



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-22:207	SUBJECT PROPERTY:	50 YOUNG STREET, HAMILTON,
ZONE:	"C5, T6 and T8 (Mixed Use Medium Density (C5) Zone)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended

APPLICANTS: Agent WEBB Planning – J. Webb

The following variances are requested:

1. The finished floor elevation of dwelling units shall be permitted to be located at grade (0.0m) instead of the requirement that the finished floor elevation of any dwelling unit shall be a minimum of 0.9 metres above grade.
2. No minimum amenity area shall be required for the new dwelling units within the multiple dwellings instead of the requirement that on a lot containing 10 dwelling units or more a minimum amenity area of 4.0m² for each dwelling unit less than or equal to 50m² of gross floor area shall be provided and a minimum amenity area of 6.0m² for each dwelling unit greater than 50m² of gross floor area shall be provided.
3. A minimum of 0.71 parking spaces per dwelling unit shall be required instead of the requirement that for dwelling units less than 50m² of gross floor area a minimum of 0.3 parking spaces per unit shall be provided and for dwelling units greater than 50m² of gross floor area a minimum of 0.7 parking spaces per unit for 1 – 14 units, a minimum of 0.85 parking spaces per unit for 15 – 50 units and a minimum of 1.0 parking spaces per unit for 51+ units shall be provided.
4. No barrier free parking spaces shall be required instead of the requirement that a minimum of 2 spaces + 2% of the total number of required parking spaces shall be used to determine the minimum number of required barrier free parking spaces.
5. Parking spaces for the multiple dwelling shall permitted to be located between the façade and the Forest Avenue flankage lot line instead of the requirement that required parking for multiple dwellings shall not be located between the façade and the flankage lot line.

PURPOSE & EFFECT: Enclose at-grade areas and alterations within existing areas of three (3) of the existing four (4) multiple dwelling buildings (known municipally as 43 and 57 Forest Avenue and 50 Young Street) to add twenty-eight (28) dwelling units for a total of four hundred and fifty-one (451) dwelling units in all four (4) buildings:

Notes:

- i) If Variance # 3 is granted, a total of 320 parking spaces shall be required. While a comprehensive parking plan showing both the indoor and surface parking spaces has not been submitted, the Agent has confirmed that the new dwelling units will require removal of existing surface parking. A total of 9 surface spaces will remain per the plan prepared by the project architects which means the elimination of 38 surface parking spaces which will result in a total parking supply of 323 parking spaces.
- ii) The Site Plans submitted do not show a scaled and dimensioned parking plan, lot lines or landscaped details. As such, a comprehensive zoning compliance review of the parking regulations could not be completed; therefore, additional variances may be required.

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, July 28, 2022
TIME:	3:30 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

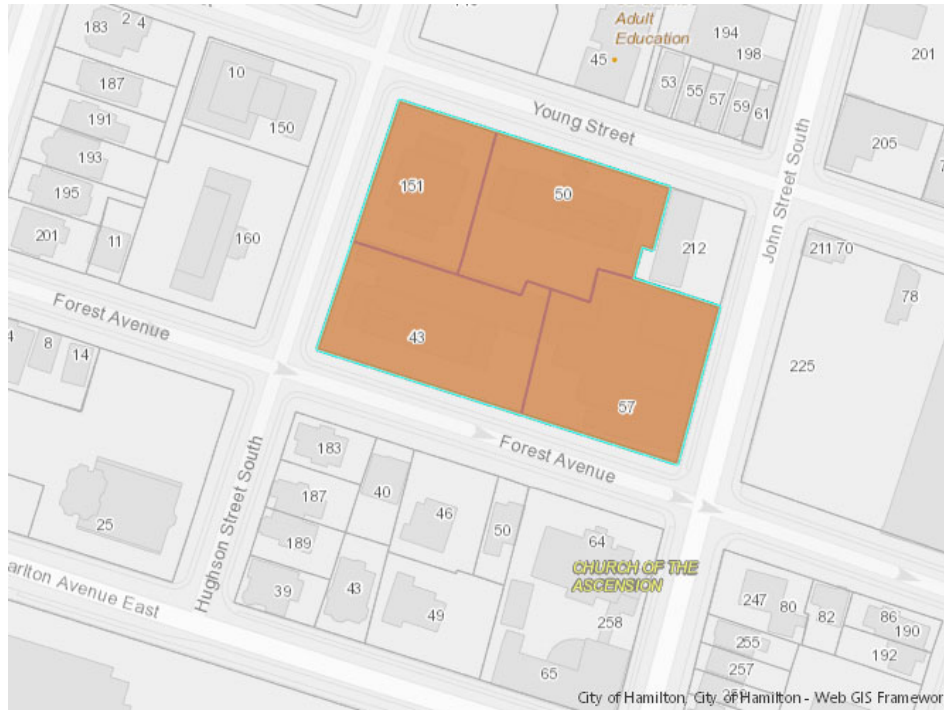
For more information on this matter, including access to drawings illustrating this request and other information submitted:

- Visit www.hamilton.ca/committeeofadjustment
- 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, calling in, or attending in person. Please see attached page for complete instructions, including deadlines for registering to participate virtually.



 **Subject Lands**

DATED: July 12, 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.

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.**

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

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners must register by noon the day before the hearing to participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by 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.

2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person must sign in at City Hall room 222 (2nd floor) no less than 10 minutes before the time of the Public Hearing as noted on the Notice of Public Hearing.

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.



Apartment Infill Feasibility Study for
**STARLIGHT INVESTMENTS JOHN BOLD
HOUGHSON FOREST BLOCK**

Hamilton, Ontario

NOVEMBER 3, 2021



THIER+CURRAN ARCHITECTS INC.
thoughtful buildings + interiors

43 FOREST AVE.

ADDITIONAL UNITS	
STUDIO	0
1 BEDROOM	5
2 BEDROOM	5
3 BEDROOM	2
TOTAL	12

50 YONGE ST.

ADDITIONAL UNITS	
STUDIO	2
1 BEDROOM	2
2 BEDROOM	6
3 BEDROOM	0
TOTAL	10

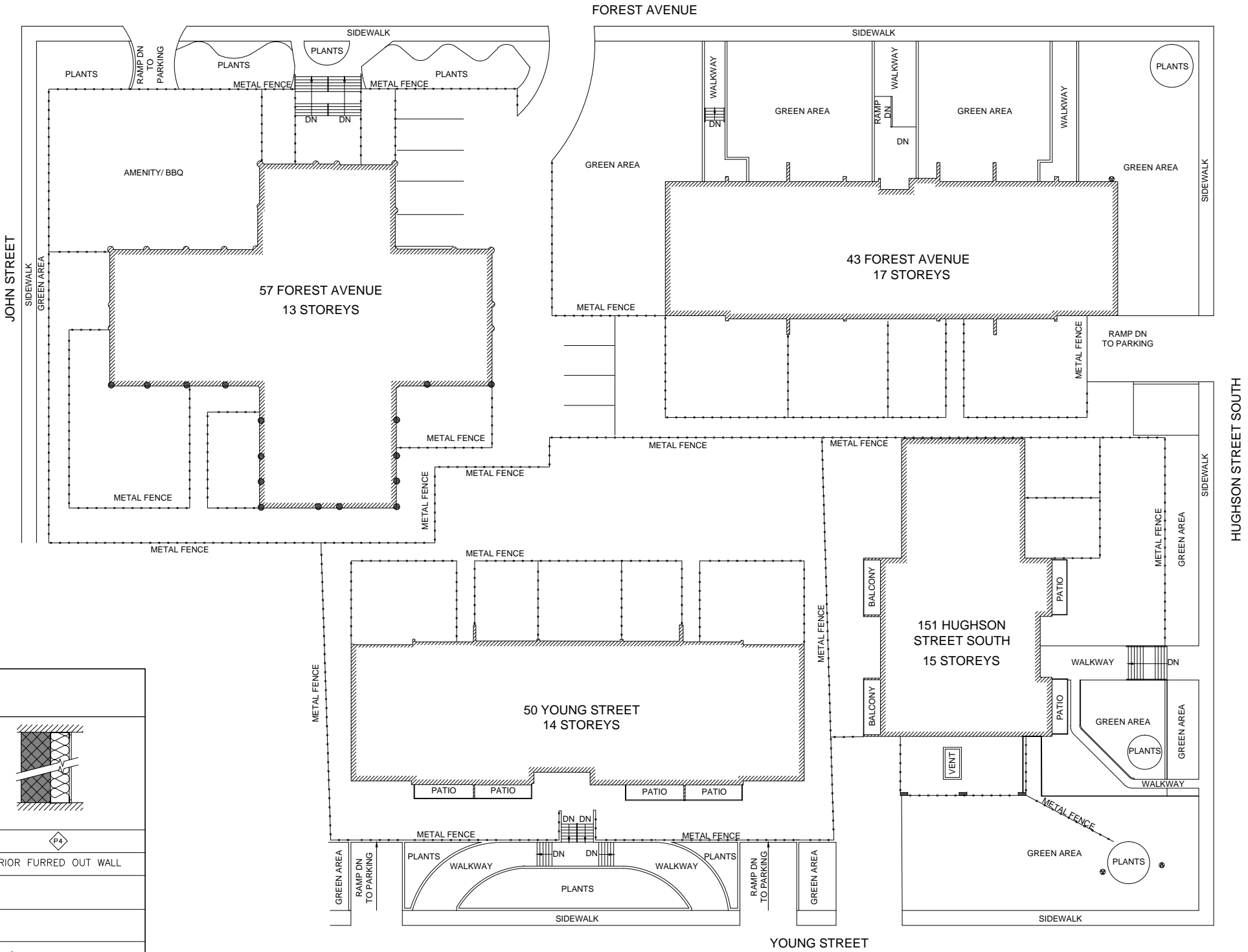
57 FOREST AVE.

ADDITIONAL UNITS	
STUDIO	0
1 BEDROOM	3
2 BEDROOM	3
3 BEDROOM	0
TOTAL	6

~~151 HUGHSON ST.~~

ADDITIONAL UNITS	
STUDIO	1
1 BEDROOM	2
2 BEDROOM	0
3 BEDROOM	0
TOTAL	3

'SECTION A'
ARCHITECTURAL SCOPE OF WORK:



INTERIOR PARTITION ASSEMBLIES (NON-LOADBEARING)







GRAPHIC DESCRIPTION				
DESIGNATION	P1	P2	P3	P4
LOCATION	SUITE INTERIOR WALLS	EXTERIOR WALL	INTERIOR FIRE RATED WALL	INTERIOR FURRED OUT WALL
FIRE SEPARATION RATING (F.R.R.) REQUIRED/PROVIDED	P1 N/A	N/A	P3 1 HR / 1 HR (MMAH S2a)	N/A
SOUND TRANSMISSION CLASS REQUIRED/PROVIDED	P1 N/A	N/A	P3 STC 50 (MMAH S2a)	N/A
INSULATION REQUIRED/PROVIDED	N/A	R13 + R10ci / R20.7ci	N/A	N/A / R12ci
COMPOSITION	<ul style="list-style-type: none">- ½" GWB- 3½" STL STUDS @ 400 O.C.- ½" GWB	<ul style="list-style-type: none">- 3½" BRICK VENEER- MASONRY TIES- 1" AIR SPACE- 3" SPRAYED INSULATION / AIR-VAPOUR BARRIER (R20.7min)- ½" EXT. GRADE GYPSUM SHEATHING- 3½" STL STUDS @ 400 O.C.- ½" GYPSUM BOARD	<ul style="list-style-type: none">- ½" GYPSUM BOARD- 3½" STL STUDS @ 400 O.C.- 2½" MINERAL FIBER INSUL.- 2x ½" TYPE X GWB	<ul style="list-style-type: none">- ½" GYPSUM BOARD- 3½" STL STUDS @ 400 O.C.- 3" SPRAY FOAM INSUL.- EXISTING WALL

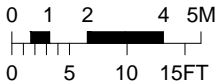
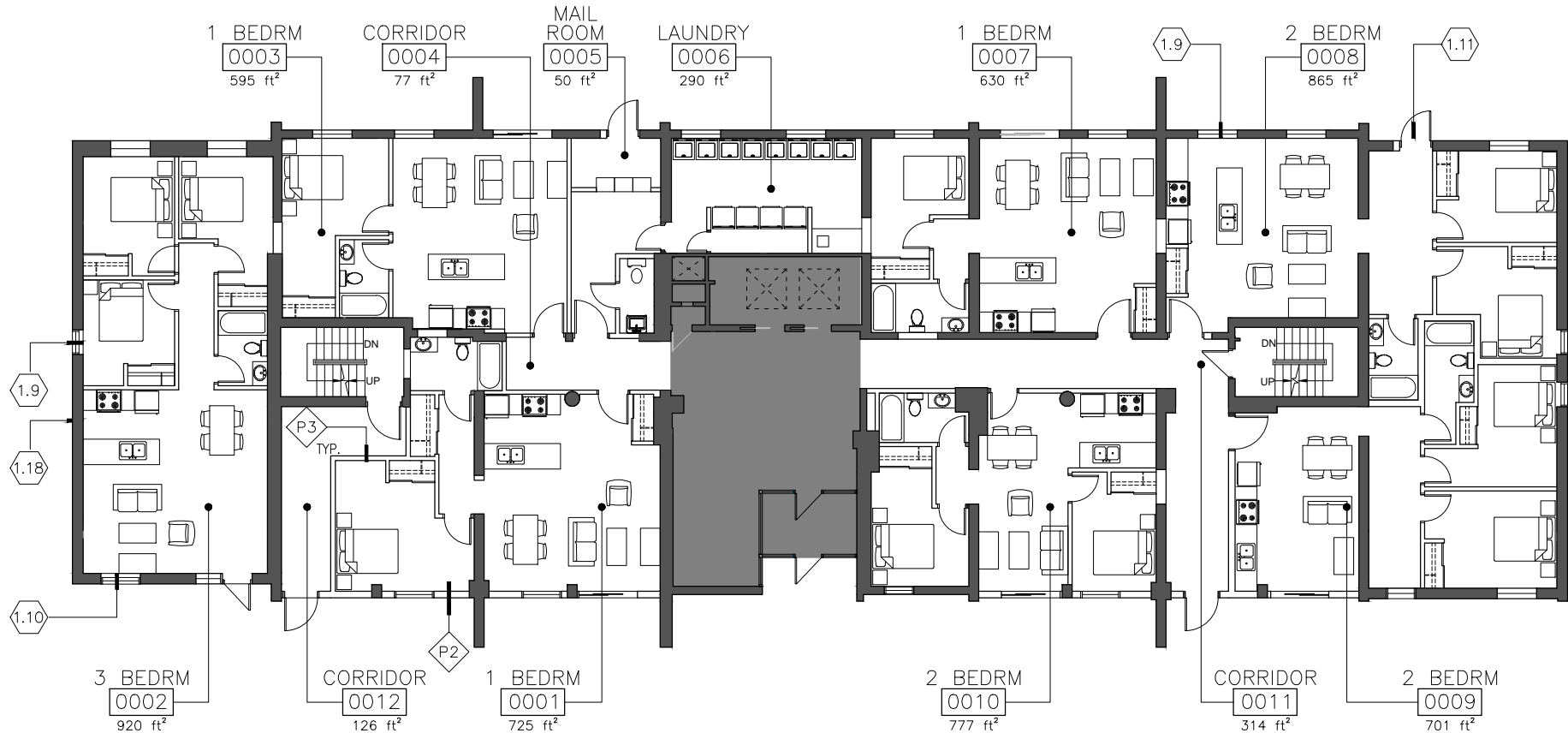


Starlight Investments John Bold Hughson Forest Block	
Apartment Infill Feasibility Study	
The following is a breakdown of all the affected areas for renovation. Listed are suggested room finishes, equipment, layout options and window penetrations. All affected areas have be given a Room number corresponding to the drawings included in the feasibility Study.	

Ground Floor	
1. 0001 to 0003 -	h
0007 to 0010	30" French Door Refrigerator
Infill Apartments	30" Front Control Electric Range with true convection
	30" Over the range microwave
	Blanco Essential U 2 - 'Satin brushed finish' double sink
	24" Built-in dishwasher
	Robertson - LED 4-Light ceiling fixture with adjustable heads
	Lower/upper cabinets
	2. Kitchen countertop - Aspen Quartz 'Grigio Scurio' polished 2cm slabs
	3. Plastic Laminate cabinets, doors and drawers
	4. Unit Washroom complete with:
	60" Tub w/ shower
	Toilet
	24"x36" Mirror
	Moen - Model: YB2408CH pivot toilet paper holder
	Moen - Model: YB2424CH 24" towel bar
	Robertson - 3-Light vanity (full washroom)
	Robertson - 2-Light vanity (half washroom)
	5. Solid Core Wood Door w/ peephole (20min rated)
	h U) 7
	7 O t h #
	9. New windows/englarged windows in exterior wall assemblies at all bedroom locations as per OBC.
	10. New windows in exterior wall assemblies at living room locations for natural light.
	11. Exterior Doors
	12. Provide adequate lighting - Robertson - LED Ceiling mount fixture (hallway, front entrance, bedroom, dining room)
	13. Unit Washroom Countertop - Aspen Quartz 'White Harvest' 2cm slabs
	14. Unit Washroom Floor - Eco-Stone Matte 12x24 Anthracite
	15. Kitchen Floor - Eco-Stone Matte 12x24 Bianco
	16. Washroom Wall - Olympia Tile - Chess Bright 4x12 'Arctic White'
	17. Kitchen Wall back splash - Olympia Tile - Volkas Matte Herringbone Mosaic 2x6
Optional	18. Insulate all existing exterior walls with 3" spray foam.
2. 0004/0011/0012	h
#	7 # u o
	h
	4. Drywall ceiling
	5. Provide adequate Lighting
	6. Suspended Ceiling - Armstrong - Optima Square Lay-in panel (At existing suspended ceilings)
U	1. Rear loaded Mailboxes for Total 122 units
	h
	7
	k
	5. Provide adequate Lighting

O	h
	2. Wall Tile 1 - Olympia Tile - Blanco Raku Semi-polished (All walls floor to ceiling, interrupted by Wall Tile 2)
	3. Wall Tile 2 - Olympia Tile -Blanco Rako Karato approximately 50" above the floor)
	7 u u
	5. Ceiling - Drywall and Paint
	h
	7. Laundry Accent Lighting - Economy line 4" builder grade model by Lotus Lighting
	8. Laundry feature lighting - Stroke Pendant by Eureka
	9. Provide adequate power for 4 double stacked electric dryers and 8 washers
	10. Provide small washroom with toilet, sink and mirror. Tile flooring, Painted walls.
	11. Tarrison Laundry folding table 72"x30"
	12. Tarrison Double Compartment Sink with side drainboard

PLAN LEGEND	
	EXISTING
	DEMOLITION
	NEW CONSTRUCTION
	EXISTING APARTMENT AREA
	EXISTING DOOR TO REMAIN
	NEW DOOR



PLAN LEGEND

EXISTING

DEMOLITION

NEW CONSTRUCTION

EXISTING APARTMENT AREA







EXISTING DOOR TO REMAIN

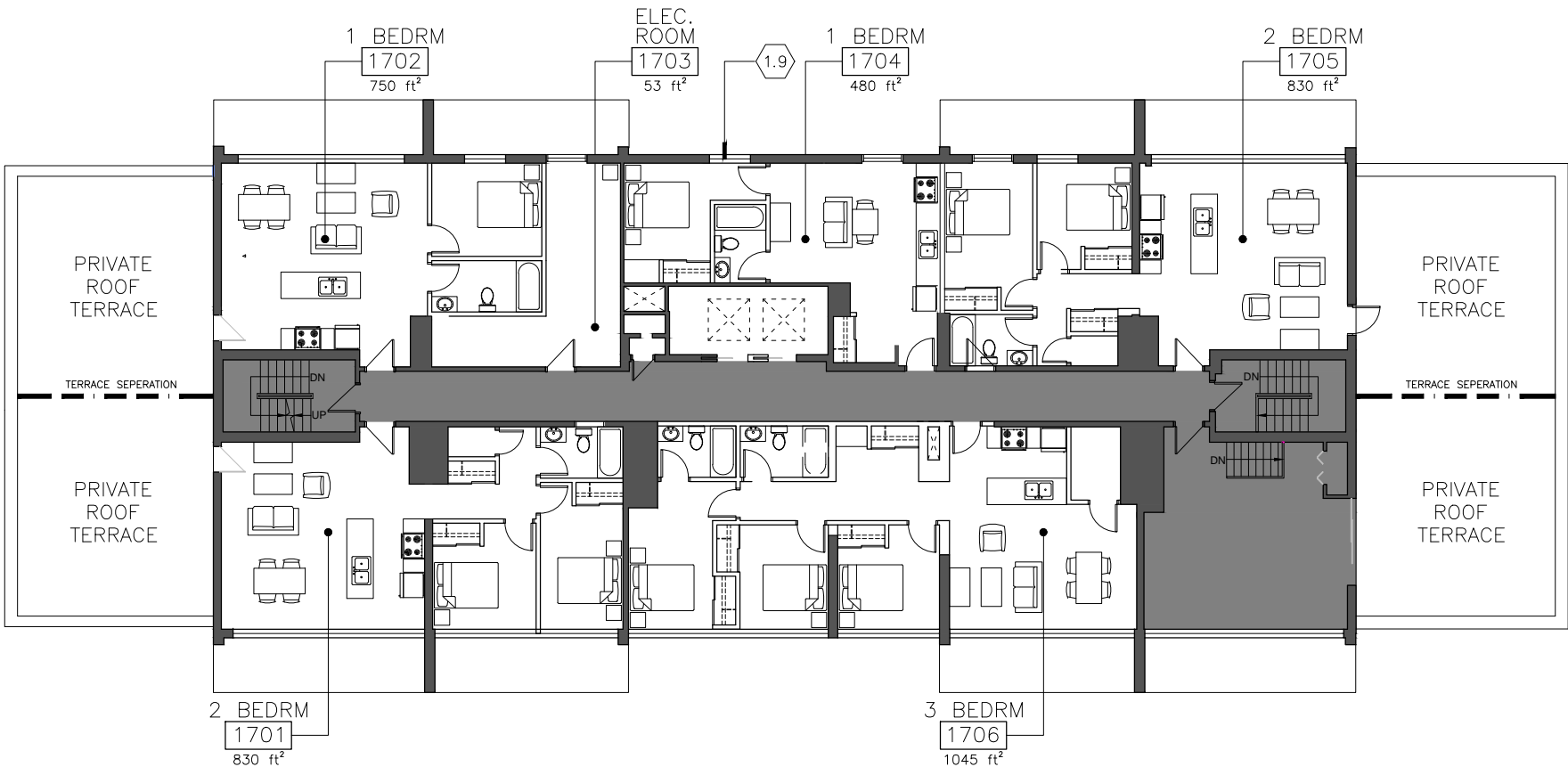
NEW DOOR



Starlight Investments John Bold Hughson Forest Block	
Apartment Infill Feasibility Study	
The following is a breakdown of all the affected areas for renovation. Listed are suggested room finishes, equipment, layout options and window penetrations. All affected areas have be given a Room number corresponding to the drawings included in the feasibility Study.	







Penthouse (17)	
1. 1701 to 1702 - 1704 to 1706	h
Infill Apartments	30" Front Control Electric Range with true convection
	30" Over the range microwave
	Blanco Essential U 2 - 'Satin brushed finish' double sink
	24" Built-in dishwasher
	Robertson - LED 4-Light ceiling fixture with adjustable heads
	Lower/upper cabinets
	2. Kitchen countertop - Aspen Quartz 'Grigio Scurro' polished 2cm slabs
	3. Plastic Laminate cabinets, doors and drawers
	4. Unit Washroom complete with:
	60" Tub w/ shower
	Toilet
	24"x36" Mirror
	Moen - Model: YB2408CH pivot toilet paper holder
	Moen - Model: YB2424CH 24" towel bar
	Robertson - 3-Light vanity (full washroom)
	Robertson - 2-Light vanity (half washroom)
	5. Solid Core Wood Door w/ peephole (20min rated)
	h U) 7
	7 O † h # † "
	9. New windows/enlarged windows in exterior wall assemblies at all bedroom locations as per OBC.
	10. New windows in exterior wall assemblies at living room locations for natural light.
	11. Exterior Doors
	12. Provide adequate lighting - Robertson - LED Ceiling mount fixture (hallway, front entrance, bedroom, dining room)
	13. Unit Washroom Countertop - Aspen Quartz 'White Harvest' 2cm slabs
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	16. Washroom Wall - Olympia Tile - Chess Bright 4x12 'Arctic White'
	17. Kitchen Wall back splash - Olympia Tile - Volkas Matte Herringbone Mosaic 2x6
Optional	18. Insulate all existing exterior walls with 3" spray foam.
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	7 † #u
	3. Provide adequate Lighting

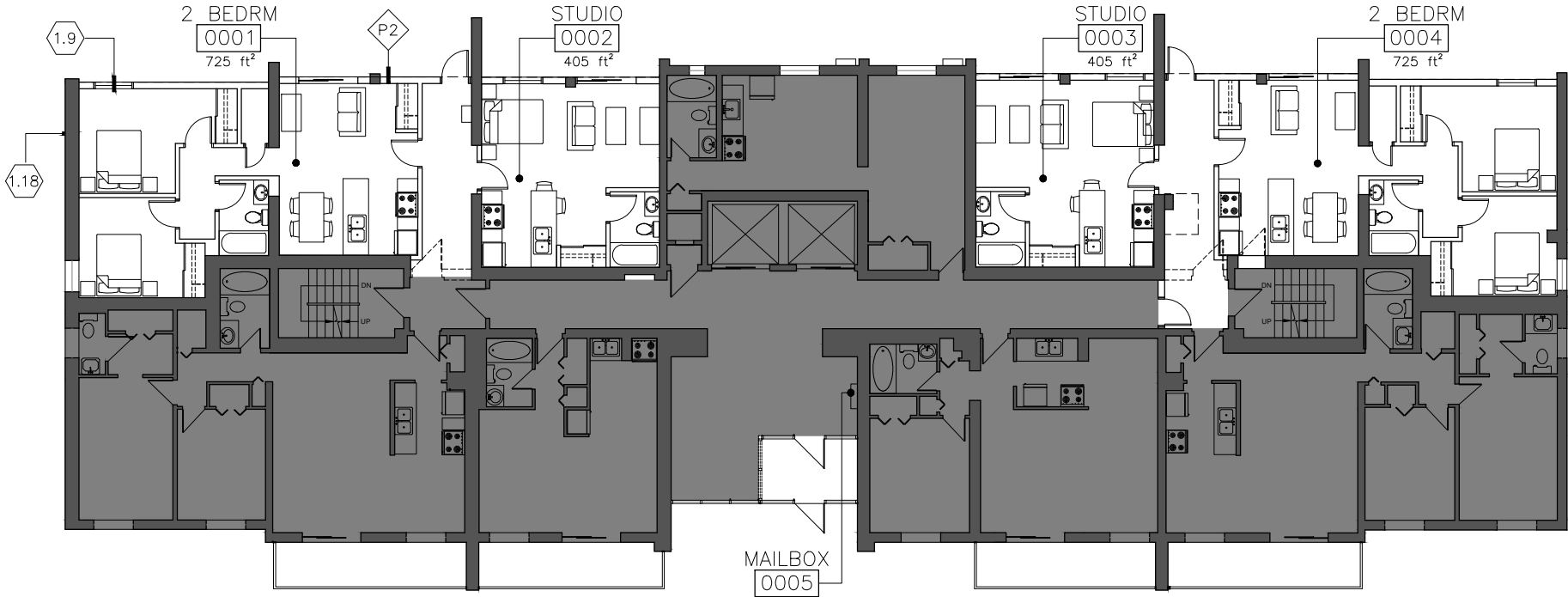
PLAN LEGEND	
	EXISTING
	DEMOLITION
	NEW CONSTRUCTION
	EXISTING APARTMENT AREA
	EXISTING DOOR TO REMAIN
	NEW DOOR



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Ground Floor	
1. 0001 to 0004 -	h
Infill apartments	30" French Door Refrigerator
	30" Front Control Electric Range with true convection
	30" Over the range microwave
	Blanco Essential U 2 - 'Satin brushed finish' double sink
	24" Built-in dishwasher
	Robertson - LED 4-Light ceiling fixture with adjustable heads
	Lower/upper cabinets
	2. Kitchen countertop - Aspen Quartz 'Grigio Scurro' polished 2cm slabs
	3. Plastic Laminate cabinets, doors and drawers
	4. Unit Washroom complete with:
	60" Tub w/ shower
	Toilet
	24"x36" Mirror
	Moen - Model: YB2408CH pivot toilet paper holder
	Moen - Model: YB2424CH 24" towel bar
	Robertson - 3-Light vanity (full washroom)
	Robertson - 2-Light vanity (half washroom)
	5. Solid Core Wood Door w/ peephole (20min rated)
	†
	" h U) 7
	7 O † h # " "
	9. New windows/enlarged windows in exterior wall assemblies at all bedroom locations as per OBC.
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	12. Provide adequate lighting - Robertson - LED Ceiling mount fixture (hallway, front entrance, bedroom, dining room)
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	14. Unit Washroom Floor - Eco-Stone Matte 12x24 Anthracite
	15. Kitchen Floor - Eco-Stone Matte 12x24 Bianco
	16. Washroom Wall - Olympia Tile - Chess Bright 4x12 'Arctic White'
	17. Kitchen Wall back splash - Olympia Tile - Volkas Matte Herringbone Mosaic 2x6
Optional	18. Insulate all existing exterior walls with 3" spray foam.
U	1. Provision of 10 Surface mounted Mailboxes.

PLAN LEGEND	
	EXISTING
	DEMOLITION
	NEW CONSTRUCTION
	EXISTING APARTMENT AREA
	EXISTING DOOR TO REMAIN
	NEW DOOR



PLAN LEGEND

EXISTING

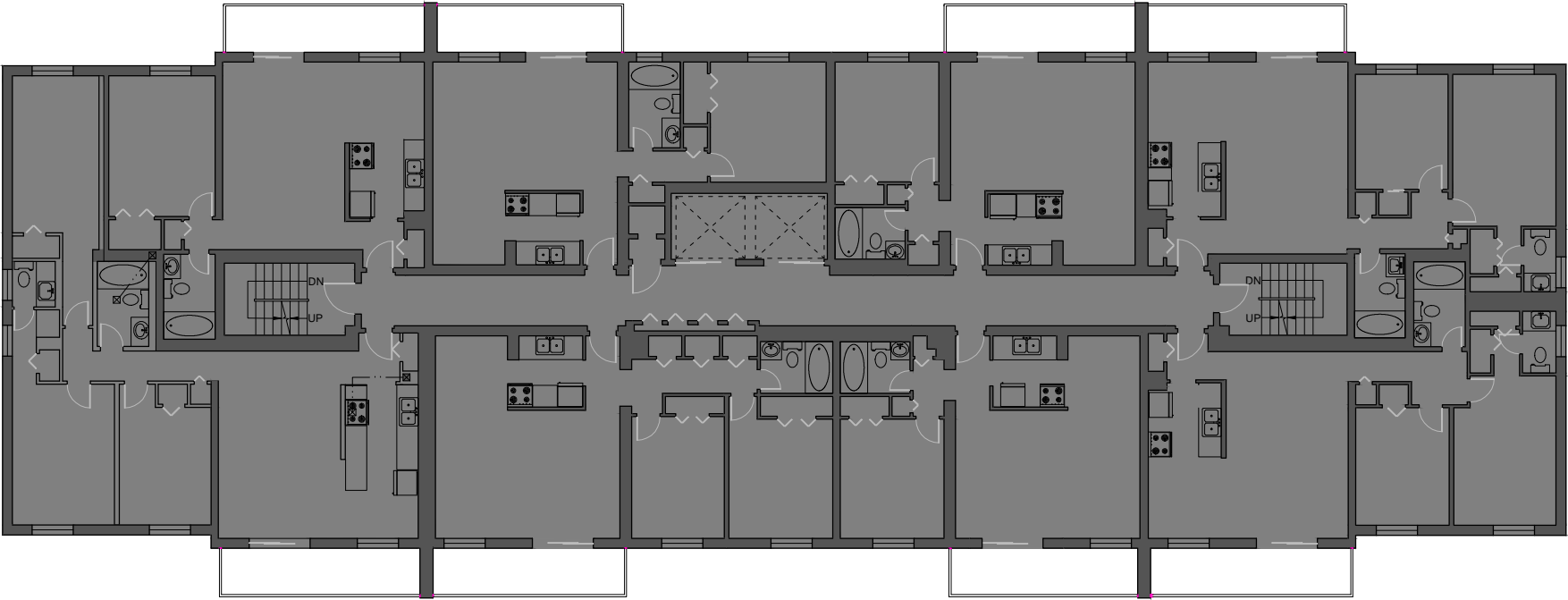
DEMOLITION

NEW CONSTRUCTION

EXISTING APARTMENT AREA







EXISTING DOOR TO REMAIN

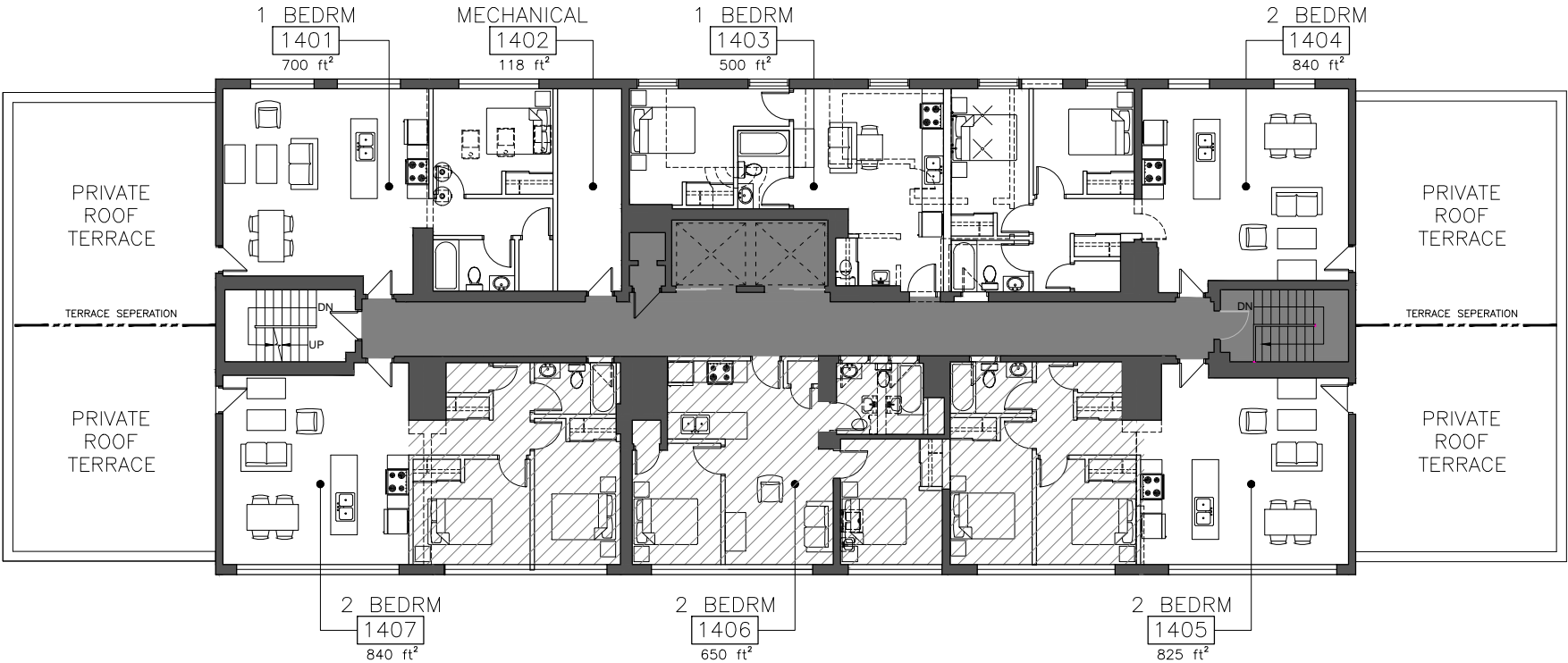
NEW DOOR



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Apartment Infill Feasibility Study	
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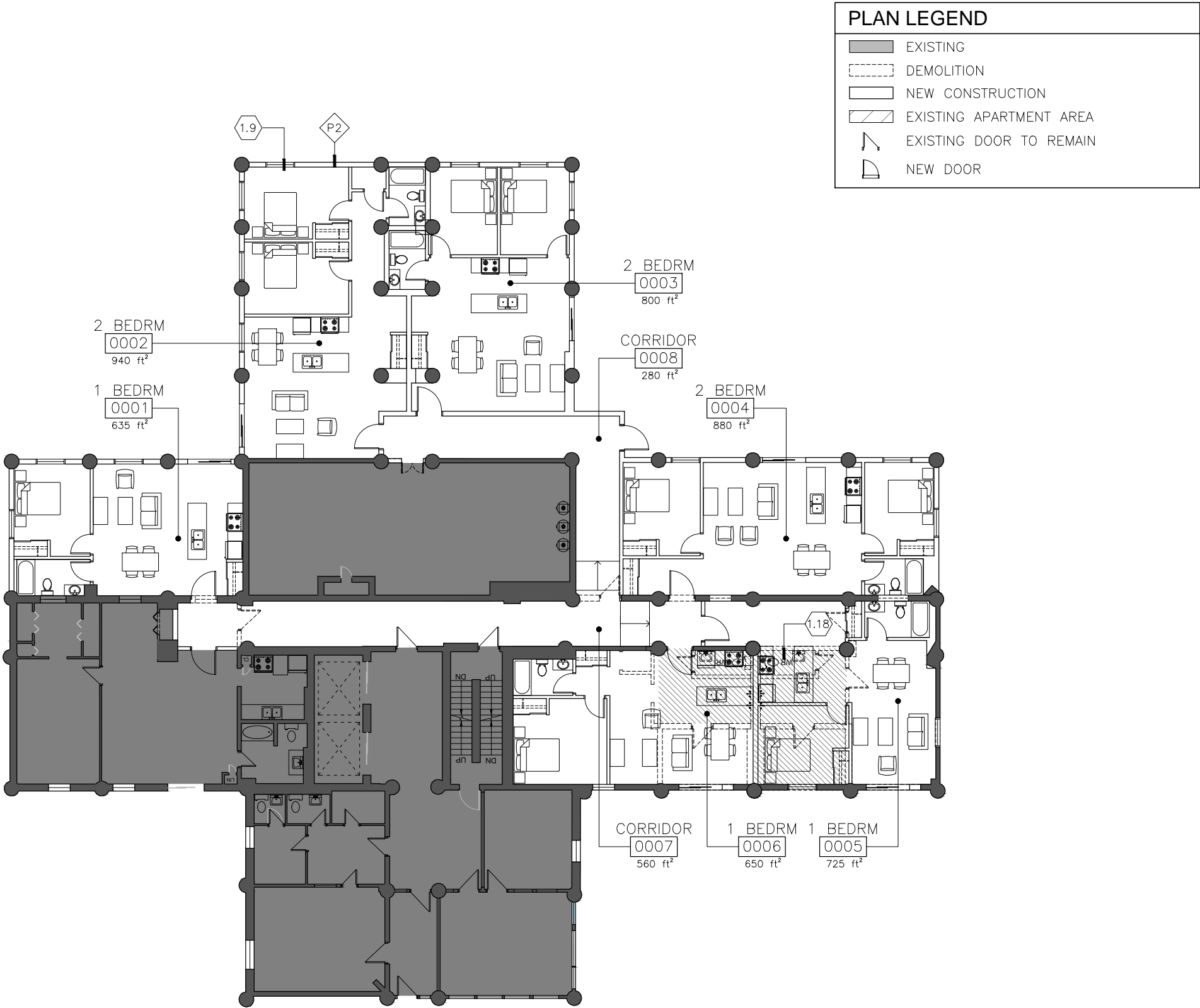
Penthouse (14)	
1. 1401, 1403 to 1407	h
Infill apartments	30" French Door Refrigerator
	30" Front Control Electric Range with true convection
	30" Over the range microwave
	Blanco Essential U 2 - 'Satin brushed finish' double sink
	24" Built-in dishwasher
	Robertson - LED 4-Light ceiling fixture with adjustable heads
	Lower/upper cabinets
	2. Kitchen countertop - Aspen Quartz 'Grigio Scurio' polished 2cm slabs
	3. Plastic Laminate cabinets, doors and drawers
	4. Unit Washroom complete with:
	60" Tub w/ shower
	Toilet
	24"x36" Mirror
	Moen - Model: YB2408CH pivot toilet paper holder
	Moen - Model: YB2424CH 24" towel bar
	Robertson - 3-Light vanity (full washroom)
	Robertson - 2-Light vanity (half washroom)
	5. Solid Core Wood Door w/ peephole (20min rated)
	†
	" h U) 7
	7 O † h # " "
	9. New windows/englarged windows in exterior wall assemblies at all bedroom locations as per OBC.
	10. New windows in exterior wall assemblies at living room locations for natural light.
	11. Exterior Doors
	12. Provide adequate lighting - Robertson - LED Ceiling mount fixture (hallway, front entrance, bedroom, dining room)
	13. Unit Washroom Countertop - Aspen Quartz 'White Harvest' 2cm slabs
	14. Unit Washroom Floor - Eco-Stone Matte 12x24 Anthracite
	15. Kitchen Floor - Eco-Stone Matte 12x24 Bianco
	16. Washroom Wall - Olympia Tile - Chess Bright 4x12 'Arctic White'
	17. Kitchen Wall back splash - Olympia Tile - Volkas Matte Herringbone Mosaic 2x6
Optional	18. Insulate all existing exterior walls with 3" spray foam.
2. 1402 - Mechanical Rm	†

PLAN LEGEND	
	EXISTING
	DEMOLITION
	NEW CONSTRUCTION
	EXISTING APARTMENT AREA
	EXISTING DOOR TO REMAIN
	NEW DOOR



Starlight Investments John Bold Hughson Forest Block	
Apartment Infill Feasibility Study	
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Ground Floor	
1. 0001 to 0006 -	h
Infill apartments	30" French Door Refrigerator
	30" Front Control Electric Range with true convection
	30" Over the range microwave
	Blanco Essential U 2 - 'Satin brushed finish' double sink
	24" Built-in dishwasher
	Robertson - LED 4-Light ceiling fixture with adjustable heads
	Lower/upper cabinets
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	3. Plastic Laminate cabinets, doors and drawers
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	Toilet
	24"x36" Mirror
	Moen - Model: YB2408CH pivot toilet paper holder
	Moen - Model: YB2424CH 24" towel bar
	Robertson - 3-Light vanity (full washroom)
	Robertson - 2-Light vanity (half washroom)
	5. Solid Core Wood Door w/ peephole (20min rated)
	h U) 7
	7 O † h # ' ' "
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	10. New windows in exterior wall assemblies at living room locations for natural light.
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	12. Provide adequate lighting - Robertson - LED Ceiling mount fixture (hallway, front entrance, bedroom, dining room)
	13. Unit Washroom Countertop - Aspen Quartz 'White Harvest' 2cm slabs
	14. Unit Washroom Floor - Eco-Stone Matte 12x24 Anthracite
	15. Kitchen Floor - Eco-Stone Matte 12x24 Bianco
	16. Washroom Wall - Olympia Tile - Chess Bright 4x12 'Arctic White'
	17. Kitchen Wall back splash - Olympia Tile - Volkas Matte Herringbone Mosaic 2x6
	18. Infill slab in hatched area to match adjacent slab height
Optional	19. Insulate all existing exterior walls with 3" spray foam.
2. 0007/0008 - Corridor	7 # u o
	h
	4. Drywall ceiling
	5. Provide adequate Lighting
	6. Suspended Ceiling - Armstrong - Optima Square Lay-in panel (At existing suspended ceilings)



PLAN LEGEND

EXISTING

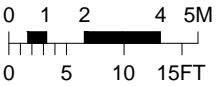
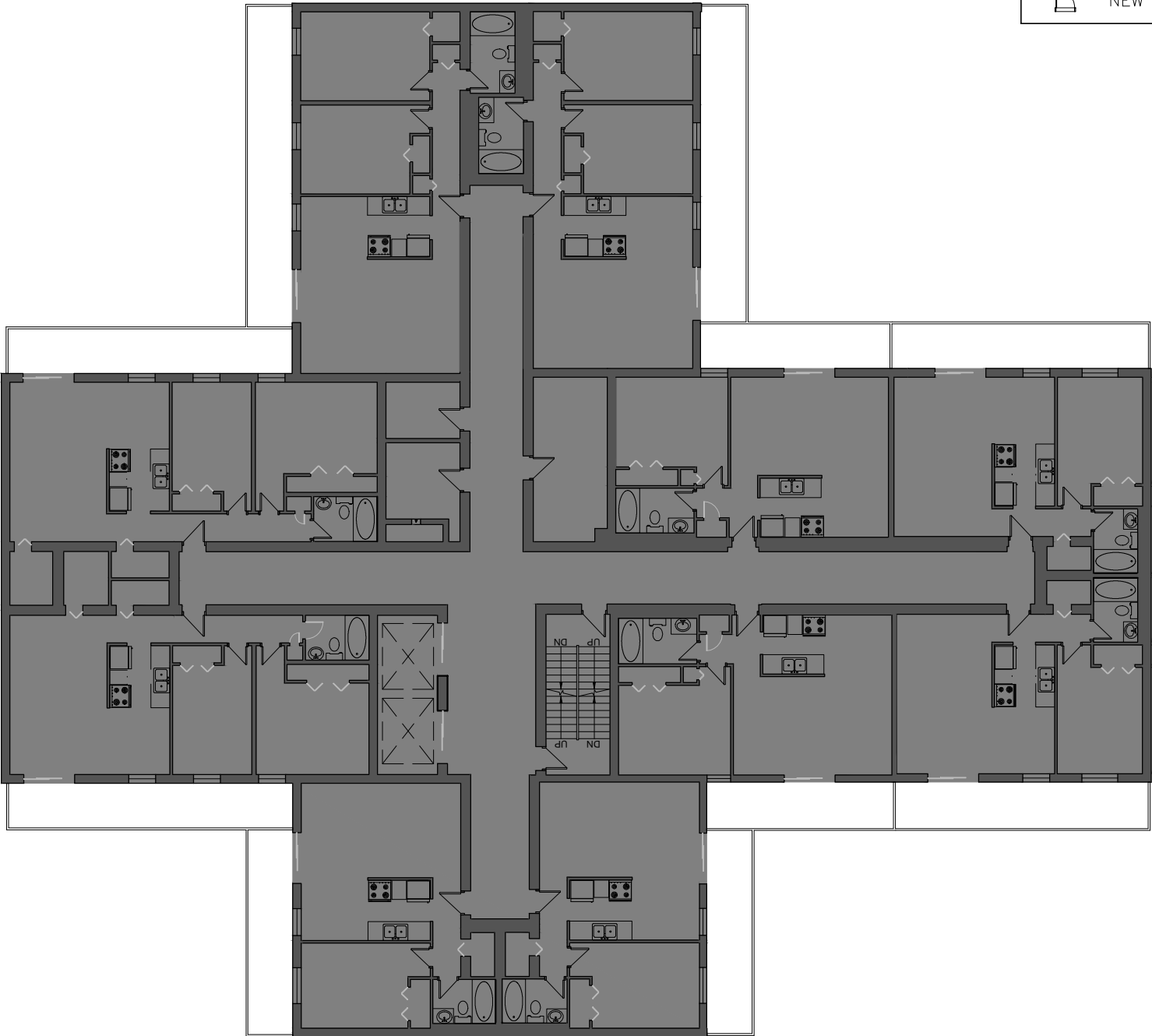
DEMOLITION

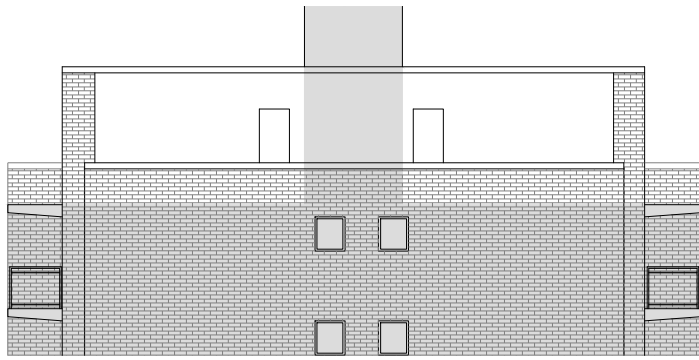
NEW CONSTRUCTION

EXISTING APARTMENT AREA

EXISTING DOOR TO REMAIN

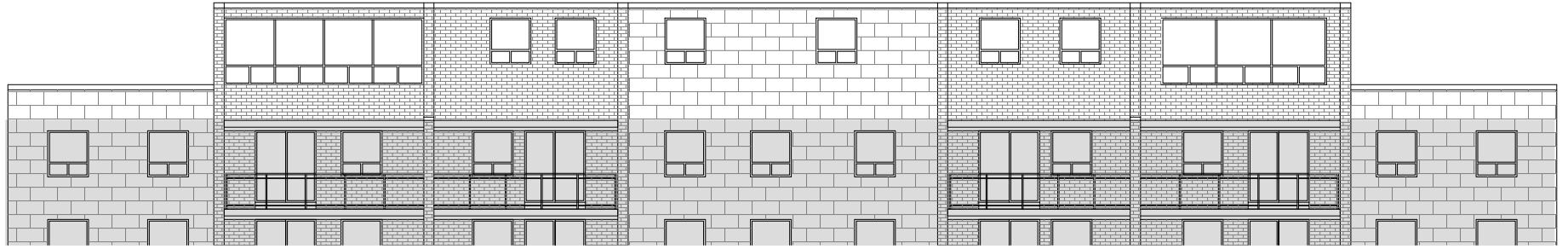
NEW DOOR





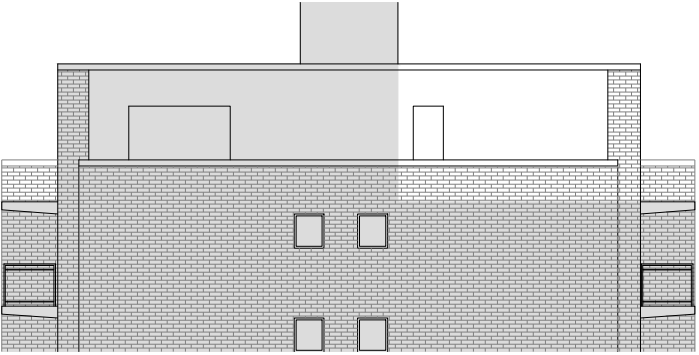
WEST ELEVATION — PENTHOUSE

SCALE $\frac{1}{8}" = 1'-0"$



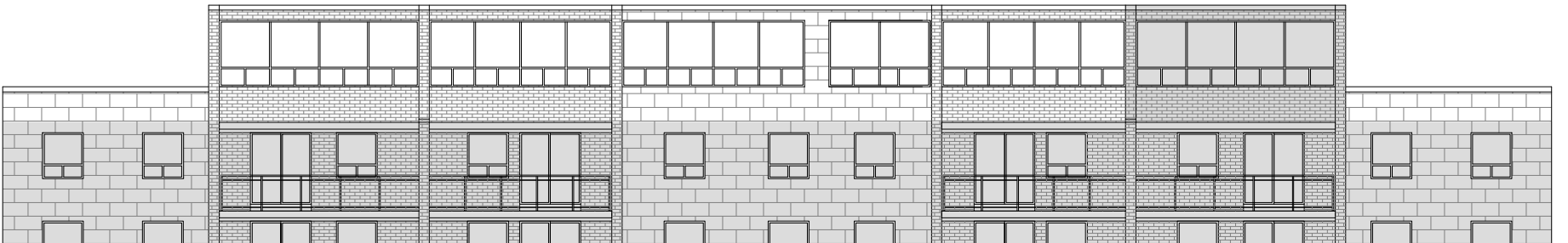
NORTH ELEVATION — PENTHOUSE

SCALE $\frac{1}{8}" = 1'-0"$



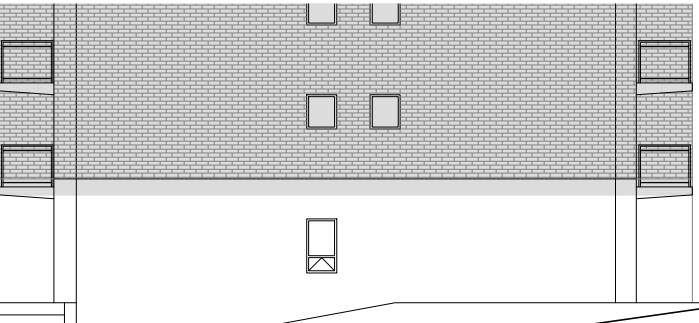
EAST ELEVATION — PENTHOUSE

SCALE $\frac{1}{8}" = 1'-0"$



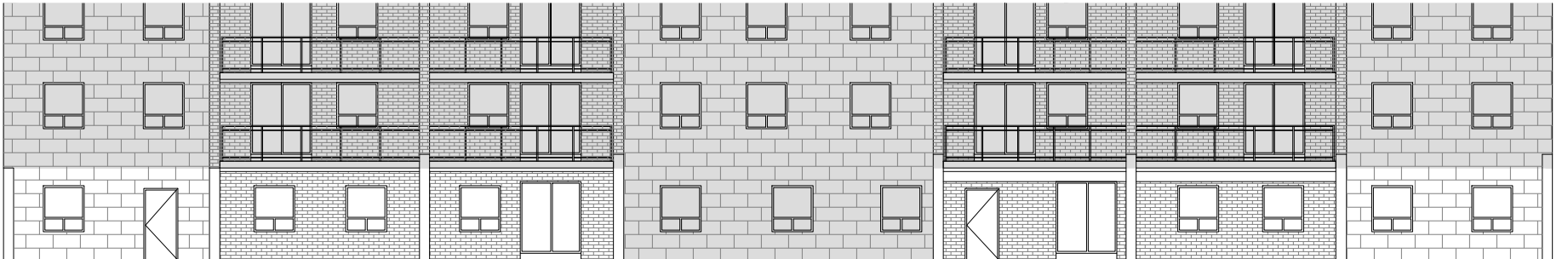
SOUTH ELEVATION — PENTHOUSE

SCALE $\frac{1}{8}" = 1'-0"$



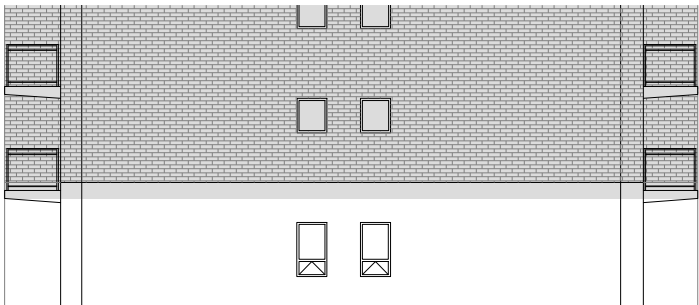
WEST ELEVATION — GROUND FLOOR

SCALE $\frac{1}{8}" = 1'-0"$



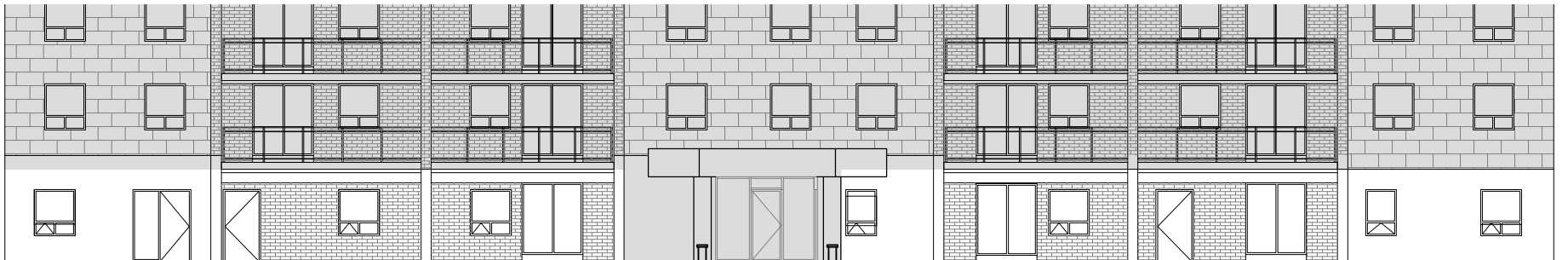
NORTH ELEVATION — GROUND FLOOR

SCALE $\frac{1}{8}" = 1'-0"$



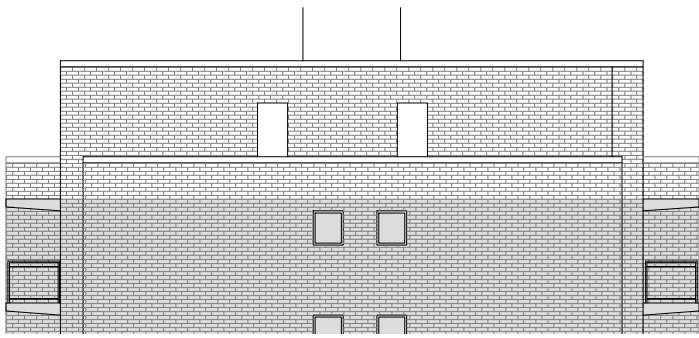
EAST ELEVATION — GROUND FLOOR

SCALE $\frac{1}{8}" = 1'-0"$

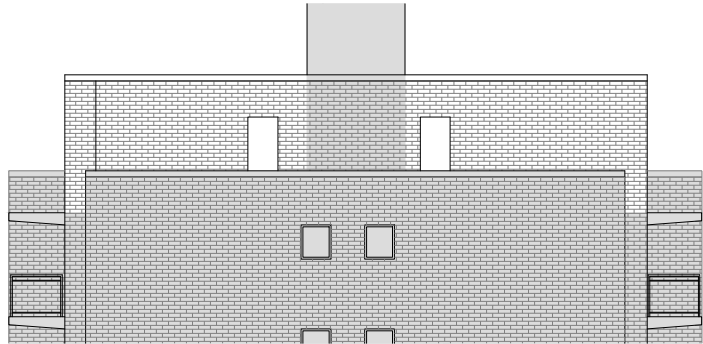


SOUTH ELEVATION — GROUND FLOOR

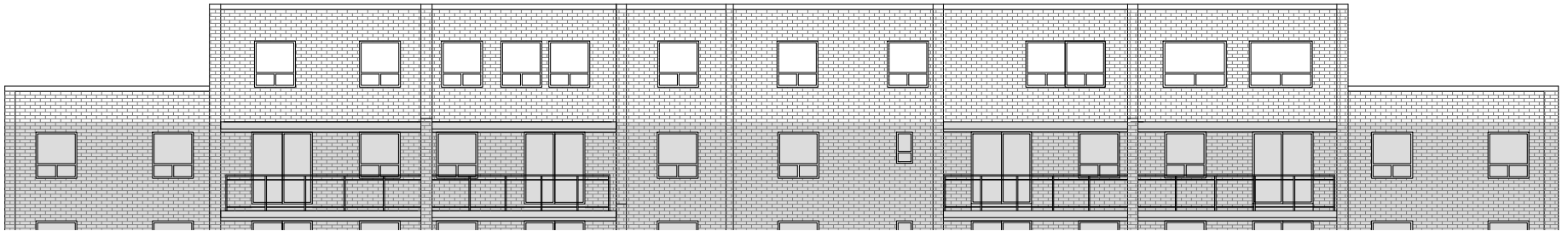
SCALE $\frac{1}{8}" = 1'-0"$



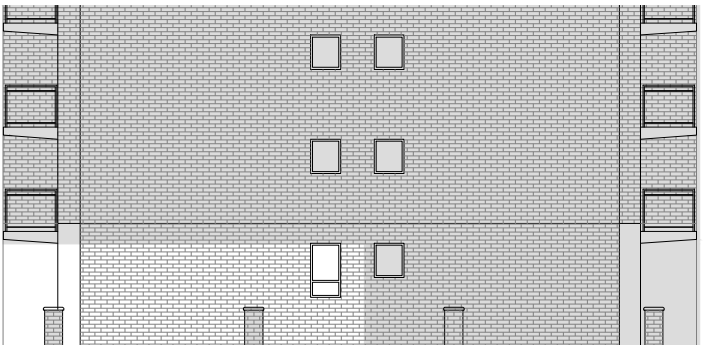
EAST ELEVATION – PENTHOUSE
SCALE $\frac{1}{16}" = 1'-0"$



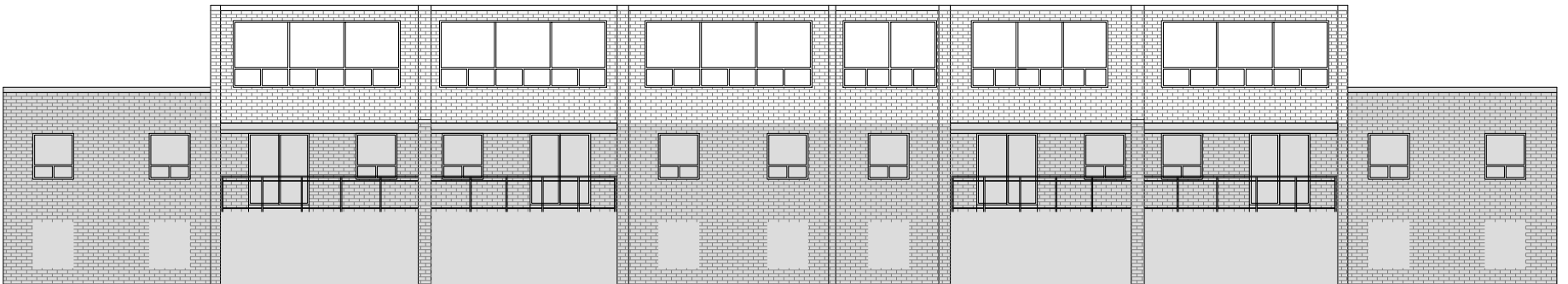
WEST ELEVATION – PENTHOUSE
SCALE $\frac{1}{16}" = 1'-0"$



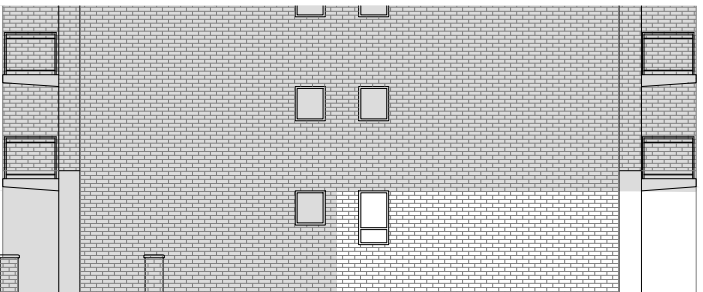
SOUTH ELEVATION – PENTHOUSE
SCALE $\frac{1}{16}" = 1'-0"$



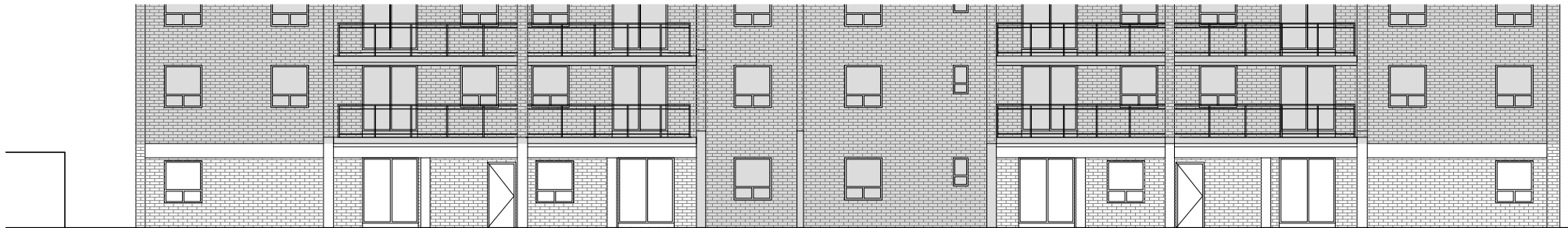
EAST ELEVATION – GROUND FLOOR
SCALE $\frac{1}{16}" = 1'-0"$



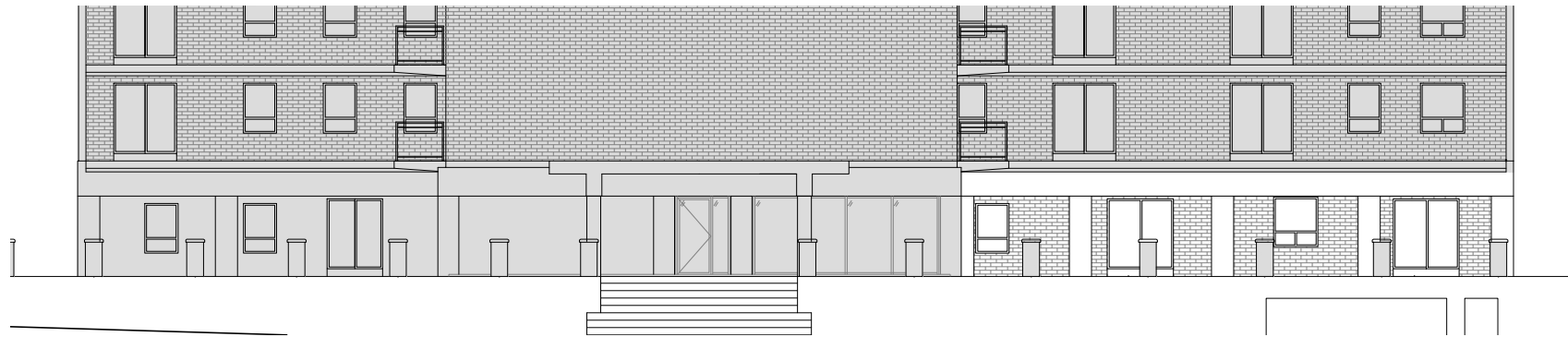
NORTH ELEVATION – PENTHOUSE
SCALE $\frac{1}{16}" = 1'-0"$



WEST ELEVATION – GROUND FLOOR
SCALE $\frac{1}{16}" = 1'-0"$



SOUTH ELEVATION – GROUND FLOOR
SCALE $\frac{1}{16}" = 1'-0"$



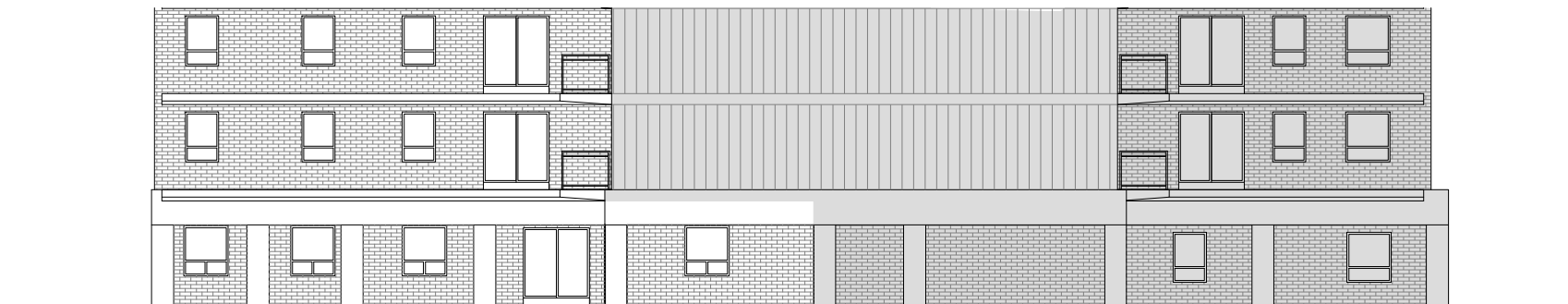
SOUTH ELEVATION – GROUND FLOOR

SCALE $\frac{1}{16}'' = 1'-0''$



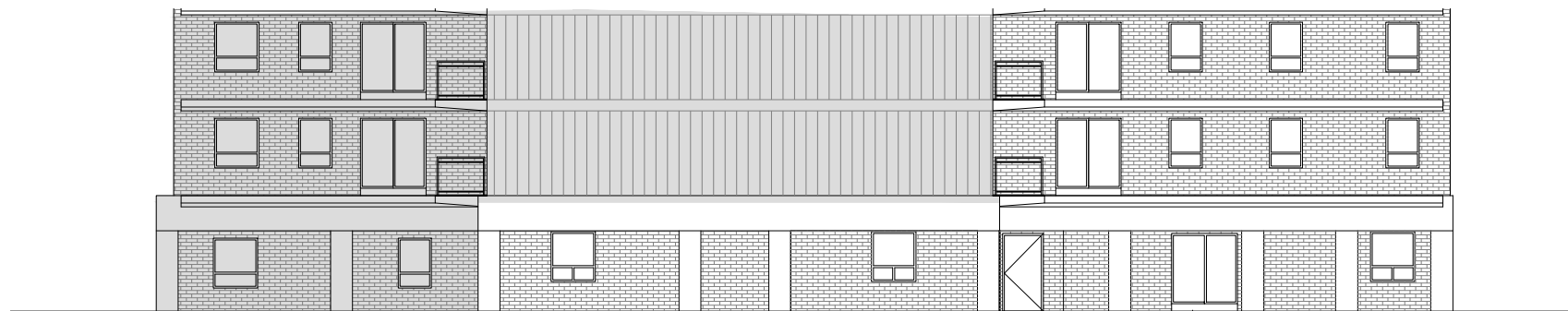
NORTH ELEVATION – GROUND FLOOR

SCALE $\frac{1}{16}'' = 1'-0''$



WEST ELEVATION – GROUND FLOOR

SCALE $\frac{1}{16}'' = 1'-0''$

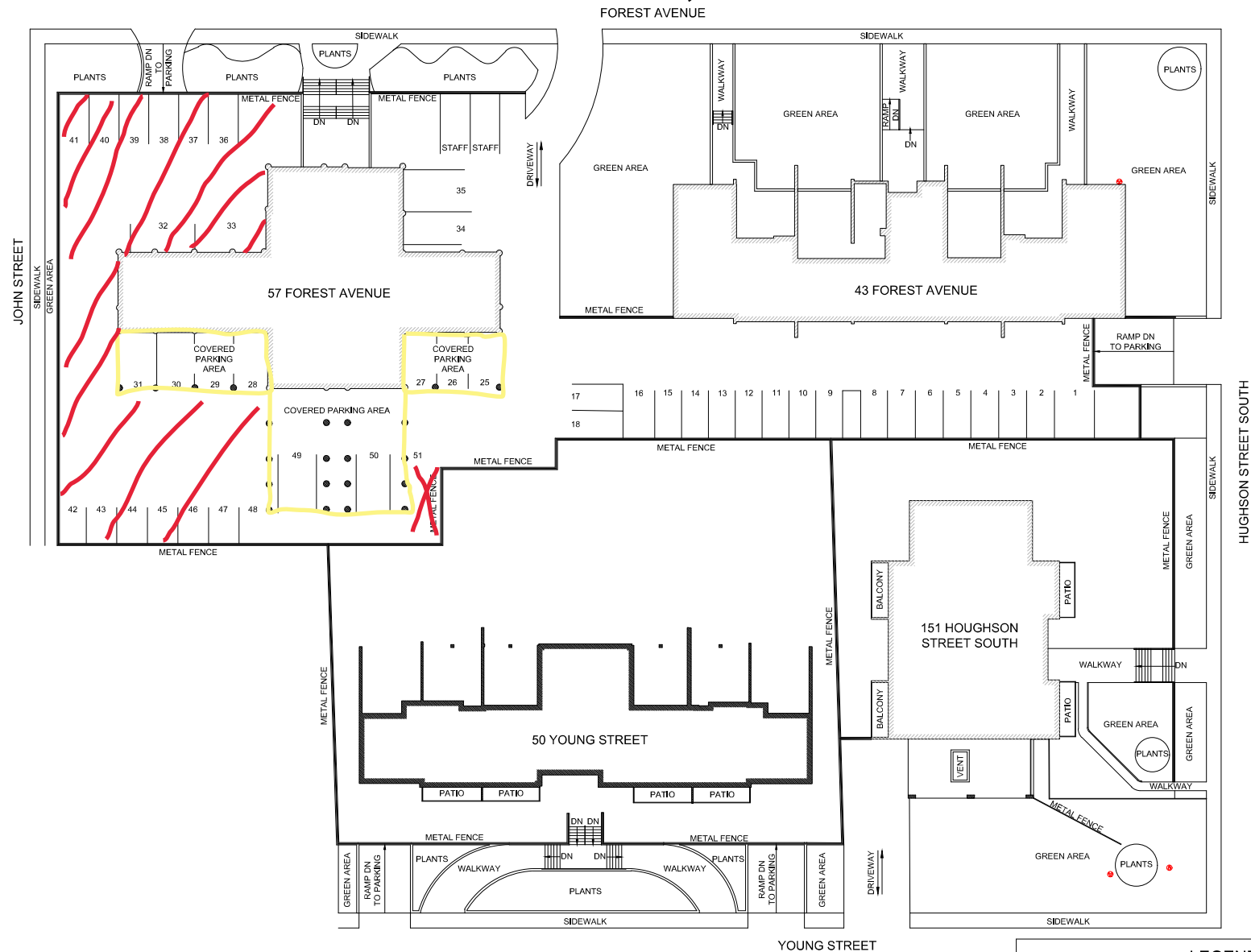


EAST ELEVATION – GROUND FLOOR

SCALE $\frac{1}{16}'' = 1'-0''$

43&57 FOREST AVE, 50 YOUNG ST, 151 HOUGHSON ST S

HAMILTON, ON

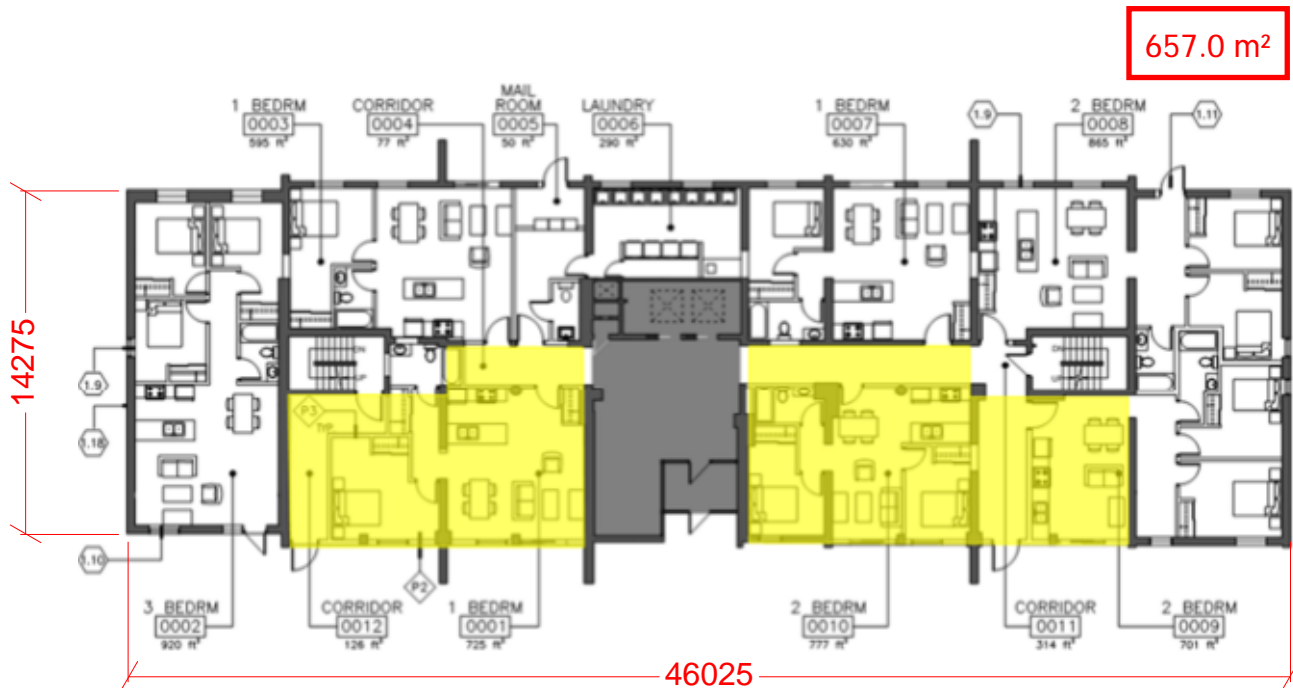


SITE PLAN

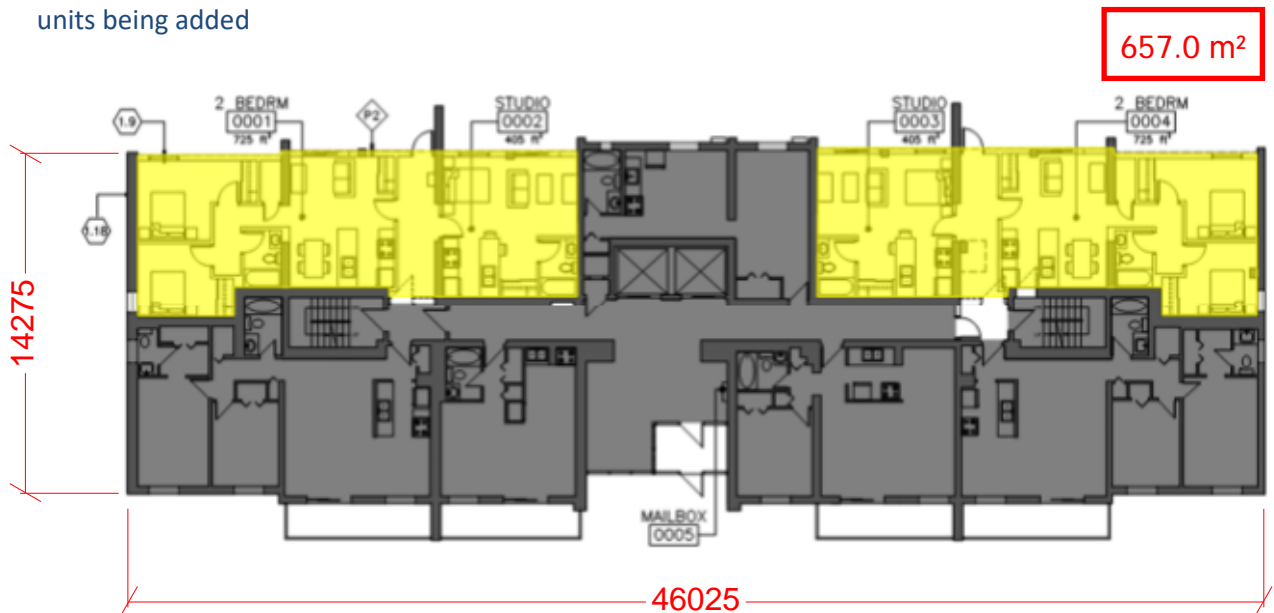
LEGEND	
	FIRE DEPARTMENT CONNECTION
	HYDRANT

Application for Minor Variance: Visual overview of new dwelling units being added at grade through enclosure of existing exterior areas.

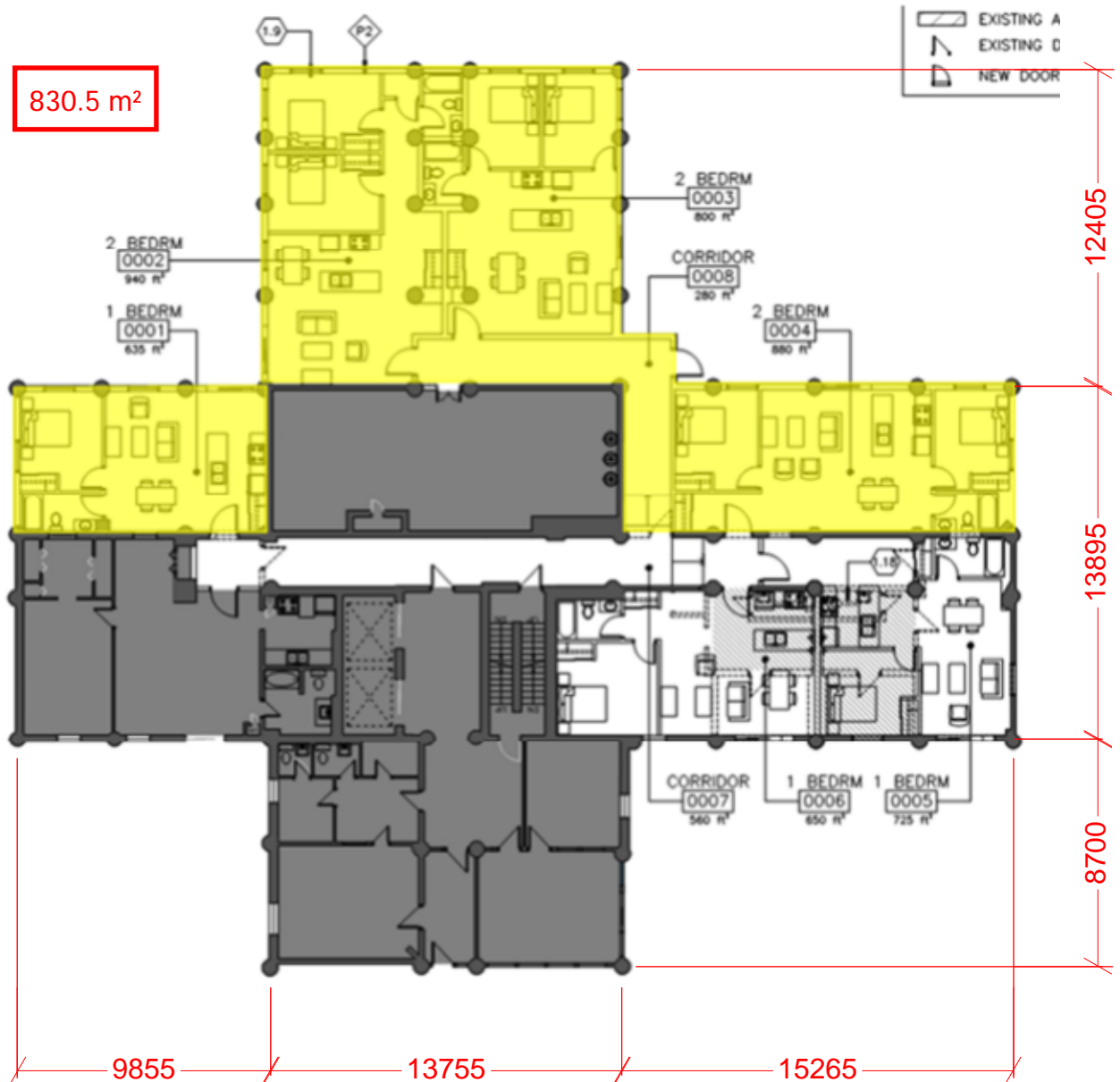
43 Forest – Highlighted in yellow are existing exterior areas to be enclosed as new dwelling units – 3 new units being added



50 Young – Highlighted in yellow are existing exterior areas to be enclosed as new dwelling units – 4 new units being added



57 Forest – Highlighted in yellow are existing exterior areas to be enclosed as new dwelling units – 4 new units being added





Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

APPLICATION FOR A MINOR VARIANCE

FOR OFFICE USE ONLY.

APPLICATION NO. _____ DATE APPLICATION RECEIVED _____

PAID _____ DATE APPLICATION DEEMED COMPLETE _____

SECRETARY'S SIGNATURE _____

The Planning Act

Application for Minor Variance or for Permission

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

1, 2	NAME	MAILING ADDRESS
Registered Owners(s)	IMH Forest - Young - Hughson Ltd.	
Applicant(s)*	Starlight Investments	
Agent or Solicitor	WEBB Planning Consultants	

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:

Mortgage: First National Financial LP, 16 York Street, Suite 1900, Toronto ON M5J 0E6

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:

No parking shall be required for proposed additional dwelling units, and Regulation 10.5.1.1.(i)(1) shall not apply to the dwelling units being added at the existing ground floor level of the buildings

☐ Second Dwelling Unit ☐ Reconstruction of Existing Dwelling

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

All buildings are existing and proposal will allow for intensification within the envelope of the established building, no ability to provide additional on site parking.

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**):

43, 57 Forest Avenue, 50 Young & 151 Hughson Street, PIN: 17173-0102(LT). Lots 168-170, 185-188, 197 George Hamilton Survey PL 1431 Hamilton; Part Lots 171, 180 George Hamilton Survey PL1431 Hamilton As In CD388370

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?

Information provided by owner and site inspection

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.

05/24/2022

Date

Bart Bortkiewicz

Signature Property Owner(s)

Bart Bortkiewicz

Print Name of Owner(s)

Digitally signed by Bart
Bortkiewicz
Date: 2022.05.24 14:35:12
-04'00'

10. Dimensions of lands affected:

Frontage 50.0 m - John Street

Depth 115 m (irregular)

Area 8,440 sq. metres

Width of street 20.0 m (John Street)

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: _

Property contains 4 apartment buildings of varying heights.

Proposed

No changes to the footprint of the existing buildings

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

Existing:

refer to accompanying survey for each property

Proposed:

No changes to the footprint of the existing buildings

13. Date of acquisition of subject lands:
September 2021
-
14. Date of construction of all buildings and structures on subject lands:
50 Young: 1976, 57 Forest: 1968, 43 Forest: 1970's, 151 Hughson: 1976
-
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):
multiple dwellings (apartment buildings)
-
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):
retail and service commercial, institutional and multiple dwellings
-
17. Length of time the existing uses of the subject property have continued:
Since early 1970's
-
18. Municipal services available: (check the appropriate space or spaces)
Water yes Connected yes
Sanitary Sewer yes Connected yes
Storm Sewers yes
-
19. Present Official Plan/Secondary Plan provisions applying to the land:
UHOP - Mixed Use Medium Density, no Secondary Plan in effect
-
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
C5 - Mixed Use Medium Density, By-law 05-200
-
21. Has the owner previously applied for relief in respect of the subject property? (Zoning By-law Amendment or Minor Variance)
☐ Yes ☒ No
If yes, please provide the file number:
-
- 21.1 If a site-specific zoning by-law amendment has been received for the subject property, has the two-year anniversary of the by-law being passed expired?
☐ Yes ☒ No
- 21.2 If the answer is no, the decision of Council, or Director of Planning and Chief Planner that the application for Minor Variance is allowed must be included. Failure to do so may result in an application not being "received" for processing.
22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?
☐ Yes ☒ No
23. Additional Information (please include separate sheet if needed)
Please refer to cover letter by WEBB Planning Consultants for a broader explanation of the development proposal
-
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.