



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-22:127	SUBJECT PROPERTY:	69 GLEN ROAD, HAMILTON
ZONE:	E (Multiple Dwellings, Lodges, Clubs and Etc.)	ZONING BY-LAW:	Zoning By-law former City of Hamilton 6593, as Amended

APPLICANTS: Owner – Shih-Lung Lee

The following variances are requested:

1. A minimum rear yard depth of 3.3m shall be permitted instead of the minimum 7.5m rear yard depth required.
2. A minimum landscaped area of 10.4% of the lot area shall be permitted instead of the minimum 25.0% of the lot area required to be maintained as landscaped area.
3. An uncovered porch including associated stairs shall be permitted to be located as close as 0.0m from a rear lot line and a side lot line instead of the minimum 0.5m setback required.

PURPOSE & EFFECT: To permit the construction of a rear yard sunroom addition as well as to permit the construction of a rear uncovered porch to the existing single family dwelling.

Notes:

If the poured concrete patio on the easterly side is less than 0.15m in height it is considered landscaping and the requested variance to the side lot line is not 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, August 25, 2022
TIME:	2:50 p.m.

PLACE:	Via video link or call in (see attached sheet for details)
	2nd floor City Hall, room 222 (see attached sheet for details), 71 Main St. W., Hamilton
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

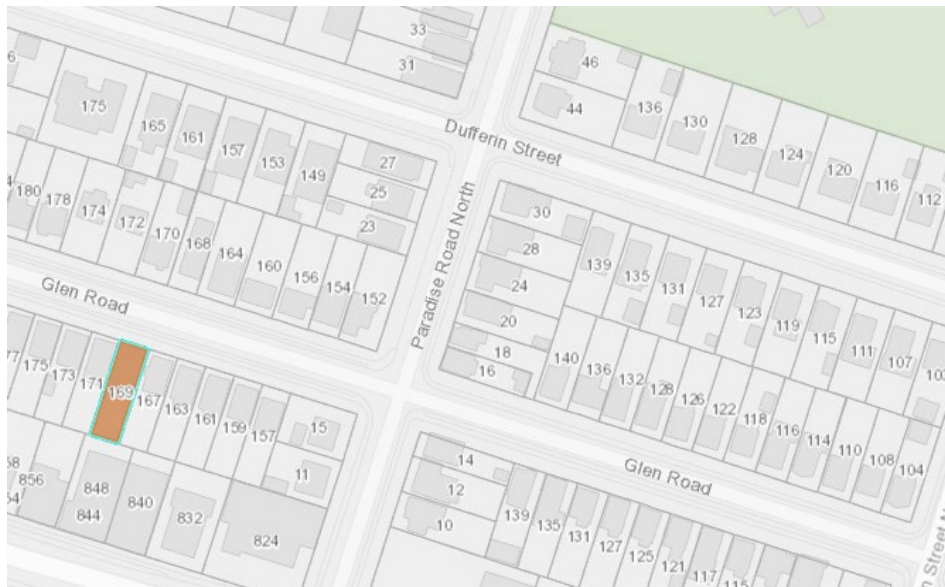
For more information on this matter, including access to drawings illustrating this request and other information submitted:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th 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.

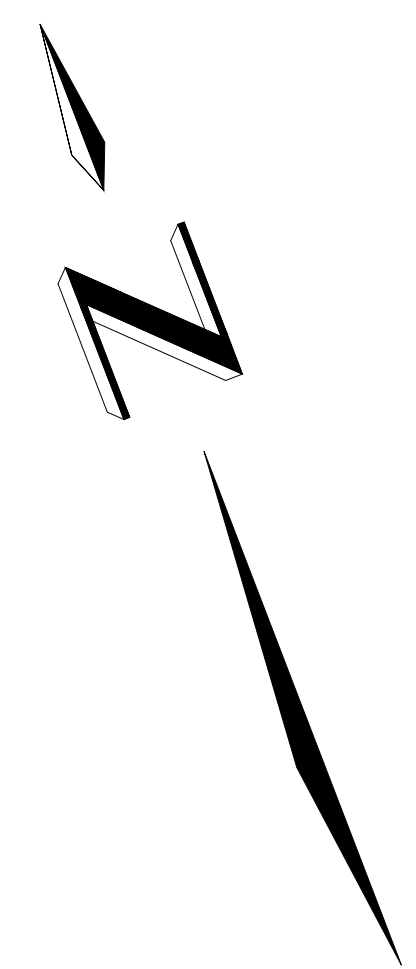


 **Subject Lands**

DATED: August 9, 2022

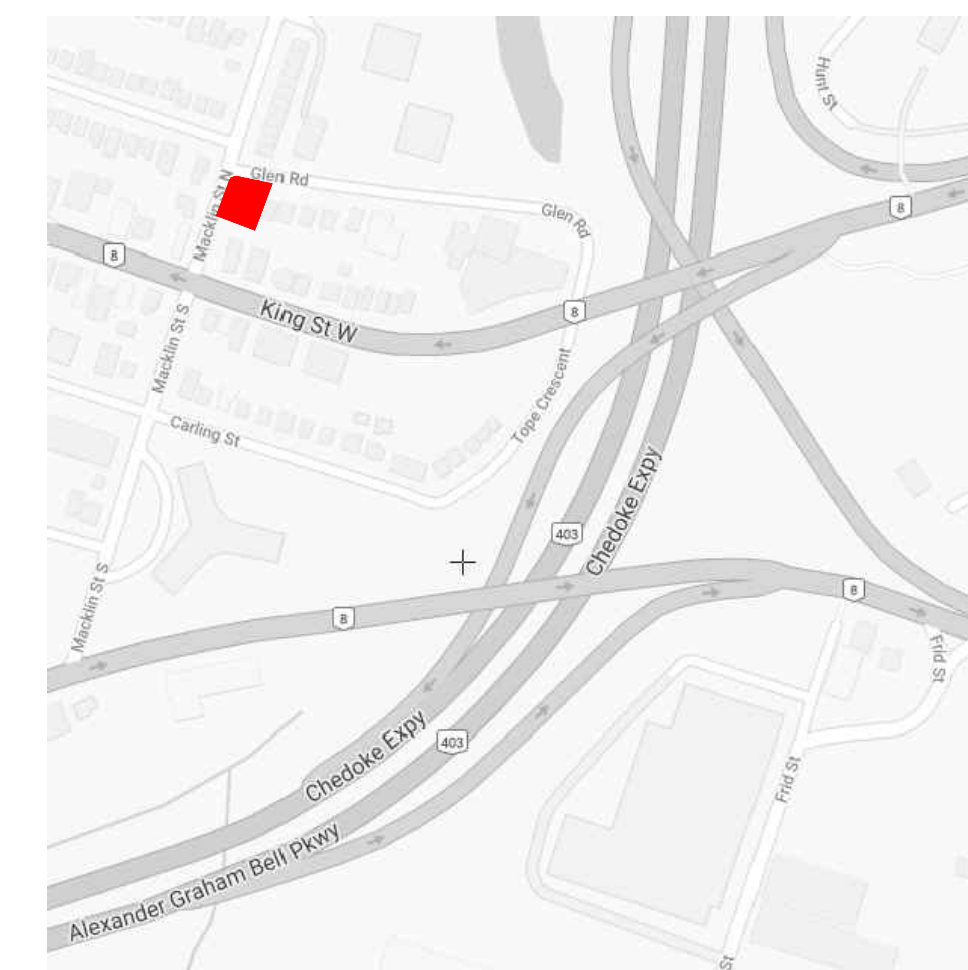
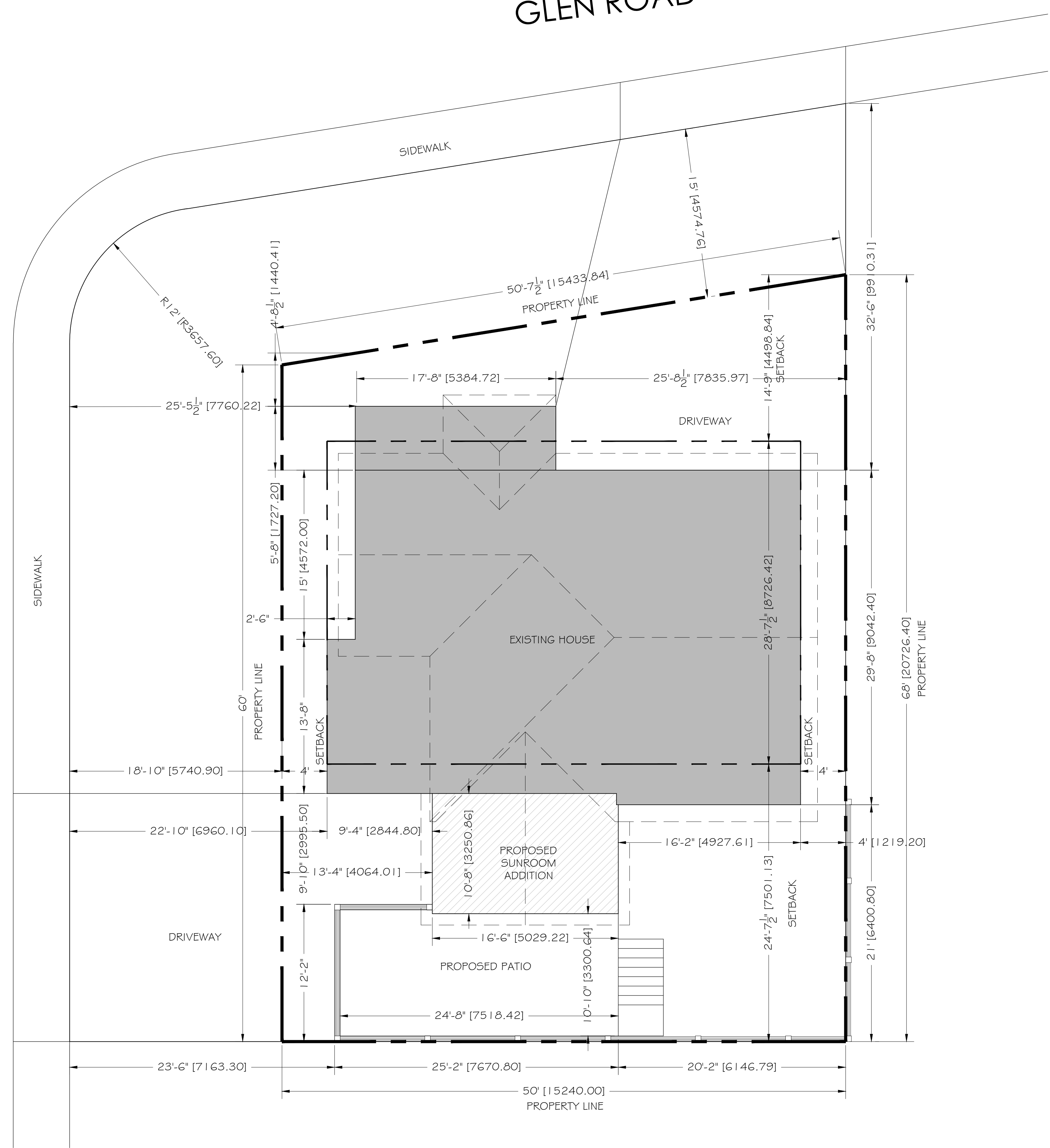
Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

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.



MACKLIN ST N

GLEN ROAD



KEYPLAN

ZONE-E SETBACKS

REQUIRED	
FRONT YARD	= 4.5 M (14.76 FT)
SIDE YARD	= 1.2 M (3.94 FT)
REAR YARD	= 7.5 M (24.61 FT)
ACTUAL	
FRONT YARD	= 4.5 M (14 FT 9IN)
SIDE YARD	= 1.2 M (4 FT)
REAR YARD	
(FROM EXISTING HOUSE)	= 6.4 M (21 FT)
REAR YARD	
(FROM ADDITION)	= 3.5 M (11 FT 4IN)

BASEMENT/UNFINISHED STORAGE AREA	= 1,333 SF
MAINS/SUNROOM ADDITION AREA	= 1,359 SF
TOTAL AREA	= 2,692 SF

SOFT LANDSCAPE AREA	= 333 SF
HARD LANDSCAPE AREA	= 1,509 SF
OVERALL SITE AREA	= 3,200 SF

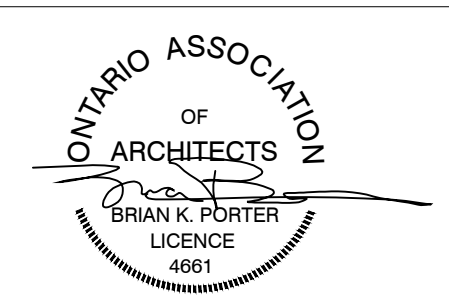
FAR (FLOOR RATIO AREA)	2692 / 3200
ACTUAL	= 0.8
REQUIRED	= 1.7

SOFT LANDSCAPE	333 / 3200
ACTUAL	= 10.4%
REQUIRED	= 25%

DRAWINGS ARE NOT TO BE SCALED

Contractor must verify all dimensions on the drawings and report any discrepancies to the architect before proceeding with the work.
All drawings and specifications are instruments of service and the property of the Architect, and must be returned at the completion of the work.

Revisions :
All previous issues of this drawing are superseded.



Professional Certification
project:
NEW PORCH & SUNROOM ADDITION
69 Glen Rd, Hamilton
sheet:
SITE PLAN

scale: N.T.S.
drawn by: JH
reviewed by: BP
job number: 21080
plot date: 11 30 2021
drawing number:

ONTARIO BUILDING CODE DATA MATRIX											
Name of Practice: Two Row Architect 1804 Sixth Line Oshweken, Ontario N6A 1M0 (519) 445-2137					Name of Project: New Porch & Sunroom Addition Address: 69 Glen St. Hamilton, Ontario						
Item	ONTARIO BUILDING CODE DATA MATRIX PARTS 3 & 9					OBC REFERENCE					
	PROJECT DESCRIPTION					Part 11	Part 3	Part 9			
1	<input type="checkbox"/> New <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Change of Use										
2	MAJOR OCCUPANCY (S) Group C - Residential occupancies						3.1.2.1.	9.10.2.			
3	BUILDING AREA Existing: - New: 14.6 m ² (158 SF)						1.4.1.2.	1.1.3.2.			
4	GROSS AREA Existing: - New: 14.6 m ² (158 SF)						1.4.1.2.	1.1.3.2.			
5	NUMBER OF STOREYS Above Grade: 2 Stories Below Grade: -						1.4.1.2. & 3.2.1.1.	2.1.1.3.			
6	HEIGHT OF BUILDING 7.32 m (24'-0")						3.1.13.7.	2.1.1.3.			
7	NUMBER OF STREETS/ACCESS ROUTES Facing 2 Streets						3.2.2.10 & 3.2.5				
8	BUILDING CLASSIFICATION OBC 3.2.2.47. Group C, up to 3 Storeys						3.2.2.47.				
9	SPRINKLER SYSTEM PROPOSED <input type="checkbox"/> entire building <input type="checkbox"/> basement only <input type="checkbox"/> in lieu of roof rating <input checked="" type="checkbox"/> not required						3.2.2.47	9.10.8.			
10	STANDPIPE REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO						3.2.9.				
11	FIRE ALARM REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO						3.2.4.				
12	WATER SERVICE/SUPPLY IS ADEQUATE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO						3.2.5.7				
13	HIGH BUILDING <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO						3.2.6.				
14	CONSTRUCTION PERMITTED <input type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input checked="" type="checkbox"/> Both CONSTRUCTION ACTUAL <input type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input checked="" type="checkbox"/> Both						3.2.2.42	9.10.6.			
15	MEZZANINE(S) AREA N/A										
16	OCCUPANT LOAD based on <input type="checkbox"/> m ² /person <input type="checkbox"/> design of building EXISTING UNCHANGED						3.1.17.1.				
17	BARRIER FREE DESIGN <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (explain)						3.8.	9.5.2.			
18	HAZARDOUS SUBSTANCES <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO						3.3.1.2.				
19	Required Fire Resistance Rating (FRR) Horizontal Assemblies FRR (Hour) Floor - Roof - Mezzanine - FRR of Supporting Members Floor - Roof - Mezzanine - EXISTING UNCHANGED						3.1.7. 3.2.3.7.	9.10.8. 9.10.9. 9.10.10.6.			
20	SPATIAL SEPARATION - Construction of Exterior Walls						3.2.3.1				
	Wall	Area -EBF (m ²)	L.D. (m)	L/H or H/L	Permitted Max % of Openings	Proposed % of Openings	FRR (hours)	Listed Design or Description	Comb. Const.	Comb. Const. Non-comb. Cladding	Non-comb. Const.
	North										
	South										
	East										
	West										

ARCHITECTURAL DRAWINGS

- A0.01 - COVER PAGE
- SP1.01 - SITE PLAN
- SP1.01A - SITE PLANS (CITY OF HAMILTON)
- A1.01 - FLOOR PLAN
- A1.02 - FOUNDATION PLAN
- A2.01 - ELEVATIONS
- A3.01 - SECTION DETAILS
- A4.01 - BUILDING SECTION & DETAILS

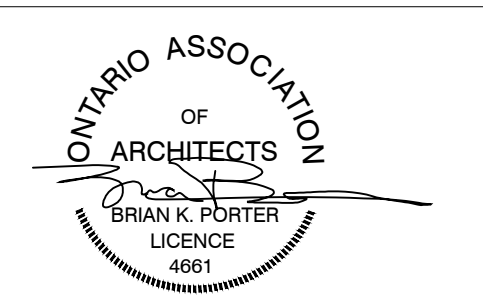


P.O. Box 77 - 1804 6th Line - Chiefwood Rd. Oshweken, ON, N6A 1M0
519.445.2137 www.tworow.com info@tworow.com

DRAWINGS ARE NOT TO BE SCALED

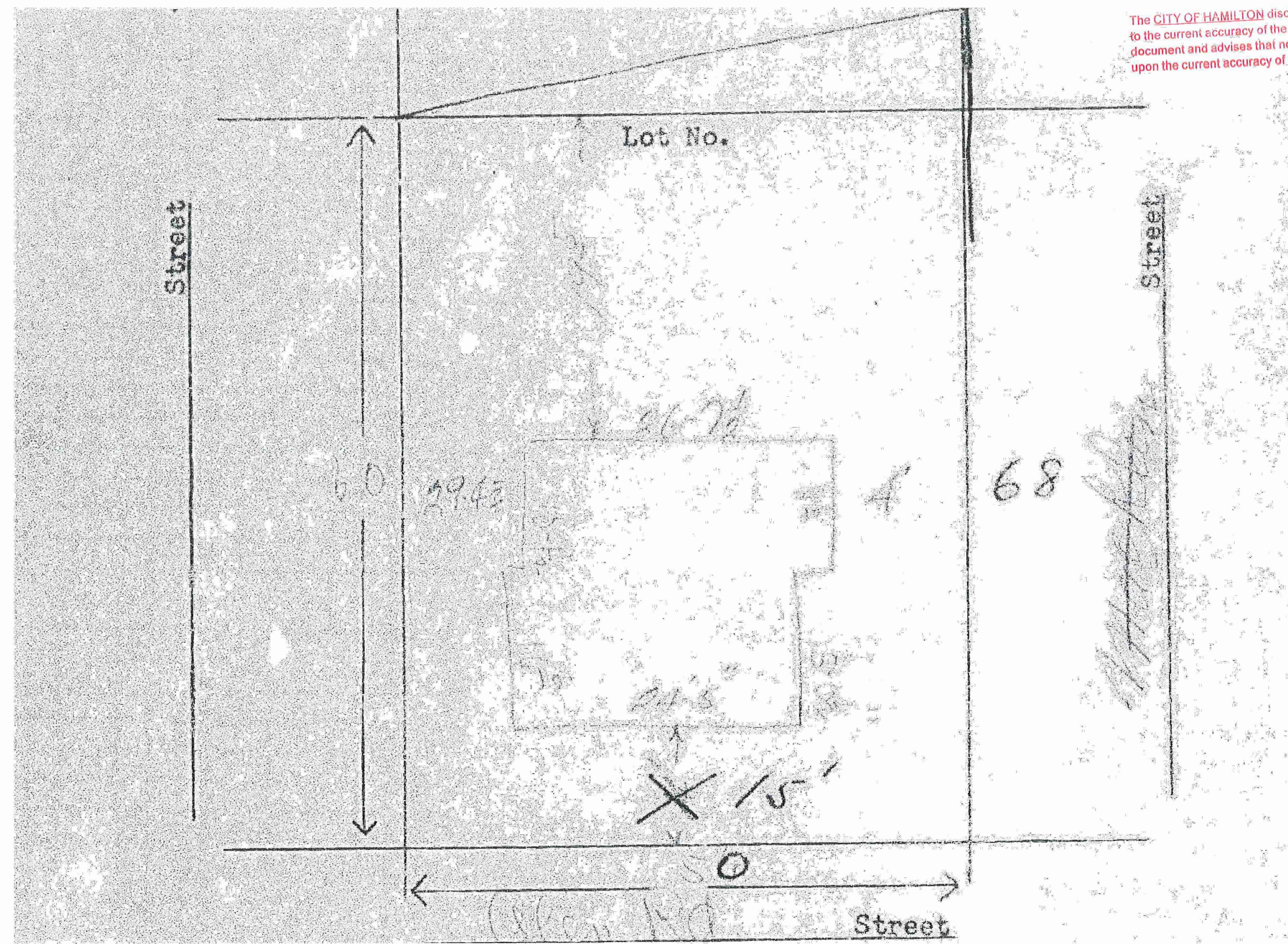
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Revisions :
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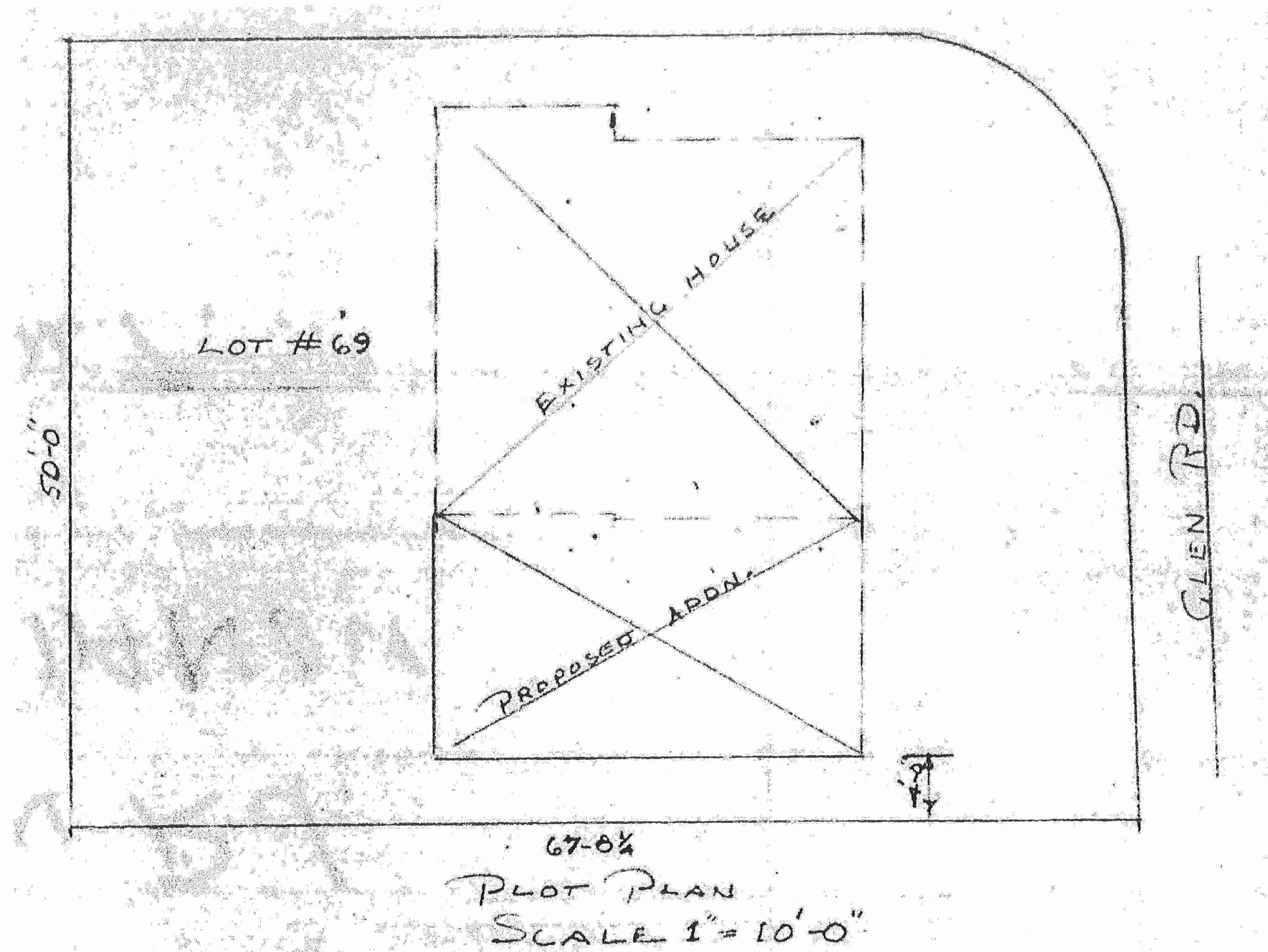


Professional Certification
project:
NEW PORCH & SUNROOM ADDITION
69 Glen Rd. Hamilton
sheet:
COVER

scale: N.T.S.
drawn by: JH
reviewed by: BP
job number: 21080
plot date: 11 30 2021
drawing number:



The CITY OF HAMILTON disclaims any liability as to the current accuracy of the contents of this document and advises that no reliance can be placed upon the current accuracy of the contents herein.



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Two Row Architect
 P.O. Box 77 - 1804 6th Line - Cheltenham, ON, M0A 1M0
 519.445.2127 www.tworow.com info@tworow.com

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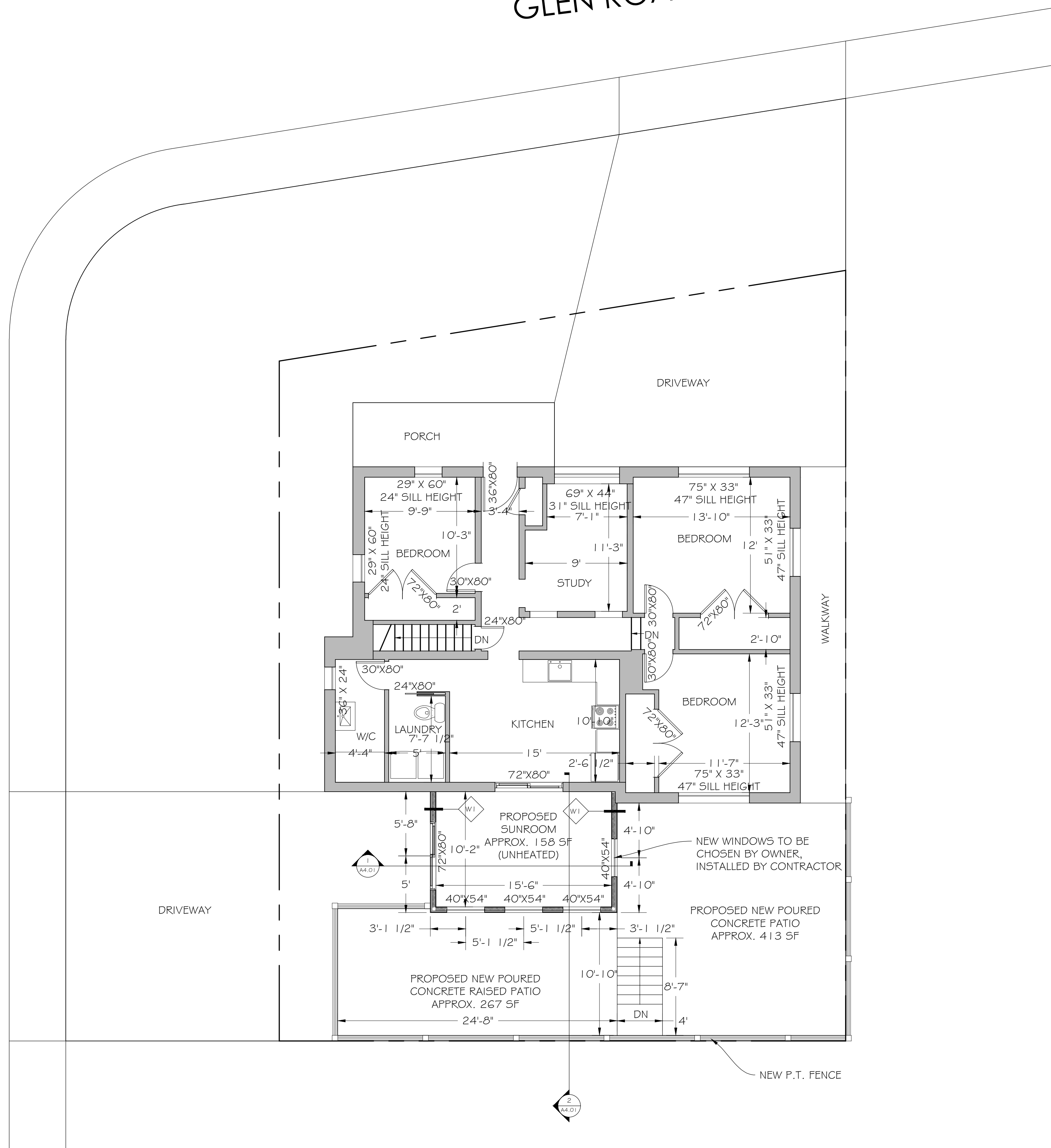
Professional Certification
 project: NEW PORCH & SUNROOM ADDITION
 69 Glen Rd, Hamilton
 sheet: SITE PLAN (CITY OF HAMILTON)

scale: N.T.S.
 drawn by: JH
 reviewed by: BP
 job number: 21080
 plot date: 11 30 2021
 drawing number:

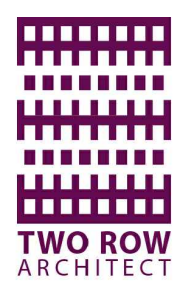
SP1.01A

GLEN ROAD

MACKLIN ST N



WALL TYPE LEGEND	
W1 - WALL TYPE	
-	1/2" (12.7 mm) TYPE X GYPSUM WALL BOARD
-	2X6 WOOD STUDS @ 16" (406 mm) O.C.
-	3/8" 3" SPRAY FOAM INSULATION R20
-	1" RIGID INSULATION R5
-	1/2" 2X2 VERTICAL STRAPPING @ 24" O.C.
-	1/2" VERTICAL BOARD & BATTEN SIDING
W2 - WALL TYPE	
-	2" POLY RIGID INSULATION
-	WALL DAMP PROOFING (BITUMINOUS) OBC 9.13.4.2.(3), OF DIVISION B
-	8" POURED CONCRETE FOUNDATION

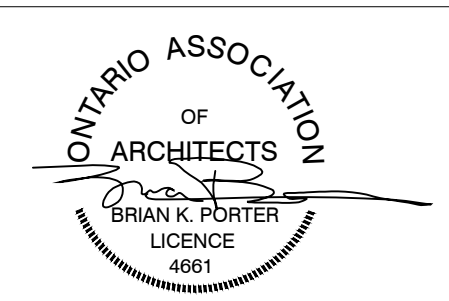


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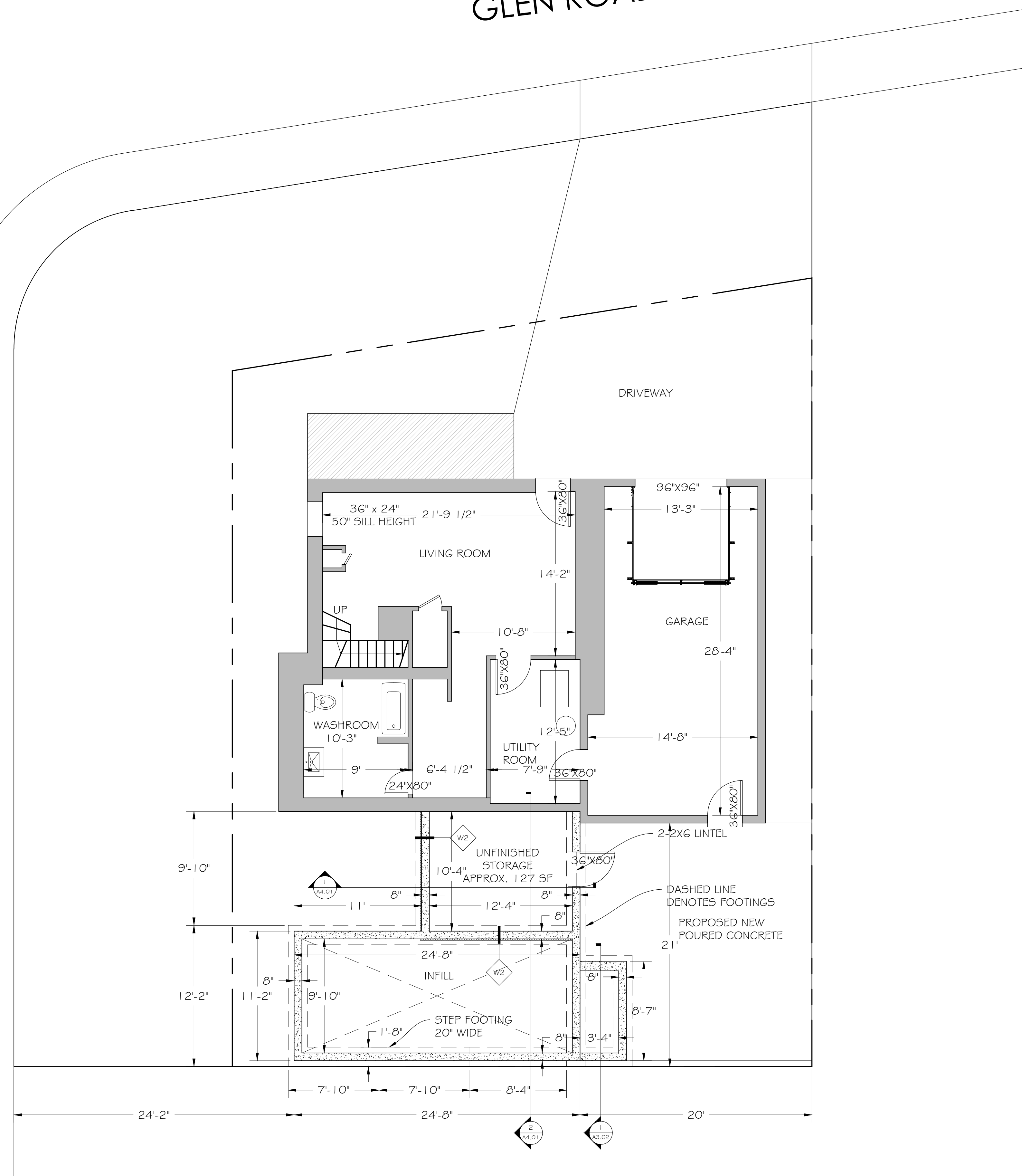


Professional Certification
project:
NEW PORCH & SUNROOM ADDITION
69 Glen Rd, Hamilton
sheet:
FLOOR PLAN

scale: 3/16" = 1'-0"
drawn by: JH
reviewed by: BP
job number: 21080
plot date: 11 30 2021
drawing number:

GLEN ROAD

MACKLIN ST N



WALL TYPE LEGEND	
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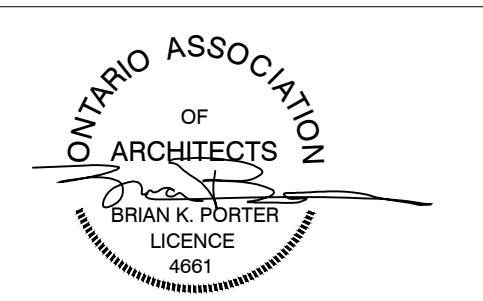
P.O. Box 77 - 1804 4th Line - Chiefwood Rd. Oranville, ON, N0A 1M0
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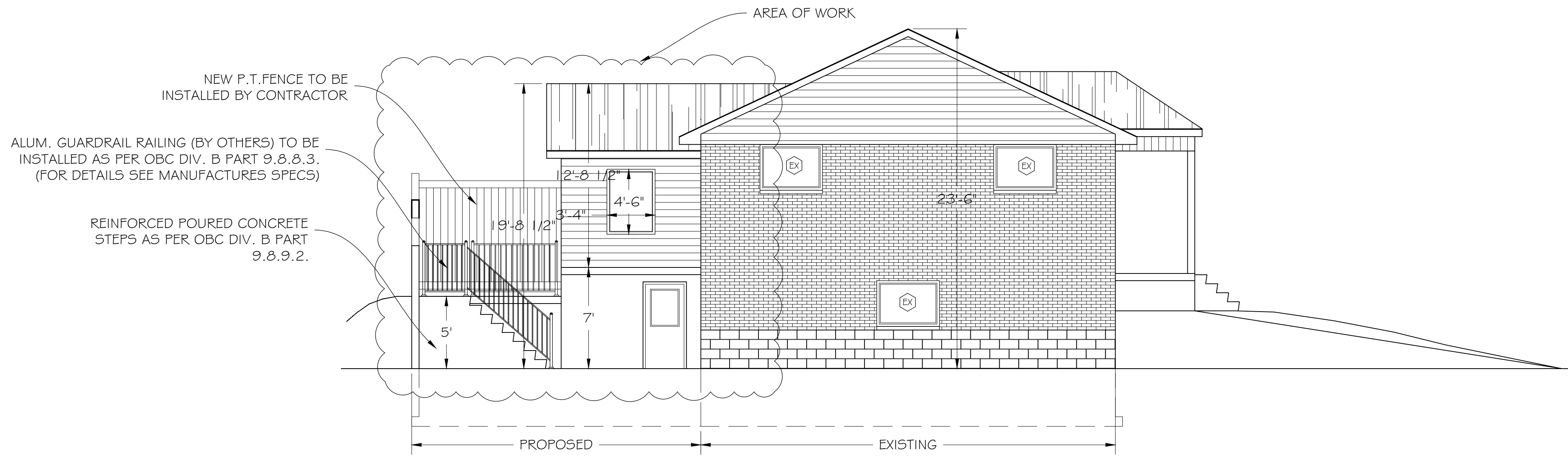
Professional Certification

project:
NEW PORCH & SUNROOM ADDITION

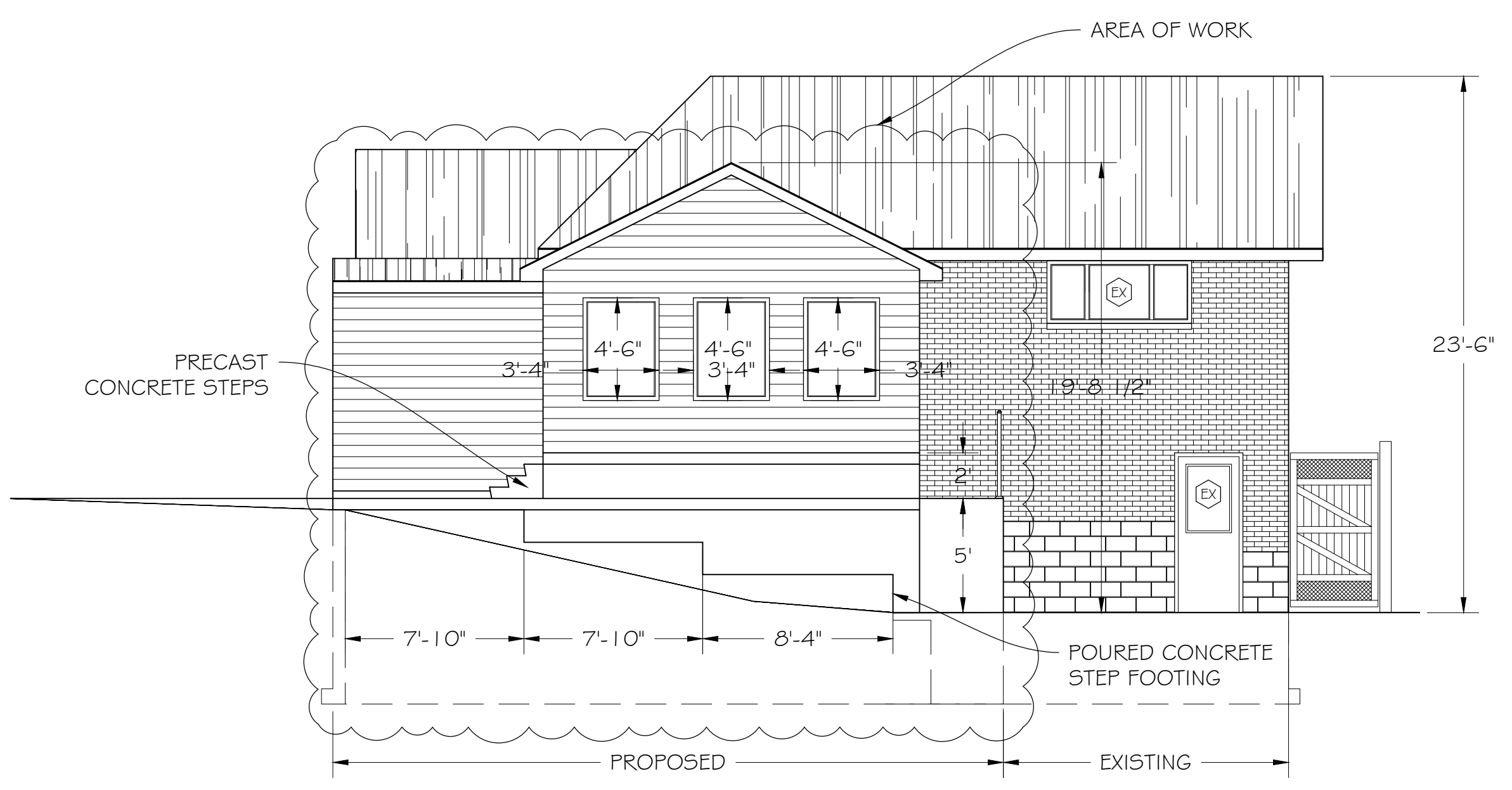
69 Glen Rd, Hamilton
sheet:

FOUNDATION PLAN

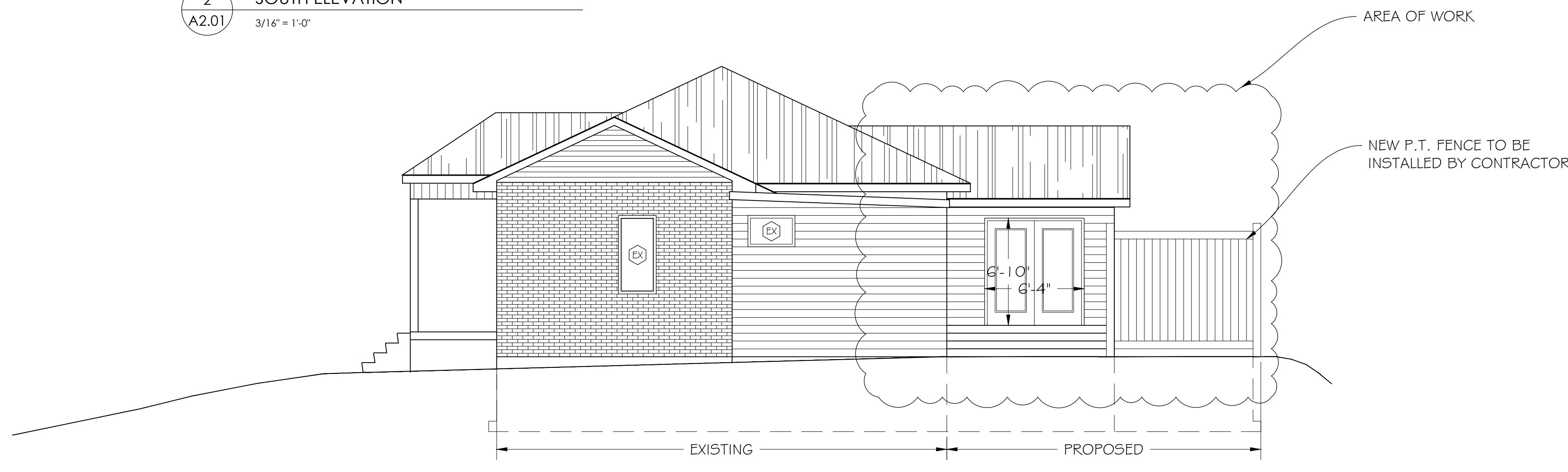
scale: 3/16" = 1'-0"
drawn by: JH
reviewed by: BP
job number: 21080
plot date: 11 30 2021
drawing number:



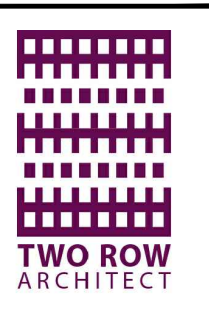
1 EAST ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"



3 WEST ELEVATION
3/16" = 1'-0"

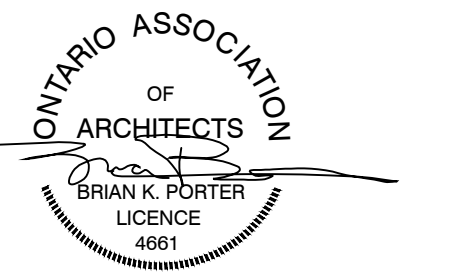


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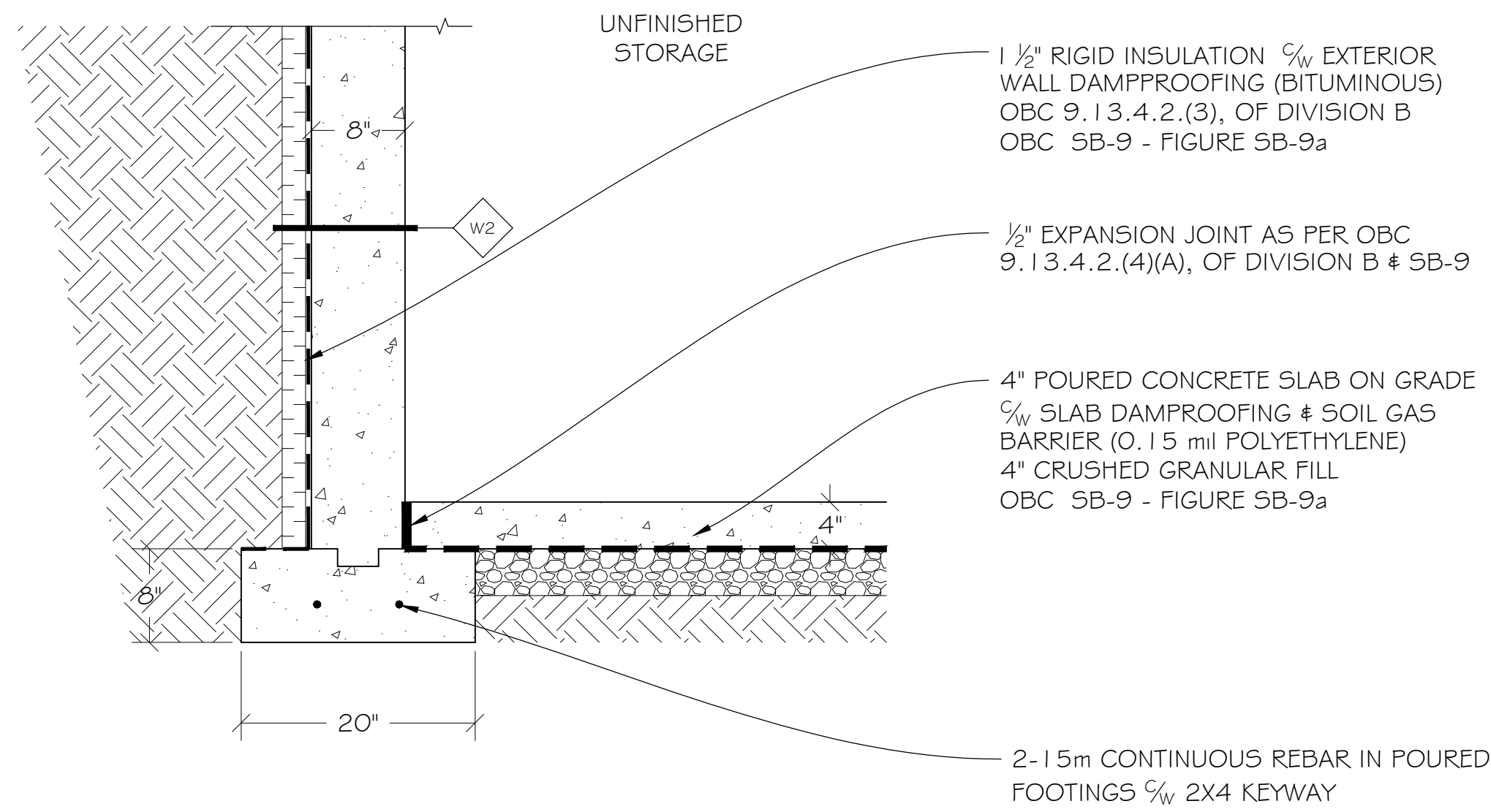
Professional Certification

project:
NEW PORCH & SUNROOM ADDITION

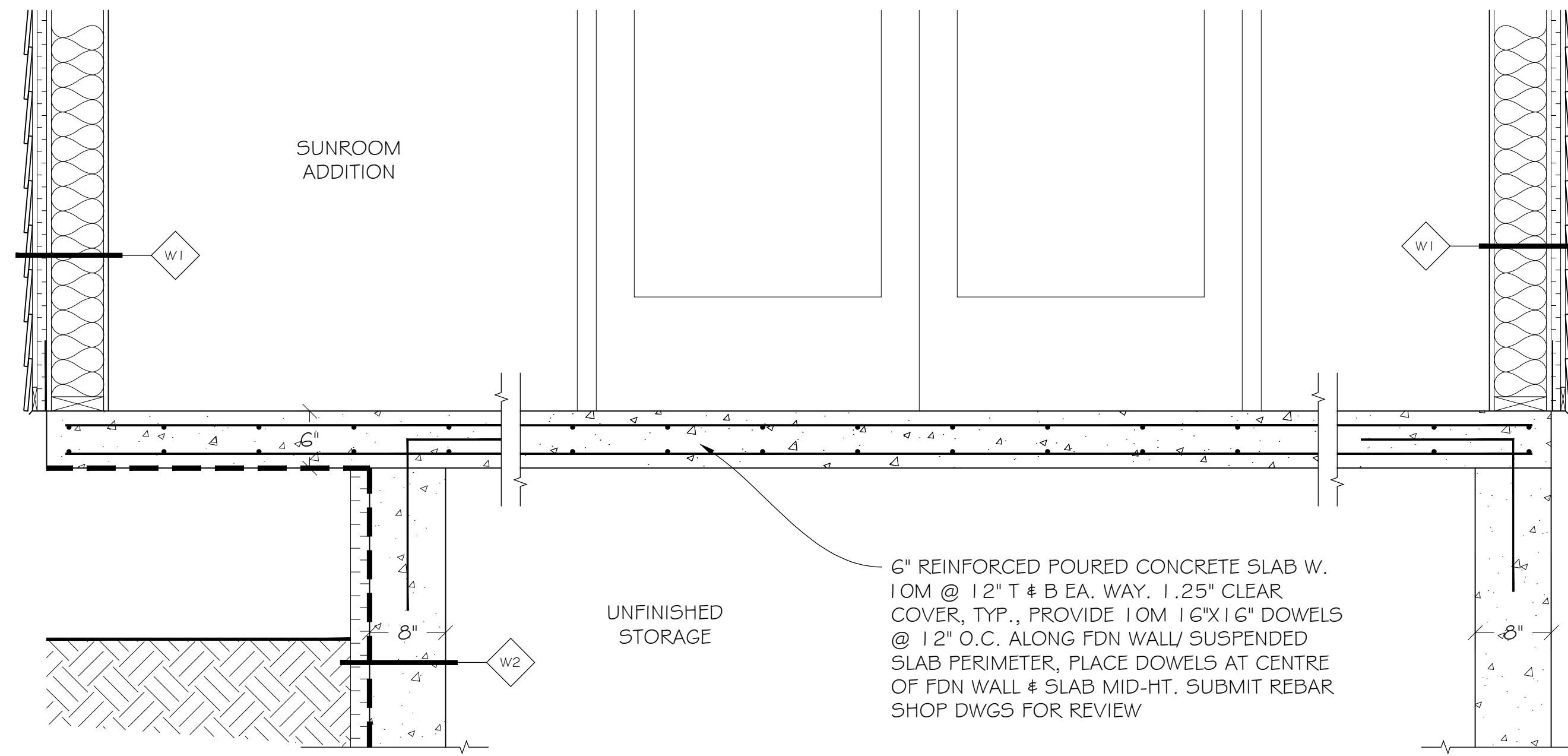
69 Glen Rd, Hamilton
sheet:

ELEVATIONS

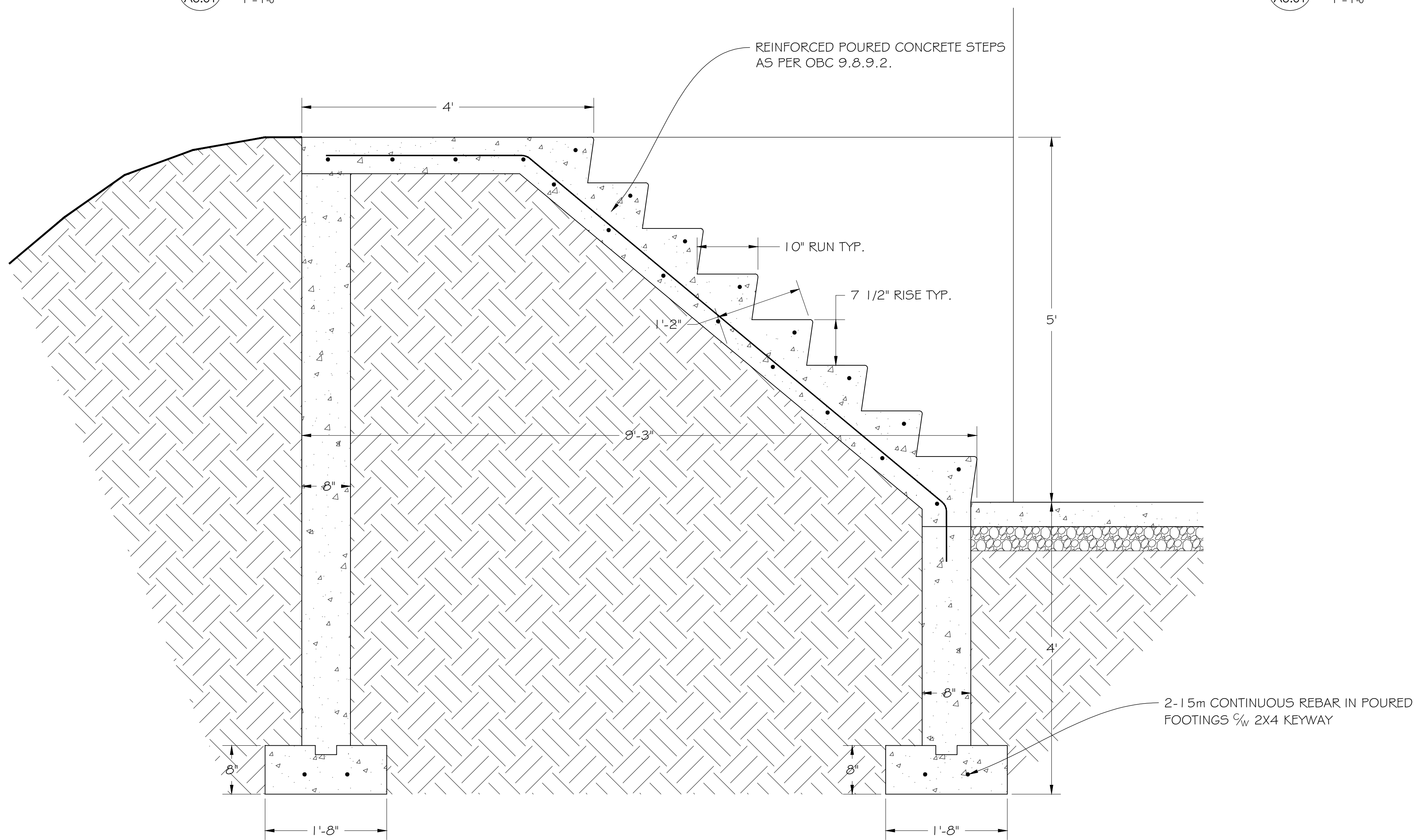
scale: 3/16" = 1'-0"
drawn by: JH
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plot date: 11 30 2021
drawing number:



1
A3.01
DETAIL AT FOOTING (RADAN REQUIREMENT)
1" = 1'-0"



2
A3.01
SUSPENDED SLAB DETAIL
1" = 1'-0"



3
A3.01
CONCRETE STAIR ON GRADE
1" = 1'-0"



P.O. Box 77 - 1804 4th Line - Chelwood Rd. Chelwood, ON, N0A 1M0
519 445-2137 www.tworow.com info@tworow.com

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Professional Certification

project:
NEW PORCH & SUNROOM ADDITION

69 Glen Rd, Hamilton

sheet:

SECTION DETAILS

scale: AS NOTED

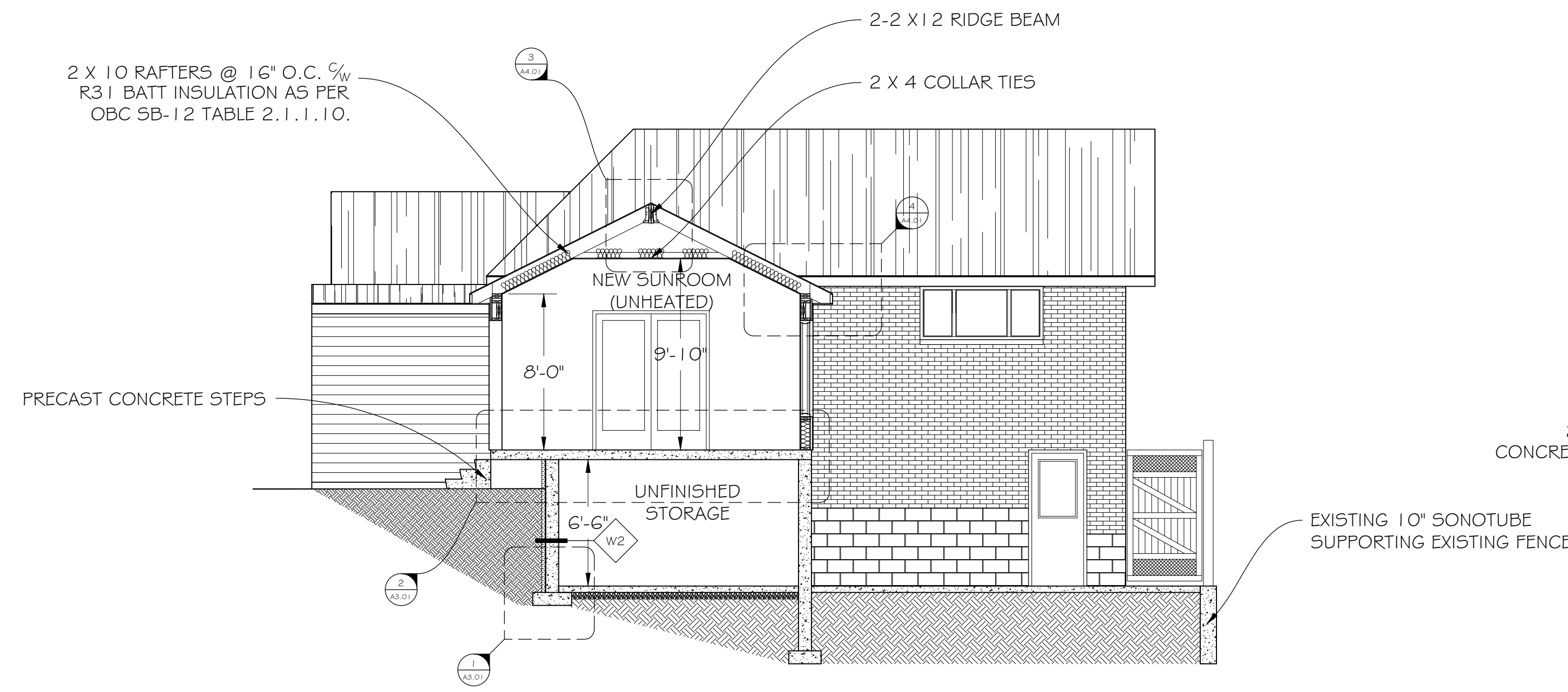
drawn by: JH

reviewed by: BP

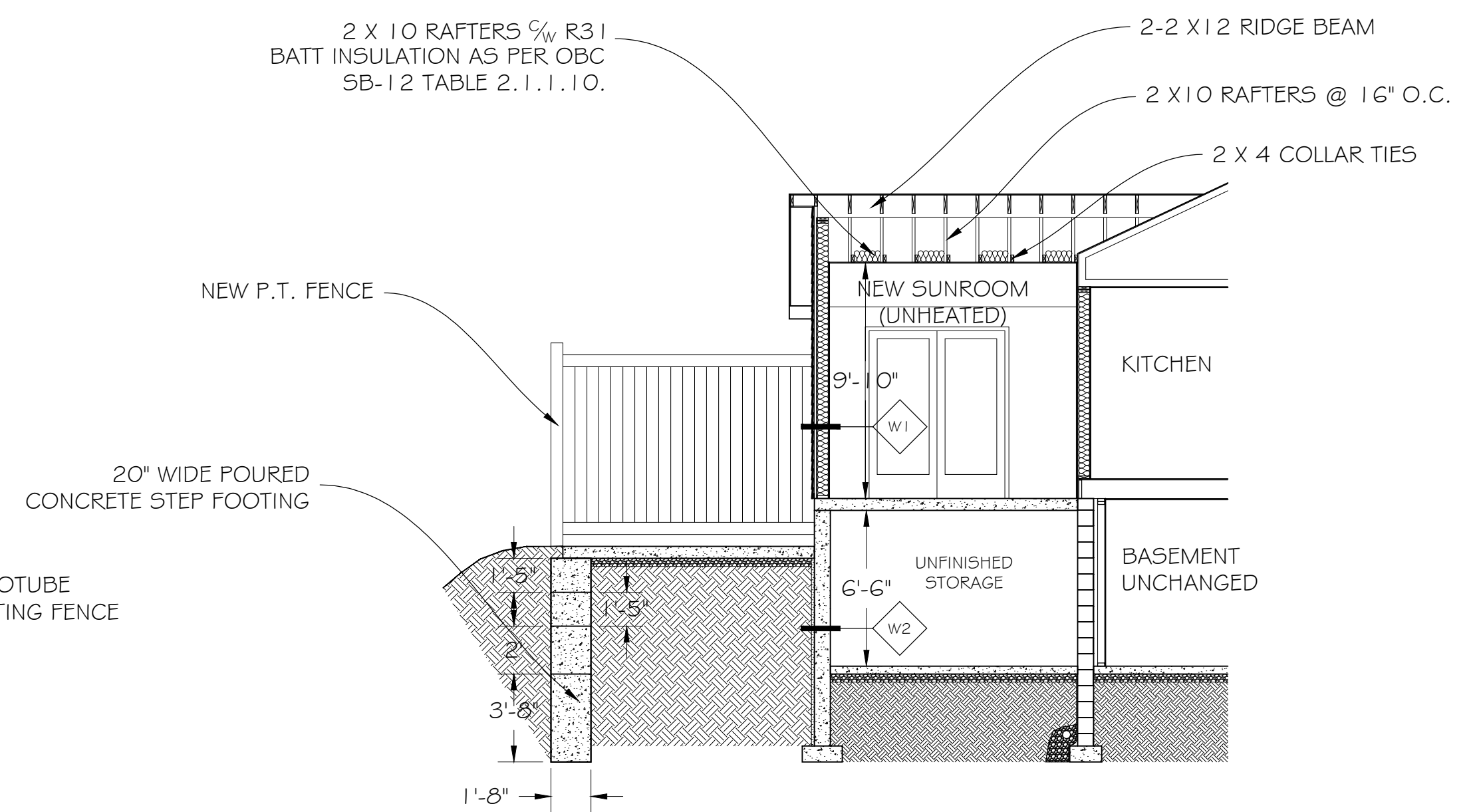
job number: 21080

plot date: 11 30 2021

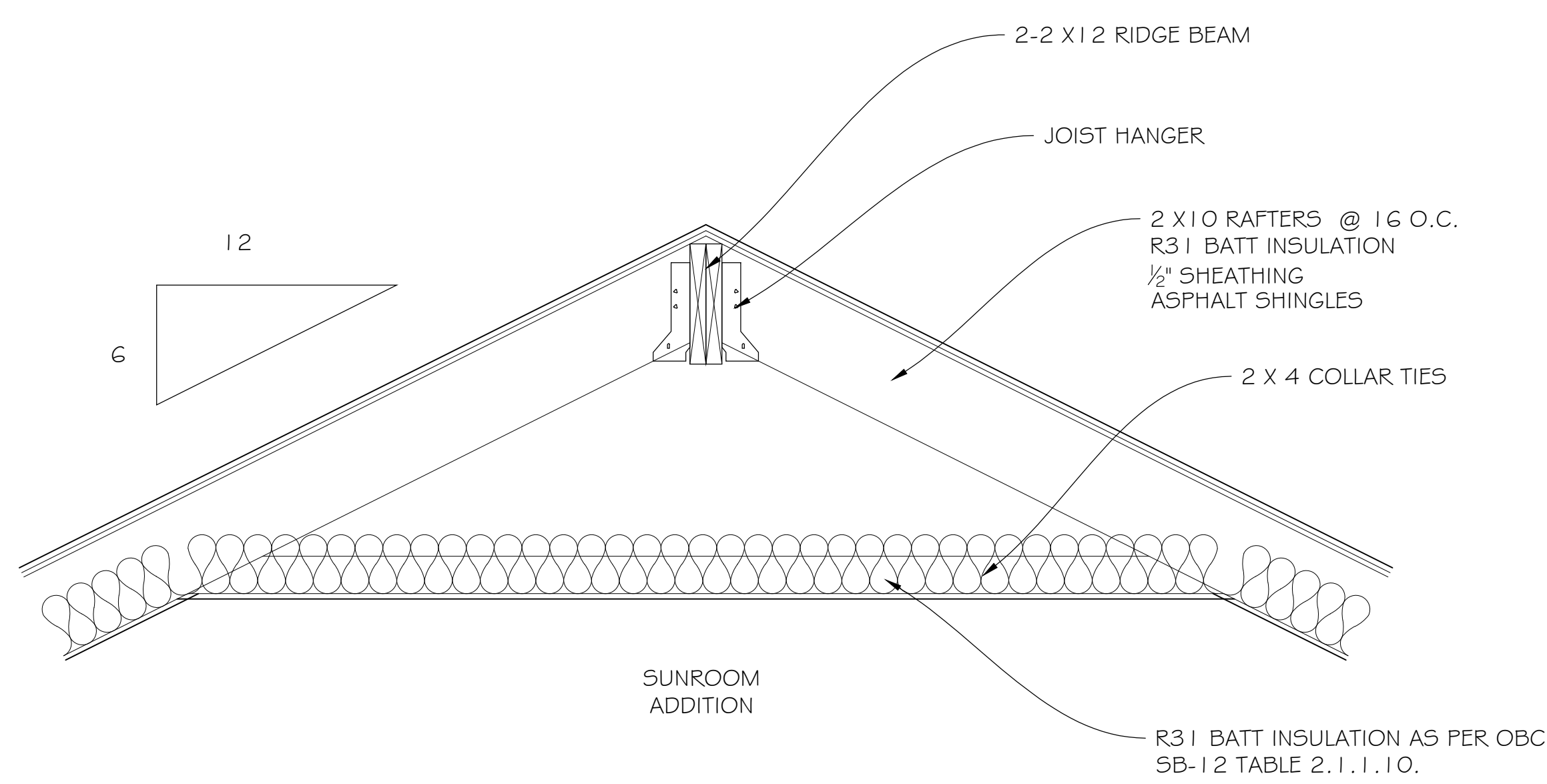
drawing number:



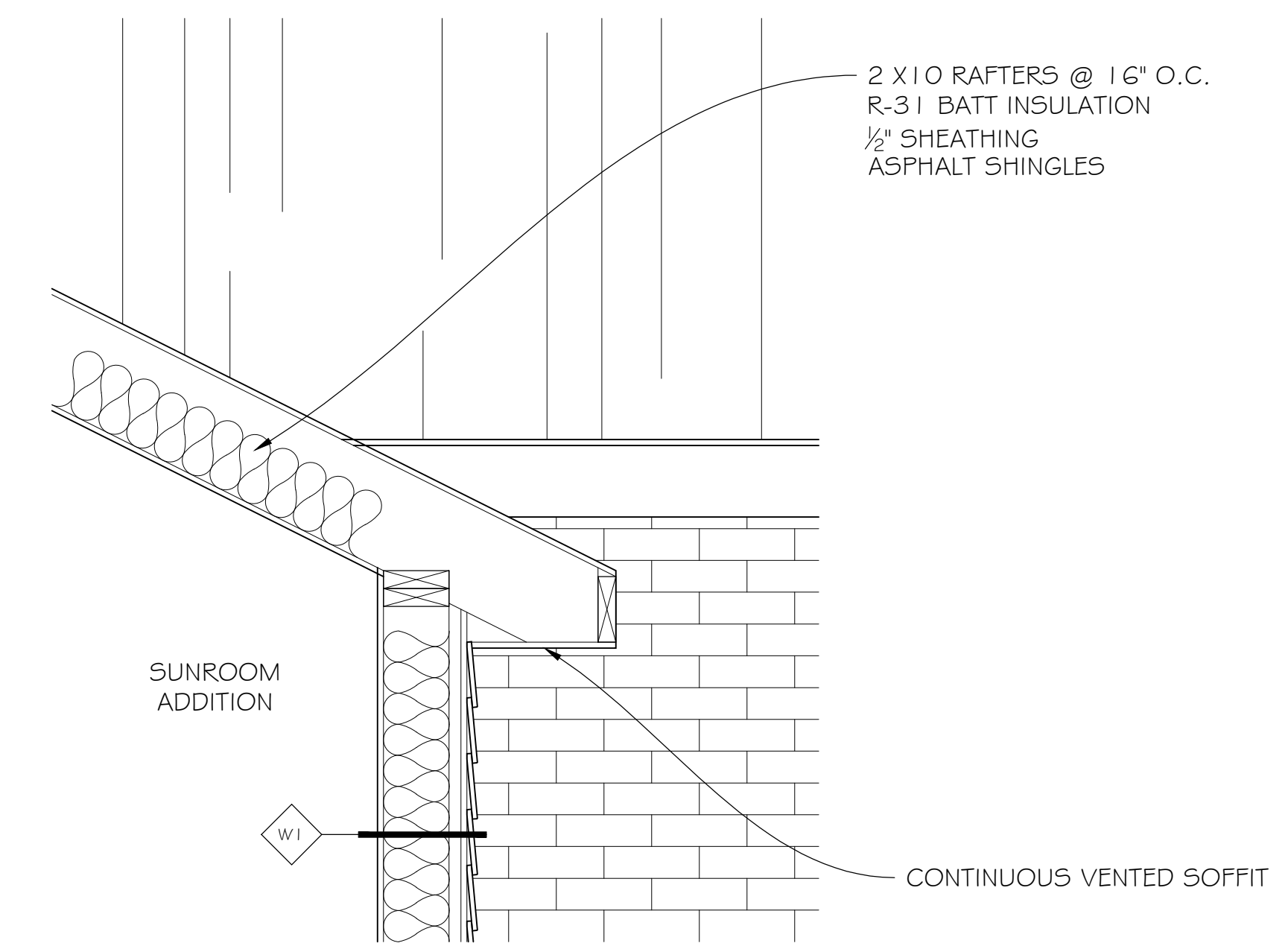
1 SECTIONS
A4.01 3/16" = 1'-0"



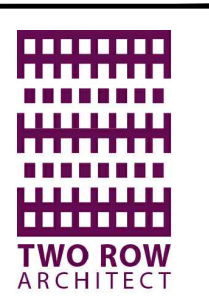
2 SECTIONS
A4.01 3/16" = 1'-0"



3 NEW ROOF DETAIL
A4.01 1" = 1'-0"



4 DETAIL AT SOFFIT
A4.01 1" = 1'-0"



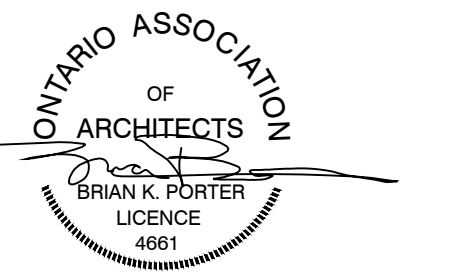
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project:
NEW PORCH & SUNROOM ADDITION
69 Glen Rd, Hamilton
sheet:
BUILDING SECTION & DETAILS

scale: AS NOTED
drawn by: JH
reviewed by: BP
job number: 21080
plot date: 11 30 2021
drawing number:



Hamilton

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

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

APPLICATION FOR A MINOR VARIANCE

FOR OFFICE USE ONLY.	
APPLICATION NO. _____	DATE APPLICATION RECEIVED _____
PAID _____	DATE APPLICATION DEEMED COMPLETE _____
SECRETARY'S SIGNATURE _____	

The Planning Act

Application for Minor Variance or for Permission

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

1, 2	NAME	MAILING ADDRESS
Registered Owners(s)		
Applicant(s)*		
Agent or Solicitor		

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

- Names and addresses of any mortgagees, holders of charges or other encumbrances:
RBC (21 King St. W Hamilton L8P 4W7)
#01822-3868412-001

Shih-Lung, Lee
Rebecca, Cheong

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:
unheated sunroom addition

Secondary Dwelling Unit Reconstruction of Existing Dwelling

5. Why it is not possible to comply with the provisions of the By-law?
less the 25% soft landscape, existing setback deficiency

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**):
69 Glen Rd, Hamilton ON, L8S 3M6

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?

N/A

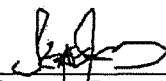
8.12 If previous use of property is industrial or commercial or if YES to any of 8.2 to 8.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.

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.

2022 01 20
Date


Signature Property Owner(s)
Shih-Lung (Sean) Lee
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage refer to site plan for proposed set backs
Depth _____
Area _____
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:_
GFA = 2,692 SF
1 storey, Height = approx. 23'-6"-24'-0",

Proposed
addition = 176 sf

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

Existing:
sides = 4'-0"
rear = 21'-0"
front = 14'-9"

Proposed:
sides = 4'-0"
rear = 11'-4" (addition)
front = 14'-9"

13. Date of acquisition of subject lands:
unknown
-
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
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):
single family
17. Length of time the existing uses of the subject property have continued:
18. Municipal services available: (check the appropriate space or spaces)
- | | | | |
|----------------|-------------------------------------|-----------|--------------------------|
| Water | <input checked="" type="checkbox"/> | Connected | <input type="checkbox"/> |
| Sanitary Sewer | <input checked="" type="checkbox"/> | Connected | <input type="checkbox"/> |
| Storm Sewers | <input checked="" type="checkbox"/> | | |
19. Present Official Plan/Secondary Plan provisions applying to the land:
Zoning E - by law# 6593
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
zoning E - by law# 6593
21. Has the owner previously applied for relief in respect of the subject property?
Yes No
If the answer is yes, describe briefly.
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
N/A
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.

REFER TO SITE PLAN & SURVEY (PROVIDED FROM CITY) SHOWN ON ARCHITECTURAL DRAWINGS
