



July 9, 2020

157-16

**Via Email**

Members of Planning Committee & Council  
c/o  
Lisa Kelsey (Chamberlain), Dipl.M.A.  
Legislative Coordinator

City of Hamilton  
Office of the City Clerk  
71 Main Street West, 1<sup>st</sup> Floor  
Hamilton, ON L8P 4Y5

Dear Members of Planning Committee & Council,

**RE: REQUEST FOR A MOTION – JULY 14, 2020 PLANNING COMMITTEE  
ZONING BY-LAW AMENDMENT APPLICATION No. ZAC-18-015 & ZONING BY-LAW No. 19-102  
125-127 YOUNG STREET & 122-126 AUGUSTA STREET, HAMILTON**

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As you may recall, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions), has been retained to act as the authorized planning consultant for 1955132 Ontario Ltd., c/o Mario Nesci, owner of the subject property. On May 9, 2019 the site-specific Zoning By-law 19-102 was passed by Council to approve the development of a 4-storey multi-residential development containing 27 residential dwelling units and 21 parking spaces located on the lands fronting Augusta Street and the existing 3-unit single detached rental dwelling fronting Young Street would remain.

At this time, the owner proposes to replace the pre-existing 3-unit single detached rental dwelling with a 3-storey rental building containing 12 stacked units fronting Young Street. The 4 storey, 27 unit building would remain. In addition to this, the revision includes the introduction of underground parking. This underground parking increases the total number of spaces from 21 to 42 and improves the parking ratio from 0.75 spaces per unit to 1.08 of spaces per unit.

The owner and UrbanSolutions voluntarily conducted a neighbourhood information meeting on February 18, 2020 to obtain public feedback of this revised plan. Through the information meeting, UrbanSolutions found that the community was generally receptive and supportive of the new plan and the improved parking ratio. A copy of the neighbourhood information meeting sign in sheet and meeting minutes has been previously shared with the Ward Councillor and City staff.

Subsection 45(1.3) of the *Planning Act* stipulates that no person shall apply for a minor variance from the provisions of a by-law in respect of the land before the second anniversary of the day on which the by-law was amended. In this case, the corresponding date would be May 9, 2021. However, Subsection 45(1.4) grants exception to Subsection 45(1.3) if Council or the delegated authority has declared by resolution that such an application is permitted.

In order to pursue the development of the revised concept plan, an exemption from Subsection 45(1.3) of the *Planning Act* is required from Council. In keeping with Subsection 45(1.4) of the *Planning Act*, on behalf of 1955132 Ontario Ltd. we respectfully request council pass a motion allowing the owner to file a minor variance application within 2-years of the passing of Zoning By-law 19-102 despite Subsection 45(1.3).

Regards,

**UrbanSolutions**



Matt Johnston, MCIP, RPP  
*Principal*



Scott Beedie, BURPI  
*Planner*

cc: Councillor Jason Farr, City of Hamilton  
Mr. Steve Robichaud, MCIP, RPP, City of Hamilton  
Ms. Shannon McKie, MCIP, RPP, City of Hamilton  
1955132 Ontario Ltd. c/o Mr. Mario Nesci  
Mr. Sergio Manchia, MCIP, RPP