



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-22:397	SUBJECT PROPERTY:	60 Caledon Avenue, Hamilton
ZONE:	"I2, 810" (Community Institutional)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended

APPLICANTS: Owner: Caledon Community Collaborative Inc. Victoria Park Community Homes Inc. & Hamilton East Kiwanis Non-Profit Homes Inc.
Agent: Elizabeth Farrugia GSP Group.ca

The following variances are requested:

1. Parking spaces shall be provided between the building façade and a street line whereas the by-law prohibits parking for a multiple dwelling use to be provided between the building façade and the front and flankage lot lines.
2. Parking spaces may be provided a distance of 0.0m from a street whereas the by-law requires all parking spaces to be a minimum of 3.0m from a street line.
3. A minimum aisle width of 0.0m shall be provided instead of the minimum required aisle width of 6.0m
4. A walkway shall be permitted within the required 1.5m landscaped area abutting a residential zone.
5. No minimum landscaped area or landscaped parking island shall be required for a parking lot containing 50 or more parking spaces whereas the by-law requires a minimum 10% of the area of the parking lot to be provided in the form of landscaped areas and landscaped parking islands.

PURPOSE & EFFECT: To permit the construction of seven (7) new multiple dwelling buildings containing a total of 266 dwelling units.

Notes:

- i. These variances are necessary to facilitate Site Plan Control Application No. DA-22-153.

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:	3:45 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

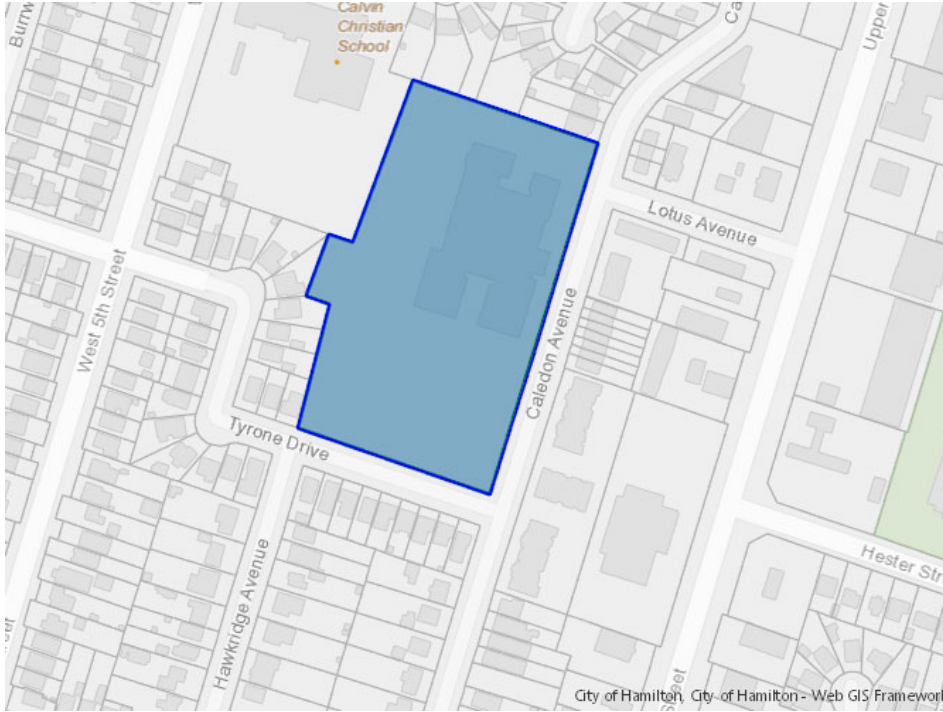
For more information on this matter, including access to drawings illustrating this request and other information submitted:

- 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.



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.

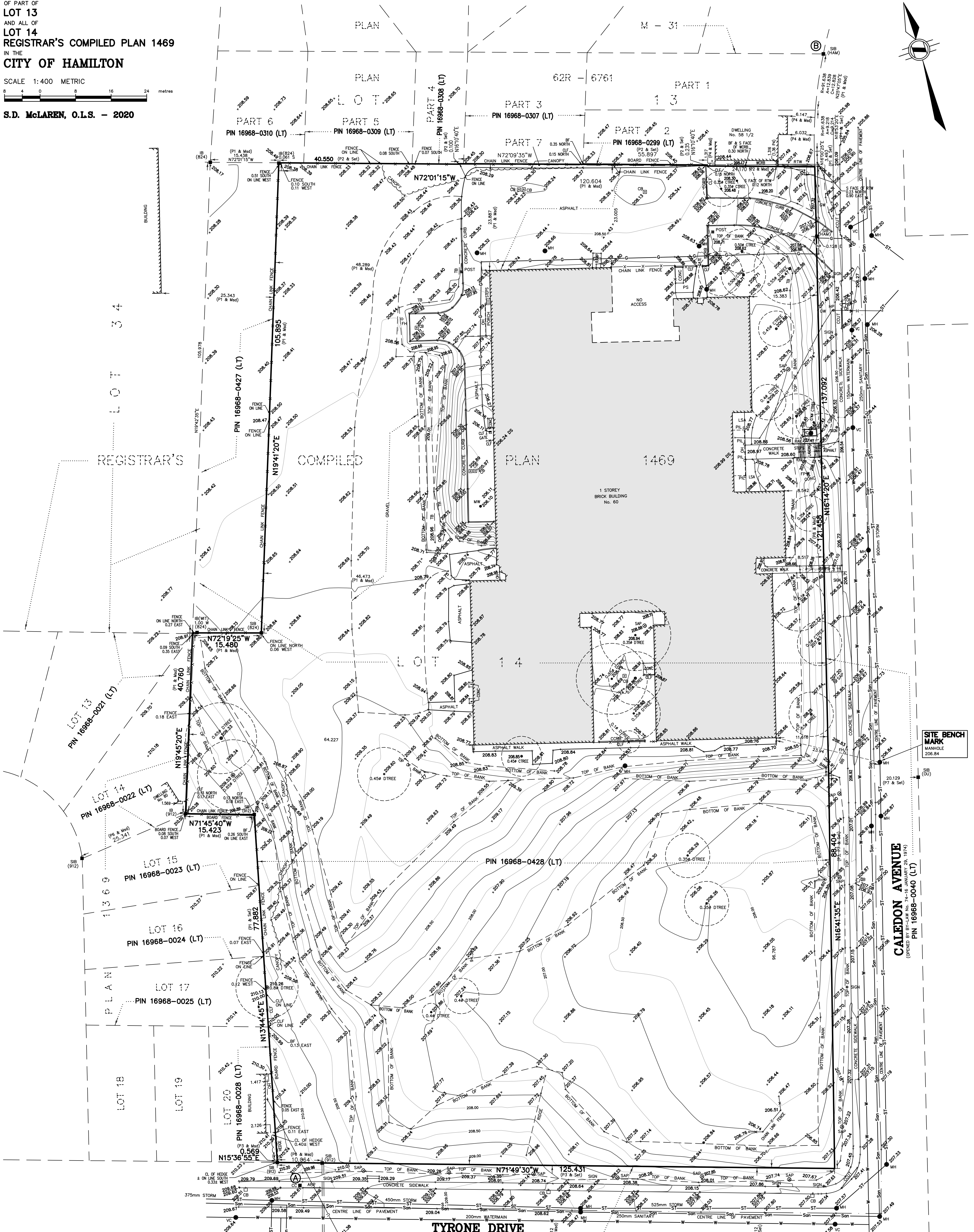
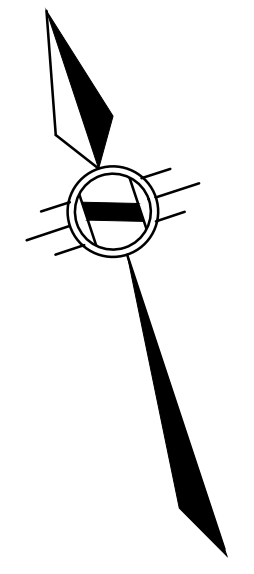
We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221.

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.

TOPOGRAPHIC SURVEY
OF PART OF
LOT 13
AND ALL OF
LOT 14
REGISTRAR'S COMPILED PLAN 1469
IN THE
CITY OF HAMILTON

SCALE 1:400 METRIC

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



- LEGEND:**
- DENOTES MONUMENT SET
 - IRON BAR
 - PLASTIC BAR
 - CUT CROSS
 - ▬ STANDARD IRON BAR
 - SSB SHORT STANDARD IRON BAR
 - 824 A.T. McLAREN, O.L.S.
 - 912 J.D. BARNES LIMITED
 - JDB CITY OF HAMILTON
 - HAM WITNESS
 - OU ORIGIN UNKNOWN
 - Md MEASURED
 - CLF CHAIN LINK FENCE
 - BF BOARD FENCE
 - CCRB CONCRETE CURB
 - WCR WOOD CURB
 - LSA LANDSCAPED AREA
 - PIL PILLAR
 - DS DOOR SILL
 - GF GARAGE FLOOR
 - RTW RETAINING WALL
 - CCUT CURB CUT
 - HP HYDRO POLE
 - GW GUY WIRE
 - FF FLAG POLE
 - CONC CONCRETE
 - FH FIRE HYDRANT
 - VC VALVE CHAMBER
 - MH MANHOLE
 - CB CATCH BASIN
 - TS TOP OF BANK
 - BB BOTTOM OF BANK
 - CTREE CONIFEROUS TREE
 - DTREE DECIDUOUS TREE
 - DIAMETER
 - P1 62R-20611
 - P2 62R-6781
 - P3 INSTRUMENT ABSS668
 - P4 PLAN BY ASHENBURST NOUMS O.L.S.
 - P5 DATED JULY 28, 2004
 - P6 PLAN BY J.D. BARNES O.L.S.
 - P7 REGISTERED PLAN 1369
 - P8 INSTRUMENT A8173441
 - P9 CITY OF HAMILTON PLAN 22-943
 - NOT TO SCALE

- LEGEND:**
- PROPERTY BOUNDARY
 - BUILDING BOUNDARY
 - BELL CABLE
 - GAS MAIN
 - WATER MAIN
 - SANITARY SEWER
 - STORM SEWER
 - OVERHEAD UTILITIES
 - BURIED HYDRO LINES
 - CANOPY
 - TREE CANOPY
 - SAPLING

BEARING NOTE:
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)

NOTE:
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999673144

INTEGRATION DATA

POINT ID	NORTHING	EASTING
ORP (D)	4786452.937	560430.201
ORP (B)	4786660.210	560613.288

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

NOTE:
 UNDERGROUND SERVICE AND UTILITY LOCATIONS WERE LOCATED BY CITY OF HAMILTON DRAWING No. K-278

UNDERGROUND SERVICE AND UTILITY LOCATIONS MUST BE VERIFIED PRIOR TO CONSTRUCTION

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

BENCHMARK:
 MONUMENT 07720020068

ROUND IRON BAR WITH BRASS CAP LOCATED IN GLANBROOK 10.0m EAST OF CENTRELINE OF WEST 5th STREET 25.0m NORTH OF CENTRELINE OF RYMAL RD 3.0 EAST OF SIDEWALK 8.0m NORTHWEST OF TRAFFIC SWITCHBOX

ELEVATION: 229.005 METRES CGVD-1928:1978

SURVEYOR'S CERTIFICATE:
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM
 2. THE SURVEY WAS COMPLETED ON 9th JUNE, 2020

DATE: JUNE 25, 2020
 S. DAN McLAREN, O.L.S.

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: J.B. Checked: RBM. Scale: 1:400. Date: JUNE 25, 2020. Drawn: J.B. Date: JUNE 25, 2020. Drawn: J.B. Date: JUNE 25, 2020.

I/We, the owner(s) of the land, hereby undertake and agree without reservation, (a) to comply with all the contents of this plan and drawing 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 in accordance with the conditions of approval as set out in the Letter of Approval dated August 1, 2022; (c) to maintain to the satisfaction of the City and at 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 roads, driveways, parking and loading areas and walkways; (d) in the event that the Owner does not comply with the plan dated August 1, 2022, 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; (e) the Owner agrees to physically affix the municipal number to the building and on a sign in accordance with City's Sign By-Law near the driveway at the road with the municipal number of full address indicated; (f) 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; (g) the Owner shall complete to the satisfaction of the Director of Engineering of the City of Hamilton and Canada Post:

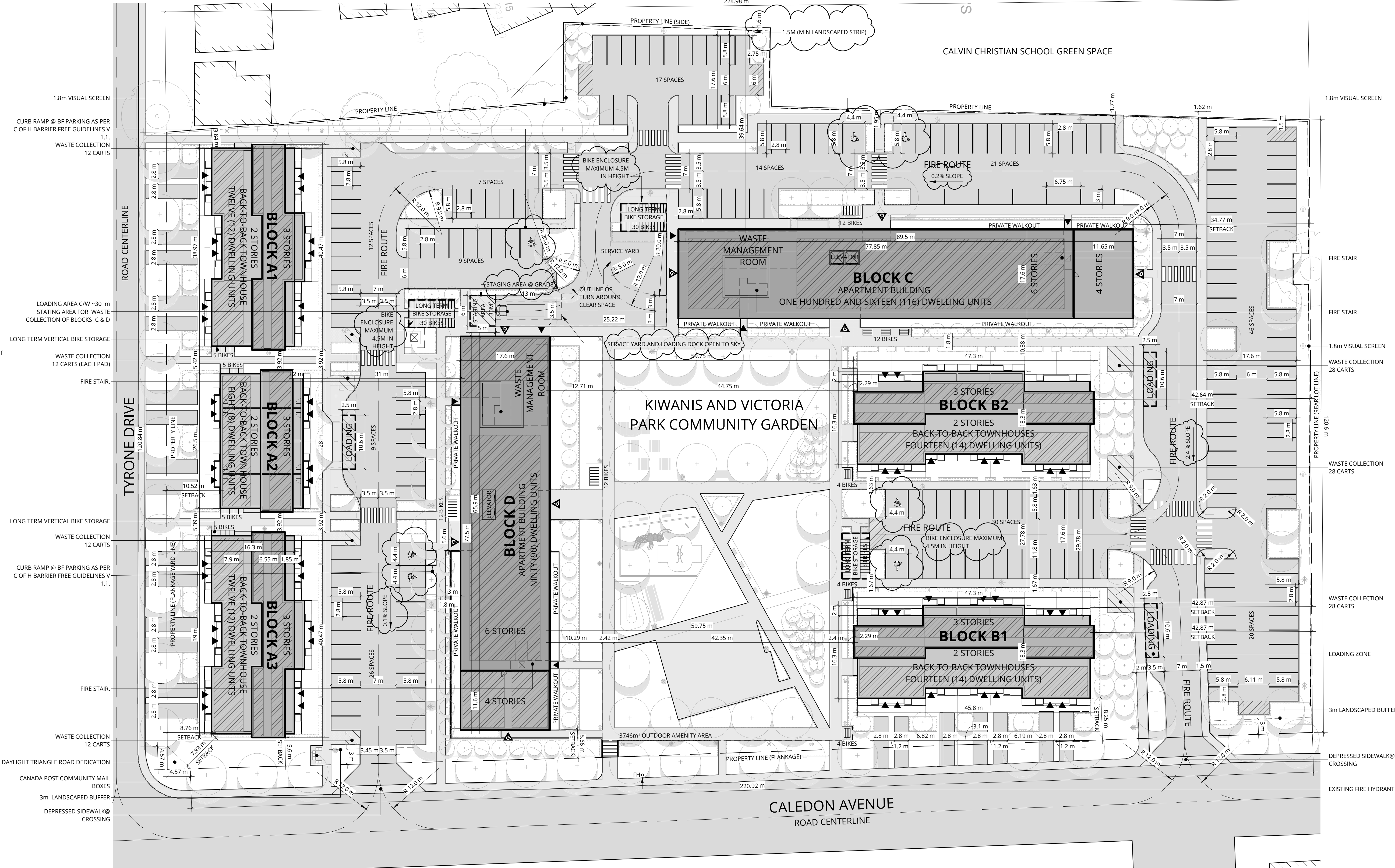
1. Include on all offers of purchase and sale, a statement that advises the prospective purchaser:
 - i) That the home/business mail delivery will be from a designated Centralized Mail Box and;
 - ii) That the developer/owner is responsible for physically installing the purchaser of the exact Centralized Mail Box locations prior to the closing of any home sales.
2. 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 development; and;
 - 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 board and plans;
 - v) Maps are also to be prominently displayed in the sales offices showing specific Centralized Mail Facility locations;
3. 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 effect for buildings and complexes with a common lobby, common indoor or sheltered space.

Dated this _____ day of _____, 2022
 Witness (signature) _____ Owners(s) (signature) _____
 Witness (print) _____ Owners(s) (print) _____

- NOTES**
SITE PLAN NOTES
1. All work involved in the construction, relocation, repair of municipal services for the project shall be to the satisfaction of the Director of Planning and Chief Planner, Planning and Economic Development Department.
 2. Fire Route Signs and 3-Way Fire Hydrants shall be established to the satisfaction of the City Fire Department and at the expense of the owner.
 3. Main driveway dimensions at the property line boundaries are plus or minus 7.5 m unless otherwise stated.
 4. All driveways from property lines for the first 7.5 m shall be within 5% maximum grade, thereafter, all driveways shall be within 10% maximum grades.
 5. The approval of this plan does not exempt the owner's bonded contractor from the requirements to obtain the various permits/approvals normally required to complete a construction project, such as, but not limited to the following:
 - a. Building Permit
 - b. Sewer and Water Permit
 - c. Road Cut Permit
 - d. Relocation of Services
 - e. Approach Approval permits
 - f. Encroachment Agreements (if required)
 - g. Committee of Adjustment
 6. Abandoned accesses must be removed and the curb and boulevard restored with sod at the Owner's expense to the satisfaction of the Geomatics and Corridor Management Section, Public Works Department.
 7. For visibility triangles at the vehicular access points, the following note to be provided:

"5.0 metre by 5.0 metre visibility triangles in which the maximum eight of any objects or mature vegetation is not to exceed a height of 0.70 meters above the corresponding perpendicular centerline elevation of the adjacent street."
 8. Proposed signage shall conform to the City's Sign By-Law No. 10-197.
 9. Lighting must be directed on site and must not spill over to adjacent properties or streets.
 10. A minimum 1.2 metre separation must be provided within the City's road allowance area between driveways, a fence, and any pole, utility, fire hydrant, tree sign, etc. Any costs for traffic signs or utility relocation are the sole responsibility of the Applicant / Owner. It is the Applicant's responsibility to coordinate with the appropriate departments with the appropriate time.

CMHC Barrier Free Guidelines	
Entrances & Doors	
Entrance Landings - Min 1500 x 1500	✓
Entrance doors: noslope threshold no more than 13mm	✓
Stairs	
Risers no more than 180mm and treads min 280mm deep	✓
Colour contrast band on nosing	✓
Exterior Routes/ Grade Changes	
Clear width of an accessible pedestrian route min. 1500mm; where adjacent to a curb ramp, 1200mm	✓
Outdoor Living Spaces	
Located next to an accessible route	✓
Min 1500x1500 in area with accessible surface	✓
Appropriate maneuvering space at appropriately configured accessible door	✓
No step - level threshold through doors	✓



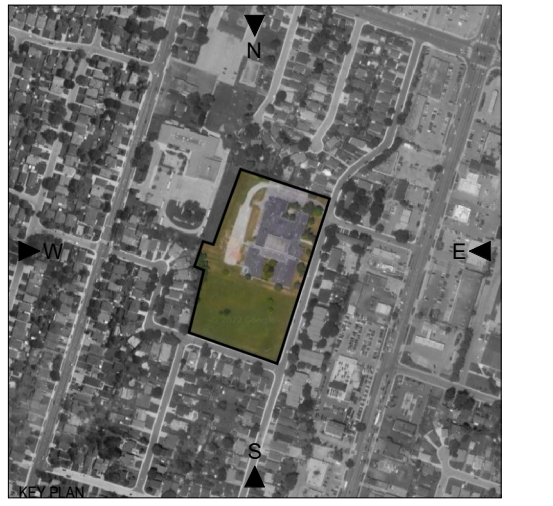
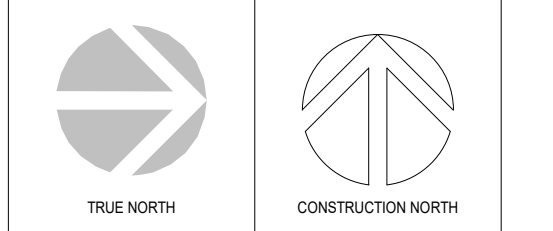
ITEM #	ITEM	PERCEPTION	PROPOSED
8.2.1	Permitted Residential Uses	Residential Care facility, retirement home, single/semi-detached, street townhouses, multiple dwellings	Multiple dwellings
8.2.3	Regulations	For residential care facility, retirement homes, etc.	Residential
8.2.3.1a)	Min. Lot width	30.0 m	Lot Width 125m
b)	Min. Front Yard	3.0 m	Front Yard 10m
c)	Min. Flankage Yard	5.5 m	Flankage: 5.5m
	Min. Side Yard	3.0 m	Side: 3.01m
d)	Min. Rear yard	7.0 m	Rear Yard: 34m
e)	Max. Building Height	Apartments: 22.0 m Back to back Townhouses: 11.5 m	Apartments: 22m Townhouses: 11.5m
f)	Min. Landscaped Area	Minimum Percentage of Lot Area: 45%	Landscaped: 45% of lot area
k)	Amenity Space	4.0m ² per dwelling unit ≤ 50m ² 6.0m ² per dwelling unit ≥ 50m ² Total Required	Indoor: 157 m ² Outdoor: 3745 m ² Total 3902 m ²
l)	An amenity area located outdoors shall be unobstructed and shall be at or above the surface and exposed to light and air.		Outdoor amenity areas unobstructed, above the surface & exposed to light/air
m)	Roof top mechanical equipment shall be located and/or screened from view of any abutting street		Equipment is screened from view...
5.6.c) i)	Required Parking - Multiple Dwelling	Dwelling Units ≤ 50 m ² : 0.3/unit Dwelling Units > 50 m ² : 1/unit Total Required Parking	0.3 m ² x 58 Units = 17.4 Spaces 1.0 m ² x 208 Units = 208.0 Spaces = 225.4 Spaces
5.5 a)	Barrier Free Parking where 201-1000 required spaces	Min. 2 spaces + 2% of required spaces 2 Spaces + 4.5 Spaces	= 4.51 Spaces = 6.51 Spaces 7 Barrier Free Spaces

Summary Site Statistics	
Lot Area	2.89 Ha
Front Lot Line: Tyronne	125.431m
Flankage Lot Line: Caledon	225.496m
Development Density	92 Units/Ha
Total GFA	24116

Building	Height (Storeys)	No. Units >50m ²	No. Units ≤50m ²
Block A1: Back to Back Town Houses	3	12	0
Block A2: Back to Back Town Houses	3	8	0
Block A3: Back to Back Town Houses	3	12	0
Block B1: Back to Back Town Houses	3	14	0
Block B2: Back to Back Town Houses	3	14	0
Block C: Apartments	6	79	37
Block D: Apartments	6	69	21
Totals		208	58
Total No. Units (Development)			266

Parking	Required	Provided
Units ≤50m ² : 0.3 spaces / unit	17.4	18
Units >50m ² : 1 space / unit	208	207
Visitor Parking	0	9
TOTAL	225.4	234

AREA USE BY BUILDING				
BLOCK	TYPE	NO. OF FLOORS	GFA	
			METRIC	IMPERIAL
A1	BACK-TO-BACK TOWN HOUSES	2-3	1556 m ²	16749 SF
A2	BACK-TO-BACK TOWN HOUSES	2-3	1064 m ²	11453 SF
A3	BACK-TO-BACK TOWN HOUSES	2-3	1556 m ²	16749 SF
B1	BACK-TO-BACK TOWN HOUSES	2-3	1818 m ²	19569 SF
B2	BACK-TO-BACK TOWN HOUSES	2-3	1818 m ²	19569 SF
C	APARTMENT BUILDING	6	8785 m ²	94561 SF
D	APARTMENT BUILDING	6	7519 m ²	80934 SF
DEVELOPMENT TOTAL			24116 m²	259582 SF



- SITE SYMBOLS LEGEND**
- BICYCLE STORAGE SPACE 600X1800
 - BICYCLE STORAGE SPACE 300X1800
 - ENTRY MARKER
 - ACCESSIBLE ENTRY MARKER
 - PEDESTRIAN CROSSING
 - ROOFTOP PV

No.	DESCRIPTION	DATE
1	Issued For Site Plan Review	2022-13-09
2	Issued For Site Plan Approval	2022-09-12
3	Issued For Site Plan Approval	2022-06-31

DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT BEFORE PROCEEDING. ONLY FIGURED DIMENSIONS MUST BE USED. THE CONTRACTOR MUST CHECK THE DIMENSIONS ON SITE. THE DRAWING IS PROTECTED BY COPYRIGHT. ALL DIMENSIONS ARE SHOWN IN MILLIMETERS.

McCallumSather
 Westinghouse HQ, 2nd Floor
 286 Sanford Ave. N
 Hamilton, ON L8L 6A1
 905.526.6700
 www.mccallumsather.com



PROJECT: 60 CALEDON AVENUE

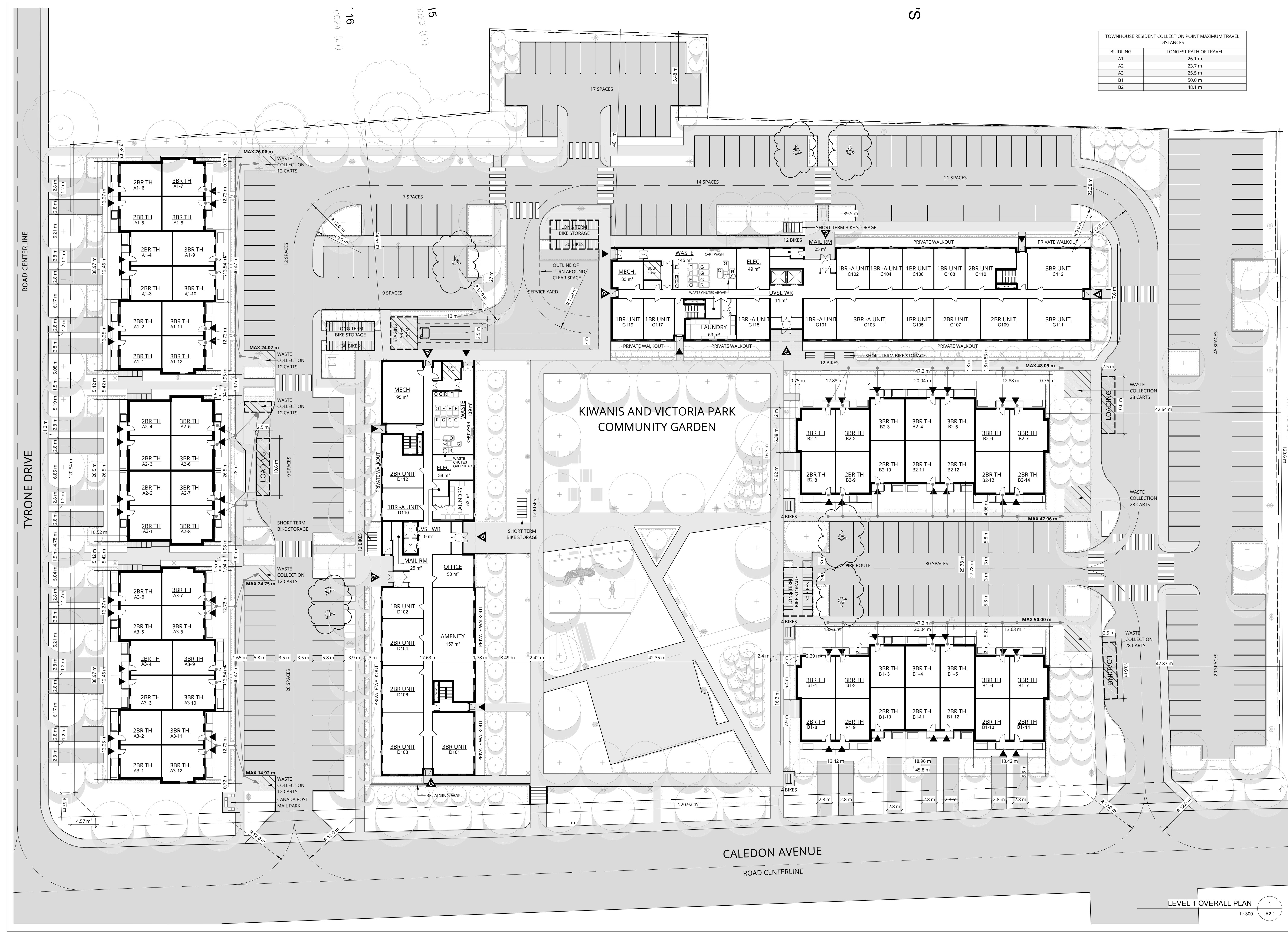
60 Caledon Ave, Hamilton Ontario, L9C 3C8

DRAWING TITLE: SITE PLAN

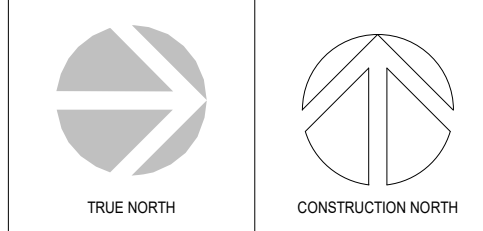
DRAWN BY: RWV DATE: 09/02/22
 CHECKED BY: SCALE: 1:400

PROJECT NO: 22034
 DRAWING NO:

A1



TOWNHOUSE RESIDENT COLLECTION POINT MAXIMUM TRAVEL DISTANCES	
BUILDING	LONGEST PATH OF TRAVEL
A1	26.1 m
A2	23.7 m
A3	25.5 m
B1	50.0 m
B2	48.1 m



- SITE SYMBOLS LEGEND**
- BICYCLE STORAGE SPACE 600X1800
 - BICYCLE STORAGE SPACE 300X1800
 - ENTRY MARKER
 - ACCESSIBLE ENTRY MARKER
 - PEDESTRIAN CROSSING
 - ROOFTOP PV

3 Issued For Site Plan Revision 2022-13-09
 2 Issued For Site Plan Approval 2022-09-12
 1 Issued For Site Plan Approval 2022-06-31

REVISIONS:

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DO NOT SCALE THE DRAWINGS.

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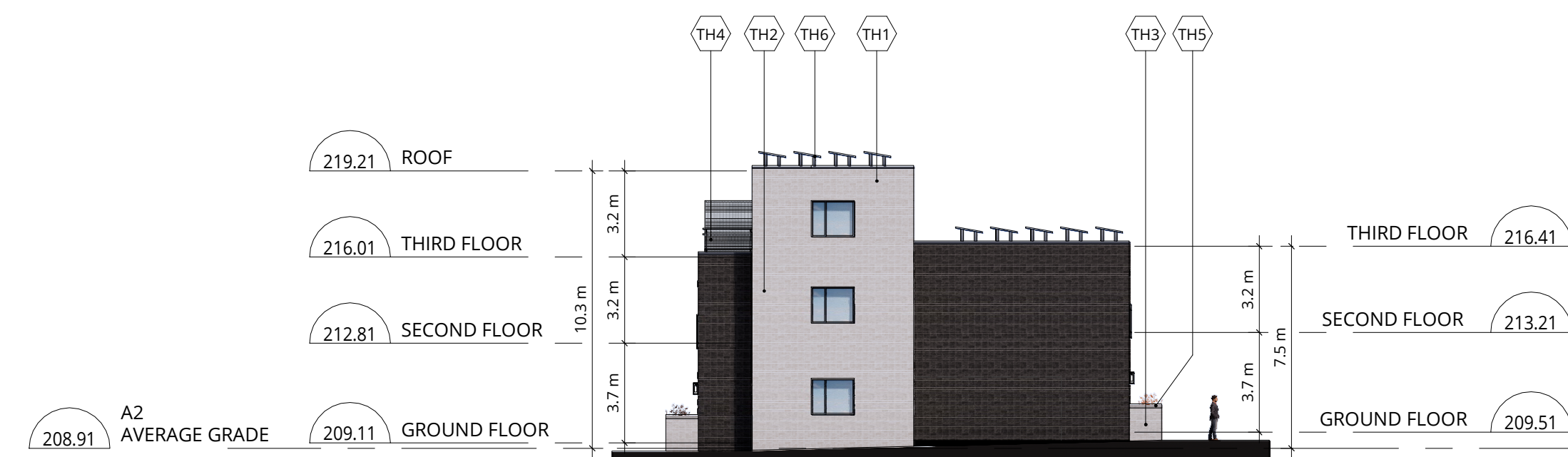
PROJECT:
60 CALEDON AVENUE

60 Caledon Ave, Hamilton Ontario,
 L9C 3C8

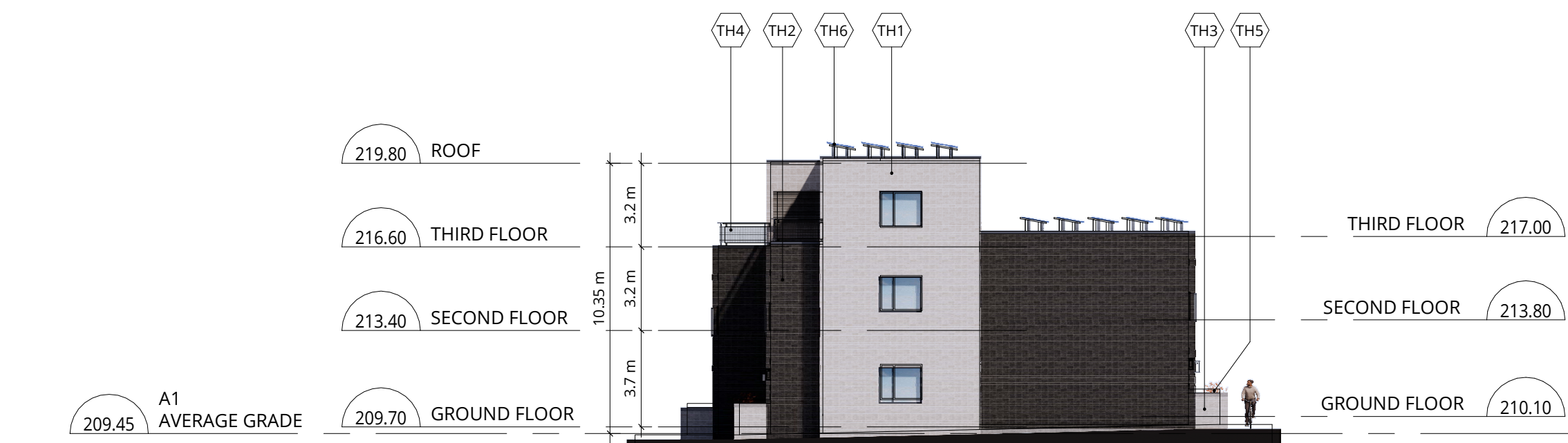
DRAWING TITLE:
OVERALL GROUND FLOOR PLAN

DRAWN BY: RWV DATE: 09/02/22
 CHECKED BY: RWV SCALE: 1:300

PROJECT NO: **22034**
 DRAWING NO: **A2.1**



ELEVATION - TOWNHOUSE A2 WEST 8
1:200 A4.0



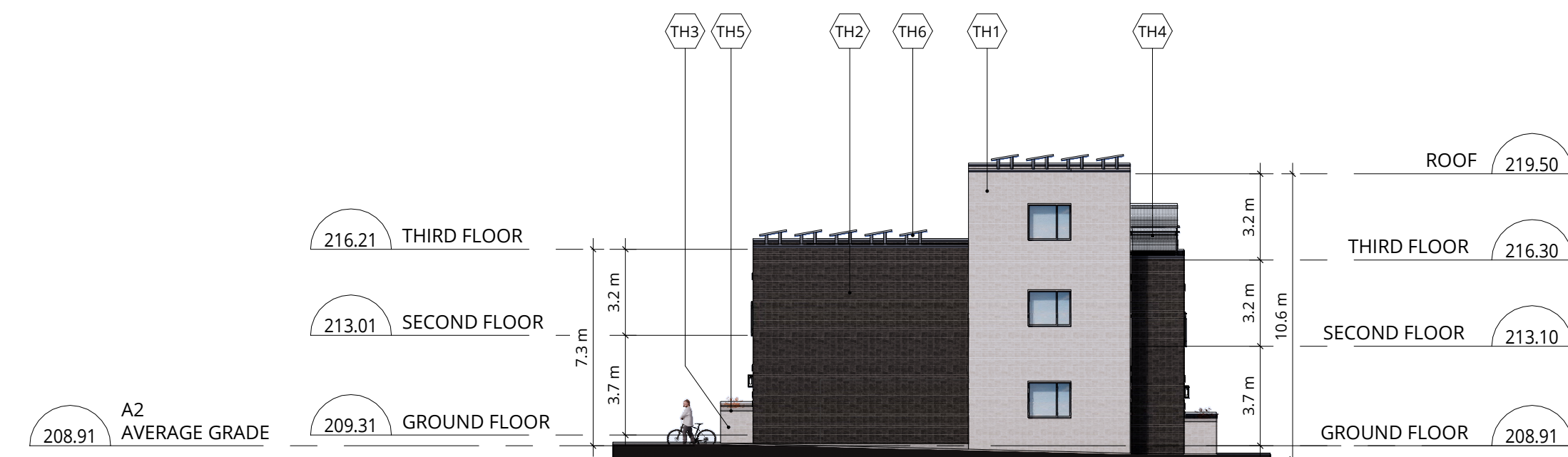
ELEVATION - TOWNHOUSE A1 WEST 4
1:200 A4.0



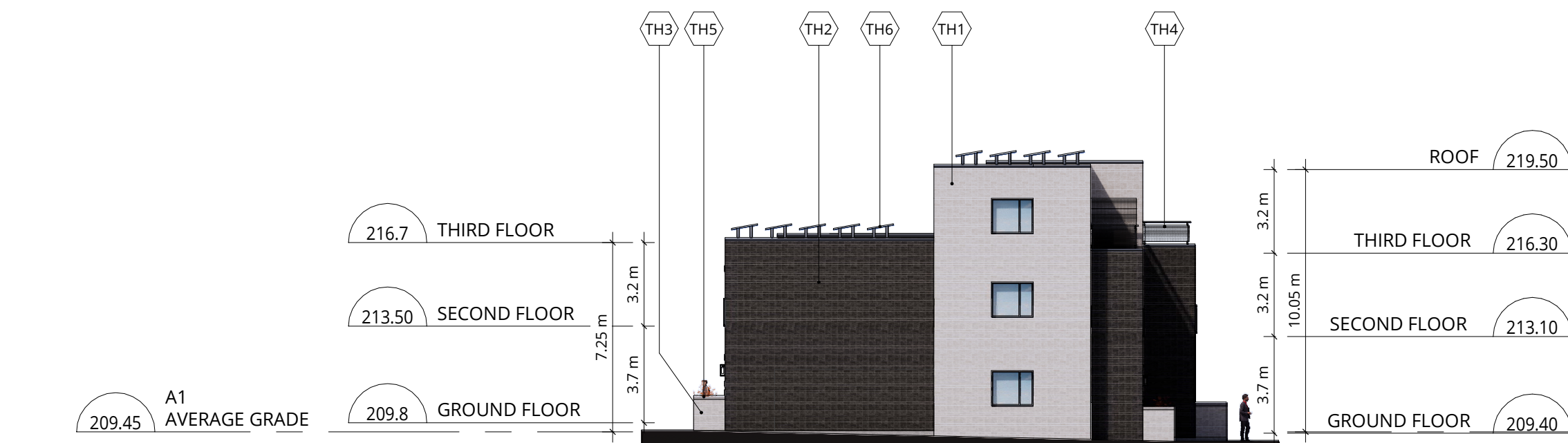
ELEVATION - TOWNHOUSE A2 NORTH 7
1:200 A4.0



ELEVATION - TOWNHOUSE A1 NORTH 3
1:200 A4.0



ELEVATION - TOWNHOUSE A2 EAST 6
1:200 A4.0



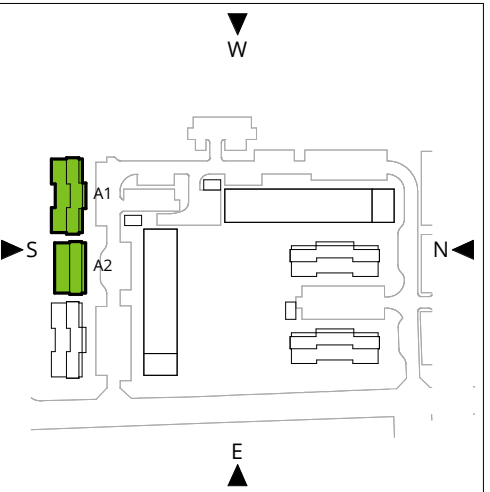
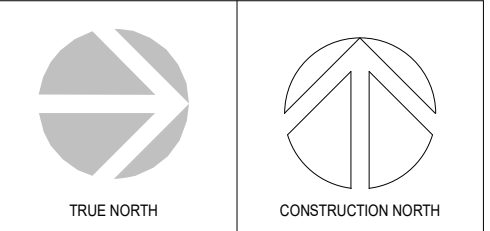
ELEVATION - TOWNHOUSE A1 EAST 2
1:200 A4.0



ELEVATION - TOWNHOUSE A2 SOUTH 5
1:200 A4.0



ELEVATION - TOWNHOUSE A1 SOUTH 1
1:200 A4.0



MATERIALS LEGEND

- (TH1) PANELIZED SYSTEM, COLOUR 1
- (TH2) MASONRY, COLOUR 1
- (TH3) MASONRY - COLOUR 2
- (TH4) METAL MESH
- (TH5) CONCRETE
- (TH6) PV PANELS

No.	DESCRIPTION	DATE
2	Issued For Site Plan Approval	2022-09-12
1	Issued For Site Plan Approval	2022-08-31

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SEAL

PROJECT:
60 CALEDON AVENUE

60 Caledon Ave, Hamilton Ontario, L9C 3C8

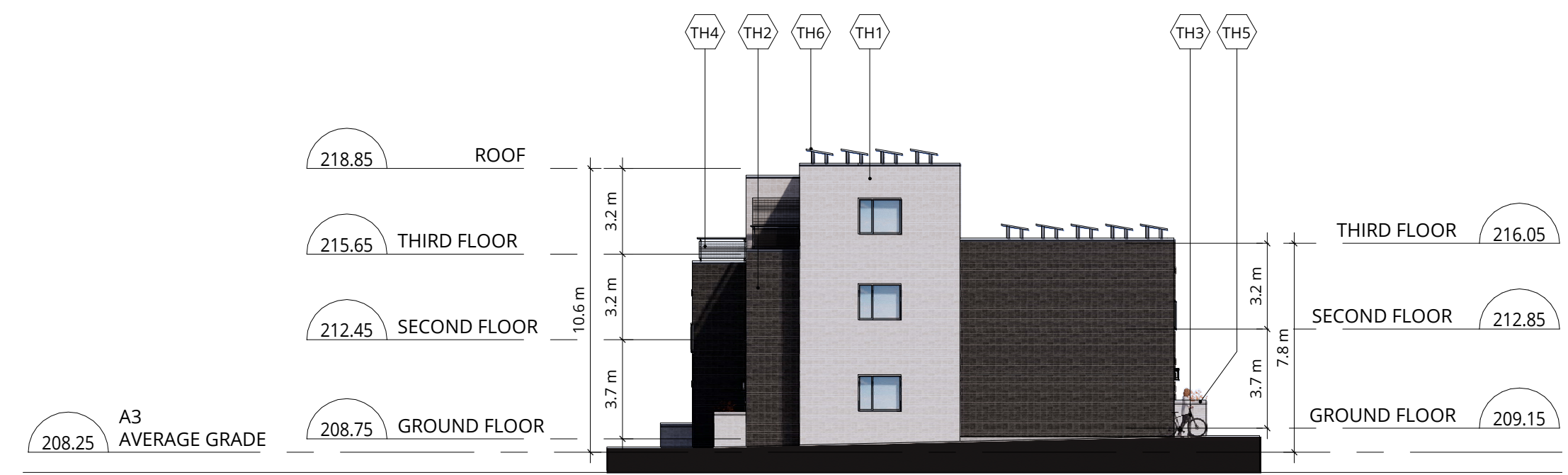
DRAWING TITLE:
ELEVATIONS

DRAWN BY: Author DATE: 09/02/22

CHECKED BY: Checker SCALE:

PROJECT NO: **22034**

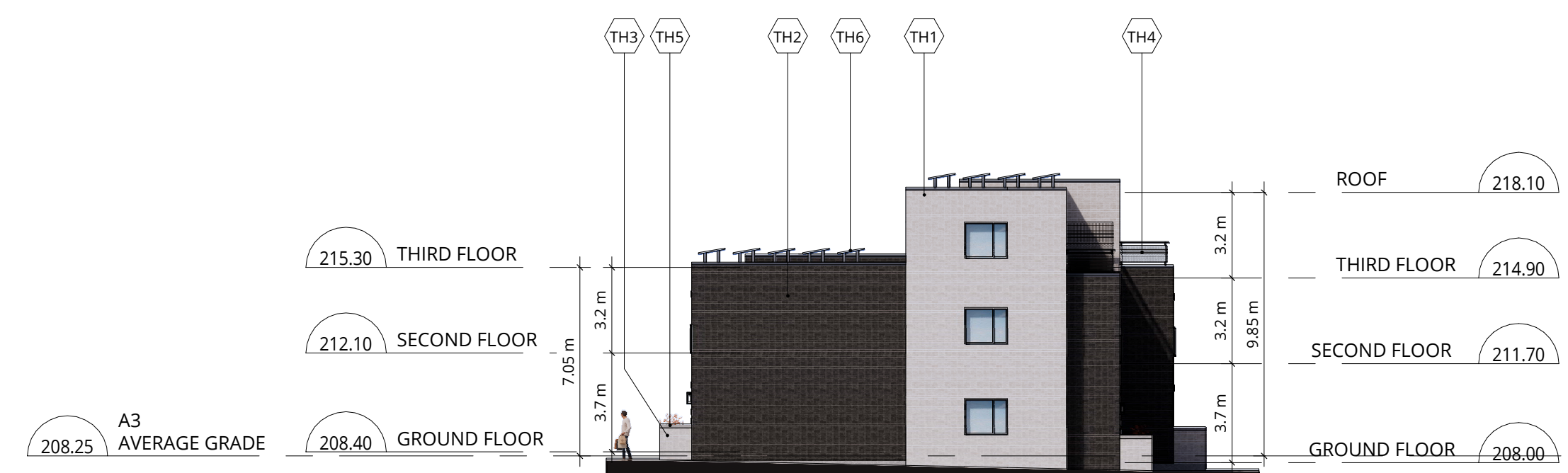
DRAWING NO: **A4.0**



ELEVATION - TOWNHOUSE A3 WEST 4
1:200 A4.1



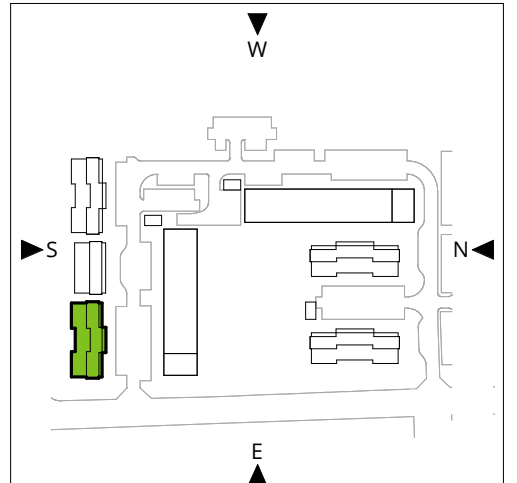
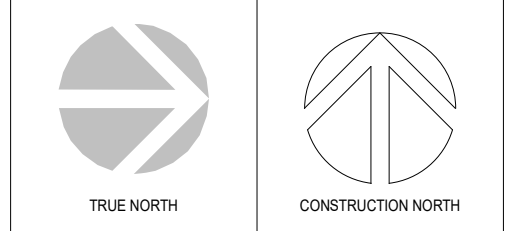
ELEVATION - TOWNHOUSE A3 NORTH 3
1:200 A4.1



ELEVATION - TOWNHOUSE A3 EAST 2
1:200 A4.1



ELEVATION - TOWNHOUSE A3 SOUTH 1
1:200 A4.1



- MATERIALS LEGEND**
- (TH1) PANELIZED SYSTEM, COLOUR 1
 - (TH2) MASONRY, COLOUR 1
 - (TH3) MASONRY - COLOUR 2
 - (TH4) METAL MESH
 - (TH5) CONCRETE
 - (TH6) PV PANELS

No.	DESCRIPTION	DATE
2	Issued For Site Plan Approval	2022-09-12
1	Issued For Site Plan Approval	2022-08-31

REVISIONS:

DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT BEFORE PROCEEDING. ONLY FIGURED DIMENSIONS MUST BE USED. THE CONTRACTOR MUST CHECK THE DIMENSIONS ON SITE. THE DRAWING IS PROTECTED BY COPYRIGHT. ALL DIMENSIONS ARE SHOWN IN MILLIMETERS.

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SEAL

PROJECT:
60 CALEDON AVENUE

60 Caledon Ave, Hamilton Ontario, L9C 3C8

DRAWING TITLE:
ELEVATIONS

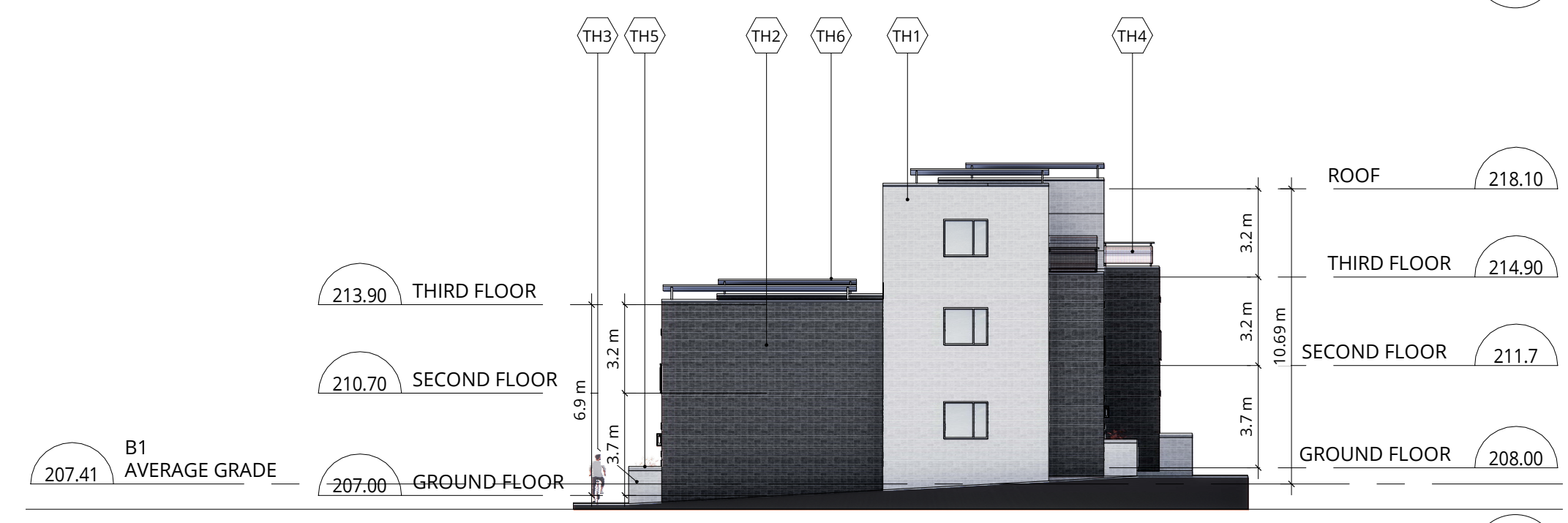
DRAWN BY:	Author	DATE:	09/02/22
CHECKED BY:	Checker	SCALE:	
PROJECT NO.:	22034		
DRAWING NO.:	A4.1		



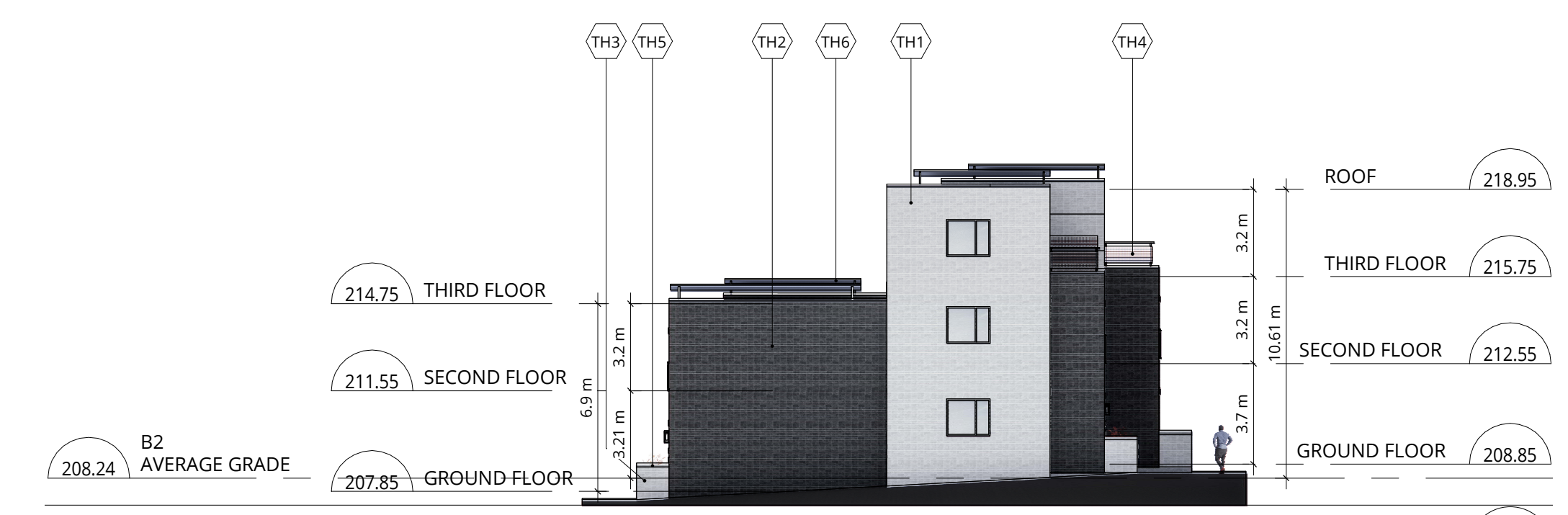
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1:200 A4.2



ELEVATION - TOWNHOUSE B2 WEST 4
1:200 A4.2



ELEVATION - TOWNHOUSE B1 NORTH 7
1:200 A4.2



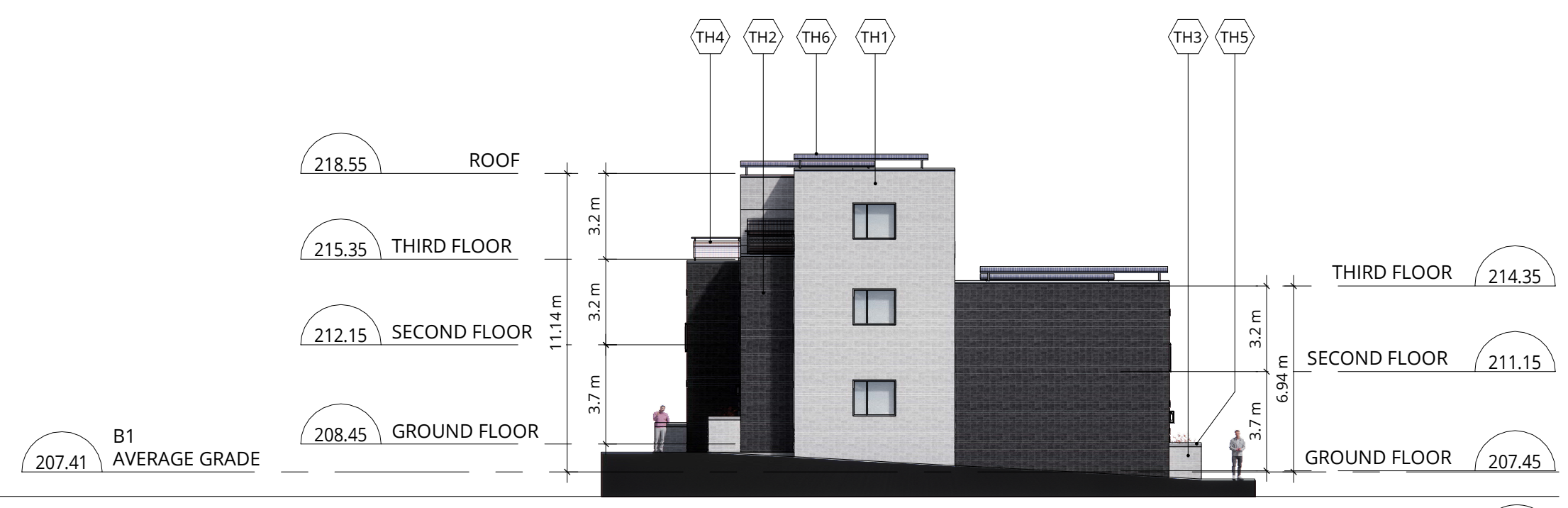
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1:200 A4.2



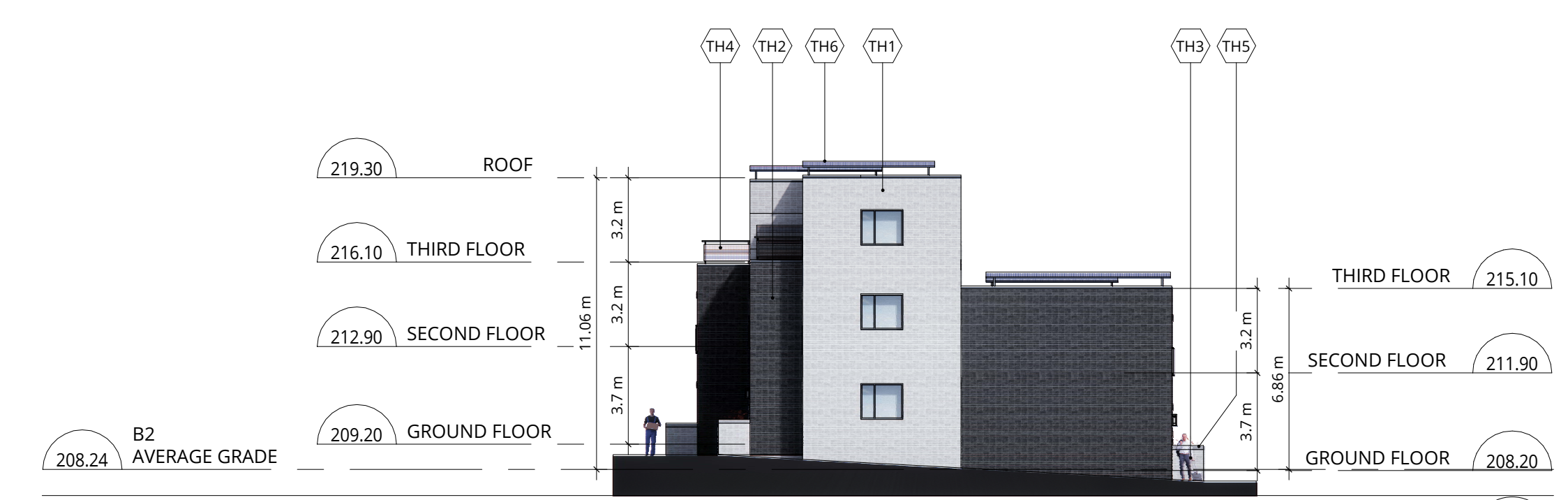
ELEVATION - TOWNHOUSE B1 EAST 6
1:200 A4.2



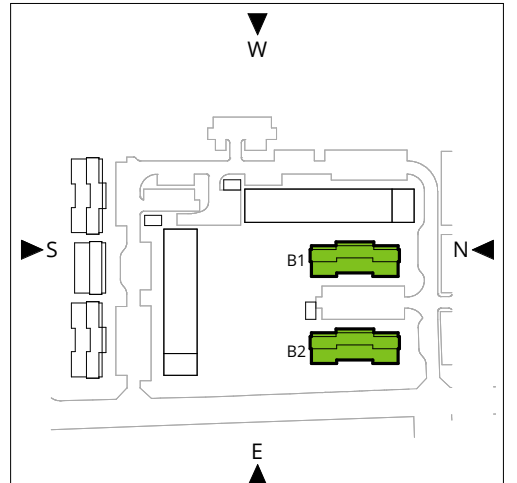
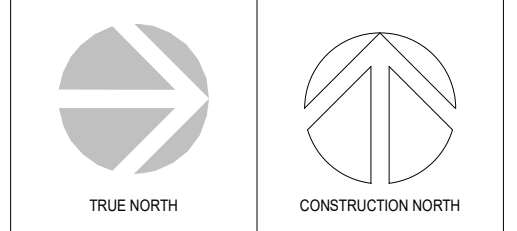
ELEVATION - TOWNHOUSE B2 EAST 2
1:200 A4.2



ELEVATION - TOWNHOUSE B1 SOUTH 5
1:200 A4.2



ELEVATION - TOWNHOUSE B2 SOUTH 1
1:200 A4.2



- MATERIALS LEGEND**
- (TH1) PANELIZED SYSTEM, COLOUR 1
 - (TH2) MASONRY, COLOUR 1
 - (TH3) MASONRY - COLOUR 2
 - (TH4) METAL MESH
 - (TH5) CONCRETE
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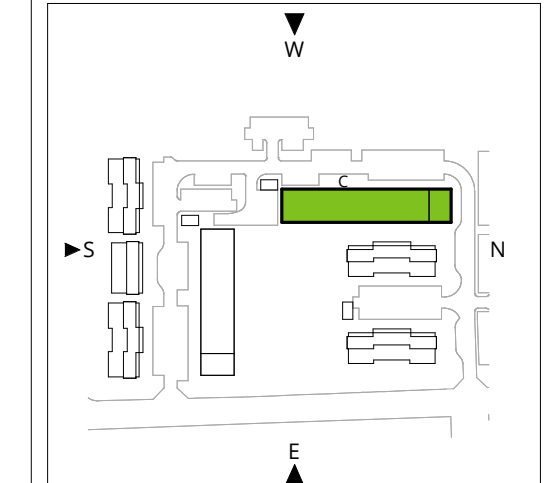
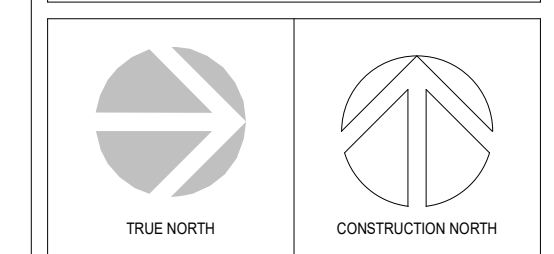


SEAL

PROJECT:
60 CALEDON AVENUE
 60 Caledon Ave, Hamilton Ontario,
 L9C 3C8

DRAWING TITLE:
ELEVATIONS

DRAWN BY:	Author	DATE:	09/02/22
CHECKED BY:	Checker	SCALE:	
PROJECT NO.:	22034		
DRAWING NO.:	A4.2		



MATERIALS LEGEND

- AP1 MASONRY, COLOUR 1
- AP2 PANELIZED SYSTEM, COLOUR 1
- AP3 PANELIZED SYSTEM, COLOUR 2
- AP4 PANELIZED SYSTEM, COLOUR 3
- AP5 PANELIZED SYSTEM, COLOUR 4
- AP6 PANELIZED SYSTEM, COLOUR 5
- AP7 PV PANELS

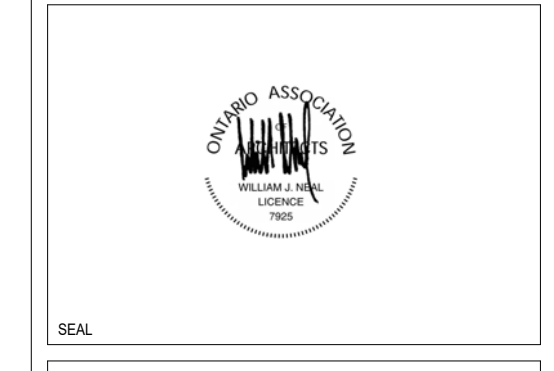
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SEAL

PROJECT:
60 CALEDON AVENUE

60 Caledon Ave, Hamilton Ontario, L9C 3C8

DRAWING TITLE:
ELEVATIONS

DRAWN BY:	Author	DATE:	09/02/22
CHECKED BY:	Checker	SCALE:	As indicated

PROJECT NO: **22034**

DRAWING NO: **A4.3**



ELEVATION - BUILDING C NORTH 4
 1:200 A4.3

ELEVATION - BUILDING C WEST 2
 1:200 A4.3



ELEVATION - BUILDING C EAST 3
 1:200 A4.3

ELEVATION - BUILDING C SOUTH 1
 1:200 A4.3



ELEVATION - BUILDING D NORTH

1:200 A4.4

ELEVATION - BUILDING D WEST

1:200 A4.4

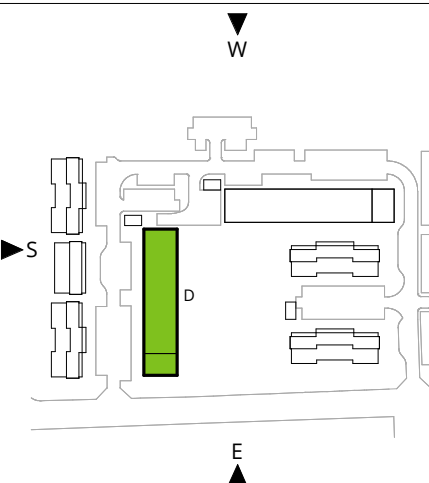
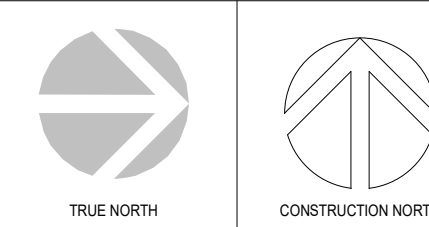


ELEVATION - BUILDING D EAST

1:200 A4.4

ELEVATION - BUILDING D SOUTH

1:200 A4.4



MATERIALS LEGEND

- AP1 MASONRY, COLOUR 1
- AP2 PANELIZED SYSTEM, COLOUR 1
- AP3 PANELIZED SYSTEM, COLOUR 2
- AP4 PANELIZED SYSTEM, COLOUR 3
- AP5 PANELIZED SYSTEM, COLOUR 4
- AP6 PANELIZED SYSTEM, COLOUR 5
- AP7 PV PANELS

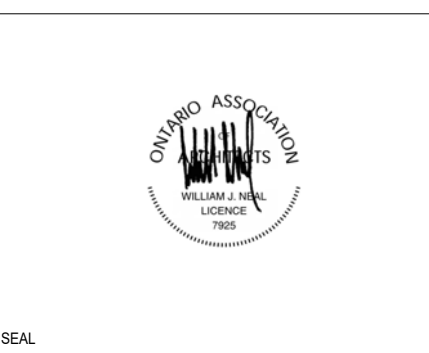
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SEAL

PROJECT:
60 CALEDON AVENUE

60 Caledon Ave, Hamilton Ontario, L9C 3C8

DRAWING TITLE:
ELEVATIONS

DRAWN BY:	Author	DATE:	09/02/22
CHECKED BY:	Checker	SCALE:	As indicated

PROJECT NO: **22034**

DRAWING NO:

A4.4



December 9th, 2022

GSP File No. 20012

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

Attn: Ms. Jamila Sheffield
Secretary-Treasurer

RE: Minor Variance Application
60 Caledon Avenue, Hamilton
Related Site Plan Application: DA-22-153

Dear Ms. Sheffield:

On behalf of Caledon Community Collaborative Inc., Victoria Park Community Homes Inc., and Hamilton East Kiwanis Non-Profit Homes Inc., GSP Group would like to formally request to amend the above minor variance application respecting 60 Caledon Avenue, Hamilton (“Site”). The related Site Plan application (DA-22-153) is for a non-profit affordable housing project that includes five (5) blocks of townhouse developments and two (2) apartment buildings. The total number of units is two hundred and sixty-six (266), sixty (60) of which are townhomes while two hundred and six (206) are apartments. The townhouses and apartments vary in height between three to six storeys. Approximately 3,902 square metres of amenity space is provided and 45% of the site consists of landscaped area. A total of two hundred and thirty-four (234) parking spaces are proposed, which includes seven (7) barrier free spaces.

Below is a table that compares the original zoning and then extent of relief being requested:

	Zoning – Section 5: Parking [Zoning By-law 05-200]	Extent of Relief Requested
1.	Location (Multiple Dwellings) [Section 5.1(d)] <i>On a lot containing a multiple dwelling:</i>	To permit required parking for townhouse dwellings located between the

	<p>i) With the exception of any visitor parking required by Section 5.6, required parking for multiple dwellings shall not be located between the façade and the front lot line or between the façade and flankage lot line. In no case shall any parking be located within the required front yard or required flankage yard or within 3.0 metres of a street line.</p>	<p>front and façade lot line (Tyrone Drive and Caledon Avenue)</p>
<p>2.</p>	<p>Design Standards [Section 5.2]</p> <p>h) In addition to Section 5.1 a) v) and Subsection 5.2 e), the following Planting Strip requirements shall apply to surface parking lots in all zones where 50 or more parking spaces are provided on a lot:</p> <p>i) Landscaped Area(s) or Landscaped Parking Island(s) with a minimum combined area of 10% of the area of the parking lot and associated access driveway and manouvering areas shall be provided and maintained;</p> <p>ii) Each Landscaped Area and Landscaped Parking Island shall have a minimum area of 10.0 square metres;</p> <p>iii) In addition to Section 5.6, the number of required parking spaces required to accommodate the Landscaped Area or Landscaped Parking Island within the parking lot shall be reduced by the amount needed to accommodate the minimum Landscaped Parking Island requirement as required by Subsection 5.2h) i), up to a maximum of 10% of the required parking spaces</p>	<p>To permit a reduction to the minimum combined area of 10% for Landscaped Area(s) or Landscaped Parking Island(s) associated with parking lots, access driveway and manouvering areas</p>

On July 5th, 2022, Council approved a Zoning By-law Amendment (ZBA, ZAC-21-025) to rezone the Site from the Community Institutional (I2) Zone to a site-specific Community Institutional (I2) Zone that would permit the Site to be developed for two, six storey, multiple dwellings and five, three storey, maisonette (back-to-back townhouse buildings). The ZBA also included modifications, which included the two (2) variances outlined in the above table that this application is seeking relief for.

December 9th, 2022

GSP File No. 20012

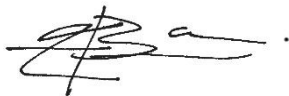
This Minor Variance Application is being submitted to recognize the two (2) modifications that were not included in the implementing Zoning By-law. The back-to-back townhouses function as street townhouses as a result of fronting onto Tyrone Drive and Caledon Avenue. Therefore, the relief being requested is to recognize that the street townhouse parking regulations of Zoning By-law 05-200 is more applicable to this context. Further relief is being requested to permit the reduction of landscaped area associated with the parking area to recognize the balance achieved between the provision of affordable housing, parking, and overall amenity spaces.

In support of this amended Minor Variance Application and for your review and consideration, attached are digital materials consisting of architectural drawings, including a Survey, Site Plan, Floor Plans, and Elevation Drawings, prepared by mcCallumSather and dated December 9, 2022.

In addition to the above, a reference email is provided to demonstrate the waiver of application fees for the minor variance.

Should you have any questions, or require any additional information, please contact Elizabeth Farrugia at 289-814-3085 or by email at efarrugia@gspgroup.ca.

Yours truly,
GSP Group Inc.



Elizabeth Farrugia, MCIP, RPP
Senior Planner

*cc: via email Aminu Bello, Planner 1
Victoria Park Community Homes Inc., Hamilton East Kiwanis Non-Profit Homes Inc.,
Caledon Community Collaborative LP, and EllisDon*



Hamilton

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

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

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

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS
Registered Owners(s)		
Applicant(s)		
Agent or Solicitor		

- 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 efarrugia@gspgroup.ca
- 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	60 Caledon Avenue		
Assessment Roll Number			
Former Municipality	City of Hamilton		
Lot	Part Lot 13 and all of Lot 14	Concession	
Registered Plan Number	Registrar's Compiled Plan 1469	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:

(1) Permit required parking for townhouse dwellings located between the façade and front lot line (Tyrone Drive and Caledon Avenue) and (2) Permit a reduction to the minimum combined area of 10% for Landscaped Area(s) or Landscaped Parking Island(s) associated with parking lots, access driveway and manoeuvring areas.

Second Dwelling Unit

Reconstruction of Existing Dwelling

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

The parking regulations being applied to the townhouses are for back-to-back townhouses (also considered as multiple dwellings). However, the context should be considered as street townhouses seeing as the townhouses front onto Tyrone Drive and Caledon Avenue, and therefore the provision of parking must be through driveways being accessed through the respective streets and towards the townhouses. Site constraints also exist to meet the landscaping requirement in the parking area while also balancing the provision of affordable housing and overall amenity spaces.

3.3 Is this an application 45(2) of the Planning Act.

Yes No

If yes, please provide an explanation:

Two (2) variances are requested in order to permit driveways for the townhouses fronting onto Tyrone Drive and Caledon Avenue as well as a reduction to the minimum 10% landscaping requirement in the parking area. The back-to-back townhouses function as street townhouses as a result of it fronting onto Tyrone Drive and Caledon Avenue and therefore the street townhouse parking regulations are more applicable to this context. Minor relief is also being requested to recognize the constraints with balancing the provision of affordable housing, amenity spaces, parking, and landscaping on the Site

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
125.43m	220.92m	2.89 ha	Tyrone Drive & Caledon Avenue: 20.12m

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
Vacant				

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Blocks A1 to A3: Back to Back Townhouses	A1: 8.89m ; A2: 10.25m ; A3: 8.76m	A1: 197.8m ; A2: 198.28m ; A3: 198.2m	A1: 3.71m ; A2: 48.1m ; A3: 79.78m	Not applicable
Block B1: Back to Back Townhouses	135.14m	42.64m	8.25m (flankage) and 96.95m (west)	Not applicable
Block B2: Back to Back Townhouses	135.21m	42.87m	54.31m (flankage) and 50.88m (west)	Not applicable
Block C: Apartments	100.75m	34.77m	82.67m (flankage) and 22.38m (west)	Not applicable
Block D: Apartments	57.76m	150.02m	5.66m (flankage) and 44.63m (west)	Not applicable

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
Vacant				

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Blocks A1 to A3: Back to Back Townhouses	A1: 646 SM ; A2: 442 SM ; A3: 646 SM	A1: 1,556 SM ; A2: 1,064 SM ; A3: 1,556 SM	3	11.5m
Block B1: Back to Back Townhouses	757 SM	1,818 SM	3	11.5m
Block B2: Back to Back Townhouses	757 SM	1,818 SM	3	11.5m
Block C: Apartments	1,537 SM	8,785 SM	6	22m
Block D: Apartments	1,329 SM	7,519 SM	6	22m

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.):

Five (5) blocks of townhouse developments and two (2) apartment buildings. Total number of units is two hundred and sixty six (266) with sixty (60) units being townhomes

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

Residential uses in the form of townhouses and single-detached dwellings. Other surrounding uses include institutional (Calvin Christian School), places of worship (Immanuel Christian Reformed Church and Church on the Rock), and commercial uses along Upper James Street

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

2019

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

Institutional - Former Mountain Secondary School

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

Vacant

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

5 years

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) Neighbourhoods

Please provide an explanation of how the application conforms with the Official Plan.

7.6 What is the existing zoning of the subject land? Site specific Community Institutional (I2, 810, H127)
Zone under Zoning By-law No. 50-200, City of Hamilton

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:

ZAC-21-025

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

Yes No

If yes, please provide the file number:

7.10 If a site-specific Zoning By-law Amendment has been received for the subject property, has the two-year anniversary of the by-law being passed expired?

Yes No

7.11 If the answer is no, the decision of Council, or Director of Planning and Chief Planner that the application for Minor Variance is allowed must be included. Failure to do so may result in an application not being "received" for processing.

** Please note Bill 23, More Homes Built Faster Act, 2022 repealed 45 (1.3) "Two year period, no application for minor variance" and 45 (1.4) "Exception" **

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 0

8.2 Number of Dwelling Units Proposed: 266

8.3 Additional Information (please include separate sheet if needed):

Non-profit affordable housing project that includes 5 blocks of townhouse developments and 2 apartment buildings. The total number of units is two hundred and sixty-six (266), sixty (60) of which are townhomes while two hundred and six are apartments. The townhouses and apartments vary in height between two to six storeys. The residential gross floor area is 24,116 square metres. Approximately 3,902 square metres of amenity space is provided and 45% of the site consists of landscaped area. A total of two hundred and thirty-four (234) parking spaces are proposed, which includes seven (7) barrier free spaces.