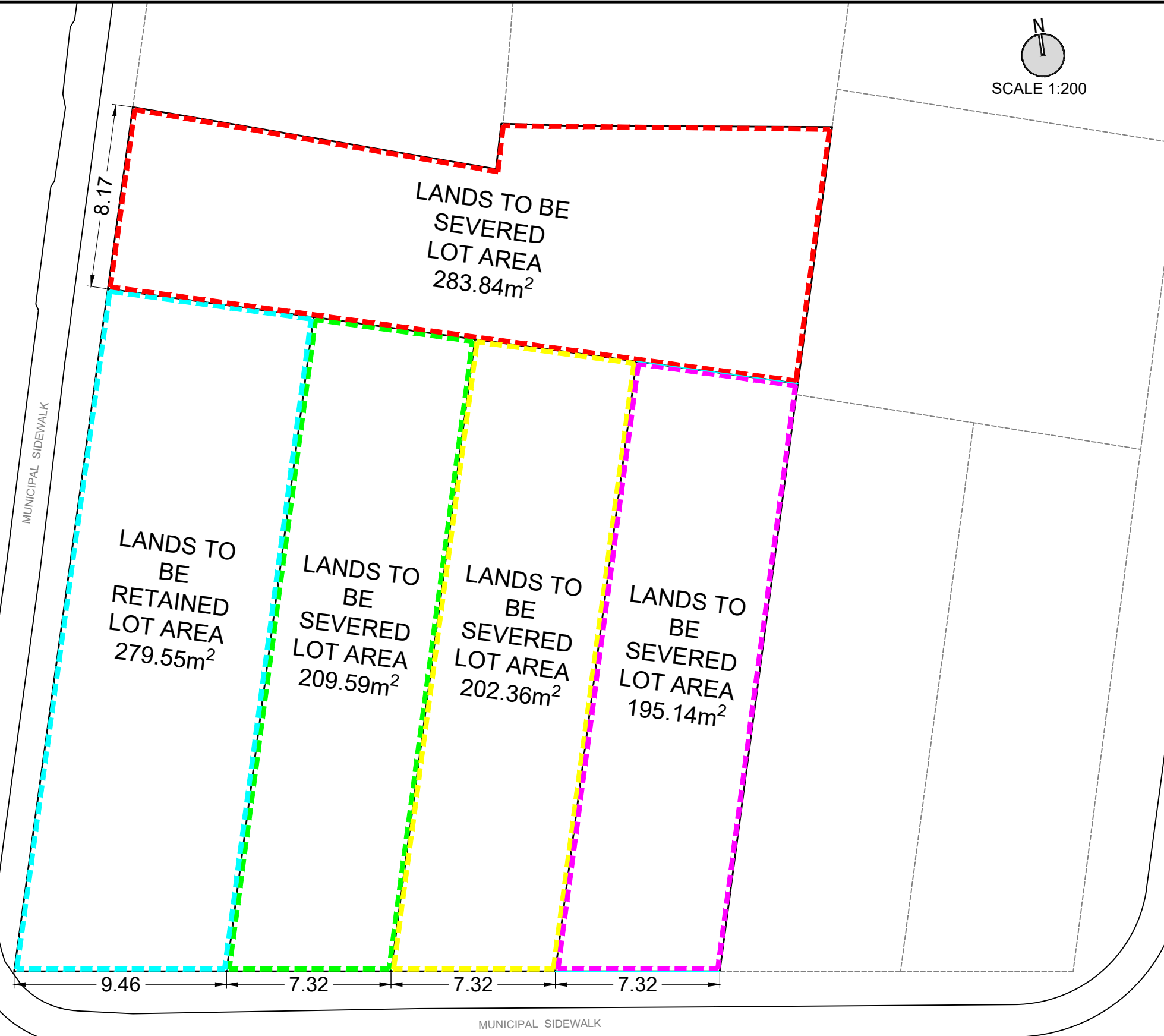
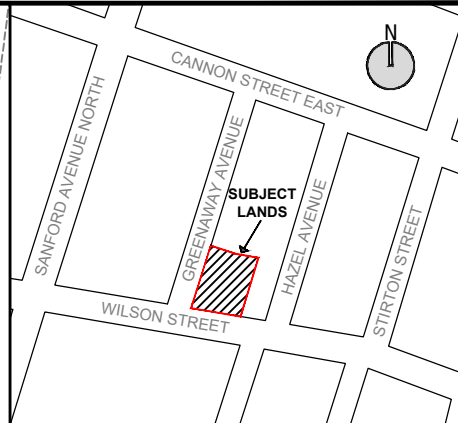


GREENAWAY AVENUE



N
SCALE 1:200



KEY MAP - N.T.S.

SCALE 1:200
METRES
0 5 10 20 30 40 50

- LEGEND**
- SUBJECT LANDS
 - LANDS TO BE SEVERED
 - LANDS TO BE SEVERED
 - LANDS TO BE SEVERED
 - LANDS TO BE SEVERED
 - LANDS TO BE RETAINED

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

NOTES:
ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DESIGN BY: J. STANLEY	CHECKED BY: S. MCKAY
DRAWN BY: J. STANLEY	DATE: JULY 18, 2022

URBAN SOLUTIONS
PLANNING & LAND DEVELOPMENT
3 STUDEBAKER PLACE, UNIT 1
HAMILTON, ON L8L 0C8
905-546-1087 - urbansolutions.info

PROJECT:
CIELO RESIDENTIAL INC.
575 WILSON STREET
CITY OF HAMILTON

TITLE:
MASTER PLAN SKETCH

U/S FILE NUMBER: 456-22	SHEET NUMBER: 1
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WILSON STREET



July 22, 2022

456-22

Via Delivered & Email

Ms. Jamila Sheffield
Secretary-Treasurer, Committee of Adjustment

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

Dear Ms. Sheffield,

**RE: 575 Wilson Steet, Hamilton ON
Minor Variance and Consent to Sever Application**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) has been retained to act as the authorized planning consultant for Cielo Residential Inc. for the lands municipally known as 575 Wilson Street, Hamilton (Subject Lands). Please accept the enclosed three (3) Application for Consent to Sever and One (1) Minor Variance of the subject lands on their behalf.

The Subject Lands are currently a vacant parking lot and located on the North East corner of Wilson Street, and Greenaway in the City of Hamilton. The lands are designated *Neighbourhoods* on Schedule E-1 – Urban Land Use Designation in the Urban Hamilton Official Plan. The lands are currently *Zoned Urban Residential – One and Two Family Dwelling, Etc. (D)* in the former Hamilton Zoning By-law 6593.

Purpose of these Applications

The purpose of the Consent to Sever applications is to sever an existing 1170.47m² parcel with a lot frontage of 31.42m into five (5) separate parcels. The lands to be retained for the first severance are proposed to have a lot area of 886.64m² and a frontage of 31.42m. The lands to be severed (1) will have a lot area of 283.84m² and a frontage of 8.17m. The lands to be retained for the second severance will have proposed areas of 489.14m² and 195.14m² respectively and have frontages of 16.78m and 7.32m. In addition, the lands to be severed (2) for the second application will have a lot area of 202.36m² with a frontage of 7.32m. The lands to be retained for the third application will have an area of 279.55m² and a frontage of 9.46m. The lands to be severed (3) for the third application will have and area of 209.59m² and a frontage of 7.32m. The proposed severances are illustrated on the enclosed Committee of Adjustment Sketches.

The application represents good land use planning and satisfies Section 53(1) of *The Planning Act*, R.S.O. 1990, as amended, as a plan of subdivision is not necessary for the proper and orderly development of the subject lands.

The purpose of the Minor Variance application is to address the nonconformities created by the severance applications. To facilitate the severances, the following variances are required:

1. To permit a minimum frontage of 7.25 metres, whereas 12.00 metres is required.
2. To permit a minimum lot area of 190.00 metres squared, whereas 360.00 metres squared is required.

Section 45(1) of *The Planning Act*, R.S.O, 1990, as amended, requires any Minor Variance application to satisfy four tests. The proposed severance allows the property to accommodate five new residential dwellings, representing appropriate infill for the site and supporting the 'Neighbourhoods' land use designation attributed to the site. As such, the proposed variances satisfy the four-tests contained within Section 45(1) of *The Planning Act* as they conform to the Urban Hamilton Official Plan, and the changes to the Former Hamilton Zoning by-law 6593 are minor in nature and represent good land use planning.

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

- Three (3) completed and signed Consent to Sever application forms;
- One (1) completed and signed Minor Variance application form;
- Three (3) Severance Sketches prepared by UrbanSolutions;
- One (1) Minor Variance Sketch outlining the proposed Minor variances, prepared by UrbanSolutions;
- One (1) Master Plan Sketch, prepared by UrbanSolutions;
- Three (3) cheques in the amount of **\$2,985.00** each, made payable to the City of Hamilton; and
- One (1) cheque in the amount of **\$3,465.00**, made payable to the City of Hamilton.

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

Kind Regards,
UrbanSolutions


Matt Johnston, MCIP, RPP
Principal


James Stanley, BA (Hons)
Planning Technician

cc: Ryan Kotar, Cielo Residential Inc.