



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-22:356	SUBJECT PROPERTY:	91 Wellington St S, Hamilton
ZONE:	“E” (Multiple Dwelling, Lodgers, etc.)	ZONING BY-LAW:	Zoning By-law former City of Hamilton 6593, as Amended

APPLICANTS: Owner: Maria Fara-on
Agent: Alam Makur

The following variances are requested:

1. Two (2) parking spaces shall be provided instead of the minimum required four (4) parking spaces.
2. Zero (0) visitor parking spaces shall be provided instead of the minimum required 0.8 visitor parking spaces.

PURPOSE & EFFECT: To permit the conversion from a three-family dwelling to a multiple dwelling, containing four (4) units.

Notes:

1. The applicant shall confirm that the Gross Floor Area is calculated in accordance with the definition of Gross Floor Area (GFA) in Hamilton Zoning By-law 6593. The applicant shall ensure compliance with Ontario Building Code requirements for ceiling height.
2. Please be advised Committee of Adjustment Application HM/A-21:352 was previously submitted for the conversion to a three-family dwelling and is now final and binding.

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, December 8, 2022
TIME:	4:00 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.



DATED: November 22, 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.**

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.

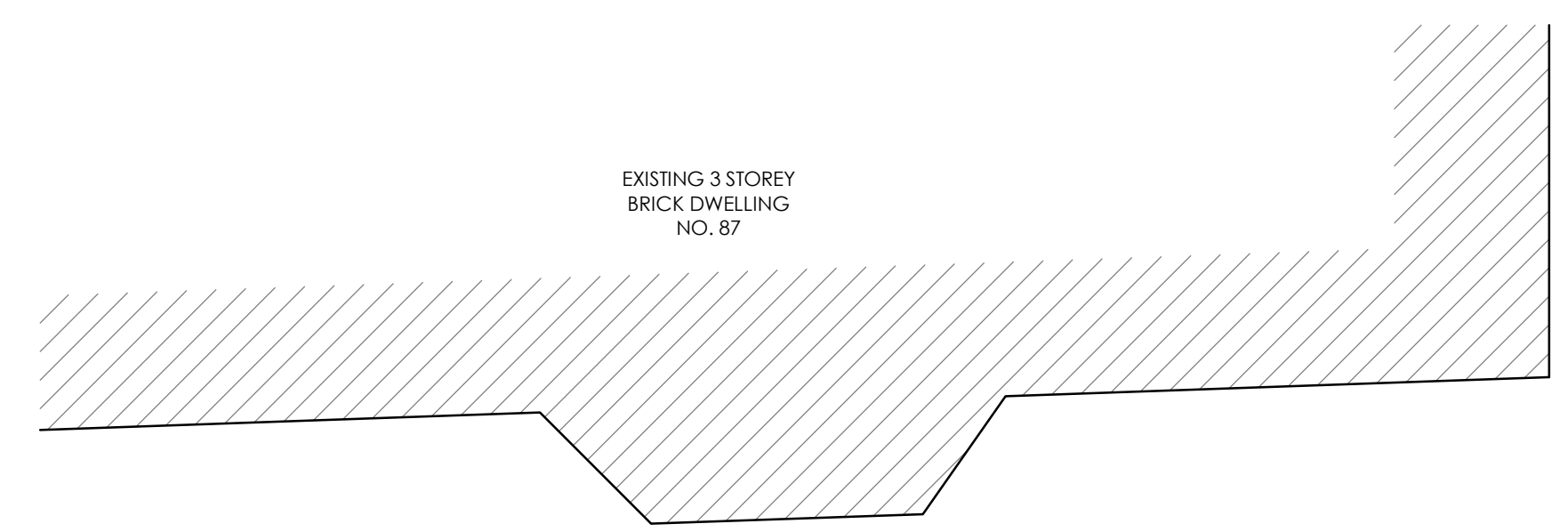
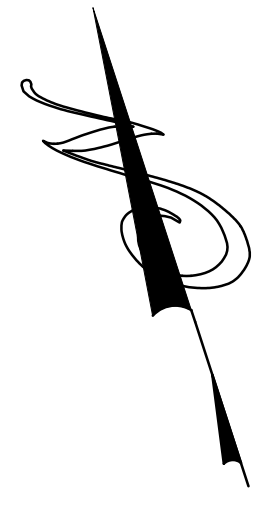
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

2. In person Oral Submissions

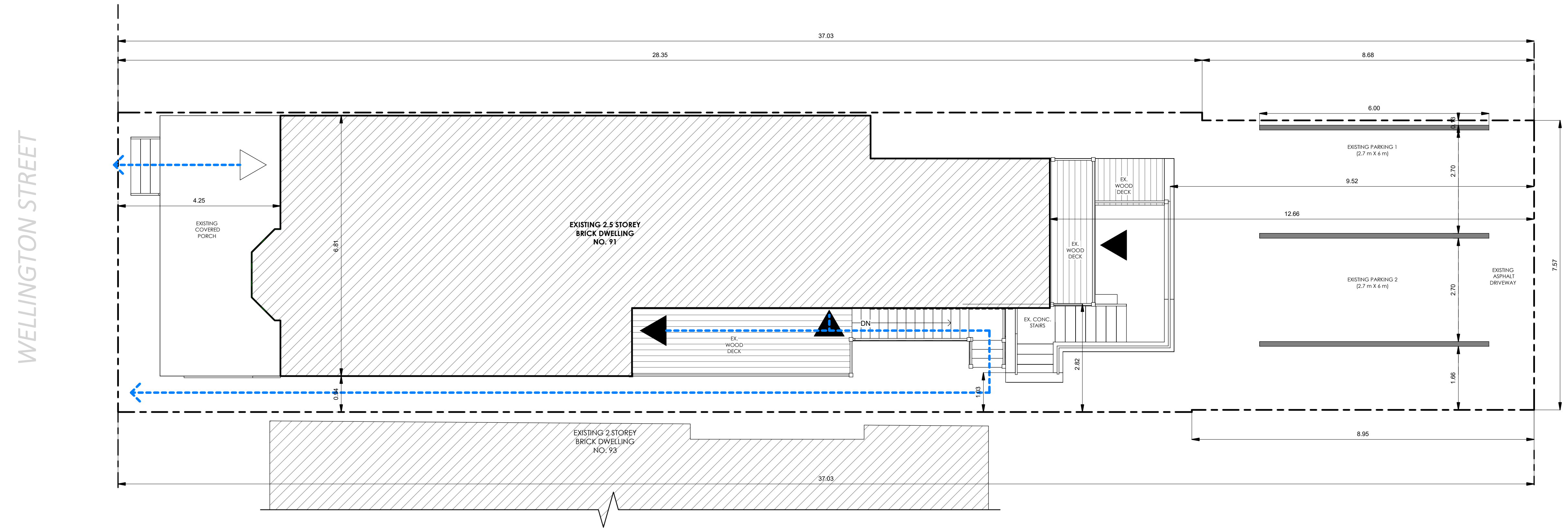
Interested members of the public, agents, and owners who wish to participate in person must sign in at City Hall room 222 (2nd floor) no less than 10 minutes before the time of the Public Hearing as noted on the Notice of Public Hearing.

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.



EXISTING 3 STOREY
BRICK DWELLING
NO. 87



WELLINGTON STREET

EXISTING ASPHALT LANE

1 SITE PLAN
3/16" = 1'-0"

SITE STATS	
LOT AREA	287.60 m ²
EX. BUILDING FOOTPRINT	113.73 m ²
EX. COVERED PORCH	20.01 m ²
TOTAL COVERAGE	133.74 (46.50%)
EX. UNIT 1 - GROUND FLOOR	113.72 m ²
EX. UNIT 2 - SECOND + THIRD FLOOR	119.33 m ²
EX. UNIT 3 - SECOND FLOOR	49.12 m ²
NEW UNIT 4 - BASEMENT	110.90 m ²
SETBACKS	
NORTH	0.80 m
EAST	12.46 m
SOUTH	0.94 m
WEST	4.25 m

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE USED WITHOUT HIS PERMISSION. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED BY THE THE DESIGNER. DRAWINGS ARE NOT TO BE SCALED.

GENERAL CONSTRUCTION NOTES
All construction to comply with requirements of the Ontario Building Code (OBC) - Latest edition.
- These notes are included as minimum requirements
- Notes appearing on Architectural or Structural drawings shall supersede these notes.
- Report discrepancies immediately.

INTEQUA
ARCHITECTURAL + INTERIOR

159 QUEBEC AVENUE,
TORONTO, ONTARIO M6P 2T9
TEL: (647) 740-5825
E: intequa@gmail.com

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
Required unless design is exempt under 3.2.5.1. of the Building Code

NAME	SIGNATURE	BCIN
Alam Makur		109095

Required unless design is exempt under 3.2.4.1. of the Building Code

FIRM NAME	BCIN

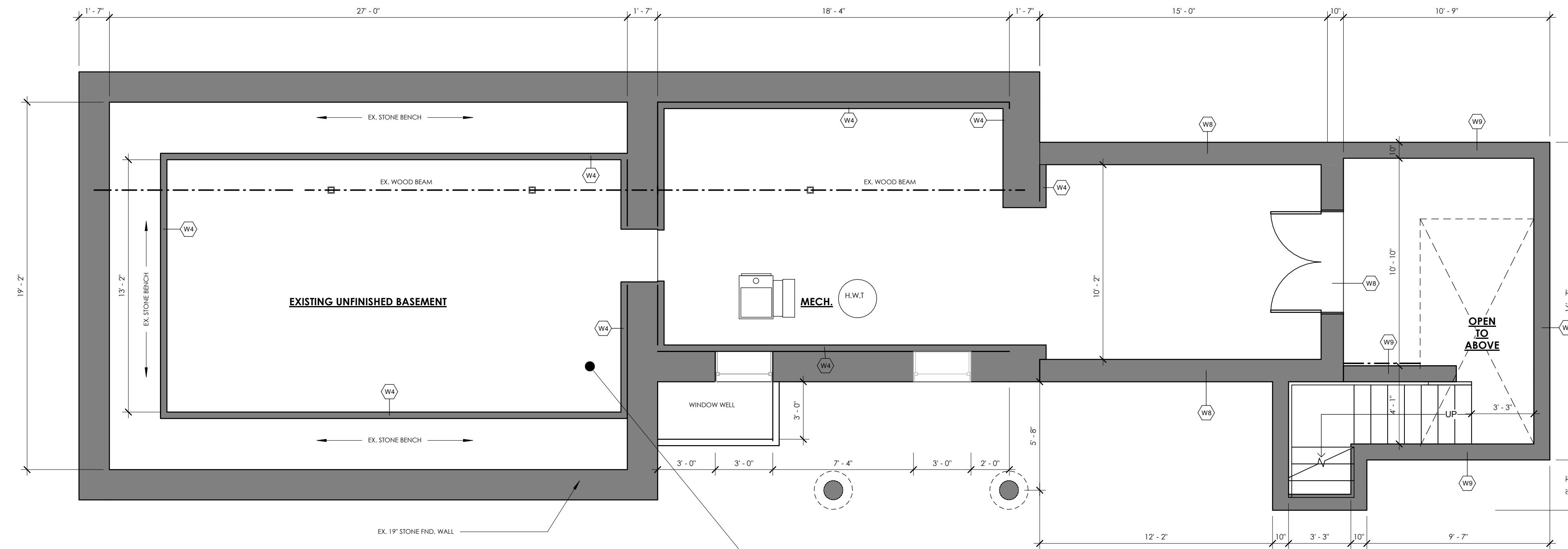
Project:
A Conversion from a Triplex to a Quadruplex

Address:
**@ 91 Wellington St. S,
Hamilton**

Drawing Title
SITE PLAN

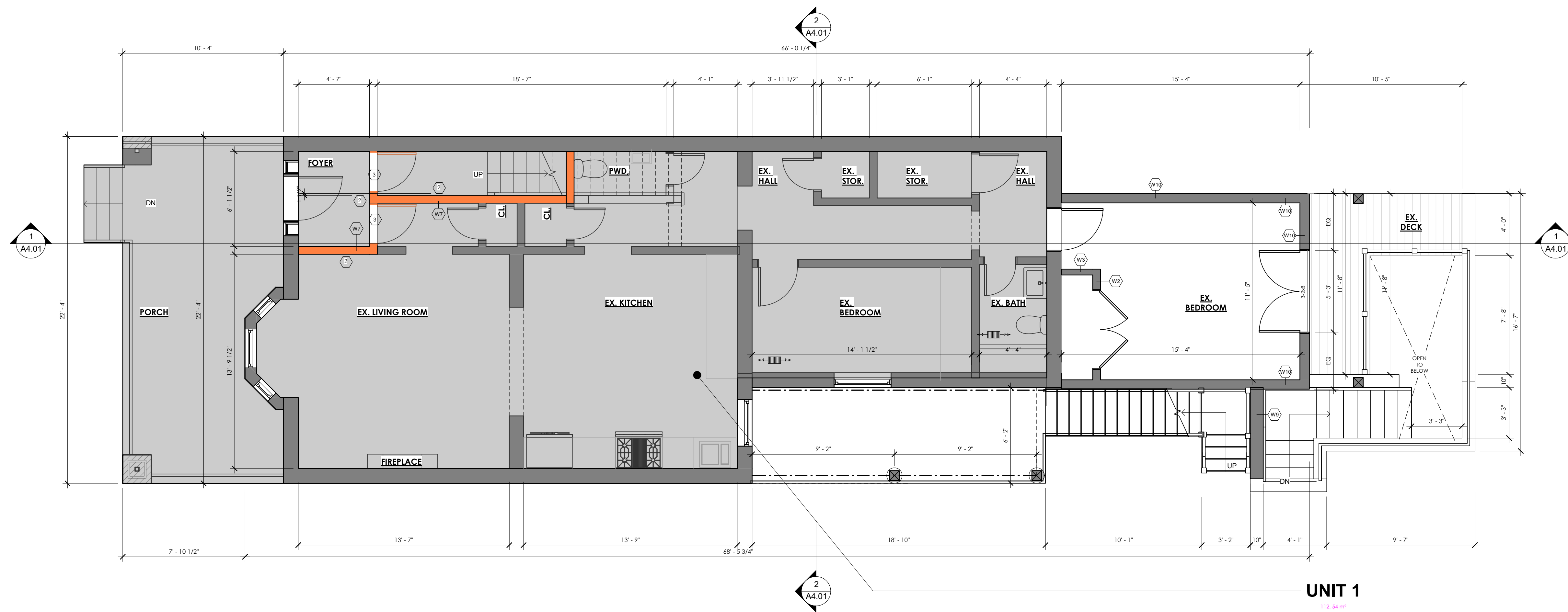
File Application #

Scale	3/16" = 1'-0"	SP1.01
Date	August 30, 2022	
Project number	22MR002	



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

UNIT 4
110.90 m²

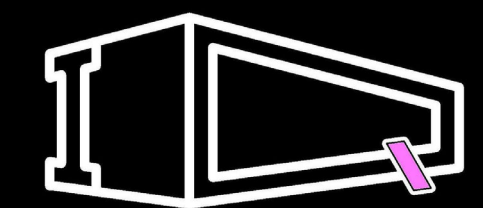


2 EXISTING GROUND FLOOR
1/4" = 1'-0"

UNIT 1
112.94 m²

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NAME	REGISTRATION INFORMATION	BCIN
Required unless design is exempt under 3.2.4.1. of the Building Code		
FIRM NAME	BCIN	

Project:
A Conversion from a Triplex to a Quadruplex

Address:
**@ 91 Wellington St. S,
Hamilton**

Drawing Title
EXISTING FLOOR PLANS

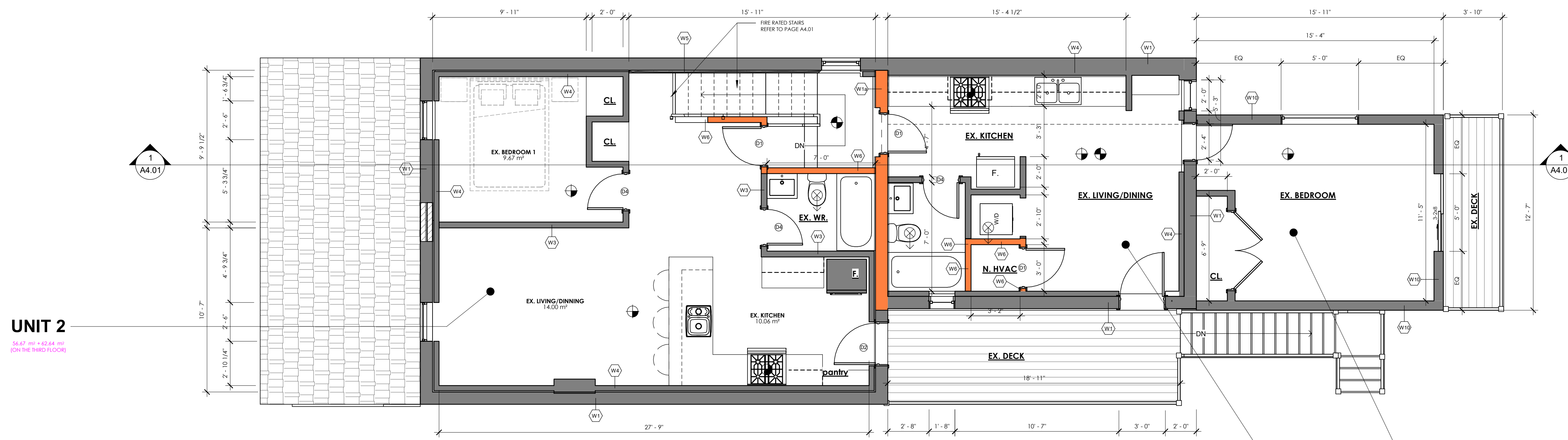
File Application #

Scale 1/4" = 1'-0"

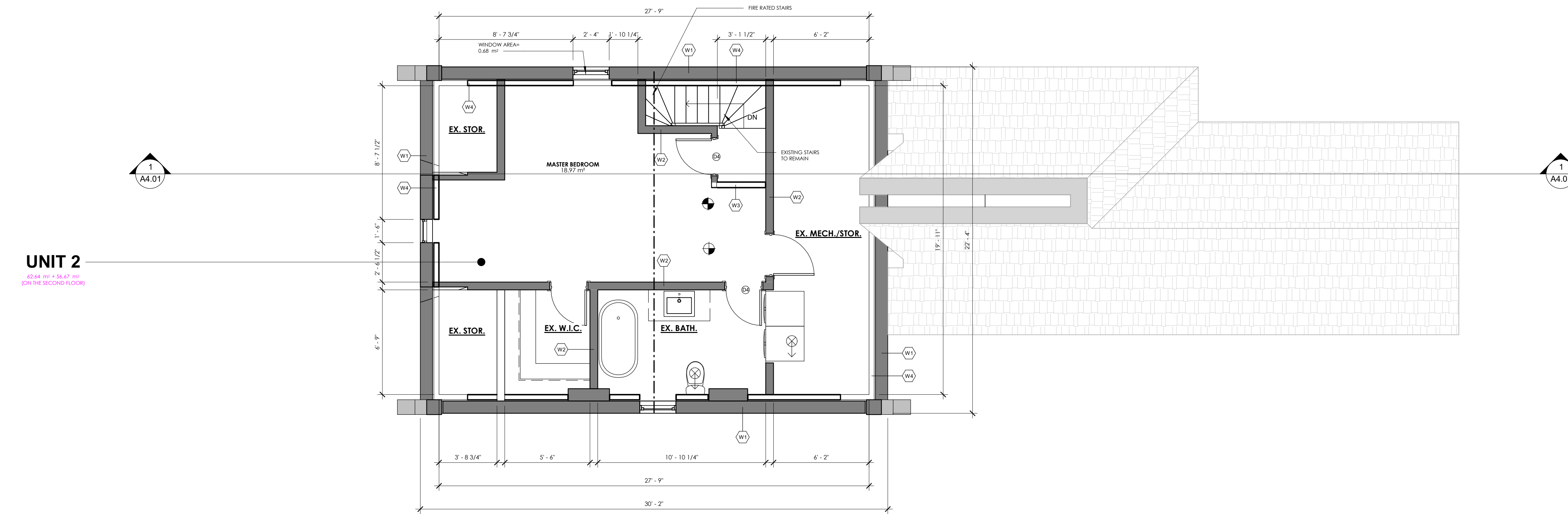
Date August 30, 2022

Project number 22MR002

A1.01



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



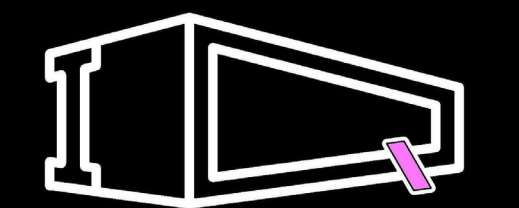
2 EXISTING THIRD FLOOR
1/4" = 1'-0"

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GENERAL CONSTRUCTION NOTES

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Alam Makur	109095
NAME	SIGNATURE
	BCIN
	REGISTRATION INFORMATION
	Required unless design is exempt under 3.2.4.1. of the Building Code
FIRM NAME	BCIN

Project:
A Conversion from a Triplex to a Quadruplex

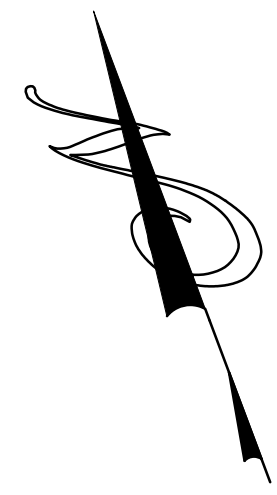
Address:
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Drawing Title
EXISTING FLOOR PLANS

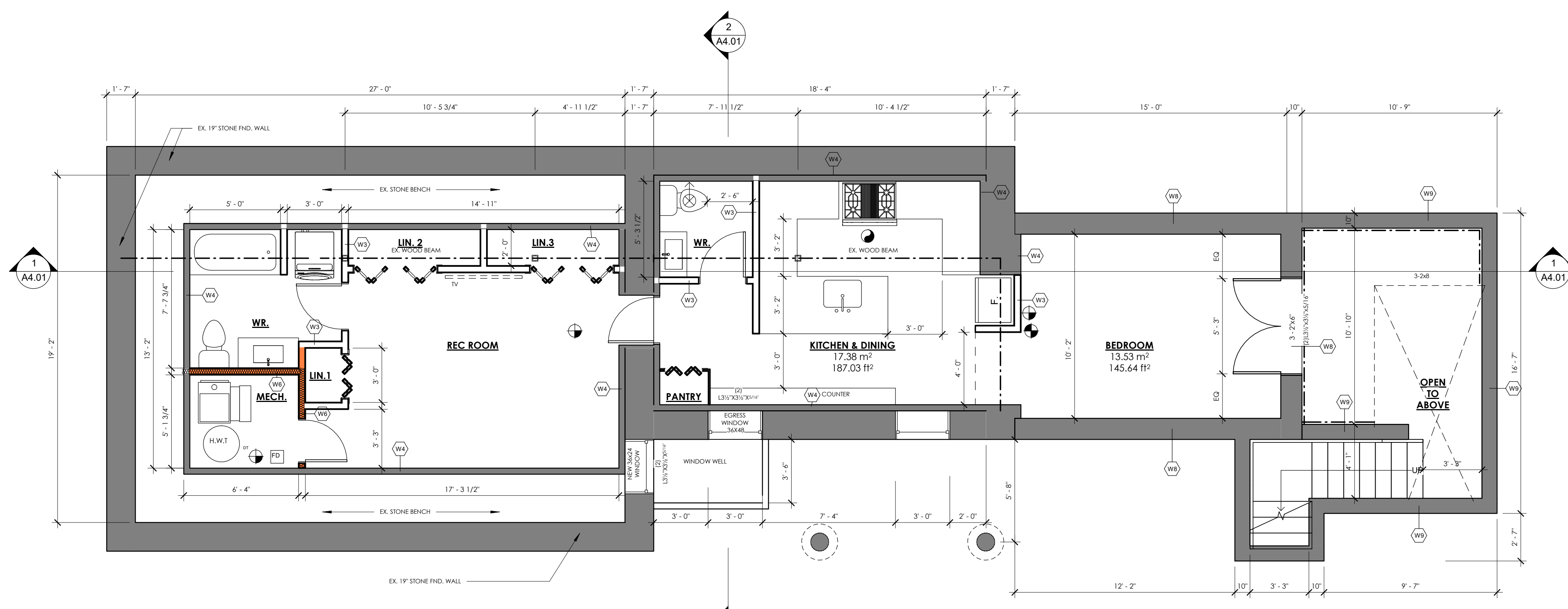
File Application #

Scale	1/4" = 1'-0"
Date	August 30, 2022
Project number	22MR002

A1.02



WALL TYPES		
(W1)	4" BRICK 1/2" CEMENT MORTAR 4" BRICK 2x4 WOOD STUDS @ 16" O.C. 1/2" GYPSUM BOARD	EXISTING
(W10)	1/2" TYPE X GYPSUM BOARD 4" BRICK 1/2" CEMENT MORTAR 4" BRICK 1/2" TYPE X GYPSUM BOARD F.R.R. = 2.5 HRS	EXISTING/NEW
(W2)	1/2" GYPSUM BOARD 2x4 WOOD STUDS @ 16" O.C. 1/2" GYPSUM BOARD 2 TOP PLATES AND 1 BOTTOM PLATE	EXISTING
(W3)	1/2" GYPSUM BOARD 2x4 WOOD STUDS @ 16" O.C. 1/2" GYPSUM BOARD 2 TOP PLATES AND 1 BOTTOM PLATE	NEW
(W4)	2x4 WOOD STUDS @ 16" O.C. 8/32 BATT INSULATION 1/2" GYPSUM BOARD ON INR. 2 TOP PLATES AND 1 BOTTOM PLATE	EXISTING
(W5)	1x2 WOOD FURRING @ 16" O.C. (FILLED W/ R20 SPRAY FOAM INSULATION) 2x4 GYPSUM BOARD	EXISTING
(W6)	5/8" TYPE X GYPSUM BOARD 2x4 WOOD STUDS @ 16" O.C. (FILLED W/ FIBER-GLASS INSULATION) 5/8" TYPE X GYPSUM BOARD 2 TOP PLATES AND 1 BOTTOM PLATE	EXISTING
(W7)	5/8" TYPE X GYPSUM BOARD 2x4 WOOD STUDS @ 16" O.C. (FILLED W/ FIBER-GLASS INSULATION) 5/8" TYPE X GYPSUM BOARD 2 TOP PLATES AND 1 BOTTOM PLATE	EXISTING
(W8)	10" POURED CONC. FND. WALL 2x4 WOOD STUDS @ 16" O.C. 8/32 BATT INSULATION VAPOUR BARRIER 1/2" FIBERGLASS W/ FIBERGLASS INSULATION DOUBLE PLATE @ TOP SOLE PLATE @ BOTTOM	EXISTING
(W9)	10" POURED CONCRETE FOUNDATION WALL	
(W10)	HORIZONTAL SILING 1x3 VERTICAL FURRING @ 24" O.C. 2x8 BARRIER LAYER TO OVERLAP 1/2" EXTERIOR TYPE SHEATHING 2x6 WOOD STUDS @ 16" O.C. 8/32 BATT INSULATION VAPOUR BARRIER 1/2" DRYWALL FINISH (TAPE & SEALED) TOP PLATE & SOLE PLATE @ BOTTOM	EXISTING
FLOOR TYPES		
(F1)	OAK WOOD FLOORING 1" FLOOR DECK 2x8 WOOD JOISTS @ 16" O.C. WOOD LAMBE PLASTER RESILIENT CHANNEL (NEW) 5/8" TYPE X GYPSUM BOARD (NEW)	EXISTING/NEW
(F2)	OAK WOOD FLOORING 1" FLOOR DECK 2x8 WOOD JOISTS @ 16" O.C. (FILLED W/ SAFESOUND INSULATION) 5/8" TYPE X GYPSUM BOARD	EXISTING
(F3)	OAK WOOD FLOORING 1" FLOOR DECK 2x8 WOOD JOISTS @ 16" O.C. 1/2" GYPSUM BOARD	EXISTING
ROOF TYPES		
(R1)	ROOF MEMBRANE 1/2" ROOF SHEATHING 2x8 ROOF JOIST (ADD R20 SPRAY FOAM INSULATION) 6#1 VAPOUR BARR. 1/2" DRYWALL	EXISTING
(R2)	ROOF MEMBRANE 1/2" ROOF SHEATHING 2x8 ROOF JOIST (FILLED W/ BATT INSULATION) 6#1 VAPOUR BARR. 1/2" DRYWALL RESILIENT CHANNEL (NEW) 5/8" GYPSUM WALL BOARD (NEW)	EXISTING/NEW
NOTES		
(1)	MAX. RISE = 7/8", MIN. RISE = 4/8" MIN. RUN = 10", MAX. RUN = 14" MAX. NOSING = 1"	NEW
(2)	ADD NEW 5/8" GYPSUM WALL BOARD TO EXISTING WALL	NEW
(3)	INSTALL NEW 20 MINUTES FIRE RATED DOOR TO EXISTING WALL	EXISTING/NEW
(4)	PROVIDE FIRE RATING TO EXISTING STAIRS	
(5)	HARDWIRED AND INTERCONNECTED SMOKE ALARM W/ VISUAL AND AUDIBLE COMPONENTS. ALL SMOKE ALARMS AND CARBON MONOXIDE ALARMS TO BE INSTALLED ON THE CEILING ONLY (TWO STROKE)	
(6)	HARDWIRED AND INTERCONNECTED CARBON MONOXIDE ALARM W/ VISUAL AND AUDIBLE COMPONENTS. ALL SMOKE ALARMS AND CARBON MONOXIDE ALARMS TO BE INSTALLED ON THE CEILING ONLY	NEW
(7)	MIN. 100 CMM EXHAUST AND 6" DIA. DUCT TO OUTDOOR	NEW
(8)	MECHANICAL EXHAUST FAN VENT TO EXTERIOR	NEW
(9)	PATH OF TRAVEL	NEW
(10)	PRIVATE EGRESS DOOR	
(11)	SHARED EGRESS DOOR	



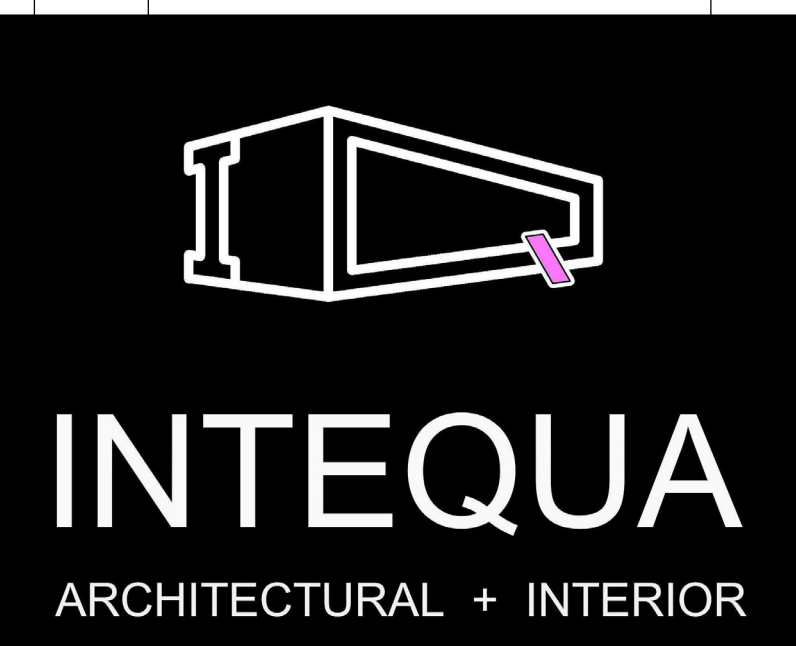
1 PROPOSED BASEMENT PLAN
1/4" = 1'-0"

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Alam Makur 109095
NAME SIGNATURE BCIN
REGISTRATION INFORMATION
Required unless design is exempt under 3.2.4.1. of the Building Code

FIRM NAME BCIN

Project:
A Conversion from a Triplex to a Quadruplex

Address:
**@ 91 Wellington St. S,
Hamilton**

Drawing Title
PROPOSED BASEMENT PLAN

File Application #

Scale As indicated

Date August 30, 2022

Project number 22MR002

A1.03

Folder Name: 91 Wellington Ave South
Application Number: 22 141719 000 00 R9

ITEM DESCRIPTION

Hamilton Zoning By-law 6593

1. 1.25 spaces per Class A dwelling unit. *Only 2 parking spaces are available on site for tenants. However, ample parking is available on both side of the street 24/7, 365 days a year. In addition multiple public transit are available near by.*
[Pursuant to Section 18A(1)(a) and Table 1(g)]

2. 0.20 of a space per Class A dwelling. *0 visitors' parking spaces are available on the property. However, ample parking is available on both side of the street 24/7, 365 days a year. In addition multiple public transit are available near by.*
[Pursuant to Section 18A(1)(b) and Table 2 (2)]



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/PERMISSION UNDER SECTION 45 OF THE PLANNING ACT

1. APPLICANT INFORMATION

Table with columns: NAME, MAILING ADDRESS, and E-mail. Rows include Registered Owners(s), Applicant(s), and Agent or Solicitor.

1.2 All correspondence should be sent to [] Owner [] Agent/Solicitor [x] Applicant

1.2 All correspondence should be sent to [] Purchaser [] Applicant [] Owner [] Agent/Solicitor

1.3 Sign should be sent to [] Purchaser [] Applicant [x] Owner [] Agent/Solicitor

1.4 Request for digital copy of sign [x] Yes* [] No. If YES, provide email address where sign is to be sent: intequa@gmail.com

1.5 All correspondence may be sent by email [x] Yes* [] No. If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable).

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	91 Wellington Street South, Hamilton, ON L8N 2R3		
Assessment Roll Number	2518030201006100000		
Former Municipality	Hamilton		
Lot		Concession	
Registered Plan Number	223	Lot(s)	31
Reference Plan Number (s)		Part(s)	32

2.2 Are there any easements or restrictive covenants affecting the subject land?

Yes No

If YES, describe the easement or covenant and its effect:

3. PURPOSE OF THE APPLICATION

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

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

please refer to the attached "List of Variances"

Second Dwelling Unit Reconstruction of Existing Dwelling

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

3.3 Is this an application 45(2) of the Planning Act.

Yes No

If yes, please provide an explanation:

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
7.83 m	37.03 m	281.77 m ²	14 m

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

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Principle Building	4.25 m	12.66 m	0.94 m (South)	1940
			008. m (North)	

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height

- 4.4 Type of water supply: (check appropriate box)
 publicly owned and operated piped water system
 privately owned and operated individual well

- lake or other water body
 other means (specify)
-

- 4.5 Type of storm drainage: (check appropriate boxes)
 publicly owned and operated storm sewers
 swales

- ditches
 other means (specify)
-

4.6 Type of sewage disposal proposed: (check appropriate box)

- publicly owned and operated sanitary sewage system
 - privately owned and operated individual septic system
 - other means (specify)
-

4.7 Type of access: (check appropriate box)

- provincial highway
 - municipal road, seasonally maintained
 - municipal road, maintained all year
 - right of way
 - other public road
-

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):
 Quadruplex

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):
 Single detached Dwelling

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:
 2020-08-25

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
 Single Family Dwelling

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
 Triplex

7.4 Length of time the existing uses of the subject property have continued:
 11 Months

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): _____

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) _____

Please provide an explanation of how the application conforms with the Official Plan.

7.6 What is the existing zoning of the subject land? Hamilton Zoning By-law 6593

7.8 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: