



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221, 3935 Fax (905) 546-4202
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.: HM/A-20:101

APPLICANTS: Owner: Ontario Inc. 1919968

SUBJECT PROPERTY: Municipal address **137 George St., Hamilton**

ZONING BY-LAW: Zoning By-law 05-200, as Amended by By-law 17-240; 19-062

ZONING: C5, Exception 297district (Mixed Use Medium Density Exception Zone)

PROPOSAL: To permit the construction of a three (3) storey multiple dwelling consisting of six (6) dwelling units to replace an existing 2-1/2 storey brick dwelling, notwithstanding that:

1. The minimum rear yard shall be 7.2 metres instead of the required minimum 7.5 metres.
2. The minimum easterly side yard shall be 1.2 metres instead of the required minimum 7.5 metres abutting a Residential or Institutional Zone or lot containing a residential use.
3. The minimum westerly side yard shall be 0.8 metres instead of the required minimum 7.5 metres abutting a Residential or Institutional Zone or lot containing a residential use.
4. The minimum width of a planting strip abutting a Residential Zone along the westerly side lot line shall be 0.8 metres instead of the minimum 1.5 metres.
5. The parking spaces for a multiple dwelling shall be permitted abutting the street line whereas parking is not permitted between the façade and the front lot line with the exception of visitor parking, and no parking shall be permitted within the required front yard or within 3.0m of a street line.
6. The provision of a planting strip shall not apply whereas parking shall not be located within 3.0 metres of a street line, and a 3.0 metre wide planting strip shall be required and permanently maintained between the street line and the parking space or aisle.
7. Parked vehicles shall be permitted to reverse onto the street whereas parking areas are required to provide egress for vehicles in a forward motion only onto an abutting public street.
8. No aisle shall be required whereas a minimum 6.0m wide aisle is required for 90 degree parking spaces.

9. Parking for a multiple dwelling shall be provided at a minimum rate of 0.5 parking spaces per unit instead of the minimum rate of 0.7 parking spaces per unit for a multiple dwelling with dwelling units over 50 square metres in gross floor area in the Commercial and Mixed Use Zones.
10. No long term bicycle parking spaces shall be required instead of the required three (3) long term bicycle parking spaces for the proposed multiple dwelling.

Prior to Approval of By-law 17-240 to amend Zoning By-law 05-200

11. Parking for a multiple dwelling shall be provided at a minimum rate of 0.33 parking spaces per unit instead of the minimum rate of 1.0 parking spaces per unit.

NOTES:

1. Variances are written exactly as requested by the applicant. This property is now subject to the regulations of the new "C5, Exception 297" zone under the Hamilton Zoning By-law 05-200. The application has been reviewed under site plan application DA-20-011 but was not recirculated for further review prior to the submission on the minor variance application. Therefore, further variances may be required as minor modifications to the site plan are being proposed.
2. Variances 9 and 11 apply because the parking requirement for the Commercial and Mixed Use Zones for multiple dwellings as provided by amending by-law 17-240 is not currently in effect. Therefore, the more stringent requirement provided in variance 12, (prior to amending by-law 17-240) also applies until a determination of the outstanding regulations of amending by-law 17-240 has been made by the Local Planning Advisory Tribunal (LPAT).
3. An eave/gutter may project not more than 0.6 metres into the required yard to a maximum of a maximum of half the distance of the required yard which one half of a side yard or 1.0m whichever is the lesser amount. If the requested side yard variances are approved, an eave/gutter may project a maximum of 0.4m into the required westerly side yard and 0.6m into the required easterly side yard. Insufficient details were provided to confirm compliance; as such, additional variances may be required.
4. Exception 297, applicable to the zoning of the subject property includes special provisions for building height to permit a maximum height of 14.0m and to permit parking to be not less than 1.0m to an abutting residential zone.
5. All of the proposed dwelling units would be greater than 50 square metres in gross floor area.
6. With respect to Variances # 2 and 3, the subject property abuts a residential dwelling unit along the easterly side yard and it abuts a residential zone along the westerly side yard.

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

DATE: Thursday, June 25th, 2020

TIME: 3:25 p.m.

PLACE: Via video link or call in (see attached sheet for details)

To be streamed at www.hamilton.ca/committeeofadjustment for viewing purposes only

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, including deadlines for submitting to be seen by the Committee.


Orally: If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

MORE INFORMATION

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

- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: June 9th, 2020.



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.

K S A

Architectural Solutions Inc.

I, Kathleen Stacey, review and take responsibility for the design work on behalf of KSA Architectural Solutions Inc. and certify that the design complies with the Ontario Building Code, 1997, as amended, and the firm is registered in the appropriate classes/categories.

Kathleen Stacey C.E.T., Technologist OAAAS
BCM 40428
Firm: BCM 107770



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Burlington, ON N7S 3G5
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kstacey@ksaarch.co
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Options for Independent Living and Development

137 George Street,
Hamilton, ON

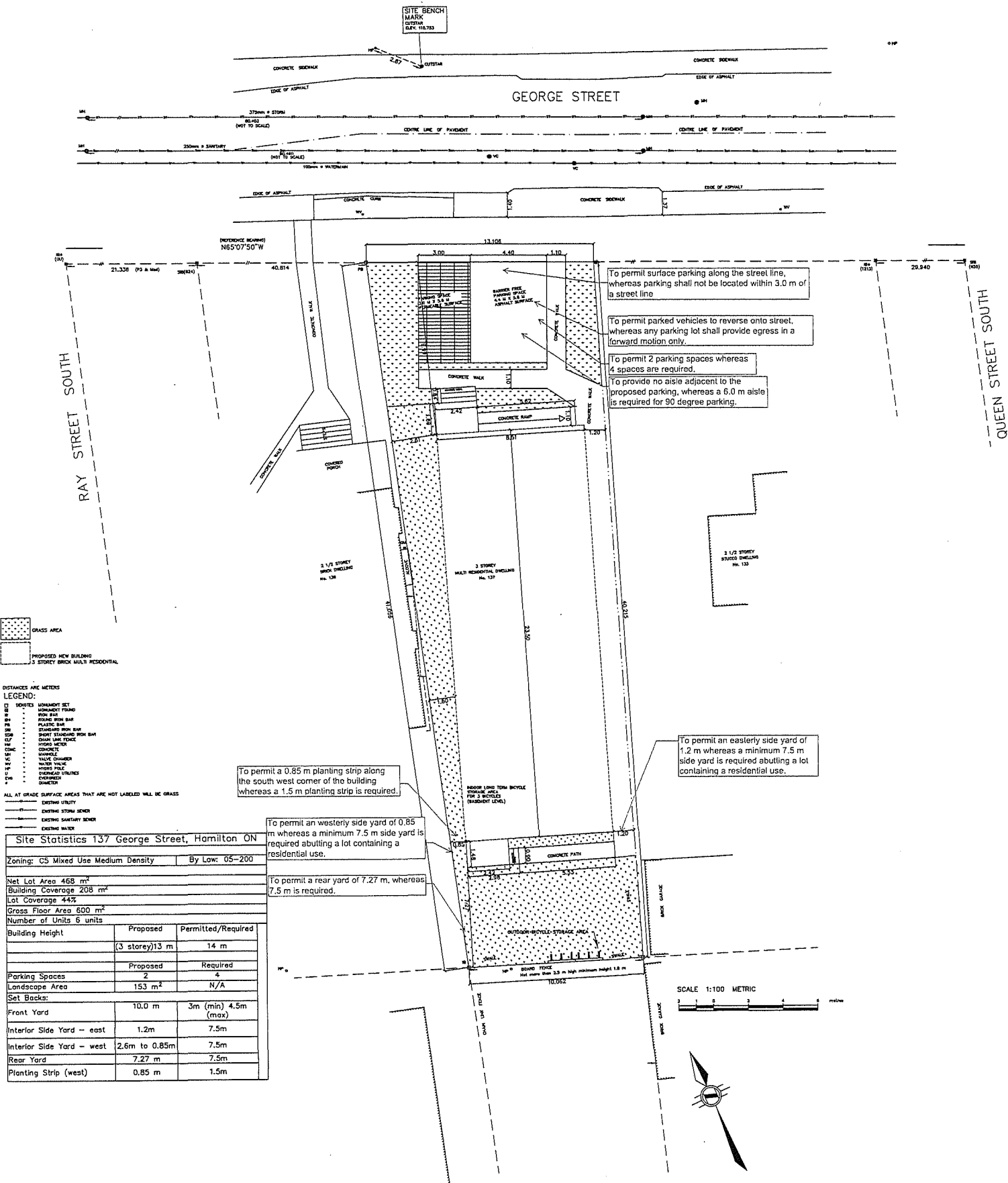
Project:
137 George Street,
Hamilton, ON
SITE PLAN

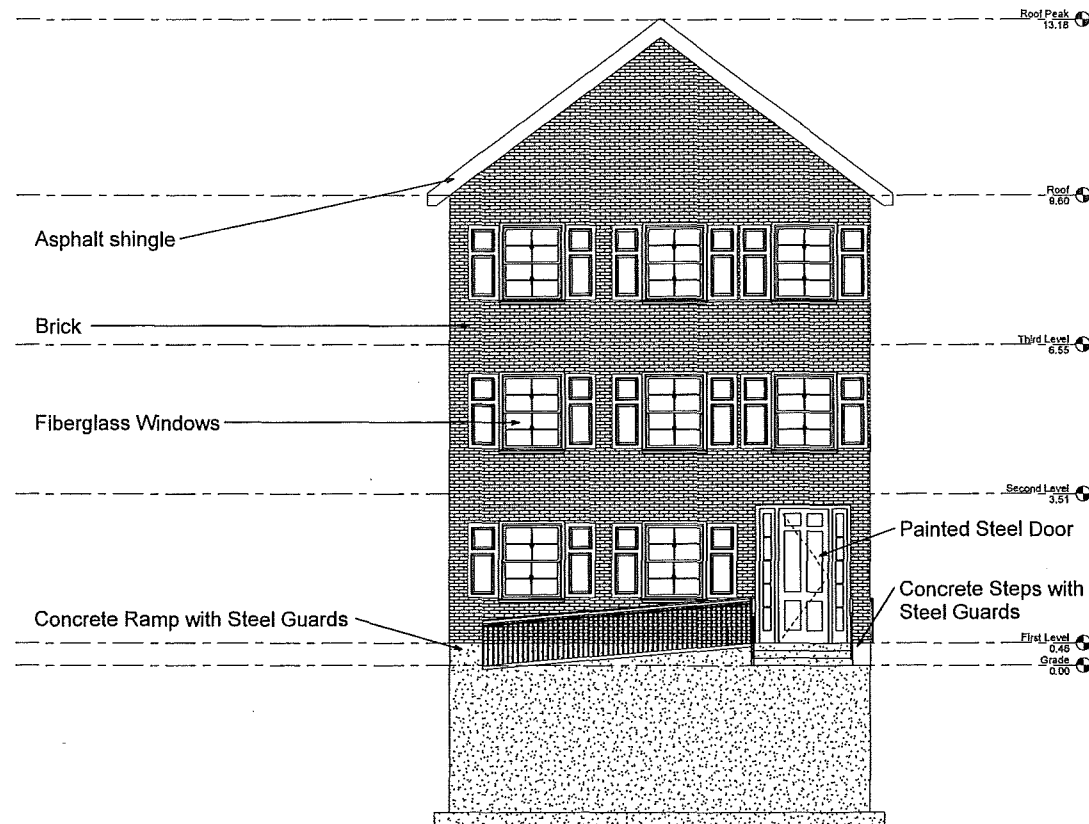
Project No:
OFILD
Date: 16.12.2019
Revised 06.04.2020

Dwg by: ks

Issued for: Committee
of Adjustment
Scale: 1:100

HM/A-20101 sketch 1





① North
1:48

K S A

Architectural Solutions Inc.

544 Governors Road, Dundas, Ont. L9H 5E3
905 973 3052

www.ksarch.ca

I, KSA, Inc. is a registered professional corporation under the Professional Engineers Act, R.S.O. 1990, c. 19, and is not responsible for the design or construction of the building shown on this drawing. The design and construction of the building shown on this drawing is the responsibility of the client.

Project Number: KSA-001



Options for Independent
Living and Development

137 George Street,
Hamilton, ON

ISSUE:

No.	Description:	Date:
1	Concept	02.04.2019
2	Concept	15.04.2019
3	Revision	26.07.2019
4	Revision	30.09.2019
5	SPA	18.12.2019
6	COA	08.04.2020
7		

NORTH
ELEVATION

A-03

Project number	OFILD
Date	April 08 2020
Drawn by/checked by	KS
Issued for	COA
Scale	1:48

HMA-20:101
sketch 2