



Hamilton

COMMITTEE OF ADJUSTMENT

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

Telephone (905) 546-2424, ext. 4221

E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING
Minor Variance

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

APPLICATION NO.:	A-25:021	SUBJECT PROPERTY:	1791 King Street East, Hamilton
ZONE:	E (Multiple Dwellings, Lodges, Clubs, Etc.)	ZONING BY-LAW:	Hamilton Zoning By-law 6593, as Amended by By-law 10-561

APPLICANTS: Owner: 2414677 Ontario Inc
Agent: Ken Bekendam

The following variances are requested:

- 1.0 parking spaces per Class A dwelling unit for a Multiple Dwelling shall be permitted instead of the required 1.25 spaces per Class A dwelling unit.
- 2.0 visitor parking spaces per Class A dwelling unit shall be permitted instead of the required 0.25 spaces per Class A dwelling unit.
- 3.No loading spaces shall be permitted instead of the required minimum one (1) loading space.

PURPOSE & EFFECT: To facilitate the construction of seven (7) new apartment units in the basement and to add one (1) new apartment unit in the lobby area on main floor for a total of eight (8) new apartment units for a total of 42 units.

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

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

DATE:	Thursday, March 27, 2025
TIME:	1:15 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	City Hall Council Chambers (71 Main St. W., Hamilton)
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

A-25:021

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

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton

PUBLIC INPUT

Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon March 25, 2025

Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon March 26, 2025

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-25:021, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.



 Subject Lands

DATED: March 10, 2025

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

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

Telephone (905) 546-2424, ext. 4221

E-mail: cofa@hamilton.ca

PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing advance of the meeting. Comments can be submitted by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon on the date listed on the Notice of Public Hearing.**

Comments are available the Tuesday prior to the Hearing and are available on our website: www.hamilton.ca/committeeofadjustment

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners **must register by noon 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. 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.

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.

SITE INFORMATION & STATISTICS

ADDRESS:	1791 KING ST. E. HAMILTON, ON
ZONING TYPE:	E
LOT AREA:	22800.91 SQ FT (2118.27 m ²)
LOT FRONTAGE:	226' - 11" (69.16 m)

GENERAL NOTES:

- ALL CONSTRUCTION TO COMPLY WITH THE REVISED ONTARIO BUILDING CODE 2012.
- ALL DIMENSIONS ARE MEASURED TO ROUGH FRAMING OR TO MASONRY SURFACES UNLESS OTHERWISE NOTED.
- ALL DOORS AND WINDOW OPENINGS ARE MEASURED TO ROUGH FRAMING OR MASONRY OPENINGS.
- CONTRACTOR IS TO VERIFY WINDOW OPENINGS WITH WINDOW MANUFACTURER PRIOR TO COMMENCING WORK.
- READ ARCHITECTURAL DRAWINGS IN CONJUNCTION WITH STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
- ELEVATION REFERENCES ARE BASED ON 100'-0" = 131.70m GEODETIC ELEVATIONS AS NOTED ON A1 SITE PLAN.
- ALL DIMENSIONS MUST BE CHECKED AGAINST THE ARCHITECTURAL DRAWINGS AND THE FIELD CONDITIONS BEFORE COMMENCING FABRICATION. ANY INCONSISTENCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL PROPERLY SUPERVISE THE WORK AND ENSURE THAT THE WORK IS INSTALLED TO THE CORRECT LINES AND LEVELS, THAT THE CONNECTIONS AND DETAILS CONFIRM TO THE DRAWING DETAILS AND SHALL COORDINATE THE INTERFACING OF ALL WORK WITH ALL SUB-TRADES.
- PROVIDE POSITIVE FRONT YARD SLOPE TO MUNICIPAL SEWER FOR WATER RUN-OFF.
- CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL EXISTING UNDERGROUND AND ABOVE UTILITIES AND SERVICES.
- VARIOUS UTILITIES CONCERNED TO BE GIVEN REQUIRED ADVANCING NOTICE PRIOR TO ANY DIGGING, FOR STAKE OUT.
- REFER TO LANDSCAPING PLAN FOR PLANTING CONFIRM LAYOUT WITH LANDSCAPE CONTRACTOR
- DESIGNER NOT RESPONSIBLE FOR ACCURACY OF SURVEY DRAWING.

EXISTING STRUCTURE NOTE:

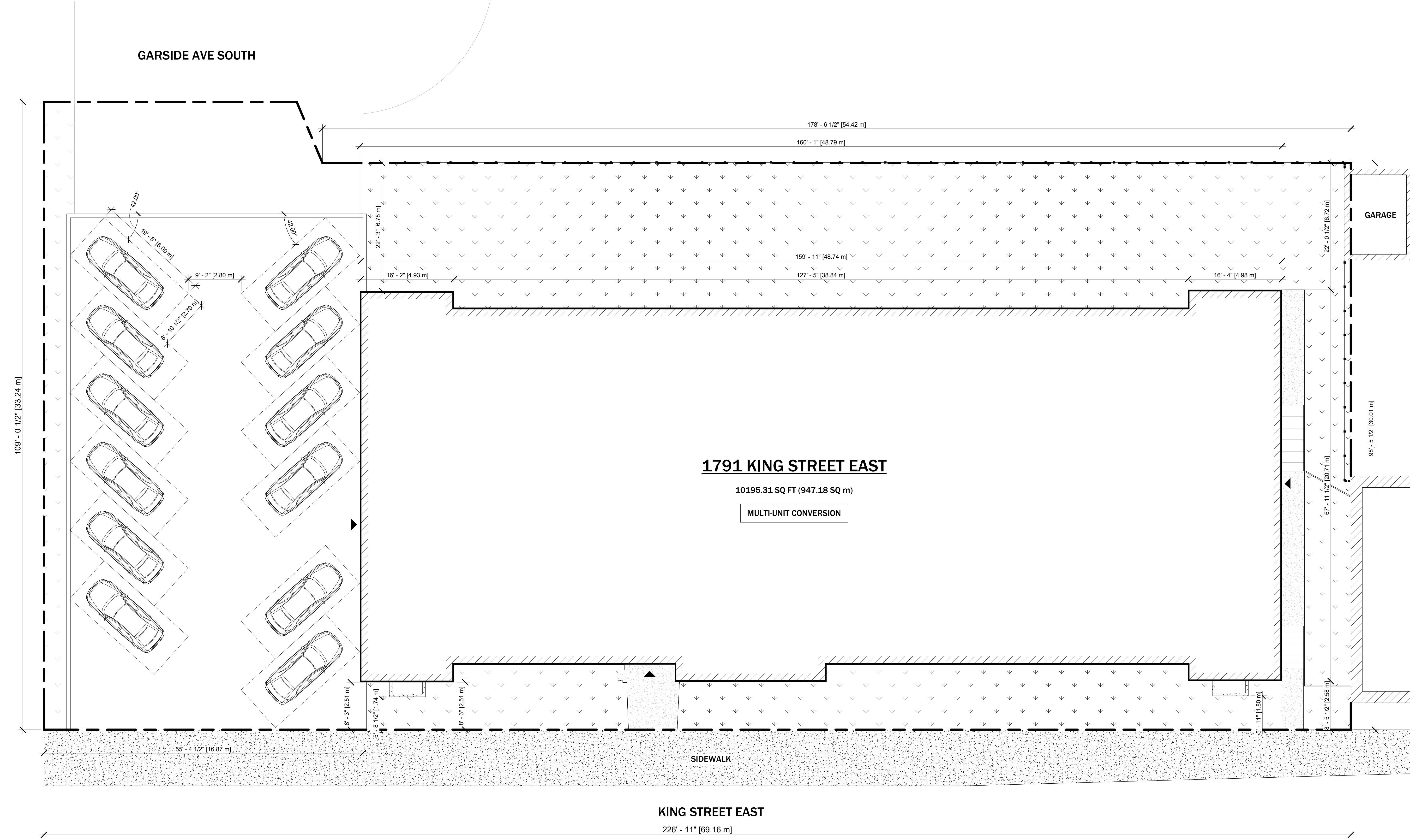
OWNER AND CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING ALL EXISTING STRUCTURAL CONDITIONS PRIOR TO ANY WORK, ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE OWNER PRIOR TO ANY WORK, OWNER AND CONTRACTOR IS FULLY RESPONSIBLE FOR SHORING EXISTING STRUCTURE PRIOR TO ANY WORK.

BUILDING CODE COMPLIANCE NOTE:

THESE DRAWINGS DO NOT REPRESENT A COMPREHENSIVE AND EXHAUSTIVE GUIDE FOR COMPLIANCE WITH THE ONTARIO BUILDING CODE. IT IS ASSUMED THAT THE CONTRACTOR HAS REASONABLY SUFFICIENT KNOWLEDGE OF THE ONTARIO BUILDING CODE IN ORDER TO PERFORM ALL WORK AS PER THESE DRAWINGS IN SUCH A WAY THAT WILL COMPLY WITH ALL ASPECTS OF THE O.B.C. AND WILL NOT CONTRAVENE ANY OTHER APPLICABLE LAWS.

SITE PLAN:

BASED ON HAMILTON SITE MAPS AND MEASUREMENTS ON SITE DESIGNER ASSUMES NO RESPONSIBILITY FOR ACCURACY OF HAMILTON MAPS. THIS SITE SHALL NOT BE USED FOR ANY OTHER PURPOSES. NO WORK TO ENCROACH ONTO ADJOINING PROPERTIES.



CITY ELECTRONIC STAMP:

KING HOMES INC.
 legal second suites.com

LEGAL SECOND SUITES ARCHITECTURAL AND ENGINEERING SERVICES ARE OWNED AND OPERATED BY KING HOMES INC.

LEAD DESIGNER & CONSULTANT:
 KEN BEKENDAM, B.A. BUSCOM, L.T.
 kenbekendam@gmail.com

CELL PHONE:
 905-961-0647

OFFICE ADDRESS:
 979 MAIN ST. E. HAMILTON, ON

OFFICE PHONE:
 855-546-4467

The undersigned has reviewed and takes the responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
 Required unless design is exempt under 2.17.5.1 of the building code

Name: _____ Signature: _____ BCIN: _____

REGISTRATION INFORMATION
 Required unless design is exempt under 2.17.5.1 of the building code

KING HOMES INC. 121307
 Name: _____ BCIN: _____

GENERAL NOTES:

- DO NOT SCALE DRAWINGS. FULL SCALE: 24" X 36"
- 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 LEAD DESIGNER MUST BE NOTIFIED IMMEDIATELY.
- 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 SUPPORTS, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.
- USE LATEST REVISED DRAWINGS.
- ALL CONSTRUCTION TO MEET LATEST ONTARIO BUILDING CODE.
- ALL DRAWINGS, SPECIFICATIONS, RELATED DOCUMENTS AND DESIGN ARE THE COPYRIGHT PROPERTY OF LEGAL SECOND SUITES. REPRODUCTION OF THIS PROPERTY IN WHOLE OR IN PART IS STRICTLY PROHIBITED WITHOUT LEGAL SECOND SUITES WRITTEN PERMISSION (LEGAL SECOND SUITES ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THIS PROPERTY UNLESS IT BEARS THE APPROPRIATE PEO NUMBER AND ORIGINAL SIGNATURE.)
- BUILDING OWNER(S) WILL BE RESPONSIBLE FOR HIRING A CERTIFIED CONTRACTOR TO PERFORM SCOPE OF WORK AS PER ISSUED PERMIT.
- CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONSTRUCTION AND SAFETY REQUIREMENTS ON SITE.

NO.	DATE	GENERAL DESCRIPTION	INITIALS
01			
02			
03			
04			

NORTH POSITION:

ENGINEER'S STAMP:

PROJECT NAME/ADDRESS:
 1791 KING STREET EAST | HAMILTON, ON.

SHEET NAME:
 SITE PLAN_UPPER

PROJECT NO. 24-15	DATE: 07/25/24
SCALE: 1/8" = 1'-0"	REVISION:
DRAWN BY: DANILO MARTINELLI	REVIEWED BY: KEN BEKENDAM

SHEET NO.
 SP1.01



LEGAL SECOND SUITES ARCHITECTURAL AND ENGINEERING SERVICES ARE OWNED AND OPERATED BY KING HOMES INC.

LEAD DESIGNER & CONSULTANT: KEN BERENDAM, B.A. BUSCOM, L.T. CELL PHONE: 905-961-0647 kenberendam@gmail.com OFFICE ADDRESS: 979 MAIN ST. E. HAMILTON, ON OFFICE PHONE: 905-546-4407

The undersigned has reviewed and takes the responsibility for this design, and for the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

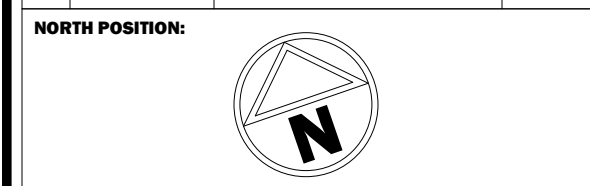
Required unless design is exempt under 2.17.5.1 of the building code

REGISTRATION INFORMATION Name: KING HOMES INC. BCIN: 121307

GENERAL NOTES:

- 1. DO NOT SCALE DRAWINGS. FULL SCALE: 24" X 36"
2. 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 LEAD DESIGNER MUST BE NOTIFIED IMMEDIATELY.
3. FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.
4. 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 SUPPORTS, SHEET PILING OR OTHER TEMPORARY SUPPORTS TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.
5. USE LATEST REVISED DRAWINGS.
6. ALL CONSTRUCTION TO MEET LATEST ONTARIO BUILDING CODE.
7. ALL DRAWINGS, SPECIFICATIONS, RELATED DOCUMENTS AND DESIGN ARE THE COPYRIGHT PROPERTY OF LEGAL SECOND SUITES. REPRODUCTION OF THIS PROPERTY IN WHOLE OR IN PART IS STRICTLY PROHIBITED WITHOUT LEGAL SECOND SUITES WRITTEN PERMISSION (LEGAL SECOND SUITES ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THIS PROPERTY UNLESS IT BEARS THE APPROPRIATE PEO NUMBER AND ORIGINAL SIGNATURE.)
8. BUILDING OWNER(S) WILL BE RESPONSIBLE FOR HIRING A CERTIFIED CONTRACTOR TO PERFORM SCOPE OF WORK AS PER ISSUED PERMIT.
9. CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONSTRUCTION AND SAFETY REQUIREMENTS ON SITE.

Table with 4 columns: NO., DATE, GENERAL DESCRIPTION, INITIALS. Rows 01-04.



ENGINEER'S STAMP:

PROJECT NAME/ADDRESS: 1791 KING STREET EAST | HAMILTON, ON.

SHEET NAME: SITE PLAN_LOWER

PROJECT NO. 24-15 DATE: 11/05/24

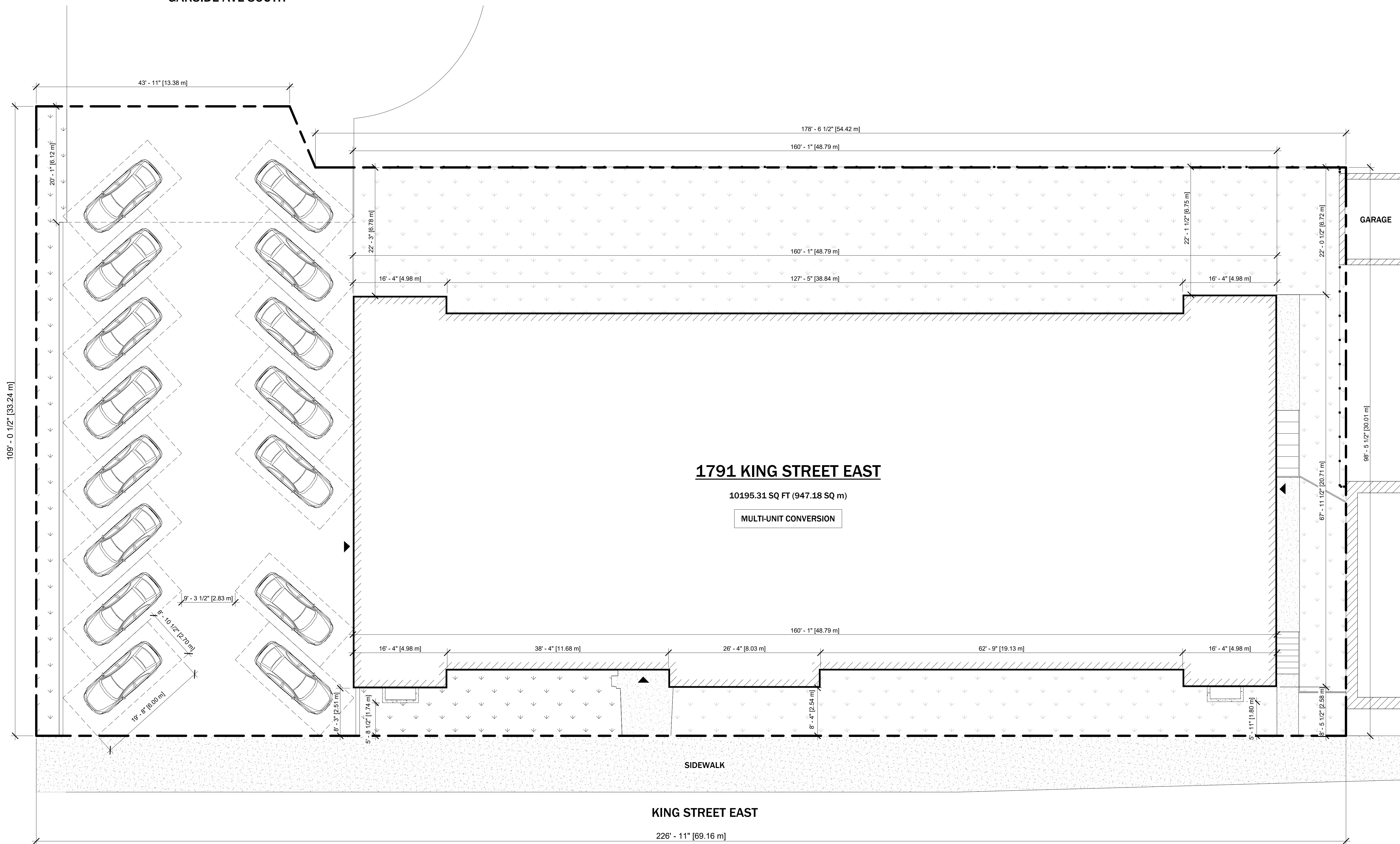
SCALE: 1/8" = 1'-0" REVISION:

DRAWN BY: Author REVIEWED BY: Checker

SHEET NO.

SP1.02

GARSDIDE AVE SOUTH



1791 KING STREET EAST

10195.31 SQ FT (947.18 SQ m)

MULTI-UNIT CONVERSION

1 SITE PLAN LOWER LEVEL 1/8" = 1'-0"

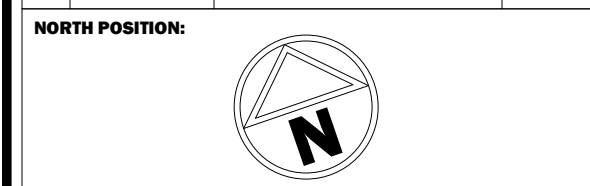


LEGAL SECOND SUITES ARCHITECTURAL AND ENGINEERING SERVICES ARE OWNED AND OPERATED BY KING HOMES INC.
LEAD DESIGNER & CONSULTANT: KEN BEKENDAM, B.A. BUSCOM, I.T.
OFFICE ADDRESS: 979 MAIN ST. E. HAMILTON ON
CELL PHONE: 905-961-0647
OFFICE PHONE: 905-546-4467

The undersigned has reviewed and takes the responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1 OF THE BUILDING CODE
QUALIFICATION INFORMATION
Name: Signature BCIN
REGISTRATION INFORMATION
Required unless design is exempt under 2.17.5.1 of the building code
KING HOMES INC. 121307
Name: BCIN

- GENERAL NOTES:
- DO NOT SCALE DRAWINGS. FULL SCALE: 24" X 36"
 - 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 LEAD DESIGNER MUST BE NOTIFIED IMMEDIATELY.
 - 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 SUPPORTS, SHEET PILING OR OTHER TEMPORARY SUPPORTS TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.
 - USE LATEST REVISED DRAWINGS.
 - ALL CONSTRUCTION TO MEET LATEST ONTARIO BUILDING CODE.
 - ALL DRAWINGS, SPECIFICATIONS, RELATED DOCUMENTS AND DESIGN ARE THE COPYRIGHT PROPERTY OF LEGAL SECOND SUITES. REPRODUCTION OF THIS PROPERTY IN WHOLE OR IN PART IS STRICTLY PROHIBITED WITHOUT LEGAL SECOND SUITES WRITTEN PERMISSION. LEGAL SECOND SUITES ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THIS PROPERTY UNLESS IT BEARS THE APPROPRIATE PEO NUMBER AND ORIGINAL SIGNATURE.
 - BUILDING OWNER(S) WILL BE RESPONSIBLE FOR HIRING A CERTIFIED CONTRACTOR TO PERFORM SCOPE OF WORK AS PER ISSUED PERMIT.
 - CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONSTRUCTION AND SAFETY REQUIREMENTS ON SITE.

NO.	DATE	GENERAL DESCRIPTION	INITIALS
01			
02			
03			
04			



ENGINEER'S STAMP:

PROJECT NAME/ADDRESS:
1791 KING STREET EAST | HAMILTON, ON.

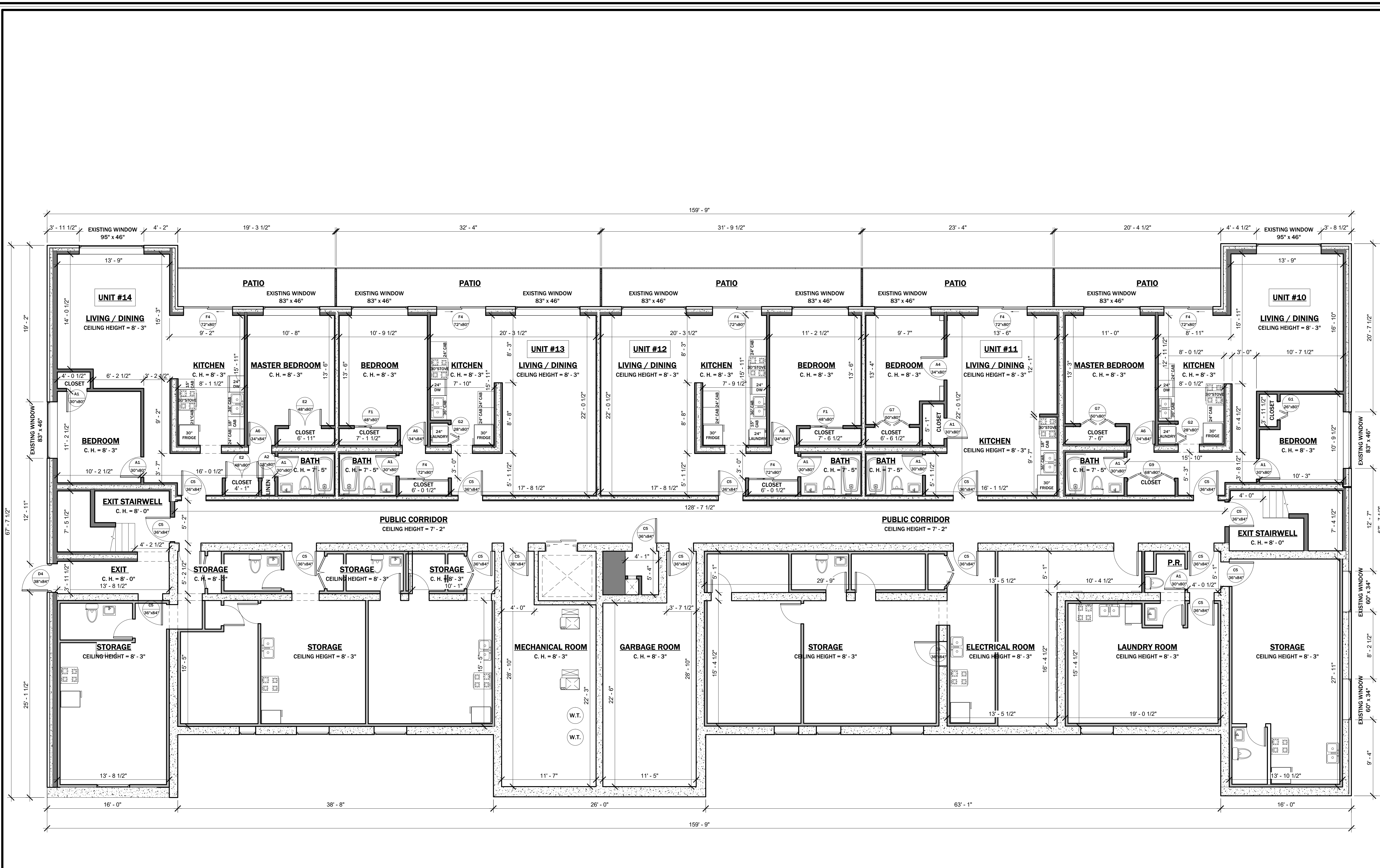
SHEET NAME:
EXISTING FLOOR PLAN

PROJECT NO.	DATE
24-15	07/25/24

SCALE:	REVISION:
3/16" = 1'-0"	

DRAWN BY:	REVIEWED BY:
DANILO MARTINELLI	KEN BEKENDAM

SHEET NO.
A1.01



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

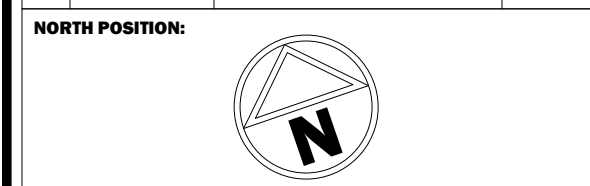


LEGAL SECOND SUITES ARCHITECTURAL AND ENGINEERING SERVICES ARE OWNED AND OPERATED BY KING HOMES INC.
LEAD DESIGNER & CONSULTANT: KEN BEKENDAM, B.A. BUSCOM, L.T.
OFFICE ADDRESS: 979 MAIN ST. | HAMILTON, ON

CELL PHONE: 905-961-0647
OFFICE PHONE: 905-546-4407
The undersigned has reviewed and takes the responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.
REGISTRATION INFORMATION
Name: Signature: BCIN: 121307

- GENERAL NOTES:
1. DO NOT SCALE DRAWINGS. FULL SCALE: 24" x 36"
2. 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 LEAD DESIGNER MUST BE NOTIFIED IMMEDIATELY.
3. FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.
4. 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 SUPPORTS, SHEET PILING OR OTHER TEMPORARY SUPPORTS TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.
5. USE LATEST REVISED DRAWINGS.
6. ALL CONSTRUCTION TO MEET LATEST ONTARIO BUILDING CODE.
7. ALL DRAWINGS, SPECIFICATIONS, RELATED DOCUMENTS AND DESIGN ARE THE COPYRIGHT PROPERTY OF LEGAL SECOND SUITES. REPRODUCTION OF THIS PROPERTY IN WHOLE OR IN PART IS STRICTLY PROHIBITED WITHOUT LEGAL SECOND SUITES WRITTEN PERMISSION. LEGAL SECOND SUITES ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THIS PROPERTY UNLESS IT BEARS THE APPROPRIATE PEO NUMBER AND ORIGINAL SIGNATURE.
8. BUILDING OWNER(S) WILL BE RESPONSIBLE FOR HIRING A CERTIFIED CONTRACTOR TO PERFORM SCOPE OF WORK AS PER ISSUED PERMIT.
9. CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONSTRUCTION AND SAFETY REQUIREMENTS ON SITE.

NO.	DATE	GENERAL DESCRIPTION	INITIALS
01			
02			
03			
04			



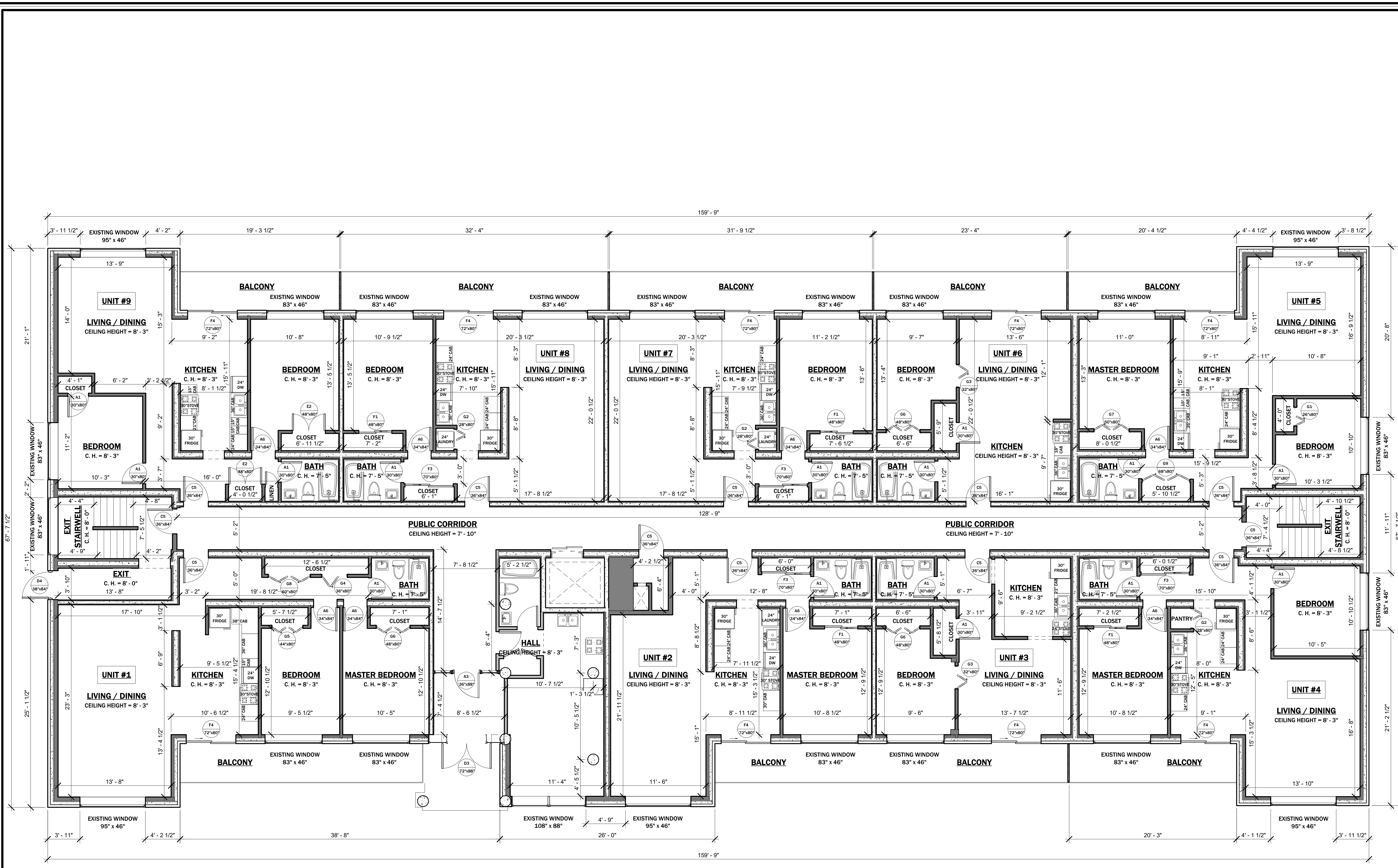
ENGINEER'S STAMP:

PROJECT NAME/ADDRESS:
1791 KING STREET EAST | HAMILTON, ON.

SHEET NAME:
EXISTING FLOOR PLAN

PROJECT NO. 24-15	DATE: 07/25/24
SCALE: 3/16" = 1'-0"	REVISION:
DRAWN BY: DANILO MARTINELLI	REVIEWED BY: KEN BEKENDAM
SHEET NO.	

A1.02



EXISTING 1ST FLOOR
3/16" = 1'-0"



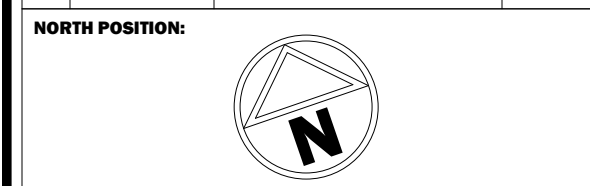
LEGAL SECOND SUITES ARCHITECTURAL AND ENGINEERING SERVICES ARE OWNED AND OPERATED BY KING HOMES INC. LEAD DESIGNER & CONSULTANT: KEN BEKENDAM, B.A. BUSCOM, L.T. CELL PHONE: 905-961-0647 kenbekendam@kinghomes.com OFFICE ADDRESS: 979 MAIN ST. | HAMILTON, ON OFFICE PHONE: 905-546-4467

The undersigned has reviewed and takes the responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION Required unless design is exempt under 2.17.5.1 of the building code Name Signature BCIN REGISTRATION INFORMATION Required unless design is exempt under 2.17.5.1 of the building code KING HOMES INC. 121307 Name BCIN

- GENERAL NOTES: 1. DO NOT SCALE DRAWINGS. FULL SCALE: 24" x 36" 2. 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 LEAD DESIGNER MUST BE NOTIFIED IMMEDIATELY. 3. FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS. 4. 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 SUPPORTS, SHEET PILING OR OTHER TEMPORARY SUPPORTS TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK. 5. USE LATEST REVISED DRAWINGS. 6. ALL CONSTRUCTION TO MEET LATEST ONTARIO BUILDING CODE. 7. ALL DRAWINGS, SPECIFICATIONS, RELATED DOCUMENTS AND DESIGN ARE THE COPYRIGHT PROPERTY OF LEGAL SECOND SUITES. REPRODUCTION OF THIS PROPERTY IN WHOLE OR IN PART IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF LEGAL SECOND SUITES. WRITTEN PERMISSION LEGAL SECOND SUITES ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THIS PROPERTY UNLESS IT BEARS THE APPROPRIATE PFD NUMBER AND ORIGINAL SIGNATURE. 8. BUILDING OWNER(S) WILL BE RESPONSIBLE FOR HIRING A CERTIFIED CONTRACTOR TO PERFORM SCOPE OF WORK AS PER ISSUED PERMIT. 9. CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONSTRUCTION AND SAFETY REQUIREMENTS ON SITE.

NO.	DATE	GENERAL DESCRIPTION	INITIALS
01			
02			
03			
04			



ENGINEER'S STAMP:

PROJECT NAME/ADDRESS: 1791 KING STREET EAST | HAMILTON, ON.

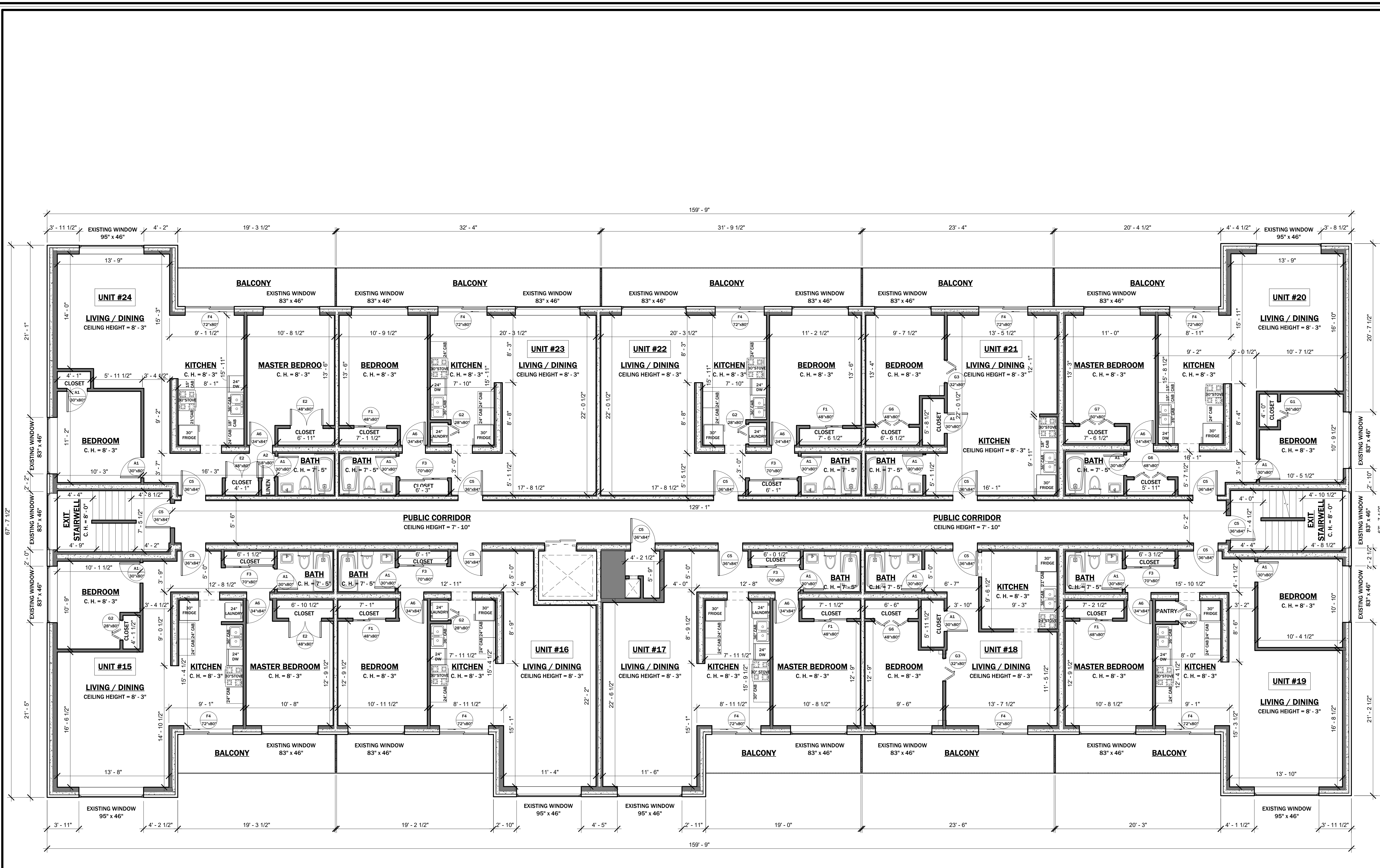
SHEET NAME: EXISTING FLOOR PLAN

PROJECT NO.	DATE
24-15	07/25/24

SCALE:	REVISION:
3/16" = 1'-0"	

DRAWN BY:	REVIEWED BY:
DANILO MARTINELLI	KEN BEKENDAM

SHEET NO. A1.03



1 EXISTING 2ND FLOOR 3/16" = 1'-0"

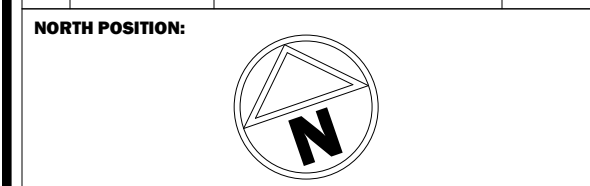


LEGAL SECOND SUITES ARCHITECTURAL AND ENGINEERING SERVICES ARE OWNED AND OPERATED BY KING HOMES INC.
LEAD DESIGNER & CONSULTANT: KEN BEKENDAM, B.A. BUSCOM, I.T.
OFFICE ADDRESS: 979 MAIN ST. | HAMILTON, ON

REGISTRATION INFORMATION
Required unless design is exempt under 2.17.5.1 of the building code
Name: KING HOMES INC. REGISTRATION NUMBER: 121307

- GENERAL NOTES:
1. DO NOT SCALE DRAWINGS. FULL SCALE: 24" x 36"
2. 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 LEAD DESIGNER MUST BE NOTIFIED IMMEDIATELY.
3. FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.
4. 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 SUPPORTS, SHEET PILING OR OTHER TEMPORARY SUPPORTS TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.
5. USE LATEST REVISED DRAWINGS.
6. ALL CONSTRUCTION TO MEET LATEST ONTARIO BUILDING CODE.
7. ALL DRAWINGS, SPECIFICATIONS, RELATED DOCUMENTS AND DESIGN ARE THE COPYRIGHT PROPERTY OF LEGAL SECOND SUITES. REPRODUCTION OF THIS PROPERTY IN WHOLE OR IN PART IS STRICTLY PROHIBITED WITHOUT LEGAL SECOND SUITES WRITTEN PERMISSION. LEGAL SECOND SUITES ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THIS PROPERTY UNLESS IT BEARS THE APPROPRIATE PEO NUMBER AND ORIGINAL SIGNATURE.
8. BUILDING OWNER(S) WILL BE RESPONSIBLE FOR HIRING A CERTIFIED CONTRACTOR TO PERFORM SCOPE OF WORK AS PER ISSUED PERMIT.
9. CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONSTRUCTION AND SAFETY REQUIREMENTS ON SITE.

NO.	DATE	GENERAL DESCRIPTION	INITIALS
01			
02			
03			
04			



ENGINEER'S STAMP:

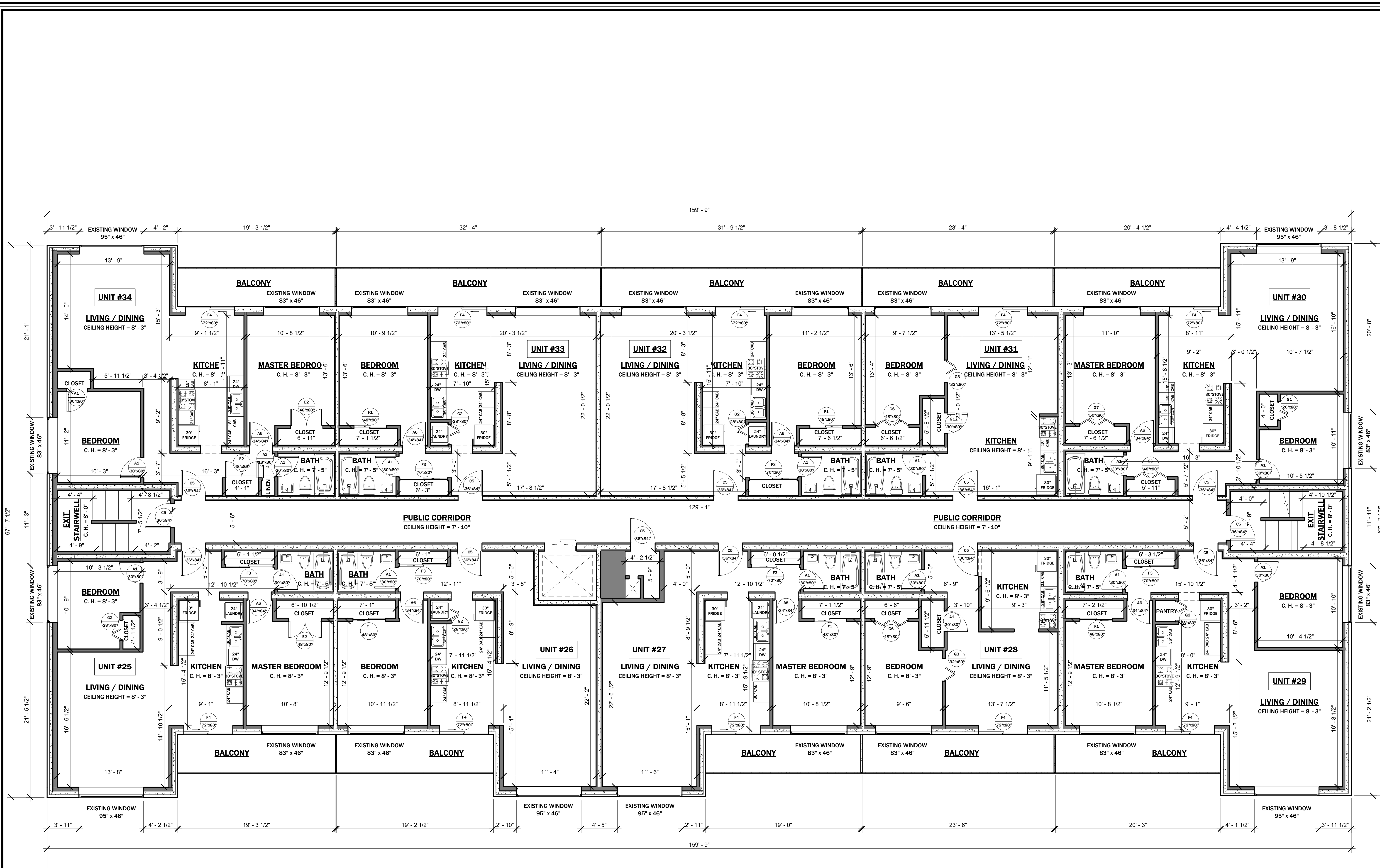
PROJECT NAME/ADDRESS:
1791 KING STREET EAST | HAMILTON, ON.

PROJECT NO.	DATE
24-15	07/25/24

SCALE:	REVISION:
3/16" = 1'-0"	

DRAWN BY:	REVIEWED BY:
DANILO MARTINELLI	KEN BEKENDAM

SHEET NO. **A1.04**



1 EXISTING 3RD FLOOR
3/16" = 1'-0"



LEGAL SECOND SUITES ARCHITECTURAL AND ENGINEERING SERVICES ARE OWNED AND OPERATED BY KING HOMES INC.

LEAD DESIGNER & CONSULTANT:
KEN BEKENDAM, B.A. BUSCOM, L.T.
kenbekendam@gmail.com

CELL PHONE: 905-961-0647

OFFICE ADDRESS: 979 MAIN ST. E. HAMILTON, ON

OFFICE PHONE: 905-546-4467

The undersigned has reviewed and takes the responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

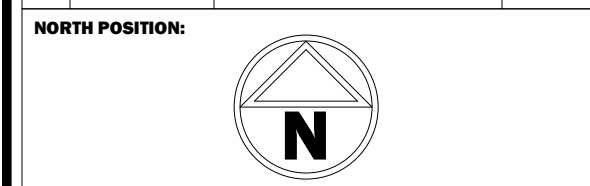
QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.5.1 of the building code

REGISTRATION INFORMATION
Required unless design is exempt under 2.17.5.1 of the building code
KING HOMES INC. 121307
Name BCIN

GENERAL NOTES:

- DO NOT SCALE DRAWINGS. FULL SCALE: 24" x 36"
- 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 LEAD DESIGNER MUST BE NOTIFIED IMMEDIATELY.
- 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 SUPPORTS, SHEET PILING OR OTHER TEMPORARY SUPPORTS TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.
- USE LATEST REVISED DRAWINGS.
- ALL CONSTRUCTION TO MEET LATEST ONTARIO BUILDING CODE.
- ALL DRAWINGS, SPECIFICATIONS, RELATED DOCUMENTS AND DESIGN ARE THE COPYRIGHT PROPERTY OF LEGAL SECOND SUITES. REPRODUCTION OF THIS PROPERTY IN WHOLE OR IN PART IS STRICTLY PROHIBITED WITHOUT LEGAL SECOND SUITES WRITTEN PERMISSION. LEGAL SECOND SUITES ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THIS PROPERTY UNLESS IT BEARS THE APPROPRIATE PEO NUMBER AND ORIGINAL SIGNATURE.
- BUILDING OWNER(S) WILL BE RESPONSIBLE FOR HIRING A CERTIFIED CONTRACTOR TO PERFORM SCOPE OF WORK AS PER ISSUED PERMIT.
- CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONSTRUCTION AND SAFETY REQUIREMENTS ON SITE.

NO.	DATE	GENERAL DESCRIPTION	INITIALS
01	Date 1	Revision 1	
02			
03			
04			



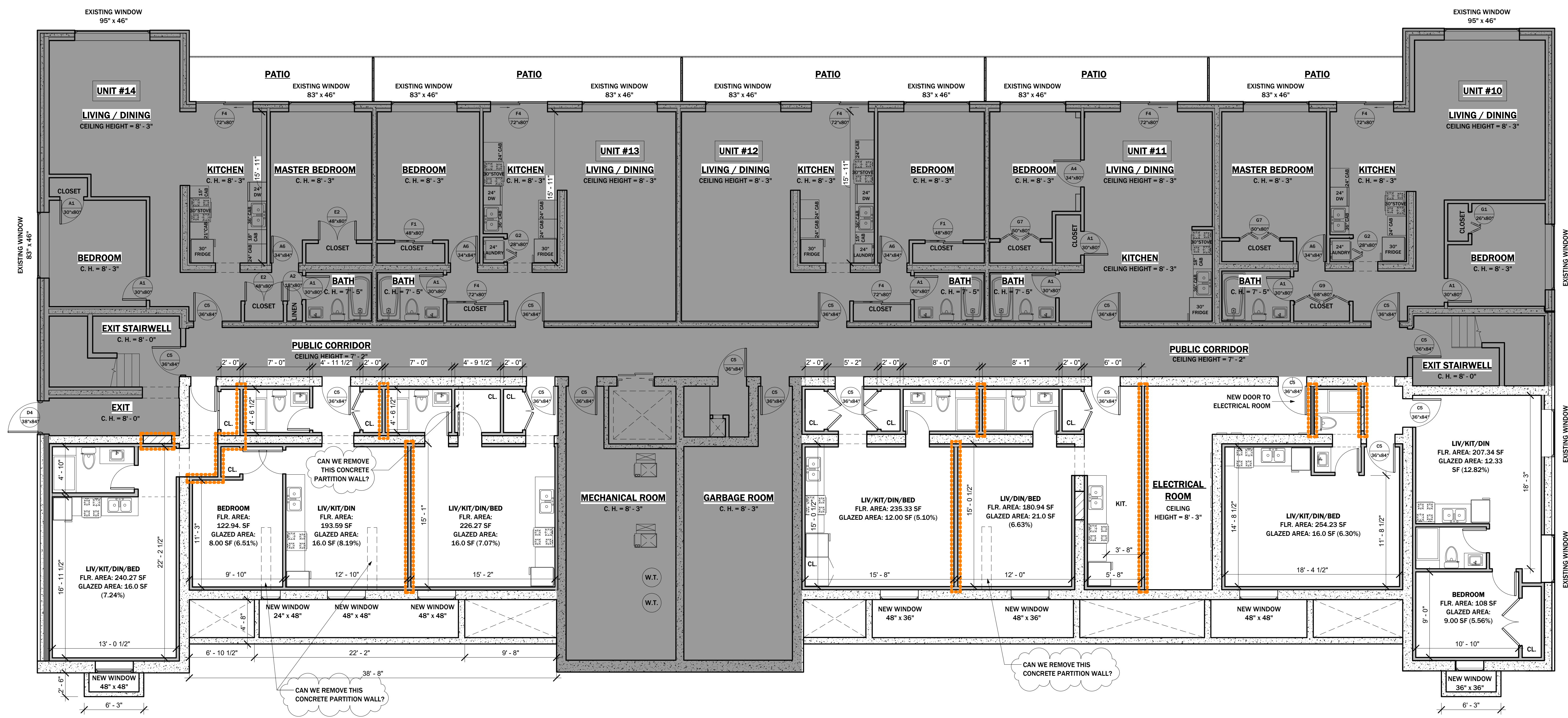
ENGINEER'S STAMP:

PROJECT NAME/ADDRESS:
1791 KING STREET EAST | HAMILTON, ON.

SHEET NAME:
PROPOSED BASEMENT

PROJECT NO.	DATE:
24-15	07/06/22
SCALE:	REVISION:
3/16" = 1'-0"	1 Date 1
DRAWN BY:	REVIEWED BY:
Author	KEN BEKENDAM

SHEET NO.
A1.05



1 PROPOSED BASEMENT
3/16" = 1'-0"



LEGAL SECOND SUITES ARCHITECTURAL AND ENGINEERING SERVICES ARE OWNED AND OPERATED BY KING HOMES INC.

LEAD DESIGNER & CONSULTANT: KEN BEKENDAM, B.A. BUSCOM, L.T. 905-961-0647 kenbekendam@gmail.com
CELL PHONE: 905-961-0647
OFFICE ADDRESS: 979 MAIN ST. E. HAMILTON, ON
OFFICE PHONE: 905-546-4467

The undersigned has reviewed and takes the responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

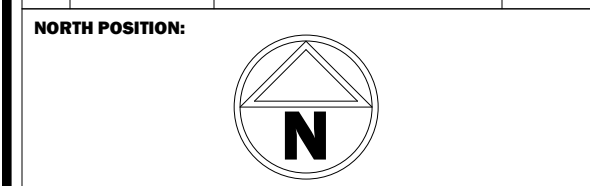
Required unless design is exempt under 2.17.5.1 of the building code

REGISTRATION INFORMATION
Required unless design is exempt under 2.17.5.1 of the building code
KING HOMES INC. 121.307
Name BCIN

GENERAL NOTES:

- DO NOT SCALE DRAWINGS. FULL SCALE: 24" x 36"
- 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 LEAD DESIGNER MUST BE NOTIFIED IMMEDIATELY.
- 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 SUPPORTS, SHEET PILING OR OTHER TEMPORARY SUPPORTS TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.
- USE LATEST REVISED DRAWINGS.
- ALL CONSTRUCTION TO MEET LATEST ONTARIO BUILDING CODE.
- ALL DRAWINGS, SPECIFICATIONS, RELATED DOCUMENTS AND DESIGN ARE THE COPYRIGHT PROPERTY OF LEGAL SECOND SUITES. REPRODUCTION OF THIS PROPERTY IN WHOLE OR IN PART IS STRICTLY PROHIBITED WITHOUT LEGAL SECOND SUITES WRITTEN PERMISSION. LEGAL SECOND SUITES ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THIS PROPERTY UNLESS IT BEARS THE APPROPRIATE PEO NUMBER AND ORIGINAL SIGNATURE.
- BUILDING OWNER(S) WILL BE RESPONSIBLE FOR HIRING A CERTIFIED CONTRACTOR TO PERFORM SCOPE OF WORK AS PER ISSUED PERMIT.
- CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONSTRUCTION AND SAFETY REQUIREMENTS ON SITE.

NO.	DATE	GENERAL DESCRIPTION	INITIALS
01			
02			
03			
04			



ENGINEER'S STAMP:

PROJECT NAME/ADDRESS:

1791 KING STREET EAST | HAMILTON, ON.

SHEET NAME:
PROPOSED 1ST FLOOR

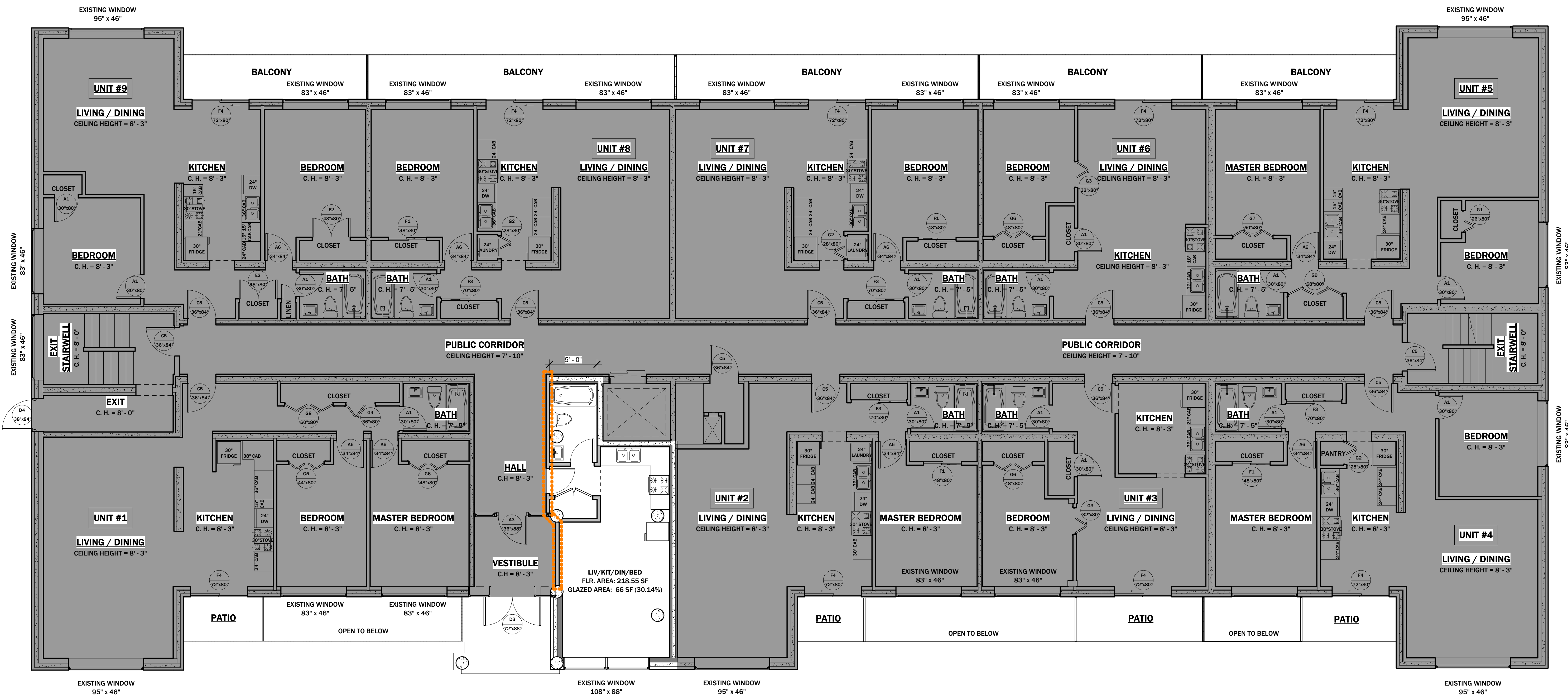
PROJECT NO. 24-15 DATE: 07/06/22

SCALE: 3/16" = 1'-0" REVISION:

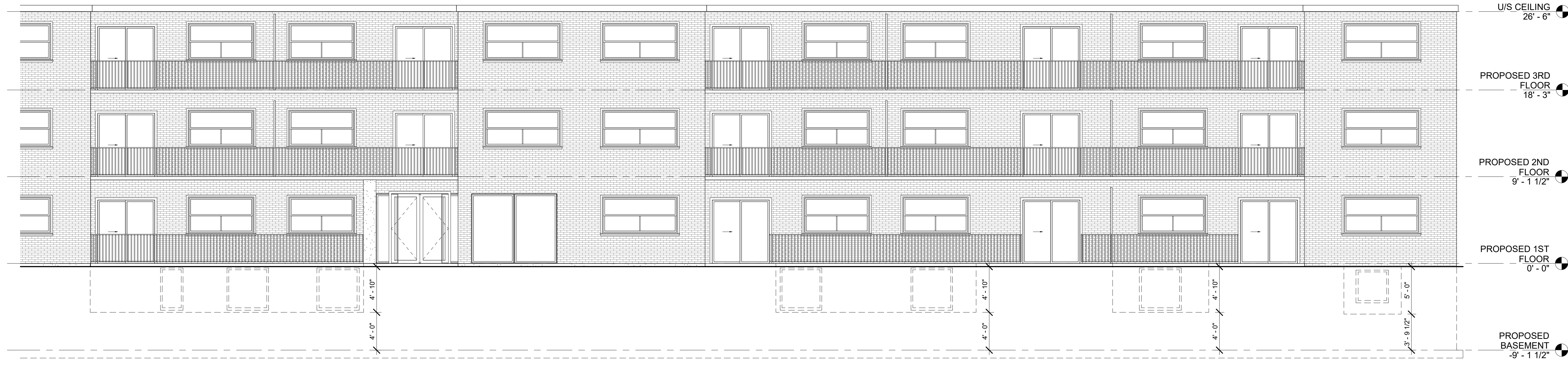
DRAWN BY: Author REVIEWED BY: KEN BEKENDAM

SHEET NO.

A1.06



1 PROPOSED 1ST FLOOR
3/16" = 1'-0"



1 PROP. NORTH ELEVATION
3/16" = 1'-0"

CITY ELECTRONIC STAMP:



LEGAL SECOND SUITES ARCHITECTURAL AND ENGINEERING SERVICES ARE OWNED AND OPERATED BY KING HOMES INC.

LEAD DESIGNER & CONSULTANT: KEN BEKENDAM, B.A. BUSCOM, L.T.
KENBEKENDAM@GMAIL.COM

OFFICE ADDRESS: 979 MAIN ST. E. HAMILTON, ON

CELL PHONE: 905-961-0647
OFFICE PHONE: 905-546-4407

The undersigned has reviewed and takes the responsibility for this design, and his qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.5.1 of the building code

Name: Signature: BCIN:
REGISTRATION INFORMATION
Required unless design is exempt under 2.17.5.1 of the building code

KING HOMES INC. 121307
Name: BCIN:

GENERAL NOTES:

- DO NOT SCALE DRAWINGS. FULL SCALE: 24" X 36"
- 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 LEAD DESIGNER MUST BE NOTIFIED IMMEDIATELY.
- 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 SUPPORTS, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.
- USE LATEST REVISED DRAWINGS.
- ALL CONSTRUCTION TO MEET LATEST ONTARIO BUILDING CODE.
- ALL DRAWINGS, SPECIFICATIONS, RELATED DOCUMENTS AND DESIGN ARE THE COPYRIGHT PROPERTY OF LEGAL SECOND SUITES. REPRODUCTION OF THIS PROPERTY IN WHOLE OR IN PART IS STRICTLY PROHIBITED WITHOUT LEGAL SECOND SUITES WRITTEN PERMISSION (LEGAL SECOND SUITES ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THIS PROPERTY UNLESS IT BEARS THE APPROPRIATE SEQ NUMBER AND ORIGINAL SIGNATURE.)
- BUILDING OWNER(S) WILL BE RESPONSIBLE FOR HIRING A CERTIFIED CONTRACTOR TO PERFORM SCOPE OF WORK AS PER ISSUED PERMIT.
- CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONSTRUCTION AND SAFETY REQUIREMENTS ON SITE.

NO.	DATE	GENERAL DESCRIPTION	INITIALS
01			
02			
03			
04			

NORTH POSITION:

ENGINEER'S STAMP:

PROJECT NAME/ADDRESS:

1791 KING STREET EAST | HAMILTON, ON.

SHEET NAME:

PROPOSED ELEVATIONS

PROJECT NO. 24-15	DATE: 07/06/22
SCALE: 3/16" = 1'-0"	REVISION:
DRAWN BY: Author	REVIEWED BY: KEN BEKENDAM

SHEET NO.

A2.01

January 15, 2025

FILE: ALR
FOLDER: ZCR-24-121
ATTENTION OF: Wilrik Banda
TELEPHONE NO: (905) 546-2424
EXTENSION: 6670

KEN BEKENDAM
160 WHITE SWAN ROAD
BRANTFORD ON N3T 5L4

Re: APPLICABLE LAW REVIEW – ZONING BYLAW
Present Zoning: E – Multiple Dwellings, Lodges, Clubs, Etc. in Hamilton 6593
Proposed Zoning: No Change
Address: 1791 King Street East, Hamilton

An Applicable Law Review respecting zoning bylaw compliance has been completed and the following revised comments are provided.

COMMENTS:

1. The applicant proposes to add seven (7) new apartment units in the basement and to add one (1) new apartment unit in the lobby area on main floor for a total of eight (8) new apartment units for a total of 42 units.

2. The intended use of a Multiple Dwelling is a permitted use within the E – Multiple Dwellings, Lodges, Clubs zone of Hamilton Zoning By-law 6593 and is defined as follows:

“Dwelling, Multiple” shall mean a building comprising four or more self-contained Class A dwelling units, whether or not a private garage or any other accessory building is attached except a building comprising a Townhouse Dwelling or a Maisonette Dwelling;

3. The application is made in support of a Minor Variance application.

4. This is an interior lot. For zoning purposes, the southern lot line along King Street East is deemed to be the front lot line for this proposal as per definition below found in Section 2 of Hamilton Zoning By-law 6593:

“Lot-Line Front” with reference to an interior lot shall mean the boundary line along the street; with reference to a corner lot shall mean either of the boundary lines along a street at the option of the owner, provided that where one of such boundary lines along a street is chosen as the front lot line, the other shall be considered as a side lot line; and with reference to a through lot shall mean and include each of the two shorter boundary lines along streets;

5. Mechanical structures such as transformers shall conform to Section 18.4 of Hamilton Zoning By-law 6593.

6. All new signs proposed for this development must comply with the regulations contained within the Sign By-law 10-197.

7. All new fences proposed for this development must comply with the regulations contained within the Fence By-law 10-142.

8. The designer shall ensure that the fire access route conforms to the Ontario Building Code.

9. This review is based on the plans submitted with the application.

10. The proposed development has been reviewed and compared to the standards of the E – Multiple Dwelling, Lodges, Clubs, Etc. zone of Hamilton Zoning By-law 6593 as indicated in the following chart:

By-law Section	Required	Provided	Conforms/ Non-conforming
Section 11 – E-Multiple Dwellings, Lodges, Clubs, Etc.			
Permitted Uses [as per section 11 (1)(iii) of Hamilton Zoning By-law 6593]	(i) A use as permitted in a "D" District; RESIDENTIAL USES (iib) A three family dwelling with accommodation for not more than three lodgers in each Class A dwelling unit therein; (iii) A multiple dwelling; (See Section 18(8) for Special Requirements for Groups of Multiple Dwellings), and (iiia) A Student Residence; (iiib) A residential care facility for the accommodation of not more than 20 residents. (iiic) An emergency shelter for the accommodation of not more than twenty residents. (iiica) A retirement home for the accommodation of not more than twenty residents. (v) A lodging house or tourist home for the accommodation of not more than twenty persons;	Multiple Dwelling.	Conforms
Height Requirements [as per section 11 (2)(ii) of Hamilton Zoning By-law 6593]	Except as provided in clause (iii), no building or structure for any other use shall exceed eight storeys or 26.0 metres.	Height is existing and not being altered on the exterior.	Existing
Front Yard Depth [as per section 11 (3)(i) of Hamilton Zoning By-law 6593]	(b) for all other buildings or structures a front yard of a depth of at least one one-hundred and twentieth part of the product obtained by multiplying the height of the building or structure by its width, but no such front yard shall have a depth of less than 3.0 metres and need not have a depth of more than 7.5 metres, provided that with respect to said other buildings and structures, where a front yard abuts upon a street of a width of less than 20.0 metres, the required depth shall be increased by half of the difference between the actual width of the street and 20.0 metres. Provided, however, that where a deeper front yard is required for any lot in another district on the same side of the street between two intersecting streets, the front yard shall be increased in depth of what would have been required had the front yard required by this section been in such other district;	Building is existing and not being altered on the exterior.	Existing

By-law Section	Required	Provided	Conforms/ Non-conforming
<p>Required Side Yard Depth [as per section 11 (3)(ii) of Hamilton Zoning By-law 6593]</p>	<p>(b) for every other building or structure, along each side lot line a side yard of a width of at least one one-hundred and twentieth part of the product obtained by multiplying the height of the building by its length, less 1.5 metres where no balcony, sunroom or any window of a habitable room overlooks the side yard, but no such side yard shall have a width of less than 1.5 metres, and need not have a width of more than 9.0 metres, but plus 3.0 metres where any balcony, sunroom or window of a habitable room does overlook such side yard, but no such side yard shall have a width of less than 4.5 metres and need not have a width of more than 13.5 metres</p> <p>P</p> <p>rovided that with respect to said other buildings and structures, where a side lot line is a street line, the side yard on that side shall have a width of at least 3.0 metres, and need not have a width of more than 7.5 metres; and that where a side lot line is the street line of a street less than 20.0 metres wide, the required width of the side yard on that side shall be increased by half of the difference between the actual width of the street and 20.0 metres;</p>	<p>Building is existing and not being altered on the exterior.</p>	<p>Existing</p>
<p>Required Rear Yard Depth [as per section 11 (3)(iii) of Hamilton Zoning By-law 6593]</p>	<p>(b) for every other building or structure, a rear yard of a depth of at least one one-hundred and twentieth part of the product obtained by multiplying the height of the building or structure by its width, less 1.5 metres where no balcony, sunroom or any window of a habitable room overlooks the rear yard, but no such rear yard shall have a depth of less than 3.0 metres and need not have a depth of more than 13.5 metres; plus 3.0 metres where any balcony, sunroom or any window of a habitable room does overlook such rear yard, but no such rear yard need have a depth of more than 13.5 metres;</p>	<p>Building is existing and not being altered on the exterior.</p>	<p>Existing</p>
<p>Required Lot Width [as per section 11 (4)(iii) of Hamilton Zoning By-law 6593]</p> <p><i>"Width" with reference to a lot, except a lot referred to in subclause (xxva), shall mean the horizontal distance between the side lot lines measured at a depth of 9.0 metres (29.53 feet) from and parallel to, the front lot line or from the chord of the front lot line.</i></p>	<p>Every lot or tract of land upon which a dwelling or multiple dwelling is erected, converted or reconstructed in an "E" District, shall have within the district:</p> <p>For a multiple dwelling, a width of at least 15.0 metres</p>	<p>69.16 metres</p>	<p>Conforms</p>
<p>Minimum Lot Area [as per section 11 (4)(iii) of Hamilton Zoning By-law 6593]</p>	<p>Every lot or tract of land upon which a dwelling or multiple dwelling is erected, converted or reconstructed in an "E" District, shall have within the district:</p>	<p>Lot is existing and exceeds 450 square meters.</p>	<p>Conforms</p>

By-law Section	Required	Provided	Conforms/ Non-conforming
	For a multiple dwelling, an area of at least 450.0 square metres		
Floor Area Ratio [as per section 11 (5) of Hamilton Zoning By-law No. 6593 and Section 2.(e) of By-law No. 24-0283]	That notwithstanding Section 11.(5), no building or structure in an "E" District shall have a gross floor area greater than the area within the district of the lot on which it is situate, multiplied by the floor area ratio factor of 2.0.	<u>Calculation:</u> Total Lot Area = 2118.27 square metres Permitted = 2,118.27 x 2.0 = 4,236.54 square metres gross floor area. Provided = 947.18 square metres as per Site Plan.	Conforms
Landscaped Area [as per section 11 (6) of Hamilton Zoning By-law No. 6593 and Section 2.(f) of By-law No. 24-0283]	That notwithstanding Section 11.(6), for every building or structure there shall be provided and maintained on the same lot within the district an amount not less than 15% of the area of the lot on which the building or structure is situate, as landscaped area.	Landscaped area percentage not provided. However, existing building is not being altered on the exterior and there is no impact on the existing landscaping.	Existing

Section 18 - Supplementary Requirements and Modifications			
Encroachments on Yards [as per Section 18 (3) (vi) of Hamilton Zoning By-law 6593]	(a) A chimney, sill, belt course, leader, pilaster, lintel or ornamental projection may project not more than 0.5 metres (1.64 feet) into a required side yard, and not more than 1.0 metre (3.28 feet) into any other required yard;	None shown. Any encroachment is existing to the exterior of the building. No alterations proposed to the exterior.	Existing
	(b) A canopy, cornice, eave or gutter may project, (i) into a required front yard not more than 1.5 metre (4.92 feet) provided that no such projection shall be closer to a street line than 1.5 metres (4.92 feet); (ii) into a required rear yard not more than 1.5 metre (4.92 feet); (iii) into a required side yard not more than one-half of its width, or 1.0 metre (3.28 feet), whichever is the lesser;	None shown. Any encroachment is existing to the exterior of the building. No alterations proposed to the exterior.	Existing
	(bb) A fuel-oil-tank for fuel for the heating of a building or buildings on the premises may project into a required side-yard or rear yard, but shall not project to a distance of more than one-third of the required width of any such side yard or one-third of the required depth of any such rear yard, or to a distance of more than 1.0 metres (3.28 feet), whichever is the lesser distance.	Not applicable.	N/A
	(c) An open fire escape or open stairway may project (i) into a required rear yard not more than 1.0 metre (3.28 feet); or (ii) into a required side yard not more than one-third of its width, or 1.0 metre (3.28 feet), whichever is the lesser;	Existing open stairway located in the easterly side yard. Dimension not provided to the side lot line. Not being altered.	Existing
	(cc) A bay, balcony or dormer may project	Balconies are existing and not being altered.	Existing

	<p>(i) into a required front yard not more than 1.0 metre (3.28 feet), provided that no such projection shall be closer to a street line than 1.5 metres (4.92 feet);</p> <p>(ii) into a required rear yard not more than 1.0 metre (3.28 feet); or</p> <p>(iii) into a required side yard not more than one-third of its width, or 1.0 metre (3.28 feet), whichever is the lesser,</p>		
	<p>(ccc) A vestibule may project</p> <p>(i) into a required front yard not more than 1.2 metres (3.94 feet), provided that no such projection shall be closer to a street line than 1.5 metres (4.92 feet);</p> <p>(ii) into a required rear yard not more than 1.2 metres (3.94 feet); or</p> <p>(iii) into a required side yard not more than one-third of its width or 1.2 metres (3.94 feet), whichever is the lesser;</p> <p>Provided that the sum of the lengths of such projections shall not exceed one-third of the width of the front yard or rear yard nor one-third the length of the side yard into which they project, but no case shall exceed 3.0 metres (9.84 feet).</p>	<p>Vestibule is not encroaching into the front yard. This is existing and not proposed to be altered.</p>	<p>Conforms</p>
	<p>(cccc) An alcove may project into a required side yard or rear yard not more than 0.6m and have a length of not more than 3.0m.</p>	<p>Not applicable.</p>	<p>N/A</p>
	<p>(d) A roofed-over or screened but otherwise unenclosed one-storey porch at the first storey level, including eaves and gutters, may project into a required front yard or rear yard to a distance of not more than 3.0 metres (9.84 feet), and every such projecting porch shall be distant at least 1.5 metres (4.92 feet) from the front lot line, and the enclosure of such a porch to the following extent shall not be deemed enclosure for the purpose of this Section:</p> <p>(i) the porch may have a solid guard around the perimeter of the porch not more than 1.0 metres (3.28 feet) in height measured from the floor of the porch;</p> <p>(ii) the roof may be supported on columns or piers having maximum width of 0.5 metres (1.64 feet);</p> <p>(iii) the beam, lintel or crown of an arch shall be no more than 0.3 metres (0.98 feet) in depth;</p> <p>(iv) the minimum distance between piers or columns shall be 1.0 metre (3.28 feet) and in the case of arches, the arches shall have a minimum clear width of 1.0 metre (3.28 feet).</p>	<p>Not applicable.</p>	<p>N/A</p>
	<p>(dd) A carriage porch may project into a required front yard or side yard where the same abuts a street, but every such projecting carriage porch shall be distant at least 1.5 metres (4.92 feet) from the nearest street line.</p>	<p>Not applicable.</p>	<p>N/A</p>

	A terrace, uncovered porch, platform or ornamental feature which does not extend more than 1.0 metre (3.28 feet) above the floor level of the first storey, may project into a required yard, if distant at least 0.5 metres (1.64 feet) from the nearest side lot line and at least 1.5 metres (4.92 feet) from the nearest street line; and	None shown. Not applicable.	N/A
	(ddd) A ramp for use by physically disabled persons may project into a required yard.		
	(ee) A building or structure used for parking purposes in conjunction with a multiple dwelling may project into a required front, side or rear yard, providing such building or structure is not above curb level when such yard adjoins a street, or not above the ground elevation of any adjoining land of any required yard where it does not abut a street.	Parking located at-grade and is existing. Not applicable.	N/A
	Air conditioners and pumps (including heat pumps and swimming pool pumps) and other similar mechanical equipment shall be located only in accordance with the following regulations: (a) Within a required front yard, provided such equipment shall have a minimum setback of 3.0 metres from the street line, a minimum setback of 0.6 metres from a side lot line and is screened from the street by an enclosure or landscaping; and, (b) Within a required side yard or required rear yard provided such equipment has a minimum setback of 0.6 metres from the side lot line or rear lot line.	None shown. Not applicable.	N/A
Parking and Loading Requirements [as per Section 18 (6) (ii) of Hamilton Zoning By-law 6593]	Loading Spaces: In any district, whenever a building or structure is erected, converted or altered for, or its use converted to, an industrial use, loading space shall be provided and maintained on the same premises with every such building or structure in such a manner and to such an extent as to render unnecessary any obstruction of or interference with traffic upon any street or alley by reason of any loading or unloading operations, and, for every 1,848.0 square metres or fraction thereof, of building floor area used for any such principal purpose aforesaid, in excess of 270.0 square metres of such area, there shall be provided one loading space at least 3.0 metres wide, 7.5 metres long, and with a vertical clearance of at least 4.3 metres;	Building is subject to interior alterations, but the use continues to be residential. Not applicable.	N/A
Special Requirements for Groups of Multiple Dwellings [as per section 18(8) of Hamilton Zoning By-law 6593]	Notwithstanding subsection 3 of Section 4 of this By-Law, a group of the following classes of dwellings in any combination with each other, (a) Townhouse Dwellings, and (b) Maisonette Dwellings, and (c) Multiple Dwellings, may be erected, altered, extended or enlarged on any lot or tract of land in a district in which such a use is permitted by this By-Law.	Single building. Not applicable.	N/A

	<p>For multiple dwellings, the entire lot or tract of land shall be shown on a plan under By-Law No. 79-275 which shall indicate which street line is to be considered the front lot line in the case of a corner lot and which shall the location of all buildings and that the yards as required by the district provisions are provided around all boundaries of the lot or tract of land and that each building is distant from every other building by at least by at least ½ of the height of the taller of the two buildings provided that the same encroachments into the distance separating buildings shall be permitted as are permitted into a required side yard and provided further that the same provisions with regard to parking spaces, manoeuvring spaces and access driveways shall be observed in the distance separating buildings as if that distance was a rear yard</p>		
--	---	--	--

Section 18A – Parking Regulations			
<p>Required parking for residential uses</p> <p>[as per section 18A (1)(a) and Table 1(g) of Hamilton Zoning By-law 6593]</p>	<p>Multiple Dwelling:</p> <p>(g) 1.25 spaces per Class A dwelling unit except as follows:</p> <p>(i) 0.8 of a space per Class A dwelling unit within area "A", shown on Schedule "H";</p> <p>(ii) 1 space per Class A dwelling unit within area "B", shown on Schedule "H";</p> <p>Note: The subject lot is not located within area "A" or "B as shown on Schedule "H".</p>	<p>Required = $1.25 \times 42 = 52.5 = 53$ spaces</p> <p>(Rounded up as per Section 18A (6))</p> <p>12 spaces are deemed to be existing. The 8 new units require parking at a rate of 1.25 per units = 12 spaces.</p> <p>Total required spaces = 24</p> <p>Provided = 12</p>	<p>Non-conforming</p>
<p>Visitor parking</p> <p>[as per section 18A (1)(b) and Table 2 of Hamilton Zoning By-law 6593]</p>	<p>not less than the number of parking spaces exclusively for visitors at the ratio mentioned in column 2 for the corresponding residential use mentioned in column 1 of Table 2, as already included in the minimum number of required parking spaces for residential uses mentioned in Table 1,3. Multiple Dwellings not in areas "A" or "B" shown on Schedule "H":</p> <p>3. Multiple dwelling not in areas referred to in paragraphs 1 and 2;</p> <p>0.25 of a space per Class A dwelling unit</p>	<p>Required = $0.25 \times 42 = 10.5 = 11$ visitor spaces.</p> <p>(Rounded up as per Section 18A (6))</p> <p>The 8 new units require visitor parking at a rate of 0.25 per units = 2 spaces.</p> <p>Provided = 0</p>	<p>Non-conforming</p>
<p>Minimum Required loading space for Multiple Dwellings</p> <p>[as per section 18A (1)(c) of Hamilton Zoning By-law 6593]</p>	<p>where a building is a multiple dwelling containing more than four dwelling units, a minimum number of loading spaces conveniently located for the building having the minimum dimensions mentioned in columns 2 and 3 for the corresponding number of dwelling units mentioned in column 1 of Table 3,</p> <p>Greater than 30 to 100:</p> <p>1 space with a minimum size of 18.0 metres long, 3.7 metres wide and 4.3 metres high.</p>	<p>No loading space indicated.</p> <p>Loading space required due to the addition of 8 units.</p>	<p>Non-conforming</p>

<p>Minimum Required Maneuvering space for parking areas</p> <p>[as per section 18A (1)(f) of Hamilton Zoning By-law 6593]</p>	<p>Maneuvering space abutting upon and accessory to each required parking space, having an aisle width mentioned in column 2 of Table 6 for each parking space having a parking angle mentioned in column 1</p>	<p>Angle not provided. Parking spaces and arrangement is existing and not being altered.</p>	<p>Existing</p>
<p>(5) For the purpose of calculating the minimum number of,</p> <p>(a) required parking spaces; and</p> <p>(b) required loading spaces,</p> <p>for commercial uses, "floor area" means the total floor area which is the sum of,</p> <p>(c) the area contained within the perimeter of the building at each floor level including storeys below grade, other than a cellar; and</p> <p>(d) the area contained in any mezzanine level.</p>			
<p>(6) Where calculations of the number of parking and loading spaces result in a fractional number of parking or loading spaces, the next higher number shall be taken.</p>			
<p>Minimum Parking Space Size</p> <p>[as per section 18A (7) of Hamilton Zoning By-law 6593]</p>	<p>That notwithstanding Section 18A.(7), every required parking space, except for a parallel parking space, shall have dimensions not less than 2.8 metres wide and 5.8 metres long.</p>	<p>Parking space sizes and arrangement is existing and not being altered.</p>	<p>Existing</p>
<p>Minimum Parking Space Size</p> <p>[as per section 18A (8) of Hamilton Zoning By-law 6593]</p>	<p>Every parallel parking space shall have dimensions not less than 2.5 metres wide and 6.7 metres long</p>	<p>Not applicable.</p>	<p>N/A</p>
<p>Parking location</p> <p>[as per section 18A (9) of Hamilton Zoning By-law 6593]</p>	<p>Required parking space, loading space and maneuvering space shall be provided and maintained only on the lot on which the principle use, building or structure is located</p>	<p>On the lot.</p>	<p>Conforms</p>
<p>Parking obstruction</p> <p>[as per section 18A (10) of Hamilton Zoning By-law 6593]</p>	<p>Sufficient space additional to required parking space shall be provided and maintained on the same lot on which the parking space is located, in such a manner as to enable each and every parking space to be unobstructed and freely and readily accessible from within the lot, without moving any vehicle on the lot or encroaching on any designated parking or loading space</p>	<p>Parking appears unobstructed and readily accessible. Parking is existing and not being altered.</p>	<p>Existing</p>
<p>Parking area abutting a residential district</p> <p>[as per section 18A (11) of Hamilton zoning By-law 6593]</p>	<p>The boundary of every parking area and loading space on a lot containing five or more parking spaces located on the surface of a lot adjoining a residential district shall be fixed,</p> <p>(a) not less than 1.5 metres from the adjoining residential district boundary; and</p> <p>(b) not closer to the street line than the minimum depth of the front yard required to be provided in the adjoining residential district for that portion of the parking area within 3.0 metres of a residential district</p>	<p>The subject lot abuts a Residential District. However, parking spaces and arrangement is existing and not being altered.</p>	<p>Existing</p>
<p>Parking area abutting a residential district</p> <p>[as per section 18A (12) of Hamilton zoning By-law 6593]</p>	<p>For every parking area and loading space referred to in subsection 11, there shall be provided and maintained,</p> <p>(a) between the boundary of the parking area and the residential district, an area landscaped with a planting strip; and</p>	<p>The subject lot does not abut a Residential District.</p>	<p>N/A</p>

	<p>(b) between the boundary of the loading area and the residential district, an area landscaped with a planting strip; and</p> <p>(c) a visual barrier along the boundary of the lot abutting the residential district not less than 1.2 metres in height and not greater than 2.0 metres in height</p>		
<p>Illumination of Parking Area</p> <p>[as per section 18A (13) of Hamilton zoning By-law 6593]</p>	<p>Where illumination is provided for a parking area or loading space the illumination shall be directed towards or on the lot on which the parking area is located and away from,</p> <p>(a) any adjacent use;</p> <p>(b) any highway</p>	None shown.	N/A
<p>Visitor parking</p> <p>[as per section 18A (16) of Hamilton Zoning By-law 6593]</p>	<p>Each required visitor parking space shall,</p> <p>(a) be maintained for the exclusive use of visitors; and</p> <p>(b) have a sign appurtenant thereto legibly marked that the parking space is for the exclusive use of visitors; and</p> <p>(c) be maintained readily accessible to visitors and free and clear of all obstructions.</p>	None provided. Not applicable.	N/A
<p>commercial and residential uses on the same lot</p> <p>[as per section 18A (20) of Hamilton Zoning By-law 6593]</p>	<p>Where a building or structure is comprised of a joint residential use and a commercial use,</p> <p>(a) the aggregate of the required residential and commercial parking spaces may be reduced by not more than 20% of either the required residential parking spaces or the required commercial parking spaces whichever is the lesser only if,</p> <p>(i) the number of parking spaces equal to the amount of the reduction are accessible to both the residential and commercial uses at all times; and,</p> <p>(ii) not less than 80% of the parking spaces accessory to the residential uses are fully and completely separated from parking spaces accessory to the commercial uses; and,</p> <p>(b) the number of the required loading spaces for the commercial uses may be reduced by 50% of the required number of loading spaces for the residential uses</p>	Only a Multiple Dwelling is proposed.	N/A
<p>Parking Access</p> <p>[as per section 18A (21) of Hamilton Zoning By-law 6593]</p>	<p>All required parking spaces and manoeuvring spaces shall have access by means of one or more access driveways,</p> <p>(a) located on the lot; or</p> <p>(b) located partly on the lot in the case of a mutual driveway; or</p> <p>(c) by means of a right of way</p>	On the lot.	Conforms
<p>Maneuvering space obstruction</p> <p>[as per section 18A (22) of Hamilton</p>	<p>All maneuvering spaces shall be maintained free and clear of all obstructions to permit unobstructed access to and egress from required parking spaces</p>	Maneuvering spaces appear to be provided free of obstruction.	Conforms

Zoning By-law 6593]			
Access [as per section 18A (23) of Hamilton Zoning By-law 6593]	Every access driveway shall provide easy access from a highway to the parking area to which the access driveway is accessory	Access driveway to and from King Street East.	Conforms
Access driveway size [as per section 18A (24) (b) of Hamilton Zoning By-law 6593]	Every parking area for a use where; (b) there are more than five parking spaces shall have, (i) not less than one access driveway or mutual access driveway, having a width of at least 5.5 metres; or (ii) a separate ingress driveway and a separate egress driveway, each having a width of at least 3.0 metres and each operated in a one way but opposite direction to each other and so designed that vehicles shall not back out onto an adjoining highway. (iii) markings on the surface of the parking area delineating the separate parking spaces; and (iv) bumpers or wheel barriers to prevent physical encroachment beyond the parking area except at the entrance to and exit from the parking area.	Parking area is existing and not being altered.	Existing
Access Driveway Location [as per section 18A (25) of Hamilton Zoning By-law 6593]	Where a townhouse dwelling, maisonette dwelling or multiple dwelling is adjacent to a residential district that does not permit such uses, every access driveway to the townhouse dwelling, maisonette dwelling or multiple dwelling shall be located not less than 3.0 metres from the common boundary between the district in which the townhouse dwelling, maisonette dwelling or multiple dwelling is located and the district that does not permit such uses	Parking area is existing and not being altered.	Existing
Surface Material [as per section 18A (30) of Hamilton Zoning By-law 6593]	A permanent durable and dustless surface that is graded, drained, and paved with concrete or asphalt or a combination of concrete and asphalt shall be provided and maintained for every parking area, manoeuvring space, loading space and access driveway	Parking area is existing and not being altered.	Existing
loading space access [as per section 18A (32) of Hamilton Zoning By-law 6593]	Sufficient space additional to required loading space shall be provided and maintained on the same lot on which the loading space is located, in such a manner as to enable each and every loading space to be unobstructed and freely and readily accessible from within the lot, without moving any vehicle on the lot or encroaching on any designated parking or loading space	Loading space is not provided. Not applicable.	N/A
loading spaces access [as per section 18A (33) of Hamilton Zoning By-law 6593]	Every loading space shall be provided and maintained to permit commercial motor vehicles to move readily and without hindrance between the loading space and an access driveway.	Loading space is not provided. Not applicable.	N/A



Hamilton

Committee of Adjustment

City Hall, 5th Floor,

71 Main St. W.,

Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221

Email: cofa@hamilton.ca

APPLICATION FOR A MINOR VARIANCE/PERMISSION

UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS
Registered Owners(s)	2414677 Ontario Inc	[REDACTED]
Applicant(s)	Ken Bekendam	
Agent or Solicitor	Same as applicant	

1.2 Primary contact

Applicant

Owner

Agent/Solicitor

1.3 Sign should be sent to

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.

1.6 Payment type

In person

Cheque

Credit over phone*

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	1791 King St E, Hamilton		
Assessment Roll Number			
Former Municipality			
Lot		Concession	
Registered Plan Number		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:

[See Zoning Compliance summary](#)

Second Dwelling Unit Reconstruction of Existing Dwelling

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

[Existing site constraints](#)

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
69.16m	33.24m	2118.27 sqm	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
3 storey brick building	2.51m	6.78m	16.87m, 3.65m	unknown

Proposed: Same as above, no changes

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction

4.3 Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing: Same as above, no changes

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height

Proposed: same as above, no changes

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height

- 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

right of way

municipal road, seasonally maintained

other public road

municipal road, maintained all year _____

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):

Multiple Dwelling

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

E Zone - Multiple Dwelling

C2 Zone - Neighbourhood Commercial

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

Unknown

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

Multiple Dwelling

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

Multiple Dwelling

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

unknown

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): _____

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) Neighbourhoods

Please provide an explanation of how the application conforms with the Official Plan.

7.6 What is the existing zoning of the subject land? E - Multiple Dwellings, Lodges, Clubs - 6593 Former Hamilton

7.8 Has the owner previously applied for relief in respect of the subject property?

(Zoning By-law Amendment or Minor Variance)

Yes

No

If yes, please provide the file number: _____

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

Yes

No

If yes, please provide the file number: _____

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 34 units

8.2 Number of Dwelling Units Proposed: 42 units

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

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

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

11.4 Other Information Deemed Necessary

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