



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

E-mail: [cofa@hamilton.ca](mailto: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

<b>APPLICATION NO.:</b>	<b>HM/A-22:243</b>	<b>SUBJECT PROPERTY:</b>	227 EAST 18TH STREET, HAMILTON
<b>ZONE:</b>	C (Urban Protected Residential, Etc.)	<b>ZONING BY-LAW:</b>	Zoning By-law former City of Hamilton 6593, as Amended

**APPLICANTS:** Owner – Jeremy Hooper  
Agent – Len Angelici

The following variances are requested:

1. A front yard depth of 4.08 metres shall be permitted instead of a front yard depth of at least 6.0 metres.
2. A minimum of 2 parking spaces shall be required for 9 habitable rooms instead of the required 2 parking spaces for each Class A dwelling unit, for the first 8 habitable rooms in the dwelling unit plus 0.5 parking space for each additional habitable room.

**PURPOSE & EFFECT:** To permit a second storey addition of the existing Single Family Dwelling

**Notes:**

1. Hamilton Zoning By-Law 6593 requires parking at a rate of two (2) parking spaces for the first eight (8) habitable rooms plus 0.5 spaces for each additional habitable room. The existing dwelling requires 0 (zero) parking spaces, however as per an interpretation within the Zoning Division, should an expansion to an existing dwelling result in an increase to the number of habitable rooms and that number be over 8 (eight), then the current parking requirements indicated within Table 1 of Section 18a of Hamilton Zoning By-Law 6593 shall apply. As such, a total of 3 (three) parking spaces is required as a result of the second storey addition. A variance has been added as only two parking spaces have been provided. Should the applicant be able to accommodate the 3 (three) required parking spaces, this variance shall no longer be applicable.
2. As a result of the required parking space(s), a minimum of 50% of the gross area of the front yard shall be used for a landscape area excluding concrete, asphalt, gravel, pavers or other similar

## HM/A-22:243

materials. Additionally, the calculation for landscaped area in the front yard shall not include the front porch or steps. Should the landscaped area in the front yard not meet the minimum requirement of 50%, 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:

<b>DATE:</b>	<b>Thursday, August 25, 2022</b>
<b>TIME:</b>	<b>1:50 p.m.</b>
<b>PLACE:</b>	<b>Via video link or call in (see attached sheet for details)</b>
	<b>2<sup>nd</sup> floor City Hall, room 222 (see attached sheet for details), 71 Main St. W., Hamilton</b>
	<b>To be streamed (viewing only) at</b> <a href="http://www.hamilton.ca/committeeofadjustment">www.hamilton.ca/committeeofadjustment</a>

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

- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Visit Committee of Adjustment staff at 5<sup>th</sup> floor City Hall, 71 Main St. W., Hamilton
- 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 and instructions for check in to participate in person.



 Subject Lands

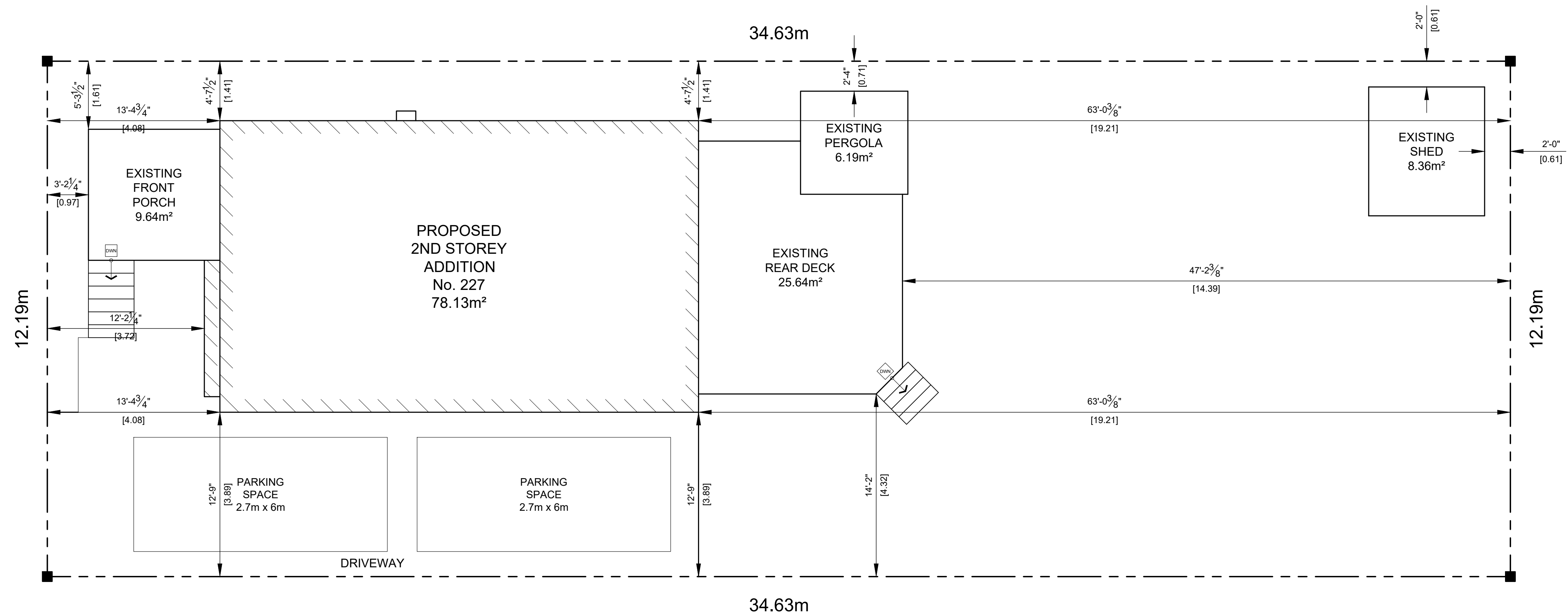
DATED: August 9, 2022

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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, and may include posting electronic versions.

EAST 18TH ST



SITE DATA	
ZONE:	C
LOT AREA:	422.15m <sup>2</sup>
EXISTING DWELLING FOOTPRINT:	79.31m <sup>2</sup>
EXISTING FRONT PORCH:	9.64m <sup>2</sup>
EXISTING REAR PORCH:	25.64m <sup>2</sup>
EXISTING PERGOLA:	6.19m <sup>2</sup>
EXISTING SHED:	6.19m <sup>2</sup>
PROPOSED 2ND STOREY ADDITION:	78.13m <sup>2</sup>
LOT COVERAGE:	18.79%
BUILDING HEIGHT	
No. of STOREYS:	2
SETBACKS (ADDITION)	
FRONT:	4.08m
REAR:	19.21m
LEFT SIDE:	1.41m
RIGHT SIDE:	3.89m

PROJECT NORTH	TRUE NORTH

No.	REVISION	DATE
01.	DRAWINGS FOR VARIANCE	07/13/2022

- ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
- THIS DRAWING IS NOT TO BE SCALED. ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF LEN ANGELICI DESIGN AND MUST BE RETURNED UPON REQUEST.
- REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN.
- CONTRACTOR SHALL REVIEW ALL DRAWINGS PRIOR TO COMMENCING CONSTRUCTION FOR ANY ERRORS OR OMISSIONS.
- LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR THE DESIGN OR PRE-ENGINEERED TRUSSES OR ANY PRE-ENGINEERED PRODUCTS.
- LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR HEATING, PLUMBING, OR ELECTRICAL DRAWINGS.
- DRAWING MAY NOT BE CHANGED, ALTERED OR COPIED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN. FAILURE TO COMPLY WITH THIS STATEMENT IS NOT THE RESPONSIBILITY OF LEN ANGELICI DESIGN.
- LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR POOR CONSTRUCTION PRACTICES.

SEAL

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION	
LEONARD ANGELICI	42391
NAME	BCIN
REGISTRATION INFORMATION	
LEN ANGELICI DESIGN INC.	124457
NAME	BCIN
07/13/2022	
DATE	SIGNATURE

**Len Angelici Design**

270 SHERMAN AVE N. UNIT MILL-125  
HAMILTON, ON L8L 6N4  
(905) 393-8868  
info@lenangelicidesign.ca

PROJECT

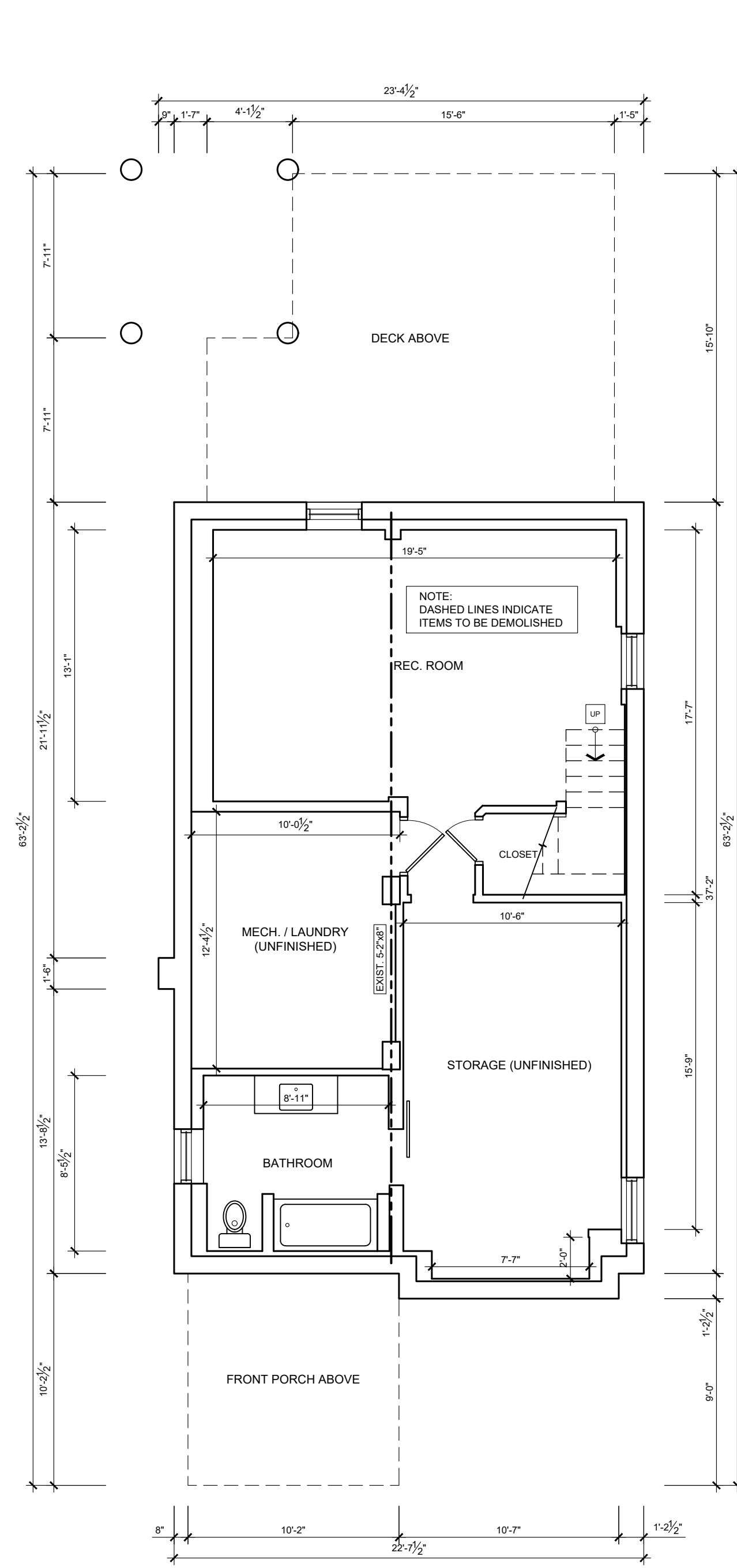
PROPOSED RESIDENCE  
227 E18th ST  
HAMILTON, ON.

SHEET TITLE

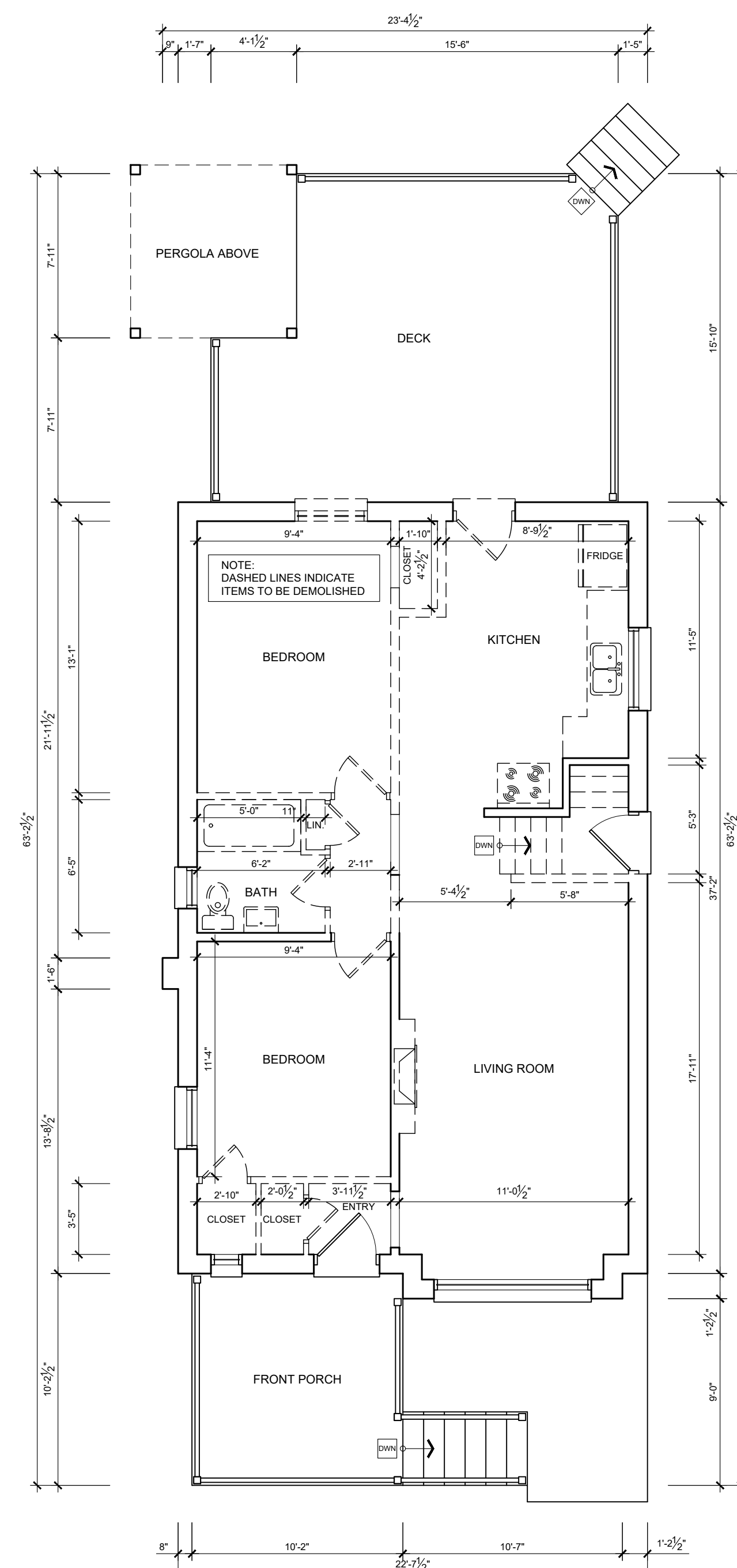
SITE PLAN

DRAWN BY	L. ANGELICI
DATE	07/13/2022
SCALE	3/8"=1'-0"
PROJECT No.	22024

SP1



**EXISTING BASEMENT PLAN**  
SCALE 3/16" = 1' - 0"



**EXISTING MAIN FLOOR PLAN**  
SCALE 3/16" = 1' - 0"

PROJECT NORTH	TRUE NORTH

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**QUALIFICATION INFORMATION**

LEONARD ANGELICI 42391  
NAME BCG

**REGISTRATION INFORMATION**

LEN ANGELICI DESIGN INC. 124457  
NAME BCG

07/13/2022  
DATE SIGNATURE

**Len Angelici Design**

270 SHERMAN AVE. N. UNIT MILL-125  
HAMILTON, ON L8L 6N4  
(905) 393-8868  
info@lenangelicidesign.ca

**PROJECT**

PROPOSED RESIDENCE  
227 E18th ST  
HAMILTON, ON.

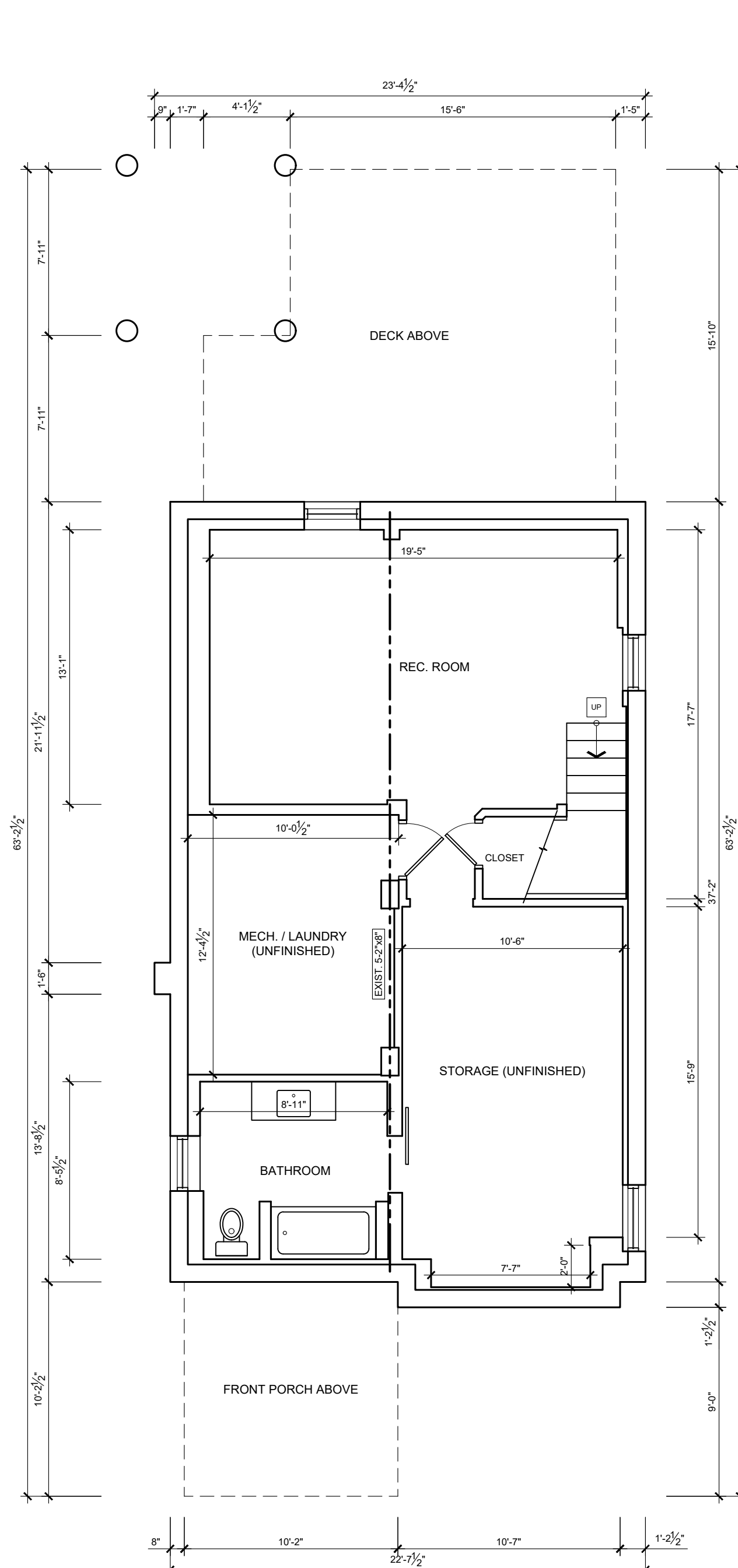
**SHEET TITLE**

EXISTING FLOOR PLANS

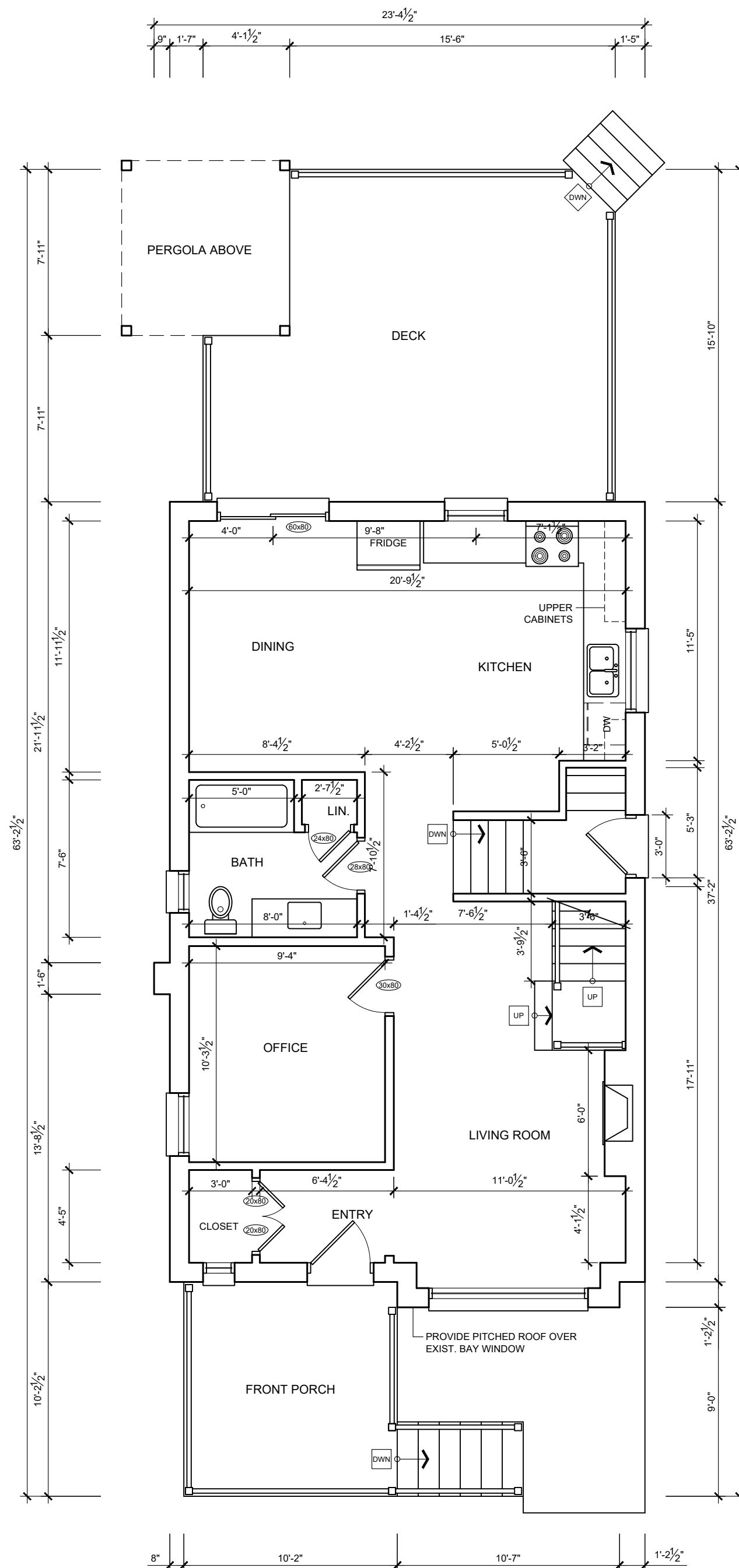
DRAWN BY  
L. ANGELICI  
DATE  
07/13/2022  
SCALE  
3/16"=1'-0"  
PROJECT No.  
22024

**A1**

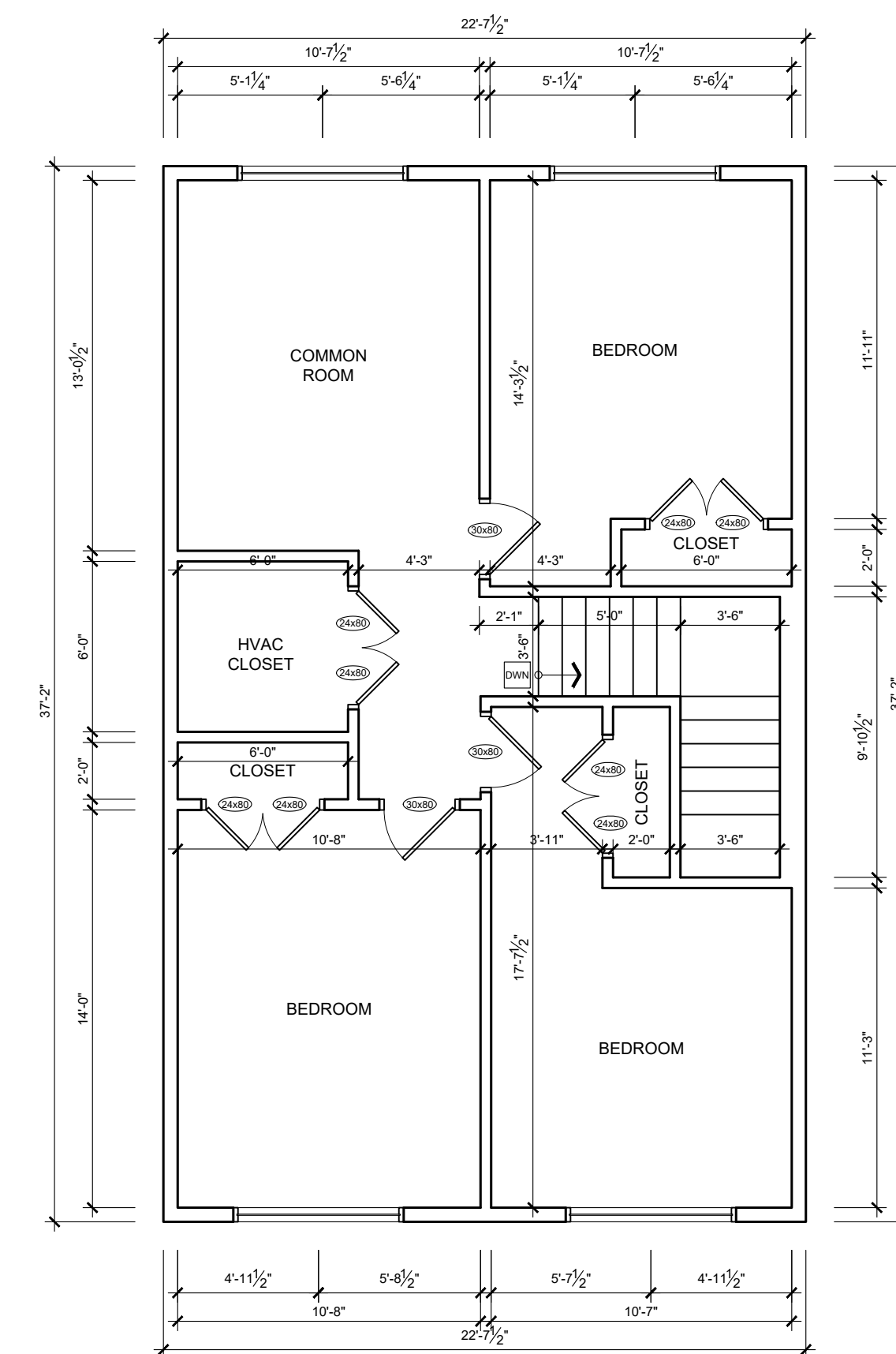




**PROPOSED BASEMENT PLAN**  
SCALE 3/16" = 1' - 0"



**PROPOSED MAIN FLOOR PLAN**  
SCALE 3/16" = 1' - 0"  
FLOOR AREA: 853.68sqft



**PROPOSED SECOND FLOOR PLAN**  
SCALE 3/16" = 1' - 0"

FLOOR AREA: 788.89sqft  
STAIR OPENING: 52.06sqft

PROJECT NORTH	TRUE NORTH

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**REGISTRATION INFORMATION**  
 LEN ANGELICI DESIGN INC. 124457  
 NAME BCIN  
 DATE 07/13/2022  
 SIGNATURE

**Len Angelici Design**  
 270 SHERMAN AVE N. UNIT MILL-125  
 HAMILTON, ON L8L 6N4  
 (905) 393-8868  
 info@lenangelicidesign.ca

**PROJECT**  
 PROPOSED RESIDENCE  
 227 E18th ST  
 HAMILTON, ON.

**SHEET TITLE**  
 PROPOSED FLOOR PLANS

**DRAWN BY**  
 L. ANGELICI  
**DATE**  
 07/13/2022  
**SCALE**  
 3/16"=1'-0"  
**PROJECT No.**  
 22024

**A2**

PROJECT NORTH	TRUE NORTH

No.	REVISION	DATE
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LEONARD ANGELICI 42391  
NAME BCGN

REGISTRATION INFORMATION

LEN ANGELICI DESIGN INC. 124457  
NAME BCGN

07/13/2022  
DATE SIGNATURE

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PROJECT

PROPOSED RESIDENCE  
227 E18th ST  
HAMILTON, ON.

SHEET TITLE

PROPOSED ELEVATIONS

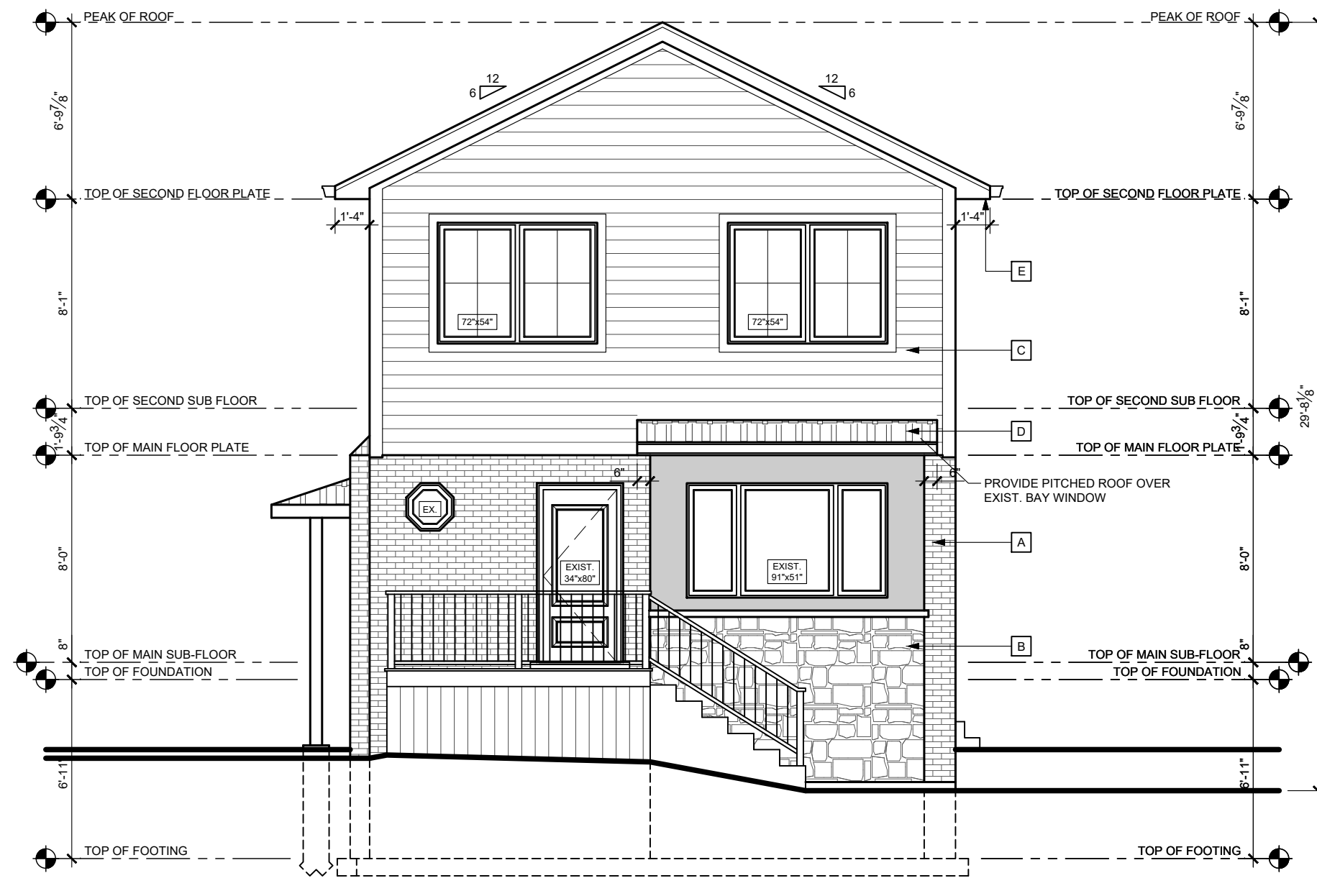
DRAWN BY  
L. ANGELICI

DATE  
07/13/2022

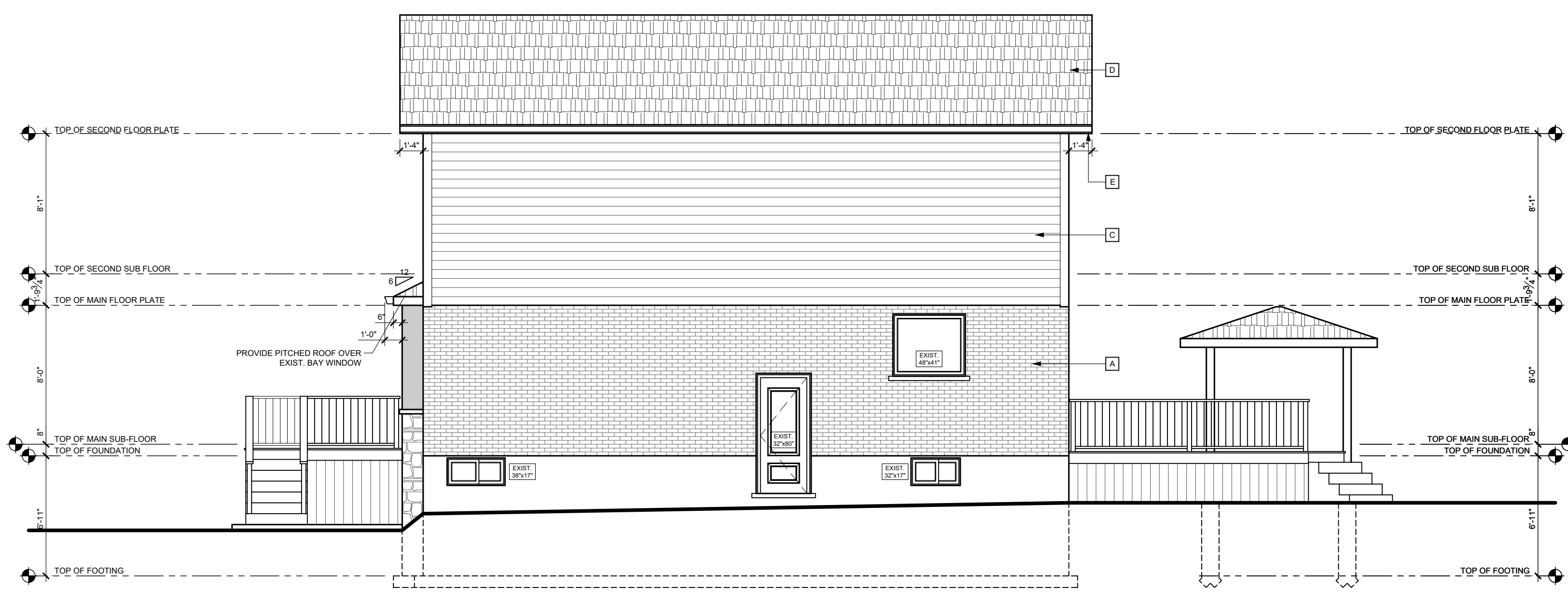
SCALE  
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PROJECT No.  
22024

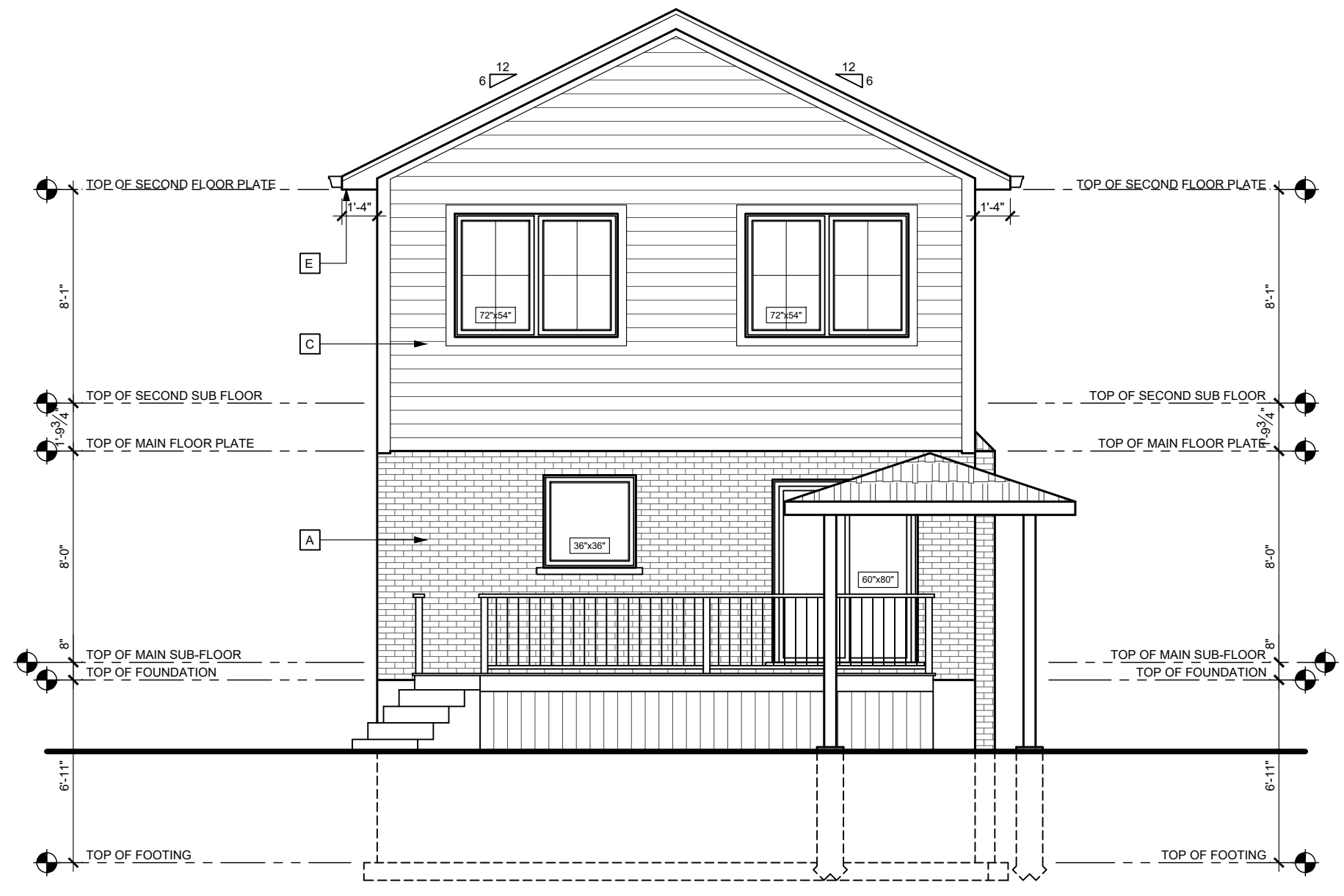
**A3**



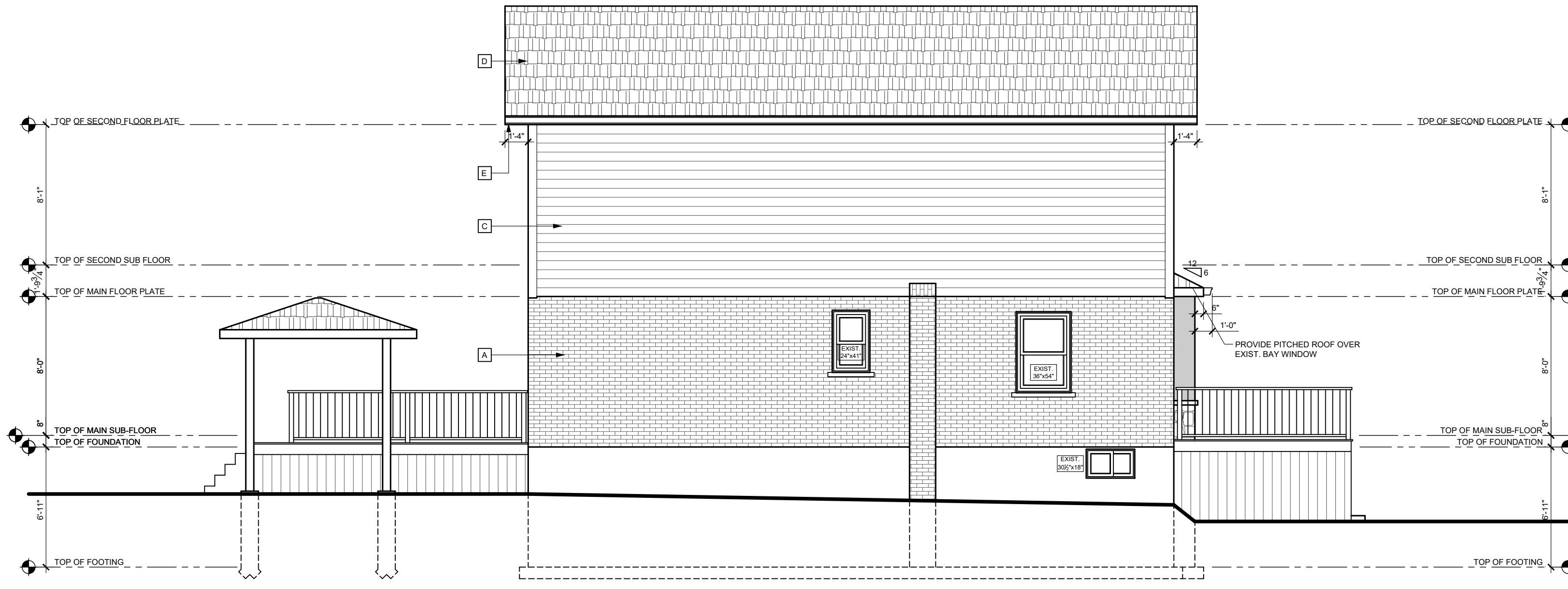
FRONT ELEVATION  
SCALE 3/16" = 1' - 0"



RIGHT SIDE ELEVATION  
SCALE 3/16" = 1' - 0"



REAR ELEVATION  
SCALE 3/16" = 1' - 0"



LEFT SIDE ELEVATION  
SCALE 3/16" = 1' - 0"

EXTERIOR FINISH INDEX

A	EXIST. BRICK
B	EXIST. STONE
C	VINYL SIDING
D	ASPHALT SHINGLES
E	5" PRE-FIN. ALUM. EAVETROUGH ON 6" WITH PRE-FIN. ALUM. FASCIA CW PRE-FIN. ALUM. DOWNSPOUT



Hamilton

**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**

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)	JEREMY HOOPER		
Applicant(s)*	LEN ANGELICI		
Agent or Solicitor			Phone:
			E-mail:

**Note:** Unless otherwise requested all communications will be sent to the agent, if any.

3. Names and addresses of any mortgagees, holders of charges or other encumbrances:



**Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled**

4. Nature and extent of relief applied for:

RELIEF FROM REQUIRED FRONT YARD DEPTH OF 6m TO 4.08m

Second Dwelling Unit                       Reconstruction of Existing Dwelling

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

EXISTING FRONT WALL OF DWELLING DOES NOT COMPLY WITH REQUIRED FRONT YARD DEPTH

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**):

227 EAST 18TH ST  
HAMILTON, ON  
L9A 4P3

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?

AREA HAS BEEN RESIDENTIAL SINCE CONSTRUCTION OF SUBJECT PROPERTY

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.

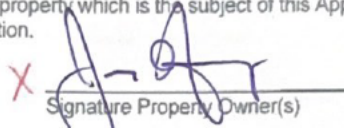
Is the previous use inventory attached? Yes  No

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.

07/07/2022

Date

X 

Signature Property Owner(s)

JEREMY HOOPER

Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage 12.19m  
Depth 34.63m  
Area 422.15m<sup>2</sup>  
Width of 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:

DWELLING:  
GROUND FLOOR AREA: 79.31m<sup>2</sup>  
1 STOREY  
WIDTH: 6.90m  
LENGTH: 11.70m

Proposed

DWELLING:  
GROSS FLOOR AREA: 152.60m<sup>2</sup>  
2 STORES  
WIDTH: 6.90m  
LENGTH: 11.70m

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

Existing:

DWELLING:  
FRONT: 3.72m  
REAR: 19.21m  
RIGHT SIDE: 3.89m  
LEFT SIDE: 1.41m

Proposed:

SECOND FLOOR ADDITION:  
FRONT: 4.08m  
REAR: 19.21m  
RIGHT SIDE: 3.89m  
LEFT SIDE: 1.41m

13. Date of acquisition of subject lands:  
N/A
- 
14. Date of construction of all buildings and structures on subject lands:  
N/A
- 
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):  
SINGLE FAMILY DWELLING
- 
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):  
SINGLE FAMILY DWELLINGS
- 
17. Length of time the existing uses of the subject property have continued:  
SINCE CONSTRUCTION
- 
18. Municipal services available: (check the appropriate space or spaces)  
Water  Connected   
Sanitary Sewer  Connected   
Storm Sewers
19. Present Official Plan/Secondary Plan provisions applying to the land:
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:  

ZONE C: URBAN PROTECTED RESIDENTIAL, ETC. 6593 FORMER HAMILTON
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.