



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

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-24:26	SUBJECT PROPERTY:	9 MUNN STREET, HAMILTON
ZONE:	R1 (Low density Residential)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended

APPLICANTS: Owner: 2652009 ONTARIO INC.
Applicant: CAUD STUDIOS INC (MOHAMMADALI MEMARIAN)

The following variances are requested:

1. A converted dwelling, containing more than two (2) but not more than three (3) units shall be permitted instead of the requirement that reads; For the purpose of Section 4.34, a Converted Dwelling shall mean a Single Detached Dwelling or Duplex Dwelling, existing as of August 12, 2022, converted to contain greater than two but no more than four Dwelling Units
2. Two (2) on-site parking spaces shall be permitted instead of the minimum 1 per dwelling unit required

PURPOSE & EFFECT: To facilitate the construction of a proposed converted dwelling;

Notes:

1. Building division records indicate the last known use of the property is vacant land. Building permit 23-120046 to construct a 2 storey 144m2 single detached house was issued august 25th 2023, indicating the use did not exist as of August 12, 2022
2. It is noted that an additional variance was requested for parking setback from a street line, though not required as section 5.1 b) as it relates to a single detached dwelling has been removed from the by-law

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.

HM/A-24:26

This application will be heard by the Committee as shown below:

DATE:	Tuesday, March 12, 2024
TIME:	3:05 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	City Hall Council Chambers (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

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, written comments must be received no later than noon March 8, 2024

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, registration to participate virtually must be received no later than noon March 11, 2024

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding HM/A-24:26, 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.

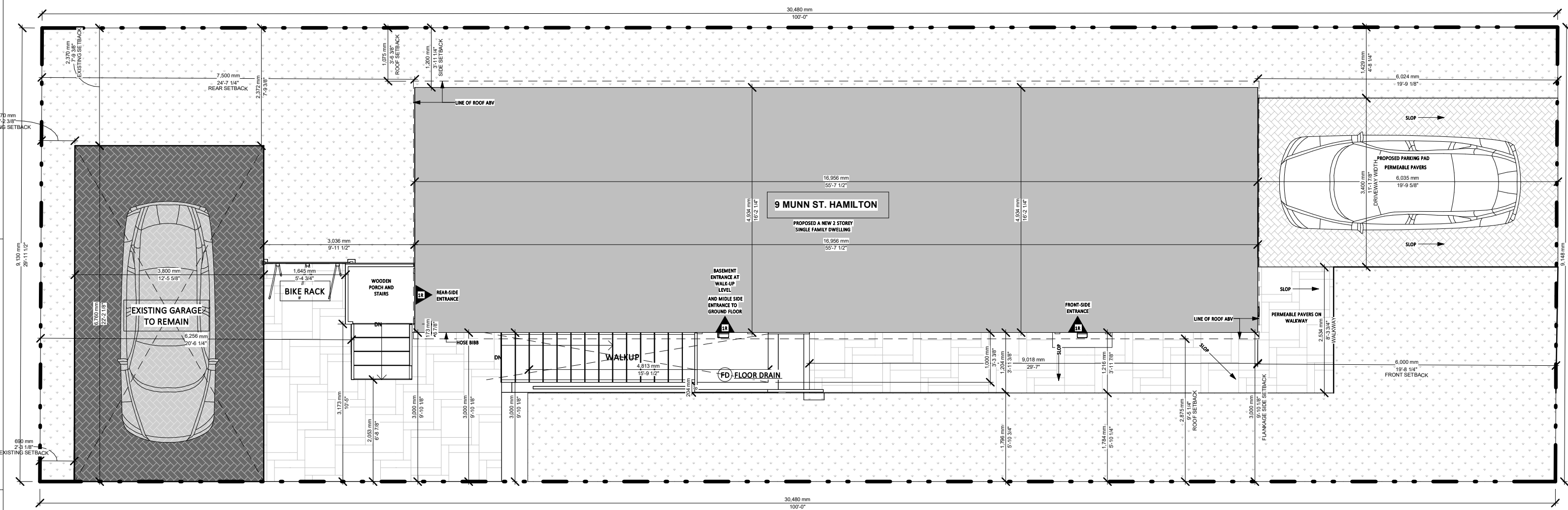


 Subject Lands

DATED: February 22, 2024

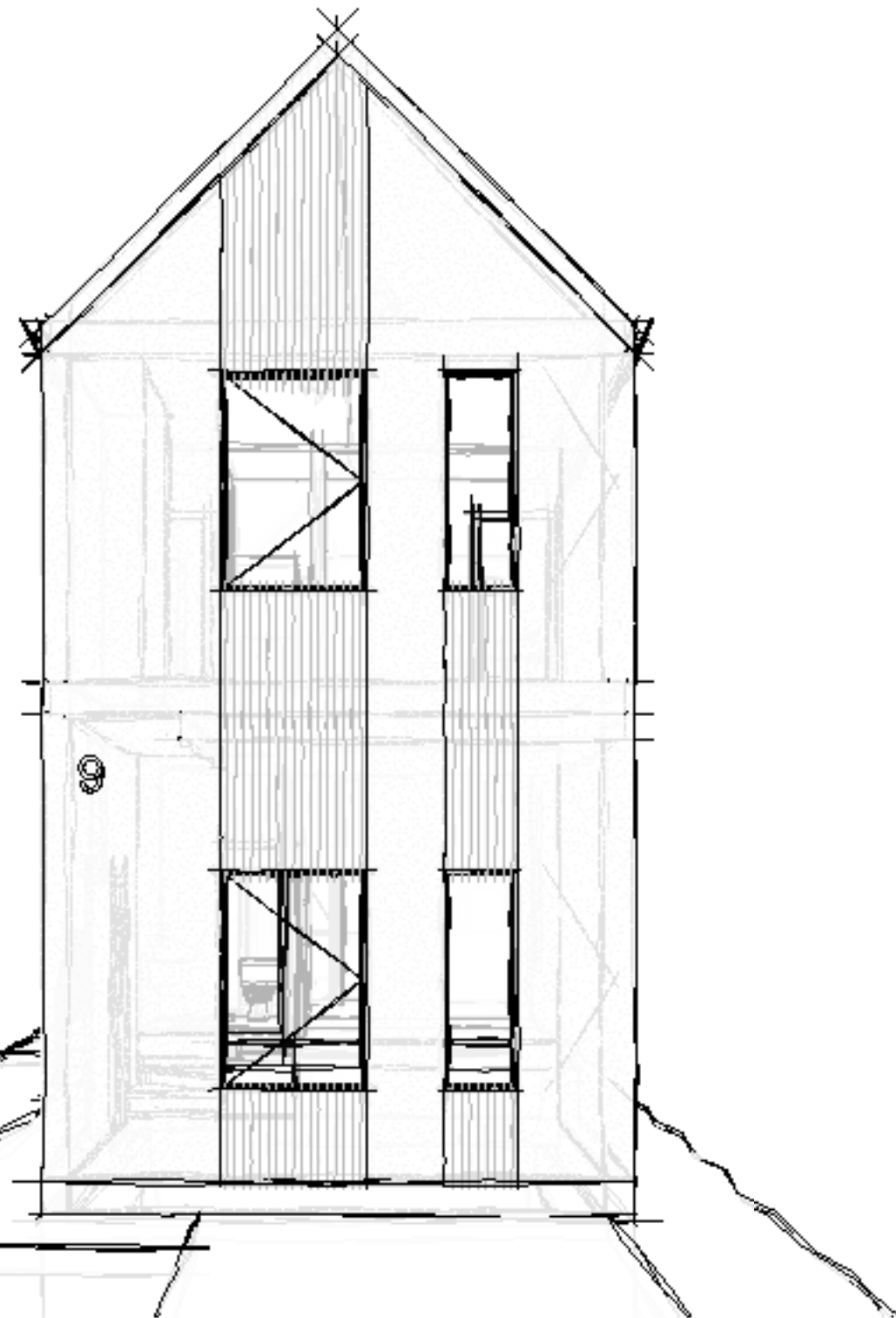
Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

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.



NOTE: THE INFORMATION FOR THIS SITE PLAN HAS BEEN OBTAINED FROM A COPY OF A SURVEY PROVIDED BY MacKay, MacKay & Peters Limited, DATED March 9 2020. THE INFORMATION SHOWN HEREON, INCLUDING GRADES SHALL NOT BE USED FOR ANY LEGAL / ZONING OR CONSTRUCTION PURPOSE WITHOUT CONFIRMING THE ACCURACY THEREOF BY REFERENCE TO THE APPLICABLE SURVEY.

PROJECT INFO		DRAWING INFO.		REVISIONS		NOTES		DESIGNER'S INFO		PROJECT BRIEF		NORTH	
PROJECT NAME	PROJECT NO.	SHEET NO.	SHEET SCALE				THIS DRAWING IS COPYRIGHTED INSTRUMENT OF SERVICE AND IT REMAINS THE PROPERTY OF CAUD STUDIOS. USE AND PRODUCTION OF THIS DRAWINGS WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT IS NOT ALLOWED. DISCREPANCIES MUST BE REPORTED TO THE CONSULTANT IMMEDIATELY BEFORE PROCEEDING. ONLY FIGURED DIMENSIONS TO BE USED. CONTRACTOR MUST CHECK ALL THE DIMENSIONS ON SITE.		DESIGNER:	STAMP:	NOTE:		
9 MUNN - SFD	2303	SP1.01	1 : 75			MA MEMARIAN							
PROJECT ADDRESS	SHEET NAME												
9 Munn St, Hamilton, ON L8V 1J6	SITE PLAN												
CLIENT				01	240131	COA		CAUD STUDIOS	EMAIL:	WEB:			
2652009 Ontario Inc.				00	2023.05.04	ISSUED FOR BP		T: 647 366 1001	INFO@CAUDSTUDIOS.COM	WWW.CAUDSTUDIOS.COM			
				NO.	DATE	DESCRIPTION							



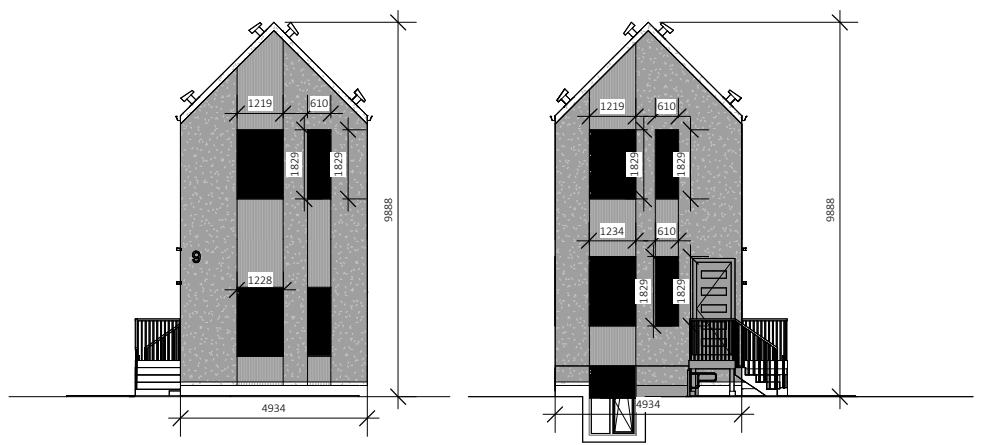
SHEETS - ARCH 11X17	
NUMBER	NAME
A0.01	COVER PAGE
A0.06	NOTE - OBC COMPLIANCE AND STATISTICS
A1.01	PROP. BASEMENT
A1.02	PROP. GROUND FLOOR
A1.03	PROP. SECOND FLOOR
A1.04	PROP. ROOF
A2.01	FRONT (SOUTH) ELEVATION
A2.02	REAR (NORTH) ELEVATION
A2.03	RIGHT (EAST) ELEVATION
A2.04	LEFT (WEST) ELEVATION
A4.01	SECTION 1
A4.02	SECTION 2
A5.01	AREA PLANS
SP1.01	SITE PLAN
SP4.01	LANDSCAPING

NUMBER OF SHEETS: 15

PROJECT INFO		DRAWING INFO.		REVISIONS		NOTES	DESIGNER'S INFO		PROJECT BRIEF	NORTH	
PROJECT NAME 9 MUNN - SFD	PROJECT NO. 2303	SHEET NO. A0.01	SHEET SCALE	-	-	THIS DRAWINGS IS COPYRIGHTED INSTRUMENT OF SERVICE AND IT REMAINS THE PROPERTY OF CAUD STUDIOS. USE AND PRODUCTION OF THIS DRAWINGS WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT IS NOT ALLOWED. DISCREPANCIES MUST BE REPORTED TO THE CONSULTANT IMMEDIATELY BEFORE PROCEEDING. ONLY FIGURED DIMENSIONS TO BR USED. CONTRACTOR MUST CHECK ALL THE DIMENSIONS ON SITE.	CAUD STUDIOS	DESIGNER: MA MEMARIAN	STAMP:	PROJECT BRIEF NOTE:	
PROJECT ADDRESS 9 Munn St, Hamilton, ON L8V 1J6		SHEET NAME COVER PAGE		01	240131			COA			
CLIENT 2652009 Ontario Inc.				00	2023.05.04			ISSUED FOR BP			
				NO.	DATE			DESCRIPTION			

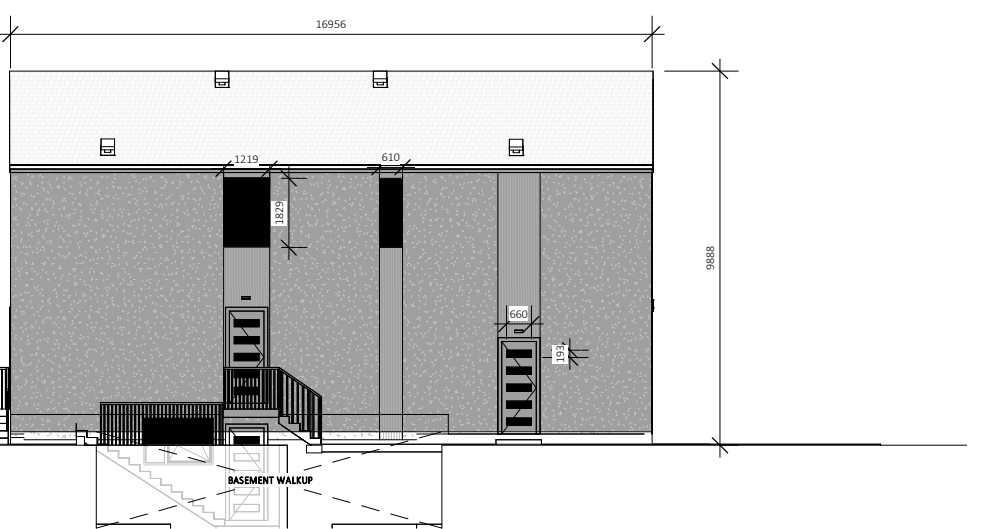
CAUD STUDIOS
T: 647 366 1001 EMAIL: INFO@CAUDSTUDIOS.COM WEB: WWW.CAUDSTUDIOS.COM

UNPROTECTED OPENING

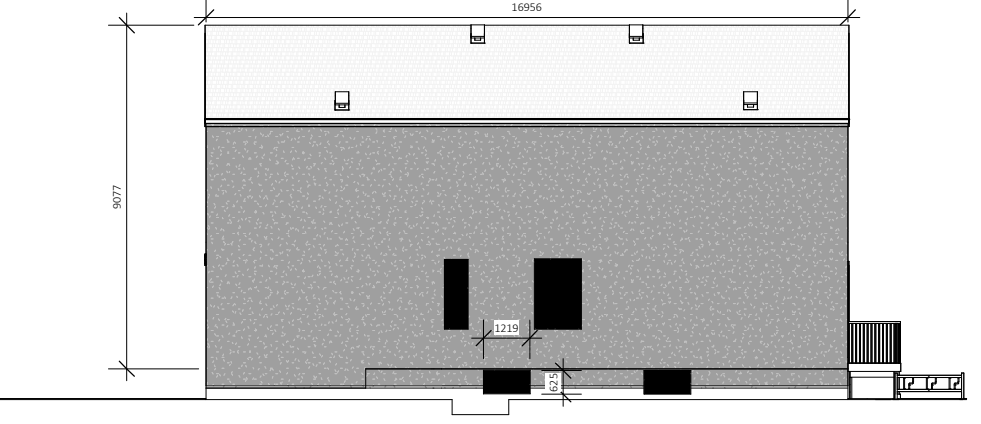


1 FRONT UPO
1 : 200

2 REAR UPO
1 : 200



3 SIDE - LEFT UPO
1 : 200



4 SIDE - RIGHT UPO
1 : 200

PREPARED BY: CAUD STUDIOS INC											
PROJECT ADDRESS: 9 Munn St, Hamilton, ON, Canada, L8V 1J6											
ITEM	Ontario Building Code Data Matrix Parts 3 or 9		BUILDING CODE REFERENCE References are to Division B unless noted [A] for Division A or [C] for Division C.								
	1 PROJECT DESCRIPTION:		<input type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input checked="" type="checkbox"/> ALTERATION <input type="checkbox"/> CHANGE OF USE								
		<input type="checkbox"/> PART 11 11.1 TO 11.4	<input type="checkbox"/> PART 3 1.1.2. [A]								
			<input checked="" type="checkbox"/> PART 9 1.1.2. [A] & 9.10.1.3.								
2	MAJOR OCCUPANCY(S):	GROUP C RESIDENTIAL OCCUPANCY	3.1.2.1.(1) 9.10.2								
3	BUILDING AREA (m ²):	EXISTING: NA NEW: 108.70	1.4.1.2.[A] 1.4.1.2.[A]								
4	GROSS AREA (m ²):	EXISTING: NA NEW: 143.96	1.4.1.2.[A] 1.4.1.2.[A]								
5	NUMBER OF STOREYS	ABOVE GRADE: 2 BELOW GRADE: 1	1.4.1.2.[A] & 3.2.1.11.4.1.2.[A] & 9.10.4								
6	NUMBER OF STREET/FIRE FIGHTER ACCESS:	2	3.2.2.10 & 3.2.5 9.10.20								
7	BUILDING CLASSIFICATION: GROUP C RESIDENTIAL OCCUPANCY		3.2.2.20-83 9.10.2								
8	SPRINKLER SYSTEM PROPOSED:	<input type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> SELECTED COMPARTMENTS <input type="checkbox"/> SELECTED FLOOR AREAS <input type="checkbox"/> BASEMENT ONLY <input checked="" type="checkbox"/> NOT REQUIRED	<input type="checkbox"/> IN LIEU OF ROOF RATING 3.2.2.20-83 9.10.8.2 3.2.1.5 3.2.2.17 INDEX INDEX								
9	STANDPIPE REQUIRED:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.9 N/A								
10	FIRE ALARM REQUIRED:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.4 9.10.18								
11	WATER SERVICE/SUPPLY IS ADEQUATE:	<input checked="" type="checkbox"/> YES (MUNICIPAL) <input type="checkbox"/> NO	3.2.5.7 N/A								
12	HIGH BUILDING:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.6 N/A								
13	CONSTRUCTION RESTRICTIONS:	<input type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> COMBUSTIBLE REQUIRED <input type="checkbox"/> COMBUSTIBLE	<input type="checkbox"/> BOTH <input checked="" type="checkbox"/> BOTH 3.2.2.20-83 9.10.6								
14	MEZZANINE(S) AREA (m ²):	N/A	3.2.1.1.(3)-(8) 9.10.4.1								
15	OCCUPANT LOAD BASES ON:	<input type="checkbox"/> m ² /PERSON <input checked="" type="checkbox"/> DESIGN OF BUILDING	3.1.17 9.9.1.3								
BASEMENT:		OCCUPANCY ___	LOAD 2 PERSONS								
1st FLOOR:		OCCUPANCY ___	LOAD NA PERSONS								
2nd FLOOR:		OCCUPANCY ___	LOAD 4 PERSONS								
3rd FLOOR:		OCCUPANCY ___	LOAD ___ PERSONS								
ROOF:		OCCUPANCY ___	LOAD ___ PERSONS								
16	BARRIER-FREE DESIGN	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (EXPLAIN) BUILDING IS A HOUSE (EXEMPT)	3.8 9.5.2								
17	HAZARDOUS SUBSTANCES	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.3.1.2. & 3.3.1.19 9.10.1.3(4)								
18	REQUIRED FIRE RESISTANCE RATING (FRR)	HORIZONTAL ASSEMBLIES FRR (HOURS)		LISTED DESIGN No. OR DESCRIPTION (SG-2)	3.2.2.20-83 3.2.1.4	9.10.8 9.10.9					
		FLOORS	45 HOURS				-				
		ROOF	0 HOURS								
		MEZZANINE	N/A HOURS								
		FRR OF SUPPORTING MEMBERS		LISTED DESIGN No. OR DESCRIPTION (SG-2)							
		FLOORS	45 HOURS				-				
ROOF	0 HOURS										
MEZZANINE	N/A HOURS										
19 SPATIAL SEPERATION - CONSTRUCTION OF EXTERIOR WALLS - PROPOSED BUILDING (RESIDENTIAL)											
	WALL	AREA OF E.B.F. (sq.m)	L.D. (m)	L/H	PERMITTED MAX % OF OPENINGS	PROPOSED % OF OPENINGS (sq.m) %	FRR (HOURS)	LISTED DESIGN OR DESCRIPTION	COMB. CONST.	COMB. CONST. NONC. CLADDING	NON-COMB. CONSTR.
	FRONT	39.73	6.00	0.51 < 3:1	64%	6.70 (16.86%)			<input checked="" type="checkbox"/>		
	REAR	40.83	7.50	0.51 < 3:1	89%	8.20 (20.08%)			<input checked="" type="checkbox"/>		
	LEFT SIDE	117.60	3.00	0.51 < 3:1	10%	8.58(7.29%)			<input checked="" type="checkbox"/>		
	RIGHT SIDE - SECTION 1	117.60	1.20	0.51 < 3:1	7%	5 (4.2%)			<input checked="" type="checkbox"/>		

Name	Area	Area (sf)
LOT AREA	278.55 m ²	2998.28 ft ²

ZONING - COVERAGE PROPOSED			
Name	Area	Area (sf)	%
COVERAGE - EXIST	25.11 m ²	270.32 ft ²	9.02
COVERAGE - PROP	83.58 m ²	899.69 ft ²	30.01
TOTAL COVERAGE PROPOSED	108.70 m ²	1170.01 ft ²	39.02

ZONING - FLOOR AREAS - PROPOSED		
Name	Area	Area (sf)
ADU - 2 BASEMENT	53.98 m ²	581.02 ft ²
MAIN UNIT	80.00 m ²	861.16 ft ²
ADU-1 SECOND FLOOR	79.67 m ²	857.53 ft ²
TOTAL PROPOSED AREA	213.65 m ²	2299.71 ft ²

ZONING -GFA/FSI - PROPOSED			
Name	Area	Area (sf)	FSI
MAIN UNIT	80.00 m ²	861.16 ft ²	28.72%
ADU-1 SECOND FLOOR	79.67 m ²	857.53 ft ²	28.60%
TOTAL PROPOSED AREA	159.67 m ²	1718.69 ft ²	57.32%

PROJECT INFO		DRAWING INFO.		REVISIONS		NOTES	
PROJECT NAME 9 MUNN - SFD	PROJECT NO. 2303	SHEET NO. A0.06	SHEET SCALE As indicated				
PROJECT ADDRESS 9 Munn St, Hamilton, ON L8V 1J6		SHEET NAME NOTE - OBC COMPLIANCE AND STATISTICS		01	240131	COA	
CLIENT 2652009 Ontario Inc.				00	2023.05.04	ISSUED FOR BP	
				NO.	DATE	DESCRIPTION	

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CAUD STUDIOS

CAUD STUDIOS T: 647 366 1001
 EMAIL: INFO@CAUDSTUDIOS.COM
 WEB: WWW.CAUDSTUDIOS.COM

DESIGNER'S INFO

DESIGNER: MA MEMARIAN
 STAMP:

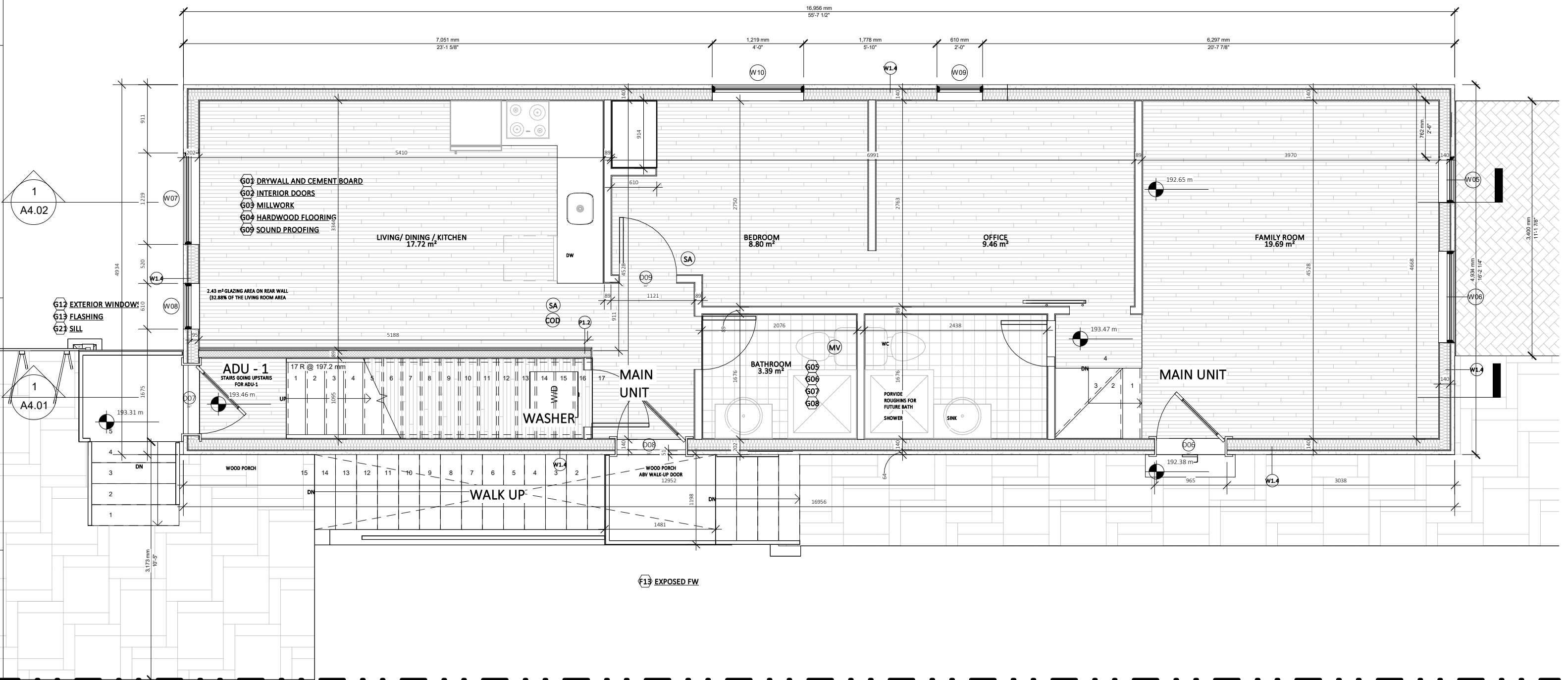
PROJECT BRIEF

NOTE:

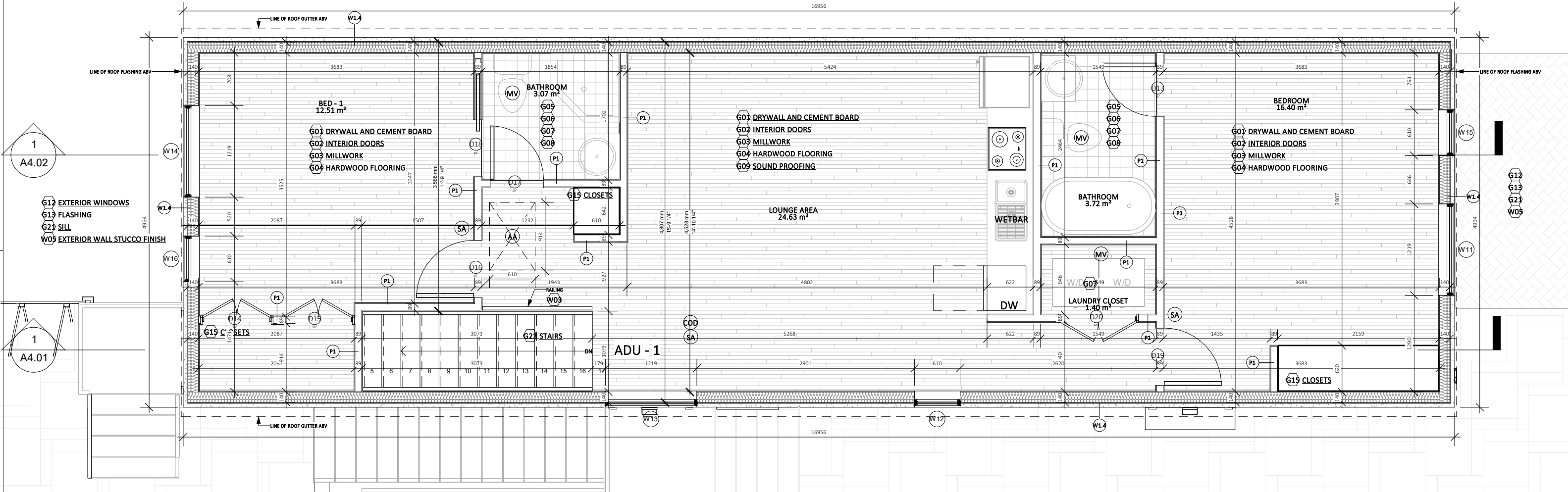
NORTH

WINDOWS - GROUND FLOOR

Mark	Level	W (mm)	H (mm)	Sill (mm)	Win Area (sm)	Glazing Area (sm)	Construction Phase	W (ft)	H (ft)	Sill (ft)	Description	
W07	GROUND FLOOR	1219	1829	762	2.23 m ²	1.72 m ²	PROPOSED	1219	1829	762		
W08	GROUND FLOOR	610	1829	762	1.11 m ²	0.71 m ²	PROPOSED	610	1829	762		
W09	GROUND FLOOR	610	1829	762	1.11 m ²	0.71 m ²	PROPOSED	610	1829	762		
W10	GROUND FLOOR	1219	1829	762	2.23 m ²	1.72 m ²	PROPOSED	1219	1829	762		
TOTAL AREA					6.69 m ²	4.86 m ²						



PROJECT INFO		DRAWING INFO.		REVISIONS		NOTES		DESIGNER'S INFO		PROJECT BRIEF		NORTH	
PROJECT NAME	PROJECT NO.	SHEET NO.	SHEET SCALE	-	-	THIS DRAWINGS IS COPYRIGHTED INSTRUMENT OF SERVICE AND IT REMAINS THE PROPERTY OF CAUD STUdios. USE AND PRODUCTION OF THIS DRAWINGS WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT IS NOT ALLOWED. DISCREPANCIES MUST BE REPORTED TO THE CONSULTANT IMMEDIATELY BEFORE PROCEEDING. ONLY FIGURED DIMENSIONS TO BR USED. CONTRACTOR MUST CHECK ALL THE DIMENSIONS ON SITE.			DESIGNER:	STAMP:	NOTE:		
9 MUNN - SFD	2303	A1.02	1 : 50	-	-				MA MEMARIAN				
PROJECT ADDRESS	SHEET NAME			01	240131				COA				
9 Munn St, Hamilton, ON L8V 1J6	PROP. GROUND FLOOR			00	2023.05.04	ISSUED FOR BP		CAUD STUdios	EMAIL:	WEB:			
CLIENT				NO.	DATE	DESCRIPTION		T: 647 366 1001	INFO@CAUDSTUdios.COM	WWW.CAUDSTUdios.COM			
2652009 Ontario Inc.													



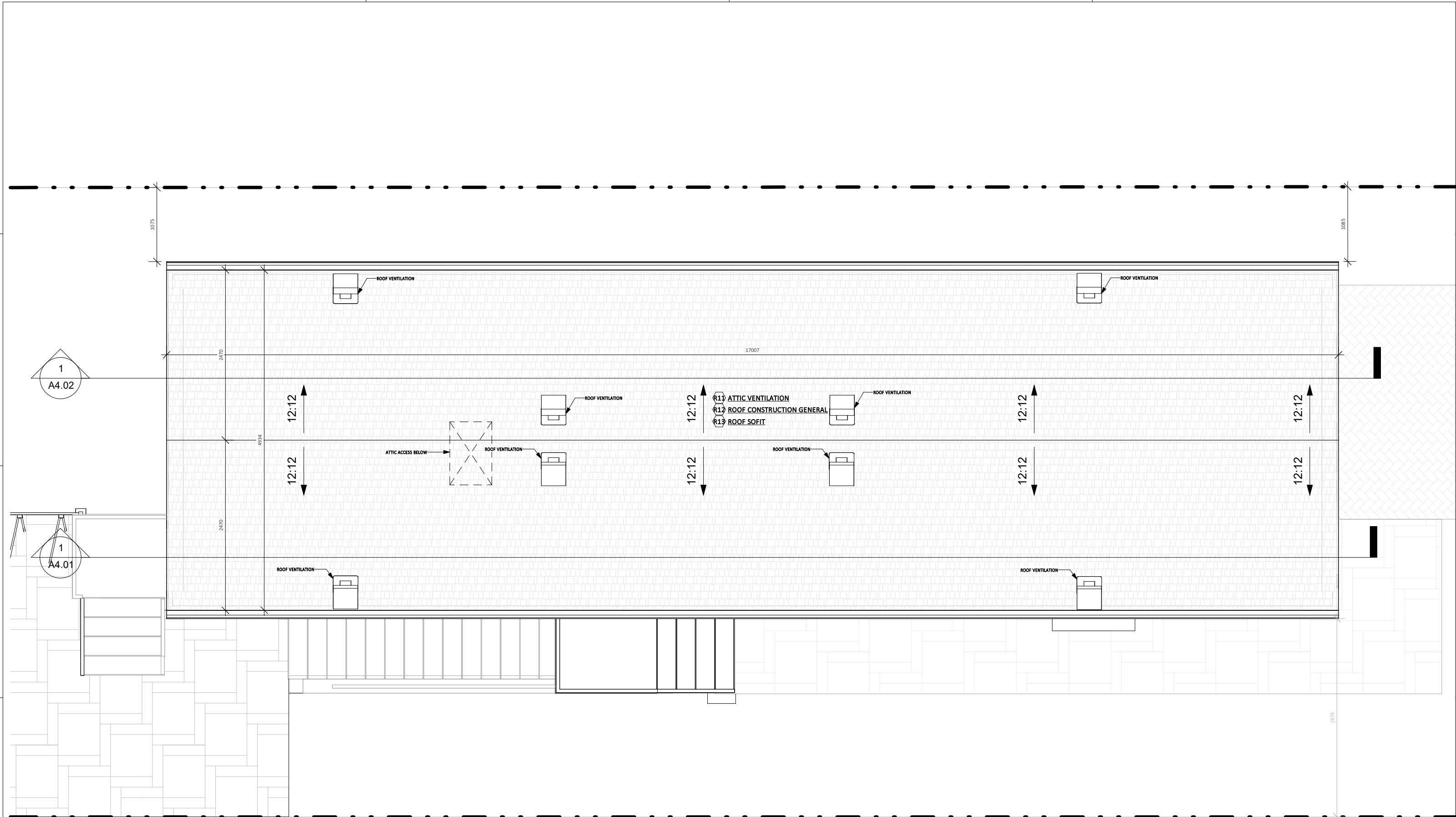
1
A4.02

1
A4.01

G12 EXTERIOR WINDOWS
G13 FLASHING
G22 SILL
W03 EXTERIOR WALL STUCCO FINISH

G12 EXTERIOR WINDOWS
G13 FLASHING
G22 SILL
W03 EXTERIOR WALL STUCCO FINISH

PROJECT INFO		DRAWING INFO.		REVISIONS		NOTES		DESIGNER'S INFO		PROJECT BRIEF		NORTH			
PROJECT NAME 9 MUNN - SFD	PROJECT NO. 2303	SHEET NO. A1.03	SHEET SCALE 1 : 50				THIS DRAWINGS IS COPYRIGHTED INSTRUMENT OF SERVICE AND IT REMAINS THE PROPERTY OF CAUD STUDIOS. USE AND PRODUCTION OF THIS DRAWINGS WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT IS NOT ALLOWED. DISCREPANCIES MUST BE REPORTED TO THE CONSULTANT IMMEDIATELY BEFORE PROCEEDING. ONLY FIGURED DIMENSIONS TO BE USED. CONTRACTOR MUST CHECK ALL THE DIMENSIONS ON SITE.		DESIGNER: MA MEMARIAN	STAMP:	NOTE:				
PROJECT ADDRESS 9 Munn St, Hamilton, ON L8V 1J6		SHEET NAME PROP. SECOND FLOOR		01	240131	COA			CAUD STUDIOS T: 647 366 1001	EMAIL: INFO@CAUDSTUDIOS.COM	WEB: WWW.CAUDSTUDIOS.COM				
CLIENT 2652009 Ontario Inc.				00	2023.05.04	ISSUED FOR BP									
				NO.	DATE	DESCRIPTION									



PROJECT INFO	
PROJECT NAME	PROJECT NO.
9 MUNN - SFD	2303
PROJECT ADDRESS	
9 Munn St, Hamilton, ON L8V 1J6	
CLIENT	
2652009 Ontario Inc.	

DRAWING INFO.	
SHEET NO.	SHEET SCALE
A1.04	1 : 50
SHEET NAME	
PROP. ROOF	

REVISIONS		
NO.	DATE	DESCRIPTION
01	240131	COA
00	2023.05.04	ISSUED FOR BP

NOTES

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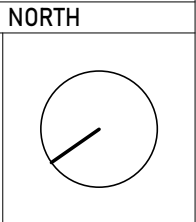
DESIGNER'S INFO

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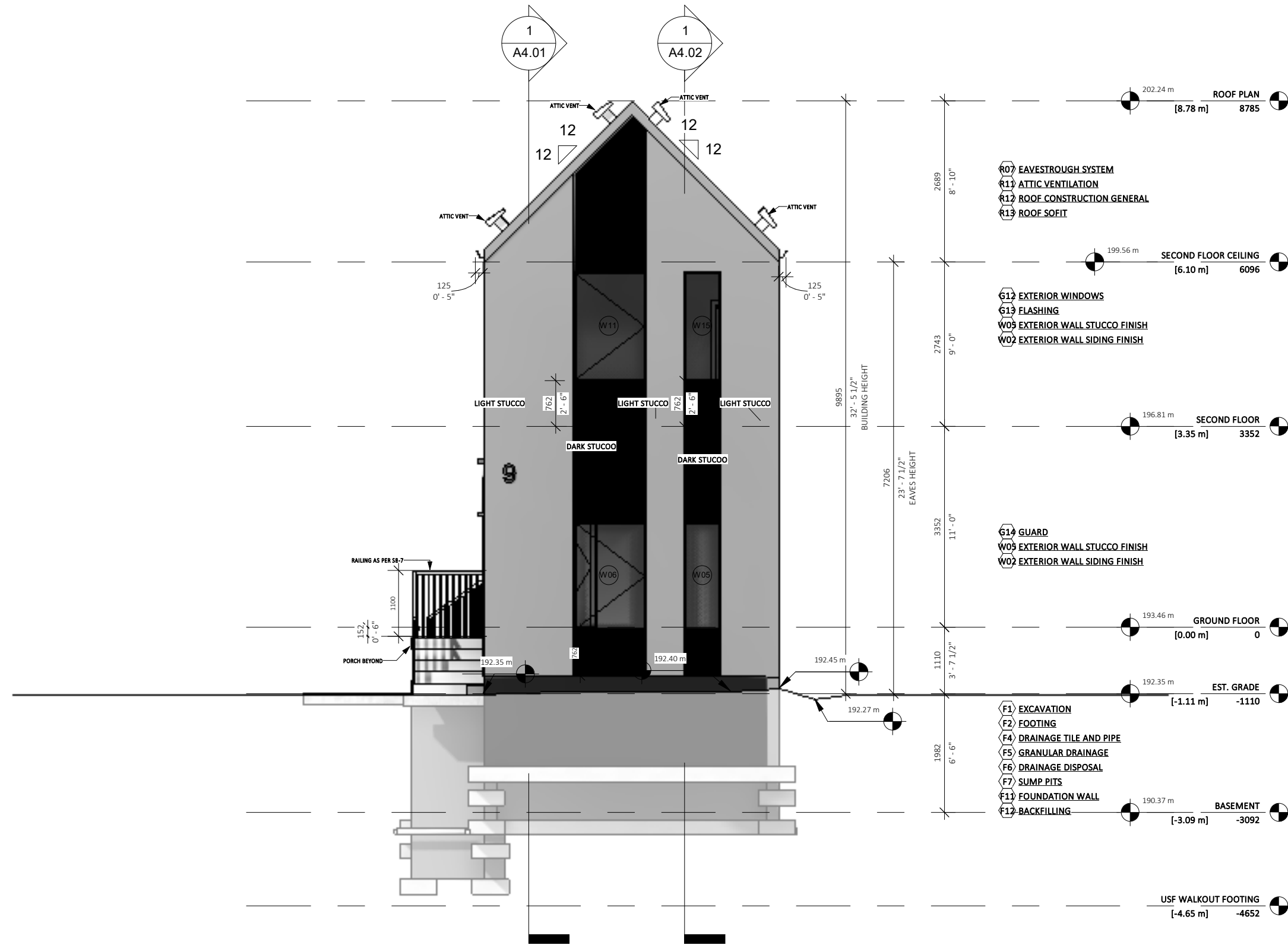
DESIGNER:	STAMP:
MA MEMARIAN	

PROJECT BRIEF
NOTE:



E.B.F.	AREA (sqm)
FRONT (SOUTH)	41.19
REAR (NORTH)	41.88
RIGHT (WEST)	123.71
LEFT (EAST)	138.60
TOTAL	345.38

GLASS / WALL RATIO:
TOTAL WINDOWS AREA: 19.70 M²
GLASS/WALL RATIO : 19.70 / 345.38 = 5.7%

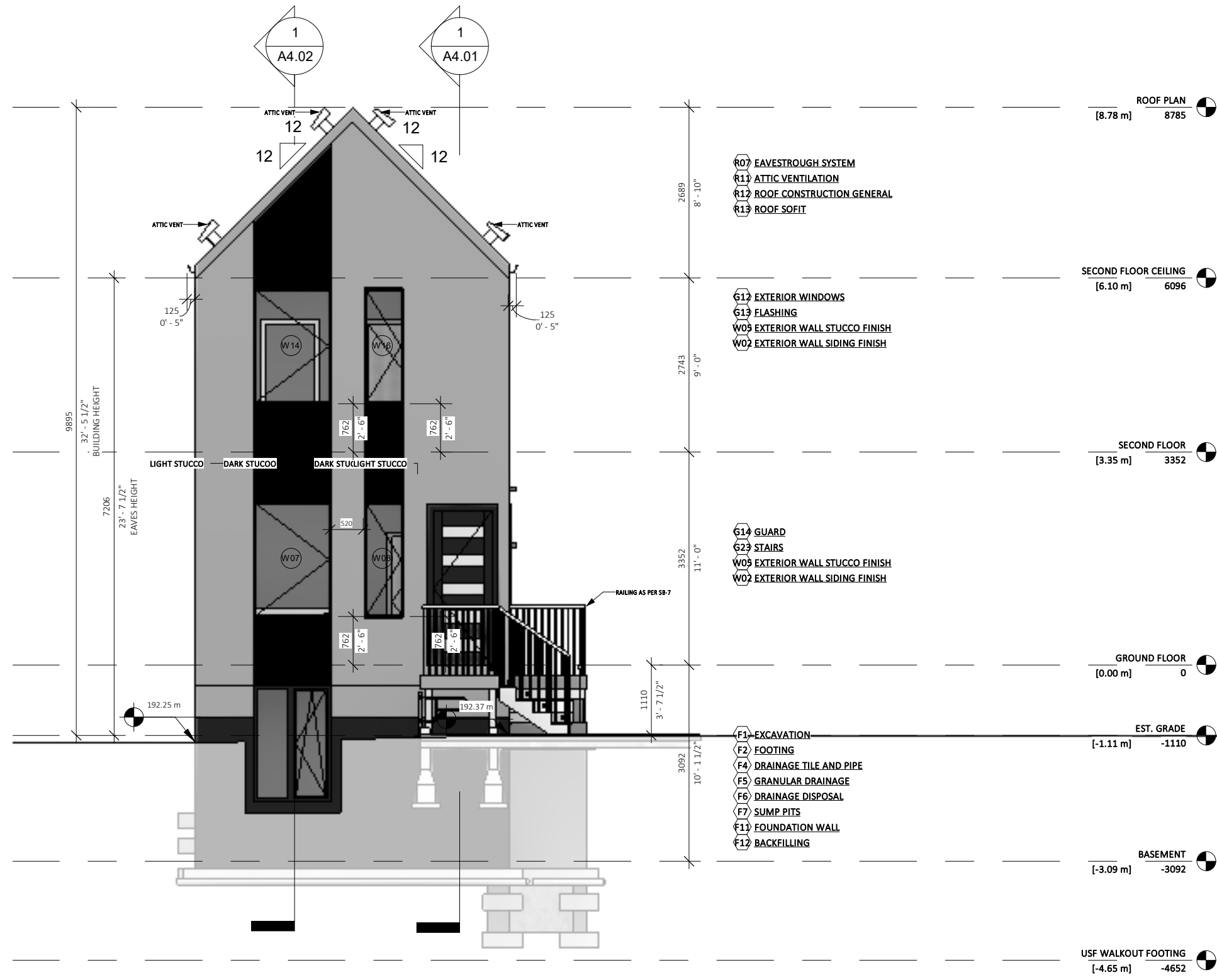


NOTE:
AVERAGE GRADE CALCULATION:
 $(192.45)+(192.35)+(192.37)+(192.25) / 4 = 192.35M$

PROJECT INFO		DRAWING INFO.		REVISIONS		NOTES		DESIGNER'S INFO		PROJECT BRIEF		NORTH	
PROJECT NAME 9 MUNN - SFD	PROJECT NO. 2303	SHEET NO. A2.01	SHEET SCALE 1 : 75	-	-	-	THIS DRAWING IS COPYRIGHTED INSTRUMENT OF SERVICE AND IT REMAINS THE PROPERTY OF CAUD STUDIOS. USE AND PRODUCTION OF THIS DRAWINGS WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT IS NOT ALLOWED. DISCREPANCIES MUST BE REPORTED TO THE CONSULTANT IMMEDIATELY BEFORE PROCEEDING. ONLY FIGURED DIMENSIONS TO BE USED. CONTRACTOR MUST CHECK ALL THE DIMENSIONS ON SITE.			DESIGNER: MA MEMARIAN	STAMP:	NOTE:	
PROJECT ADDRESS 9 Munn St, Hamilton, ON L8V 1J6		SHEET NAME FRONT (SOUTH) ELEVATION		01	240131	COA	CAUD STUDIOS T: 647 366 1001			EMAIL: INFO@CAUDSTUDIOS.COM	WEB: WWW.CAUDSTUDIOS.COM		
CLIENT 2652009 Ontario Inc.				00	2023.05.04	ISSUED FOR BP							

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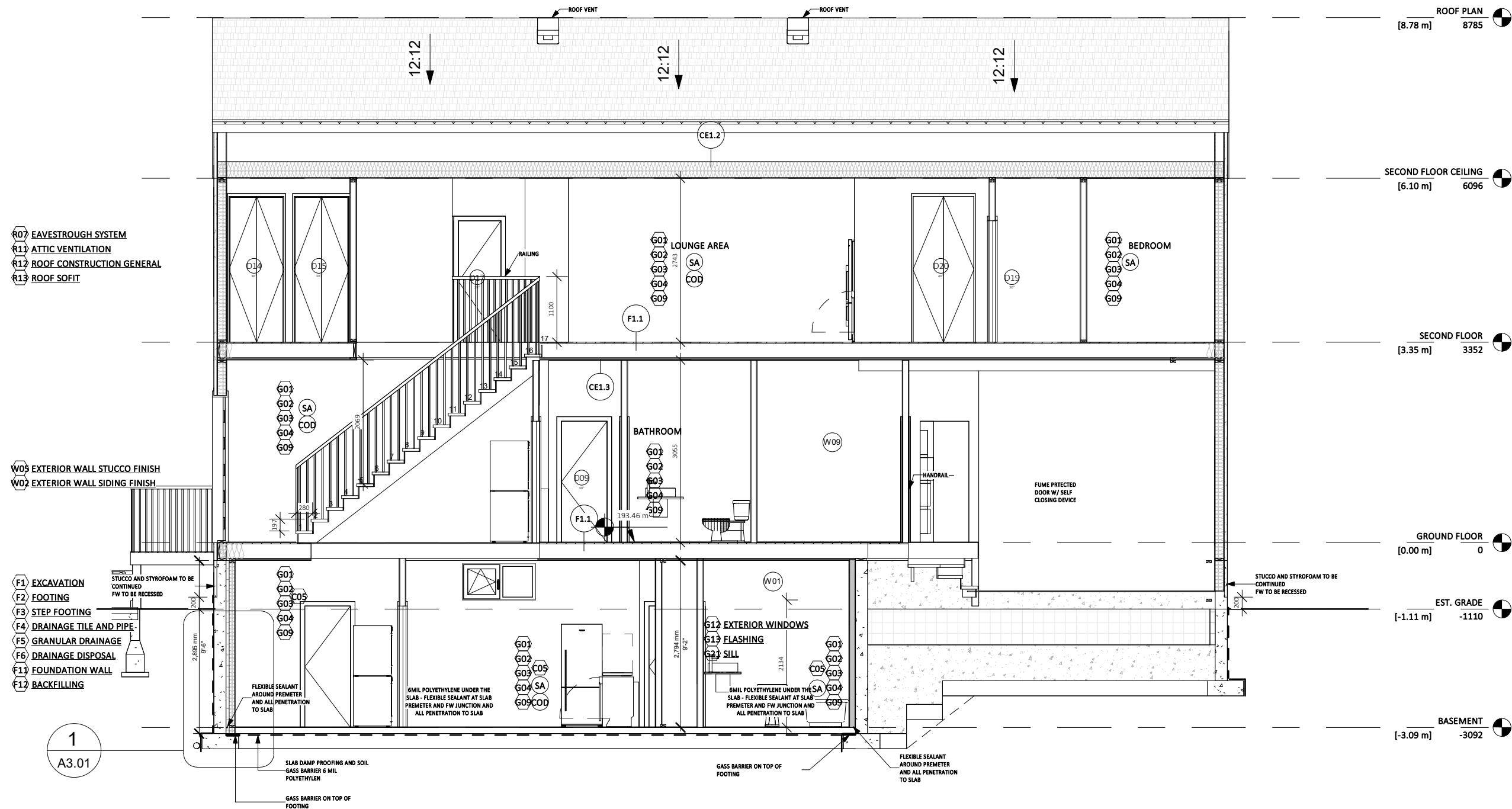
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PROJECT ADDRESS	SHEET NAME												
9 Munn St, Hamilton, ON L8V 1J6	REAR (NORTH) ELEVATION												
CLIENT				01	240131	COA		CAUD STUDIOS	EMAIL:	WEB:			
2652009 Ontario Inc.				00	2023.05.04	ISSUED FOR BP		T: 647 366 1001	INFO@CAUDSTUDIOS.COM	WWW.CAUDSTUDIOS.COM			

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TOTAL WINDOWS AREA: 19.70 M²
GLASS/WALL RATIO : 19.70 / 345.38 = 5.7%



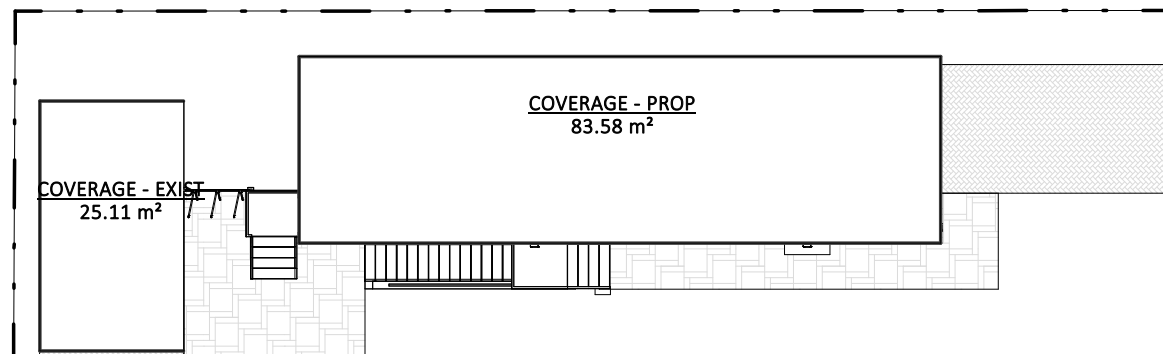
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PROJECT NAME	PROJECT NO.	SHEET NO.	SHEET SCALE				THIS DRAWINGS IS COPYRIGHTED INSTRUMENT OF SERVICE AND IT REMAINS THE PROPERTY OF CAUD STUDIUS. USE AND PRODUCTION OF THIS DRAWINGS WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT IS NOT ALLOWED. DISCREPANCIES MUST BE REPORTED TO THE CONSULTANT IMMEDIATELY BEFORE PROCEEDING. ONLY FIGURED DIMENSIONS TO BR USED. CONTRACTOR MUST CHECK ALL THE DIMENSIONS ON SITE.		DESIGNER:	STAMP:	NOTE:		
PROJECT ADDRESS				01	240131	COA			MA MEMARIAN				
CLIENT		SHEET NAME		00	2023.05.04	ISSUED FOR BP							
2652009 Ontario Inc.		LEFT (WEST) ELEVATION											



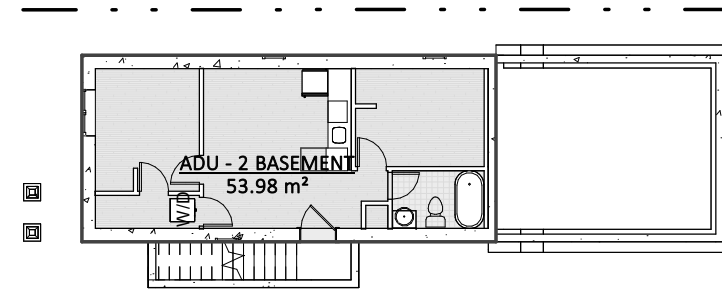
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9 MUNN - SFD	2303	A4.01	1 : 75						MA MEMARIAN			
PROJECT ADDRESS	SHEET NAME											
9 Munn St, Hamilton, ON L8V 1J6	SECTION 1											
CLIENT												
2652009 Ontario Inc.												
				01	240131	COA		CAUD STUDIOS	EMAIL:	WEB:		
				00	2023.05.04	ISSUED FOR BP		T: 647 366 1001	INFO@CAUDSTUDIOS.COM	WWW.CAUDSTUDIOS.COM		
				NO.	DATE	DESCRIPTION						

ZONING - FLOOR AREAS - PROPOSED		
Name	Area	Area (sf)
ADU - 2 BASEMENT	53.98 m ²	581.02 ft ²
MAIN UNIT	80.00 m ²	861.16 ft ²
ADU-1 SECOND FLOOR	79.67 m ²	857.53 ft ²
TOTAL PROPOSED AREA	213.65 m ²	2299.71 ft ²

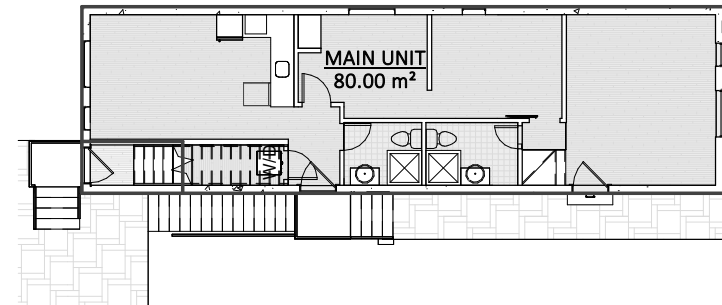
ZONING - COVERAGE PROPOSED			
Name	Area	Area (sf)	%
COVERAGE - EXIST	25.11 m ²	270.32 ft ²	9.02
COVERAGE - PROP	83.58 m ²	899.69 ft ²	30.01
TOTAL COVERAGE PROPOSED	108.70 m ²	1170.01 ft ²	39.02



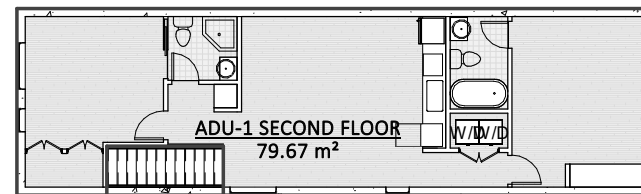
1 PROP. COVERAGE
1 : 200



2 PROP. BASEMENT AREA
1 : 200

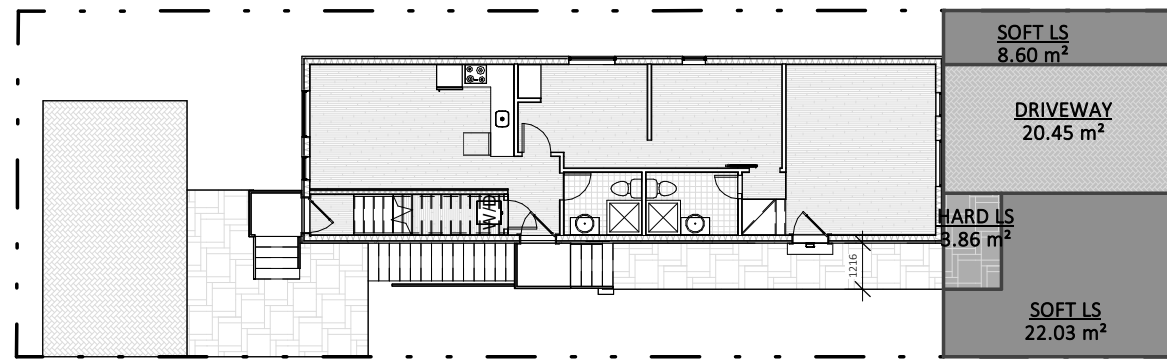


3 PROP. GROUND FLOOR AREA
1 : 200

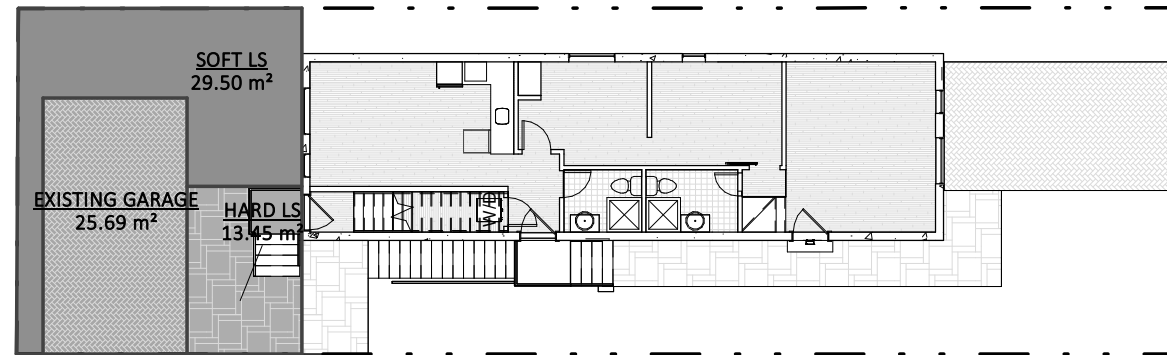


4 PROP. SECOND FLOOR AREA
1 : 200

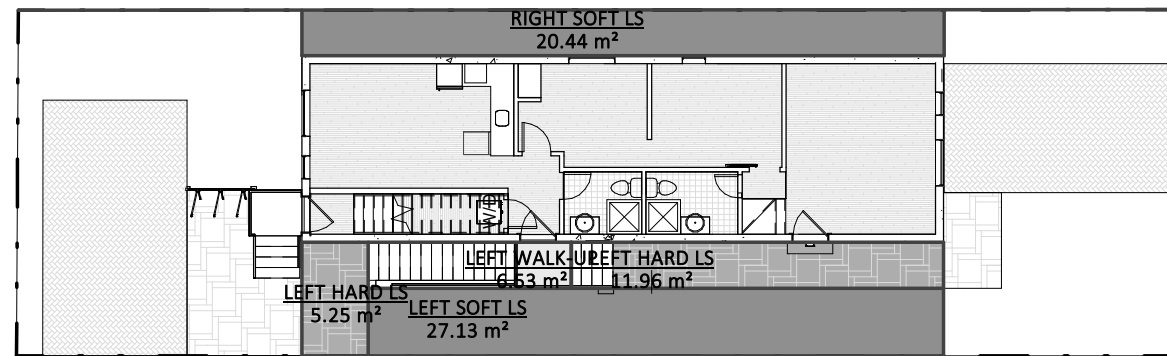
PROJECT INFO		DRAWING INFO.		REVISIONS		NOTES		DESIGNER'S INFO		PROJECT BRIEF		NORTH		
PROJECT NAME 9 MUNN - SFD	PROJECT NO. 2303	SHEET NO. A5.01	SHEET SCALE 1 : 200	-	-	-	THIS DRAWINGS IS COPYRIGHTED INSTRUMENT OF SERVICE AND IT REMAINS THE PROPERTY OF CAUD STUdios. USE AND PRODUCTION OF THIS DRAWINGS WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT IS NOT ALLOWED. DISCREPANCIES MUST BE REPORTED TO THE CONSULTANT IMMEDIATELY BEFORE PROCEEDING. ONLY FIGURED DIMENSIONS TO BR USED. CONTRACTOR MUST CHECK ALL THE DIMENSIONS ON SITE.		DESIGNER: MA MEMARIAN	STAMP:	NOTE:			
PROJECT ADDRESS 9 Munn St, Hamilton, ON L8V 1J6		SHEET NAME AREA PLANS		01	240131	COA			CAUD STUDIOS	EMAIL: INFO@CAUDSTUDIOS.COM	WEB: WWW.CAUDSTUDIOS.COM			
CLIENT 2652009 Ontario Inc.				00	2023.05.04	ISSUED FOR BP								
				NO.	DATE	DESCRIPTION								



1 FRONT YARD LANDSCAPE
1 : 200



2 REAR YARD LANDSCAPE
1 : 200



3 SIDE YARD LANDSCAPE
1 : 200

LANDSCAPE - FRONT YARD - TOTAL			
Name	Area	Area (sf)	%
DRIVEWAY	20.45 m ²	220.12 ft ²	37%
HARD LS	3.86 m ²	41.57 ft ²	7%
SOFT LS	30.63 m ²	329.74 ft ²	56%
TOTAL FRONT YARD AREA	54.95 m ²	591.43 ft ²	100%

LANDSCAPE - FRONT YARD - LANDSCAPING			
Name	Area	Area (sf)	%
HARD LS	3.86 m ²	41.57 ft ²	11%
SOFT LS	30.63 m ²	329.74 ft ²	89%
TOTAL FRONT YARD LANDSCAPE	34.50 m ²	371.31 ft ²	100%

LANDSCAPE - REAR YARD - TOTAL			
Name	Area	Area (sf)	%
EXISTING GARAGE	25.69 m ²	276.51 ft ²	37%
HARD LS	13.45 m ²	144.82 ft ²	20%
SOFT LS	29.50 m ²	317.51 ft ²	43%
TOTAL REAR YARD AREA	68.64 m ²	738.85 ft ²	100%

LANDSCAPE - REAR YARD - SOFT LANDSCAPING			
Name	Area	Area (sf)	%
SOFT LS	29.50 m ²	317.51 ft ²	100%
TOTAL REAR YARD AREA	29.50 m ²	317.51 ft ²	100%

LANDSCAPE - SIDE YARDS - TOTAL			
Name	Area	Area (sf)	%
LEFT HARD LS	17.21 m ²	185.23 ft ²	24%
LEFT SOFT LS	27.13 m ²	292.04 ft ²	38%
LEFT WALK-UP	6.53 m ²	70.26 ft ²	9%
RIGHT HARD LS	0.00 m ²	0.00 ft ²	0%
RIGHT SOFT LS	20.44 m ²	220.06 ft ²	29%
TOTAL SIDE YARD	71.31 m ²	767.60 ft ²	100%

LANDSCAPE - SIDE YARDS - SOFT LANDSCAPING			
Name	Area	Area (sf)	%
LEFT SOFT LS	27.13 m ²	292.04 ft ²	57%
RIGHT SOFT LS	20.44 m ²	220.06 ft ²	43%
TOTAL SIDE YARD	47.58 m ²	512.10 ft ²	100%

LANDSCAPE - SIDE YARDS - LEFT SIDE - EXTERIOR SIDE YARD			
Name	Area	Area (sf)	%
LEFT HARD LS	17.21 m ²	185.23 ft ²	34%
LEFT SOFT LS	27.13 m ²	292.04 ft ²	53%
LEFT WALK-UP	6.53 m ²	70.26 ft ²	13%
EXTERIOR SIDE YARD	50.87 m ²	547.53 ft ²	100%

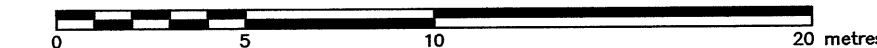
NOTE: ALL AREAS INDICATED AS SOFT LANDSCAPING TO BE COVERED WITH LAWN

PROJECT INFO		DRAWING INFO.		REVISIONS		NOTES		DESIGNER'S INFO		PROJECT BRIEF		NORTH	
PROJECT NAME 9 MUNN - SFD	PROJECT NO. 2303	SHEET NO. SP4.01	SHEET SCALE 1 : 200				THIS DRAWING IS COPYRIGHTED INSTRUMENT OF SERVICE AND IT REMAINS THE PROPERTY OF CAUD STUDIOS. USE AND PRODUCTION OF THIS DRAWINGS WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT IS NOT ALLOWED. DISCREPANCIES MUST BE REPORTED TO THE CONSULTANT IMMEDIATELY BEFORE PROCEEDING. ONLY FIGURED DIMENSIONS TO BE USED. CONTRACTOR MUST CHECK ALL THE DIMENSIONS ON SITE.		DESIGNER: MA MEMARIAN	STAMP:	NOTE:		
PROJECT ADDRESS 9 Munn St, Hamilton, ON L8V 1J6	SHEET NAME LANDSCAPING	01 240131 COA	00 2023.05.04 ISSUED FOR BP			CAUD STUDIOS T: 647 366 1001			EMAIL: INFO@CAUDSTUDIOS.COM	WEB: WWW.CAUDSTUDIOS.COM			

PLAN BEING PART 1
MUST BE READ IN CONJUNCTION WITH
SURVEY REPORT (PART 2)

SURVEYOR'S REAL PROPERTY REPORT
PLAN OF SURVEY WITH TOPOGRAPHY OF
LOT 36
REGISTERED PLAN 507
BEING IN THE
CITY OF HAMILTON

SCALE 1 : 200



MackAY, MackAY & PETERS LIMITED - ONTARIO LAND SURVEYORS
© 2020

KNOWN AS MUNICIPAL No. 11 MUNN STREET

REPORT SUMMARY (PART 2) (to be read in conjunction with Part 1)

LAND REGISTRY OFFICE TITLE INFORMATION ON SUBJECT PROPERTY INCLUDING
BOUNDARIES, EASEMENTS AND RIGHT OF WAYS - DECEMBER 19, 2019

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:
NONE

ADDITIONAL REMARKS:
REFER TO PART 1 OF SURVEY FOR THE LOCATION OF BUILDINGS, STRUCTURES, FENCES AND UTILITIES.

Note :

MackAY, MackAY & PETERS LIMITED grants EMIL JOSEPH ["The Client(s)"] their solicitor and other related parties permission to use "Original Copies" of the Surveyor's Real Property Report in transactions involving "The Client(s)".

"METRIC" DISTANCES SHOWN HEREON ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Legend :

- DENOTES A SURVEY MONUMENT FOUND
- DENOTES A SURVEY MONUMENT PLANTED
- IB DENOTES IRON BAR
- DENOTES ROUND
- (OU) DENOTES ORIGIN UNKNOWN
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER
- P1 DENOTES REGISTERED PLAN 507
- P2 DENOTES PLAN BY A.T. MCLAREN, O.L.S., DATED MARCH 22, 2006
- P3 DENOTES PLAN BY MACKAY, MACKAY & PETERS LIMITED, O.L.S., DATED MAY 13, 1991 (91-066-1)
- GM DENOTES GAS METER
- DS DENOTES DOOR SILL
- WV DENOTES WATER VALVE
- STMMH DENOTES STORM MANHOLE
- SANMH DENOTES SANITARY MANHOLE
- HP DENOTES HYDRO POLE
- ULS DENOTES UTILITY LIGHT STANDARD
- OHW DENOTES OVERHEAD WIRES
- PROP DENOTES PROPORTION

ALL TIES ARE TO BUILDING FOUNDATION UNLESS OTHERWISE NOTED

Benchmark Note:

CITY OF HAMILTON BENCHMARK No. 0011965U062 ELEVATION = 192.597 METRES
(CGVD 1928:1978 READJUSTMENT)

HAMILTON-WENTWORTH EASTMOUNT PARK SCHOOL, ON EAST SIDE OF EAST 26TH STREET, 39.6 METRES NORTH OF QUEENSDALE AVENUE, OPPOSITE HOUSE No. 162, TABLET IN WEST CONCRETE FOUNDATION WALL, DIRECTLY BELOW CORNERSTONE "1958", 0.30 METRES FROM SOUTHWEST CORNER, 0.12 METRES BELOW BRICK.

Bearing Reference :

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF MUNN STREET AS SHOWN ON REGISTERED PLAN 507, HAVING A BEARING OF N72°00'00"W.

Surveyor's Certificate :

1. I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 22nd DAY OF JANUARY, 2020.

MARCH 9, 2020
DATE

AISAR BHERI
ONTARIO LAND SURVEYOR
FOR MACKAY, MACKAY & PETERS LIMITED

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2118868



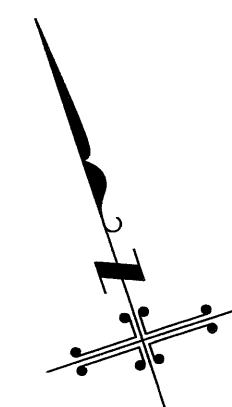
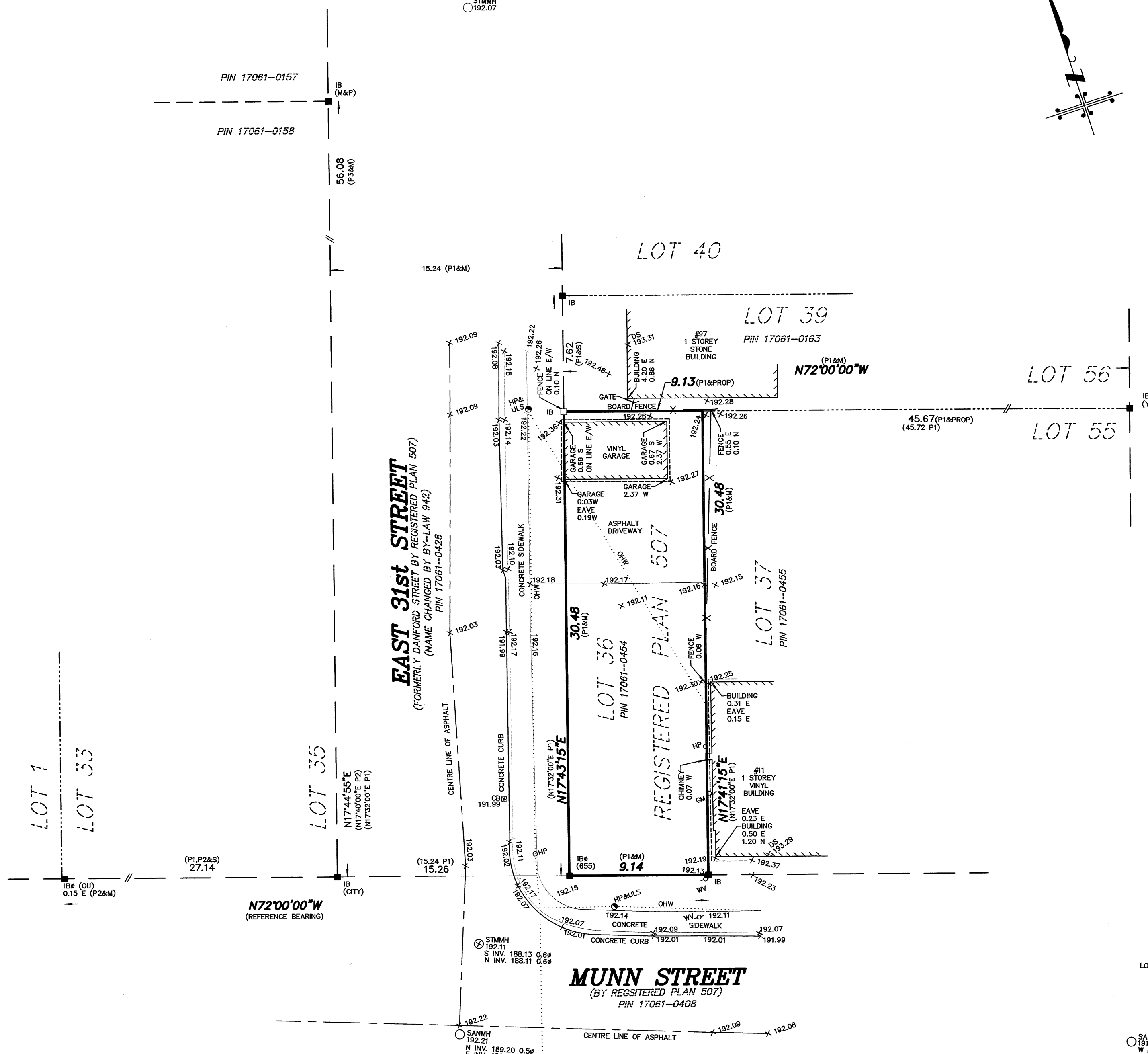
THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3)

CAD FILE: E:\(62) Hamilton-Wentworth\Registered Plans\RP0507\LOT 36\19-303\19-303.dwg

MMP
MacKay, MacKay & Peters Limited
LAND SURVEYORS & MAPPERS
SINCE 1906

3380 South Service Road
Unit 101
Burlington, ON
L7N 3J5
(905) 639-1375
halton@mmlimited.com
mmpsurveyors.ca
mmplocators.ca

DRAWN BY: A.R.
PARTY CHIEF: W.Y./J.M.
CHECKED BY:
PROJECT NO.: 19-303



STMMH 191.81
LOCATION NOT TO SCALE

SANMH 191.81
W INV. 189.20 0.5φ
E INV. 189.13 0.5φ
LOCATION NOT TO SCALE



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

	NAME	MAILING ADDRESS
Registered Owners(s)	2652009 ONTARIO INC	
Applicant(s)	CAUD STUDIOS INC	
Agent or Solicitor		

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 ali@caudstudios.com

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	9 Munn St, Hamilton, ON L8V 1J6		
Assessment Roll Number			
Former Municipality	City of Hamilton		
Lot	36	Concession	
Registered Plan Number	507	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:

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:

Item 1:As per converted dwelling regulations section 3.34 zoning by-law 05-200***Convert the single-family dwelling into 3 units (2 ADU), the house was to be built in 2023.***1 ADU is allowed and we are applying for 2 ADU. ***Item 2:***Location of the parking as per section 5.1(b), the parking space setback of 5.8m is not maintained. And the parking is in the front yard. ***Item 3: ***Number of parking as per section 5.6 c. The number of 2 parking is provided for the property while 3 parking is required. ***As per section 3.34 zoning by-law 05-200, if the house is in existence on August 2022, 2 parking lots meet the requirements for the minimum number of parking. ***Note: As a converted dwelling, the number of parking spaces meets the requirements, however, the house was built in 2023.

Second Dwelling Unit

Reconstruction of Existing Dwelling

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

Item 1, the house was built in 2023. 1 ADU is permitted.

Item 2 The architectural layout needs the space to provide healthy and enough space for the residence. As the solution the parking location is moved to the front yard.

Item3, The house is built in 2023 and the conversion bylaw relief, for additional parking does not apply to this property.

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
9.14m	30.48m	278.58m	~20m

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
House - sfd	6m	7.5m	1.2m and 3m	08/25/2023
Garage	na	0.67m	2.37m	

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
House - 4 units	6m	7.5m	1.2mand 3m	

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	83.85 sm	143.95 sm	2	9.89m
garage	25.11 sm	na	1	~3m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Dwelling	83.85 sm	165.45 sm	2	9.89m

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 family + 2 additional units

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

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
Vacant land - residential use

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

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

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) Neighborhood

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: R1

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: 1

8.2 Number of Dwelling Units Proposed: 3

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

In our Committee of Adjustment application for affordable housing development, adhering strictly to the existing zoning by-law poses challenges for several compelling reasons, despite our commitment to staying within the same building boundary:

Community Need for Affordable Housing:

The driving force behind our application is the urgent need for affordable housing within the community. Strict adherence to the current zoning by-law may limit our ability to provide an adequate number of housing units, compromising our goal of addressing the prevailing housing crisis.

Proximity to Public Transit:

One key advantage of our proposed development is its close proximity to public transit. The property's strategic location near public transportation hubs supports our aim to encourage alternative modes of commuting, reducing reliance on private vehicles. Strict adherence to parking regulations may hinder the promotion of sustainable transportation practices.

Inclusion of Bike Parking:

In addition to our commitment to affordable housing and sustainable transportation, our proposal includes the provision of designated bike parking spaces. This aligns with our goals of promoting eco-friendly living, encouraging cycling as a viable transportation option, and further reducing the reliance on traditional parking requirements.

Promoting Inclusive Urban Development:

Our commitment to promoting inclusive urban development is a driving force behind our application. By providing housing solutions tailored to the diverse needs of the community and incorporating bike parking, we believe our proposal contributes positively to the overall inclusivity and vibrancy of the neighborhood.

Sustainability Goals:

The proposed adjustments to the zoning by-law, coupled with the inclusion of bike parking, align with our sustainability goals. By encouraging alternative transportation methods and reducing the environmental impact of the development, our approach aims to foster a more eco-friendly living environment.

Balancing Economic Viability:

Achieving a balance between providing affordable housing and maintaining economic viability is essential. Strict adherence to zoning by-laws may impose financial constraints, potentially compromising the feasibility of the project or limiting our ability to offer housing at affordable rates.

In summary, while we remain committed to staying within the same building boundary, our proposal acknowledges site-specific constraints, leverages the property's close proximity to public transit and incorporates bike parking for sustainable development. The proposed adjustments seek a balanced and community-oriented approach that aligns with both our goals and the evolving dynamics of the urban landscape.

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
-
-