

RE: APRIL 23: Tentative Hearing Date and Sign

Scott Peck <Scott.Peck@conservationhamilton.ca>

Wed 4/10/2024 4:33 PM

To:Committee of adjustment <cofa@hamilton.ca>

External Email: Use caution with links and attachments

I just noticed an error on the application and I hope this does not cause problems. I have the frontage of the retained (part 1) as 6.88 metres when it should be 15.31. The remaining measurements and area are correct.

Can you advise.

Thank you,

T. Scott Peck, B.A., DPA, MCIP, RPP, CMMIII**Deputy Chief Administrative Officer/****Director, Watershed Management Services**

Hamilton Conservation Authority

Phone: 905-525-2181, Ext. 130

**A Healthy Watershed for Everyone**

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From: Committee of adjustment <cofa@hamilton.ca>**Sent:** April 10, 2024 2:21 PM**To:** Scott Peck <Scott.Peck@conservationhamilton.ca>**Subject:** Re: APRIL 23: Tentative Hearing Date and Sign

Hello Scott,

Just wanted to touch base about this file (DN.B.24.12).

Everything that was mailed out had the correct address and map as well as what is posted on the website so I am not sure as to what happened with this. Just a heads up!

Thanks,

CB

From: Boc, Cameron <Cameron.Boc@hamilton.ca>**Sent:** Wednesday, April 10, 2024 2:16 PM

To: Committee of adjustment <cofa@hamilton.ca>
Subject: Re: APRIL 23: Tentative Hearing Date and Sign

Hello Morgan,

Everything looks good on our end. The notice that was mailed and the one online has the correct map so I do not know how they got one without the map.

Thanks,

CB

From: Committee of adjustment <cofa@hamilton.ca>
Sent: Wednesday, April 10, 2024 2:03 PM
To: Boc, Cameron <Cameron.Boc@hamilton.ca>
Subject: Fw: APRIL 23: Tentative Hearing Date and Sign

Can you see if something is a miss?

"Please also be advised that the Notice of Public Hearing mail delivery that included the sign has a map as attached showing the wrong location for the subject lands."

Thanks,
Morgan

From: Scott Peck <Scott.Peck@conservationhamilton.ca>
Sent: Wednesday, April 10, 2024 1:42 PM
To: Committee of adjustment <cofa@hamilton.ca>
Subject: RE: APRIL 23: Tentative Hearing Date and Sign

External Email: Use caution with links and attachments

Please see the attached photos confirming the Public Notice sign has been posted.

Please also be advised that the Notice of Public Hearing mail delivery that included the sign has a map as attached showing the wrong location for the subject lands.

Please advise if there is any issue with this and I confirm I will be in attendance at 1:30, April 23, 2024 for the Hearing.

Thank you,

T. Scott Peck, B.A., DPA, MCIP, RPP, CMMIII
Deputy Chief Administrative Officer/

Director, Watershed Management Services

Hamilton Conservation Authority
Phone: 905-525-2181, Ext. 130



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From: Committee of adjustment <cofa@hamilton.ca>
Sent: April 4, 2024 1:00 PM
To: Scott Peck <Scott.Peck@conservationhamilton.ca>
Subject: APRIL 23: Tentative Hearing Date and Sign

Good Afternoon,

Your application has been tentatively scheduled for Tuesday, April 23.

This meeting is an in-person Committee of Adjustment Hearing only.

For important dates, please see the information document attached to this email. As per the selection identified on your application, a sign was sent out in the mail on Thursday, April 4th, 2024

Hearing Date: Tuesday, April 23, 2024

Address: 107 Grant Boulevard, Dundas

File Number: DN/B-24:12

All the best,

Corrine Kabel (she/her)

Development Clerk

Development Planning

Planning and Economic Development, City of Hamilton


905-546-2424 ext.4221

RE: APRIL 23: Tentative Hearing Date and Sign

mike @ decc-inc.com <mike@decc-inc.com>

Wed 4/10/2024 4:28 PM

To:Committee of adjustment <cofa@hamilton.ca>

 2 attachments (603 KB)

SP1.01 SITE PLAN.pdf; A1.01 1ST FLOOR PLAN.pdf;

External Email: Use caution with links and attachments

Hello,

In response to the document provided for the hearing on the 23rd of April.

My comments for the 3 notes in the previous file are as follows.

1. Attached is the seating plan regarding the patio, these were the plans for the submission to the AGCO.
2. Yes the owners of 195 Rebecca are also the owners of 199 Rebecca. Is there any documents you would require to confirm this?
3. The outdoor patio will not be enclosed nor have a overhead canopy or roof.

I also have yet to receive the signage to display for the April 23rd hearing. Can you please assist with this?

Please let me know if you require any further information.

Thank you.

Kind regards,

Michael Isotti Pongetti, P.Eng., GSC, PMP, CET.

Principal, Chief Engineer

MIKE@DECC-INC.COM

CELL: 905-518-0548

DECC INC.

229 LOCKE STREET SOUTH

HAMILTON, ONTARIO.

L8P 4B8

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WWW.DECC-INC.COM



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From: Committee of adjustment <cofa@hamilton.ca>
Sent: Thursday, April 4, 2024 12:58 PM
To: mike @ decc-inc.com <mike@decc-inc.com>
Subject: APRIL 23: Tentative Hearing Date and Sign

Good Afternoon,

Your application has been tentatively scheduled for Tuesday, April 23. **This meeting is an in-person Committee of Adjustment Hearing only.**

For important dates, please see the information document attached to this email. As per the selection identified on your application, a sign was sent out in the mail on Thursday, April 4th, 2024

Hearing Date: Tuesday, April 23, 2024

Address: 195 Rebecca Street, Hamilton

File Number: HM/A-24:41

All the best,

Corrine Kabel (she/her)

Development Clerk

Development Planning

Planning and Economic Development, City of Hamilton

905-546-2424 ext.4221

GENERAL NOTES

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST VERSION OF THE ONTARIO BUILDING CODE (O.B.C.) INCLUDING THE LATEST STANDARDS REFERENCED WITHIN. DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION AT ANY TIME.
- ALL DRAWINGS ARE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT.
- CONTRACTOR IS REQUIRED TO FIELD MEASURE THE STRUCTURE PRIOR TO FABRICATION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
- CONTRACTOR TO CHECK AND VERIFY ALL STRUCTURAL DIMENSIONS PRIOR TO COMMENCING ANY WORK AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER. FAILURE TO DO SO WILL CAUSE FORFEIT TO ANY CLAIM.

EXISTING FLOOR PLAN DIMENSIONS/CONFIGURATION ARE APPROXIMATE

**1ST FLOOR AREA:
+/- 1548.4ft²**

WINDOW/DOOR SCHEDULE

NO.	WIDTH	HEIGHT
W1	95"	70"
W2	92"	70"
D1	36"	80"
D2	36"	83"
D3 - DBL	35"	83"
D4	36"	82"
D5	35"	83"
D6	33"	82"
D7	34"	80"
D8	30"	76"
D9	30"	76"
D10	28"	78"

NOTE: AS PER O.B.C. 3.7.4.3.(4) EXCEPT AS PROVIDED IN SENTENCES (6) AND (7), THE NUMBER OF WATER CLOSETS REQUIRED FOR DINING ROOMS, RESTAURANTS AND CAFETERIA SHALL CONFORM TO TABLE 3.7.4.3.D.

AS PER THIS TABLE THE NUMBER OF PERSONS OF THE SAME SEX 1-20 AND A TOTAL OCCUPANCY LOAD OF 40, ONLY 1 (ONE) WASHROOM FOR EACH SEX IS REQUIRED

NOTE: O.B.C. 3.1.3.1.(2) IN A BUILDING NOT MORE THAN 3 STOREYS IN BUILDING HEIGHT, IF NOT MORE THAN TWO DWELLING UNITS ARE CONTAINED TOGETHER WITH A GROUP E MAJOR OCCUPANCY, THE FIRE-RESISTANCE RATINGS OF THE FIRE SEPARATION BETWEEN THE TWO MAJOR OCCUPANCIES NEED NOT BE MORE THAN 1 HR.

OCCUPANCY LOADING - RESTAURANT

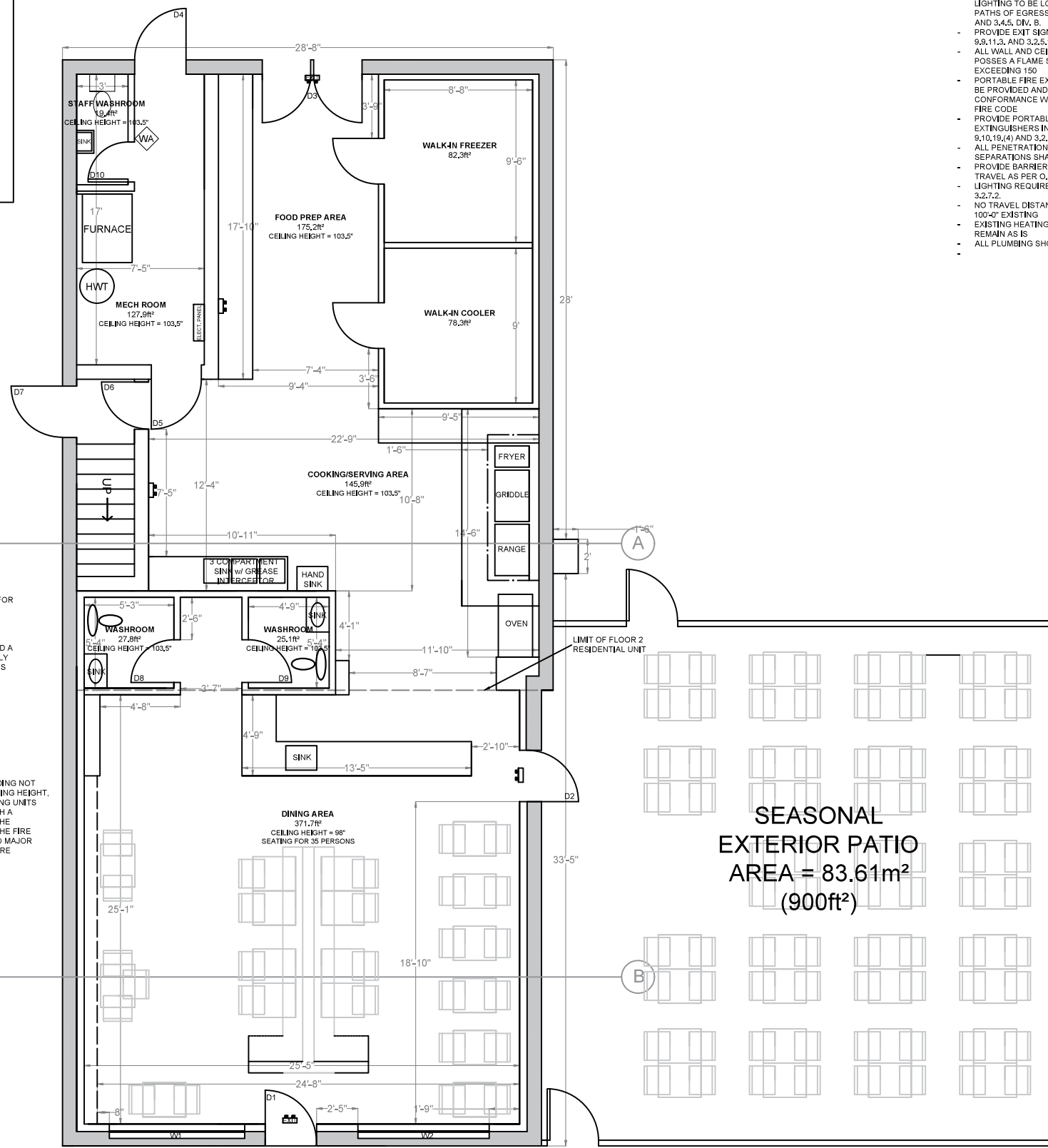
- IN ACCORDANCE WITH O.B.C. 3.1.17.1.(1) THE OCCUPANT LOAD OF A FLOOR AREA OF PART OF A FLOOR AREA, OR OF A BUILDING OR PART OF A BUILDING NOT HAVING A FLOOR AREA, SHALL BE BASED ON THE NUMBER OF SEATS IN AN ASSEMBLY OCCUPANCY HAVING FIXED SEATS.
* SEATING FOR 35 PATRONS FOR WHICH THE AREA IS DESIGNED (KITCHEN)
* AREA DESIGNED FOR 5 STAFF
THEREFORE THE TOTAL OCCUPANCY FOR THIS ESTABLISHMENT SHALL BE 40 PERSONS

WASHROOM REQUIREMENTS

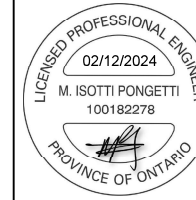
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- AS PER THIS TABLE THE NUMBER OF PERSONS OF THE SAME SEX 1-20 AND A TOTAL OCCUPANCY LOAD OF 40, ONLY 1 (ONE) WASHROOM FOR EACH SEX IS REQUIRED
- IN ACCORDANCE WITH O.B.C. 3.7.4.3.(8) WHERE A SEPARATE EMPLOYEE WASHROOM IS PROVIDED, THE SAME ROOM MAY BE USED BY BOTH FEMALE AND MALE EMPLOYEES PROVIDED THAT:
(a) THE TOTAL NUMBER OF EMPLOYEES IS NOT MORE THAN 5, AND
(b) THE DOOR TO THE ROOM CAN BE LOCKED FROM THE INSIDE.

OCCUPANCY LOADING - SEASONAL PATIO

- IN ACCORDANCE WITH O.B.C. 3.1.17.1.(1) THE OCCUPANT LOAD OF A FLOOR AREA OF PART OF A FLOOR AREA, OR OF A BUILDING OR PART OF A BUILDING NOT HAVING A FLOOR AREA, SHALL BE BASED ON:
(c) THE NUMBER OF PERSONS.
(ii) - DETERMINED FROM TABLE 3.1.17.1, FOR OCCUPANCIES OTHER THAN THOSE DESCRIBED IN CLAUSES (a) AND (b).
BASED ON A PATIO AREA OF 83.61m² (900.0ft²) AND THE AREA PER PERSON OF 1.1m², THE OCCUPANCY OF THE PATIO SHOULD BE 76 PERSONS.



- NOTE:
- EXIT SIGNAGE AND EMERGENCY LIGHTING TO BE LOCATED ALONG PATHS OF EGRESS AS PER O.B.C. 3.2.7. AND 3.4.5. DIV. B.
 - PROVIDE EXIT SIGNS AS PER O.B.C. 9.9.11.3. AND 3.2.5.17.
 - ALL WALL AND CEILING FINISHES SHALL POSSESS A FLAME SPREAD RATING NOT EXCEEDING 150
 - PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AND INSTALLED IN CONFORMANCE WITH SECT. 6.2 OF THE FIRE CODE
 - PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH 9.10.19.(4) AND 3.2.5.17.
 - ALL PENETRATIONS THROUGH FIRE SEPARATIONS SHALL BE FIRE STOPPED
 - PROVIDE BARRIER FREE PATHS OF TRAVEL AS PER O.B.C. 3.8.2.1.
 - LIGHTING REQUIREMENTS AS PER O.B.C. 3.2.7.2.
 - NO TRAVEL DISTANCE GREATER THAN 100'-0" EXISTING
 - EXISTING HEATING/COOLING UNITS TO REMAIN AS IS
 - ALL PLUMBING SHOWN IS EXISTING



#:	DATE:	DESC.

REVISIONS

DECC INC.
DESIGN | ENGINEER | CONSULT | CONSTRUCT

SITE:
**195/199 REBECCA ST.
HAMILTON, ON.**

PROJECT:
**AM - BREAKFAST
RESTAURANT**

DWG:
**A1.01
1ST FLOOR PLAN**

DATE: FEB 12, 2024	DRAWN BY: MP	DWG #: 2 / 2
PROJECT #: 148	CHKD BY: MP	

FLOOR PLAN
SCALE: 1/8" = 1'-0"

EXISTING DIMENSIONS/CONFIGURATION ARE APPROXIMATE

LANDSCAPED AREA - 195 REBECCA ST.

LOT AREA= 4890ft² = 454.3m²

LANDSCAPED AREA
TOTAL AREA = 345.6ft² = 32.1m²

LANDSCAPED AREA %
32.1m² / 345.6m² = 7.1%

LANDSCAPED AREA - 195 & 199 REBECCA ST.

TOTAL LOT AREA= 9324.34ft² = 866.3m²

LANDSCAPED AREA
TOTAL AREA = 4779.94ft² = 444.1m²

LANDSCAPED AREA %
444.1m² / 866.3m² = 51.3%

FLOOR AREA USES - 195 REBECCA ST.

TOTAL SQUARE FOOTAGE= 2148.4 ft² = 201.7m²

FLOOR 1
TOTAL AREA = 1548.4ft² = 143.9m²
RESTAURANT AREA = 1548.4ft² = 143.9m²

FLOOR 2
TOTAL AREA = 600.00ft² = 57.8m²
RESIDENTIAL AREA = 600.00ft² = 57.8m²

OCCUPANCY LOADING - RESTAURANT

- IN ACCORDANCE WITH O.B.C. 3.1.17.1(1) THE OCCUPANT LOAD OF A FLOOR AREA OF PART OF A FLOOR AREA, OR OF A BUILDING OR PART OF A BUILDING NOT HAVING A FLOOR AREA, SHALL BE BASED ON THE NUMBER OF SEATS IN AN ASSEMBLY OCCUPANCY HAVING FIXED SEATS.

(a) SEATING FOR 35 PATRONS

(b) FOR WHICH THE AREA IS DESIGNED (KITCHEN)

* AREA DESIGNED FOR 5 STAFF

THEREFORE THE TOTAL OCCUPANCY FOR THE INTERIOR OF THIS ESTABLISHMENT SHALL BE 40 PERSONS

OCCUPANCY LOADING - SEASONAL PATIO

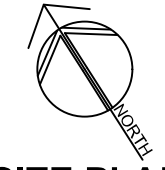
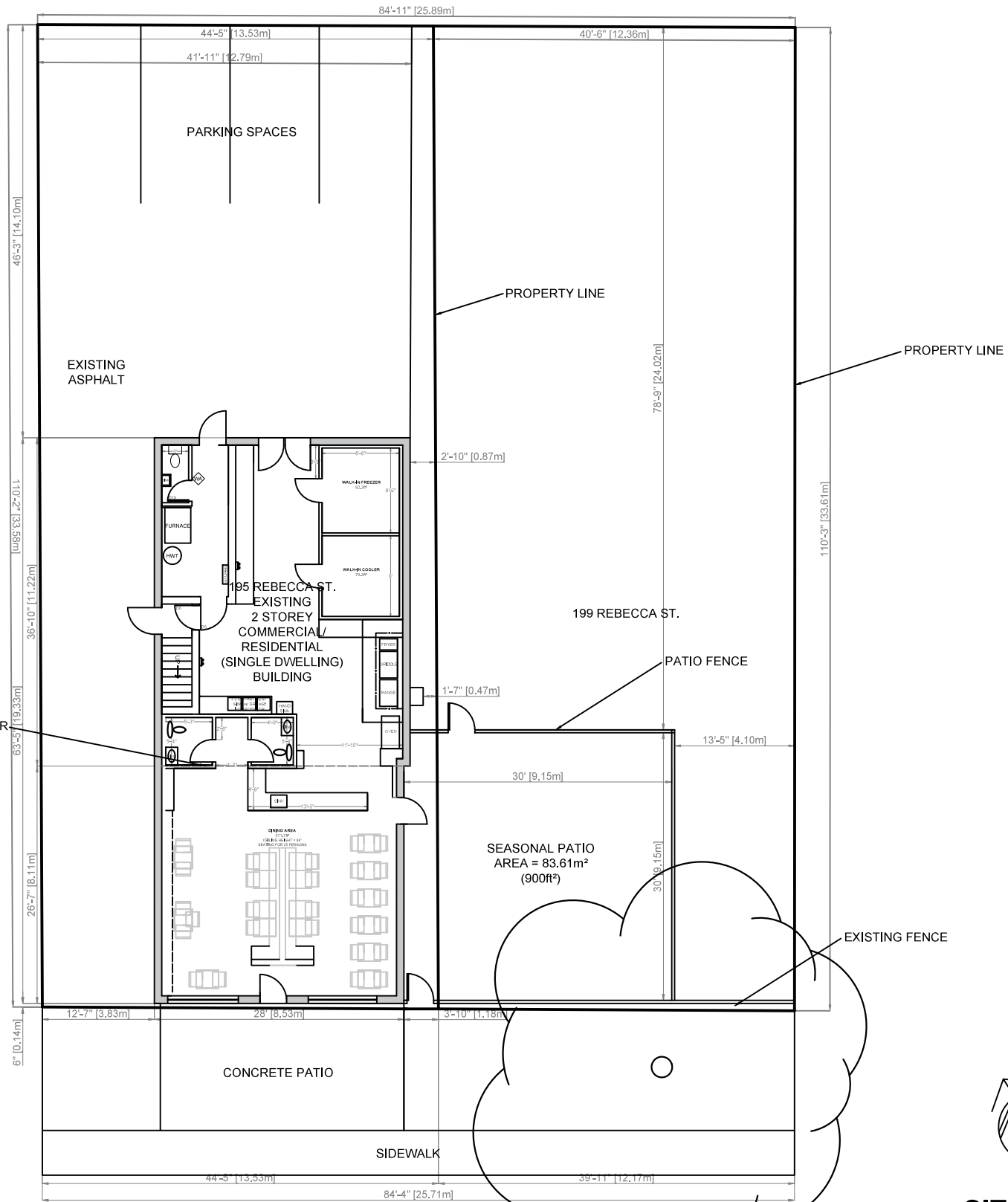
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(c) THE NUMBER OF PERSONS.

(i) - DETERMINED FROM TABLE 3.1.17.1. FOR OCCUPANCIES OTHER THAN THOSE DESCRIBED IN CLAUSES (a) AND (b).

BASED ON A PATIO AREA OF 83.61m² (900.0ft²) AND THE AREA PER PERSON OF 1.1m². THE OCCUPANCY OF THE PATIO SHOULD BE 76 PERSONS.

LIMIT OF UPPER UNIT



SITE PLAN
SCALE: 1/16" = 1'-0"



#	DATE	DESC.

REVISIONS

DECC INC.
DESIGN | ENGINEER | CONSULT | CONSTRUCT

SITE:
**195/199 REBECCA ST.
HAMILTON, ON.**

PROJECT:
**AM - BREAKFAST
RESTAURANT**

DWG:
**SP1.01
SITE PLAN**

DATE: FEB 12, 2024	DRAWN BY: MP	DWG #: 1 / 2
PROJECT #: 148	CHKD BY: MP	