



Hamilton

**COMMITTEE OF ADJUSTMENT**

City Hall, 5<sup>th</sup> 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](mailto:cofa@hamilton.ca)

**NOTICE OF PUBLIC HEARING**  
**Minor Variance**

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**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
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**APPLICATION NO.:** HM/A-21:320

**APPLICANTS:** Owner DiCenzo (Linden Park) Holdings Inc.  
Agent The Biglieri Group Ltd. c/o Mike Pettigrew

**SUBJECT PROPERTY:** Municipal address **4 Vickers Rd., Hamilton**

**ZONING BY-LAW:** Zoning By-law 05-200, as Amended

**ZONING:** I2 district (Community Institutional)

**PROPOSAL:** To permit the construction of a new 82 unit townhouse development notwithstanding that:

1. A lot area of 152.0m<sup>2</sup> shall be provided for all interior lots (within Blocks 1 – 5 and Block 7) instead of the minimum lot area of 165.0m<sup>2</sup> required for interior lots.
2. A lot area of 147.0m<sup>2</sup> shall be provided for interior lots (within Block 6) instead of the minimum lot area of 165.0m<sup>2</sup> required for interior lots.
3. A front yard setback to an attached garage (for units within Block 6) shall be 4.8m instead of the minimum required front yard setback of 5.8m.
4. The required parking space for each unit (within Block 6) shall be located 4.8m from a street whereas the by-law requires the required parking space to be a minimum distance of 5.8m from a street.

NOTES:

- i. These variances are necessary to facilitate Site Plan Control Application No. DA-20-091.

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

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**DATE:** Thursday, September 23<sup>rd</sup>, 2021  
**TIME:** 2:45 p.m.  
**PLACE:** Via video link or call in (see attached sheet for details)  
To be streamed at  
[www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)  
for viewing purposes only

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## **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](http://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](mailto:cofa@hamilton.ca)

DATED: September 7<sup>th</sup>, 2021.

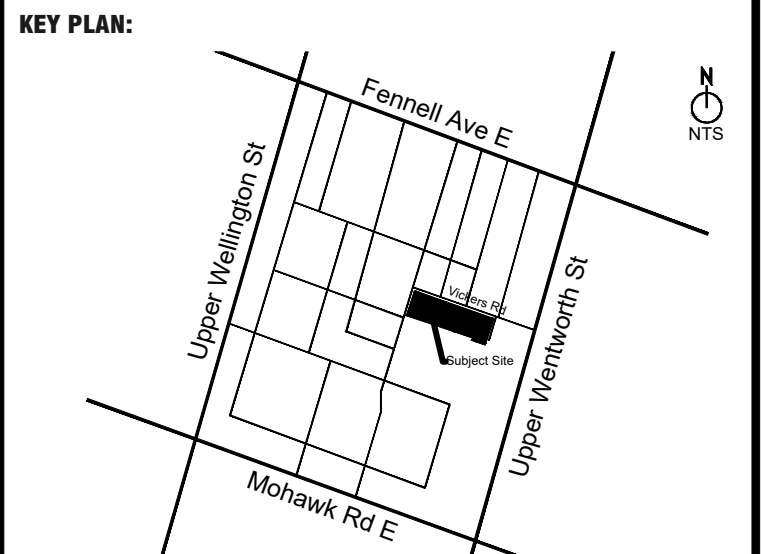
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Jamila Sheffield,  
Secretary-Treasurer  
Committee of Adjustment

***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.***

**CONTEXTUAL SITE PLAN**

**LINDEN PARK  
4 VICKERS ROAD  
HAMILTON, ON**



**SITE STATS**

DESCRIPTION	AREA (ha)	%
LANDSCAPING	0.81	44.02
HARDSCAPING	0.40	21.74
BUILDING COVERAGE	0.63	34.24
<b>TOTAL SITE AREA</b>	<b>(1.84ha)</b>	<b>100.00</b>

UNIT TYPE	#
STREET TOWNHOUSE (BLOCK 1-6)	34
STREET TOWNHOUSE (BLOCK 7)	49
<b>TOTAL</b>	<b>83</b>
UPH	45.10
FSI	1.02

**ZONING STATS**  
8.2.3.5 STREET TOWNHOUSE (I2)

	REQUIRED	PROPOSED
MIN. LOT AREA (INT)	165m <sup>2</sup>	147m <sup>2</sup> (1)
MIN. LOT AREA (CORNER)	195m <sup>2</sup>	195m <sup>2</sup>
MIN. UNIT WIDTH	6.0m	6.0m
MIN. FRONT YARD	4.5m	4.5m
MIN. FRONT YARD (TO ATTACHED GARAGE)	5.8m	4.8m(2)
MIN. SIDE YARD	1.2m	1.2m
MIN. FLANKAGE YARD	3.0m	3.0m
MIN. REAR YARD	7.0m	7.0m
MAX. BUILDING HEIGHT	10.5m	10.5m

**PARKING STATS**

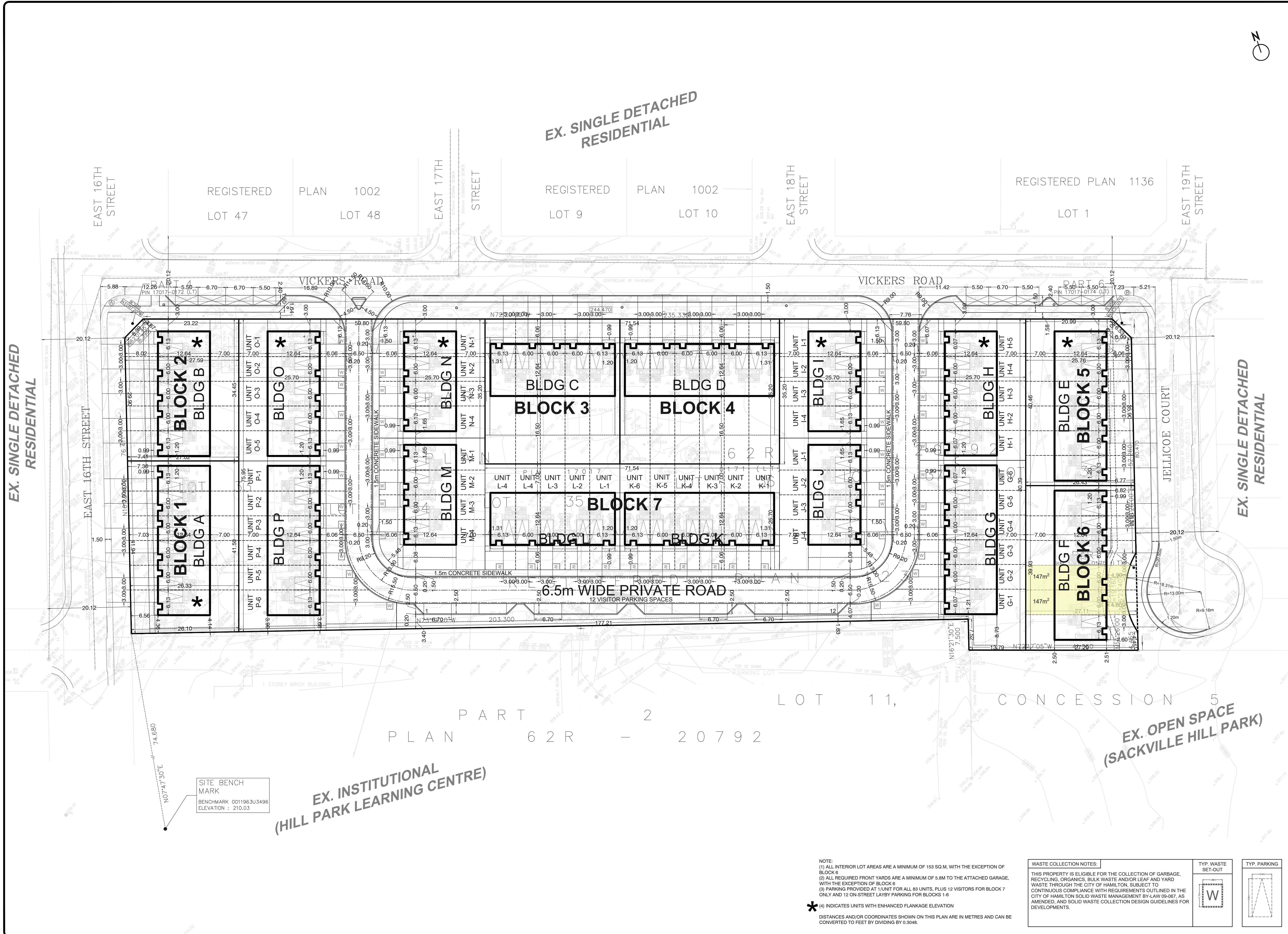
	REQUIRED	PROPOSED
RESIDENTIAL	1/UNIT = 83	1/UNIT = 107(3)
<b>SITE STATS</b>	<b>EXISTING</b>	<b>PROPOSED</b>
LOT AREA	18,427m <sup>2</sup>	18,427m <sup>2</sup>
LOT FRONTAGE	235.33m	235.33m
OP DESIGNATION	NEIGHBOURHOODS	
ZB DESIGNATION (I2)	COMMUNITY INSTITUTIONAL	
<b>TOTAL UNITS</b>	<b>0</b>	<b>83</b>

**REVISIONS**

No.	Description	Date	Int.
3			
2	REVISED PER CITY COMMENTS	21/6/29	MP
1	REVISED PER CITY COMMENTS	21/2/26	MP

PROJECT No.:	20630
DATE:	July 15, 2020
SCALE:	1:400
DRAFTED BY:	JS
CHECKED BY:	MP

DRAWING No.: **CONTEXT-01**



EX. SINGLE DETACHED RESIDENTIAL

EX. SINGLE DETACHED RESIDENTIAL

EX. INSTITUTIONAL (HILL PARK LEARNING CENTRE)

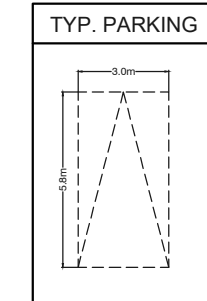
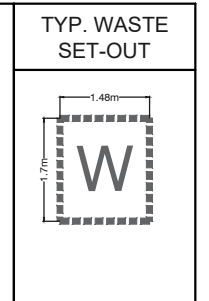
EX. OPEN SPACE (SACKVILLE HILL PARK)

EX. SINGLE DETACHED RESIDENTIAL

- NOTE:
- (1) ALL INTERIOR LOT AREAS ARE A MINIMUM OF 153 SQ.M, WITH THE EXCEPTION OF BLOCK 6
  - (2) ALL REQUIRED FRONT YARDS ARE A MINIMUM OF 5.8M TO THE ATTACHED GARAGE, WITH THE EXCEPTION OF BLOCK 6
  - (3) PARKING PROVIDED AT 1 UNIT FOR ALL 83 UNITS, PLUS 12 VISITORS FOR BLOCK 7 ONLY AND 12 ON-STREET LAYBY PARKING FOR BLOCKS 1-6
  - (4) \* INDICATES UNITS WITH ENHANCED FLANKAGE ELEVATION
- DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**WASTE COLLECTION NOTES:**

THIS PROPERTY IS ELIGIBLE FOR THE COLLECTION OF GARBAGE, RECYCLING, ORGANICS, BULK WASTE AND/OR LEAF AND YARD WASTE THROUGH THE CITY OF HAMILTON, SUBJECT TO CONTINUOUS COMPLIANCE WITH REQUIREMENTS OUTLINED IN THE CITY OF HAMILTON SOLID WASTE MANAGEMENT BY-LAW 09-067, AS AMENDED, AND SOLID WASTE COLLECTION DESIGN GUIDELINES FOR DEVELOPMENTS.



SITE BENCH MARK  
BENCHMARK 001196303496  
ELEVATION : 210.03

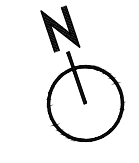
PART 2  
PLAN 62R - 20792

LOT 11, CONCESSION 5

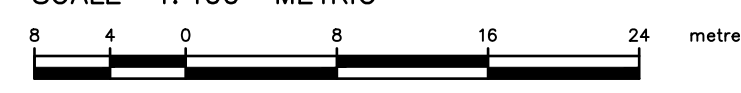
REGISTERED PLAN 1002  
LOT 47 LOT 48

REGISTERED PLAN 1002  
LOT 9 LOT 10

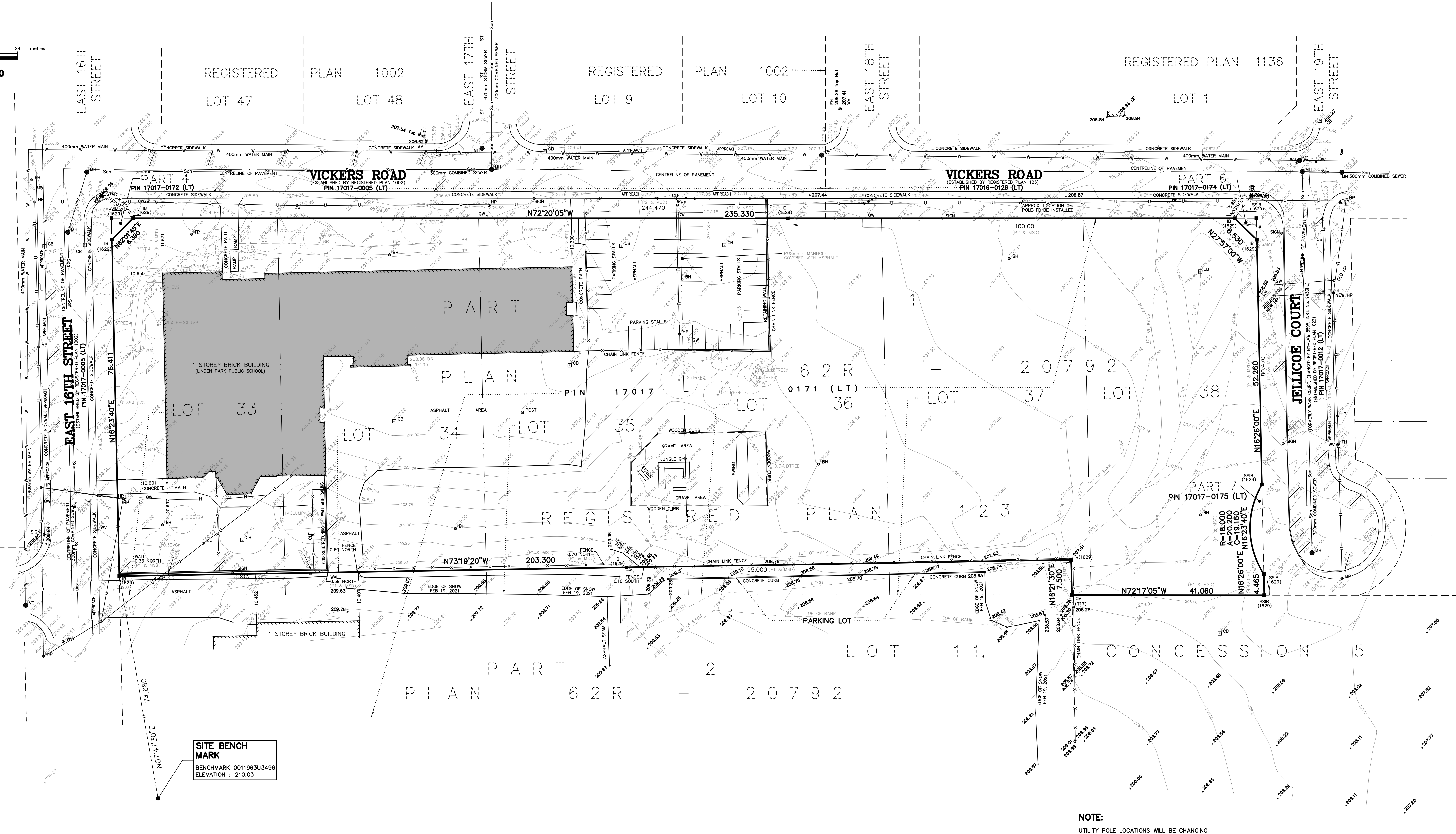
REGISTERED PLAN 1136  
LOT 1



TOPOGRAPHIC SURVEY  
OF PART OF  
LOTS 33 TO 38, INCLUSIVE  
REGISTERED PLAN 123  
IN THE  
CITY OF HAMILTON  
SCALE 1:400 METRIC



S.D. McLAREN, O.L.S. - 2020



- LEGEND:**
- DENOTES MONUMENT SET
  - MONUMENT FOUND
  - IRB IRON BAR
  - SB STANDARD IRON BAR
  - CP CONCRETE PIN
  - PB PLASTIC BAR
  - SSB SHORT STANDARD IRON BAR
  - KIRWAY, O.L.S.
  - 824 A.T. McLAREN, O.L.S.
  - 1629 B.A. JACOBS, O.L.S.
  - P1 PLAN 62R-20792
  - P2 PLAN 62R-20748
  - P3 REGISTERED PLAN 123
  - MdD MEASURED
  - MH MAN HOLE
  - BH BORE HOLE
  - FI FIRE HYDRANT
  - OW OUT WIRE
  - HP HYDRO POLE
  - CLF CHAIN LINK FENCE
  - CRW CONCRETE RETAINING WALL
  - BB BOTTOM OF BANK
  - TB TOP OF BANK
  - DS DOOR SILL
  - EVS EVERGREEN
  - SAP SAPLING
  - CB CATCH BASIN
  - NOT TO SCALE

**SITE BENCH MARK**  
BENCHMARK 0011963U3496  
ELEVATION : 210.03

**NOTE:**  
UTILITY POLE LOCATIONS WILL BE CHANGING

**METRIC NOTE:**  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**SURVEYOR'S CERTIFICATE:**  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM  
2. THE SURVEY WAS COMPLETED ON THE 28th DAY OF JANUARY, 2020  
DATE: JANUARY 10, 2020  
S. DAN McLAREN, O.L.S.

No.	DESCRIPTION	DATE	BY
1	ADDITIONAL TOPO	FEB 22/21	JM
	ORIGINAL DRAWING	JAN 10/20	KM

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**A.T. McLaren Limited**  
LEGAL AND ENGINEERING SURVEYS  
69 JOHN STREET SOUTH, SUITE 230  
HAMILTON, ONTARIO, L8N 2B9  
PHONE (905) 527-8559 FAX (905) 527-0032  
Drawn: KM, Checked: RBM, Drawn/Checked: MW, Scale: 1:400, Dwg No.: 36226



Hamilton

Committee of Adjustment  
City Hall, 5<sup>th</sup> Floor,  
71 Main St. W.,  
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221  
Email: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

### APPLICATION FOR A MINOR VARIANCE

FOR OFFICE USE ONLY.	
APPLICATION NO. _____	DATE APPLICATION RECEIVED _____
PAID _____	DATE APPLICATION DEEMED COMPLETE _____
SECRETARY'S SIGNATURE _____	

#### The Planning Act

#### Application for Minor Variance or for Permission

The undersigned hereby applies to the Committee of Adjustment for the City of Hamilton under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter P.13 for relief, as described in this application, from the Zoning By-law.

1, 2	NAME	MAILING ADDRESS
Registered Owners(s)	DICENZO (LINDEN PARK) HOLDINGS INC.	
Applicant(s)*	SAME AS ABOVE	
Agent or Solicitor	THE BIGLIERI GROUP LTD. C/O MIKE PETTIGREW	

**Note:** Unless otherwise requested all communications will be sent to the agent, if any.

3. Names and addresses of any mortgagees, holders of charges or other encumbrances:  
N/A

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

4. Nature and extent of relief applied for:  
SEE ATTACHED COVERING LETTER

Secondary Dwelling Unit     Reconstruction of Existing Dwelling

5. Why it is not possible to comply with the provisions of the By-law?  
SEE ATTACHED COVERING LETTER

6. Legal description and Address of subject lands (registered plan number and lot number or other legal description and where applicable, **street and street number**):  
LOT 11, CONCESSION 1, FORMER TOWNSHIP OF BARTON, NOW IN THE CITY OF HAMILTON  
LOT 27, AND PART OF LOTS 33, 34, 35, 36, AND 38, OF REGISTERED PLAN 123 AND PARTS 1-7 OF REFERENCE PLAN 62R-20792

7. PREVIOUS USE OF PROPERTY

Residential                       Industrial                       Commercial   
Agricultural                       Vacant                       Other

Other INSTITUTIONAL

- 8.1 If Industrial or Commercial, specify use \_\_\_\_\_
- 8.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?  
Yes       No       Unknown
- 8.3 Has a gas station been located on the subject land or adjacent lands at any time?  
Yes       No       Unknown
- 8.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?  
Yes       No       Unknown
- 8.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?  
Yes       No       Unknown
- 8.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or sewage sludge was applied to the lands?  
Yes       No       Unknown
- 8.7 Have the lands or adjacent lands ever been used as a weapon firing range?  
Yes       No       Unknown
- 8.8 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the fill area of an operational/non-operational landfill or dump?  
Yes       No       Unknown
- 8.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (eg. asbestos, PCB's)?  
Yes       No       Unknown

8.10 Is there any reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?

Yes  No  Unknown

8.11 What information did you use to determine the answers to 8.1 to 8.10 above?

PHASE ONE AND TWO ESA CONDUCTED FOR THE DEVELOPMENT

8.12 If previous use of property is industrial or commercial or if YES to any of 8.2 to 8.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.

Is the previous use inventory attached? Yes  No

**9. ACKNOWLEDGEMENT CLAUSE**

I acknowledge that the City of Hamilton is not responsible for the identification and remediation of contamination on the property which is the subject of this Application – by reason of its approval to this Application.

Aug. 12/21  
Date

  
Signature Property Owner(s)

Anthony G. DiCenzo  
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage	<u>235.33m (VICKERS ROAD)</u>
Depth	<u>71.83m (VARIES)</u>
Area	<u>1.848ha</u>
Width of street	<u>~20m (VICKERS ROAD, JELICOE COURT, &amp; E 16TH ST.)</u>

11. Particulars of all buildings and structures on or proposed for the subject lands: (Specify ground floor area, gross floor area, number of stories, width, length, height, etc.)

Existing: \_

VACANT

Proposed

PROPOSED 2-STOREY STREET TOWNHOUSES  
SEE ATTACHED CONTEXTUAL SITE PLAN WITH ALL DIMENSIONS

12. Location of all buildings and structures on or proposed for the subject lands; (Specify distance from side, rear and front lot lines)

Existing:

VACANT

Proposed:

SEE ATTACHED CONTEXTUAL SITE PLAN WITH ALL DIMENSIONS

13. Date of acquisition of subject lands:  
DECEMBER 2019
- 
14. Date of construction of all buildings and structures on subject lands:  
N/A
- 
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):  
VACANT - FORMER ELEMENTARY SCJOOOL
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):  
SINGLE DETACHED DWELLINGS TO THE NORTH, EAST, WEST  
HILL PARK LEARNING CENTRE / RECREATIONAL CENTRE, AND  
SACKVILLE HILL PARK TO THE SOUTH
17. Length of time the existing uses of the subject property have continued:  
DEMOLITION  
MID-2020
18. Municipal services available: (check the appropriate space or spaces)
- |                |                                     |           |                                     |
|----------------|-------------------------------------|-----------|-------------------------------------|
| Water          | <input checked="" type="checkbox"/> | Connected | <input checked="" type="checkbox"/> |
| Sanitary Sewer | <input checked="" type="checkbox"/> | Connected | <input checked="" type="checkbox"/> |
| Storm Sewers   | <input checked="" type="checkbox"/> |           |                                     |
19. Present Official Plan/Secondary Plan provisions applying to the land:  
NEIGHBOURHOODS
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:  
COMMUNITY INSTITUTIONAL "I2" ZONE
21. Has the owner previously applied for relief in respect of the subject property?  
Yes  No   
If the answer is yes, describe briefly.
22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?  
Yes  No
23. Additional Information  
CURRENTLY SUBJECT TO DRAFT PLAN APPROVAL, SITE PLAN APPROVAL, AND DRAFT PLAN OF CONDOMINIUM
24. The applicant shall attach to each copy of this application a plan showing the dimensions of the subject lands and of all abutting lands and showing the location, size and type of all buildings and structures on the subject and abutting lands, and where required by the Committee of Adjustment such plan shall be signed by an Ontario Land Surveyor.





**BUILDING YOUR IDEAS - INTO BIG PLANS**  
**THE BIGLIERI GROUP LTD.**

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August 19, 2021

**City of Hamilton**  
Development Planning Department  
71 Main Street, West, 5<sup>th</sup> Floor  
Hamilton, Ontario  
L8P 4Y5

**RE: Request for Relief from Zoning By-law 05-200**  
**4 Vickers Road Hamilton**  
**DiCenzo (Linden Park) Holdings Inc.**  
**TBG Project No. 20630**

On behalf of our client DiCenzo (Linden Park) Holdings Inc., please find enclosed a submission for our request for Minor Variances for the property located at 4 Vickers Road, in the City of Hamilton. The site is currently designated *Neighbourhoods* in the Urban Hamilton Official Plan (“UHOP”) and *Community Institutional “I2” Zone* in the Hamilton Zoning By-law 05-200. The proposed development of 2-storey Street Townhouses (Freehold and Condominium) is consistent with both the Official Plan and Zoning By-law and are the subject of applications for Draft Plan of Subdivision, Site Plan Approval, and Draft Plan of Condominium. There are however, minor variances required for provisions concerning the lot area for the interior units, as well as setbacks for only four lots in the proposed development due to a required cul-de-sac design of Jellicoe Court.

The Contextual Site Plan contained in this submission package was the result of ongoing dialogue with City Planning Staff and was approved at the Planning Committee on August 10, 2021.

### **The Proposal**

The proposal consists of seven (7) blocks, of which six (6) will consist of 34 Freehold Street Townhouses units, and one (1) condominium block containing 49 Street Townhouses units, for a total of 83 units. All townhouse buildings will have a depth of 12.625m and width of 6m, and will be approximately 1350 square feet in size and contain three bedrooms. The condominium block (Block 7 of the Draft Plan) will require a U-shaped private road to provide access to the units and will have two access points on Vickers Road.

### **Minor Variance**

The proposal has been the subject of several Zoning Reviews by a City Zoning Examiner. The most recent Zoning Review is included in this submission. Based on the results of the review, the following variances are being sought:

1. **[Provision 8.2.3.5(a)(i)]** Reduce the Lot Area of an Interior Unit from 165 square metres to 152 square metres, for all Interior Units within Blocks 1-5, and 7 of the proposed development;

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**PLANNING | DEVELOPMENT | PROJECT MANAGEMENT | URBAN DESIGN**

**20 Leslie Street, Suite 121, Toronto, Ontario M4M 3L4**  
**126 Catharine Street, Hamilton, Ontario L8R 1J4**  
**Office: (416) 693-9155 Fax: (416) 693-9133**  
**[tbg@thebiglierigroup.com](mailto:tbg@thebiglierigroup.com)**

2. **[Provision 8.2.3.5(a)(i)]** Reduce the Lot Area of an Interior Unit from 165 square metres to 147 square metres, for two units within Block 6 of the proposed development (see Contextual Site Plan);
3. **[Provision 8.2.3.5(c)(ii)]** Reduce the front yard setback from a front lot line to an attached garage from 5.8m to 4.8m, for units in Block 6;
4. **[Provision 5.1(c)(i)]** Permit a required parking space within an attached garage to be 4.8m from a street line where 5.8m is required (applies to the same units within Block 6);

### **Analysis of the 4 Tests under the Section 45(1) of the Planning Act**

#### **Variance 1** (Reduced the Lot Area of all Interior Units – Block 7)

Based on the proposed building length of 12.625m, plus the minimum 5.8m front yard and 7.0m rear yard, the total lot depth is proposed to be 25.425m for all interior units within Block 7. This results in a lot area of 152.55 square metres, however, it does not reduce the required front or rear yards. In doing so, the only reduction that results from this variance is to the size of the dwelling which is unnoticeable to residents and visitors. The proposed dwellings will also maintain a 3-bedroom layout over 2-storeys and are 1,350 square feet in size. Therefore, there are no negative impacts as a result of granting this variance.

The proposed variance meets the intent of the Official Plan and Zoning By-law as it maintains an appropriate area for parking of vehicles in the front yard, as well as ample space for landscaping and attractive streetscape. At the rear of the property, the minimum required rear yard is maintained and therefore provides an appropriate amount of private amenity area for the homes regardless of the overall lot size. Given that the minor change in lot area and as described above results only in a slightly reduced building footprint and GFA, the proposed variance is desirable for the neighbourhood and is minor in nature.

#### **Variance 2** (Reduced the Lot Area of all Interior Units – Block 6)

Like Variance 1, the proposed reduction in lot area for Interior Units within Block 6 maintains ample area for rear yard private amenity, as well as space for the parking of vehicles in the garage and on the proposed driveway. The reason for the additional reduction in lot area for two units within Block 6 is the existence of an otherwise invisible curved front lot line. Jellicoe Court terminates at the southern end of the property, and through the application process it was determined that a revised design for the cul-de-sac would be required and that the sliver of land reserved for a larger bulb was deemed necessary by City staff. Despite this technicality, there is sufficient space to park a vehicle on the driveway without impeding pedestrian movement on the proposed sidewalk, and it will not impact the ability for a resident to access or park within their garage. Furthermore, the alternative to comply with this provision would require a staggering of the blocks which is undesirable from an Urban Design and streetscape perspective, and creates further issues and potential variances for this and other blocks if the buildings were to be shifted further back from the front lot line.

For these reasons and the reasons provided under Variance 1, the proposed variance meets the intent of the Official Plan and Zoning By-law to maintain sufficient space for parking and landscaping, and to create an attractive streetscape, as well as ample space for rear yard private amenity. It is also desirable for the neighbourhood and is minor in nature.

#### **Variance 3** (Reduced Front Yard Setback to Attached Garage – Block 6)

The variance to permit a reduced setback of 4.8m from a front lot line to an attached garage for the units within Block 6 is a direct result of the above-mentioned cul-de-sac design. As stated above, the 4.8m is from the nearest point along a curved front lot line that is invisible in the real world. There is ample space for parking of vehicles, access to the garage, and front yard landscaping. Furthermore, the requested reduction will maintain a consistent streetscape and setback to the proposed buildings along Jellicoe Court which creates a more attractive streetscape.

For these reasons, the proposed variance meets the intent of the Official Plan and Zoning By-law to maintain sufficient space for parking and landscaping, and to create an attractive streetscape. It is also desirable for the neighbourhood and is minor in nature.

**Variance 4** (Reduced Setback to a Required Parking Space – Block 6)

For the same reasons as discussed above under Variances 2 and 3, the reduction in the front yard setback to the garage requires a reciprocating variance to provision 5.1(c)(i) to allow a required parking space within the garage to be 4.8m from the front lot line. Given that this variance is tied to Variance 3, it too meets the intent of the Official Plan and Zoning By-law, is desirable, and is minor in nature.

**Submission Items**

In support of the request for Formal Pre-consultation, please find enclosed the following:

- Two (2) copies of the Contextual Site Plan, prepared by The Biglieri Group Ltd.;
- One (1) full sized copy of the Plan of Survey;
- One (1) copy of the completed application form for Minor Variance;
- One (1) cheque in the amount of \$3,320.00, made payable to the City of Hamilton for the Minor Variance application fee.

We trust that you will find the enclosed documentation satisfactory. However, should you require any additional information or further clarification, please do not hesitate to contact the undersigned.

Respectfully,  
THE BIGLIERI GROUP LTD.



Mike Pettigrew, B.U.R.P.I.  
Senior Planner