



Hamilton

COMMITTEE OF ADJUSTMENT

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

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E-mail: morgan.evans@hamilton.ca or scott.baldry@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-19:410

APPLICANTS: Owner: Renimob Properties Ltd. c/o David Horwood
Agent: Urban Solutions c/o Matt Johnston

SUBJECT PROPERTY: Municipal address **121 Hunter St. W., Hamilton**

ZONING BY-LAW: Zoning By-law 6593, as Amended

ZONING: E-3 district (High Density Multiple Dwelling)

PROPOSAL: To permit the conversion of multiple dwelling containing two hundred and twenty-five (225) dwelling units into a condominium pursuant to Condominium Conversion File No. 25CDM-CONV-11-001 notwithstanding that:

1. A minimum front yard depth of 0.0m shall be permitted for the portion of the building containing the above ground and underground garage instead of the minimum required front yard depth of 7.5m.
2. A minimum easterly side yard width of 13.4m shall be permitted for the multiple dwelling and a minimum easterly side yard width of 0.0m shall be permitted for the portion of the building containing the above ground and underground garage instead of the minimum required side yard width of 13.5m.
3. A minimum southerly side yard width of 13.4m shall be permitted for the multiple dwelling and a minimum southerly side yard width of 0.0m shall be permitted for the portion of the building containing the above ground and underground garage instead of the minimum required side yard width of 13.5m.
4. A maximum floor area ratio of 3.39 shall be permitted instead of the requirement that no building or structure in an "E-3" 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 2.55.
5. A minimum landscaped area of 22% shall be permitted and there shall be no requirement respecting a minimum dimension and location instead of the requirement that there shall be provided and maintained on the lot and within the district at least 26.6% of the area of the lot on which it is situate as landscaped area as required by Minor Variance File No. HM/A-15:107 and at least 40% of said landscaped area shall be in one space having a least dimension of 6.0 metres and in other than the front yard.
6. A minimum of six (6) visitor parking space shall be provided instead of the minimum required thirty-six (36) visitor parking spaces.

7. A minimum aisle width manoeuvring space of 4.2m shall be provided instead of the minimum required aisle width manoeuvring space of 6.0m.
8. A minimum two-way access driveway width of 2.8m shall be provided instead of the minimum required two-way access driveway width of 6.0m
9. The boundary of the parking area containing five (5) or more parking spaces shall be 0.0m from the adjoining residential district boundary instead of the requirement that the boundary of every parking area on a lot containing five or more parking spaces located on the surface of a lot adjoining a residential district shall be fixed not less than 1.5m from the adjoining residential district boundary.
10. The boundary of the parking area containing five (5) or more parking spaces shall be 0.0m from a street line for a parking area within 3.0m of a residential district instead of the requirement that the boundary of the parking area shall be not closer to the street line than the minimum depth of the front yard required to be provided in the adjoining residential district (being 7.5m for the adjoining "E" district and 12.0m for the adjoining "A/S-1443" district) for that portion of the parking area within 3.0m of a residential district.
11. No planting strip shall be provided between the boundary of the parking area and the residential district instead of the requirement that for a parking area on a lot containing five or more parking spaces there shall be provided and maintained a planting strip between the boundary of the parking area and the residential district.
12. No visual barrier shall be provided along the boundary of the lot abutting a residential district instead of the requirement that for a parking area on a lot containing five or more parking spaces there shall be provided and maintained a visual barrier along the boundary of the lot abutting the residential district not less than 1.2m in height and not greater than 2.0m in height.
13. The required parking area shall be permitted to be located in the required front yard instead of the requirement that no part of the required parking area in a residential district shall be located in a required front yard.
14. Tandem parking shall be permitted for parking spaces labelled as Units 44A, 44B, 45A and 45B on Level 1 instead of the requirement that 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.
15. The manoeuvring space for Units 44A and 45A shall be permitted to be obstructed by other parking spaces as tandem parking shall be permitted instead of the requirement that all manoeuvring spaces shall be maintained free and clear of all obstructions to permit unobstructed access to and egress from required parking spaces.

NOTE:

- i) The variances are necessary to facilitate Condominium Conversion File No. 25CDM-CONV-11-001.

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

DATE: Thursday, June 25th, 2020
TIME: 1:15 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.

Original Signed

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.

HUNTER STREET WEST

(20.117m WIDE)
P.I.N. 17136-0223 (LT)

Variance No. 13

Variance No. 14 & 15

Variance No. 10

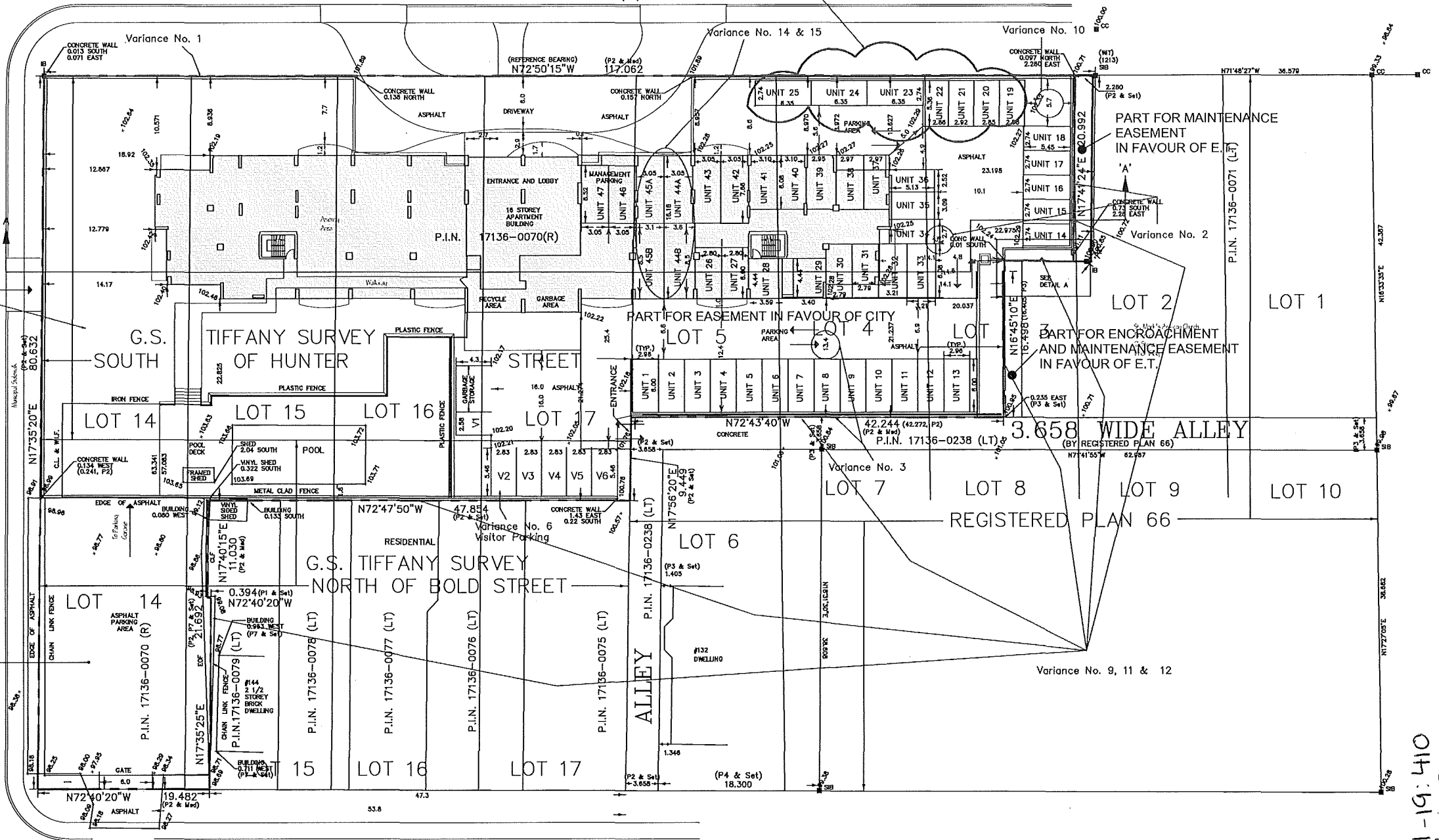
Variance No. 1

Variance No. 5

Total Lot Area = 5,638.0252 m²
Total Landscape Area = 1,288.664 m² (22.85 %)

CAROLINE STREET SOUTH
(15.24m WIDE)
P.I.N. 17136-0217 (LT)

OUTDOOR PARKING
(AT SAME ELEVATION
AS UNDERGROUND
SEE LEVEL A)

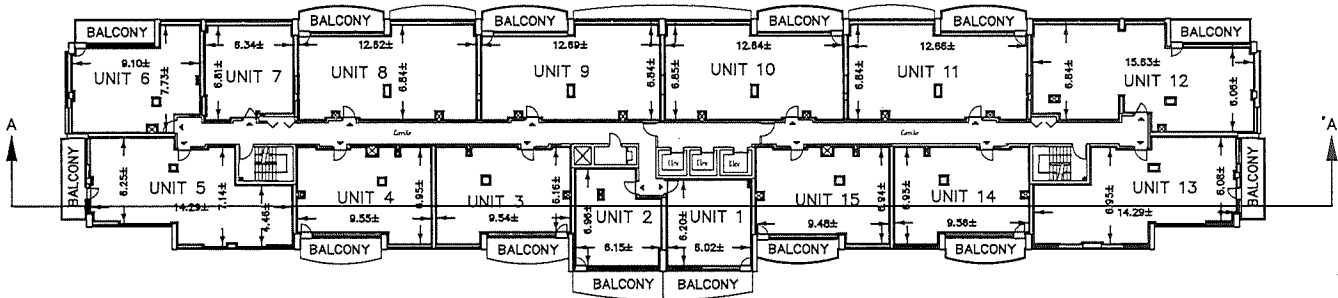


BOLD STREET

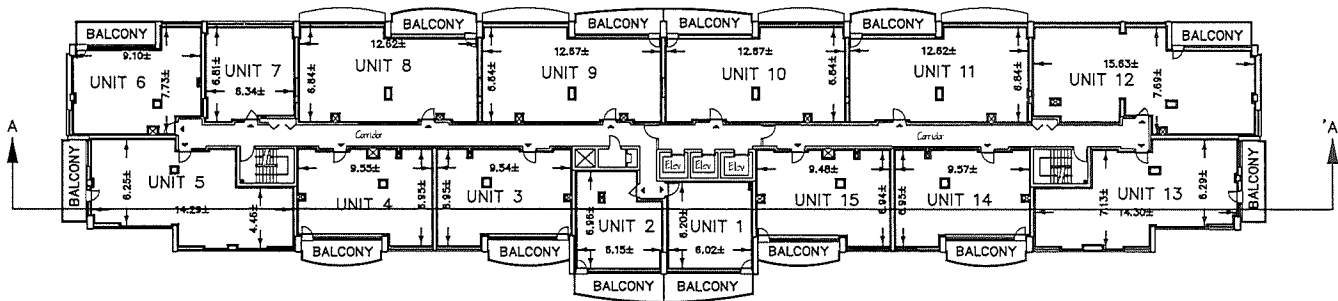
(20.117m WIDE)
P.I.N. 17136-0226 (LT)

HM/A-19:410
Sketch 2

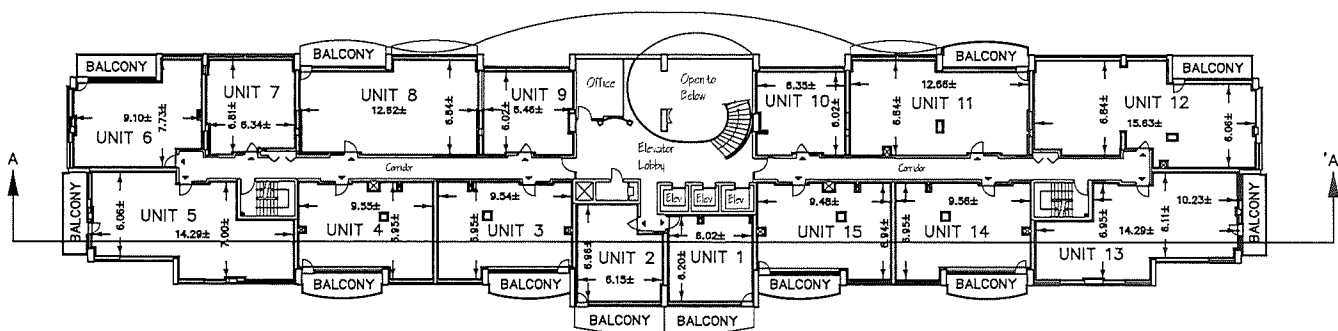
Variance No. 4



LEVEL 4, 6, 8, 10, 12, 14, 16



LEVEL 3, 5, 7, 9, 11, 13, 15



LEVEL 2

HM/A-19:410
Sketch 3

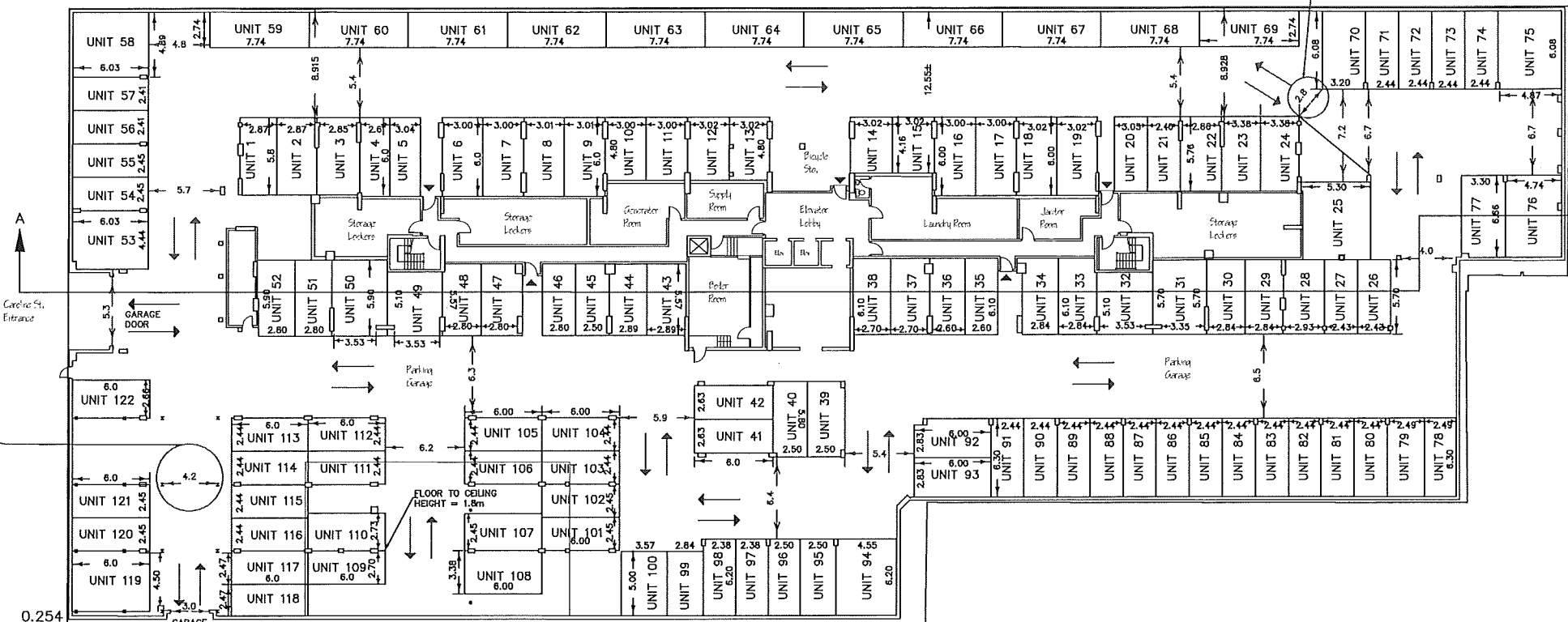
HUNTER STREET WEST

Variance No. 8

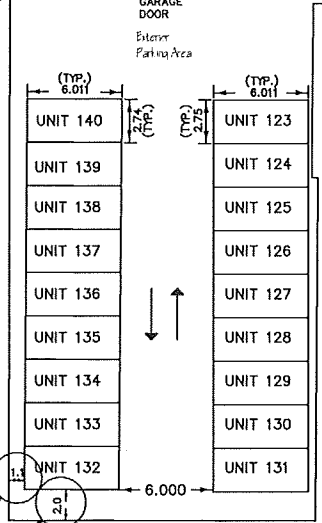


CAROLINE STREET SOUTH

Variance No. 7



0.254

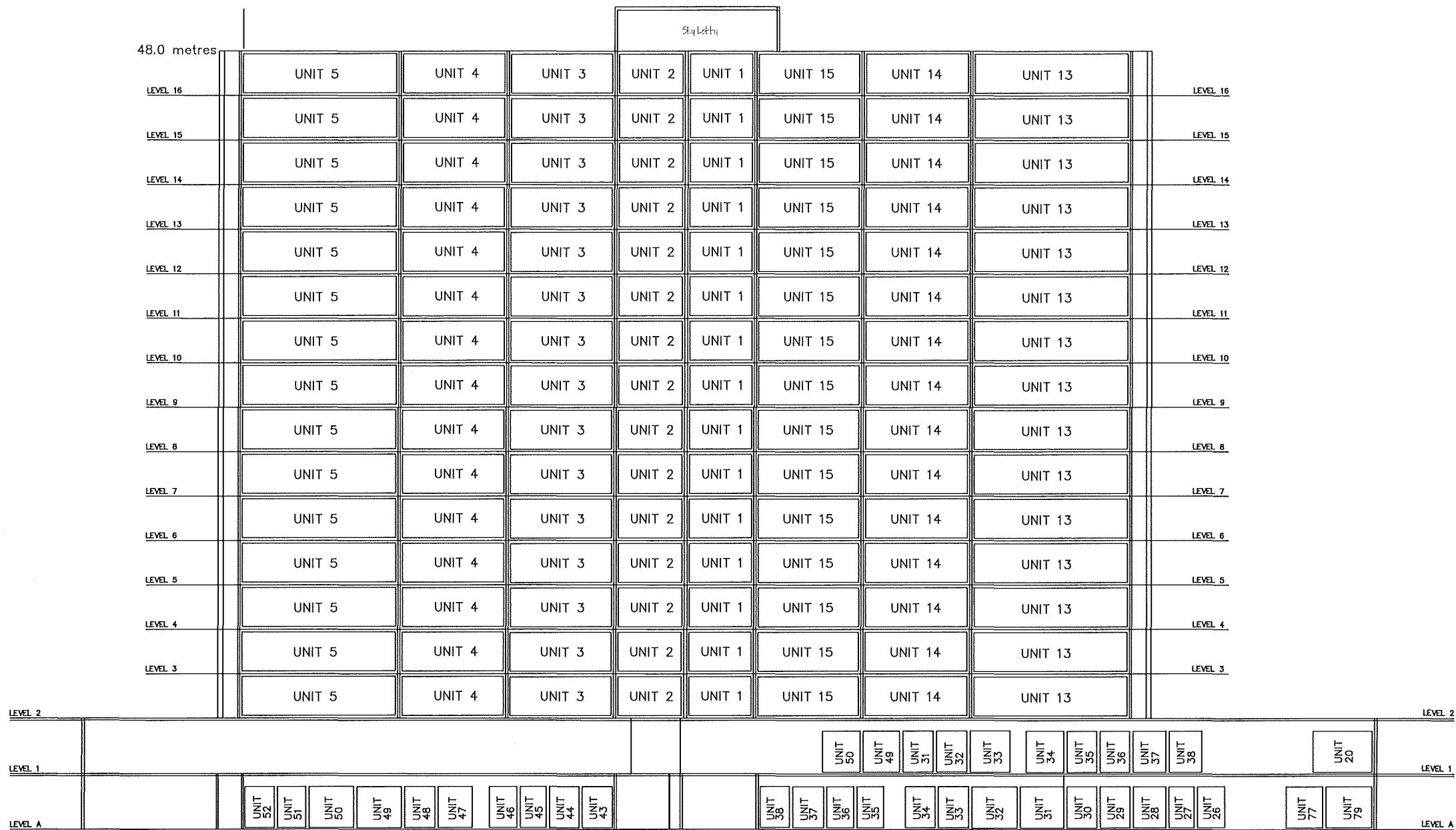


BOLD STREET

Variance No. 10

LEVEL A

HM/A-19-410
Sketch 4



SECTION A-'A' TO ILLUSTRATE RELATIONSHIP OF LEVELS
NOT TO SCALE

HM/A-19:410
Sketch 5