

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-21:160

APPLICANTS: Agent Jenny Bognar
Owners J. & H. Smithson

SUBJECT PROPERTY: Municipal address **173 Paradise Rd. N., Hamilton**

ZONING BY-LAW: Zoning By-law 6593, as Amended 96-125 & 19-307

ZONING: "C/S-1364 & C/S-1788" (Urban Protected Residential, etc.)
district

PROPOSAL: To permit the construction of a second-storey addition and a roofed-over unenclosed porch at the front of the existing single family dwelling on a residential parcel of land.

1. A maximum floor area ratio factor of 0.53 shall be permitted, permitting a maximum gross floor area of 210.25 square metres, instead of the permitted maximum floor area ratio factor of 0.45, allowing a maximum gross floor area of 179.34 square metres.
2. A minimum front yard depth of 4.69 metres shall be permitted, instead of the required minimum front yard depth of 6.0 metres.
3. Two (2) parking space shall be provided instead of the minimum required three (3) parking spaces.
4. The manoeuvring space and accessibility to the parking space located within the attached garage may be obstructed by another vehicle and shall have a minimum aisle width of 4.68 metres, whereas the By-law requires an unobstructed manoeuvring aisle having a minimum width of 6.0m and an unobstructed access to the required parking space.
5. A minimum parking space size of 2.7 metres wide x 5.64 metres long and 2.7 metres wide x 4.68 metres long shall be provided for the two (2) proposed parking spaces instead of the minimum required parking space size of 2.7 metres wide x 6.0 metres long.
6. The front yard landscaped area shall be a minimum of 46.11% the gross area of the front yard instead of the minimum 50.0% required front yard landscaped area.
7. The proposed roofed-over unenclosed porch, including eaves and gutters, shall be permitted to project a maximum of 3.81 metres into the required front yard and provide a minimum setback of 2.19 metres from the front lot line, instead of the maximum 3.0 metre projection permitted and minimum 4.0 metre setback required from the front lot line.

8. The proposed roofed-over unenclosed porch, including eaves and gutters, shall be permitted to project a maximum of 0.9 metres into the required southerly side yard and provide a minimum setback of 0.81 metres from the easterly side lot line, instead of the requirement that a roofed-over unenclosed porch is not permitted to project into a required side yard.

NOTE:

1. Specific details have not been provided on the submitted site plan regarding the dimensions and location of the two (2) proposed parking spaces. Further variances may be required if compliance with Section 18A cannot be achieved. Please note that variance(s) No. 3 and 5 have been written as requested by the applicant.

2. Construction of the proposed addition is subject to the issuance of a building permit in the normal manner. Be advised that Ontario Building Code regulations may require specific setbacks and construction types.

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

DATE:	Thursday, June 3rd, 2021
TIME:	1:20 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	To be streamed at
	www.hamilton.ca/committeeofadjustment
	for viewing purposes only

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 or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

MORE INFORMATION

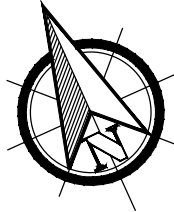
For more information on this matter, including access to drawings illustrating this request:

- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: May 18th, 2021.

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.



LOT AREA: 306.54 SQ. M.
 EXISTING GROSS FLOOR AREA: 187.70 SQ. M.
 PROPOSED GROSS FLOOR AREA: 210.26 SQ. M.
 PROPOSED FLOOR AREA RATIO: 0.53!
 FRONT YARD AREA (BAY WINDOW FORWARD MINUS NEW FRONT PORCH AND STAIRS IN FRONT YARD): 40.36 SQ. M.
 EXISTING DRIVEWAY/WALKWAY IN FRONT YARD: 21.75 SQ. M.
 AREA REMAINING AS LANDSCAPING: 18.61 SQ. M. = 46.1%

■ 193 East 43rd Street ■
■ Hamilton, ON ■ L8T 3C3 ■
■ jbdraftinganddesign@live.ca ■
■ 905.517.6027 ■

04.14.21 signature required
Jennifer Bogner reviews and takes responsibility for the
design work described in this document
firm bcin 103416 ■ individual bcin 33001

[illegible]

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY. THE DESIGNER IS NOT LIABLE FOR ANY CHANGES MADE BY THE CONTRACTOR WITHOUT THE DESIGNERS KNOWLEDGE AND PERMISSION.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

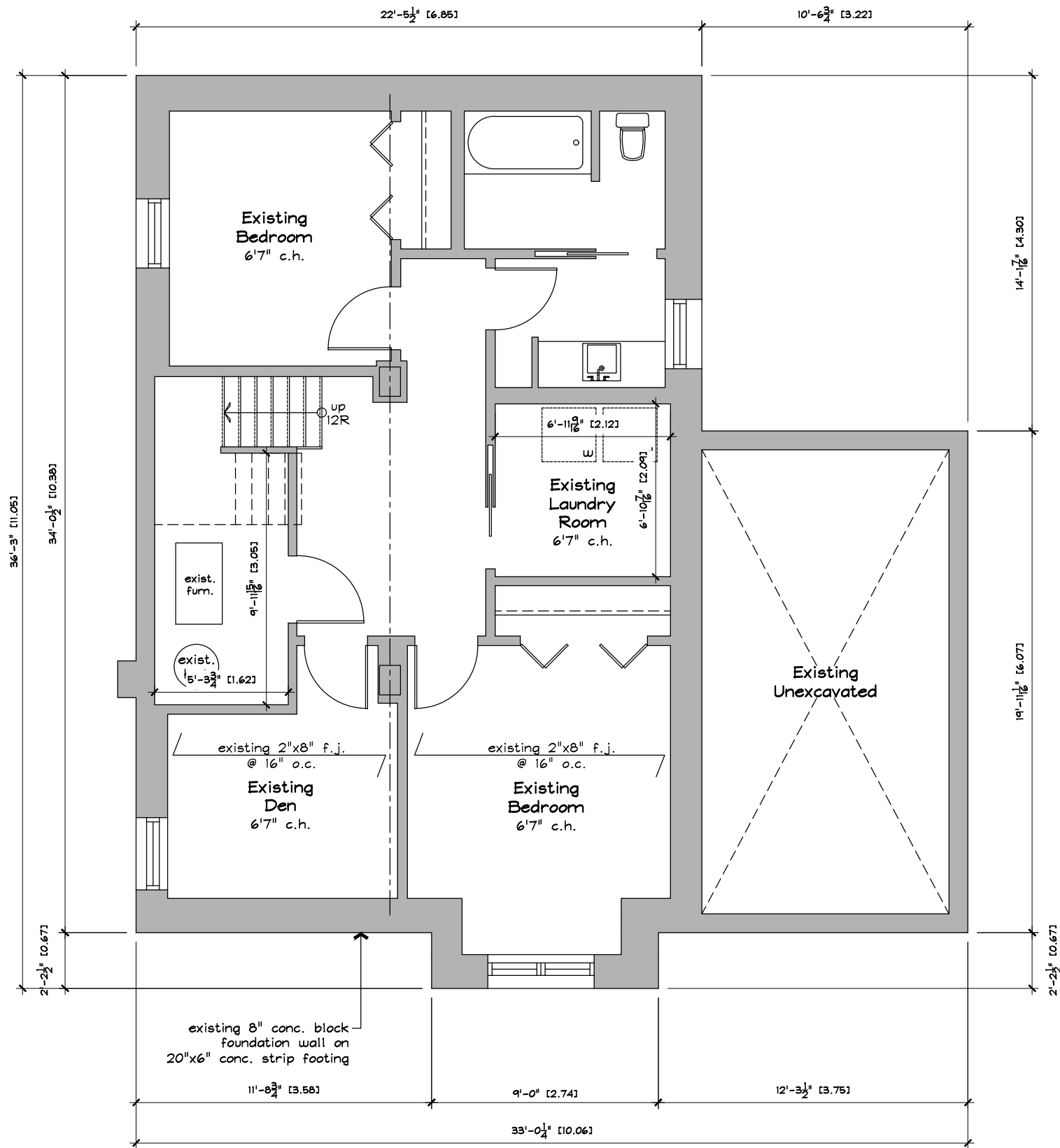
UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF JB DRAFTING AND DESIGN. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

SHEET

A1

OF 10



Existing Floor Area =
63.63 sq. m. (full basement area minus 9.36 sq. m. for laundry room and furnace room)

THE SMITHSON
RESIDENCE
173 PARADISE ROAD N
HAMILTON, ON
L8S 3T2

**drafting
+ design**

■ 193 East 43rd Street ■
■ Hamilton, ON ■ L8T 3C3 ■
■ jbdraftinganddesign@live.ca ■
■ 905.517.6027 ■

PRELIMINARY

04.14.21 signature required
Jennifer Bognar reviews and takes responsibility for the
design work described in this document
firm bcin 103416 ■ individual bcin 33001

DATE	ISSUE DESCRIPTION
01.02.21	ISSUED FOR REVIEW
01.16.21	ISSUED FOR REVIEW
04.14.21	ISSUED FOR C.O.P.A.

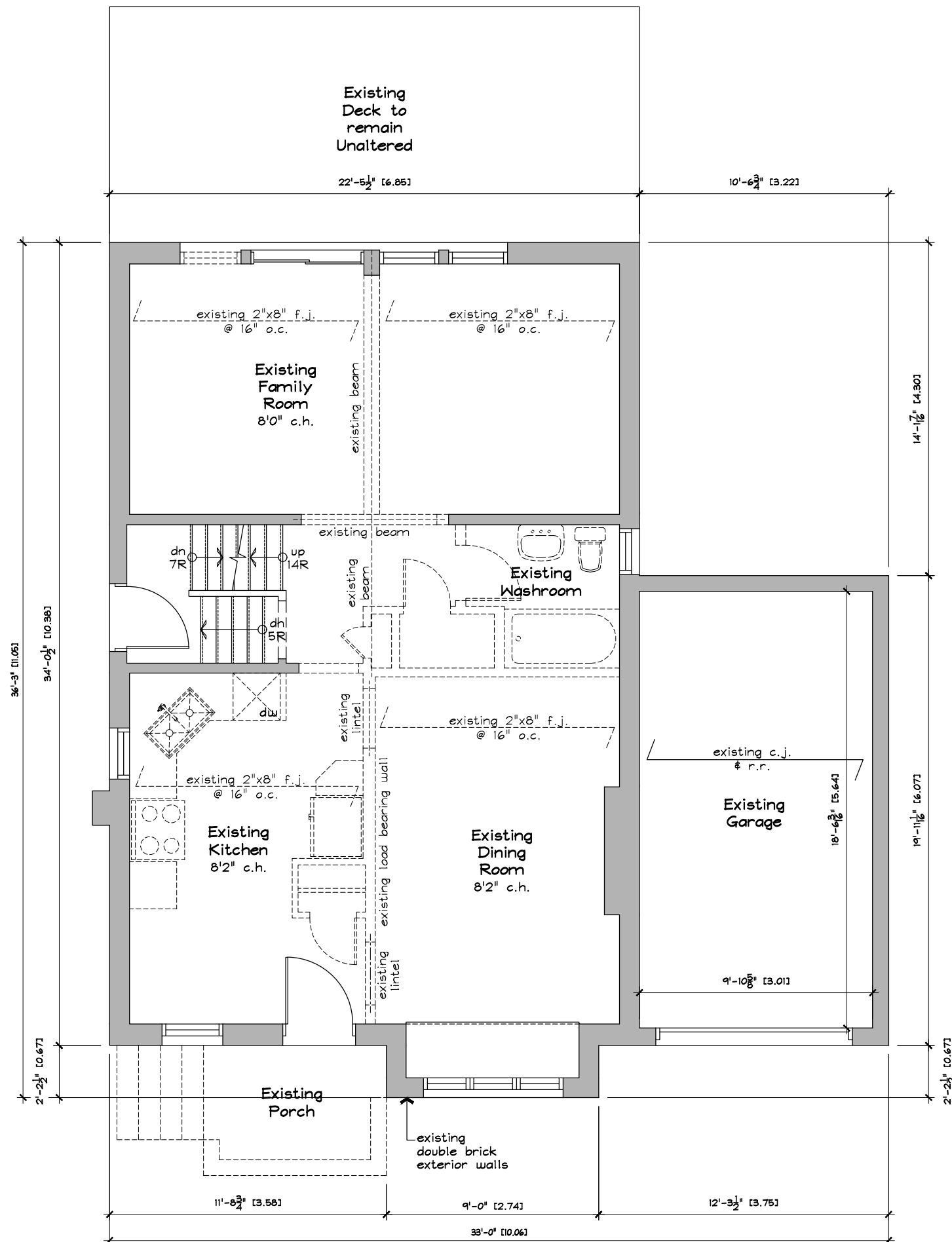
ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY. THE DESIGNER IS NOT LIABLE FOR ANY CHANGES MADE BY THE CONTRACTOR WITHOUT THE DESIGNER'S KNOWLEDGE AND PERMISSION.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING, OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF JB DRAFTING AND DESIGN. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

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



THE SMITHSON
RESIDENCE
173 PARADISE ROAD N
HAMILTON, ON
L8S 3T2



PRELIMINARY

04.14.21 signature required

Jennifer Bognar reviews and takes responsibility for the design work described in this document

firm bcin 103416 ■ individual bcin 33001

[illegible]

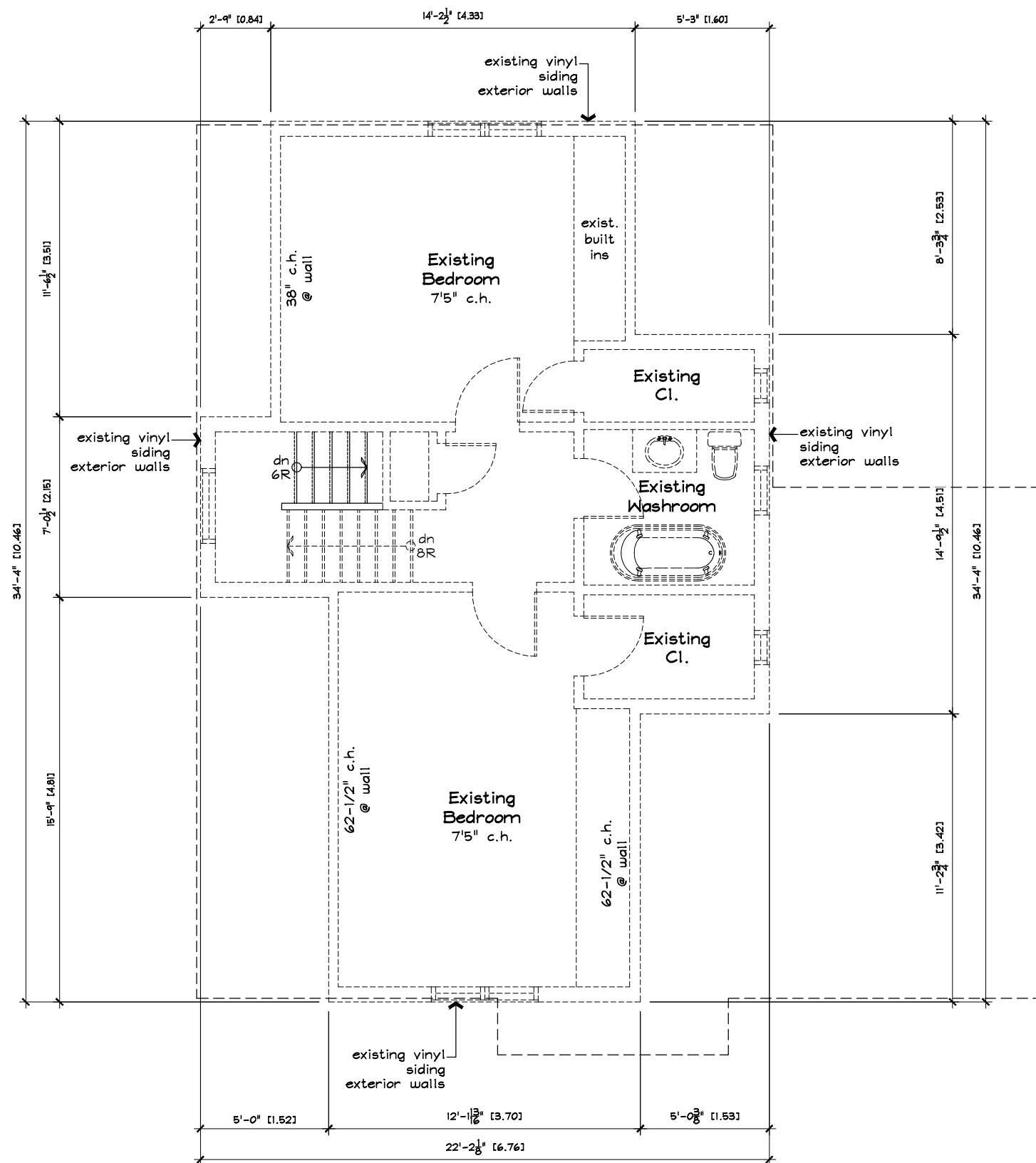
ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND BEFORE THE COMMENCEMENT OF CONSTRUCTION. THE DESIGNER PROVIDES THE INFORMATION SHOWN ON THESE DRAWINGS FOR INFORMATION ONLY. THE DESIGNER DOES NOT WARRANT THAT THE INFORMATION SHOWN ON THESE DRAWINGS IS COMPLETE OR ACCURATE. THE DESIGNER IS NOT LIABLE FOR ANY CHANGES MADE BY THE CONTRACTOR WITHOUT THE DESIGNER'S AND/OR ARCHITECT'S PERMISSION.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION IS MADE IN THE DESIGN FOR CONSTRUCTION OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF J/B DRAINAGE AND DESIGN. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

EXISTING FIRST
FLOOR PLAN
3/16" = 1'-0"



Existing Floor Area = 51.19 sq. m.

THE SMITHSON
RESIDENCE
173 PARADISE ROAD N
HAMILTON, ON
L8S 3T2

 **drafting
+ design**
■ 193 East 43rd Street ■
■ Hamilton, ON ■ L8T 3C3 ■
■ jbdraftinganddesign@live.ca ■
■ 905.517.6027 ■

PRELIMINARY

04.14.21 signature required
Jennifer Bognar reviews and takes responsibility for the
design work described in this document
firm bcin 103416 ■ individual bcin 33001

DATE	ISSUE DESCRIPTION
01.02.21	ISSUED FOR REVIEW
01.16.21	ISSUED FOR REVIEW
04.14.21	ISSUED FOR C.O.P.A.

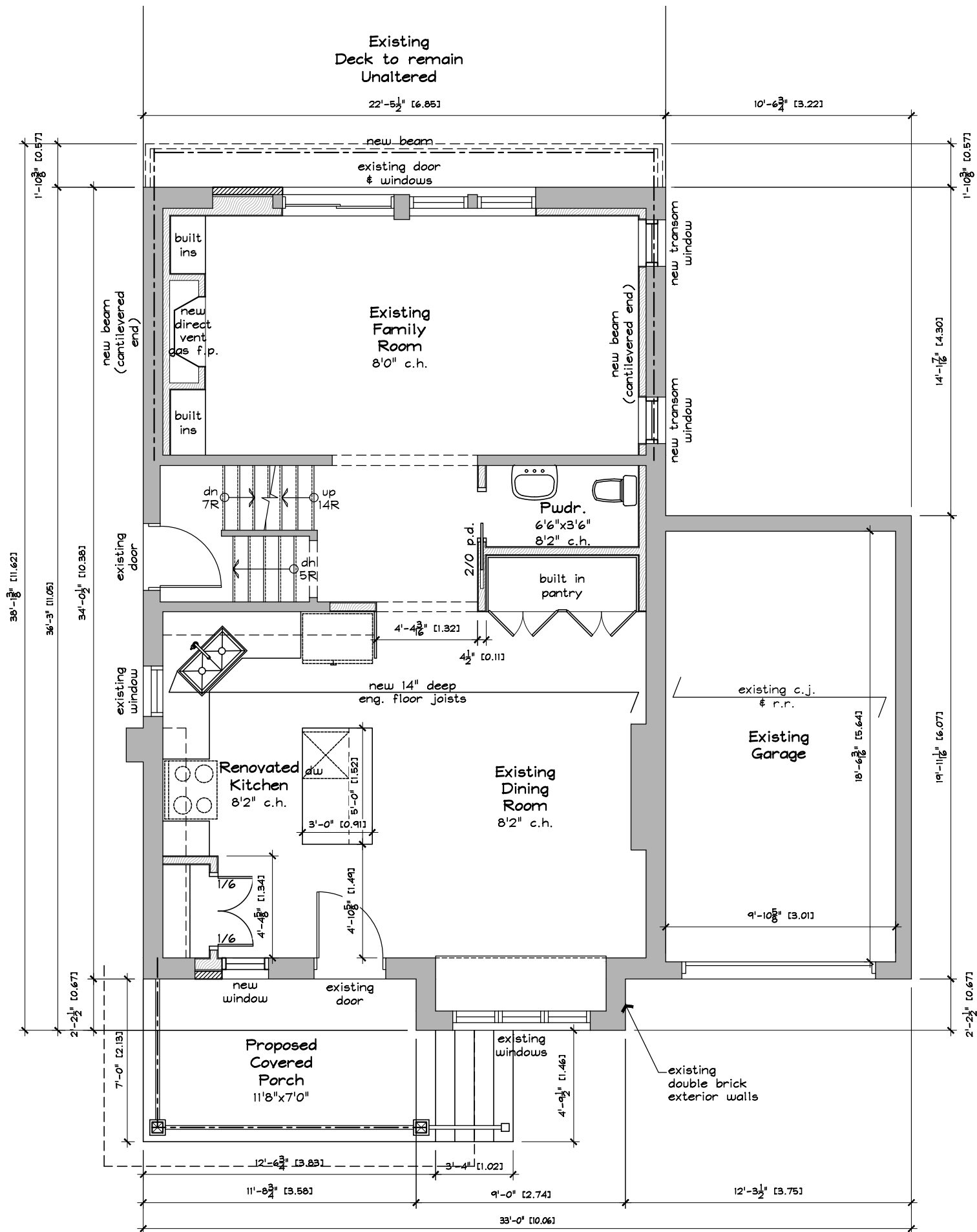
ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY. THE DESIGNER IS NOT LIABLE FOR ANY CHANGES MADE BY THE CONTRACTOR WITHOUT THE DESIGNER'S KNOWLEDGE AND PERMISSION.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF J.B. DRAFTING AND DESIGN. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

EXISTING SECOND
FLOOR PLAN
3/16" = 1'-0"



Existing Floor Area = 72.88 sq. m.

THE SMITHSON
RESIDENCE
173 PARADISE ROAD N
HAMILTON, ON
L8S 3T2

 **drafting
+ design**

■ 193 East 43rd Street ■
■ Hamilton, ON ■ L8T 3C3 ■
■ jbdraftinganddesign@live.ca ■
■ 905.517.6027 ■

PRELIMINARY

04.14.21 signature required

Jennifer Bognar reviews and takes responsibility for the design work described in this document
firm bcin 103416 ■ individual bcin 33001

DATE	ISSUE DESCRIPTION
01.02.21	ISSUED FOR REVIEW
01.16.21	ISSUED FOR REVIEW
04.14.21	ISSUED FOR C.O.P.A.

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY. THE DESIGNER IS NOT LIABLE FOR ANY CHANGES MADE BY THE CONTRACTOR WITHOUT THE DESIGNER'S KNOWLEDGE AND PERMISSION.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING, OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

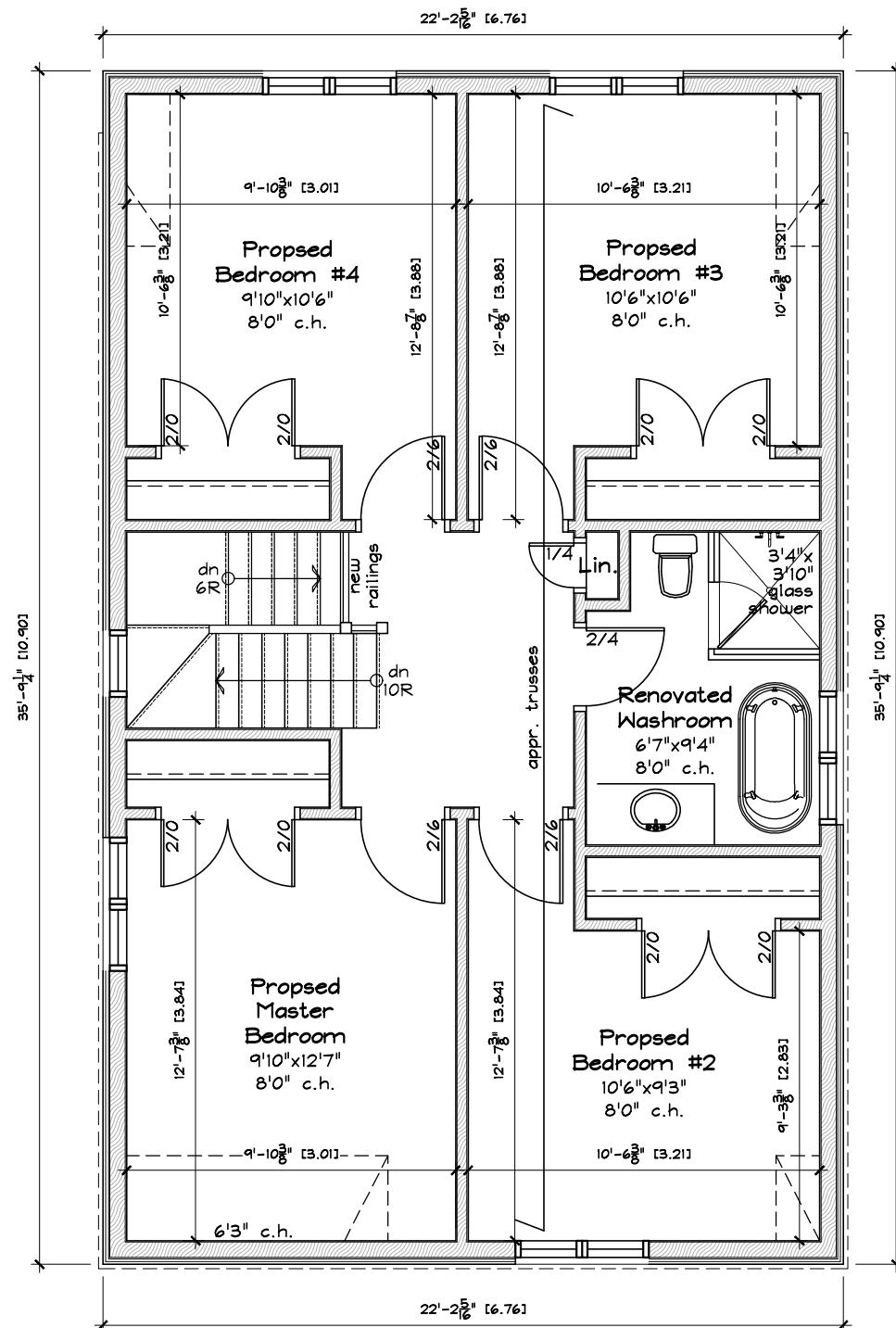
ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF J.B. DRAFTING AND DESIGN. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

PROPOSED FIRST
FLOOR PLAN
3/16" = 1'-0"

SHEET

A5

OF 10



Proposed Floor Area = 73.74 sq. m.

THE SMITHSON
RESIDENCE
173 PARADISE ROAD N
HAMILTON, ON
L8S 3T2

 **drafting
+ design**

■ 193 East 43rd Street ■
■ Hamilton, ON ■ L8T 3C3 ■
■ jbdraftinganddesign@live.ca ■
■ 905.517.6027 ■

PRELIMINARY

04.14.21 signature required
Jennifer Bognar reviews and takes responsibility for the
design work described in this document
firm bcin 103416 ■ individual bcin 33001

DATE	ISSUE DESCRIPTION
01.02.21	ISSUED FOR REVIEW
01.16.21	ISSUED FOR REVIEW
04.14.21	ISSUED FOR C.O.P.A.

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY. THE DESIGNER IS NOT LIABLE FOR ANY CHANGES MADE BY THE CONTRACTOR WITHOUT THE DESIGNER'S KNOWLEDGE AND PERMISSION.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF JB DRAFTING AND DESIGN. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

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

SHEET

A6
OF 10



THE SMITHSON
RESIDENCE
173 PARADISE ROAD N
HAMILTON, ON
L8S 3T2

 **drafting
+ design**

■ 193 East 43rd Street ■
■ Hamilton, ON ■ L8T 3C3 ■
■ jbdraftinganddesign@live.ca ■
■ 905.517.6027 ■

PRELIMINARY
04.14.21 signature required
Jennifer Bognar reviews and takes responsibility for the
design work described in this document
firm bcin 103416 ■ individual bcin 33001

DATE	ISSUE DESCRIPTION
01.02.21	ISSUED FOR REVIEW
01.16.21	ISSUED FOR REVIEW
04.14.21	ISSUED FOR C.O.P.A.

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY. THE DESIGNER IS NOT LIABLE FOR ANY CHANGES MADE BY THE CONTRACTOR WITHOUT THE DESIGNER'S KNOWLEDGE AND PERMISSION.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING, OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

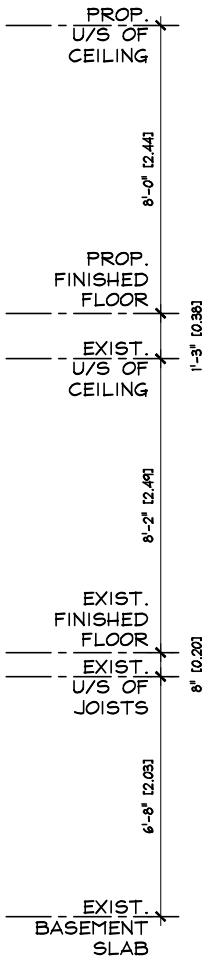
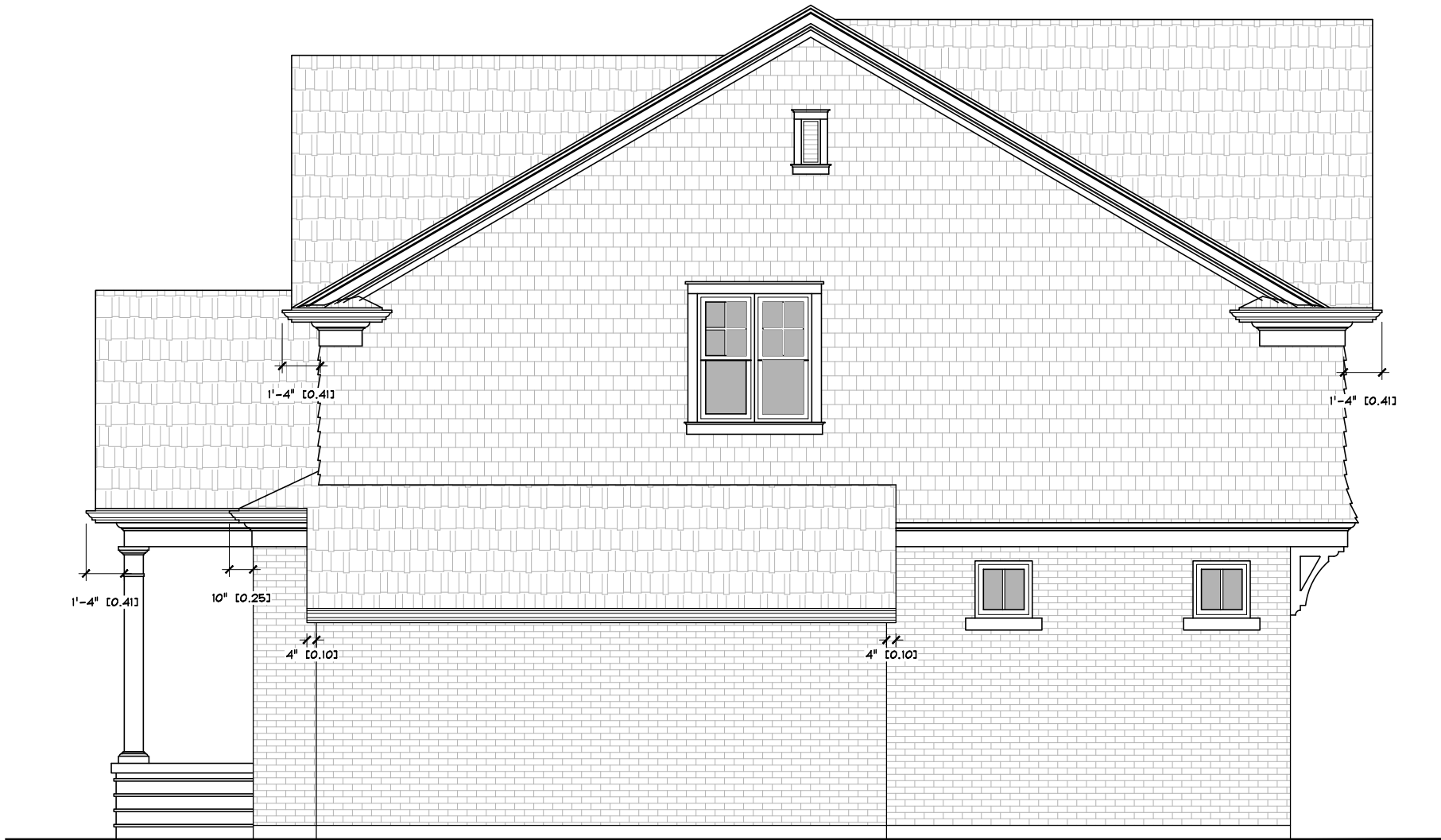
ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF J.B. DRAFTING AND DESIGN. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

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

SHEET

A7

OF 10



THE SMITHSON
RESIDENCE
173 PARADISE ROAD N
HAMILTON, ON
L8S 3T2

**drafting
+ design**

■ 193 East 43rd Street ■
■ Hamilton, ON ■ L8T 3C3 ■
■ jbdraftinganddesign@live.ca ■
■ 905.517.6027 ■

PRELIMINARY

04.14.21 signature required

Jennifer Bognar reviews and takes responsibility for the design work described in this document
firm bcin 103416 ■ individual bcin 33001

DATE	ISSUE DESCRIPTION
01.02.21	ISSUED FOR REVIEW
01.16.21	ISSUED FOR REVIEW
04.14.21	ISSUED FOR C.O.A.

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY. THE DESIGNER IS NOT LIABLE FOR ANY CHANGES MADE BY THE CONTRACTOR WITHOUT THE DESIGNER'S KNOWLEDGE AND PERMISSION.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

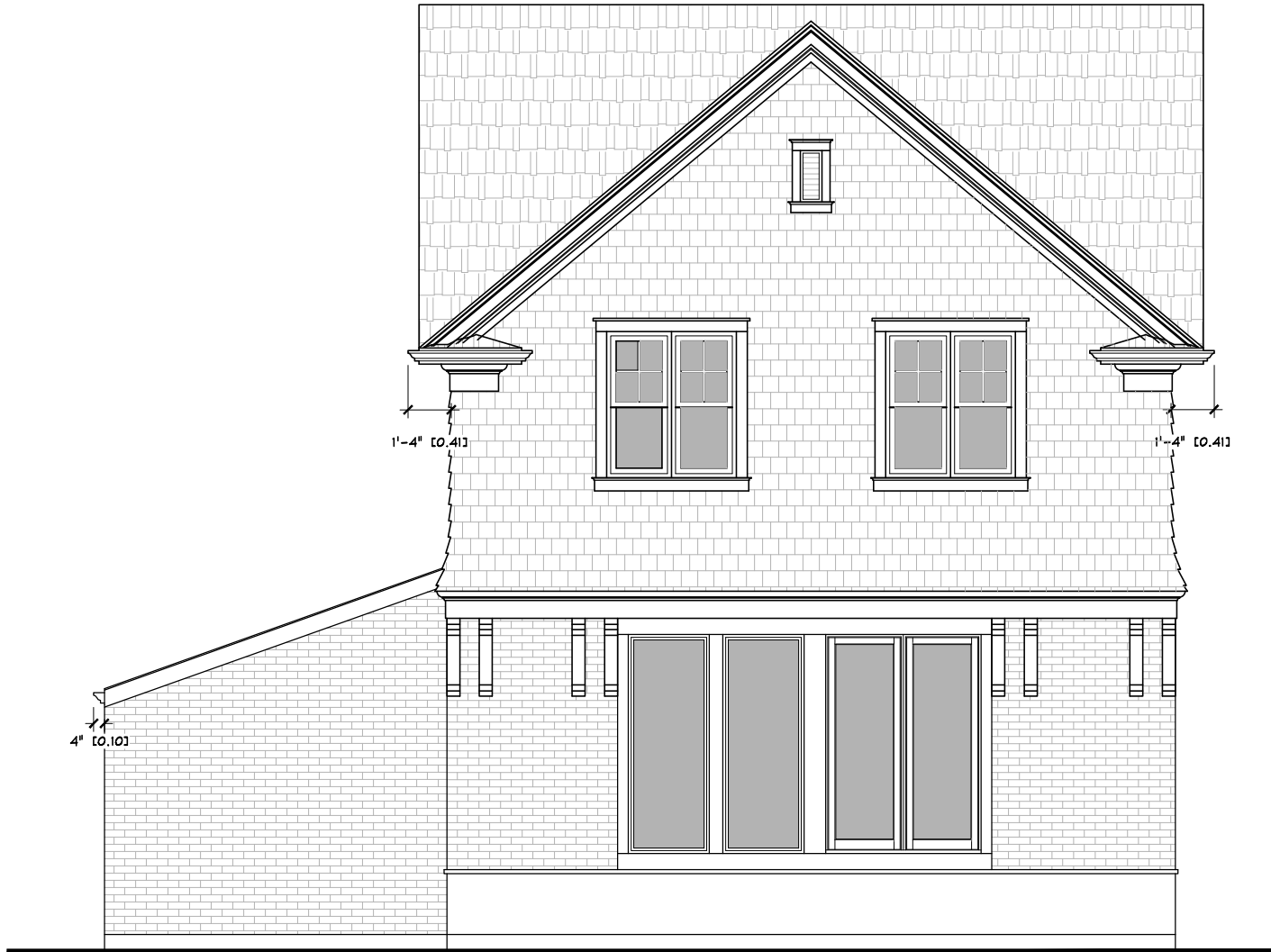
ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF JBDRAFTING AND DESIGN. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

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

SHEET

A8

OF 10



PROP. U/S OF CEILING
8'-0" [2.44]
PROP. FINISHED FLOOR
EXIST. U/S OF CEILING
1'-3" [0.38]
8'-2" [2.49]
EXIST. FINISHED FLOOR
EXIST. U/S OF JOISTS
8'-0" [2.44]
6'-8" [2.03]
EXIST. BASEMENT SLAB

THE SMITHSON
RESIDENCE
173 PARADISE ROAD N
HAMILTON, ON
L8S 3T2

**drafting
+ design**

■ 193 East 43rd Street ■
■ Hamilton, ON ■ L8T 3C3 ■
■ jbdraftinganddesign@live.ca ■
■ 905.517.6027 ■

PRELIMINARY
04.14.21 signature required
Jennifer Bognar reviews and takes responsibility for the design work described in this document
firm bcin 103416 ■ individual bcin 33001

DATE	ISSUE DESCRIPTION
01.02.21	ISSUED FOR REVIEW
01.16.21	ISSUED FOR REVIEW
04.14.21	ISSUED FOR C.O.P.A.

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY. THE DESIGNER IS NOT LIABLE FOR ANY CHANGES MADE BY THE CONTRACTOR WITHOUT THE DESIGNER'S KNOWLEDGE AND PERMISSION.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF J.B. DRAFTING AND DESIGN. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.



PROP.
U/S OF
CEILING

8'-0" [2.44]

PROP.
FINISHED
FLOOR

EXIST.
U/S OF
CEILING

1'-3" [0.38]

8'-2" [2.49]

EXIST.
FINISHED
FLOOR

EXIST.
U/S OF
JOISTS

8" [0.20]

6'-8" [2.03]

EXIST.
BASEMENT
SLAB

THE SMITHSON
RESIDENCE
173 PARADISE ROAD N
HAMILTON, ON
L8S 3T2

 **drafting
+ design**

■ 193 East 43rd Street ■
■ Hamilton, ON ■ L8T 3C3 ■
■ jbdraftinganddesign@live.ca ■
■ 905.517.6027 ■

PRELIMINARY

04.14.21 signature required

Jennifer Bognar reviews and takes responsibility for the
design work described in this document
firm bcin 103416 ■ individual bcin 33001

DATE	ISSUE DESCRIPTION
01.02.21	ISSUED FOR REVIEW
01.16.21	ISSUED FOR REVIEW
04.14.21	ISSUED FOR C.O.P.A.

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED
ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND
FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY
FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY. THE
DESIGNER IS NOT LIABLE FOR ANY CHANGES MADE BY THE CONTRACTOR WITHOUT THE DESIGNER'S
KNOWLEDGE AND PERMISSION.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS
THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE
DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF
THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING, OR OTHER
TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS
WORK.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF JB
DRAFTING AND DESIGN. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

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

SHEET

A10 OF 10

Required Variances

1. Reduced front yard setback for new 2nd floor addition of 4.69m. instead of the required 6.0m.
2. GFA ratio of 0.53:1 instead of the max 0.45:1
3. 2 parking spaces instead of the required 2.5 spaces
4. One reduced size parking space in existing garage 5.64 m. long instead of required 6.0m.
5. Second reduced size parking space on driveway of 4.68 m. long instead of required 6.0m.
6. Reduced setback to new covered porch gutter of 2.19 m. instead of minimum 3.0m.
7. Reduced front yard landscaping area of 46.11% instead of the required 50%.

Reasons for Needing Variances

Variance #1

Reduced front yard setback for new 2nd floor addition of 4.69m. instead of the required 6.0m.

The home owners desires to better use the second floor space and make much more functional bedrooms for their three growing kids.

The new second floor will be built directly above the existing first floor to keep the costs of construction down and is not encroaching any farther forward than the existing dwelling.

We feel that this design and request is in keeping with the neighborhood as most of the dwellings on this street are at similar setbacks.

Variance #2

GFA ratio of 0.53:1 instead of the max 0.45:1

The home owners are in need of more space in their house for various reasons. Along with their three growing kids, they are also in need for a better functioning kitchen and dining as the existing kitchen is small and cramped and doesn't work for their family anymore. They'd also like a better functioning front entry space.

These above needs combined with a small lot size, brings the GFA higher than what is allowed.

We feel that this design and request is in keeping with the neighborhood character as many of these older homes are being expanded and made larger to keep up with the young families moving into this area.

Variance #3

2 parking spaces instead of the required 2.5 spaces

The parking situation on this lot is in fact not changing at all. Currently there is only 1 legal parking spot in the attached garage as well as a parking spot on the driveway that is partially on the boulevard.

The proposed use of the dwelling will remain as habitation for one family and the proposed addition will not increase the need for more parking.

We feel this request is minor in nature as we are not making the existing situation worse or taking away an existing spot and feel that is in keeping with majority of the dwellings in this area.

A boulevard parking agreement for the driveway spot will be applied for.

Variance #4

One reduced size parking space in existing garage 5.64 m. long instead of required 6.0m.

This variance is to recognize the existing garage size and will not be changing from the proposed construction.

Variance #5

Second reduced size parking space on driveway of 4.68 m. long instead of required 6.0m.

This variance is to recognize the existing driveway parking size and will not be changing from the proposed construction. A boulevard parking agreement will be applied for to accompany this spot.

Variance #6

Reduced setback to new covered porch gutter of 2.19 m. instead of minimum 3.0m.

The home owner desires a new covered porch so they are able to more comfortably watch their children as they play on the street with their neighbor friends. A covered porch also helps with the various weather concerns that come with the different seasons.

There is still plenty of front yard amenity area with the porch construction.

We feel this is minor and nature and in keeping with the look/style of houses in this area.

Variance #7

Reduced front yard landscaping area of 46.11% instead of the required 50%.

The front yard landscaping area is not changing drastically from the existing situation as the existing driveway and walkway are being maintained and unaltered.

We feel this variance is minor in nature and there is still plenty of front yard amenity space being maintained.



Hamilton

Committee of Adjustment

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

Phone: (905) 546-2424 ext. 4221

Email: cofa@hamilton.ca

APPLICATION FOR A MINOR VARIANCE

FOR OFFICE USE ONLY.

APPLICATION NO. _____ DATE APPLICATION RECEIVED _____

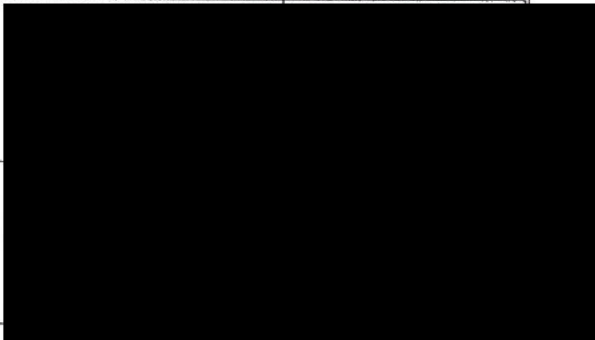
PAID _____ DATE APPLICATION DEEMED COMPLETE _____

SECRETARY'S
SIGNATURE _____

The Planning Act

Application for Minor Variance or for Permission

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

1, 2	NAME	ADDRESS
Registered Owners(s)	Heather & James Smithson	
Applicant(s)*	Jenny Bognar	
Agent or Solicitor	Same as applicant	
		Phone:
		E-mail:

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

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

Mortgagee:
RMG Mortgage Servicing Centre
PO Box 351, STN C
Kitchener ON N2G 3Y9

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

4. Nature and extent of relief applied for:
See attached

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

6. Legal description and Address of subject lands (registered plan number and lot number or other legal description and where applicable, **street and street number**):
173 Paradise Road North

7. PREVIOUS USE OF PROPERTY

Residential ☒ Industrial ☐ Commercial ☐
Agricultural ☐ Vacant ☐

Other _____

- 8.1 If Industrial or Commercial, specify use _____
- 8.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?
Yes ☐ No ☒ Unknown ☐
- 8.3 Has a gas station been located on the subject land or adjacent lands at any time?
Yes ☐ No ☒ Unknown ☐
- 8.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?
Yes ☐ No ☒ Unknown ☐
- 8.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?
Yes ☐ No ☒ Unknown ☐
- 8.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or sewage sludge was applied to the lands?
Yes ☐ No ☒ Unknown ☐
- 8.7 Have the lands or adjacent lands ever been used as a weapon firing range?
Yes ☐ No ☒ Unknown ☐
- 8.8 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the fill area of an operational/non-operational landfill or dump?
Yes ☐ No ☒ Unknown ☐
- 8.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (eg. asbestos, PCB's)?
Yes ☐ No ☒ Unknown ☐

8.10 Is there any reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?

Yes ☐ No ☒ Unknown ☐

8.11 What information did you use to determine the answers to 9.1 to 9.10 above?
Knowledge of area history

8.12 If previous use of property is industrial or commercial or if YES to any of 9.2 to 9.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.


Is the previous use inventory attached? Yes ☐ No ☐

9. ACKNOWLEDGEMENT CLAUSE

I acknowledge that the City of Hamilton is not responsible for the identification and remediation of contamination on the property which is the subject of this Application – by reason of its approval to this Application.

April 14, 2021

Date


Heather & James Smithson
Print Name of Owner

10. Dimensions of lands affected:

Frontage	<u>11.89 m.</u>
Depth	<u>33.528 m.</u>
Area	<u>398.54 sq. m.</u>
Width of street	<u>20.0 m.</u>

11. Particulars of all buildings and structures on or proposed for the subject lands: (Specify ground floor area, gross floor area, number of stories, width, length, height, etc.)

Existing: _

Ground Floor Area = 72.88 sq. m., Gross Floor Area = 187.70 sq. m.,
2 stories, 11.05 m. length, 10.06 m. wide, 7.41 m. high

Proposed

Ground Floor Area = 72.88 sq. m., Gross Floor Area = 210.25 sq. m.,
2 stories, 11.62 m. length, 10.06 m. wide, 8.89 m. high

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

Existing:

3.99 m. front, 0.49 m. right side, 18.48 m. rear, 1.34 m. left side

Proposed:

4.69 m. front to addition, 3.70 m. right side to addition, 17.91 m. rear to addition,
1.38 m. left side to addition

13. Date of acquisition of subject lands:
October 17, 2012
-
14. Date of construction of all buildings and structures on subject lands:
approximately 1950
-
15. Existing uses of the subject property:
Single Family Residential
16. Existing uses of abutting properties:
Single Family Residential
17. Length of time the existing uses of the subject property have continued:
Always
18. Municipal services available: (check the appropriate space or spaces)
Water ☒ Connected ☒
Sanitary Sewer ☒ Connected ☒
Storm Sewers ☒
19. Present Official Plan/Secondary Plan provisions applying to the land:
Urban Protected Residential
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
6593 Former Hamilton C/S-1364, C/S-1788
21. Has the owner previously applied for relief in respect of the subject property?
☐ Yes ☒ No
If the answer is yes, describe briefly.
22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?
☐ Yes ☒ No
23. Additional Information
24. The applicant shall attach to each copy of this application a plan showing the dimensions of the subject lands and of all abutting lands and showing the location, size and type of all buildings and structures on the subject and abutting lands, and where required by the Committee of Adjustment such plan shall be signed by an Ontario Land Surveyor.