



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>	A-26:052	<b>SUBJECT PROPERTY:</b>	1237 Main Street West, Hamilton
<b>ZONE:</b>	'TOC1' (Transit Oriented Corridor Mixed Use Medium Density) Zone	<b>ZONING BY-LAW:</b>	Hamilton Zoning By-law 05-200

**APPLICANTS:** Owner: Faraz Tayyab  
 Applicant: Len Angelici  
 Agent:

The following variances are requested:

1. An expansion of a legal non-conforming use in the form a 230.6 square meter addition (being 98.5% of the existing Gross Floor Area) shall be permitted whereas the by-law permits a maximum expansion of 10% of the existing Gross Floor Area.
2. A Duplex Dwelling shall be permitted to contain a maximum of two (2) Additional Dwelling Units whereas the by-law permits a maximum of one (1) Additional Dwelling Unit within a Duplex.

**PURPOSE & EFFECT:** To permit the expansion of a Legal Non-Conforming Duplex Dwelling in the form of a rear yard addition and to establish two (2) Additional Dwelling 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:

<b>DATE:</b>	<b>Thursday, April 30, 2026</b>
<b>TIME:</b>	<b>9:45 a.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>
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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 April 28, 2026.

**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 April 29, 2026.

**FURTHER NOTIFICATION**

If you wish to be notified of future Public Hearings, if applicable, regarding A-26:052, 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 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: April 13, 2026

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Justin Leung,  
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

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## PARTICIPATING PROCEDURES

### 1. Written Submission Ahead of the Meeting

Members of the public who wish to provide input without speaking at the Hearing may submit written comments in advance of the meeting. Comments must be received by **12:00 p.m. (noon)** on the deadline date for written comment submissions listed on the Notice of Public Hearing.

#### How to Submit Written Comments:

##### By Email:

Send to: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

##### By Mail:

Committee of Adjustment  
City of Hamilton  
71 Main Street West, 5th Floor  
Hamilton, Ontario  
L8P 4Y5

#### The following information is required with your written submission:

- Committee of Adjustment file number
- Full name and address of the person providing comments. Anonymous comments will not be accepted.

Comments can also be placed in the drop box which is located at the back of the 1st Floor of City Hall, 71 Main Street West. All written comments received by the deadline will be made available to the Committee and the public by the Tuesday prior to the Hearing.

### 2. Oral Submissions During the Hearing

Interested members of the public, agents, and owners may provide oral comments on Committee of Adjustment Hearing items either virtually via Webex (computer or phone) or by attending in person.

#### Speaking Time Limit:

All participants providing oral submissions, either in person or virtually are limited to a maximum of 5 minutes to speak. This is to ensure all parties have an equal opportunity to be heard and that the meeting runs efficiently.

### 3. In-Person Oral Submissions

To participate in person, attend Council Chambers on the date and time listed in the Notice of Public Hearing. You will be required to provide your name and address for the record. It is recommended you arrive at least 10 minutes prior to the scheduled start time.

### 4. Virtual Oral Submissions

To participate virtually, you must register by 12:00 p.m. (noon) on the virtual oral submissions registration deadline date. This is listed on the Notice of Public Hearing. To register, email [cofa@hamilton.ca](mailto:cofa@hamilton.ca) with the following information:

- Committee of Adjustment file number
- Hearing date
- Full name and address of the person wishing to speak. Anonymous comments will not be accepted.
- Method of participation (phone or video), and, if applicable, the phone number to be used
- Each person must register separately

Registered participants will receive a Webex link one business day before the Hearing. Only those registered will be called upon to speak.

### 5. Presentations

All presentations are permitted at the discretion of the Committee.

#### **Virtual Presentations:**

Presenters participating virtually may be granted permission to share their screen during the Hearing. A copy of the presentation must be submitted to [cofa@hamilton.ca](mailto:cofa@hamilton.ca) **by 12:00 p.m. (noon) on the business day prior to the Hearing**. The submission must be one document in PDF format only.

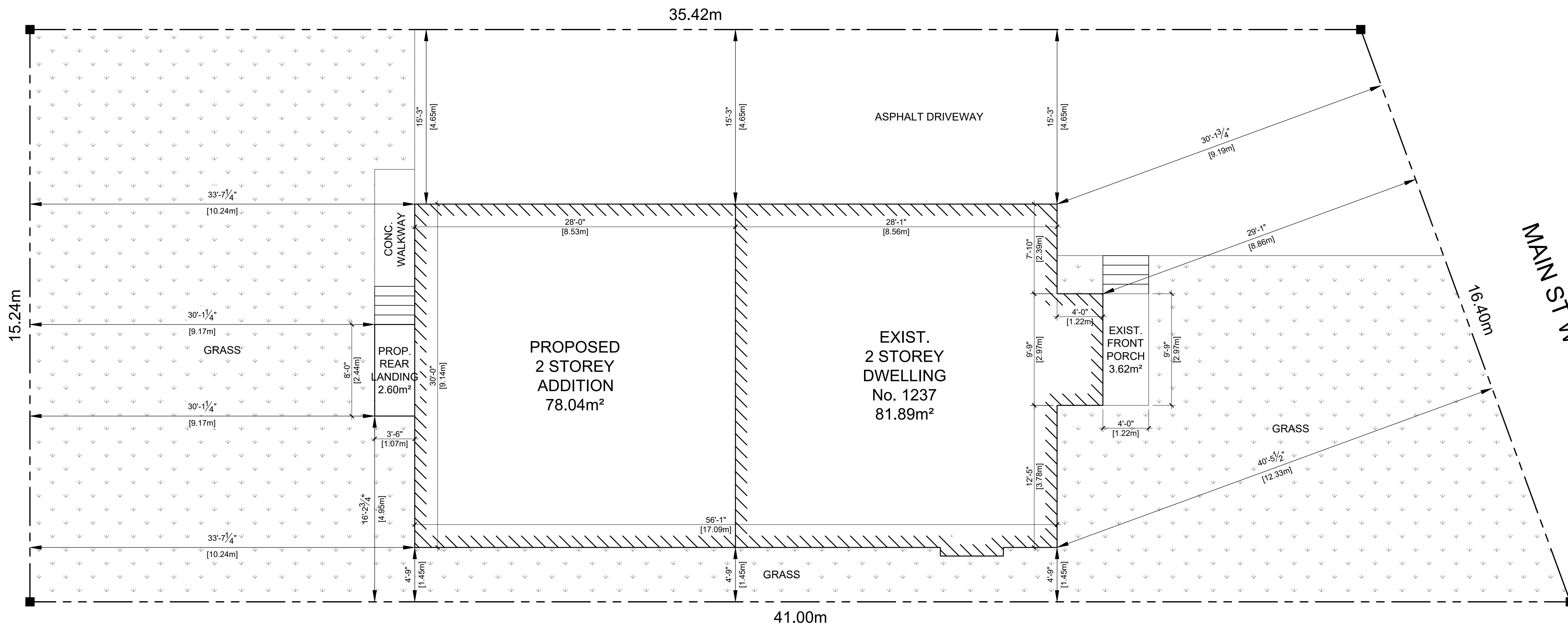
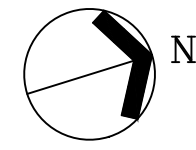
#### **In-Person Presentations:**

Presenters attending in person may be granted permission to use the presentation screen. Presentations must be brought on a USB device and opened by the owner/applicant. A copy of the presentation must also be sent to [cofa@hamilton.ca](mailto:cofa@hamilton.ca) **by 12:00 p.m. (noon) on the business day prior to the Hearing**. The submission must be one document in PDF format only. Handouts are permitted only if the same content can be displayed on the presentation screen.

### 6. Additional Notes

- Webex (video) participation requires a compatible computer or smartphone. The necessary application must be downloaded in advance.
- It is the interested party's responsibility to ensure their device is functional and compatible prior to the Hearing.

For any questions, contact staff at [cofa@hamilton.ca](mailto:cofa@hamilton.ca) or call 905-546-2424 ext. 4221.



LANDSCAPING	
FRONT YARD AREA:	147.10m <sup>2</sup>
LANDSCAPED AREA:	94.28m <sup>2</sup>
	<b>=64.09%</b>
LOT AREA:	583.20m <sup>2</sup>
TOTAL LANDSCAPED AREA:	274.10m <sup>2</sup>
	<b>=47.00%</b>

SITE DATA	
ZONE:	TOC1
LOT AREA:	583.20m <sup>2</sup>
EXISTING DWELLING FOOTPRINT:	81.89m <sup>2</sup>
PROPOSED ADDITION:	78.04m <sup>2</sup>
EXISTING FRONT PORCH:	3.62m <sup>2</sup>
PROPOSED REAR LANDING:	2.60m <sup>2</sup>
LOT COVERAGE:	27.42%
<b>BUILDING HEIGHT</b>	
No. of STOREYS:	2
<b>SETBACKS</b>	
FRONT:	8.86m
REAR:	10.24m
LEFT SIDE:	1.45m
RIGHT SIDE:	4.65m

**NOTE:**  
NO CHANGE TO GRADES AT PROPERTY LINES AND NO EXISTING DEVELOPMENT FEATURES WILL BE ALTERED OR REMOVED

PROJECT NORTH	TRUE NORTH

No.	REVISION	DATE
01.	DRAWINGS FOR VARIANCE	03/05/2026

- ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
- THIS DRAWING IS NOT TO BE SCALED. ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF LEN ANGELICI DESIGN AND MUST BE RETURNED UPON REQUEST.
- REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN.
- CONTRACTOR SHALL REVIEW ALL DRAWINGS PRIOR TO COMMENCING CONSTRUCTION FOR ANY ERRORS OR OMISSIONS.
- LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR THE DESIGN OR PRE-ENGINEERED TRUSSES OR ANY PRE-ENGINEERED PRODUCTS.
- LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR HEATING, PLUMBING, OR ELECTRICAL DRAWINGS.
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- LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR POOR CONSTRUCTION PRACTICES.

SEAL

THE UNDERSIGNED HAS REVIEWED AND TAKES 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	
LEONARD ANGELICI	42391
NAME	BCIN
REGISTRATION INFORMATION	
LEN ANGELICI DESIGN	43162
NAME	BCIN
03/05/2026	
DATE	SIGNATURE

**Len Angelici Design**

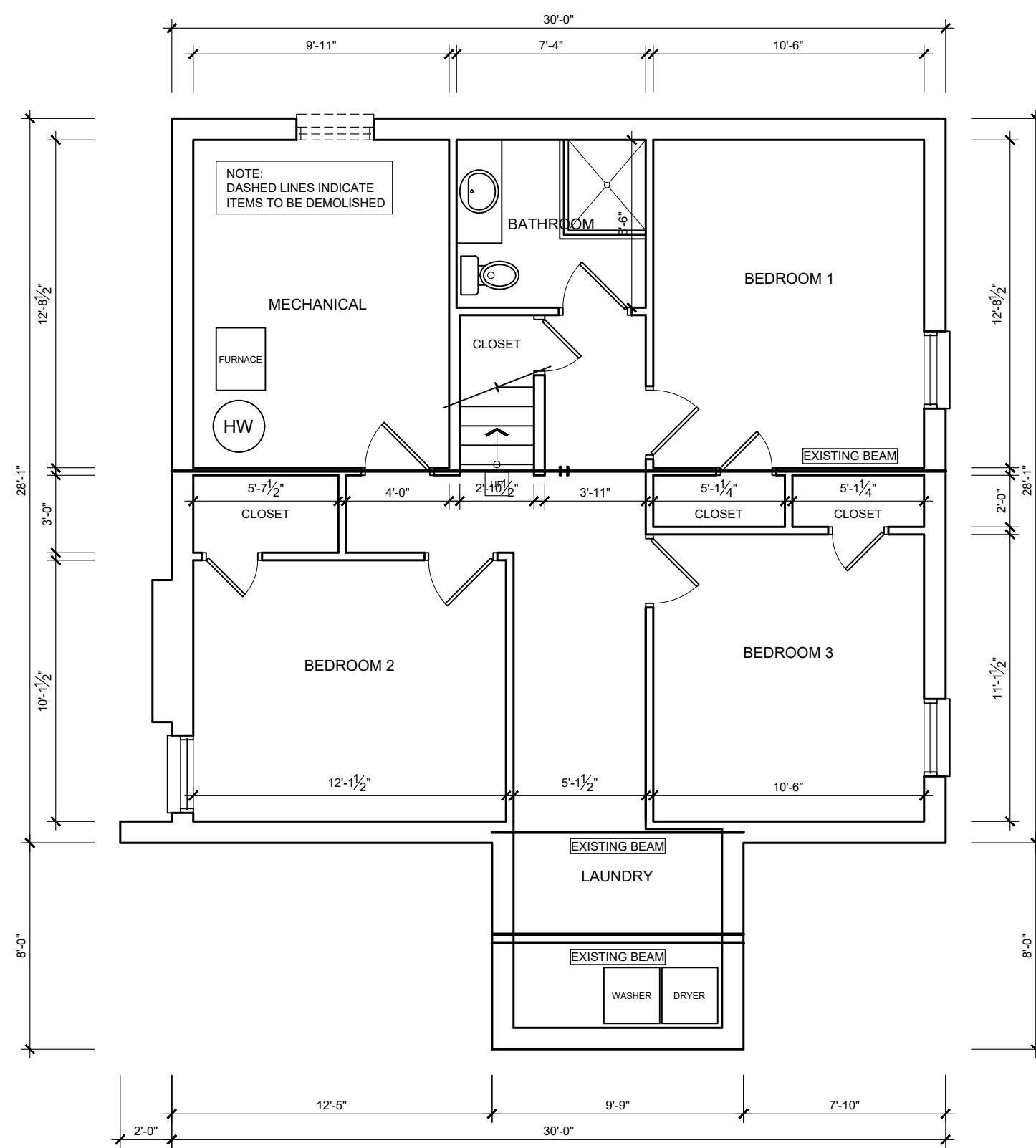
270 SHERMAN AVE N, UNIT OF-269  
HAMILTON, ON L8L 6N4  
(905) 393-8868  
info@lenangelicidesign.ca

PROJECT  
**1237 MAIN ST W  
HAMILTON, ON**

SHEET TITLE  
**SITE PLAN**

DRAWN BY	L. ANGELICI
DATE	03/05/2026
SCALE	3/8" = 1'-0"
PROJECT No.	25018

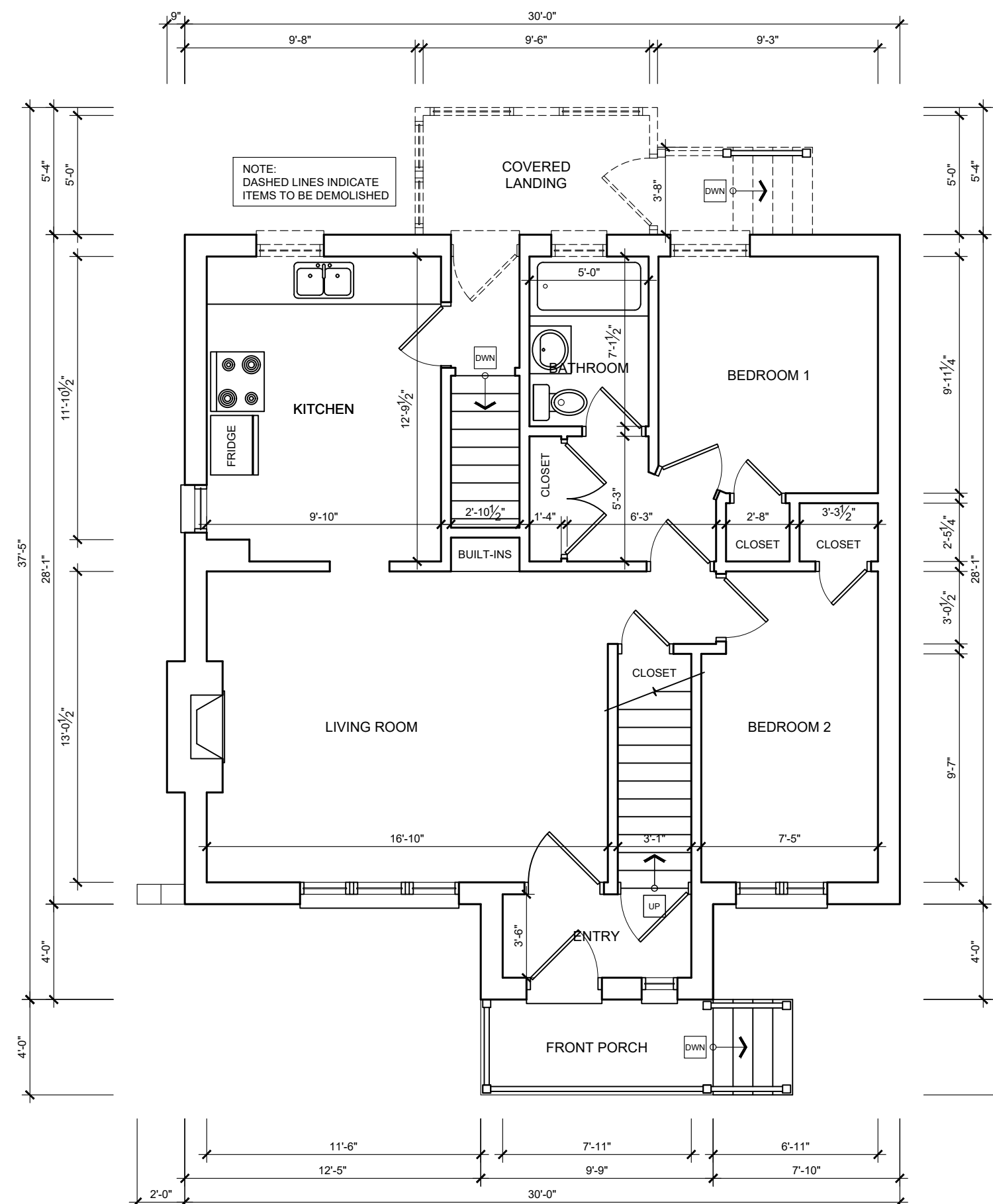
**SP1**



EXISTING FOUNDATION PLAN - UNIT A

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

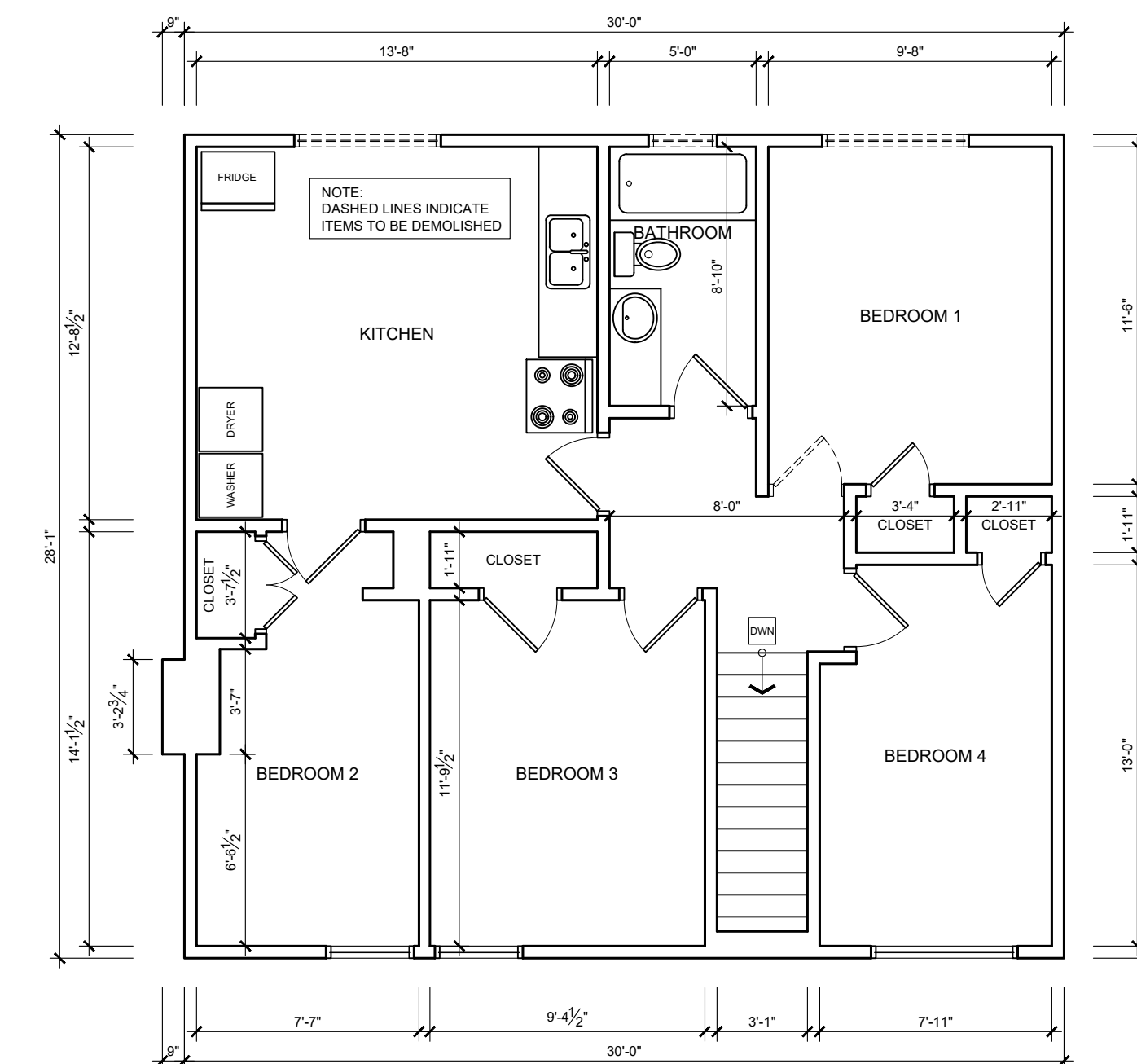
MECHANICAL: 126.02sqft (11.71m<sup>2</sup>)  
 FLOOR AREA: 794.48sqft (73.81m<sup>2</sup>)



EXISTING MAIN FLOOR PLAN - UNIT A

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

FLOOR AREA: 881.50sqft (81.89m<sup>2</sup>)  
 TOTAL FLOOR AREA: 2518.48sqft (233.97m<sup>2</sup>)



EXISTING SECOND FLOOR PLAN - UNIT B

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

FLOOR AREA: 842.50sqft (78.27m<sup>2</sup>)

PROJECT NORTH	TRUE NORTH


No.	REVISION	DATE
01.	DRAWINGS FOR VARIANCE	03/05/2026

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LEONARD ANGELICI	42391
NAME	BCIN
REGISTRATION INFORMATION	
LEN ANGELICI DESIGN	43162
NAME	BCIN
03/05/2026	<i>Len Angelici</i>
DATE	SIGNATURE

**Len Angelici Design**

270 SHERMAN AVE N, UNIT OF-269  
 HAMILTON, ON L8L 6N4  
 (905) 393-8868  
 info@lenangelicidesign.ca

PROJECT  
 1237 MAIN ST W  
 HAMILTON, ON

SHEET TITLE  
 EXISTING FLOOR PLANS

DRAWN BY	L. ANGELICI
DATE	03/05/2026
SCALE	3/16"=1'-0"
PROJECT No.	25018

A1

PROJECT NORTH	TRUE NORTH	
01.	DRAWINGS FOR VARIANCE	03/05/2026
No.	REVISION	DATE

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**LEONARD ANGELICI** 42391  
 NAME BCIN

**REGISTRATION INFORMATION**  
**LEN ANGELICI DESIGN** 43162  
 NAME BCIN

03/05/2026  
 DATE SIGNATURE

**Len Angelici Design**

270 SHERMAN AVE N. UNIT OF-269  
 HAMILTON, ON L8L 6N4  
 (905) 393-8868  
 info@lenangelicidesign.ca

PROJECT  
**1237 MAIN ST W  
 HAMILTON, ON**

SHEET TITLE  
**PROPOSED FLOOR PLANS**

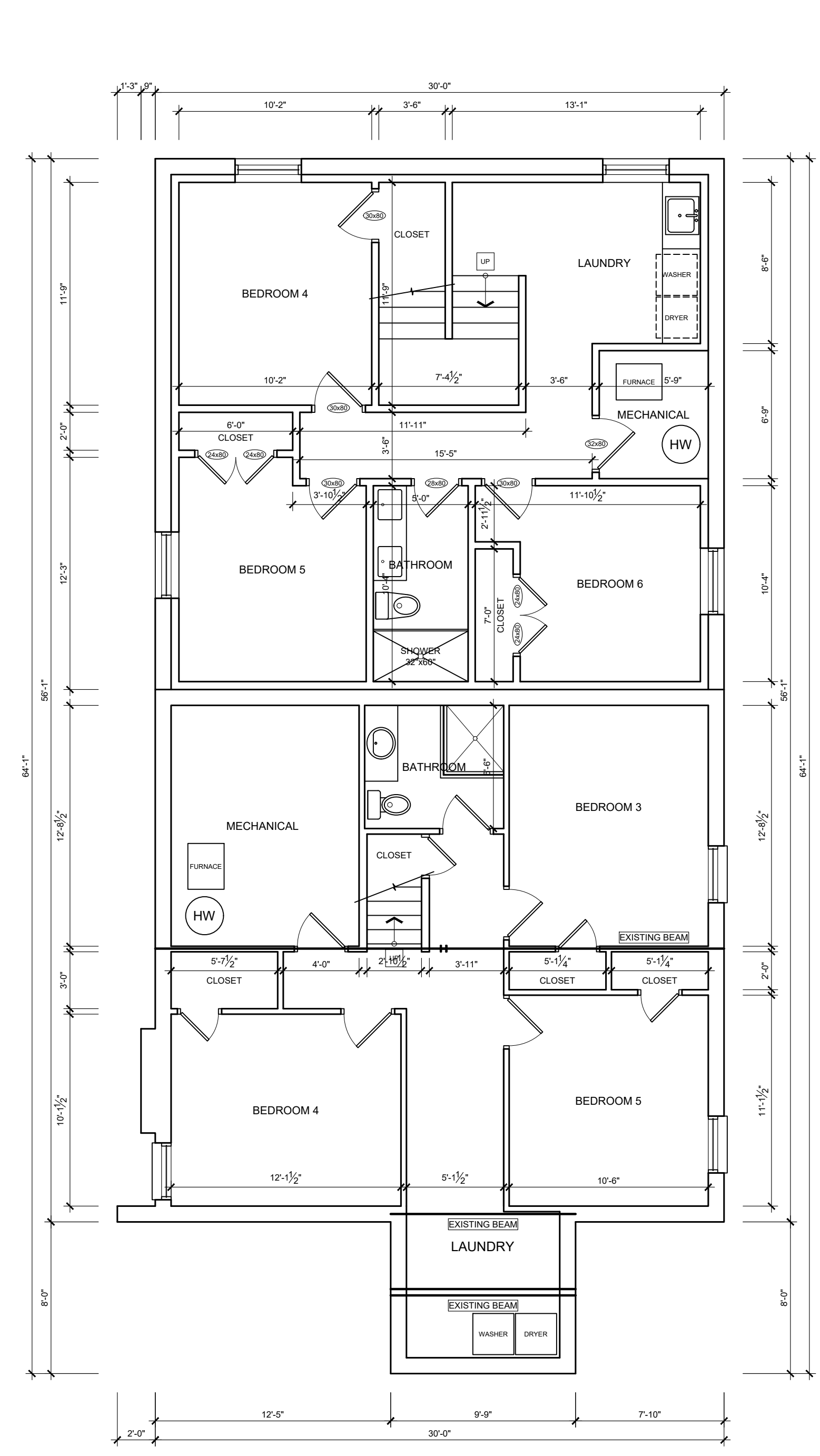
DRAWN BY  
 L. ANGELICI

DATE  
 03/05/2026

SCALE  
 3/16"=1'-0"

PROJECT No.  
 25018

**A2**

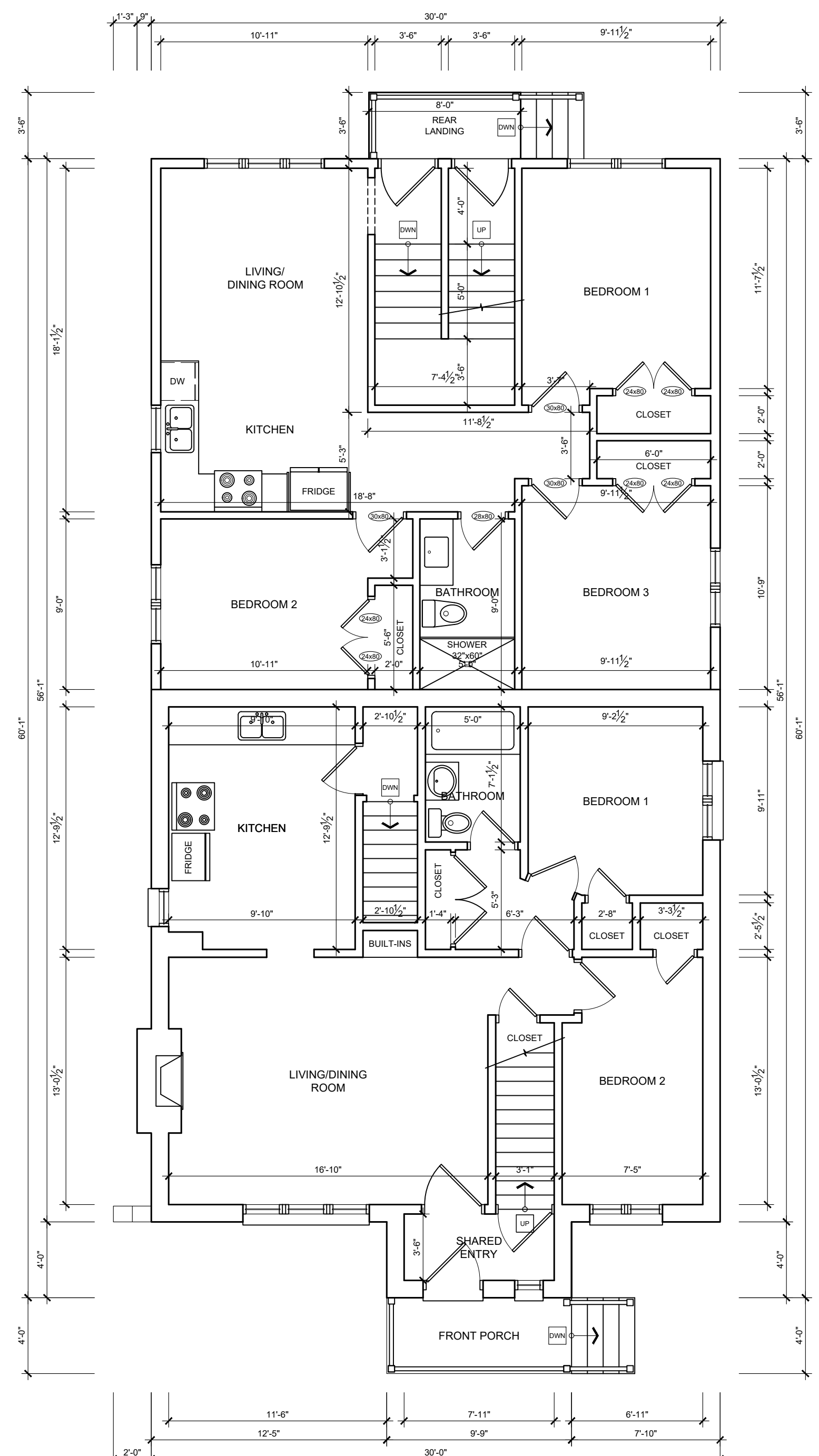


**PROPOSED FOUNDATION PLAN - UNITS A & B**  
 SCALE: 3/16" = 1' - 0"

EXIST. MECHANICAL: 126.02sqft (11.71m<sup>2</sup>)  
 EXIST. FLOOR AREA: 794.48sqft (73.81m<sup>2</sup>)

NEW MECHANICAL: 38.81sqft (3.61m<sup>2</sup>)  
 NEW FLOOR AREA: 801.19sqft (74.43m<sup>2</sup>)

TOTAL BASEMENT FLOOR AREA: 1595.67sqft (148.24m<sup>2</sup>)

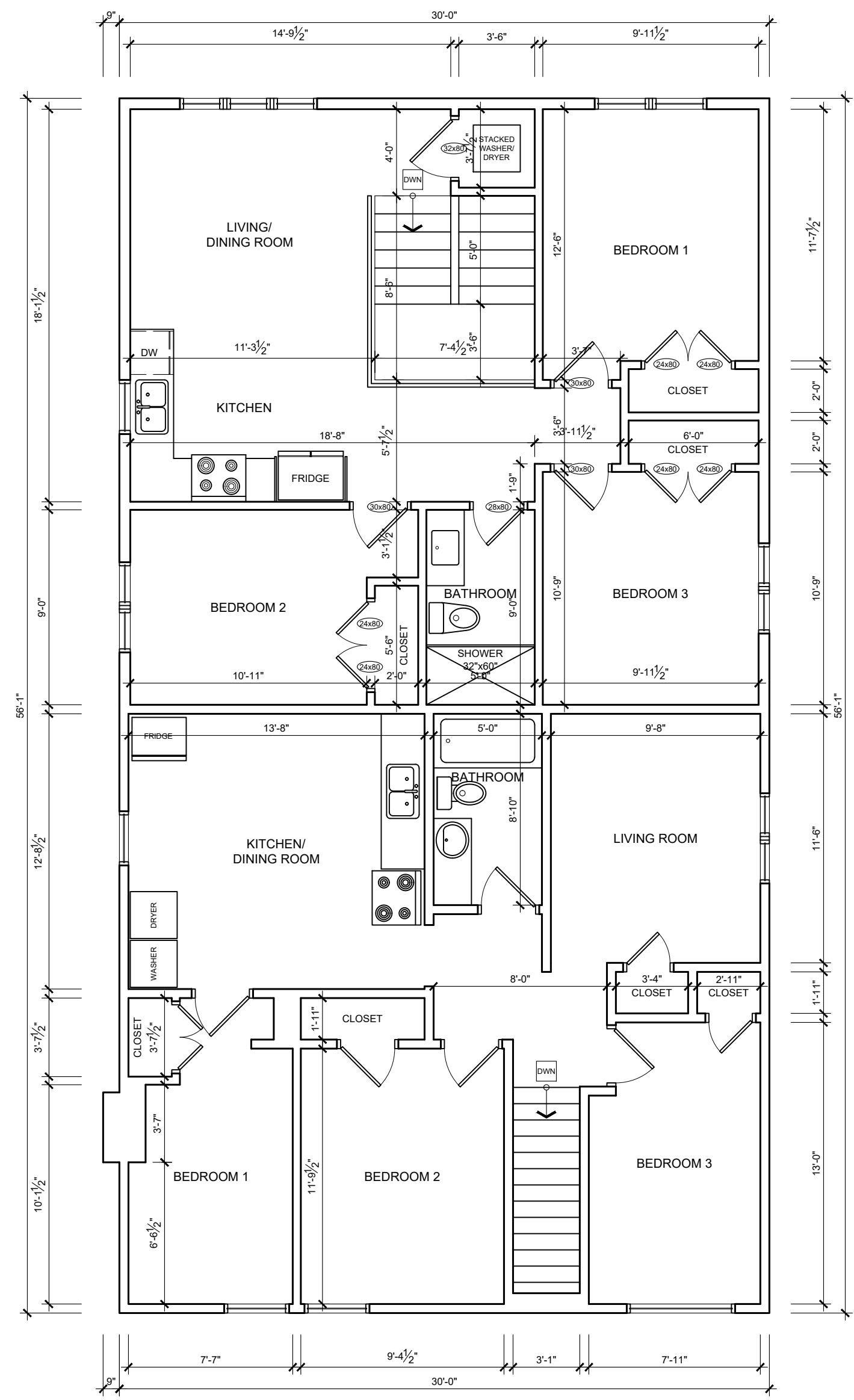


**PROPOSED MAIN FLOOR PLAN - UNITS A & B**  
 SCALE: 3/16" = 1' - 0"

EXIST. FLOOR AREA: 881.50sqft (81.89m<sup>2</sup>)

NEW FLOOR AREA: 840.00sqft (78.04m<sup>2</sup>)

TOTAL MAIN FLOOR AREA: 1721.50sqft (159.93m<sup>2</sup>)



**PROPOSED SECOND FLOOR PLAN - UNITS C & D**  
 SCALE: 3/16" = 1' - 0"

EXIST. FLOOR AREA: 842.50sqft (78.27m<sup>2</sup>)

NEW FLOOR AREA: 840.00sqft (78.04m<sup>2</sup>)

TOTAL 2ND FLOOR AREA: 1682.50sqft (156.31m<sup>2</sup>)

EXIST. FLOOR AREA: 2518.48sqft (233.97m<sup>2</sup>)  
 NEW FLOOR AREA: 2481.19sqft (230.51m<sup>2</sup>) (98.52%)  
 TOTAL GROSS FLOOR AREA: 4999.67sqft (464.48m<sup>2</sup>)

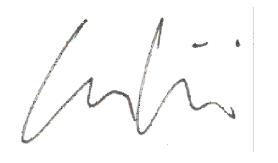
PROJECT NORTH	TRUE NORTH

No.	REVISION	DATE
01.	DRAWINGS FOR VARIANCE	03/05/2026

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NAME	BCIN
REGISTRATION INFORMATION	
LEN ANGELICI DESIGN	43162
NAME	BCIN
03/05/2026	
DATE	SIGNATURE

**Len Angelici Design**

270 SHERMAN AVE N. UNIT OF-269  
HAMILTON, ON L8L 6N4  
(905) 393-8868  
info@lenangelicidesign.ca

PROJECT  
**1237 MAIN ST W  
HAMILTON, ON**

SHEET TITLE  
**ELEVATIONS**

DRAWN BY	L. ANGELICI
DATE	03/05/2026
SCALE	3/16"=1'-0"
PROJECT No.	25018

**A3**



**FRONT ELEVATION**  
SCALE 3/16" = 1' - 0"



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

WALL AREA: 108.86m<sup>2</sup>  
WALL SETBACK: 1.45m  
UNPROTECTED OPENINGS AREA: 7.02m<sup>2</sup> = 6.45%  
MAXIMUM ALLOWABLE OPENINGS: 7%



**REAR ELEVATION**  
SCALE 3/16" = 1' - 0"



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

WALL AREA: 108.86m<sup>2</sup>  
WALL SETBACK: 4.69m  
UNPROTECTED OPENINGS AREA: 7.83m<sup>2</sup> = 7.19%  
MAXIMUM ALLOWABLE OPENINGS: 12%

**EXTERIOR FINISH INDEX**

A	STONE VENEER
B	BRICK VENEER
C	VINYL SIDING
D	WOOD SIDING
E	ASPHALT SHINGLES
F	5" PRE-FIN. ALUM. EAVETROUGH ON 8" WITH PRE-FIN. ALUM. FASCIA C/W PRE-FIN. ALUM. DOWNSPOUT



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	MAILING ADDRESS	
Registered Owners(s)	FARAZ TAYYAB	[REDACTED]	
Applicant(s)	LEN ANGELICI		
Agent or Solicitor			Phone:
			E-mail:

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

Credit over phone\*

Cheque

\*Must provide number above

## 2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	1237 MAIN ST W		
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:

RELIEF FROM 11.1.4 i) THE INCREASE SHALL NOT EXCEED A MAXIMUM OF 10% OF THE GROSS FLOOR AREA OF THE BUILDING EXISTING AT THE DATE OF PASSING OF THE BY-LAW

Second Dwelling Unit  Reconstruction of Existing Dwelling

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

THE PROPOSED ADDITION WILL RESULT IN A 98.52% IN GROSS FLOOR AREA IN ORDER TO FACILITATE A 4 UNIT DWELLING FOR STUDENT HOUSING

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
16.40m	41.00m	583.20m <sup>2</sup>	N/A

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
DWELLING	9.19m	18.78m	1.45m, 4.65m	UNKNOWN
FRONT PORCH	7.72m	N/A	5.23m, 7.04m	UNKNOWN

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
DWELLING	9.19m	10.24m	1.45m, 4.65m	SUMMER 2026
REAR LANDING	N/A	9.17m	4.95m, 7.85m	SUMMER 2026

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

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
DWELLING	81.89m <sup>2</sup>	233.97m <sup>2</sup>	2	7.76m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
DWELLING	159.93m <sup>2</sup>	464.48m <sup>2</sup>	2	7.76m

- 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.):

SINGLE DETACHED DWELLING - FOURPLEX

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

SINGLE DETACHED DWELLING, MULTI UNIT RESIDENTIAL BUILDING

## 7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

AUGUST 5, 2015

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

SINGLE DETACHED DWELLING

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

SINGLE DETACHED DWELLING DUPLEX, STUDENT HOUSING

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

SINCE CONSTRUCTION

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) MIXED USE - MEDIUM DENSITY

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

SURROUNDING PROPERTIES ARE MULTI-UNIT DWELLINGS

7.6 What is the existing zoning of the subject land? TOC1

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: \_\_\_\_\_

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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: \_\_\_\_\_

## **8 ADDITIONAL INFORMATION**

8.1 Number of Dwelling Units Existing: 2

8.2 Number of Dwelling Units Proposed: 4

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
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