



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.:	GL/A-23:200	SUBJECT PROPERTY:	9075 AIRPORT ROAD W, GLANBROOK
ZONE:	C6 (District Commercial)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended

APPLICANTS: **Owner:** 9075 AIRPORT HAMILTON HOSPITALITY INC. C/O MARTIN SIMONE
Agent: MATAJ ARCHITECTS INC. C/O ARTAN MATAJ

The following variances are requested:

1. A maximum height of 19.05 metres whereas the by-law permits a maximum height of 14.0 metres.
2. A minimum width of the ground floor façade of 69.4 metres whereas the by-law requires a minimum ground floor façade width of 75.27 metres.

PURPOSE & EFFECT: So as to permit the construction of a new 6-storey 97 room hotel with 97 parking spaces.

Notes:

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, August 24, 2023
TIME:	11:00 a.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.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding GL/A-23:200, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer 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.



 Subject Lands

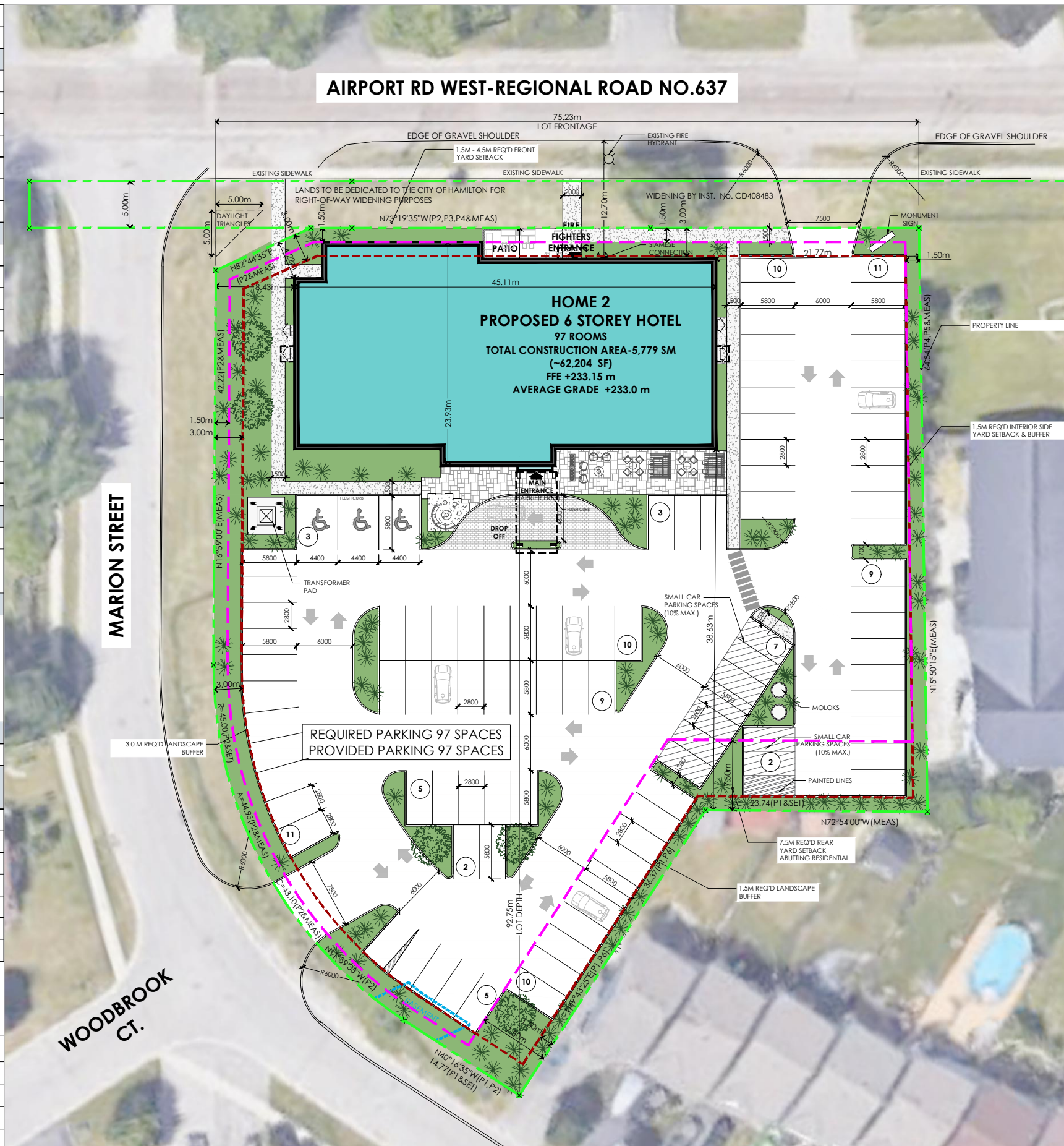
DATED: August 8, 2023

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.

ZONING DESCRIPTION(Zoning By-law 05-200)	C6,Exception:580		
	DISTRICT COMMERCIAL		
DETAILS OF DEVELOPMENT	REQUIRED	PROPOSED	
LOT AREA (m ²)	N/A	5,556	
BUILDING COVERAGE(max.)	N/A	17%	
GROSS FLOOR AREA(max.)	N/A	5,727	
BUILDING HEIGHT(max.)	14 m	19.05	
NUMBER OF PARKING SPACES	97	97	
NUMBER OF LOADING SPACES	N/A	0	
LANDSCAPED AREA(min.)	N/A	1,443	
SETBACK&BUFFER	REQUIRED(m)	PROPOSED (m)	
BUILDING SETBACK FROM A STREET LINE(AIRPORT RD)	1.5-4.5	1.5	
BUILDING SETBACK FROM A STREET LINE(MARION STREET)	1.5	8.43	
REAR YARD ABUTTING A RESIDENTIAL ZONE	MIN 7.5	38.63	
INTERIOR SIDE YARD	MIN 1.5	21.77	
PLANTING STRIP REQUIREMENTS (WHEN ABUTS A RESIDENTIAL ZONE)	MIN 1.5	1.5	
PLANTING STRIP (WHEN ABUTS A STREET)	3	3	
AREA CALCULATION	SQ M	SQ FT	%
BUILDING AREA	964	10,376	17%
LANDSCAPED AREA	1,443	15,532	26%
PAVED AREA	3,149	33,896	57%
SITE AREA	5,556	59,804	100%
PARKING CALCULATION	REQUIRED	PROPOSED	
1 PARKING FOR EACH GUEST SUITE	97	97	
TOTAL(INCLUDING ACCESSIBLE PARKING)	97	97	
ACCESSIBLE PARKING	REQUIRED	PROPOSED	
50-100 PARKING SPACES, MIN 4% OF THE TOTAL NUMBER OF REQUIRED PARKING			
Where the application of the parking standards in Section a) above results in a numeric fraction, fractions shall be rounded down to the nearest whole number.	3	3	
DRIVEWAYS AND AISLE REQUIREMENTS	REQ'D (MIN)	PROVIDED	
TWO-WAY PARKING AISLE @90 DEGREES PARKING	6.0	6.0	
FLOOR AREA CALCULATION	GFA(SQ M)	NON GFA(SQ M) MECH. ROOM	TOTAL(SQ M)
GROUND FLOOR	912	52	964
SECOND FLOOR	963	0	963
THIRD FLOOR	963	0	963
FOURTH FLOOR	963	0	963
FIFTH FLOOR	963	0	963
SIXTH FLOOR	963	0	963
TOTAL:	5,727	52	5,779

SITE PLAN LEGEND	
	PROPERTY LINE
	BUILDING SETBACK LINE
	LANDSCAPE BUFFER
	EASEMENT



SITE PLAN



Client : Devris Karaosian

Project Contact:
 Artan Mataj
 artan@matajarchitects.com
 289-259-6269

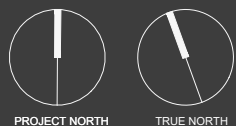


HOME 2 HAMILTON

9075 Airport Rd W, Mount Hope, ON L0R 1W0

A.101

1:500



PATH: S:\1. PROJECTS\2023\1. Projects\23-005_Home2_Hamilton\5-Design\1-Site Design\

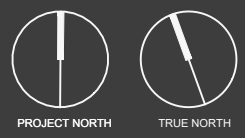
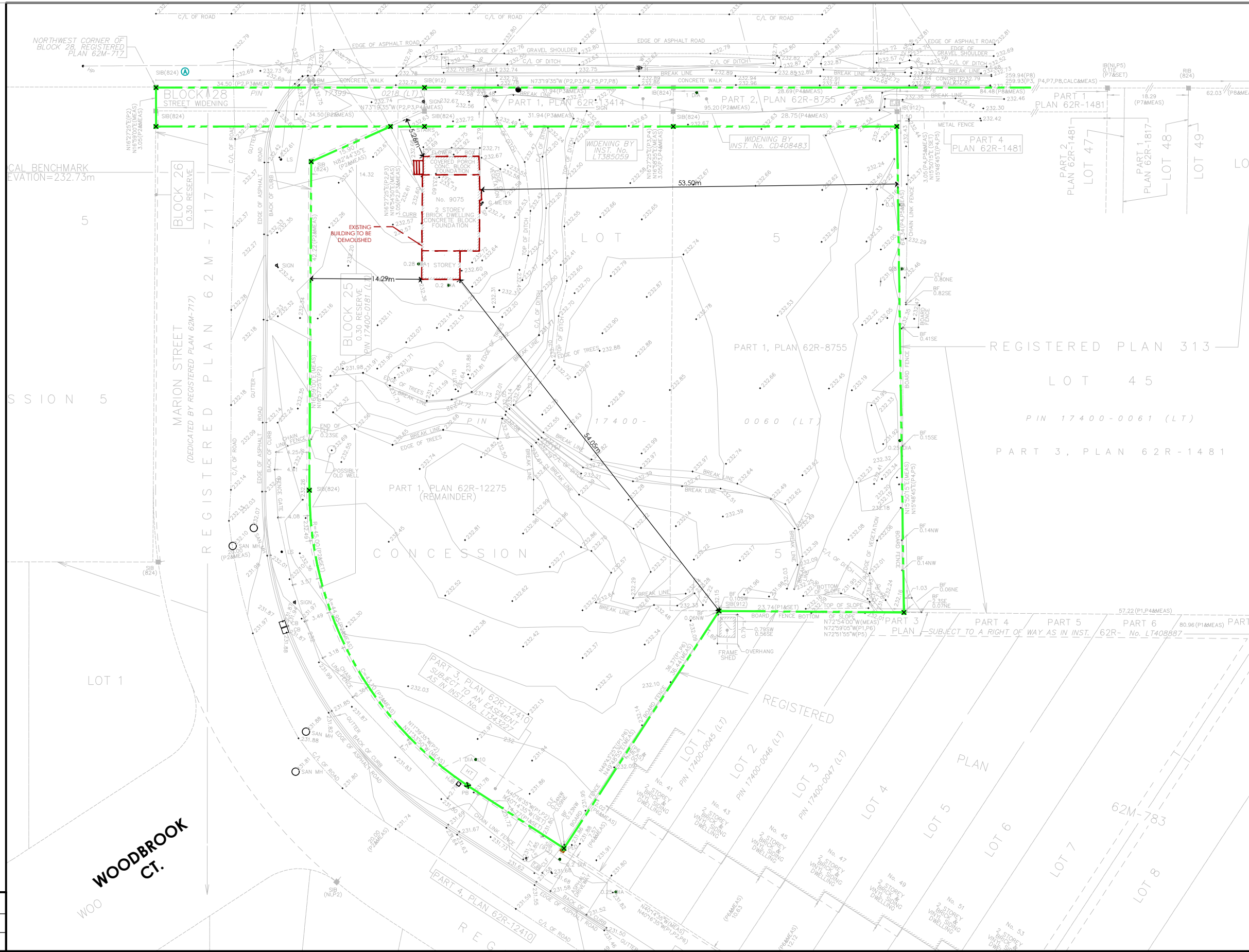
ISSUED FOR: ISSUED FOR MINOR VARIANCE APPLICATION

PROJECT No.: 23-005

ISSUE DATE: July 19, 2023

5 REVISION

SITE PLAN LEGEND	
	PROPERTY LINE
	DEMOLITION LINE



HOME 2 HAMILTON

9075 Airport Rd W, Mount Hope, ON L0R 1W0



Project Contact:
Artan Mataji
artan@matajia.com
289-259-6269



DEMO SITE PLAN

Client : Devris Karaasian

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY ILLUSTRATING TOPOGRAPHY OF
PART OF LOT 5
CONCESSION 5
 (GEOGRAPHIC TOWNSHIP OF GLANFORD)
 CITY OF HAMILTON
 SCALE 1 : 250
 J.D. BARNES LIMITED
 © COPYRIGHT
 METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART 2 - SURVEY REPORT
 - DESCRIPTION
 PART OF LOT 5, CONCESSION 5, GEOGRAPHIC TOWNSHIP OF GLANFORD, CITY OF HAMILTON, BEING ALL OF PIN 17400-0060 (LT), SUBJECT TO AN EASEMENT AS IN INST. NO. LT343227.
 - BOUNDARY FEATURES
 - FENCES FOUND SHOWN ON THE FACE OF PLAN.
 - ZONING COMPLIANCE
 COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT REFERRED BY THIS SURVEY.
 - ADDITIONAL REMARKS
 PLAN PREPARED FOR 9075 AIRPORT HAMILTON HOSPITALITY INC.

ELEVATION NOTE
 ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE MINISTRY OF NATURAL RESOURCES AND FORESTRY (COSNE) BENCHMARKS:
 No. 00119/2010/08
 ELEVATION=238.850m
 No. 00119/2010/09
 ELEVATION=233.039m

LOCAL BENCHMARK
 CUT CROSS SET ON A CONCRETE SIDEWALK AT THE SOUTHEAST CORNER OF THE INTERSECTION OF AIRPORT ROAD WEST AND MARION STREET, AS ILLUSTRATED ON THE FACE OF PLAN.
 ELEVATION=232.73m

NOTES
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).
 DISTANCES ARE GRID AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COINED SCALE FACTOR OF 0.999954.
 FOR BEARING COMPARISONS, A ROTATION OF 0°44'05" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1, P2, P3, P4, P5, P6, P7 & P8.

INTEGRATION DATA

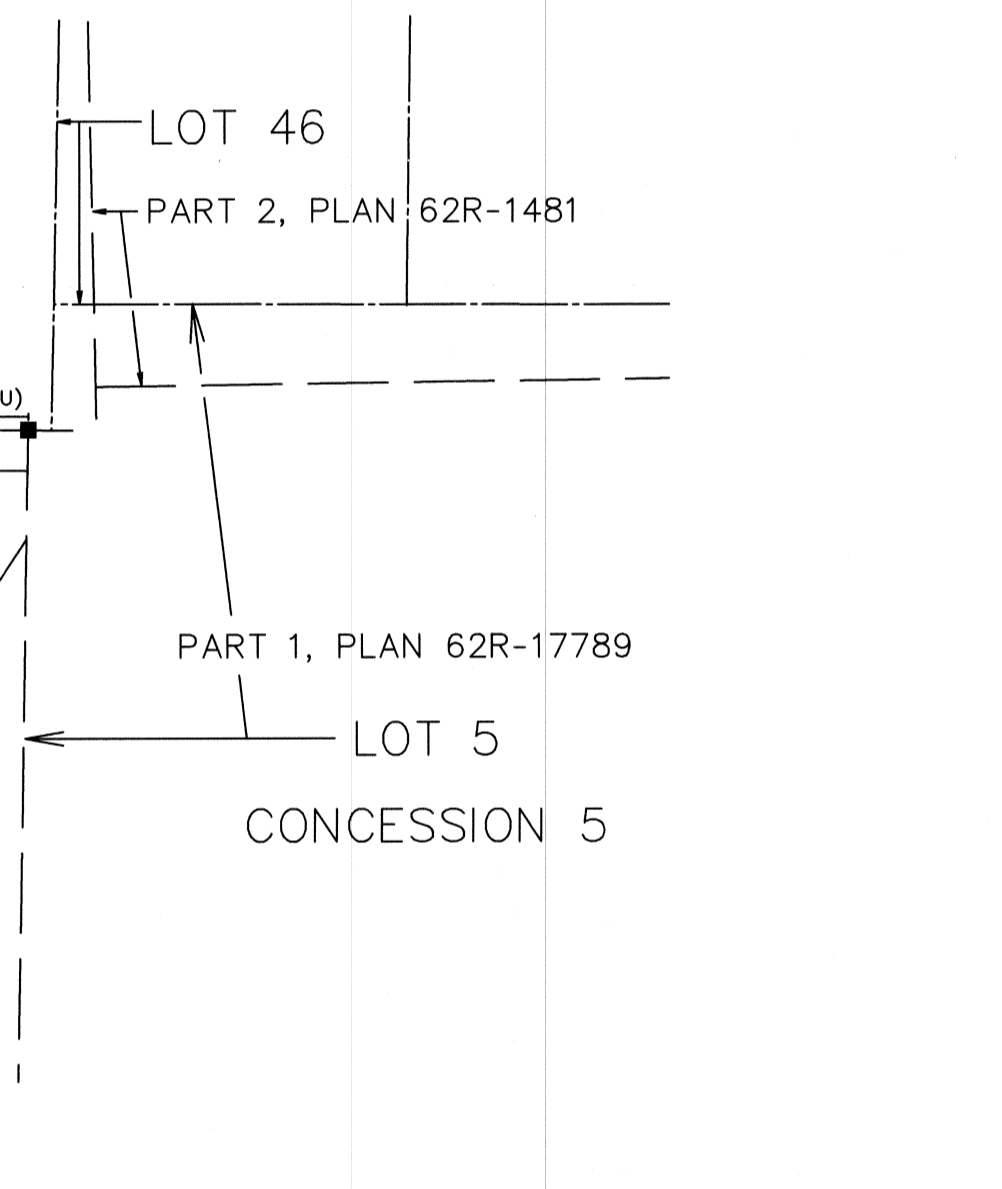
POINT ID	EASTING	NORTHING
ORP (A)	587 952.29	4 778 832.92
ORP (B)	588 201.21	4 778 758.37

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
 THE RESULTANT BETWEEN ORP (A) AND ORP (B) IS 259.93 N73°19'34"E

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- RIB DENOTES ROUND IRON BAR
- IB DENOTES IRON BAR
- PB DENOTES PLASTIC BAR
- P1 DENOTES REGISTERED PLAN 62M-783
- P2 DENOTES REGISTERED PLAN 62M-717
- P3 DENOTES PLAN 62R-13414
- P4 DENOTES PLAN 62R-12725
- P5 DENOTES PLAN 62R-1481
- P6 DENOTES PLAN 62R-19242
- P7 DENOTES ASSOCIATES LTD., DATED OCTOBER 31, 1997 (REF. NO. R-2071)
- P8 DENOTES PLAN 62R-19242
- MEAS DENOTES MEASURED
- 600 DENOTES S.W. WOODS, O.L.S.
- 824 DENOTES A.T. MCLAREN LIMITED, O.L.S.
- 912 DENOTES A.J. CLARKE AND ASSOCIATES LTD., O.L.S.
- NI DENOTES NOT IDENTIFIABLE
- OU DENOTES UNKNOWN
- BF DENOTES BOARD FENCE
- CLF DENOTES CHAIN LINK FENCE

N=North / S=South / E=East / W=West
 ALL SET SSB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.R.G. 525/91.



TOPOGRAPHIC LEGEND

- CB DENOTES SINGLE CATCHBASIN
- HJB DENOTES HYDRO JUNCTION BOX
- G METER DENOTES GAS METER
- SP DENOTES STAND PIPE
- MH DENOTES MANHOLE
- HP DENOTES HYDRO POLE
- HT DENOTES HYDRO TRANSFORMER
- LS DENOTES LIGHT STANDARD
- TJB DENOTES TELEPHONE JUNCTION BOX
- PED DENOTES TELEPHONE PEDESTAL
- FH DENOTES FIRE HYDRANT
- WK DENOTES WATER KEY
- WV DENOTES WATER VALVE
- BM DENOTES BENCH MARK
- OC DENOTES OVERHEAD CABLE
- SHRUB DENOTES SHRUB
- DT DENOTES DECIDUOUS TREE
- DIA=DIAMETER OF TRUNK IN METRES

AREA = 5,684 sq.m.
 (1.4045 acres)

BEFORE DIGGING, UNDERGROUND SERVICES SHOULD BE LOCATED ON SITE BY THE RESPECTIVE AGENCIES.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT LOCAL BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT THE RELATIVE ELEVATIONS AGREE WITH THE INFORMATION SHOWN ON THIS PLAN.

PRIMARY CONTOURS ARE AT 1.00m INTERVALS.
 SECONDARY CONTOURS ARE AT 0.25m INTERVALS.

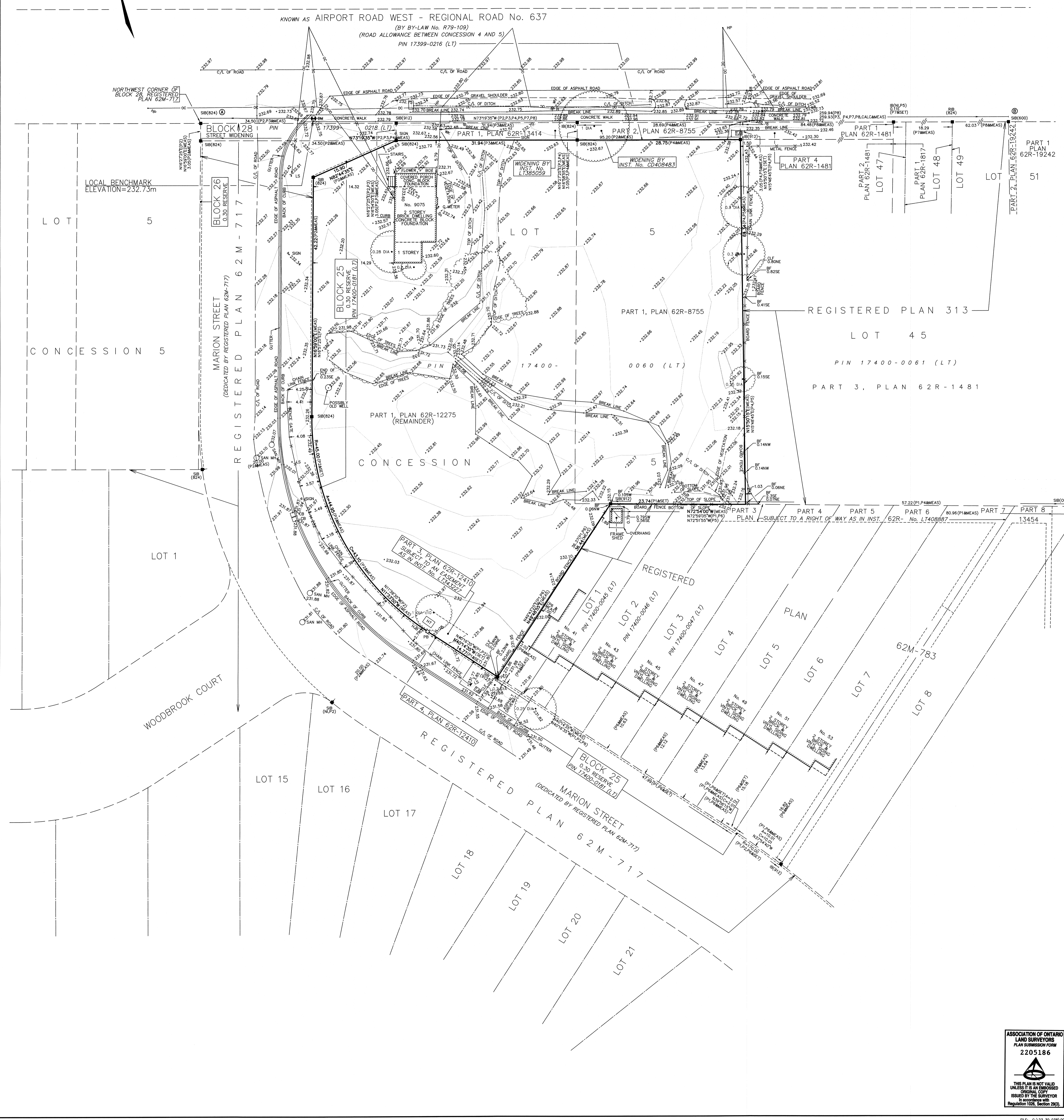
SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 19th DAY OF APRIL, 2023.

MAY 16, 2023
 DATE
 MONIKA BUZZAK
 ONTARIO LAND SURVEYOR



J.D. BARNES LIMITED
 SURVEYING MAPPING GIS
 LAND INFORMATION SPECIALISTS
 401 WHEELABRATOR WAY, SUITE A, MILTON, ON L9T 3C1
 T: (905) 875-9955 F: (905) 875-9956 www.jdbarnes.com

DRAWN BY: MB CHECKED BY: SP PLOTTED: 5/16/2023 DATED: 05/15/2023



PATH: S:\1. PROJECTS\2023\1. Projects\23-005_Home2_Hamilton\5-Design\3-Elevations\
ISSUED FOR: ISSUED FOR MINOR VARIANCE APPLICATION
PROJECT No.: 23-005
ISSUE DATE: July 19, 2023

5
REVISION



HOME 2 HAMILTON

9075 Airport Rd W, Mount Hope, ON L0R 1W0

PROPOSED FRONT ELEVATION



Client : Devris Karaaslan

Project Contact:
Artan Mataj
artan@matajarchitects.com
289.259.6269

mataj
MATAJ ARCHITECTS INC.
418 Beaudin Shore Road Unit 206
OAKVILLE, ON
L6M 4V7
Tel: 905.897.2667
E: info@matajarchitects.com



A301
1/16"=1'-0"
(1:200)

PATH: S:\1. PROJECTS\2023\1. Projects\23-005_Home2 Hamilton\5-Design\3-Elevations\
 ISSUED FOR: ISSUED FOR MINOR VARIANCE APPLICATION
 PROJECT No.: 23-005
 ISSUE DATE: JULY 19, 2023

5
 REVISION

EXTERIOR FINISH SCHEDULE		
	MATERIAL/FINISH	COLOR
1	ULTRA FLAT EPS BY CORNERPOINT, METALLIC FINISH	KENDAL CHARCOAL HC-166
2	EPS BY CORNERPOINT, GEMSTONE FINISH BY DURABOND	DOLOMITE WHITE
3	ULTRA FLAT EPS BY CORNERPOINT, MATTE FINISH	KENDAL CHARCOAL HC-166
4	EPS BY CORNERPOINT, METALLIC FINISH	WHITE DOVE OC-17
4A	EPS BY CORNERPOINT, SMOOTH FINISH	WHITE DOVE OC-17
5	ILLUMINATED SIGNAGE	
6	1" EPS WITH LAMINATED GLASS FINISH	FLOWER POWER BM 398
7	LINEAR LED LIGHTING W/WHITE LENS, FLUSH MOUNTED	3000 K LED
8	EPS BY CORNERPOINT, LINEAR 3D PATTERN BY STO	HIMALAYAN TREK BM 1542
9	EPS BY CORNERPOINT, WOOD GRAIN FINISH	TIMBER TEAK
10	WALL SCONCE	
11	3x3 LED POT LIGHT	3000 K WITH WHITE RIM
12	FRAMELESS CURTAIN WALL	IRON MOUNTAIN FRAME WITH ANODIZED LOUVER
13	ACM BAND BY "SM CLADDING SOLUTIONS"	CHARCOAL
14	ACM PANELS BY "SM CLADDING SOLUTIONS"	BONE WHITE
15	SCREENS FOR ROOF TOP EQUIPMENT, CORRUGATED METAL PANEL	LIGHT GREY
16	1" LED PIN LIGHTS	3000 K WITH WHITE RIM

SPECIAL INSTRUCTIONS	
A	TYPICAL WALL PLANE, 0.00
B	6" PROJECTION TO 'A'
C	4" RECESSED TO 'A'
D	14" PROJECTION TO 'A'
E	1" PROJECTION FROM 'A'

NOTES:
 - REVEALS SHOWN ON THE DRAWINGS TO BE 3" SQUARE
 - OTHER REQUIRED CONSTRUCTION JOINTS TO BE BUTT JOINTS / HAIRLINE JOINTS



PROPOSED FRONT ELEVATION WITH LEGEND



Client : Devris Karaasian

Project Contact:
 Artan Mataj
 artan@matajarchitects.com
 289-259-6269



HOME 2 HAMILTON

9075 Airport Rd W, Mount Hope, ON L0R 1W0

A301B

1/16"=1'-0"
 (1:200)

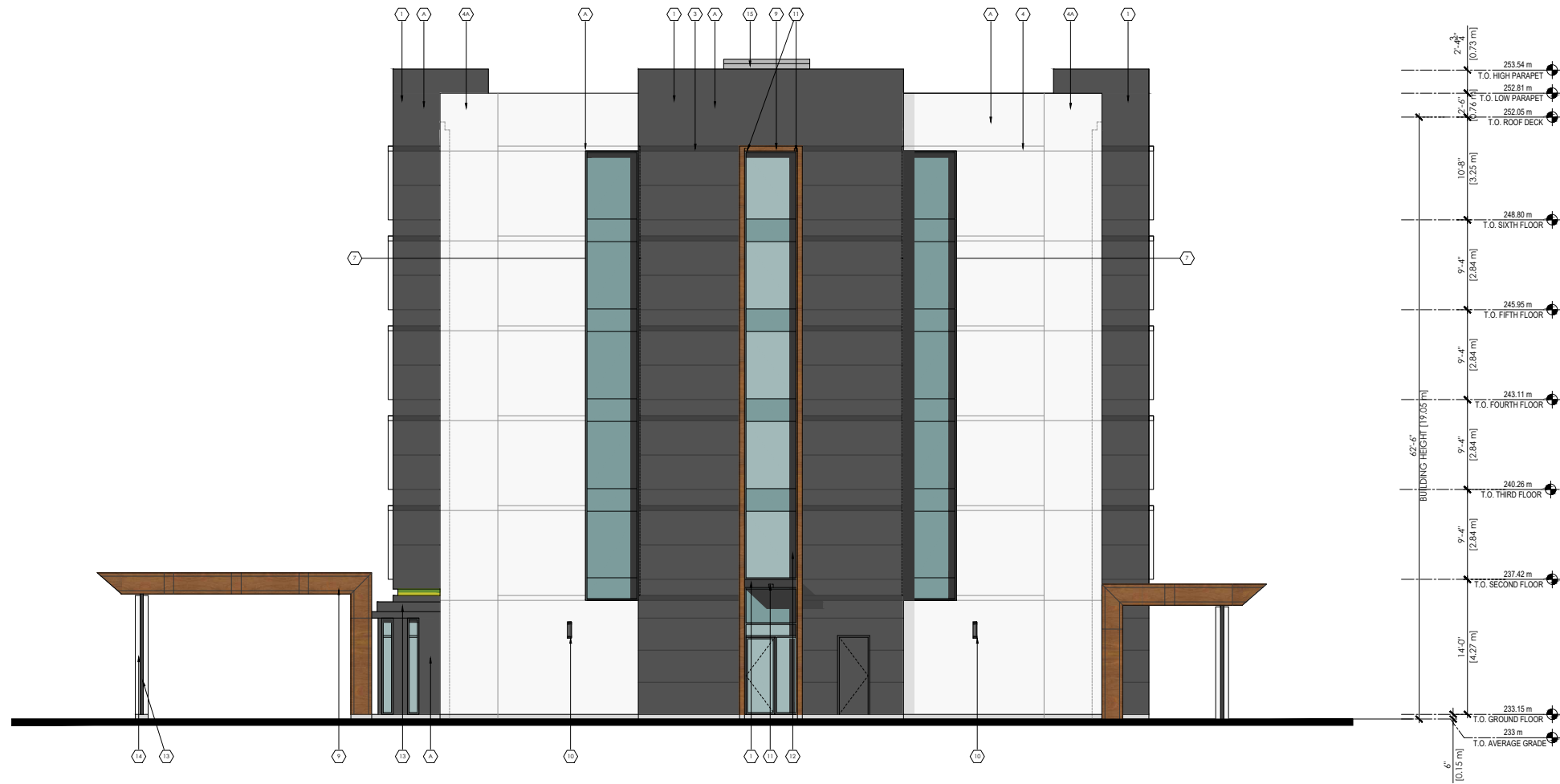
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 ISSUED FOR: ISSUED FOR MINOR VARIANCE APPLICATION
 PROJECT No.: 23-005
 ISSUE DATE: JULY 19, 2023

5
 REVISION

EXTERIOR FINISH SCHEDULE		
	MATERIAL/FINISH	COLOR
1	ULTRA FLAT EPS BY CORNERPOINT, METALLIC FINISH	KENDAL CHARCOAL HC-166
2	EPS BY CORNERPOINT, GEMSTONE FINISH BY DURABOND	DOLOMITE WHITE
3	ULTRA FLAT EPS BY CORNERPOINT, MATTE FINISH	KENDAL CHARCOAL HC-166
4	EPS BY CORNERPOINT, METALLIC FINISH	WHITE DOVE OC-17
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5	ILLUMINATED SIGNAGE	
6	1" EPS WITH LAMINATED GLASS FINISH	FLOWER POWER BM 398
7	LINEAR LED LIGHTING W/WHITE LENS, FLUSH MOUNTED	3000 K LED
8	EPS BY CORNERPOINT, LINEAR 3D PATTERN BY STO	HIMALAYAN TREK BM 1542
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NOTES:
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 - OTHER REQUIRED CONSTRUCTION JOINTS TO BE BUTT JOINTS / HAIRLINE JOINTS



PROPOSED EAST ELEVATION



Project Contact:
 Artan Mataj
 artan@matajarchitects.com
 289-259-6269

Client : Devris Karaaslan



HOME 2 HAMILTON

9075 Airport Rd W, Mount Hope, ON L0R 1W0

A302
 1/16"=1'-0"
 (1:200)

PATH: S:\1. PROJECTS\2023\1. Projects\23-005_Home2 Hamilton\5-Design\3-Elevations\
 ISSUED FOR: ISSUED FOR MINOR VARIANCE APPLICATION
 PROJECT No.: 23-005
 ISSUE DATE: JULY 19, 2023

5
 REVISION

EXTERIOR FINISH SCHEDULE		
	MATERIAL/FINISH	COLOR
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NOTES:
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 - OTHER REQUIRED CONSTRUCTION JOINTS TO BE BUTT JOINTS / HAIRLINE JOINTS



PROPOSED WEST ELEVATION



Client : Devtris Karaasian

Project Contact:
 Artan Mataj
 artan@matajarchitects.com
 289-259-6269



A303
 1/16"=1'-0"
 (1:200)

PATH: S:\1. PROJECTS\2023\1. Projects\23-005_Home2 Hamilton\5-Design\3-Elevations\
 ISSUED FOR: ISSUED FOR MINOR VARIANCE APPLICATION
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5
 REVISION

EXTERIOR FINISH SCHEDULE		
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10	WALL SCOFF	
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NOTES:
 - REVEALS SHOWN ON THE DRAWINGS TO BE 3" SQUARE
 - OTHER REQUIRED CONSTRUCTION JOINTS TO BE SUIT JOINTS / HAIRLINE JOINTS



PROPOSED REAR ELEVATION



Client : Devris Karaaslan




Project Contact:
 Artan Mataj
 artan@matajarchitects.com
 289.259.6269

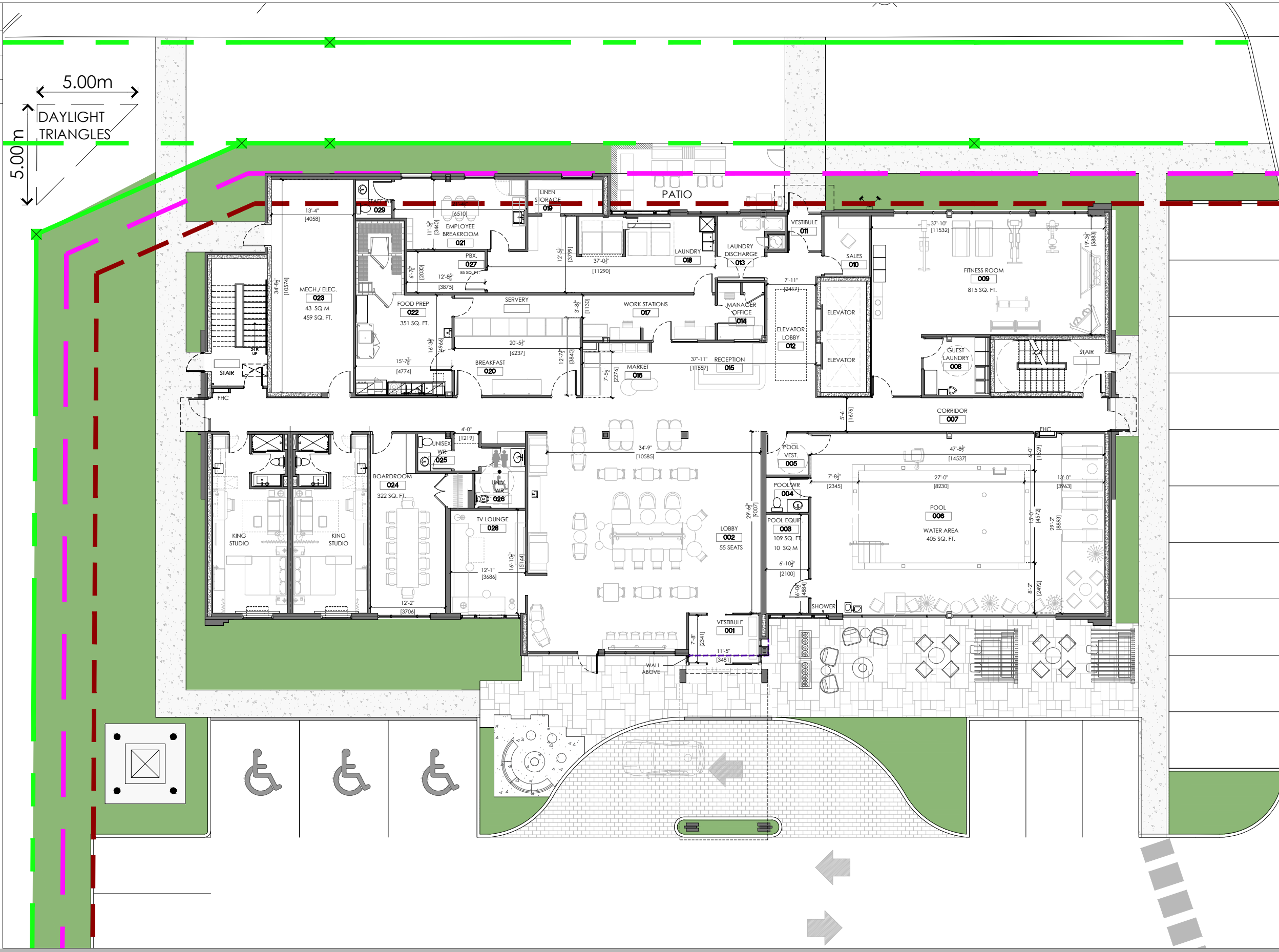


HOME 2 HAMILTON

9075 Airport Rd W, Mount Hope, ON L0R 1W0

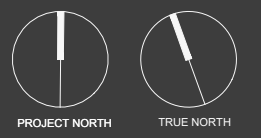
A304
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 (1:200)

SITE PLAN LEGEND	
	PROPERTY LINE
	BUILDING SETBACK LINE
	LANDSCAPE BUFFER



PATH: S:\1. PROJECTS\2023\1. Projects\23-005_Home2 Hamilton\5-Design\2-Plans\
 ISSUED FOR: ISSUED FOR MINOR VARIANCE APPLICATION
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 REVISION



HOME 2 HAMILTON

9075 Airport Rd W, Mount Hope, ON L0R 1W0



Project Contact:
 Artan Mataj
 artan@matajarchitects.com
 289-259-6269



GROUND FLOOR PLAN

Client : Devris Karaosian

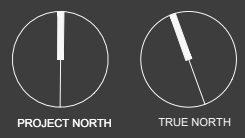
A201
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 (1:200)

HOME2 HAMILTON ROOM MIX									
	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	TOTAL	TOTAL	PERCENTAGE
KING STUDIO	2	10	10	10	10	10	52	54%	64%
KING ONEBEDROOM	0	1	1	1	1	1	5	5%	
KING STUDIO ACCESSIBLE	0	1	1	1	1	1	5	5%	
QUEEN QUEEN STUDIO	0	6	6	6	6	6	30	31%	36%
QUEEN QUEEN ACCESSIBLE	0	1	1	1	1	1	5	5%	
TOTAL ROOM PER FLOOR	2	19	19	19	19	19	97	-	100%
TOTAL ACCESSIBLE ROOM	0	2	2	2	2	2	10	10%	10%



PATH: S:\1. PROJECTS\2023\1. Projects\23-005_Home2 Hamilton\5-Design\2-Plans\
ISSUED FOR: ISSUED FOR MINOR VARIANCE APPLICATION
PROJECT NO.: 23-005
ISSUE DATE: July 19, 2023

5
REVISION



HOME 2 HAMILTON

9075 Airport Rd W, Mount Hope, ON L0R 1W0

TYPICAL FLOOR PLAN (2ND-6TH)



Client : Devris Karaosian

Project Contact:
Artan Mataj
artan@matajarchitects.com
289-259-6269



A202
1/16"=1'-0"
(1:200)



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)	[REDACTED]		
Applicant(s)			
Agent or Solicitor			Phone:
			E-mail:

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

1.3 Sign should be sent to Purchaser Owner
 Applicant AgentSolicitor

1.4 Request for digital copy of sign Yes* No

If YES, provide email address where sign is to be sent [REDACTED]

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	9075 Airport Rd West, Glanbrook, ON L0R 1W0		
Assessment Roll Number			
Former Municipality			
Lot		Concession	5
Registered Plan Number		Lot(s)	5
Reference Plan Number (s)	62R-8755, 62R-1227	Part(s)	1

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:

Hydro easement on the south west corner hence no effect on site design

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:

- Proposed Building height 19.05m while the Zoning Bylaw permits a maximum of 14 m building height

Second Dwelling Unit Reconstruction of Existing Dwelling

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

- Hotel Brand has a minimum number of rooms that can not be achieved on 14m building height (equivalent to 4 storeys)

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
75.23 m	92.75 m	5556 sq m	23 m

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
Wood construction dwelling unit	5.26 m	54.05m	14.29 m	

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
steel, concrete	1.5 m	38.63 m	8.43 m	04/01/2024

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
Wood construction dwelling unit	± 145 m ²	± 290 m ²	2	unknown

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
steel, concrete	964 m ²	5727 m ²	6	19.05 m

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.):
hotel

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

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands: 2015-08-18
2015-08-18

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

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

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

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) District Commercial

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

the current official plan designation is District Commercial, hotel is one of the permitted uses.

7.6 What is the existing zoning of the subject land? C6,exception 580

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: _____

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.

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: 0

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

Development of proposed 6 storey hotel of 97 rooms

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- Application Fee
- Site Sketch
- Complete Application form
- Signatures Sheet

11.4 Other Information Deemed Necessary

- Cover Letter/Planning Justification Report
- Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
- Minimum Distance Separation Formulae (data sheet available upon request)
- Hydrogeological Assessment
- Septic Assessment
- Archeological Assessment
- Noise Study
- Parking Study
