



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221, 3935

E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING
Minor Variance

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

APPLICATION NO.:	HM/A-22:383	SUBJECT PROPERTY:	174 OTTAWA STREET N, HAMILTON
ZONE:	"C5a" (Mixed-Use Medium Density)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended

APPLICANTS: Owner: Indwell Community Homes c/o Sylvia Harris
Agent: T. Johns Consulting Group Ltd. c/o Katelyn Gillis

The following variances are requested:

1. A rear yard setback of 0.0m shall be provided instead of the minimum required 7.5m rear yard setback.
2. A side yard setback of 0.0m shall be provided instead of the minimum 7.5m side yard setback required to be provided where a side lot line abuts a lot containing a residential use.
3. An enclosed access to a rooftop patio shall be located a minimum 2.0m from the exterior walls of the storey beneath whereas the by-law requires an enclosed access to be a minimum 3.0m from the exterior walls of the storey beneath.
4. One (1) parking space shall be permitted between the building façade and the front lot line whereas the by-law prohibits parking spaces lot be located between the building façade and a front lot line.
5. A minimum of 50% of the area of the ground floor façade facing the street shall be comprised of doors and windows whereas the by-law requires a minimum 60%.
6. A parking space shall be located 2.4m from a street line whereas the by-law requires parking spaces to be a distance of at least 3.0m from a street line.
7. No planting strip shall be provided between the street line and a parking space whereas the by-law requires a minimum 3.0m wide planting strip to be provided between parking spaces and a street.
8. An aisle width of 2.4m shall be provided whereas a minimum aisle width of 6.0m is required abutting a parking space.

PURPOSE & EFFECT: To permit the construction of a four (4) storey, mixed-use development in accordance with Site Plan Control Application DA-21-162.

Notes:

- i. These variances are necessary to facilitate site plan control application DA-21-162.

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

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

DATE:	Thursday, January 19, 2023
TIME:	3:10 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	2nd floor City Hall, room 222 (see attached sheet for details), 71 Main St. W., Hamilton
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

For more information on this matter, including access to drawings illustrating this request and other information submitted:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935

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, calling in, or attending in person. Please see attached page for complete instructions, including deadlines for registering to participate virtually and instructions for check in to participate in person.



Subject Lands

DATED: January 3, 2023

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, and may include posting electronic versions.



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PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing or via email in advance of the meeting. Comments can be submitted by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon two days before the Hearing.**

Comment packages are available two days prior to the Hearing and are available on our website: www.hamilton.ca/committeeofadjustment

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners must register by noon the day before the hearing to participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

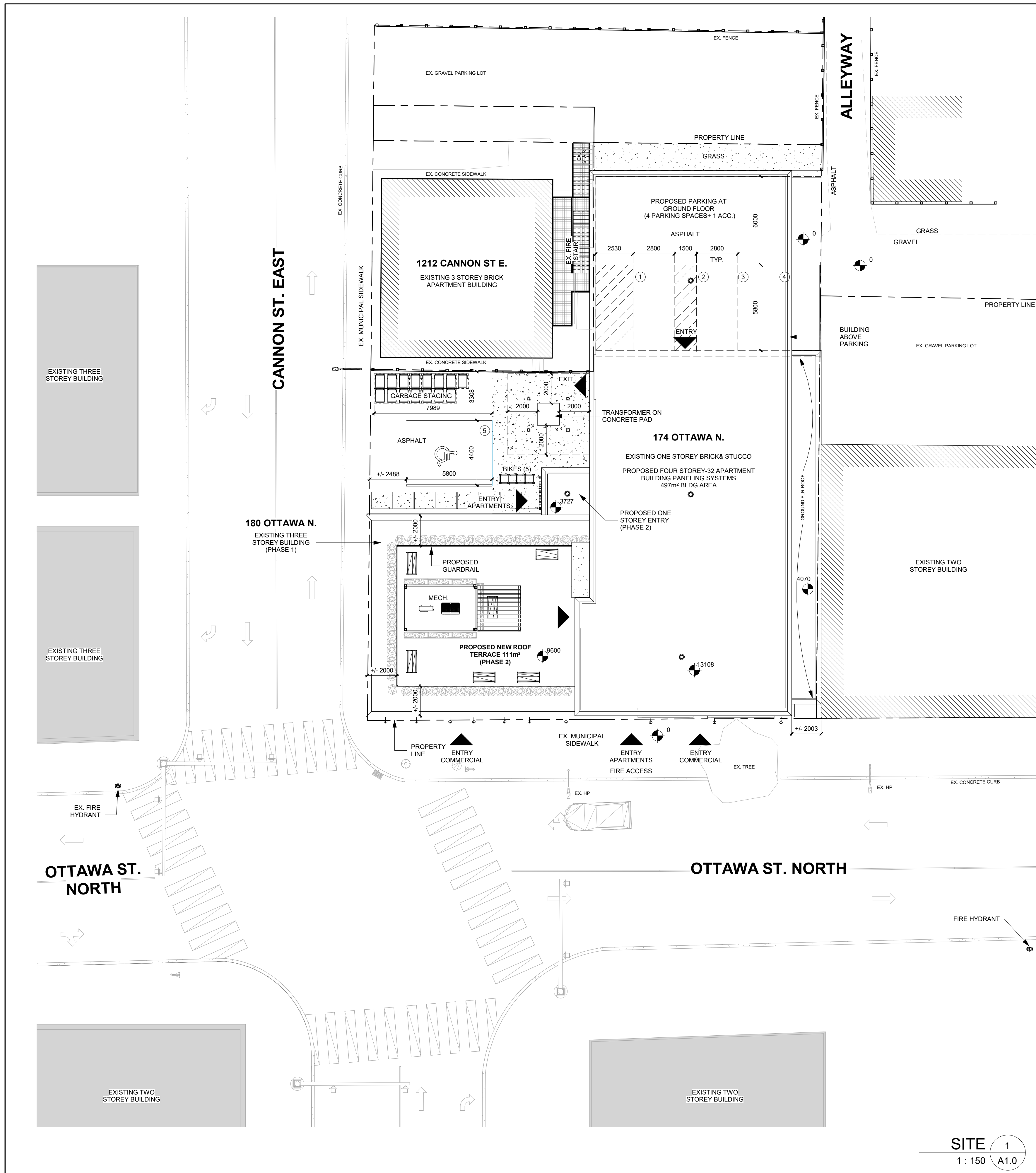
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person must sign in at City Hall room 222 (2nd floor) no less than 10 minutes before the time of the Public Hearing as noted on the Notice of Public Hearing.

We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221.

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.

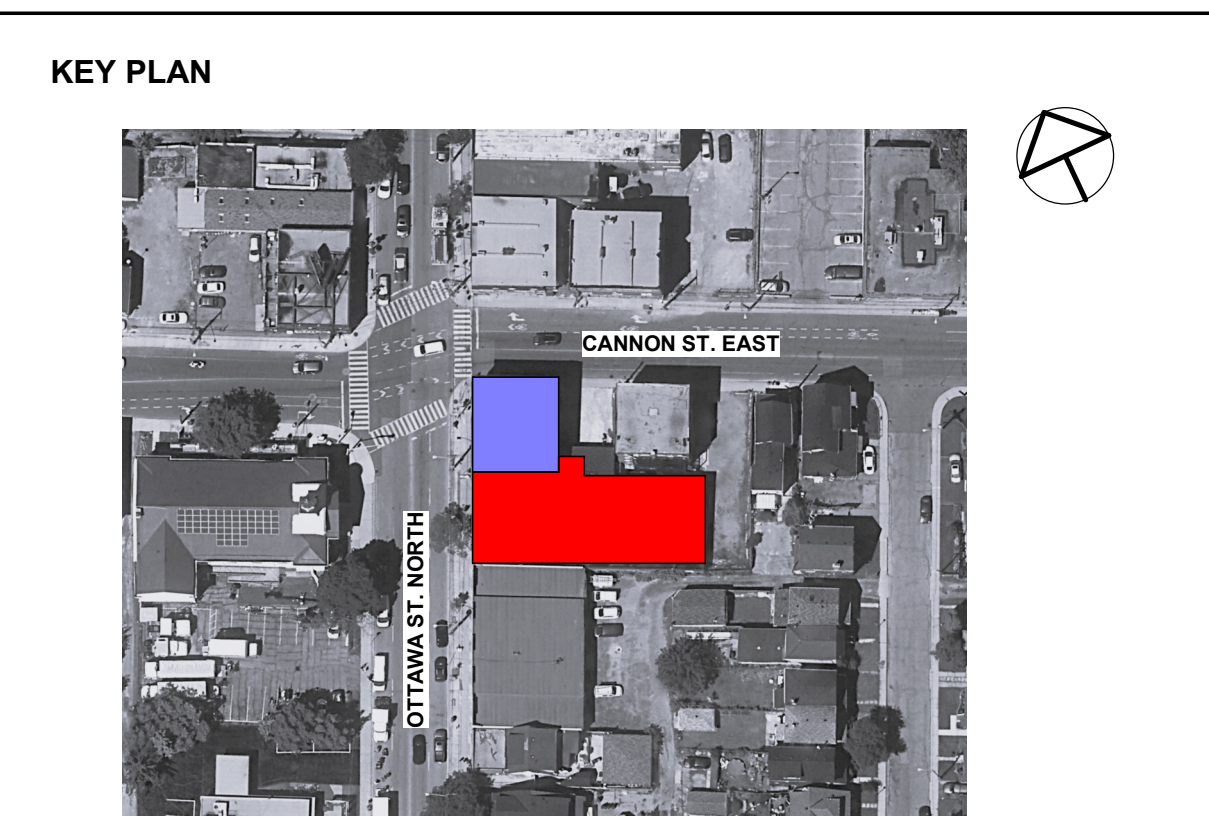


SITE STATS

180 OTTAWA ST N.	174 OTTAWA ST N.
- SITE AREA: 358.78m ²	- SITE AREA: 597.61m ²
- (E) BUILDING AREA: 207.94m ²	- (E) BUILDING AREA: 602.03m ²
- TOTAL GFA: 623.81m ²	- TOTAL GFA: 2,408.14m ²
(E) GFA: 623.81m ²	(E) GFA: 602.03m ²
(N) GFA: 0m ²	(N) GFA: 1,806.10m ²
- TOTAL UNITS: 12 (2BF)	- TOTAL UNITS: 33(9BF)
- LOT FRONTAGE: 15.24m	- LOT FRONTAGE: 15.19m

PARKING

- 5 PARKING SPACES (1BF)



UNDERTAKING

RE: 174 Ottawa Street N, Hamilton File No. -

I, (We) _____ the owner(s) of the land, hereby undertake and agree without reservation.

(a) To comply with all the content of this plan and drawings and not to vary therefrom;

(b) To perform the facilities, works or matters mentioned in Section 41(7)(a) of the Planning Act shown on this plan and drawings(s) in accordance with the conditions of approval as set out in the Letter of Approval dated _____;

(c) To maintain to the satisfaction of the City and at my (our) sole risk and expense, all of the facilities, works or matters mentioned in Section 41(7)(b) of the said Act, shown in this plan and drawing, including removal of snow from access ramps and driveways, parking and loading areas and walkways;

(d) That the Owner agrees to physically affix the municipal number or full address to the buildings or on a sign in accordance with the City's sign By-Law, in a manner that is visible from the street;

(e) In the event that the Owner does not comply with the plan dated _____, the owner agrees that the City may enter the land and do the required works, and further the Owner authorizes the City to use the security filed to obtain compliance with this plan.

(f) Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may on occasion interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of Environment Conservation and Parks.

(g) This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the City of Hamilton and the Ministry of Environment Conservation and Parks.

(h) Purchasers/tenants are advised that due to the proximity of the industrial/commercial facilities nearby, sound from these facilities may at time be audible and the operators may change in the future.

(i) The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada. The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

(j) The owner shall complete to the satisfaction of the Director of Engineering of the City of Hamilton and Canada Post:

a) include on all offers of purchase and sale, a statement that advises the prospective purchaser:

i) that the home/business mail delivery will be from a designated Centralized Mail Box.

ii) that the developers/owners be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales.

b) the owner further agrees to:

i) work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision.

ii) install a concrete pad in accordance with the requirements of and in locations to be approved by Canada Post to facilitate the placement of Community Mail Boxes

iii) identify the pads above on the engineering servicing drawings. Said pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision.

iv) determine the location of all centralized mail receiving facilities in co-operation with Canada Post and to indicate the location of the centralized mail facilities on appropriate maps, information boards and plans.

v) Maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations.

c) Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail facility (Lock Box Assembly) at their own expense (less than 100 units will require a front loading Lock Box Assembly & more than 100 units will require a rear loading Lock Box Assembly which will require a mail room) will be in affect for buildings and complexes with a common lobby, common indoor or sheltered space.

(K) Caution: Notwithstanding current surface conditions, the property has been determined to be an area of archaeological potential. Although an archaeological assessment is not required by the City of Hamilton, the proponent is cautioned that during development activities, should deeply buried archaeological materials be found on the property the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) should be notified immediately (416-212-8886). In the event that human remains are encountered during construction, the proponent should immediately contact both MHSTCI and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-212-7499).

Dated this _____ day of _____ 2022

Witness (signature) _____ Owner(s) (signature) _____

Witness (print) _____ Owner(s) (print) _____

Address of Witness _____

MIXED USE MEDIUM DENSITY - PEDESTRIAN FOCUS (M2) ZONE SECTION 10.5.4 OF THE CITY OF HAMILTON COMPREHENSIVE ZONING BY-LAW OF 2000

PROVISIONS	REQUIRED	PROPOSED	CONFORMITY
PERMITTED USES 10.5.4.1	DWELLING UNITS IN CONJUNCTION WITH A COMMERCIAL USE	DWELLING UNITS IN CONJUNCTION WITH A COMMERCIAL USE	YES
MAX. BUILDING SETBACK FROM A STREET LINE 10.5.4.3	3.0m FOR THE FIRST STOREY, EXCEPT WHERE A VISIBILITY TRIANGLE IS REQUIRED FOR A DRIVEWAY SETBACK	0.0m	YES
MIN. REAR YARD 10.5.4.3.1	7.5m	0.0m	NO
MIN. SIDE YARD 10.5.4.3.2	7.5m ABUTTING A RESIDENTIAL OR INSTITUTIONAL ZONE OR LOT CONTAINING A RESIDENTIAL USE	N/A ABUTTING CS4 ZONE	N/A
MIN. FACADE HEIGHT 10.5.4.3.4	7.5m FOR ANY PORTION OF A BUILDING ALONG A STREET LINE	12.5m	YES
MAX. BUILDING HEIGHT 10.5.4.3.5	ANY BUILDING HEIGHT ABOVE 11.0m MAY BE EQUIVALENTLY INCREASED AS THE YARD INCREASES BEYOND THE MINIMUM YARD REQUIREMENTS WHEN ABUTTING A RESIDENTIAL OR INSTITUTIONAL ZONE TO A MAX. OF 22.0m.	N/A ABUTTING CS4 ZONE	N/A
ROOFTOP AMENITY AREA 10.5.4.3.6(a)-(b)	THE WHOLLY ENCLOSED OR PARTIALLY ENCLOSED STRUCTURE BELONGING TO AN AMENITY AREA, OR PORTION OF A BUILDING, DESIGNED TO PROVIDE ACCESS TO A ROOFTOP AMENITY AREA SHALL BE SETBACK A MINIMUM OF 3.0 METRES FROM THE EXTERIOR WALLS OF THE STOREY DIRECTLY BEHEREAFTER.	2.0m FROM EXTERIOR WALL BELOW	NO
ROOFTOP AMENITY AREA 10.5.4.3.6(a)-(c)	THE WHOLLY ENCLOSED OR PARTIALLY ENCLOSED STRUCTURE BELONGING TO AN AMENITY AREA, OR PORTION OF A BUILDING, DESIGNED TO PROVIDE ACCESS TO A ROOFTOP AMENITY AREA SHALL NOT BE GREATER THAN 3.0 METRES IN VERTICAL DISTANCE FROM THE UPERMOST POINT OF THE ROOFTOP ENCLOSURE.	N/A - ROOFTOP OF 180 OTTAWA ST N IS LOWER THAN THE PROPOSED 174 OTTAWA ST N BUILDING	N/A
BUILT FORM - NEW DEVELOPMENT			
ROOFTOP MECHANICAL 10.5.4.3.7	LOCATED AND/OR SCREENED FROM VIEW OF ABUTTING STREET	6' PRIVATE FENCE PROVIDED AT ROOFTOP TERRACE	YES
MIN. GROUND FLOOR FACADE FOR A CORNER LOT 10.5.4.3.8(i)-(ii)	≥ 50% OF ALL LOT LINES ALONG A STREETLINE. OTTAWA ST N = 30.435m CANNON ST E = 23.715m TOTAL = 54.15m (≥ 20.075m)	44.035m (81.3%)	YES
PARKING SPACES 10.5.4.3.9(i)-(v)	SHALL NOT BE PERMITTED BETWEEN BUILDING FACADE AND FRONT AND REAR LOT LINE	1 BF SPACE LOCATED BETWEEN BUILDING FACADE AND FRONT LOT LINE	YES
PRINCIPAL ENTRANCE 10.5.4.3.10(i)-(ii)	MIN. ONE TO BE PROVIDED WITHIN GROUND FLOOR FACADE THAT IS SET BACK CLOSEST TO A STREET AND BE ACCESSIBLE FROM THE BUILDING FACADE WITH DIRECT ACCESS FROM PUBLIC SIDEWALK	PRINCIPAL ENTRANCE WITHIN GROUND FLOOR FACING OTTAWA ST N WITH DIRECT ACCESS FROM SIDEWALK	YES
MIN. AREA COMPOSED OF DOORS AND WINDOWS 10.5.4.3.11(i)	60% OF THE AREA OF THE GROUND FLOOR FACADE FACING THE STREET	51%	NO
FIRST STOREY HEIGHT 10.5.4.3.12	MIN. 3.6m MAX. 4.5m	3.6m	YES
AMENITY AREA 10.5.4.3.13(i)	4m ² PER DWELLING UNIT 50m ² OR LESS + 32 UNITS + 4 + 128m ²	192m ²	YES
AMENITY AREA 10.5.4.3.13(ii)	AN AMENITY AREA LOCATED OUTDOORS SHALL BE UNOBSTRUCTED AND SHALL BE AT OR ABOVE THE SURFACE, AND EXPOSED TO LIGHT AND AIR	150m ² OF OUTDOOR AMENITY AREA UNDER A PERGOLA, NOT PART OF REQUIRED MIN. AMENITY	YES
PARKING - SECTIONS			
PARKING LOCATION 5.1.4(i)	REQUIRED PARKING FACILITIES SHALL BE ON THE SAME LOT AS THE USE REQUIRING PARKING.	5 PARKING SPACES ON SITE. 4 PARKING SPACES OFF-SITE VIA CASH-IN-LIEU	YES
PARKING LOCATION 5.1.4(i)-(ii), 5.1.4(i)-(iii)	SHALL NOT BE LOCATED WITHIN 3.0 METRES OF A STREET LINE.	PARKING IS 2.4m FROM CANNON ST E.	NO
PARKING LOCATION 5.1.4(i)-(iii)	SHALL PROVIDE A 3.0 METRE WIDE PLANTING STRIP BEING REQUIRED AND PERMANENTLY MAINTAINED BETWEEN THE STREET LINE AND THE SAID PARKING SPACES OR AISLE.	NO PLANTING STRIP PROPOSED.	NO
PARKING LOCATION 5.1.4(i)-(iv)	REQUIRED PARKING WITH THE EXCEPTION OF VISITOR PARKING SHALL NOT BE LOCATED BETWEEN THE FACADE AND THE FRONT LOT LINE.	PROPOSED PARKING BETWEEN FACADE AND CANNON ST E STREETLINE	NO
INGRESS/EGRESS 5.2.1	NO PARKING SHALL BE WITHIN THE REQUIRED FRONT YARD OR WITHIN 3M OF A STREET LINE. ALL PARKING SHALL HAVE ADEQUATE MEANS OF INGRESS OR EGRESS.	NO VISITOR PARKING PROPOSED.	NO
MINIMUM AISLE WIDTH 5.2.1	ANY PARKING LOT SHALL PROVIDE EGRESS IN A FORWARD MOTION ONLY. 90 DEGREE PARKING = 6m	6m WIDE AISLE PROVIDED AT REAR.	YES
MIXED USE RESIDENTIAL PARKING SPACES - UNITS LESS THAN 50.0m ² 5.6	MIN. 0.3 PER UNIT MAX. 1.25 PER UNIT = 33 UNITS x 0.3 = 9 SPACES	1m AISLE PROVIDED BETWEEN CANNON ST E AND BF SPACE	NO
MIN. PARKING SPACES - RETAIL 5.6	<450.0m ² = 0 SPACES PROPOSED RETAIL GFA: 102m ² = 0 SPACES	5 SPACES ON SITE 4-SPACES CASH-IN-LIEU	YES
MIN. PARKING SPACE SIZE 5.2.8(i)-(ii)	2.8m x 5.8m	2.8m x 5.8m	YES
MIN. BARRIER FREE PARKING SPACES 5.5.4	WHERE 1-49 PARKING SPACES ARE REQUIRED, MIN. 1 BARRIER FREE SPACE REQUIRED	1 BF SPACE	YES
MIN. BARRIER FREE PARKING SPACE SIZE 5.2.1	4.4m x 5.8m	4.4m x 5.8m	YES
BICYCLE PARKING - SHORT TERM 5.7.1	MULTIPLE DWELLING: 5 SPACES COMMERCIAL (RETAIL): 0 SPACES FOR RETAIL W/ LESS THAN 450m ²	5 SPACES	YES
BICYCLE PARKING - LONG TERM 5.7.4	MULTIPLE DWELLING: 0.5 SPACES PER DWELLING UNIT 33 x 0.5 = 16 SPACES	0 SPACES	YES

INVIZIJ
Architects Inc.
185 YOUNG STREET,
HAMILTON, ON L8B 1V9
T: 905 525 9000 | invizij.ca

PROJECT NAME:
INDWELL 174 OTTAWA NORTH

PROJECT ADDRESS:
174 OTTAWA ST. NORTH, HAMILTON, ON.

PROJECT NO.:
21037

DRAWING TITLE:
SITE PLAN

DRAWN BY:
CA

CHECKED BY:
EC

DATE:
04/04/22

SCALE:
As indicated

DRAWING NO.:
A1.0

PROJECT NORTH
TRUE NORTH

DO NOT SCALE DRAWING. DIMENSIONS ARE TO BE CHECKED AND VERIFIED BY THE CONTRACTOR ON SITE.

ALL DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN WHOLE OR IN PART IS STRICTLY FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS COUNTERSIGNED BY INVIZIJ ARCHITECTS INC.

PLOTTED: 11/09/2022, 13:42:28

GENERAL NOTES:
1. FIRE RATED WALLS ASSEMBLIES ARE TO BE CONSTRUCTED AS CONTINUOUS FIRE SEPARATIONS AND TO BE TERMINATED AT INTERSECTION WITH ANOTHER FIRE SEPARATION OR A RATED MATERIAL. ALL PENETRATIONS TO BE SEALED W/FIRE STOP SEALANT AS REQUIRED.
2. REFER TO LIFE SAFETY DRAWING FOR LOCATION OF FIRE SEPARATIONS. ALL OPENINGS WITHIN A RATED ASSEMBLY ARE TO BE RATED OR PROTECTED OPENINGS.

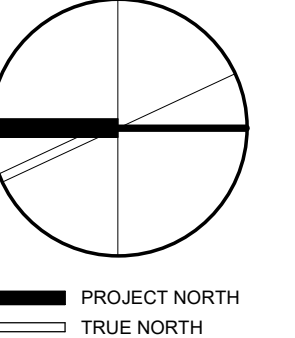
--- LINE DENOTES APARTMENT COMPARTMENTALIZATION AIR CONTROL LAYER.

NOTES

- C-01 NOT USED
- C-02 REFER TO DRAWING A0.2 FOR FIRE RESISTANT RATED ENCLOSURES FOR STEEL COLUMNS
- C-03 NOT USED
- C-04 RECESSED ELECTRICAL PANEL REFER TO ELECTRICAL
- C-05 FIRE ALARM ANNUNCIATOR PANEL. REFER TO ELEC.
- C-06 FIRE DEPT. SIAMESE CONNECTION
- C-07 MAILBOXES
- C-08 INTERCOM
- C-09 RATED SERVICE SHAFT
- C-10 ELEVATOR PIT LADDER
- C-11 MECHANICAL ELEMENT CW SUPPORT FRAMING. REFER TO MECH. & STRUCT.
- C-12 ROOF DRAIN. REFER TO MECH DWG.
- C-13 NOT USED
- C-14 ROOF SCUPPER
- C-15 ROOF WALKWAY. DIFFERENT COLOURED CAP SHEET TO BE USED TO DISTINGUISH WALKWAY FROM ROOF.
- C-16 INSULATED ROOF ACCESS HATCH. SIZE 1220x1220
- C-17 T/O ELEVATOR SHAFT.
- C-18 WASHERS AND DRYERS SUPPLIED & INSTALLED BY OWNER
- C-19 LAUNDRY SINK. REFER TO MECH.
- C-20 NOT USED
- C-21 NOT USED
- C-22 NOT USED
- C-23 PRE-FABRICATED SHOWER/TUB ENCLOSURE. REFER TO MECH.
- C-24 EXPOSED PIPES TO BE FURRED OUT (TYP.) COORDINATE W/ MECHANICAL.
- C-25 FOOT GRILLE
- C-26 WALL MOUNTED HEATER
- C-27 WALL MOUNTED VRF UNIT. REFER TO MECHANICAL (TYP.)
- C-28 SHELF & SST ROD.
- C-29 WALL MOUNTED ELEC. HEATER. REFER TO ELEC.
- C-30 NOT USED
- C-31 STEEL BEAM ABOVE. REFER TO STRUC. REFER TO DWG 8/A0.2 FOR FIRE PROTECTION.
- C-32 STEEL COLUMN. REFER TO STRUC. REFER TO DWG 8/A0.2 FOR FIRE PROTECTION.
- C-33 NOT USED
- C-34 ROOF ACCESS HATCH AND LADDER CW EXTENDABLE LADDER UP SAFETY POST.

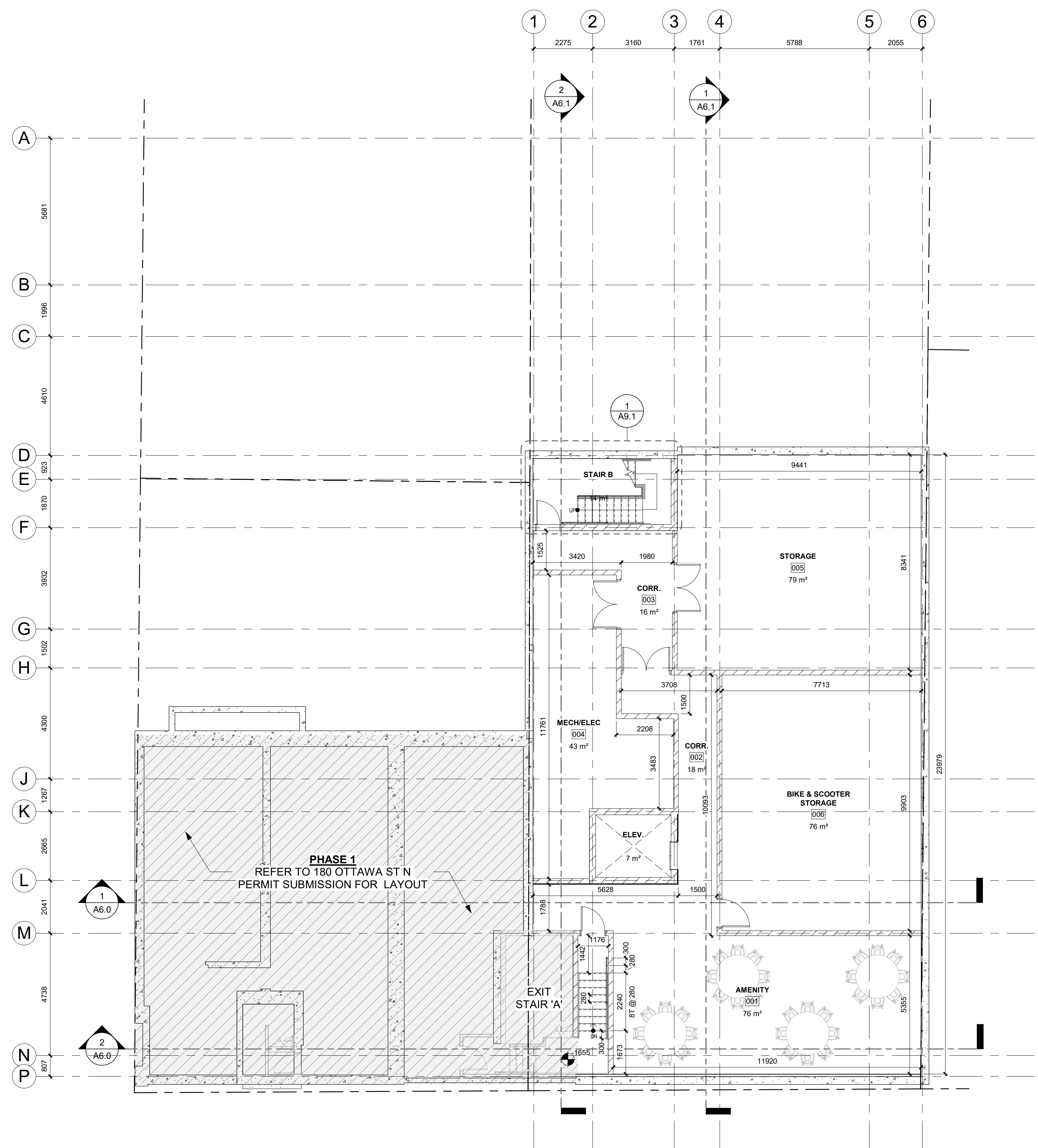


REV.	DESCRIPTION	DATE
B	ISSUED FOR MINOR VARIANCE	NOV 09/22



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PROJECT NAME:	INDWELL 174 OTTAWA NORTH
PROJECT ADDRESS:	174 OTTAWA ST. NORTH, HAMILTON, ON.
PROJECT NO.:	21037
DRAWING TITLE:	BASEMENT FLOOR PLAN
DRAWN BY:	CA
CHECKED BY:	EC
DATE:	03/24/20
SCALE:	1 : 100
DRAWING NO.:	A2.2



BASEMENT - FLOOR PLAN 2
1 : 100 A2.2

PLOTTED: 11/09/2022 13:42:29

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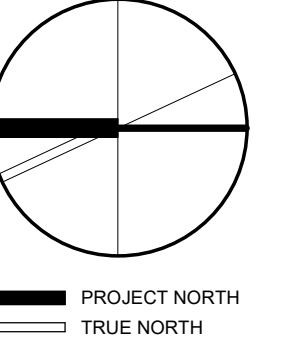
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- C-04 RECESSED ELECTRICAL PANEL REFER TO ELECTRICAL
- C-05 FIRE ALARM ANNUCIATOR PANEL. REFER TO ELEC.
- C-06 FIRE DEPT. SIAMESE CONNECTION
- C-07 MAILBOXES
- C-08 INTERCOM
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- C-10 ELEVATOR PIT LADDER
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B	ISSUED FOR MINOR VARIANCE	NOV 09/22

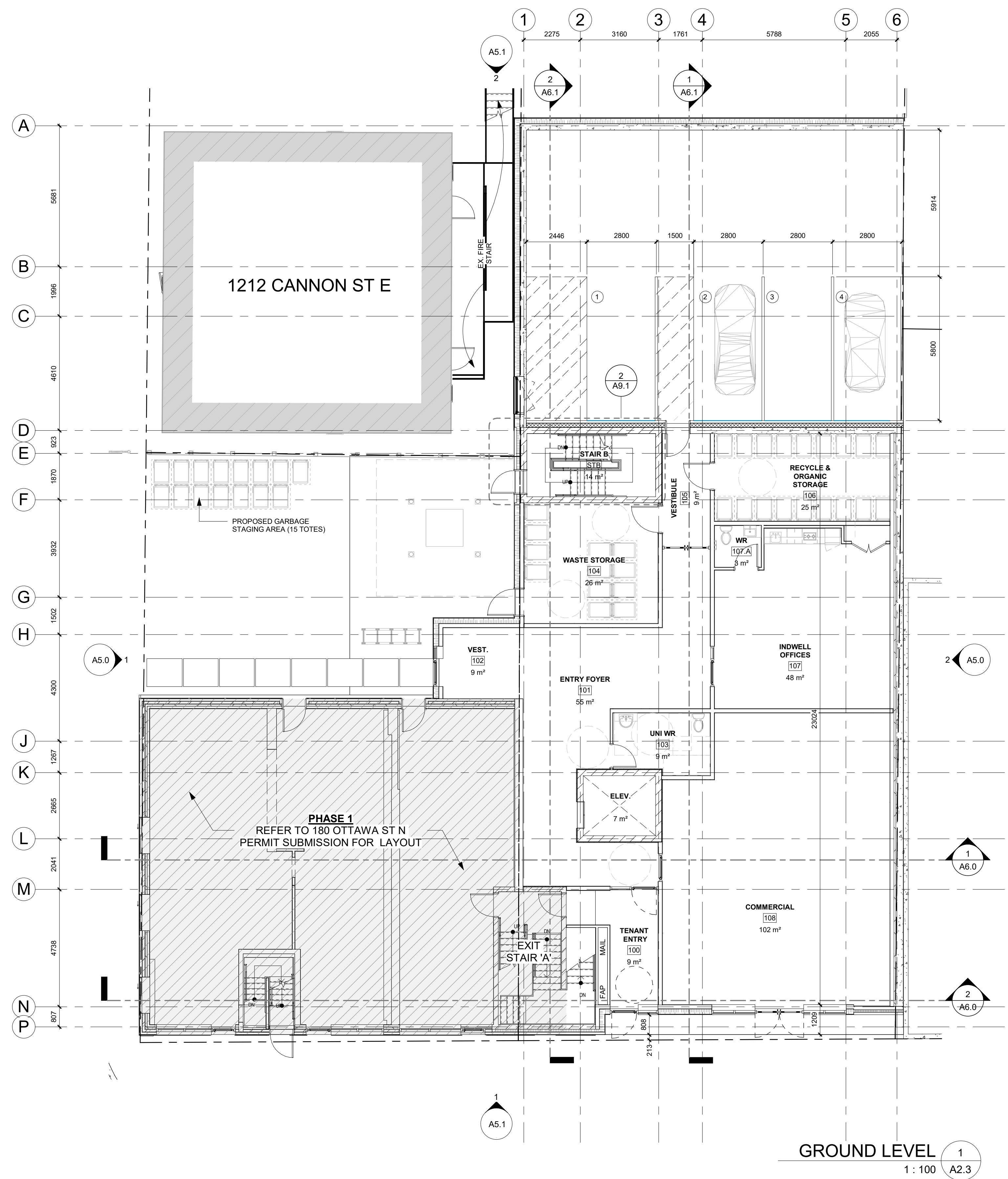


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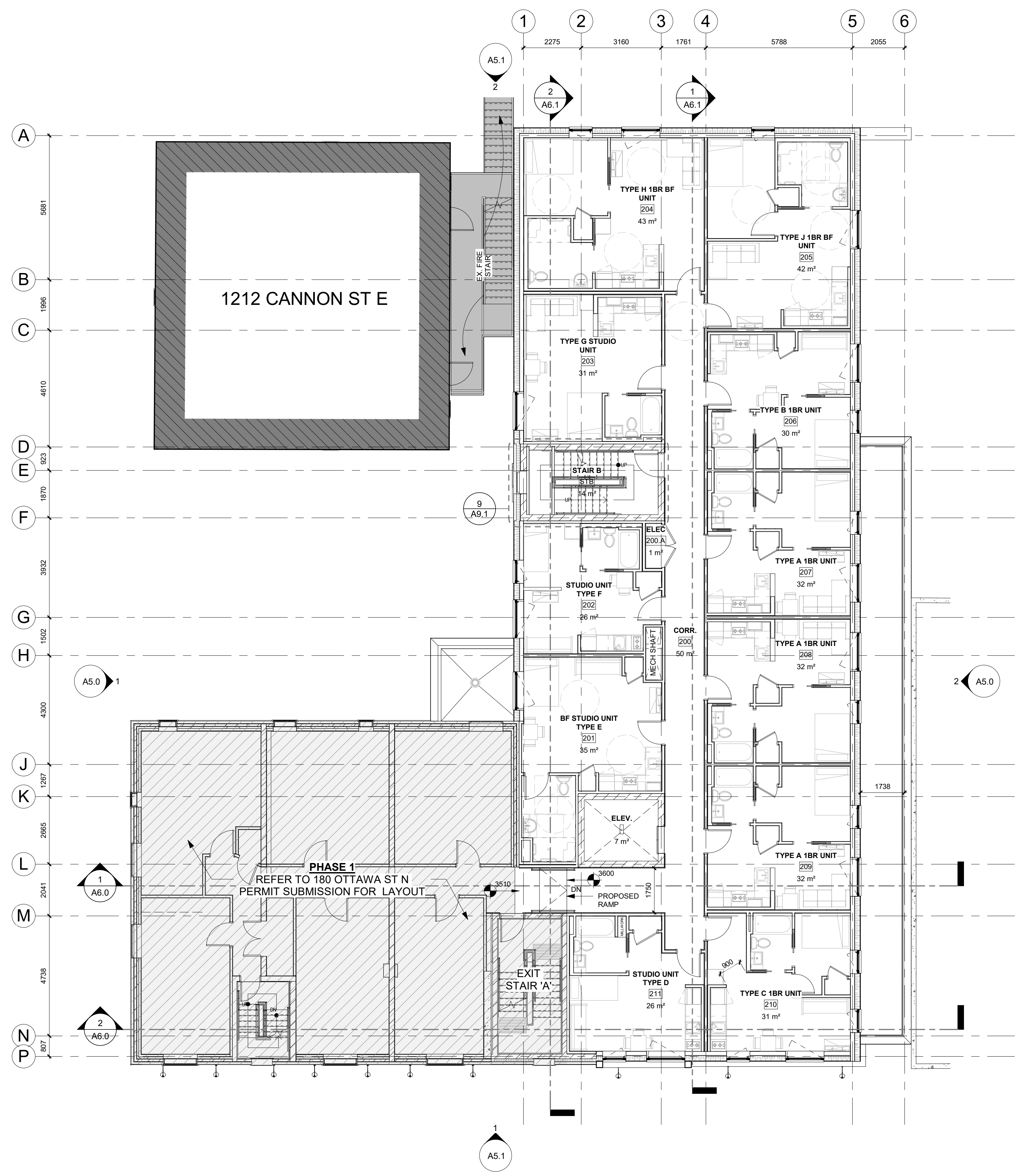
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS COUNTERSIGNED BY INVIZIJ ARCHITECTS INC.

PROJECT NAME:	INDWELL 174 OTTAWA NORTH
PROJECT ADDRESS:	174 OTTAWA ST. NORTH, HAMILTON, ON.
PROJECT NO.:	21037
DRAWING TITLE:	GROUND LEVEL FLOOR PLAN
DRAWN BY:	CA
CHECKED BY:	EC
DATE:	17/08/21
SCALE:	1 : 100
DRAWING NO.:	A2.3



GROUND LEVEL 1
1 : 100 A2.3

PLOTTED: 11/09/2022 13:42:32



LEVEL 2 - FLOOR PLAN 1
 1 : 100 A2.4

GENERAL NOTES:

- FIRE RATED WALLS ASSEMBLIES ARE TO BE CONSTRUCTED AS CONTINUOUS FIRE SEPARATIONS AND TO BE TERMINATED AT INTERSECTION WITH ANOTHER FIRE SEPARATION OR A RATED MATERIAL. ALL PENETRATIONS TO BE SEALED W/FIRE STOP SEALANT AS REQUIRED.
- REFER TO LIFE SAFETY DRAWING FOR LOCATION OF FIRE SEPARATIONS. ALL OPENINGS WITHIN A RATED ASSEMBLY ARE TO BE RATED OR PROTECTED OPENINGS.

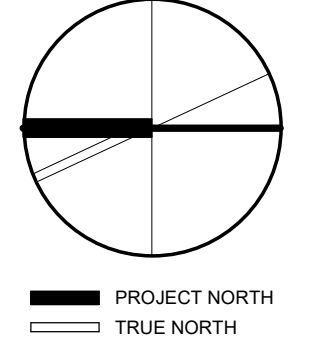
--- LINE DENOTES APARTMENT COMPARTMENTALIZATION AIR CONTROL LAYER.

NOTES

- C-01 NOT USED
- C-02 REFER TO DRAWING A0.2 FOR FIRE RESISTANT RATED ENCLOSURES FOR STEEL COLUMNS
- C-03 NOT USED
- C-04 RECESSED ELECTRICAL PANEL REFER TO ELECTRICAL
- C-05 FIRE ALARM ANNUNCIATOR PANEL. REFER TO ELEC.
- C-06 FIRE DEPT. SIAMESE CONNECTION
- C-07 MAILBOXES
- C-08 INTERCOM
- C-09 RATED SERVICE SHAFT
- C-10 ELEVATOR PIT LADDER
- C-11 MECHANICAL ELEMENT CW SUPPORT FRAMING. REFER TO MECH. & STRUCT.
- C-12 ROOF DRAIN. REFER TO MECH DWG.
- C-13 NOT USED
- C-14 ROOF SCUPPER
- C-15 ROOF WALKWAY. DIFFERENT COLOURED CAP SHEET TO BE USED TO DISTINGUISH WALKWAY FROM ROOF.
- C-16 INSULATED ROOF ACCESS HATCH. SIZE 1220x1220
- C-17 T/O ELEVATOR SHAFT.
- C-18 WASHERS AND DRYERS SUPPLIED & INSTALLED BY OWNER
- C-19 LAUNDRY SINK. REFER TO MECH.
- C-20 NOT USED
- C-21 NOT USED
- C-22 NOT USED
- C-23 PRE-FABRICATED SHOWER/TUB ENCLOSURE. REFER TO MECH.
- C-24 EXPOSED PIPES TO BE FURRED OUT (TYP.) COORDINATE W/ MECHANICAL.
- C-25 FOOT GRILLE
- C-26 WALL MOUNTED HEATER
- C-27 WALL MOUNTED VRF UNIT. REFER TO MECHANICAL (TYP.)
- C-28 SHELF & SST ROD.
- C-29 WALL MOUNTED ELEC. HEATER. REFER TO ELEC.
- C-30 NOT USED
- C-31 STEEL BEAM ABOVE. REFER TO STRUC. REFER TO DWG 9/A0.2 FOR FIRE PROTECTION.
- C-32 STEEL COLUMN. REFER TO STRUC. REFER TO DWG 8/A0.2 FOR FIRE PROTECTION.
- C-33 NOT USED
- C-34 ROOF ACCESS HATCH AND LADDER CW EXTENDABLE LADDER UP SAFETY POST.



REV.	DESCRIPTION	DATE
B	ISSUED FOR MINOR VARIANCE	NOV 09/22



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PROJECT NAME:	
INDWELL 174 OTTAWA NORTH	
PROJECT ADDRESS:	
174 OTTAWA ST. NORTH, HAMILTON, ON.	
PROJECT NO.:	21037
DRAWING TITLE:	
LEVEL 2 FLOOR PLAN	
DRAWN BY:	CA
CHECKED BY:	EC
DATE:	17/08/21
SCALE:	1 : 100
DRAWING NO.:	A2.4

PLOTTED: 11/09/2022 13:42:37

- GENERAL NOTES:
- FIRE RATED WALLS ASSEMBLIES ARE TO BE CONSTRUCTED AS CONTINUOUS FIRE SEPARATIONS AND TO BE TERMINATED AT INTERSECTION WITH ANOTHER FIRE SEPARATION OR A RATED MATERIAL. ALL PENETRATIONS TO BE SEALED W/FIRE STOP SEALANT AS REQUIRED.
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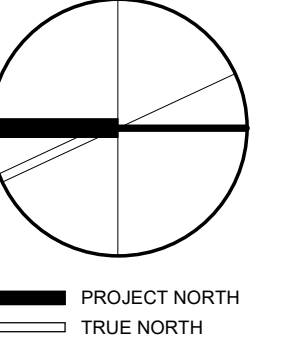
--- LINE DENOTES APARTMENT COMPARTMENTALIZATION AIR CONTROL LAYER.

NOTES

- C-01 NOT USED
- C-02 REFER TO DRAWING A0.2 FOR FIRE RESISTANT RATED ENCLOSURES FOR STEEL COLUMNS
- C-03 NOT USED
- C-04 RECESSED ELECTRICAL PANEL REFER TO ELECTRICAL
- C-05 FIRE ALARM ANNUCIATOR PANEL. REFER TO ELEC.
- C-06 FIRE DEPT. SIAMESE CONNECTION
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- C-09 RATED SERVICE SHAFT
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- C-12 ROOF DRAIN. REFER TO MECH DWG.
- C-13 NOT USED
- C-14 ROOF SCUPPER
- C-15 ROOF WALKWAY. DIFFERENT COLOURED GAP SHEET TO BE USED TO DISTINGUISH WALKWAY FROM ROOF.
- C-16 INSULATED ROOF ACCESS HATCH. SIZE 1220x1220
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- C-19 LAUNDRY SINK. REFER TO MECH.
- C-20 NOT USED
- C-21 NOT USED
- C-22 NOT USED
- C-23 PRE-FABRICATED SHOWER/TUB ENCLOSURE. REFER TO MECH.
- C-24 EXPOSED PIPES TO BE FURRED OUT (TYP.) COORDINATE W/ MECHANICAL.
- C-25 FOOT GRILLE
- C-26 WALL MOUNTED HEATER
- C-27 WALL MOUNTED VRF UNIT. REFER TO MECHANICAL (TYP.)
- C-28 SHELF & SST ROD.
- C-29 WALL MOUNTED ELEC. HEATER. REFER TO ELEC.
- C-30 NOT USED
- C-31 STEEL BEAM ABOVE. REFER TO STRUC. REFER TO DWG 8/A0.2 FOR FIRE PROTECTION.
- C-32 STEEL COLUMN. REFER TO STRUC. REFER TO DWG 8/A0.2 FOR FIRE PROTECTION.
- C-33 NOT USED
- C-34 ROOF ACCESS HATCH AND LADDER CW EXTENDABLE LADDER UP SAFETY POST.



REV.	DESCRIPTION	DATE
B	ISSUED FOR MINOR VARIANCE	NOV 09/22

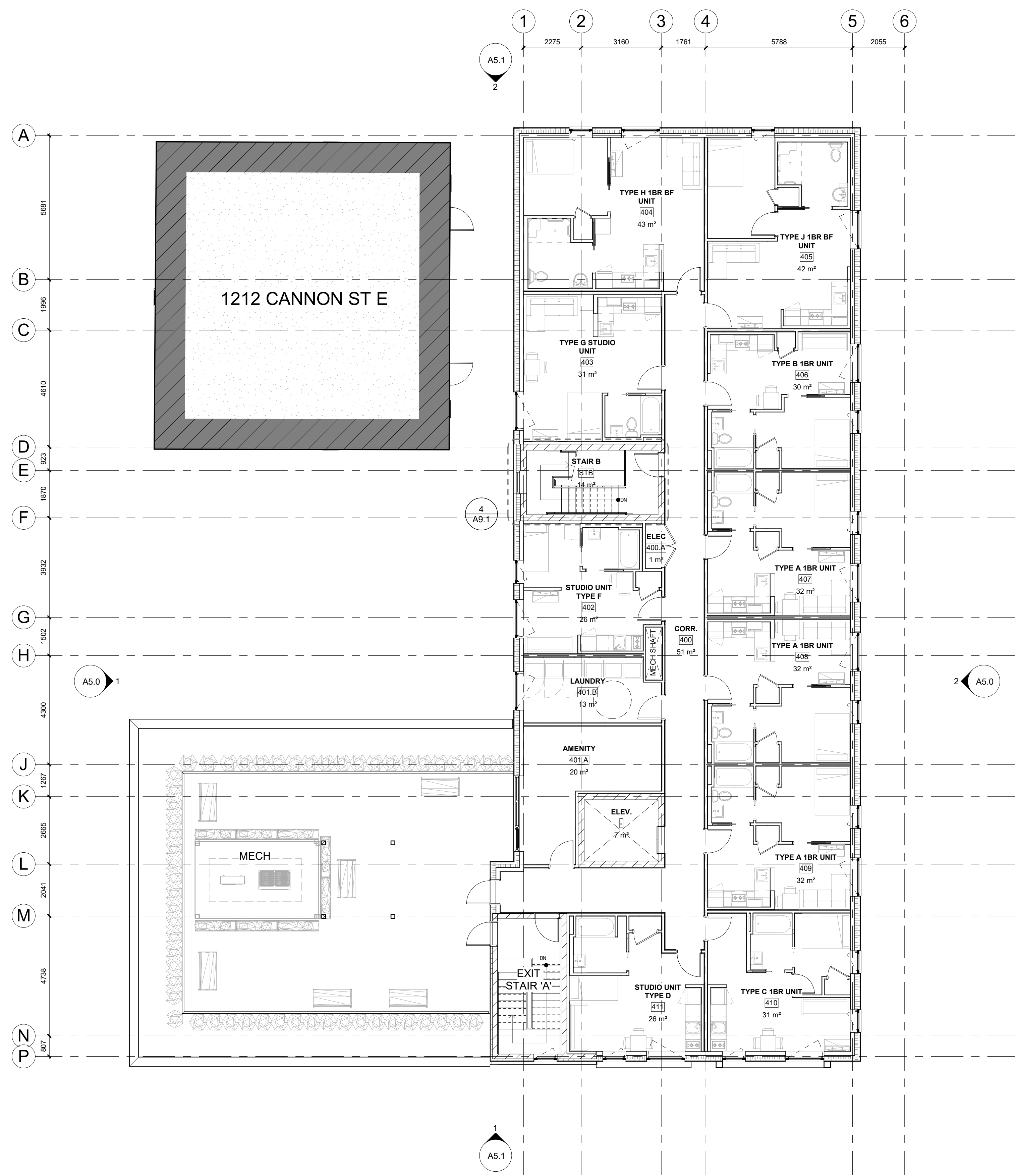


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PROJECT NAME:	INDWELL 174 OTTAWA NORTH
PROJECT ADDRESS:	174 OTTAWA ST. NORTH, HAMILTON, ON.
PROJECT NO.:	21037
DRAWING TITLE:	LEVEL 4 FLOOR PLAN
DRAWN BY:	CA
CHECKED BY:	EC
DATE:	12/02/20
SCALE:	1 : 100
DRAWING NO.:	A2.6

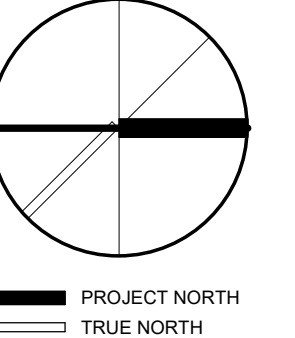


LEVEL 4 - FLOOR PLAN 1
1 : 100 A2.6

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REV.	DESCRIPTION	DATE
B	ISSUED FOR MINOR VARIANCE	NOV 09/22



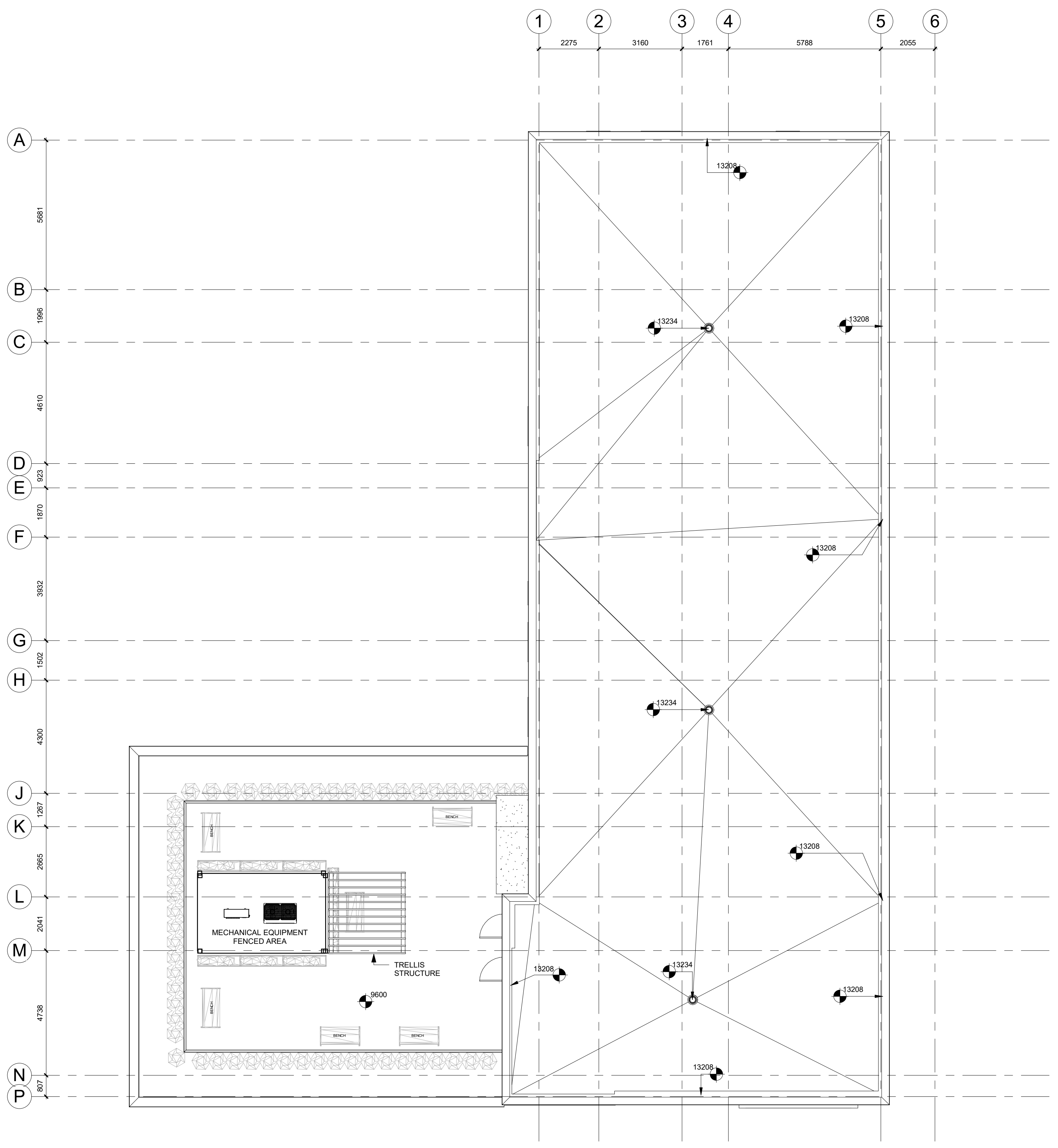
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PROJECT NAME:	INDWELL 174 OTTAWA NORTH
PROJECT ADDRESS:	174 OTTAWA ST. NORTH, HAMILTON, ON.
PROJECT NO.:	21037
DRAWING TITLE:	ROOF PLAN
DRAWN BY:	CA
CHECKED BY:	EC
DATE:	09/13/21
SCALE:	1 : 100
DRAWING NO.:	A2.7

PLOTTED: 11/09/2022 13:42:44



ROOF PLAN 1
1 : 100 A2.7

T. Johns Consulting Group Ltd. (“T. Johns Consulting”) has prepared the following Planning Rationale in support of the Minor Variance application for 174 & 180 Ottawa Street North (“subject lands”). The proposed variances are required to facilitate the proposed redevelopment of 174 Ottawa Street North which makes up the comprehensive redevelopment of 180 & 174 Ottawa Street North for an enhanced mixed use corner providing ground floor commercial and affordable housing units.

Description of Subject Lands

The subject lands are comprised of two (2) properties being 174 and 180 Ottawa St N which are merged on title and located within the Ottawa Street Business Improvement Area (“BIA”) on the southeast corner of Ottawa St N and Cannon St E.

174 Ottawa St N is an interior parcel with an approximate lot area of 597.61m² and 15.19m of frontage along Ottawa St N. The property abuts a City assumed laneway at the rear, accessed from London Street. The property is vacant and is currently undergoing environmental remediation.

180 Ottawa St N is a corner parcel on the southeast corner of Ottawa St N and Cannon St E. The property has an approximate lot area of 358.78m² and 15.24m of frontage on Ottawa St N and a depth of 23.71m on Cannon St E. The property is occupied by a 3-storey building which has been readapted by Indwell for a twelve (12) unit multiple dwelling with ground floor commercial space. The building is occupied.

In total, the properties have an approximate lot area of 956.39m² and approximately 30.43m of frontage along Ottawa St N and 23.71m along Cannon St E.

Figure 1: Site Location



Planning Status

The subject lands are within the Urban Hamilton Official Plan (“UHOP”) and designated “Mixed Use Medium Density” (Schedule E-1) and on a Pedestrian Focus (E.4.3.1) portion of Ottawa Street North which is also a Secondary Corridor (Schedule E).

The City of Hamilton’s Zoning By-law No. 05-200 zones the subject lands as “Mixed Use Medium Density - Pedestrian Focus (C5a) Zone”. Retail, restaurants and other commercial uses are permitted along with dwelling units when in conjunction with a commercial use. Dwelling units are not permitted on the ground floor.

Proposed Development

180 Ottawa Street North (Existing)

The existing 3-storey building located at 180 Ottawa Street North was considered “Phase 1” and has been re-adapted for a mixed use commercial and residential building comprised of ground floor commercial and twelve (12) dwelling units within the upper two-storeys. The building is now occupied in partnership between Indwell Community Homes and Sacajawea Non-Profit Housing.

174 Ottawa Street North (Proposed)

The proposed redevelopment of 174 Ottawa Street North, “Phase 2”, is proposed to be a new 4-storey mixed use building with 102m² of ground floor commercial facing Ottawa St N and thirty-two (32) dwelling units within the upper three-storeys. The building will be constructed to achieve Passive House certification. The proposed building at 174 Ottawa St N will provide access to a proposed rooftop amenity area on the roof of the existing 180 Ottawa St N building. Five (5) on-site parking spaces are proposed to support the 174 Ottawa St N building including one (1) barrier-free space. The barrier free parking space is accessed from Cannon St E and four (4) standard spaces are proposed at the rear of the property accessed from the City-assumed laneway from London Street. The rear parking spaces are covered as they are located under the cantilevered portion of the proposed building on 174 Ottawa St N.

The proposed Phase 2 development is currently under Site Plan Control review per application DA-21-162 which received Conditional Approval on April 1, 2022. Final approval is subject to clearing Special Condition 8 which is to receive the variances as described below.

Refer to the submitted Site Plan and Building Elevations for further detail.

Nature and extent of relief applied for:

Nine (9) minor variances are being sought from the City of Hamilton Zoning By-law No. 05-200 to facilitate the proposed Phase 2 of the revitalization of the overall site at 174 & 180 Ottawa St. N.

The requested minor variances are as follows:

	Zoning By-law 05-200 Section	Purpose
NOTE THAT THE FRONT LOT LINE IS DEEMED TO BE CANNON STREET EAST		
1	10.5a.3.b)	To permit a rear yard of 0.0 metres, whereas 7.5 metres is required.
2	10.5a.3.b).iv).B	To permit a rooftop amenity area setback of 2.0 metres from exterior walls beneath, whereas 3.0 metres is required.
3	10.5a.3.g).ix)	To permit a minimum of 50% of the area of the ground floor façade facing the street to be composed of doors and windows for new development, whereas a minimum of 60% is required.
VARIANCES RELATED TO THE BARRIER-FREE PARKING SPACE ACCESSED FROM CANNON STREET EAST		
4	10.5a.3.h).v)	To permit one (1) parking space between the required building façade and the front lot line, whereas no parking is permitted.
5	5.1.a).v).a)	To permit a parking space to be 2.3 metres from the street line, whereas 3.0 metres is required.
6	5.1.a).v).b)	To permit no planting strip between the street line and parking spaces, whereas a 3.0 metre planting strip is required.
7	5.1.d).i)	To permit one (1) parking space between the required building façade and the front lot line, whereas no parking is permitted.
8	5.2.c)	To permit a parking space without adequate means of ingress or egress; whereas adequate means of ingress and egress is required.
9	5.2.i)	To permit a minimum aisle width of 2.3 metres for 90-degree parking accessed from Cannon Street East, whereas 6.0 metres is required.

PLANNING RATIONALE TO SUPPORT THE VARIANCES:

OVERALL CONFORMITY WITH THE URBAN HAMILTON OFFICIAL PLAN FOR VARIANCES 1 THROUGH 9

The subject lands are designated "Mixed Use Medium Density" and are located on a "Pedestrian Focus Street", namely Ottawa Street North. Low and mid-rise mixed-use buildings with ground floor local commercial uses and dwelling units within the upper-floors are permitted uses.

Ottawa Street North is a "Secondary Corridor" within the City's urban structure. Intensification, affordable housing and pedestrian oriented development are encouraged along the corridors of the City to activate the street where people can live, work and play.

The proposed variances will maintain a consistent street wall along Ottawa Street North with a pedestrian scale supported by overhead lighting, glazing and activated uses along the street (i.e. ground floor commercial). Limited vehicle access is proposed from Cannon St E to provide safe and accessible entrance into the building. Four (4) on-site parking spaces are accessed from a City-assumed laneway from London Street to benefit from existing City infrastructure.

Overall, the proposed revitalization of the subject lands will enhance the Ottawa St N public realm and support the continued growth of the area while contributing to the City's net zero targets.

VARIANCE 1. To permit a rear yard of 0.0 metres, whereas 7.5 metres is required.

Why is it not possible to comply with the provisions of the by-law?

As per the definition of a "Front Lot Line", the shortest street line of a corner lot is deemed to be the front lot line. In the case of the subject lands, Cannon Street East is the shortest street line and therefore, the front lot line. As such, the opposite lot line is the rear lot line. A 7.5 metre rear yard abutting 162 Ottawa Street North is not in character with urban fabric of the location which has historically and continues to provide a mixed use, main street function.

PLANNING RATIONALE TO SUPPORT THE VARIANCE:

1. Conformity to the Intent of the Zoning By-law

The proposed variance is to recognize a technicality of the by-law which deems the boundary between 174 Ottawa St N and 152 Ottawa St N as the rear lot line whereas it functions as a side yard. No side yards are required when abutting a C5a zoned property.

The proposed variance maintains the intent of the zoning by-law.

2. Is the Variance Minor?

The variance is technical in nature to recognize existing define lot boundaries and is therefore minor.

3. Is the Variance Desirable for the development of the property?

The variance is desirable as it will maintain a consistent and activated street wall along Ottawa St N's BIA streetscape.

VARIANCE 2. To permit a rooftop amenity area setback of 1.6 metres from exterior walls beneath, whereas 3.0 metres is required.

Why is it not possible to comply with the provisions of the by-law?

The existing building has been maintained on 180 Ottawa Street North which has an existing roof depth of approximately 13 metres by 12 metres. In order to provide for a feasible and functional area for rooftop amenity to serve the residents of both 174 and 180 Ottawa St N while providing a screened rooftop utility unit, a minimum setback of 1.6 metres from the building face is proposed.

PLANNING RATIONALE TO SUPPORT THE VARIANCE:

1. Conformity to the Intent of the Zoning By-law

The subject lands are a corner property with frontage onto two (2) arterial roads. The existing 180 Ottawa St N building overlooks the proposed on-site parking and waste storage area. There is no outdoor private amenity of ground related housing immediately abutting the subject lands. As such, the reduced setback of the rooftop amenity area will not create concerns of overlook into neighbouring private amenity areas. The reduced setback will provide a safe distance between the amenity area that has a solid barrier and the edge of the building.

The requested reduction of the amenity area setback from the exterior walls of the existing 180 Ottawa St N building maintains the intent of the zoning by-law.

2. Is the Variance Minor?

The variance is minor as it will not create adverse impacts to the surrounding public realm.

3. Is the Variance Desirable for the development of the property?

The variance is desirable as it will maximize on-site outdoor amenity for tenants and provide for opportunities for overhead surveillance on the street and on-site. The proposed variance will maintain a safe environment for residents and pedestrians on the street.

VARIANCE 3. To permit a minimum of 50% of the area of the ground floor façade facing the street to be composed of doors and windows for new development, whereas a minimum of 60% is required.

Why is it not possible to comply with the provisions of the by-law?

Locations of the street facing façade which do not provide glazing in the proposed 174 Ottawa St N building provide for an internal staircase. Additionally, the buildings are being constructed to Passive House energy standards which typically target a 20% window to wall ratio. The proposed 50% ground floor glazing has been provided with a focus on the commercial space, while still maintaining maximum energy efficiency.

PLANNING RATIONALE TO SUPPORT THE VARIANCE:

1. Conformity to the Intent of the Zoning By-law

The intent of the zoning by-law is to provide a high degree of urban design with an interactive façade to address the street. The glazing of the ground floor allows for more eyes on the street and facilitates prime street presence for local commercial uses. The proposed 10% reduction to allow for a minimum of 50% of ground floor glazing of 174 Ottawa St N provides opportunities for eyes on the street and an interactive streetscape while maximizing Passive House energy efficiencies to achieve the City's sustainability goals.

The proposed variance maintains the intent of the zoning by-law.

2. Is the Variance Minor?

The variance is minor as it will not impact the viability of ground floor commercial uses, provide for eyes on the street and enhance the overall streetscape while maximizing environmental sustainability through high energy efficiency building design.

3. Is the Variance Desirable for the development of the property?

The variance is desirable as it will support Indwell in constructing a highly energy efficient mixed use affordable housing building with Passive House standards. The proposed ground floor façade will enhance the existing streetscape of Ottawa St N BIA.

The following six (6) variances are all related to the proposed on-site barrier-free parking space accessed from Cannon Street East.

VARIANCE 4. To permit one (1) parking space between the required building façade and the front lot line, whereas no parking is permitted.

VARIANCE 5. To permit a parking space to be 2.3 metres from the street line, whereas 3.0 metres is required.

VARIANCE 6. To permit no planting strip between the street line and parking spaces, whereas a 3.0 metre planting strip is required.

VARIANCE 7. To permit one (1) parking space between the required building façade and the front lot line, whereas no parking is permitted.

VARIANCE 8. To permit a parking space without adequate means of ingress or egress; whereas adequate means of ingress and egress is required.

VARIANCE 9. To permit a minimum aisle width of 2.3 metres for 90-degree parking accessed from Cannon Street East, whereas 6.0 metres is required.

Why is it not possible to comply with the provisions of the by-law?

In order to maximize the on-site parking, a barrier-free space is proposed within an existing asphalt area on the site. The proposed location is the most accessible space to the residential elevators within the building.

PLANNING RATIONALE TO SUPPORT THE VARIANCES:

1. Conformity to the Intent of the Zoning By-law

The intent of a barrier-free parking space is to provide a dedicated space to those with mobility limitations to be closest to building entrances. In this case, the proposed barrier-free parking space will be within meters of the residential entrance from Cannon St E and to the elevators within 174 Ottawa St N.

The proposed location of the barrier-free parking space is within an existing asphalt area on site that is to be used for multiple purposes including a staging area for black, blue and green bin waste pick up and a transformer. As such, landscaping within the area is not feasible as space is needed for temporary storage and the area must be free and clear to provide access to the transformer.

Barrier-free parking spaces are limited on who can use them as they must have the appropriate Accessibility Parking Permit. Therefore, barrier-free parking spaces are typically in less demand than a standard parking space and result in a lesser number of times a vehicle will be accessing

the space. That said, to mitigate safety concerns of reversing from the parking space onto Cannon St E, measures such as a convex mirror can be installed to allow for clear sight lines for drivers to check for on-coming traffic including bicycles, pedestrians and other vehicles.

The proposed variances maintain the intent of the zoning by-law.

2. Are the Variances Minor?

The variance is minor as it will provide the highest degree of accessibility to those who require the accommodation and safety measures can be implemented to provide safe use of the proposed parking space.

3. Are the Variances Desirable for the development of the property?

The variance is desirable as it will maximize on-site parking while providing maximum accessibility. Further, the proposed variance efficiently utilizes existing paved area while maintaining a safe function.

Conclusion

The proposed redevelopment of 174 Ottawa St N will complete the overall redevelopment of the southeast corner of Ottawa St N and Cannon St E. The proposed building will achieve a net gain of deeply affordable and supportive housing units above ground related commercial uses. The building will be constructed to Passive House standards. The proposed redevelopment will contribute to the vitality of Ottawa St N's BIA. The above minor variances represent good land use planning.

Respectfully Submitted,

T. JOHNS CONSULTING GROUP LTD.



Katelyn Gillis, BA
Intermediate Planner



Terri Johns, MCIP, RPP
President

November 23, 2022

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

Dear Ms. Sheffield:

RE: Minor Variance Application
180-174 Ottawa Street North, Hamilton

T. Johns Consulting Group (“T. Johns”) is the retained agent of Indwell Community Homes (“Indwell”) to submit a Minor Variance application on their behalf for lands municipally referred to as 174 and 180 Ottawa Street North.

Description of Subject Lands

The subject lands are comprised of two (2) properties being 174 and 180 Ottawa St N which are merged on title and located within the Ottawa Street Business Improvement Area (“BIA”) on the southeast corner of Ottawa St N and Cannon St E.

174 Ottawa St N is an interior parcel with an approximate lot area of 597.61m² and 15.19m of frontage along Ottawa St N. The property abuts a City assumed laneway at the rear, accessed from London Street. The property is vacant and is currently undergoing environmental remediation.

180 Ottawa St N is a corner parcel on the southeast corner of Ottawa St N and Cannon St E. The property has an approximate lot area of 358.78m² and 15.24m of frontage on Ottawa St N and a depth of 23.71m on Cannon St E. The property is occupied by a 3-storey building which has been readapted by Indwell for a twelve (12) unit multiple dwelling with ground floor commercial space. The building is occupied.

In total, the properties have an approximate lot area of 956.39m² and approximately 30.43m of frontage along Ottawa St N and 23.71m along Cannon St E.

Planning Status

The Urban Hamilton Official Plan designates the subject lands as “Mixed Use Medium Density” with a “Pedestrian Focus” overlay. The City of Hamilton Zoning By-law No. 05-200 zones the subject lands “Mixed Use Medium Density - Pedestrian Focus (C5a) Zone”. A 4-storey mixed use building with commercial uses at grade and dwelling units above is permitted.

Proposed Development

The proposed development is a two phased development.

Phase 1 includes 180 Ottawa St N which an existing 3-storey building located at 180 Ottawa Street North was considered “Phase 1” and has been re-adapted for a mixed use commercial and residential building comprised of ground floor commercial and twelve (12) dwelling units within the upper two-storeys. The building is now occupied in partnership between Indwell Community Homes and Sacajawea Non-Profit Housing.

Phase 2 is 174 Ottawa St N and is the focus of this minor variance application. The proposed redevelopment is for a new 4-storey mixed use building with 102m² of ground floor commercial facing Ottawa St N and thirty-two (32) dwelling units within the upper three-storeys. The proposed building at 174 Ottawa St N will provide access to a proposed rooftop amenity area on the roof of the existing 180 Ottawa St N building. Five (5) on-site parking spaces are proposed to support the 174 Ottawa St N building including one (1) barrier-free space. The barrier free parking space is accessed from Cannon St E and four (4) standard spaces are proposed at the rear of the property accessed from the City-assumed laneway from London Street. The rear parking spaces are covered as they are located under the cantilevered portion of the proposed building on 174 Ottawa St N.

The proposed Phase 2 development is currently under Site Plan Control review per application DA-21-162 which received Conditional Approval on April 1, 2022. A cash-in-lieu of parking for affordable housing application has been submitted through DA-21-162 and therefore, a variance for parking reduction is not required. Please refer to Appendix A: Planning Rationale for further detail of the required variances.

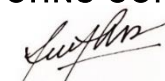
T. Johns respectfully requests that this letter and enclosed documents be accepted as a Complete Application and to be scheduled for a Committee of Adjustment hearing.

Please find the electronically enclosed documents:

- Minor Variance Application;
- Copy of a cheque in the amount of \$3,465.00 made payable to the City of Hamilton;
 - Note the cheque was delivered to City Hall on November 23, 2022.
- Appendix A: Planning Rationale;
- Conditionally Approved Site Plan;
- Conditionally Approved Elevations;
- Preliminary Floor Plans.

Respectfully Submitted,

T. JOHNS CONSULTING GROUP LTD.



Terri Johns, MCIP, RPP
Principal Planner



Katelyn Gillis, BA
Intermediate Planner

Cc: Indwell Community Homes c/o Mr. G. Cubitt



**APPLICATION FOR A MINOR VARIANCE/PERMISSION
UNDER SECTION 45 OF THE PLANNING ACT**

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS
Registered Owners(s)	Indwell Community Homes	
Applicant(s)	Same as Registered Owner.	
Agent or Solicitor	T. Johns Consulting Group Ltd.	

1.2 All correspondence should be sent to Owner Applicant
 Agent/Solicitor

1.2 All correspondence should be sent to Purchaser Owner
 Applicant Agent/Solicitor

1.3 Sign should be sent to Purchaser Owner
 Applicant Agent/Solicitor

1.4 Request for digital copy of sign Yes* No
If YES, provide email address where sign is to be sent _____

1.5 All correspondence may be sent by email Yes* No
If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	174-180 Ottawa St N		
Assessment Roll Number			
Former Municipality	City of Hamilton		
Lot	293, 294 and Part of 290	Concession	
Registered Plan Number	297	Lot(s)	
Reference Plan Number (s)		Part(s)	

2.2 Are there any easements or restrictive covenants affecting the subject land?

Yes No

If YES, describe the easement or covenant and its effect:

3. PURPOSE OF THE APPLICATION

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

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:
Refer to Cover Letter and Appendix A: Planning Rationale

Second Dwelling Unit Reconstruction of Existing Dwelling

3.2 Why it is not possible to comply with the provisions of the By-law?
Refer to Cover Letter and Appendix A: Planning Rationale

3.3 Is this an application 45(2) of the Planning Act.
 Yes No
 If yes, please provide an explanation:

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
30.43m	38.89m	956.39m ²	20.0m (Ottawa St N) 15m (Cannon St E)

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

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
	180 Ottawa St N is existing - refer to survey plan 174 Ottawa St N is vacant			

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
	180 Ottawa St N is existing - refer to survey plan 174 Ottawa St N - refer to site plan			

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
	180 Ottawa St N is existing - refer to survey plan 174 Ottawa St N - refer to site plan			

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
	180 Ottawa St N is existing - refer to site plan 174 Ottawa St N - refer to site plan			

- 4.4 Type of water supply: (check appropriate box)
 publicly owned and operated piped water system
 privately owned and operated individual well

- lake or other water body
 other means (specify)
-

- 4.5 Type of storm drainage: (check appropriate boxes)
 publicly owned and operated storm sewers
 swales

- ditches
 other means (specify)
-

4.6 Type of sewage disposal proposed: (check appropriate box)

- publicly owned and operated sanitary sewage system
 - privately owned and operated individual septic system
 - other means (specify)
-

4.7 Type of access: (check appropriate box)

- provincial highway
 - municipal road, seasonally maintained
 - municipal road, maintained all year
 - right of way
 - other public road
-

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):

180 Ottawa St N is existing mixed use commercial and residential
174 Ottawa St N - proposed 4-storey mixed use commercial and residential building - refer to site plan

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):

1212 Cannon St E - Multiple Dwelling, 162 Ottawa St N - mixed use commercial and residential

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

2020

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

174 Ottawa St N: YMCA, a bowling alley, restaurant, radio repair shop, smoke shop, barber shop
180 Ottawa St N: Restaurant, Lodging House

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

174 Ottawa St N: vacant
180 Ottawa St N: Commercial and Residential

7.4 Length of time the existing uses of the subject property have continued:

174 Ottawa St N: 1 year
180 Ottawa St N: less than 1 year

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): _____

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) Mixed Use Medium Density

Please provide an explanation of how the application conforms with the Official Plan.
 The proposed redevelopment of 174 Ottawa St N will be a 4-storey, mixed use building with at-grade commercial uses and dwelling units above.

7.6 What is the existing zoning of the subject land? Mixed Use Medium Density - Pedestrian Focus (C5a) Zone

7.8 Has the owner previously applied for relief in respect of the subject property? (Zoning By-law Amendment or Minor Variance)

Yes No

If yes, please provide the file number: