

Further Modification to the PPS/S-56 Zone

Regulation	Required	Modification	Analysis
Permitted Use	N / A	Permit a Dormitory having a maximum capacity of 96 students for a temporary period of three years.	<p>The proposed By-law will give effect to the intended use, being the dormitory. Additional clauses are required to limit the occupancy of the building in accordance with available servicing.</p> <p>Further, the By-law stipulates that the dormitory use may only be permitted within the existing building at 574 Northcliffe Avenue (Building "B"). The expiry date is also stipulated to ensure that the use expires three years from the ratification date of the By-law by Council.</p> <p>As the provisions are added as an addendum to the existing Exception S-56 provisions for 574 Northcliffe Avenue, upon expiration of the Temporary Use By-law, the permitted uses will revert to the use that existed prior to the passing of the By-law, being a convent.</p> <p>Therefore, staff support the modification.</p>
Holding Symbol (H) for maximum occupancy	N / A	The applicant may remove the Holding Symbol upon such time as the applicant demonstrates adequate services to support a maximum occupancy of 138 students.	<p>The amending By-law limits the initial occupancy of the temporary dormitory to 96 students which reflects the capacity of the existing septic system. The applicant intends to apply to the MOECP for a revised ECA to allow for the increase in capacity. No changes to the building are required to facilitate the maximum capacity of 138 students.</p> <p>The applicant is required to satisfy the City of Hamilton, Niagara Escarpment Commission and Ministry of</p>

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		Upon removal of the Holding Symbol (H), the maximum capacity of the temporary dormitory may be increased up to 138 occupants.	<p>Environment, Conservation and Parks prior to applying to remove the Holding Provision and the permission to increase the capacity is limited to the three year timeframe for the Temporary Use By-law.</p> <p>Staff do not anticipate a negative impact on traffic or natural heritage should the applicant wish to pursue the increase the occupancy of the building. The building occupancy is limited by the existing building and the additional student accommodation would be achieved by converting single dorm rooms to double dorm rooms.</p>
7.3.1 Access	<p>All required parking space and manoeuvring space shall have access by means of:</p> <p>i) one or more access driveways located on the lot; or</p> <p>ii) one or more access driveways located partly on the lot in the case of a mutual driveway; or</p>	<p>Notwithstanding Clause 7.3.1 – <u>ACCESS of SECTION 7 – OFF STREET PARKING AND LOADING</u> the existing driveway may be utilized for access to the dormitory at 574 Northcliffe Avenue (Building 'B').</p>	<p>The variance to the Zoning By-law is required to recognize an existing condition affecting the subject property. The existing driveway provides access to and from the site onto Northcliffe Avenue and has done so since the time of original construction. No changes are proposed to the existing access driveway, however due to the new use temporarily being introduced to the subject property, the provision is included to recognize that the existing driveway transverses the (U/S-57) Zone which is not permitted.</p> <p>The driveway has been used to access the site since original construction and there are no issues with the functionality of the driveway, so it is appropriate to recognize the existing condition in this instance.</p> <p>Therefore, staff support the modification.</p>

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	iii) a legally established right-of-way.		