

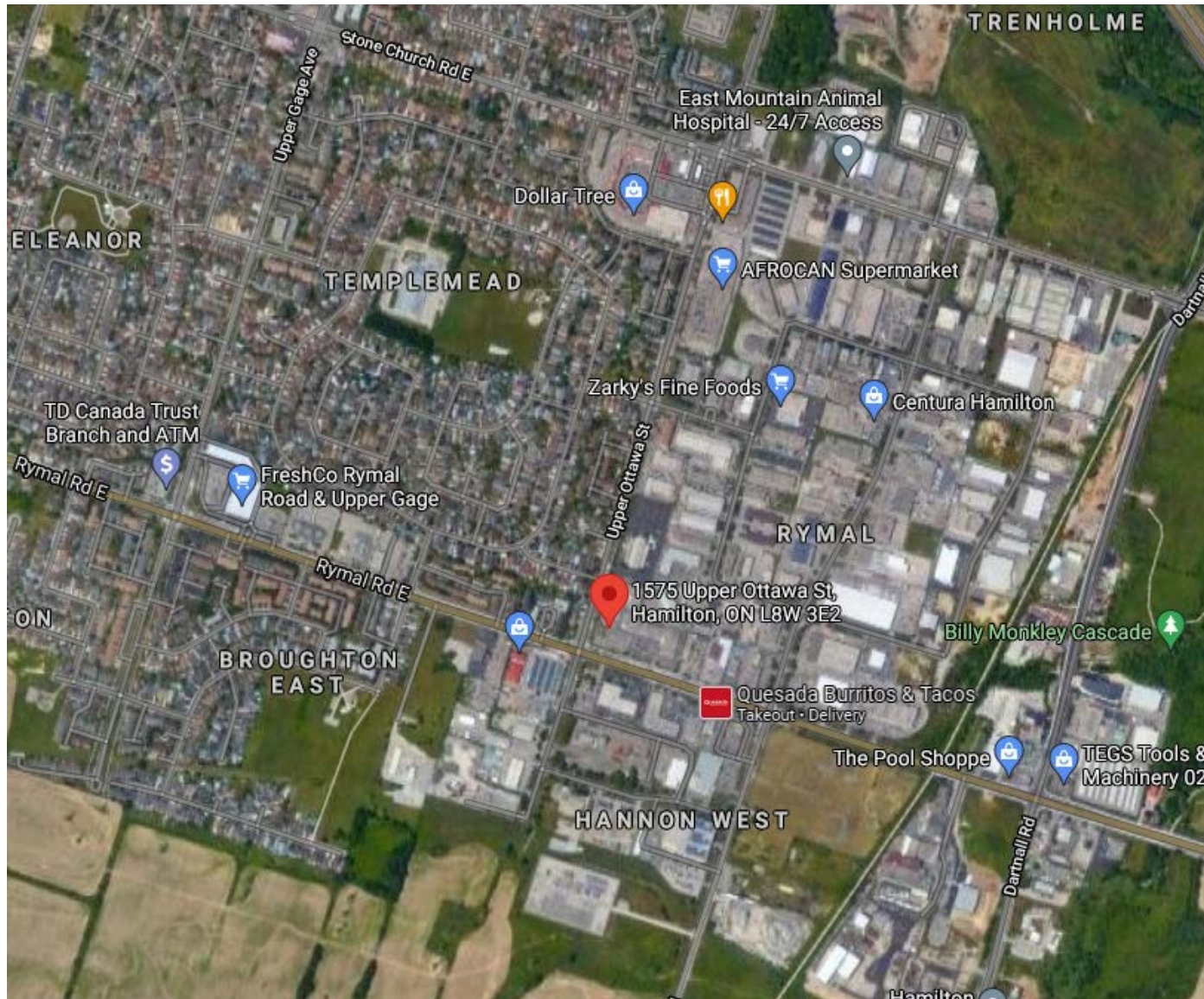
1575 Upper Ottawa Street Minor Variance HM/A-20:258



IBI Group

Hamilton Planning Committee - May 4, 2021

Air Photo



Google Street view



- To apply the new Shopping Center Parking regulations
- Increase Retail Floor Area cap
 - From 1,500 square metres to 2,150 square metres

Existing Uses

Classification	Existing Use	Size (Sq.m)
Restaurant	Harvey's Restaurant	290
Restaurant	Azzurri Club	172
Retail	Shoppers Home Health	495
Restaurant	Swiss Chalet	700
Retail	Hardwood Giant	183
Office/Other	Alzheimer Society of Hamilton and Halton	319
Personal Service	KGC Therapy	318
Restaurant	Island Jerk Hut	123
Personal Service	Dr.Gosain Dental Office	123
Restaurant	City Pizza and Shawarma	120
Personal Service	Odyssey Hair Salon & Spa	154
Commercial School	UCMAS	86
Office	Co-operators Financial Services Limited	918
Retail	Supercare Pharmacy	229
Retail	The Sherwin-Williams Company	353
Retail	True Blue Water or True Blue Water & Ice	175
Vacant	Chronicles Cannabis Inc.	181
	Total	4,939

Land Use Classifications

Classification	GFA (sq.m.)	Existing % of GFA	Existing Caps (sq.m.)
Restaurant	1,405	28%	
Retail	1,435	29%	1,500
Office	1,237	25%	1,767
Personal Service	595	12%	
Commercial School	86	2%	
Vacant	181	4%	
Total	4,939	100%	

Retail Percentage

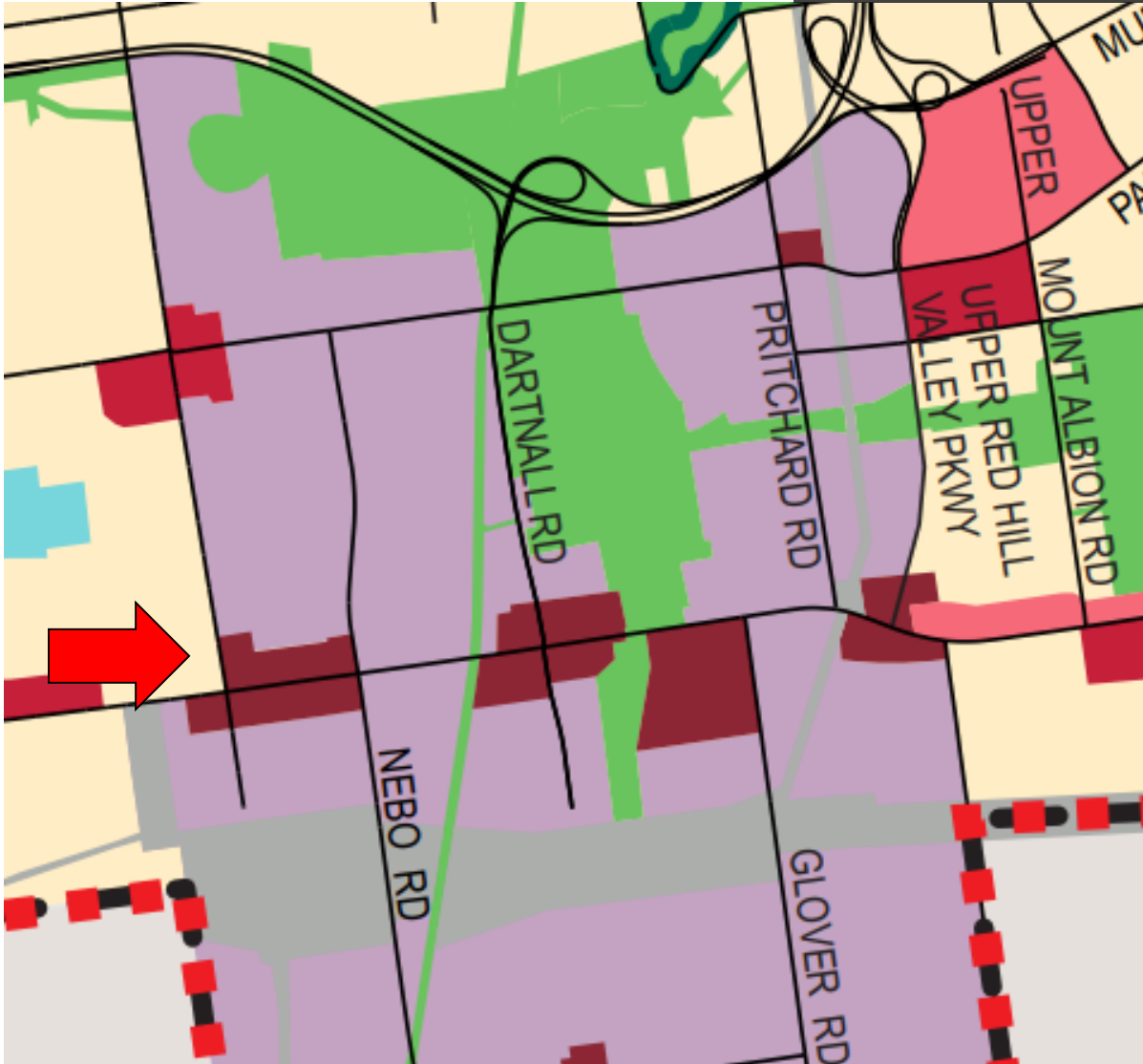
Classification	Existing Retail Caps (sq.m.)	% of Total GFA	MV Requested Retail Cap (sq.m.)	% of GFA
Retail	1,500	30%	2,150	44%
Remaining GFA	3,439	70%	2,789	56%
Total	4,939	100%	4,939	100%

Additional 650 square metres of retail will:

- Provide necessary leasing flexibility;
- Provide a greater range of retail to local residents and businesses; and
- Recognize the dynamic and Challenging retail environment.

The minor increase in the retail cap:

- Is minor and desirable;
- Does not create any incompatibility or adverse conditions;
- Does not conflict with the intent of the Urban Hamilton Official Plan or Zoning By-law; and
- Is in the public interest.



We respectfully request that Planning Committee endorse Option 2 and that the Staff initiated appeal be withdrawn.

Thank you.