



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-23:77	SUBJECT PROPERTY:	17 VICTOR BOULEVARD, HAMILTON
ZONE:	"C/S-1822" (Urban Protected Residential)	ZONING BY-LAW:	Zoning By-law former City of Hamilton 6593, as Amended 22-195

APPLICANTS: Owner: DIAMOND PROPERTIES INC.
Agent: QBS ARCHITECTS INC. C/O SABA AL MATHNO

The following variances are requested:

1. No onsite manoeuvring shall be provided for the two (2) parking spaces located within the side yard instead of the minimum required 6.0m manoeuvring aisle width and the requirement that a manoeuvring space shall be provided and maintained on the lot.

PURPOSE & EFFECT: To facilitate the construction of a rear yard addition, and the creation of a converted dwelling;

Notes: N/A

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, May 4, 2023
TIME:	9:40 a.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

HM/A-23:77

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.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding HM/A-23:77, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer 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.



DATED: April 18, 2023

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

E-mail: cofa@hamilton.ca

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.

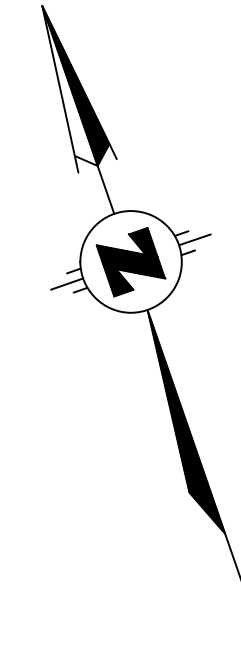
METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

- 1) BEARINGS ARE ASTRONOMIC, AND ARE REFERRED TO THE SOUTHERLY LIMIT OF VICTOR BOULEVARD HAVING A BEARING OF N70°54'00"E AS SHOWN ON REGISTERED PLAN 1248
- 2) TIES ARE TAKEN TO FOUNDATION UNLESS OTHERWISE NOTED.

BENCHMARK NOTE

ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE NATURAL RESOURCES BENCHMARK No.07720100049 HAVING A PUBLISHED ELEVATION OF 85.227 METRES (CGVD28: 78).



SURVEYOR'S REAL PROPERTY REPORT
 PART 1
 PLAN OF SURVEY OF
 ALL OF
LOT 5
REGISTERED PLAN 1248
CITY OF HAMILTON
 REGIONAL MUNICIPALITY OF HAMILTON/WENTWORTH

SCALE 1:200
 0 1 2 3 4 5 10 15metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 904mm IN WIDTH BY 412mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200

© COPYRIGHT 2022, AK&M SURVEYING LTD.

PART 2: SURVEY REPORT

- DESCRIPTION OF LAND:
LOT 5, REGISTERED PLAN 1248
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
PROPERTY IS SUBJECT TO AN EASEMENT AS IN INSTRUMENT NUMBER HL260284
- BOUNDARY FEATURES
FENCES AND OVERHEAD HYDRO WIRE AND THEIR RELATIONSHIP TO THE PROPERTY LIMITS ARE SHOWN ON THE FACE OF THE PLAN
- COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
THIS PLAN DOES NOT CERTIFY ZONING COMPLIANCE
- ADDITIONAL REMARKS
NONE

LEGEND

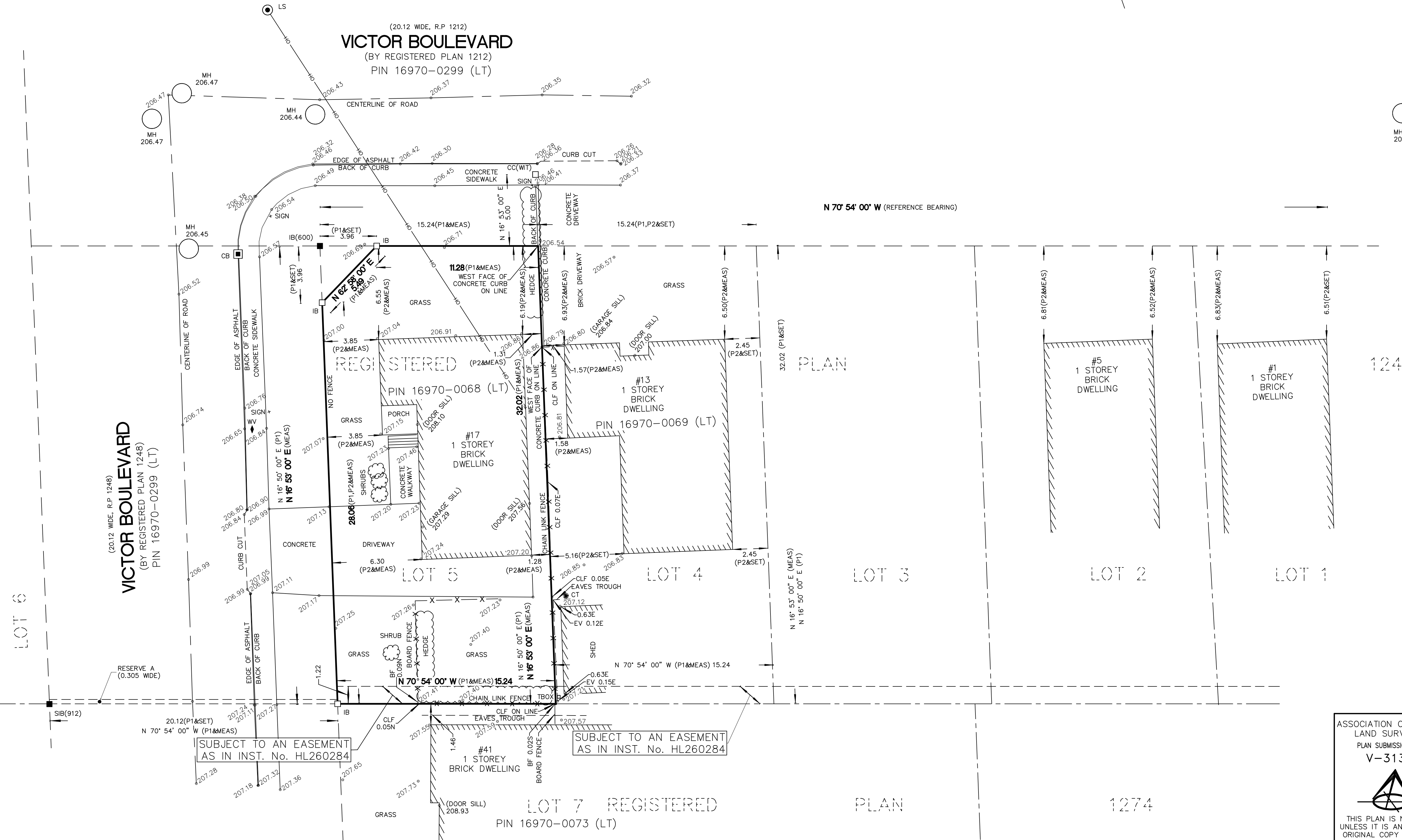
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□	DENOTES	PLANTED MONUMENT
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
CC	DENOTES	CUT CROSS
OU	DENOTES	ORIGIN UNKNOWN
600	DENOTES	S.W. WOODS, O.L.S.
912	DENOTES	A.J. CLARKE AND ASSOCIATES LTD., O.L.S.
CALC	DENOTES	CALCULATED
MEAS	DENOTES	MEASURED
WIT	DENOTES	WITNESS
PROD	DENOTES	PRODUCTION
P1	DENOTES	REGISTERED PLAN 1248
P2	DENOTES	PLAN BY S.W. WOODS, O.L.S., DATED: JANUARY 17 TH , 1964
P3	DENOTES	REGISTERED PLAN 1274
BM	DENOTES	BENCHMARK
BF	DENOTES	BOARD FENCE
CB	DENOTES	CATCH BASIN
CLF	DENOTES	CHAIN LINK FENCE
CONC	DENOTES	CONCRETE
CT	DENOTES	CONIFEROUS TREE
EV	DENOTES	EAVES TROUGH
LS	DENOTES	LIGHT STANDARD
MH	DENOTES	MANHOLE
WV	DENOTES	WATER VALVE
TBOX	DENOTES	TELEPHONE BOX
-OH-	DENOTES	OVERHEAD HYDRO

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - 2) THE SURVEY WAS COMPLETED ON 9TH DAY OF DECEMBER, 2022

DECEMBER 17TH, 2022
 DATE

K. Adhi
 ATHITHTHAN KANAGANAYAGAM
 ONTARIO LAND SURVEYOR



SUBJECT TO AN EASEMENT AS IN INST. No. HL260284

SUBJECT TO AN EASEMENT AS IN INST. No. HL260284

ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM V-31336  THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29(3)	15 Great Plains Street Brampton, Ontario L6R-1Z5 Phone: (647) 914-3361 www.akmsurvey.com Email: info@akmsurvey.com	 AK&M SURVEYING LTD.
	DATE: December 17, 2022 CHECKED BY: AK DRAWN BY: BJV PROJECT No.: 2022-135	



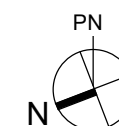
ARCHITECTURAL SHEET LIST

Sheet Number	Sheet Name	Sheet Issue Date	Revision Number
A0-000	COVER	01/10/23	7
A0-001	SITE STATISTICS	01/10/23	7
A0-002	SITE PLAN	01/10/23	7
A0-003	SURVEY	01/13/23	7
A0-004	EXISTING BASEMENT AREAS	01/13/23	7
A0-005	EXISTING GROUND FLOOR AREAS	01/13/23	7
A0-006	PROPOSED BASEMENT FLOOR AREAS	01/13/23	7
A0-007	PROPOSED GROUND FLOOR AREAS	01/10/23	7
A0-008	PROPOSED SECOND FLOOR AREA	12/16/22	7
A0-009	LANDSCAPING CALCULATION	01/13/23	7
A1-001	PROPOSED BASEMENT	12/15/22	7
A1-002	PROPOSED GROUND FLOOR	12/15/22	7
A1-003	PROPOSED SECOND FLOOR	12/15/22	7
A1-004	PROPOSED ROOF PLAN	01/13/23	7
A1-005	PROPOSED SHED	01/13/23	7
A2-001	PROPOSED FRONT ELEVATION	01/10/23	7
A2-002	PROPOSED SIDE(WEST)ELEVATION	01/10/23	7
A2-003	PROPOSED REAR ELEVATION	01/10/23	7
A2-004	PROPOSED SIDE(EAST)ELEVATION	01/10/23	7
A3-001	SECTION 1	01/13/23	7
A4-001	EXISTING BASEMENT FLOOR PLAN	01/13/23	7
A4-002	EXISTING GROUND FLOOR PLAN	01/13/23	7
A4-003	EXISTING FRONT ELEVATION	01/13/23	7
A4-004	EXISTING SIDE(WEST)ELEVATION	01/13/23	7
A4-005	EXISTING REAR ELEVATION	01/13/23	7
A4-006	EXISTING SIDE(EAST)ELEVATION	01/13/23	7

Grand total: 26

17 VICTOR BOULEVARD		No.	Description	Date
Enter address here				
STAGE	DRAWING NO.			
ZR	A0-000	7	ISSUED FOR COFA	2023-03-21
		5	ISSUED FOR ZONING	2023-01-18

ARCHITECTS



COVER

PROJECT NUMBER	220233	DRAWING STATUS	ISSUED FOR ZONING VERIFICATION
DATE	01/13/23		
DRAWN	JB	SCALE	REVISION
CHECKED	SA		7

ZONING INFORMATION FOR 17 VICTOR BOULEVARD BY-LAW 6593 AND By-LAW 22-195

	(sq.m)	(sq.ft)
ZONING:R1		
EXISTING LOT AREA:	479.8	5164.6
EXISTING BASEMENT FLOOR:	100.3	1079.3
EXISTING GROUND FLOOR:	105.7	1137.7
EXISTING TOTAL GFA:	105.7	1137.7
EXISTING FSI:	105.7	1137.7
EXISTING GARAGE:	23.4	252.0
EXISTING TOTAL COVERAGE:26.90%	129.1	1389.7
PROPOSED BASEMENT FLOOR:	168.4	1812.1
PROPOSED GROUND FLOOR:	163.3	1758.2
PROPOSED SECOND FLOOR:	71.7	771.8
PROPOSED TOTAL GFA:	235.0	2530.0
PROPOSED FSI :	235.0	2530.0
PROPOSED SHED:	12.3	132.5
PROPOSED TOTAL COVERAGE:36.61%	175.7	1890.7

SETBACKS	EXISTING		PROPOSED	
	(m)	(ft)	(m)	(ft)
FRONT:	6.19	20.30	EXISTING	TO REMAIN
REAR:	10.09	33.10	7.5	24.60
SIDE (EAST):	1.28	4.19	EXISTING	TO REMAIN
SIDE(WEST):	3.85	12.63	EXISTING	TO REMAIN
BUILDING HEIGHT:	5.17	16.96	7.04	23.09
BUILDING LENGTH:	15.43	50.62	18.23	59.80
LOT FRONTAGE:	15.24	50	EXISTING	TO REMAIN
PARKING:	2 SPACES EXISTING		3 SPACES	PROPOSED

AVERAGE GRADE CALCULATION=207.4+207.23+207.23+207.23+207.23+206.86=1242.85/6=207.14

17 VICTOR BOULEVARD		No.	Description	Date
Enter address here		7	ISSUED FOR COFA	2023-03-21
		6	REISSUED FOR ZONING	2023-03-08
		5	ISSUED FOR ZONING	2023-01-18
STAGE	DRAWING NO.			
ZR	A0-001			

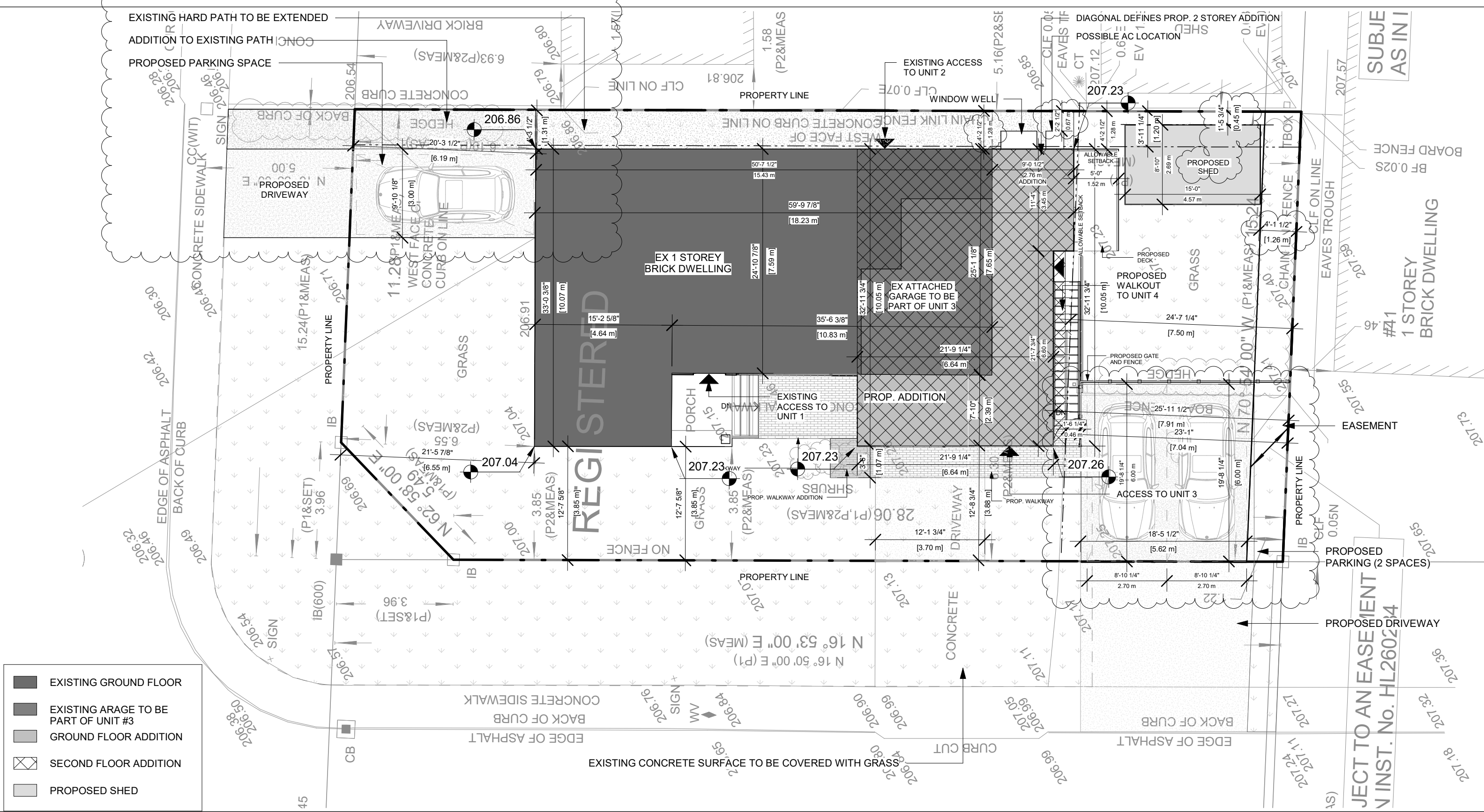
ARCHITECTS



TORONTO - CANADA
info@qbsarchitects.com




SITE STATISTICS			
PROJECT NUMBER	220233	DRAWING STATUS	
DATE	01/13/23	ISSUED FOR ZONING VERIFICATION	
DRAWN	JB		
CHECKED	SA	SCALE 12" = 1'-0"	REVISION 7



LEGEND

- EXISTING GROUND FLOOR
- EXISTING GARAGE TO BE PART OF UNIT #3
- GROUND FLOOR ADDITION
- SECOND FLOOR ADDITION
- PROPOSED SHED

17 VICTOR BOULEVARD	
Enter address here	
STAGE	DRAWING NO.
ZR	A0-002

No.	Description	Date
7	ISSUED FOR COFA	2023-03-21
6	REISSUED FOR ZONING	2023-03-08
5	ISSUED FOR ZONING	2023-01-18
4	ISSUED FOR CLIENT	2023-01-11
3	ISSUED FOR CLIENT	2023-01-04
2	ISSUED FOR CLIENT	2022-12-23
1	ISSUED FOR CLIENT	2022-12-20

ARCHITECTS

QBS ARCHITECTS INC.

TORONTO - CANADA
info@qbsarchitects.com

PN

ONTARIO ASSOCIATION
OF
ARCHITECTS
Saba
SABA AL MATHNO
LICENCE
6963

SITE PLAN			
PROJECT NUMBER	220233	DRAWING STATUS	
DATE	01/13/23	ISSUED FOR ZONING VERIFICATION	
DRAWN	JB	SCALE	1" = 10'-0"
CHECKED	SA	REVISION	7

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

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SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF SURVEY OF
ALL OF
LOT 5
REGISTERED PLAN 1248
CITY OF HAMILTON

REGIONAL MUNICIPALITY OF HAMILTON/WENTWORTH

SCALE 1:200

0 1 2 3 4 5 10 15metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 904mm IN WIDTH BY 412mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200

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PART 2: SURVEY REPORT

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- COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
THIS PLAN DOES NOT CERTIFY ZONING COMPLIANCE
- ADDITIONAL REMARKS
NONE

LEGEND

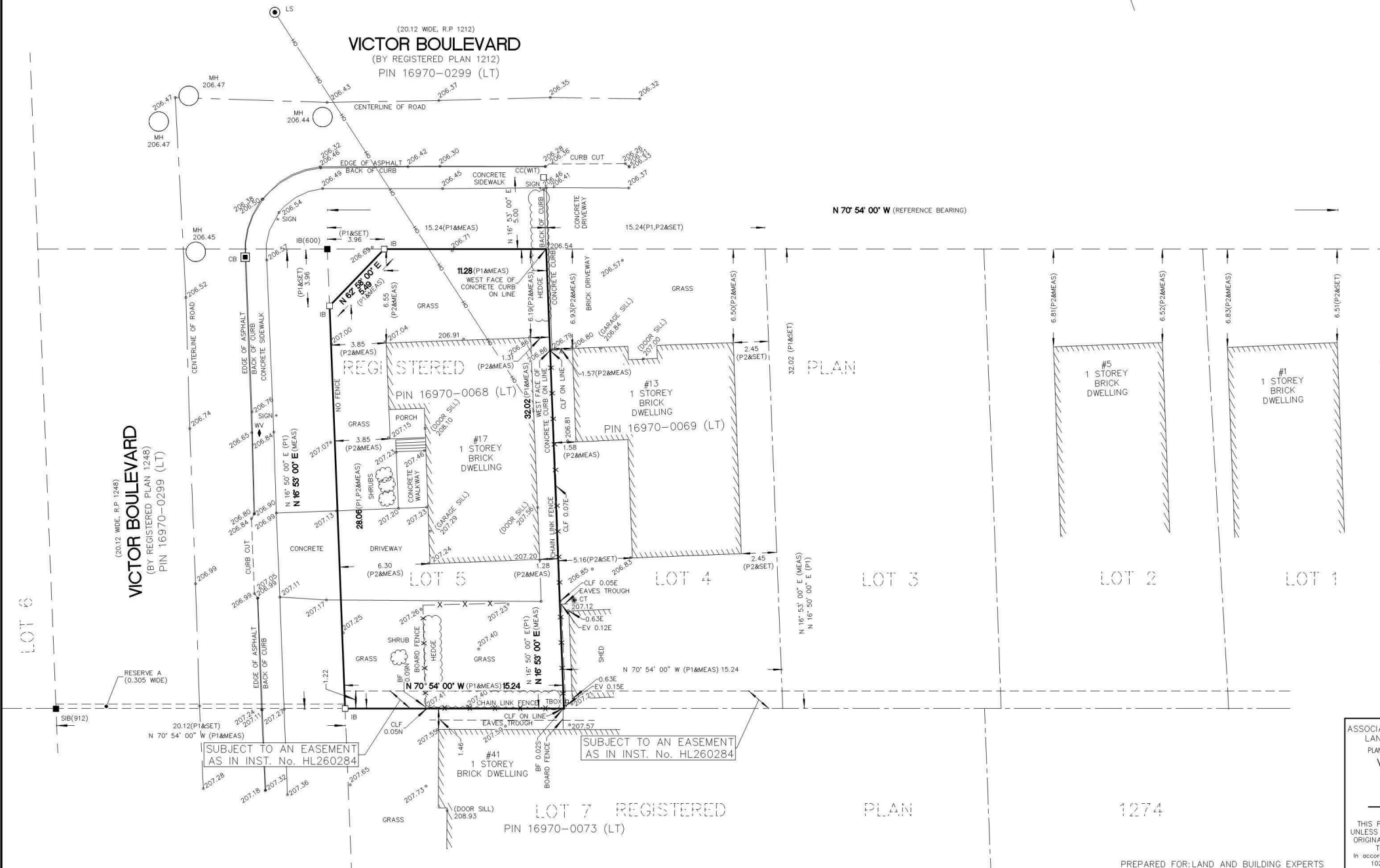
- DENOTES FOUND MONUMENT
- DENOTES PLANTED MONUMENT
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- CC DENOTES CUT CROSS
- OU DENOTES ORIGIN UNKNOWN
- 600 DENOTES S.W. WOODS, O.L.S.
- 912 DENOTES A.J. CLARKE AND ASSOCIATES LTD., O.L.S.
- CALC DENOTES CALCULATED
- MEAS DENOTES MEASURED
- WT DENOTES WITNESS
- PROD DENOTES PRODUCTION
- P1 DENOTES REGISTERED PLAN 1248
- P2 DENOTES PLAN BY S.W. WOODS, O.L.S., DATED: JANUARY 17TH, 1964
- P3 DENOTES REGISTERED PLAN 1274
- BM DENOTES BENCHMARK
- BF DENOTES BOARD FENCE
- CB DENOTES CATCH BASIN
- CLF DENOTES CHAIN LINK FENCE
- CONC DENOTES CONCRETE
- CT DENOTES CONIFEROUS TREE
- EV DENOTES EAVES TROUGH
- LS DENOTES LIGHT STANDARD
- MH DENOTES MANHOLE
- WV DENOTES WATER VALVE
- TBOX DENOTES TELEPHONE BOX
- OH- DENOTES OVERHEAD HYDRO

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - 2) THE SURVEY WAS COMPLETED ON 9TH DAY OF DECEMBER, 2022

DECEMBER 17TH, 2022
DATE

K. Athiththan
ATHITHTHAN KANAGANAYAGAM
ONTARIO LAND SURVEYOR



ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-31336

15 Great Plains Street
Brampton, Ontario
L6R-1Z5
Phone: (647) 914-3361
www.akmsurvey.com
Email: info@akmsurvey.com

AKM
AK&M SURVEYING LTD.

DATE: December 17, 2022 CHECKED BY: AK DRAWN BY: BFV PROJECT No.: 2022-135
FILE LOCATION: G:\Shared drives\AK&M Survey Ltd. Job Folders\2022-135\Drawing\2022-135.dwg

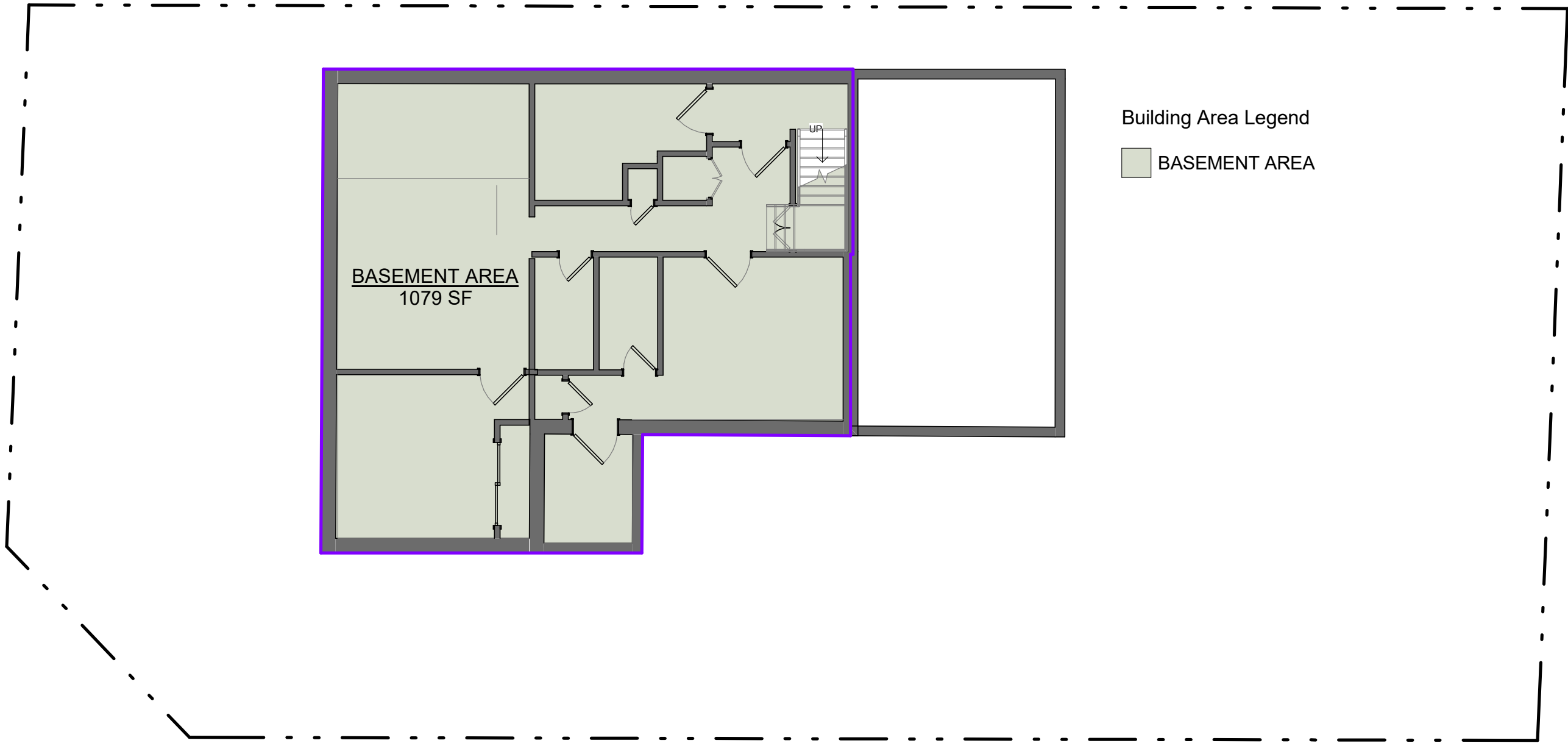
17 VICTOR BOULEVARD		No.	Description	Date
Enter address here		7	ISSUED FOR COFA	2023-03-21
		5	ISSUED FOR ZONING	2023-01-18
STAGE	DRAWING NO.			
ZR	A0-003			

ARCHITECTS

QBS ARCHITECTS INC

TORONTO - CANADA
info@qbsarchitects.com

SURVEY			
PROJECT NUMBER	220233	DRAWING STATUS	ISSUED FOR ZONING VERIFICATION
DATE	01/13/23		
DRAWN	Author		
CHECKED	Checker	SCALE	REVISION 7

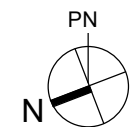


17 VICTOR BOULEVARD
Enter address here

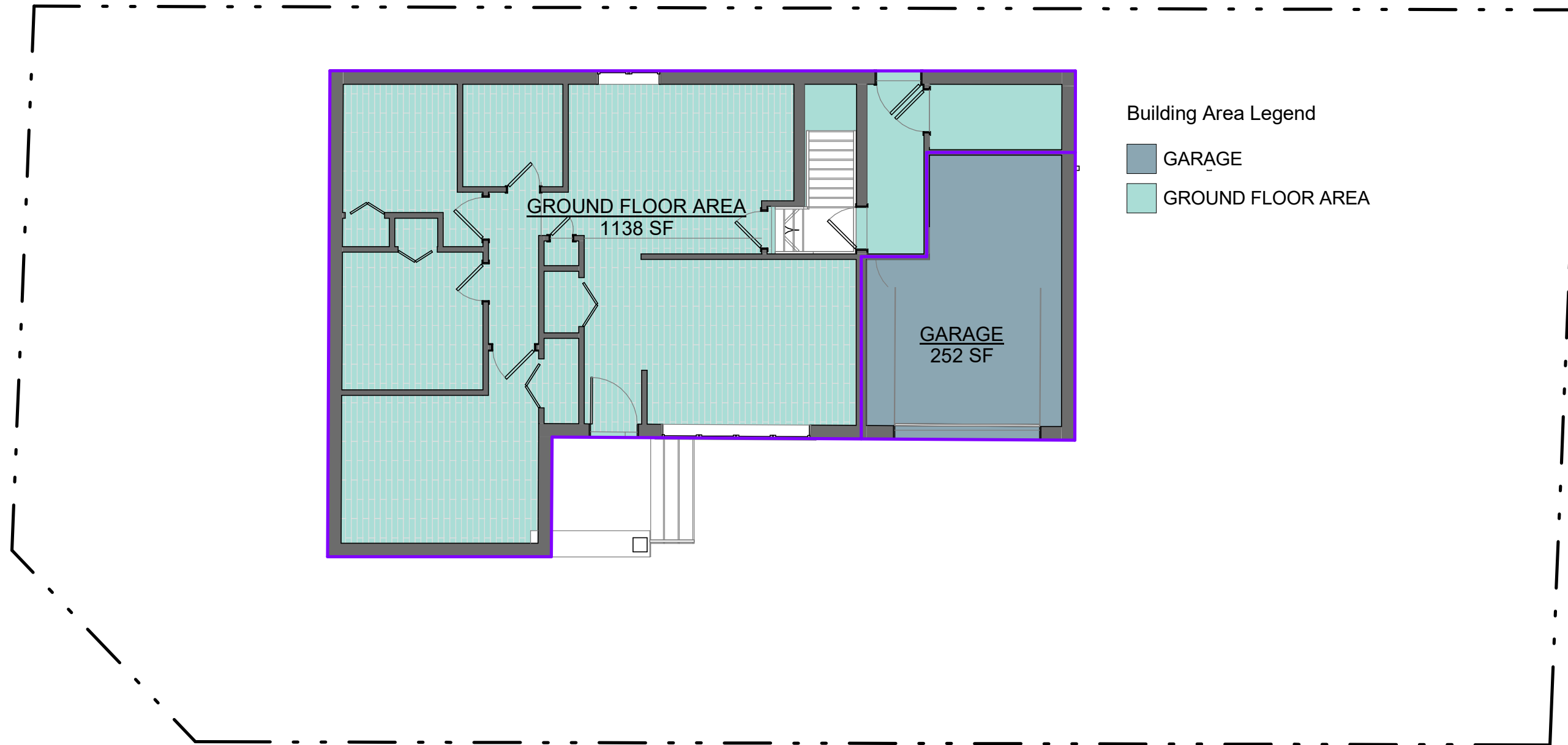
No.	Description	Date
7	ISSUED FOR COFA	2023-03-21
5	ISSUED FOR ZONING	2023-01-18

STAGE: **ZR**
DRAWING NO.: **A0-004**

ARCHITECTS



EXISTING BASEMENT AREAS			
PROJECT NUMBER	220233	DRAWING STATUS	
DATE	01/13/23	ISSUED FOR ZONING VERIFICATION	
DRAWN	JB	SCALE	1/8" = 1'-0"
CHECKED	SA	REVISION	7



Building Area Legend

- GARAGE
- GROUND FLOOR AREA

17 VICTOR BOULEVARD
Enter address here

STAGE	DRAWING NO.
ZR	A0-005

No.	Description	Date
7	ISSUED FOR COFA	2023-03-21
5	ISSUED FOR ZONING	2023-01-18

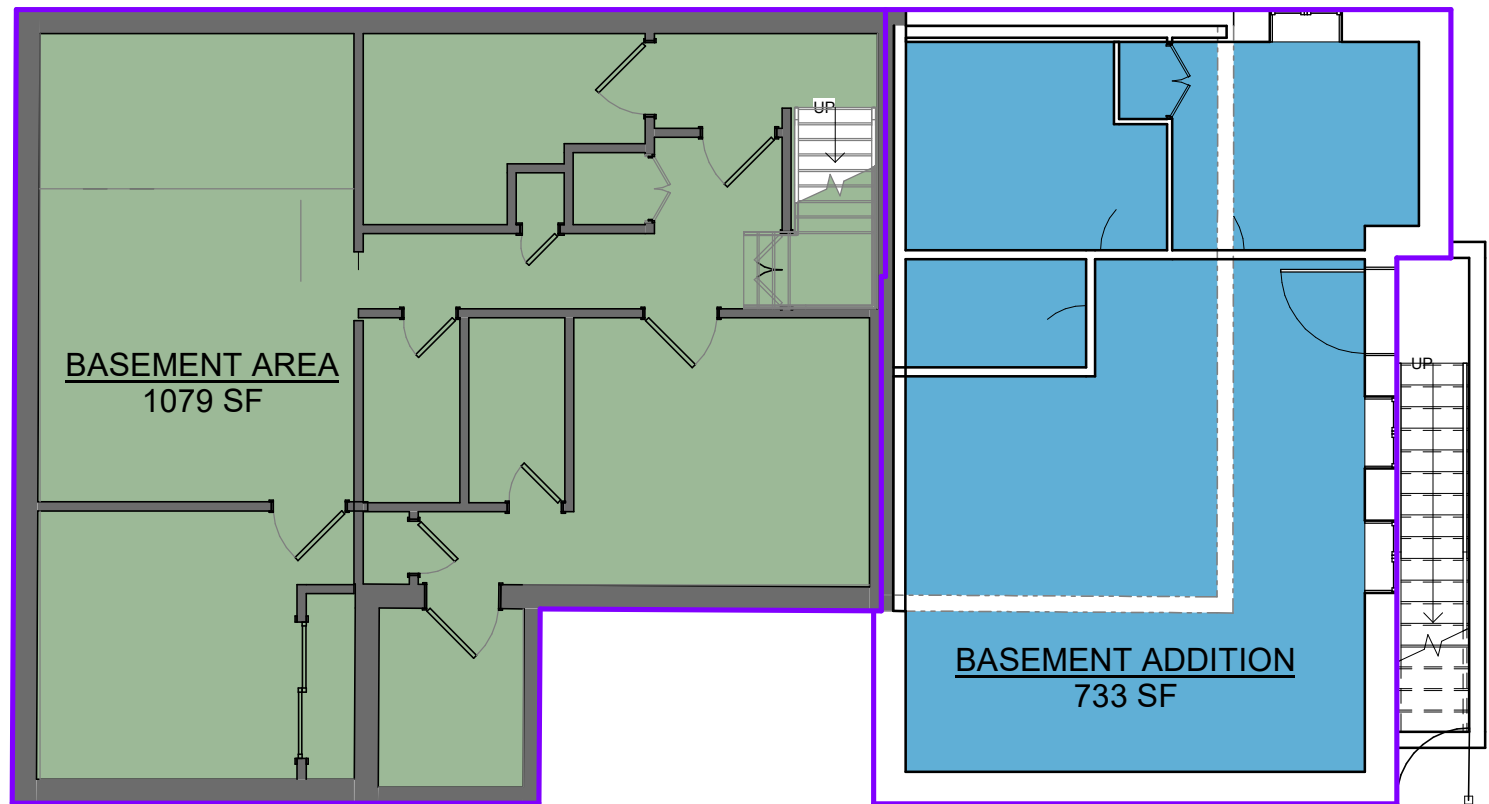
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info@qbsarchitects.com

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SABA
SABA AL MATHNO
LICENCE
6963

EXISTING GROUND FLOOR AREAS			
PROJECT NUMBER	220233	DRAWING STATUS	
DATE	01/13/23	ISSUED FOR ZONING VERIFICATION	
DRAWN	JB	SCALE 1/8" = 1'-0"	REVISION 7
CHECKED	SA		



Schema 1 Legend

- BASEMENT ADDITION
- BASEMENT AREA

17 VICTOR BOULEVARD
Enter address here

STAGE	DRAWING NO.
ZR	A0-006

No.	Description	Date
7	ISSUED FOR COFA	2023-03-21
5	ISSUED FOR ZONING	2023-01-18

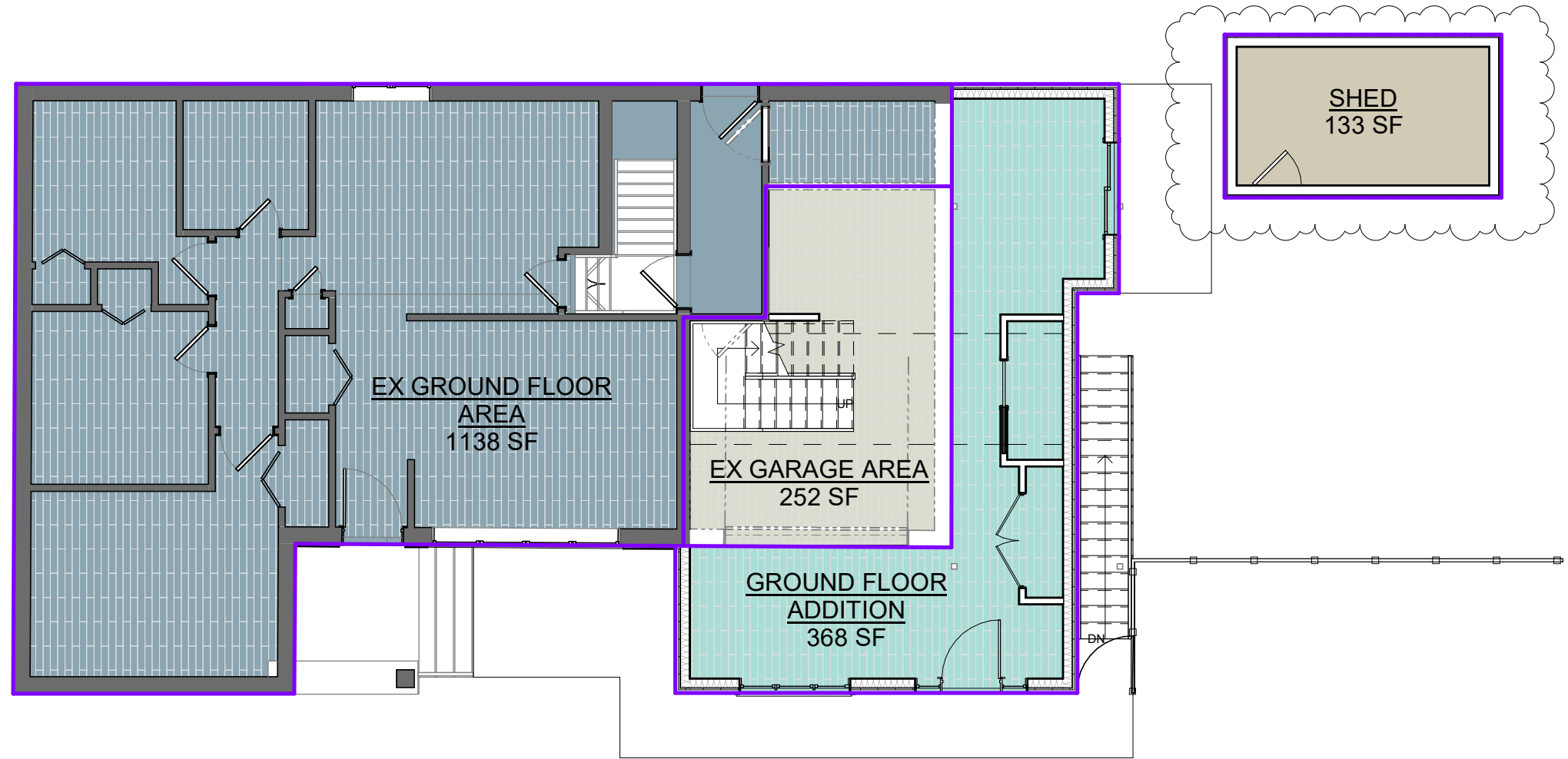
ARCHITECTS

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info@qbsarchitects.com

PROPOSED BASEMENT FLOOR AREAS			
PROJECT NUMBER	220233	DRAWING STATUS	
DATE	01/13/23	ISSUED FOR ZONING VERIFICATION	
DRAWN	JB	SCALE	1/8" = 1'-0"
CHECKED	SA	REVISION	7

Schema 1 Legend

- EX GARAGE AREA
- EX GROUND FLOOR AREA
- GROUND FLOOR ADDITION
- SHED



17 VICTOR BOULEVARD	
Enter address here	
STAGE	DRAWING NO.
ZR	A0-007

No.	Description	Date
7	ISSUED FOR COFA	2023-03-21
6	REISSUED FOR ZONING	2023-03-08
4	ISSUED FOR CLIENT	2023-01-11
3	ISSUED FOR CLIENT	2023-01-04
2	ISSUED FOR CLIENT	2022-12-23
1	ISSUED FOR CLIENT	2022-12-20

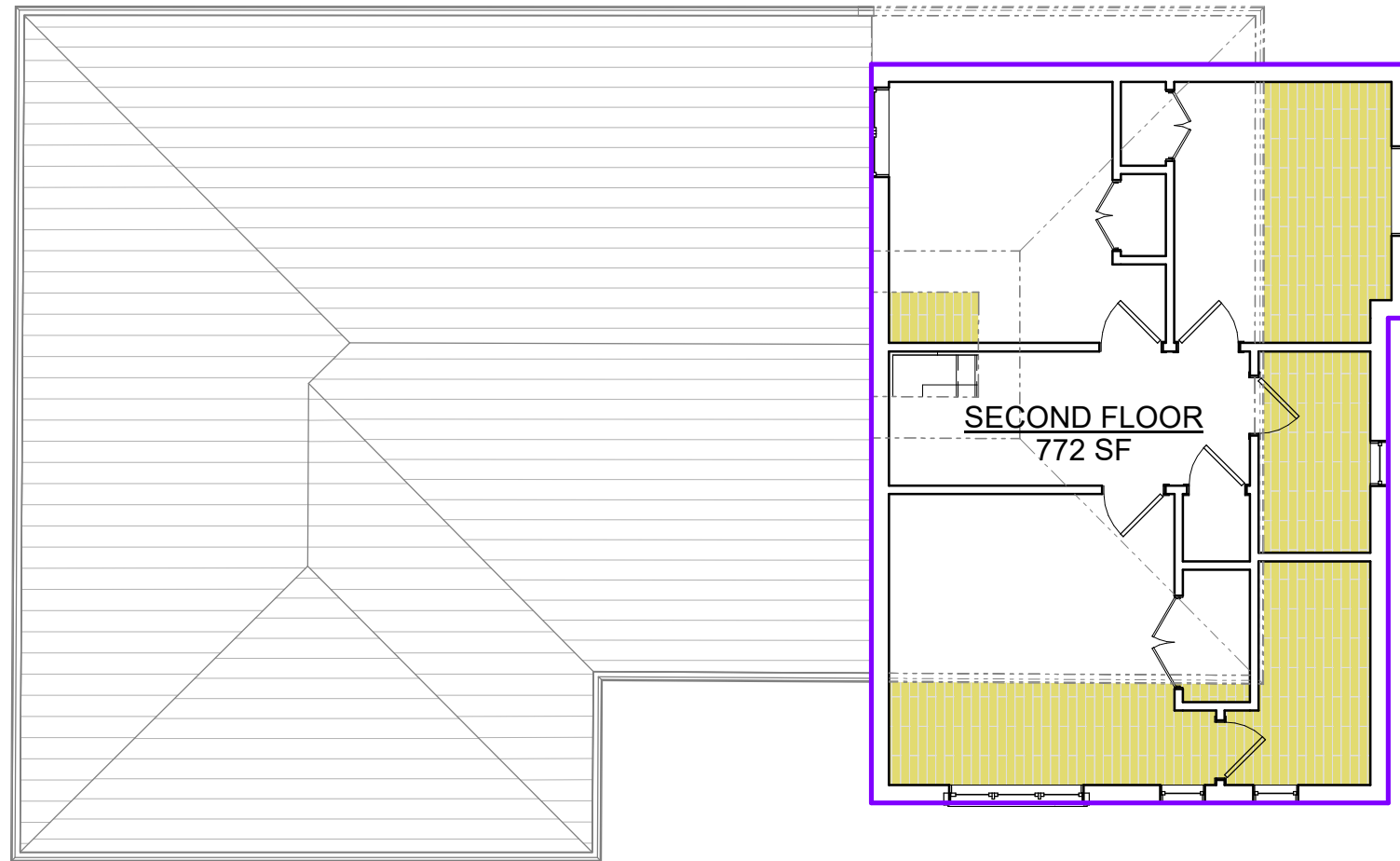
ARCHITECTS

TORONTO - CANADA
info@qbsarchitects.com

PN
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ONTARIO ASSOCIATION
OF
ARCHITECTS
Saba
SABA AL MATHNO
LICENCE
6963

PROPOSED GROUND FLOOR AREAS			
PROJECT NUMBER	220233	DRAWING STATUS	
DATE	01/13/23	ISSUED FOR ZONING VERIFICATION	
DRAWN	JB	SCALE	1/8" = 1'-0"
CHECKED	SA	REVISION	7



Schema 1 Legend

SECOND FLOOR

17 VICTOR BOULEVARD	
Enter address here	
STAGE	DRAWING NO.
ZR	A0-008

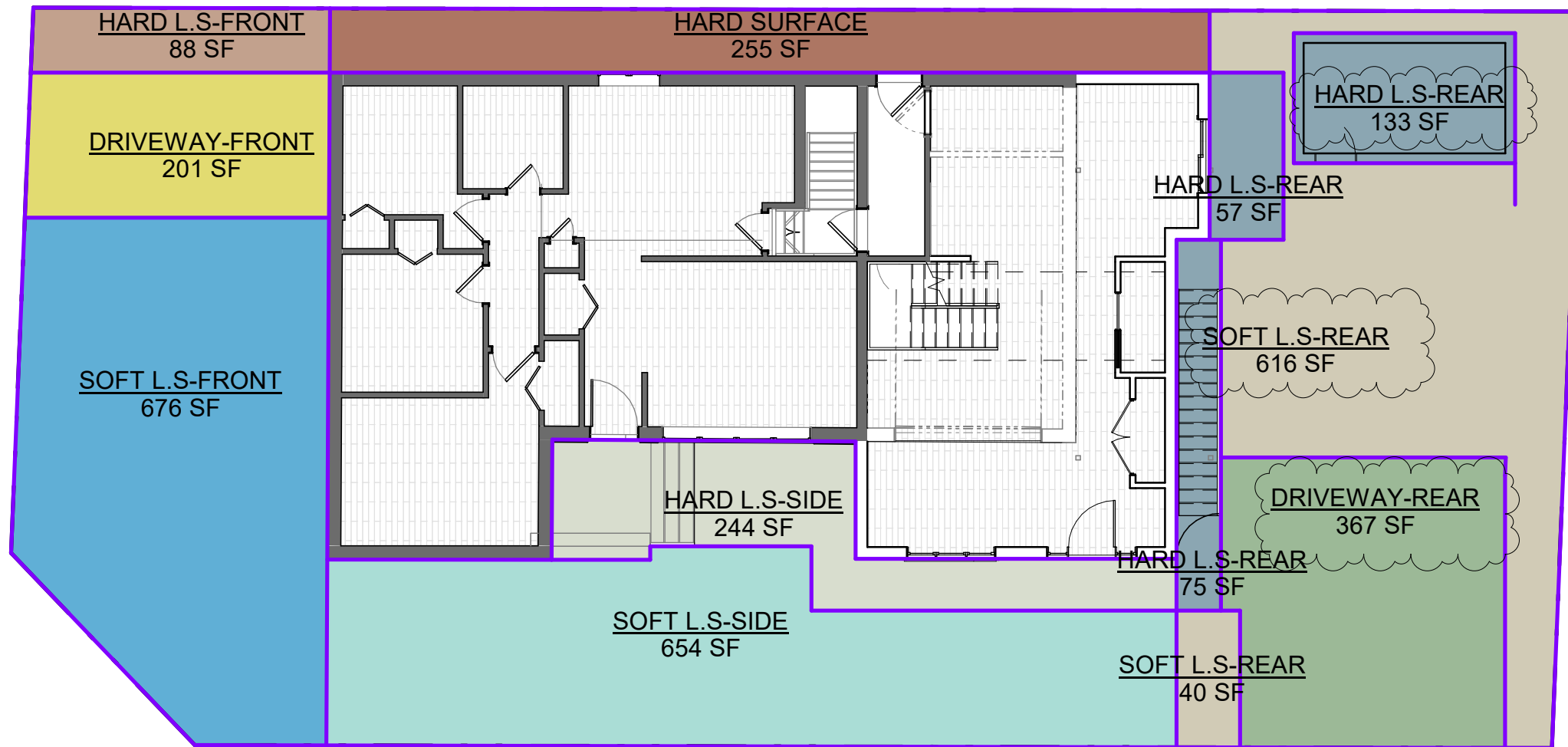
No.	Description	Date
7	ISSUED FOR COFA	2023-03-21
5	ISSUED FOR ZONING	2023-01-18
4	ISSUED FOR CLIENT	2023-01-11
3	ISSUED FOR CLIENT	2023-01-04
2	ISSUED FOR CLIENT	2022-12-23
1	ISSUED FOR CLIENT	2022-12-20

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PROPOSED SECOND FLOOR AREA			
PROJECT NUMBER	220233	DRAWING STATUS	
DATE	01/13/23	ISSUED FOR ZONING VERIFICATION	
DRAWN	JB	SCALE	1/8" = 1'-0"
CHECKED	SA	REVISION	7



FRONT YARD LANDSCAPING CALCULATION

- DRIVEWAY-FRONT
- DRIVEWAY-REAR
- HARD L.S-FRONT
- HARD L.S-REAR
- HARD L.S-SIDE
- HARD SURFACE
- SOFT L.S-FRONT
- SOFT L.S-REAR
- SOFT L.S-SIDE

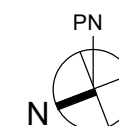
ZONING-PROP FRONT YARD LANDSCAPING		
SOFT L.S-FRONT	676 ft ²	62.82 m ²
HARD L.S-FRONT	88 ft ²	8.21 m ²
DRIVEWAY-FRONT	201 ft ²	18.70 m ²
Grand total: 3	966 ft ²	89.73 m ²

ZONING-PROP SIDE LANDSCAPING			
HARD L.S-SIDE	244 ft ²	22.63 m ²	
SOFT L.S-SIDE	654 ft ²	60.72 m ²	
Grand total: 2	897 ft ²	83.35 m ²	

ZONING-PROP REAR LANDSCAPING			
DRIVEWAY-REAR	367 ft ²	34.14 m ²	
SOFT L.S-REAR	40 ft ²	3.71 m ²	
SOFT L.S-REAR	616 ft ²	57.23 m ²	
HARD L.S-REAR	133 ft ²	12.31 m ²	
HARD L.S-REAR	57 ft ²	5.26 m ²	
HARD L.S-REAR	75 ft ²	7.01 m ²	
Grand total: 6	1288 ft ²	119.67 m ²	

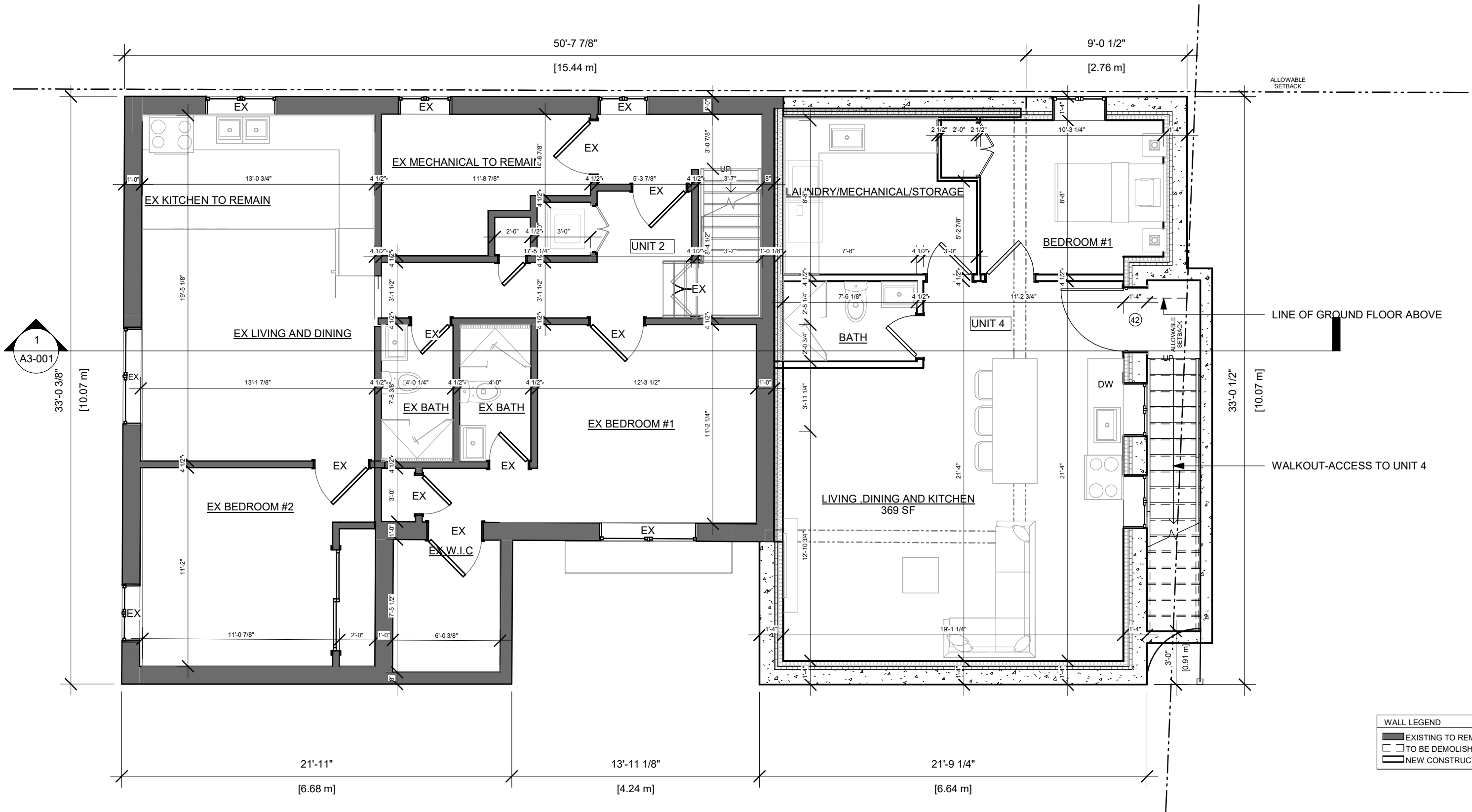
17 VICTOR BOULEVARD		No.	Description	Date
Enter address here				
STAGE	DRAWING NO.			
ZR	A0-009	7	ISSUED FOR COFA	2023-03-21
		6	REISSUED FOR ZONING	2023-03-08
		5	ISSUED FOR ZONING	2023-01-18

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LANDSCAPING CALCULATION

PROJECT NUMBER	220233	DRAWING STATUS	ISSUED FOR ZONING VERIFICATION	
DATE	01/13/23			
DRAWN	JB			
CHECKED	SA	SCALE	1" = 10'-0"	REVISION
				7



WALL LEGEND	
	EXISTING TO REMAIN
	TO BE DEMOLISHED
	NEW CONSTRUCTION

17 VICTOR BOULEVARD
Enter address here

STAGE	DRAWING NO.
ZR	A1-001

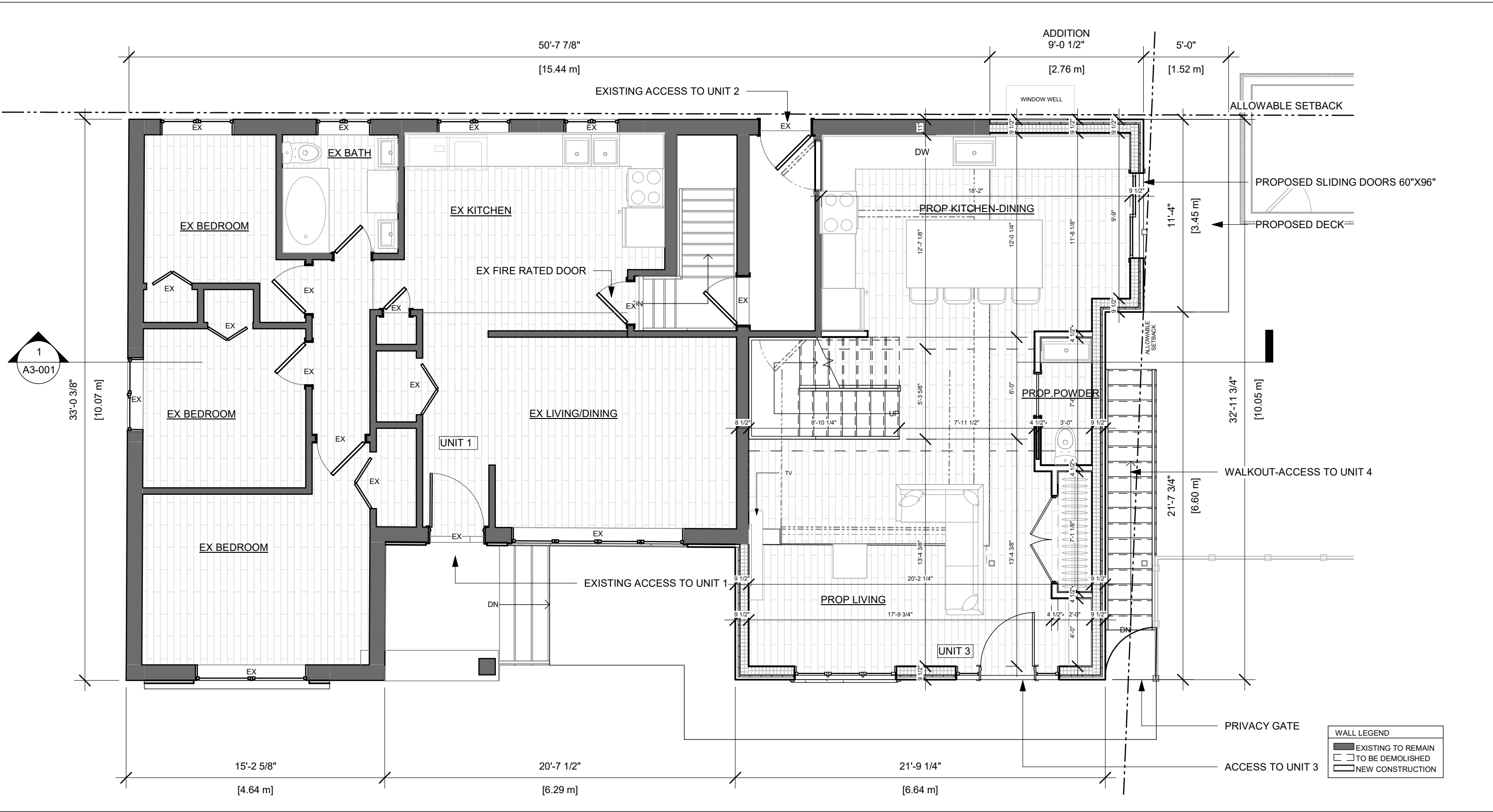
No.	Description	Date
7	ISSUED FOR COFA	2023-03-21
5	ISSUED FOR ZONING	2023-01-18
4	ISSUED FOR CLIENT	2023-01-11
3	ISSUED FOR CLIENT	2023-01-04
2	ISSUED FOR CLIENT	2022-12-23
1	ISSUED FOR CLIENT	2022-12-20

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PROPOSED BASEMENT			
PROJECT NUMBER	220233	DRAWING STATUS	ISSUED FOR ZONING VERIFICATION
DATE	01/13/23		
DRAWN	JB	SCALE	3/16" = 1'-0"
CHECKED	SA	REVISION	7



17 VICTOR BOULEVARD
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STAGE	DRAWING NO.
ZR	A1-002

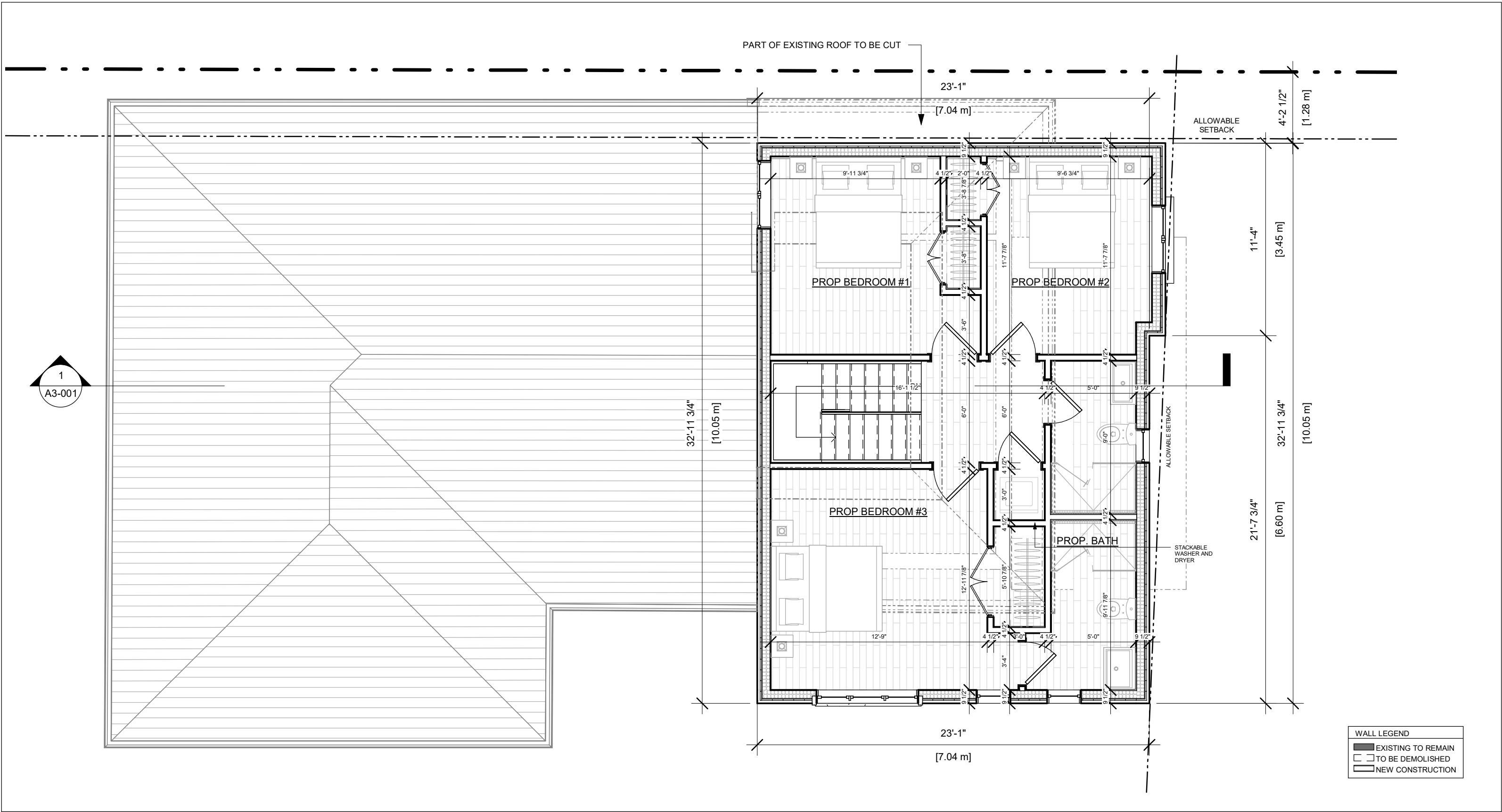
No.	Description	Date
7	ISSUED FOR COFA	2023-03-21
5	ISSUED FOR ZONING	2023-01-18
4	ISSUED FOR CLIENT	2023-01-11
3	ISSUED FOR CLIENT	2023-01-04
2	ISSUED FOR CLIENT	2022-12-23
1	ISSUED FOR CLIENT	2022-12-20

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PROPOSED GROUND FLOOR			
PROJECT NUMBER	220233	DRAWING STATUS	ISSUED FOR ZONING VERIFICATION
DATE	01/13/23		
DRAWN	JB	SCALE	3/16" = 1'-0"
CHECKED	SA	REVISION	7



17 VICTOR BOULEVARD
Enter address here

STAGE	DRAWING NO.
ZR	A1-003

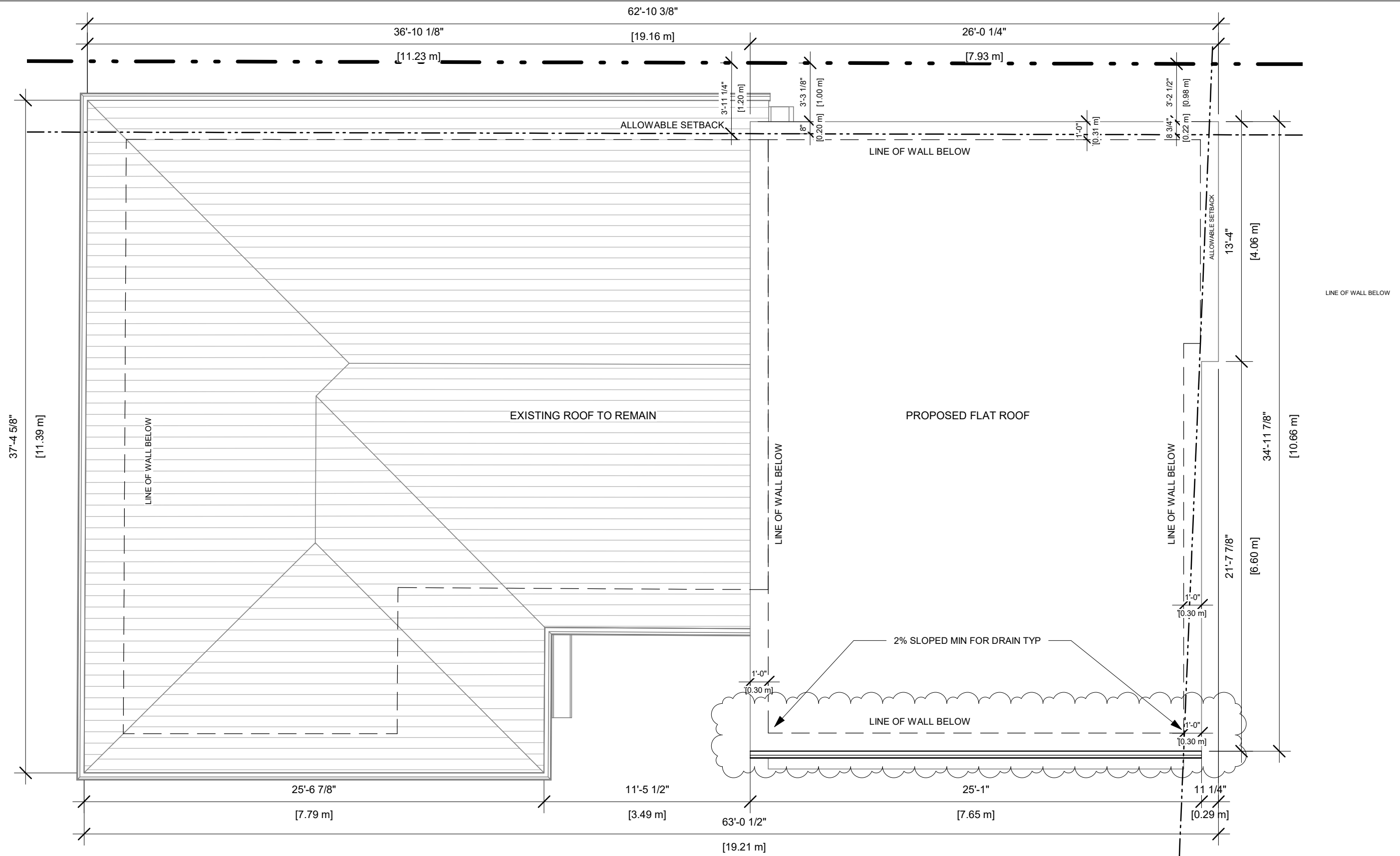
No.	Description	Date
7	ISSUED FOR COFA	2023-03-21
5	ISSUED FOR ZONING	2023-01-18
4	ISSUED FOR CLIENT	2023-01-11
3	ISSUED FOR CLIENT	2023-01-04
2	ISSUED FOR CLIENT	2022-12-23
1	ISSUED FOR CLIENT	2022-12-20

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PROPOSED SECOND FLOOR			
PROJECT NUMBER	220233	DRAWING STATUS	ISSUED FOR ZONING VERIFICATION
DATE	01/13/23		
DRAWN	JB	SCALE	3/16" = 1'-0"
CHECKED	SA	REVISION	7



17 VICTOR BOULEVARD
Enter address here

STAGE	DRAWING NO.
ZR	A1-004

No.	Description	Date
7	ISSUED FOR COFA	2023-03-21
6	REISSUED FOR ZONING	2023-03-08
5	ISSUED FOR ZONING	2023-01-18

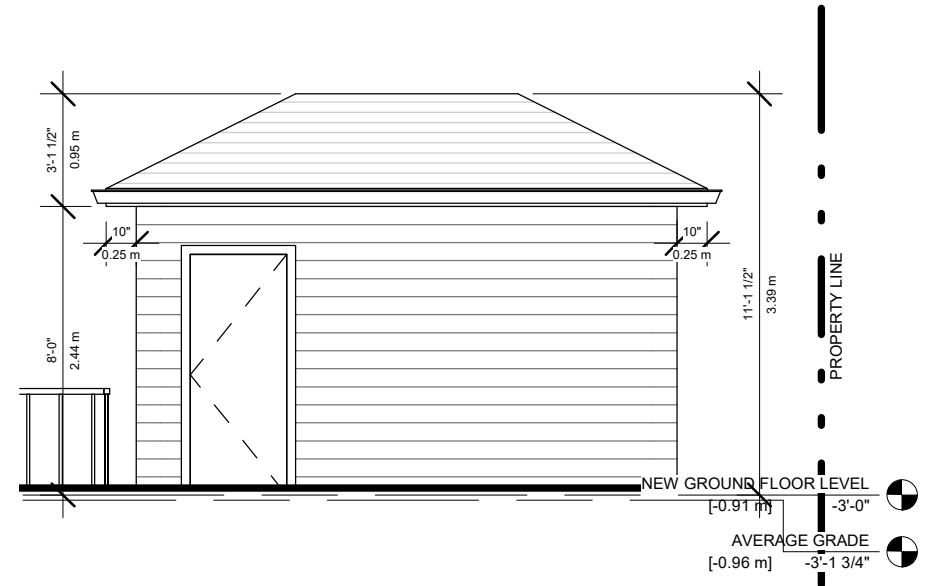
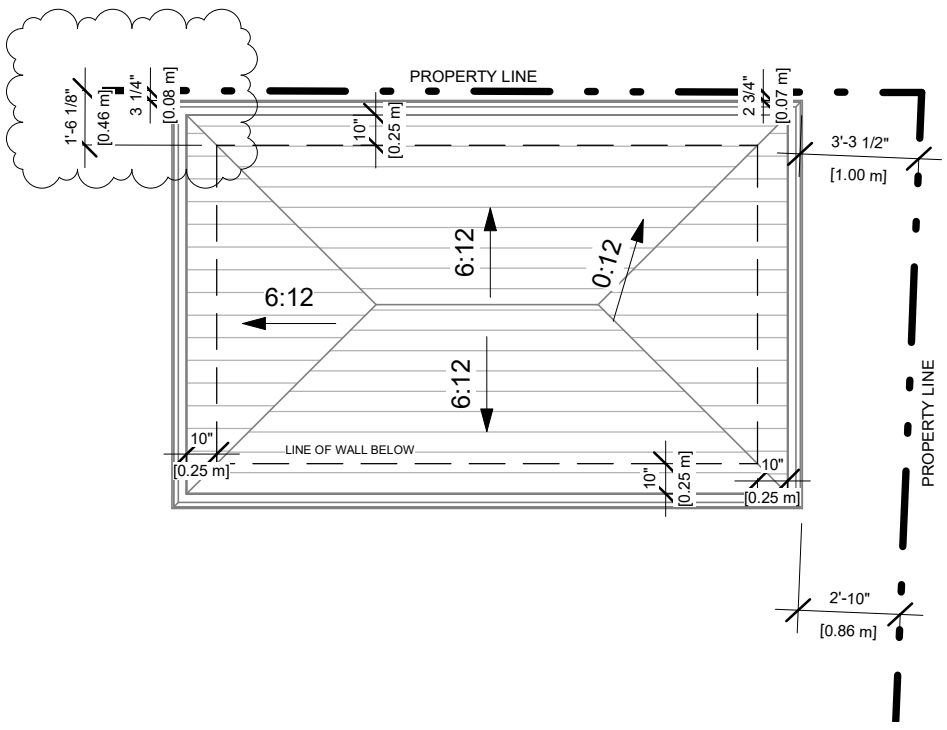
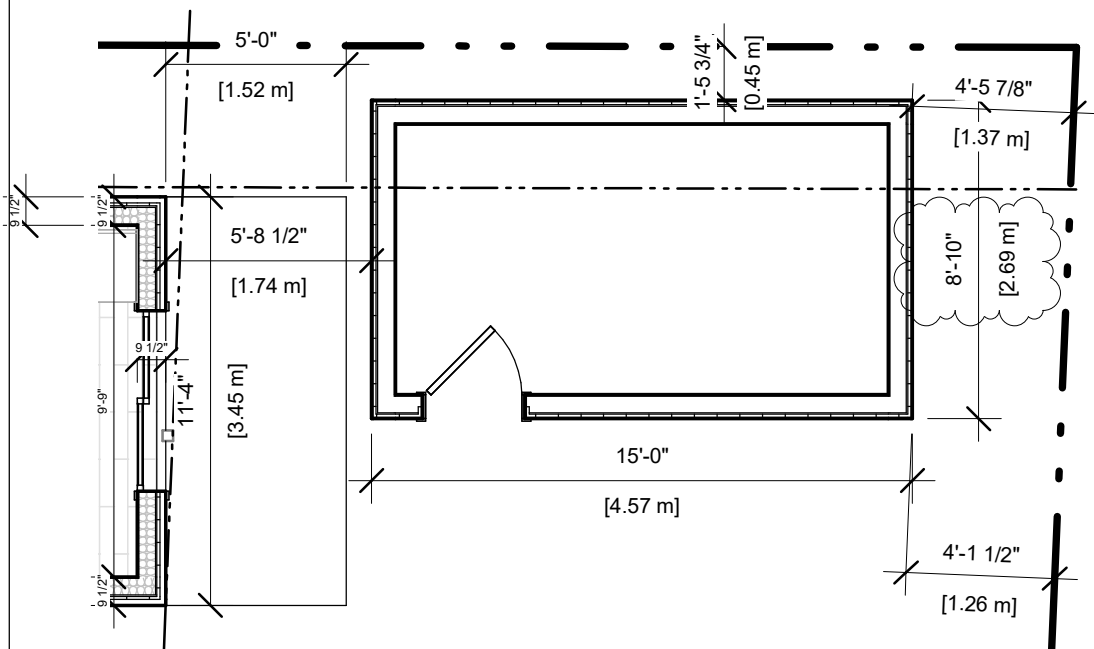
ARCHITECTS



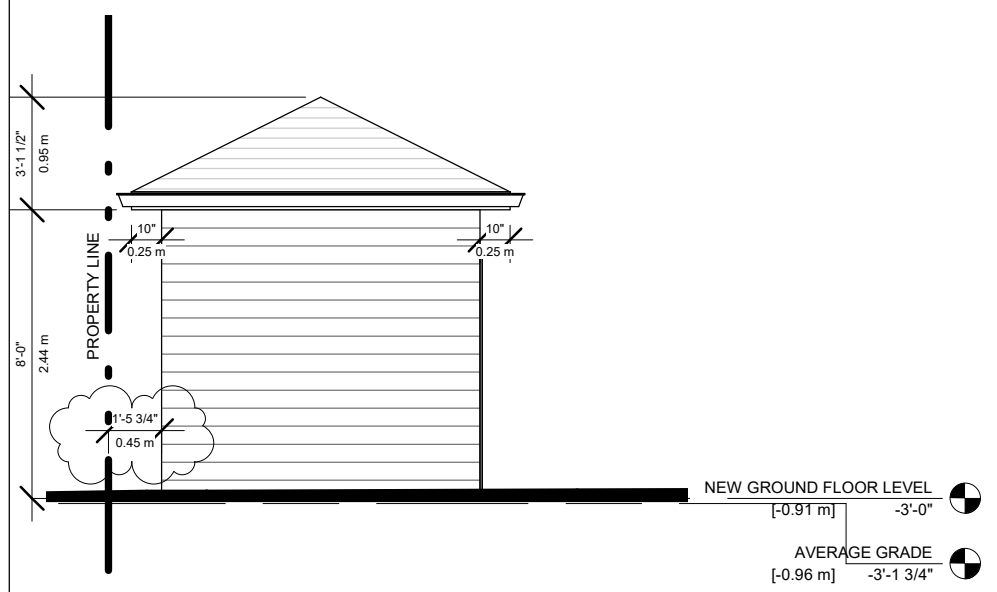
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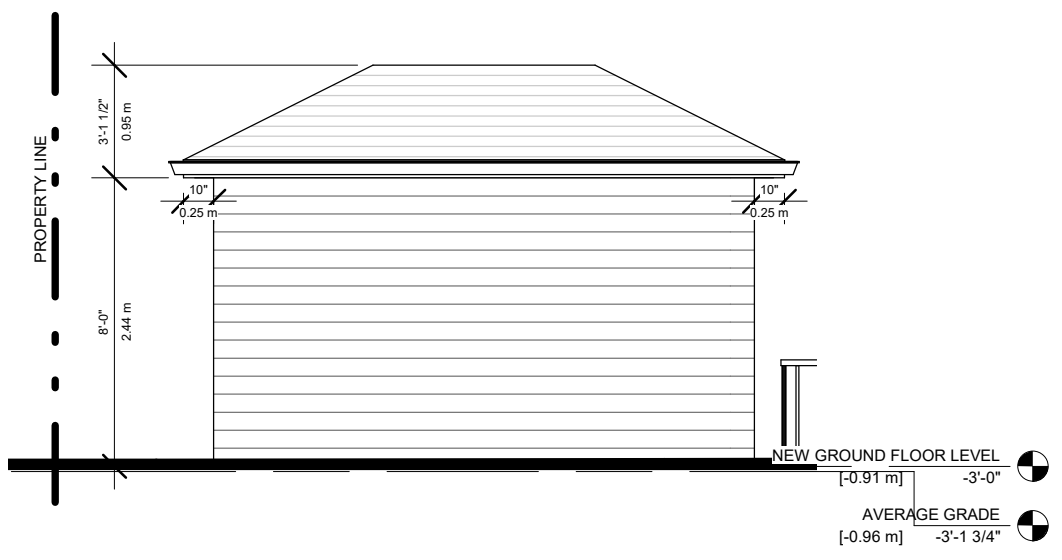

PROPOSED ROOF PLAN			
PROJECT NUMBER	220233	DRAWING STATUS	ISSUED FOR ZONING VERIFICATION
DATE	01/13/23		
DRAWN	Author		
CHECKED	Checker	SCALE 3/16" = 1'-0"	REVISION 7



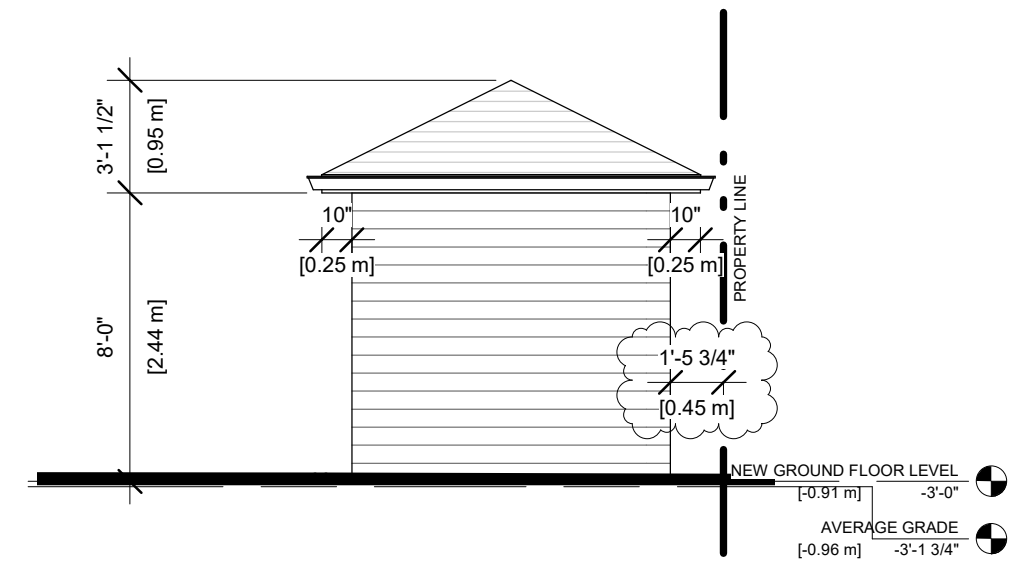
SIDE ELEVATION-WEST
3/16" = 1'-0"



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



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



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

17 VICTOR BOULEVARD	
Enter address here	
STAGE	DRAWING NO.
ZR	A1-005

No.	Description	Date
7	ISSUED FOR COFA	2023-03-21
6	REISSUED FOR ZONING	2023-03-08
5	ISSUED FOR ZONING	2023-01-18

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6963

PROPOSED SHED			
PROJECT NUMBER	220233	DRAWING STATUS	
DATE	01/13/23	ISSUED FOR ZONING VERIFICATION	
DRAWN	Author	SCALE	3/16" = 1'-0"
CHECKED	Checker	REVISION	7



17 VICTOR BOULEVARD
Enter address here

STAGE: ZR
DRAWING NO.: A2-001

No.	Description	Date
7	ISSUED FOR COFA	2023-03-21
6	REISSUED FOR ZONING	2023-03-08
5	ISSUED FOR ZONING	2023-01-18
4	ISSUED FOR CLIENT	2023-01-11

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PROPOSED FRONT ELEVATION			
PROJECT NUMBER	220233	DRAWING STATUS	ISSUED FOR ZONING VERIFICATION
DATE	01/13/23		
DRAWN	JB	SCALE	3/16" = 1'-0"
CHECKED	SA	REVISION	7



17 VICTOR BOULEVARD
Enter address here

STAGE	DRAWING NO.
ZR	A2-002

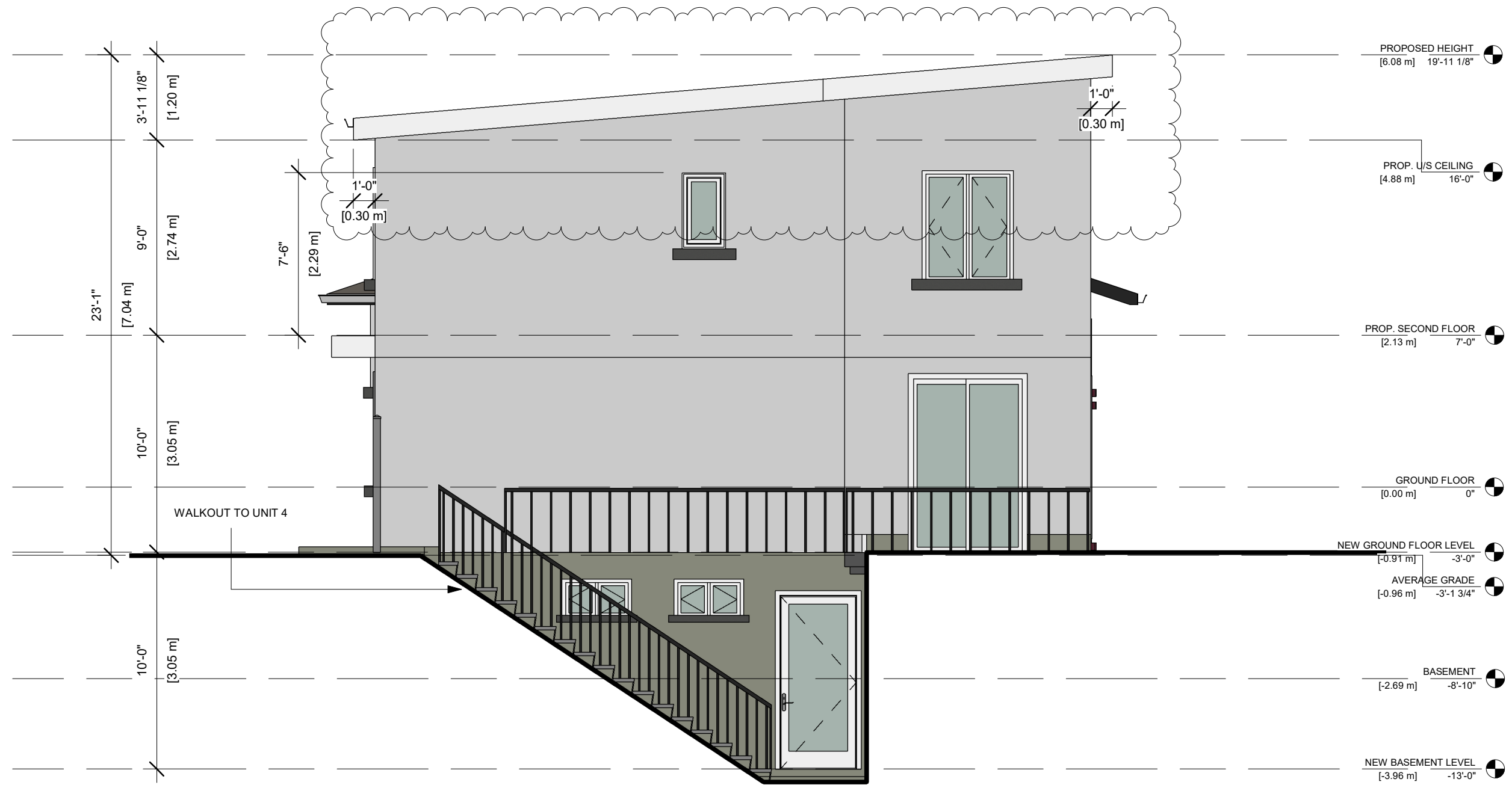
No.	Description	Date
7	ISSUED FOR COFA	2023-03-21
6	REISSUED FOR ZONING	2023-03-08
5	ISSUED FOR ZONING	2023-01-18
4	ISSUED FOR CLIENT	2023-01-11

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PROPOSED SIDE(WEST)ELEVATION			
PROJECT NUMBER	220233	DRAWING STATUS	
DATE	01/13/23	ISSUED FOR ZONING VERIFICATION	
DRAWN	JB	SCALE	3/16" = 1'-0"
CHECKED	SA	REVISION	7



17 VICTOR BOULEVARD	
Enter address here	
STAGE	DRAWING NO.
ZR	A2-003

No.	Description	Date
7	ISSUED FOR COFA	2023-03-21
6	REISSUED FOR ZONING	2023-03-08
4	ISSUED FOR CLIENT	2023-01-11

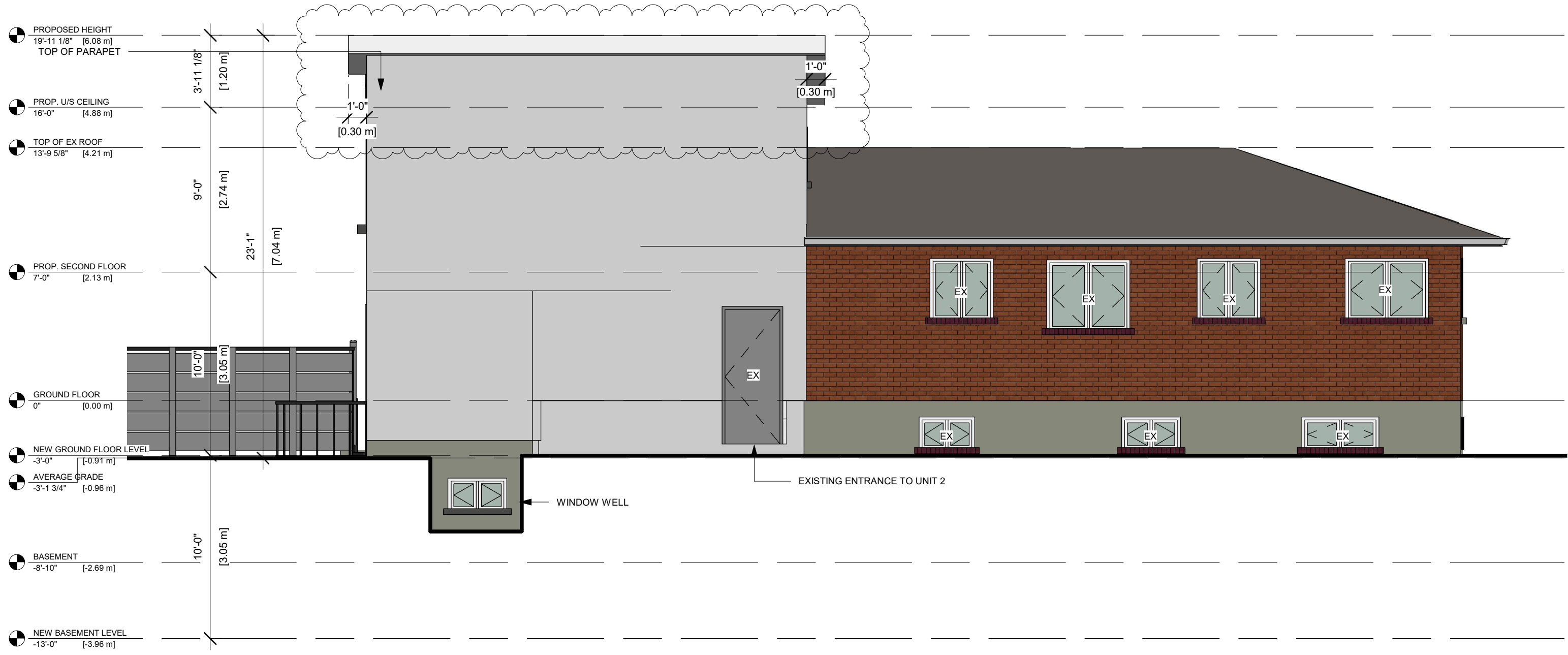
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PROPOSED REAR ELEVATION			
PROJECT NUMBER	220233	DRAWING STATUS	
DATE	01/13/23	ISSUED FOR ZONING VERIFICATION	
DRAWN	Author	SCALE	3/16" = 1'-0"
CHECKED	Checker	REVISION	7



17 VICTOR BOULEVARD
Enter address here

STAGE	DRAWING NO.
ZR	A2-004

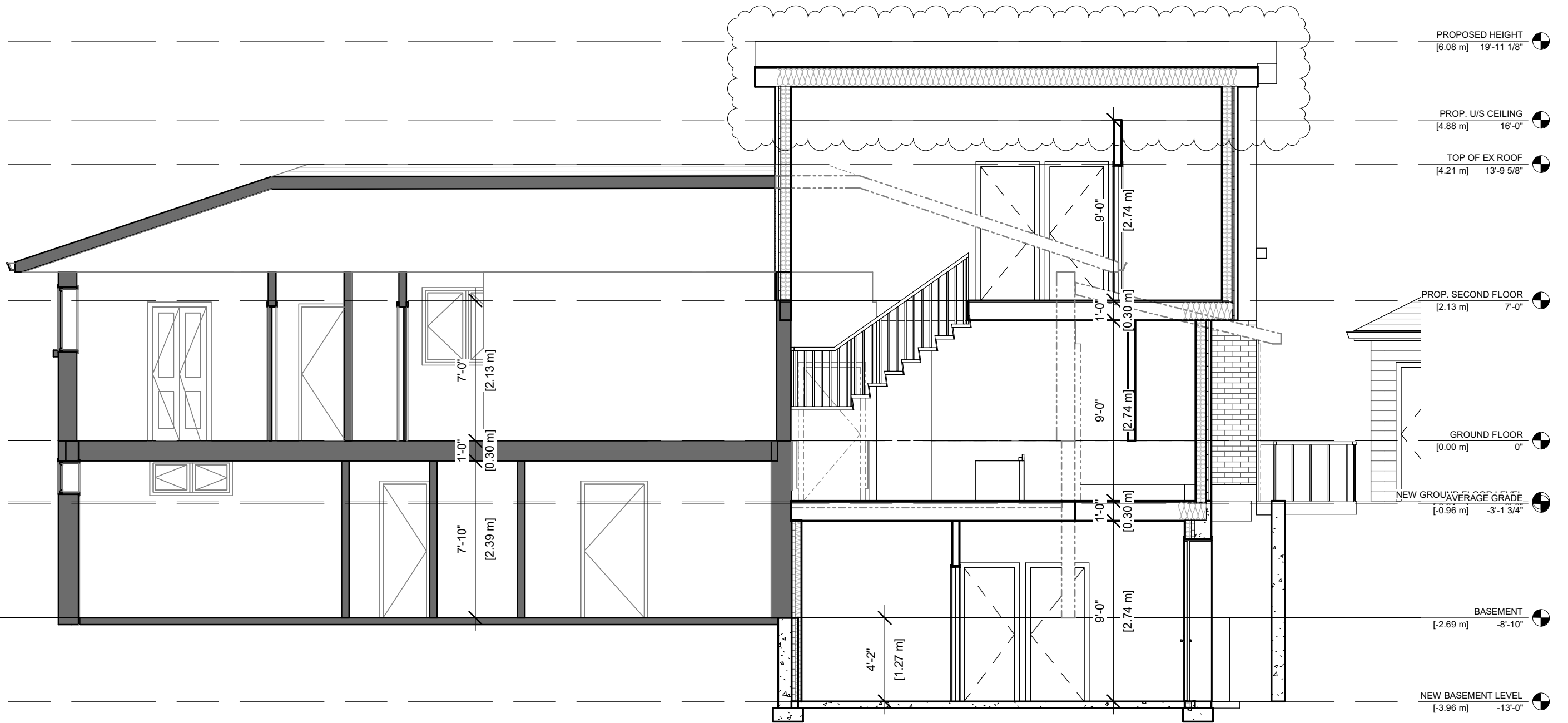
No.	Description	Date
7	ISSUED FOR COFA	2023-03-21
6	REISSUED FOR ZONING	2023-03-08
5	ISSUED FOR ZONING	2023-01-18
4	ISSUED FOR CLIENT	2023-01-11

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PROPOSED SIDE(EAST)ELEVATION			
PROJECT NUMBER	220233	DRAWING STATUS	ISSUED FOR ZONING VERIFICATION
DATE	01/13/23		
DRAWN	JB	SCALE	3/16" = 1'-0"
CHECKED	SA	REVISION	7



WALL LEGEND	
	EXISTING TO REMAIN
	TO BE DEMOLISHED
	NEW CONSTRUCTION

17 VICTOR BOULEVARD	
Enter address here	
STAGE	DRAWING NO.
ZR	A3-001

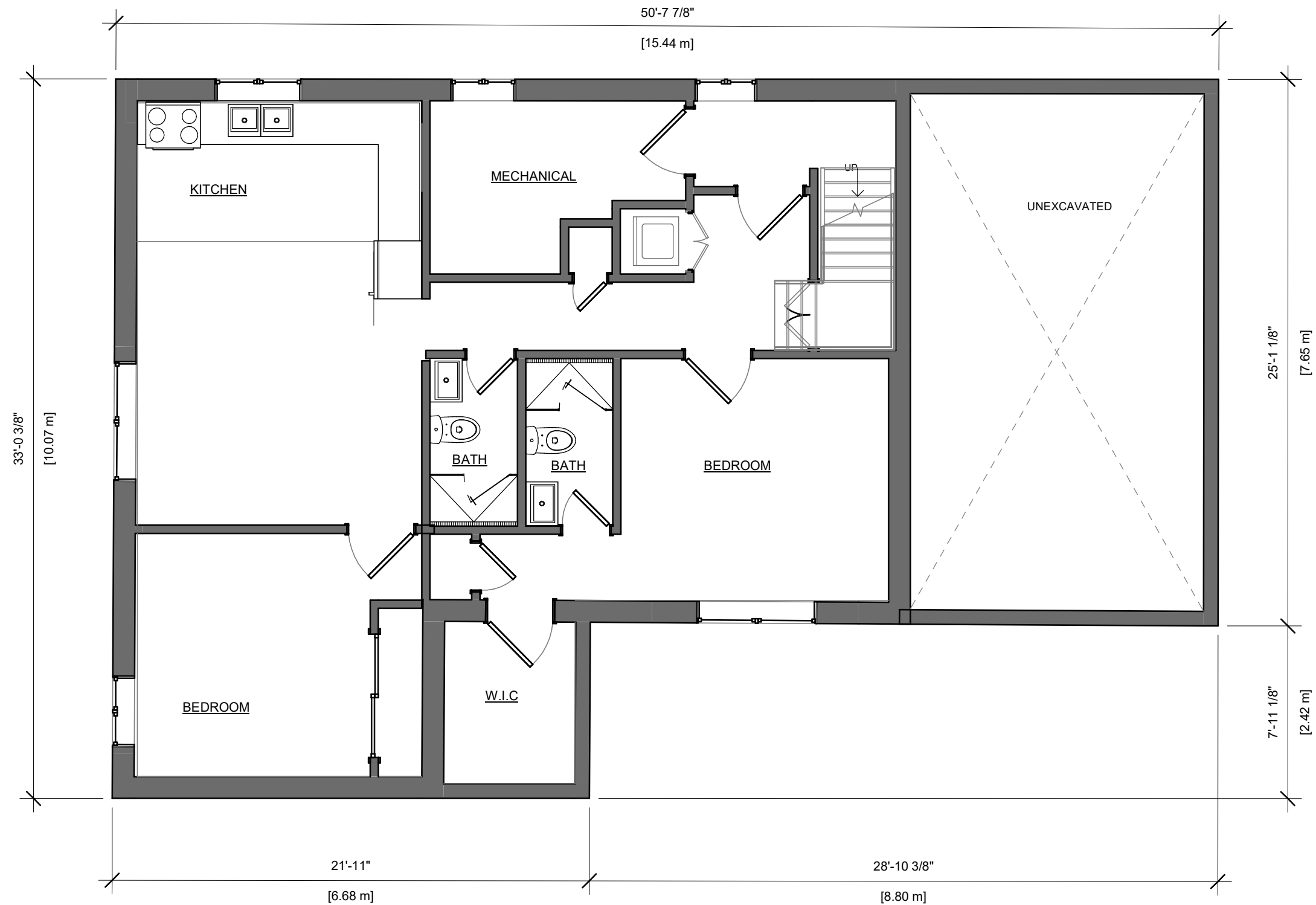
No.	Description	Date
7	ISSUED FOR COFA	2023-03-21
6	REISSUED FOR ZONING	2023-03-08
5	ISSUED FOR ZONING	2023-01-18

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SECTION 1			
PROJECT NUMBER	220233	DRAWING STATUS	ISSUED FOR ZONING VERIFICATION
DATE	01/13/23		
DRAWN	JB	SCALE	3/16" = 1'-0"
CHECKED	SA	REVISION	7



17 VICTOR BOULEVARD	
Enter address here	
STAGE	DRAWING NO.
ZR	A4-001

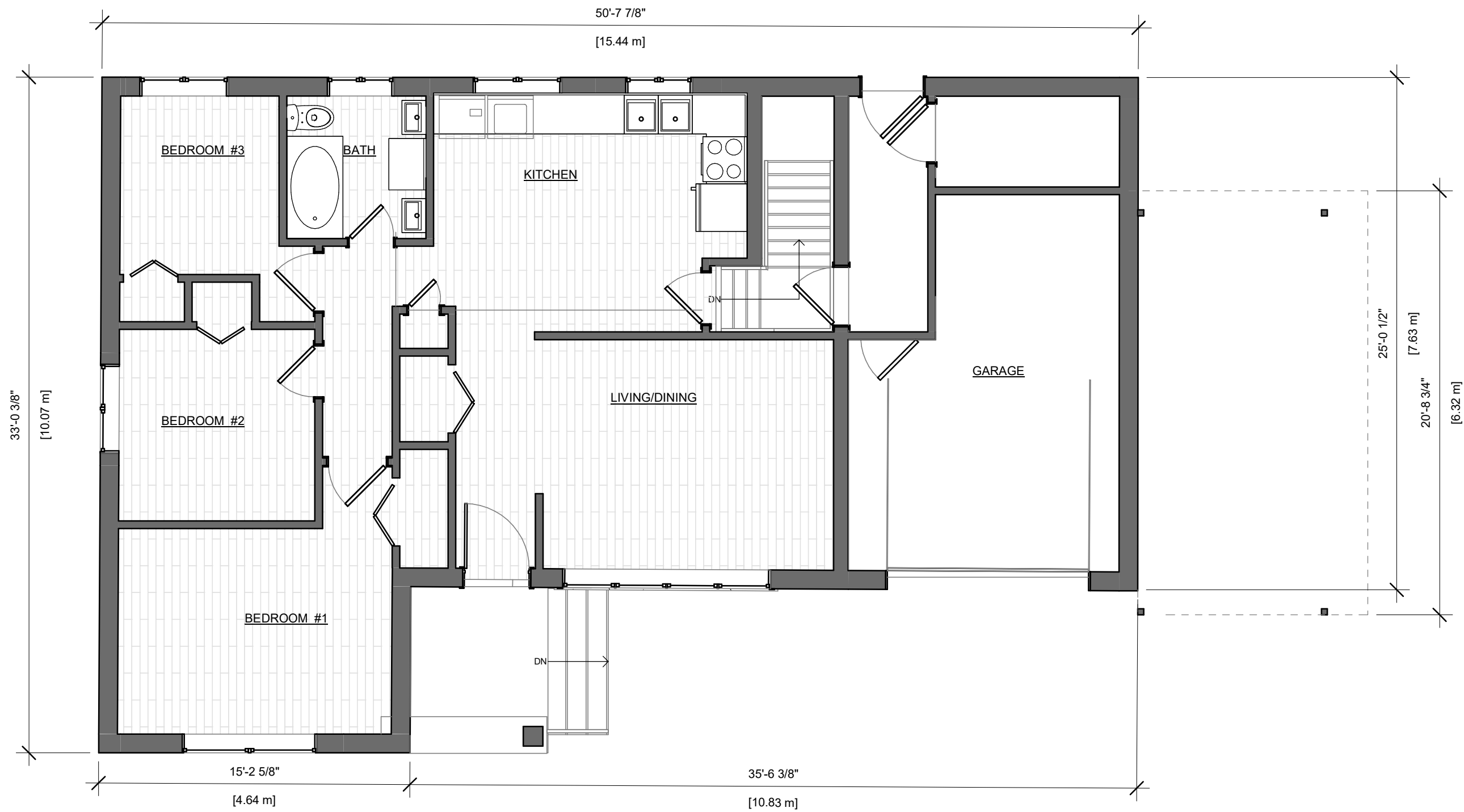
No.	Description	Date
7	ISSUED FOR COFA	2023-03-21
5	ISSUED FOR ZONING	2023-01-18

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EXISTING BASEMENT FLOOR PLAN			
PROJECT NUMBER	220233	DRAWING STATUS	
DATE	01/13/23	ISSUED FOR ZONING VERIFICATION	
DRAWN	JB	SCALE	3/16" = 1'-0"
CHECKED	SA	REVISION	7



17 VICTOR BOULEVARD
Enter address here

STAGE	DRAWING NO.
ZR	A4-002

No.	Description	Date
7	ISSUED FOR COFA	2023-03-21
5	ISSUED FOR ZONING	2023-01-18

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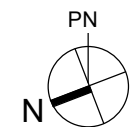
EXISTING GROUND FLOOR PLAN			
PROJECT NUMBER	220233	DRAWING STATUS	
DATE	01/13/23	ISSUED FOR ZONING VERIFICATION	
DRAWN	Author	SCALE	3/16" = 1'-0"
CHECKED	Checker	REVISION	7



17 VICTOR BOULEVARD
Enter address here

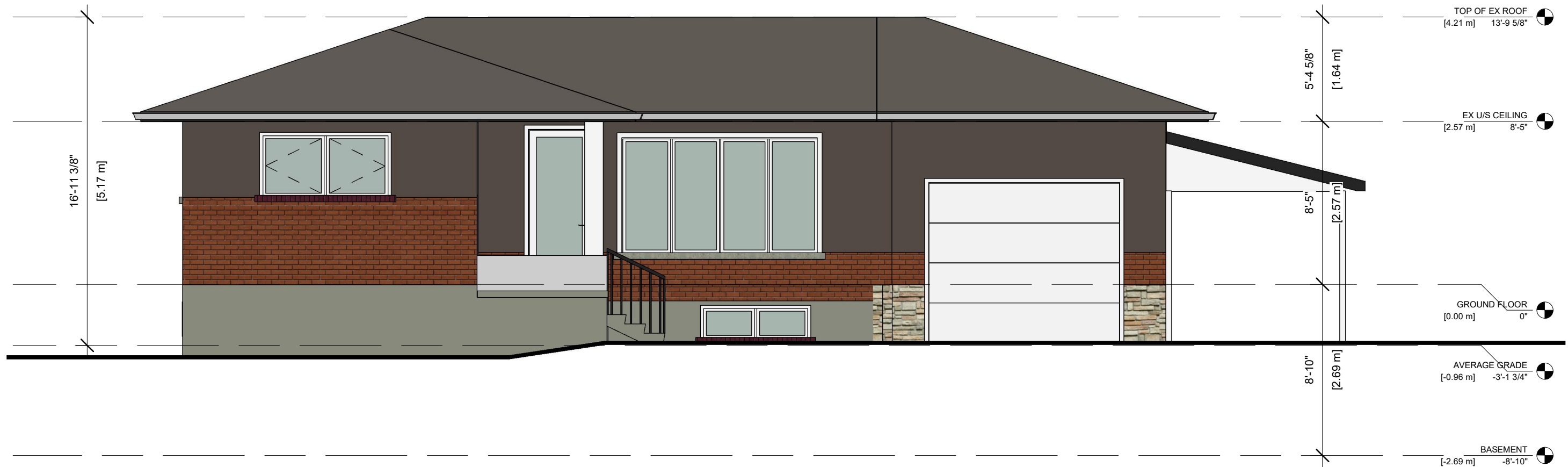
No.	Description	Date
7	ISSUED FOR COFA	2023-03-21
5	ISSUED FOR ZONING	2023-01-18

ARCHITECTS



STAGE: **ZR**
DRAWING NO.: **A4-003**

EXISTING FRONT ELEVATION			
PROJECT NUMBER	220233	DRAWING STATUS	
DATE	01/13/23	ISSUED FOR ZONING VERIFICATION	
DRAWN	JB	SCALE	3/16" = 1'-0"
CHECKED	SA	REVISION	7



17 VICTOR BOULEVARD
Enter address here

STAGE	DRAWING NO.
ZR	A4-004

No.	Description	Date
7	ISSUED FOR COFA	2023-03-21
5	ISSUED FOR ZONING	2023-01-18

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EXISTING SIDE(WEST)ELEVATION			
PROJECT NUMBER	220233	DRAWING STATUS	
DATE	01/13/23	ISSUED FOR ZONING VERIFICATION	
DRAWN	JB	SCALE	3/16" = 1'-0"
CHECKED	SA	REVISION	7



17 VICTOR BOULEVARD	
Enter address here	
STAGE	DRAWING NO.
ZR	A4-005

No.	Description	Date
7	ISSUED FOR COFA	2023-03-21
5	ISSUED FOR ZONING	2023-01-18

ARCHITECTS



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EXISTING REAR ELEVATION			
PROJECT NUMBER	220233	DRAWING STATUS	
DATE	01/13/23	ISSUED FOR ZONING VERIFICATION	
DRAWN	JB	SCALE	3/16" = 1'-0"
CHECKED	SA	REVISION	7



17 VICTOR BOULEVARD
Enter address here

STAGE	DRAWING NO.
ZR	A4-006

No.	Description	Date
7	ISSUED FOR COFA	2023-03-21
5	ISSUED FOR ZONING	2023-01-18

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EXISTING SIDE(EAST)ELEVATION			
PROJECT NUMBER	220233	DRAWING STATUS	
DATE	01/13/23	ISSUED FOR ZONING VERIFICATION	
DRAWN	JB	SCALE	3/16" = 1'-0"
CHECKED	SA	REVISION	7

APPLICATION FOR A MINOR VARIANCE/PERMISSION
 UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS	
Registered Owners(s)			
Applicant(s)			
Agent or Solicitor			Phone:
			E-mail:

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

1.3 Sign should be sent to Purchaser Owner
 Applicant AgentSolicitor

1.4 Request for digital copy of sign Yes* No

If YES, provide email address where sign is to be sent [REDACTED]

1.5 All correspondence may be sent by email Yes* No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	17 Victor Blvd Hamilton, ON L9A 2V3		
Assessment Roll Number			
Former Municipality			
Lot	Lot 5	Concession	
Registered Plan Number	1248	Lot(s)	
Reference Plan Number (s)		Part(s)	

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:

– REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
PROPERTY IS SUBJECT TO AN EASEMENT AS IN INSTRUMENT NUMBER HL260284

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:

Side yard parking; off site maneuvering not permitted. Parking spaces do not have 6.0m onsite maneuvering.

Second Dwelling Unit Reconstruction of Existing Dwelling

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

Parking spaces are required for the proposed additional rental units

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
15.24	32.02	479.8	9.24

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
Dwelling	6.19	10.09	1.28 (East) & 3.85 (west)	

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Dwelling	6.19	7.5	1.28 (East) & 3.85 (west)	
Shed	1.74 (to the dwelling)	1.26	0.45 (East)& 12.09 (west)	

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
Dwelling	105.7	105.7	1	5.17

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Dwelling	163.3	235	2	7.04
Shed	12.3			3.59

- 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.):
Single detached dwelling

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:
March 24th, 2017

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

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

7.4 Length of time the existing uses of the subject property have continued:
53 years

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? R1

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: _____

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

Yes No

If yes, please provide the file number: _____

7.10 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

7.11 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.

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 2

8.2 Number of Dwelling Units Proposed: 4

8.3 Additional Information (please include separate sheet if needed):

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- Application Fee
- Site Sketch
- Complete Application form
- Signatures Sheet

11.4 Other Information Deemed Necessary

- Cover Letter/Planning Justification Report
 - Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
 - Minimum Distance Separation Formulae (data sheet available upon request)
 - Hydrogeological Assessment
 - Septic Assessment
 - Archeological Assessment
 - Noise Study
 - Parking Study
-
-