



November 6, 2019

033-14

Via Delivered

Scott Baldry
Secretary-Treasurer
Committee of Adjustment

City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

RELEASED
NOV 13 2019

Dear Mr. Baldry,

**RE: 121 Hunter Street, Hamilton
Minor Variance Application
25CDM-CONV-11-01**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultant for Renimmob Properties Limited (c/o Effort Trust), the registered owner of the subject lands. We are pleased to submit this Minor Variance application on their behalf to facilitate the development of a seventeen (17) storey conversion from rental to condominium of two hundred and twenty-five (225) dwelling units.

The subject lands received conditional approval on September 21, 2011. A Redline revision was submitted on May 17, 2019 and through this process City Building Division comments dated August 26, 2019 have identified Minor Variances that need to be addressed prior to the completion of the Condominium Conversion.

The subject lands are designated as Downtown Mixed-Use Area of the Urban Hamilton Official Plan, and further designated as Downtown Mixed Use in the Downtown Hamilton Secondary Plan. The subject lands are located in the High Density Multiple Dwellings (E-3) Zone of the Former Hamilton Zoning By-law No. 6593.

This Minor Variance application is intended to achieve relief from the Council Approved Former Hamilton Zoning By-law No. 6593 with respect to the High Density Multiple Dwellings (E-3) Zone, as follows:

- Variance No. 1: To reduce the minimum front yard depth for the above ground garage concrete wall from 7.5 metres to 0.013 metres.
- Variance No. 2: To reduce the maximum required balcony encroachment from 1.0 metres to 2.15 metres.

- Variance No. 3: to reduce the maximum permitted roofed over unenclosed one-storey porch at first level from 3.0 metres to 3.16 metres.
- Variance No. 4: To reduce the minimum easterly side yard for the above ground garage concrete wall from 1.5 metres to 0.0 metres.
- Variance No. 5: To reduce the required southerly side yard width for the building from 13.5 metres to 13.40 metres.
- Variance No. 6: To reduce the required southerly side yard width for the above ground garage concrete wall from 13.5 metres to 0.0 metres.
- Variance No. 7: To permit a maximum floor area ratio of 3.19 based on a lot area of 5,640.0231 where the permitted maximum floor area ratio factor is 2.55.
- Variance No. 8: To reduce the required landscaped area from the required minimum 26.6 % to 4.6%.
- Variance No. 9: To reduce the required minimum number of visitor parking spaces from 36 spaces to 6 spaces.
- Variance No. 10: to reduce the minimum driving aisle width from 6.0 metres to 2.79 metres.
- Variance No. 11: To reduce the required setback for parking spaces adjoining a residential district containing five (5) or more parking spaces from 1.5 metres to 0.0 metres.
- Variance No. 12: To reduce the required front yard setback parking spaces from 7.5 metres to 0.0 metres abutting Caroline Street South & Bold Street and +/- 1.5 metres abutting Bold Street.
- Variance No. 13: To reduce the required setback from Hunter street for the surface parking spaces from 12.0 metres abutting the A/S-1443 District to 0.0 metres.
- Variance No. 14: To remove the required planting strip where a planting strip is required.
- Variance No. 15: To remove the required visual barrier where a visual barrier is required.
- Variance No. 16: To permit parking spaces within the 7.5 metre setback of the front yard where no parking spaces are permitted in the front yard.
- Variance No. 17: To permit no signs marking visitor parking spaces where a required sign is required to distinguish visitor parking spaces.
- Variance No. 18: To permit no bumpers or wheel barriers for the surface parking spaces where a bumper or wheel barrier is required beyond the parking area.

The proposed variances reflect the as built conditions and therefore satisfies the four tests outlined in Section 45(1) of the *Planning Act* as the relief requested is minor in nature, is desirable for the appropriate development of the lands, and meets the general intent and purpose of the Official Plan and Zoning By-law.

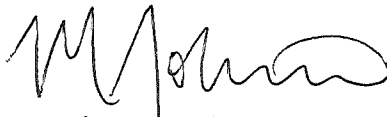
In support of this application, please find enclosed the following:

- Two (2) copies of the completed Minor Variance Application form; and,
- One (1) copy of the Survey Plan & Minor Variance Sketch prepared by A.T. McLaren.

In keeping with the September 26, 2019 email correspondence from Emily Coe to Committee of Adjustment staff, the application fee is not required for this submission.

We trust the enclosed is in order; however, please feel free to contact the undersigned with any questions.

Regards,
UrbanSolutions



Matt Johnston, MCIP, RPP
Principal



Laura Drennan
Planning Technician

Encl.

cc: Mr. David Horwood, Effort Trust