



Hamilton

**COMMITTEE OF ADJUSTMENT**

City Hall, 5<sup>th</sup> floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

E-mail: [cofa@hamilton.ca](mailto: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

<b>APPLICATION NO.:</b>	<b>A-24:225</b>	<b>SUBJECT PROPERTY:</b>	732 11th Avenue, Hamilton
<b>ZONE:</b>	Low Density Residential (R1)	<b>ZONING BY-LAW:</b>	Zoning By-law City of Hamilton 05-200

**APPLICANTS:** Owner: 2652009 Ontario Inc. Igor Chovminov  
Agent: Caud Studios Inc, Ali Memarian

The following variances are requested:

1. A minimum 0.92 metre Side Yard shall be permitted instead of the minimum required 1.2 metre setback.
2. A minimum 44% landscaped area in the front yard shall be permitted instead of the minimum required 50% landscaped area.
3. An increase in width due to obstruction where a wall, column or any other obstruction is located abutting or within a parking space shall not be required. Instead of the minimum required 0.3 metre increase for each side which is obstructed.
4. A dwelling unit without an attached garage shall be permitted to have a driveway width that shall not exceed 56% of the lot width instead of the maximum permitted 50%.

**PURPOSE & EFFECT:** To convert a Single Detached Dwelling to a Triplex with 2 parking spaces

**Notes:**

- i) Please be advised upon further review variances 1 to 3 and 9 as requested by the applicant are not required.
- ii) Insufficient information was provided to determine minimum landscaped area (Section 15.2.1 h) and Section 4.35 c) of Hamilton zoning By-law 05-200. Additional variances may be required if zoning conformity cannot be achieved.

**A-24:225**

- iii) The proposed development shall be in accordance with Section 4.9 of the Hamilton Zoning By-law 05-200.
- iv) Please be advised that the Electric Vehicle Parking requirements under By-law 24-052, remain under appeal and are not covered under Section 1.12 of the “Transitional Provisions” of the Hamilton Zoning By-law 05-200. At present, a review of the Electric Parking requirements has not been included in the following zoning chart. If the remaining portions of By-law 24-052 become final before issuance of a building permit, the Electric Vehicle Parking requirements will be applicable upon review for such building permit.

**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:

<b>DATE:</b>	<b>Tuesday, November 12, 2024</b>
<b>TIME:</b>	<b>1:50 p.m.</b>
<b>PLACE:</b>	<b>Via video link or call in (see attached sheet for details)</b>
	<b>City Hall Council Chambers (71 Main St. W., Hamilton)</b>
	<b>To be streamed (viewing only) at</b> <a href="http://www.hamilton.ca/committeeofadjustment">www.hamilton.ca/committeeofadjustment</a>

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

- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Visit Committee of Adjustment staff at 5<sup>th</sup> floor City Hall, 71 Main St. W., Hamilton

**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 November 6, 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 November 8, 2024

**FURTHER NOTIFICATION**

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:225, you must submit a written request to [cofa@hamilton.ca](mailto: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

**A-24:225**

request with the Secretary-Treasurer by emailing [cofa@hamilton.ca](mailto: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: October 24, 2024

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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.



Hamilton

## COMMITTEE OF ADJUSTMENT

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E-mail: [cofa@hamilton.ca](mailto: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 advance of the meeting. Comments can be submitted by emailing [cofa@hamilton.ca](mailto: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 on the date listed on the Notice of Public Hearing.**

Comments are available the Friday prior to the Hearing and are available on our website: [www.hamilton.ca/committeeofadjustment](http://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 on the day listed on the Notice of Public 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](mailto: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.

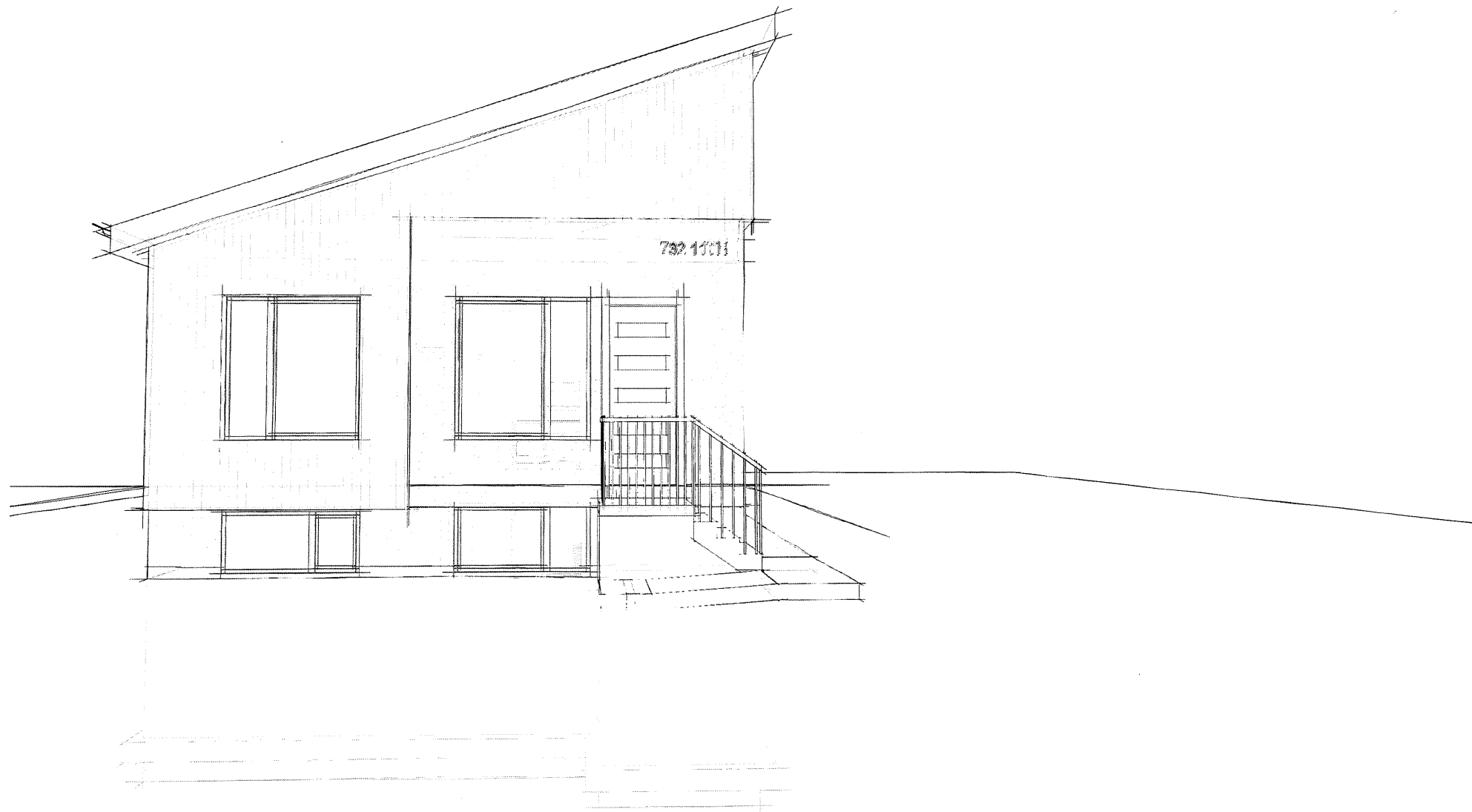
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

##### 2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **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](mailto:cofa@hamilton.ca).

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.



SHEETS	
Sheet Name	Sheet Number

COVER PAGE	A0.01
NOTE - P1 - GENERAL NOTES	A0.02
NOTE - P2 - CONSTRUCTION NOTES	A0.03
NOTE - P3 - CONSTRUCTION NOTES	A0.04
NOTE - OBC MATRIX & STATISTICS	A0.06
SITE PLAN	SP1.01
PROP. BASEMENT	A1.01
PROP. GROUND FLOOR	A1.02
PROP. ROOF PLAN	A1.03
FRONT ELEVATION (NORTH)	A2.01
LEFT ELEVATION (EAST)	A2.02
RIGHT ELEVATION (WEST)	A2.03
REAR ELEVATION (SOUTH)	A2.04
SECTION 1	A4.01
SECTION 2	A4.02
AREA PLANS	A5.01
LANDSCAPING	SP4.01
SURVEY	SP4.02
DETAIL - P1 - WALL SECTION - RADON BARRIER	A3.01
DETAIL - P2 - WALL AND FLOOR ASSEMBLY	A3.02
DETAIL - P3 - SCHEDULE	A3.03
NOTE - P4 - ABBREVIATIONS & SYMBOLS	A0.05
GRADING PLAN	SP4.03
INFILL	Z
FOOTING FOUNDATION	A1.00

PROJECT INFO		DRAWING INFO.		REVISIONS		NOTES	DESIGNER'S INFO		NOTE	NORTH		
PROJECT NAME 732 11th Ave, Hamilton	PROJECT NO. 2212	SHEET NO. A0.01	SHEET SCALE	-	-	THIS DRAWING IS COPYRIGHTED INSTRUMENT OF SERVICE AND IT REMAINS THE PROPERTY OF THE CONSULTANT. 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:			
PROJECT ADDRESS 732 11TH AVE, HAMILTON		SHEET NAME COVER PAGE		NO.	DATE			DESCRIPTION	CAUD STUDIOS T: 647 366 1001		EMAIL: INFO@CAUDSTUDIOS.COM	WEB: WWW.CAUDSTUDIOS.COM
CLIENT 2652009 ONTARIO INC.		00	241003	IF COA								

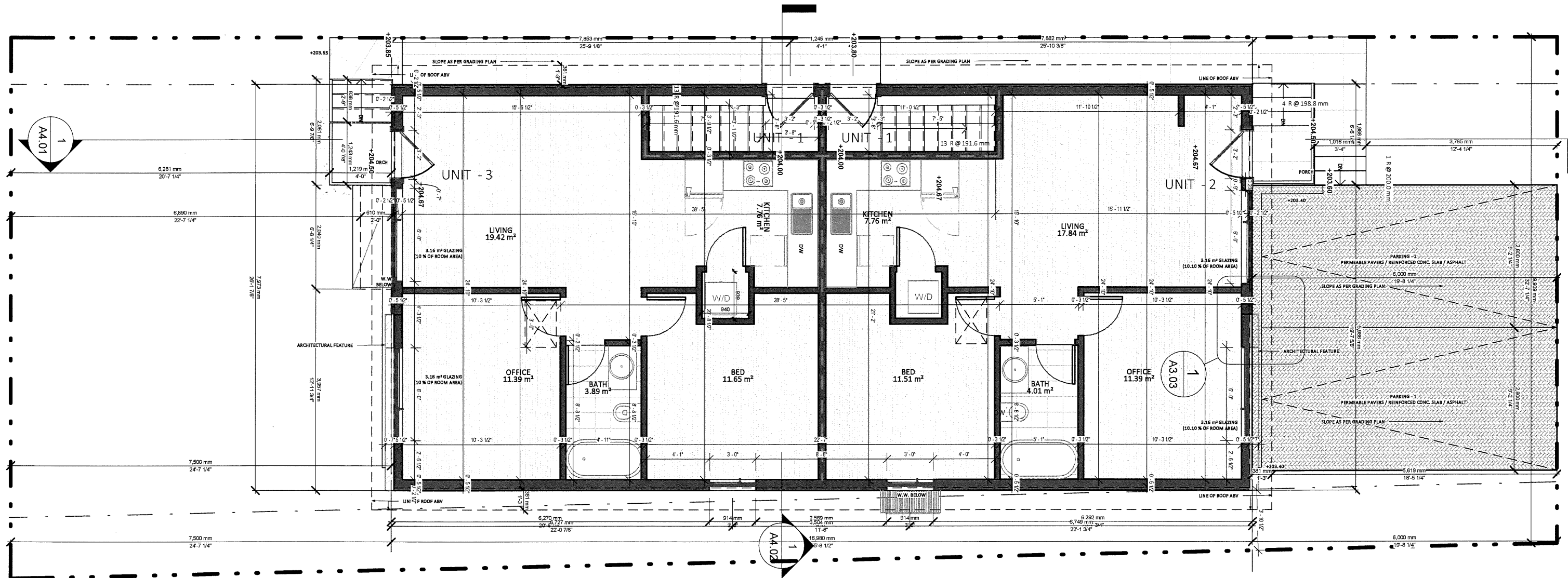


WIN SCHEDULE -GF WINS

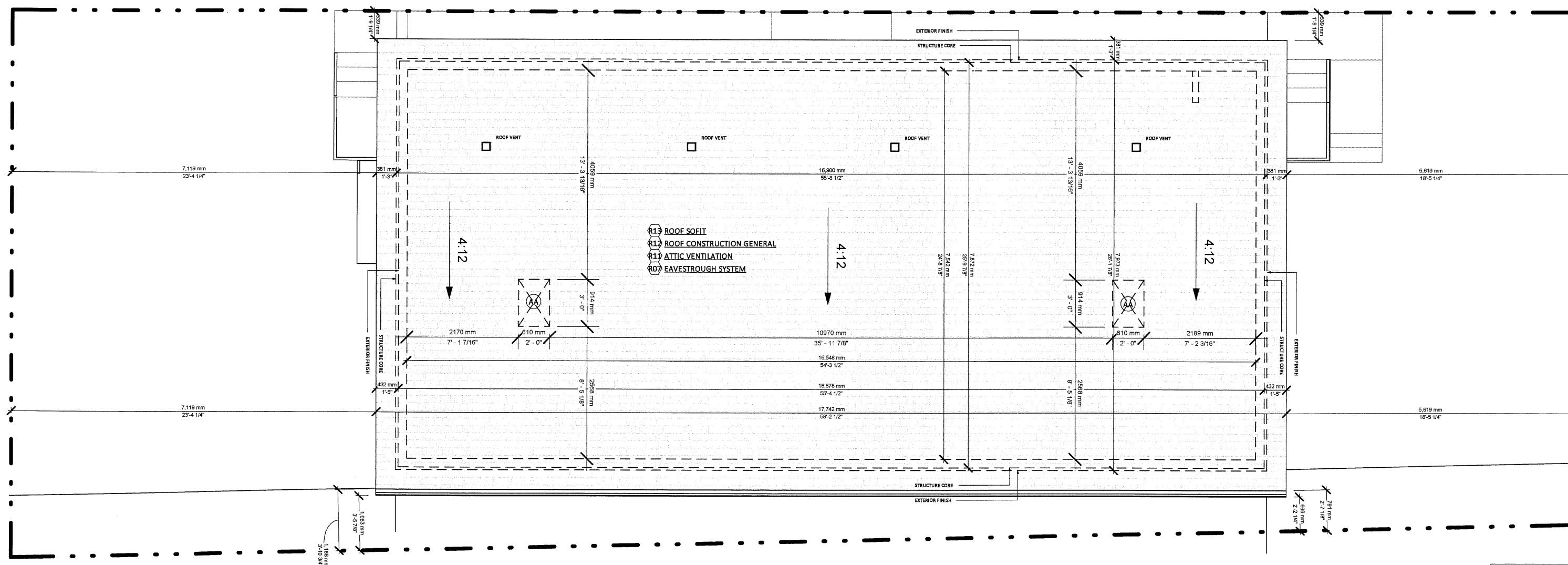
Mark	W(mm)	H(mm)	SILL(mm)	GLAZING AREA	WIN AREA INC ROUGH	LEVEL	W(ft)	H(ft)	S(ft)	CONSTRUCTION PHASE
W07	1829	1930	610	3.16 m <sup>2</sup>	3.53 m <sup>2</sup>	GROUND FLOOR	6'-0"	6'-4"	2'-0"	EXISTING
W08	1829	1930	610	3.16 m <sup>2</sup>	3.53 m <sup>2</sup>	GROUND FLOOR	6'-0"	6'-4"	2'-0"	EXISTING
W09	914	1829	610	1.40 m <sup>2</sup>	1.67 m <sup>2</sup>	GROUND FLOOR	3'-0"	6'-0"	2'-0"	EXISTING
W10	914	1829	610	1.40 m <sup>2</sup>	1.67 m <sup>2</sup>	GROUND FLOOR	3'-0"	6'-0"	2'-0"	EXISTING
W11	1829	1930	610	3.16 m <sup>2</sup>	3.53 m <sup>2</sup>	GROUND FLOOR	6'-0"	6'-4"	2'-0"	EXISTING
W12	1829	1930	610	3.16 m <sup>2</sup>	3.53 m <sup>2</sup>	GROUND FLOOR	6'-0"	6'-4"	2'-0"	EXISTING

DOOR SCHEDULE - GF DOORS

Mark	W(mm)	H(mm)	S.H.(mm)	Level	Phase Created	W(ft)	H(ft)	S.H.(ft)
D13	914	2438	400	GRADE	EXISTING	3'-0"	8'-0"	1'-3 3/4"
D14	914	2438	400	GRADE	EXISTING	3'-0"	8'-0"	1'-3 3/4"
D11	914	2438	0	GROUND FLOOR	EXISTING	3'-0"	8'-0"	0'-0"
D12	914	2438	0	GROUND FLOOR	EXISTING	3'-0"	8'-0"	0'-0"
D18	762	2032	0	GROUND FLOOR	EXISTING	2'-6"	6'-8"	0'-0"
D19	762	2032	0	GROUND FLOOR	EXISTING	2'-6"	6'-8"	0'-0"
D47	762	2032	0	GROUND FLOOR	EXISTING	2'-6"	6'-8"	0'-0"
D48	762	2032	0	GROUND FLOOR	EXISTING	2'-6"	6'-8"	0'-0"
D52	762	2032	0	GROUND FLOOR	EXISTING	2'-6"	6'-8"	0'-0"
D53	762	2032	0	GROUND FLOOR	EXISTING	2'-6"	6'-8"	0'-0"
D54	762	2032	0	GROUND FLOOR	EXISTING	2'-6"	6'-8"	0'-0"
D55	762	2032	0	GROUND FLOOR	EXISTING	2'-6"	6'-8"	0'-0"



PROJECT INFO		DRAWING INFO.		REVISIONS		NOTES		DESIGNER'S INFO		NOTE		NORTH	
PROJECT NAME	PROJECT NO.	SHEET NO.	SHEET SCALE				THIS DRAWING IS COPYRIGHTED INSTRUMENT OF SERVICE AND IT REMAINS THE PROPERTY OF THE CONSULTANT. 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:	FIRE SEPARATION AS PER FLOOR AND WALL ASSEMBLIES		
732 11th Ave, Hamilton	2212	A1.02	1 : 75	00	241003	IF COA			MA MEMARIAN				
PROJECT ADDRESS		SHEET NAME		NO.		DATE		DESCRIPTION		CAUD STUDIOS		ELECTRONIC	
732 11TH AVE, HAMILTON		PROP. GROUND FLOOR		NO.		DATE		DESCRIPTION		CAUD STUDIOS		ELECTRONIC	
CLIENT		2652009 ONTARIO INC.		NO.		DATE		DESCRIPTION		CAUD STUDIOS		ELECTRONIC	
				NO.		DATE		DESCRIPTION		CAUD STUDIOS		ELECTRONIC	



NOTE: REFER TO STRUCTURAL DRAWINGS AND TRUSSES FOR ALL STRUCTURAL SPECS AND INFO.

PROJECT INFO		DRAWING INFO.		REVISIONS		NOTES	DESIGNER'S INFO		NOTE	NORTH	
PROJECT NAME 732 11th Ave, Hamilton	PROJECT NO. 2212	SHEET NO. A1.03	SHEET SCALE 1 : 75			THIS DRAWING IS COPYRIGHTED INSTRUMENT OF SERVICE AND IT REMAINS THE PROPERTY OF THE CONSULTANT. 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.	<b>CAUD</b> STUDIOS CAUD STUDIOS EMAIL: INFO@CAUDSTUDIOS.COM WEB: WWW.CAUDSTUDIOS.COM T: 647 366 1001	DESIGNER: MA MEMARIAN	STAMP:	FIRE SEPARATION AS PER FLOOR AND WALL ASSEMBLIES	
PROJECT ADDRESS 732 11TH AVE, HAMILTON		SHEET NAME PROP. ROOF PLAN		00	241003			IF COA			
CLIENT 2652009 ONTARIO INC.				NO.	DATE	DESCRIPTION					



EBF	M <sup>2</sup>
FRONT	45.90
REAR	46.52
SIDE (RIGHT)	72.88
SIDE (LEFT)	121.44
TOTAL	286.74

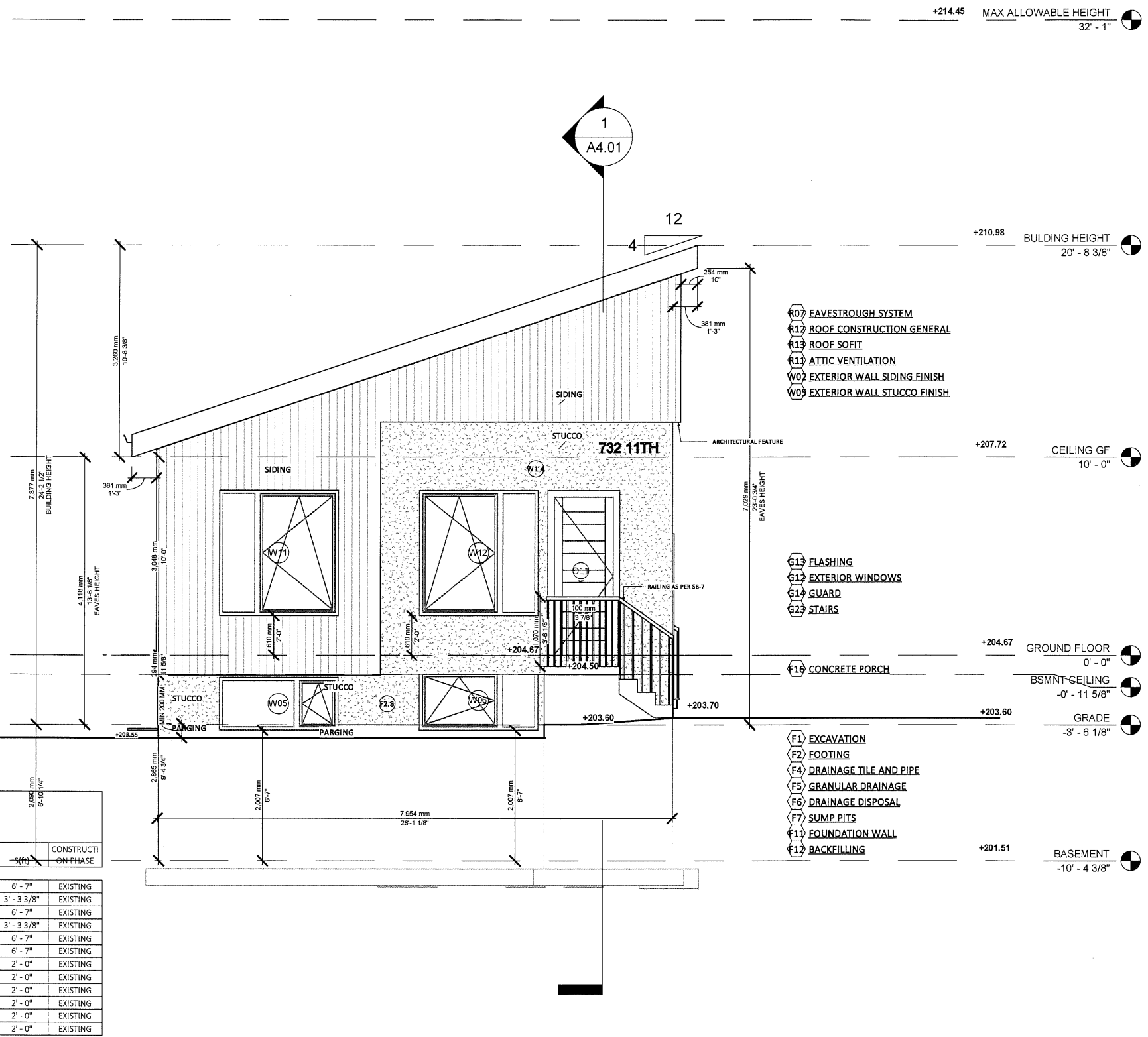
GLASS/ WALL RATIO:  
 TOTAL WINDOWS AREA: 26.38 M<sup>2</sup>  
 TOTAL DOORS AREAS (CONTAINING GLAZING) : 4.46 M<sup>2</sup>  
 TOTAL WINDOWS AND DOORS AREA: 35.3 M<sup>2</sup>  
 GLASS/ WALL RATIO : 30.84 / 286.74 = 10.75%

DOOR SCHEDULE - DOORS W/ GLAZING

Mark	W(mm)	H(mm)	GLAZING AREA	Level	Phase Created	Function	Type Comments
D11	914	2438	2.23 m <sup>2</sup>	GROUND FLOOR	EXISTING	Exterior	GLAZING
D12	914	2438	2.23 m <sup>2</sup>	GROUND FLOOR	EXISTING	Exterior	GLAZING
TOTAL AREAS			4.46 m <sup>2</sup>				

WIN SCHEDULE - ALL WINDOWS

Mark	W(mm)	H (mm)	SILL(m m)	GLAZING AREA	WIN AREA INC ROUGH	LEVEL	W(ft)	H(ft)	S(ft)	CONSTRUCTI ON PHASE
W01	1829	813	2007	1.23 m <sup>2</sup>	1.49 m <sup>2</sup>	BASEMENT	6' - 0"	2' - 8"	6' - 7"	EXISTING
W02	1829	1829	1000	2.98 m <sup>2</sup>	3.34 m <sup>2</sup>	BASEMENT	6' - 0"	6' - 0"	3' - 3 3/8"	EXISTING
W03	914	813	2007	0.58 m <sup>2</sup>	0.74 m <sup>2</sup>	BASEMENT	3' - 0"	2' - 8"	6' - 7"	EXISTING
W04	914	1829	1000	1.40 m <sup>2</sup>	1.67 m <sup>2</sup>	BASEMENT	3' - 0"	6' - 0"	3' - 3 3/8"	EXISTING
W05	1829	813	2007	1.23 m <sup>2</sup>	1.49 m <sup>2</sup>	BASEMENT	6' - 0"	2' - 8"	6' - 7"	EXISTING
W06	1829	914	2007	1.40 m <sup>2</sup>	1.67 m <sup>2</sup>	BASEMENT	6' - 0"	3' - 0"	6' - 7"	EXISTING
W07	1829	1930	610	3.16 m <sup>2</sup>	3.53 m <sup>2</sup>	GROUND FLOOR	6' - 0"	6' - 4"	2' - 0"	EXISTING
W08	1829	1930	610	3.16 m <sup>2</sup>	3.53 m <sup>2</sup>	GROUND FLOOR	6' - 0"	6' - 4"	2' - 0"	EXISTING
W09	914	1829	610	1.40 m <sup>2</sup>	1.67 m <sup>2</sup>	GROUND FLOOR	3' - 0"	6' - 0"	2' - 0"	EXISTING
W10	914	1829	610	1.40 m <sup>2</sup>	1.67 m <sup>2</sup>	GROUND FLOOR	3' - 0"	6' - 0"	2' - 0"	EXISTING
W11	1829	1930	610	3.16 m <sup>2</sup>	3.53 m <sup>2</sup>	GROUND FLOOR	6' - 0"	6' - 4"	2' - 0"	EXISTING
W12	1829	1930	610	3.16 m <sup>2</sup>	3.53 m <sup>2</sup>	GROUND FLOOR	6' - 0"	6' - 4"	2' - 0"	EXISTING
TOTAL WIN AREA					27.87 m <sup>2</sup>					



- R07 EAVESTROUGH SYSTEM
- R12 ROOF CONSTRUCTION GENERAL
- R13 ROOF SOFIT
- R14 ATTIC VENTILATION
- W02 EXTERIOR WALL SIDING FINISH
- W03 EXTERIOR WALL STUCCO FINISH
- G13 FLASHING
- G12 EXTERIOR WINDOWS
- G14 GUARD
- G23 STAIRS
- F19 CONCRETE PORCH
- F1 EXCAVATION
- F2 FOOTING
- F4 DRAINAGE TILE AND PIPE
- F5 GRANULAR DRAINAGE
- F6 DRAINAGE DISPOSAL
- F7 SUMP PITS
- F11 FOUNDATION WALL
- F12 BACKFILLING

NOTE:  
 AVERAGE GRADE CALCULATION:  
 (203.85 + 203.70 + 203.65 + 203.55 + 203.70) / 5 = 203.69 M

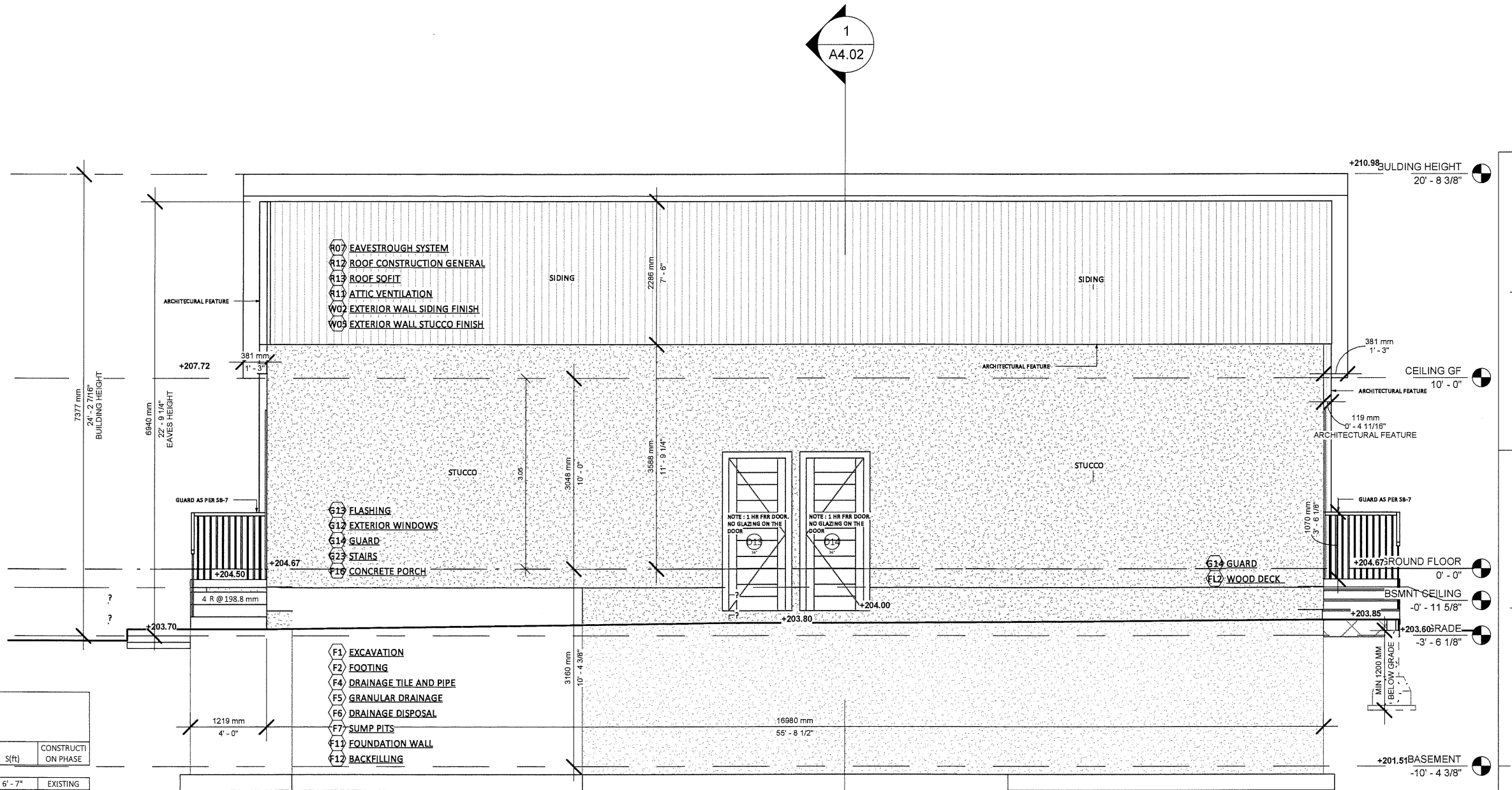
PROJECT INFO		DRAWING INFO.		REVISIONS		NOTES		DESIGNER'S INFO		NOTE		NORTH	
PROJECT NAME	PROJECT NO.	SHEET NO.	SHEET SCALE	-	-	-	THIS DRAWINGS IS COPYRIGHTED INSTRUMENT OF SERVICE AND IT REMAINS THE PROPERTY OF THE CONSULTANT.	CAUD STUDIOS	DESIGNER: MA MEMARIAN	STAMP:	FIRE SEPARATION AS PER FLOOR AND WALL ASSEMBLIES	NORTH	
732 11th Ave, Hamilton	2212	A2.01	1 : 75				USE AND PRODUCTION OF THIS DRAWINGS WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT IS NOT ALLOWED.						
PROJECT ADDRESS		SHEET NAME		00	241003	IF COA	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	EMAIL: INFO@CAUDSTUDIOS.COM	WEB: WWW.CAUDSTUDIOS.COM			
732 11TH AVE, HAMILTON		FRONT ELEVATION (NORTH)		NO.	DATE	DESCRIPTION							
CLIENT													
2652009 ONTARIO INC.													



EBF	M <sup>2</sup>
FRONT	45.90
REAR	46.52
SIDE (RIGHT)	72.88
SIDE (LEFT)	121.44
TOTAL	286.74

GLASS/ WALL RATIO:  
 TOTAL WINDOWS AREA: 26.38 M<sup>2</sup>  
 TOTAL DOORS AREAS (CONTAINING GLAZING) : 4.46 M<sup>2</sup>  
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NOTE:  
 AVERAGE GRADE CALCULATION:  
 (203.85 + 203.70 + 203.65 + 203.55 + 203.70) / 5 = 203.69 M



DOOR SCHEDULE - DOORS W/ GLAZING

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D12	914	2438	2.23 m <sup>2</sup>	GROUND FLOOR	EXISTING	Exterior	GLAZING	
TOTAL AREAS			4.46 m <sup>2</sup>					

WIN SCHEDULE - ALL WINDOWS

Mark	W(mm)	H (mm)	SILL(m m)	GLAZING AREA	WIN AREA INC ROUGH	LEVEL	W(ft)	H(ft)	S(ft)	CONSTRUCTI ON PHASE
W01	1829	813	2007	1.23 m <sup>2</sup>	1.49 m <sup>2</sup>	BASEMENT	6' - 0"	2' - 8"	6' - 7"	EXISTING
W02	1829	1829	1000	2.98 m <sup>2</sup>	3.34 m <sup>2</sup>	BASEMENT	6' - 0"	6' - 0"	3' - 3 3/8"	EXISTING
W03	914	813	2007	0.58 m <sup>2</sup>	0.74 m <sup>2</sup>	BASEMENT	3' - 0"	2' - 8"	6' - 7"	EXISTING
W04	914	1829	1000	1.40 m <sup>2</sup>	1.67 m <sup>2</sup>	BASEMENT	3' - 0"	6' - 0"	3' - 3 3/8"	EXISTING
W05	1829	813	2007	1.23 m <sup>2</sup>	1.49 m <sup>2</sup>	BASEMENT	6' - 0"	2' - 8"	6' - 7"	EXISTING
W06	1829	914	2007	1.40 m <sup>2</sup>	1.67 m <sup>2</sup>	BASEMENT	6' - 0"	3' - 0"	6' - 7"	EXISTING
W07	1829	1930	610	3.16 m <sup>2</sup>	3.53 m <sup>2</sup>	GROUND FLOOR	6' - 0"	6' - 4"	2' - 0"	EXISTING
W08	1829	1930	610	3.16 m <sup>2</sup>	3.53 m <sup>2</sup>	GROUND FLOOR	6' - 0"	6' - 4"	2' - 0"	EXISTING
W09	914	1829	610	1.40 m <sup>2</sup>	1.67 m <sup>2</sup>	GROUND FLOOR	3' - 0"	6' - 0"	2' - 0"	EXISTING
W10	914	1829	610	1.40 m <sup>2</sup>	1.67 m <sup>2</sup>	GROUND FLOOR	3' - 0"	6' - 0"	2' - 0"	EXISTING
W11	1829	1930	610	3.16 m <sup>2</sup>	3.53 m <sup>2</sup>	GROUND FLOOR	6' - 0"	6' - 4"	2' - 0"	EXISTING
W12	1829	1930	610	3.16 m <sup>2</sup>	3.53 m <sup>2</sup>	GROUND FLOOR	6' - 0"	6' - 4"	2' - 0"	EXISTING
TOTAL WIN AREA			27.87 m <sup>2</sup>							

PROJECT INFO	DRAWING INFO.	REVISIONS	NOTES	DESIGNER'S INFO	NOTE	NORTH
PROJECT NAME: 732 11th Ave, Hamilton PROJECT ADDRESS: 732 11TH AVE, HAMILTON CLIENT: 2652009 ONTARIO INC.	SHEET NO.: A2.03 SHEET SCALE: 1 : 75 SHEET NAME: RIGHT ELEVATION (WEST)	NO. DATE DESCRIPTION	THIS DRAWINGS IS COPYRIGHTED INSTRUMENT OF SERVICE AND IT REMAINS THE PROPERTY OF THE CONSULTANT. 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: CAUD STUDIOS CAUD STUDIOS EMAIL: INFO@CAUDSTUDIOS.COM WEB: WWW.CAUDSTUDIOS.COM T: 647 366 1001	FIRE SEPARATION AS PER FLOOR AND WALL ASSEMBLIES	

EBF	M <sup>2</sup>
FRONT	45.90
REAR	46.52
SIDE (RIGHT)	72.88
SIDE (LEFT)	121.44
TOTAL	286.74

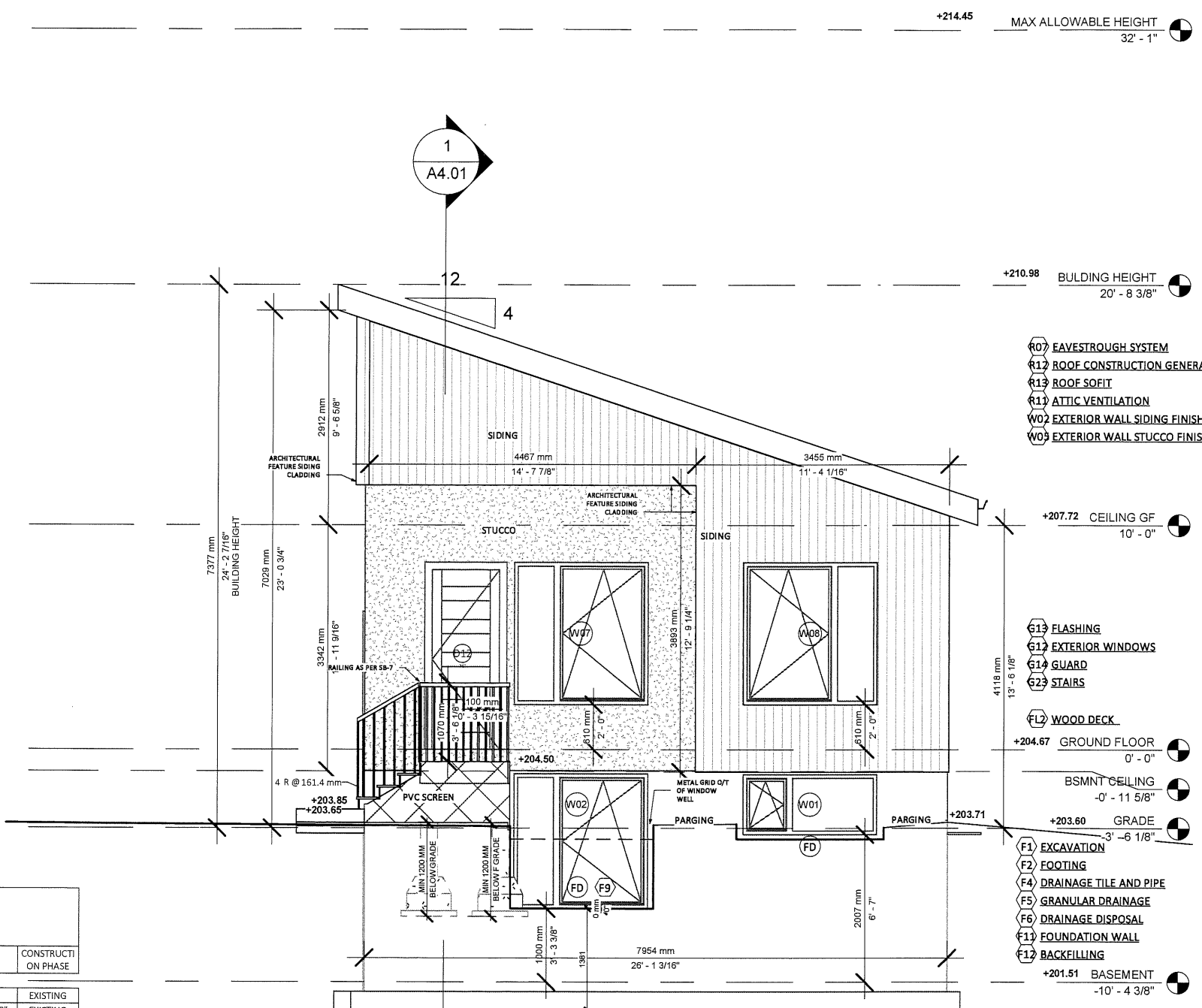
GLASS/ WALL RATIO:  
 TOTAL WINDOWS AREA: 26.38 M<sup>2</sup>  
 TOTAL DOORS AREAS (CONTAINING GLAZING) : 4.46 M<sup>2</sup>  
 TOTAL WINDOWS AND DOORS AREA: 35.3 M<sup>2</sup>  
 GLASS/ WALL RATIO : 30.84 / 286.74 = 10.75%

DOOR SCHEDULE - DOORS W/ GLAZING

Mark	W(mm)	H(mm)	GLAZING AREA	Level	Phase Created	Function	Type Comments
D11	914	2438	2.23 m <sup>2</sup>	GROUND FLOOR	EXISTING	Exterior	GLAZING
D12	914	2438	2.23 m <sup>2</sup>	GROUND FLOOR	EXISTING	Exterior	GLAZING
TOTAL AREAS			4.46 m <sup>2</sup>				

WIN SCHEDULE - ALL WINDOWS

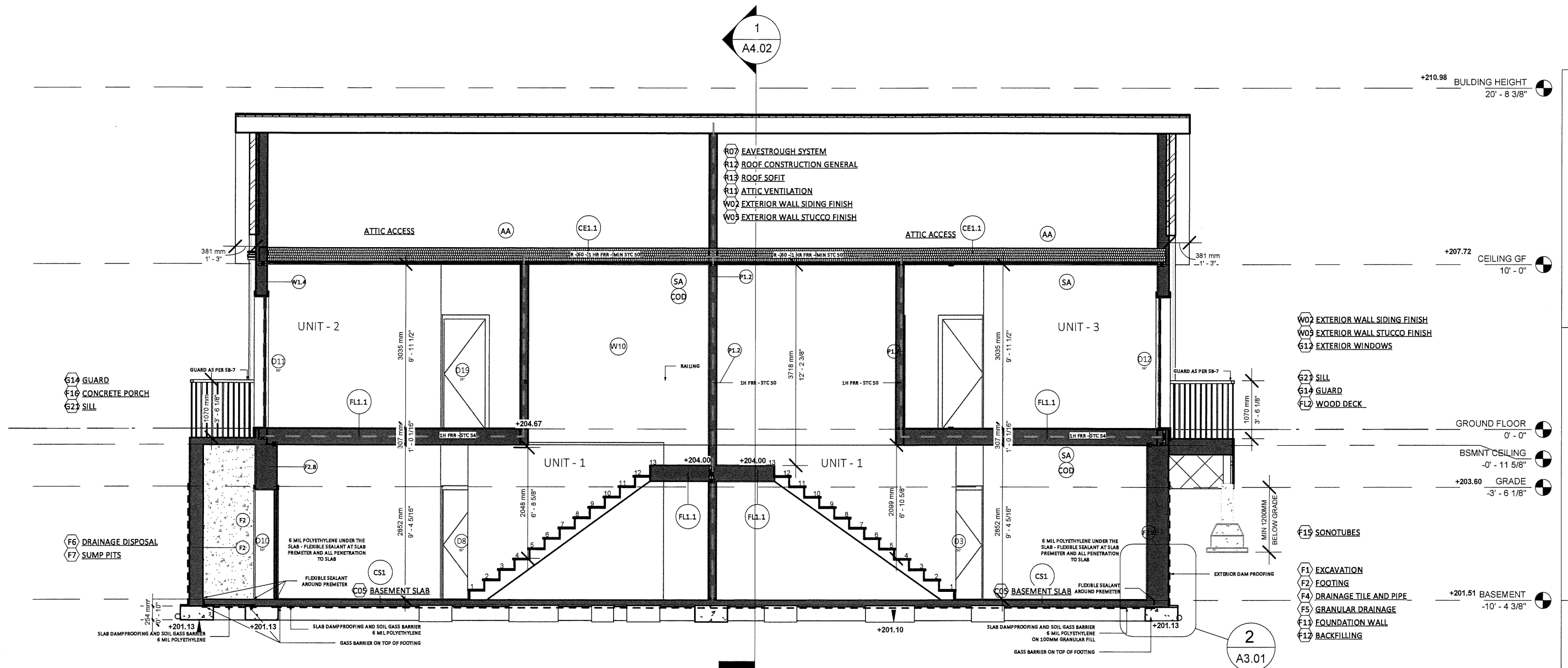
Mark	W(mm)	H (mm)	SILL (m)	GLAZING AREA	WIN AREA INC ROUGH	LEVEL	W(ft)	H(ft)	S(ft)	CONSTRUCTI ON PHASE
W01	1829	813	2007	1.23 m <sup>2</sup>	1.49 m <sup>2</sup>	BASEMENT	6' - 0"	2' - 8"	6' - 7"	EXISTING
W02	1829	1829	1000	2.98 m <sup>2</sup>	3.34 m <sup>2</sup>	BASEMENT	6' - 0"	6' - 0"	3' - 3 3/8"	EXISTING
W03	914	813	2007	0.58 m <sup>2</sup>	0.74 m <sup>2</sup>	BASEMENT	3' - 0"	2' - 8"	6' - 7"	EXISTING
W04	914	1829	1000	1.40 m <sup>2</sup>	1.67 m <sup>2</sup>	BASEMENT	3' - 0"	6' - 0"	3' - 3 3/8"	EXISTING
W05	1829	813	2007	1.23 m <sup>2</sup>	1.49 m <sup>2</sup>	BASEMENT	6' - 0"	2' - 8"	6' - 7"	EXISTING
W06	1829	914	2007	1.40 m <sup>2</sup>	1.67 m <sup>2</sup>	BASEMENT	6' - 0"	3' - 0"	6' - 7"	EXISTING
W07	1829	1930	610	3.16 m <sup>2</sup>	3.53 m <sup>2</sup>	GROUND FLOOR	6' - 0"	6' - 4"	2' - 0"	EXISTING
W08	1829	1930	610	3.16 m <sup>2</sup>	3.53 m <sup>2</sup>	GROUND FLOOR	6' - 0"	6' - 4"	2' - 0"	EXISTING
W09	914	1829	610	1.40 m <sup>2</sup>	1.67 m <sup>2</sup>	GROUND FLOOR	3' - 0"	6' - 0"	2' - 0"	EXISTING
W10	914	1829	610	1.40 m <sup>2</sup>	1.67 m <sup>2</sup>	GROUND FLOOR	3' - 0"	6' - 0"	2' - 0"	EXISTING
W11	1829	1930	610	3.16 m <sup>2</sup>	3.53 m <sup>2</sup>	GROUND FLOOR	6' - 0"	6' - 4"	2' - 0"	EXISTING
W12	1829	1930	610	3.16 m <sup>2</sup>	3.53 m <sup>2</sup>	GROUND FLOOR	6' - 0"	6' - 4"	2' - 0"	EXISTING
TOTAL WIN AREA						27.87 m <sup>2</sup>				



- (R07) EAVESTROUGH SYSTEM
- (R12) ROOF CONSTRUCTION GENERAL
- (R13) ROOF SOFIT
- (R14) ATTIC VENTILATION
- (W02) EXTERIOR WALL SIDING FINISH
- (W03) EXTERIOR WALL STUCCO FINISH
- (F13) FLASHING
- (F14) EXTERIOR WINDOWS
- (F14) GUARD
- (F12) STAIRS
- (FL2) WOOD DECK
- +204.67 GROUND FLOOR 0' - 0"
- BSMNT CEILING -0' - 11 5/8"
- +203.60 GRADE -0' - 11 5/8"
- 3' - 6 1/8"
- (F1) EXCAVATION
- (F2) FOOTING
- (F4) DRAINAGE TILE AND PIPE
- (F5) GRANULAR DRAINAGE
- (F6) DRAINAGE DISPOSAL
- (F1) FOUNDATION WALL
- (F12) BACKFILLING
- +201.51 BASEMENT -10' - 4 3/8"

NOTE:  
 AVERAGE GRADE CALCULATION:  
 (203.85 + 203.70 + 203.65 + 203.55 + 203.70) / 5 = 203.69 M

PROJECT INFO		DRAWING INFO.		REVISIONS		NOTES		DESIGNER'S INFO		NOTE		NORTH	
PROJECT NAME	PROJECT NO.	SHEET NO.	SHEET SCALE	-	-	-	THIS DRAWINGS IS COPYRIGHTED INSTRUMENT OF SERVICE AND IT REMAINS THE PROPERTY OF THE CONSULTANT. 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:	FIRE SEPARATION AS PER FLOOR AND WALL ASSEMBLIES		
732 11th Ave, Hamilton	2212	A2.04	1 : 75	00	241003	IF COA			MA MEMARIAN				
PROJECT ADDRESS		SHEET NAME		NO.	DATE	DESCRIPTION	CAUD STUDIOS	EMAIL:	WEB:				
732 11TH AVE, HAMILTON		REAR ELEVATION (SOUTH)					T: 647 366 1001	INFO@CAUDSTUDIOS.COM	WWW.CAUDSTUDIOS.COM				
CLIENT													
2652009 ONTARIO INC.													

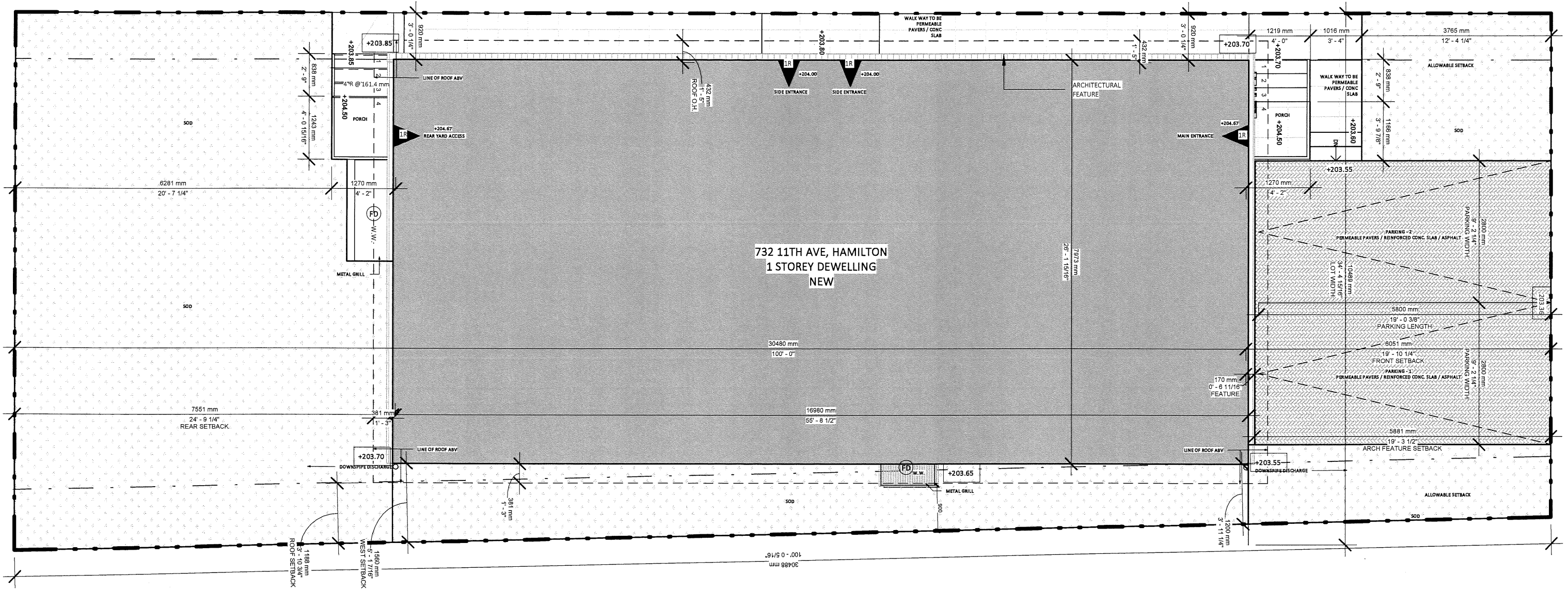


PROJECT INFO		DRAWING INFO.		REVISIONS		NOTES		DESIGNER'S INFO		NOTE		NORTH	
PROJECT NAME	PROJECT NO.	SHEET NO.	SHEET SCALE				THIS DRAWING IS COPYRIGHTED INSTRUMENT OF SERVICE AND IT REMAINS THE PROPERTY OF THE CONSULTANT. USE AND PRODUCTION OF THIS DRAWINGS WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT 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.	<b>CAUD</b> STUDIOS	DESIGNER:	STAMP:	FIRE SEPARATION AS PER FLOOR AND WALL ASSEMBLIES		
732 11th Ave, Hamilton	2212	A4.01	1 : 75						MA MEMARIAN				
PROJECT ADDRESS		SHEET NAME											
732 11TH AVE, HAMILTON		SECTION 1											
CLIENT				00	241003	IF COA		CAUD STUDIOS	EMAIL:	WEB:			
2652009 ONTARIO INC.				NO.	DATE	DESCRIPTION		T: 647 366 1001	INFO@CAUDSTUDIOS.COM	WWW.CAUDSTUDIOS.COM			



NOTE:  
 AVERAGE GRADE CALCULATION:  
 (203.85 + 203.70 + 203.65 + 203.55 + 203.70) / 5 = 203.69 M

NOTE: THE INFORMATION FOR THIS SITE PLAN HAS BEEN OBTAINED FROM A COPY OF A SURVEY PROVIDED BY **THOMAS GANDO OLS**, DATED **APR 14 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.



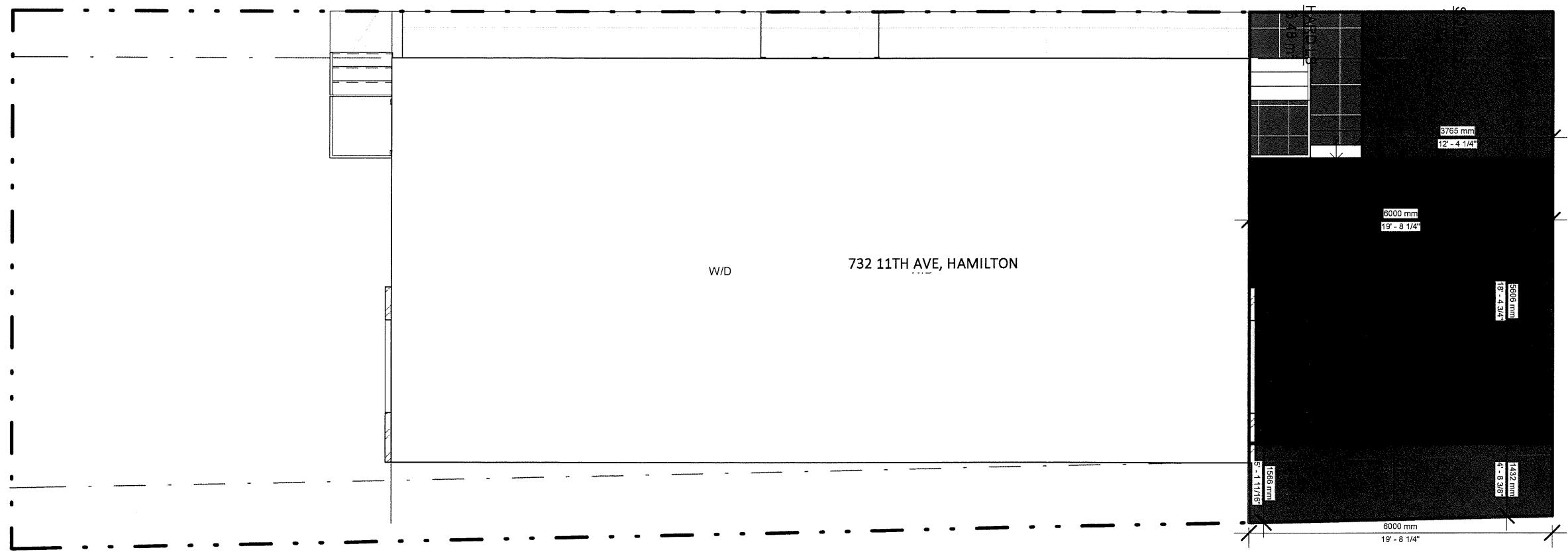
PROJECT INFO		DRAWING INFO.		REVISIONS		NOTES	DESIGNER'S INFO		NOTE	NORTH	
PROJECT NAME 732 11th Ave, Hamilton	PROJECT NO. 2212	SHEET NO. SP1.01	SHEET SCALE 1 : 75			THIS DRAWINGS IS COPYRIGHTED INSTRUMENT OF SERVICE AND IT REMAINS THE PROPERTY OF THE CONSULTANT. USE AND PRODUCTION OF THIS DRAWINGS WITHOUT 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.	<b>CAUD</b> STUDIOS CAUD STUDIOS    EMAIL:    WEB: T: 647 366 1001    INFO@CAUDSTUDIOS.COM    WWW.CAUDSTUDIOS.COM	DESIGNER: MA MEMARIAN	STAMP:	FIRE SEPARATION AS PER FLOOR AND WALL ASSEMBLIES	
PROJECT ADDRESS 732 11TH AVE, HAMILTON		SHEET NAME SITE PLAN		00	241003			IF COA			
CLIENT 2652009 ONTARIO INC.				NO.	DATE	DESCRIPTION					

LANDSCAPING - FRONT YARD AREA

Name	%	Area	Area(sf)
DRIVEWAY	56%	33.64 m <sup>2</sup>	362.07 ft <sup>2</sup>
HARD LS	11%	6.48 m <sup>2</sup>	69.80 ft <sup>2</sup>
SOFT LS	33%	19.92 m <sup>2</sup>	214.38 ft <sup>2</sup>
FRONT YARD AREA	100%	60.04 m <sup>2</sup>	646.25 ft <sup>2</sup>

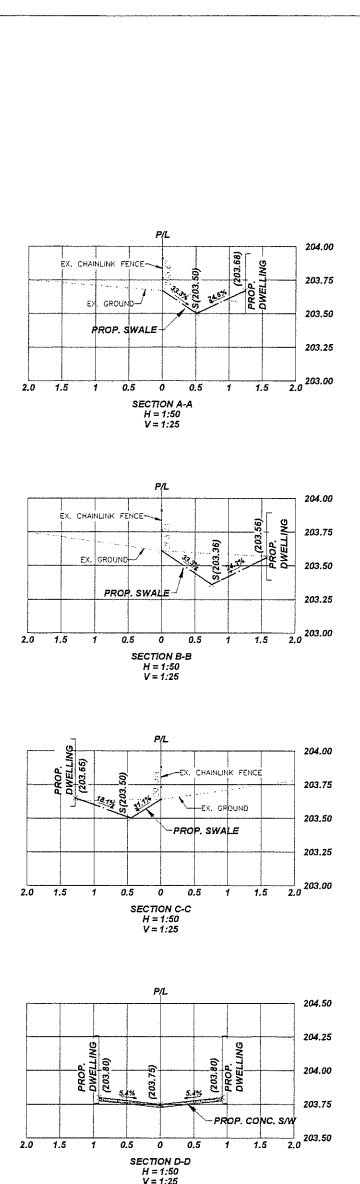
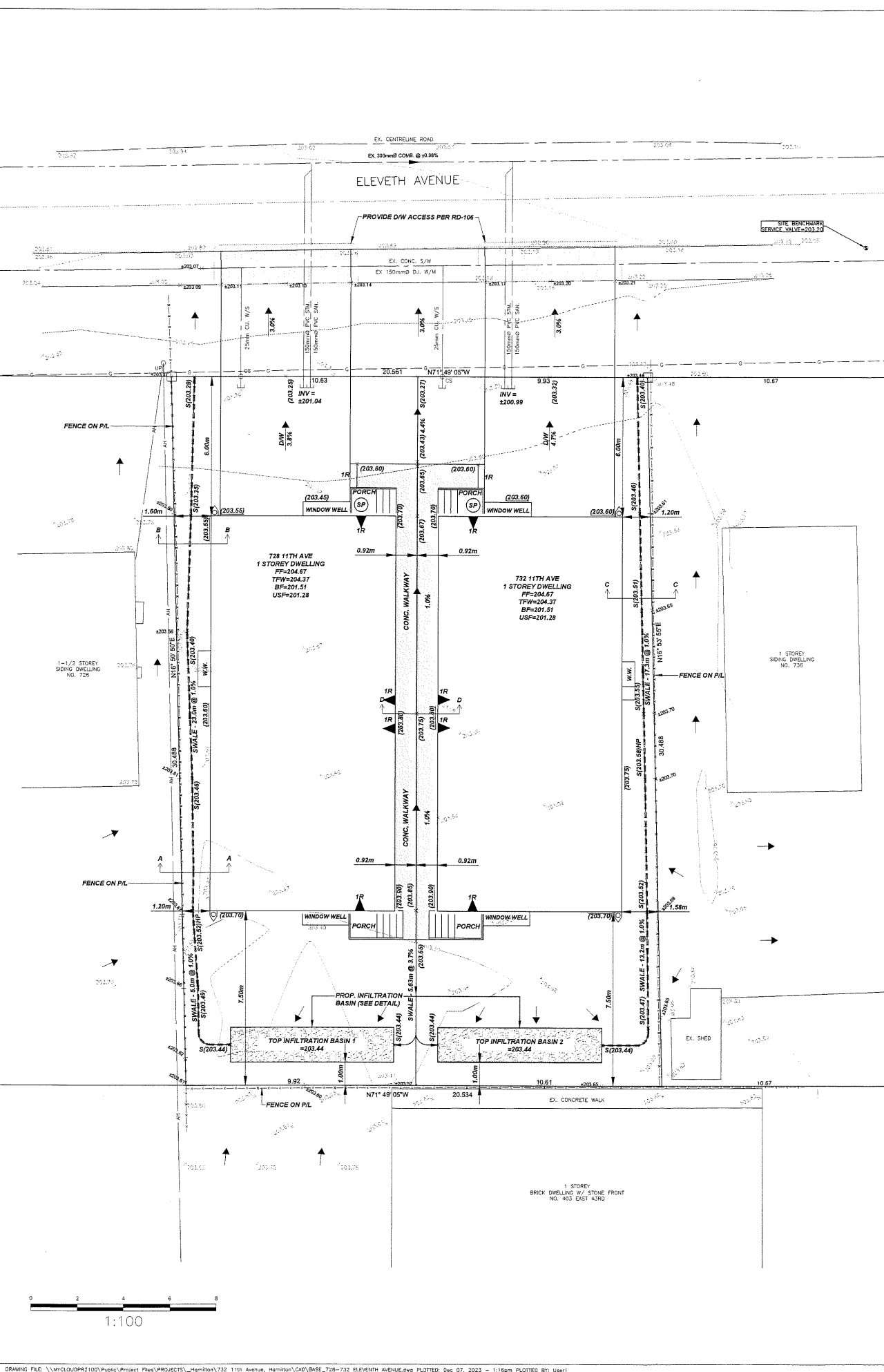
LANDSCAPING - FRONT YARD LANDSCAPE AREA

Name	%	Area	Area(sf)
HARD LS	25%	6.48 m <sup>2</sup>	69.80 ft <sup>2</sup>
SOFT LS	75%	19.92 m <sup>2</sup>	214.38 ft <sup>2</sup>
FRONT YARD AREA	100%	26.40 m <sup>2</sup>	284.18 ft <sup>2</sup>



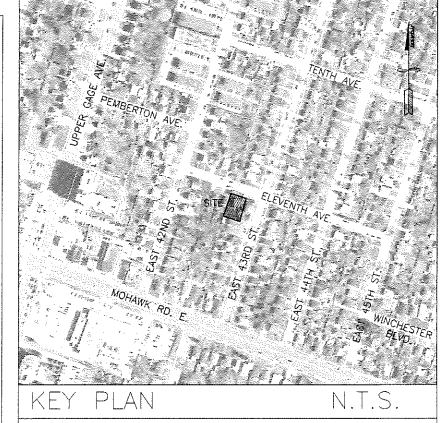
PROJECT INFO		DRAWING INFO.		REVISIONS		NOTES	DESIGNER'S INFO		NOTE	NORTH
PROJECT NAME	PROJECT NO.	SHEET NO.	SHEET SCALE	-	-	THIS DRAWING IS COPYRIGHTED INSTRUMENT OF SERVICE AND IT REMAINS THE PROPERTY OF THE CONSULTANT. USE AND PRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT 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:	FIRE SEPARATION AS PER FLOOR AND WALL ASSEMBLIES	
732 11th Ave, Hamilton	2212	SP4.01	1/8" = 1'-0"	-	-					
PROJECT ADDRESS	SHEET NAME			00	241003		IF COA			
732 11TH AVE, HAMILTON	LANDSCAPING			NO.	DATE		DESCRIPTION			
CLIENT							CAUD STUDIOS	EMAIL:		
2652009 ONTARIO INC.							T: 647 366 1001	INFO@CAUDSTUDIOS.COM	WWW.CAUDSTUDIOS.COM	





- REVISIONS:**
- CONSTRUCTION OF PRIVATE STORM SEWERS SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS (LATEST EDITION) AND THE MINISTRY OF THE ENVIRONMENT GUIDELINES (LATEST EDITION).
  - PVC LEADS SHALL BE PVC PIPE, CSA B182.2, SDR-35.
  - COVER AND BEDDING MATERIAL FOR PVC PIPE SHALL BE GRANULAR 'A' AS PER OPSD 802.010 OR 802.015.
  - PVC PIPE SHALL REQUIRE SPECIAL PROCEDURES AS PER CITY SPECIFICATIONS.
  - ALL SEWERS SHALL BE FLUSHED PRIOR TO VIDEO INSPECTION.
  - PVC SEWERS ARE TO BE TESTED FOR DEFLECTION (MANHOLE PASSED) AFTER INSTALLATION.
  - ALTERNATE MATERIALS MAY BE ACCEPTABLE PROVIDED APPROVAL HAS FIRST BEEN OBTAINED FROM THE CITY/ENGINEER.
  - RIVER SHALL BE AS PER OPSD 705.010, WITH BEEHIVE STYLE IRON GRATE CONFORMING TO OPSD 185.0 & OPSD 417 (REV. OPSD 400.120).
  - RIVER SHALL INCLUDE SHARP AND BE INSTALLED COMPLETE WITH GOSSE TRAP AS PER CITY OF HAMILTON STANDARD DRAWING SD-304.
  - CONNECTION TO MAINLINE SEWER SHALL BE AS PER SD-300.

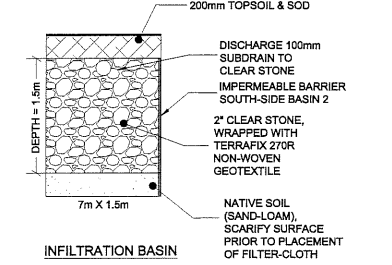
- LEGEND**
- EXISTING ELEVATION
  - EXISTING ELEVATION (CALCULATED)
  - PROPOSED ELEVATION
  - PROPOSED APRON ELEVATION
  - PROPOSED SWALE ELEVATION
  - PROPOSED DOWNSPOUT
  - PROPOSED SWALE
  - PROPOSED SWALE W/ SUBDRAIN
  - PROPOSED SILT FENCE
  - PROPOSED ENTRANCE LOCATION
  - PROPOSED SUMP PUMP DISCHARGE



**KEY PLAN** N.T.S.

SITE BENCHMARK: WATER SERVICE VALVE LOCATED ON THE SIDEWALK ON THE SOUTH SIDE OF 11TH AVENUE, NORTH-EAST OF SITE.  
ELEVATION = 203.20m

- B. RESTORATIONS**
- 1.5M COVERED CONCRETE DECK AS PER HAMILTON STANDARD DRAWING RD-102 (COMBINED) (125MM THICKNESS, MIN. 30 MPA STRENGTH WITH GRANULAR 'A' BASE AS REQUIRED TO PROVIDE A LEVELING COURSE FOR THE CONCRETE. AT DRIVEWAYS CONCRETE DEPTH TO BE 175MM).
  - ROAD RESTORATION WITHIN CUTS FOR SERVICE INSTALLATIONS SHALL BE AS PER RD-100.01. GRANULAR 'A' SHALL BE USED TO MATCH EXISTING DEPTH OF GRANULAR WITHIN ROADWAY.
  - ASPHALT RESTORATION WITHIN THE MUNICIPAL ROAD SHALL INCLUDE BASE COURSE OF 80MM SUPERPAVE 19.0 AND TOP COURSE OF 40MM SUPERPAVE 9.5 (TRAFFIC CATEGORY C). PD 53-18 ASPHALT CONENT.
  - BOLLIVARD AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED WITH MIN. 100MM DEPTH TOPSOIL AND SOIL.
  - ALL RESTORATIONS MUST BE TO THE SATISFACTION OF THE CITY OF HAMILTON SENIOR DIRECTOR OF GROWTH MANAGEMENT.



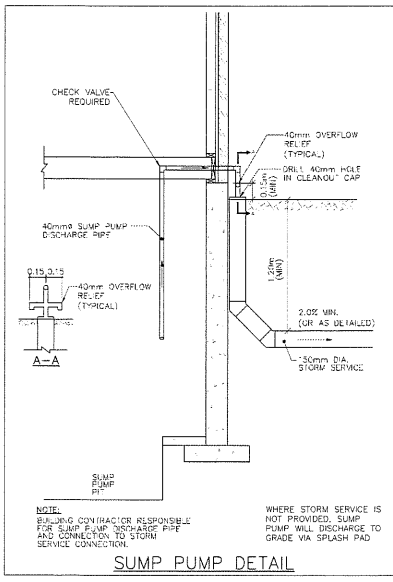
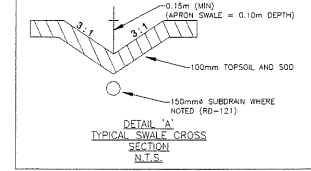
**SWM SUMMARY:**

5-YEAR REAR-YARD  
WSEL = 202.702m  
STORAGE VOLUME = 8.08m<sup>3</sup>

100-YEAR REAR-YARD  
WSEL = 203.500m  
STORAGE VOLUME = 17.82m<sup>3</sup>

- GENERAL GRADING NOTES:**
- MATCH EXISTING GRADE AT PROPERTY / DEVELOPMENT LIMITS WITH SLOPED SLOPES OF MAXIMUM 3:1 AND/OR RETAINING WALLS AS SPECIFIED.
  - SLOPES OF SWALES FOR BOTH "BACK-TO-FRONT" AND "SLIP" DRAINAGE SHALL BE NO LESS THAN 2.0% AND NO GREATER THAN 3.5% (3:1).
  - MINIMUM GRADE FOR APRON "WRAP-AROUND" SWALE AT THE REAR OF THE LOT SHALL BE 1.0% UNLESS STATED OTHERWISE ON PLAN.
  - WHEN MATCHING TO EXISTING GRADE AT THE LIMITS OF THE DEVELOPMENT / PROPERTY WHERE 2.0% SLOPE CANNOT BE REASONABLY ACHIEVED A 1.5% GRADE IS PERMITTED PROVIDED A 150MM SUB-DRAIN IS INSTALLED WITH THE SWALE AS PER RD-121 AND CONNECTED TO A SUITABLE OUTLET.
  - DRIVEWAY SLOPES SHALL NOT BE LESS THAN 2.0% AND SHALL NOT BE MORE THAN 7.0%. REVERSE SLOPES ARE NOT ALLOWED FOR ANY NEW CONSTRUCTION.
  - GARAGE FLOOR ELEVATION SHALL BE SET A MINIMUM OF 0.30M HIGHER THAN THE BACK OF WALK, UNLESS OTHERWISE SPECIFIED.
  - THE TOP OF FOUNDATION WALL FOR THE DWELLING UNIT SHALL BE A MINIMUM 150MM (6") ABOVE FINISHED GRADE.
  - UNLESS OTHERWISE NOTED, THE GROUND BETWEEN PROPOSED ELEVATIONS SHALL BE GRADED AS A STRAIGHT LINE.
  - IF GRADING IS REQUIRED ON LANDS ADJACENT TO THE PROPERTY / DEVELOPMENT WHICH ARE NOT OWNED BY THE DEVELOPER, THEN THE DEVELOPER MUST OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER, OTHERWISE RETAINING WALLS MUST BE USED.
  - ALL RETAINING WALLS SHALL BE PLACED A MINIMUM 0.45M FROM PROPERTY LINES.
  - ANY WALL OF GREATER HEIGHT THAN 1.0M MUST BE DESIGNED BY A PROFESSIONAL ENGINEER.
  - TOP OF RETAINING WALL ELEVATIONS SHALL BE SET A MINIMUM OF 150MM ABOVE THE PROPOSED SIDE-YARD SWALES.
  - RETAINING WALLS 0.60M AND HIGHER REQUIRE CONSTRUCTION OF A FENCE OR GUARD RAIL AT THE TOP OF THE WALL. SUCH FINISHES OF GUARD RAILS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE.
  - ALL FILL COMPACTED ON THE LOT(S) SHALL BE COMPACTED TO A MINIMUM 95% SPD (UNLESS OTHERWISE RECOMMENDED BY A GEOTECHNICAL ENGINEER). MATERIALS SHALL BE PLACED IN LIFTS NOT EXCEEDING 300MM DEPTH.
  - FOR DELINEATION OF TREE PROTECTION ZONES, BUFFERS, REMOVALS, AND PROTECTION SCHEMATICS REFER TO THE TREE PROTECTION PLAN (IF APPLICABLE).

- REAR-YARD GRADING NOTES:**
- "REAR-YARD BACKYARD" SHALL BE A MINIMUM OF 6.0 METRES UNLESS OTHERWISE DEFINED IN THE APPLICABLE ZONING BY-LAW.
  - THE MAXIMUM SLOPE IN THE BACKYARD ADJACENT TO THE BUILDING FOR A DISTANCE EQUAL TO THE REQUIRED BACKYARD SHALL BE 5% EXCEPT FOR SIDE OR REAR YARD SWALES AND RETAINING WALLS.
  - WHERE THE 5% RESTRICTION ON THE BACKYARD'S GRADES RESULTS IN ELEVATION DIFFERENCES BETWEEN ADJACENT PROPERTIES, RETAINING WALL SHALL BE CONSTRUCTED ALONG THE SIDES AND BACK OF THE LOT.
  - GENERALLY, SLOPES SHALL BE PLACED ON THE LOWER LOT, WHEREAS RETAINING WALLS SHALL BE PLACED ON THE HIGHER LANDS.
  - THE 5% RESTRICTION DOES NOT PRECLUDE RETAINING WALLS IN THE REAR-YARD BACKYARD PROVIDED THE TERRACES ARE MAINTAINED TO THE 5% GRADE AS SET OUT ABOVE. THE INTENTION OF THIS PROVISION IS TO PROVIDE FOR REBURY OF HOUSE CONSTRUCTION.
  - BACK TO FRONT DRAINAGE SHALL ONLY BE PERMITTED WHERE THE COMBINED SIDE YARD SETBACK IS 2.0M OR MORE, PROVIDING A MINIMUM OF 2.0M BETWEEN FOUNDATION WALLS FOR DRAINAGE SWALES. A 1.5M SETBACK IS REQUIRED ON THE GARAGE SIDE OF THE LOT.



- NOTE:**  
EXISTING SERVICE LOCATIONS ARE BASED ON ORIGINAL GRADING & SERVICES DRAWING BY KASUGI CONSULTING INC. DATED MARCH 11, 2020, TOGETHER WITH FIELD VISIT, JANUARY 2023.
- NOTES:**
- CONTRACTOR/BUILDER MUST VERIFY THE EXISTING ELEVATIONS OF THE SERVICE CONNECTIONS PRIOR TO SETTING THE UNDERGROUND FOOTING ELEVATIONS.
  - MIN. 1.52M COVER ABOVE FOOTINGS MUST BE PROVIDED IN ALL LOCATIONS.
- NOTES:**
- LOCATIONS UNDERGROUND SERVICES ARE APPROXIMATE AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
  - ANY DISCREPANCIES BETWEEN SERVICE LOCATIONS AND THESE ENGINEERING DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE PROJECT CHIEF.

Subject Property: 728 & 732 11th Avenue, Hamilton, Ontario.

Undertaking

I, (we) 2652009 Ontario Inc. the owner(s) of the land, hereby undertake and agree without any reservation:

- to comply with all the content of this plan and drawing and not to vary therefrom;
- to maintain and repair all storm water management features on the site, including LID (Low Impact Development) features in accordance with the approved grading plan and property, standard by-law 10-221. A copy of by-law 10-221 can be reviewed at <https://www.hamilton.ca/government/information/by-laws-and-ordinances/development-by-laws>;
- in the event that the Owner does not maintain the features as detailed on the approved plan and storm water management report, the Owner understands that the City has the authority under the property By-Law 10-221 to take action against the owner to comply with the approved grading plan;
- The owner agrees to pay for any damage to the neighbouring properties due to the breach of the stormwater management system approved by the City of Hamilton.

Dated this 28th day of August 2023

Per: Daniel Hodge, Director, 2652009 Ontario Inc.  
Witness (signature): Igor Chourminov, Director, 2652009 Ontario Inc.

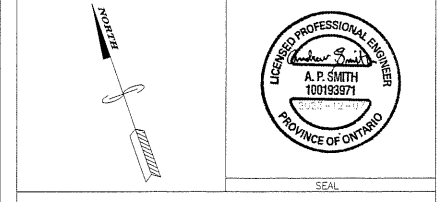
I have authority to bind this corporation.

Daniel Hodge, Owner (print)  
Igor Chourminov, Director, 2652009 Ontario Inc.

1059 Upper James St. Suite 207  
Address of Witness

- GENERAL NOTES:**
- TENDERER SHALL SATISFY THEMSELVES AS TO THE NATURE OF THE GROUND AND BID ACCORDINGLY.
  - ALL ROCK LINE INDICATIONS SHOWN ON THE PLAN MUST BE VERIFIED BY THE CONTRACTOR.
  - CONTRACTOR SHALL VERIFY LOCATIONS AND HEIGHTS OF ALL EXISTING SANITARY AND STORM SEWERS AND WATERMAINS, PRIVATE DRAINS AND WATER SERVICES, GAS MAINS, CABLE TV, HYDRO AND TELEPHONE DUCTS ETC AT START OF CONSTRUCTION.

NO.	DATE	DESCRIPTION
4	2023-12-07	REVISED PER CITY OF HAMILTON COMMENTS
3	2023-08-28	REVISED PER CITY OF HAMILTON COMMENTS
2	2023-08-21	THIRD SUBMISSION
1	2023-07-20	SECOND SUBMISSION
0	2023-02-03	FIRST SUBMISSION



**LandSmith** ENGINEERING & CONSULTING LTD.  
LANDSMITH ENGINEERING & CONSULTING LTD.  
1059 UPPER JAMES STREET, SUITE 207  
HAMILTON, ON L9C 3A5  
ANDREW@LANDSMITHCE.COM  
289-309-3632

CLIENT: 2652009 ONTARIO INC.

MUNICIPALITY: CITY OF HAMILTON

PROJECT NAME: 728-732 ELEVENTH AVENUE

TITLE: GRADING PLAN

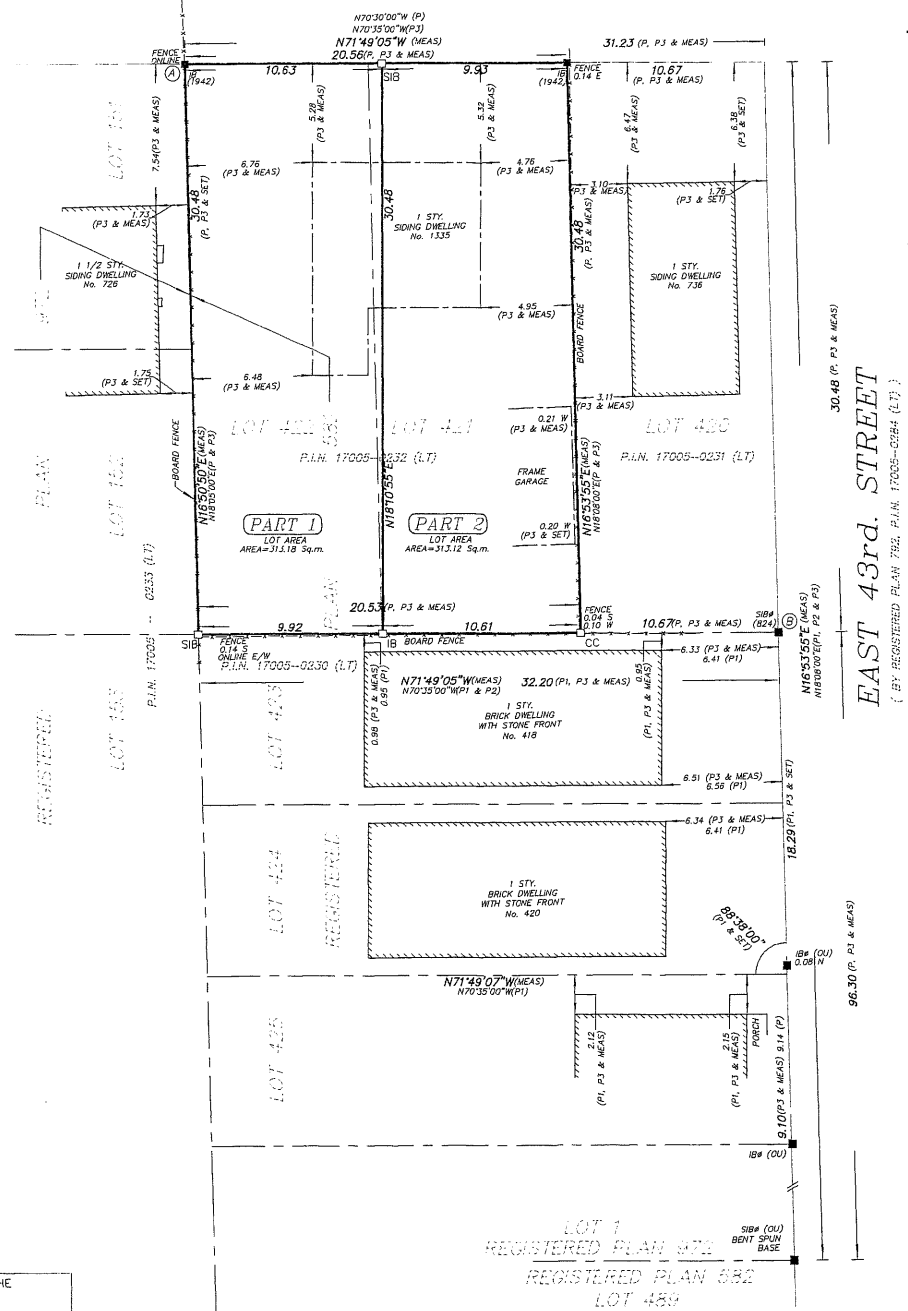
SCALE: 1:100 DATE: 2023-01-25

CHECKED BY: AS DESIGNED BY: BC

DWG No: 23007160 SHEET No: G1



**ELEVETH AVENUE**  
( BY REGISTERED PLAN 582, P.I.N. 17005-0129 (LT) )



**BEARING NOTE**

COORDINATES ARE DERIVED FROM GPS OBSERVATIONS USING THE TOPNET (RTN) SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD 83 (CSRS) (2010).

COORDINATE VALUES ARE TO A URBAN ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
A	4785890.965	594225.280
B	4785852.040	594246.082

COORDINATES CAN NOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99968203

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

PLAN 62R-21443  
RECEIVED AND DEPOSITED

DATE: 2020/04/14

DATE: April 15, 2020

THOMAS GONDO

"Eric Noble"  
REPRESENTATIVE FOR  
LAND REGISTRAR FOR THE LAND TITLES  
DIVISION OF WENTWORTH (No. 62)

**SCHEDULE**

PART	LOT	PLAN/CONCESSION	PIN No.
1	LOT 422 & PART OF LOT 421	REGISTERED PLAN 582	P.I.N. 17005-0232 (LT)
2	PART OF LOT 421		

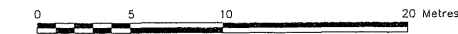
PARTS 1 & 2 INCLUSIVE COMPRISE ALL OF P.I.N. 17005-0232 (LT)

PLAN OF SURVEY OF  
**ALL OF LOTS 422 AND 421  
REGISTERED PLAN 582**

IN THE  
**CITY OF HAMILTON**  
(REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH)

**SCALE & NOTES**

SCALE: 1:200



THOMAS GONDO  
ONTARIO LAND SURVEYOR

**LEGEND**

- DENOTES SUBJECT LANDS BOUNDARY
- DENOTES DEED LINE
- DENOTES LOT LINE
- DENOTES LIMIT OF STREET
- DENOTES FENCE LINE
- SURVEY MONUMENT FOUND
- SURVEY MONUMENT PLANTED
- SIB STANDARD IRON BAR
- IB IRON BAR
- RIB ROUND IRON BAR
- OU UNIDENTIFIED ORIGIN UNKNOWN
- (B24) DENOTES A.T. McLAREN, O.L.S.
- MEAS DENOTES MEASURED
- (P) DENOTES REGISTERED PLAN 582
- (P1) DENOTES PLAN 62R-2517
- (P2) DENOTES PLAN BY SIDNEY W. WOODS, O.L.S. - FILE No. A-1041
- (P3) DENOTES PLAN BY THOMAS GONDO O.L.S. DATED: JULY 11, 2018. JOB No.: 18-061
- (1942) DENOTES LEJAN LAND SURVEYING INC.

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

**SURVEYOR'S CERTIFICATE**

1. I CERTIFY THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY'S ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON APRIL 10, 2020

DATE: APRIL 14, 2020

THOMAS GONDO  
ONTARIO LAND SURVEYOR



Lejan land Surveying Inc.  
572 Barton Street  
Stoney Creek, ON L8E 6E7  
Phone: 905-643.6131  
Email: info@lejansurveying.ca

DWN BY: AS  
CHK BY: TG  
JOB No. 18-061



Hamilton

Committee of Adjustment

City Hall, 5<sup>th</sup> Floor,  
71 Main St. W.,  
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221

Email: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

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

**1. APPLICANT INFORMATION**

	NAME		
Registered Owners(s)	2652009 ONTARIO INC, IGOR CHTOVMINOV		
Applicant(s)	CAUD STUDIOS INC, Ali Memarian		
Agent or Solicitor		Phone:	
		E-mail:	

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

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

1.4 Request for digital copy of sign  Yes\*  No

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

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	732 11th Ave, Hamilton, ON L8T 2K8		
Assessment Roll Number			
Former Municipality	City of Hamilton		
Lot	421	Concession	
Registered Plan Number	582	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:

1-The house is built after August 2022. TRIPLEX is permitted in the R1 Zone but the new amendment allowing new construction to have 3 units as of rights is under appeal.  
2-The required lot area is 360sqm. The existing lot area is 313.36sqm  
3-The required minimum lot width is 12m. The existing lot width is 10.48  
4-The required minimum side setback of 1.2m and the minimum aggregate of 3.5m. The existing site setback is 0.92 and the aggregate of 2.12m  
5-The required maximum coverage is 40%. The existing coverage is 43%.  
6-The required minimum front yard landscape is 50%. The existing landscape is 44%  
7-The driveway width shall not exceed 50% of the lot line. The existing driveway width is 56% of the lot width.  
9-All parking spaces are required to have EV plug-ins. No EV parking is proposed.

Second Dwelling Unit

Reconstruction of Existing Dwelling

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

#1 the house is being built since 2023

#2 to 9: was granted at the CoA under the old zoning by-law and the house is established based on that.

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
10.14	30.48m	313.12 sm	~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 0.92m	08/25/2023

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
TRIPLEX	6m	7.5m	1.2mand 0.92	

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
SFD	125.30 sm	125.30	1	7.37

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
TRIPLEX	125.30 sm	125.30	1	7.37m

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:  
2018

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

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: R1

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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

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