure new infill housing and renovations are compatible with existing development.
- d) Encourage development forms which are compact, to help provide opportunities to relieve pressures for urban expansion, such as higher densities and mixed use along major roads.

Residential policies are described in 6.2.5.2. to provide the following objectives;

- a) Provide a wide variety of housing forms for many types of households, including households of various sizes and age groups. Encourage the maintenance of the appearance of low density housing, especially single detached homes, where possible.

- b) Encourage new infill housing and renovations to be compatible with surrounding residential development. Create opportunities for and direct higher densities, and mixed use
- e) Ensure the protection of areas identified on the basis of cultural heritage characteristics.

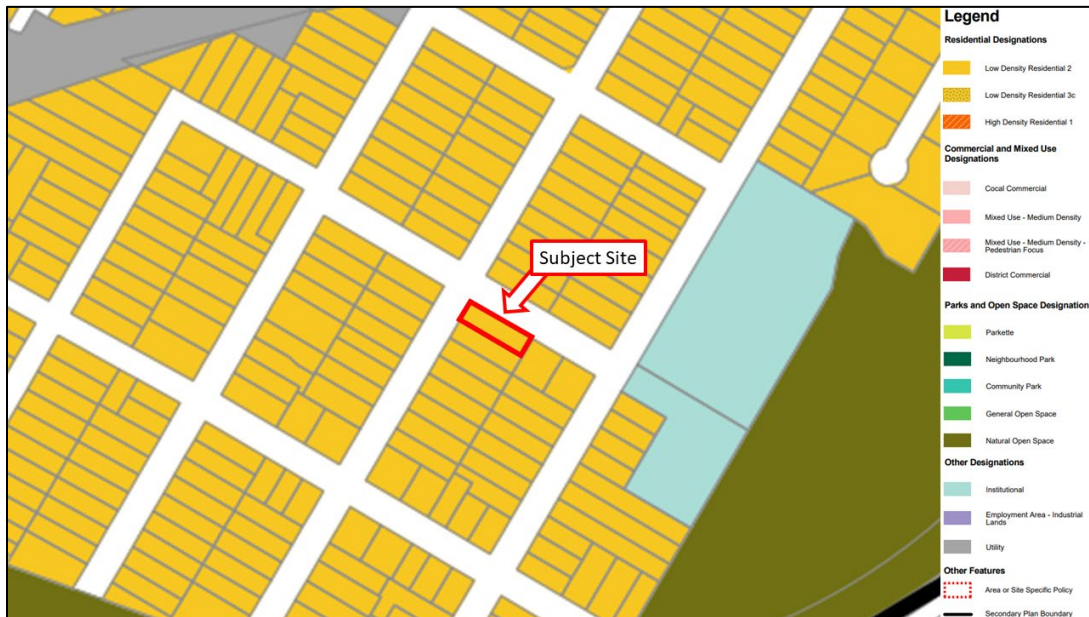


Figure 8 – Ainslie Wood Westdale Secondary Plan Land Use Plan Map B.6.2-1

Section 6.2.5.3 further describes the general residential policies as;

- a) A range of residential designations is provided to encourage a variety of housing types, forms and sizes. Rental housing is important in providing a range of housing types.
- b) Changes to the existing housing stock, such as new infill construction and renovations, shall be comparable to existing housing styles on the same block and street. New construction shall be encouraged to reflect similar housing styles, massing, height, setbacks, and other elements of style as the adjacent homes on the same block and street. The City shall discourage the building-out of rooflines to convert dormers into a full storey. The City shall limit overbuilding on properties, to maintain compatibility within the neighbourhood.
- c) Where there is no consistent style of homes on a street or block to determine the style for infill housing, such infill or renovations shall be encouraged to be compatible with the various housing styles on that street or block, reflecting one style or a suitable combination, rather than being of a height or style not found in the area.

Section 6.2.13 speaks to the Urban Design Policies of the Ainslie Wood Westdale community, with the following objectives:

- a) Built forms and landscaped areas, including residential neighbourhoods, commercial areas, arterial roads, and other areas shall be enhanced through high quality design initiatives.
- b) New development, including infill and additions to existing buildings, shall complement and enhance the existing character of the surrounding environment, through the use of appropriate building materials and attention to the scale, massing, colour, and special features of the existing built context.

The subject site is located within the Cultural Heritage Landscape along the Emerson Street corridor and as described in the Official Plan Appendix F – Cultural Heritage Resources. Section 6.2.14.1. speaks to the Cultural Heritage Policies of this area, where the objectives are to recognize the existing heritage and design features of the area, and take advantage of opportunities to further enhance these features;

The subject site is designated as *Low Density Residential 2* where the permitted uses include single detached, semi-detached, duplex, triplex, and street townhomes with a density of 20-40 units per hectare as described in Appendix B; Secondary Plan Residential Density Chart.

### **3.6 Former Hamilton By-Law 6593.**

The in-force zoning by-law applying to the site is the Former Hamilton Zoning By-Law No. 6593, consolidated for April 2019, and as amended by By-Laws 80-274, 95-02, 95-33, 19-307. The former City of Hamilton Zoning By-Law is one of the Former Communities of Hamilton which is not subject to the Hamilton Zoning By-Law No. 05-200. The City of Hamilton is currently in the process of replacing the Zoning By-Laws of all of the former municipalities. At the present time of this application, the Former Hamilton By-Law 6593 is currently in effect.

237 Broadway Avenue, and the majority of the Ainslie Wood Community has been subject to numerous amending by-laws since the initial inception of the former Hamilton By-Law 6593. The following is a brief synopsis of the By-Laws pertaining to the subject site and the Secondary Suite conversion.

#### **3.4.1 Former Hamilton By-Law 6593**

The Former City of Hamilton Zoning By-law 6593 zones the subject site as *Urban Protected Residential “C” District* with Zoning Codes Zoning Code C/S-1335 (By-Law 95-02), C/S-1335a (95-33), C/S-720 (By-Law 80-274). This zoning permits single family dwellings, as well as additional uses such as:

- i. A single family dwelling, together with the accommodation of lodgers to the number of not more than three; (81-27)
- ii. (a) A foster home (10837/65) (81-27)
- iii. A residential care facility for the accommodation of not more than 6 residents; (81-27)
- iv. Retirement home for the accommodation of not more than six residents (01-143).

The “C” designation also allows for institutional uses, public uses, farming uses, and miscellaneous or incidental uses with condition, none of which apply to the subject lands.



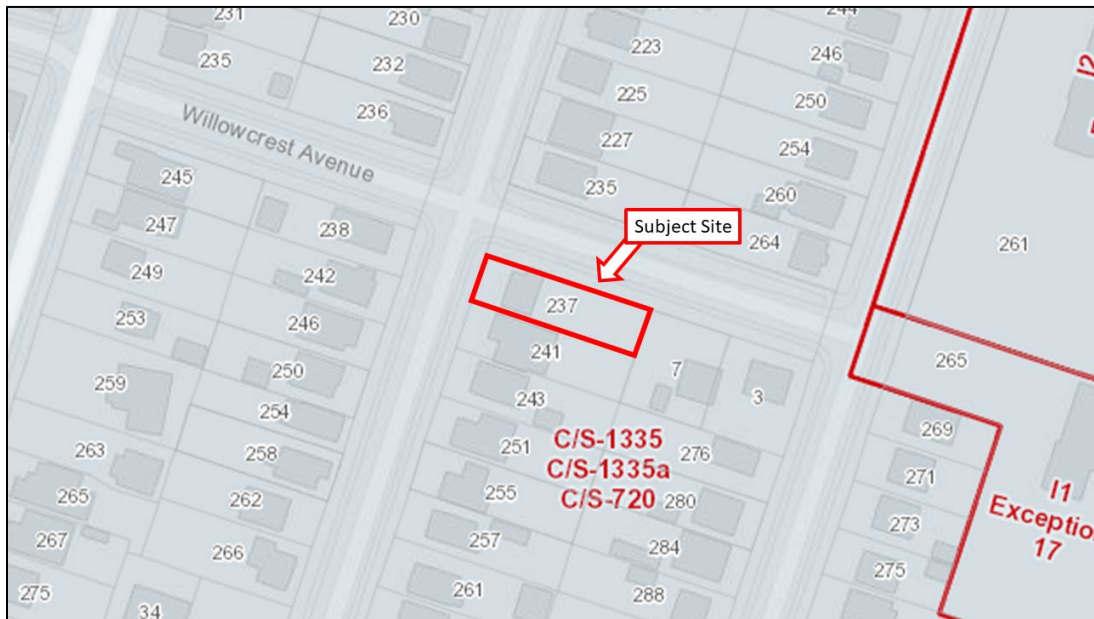


Figure 8 – Zoning Map

Within the “C” district, no building shall exceed two and a half storeys, and no structure shall exceed 11.0 metres (36.09 feet) in height.

The following yards shall be provided within the “C” district:

- i. A front yard depth of a least 6.0 metres (19.69 feet)
- ii. A side yard along each side lot line, of a width of at least 1.2 metres (3.94 feet)
- iii. A rear yard of a depth of at least 7.5 metres (24.61 feet)

Section 9 of By-Law 6593 speaks to the Residential Conversion Requirements for “C” Districts. As part of this section, any single family detached dwelling within “C” Urban Protected Residential zones are permitted to contain no more than two dwelling units, provided the following conditions are complied with:

- i. each dwelling unit has a floor area of at least 65 square metres (699.65 square feet), contained within the unit and having a minimum clear height of 2.1m (6.9 ft.), but excluding the area of any porch, verandah or other such space which cannot lawfully be used as living quarters; (15-071)
- ii. The applicable zoning district regulations for a single family detached dwelling shall apply, except the minimum lot area shall be 270m<sup>2</sup>
- iii. Except as permitted in clause (iv), the external appearance and character of the dwelling shall be preserved;
- iv. There shall be no outside stairway other than an exterior exit;
- v. Parking spaces, access driveways and manoeuvring space shall be provided in accordance with Section 18A, except that parking for only one of the dwelling units may be provided in accordance with the following special provisions:
  - 1) It may be located in a required front yard provided that the area for parking, manoeuvring and access driveway shall not occupy more than 50% of the gross area of the front yard; (93-063)

- 2) Not less than 50% of the gross area of the front yard shall be used for a landscaped area, excluding concrete, asphalt, gravel, pavers or other similar materials;
  - 3) Manoeuvring for the parking space may be permitted off-site; and, 19-2
  - 4) Where a side yard abuts a street line, not less than 50% of the gross area of the side yard be used for a landscaped area excluding concrete, asphalt, gravel, pavers or other similar materials. (94-145)
- vi. For the purposes of clause 19(1)(v), the gross area of the front yard shall be calculated as the area between the front lot line and the front of the principle dwelling and the area extending from the side lot line to side lot line but subtracting various built form requirements referenced in the sub-section of this particular clause.
  - vii. For purposes of clause 19(1)(v)(4), the gross area of the side yard shall be calculated as the area between the side lot line and a principle dwelling and the area extending from the front yard to the rear yard but subtracting various built form requirements referenced in the subsection of this particular clause.

Sub-section (5) speaks to the specific clauses for Second Dwelling Units within “C” Districts, as part of (18-299) passed on September 26, 2018:

- i. Notwithstanding anything contained in this by-law, a second dwelling unit on the same lot as a single detached dwelling may be constructed provided all the following requirements are met:
  - a) For the purpose of this Subsection, laneway shall mean a public highway or road allowance having a width of less than 12.0 metres;
  - b) The lot shall contain a single-detached dwelling unit;
  - c) The lot shall abut a laneway;
  - d) Subsection (5) shall apply to lands zoned “C” (Urban Protected Residential, etc.) District and “D” (Urban Protected residential – One and Two Family Dwellings, etc.) District and identified in Section 22 as Schedule P;
  - f) A second dwelling unit may be constructed on the same lot as a single detached dwelling unit provided it meets all the following requirements:
    - 1) The maximum height shall be 6.0 metres;
    - 2) It shall be permitted in the required rear yard of the principal dwelling but shall be no closer than 7.5 metres to the principal dwelling;
    - 3) It shall not be permitted in a front yard;
    - 4) A minimum 1.2 metre setback from a side and rear lot line shall be provided and maintained;
    - 5) For any elevation not facing a laneway, windows and doors are permitted only on the ground floor or within a roof; and,
    - 6) It shall not exceed a gross floor area of 50 square metres, excluding any parking contained within the second dwelling unit.
- ii. Section 18 (A).(1)(a) shall not apply to secondary dwelling units permitted in clause (i)

Sub-Section 19 of By-Law 6593 refers to the residential conversion requirements for Urban Protected “C” Zones. This Section has been replaced in its entirety by By-Laws 80-274, 95-02, 95-033, 19-307 and most recently, By-Law 21-076 as part of the Residential Zones Project.

3.3.2 Zoning Codes C/S-1335 (By-Law 95-02), C/S-1335a (95-33):

By-Law 95-02 was passed by the Ontario Municipal Board on December 7, 1951, to introduce various amendments to Zoning By-Law 6593:

Sub-Section 1 “C” Urban Protected Residential refers to built form amendments:

- a) Notwithstanding Section 9.(2) of Zoning By-Law No. 6593, no building or structure shall exceed 2 storeys and 9.0 metres in height;
- b) No building or structure shall have a gross floor area greater than the area within the district of the lot on which it is situate, multiplied by the floor area ratio factor of 0.45;
- c) Notwithstanding Section 2.(2)J.(viiiia) of Zoning By-Law 6593, gross floor area is the aggregate of the areas of the building or structure, including the basement, but shall not include:
  - a. An attached garage;
  - b. A detached garage;
  - c. The floor area occupied by hearing, air conditioning and laundry equipment; and
  - d. A cellar.

Variances to Section 1(b) & 1(c) of By-Law 95-02 will be required to facilitate this application, as the total proposed GFA, excluding the area occupied by heating, air conditioning and laundry equipment, is 377.02 sq.m. while the by-law requires 233.05 sq.m.

### **3.7 Residential Zones Project: Zoning By-Law Amendment 21-076 and Amending By-law 21-167**

On May 14, 2021, Council for the City of Hamilton approved By-Laws 21-071 to 21-077 to amend the city-wide By-Laws relating to Secondary Dwelling Units and their specific site requirements, as well as further amending By-Law 21-167. By-Law 21-076 applies to the amendment of Former Hamilton By-Law 6593.

Subsection 19(a) of the By-Law permits conversions located within legally established single detached dwelling in all Residential districts. The dwelling unit may be converted to contain not more than a total of three dwelling units on one lot, provided the following policies are complied with;

- v. A Secondary Dwelling Unit shall not be permitted in a cellar.
- vi. A Secondary Dwelling Unit shall have a maximum of two bedrooms.
- ix. A single detached dwelling containing one Secondary Dwelling Unit shall not be considered a duplex or triplex
- xii. Parking shall be provided in accordance with Section 18(A) of this by-law
- xiii. Notwithstanding Section 19.(1)(xii), for a lot containing a Secondary Dwelling Unit identified in Schedule “P” of Section 22, no additional parking space shall be required for any dwelling unit on a lot, provided the number of legally established parking spaces, which existed on May 12, 2021, shall continue to be provided and maintained;
  - 1) 1. Sections 19.(1)(xiii) 2., 3. and 4. shall apply.
  - 2) Parking shall be provided to all lots containing a Secondary Dwelling Unit and Secondary Dwelling Unit - Detached in accordance with Sections 18(14), 18A(7), 18A(7a), 18A(9), 18A(14a) to 18A(14g), 18A (23) and 18A(31).
  - 3) A maximum one driveway shall be permitted for each lot containing a Secondary Dwelling Unit and Secondary Dwelling Unit - Detached; and,



- 4) Notwithstanding Section 19.1(xiii)3., for a corner lot, a maximum of one driveway may be permitted from each street frontage.
- xv. Except as provided in Subsection 19.(1)(xvii)1., the exterior appearance and character of the front façade of the Single Detached Dwelling, Semi-Detached Dwelling or Street Townhouse Dwelling shall be preserved.
- xvi. There shall be no outside stairway above the first floor other than an required exterior exit.
- xvii. Any separate entrance and exit to the Secondary Dwelling Unit shall be oriented toward the Flankage Lot Line, interior Side Lot Line or Rear Lot Line.
- xviii. Notwithstanding 19.(1) One additional entrance may be located on the front façade of the building for properties identified in Schedule “P” of Section 22.
- xix. A minimum landscaped area shall be provided and maintained in the rear yard for each Secondary Dwelling Unit – Detached on the lot, in accordance with the following provisions:
  - 1) A landscaped area of 8.0 square metres for each dwelling unit less than 50.0 square metres; and,
  - 2) An landscaped area of 12.0 square metres for each dwelling unit 50.0 square metres or more.

#### 4.0 Evaluation of the Proposed Minor Variances

The application to the City of Hamilton Committee of Adjustment seeks approval of a minor variance to Section 1(b) & 1(c) of By-Law 95-02 to facilitate this application, as the total proposed GFA, excluding the area occupied by heating, air conditioning and laundry equipment, is 357.62 sq.m. while the by-law requires 233.05 sq.m. As such, the application is evaluated by examining the four tests of minor variance, as set out in the Planning Act:

- 1) Is it in keeping with the purpose and intent of the Official Plan?
- 2) Is it in keeping with the purpose and intent of the Zoning By-law?
- 3) Is the application minor in nature?
- 4) Is it an appropriate and desirable development for the area?

## 6.1 Proposed Variances

Table 1 - 237 Broadway Ave Proposed Variances			
Former Hamilton Zoning By-Law 6593: Urban Protected Residential "C"		Required	Provided
1	Amending By-Law 95-02		
1 (b)	<i>no building or structure shall have a gross floor area greater than the area within the district of the lot on which it is situate, multiplies by the floor area ratio of 0.45;</i>	233.05 sq.m.	357.62 sq.m.
1 (c)	<i>Notwithstanding Section 1.(2)J.(viii) of Zoning By-Law 6593, gross floor area is the aggregate of the areas of the building or structure, including the basement, but shall not include:</i> <ul style="list-style-type: none"> <li><i>a) an attached garage;</i></li> <li><i>b) a detached garage;</i></li> <li><i>c) the floor area occupied by heating, air conditioning and laundry equipment; and</i></li> <li><i>d) a cellar.</i></li> </ul>		

## 6.2 Intent of The Official Plan

The proposed development of a residential dwelling and secondary dwelling unit are a permitted land use under the Neighbourhoods land use designation. The proposed development respects the existing physical character of the neighbourhood, as outlined in the Neighbourhoods policies within the City of Hamilton Official Plan. The proposed built form is meeting the intent of Chapter E 3.2.1 in contributing to a complete community, and in providing adequate dwelling types and densities for local residents. The proposed development also is compatible with the Policies in Chapter B Section 2.4.2, and Chapter E, 3.3.1 with the size and configuration of lots within the immediate neighbourhood; it is consistent with the prevailing building type and prevailing lots; it is consistent with the neighbouring setbacks of buildings from the street and maintains the general patterns of rear and side yard setbacks and landscaped open space. Also, the proposed development maintains the policies in Chapter B 2.4.2 where adequate privacy, sunlight, and sky views for existing residents through appropriate design and maintaining adequate setback, separation distances, as well as height. As such, the proposed development meets the general intent of the Official Plan and provides a continuation of built form features that contribute to this specific neighbourhood.

The proposed development responds to the Ainslie Wood Westdale Secondary plan by providing a gentle low-density infill development which adds to the diversity of the housing choices within the neighbourhood, in both appearance and use. The inclusion of the Secondary suite provides opportunity for rental housing which expands the available housing types, or for families to age-in-place within the neighbourhood which responds to policies 6.2.4 and 6.2.5.2. The proposed built form is compatible with the existing neighbourhood with similar massing, height, setbacks, and coinciding with policies 6.2.5.3, and complements the existing character of the surrounding

environment, referenced in the Urban Design policies of section 6.2.13. The proposed development meets the general intent of the Ainslie Wood Westdale Secondary plan and provides a high-quality built form which is well designed.

## 6.2 Intent of the Zoning By-law

The intent of the maximum gross floor area provision within Hamilton Zoning By-law 6593 is to assist in regulating the scale and massing of structures on a property. The proposed increase in maximum floor area is not considered to contribute negatively to the scale and massing for the proposed dwelling. The proposed renovation of the existing dwelling with the addition of a second storey and secondary suite has been designed as to not disrupt the surrounding the neighbourhood fabric. The massing is consistent with the existing built forms and will not result in a building that is large and out of character for the neighbourhood.

When considering the total GFA, the density that can be seen from the public realm should be evaluated, including the ground floor and second storey. The total GFA that is seen from above-ground totals 235.92 sq.m. When compared to the maximum By-law requirement of 233.05 sq.m., which is made up from a calculation of the lot area multiplied by a floor area ratio of 0.45, the difference of 2.87 sq.m. is negligible from the streetscape. The By-Law however includes basements within the calculation of maximum gross floor area that adds the additional 121.70 sq.m. of GFA, totalling 357.62 sq.m.

It should be noted that all other provisions in the By-law, as well as the amending By-laws, have been met with respect to massing, built form, setbacks, height, lot coverage, and parking requirements. Maximum gross floor area is the only variance to the By-Law that's required to facilitate the proposed development on the site.

Zoning By-law Amendment 21-076 and amending By-law 21-167 were introduced with the intent to provide secondary dwelling suites to existing residential dwellings. The proposed development is in keeping with the By-law provisions and no variances are required to these By-laws.

As such, the proposed variance for Gross Floor Area is not considered to result in a building that dominates or is out of character with the streetscape and meets the intent of the Zoning By-Law.

## 6.3 Minor in Nature

To adequately evaluate whether a proposed By-law variance is minor, the resulting impact, if any, must be determined and considered. While a variance may represent a considerable mathematical deviation from the By-law, it may still be considered minor if the resulting impacts of the variance do not result in significant adverse impacts on the surroundings. These surroundings include neighbouring properties as well as the general 'streetscape' of the public realm.

The proposed maximum gross floor area exceeds the Zoning By-Law requirement, however the design of the dwelling mitigates the potential massing impacts. The siting of the proposed dwelling is appropriately aligned with the dwellings to the south, and the proposed dwelling is similar in



massing relative to some of the dwellings within the immediate neighbourhood. The architecture and proportions of the building have been carefully considered to appropriately reflect the scale and character of the streetscape. The proposed dwelling includes a roofline and building elements which break up the massing. Single level building elements have been included to break up the massing and provide a variation in built form. The second floor of the dwelling has been designed to be within the maximum height requirement, and the scale of the dwelling is in keeping with the setback requirements within the lot. Parking is kept wholly within the property line, and the minimum spaces are provided.

As such, the proposed variance is considered minor in nature.

#### **6.4 Appropriate and Desirable Development for the Area**

The proposed two storey dwelling and associated secondary suite will result in a compatible built form that is complementary to the neighbourhood, and the variance requested will not create negative impacts within the context of the immediate surrounding area.

The inclusion of the secondary suite is desirable to the Ainslie Wood Westdale Neighbourhood, as it provides opportunity for rental housing which expands the available housing types, or for families to age-in-place within the neighbourhood. It consists of a built form that provides gentle density to an existing established neighbourhood fabric.

When evaluating whether a proposed development is appropriate and desirable for the area, the immediate context should also be considered. The proposed depth of both the existing dwelling and the proposed secondary suite has been designed to not extend past the neighbouring residential dwelling. The side yard between the neighbouring residential dwelling and secondary suite is consistent with the existing structure, which allows for consistent continuity between the dwellings. Lastly, by keeping the height and roofline within the maximum by-law allowance, the second storey addition which results in a building that doesn't dominate or is out of character.

The intent of the design was to also preserve the existing mature trees along the exterior side yard and rear yard, to keep the natural character of this corner. As part of the proposal, 7 of the 8 coniferous trees along Willowcrest Ave. are intended to be preserved. This provides a natural screen to the proposed additional built form and keeps with the existing landscape character.

Finally, when viewing the proposed development from the street it should be noted that only the ground and 2<sup>nd</sup> storey levels are visible. As noted previously, the first and second level gross floor area total 235.92 sq.m., which is 2.87 sq.m. more than the By-law maximum gross floor area calculation of 233.05 sq.m. By limiting the above-grade massing, as well as preserving the existing trees along the Willowcrest Ave. frontage, this further assists with mitigating the potential impact on the streetscape experience, as well as visual impacts to the surrounding neighbourhood.

As such, the proposed development is appropriate and desirable for the area.

## 7.0 Planning Conclusion

As noted above, this report evaluated the proposed minor variance application as set out in the Planning Act.

The minor variance application has been reviewed as it relates to consistency of the *Provincial Policy Statement 2014, A Place to Grow: Growth Plan for the Greater Golden Horseshoe*, its consistency with the City of Hamilton Official Plan, and the in-force Town of Dundas Zoning By-law 3581-86. It is of our opinion the minor variance application adequately responds to these.

The proposed variances are in keeping with the purpose and intent of the Official Plan and Town of Dundas Zoning By-law 3581-86, considered minor in nature and an appropriate and desirable development for the area. On this basis, the proposed development satisfies the four tests required for a minor variance application under the Planning Act and represent good planning.

Respectfully submitted by,



Paul Demczak, MCIP, RPP  
Principal, Batory Management



# DETACHED RENOVATION WITH NEW SECONDARY SUITE ADDITION

237 BROADWAY AVENUE HAMILTON, ONT. L8S 2H9



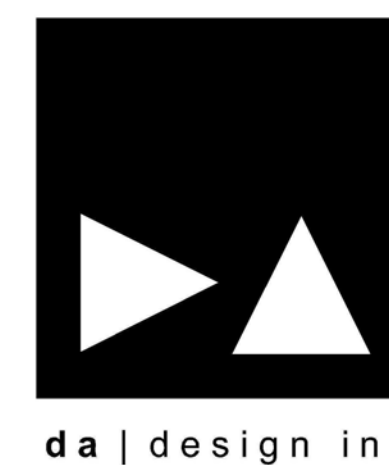
PROPOSED FRONT



PROPOSED LEFT SIDE



EXISTING FRONT



OWNER(S): JUSTIN & JOHN FRANCUZ  
FEBRUARY 2022



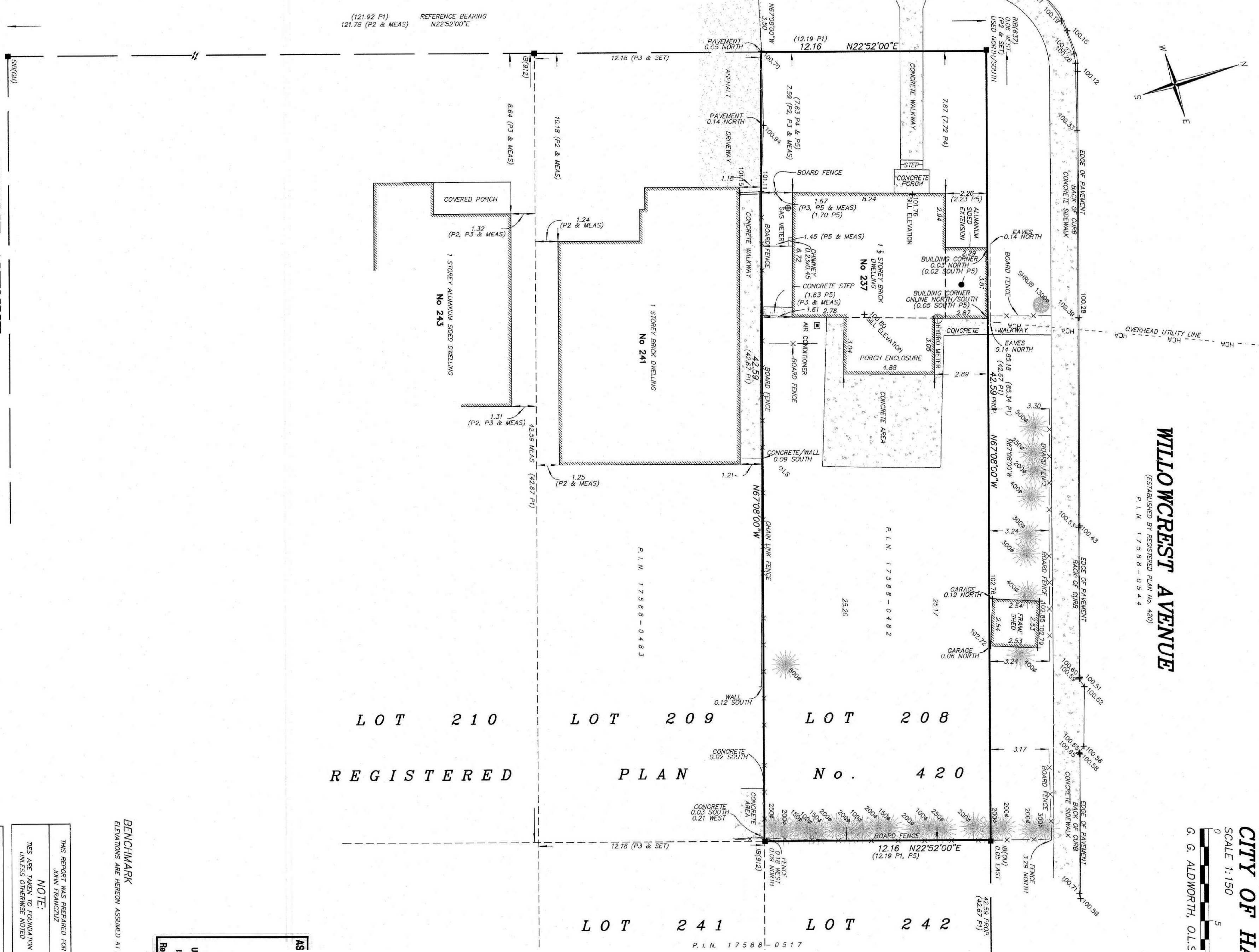
EXISTING REAR



**WILLOWCREST AVENUE**  
(ESTABLISHED BY REGISTERED PLAN No. 420)  
P.I.N. 17588-0544

**AINSLIE AVENUE**  
(ESTABLISHED BY REGISTERED PLAN No. 420)

**REGISTERED PLAN No. 420**



EXISTING SURVEY FOR REFERENCE ONLY (NTS)



**BENCHMARK**  
ELEVATIONS ARE HEREOF ASSUMED AT AN ELEVATION OF 100.00 METRES

THIS REPORT WAS PREPARED FOR JOHN FRANCUZ
<b>NOTE:</b> TIES ARE TAKEN TO FOUNDATION UNLESS OTHERWISE NOTED

**NOTE:**  
A. J. CLARKE & ASSOCIATES LTD. is not liable for use of this report by any party or parties for future transactions or for any unrelated purposes.  
This report reflects conditions at time of survey. It may be required to issue additional copies subsequent to the date of the surveyor's certificate.

**SURVEYOR'S CERTIFICATE:**

I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 31st day of SEPTEMBER 9, 2021

DATE: SEPTEMBER 9, 2021  
G. G. ALDWORTH, O.L.S.  
ON (48) LAND SURVEYORS

A. J. Clarke and Associates  
SURVEYORS • PLANNERS • ENGINEERS

**OR'S REAL PROPERTY REPORT**  
T 1 - PLAN R-4588

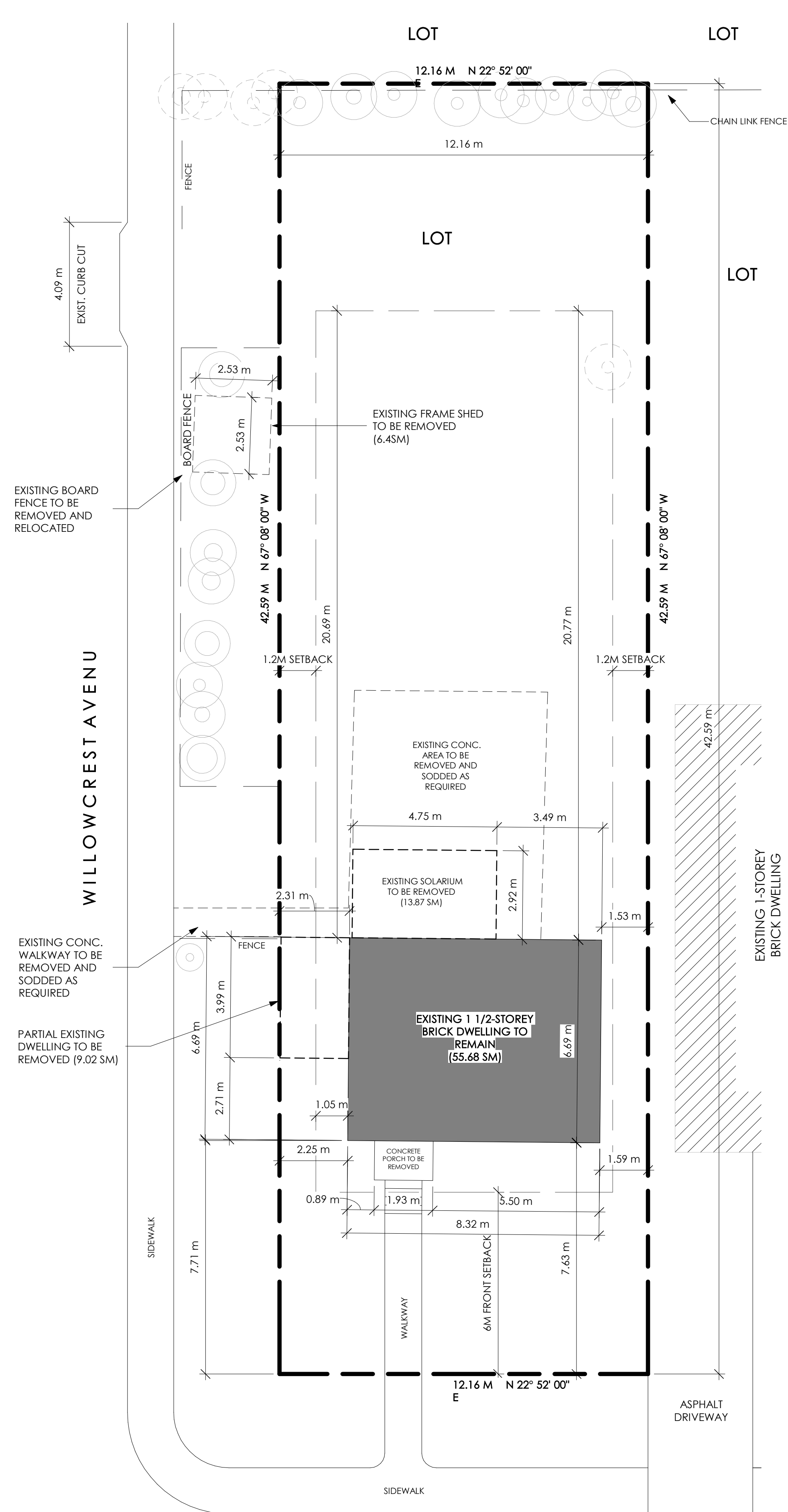
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ROADWAY IS PARTIALLY LOCATED ON THE  
SUBJECT LANDS BY A MAXIMUM OF 0.14m  
SEE NOTE THE LOCATION OF FENCES  
SHOWN ON THE PLAN

**LEGEND:**

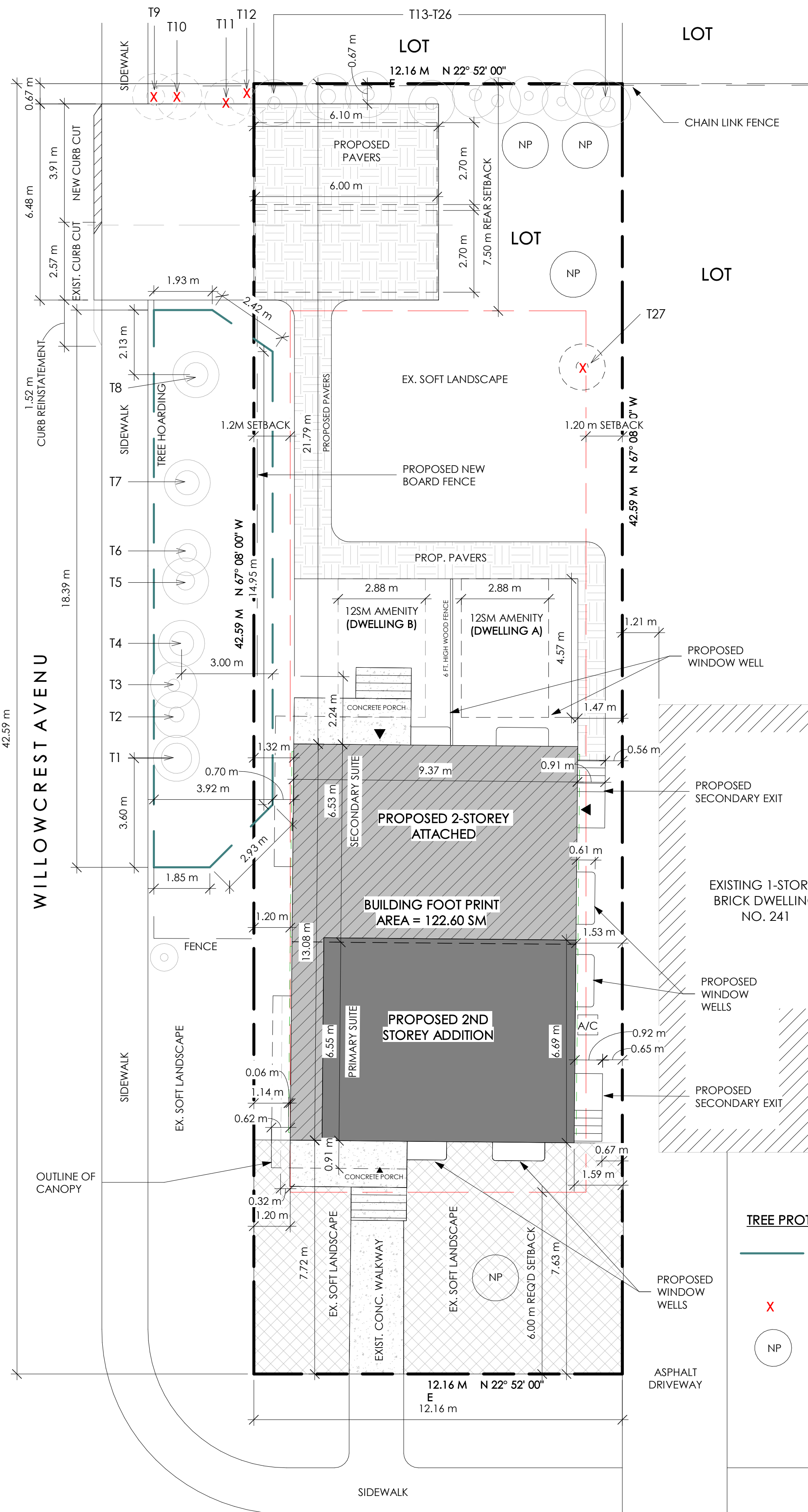
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- DENOTES STANDARD IRON BAR
- DENOTES ROUND IRON BAR
- DENOTES CUT CROSS
- DENOTES ORIGIN UNKNOWN
- DENOTES H. B. ASHENHURST, O.L.S.
- DENOTES A. J. CLARKE & ASSOCIATES LTD.
- DENOTES GUIDED POINT, O.L.S.
- DENOTES BENCH MARK, O.L.S.
- DENOTES SURVEYOR'S REAL PROPERTY REPORT BY A. J. CLARKE & ASSOCIATES LTD. DATED JUNE 20, 1997 (INDEXED E-19204)
- DENOTES PLAN OF SURVEY BY MARIO IAROCCHI, O.L.S. DATED OCTOBER 30, 1968 (INDEXED H-6336)
- DENOTES PLAN OF SURVEY BY H. B. ASHENHURST, O.L.S. ATTACHED TO ARCHITECTURAL PLANS RECEIVED FROM THE CITY OF HAMILTON BY Mackay & Mackay LTD. DATED JULY 15, 1943

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF BROADWAY AVENUE AS SHOWN ON REGISTERED PLAN No. 420, HAVING A BEARING OF N22°52'00\"/>

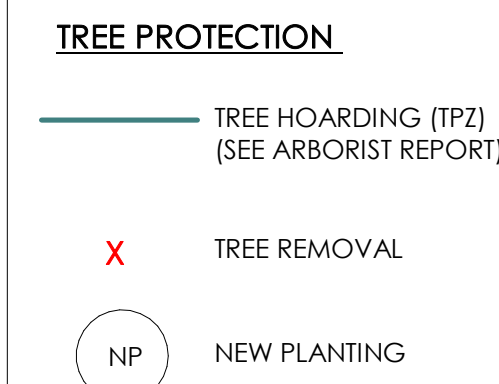




EXISTING SITE PLAN  
1 : 100



PROPOSED SITE PLAN  
1 : 100



**PROJECT STATISTICS**

ADDRESS: 237 BROADWAY AVE, HAMILTON, ONTARIO, L8S 2H9  
 ZONING: C/S - 1335, C/S - 1335a, and C/S-720

	BY-LAW	EXISTING
MIN. LOT AREA:	360 SM	517.90 SM
MIN. LOT FRONTAGE:	12 M	12.16 M

**GROSS FLOOR AREA**

	PRIMARY SUITE	SECONDARY SUITE
BASEMENT FLOOR	61.40 SM	61.16 SM
GROUND FLOOR	61.40 SM	61.16 SM
SECOND FLOOR (STAIR OPENING NOT INCL.)	56.78 SM	56.58 SM
TOTAL GFA:	179.58 SM	178.90 SM
OVERALL GFA:		358.48 SM
<b>Max. GFA calculated per Section 1(b) &amp; 1(c) of Amending By-Law 95-02</b>		
BASEMENT FLOOR	61.40 SM	60.30 SM
GROUND FLOOR	61.40 SM	61.16 SM
SECOND FLOOR (STAIR OPENING NOT INCL.)	56.78 SM	56.58 SM
TOTAL GFA:	179.58 SM	178.04 SM
OVERALL GFA (MAX. 0.45 X 517.90 SM = 233.05 SM)		357.62 SM

**SETBACKS**

	BY-LAW	PROPOSED
FRONT - DWELLING	6 M	7.63 M
REAR	7.5 M	21.79 M
INTERIOR (FLANKAGE)	1.2 M	1.2 M
INTERIOR	1.2 M	1.46 M
MAX. HEIGHT	9.0 M	9.0 M

**LOT COVERAGE**

	AREA	PERCENTAGE
BUILDING FOOTPRINT	122.60 SM	23.67 %
PORCHES	11.76 SM	2.27 %
CONCRETE STEPS	3.87 SM	0.75 %
EXIST. CONC. WALKWAY	8.64 SM	1.67 %
PROPOSED PAVERS	74.10 SM	14.31 %
<b>TOTAL LOT COVERAGE:</b>	<b>227.59 SM</b>	<b>42.67 %</b>

**LANDSCAPED SOFT AREA**

	AREA	PERCENTAGE
FRONT YARD AREA:	96.54 SM	
FRONT PORCH	6.79 SM	
CONC. STEPS	5.52 SM	
CONC. WALKWAY	8.64 SM	
WINDOW WELLS	1.48 SM	
<b>TOTAL SOFT LANDSCAPE AREA:</b>	<b>74.11 SM</b>	<b>76.77 %</b>

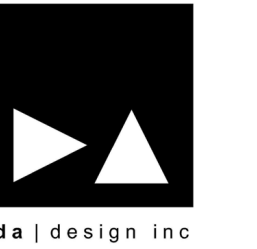
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- THE CONTRACTOR MUST VERIFY THAT ALL CONSTRUCTION IS IN COMPLIANCE WITH THE NATIONAL BUILDING CODE, THE ONTARIO BUILDING CODE, LOCAL ZONING REQUIREMENTS, AND ANY OTHER GOVERNING AUTHORITIES.
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DATE	NO.	DESCRIPTION
FEB/22	02	COA SUBMISSION
NOV/21	01	COA SUBMISSION
DATE	NO.	DESCRIPTION
DATE	ISSUED	

CONSULTANT:  
**da design inc.**  
 1185 Queensway Street East  
 Suite 3A  
 Mississauga, Ontario  
 L4Y 0C4  
 647 242 0164  
 dan@dadesigninc.ca



CONSULTANT'S STAMP:  
  
 ENGINEER'S STAMP:

HVAC CONSULTANT:  
 STRUCTURAL CONSULTANT:  
**PIVOT ENGINEERING INC.**  
**FARAZ FARZAM**  
 201 MILLWAY AVE. - UNIT 10  
 CONCORD, ON  
 L4K 5K8  
 TEL: 416-858-3648  
 EMAIL: FARAZ@PIVOTENGINEERING.CA

OWNER CONTACT INFORMATION:  
**JUSTIN FRANCUZ & JOHN FRANCUZ**  
 E: jfrancuz@gmail.com & john.francuz@gmail.com

PROJECT:  
**REAR ADDITION FOR DUPLEX CONVERSION**  
 237 BROADWAY AVENUE  
 HAMILTON, ONT. L8S 2H9

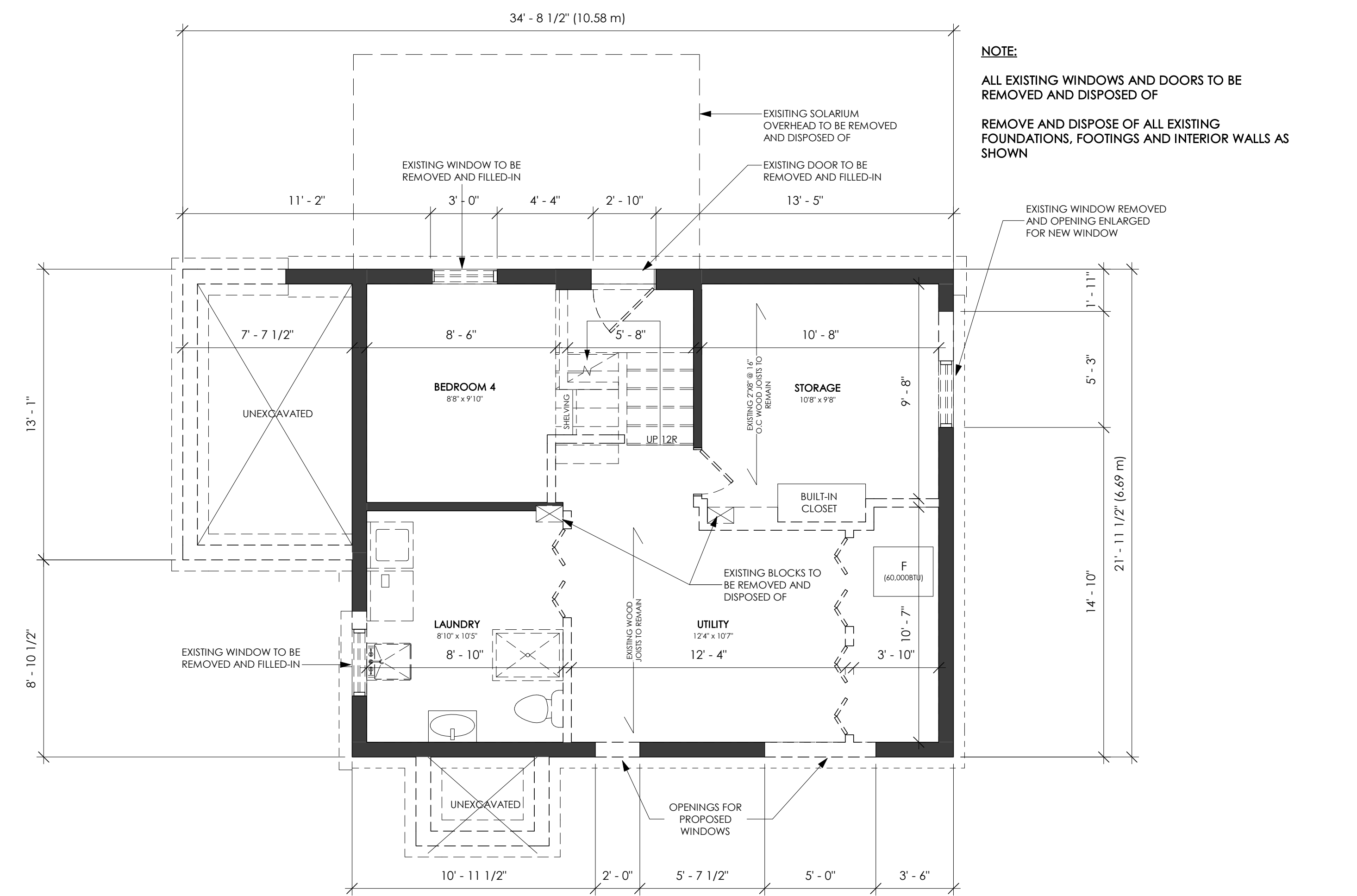
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2021-04-21	1 : 100
DRAWN BY	REVIEWED BY
CB	DA
TITLE	DRAWING NO.

**SITE PLAN**

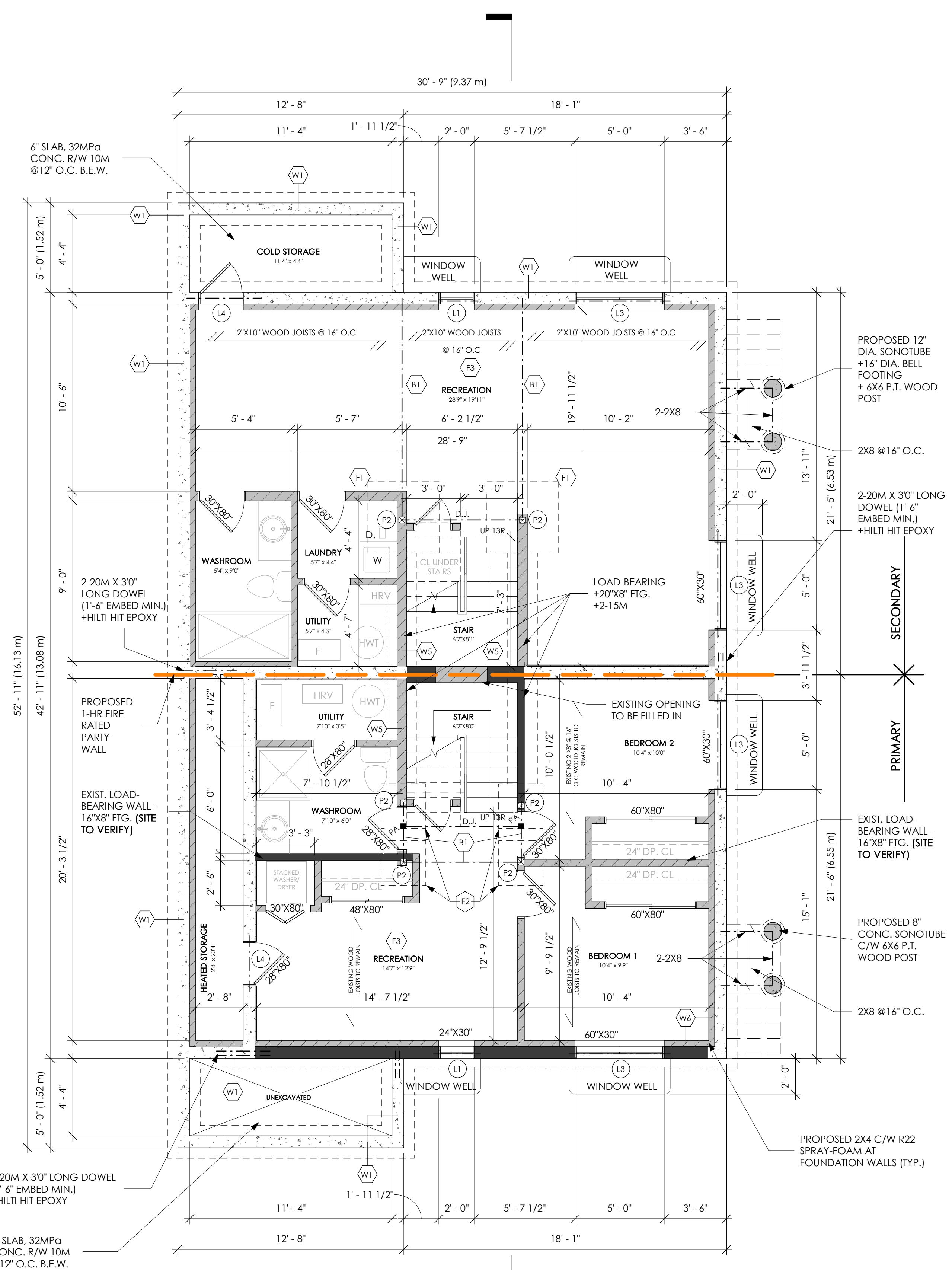
**SP1.02**



LEGEND	NOTES	DESIGN LOADS	STEEL COLUMN	WOOD COLUMN	LINTEL SCHEDULE
<p>EXISTING WALLS TO REMAIN (G.C. TO PROVIDE SHORING &amp; TEMPORARY SUPPORT AS REQUIRED)</p> <p>NEW FOUNDATION WALLS</p> <p>NEW CONSTRUCTION (WALLS OR ROOF)</p> <p>NEW SMOKE, STROBE &amp; CARBON DETECTOR</p> <p>WOOD COLUMN</p> <p>STEEL COLUMN</p> <p>POST ABOVE</p>	<p>1. ALL INTERIOR PARTITION WALL TO BE TYPE "W4" UNLESS OTHERWISE NOTED.</p> <p>2. WALL TYPE "W7" TYPICAL ON THE INTERIOR SIDE OF ALL EXTERIOR FOUNDATION WALLS.</p> <p>3. ALL INTERIOR CLOSET DOORS TO BE CENTERED UNLESS OTHERWISE NOTED.</p> <p>4. ALL INTERIOR DOORS TO BE 6" FROM ADJACENT WALL UNLESS OTHERWISE NOTED.</p>	<p><b>FLOOR ROOF</b></p> <p>Dl: 15 PSF    DL: 21 PSF</p> <p>Ll: 40 PSF    Sl: 21 PSF</p> <p>AS PER PART 9 OBC 2012</p>	<p>HSS 4" X 4" X 1/4"</p> <p>+ 6" X 6" X 1/2" BASE PLATE</p> <p>+ 2" X 1/2" Ø A/B X 12" LONG</p> <p>+ 1/2" THK. CAP PLATE</p> <p>+ HILTI HIT HY-200 ADHESIVE</p>	<p>(P1) 3 - 2" X 6" SPF</p> <p>(P2) 4 - 2" X 6" SPF</p> <p>(P3) RESERVED</p>	<p>(L1) 3 - 2" X 8" SPF</p> <p>(L2) 3 - 2" X 10" SPF</p> <p>(L3) 3 - 2" X 12" SPF</p> <p>(L4) (2) - 1 1/2" X 3 1/2" X 1/4" BACK-TO-BACK</p> <p>(L5) RESERVED</p>
	<p><b>CONCRETE PAD</b></p> <p>(F1) 48"X48"X16" R/W 4-15M B.E.W.</p> <p>(F2) 30"X30"X16" R/W 3-15M B.E.W.</p>	<p><b>BEAM SCHEDULE</b></p> <p>(B1) 2 PLY - 1 3/4" X 11 7/8" (2.0E) MICROLAM LVL</p> <p>(B2) 3 PLY - 1 3/4" X 14" (2.0E) MICROLAM LVL</p> <p>(B3) 3 PLY - 1 3/4" X 11 7/8" (2.0E) MICROLAM LVL</p>		<p><b>INTERIOR WALLS</b></p> <p>(W4) INTERIOR STUD PARTITION (2"X4") (IN COMPLIANCE WITH O.B.C. SECTION 9.23.10.) - 2" X 4" (38 X 89MM) WOOD STUDS @ 16" (400MM) O.C. - DOUBLE 2" X 4" (38 X 89MM) TOP PLATES AND SINGLE BOTTOM PLATE. - 1/2" (12.7MM) GYPSUM BOARD ON BOTH SIDES</p> <p>(W5) LOAD-BEARING PARTITION (2"X6") (IN COMPLIANCE WITH O.B.C. SECTION 9.23.10.) - 2" X 6" (38 X 140MM) WOOD STUDS @ 16" (400MM) O.C. - DOUBLE 2" X 4" (38 X 89MM) TOP PLATES AND SINGLE BOTTOM PLATE. - 1/2" (12.7MM) GYPSUM BOARD ON BOTH SIDES</p> <p>(W6) INSULATED INTERIOR STUD PARTITION (2"X4") - 2" X 4" (38 X 89MM) WOOD STUDS @ 16" (400MM) O.C. - DOUBLE 2" X 4" (38 X 89MM) TOP PLATES AND SINGLE BOTTOM PLATE. - MIN R22 (RS 3.52) SPRAY-FOAM INSULATION - WITH APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER (O.B.C. SUBSECTIONS 9.25.3 / 9.25.4) - 1/2" (12.7MM) GYPSUM BOARD ON INTERIOR SIDE</p> <p><b>**NOTE: TYPICAL IN EXISTING EXTERIOR WALLS (BASEMENT &amp; GROUND)**</b></p> <p>(W7) 1-HR FIRE RATED PARTY WALL CONST. (IN COMPLIANCE WITH O.B.C. SECTION 9.27.) - (2 ROWS) 2"X4" WOOD STUDS @ 16" O.C. ON SEPARATE 2"X4" PLATES SET 1" APART - 4" THK. BATT INSULATION ON ONE SIDE - 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE <b>(AS PER OBC SB-3 WALL TYPE 'W13c' - STC 54)</b></p>	
<p><b>ROOFS</b></p> <p>(P1) SLOPED ROOF CONSTRUCTION (IN COMPLIANCE WITH O.B.C. SECTION 9.26.) - ASPHALT SHINGLES NO. 210 (10.25 KG/M<sup>2</sup>) - ICE AND WATER PROTECTION MEMBRANE @ 24" OF ROOF ENDS. REFER TO ROOF PLAN. - PLYWOOD SHEATHING 3/8" (9.5MM) WITH "H" CLIPS. - APPROVED WOOD TRUSSES - PREFIN. ALUM. EAVESTROUGH, FASCIA, R.W.L. &amp; VENTED SOFFIT - R31 BATT INSULATION FOR ROOFS W/O ATTIC SPACE - W/ APPROVED CONT. 6 MIL. POLY. VAPOUR BARRIER - 1/2" (12.7mm) GYPSUM WALL BOARD INT. FINISH - ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES</p>	<p><b>FOUNDATION WALL &amp; STRIP FOOTING</b></p> <p>(W1) 8" CONCRETE FOUNDATION WALL (IN COMPLIANCE WITH O.B.C. SECTION 9.15.4.) - 8" THICK CONCRETE (25 MPa) AT MAX OF 6'-11" BACKFILL HEIGHT LATERALLY SUPPORTED AT TOP - REINFORCED W/ 15M @ 12" O/C VERTICAL &amp; HORIZONTAL INSIDE FACE - ON 20" X 12" FOOTING REINFORCED W/ 3-15M - 2 LAYERS OF BITUMEN-SATURATED MEMBRANE WITH EACH LAYER CEMENTED IN PLACE WITH BITUMEN &amp; COATED OVER ALL WITH HEAVY COATING OF BITUMEN. - DRAINAGE LAYER - 4" (100MM) DIA. WEIRING TILE 4" (150MM) CRUSHED STONE OVER AND AROUND WEIRING TILE.</p>	<p><b>EXTERIOR WALLS</b></p> <p>(W2) STUCCO WALL CONST. (2" X 6") (IN COMPLIANCE WITH O.B.C. SECTION 9.27.) - STUCCO CLADDING CONFORMING TO O.B.C. &amp; PER MANUFACTURERS SPECIFICATION. - MIN. COAT OF STUCCO TO CONFORM TO SENTENCE 9.28.6(2). - CONTIN. AIR BARRIER (O.B.C. SUBSECTIONS 9.25.3) - 1/2" (12.7MM) EXT. TYPE SHEATHING - 2" X 4" (38 X 140MM) SPRUCE STUDS @ 16" (400MM) O.C. (ASPERITE @ BUILDING CORNERS FOR SHEAR) - W/ R22 MIN. BATT INSULATION. - W/ APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER (O.B.C. SUBSECTIONS 9.25.3 / 9.25.4) - 1/2" (12.7mm) GYPSUM WALL BOARD INT. FINISH - ATTACHMENT SHALL CONFORM TO O.B.C. SENTENCE 9.23.16.3(1)</p> <p>(W3) SIDING WALL CONSTRUCTION (2" X 6") (IN COMPLIANCE WITH O.B.C. SECTION 9.27.) - SIDING AS PER ELEVATION - ON 1/2" VERTICAL STRAPPING (1/2" AIR SPACE) - CONTIN. AIR BARRIER (O.B.C. SUBSECTIONS 9.25.3) - 1/2" (12.7MM) EXT. TYPE SHEATHING - 2" X 4" (38 X 140MM) SPRUCE STUDS @ 16" (400MM) O.C. (ASPERITE @ BUILDING CORNERS FOR SHEAR) - WITH R22 MIN. BATT INSULATION. - WITH APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER (O.B.C. SUBSECTIONS 9.25.3 / 9.25.4) - 1/2" (12.7MM) GYPSUM WALL BOARD INT. FINISH - ATTACHMENT SHALL CONFORM TO O.B.C. SENTENCE 9.23.16.3(1)</p>			
<p><b>FLOORS</b></p> <p>(F1) BASEMENT (SLAB ON GRADE) (IN COMPLIANCE WITH O.B.C. SUBSECTION 9.16.4.) - 4" (75MM) CONCRETE SLAB - 6 MIL. POLYETHYLENE VAPOUR BARRIER - 4" (100MM) OF COURSE GRANULAR MATERIAL (COMPACTED)</p> <p>(F2) CONCRETE PORCH SLAB - 6" THICK 32 MPa CLASS C2 CONCRETE SLAB - R/W 10M @ 12" O/C BOTTOM EACH WAY</p> <p>(F3) WOOD FLOOR ASSEMBLY (IN COMPLIANCE WITH O.B.C. SUBSECTION 9.23.14.) - MIN. 3/4" (19MM) T &amp; G OSB (D-1 GRADE) AND/OR WATERBOARD (R1 GRADE) GULED &amp; SCREWED - REFER TO FLOOR PLANS FOR FLOOR JOIST SIZES. - FOR CERAMIC TILE FLOOR, JOISTS TO BE INSTALLED @ 12" (300MM) O.C. WITH PANEL - TYPE UNDERLAY SHALL CONFORM TO (O.B.C. ARTICLES 9.30.2.1., 9.30.2.3. &amp; 9.30.2.4.) - CERAMIC TILES APPLIED TO MORTAR BED REFER TO O.B.C. SUBSECTION 9.30.6. - 5/8" (15.9MM) TYPE 'X' GYPSUM BOARD</p>					



EXISTING BASEMENT FLOOR  
1/4" = 1'-0"



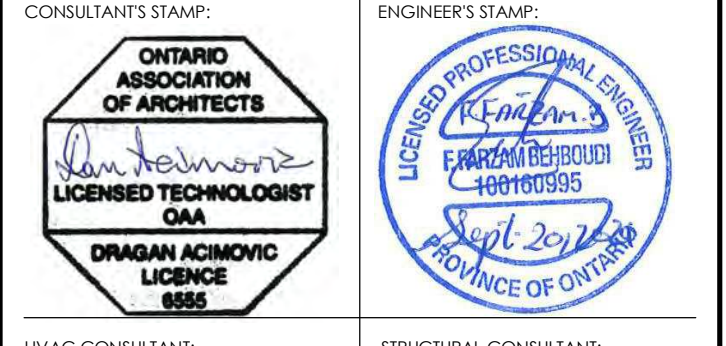
PROPOSED BASEMENT FLOOR  
1/4" = 1'-0" 102 SM (45 SM SIDE A, 57 SM SIDE B)

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DATE	NO.	DESCRIPTION
FEB/22	02	COA SUBMISSION
NOV/21	01	COA SUBMISSION

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PROJECT:  
**REAR ADDITION FOR DUPLEX CONVERSION**  
237 BROADWAY AVENUE  
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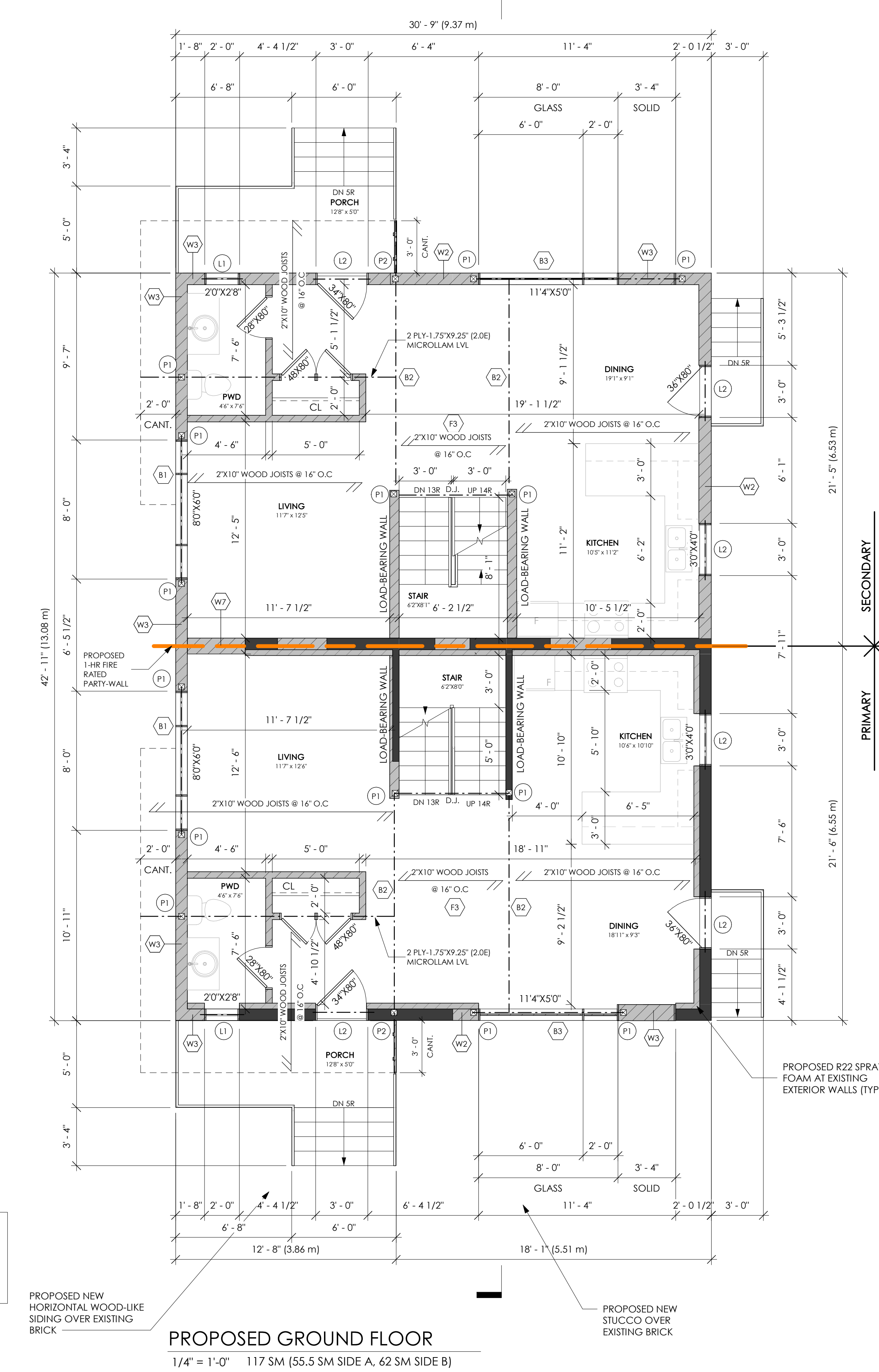
PROJECT NO.	SCALE
2021-04-21	As indicated
DRAWN BY	REVIEWED BY
CB/GC	DA
TITLE	DRAWING NO.
BASEMENT FLOOR	

A1.01

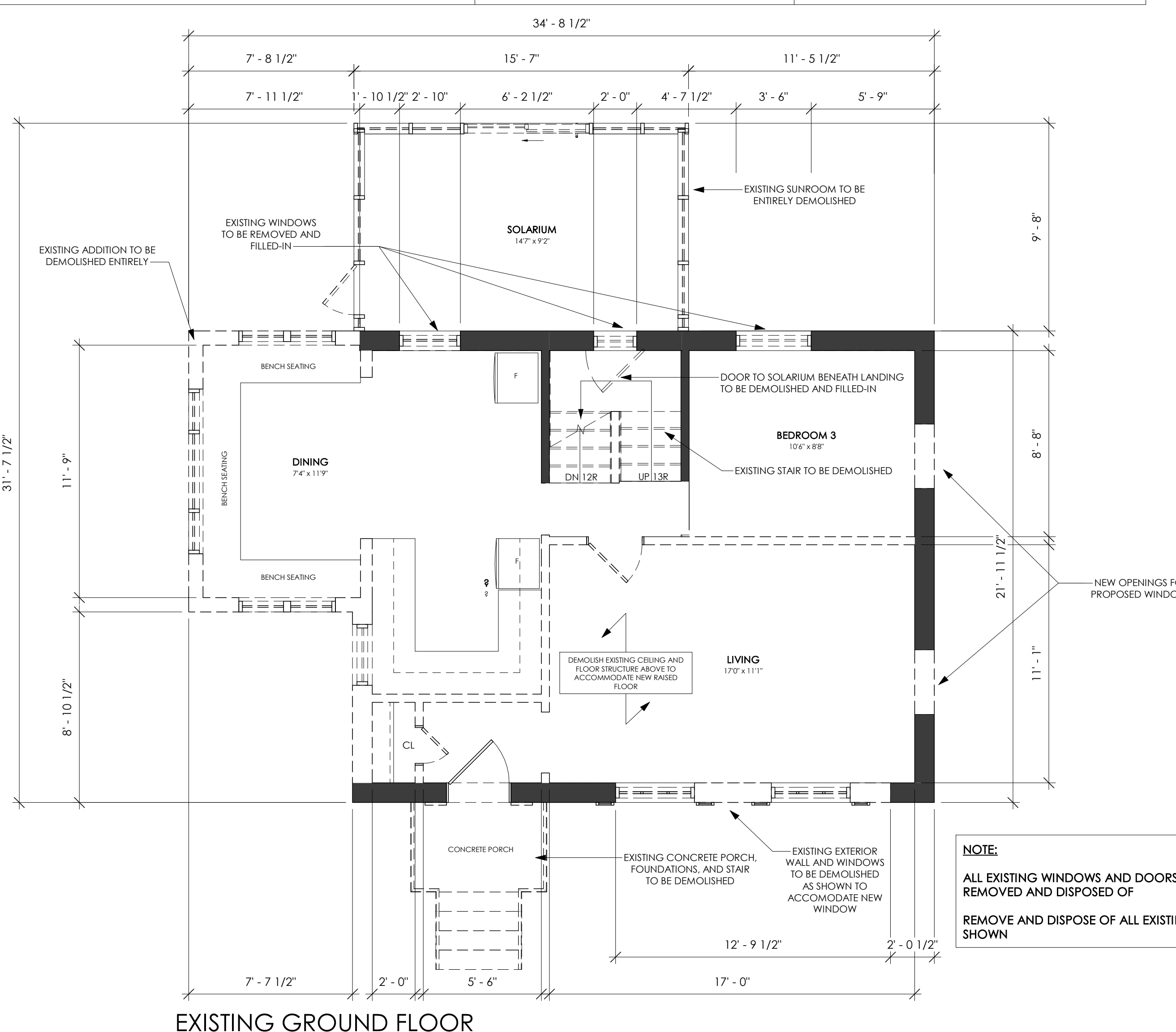


LEGEND	NOTES	DESIGN LOADS	STEEL COLUMN	WOOD COLUMN	LINTEL SCHEDULE				
<p>EXISTING WALLS TO REMAIN (GC TO PROVIDE SHORING &amp; TEMPORARY SUPPORT AS REQUIRED)</p> <p>NEW FOUNDATION WALLS</p> <p>NEW CONSTRUCTION (WALLS OR ROOF)</p> <p>NEW SMOKE, STROBE &amp; CARBON DETECTOR</p> <p>WOOD COLUMN</p> <p>STEEL COLUMN</p> <p>POST ABOVE</p>	<p>1. ALL INTERIOR PARTITION WALL TO BE TYPE "W4" UNLESS OTHERWISE NOTED.</p> <p>2. WALL TYPE "W7" TYPICAL ON THE INTERIOR SIDE OF ALL EXTERIOR FOUNDATION WALLS.</p> <p>3. ALL INTERIOR CLOSET DOORS TO BE CENTERED UNLESS OTHERWISE NOTED.</p> <p>4. ALL INTERIOR DOORS TO BE 6" FROM ADJACENT WALL UNLESS OTHERWISE NOTED.</p>	<table border="1"> <thead> <tr> <th>FLOOR</th> <th>ROOF</th> </tr> </thead> <tbody> <tr> <td>DL: 15 PSF LL: 40 PSF</td> <td>DL: 21 PSF SL: 21 PSF AS PER PART 9 OBC 2012</td> </tr> </tbody> </table>	FLOOR	ROOF	DL: 15 PSF LL: 40 PSF	DL: 21 PSF SL: 21 PSF AS PER PART 9 OBC 2012	<p>HSS 4" X 4" X 1/4" + 6" X 6" X 1/2" BASE PLATE + 2 - 1/2" Ø AIR X 1/2" LONG + 1/2" THK. CAP PLATE + HILTI HIT HY-200 ADHESIVE</p>	<p>(P1) 3 - 2" X 6" SPF</p> <p>(P2) 4 - 2" X 6" SPF</p> <p>(P3) RESERVED</p>	<p>(L1) 3 - 2" X 8" SPF</p> <p>(L2) 3 - 2" X 10" SPF</p> <p>(L3) 3 - 2" X 12" SPF</p> <p>(L4) (2) - 1/4" X 3 1/2" X 1/4" BACK-TO-BACK</p> <p>(L5) RESERVED</p>
FLOOR	ROOF								
DL: 15 PSF LL: 40 PSF	DL: 21 PSF SL: 21 PSF AS PER PART 9 OBC 2012								
<p><b>ROOFS</b></p> <p>(P1) SLOPED ROOF CONSTRUCTION (IN COMPLIANCE WITH O.B.C. SECTION 9.26.)</p> <p>- ASPHALT SHINGLES NO. 210 (10.25 KG/M<sup>2</sup>) - ICE AND WATER PROTECTION MEMBRANE @ 24" OF ROOF ENDS. REFER TO ROOF PLAN. - PLYWOOD SHEATHING 3/8" (9.5MM) WITH 1" CLIPS. - APPROVED WOOD TRUSSES - PREFIN. ALUM. EAVESTROUGH, FASCIA, R.W.L. &amp; VENTED SOFFIT - R31 BATT INSULATION FOR ROOFS W/O ATTIC SPACE - W/ APPROVED CONT. 6 MIL. POLY. VAPOUR BARRIER - 1/2" (12.7mm) GYPSUM WALL BOARD INT. FINISH - ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES</p>	<p><b>FOUNDATION WALL &amp; STRIP FOOTING</b></p> <p>(W1) 8" CONCRETE FOUNDATION WALL (IN COMPLIANCE WITH O.B.C. SECTION 9.15.4.)</p> <p>- 8" THICK CONCRETE (25 MPa) AT MAX OF 6'-11" BACKFILL HEIGHT LATERALLY SUPPORTED AT TOP - REINFORCED W/ 15M @ 12" O/C VERTICAL &amp; HORIZONTAL INSIDE FACE - ON 20" X 12" FOOTING REINFORCED W/ 3-15M - 2 LAYERS OF BITUMEN SATURATED MEMBRANE WITH EACH LAYER CEMENTED IN PLACE WITH BITUMEN &amp; COATED OVER ALL WITH HEAVY COATING OF BITUMEN. - DRAINAGE LAYER - 4" (100MM) DIA. WEeping TILE, 4" (150MM) CRUSHED STONE OVER AND AROUND WEeping TILE.</p>	<p><b>BEAM SCHEDULE</b></p> <p>(B1) 2 PLY - 1 3/4" X 11 7/8" (2.0E) MICROLAM LVL</p> <p>(B2) 3 PLY - 1 3/4" X 14" (2.0E) MICROLAM LVL</p> <p>(B3) 3 PLY - 1 3/4" X 11 7/8" (2.0E) MICROLAM LVL</p>	<p><b>EXTERIOR WALLS</b></p> <p>(W2) STUCCO WALL CONST. (2" X 6") (IN COMPLIANCE WITH O.B.C. SECTION 9.27.)</p> <p>- STUCCO CLADDING CONFORMING TO O.B.C. &amp; PER MANUFACTURERS SPECIFICATION. - MIN. COAT OF STUCCO TO CONFORM TO SENTENCE 9.28.6.(2). - CONTIN. AIR BARRIER (O.B.C. SUBSECTIONS 9.25.3) - 1/2" (12.7MM) EXT. TYPE SHEATHING - 2" X 4" (88 X 140MM) SPRUCE STUDS @ 16" (400MM) O.C. (ASPERITE @ BUILDING CORNERS FOR SHEAR) - W/ R22 MIN. BATT INSULATION. - W/ APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER (O.B.C. SUBSECTIONS 9.25.3 / 9.25.4) - 1/2" (12.7mm) GYPSUM WALL BOARD INT. FINISH - ATTACHMENT SHALL CONFORM TO O.B.C. SENTENCE 9.23.16.3(1)</p> <p>(W3) SIDING WALL CONSTRUCTION (2" X 6") (IN COMPLIANCE WITH O.B.C. SECTION 9.27.)</p> <p>- SIDING AS PER ELEVATION - ON 1/2" VERTICAL STRAPPING (1/2" AIR SPACE) - CONTIN. AIR BARRIER (O.B.C. SUBSECTIONS 9.25.3) - 1/2" (12.7MM) EXT. TYPE SHEATHING - 2" X 4" (88 X 140MM) SPRUCE STUDS @ 16" (400MM) O.C. (ASPERITE @ BUILDING CORNERS FOR SHEAR) - WITH R22 MIN. BATT INSULATION. - WITH APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER (O.B.C. SUBSECTIONS 9.25.3 / 9.25.4) - 1/2" (12.7mm) GYPSUM WALL BOARD INT. FINISH - ATTACHMENT SHALL CONFORM TO O.B.C. SENTENCE 9.23.16.3(1)</p>	<p><b>INTERIOR WALLS</b></p> <p>(W4) INTERIOR STUD PARTITION (2" X 4") (IN COMPLIANCE WITH O.B.C. SECTION 9.23.10.)</p> <p>- 2" X 4" (88 X 89MM) WOOD STUDS @ 16" (400MM) O.C. - DOUBLE 2" X 4" (88 X 89MM) TOP PLATES AND SINGLE BOTTOM PLATE. - 1/2" (12.7MM) GYPSUM BOARD ON BOTH SIDES - NOTE: ALL INTERIOR WALLS TO BE TYPE "W6" UNLESS OTHERWISE NOTED</p> <p>(W5) LOAD-BEARING PARTITION (2" X 6") (IN COMPLIANCE WITH O.B.C. SECTION 9.23.10.)</p> <p>- 2" X 6" (88 X 140MM) WOOD STUDS @ 16" (400MM) O.C. - DOUBLE 2" X 4" (88 X 89MM) TOP PLATES AND SINGLE BOTTOM PLATE. - 1/2" (12.7MM) GYPSUM BOARD ON BOTH SIDES</p> <p>(W6) INSULATED INTERIOR STUD PARTITION (2" X 4") (IN COMPLIANCE WITH O.B.C. SECTION 9.23.10.)</p> <p>- 2" X 4" (88 X 89MM) WOOD STUDS @ 16" (400MM) O.C. - DOUBLE 2" X 4" (88 X 89MM) TOP PLATES AND SINGLE BOTTOM PLATE. - WITH APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER ON THE WARM SIDE (O.B.C. SUBSECTIONS 9.25.3 / 9.25.4) - 1/2" (12.7MM) GYPSUM BOARD ON INTERIOR SIDE - NOTE: TYPICAL IN EXISTING EXTERIOR WALLS (BASEMENT &amp; GROUND)</p> <p>(W7) 1-HR FIRE RATED PARTY WALL CONST. (IN COMPLIANCE WITH O.B.C. SECTION 9.27.)</p> <p>- (2 ROWS) 2" X 4" WOOD STUDS @ 16" O.C. ON SEPARATE 2" X 4" PLATES SET 1" APART - 4" THK. BATT. INSULATION ON ONE SIDE. - 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE - (AS PER OBC SB-3 WALL TYPE W13c - STC 54)</p>					
<p><b>FLOORS</b></p> <p>(F1) BASEMENT (SLAB ON GRADE) (IN COMPLIANCE WITH O.B.C. SUBSECTION 9.16.4.)</p> <p>- 4" (75MM) CONCRETE SLAB - 6 MIL. POLYETHYLENE VAPOUR BARRIER - 4" (100MM) OF COURSE GRANULAR MATERIAL (COMPACTED)</p> <p>(F2) CONCRETE PORCH SLAB (IN COMPLIANCE WITH O.B.C. SUBSECTION 9.16.4.)</p> <p>- 6" THICK 32 MPA CLASS C2 CONCRETE SLAB - R/W 10M @ 12" O/C BOTTOM EACH WAY</p> <p>(F3) WOOD FLOOR ASSEMBLY (IN COMPLIANCE WITH O.B.C. SUBSECTION 9.23.14.)</p> <p>- MIN. 3/4" (19MM) 1 &amp; G OSB (D-1 GRADE) AND/OR WATERBOARD (R1 GRAD) GULLED &amp; SCREWED - REFER TO FLOOR PLANS FOR FLOOR JOIST SIZES. - FOR CERAMIC TILE FLOOR, JOISTS TO BE INSTALLED @ 12" (300MM) O.C. WITH PANEL - TYPE UNDERLAY SHALL CONFORM TO (O.B.C. ARTICLES 9.30.2.1., 9.30.2.3. &amp; 9.30.2.4.) - CERAMIC TILES APPLIED TO MORTAR BED REFER TO O.B.C. SUBSECTION 9.30.6. - 5/8" (15.9MM) TYPE 'X' GYPSUM BOARD</p>	<p><b>FOUNDATION WALL &amp; STRIP FOOTING</b></p> <p>(W1) 8" CONCRETE FOUNDATION WALL (IN COMPLIANCE WITH O.B.C. SECTION 9.15.4.)</p> <p>- 8" THICK CONCRETE (25 MPa) AT MAX OF 6'-11" BACKFILL HEIGHT LATERALLY SUPPORTED AT TOP - REINFORCED W/ 15M @ 12" O/C VERTICAL &amp; HORIZONTAL INSIDE FACE - ON 20" X 12" FOOTING REINFORCED W/ 3-15M - 2 LAYERS OF BITUMEN SATURATED MEMBRANE WITH EACH LAYER CEMENTED IN PLACE WITH BITUMEN &amp; COATED OVER ALL WITH HEAVY COATING OF BITUMEN. - DRAINAGE LAYER - 4" (100MM) DIA. WEeping TILE, 4" (150MM) CRUSHED STONE OVER AND AROUND WEeping TILE.</p>	<p><b>EXTERIOR WALLS</b></p> <p>(W2) STUCCO WALL CONST. (2" X 6") (IN COMPLIANCE WITH O.B.C. SECTION 9.27.)</p> <p>- STUCCO CLADDING CONFORMING TO O.B.C. &amp; PER MANUFACTURERS SPECIFICATION. - MIN. COAT OF STUCCO TO CONFORM TO SENTENCE 9.28.6.(2). - CONTIN. AIR BARRIER (O.B.C. SUBSECTIONS 9.25.3) - 1/2" (12.7MM) EXT. TYPE SHEATHING - 2" X 4" (88 X 140MM) SPRUCE STUDS @ 16" (400MM) O.C. (ASPERITE @ BUILDING CORNERS FOR SHEAR) - W/ R22 MIN. BATT INSULATION. - W/ APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER (O.B.C. SUBSECTIONS 9.25.3 / 9.25.4) - 1/2" (12.7mm) GYPSUM WALL BOARD INT. FINISH - ATTACHMENT SHALL CONFORM TO O.B.C. SENTENCE 9.23.16.3(1)</p> <p>(W3) SIDING WALL CONSTRUCTION (2" X 6") (IN COMPLIANCE WITH O.B.C. SECTION 9.27.)</p> <p>- SIDING AS PER ELEVATION - ON 1/2" VERTICAL STRAPPING (1/2" AIR SPACE) - CONTIN. AIR BARRIER (O.B.C. SUBSECTIONS 9.25.3) - 1/2" (12.7MM) EXT. TYPE SHEATHING - 2" X 4" (88 X 140MM) SPRUCE STUDS @ 16" (400MM) O.C. (ASPERITE @ BUILDING CORNERS FOR SHEAR) - WITH R22 MIN. BATT INSULATION. - WITH APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER (O.B.C. SUBSECTIONS 9.25.3 / 9.25.4) - 1/2" (12.7mm) GYPSUM WALL BOARD INT. FINISH - ATTACHMENT SHALL CONFORM TO O.B.C. SENTENCE 9.23.16.3(1)</p>	<p><b>INTERIOR WALLS</b></p> <p>(W4) INTERIOR STUD PARTITION (2" X 4") (IN COMPLIANCE WITH O.B.C. SECTION 9.23.10.)</p> <p>- 2" X 4" (88 X 89MM) WOOD STUDS @ 16" (400MM) O.C. - DOUBLE 2" X 4" (88 X 89MM) TOP PLATES AND SINGLE BOTTOM PLATE. - 1/2" (12.7MM) GYPSUM BOARD ON BOTH SIDES - NOTE: ALL INTERIOR WALLS TO BE TYPE "W6" UNLESS OTHERWISE NOTED</p> <p>(W5) LOAD-BEARING PARTITION (2" X 6") (IN COMPLIANCE WITH O.B.C. SECTION 9.23.10.)</p> <p>- 2" X 6" (88 X 140MM) WOOD STUDS @ 16" (400MM) O.C. - DOUBLE 2" X 4" (88 X 89MM) TOP PLATES AND SINGLE BOTTOM PLATE. - 1/2" (12.7MM) GYPSUM BOARD ON BOTH SIDES</p> <p>(W6) INSULATED INTERIOR STUD PARTITION (2" X 4") (IN COMPLIANCE WITH O.B.C. SECTION 9.23.10.)</p> <p>- 2" X 4" (88 X 89MM) WOOD STUDS @ 16" (400MM) O.C. - DOUBLE 2" X 4" (88 X 89MM) TOP PLATES AND SINGLE BOTTOM PLATE. - WITH APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER ON THE WARM SIDE (O.B.C. SUBSECTIONS 9.25.3 / 9.25.4) - 1/2" (12.7mm) GYPSUM BOARD ON INTERIOR SIDE - NOTE: TYPICAL IN EXISTING EXTERIOR WALLS (BASEMENT &amp; GROUND)</p> <p>(W7) 1-HR FIRE RATED PARTY WALL CONST. (IN COMPLIANCE WITH O.B.C. SECTION 9.27.)</p> <p>- (2 ROWS) 2" X 4" WOOD STUDS @ 16" O.C. ON SEPARATE 2" X 4" PLATES SET 1" APART - 4" THK. BATT. INSULATION ON ONE SIDE. - 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE - (AS PER OBC SB-3 WALL TYPE W13c - STC 54)</p>						

**W18 STAIR TALL WALL (2"X6")**  
(IN COMPLIANCE WITH O.B.C. SECTION 9.20.)  
- 2 STOREY WALL 2-2"X6" LSL @ 12" O.C. W/HORIZ. BLOCKING 48" O.C. VERT., MIN. 1/2" GYPSUM ON INT. FACE, MIN. 1" RIGID INSULATION ON EXTERIOR FACE



**PROPOSED GROUND FLOOR**  
1/4" = 1'-0" 117 SM (55.5 SM SIDE A, 62 SM SIDE B)



**EXISTING GROUND FLOOR**  
1/4" = 1'-0" 70 SM

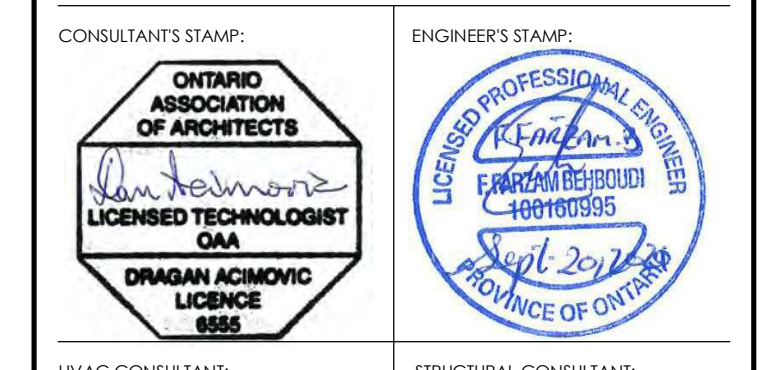
**NOTE:**  
ALL EXISTING WINDOWS AND DOORS TO BE REMOVED AND DISPOSED OF  
REMOVE AND DISPOSE OF ALL EXISTING WALLS AS SHOWN

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  - THE CONTRACTOR MUST VERIFY THAT ALL CONSTRUCTION IS IN COMPLIANCE WITH THE NATIONAL BUILDING CODE, THE ONTARIO BUILDING CODE, LOCAL ZONING REQUIREMENTS, AND ANY OTHER GOVERNING AUTHORITIES.
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  - DIMENSIONS AND SPECIFICATIONS OF ROOF TRUSSES ARE TO BE DESIGNED BY A PROFESSIONAL ENGINEER OR OTHER APPROVED AUTHORITY.
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  - DOOR SIZES SHOWN ON DRAWINGS DENOTE DOOR LEAF DIMENSIONS (FRAMES EXCLUDED) WHILE WINDOW SIZES DENOTE EXTERIOR FRAME DIMENSIONS UNLESS OTHERWISE NOTED.

DATE	NO.	DESCRIPTION
FEB/22	02	COA SUBMISSION
NOV/21	01	COA SUBMISSION

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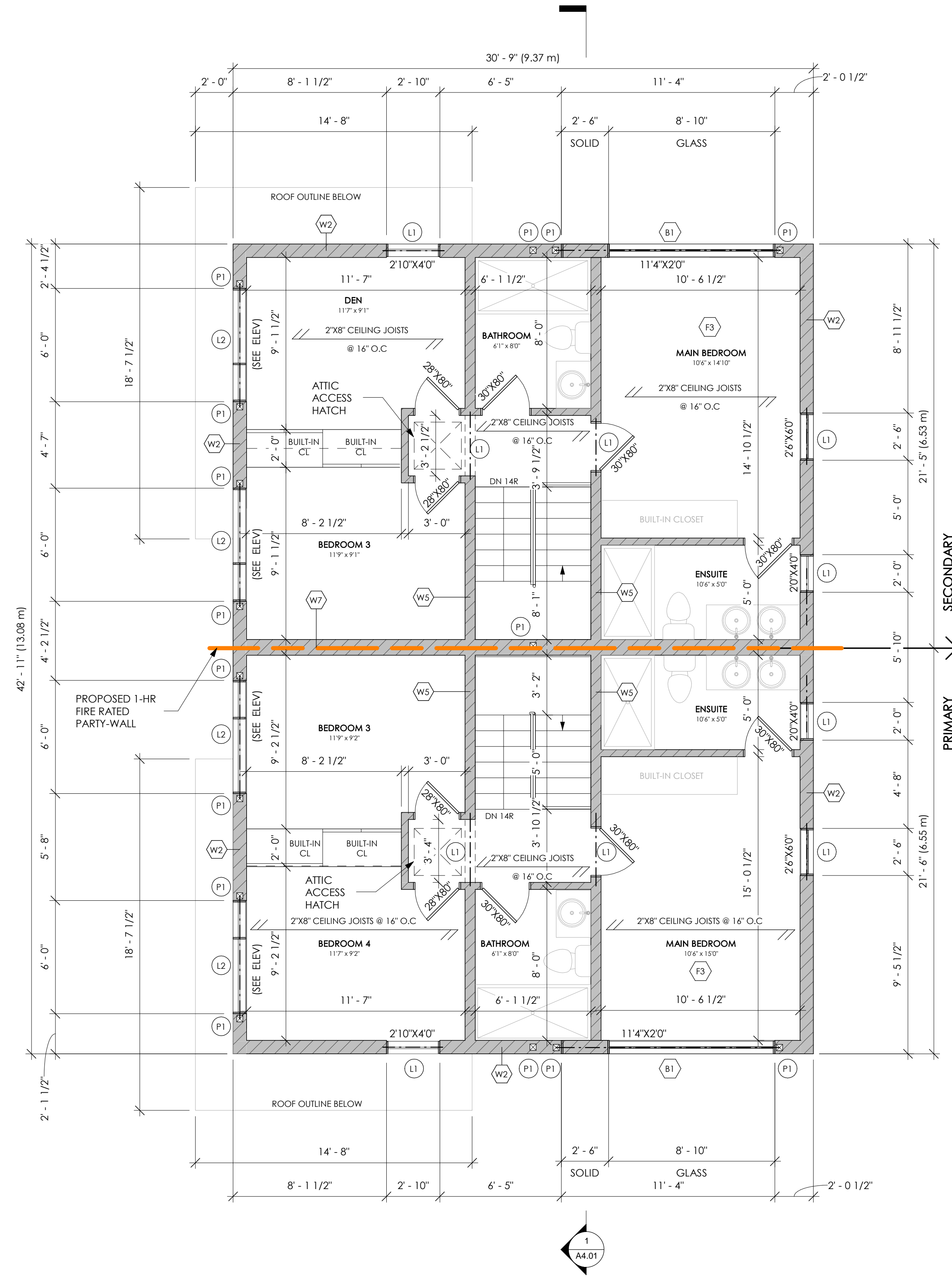
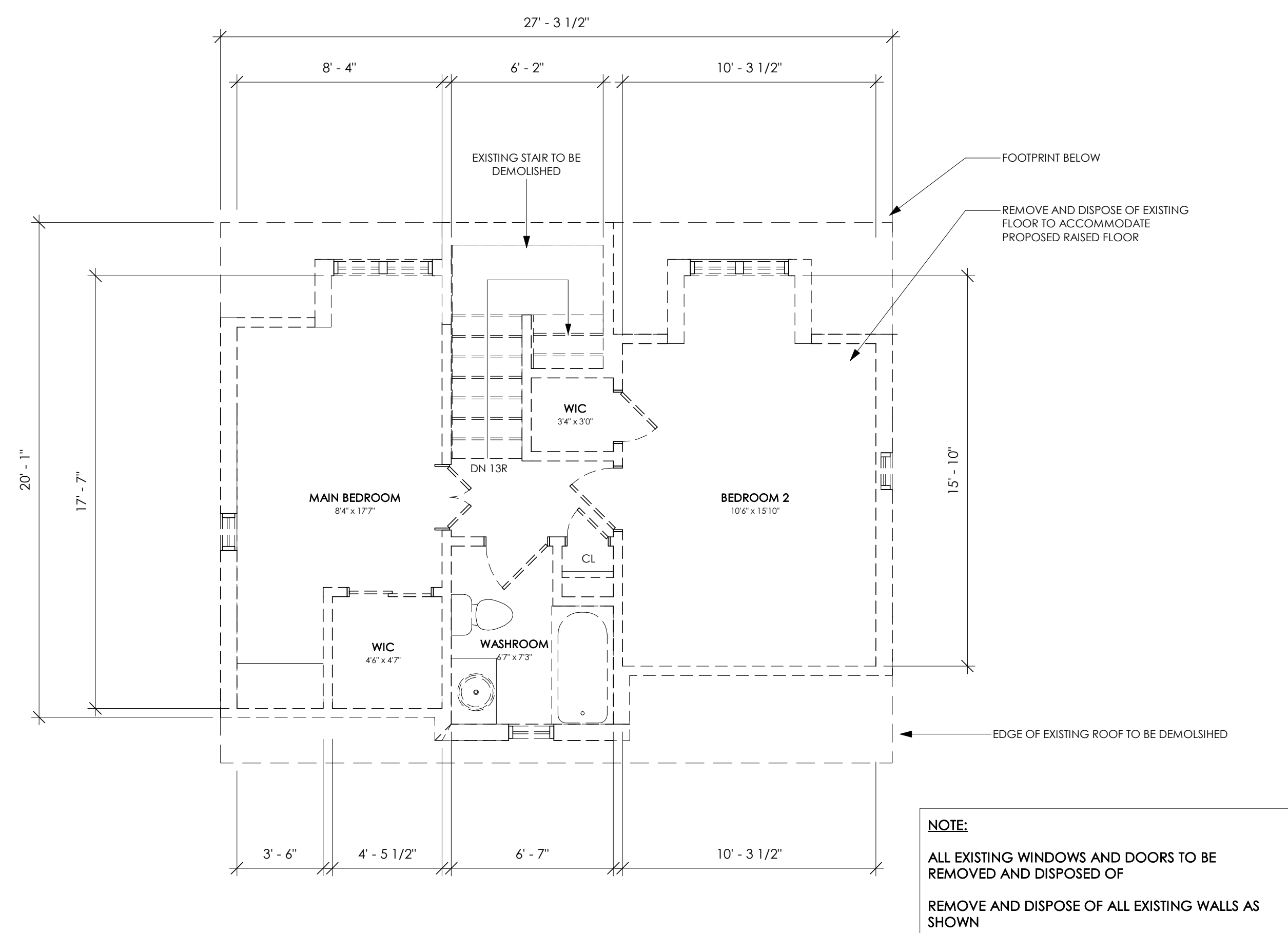
PROJECT:  
**REAR ADDITION FOR DUPLEX CONVERSION**  
237 BROADWAY AVENUE  
HAMILTON, ONT. L8S 2H9

PROJECT NO.	SCALE
2021-04-21	As indicated
DRAWN BY	REVIEWED BY
CB/GC	DA
TITLE	DRAWING NO.
<b>GROUND FLOOR</b>	

**A1.02**



LEGEND	NOTES	DESIGN LOADS	STEEL COLUMN	WOOD COLUMN	LINTEL SCHEDULE
<p>EXISTING WALLS TO REMAIN (G.C. TO PROVIDE SHORING &amp; TEMPORARY SUPPORT AS REQUIRED)</p> <p>NEW FOUNDATION WALLS</p> <p>NEW CONSTRUCTION (WALLS OR ROOF)</p> <p>NEW SMOKE, STROBE &amp; CARBON DETECTOR</p> <p>WOOD COLUMN</p> <p>STEEL COLUMN</p> <p>POST ABOVE</p>	<p>1. ALL INTERIOR PARTITION WALL TO BE TYPE "W4" UNLESS OTHERWISE NOTED.</p> <p>2. WALL TYPE "W7" TYPICAL ON THE INTERIOR SIDE OF ALL EXTERIOR FOUNDATION WALLS.</p> <p>3. ALL INTERIOR CLOSET DOORS TO BE CENTERED UNLESS OTHERWISE NOTED.</p> <p>4. ALL INTERIOR DOORS TO BE 6" FROM ADJACENT WALL UNLESS OTHERWISE NOTED.</p>	<p><b>FLOOR ROOF</b></p> <p>DL: 15 PSF DL: 21 PSF LL: 40 PSF SL: 21 PSF</p>	<p>HSS 4" X 4" X 1/4" + 6" X 6" X 1/2" BASE PLATE + 2 - 1/2" Ø A/B X 12" LONG + 1/2" THK. CAP PLATE + HILTI HIT-HY-200 ADHESIVE</p>	<p>(P1) 3 - 2" X 6" SPF (P2) 4 - 2" X 6" SPF (P3) RESERVED</p>	<p>(L1) 3 - 2" X 8" SPF (L2) 3 - 2" X 10" SPF (L3) 3 - 2" X 12" SPF (L4) (2) - 1 1/4" X 3 1/2" X 1/4" BACK-TO-BACK (L5) RESERVED</p>
<p><b>ROOFS</b></p> <p>(P1) SLOPED ROOF CONSTRUCTION (IN COMPLIANCE WITH O.B.C. SECTION 9.2.6.)</p> <p>- ASPHALT SHINGLES NO. 210 (10.25 KG/M<sup>2</sup>) - ICE AND WATER PROTECTION MEMBRANE @ 24" OF ROOF ENDS. REFER TO ROOF PLAN. - PLYWOOD SHEATHING 3/8" (9.5MM) WITH "Y" CLIPS. - APPROVED WOOD TRUSSES - PREFIN. ALUM. EAVESTROUGH, FASCIA, R.W.L. &amp; VENTED SOFFIT - R31 BATT INSULATION FOR ROOFS W/O ATTIC SPACE - W/ APPROVED CONT. 6 MIL. POLY. VAPOUR BARRIER - 1/2" (12.7mm) GYPSUM WALL BOARD INT. FINISH - ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES</p>	<p><b>FOUNDATION WALL &amp; STRIP FOOTING</b></p> <p>(W1) 8" CONCRETE FOUNDATION WALL (IN COMPLIANCE WITH O.B.C. SECTION 9.15.4.)</p> <p>- 8" THICK CONCRETE (25 MPa) AT MAX OF 6'-11" BACKFILL HEIGHT LATERALLY SUPPORTED AT TOP - REINFORCED W/ 15M @ 12" O/C VERTICAL &amp; HORIZONTAL INSIDE FACE - ON 20" X 12" FOOTING REINFORCED W/ 3-15M - 2 LAYERS OF BITUMEN-SATURATED MEMBRANE WITH EACH LAYER CEMENTED IN PLACE WITH BITUMEN &amp; COATED OVER ALL WITH HEAVY COATING OF BITUMEN. - DRAINAGE LAYER - 4" (100MM) DIA. WEEPING TILE, 4" (150MM) CRUSHED STONE OVER AND AROUND WEEPING TILE.</p>	<p><b>BEAM SCHEDULE</b></p> <p>(B1) 2 PLY - 1 3/4" X 11 7/8" (2.0E) MICROROLL LVL (B2) 3 PLY - 1 3/4" X 14" (2.0E) MICROROLL LVL (B3) 3 PLY - 1 3/4" X 11 7/8" (2.0E) MICROROLL LVL</p>	<p><b>INTERIOR WALLS</b></p> <p>(W4) INTERIOR STUD PARTITION (2"X4") (IN COMPLIANCE WITH O.B.C. SECTION 9.23.10.) - 2" X 4" (38 X 89MM) WOOD STUDS @ 16" (400MM) O.C. - DOUBLE 2" X 4" (38 X 89MM) TOP PLATES AND SINGLE BOTTOM PLATE. - 1/2" (12.7MM) GYPSUM BOARD ON BOTH SIDES **NOTE: ALL INTERIOR WALLS TO BE TYPE "W6" UNLESS OTHERWISE NOTED</p> <p>(W5) LOAD-BEARING PARTITION (2"X6") (IN COMPLIANCE WITH O.B.C. SECTION 9.23.10.) - 2" X 4" (38 X 89MM) WOOD STUDS @ 16" (400MM) O.C. - DOUBLE 2" X 4" (38 X 89MM) TOP PLATES AND SINGLE BOTTOM PLATE. - 1/2" (12.7MM) GYPSUM BOARD ON BOTH SIDES</p> <p>(W6) INSULATED INTERIOR STUD PARTITION (2"X4") (IN COMPLIANCE WITH O.B.C. SECTION 9.23.10.) - 2" X 4" (38 X 89MM) WOOD STUDS @ 16" (400MM) O.C. - DOUBLE 2" X 4" (38 X 89MM) TOP PLATES AND SINGLE BOTTOM PLATE. - MIN R22 (RSI 3.52) SPRAY-FOAM INSULATION - WITH APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER ON THE WARM SIDE (O.B.C. SUBSECTIONS 9.25.3 / 9.25.4). - 1/2" (12.7MM) GYPSUM BOARD ON INTERIOR SIDE **NOTE: TYPICAL IN EXISTING EXTERIOR WALLS (BASEMENT &amp; GROUND)</p> <p>(W7) 1-HR FIRE RATED PARTY WALL CONST. (IN COMPLIANCE WITH O.B.C. SECTION 9.27.) - (2 ROWS) 2"X4" WOOD STUDS @ 16" O.C. ON SEPARATE 2"X4" PLATES SET 1" APART - 4" THK. BATT INSULATION ON ONE SIDE. - 5/8" TYPE "X" GYPSUM BOARD EACH SIDE (AS PER OBC SB-3 WALL TYPE "W13c" - STC 54)</p>		
<p><b>FLOORS</b></p> <p>(F1) BASEMENT (SLAB ON GRADE) (IN COMPLIANCE WITH O.B.C. SUBSECTION 9.16.4.)</p> <p>- 4" (75MM) CONCRETE SLAB - 6 MIL. POLYETHYLENE VAPOUR BARRIER - 4" (100MM) OF COURSE GRANULAR MATERIAL (COMPACTED)</p>	<p>(F2) CONCRETE PORCH SLAB - 6" THICK 32 MPa CLASS C2 CONCRETE SLAB - R/W 10M @ 12" O/C BOTTOM EACH WAY</p> <p>(F3) WOOD FLOOR ASSEMBLY (IN COMPLIANCE WITH O.B.C. SUBSECTION 9.23.14.)</p> <p>- MIN. 3/4" (19MM) T &amp; G OSB (D-1 GRADE) AND/OR WAFFERBOARD (R1 GRADE) GLUED &amp; SCREWED - REFER TO FLOOR PLANS FOR FLOOR JOIST SIZES. - FOR CERAMIC TILE FLOOR, JOISTS TO BE INSTALLED @ 12" (300MM) O.C. WITH PANEL - TYPE UNDERLAY SHALL CONFORM TO (O.B.C. ARTICLES 9.30.2.1., 9.30.2.3. &amp; 9.30.2.4.) - CERAMIC TILES APPLIED TO MORTAR BED REFER TO O.B.C. SUBSECTION 9.30.6. - 5/8" (15.9MM) TYPE "X" GYPSUM BOARD</p>	<p><b>EXTERIOR WALLS</b></p> <p>(W2) STUCCO WALL CONST. (2" X 6") (IN COMPLIANCE WITH O.B.C. SECTION 9.27.) - STUCCO CLADDING CONFORMING TO O.B.C. &amp; PER MANUFACTURERS SPECIFICATION. - MIN. COAT OF STUCCO TO CONFORM TO SENTENCE 9.28.6.(2). - CONTIN. AIR BARRIER (O.B.C. SUBSECTIONS 9.25.3) - 1/2" (12.7MM) EXT. TYPE SHEATHING - 2" X 4" (38 X 140MM) SPRUCE STUDS @ 16" (400MM) O.C. (ASPHENITE @ BUILDING CORNERS FOR SHEAR) - W/ R22 MIN. BATT INSULATION. - W/ APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER (O.B.C. SUBSECTIONS 9.25.3 / 9.25.4) - 1/2" (12.7mm) GYPSUM WALL BOARD INT. FINISH - ATTACHMENT SHALL CONFORM TO O.B.C. SENTENCE 9.23.16.3(1)</p> <p>(W3) SIDING WALL CONSTRUCTION (2" X 6") (IN COMPLIANCE WITH O.B.C. SECTION 9.27.) - SIDING AS PER ELEVATION - ON 1/2" VERTICAL STRAPPING (1/2" AIR SPACE) - CONTIN. AIR BARRIER (O.B.C. SUBSECTIONS 9.25.3) - 1/2" (12.7MM) EXT. TYPE SHEATHING - 2" X 4" (38 X 140MM) SPRUCE STUDS @ 16" (400MM) O.C. (ASPHENITE @ BUILDING CORNERS FOR SHEAR) - WITH R22 MIN. BATT INSULATION. - WITH APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER (O.B.C. SUBSECTIONS 9.25.3 / 9.25.4) - 1/2" (12.7mm) GYPSUM WALL BOARD INT. FINISH - ATTACHMENT SHALL CONFORM TO O.B.C. SENTENCE 9.23.16.3(1)</p>			

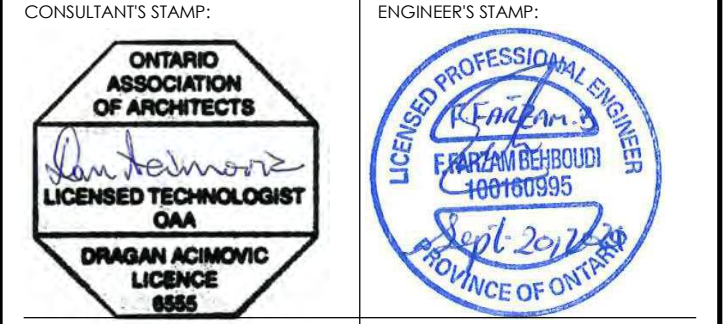


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NOV/21	01	COA SUBMISSION

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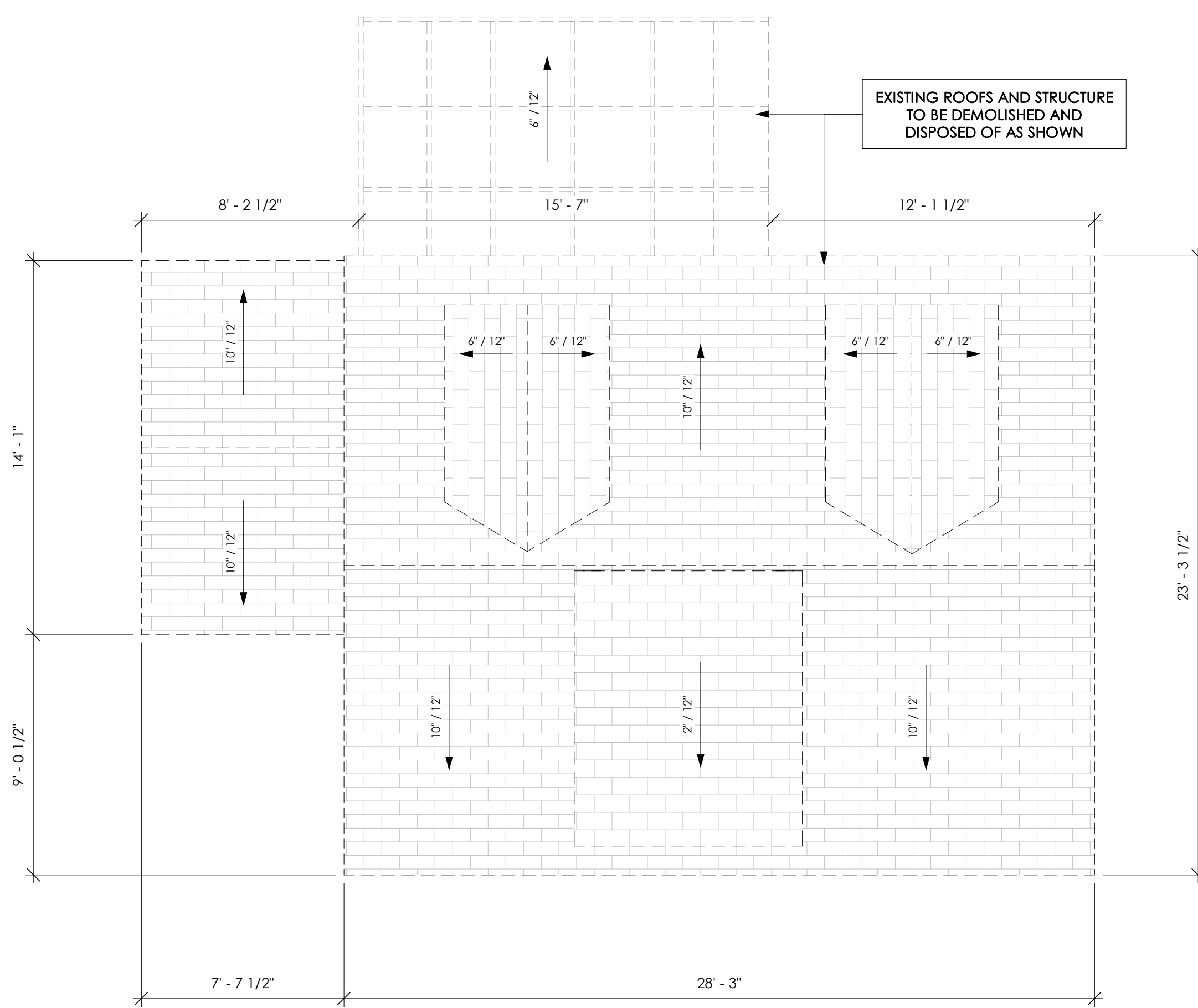
OWNER CONTACT INFORMATION:  
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PROJECT:  
**REAR ADDITION FOR DUPLEX CONVERSION**  
237 BROADWAY AVENUE  
HAMILTON, ONT. L8S 2H9

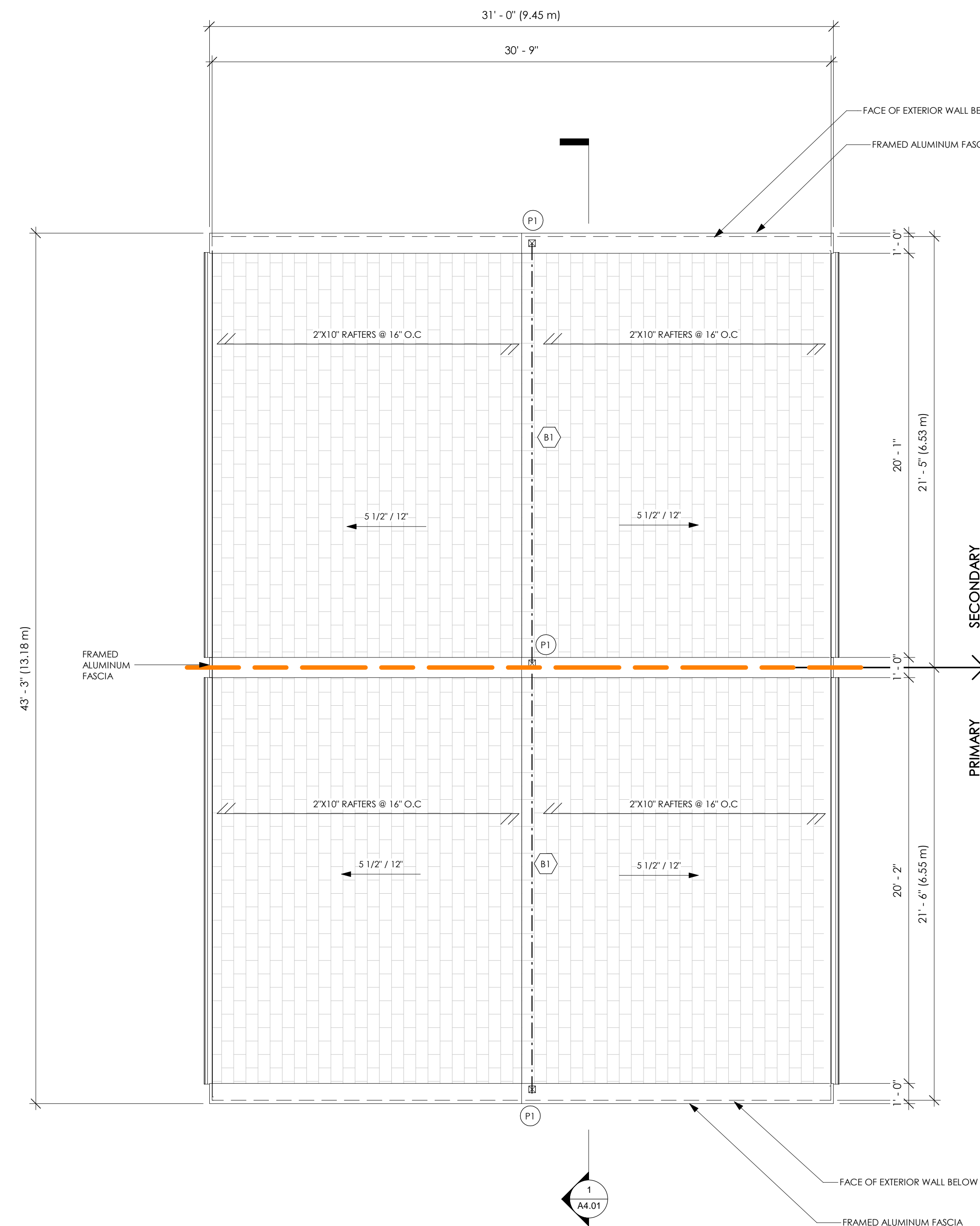
PROJECT NO.	SCALE
2021-04-21	As indicated
DRAWN BY	REVIEWED BY
CB/GC	DA
TITLE	DRAWING NO.
SECOND FLOOR	



LEGEND	NOTES	DESIGN LOADS	STEEL COLUMN	WOOD COLUMN	LINTEL SCHEDULE
<p>EXISTING WALLS TO REMAIN (GC TO PROVIDE SHORING &amp; TEMPORARY SUPPORT AS REQUIRED)</p> <p>NEW FOUNDATION WALLS</p> <p>NEW CONSTRUCTION (WALLS OR ROOF)</p> <p>NEW SMOKE, STROBE &amp; CARBON DETECTOR</p> <p>WOOD COLUMN</p> <p>STEEL COLUMN</p> <p>POST ABOVE</p>	<p>1. ALL INTERIOR PARTITION WALL TO BE TYPE "W4" UNLESS OTHERWISE NOTED.</p> <p>2. WALL TYPE "W7" TYPICAL ON THE INTERIOR SIDE OF ALL EXTERIOR FOUNDATION WALLS.</p> <p>3. ALL INTERIOR CLOSET DOORS TO BE CENTERED UNLESS OTHERWISE NOTED.</p> <p>4. ALL INTERIOR DOORS TO BE 6" FROM ADJACENT WALL UNLESS OTHERWISE NOTED.</p>	<p><b>FLOOR</b></p> <p>DL: 15 PSF LL: 40 PSF</p> <p><b>ROOF</b></p> <p>DL: 21 PSF SL: 21 PSF AS PER PART 9 OBC 2012</p>	<p>HSS 4" X 4" X 1/4" + 6" X 6" X 1/2" BASE PLATE + 2" - 1/2" Ø A/B X 12" LONG + 1/2" THK. CAP PLATE + HILTI HIT HY-200 ADHESIVE</p>	<p>(P1) 3 - 2" X 6" SPF</p> <p>(P2) 4 - 2" X 6" SPF</p> <p>(P3) RESERVED</p>	<p>(L1) 3 - 2" X 8" SPF</p> <p>(L2) 3 - 2" X 10" SPF</p> <p>(L3) 3 - 2" X 12" SPF</p> <p>(L4) (2) - 14" X 3 1/2" X 1/4" BACK-TO-BACK</p> <p>(L5) RESERVED</p>
	<p><b>CONCRETE PAD</b></p> <p>(F1) 48"X48"X16" R/W 4-15M B.E.W.</p> <p>(F2) 30"X30"X16" R/W 3-15M B.E.W.</p>	<p><b>BEAM SCHEDULE</b></p> <p>(B1) 2 PLY - 1 3/4" X 11 7/8" (2.0E) MICROLAM LVL</p> <p>(B2) 3 PLY - 1 3/4" X 14" (2.0E) MICROLAM LVL</p> <p>(B3) 3 PLY - 1 3/4" X 11 7/8" (2.0E) MICROLAM LVL</p>		<p><b>INTERIOR WALLS</b></p> <p>(W4) INTERIOR STUD PARTITION (2"X4") (IN COMPLIANCE WITH O.B.C. SECTION 9.23.10.)</p> <p>- 2" X 4" (38 X 89MM) WOOD STUDS @ 16" (400MM) O.C. - DOUBLE 2" X 4" (38 X 89MM) TOP PLATES AND SINGLE BOTTOM PLATE. - 1/2" (12.7MM) GYPSUM BOARD ON BOTH SIDES</p> <p>**NOTE: ALL INTERIOR WALLS TO BE TYPE "W6" UNLESS OTHERWISE NOTED</p> <p>(W5) LOAD-BEARING PARTITION (2"X6") (IN COMPLIANCE WITH O.B.C. SECTION 9.23.10.)</p> <p>- 2" X 4" (38 X 89MM) WOOD STUDS @ 16" (400MM) O.C. - DOUBLE 2" X 4" (38 X 89MM) TOP PLATES AND SINGLE BOTTOM PLATE. - 1/2" (12.7MM) GYPSUM BOARD ON BOTH SIDES</p> <p>(W6) INSULATED INTERIOR STUD PARTITION (2"X4") - 2" X 4" (38 X 89MM) WOOD STUDS @ 16" (400MM) O.C. - DOUBLE 2" X 4" (38 X 89MM) TOP PLATES AND SINGLE BOTTOM PLATE. - MIN R22 (RSI 3.52) SPRAY-FOAM INSULATION - WITH APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER ON THE WARM SIDE (O.B.C. SUBSECTIONS 9.25.3 / 9.25.4). - 1/2" (12.7MM) GYPSUM BOARD ON INTERIOR SIDE</p> <p>**NOTE: TYPICAL IN EXISTING EXTERIOR WALLS (BASEMENT &amp; GROUND)</p> <p>(W7) 1-HR FIRE RATED PARTY WALL CONST. (IN COMPLIANCE WITH O.B.C. SECTION 9.27.)</p> <p>- (2 ROWS) 2"X4" WOOD STUDS @ 16" O.C. ON SEPARATE 2"X4" PLATES SET 1" APART - 4" THK. BATT INSULATION ON ONE SIDE. - 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE</p> <p>(AS PER OBC S8-3 WALL TYPE "W13c" - STC 54)</p>	
<p><b>ROOFS</b></p> <p>(P1) SLOPED ROOF CONSTRUCTION (IN COMPLIANCE WITH O.B.C. SECTION 9.26.)</p> <p>- ASPHALT SHINGLES NO. 210 (10.25 KG/M<sup>2</sup>) - ICE AND WATER PROTECTION MEMBRANE @ 24" OF ROOF ENDS. REFER TO ROOF PLAN. - PLYWOOD SHEATHING 3/8" (9.5MM) WITH "H" CLIPS. - APPROVED WOOD TRUSSES - PREFIN. ALUM. EAVESTROUGH, FASCIA, R.W.L. &amp; VENTED SOFFIT - R31 BATT INSULATION FOR ROOFS W/O ATTIC SPACE - W/ APPROVED CONT. 6 MIL. POLY. VAPOUR BARRIER - 1/2" (12.7mm) GYPSUM WALL BOARD INT. FINISH - ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES</p>	<p><b>FOUNDATION WALL &amp; STRIP FOOTING</b></p> <p>(W1) 8" CONCRETE FOUNDATION WALL (IN COMPLIANCE WITH O.B.C. SECTION 9.15.4.)</p> <p>- 8" THICK CONCRETE (25 MPa) AT MAX OF 6'-11" BACKFILL HEIGHT LATERALLY SUPPORTED AT TOP - REINFORCED W/ 15M @ 12" O/C VERTICAL &amp; HORIZONTAL INSIDE FACE - ON 20" X 12" FOOTING REINFORCED W/ 3-15M - 2 LAYERS OF BITUMEN-SATURATED MEMBRANE WITH EACH LAYER CEMENTED IN PLACE WITH BITUMEN &amp; COATED OVER ALL WITH HEAVY COATING OF BITUMEN. - DRAINAGE LAYER - 4" (100MM) DIA. WEEPING TILE 4" (150MM) CRUSHED STONE OVER AND AROUND WEEPING TILE.</p>	<p><b>EXTERIOR WALLS</b></p> <p>(W2) STUCCO WALL CONST. (2" X 6") (IN COMPLIANCE WITH O.B.C. SECTION 9.27.)</p> <p>- STUCCO CLADDING CONFORMING TO O.B.C. &amp; PER MANUFACTURERS SPECIFICATION. - MIN. COAT OF STUCCO TO CONFORM TO SENTENCE 9.28.6(2). - CONTIN. AIR BARRIER (O.B.C. SUBSECTIONS 9.25.3) - 1/2" (12.7MM) EXT. TYPE SHEATHING - 2" X 4" (38 X 140MM) SPRUCE STUDS @ 16" (400MM) O.C. (ASPHENITE @ BUILDING CORNERS FOR SHEAR) - W/ R22 MIN. BATT INSULATION. - W/ APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER (O.B.C. SUBSECTIONS 9.25.3 / 9.25.4) - 1/2" (12.7mm) GYPSUM WALL BOARD INT. FINISH - ATTACHMENT SHALL CONFORM TO O.B.C. SENTENCE 9.23.16.3(1)</p> <p>(W3) SIDING WALL CONSTRUCTION (2" X 6") (IN COMPLIANCE WITH O.B.C. SECTION 9.27.)</p> <p>- SIDING AS PER ELEVATION - ON 1/2" VERTICAL STRAPPING (1/2" AIR SPACE) - CONTIN. AIR BARRIER (O.B.C. SUBSECTIONS 9.25.3) - 1/2" (12.7MM) EXT. TYPE SHEATHING - 2" X 4" (38 X 140MM) SPRUCE STUDS @ 16" (400MM) O.C. (ASPHENITE @ BUILDING CORNERS FOR SHEAR) - WITH R22 MIN. BATT INSULATION. - WITH APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER (O.B.C. SUBSECTIONS 9.25.3 / 9.25.4). - 1/2" (12.7MM) GYPSUM WALL BOARD INT. FINISH - ATTACHMENT SHALL CONFORM TO O.B.C. SENTENCE 9.23.16.3(1)</p>			
<p><b>FLOORS</b></p> <p>(F1) BASEMENT (SLAB ON GRADE) (IN COMPLIANCE WITH O.B.C. SUBSECTION 9.16.4.)</p> <p>- 4" (75MM) CONCRETE SLAB - 6 MIL. POLYETHYLENE VAPOUR BARRIER - 4" (100MM) OF COURSE GRANULAR MATERIAL (COMPACTED)</p>	<p>(F2) CONCRETE PORCH SLAB - 6" THICK 32 MPa CLASS C2 CONCRETE SLAB - R/W 10M @ 12" O/C BOTTOM EACH WAY</p> <p>(F3) WOOD FLOOR ASSEMBLY (IN COMPLIANCE WITH O.B.C. SUBSECTION 9.23.14.)</p> <p>- MIN. 3/4" (19MM) T &amp; G OSB (0-1 GRADE) AND/OR WAFFERBOARD (R1 GRADE) GLED &amp; SCREWED - REFER TO FLOOR PLANS FOR FLOOR JOIST SIZES. - FOR CERAMIC TILE FLOOR, JOISTS TO BE INSTALLED @ 12" (300MM) O.C. WITH PANEL - TYPE UNDERLAY SHALL CONFORM TO (O.B.C. ARTICLES 9.30.2.1., 9.30.2.3. &amp; 9.30.2.4.) - CERAMIC TILES APPLIED TO MORTAR BED REFER TO O.B.C. SUBSECTION 9.30.6. - 5/8" (15.9MM) TYPE 'X' GYPSUM BOARD</p>				



EXISTING ROOF PLAN  
1/4" = 1'-0"



PROPOSED ROOF PLAN  
1/4" = 1'-0"

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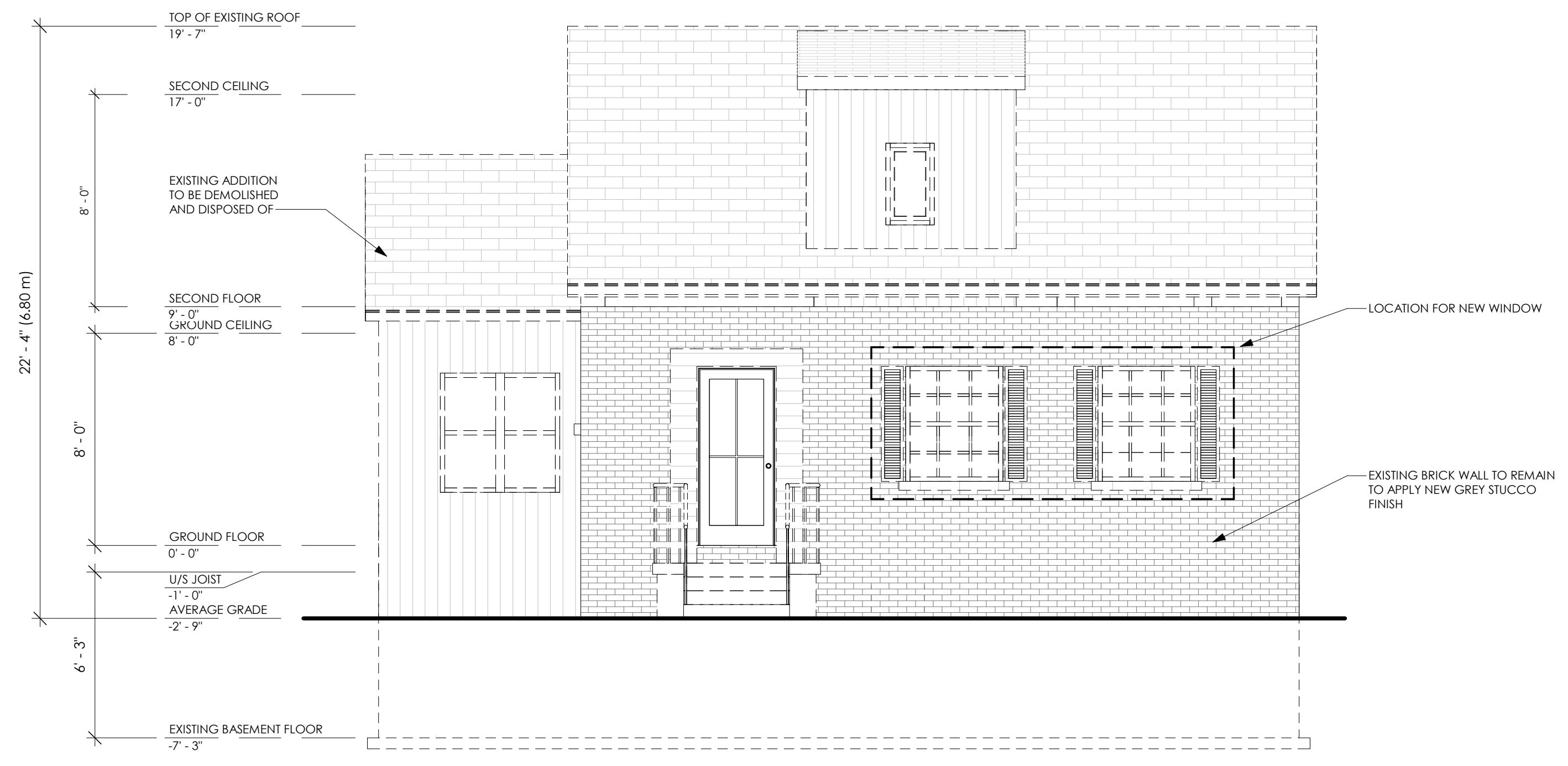
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PROJECT:  
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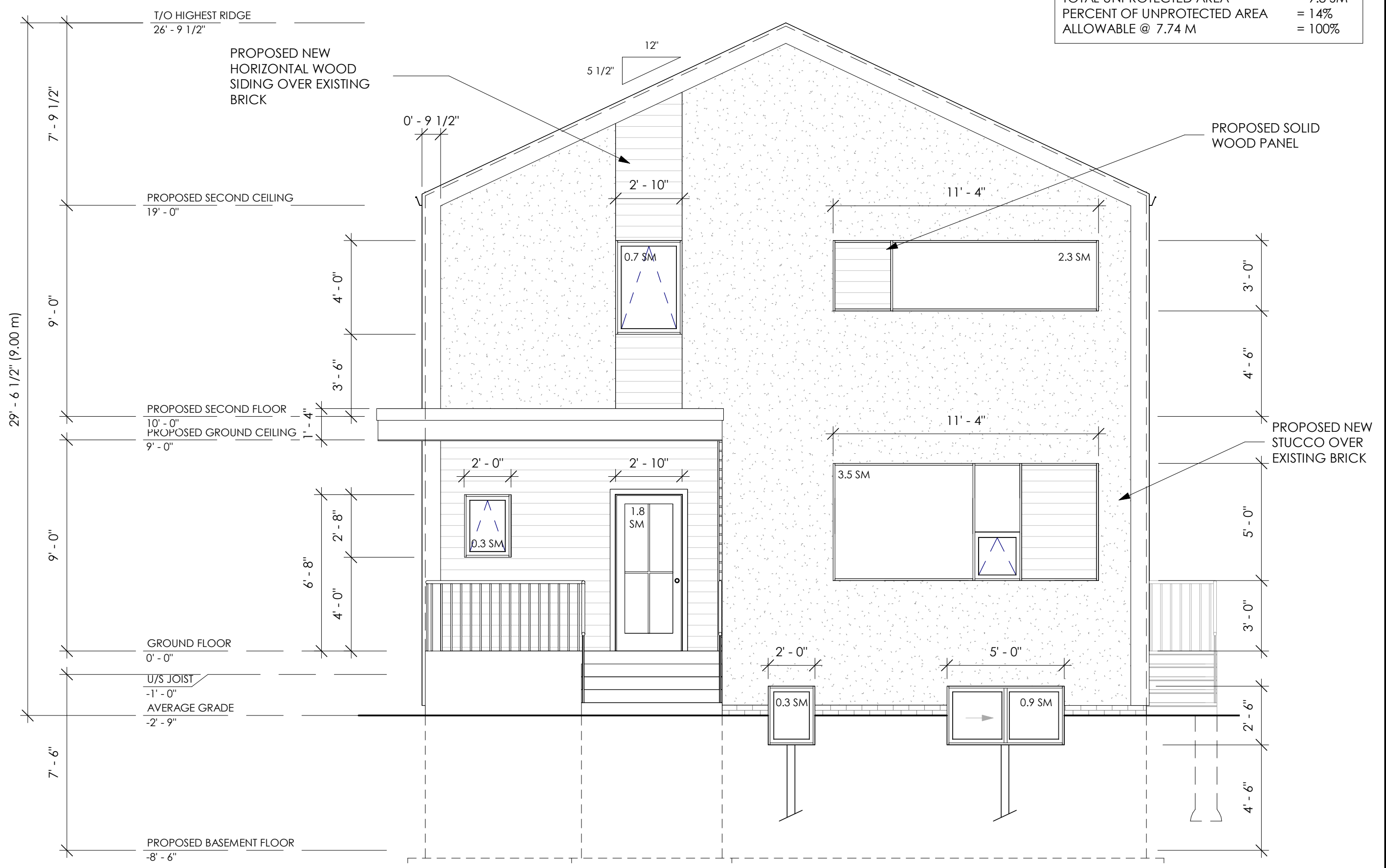
PROJECT NO.	SCALE
2021-04-21	As indicated
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CB/GC	DA
TITLE	DRAWING NO.

ROOF PLAN

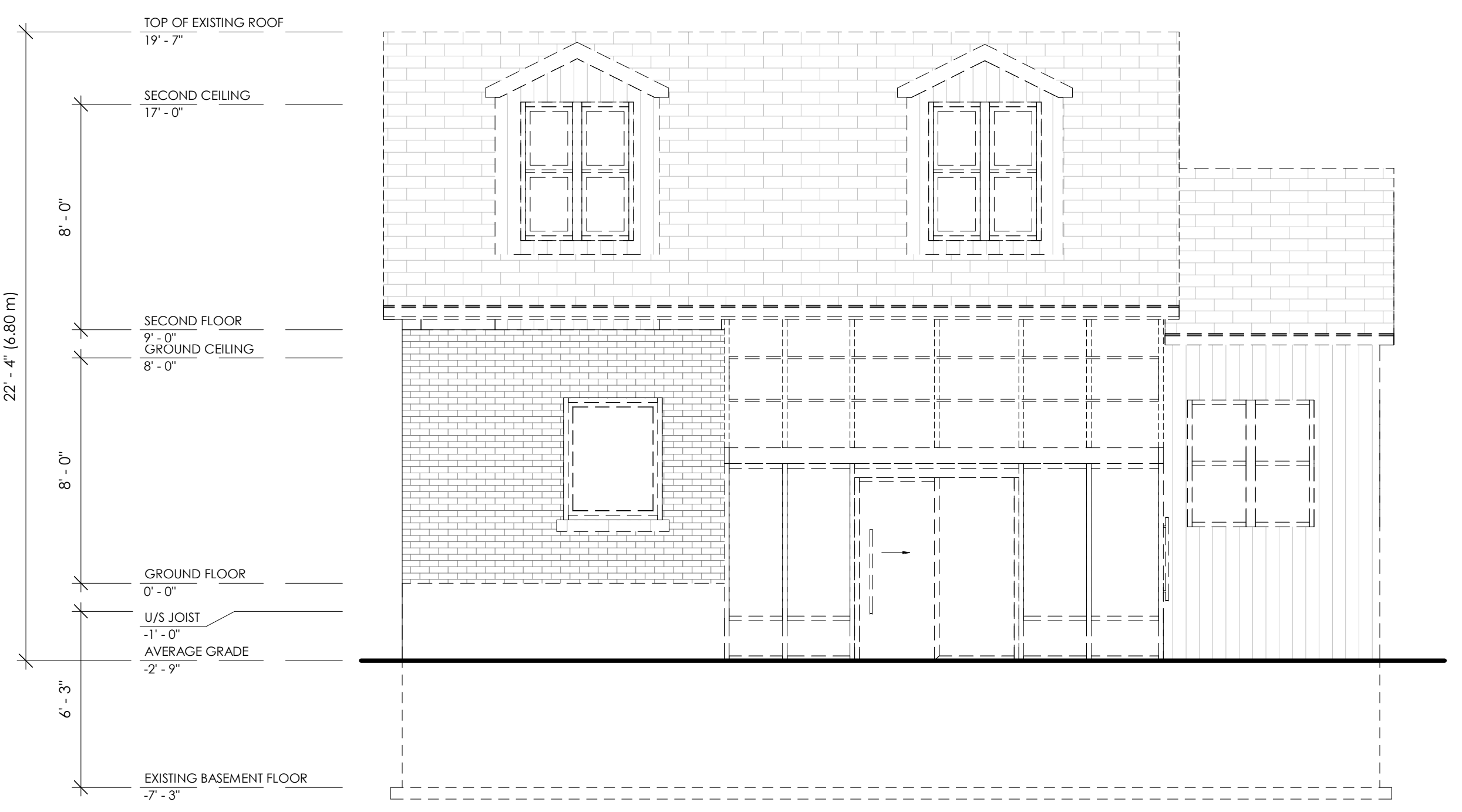




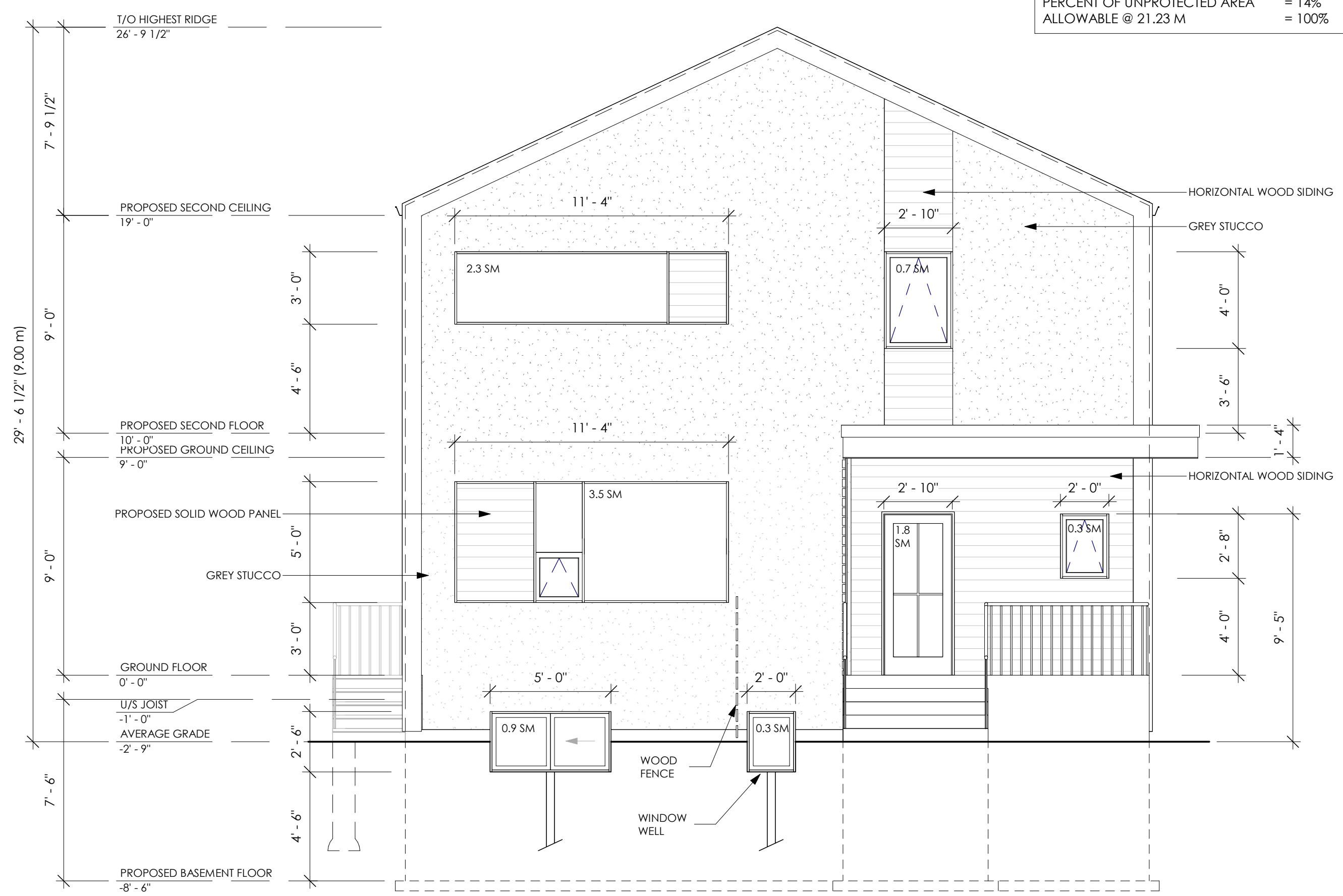
**EXISTING FRONT ELEVATION**  
1/4" = 1'-0"



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



**EXISTING REAR ELEVATION**  
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**PROPOSED REAR ELEVATION**  
1/4" = 1'-0"

DEMOLISH AND DISPOSE OF ALL WALLS, WINDOWS, DOORS, AND ROOFS AS SHOWN

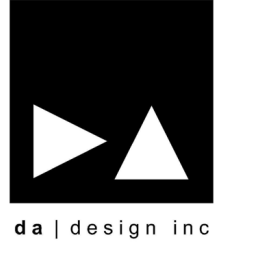
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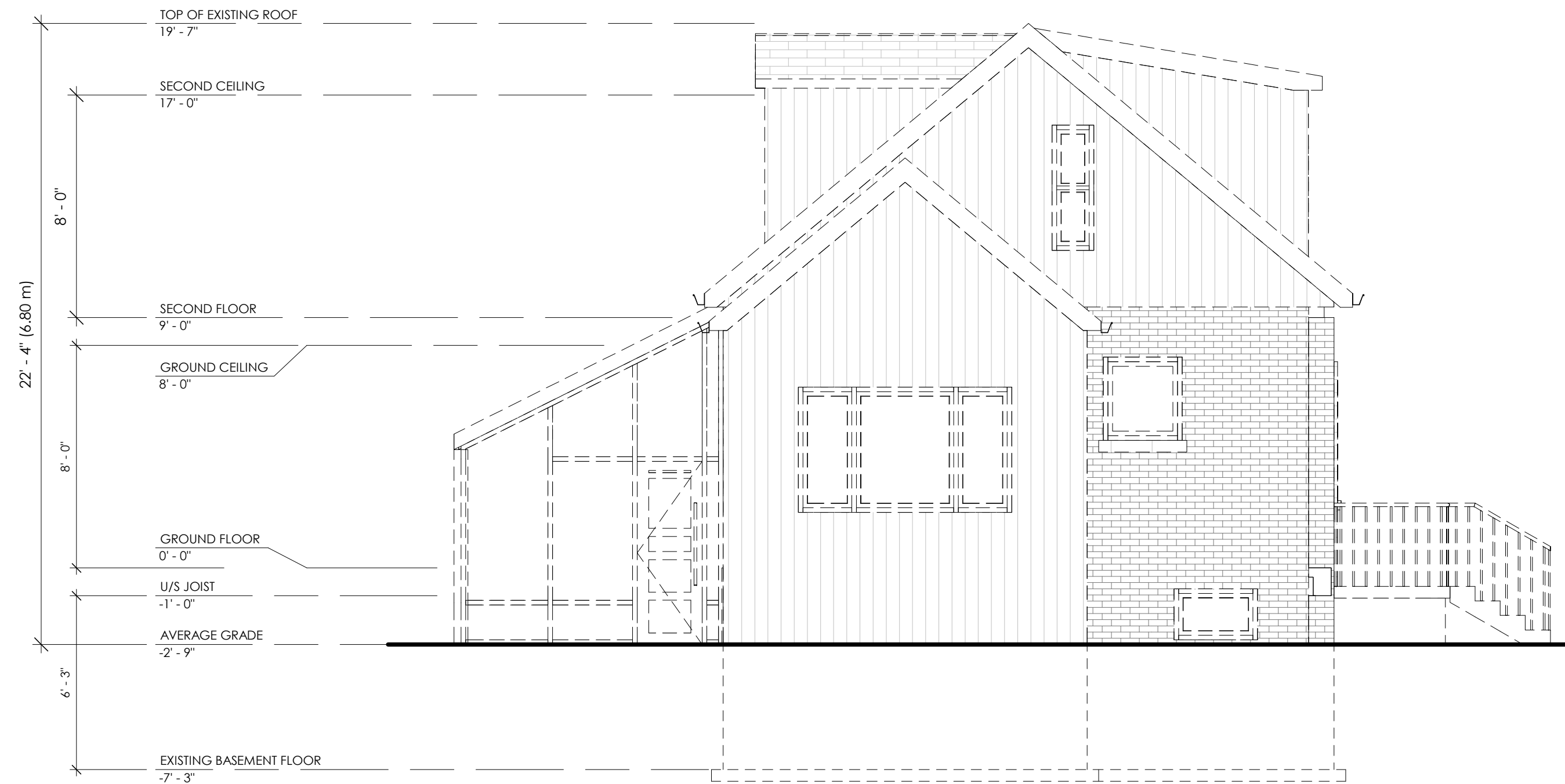
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PROJECT:  
**REAR ADDITION FOR DUPLEX CONVERSION**  
 237 BROADWAY AVENUE  
 HAMILTON, ONT. L8S 2H9

PROJECT NO. 2021-04-21  
 SCALE 1/4" = 1'-0"  
 DRAWN BY CB  
 REVIEWED BY DA  
 TITLE ELEVATIONS  
 DRAWING NO.

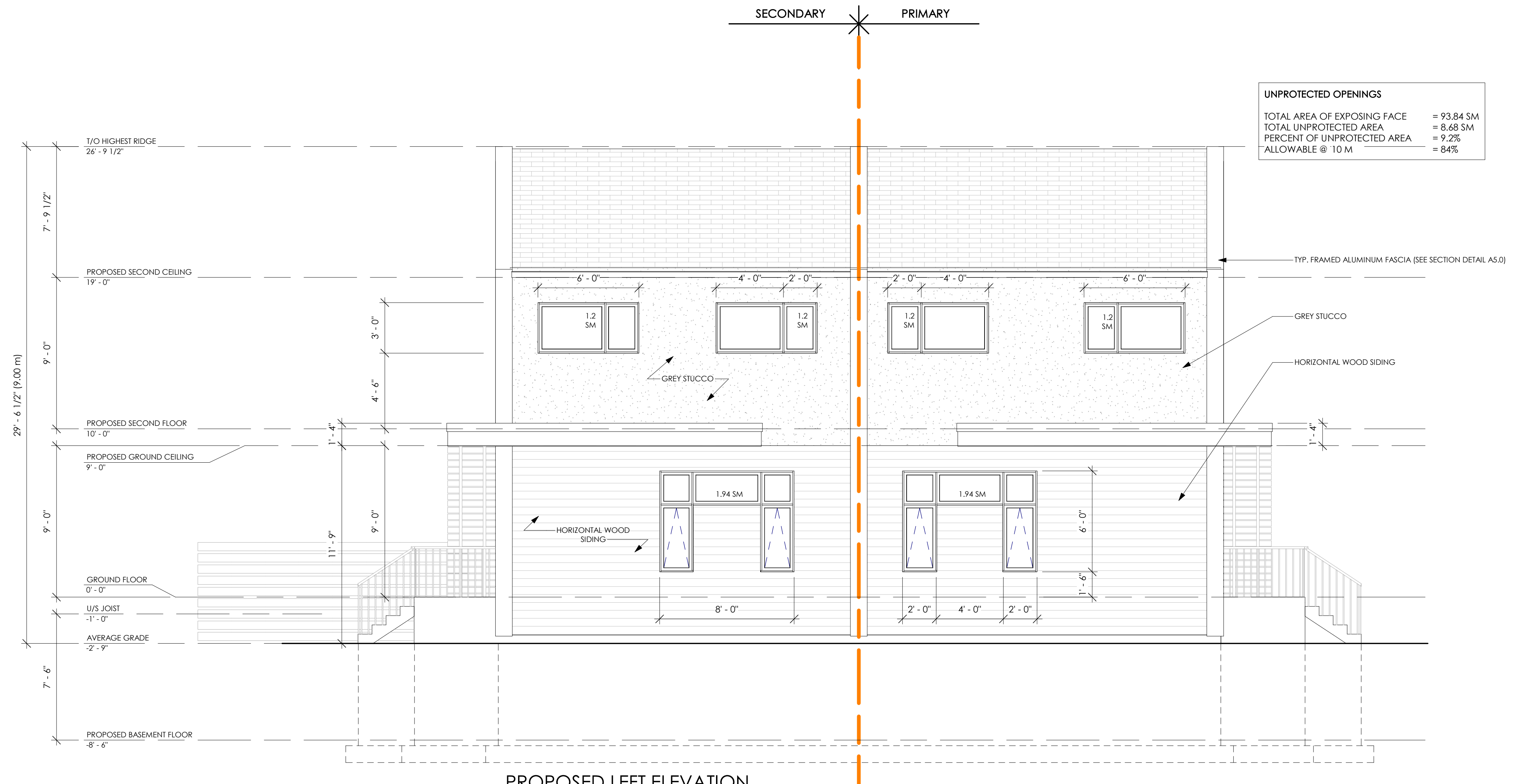
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DEMOLISH AND DISPOSE OF ALL WALLS, WINDOWS, DOORS, AND ROOFS AS SHOWN

**EXISTING LEFT ELEVATION**

1/4" = 1'-0"



**PROPOSED LEFT ELEVATION**

1/4" = 1'-0"

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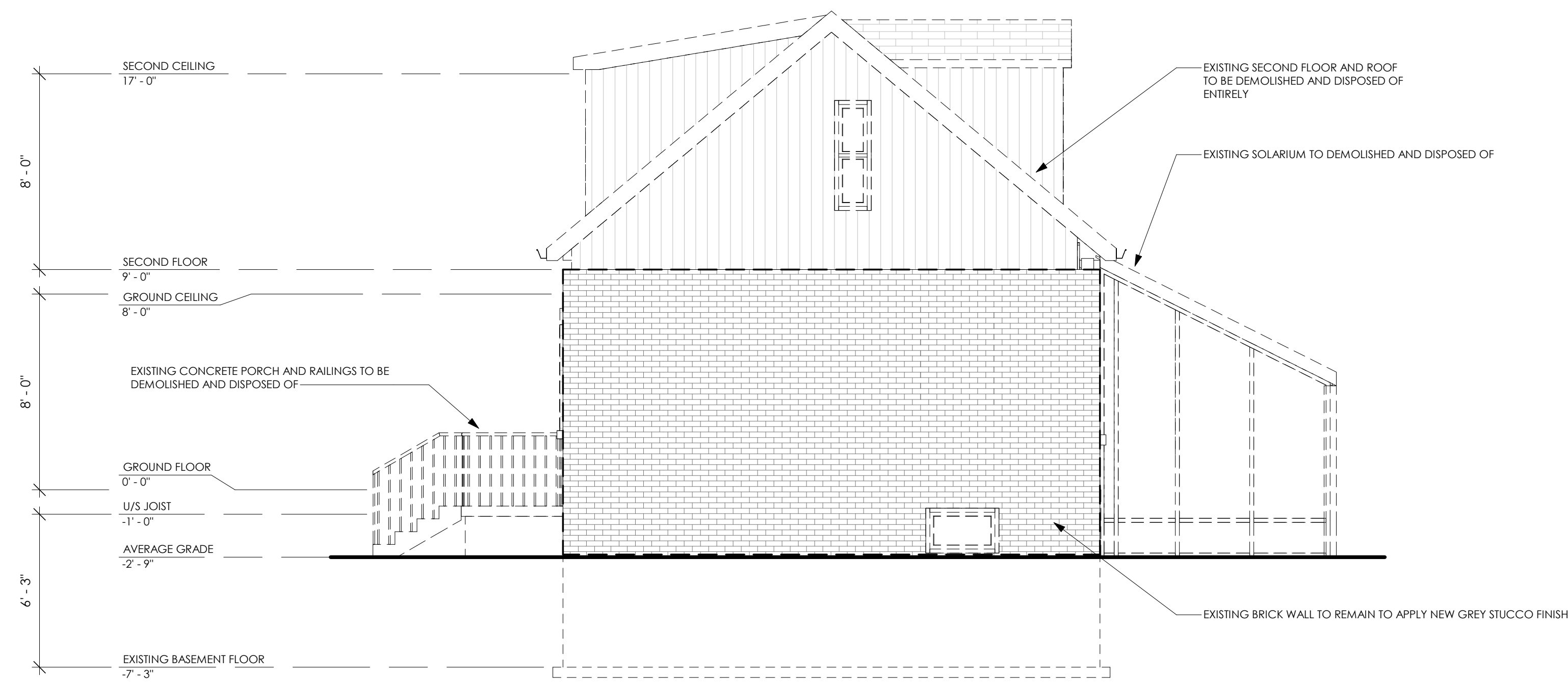
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 237 BROADWAY AVENUE  
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PROJECT NO.	SCALE
2021-04-21	1/4" = 1'-0"
DRAWN BY	REVIEWED BY
CB/GC	DA
TITLE	DRAWING NO.

ELEVATIONS

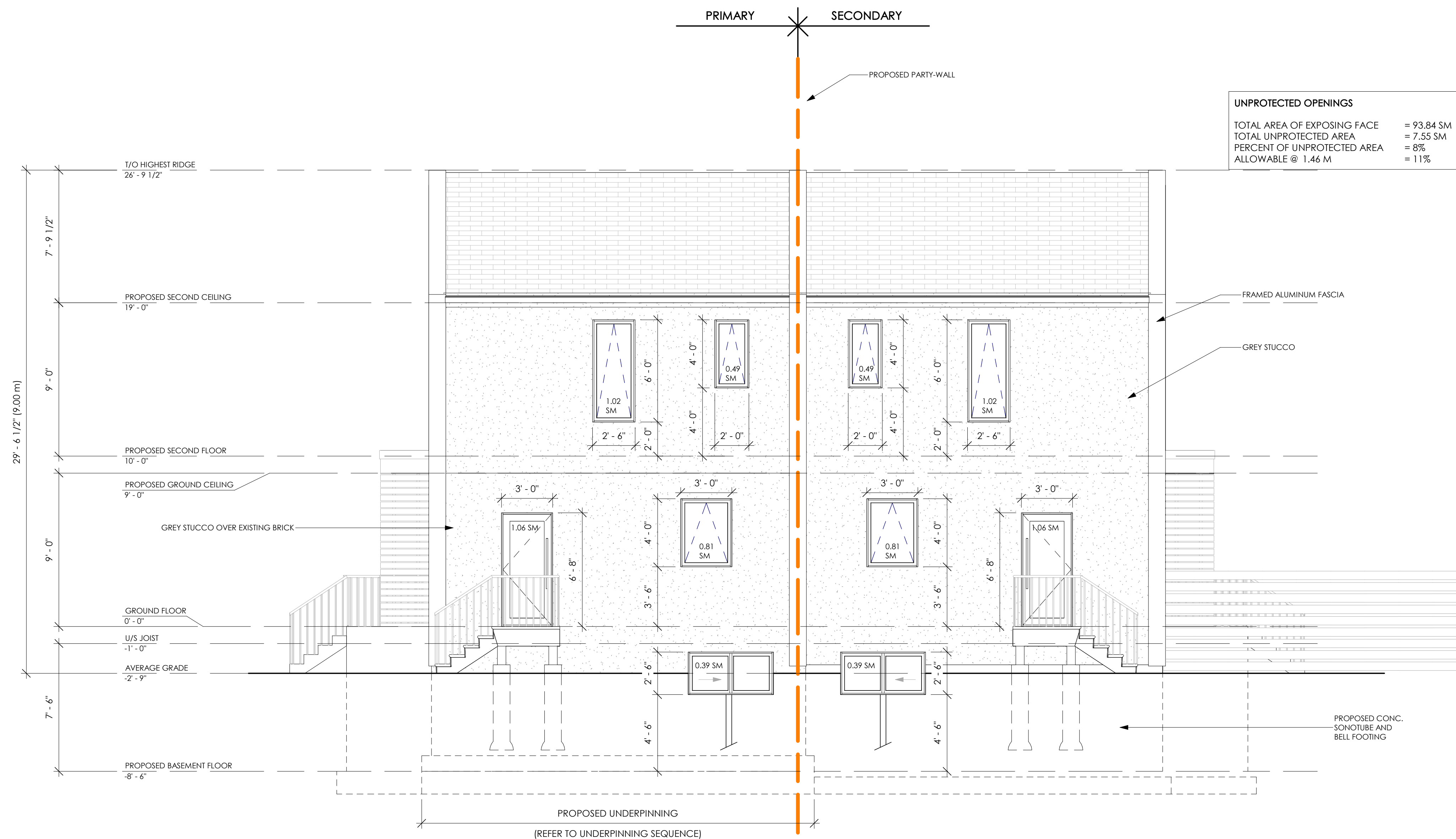




DEMOLISH AND DISPOSE OF ALL WALLS, WINDOWS, DOORS, AND ROOFS AS SHOWN

**EXISTING RIGHT ELEVATION**

1/4" = 1'-0"



**PROPOSED RIGHT ELEVATION**

1/4" = 1'-0"

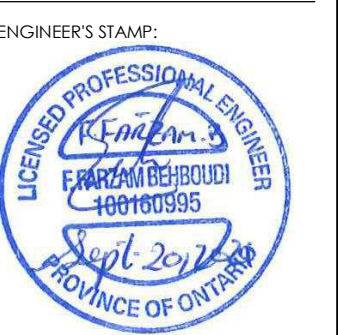
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 201 MILLWAY AVE. - UNIT 10  
 CONCORD, ON  
 L4K 5K8  
 TEL: 416-858-3648  
 EMAIL: FARAZ@PIVOTENGINEERING.CA

OWNER CONTACT INFORMATION:  
**JUSTIN FRANCUZ & JOHN FRANCUZ**  
 E: jfrancuz@gmail.com & john.francuz@gmail.com

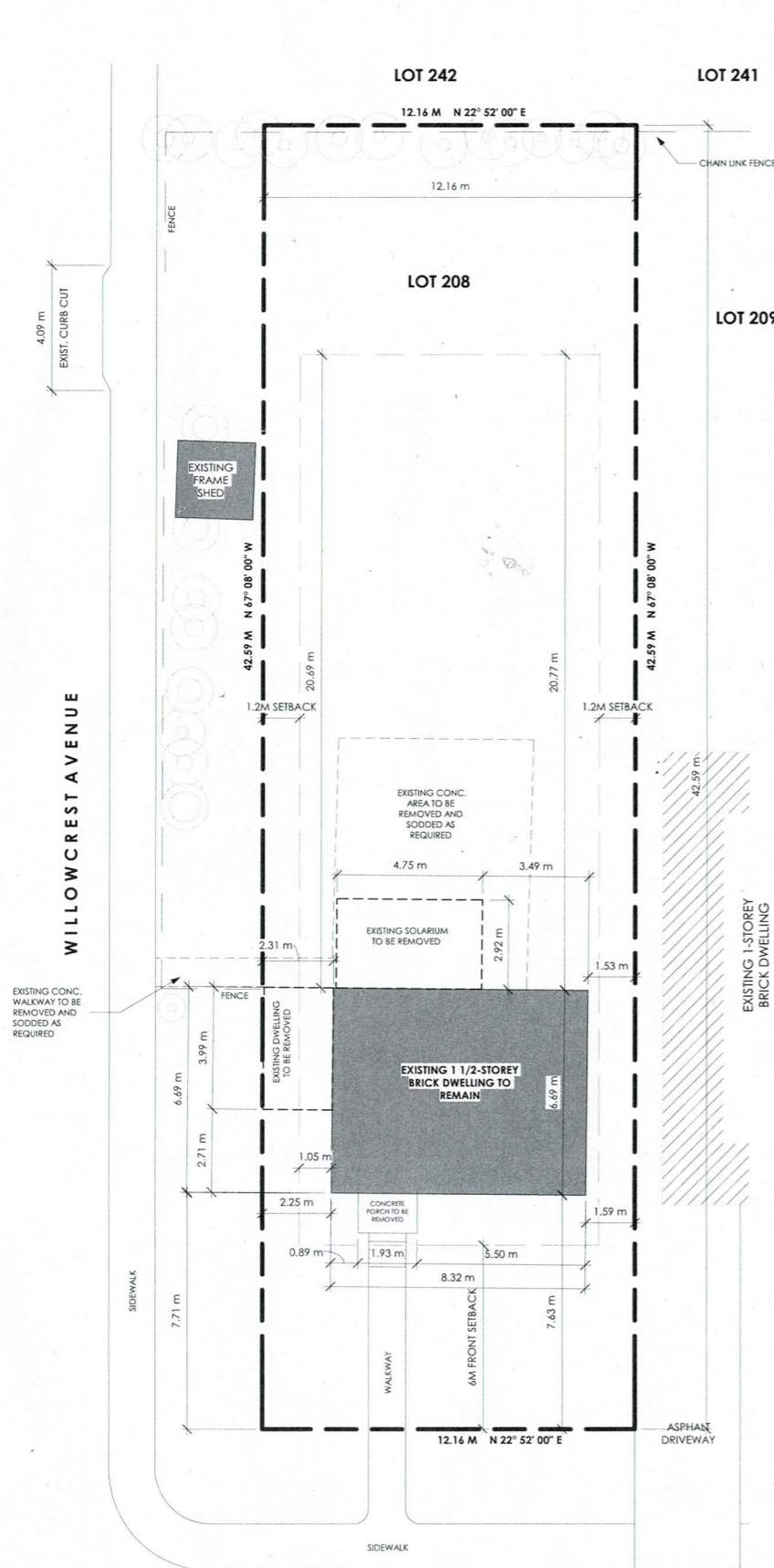
PROJECT:  
**REAR ADDITION FOR DUPLEX CONVERSION**  
 237 BROADWAY AVENUE  
 HAMILTON, ONT. L8S 2H9

PROJECT NO.	SCALE
2021-04-21	1/4" = 1'-0"
DRAWN BY	REVIEWED BY
CB/GC	DA
TITLE	DRAWING NO.

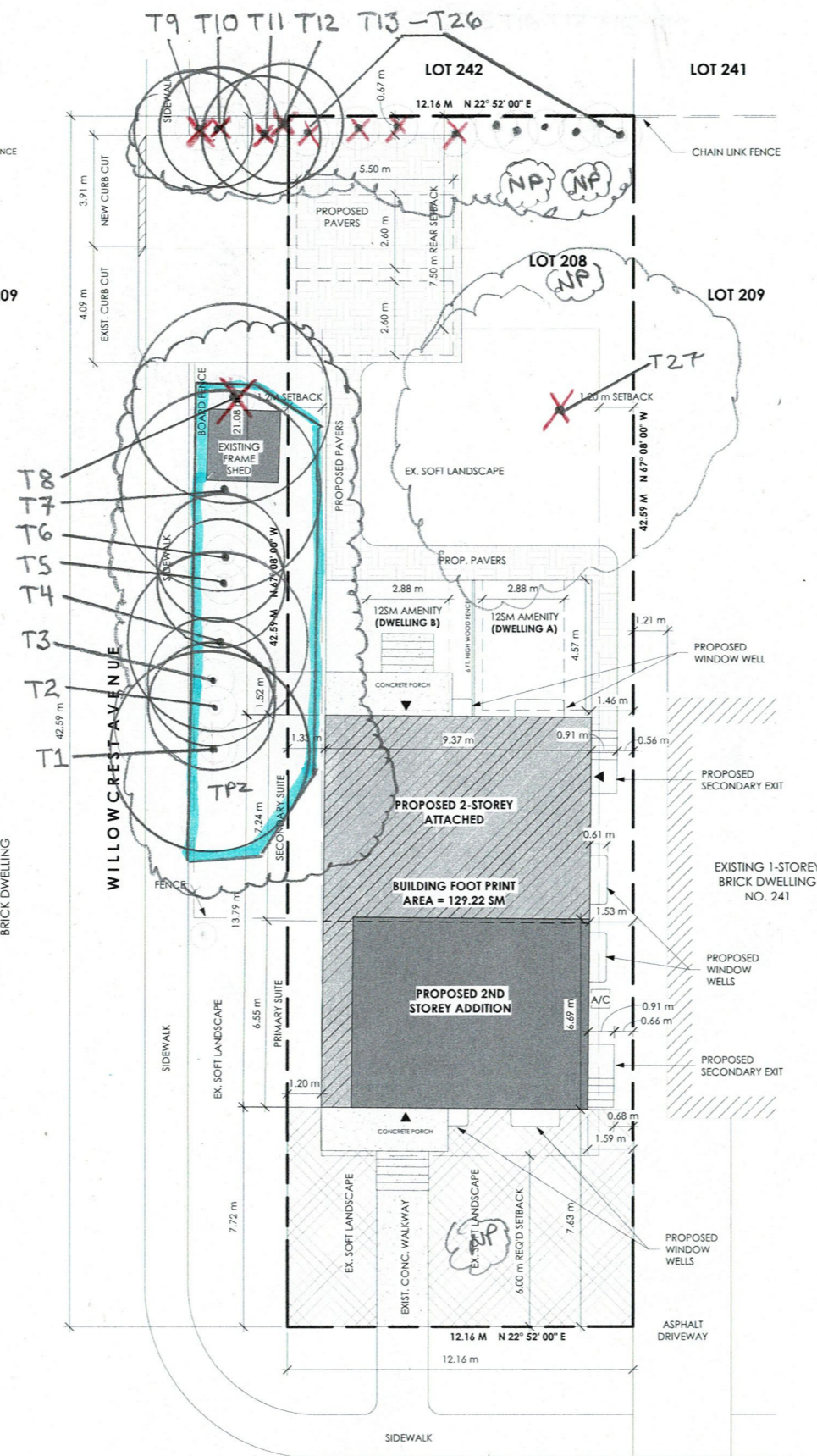
ELEVATIONS

**A2.03**





EXISTING SITE PLAN  
1:100



PROPOSED SITE PLAN  
1:100



**PROJECT STATISTICS**

ADDRESS: 237 BROADWAY AVE, HAMILTON, ONTARIO, L8S 2H9  
 ZONING: C/S - 1335, C/S - 1335a, and C/S-720

	BY-LAW	EXISTING
MIN. LOT AREA:	360 SM	517.90 SM
MIN. LOT FRONTAGE:	12 M	12.16 M

**GROSS FLOOR AREA**

	PRIMARY SUITE	SECONDARY SUITE
BASEMENT FLOOR (NOT INCLUDED IN GFA)	62.72 SM	69.14 SM
GROUND FLOOR	61.40 SM	67.82 SM
SECOND FLOOR	56.67 SM	62.38 SM
TOTAL GFA:	118.07 SM	130.20 SM

**SETBACKS**

	BY-LAW	PROPOSED
FRONT - DWELLING	6 M	7.63 M
REAR	7.5 M	21.08 M
INTERIOR (FLANKAGE)	1.2 M	1.2 M
INTERIOR	1.2 M	1.46 M
MAX. HEIGHT	11 M	10.13 M

**LOT COVERAGE**

	AREA	PERCENTAGE
BUILDING FOOTPRINT	129.22 SM	24.95 %
PORCHES	13.58 SM	2.62 %
CONCRETE STEPS	5.03 SM	0.97 %
EXIST. CONC. WALKWAY	8.64 SM	1.67 %
PROPOSED PAVERS	74.10 SM	14.31 %
TOTAL LOT COVERAGE:	230.57 SM	44.52 %

**LANDSCAPED SOFT AREA**

	AREA	PERCENTAGE
FRONT YARD AREA:	96.54 SM	
FRONT PORCH	6.79 SM	
CONC. STEPS	5.52 SM	
CONC. WALKWAY	8.64 SM	
WINDOW WELLS	1.48 SM	
TOTAL SOFT LANDSCAPE AREA:	74.11 SM	76.77 %

**TREE PROTECTION PLAN**

→ TREE HOARDING (TP2) SEE ARBORIST REPORT

X REMOVAL

NP NEW PLANTING

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  - ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR MUST VERIFY THAT ALL CONSTRUCTION IS IN COMPLIANCE WITH THE NATIONAL BUILDING CODE, THE ONTARIO BUILDING CODE, LOCAL ZONING REQUIREMENTS, AND ANY OTHER GOVERNING AUTHORITIES.
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  - DOOR SIZES SHOWN ON DRAWINGS DENOTE DOOR LEAF DIMENSIONS (FRAMES EXCLUDED) WHILE WINDOW SIZES DENOTE EXTERIOR FRAME DIMENSIONS UNLESS OTHERWISE NOTED.

DATE	NO.	DESCRIPTION
SEPT/21	01	PERMIT SUBMISSION

CONSULTANT:  
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 Mississauga, Ontario  
 L5G 3H4  
 647 242 0164  
 dan@dadesigninc.ca

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 DAN ACIMOVIC  
 LICENSED TECHNOLOGIST  
 OAA  
 DRAGAN ACIMOVIC  
 LICENSE  
 8555

ENGINEER'S STAMP:  
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 FARAZ FARAZ  
 LICENSED PROFESSIONAL ENGINEER  
 CIVIL  
 9076  
 PROVINCE OF ONTARIO

HVAC CONSULTANT:  
 STRUCTURAL CONSULTANT:  
**PIVOT ENGINEERING INC.**  
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 CONCORD, ON  
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PROJECT:  
**REAR ADDITION FOR DUPLEX CONVERSION**  
 237 BROADWAY AVENUE  
 HAMILTON, ONT.  
 L8S 2H9

PROJECT NO.: 2021-04-21  
 SCALE: 1:100  
 DRAWN BY: CB  
 REVIEWED BY: DA

TITLE: **SITE PLAN**  
 DRAWING NO.:

**SP1.02**





**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**

<b>FOR OFFICE USE ONLY.</b>	
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	<b>MAILING ADDRESS</b>
<b>Registered Owners(s)</b>	
<b>Applicant(s)*</b>	
<b>Agent or Solicitor</b>	

**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:  
N/A



**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:

To permit a maximum Gross Floor Area, of 357.62 sq.m. whereas Hamilton Zoning By-Law 6593 and Section 1(b) & 1(c) of amending By-Law 95-02 permit a maximum Gross Floor Area of 233.05 sq.m.

- Secondary Dwelling Unit       Reconstruction of Existing Dwelling

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

The current development built form requires a gross floor area as defined in amending By-law 95-02 Section 1(b) & 1(c) of 357.62 sq.m. Please see the Planning Justification Rationale included with this application for additional details.

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 1, Plan of Lot 208, Registered Plan 420 now in the City of Hamilton  
237 Broadway Avenue, Hamilton, ON.

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?

Site observation.

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.

March 23, 2022  
Date

 Jesse Freeman  
Signature Property Owner(s)

BFW Homes c/o Jessie Freeman  
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage	<u>12.16 m.</u>
Depth	<u>42.59 m.</u>
Area	<u>517.90</u>
Width of street	<u>approx. 8 m.</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: \_

A two-storey detached dwelling, approximately 100 sq.m. in size. The dwelling is 10 m. x 9.44 m which includes a solarium in the rear yard, and an addition in the exterior side yard. The current dwelling currently has 3 bedrooms, 2 bathrooms, a kitchen, living room, and dining room.

Proposed

To partially demolish the existing two-storey residential dwelling and to construct a two-storey residential dwelling with a two-storey secondary suite attached to the main structure. The primary suite is proposed to be 179.58 sq.m. and the secondary suite 178.90 sq.m. for a total of 358.48 sq.m.

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

Existing:

Existing Dwelling Setbacks:

Front: 7.63 m., Rear: 28.27, Exterior SY: 0.00 m. Interior SY: 1.53m.

Proposed:

Proposed Dwelling Setbacks:

Front: 7.63 m., Rear: 21.79 m. Exterior SY: 1.2. Interior SY: 1.46 m.



13. Date of acquisition of subject lands:  
 March 2022
- 
14. Date of construction of all buildings and structures on subject lands:  
 < 1940
- 
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):  
 Single family detached dwelling
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):  
 Single family detached dwelling (south and east).
17. Length of time the existing uses of the subject property have continued:  
 Since initial construction.
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:  
 OP: Neighbourhoods. Ainslie Wood Westdale SP: Low Density Residential 2
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:  
 Hamilton Zoning By-Law 6593, Standards "C"/s-1335, s-1335a & S-720 Zoning
21. Has the owner previously applied for relief in respect of the subject property?  
 Yes  No
- If the answer is yes, describe briefly.  
 Relief of the Total GFA was sought at the Committee of Adjustment meeting or
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
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.