



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221, 3935

E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING
Minor Variance

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

APPLICATION NO.:	HM/A-22:156	SUBJECT PROPERTY:	114 DROMORE CRES., HAMILTON
ZONE:	“C/S-1361” (Urban Protected Residential)	ZONING BY-LAW:	Zoning By-law 6593, as Amended

APPLICANTS: Agent N-Cubed – Duy Nguyen
Owner Chris Kiriakopoulos

The following variances are requested:

1. A westerly side yard width of 1.0m shall be provided instead of the minimum required 1.2m side yard width.
2. An easterly side yard width of 0.5m shall be provided instead of the minimum required 1.2m side yard width.
3. Eaves and gutters may project into an easterly side yard not more than 0.5m (therefore being 0.0m from the side lot line) instead of the maximum permitted eave and gutter projection of 0.25m.
4. A maximum floor area ratio of 0.96 shall be permitted instead of the maximum 0.45 floor area ratio permitted.
5. One (1) parking space shall be provided instead of the minimum required three (3) parking spaces.

PURPOSE & EFFECT: So as to permit the construction of a new one (1) storey addition in both the side and rear yards of the existing Single Family Dwelling.

Notes:

1. Hamilton Zoning By-law 6593 permits eaves and gutters to project into a side yard not more than one-half of its required width. Eaves and gutter projection distances have not been provided and therefore variance #2 has been written to permit the furthest possible projection on-site.
2. Parking for a Single Family Dwelling is required at a rate of two (2) parking spaces for the first eight (8) habitable rooms, plus an additional 0.5 spaces for each additional room in excess of 8. Based on 10 proposed habitable rooms, a minimum of 3 parking spaces are required to be provided.

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

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

DATE:	Thursday, June 9, 2022
TIME:	3:15 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	To be streamed (viewing only) at www.hamilton.ca/committeefadjustment

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

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

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.



 Subject Lands

DATED: May 24, 2022

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public, and may include posting electronic versions.



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PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing or via email in advance of the meeting. Comments can be submitted by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon two days before the Hearing.**

Comments can also be placed in the drop box which is located at the back of the 1st Floor of City Hall, 71 Main Street West. All comments received by noon two business days before the meeting will be forwarded to the Committee members.

Comments are available two days prior to the Hearing and are available on our website: www.hamilton.ca/committeeofadjustment

Oral Submissions During the Virtual Meeting

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating through Webex via computer or phone. Participation in this format requires pre-registration in advance. **Interested members of the public must register by noon the day before the hearing.**

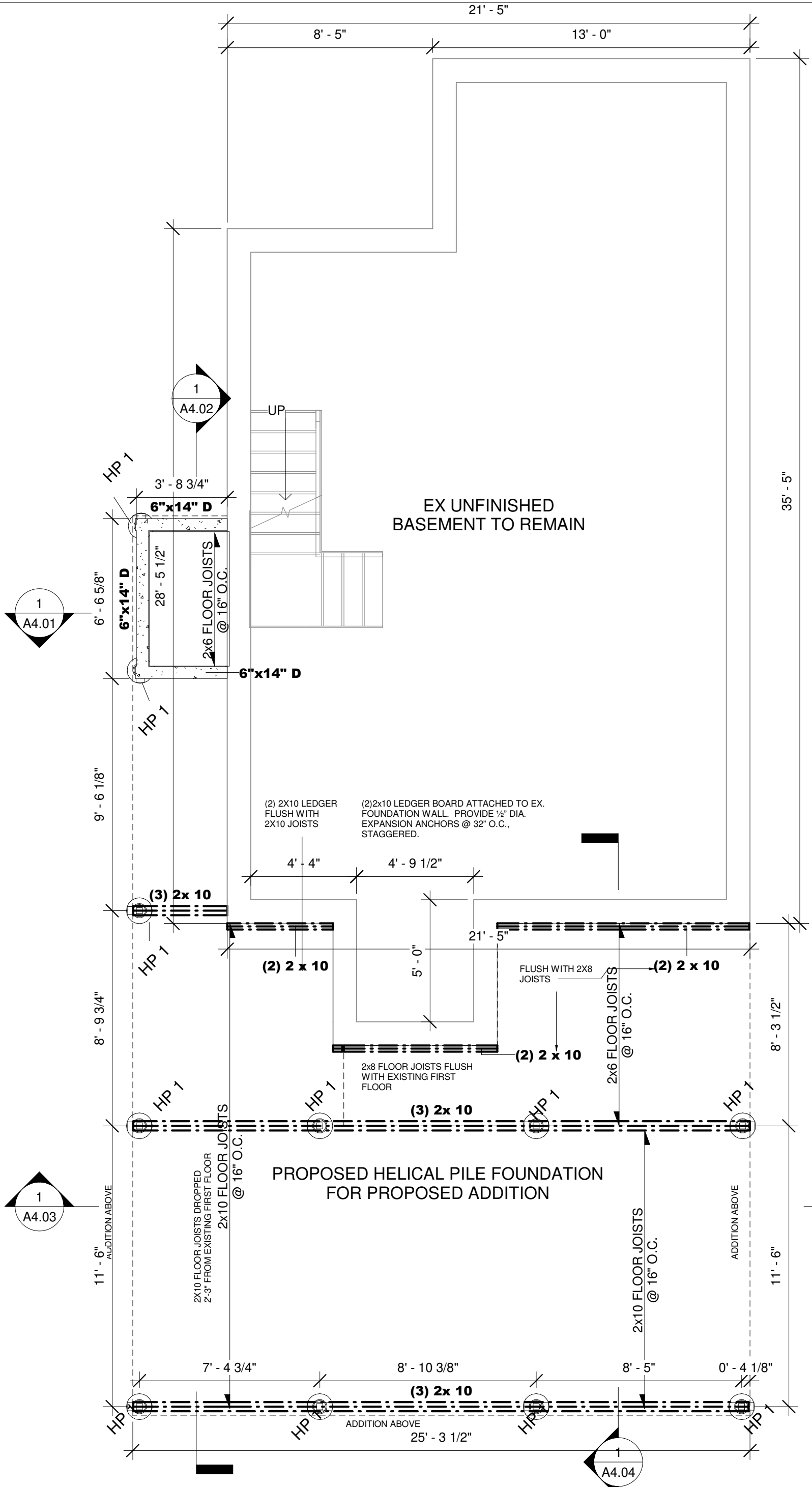
To register to participate by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221. The following information is required to register: Committee of Adjustment file number that you wish to speak to, the hearing date, name and address of the person wishing to speak, if they will be connecting via phone or video, and if applicable the phone number they will be using to call in. A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

All members of the public who register will be contacted by Committee Staff to confirm details of the registration prior to the Hearing and provide an overview of the public participation process.

We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221.

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.

Drawings have been approved and meet the minimum requirements of the Ontario Building Code

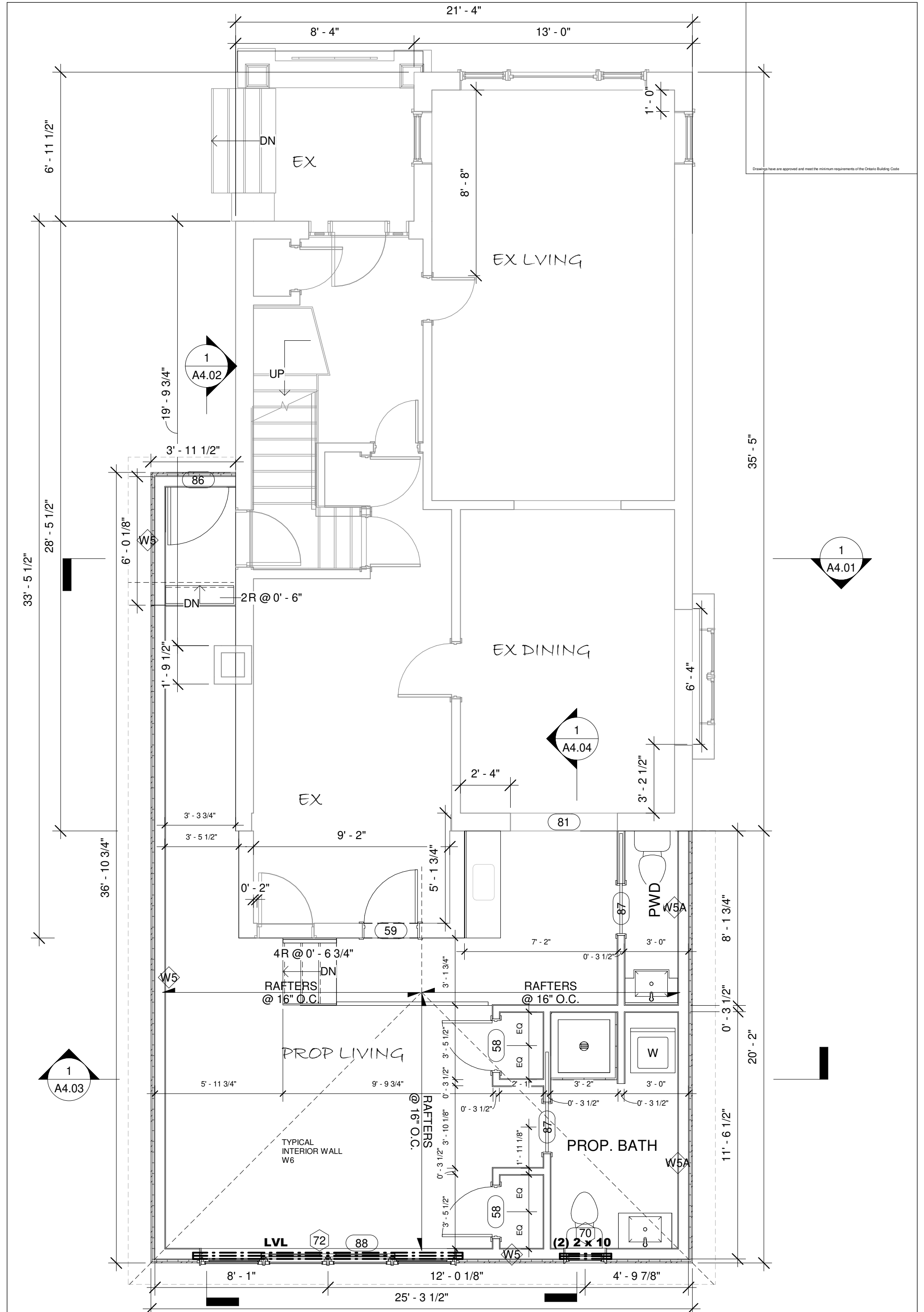


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A1.01
 Scale 1/4" = 1'-0"

Renovation
114 DROMORE CRES
BASEMENT PLAN

No.	Description	Date



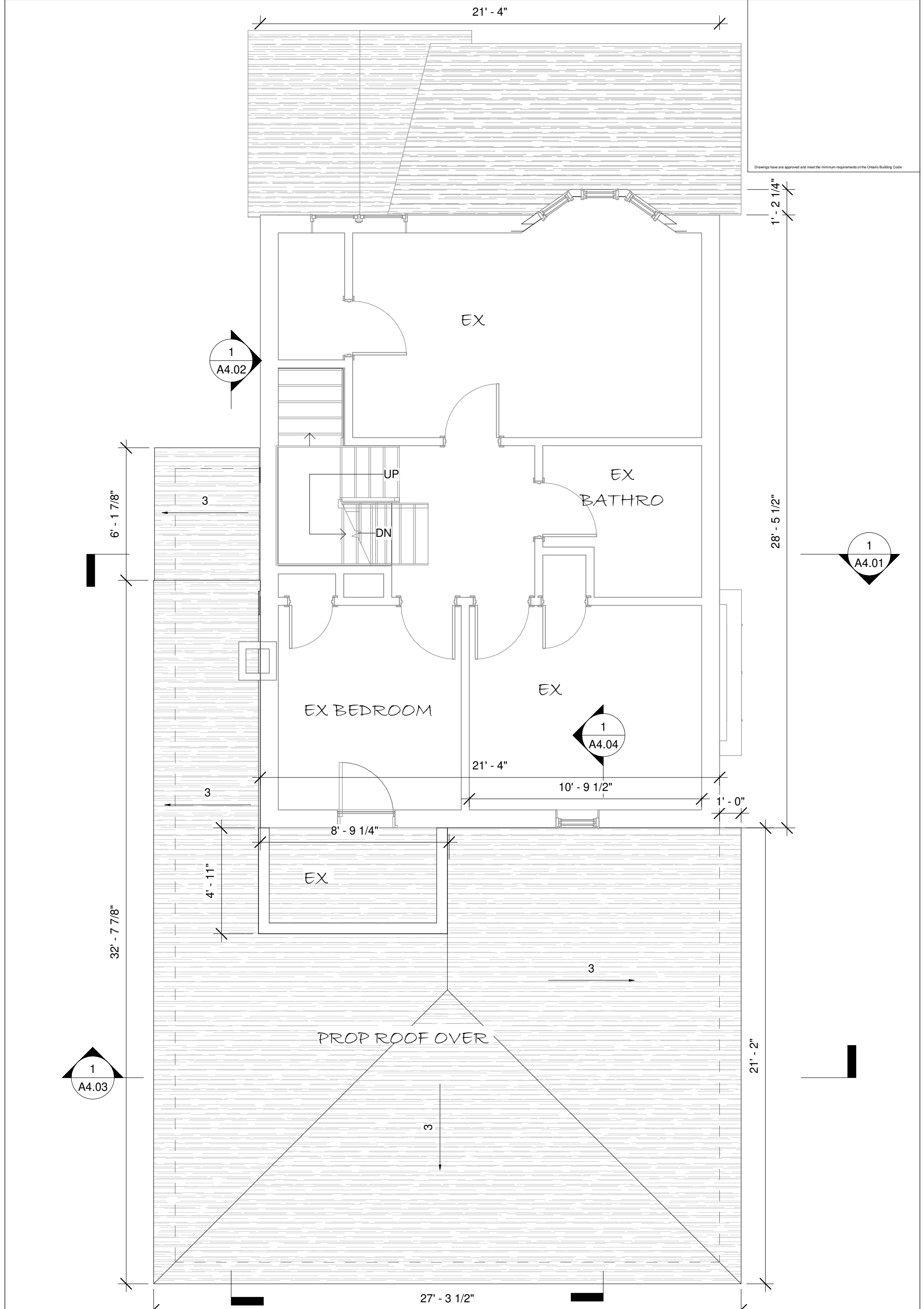
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A1.02
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Renovation
114 DROMORE CRES
FIRST FLOOR PLAN

No.	Description	Date



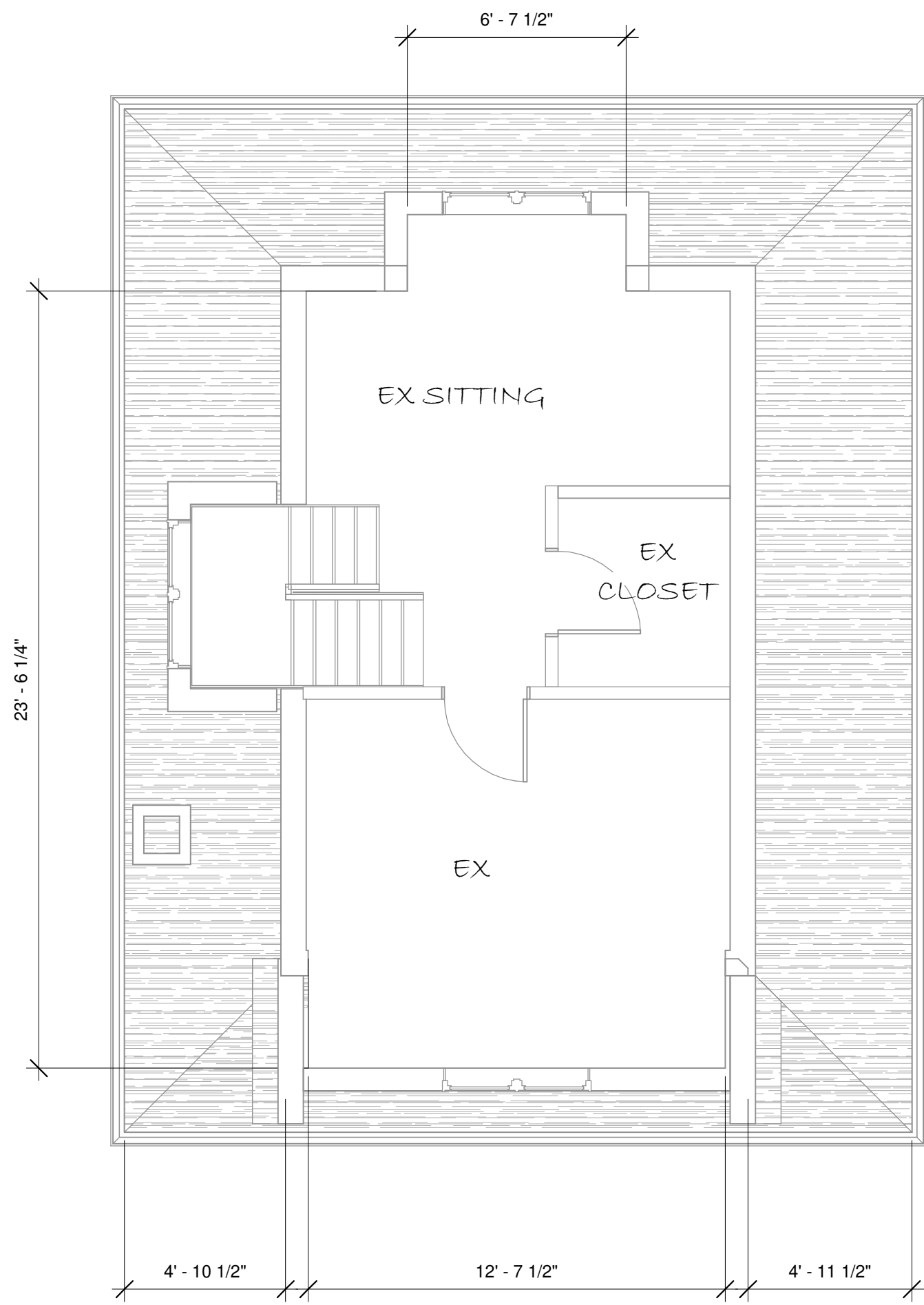
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A1.03
 Scale 1/4" = 1'-0"

Renovation
114 DROMORE CRES
SECOND FLOOR PLAN

No.	Description	Date

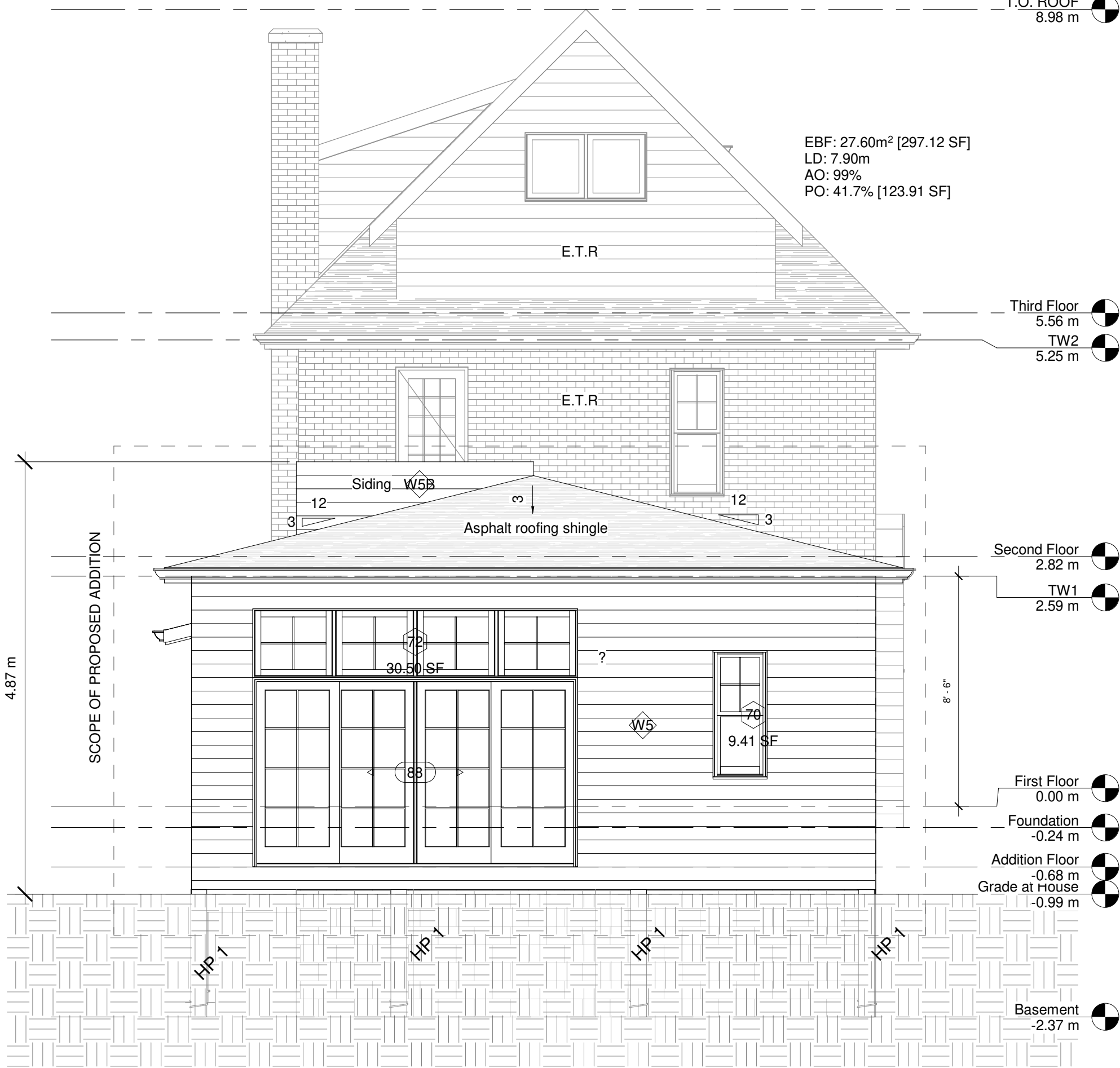


No.	Description	Date

Drawings have been approved and meet the minimum requirements of the Ontario Building Code

T.O. ROOF
8.98 m

EBF: 27.60m² [297.12 SF]
LD: 7.90m
AO: 99%
PO: 41.7% [123.91 SF]



1 South
1/4" = 1'-0"

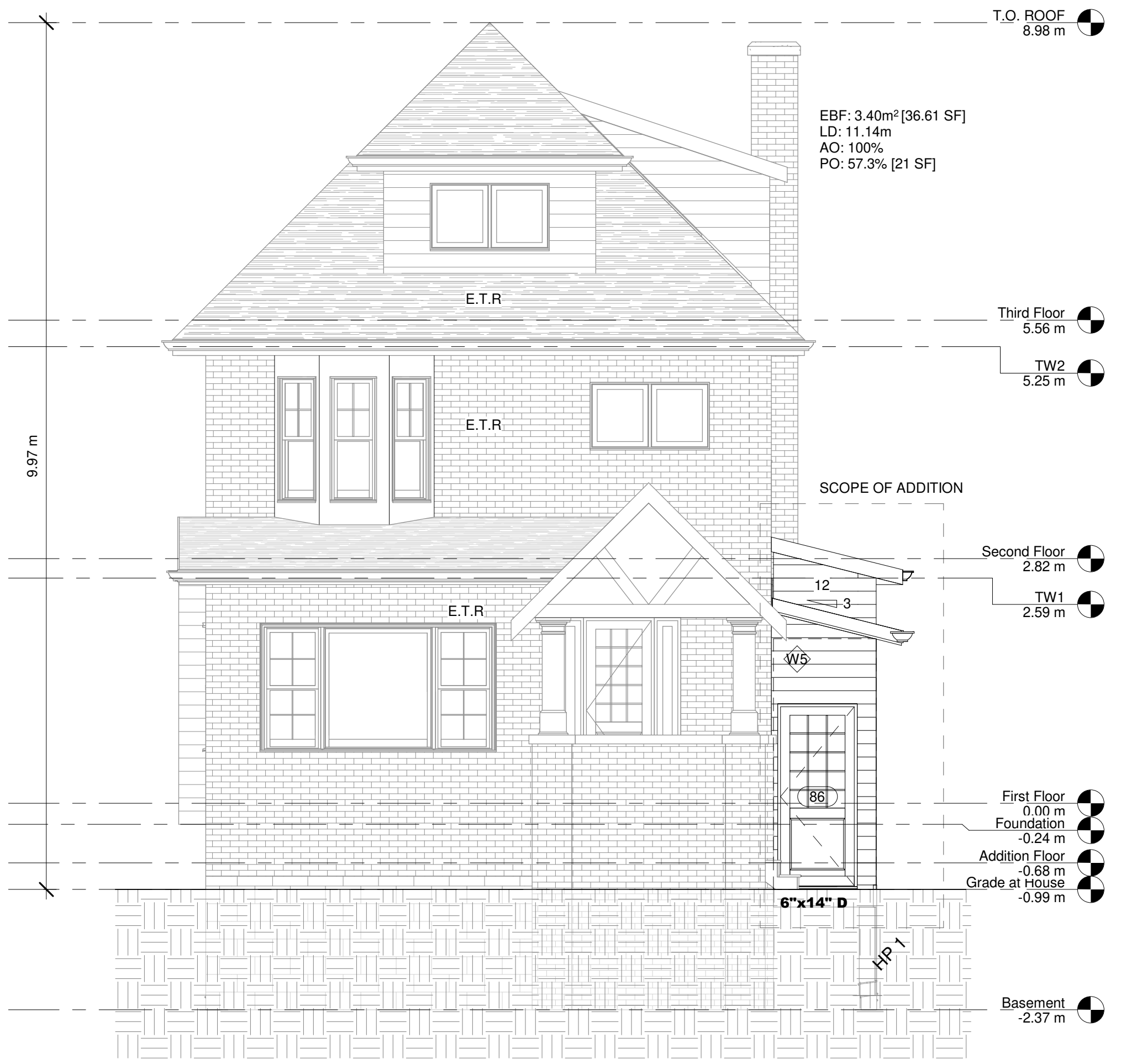
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A2.01
Scale 1/4" = 1'-0"

Renovation
114 DROMORE CRES
ELEVATIONS

No.	Description	Date

Drawings have been approved and meet the minimum requirements of the Ontario Building Code



1 North
1/4" = 1'-0"

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A2.02
Scale 1/4" = 1'-0"

Renovation
114 DROMORE CRES
ELEVATIONS

No.	Description	Date

Drawings have been approved and meet the minimum requirements of the Ontario Building Code

PROPOSED ADDITION

EXISTING

T.O. ROOF
8.98 m

Third Floor
5.56 m

TW2
5.25 m

Second Floor
2.82 m

TW1
2.59 m

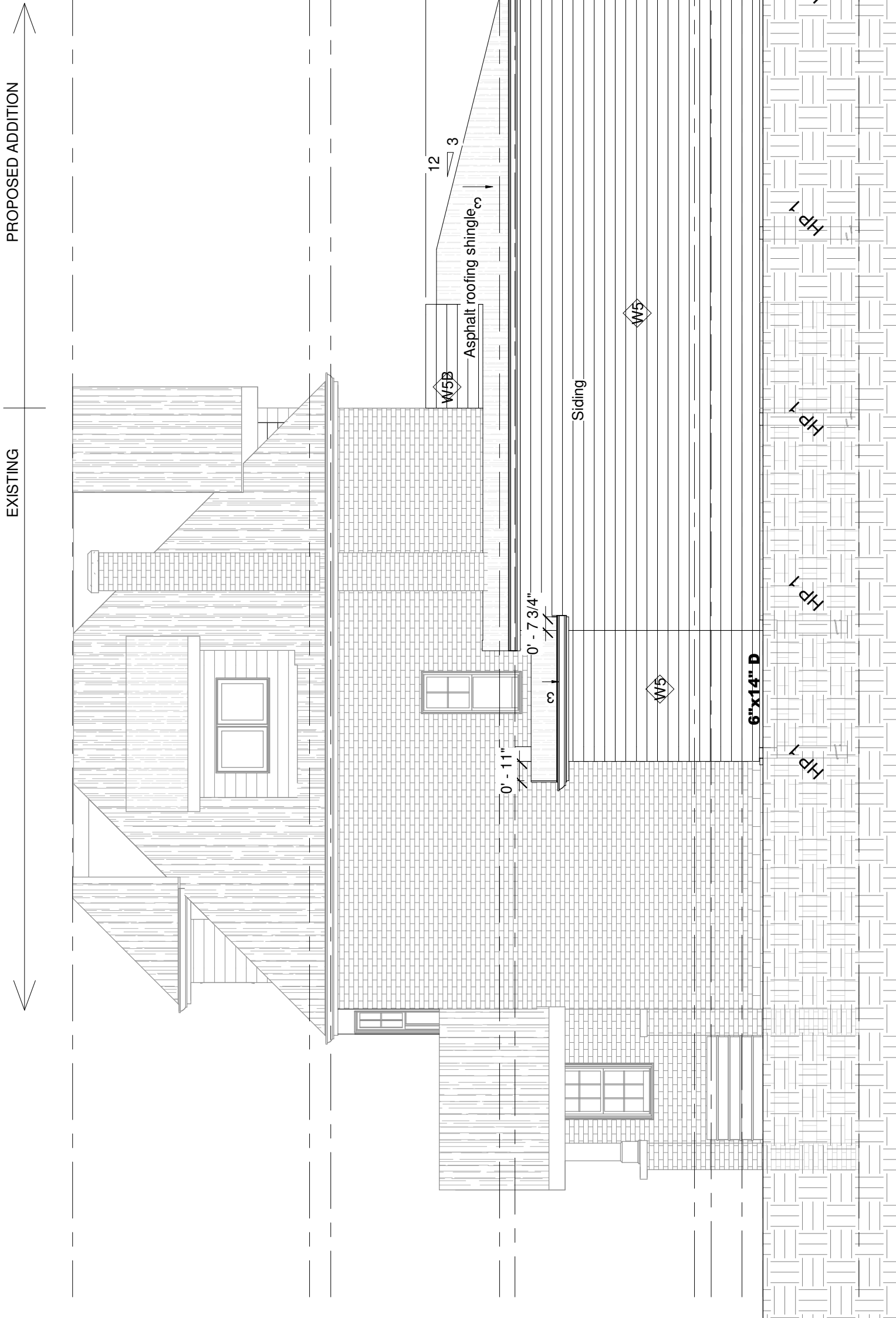
First Floor
0.00 m

Foundation
-0.24 m

Addition Floor
-0.68 m

Grade at House
-0.99 m

Basement
-2.37 m



1 West
3/16" = 1'-0"



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A2.03

Scale 3/16" = 1'-0"

Renovation
114 DROMORE CRES
ELEVATIONS

No.	Description	Date

T.O. ROOF
8.98 m

Third Floor
5.56 m

TW2
5.25 m

Second Floor
2.TW1
2.59 m

First Floor
0.00 m

Foundation
-0.24 m

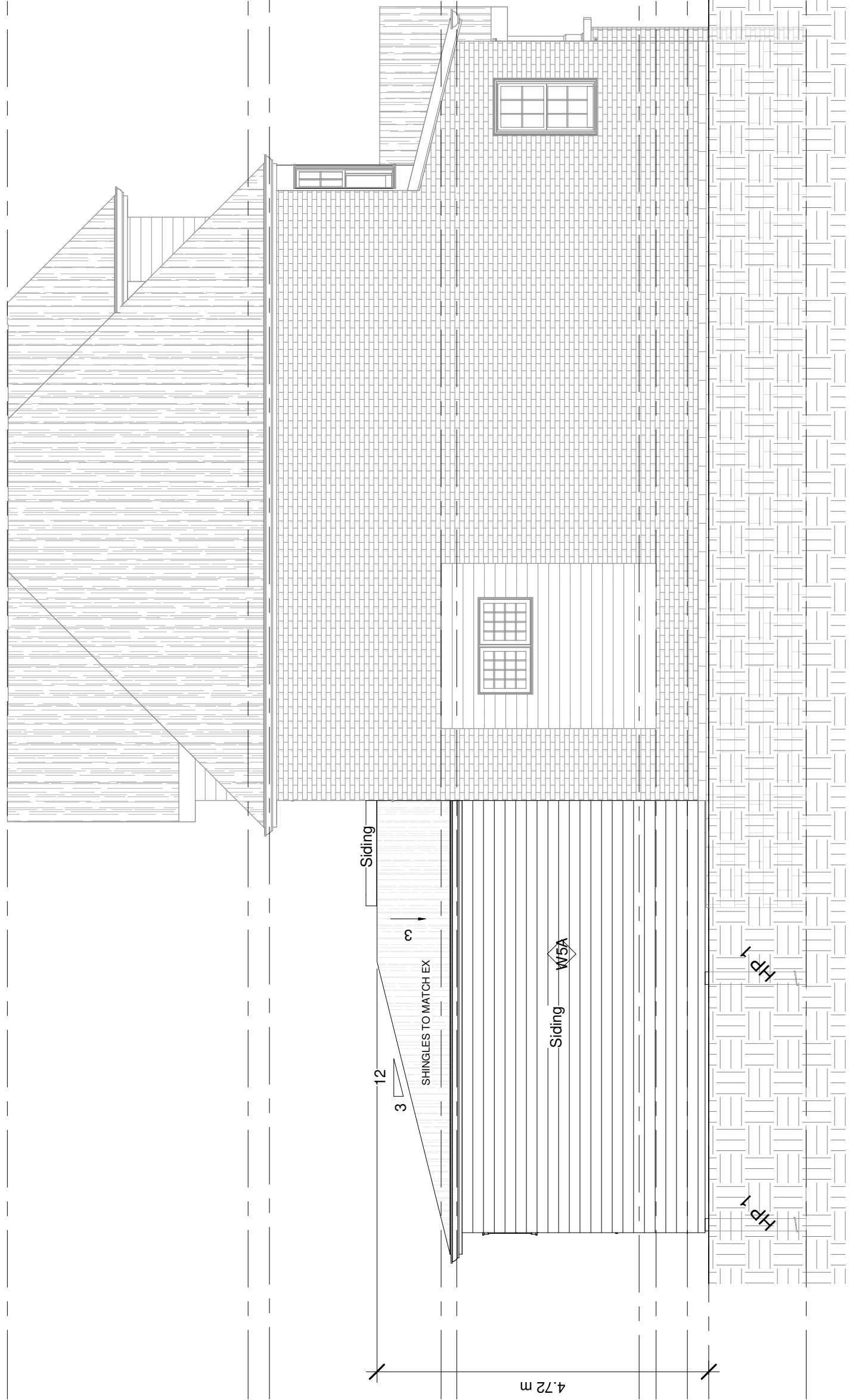
Addition Floor
-0.68 m

Grade at House
-0.99 m

Basement
-2.37 m

EXISTING

PROPOSED ADDITION



Drawings have been approved and meet the minimum requirements of the Ontario Building Code

1 East
3/16" = 1'-0"

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A2.04

Scale 3/16" = 1'-0"

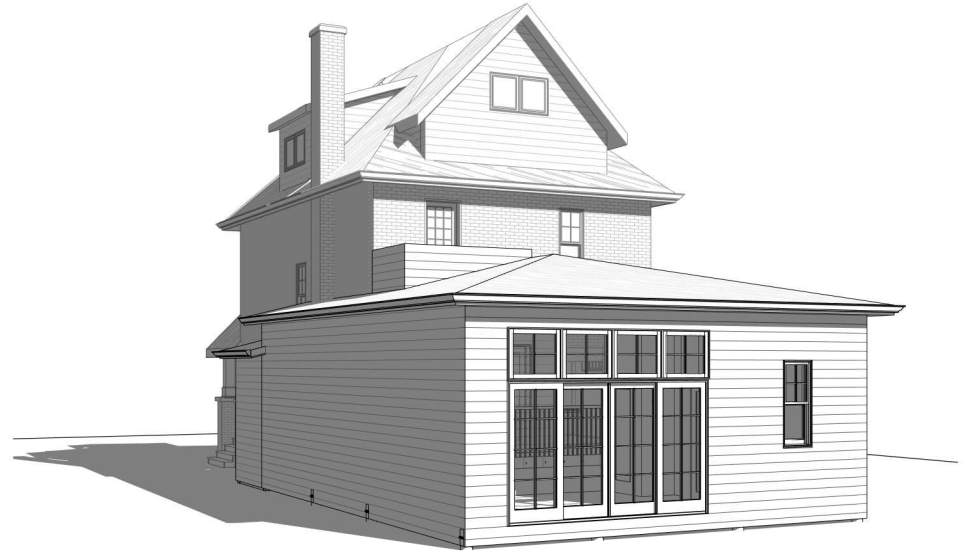
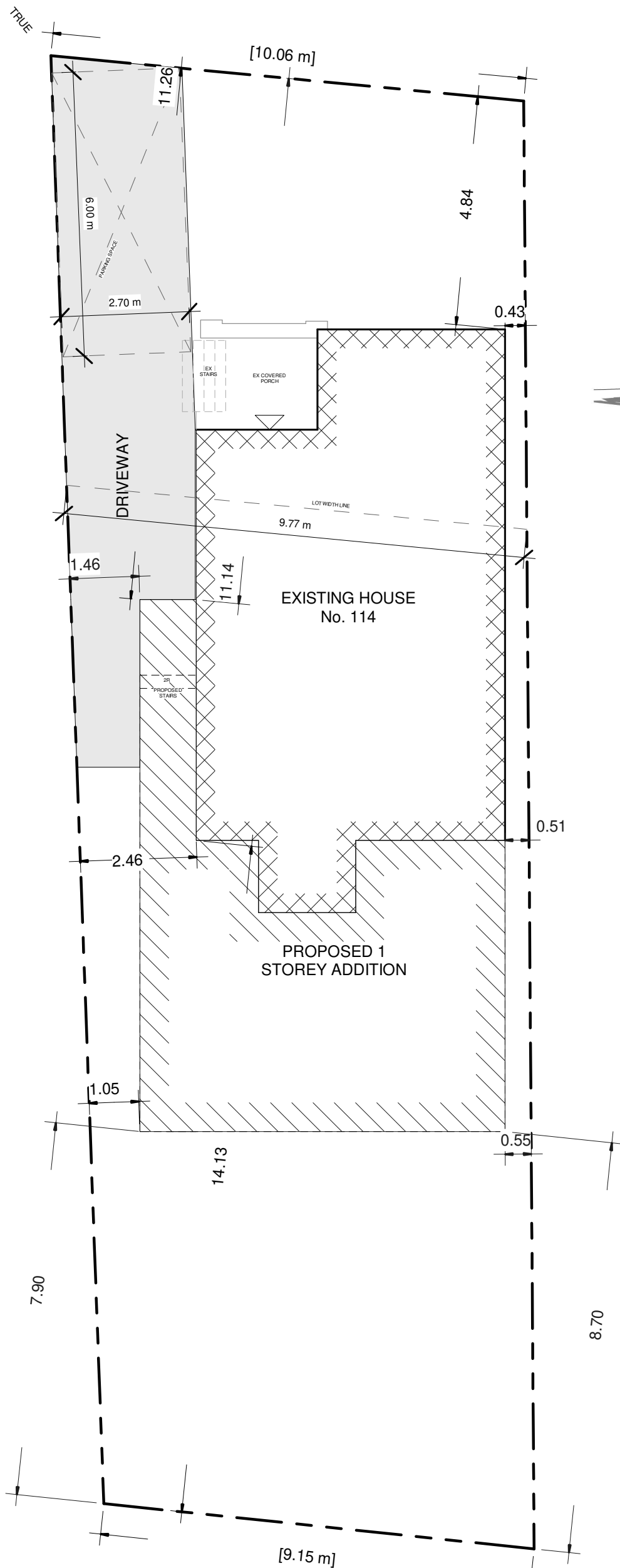
Renovation
1 1 4 DROMORE CRES
ELEVATIONS

No.	Description	Date

THIS SITEPLAN WAS PREPARED BASED ON SITE MEASUREMENTS AND A SURVEY DATED: MAY 25 1956 IT SHOULD IS NOT A CURRENT SURVEY

DROMORE CRES

Drawings have been approved and meet the minimum requirements of the Ontario Building Code



City of Hamilton: Zoning By-Law No. 6593: "C" S-1361
114 Dromore Cres

Areas	Area						
	Existing		Addition		Total		
	sqf	sqm	sqf	sqm	sqf	sqm	
Lot Area	3134	291.20			3134	291.20	
Gross Floor Area	Basement	700	65.03			700	65.03
	Ground Floor	749	69.58	542.05	50.36	1291	119.94
	Second Floor	615	57.14			615	57.14
	Third Floor	393	36.51			393	36.51
GFA Subtotal	2457	228.26	542	50.36	2999	278.62	

NOTE: GFA MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS.

GFA Ratio	Required	Existing	Proposed
Max. House GFA	45.00%	78.38%	95.68%

Distances	Required		Existing		Proposed		
	ft	m	ft	m	ft	m	
Lot Width			33.00	9.77	33.00	9.77	
Min. Building Setbacks	S - Rear Yard Setback to House	24.61	7.50	46.36	14.13	25.92	7.90
	N - Front Yard Setback	19.69	6.00	15.88	4.84	36.55	11.14
	E - Side Yard to House	3.21	0.98	1.41	0.43	1.67	0.51
	W - Side Yard to House	3.21	0.98	8.07	2.46	3.45	1.05
Max. Building Height	29.53	9.00	26.71	8.14	15.49	4.72	

Building & Parking Requirements	Required	Existing	Proposed
Number of Storeys	2	3	3
Number of Parking Spaces	2	1	1

Number of Habitable Rooms

7 (includes basement rooms)

1 Site
1 : 100

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SP1.01

Scale 1 : 100

Renovation
114 DROMORE CRES
SITE PLAN

No.	Description	Date



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Committee of Adjustment

City Hall, 5th Floor,

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Hamilton, ON L8P4Y5

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Email: cofa@hamilton.ca

APPLICATION FOR A MINOR VARIANCE

FOR OFFICE USE ONLY.

APPLICATION NO. _____ DATE APPLICATION RECEIVED _____

PAID _____ DATE APPLICATION DEEMED COMPLETE _____

SECRETARY'S SIGNATURE _____

The Planning Act

Application for Minor Variance or for Permission

The undersigned hereby applies to the Committee of Adjustment for the City of Hamilton under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter P.13 for relief, as described in this application, from the Zoning By-law.

1, 2	NAME	MAILING ADDRESS
Registered Owners(s)	CHRIS KIRIAKOPOULOS	[REDACTED]
Applicant(s)*		[REDACTED]
Agent or Solicitor	Duy Nguyen N-Cubed Services Inc.	[REDACTED]

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:

HAMILTON MUNICIPAL EMPLOYEES CREDIT UNION
 209 LIMERIDGE RD. E, HAMILTON
 L9A 2S6

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:

E Side yard of 0.51m with gutter encroachment where 0.98m is required
An increase in the GFA ratio to 95.68% from the required 45%. 78.38% Existing
To provide one parking space where the bylaw requires 2 based on 10 habitable rooms.

Second Dwelling Unit Reconstruction of Existing Dwelling

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

The side yard setback is an existing condition and is required for a functional floor plan.
The existing parking space provided is an existing condition that is consistent with the neighbourhood. GFA to provide more first floor useable space for aging home owners.

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**):

114 Dromore Cres

7. PREVIOUS USE OF PROPERTY

Residential Industrial Commercial

Agricultural Vacant

Other _____

8.1 If Industrial or Commercial, specify use _____

8.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?

Yes No Unknown

8.3 Has a gas station been located on the subject land or adjacent lands at any time?

Yes No Unknown

8.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?

Yes No Unknown

8.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?

Yes No Unknown

8.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or sewage sludge was applied to the lands?

Yes No Unknown

8.7 Have the lands or adjacent lands ever been used as a weapon firing range?

Yes No Unknown

8.8 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the fill area of an operational/non-operational landfill or dump?

Yes No Unknown

8.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (eg. asbestos, PCB's)?

Yes No Unknown

8.10 Is there any reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?

Yes No Unknown

8.11 What information did you use to determine the answers to 8.1 to 8.10 above?

Real estate records and anecdotal information from owners.

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.

16 August 2022
Date


Signature Property Owner(s)

Chris Tom Kurakopoulos
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage See Site Stats
Depth See Site stats
Area See site stats
Width of street See site stats

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: _

See Site stats

Proposed

See site stats

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

Existing:

See siteplan

Proposed:

See siteplan

13. Date of acquisition of subject lands:

14. Date of construction of all buildings and structures on subject lands:

Unknown

15. Existing uses of the subject property (single family, duplex, retail, factory etc.):

Single family residential

16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):

Single family residential

17. Length of time the existing uses of the subject property have continued:

Continuous

18. Municipal services available: (check the appropriate space or spaces)

Water Connected Yes

Sanitary Sewer Connected Yes

Storm Sewers _____

19. Present Official Plan/Secondary Plan provisions applying to the land:

Ainslie Wood Westdale

20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:

City of Hamilton Zoning By-Law No. 6593 C/S-1361

21. Has the owner previously applied for relief in respect of the subject property? (Zoning By-law Amendment or Minor Variance)

Yes No

If yes, please provide the file number:

21.1 If a site-specific zoning by-law amendment has been received for the subject property, has the two-year anniversary of the by-law being passed expired?

Yes No

21.2 If the answer is no, the decision of Council, or Director of Planning and Chief Planner that the application for Minor Variance is allowed must be included. Failure to do so may result in an application not being "received" for processing.

22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

Yes No

23. Additional Information (please include separate sheet if needed)

24. The applicant shall attach to each copy of this application a plan showing the dimensions of the subject lands and of all abutting lands and showing the location, size and type of all buildings and structures on the subject and abutting lands, and where required by the Committee of Adjustment such plan shall be signed by an Ontario Land Surveyor.