

November 10, 2021

File No: 17035

Jamila Sheffield  
Secretary-Treasurer  
City of Hamilton  
Committee of Adjustment  
71 Main Street West, 5th Floor  
Hamilton, ON  
L8P 4Y5

Dear Ms. Sheffield:

**RE: 310 Frances Avenue, Stoney Creek  
SC/A-21:346– RECIRCULATION of Tabled Application**

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GSP Group Inc. respectfully requests the rescheduling of the above referenced application to the December 9<sup>th</sup> Committee of Adjustment date. Enclosed is the required recirculation fee and additional information.

The following variances are requested to the “MUC-4” Zone Regulations. Changes to the initial request is bolded:

- 1) Notwithstanding Section 8.8.3 (n) 1., parking shall be provided at a ratio of 1.25 spaces per dwelling unit for residential uses, whereas the By-Law requires 1.5 spaces per dwelling unit;
- 2) Notwithstanding Section 8.8.3 (l), a minimum 36% Landscaped Open Space shall be provided across the entire site. A portion shall also constitute the following:
  1. A landscape strip having a minimum width of 5 metres shall be provided adjacent to any street, ~~except abutting parking space where a minimum width of 3 meters shall be provided.~~ Walkways and drive isles may be permitted **within** a landscape strip **may also include the following: Servicing structures and fixtures, i.e. catch basins, manholes, valve boxes etc., Existing and proposed transformers, Traffic control signs, i.e. stop, one-way, fire route etc., Light standards and fixtures, Armour stone landscape walls , Site and maintenance accesses and Rain Gardens and Infiltration (clear stone) Galleries to encourage ground water recharging and reduce irrigation.**

2. A landscape strip having a minimum width of at least 9 metres shall be provided adjacent to every portion of any lot line that abuts any zone other than a commercial or industrial zone, except ~~3.5 metres~~ **6.0 meters** shall be provided adjacent to the southern lot lines abutting any zone other than a commercial or industrial zone. Walkways and drive isles may be permitted **within** a landscape strip **and landscaped open space may also include the following: Servicing structures and fixtures, i.e. catch basins, manholes, valve boxes etc., Existing and proposed transformers, Traffic control signs, i.e. stop, one-way, fire route etc., Light standards and fixtures, Armour stone landscape walls , Site and maintenance accesses and Rain Gardens and Infiltration (clear stone) Galleries to encourage ground water recharging and reduce irrigation.**
- 3) Notwithstanding Section 8.8.2, accessory apartment uses, which may include amenity, fitness, meeting, bike/vehicle parking, lobbies and mail shall be permitted on the ground floor; and
- 4) Notwithstanding 8.8.3 (j), the minimum required amenity area per unit shall be 8.8m<sup>2</sup> for one bedroom units and 8.8m<sup>2</sup> for two bedroom units, from 18m<sup>2</sup> and 53m<sup>2</sup> respectively.

**To simplify the Minor Variances expressed above, please refer to Section 1.1 of the November 2021 ADDENDUM – Planning Response SC/A-21:346 which outlines the amendments needed to the Notice of Public Hearing, dated October 5th 2021, prepared by the Committee of Adjustment.**

In support of the recirculation of the Minor Variance application, please find enclosed the following:

- One (1) copy of the MV Site Plan SP1;
- One (1) copy of the Ground Level Plan A202;
- One (1) copy of the Preliminary Grading Plan and accompanying LanHack/Lamarre Ltr.
- One (1) copy of the Addendum Planning Response November 2021; and
- One (1) cheque made payable to the “City of Hamilton” for \$275.00.

We trust all documents attached will be circulated to the appropriate departments and outside agencies. If you have any questions or require any additional information, please do not hesitate to contact me at 289-778-1430 or via email at sknoll@gspgroup.ca.

Yours truly

**GSP Group Inc.**



Sarah Knoll, BES, MCIP, RPP  
Associate – Senior Planner

cc. NHDG (Waterfront) Inc.