



Hamilton

STAFF COMMENTS

HEARING DATE: February 13, 2024

HM/A-23:333 – 40 Ravenscliffe Avenue, Hamilton

Recommendation:

Development Planning - Approve

Proposed Conditions:

N/A

Proposed Notes:

N/A



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Development Planning:

Background

The application is to permit the construction of a second storey balcony.

Analysis

Urban Hamilton Official Plan

The subject lands are designated as “Neighbourhoods” in Schedule E-1– Urban Land Use Designations within the Urban Hamilton Official Plan.

“E.3.4.3 Uses permitted in low density residential areas:
a) shall include single-detached, semi-detached, duplex, triplex, fourplex, and street townhouse dwellings; and, (OPA 167)”

Archeology

No comment.

Cultural Heritage

No comment.

Former City of Hamilton Zoning By-law No. 6593

The subject lands are zoned “C/S-1822” (Urban Protected Residential & Etc.) District, Modified which permits the use.

Variance 1

1. To permit a balcony to encroach 3.7 metres into the rear yard whereas the Zoning By-law permits a balcony to encroach 1.0 metre into the rear yard.

The intent of this provision is to limit encroachment into a required yard and overlook to adjacent properties. Staff note that the subject site is a through lot with no adjacent parcel of land to the rear. Staff further note that the proposed balcony is replacing an existing balcony located in the general same location. Staff are of the opinion the variance is minor in nature and desirable for the development as no negative impacts are anticipated to the subject site or surrounding area. Staff are of the opinion that the variance meets the four tests of a minor variance. Based on the foregoing, staff **support the variance.**



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Zoning:

Recommendation:	Comments Only
Comments:	1. The variance wording should be updated to read as follows: "To permit a balcony to encroach 3.7 metres into the required yard along the east side fronting on Ravenscliffe whereas the zoning by-law requires a balcony to encroach 1.0 metre into the rear/side yard."

Development Engineering:

Recommendation:	Approve
Proposed Conditions:	N/A
Comments:	No comments.
Notes:	

Transportation Planning:

Recommendation:	No comments.
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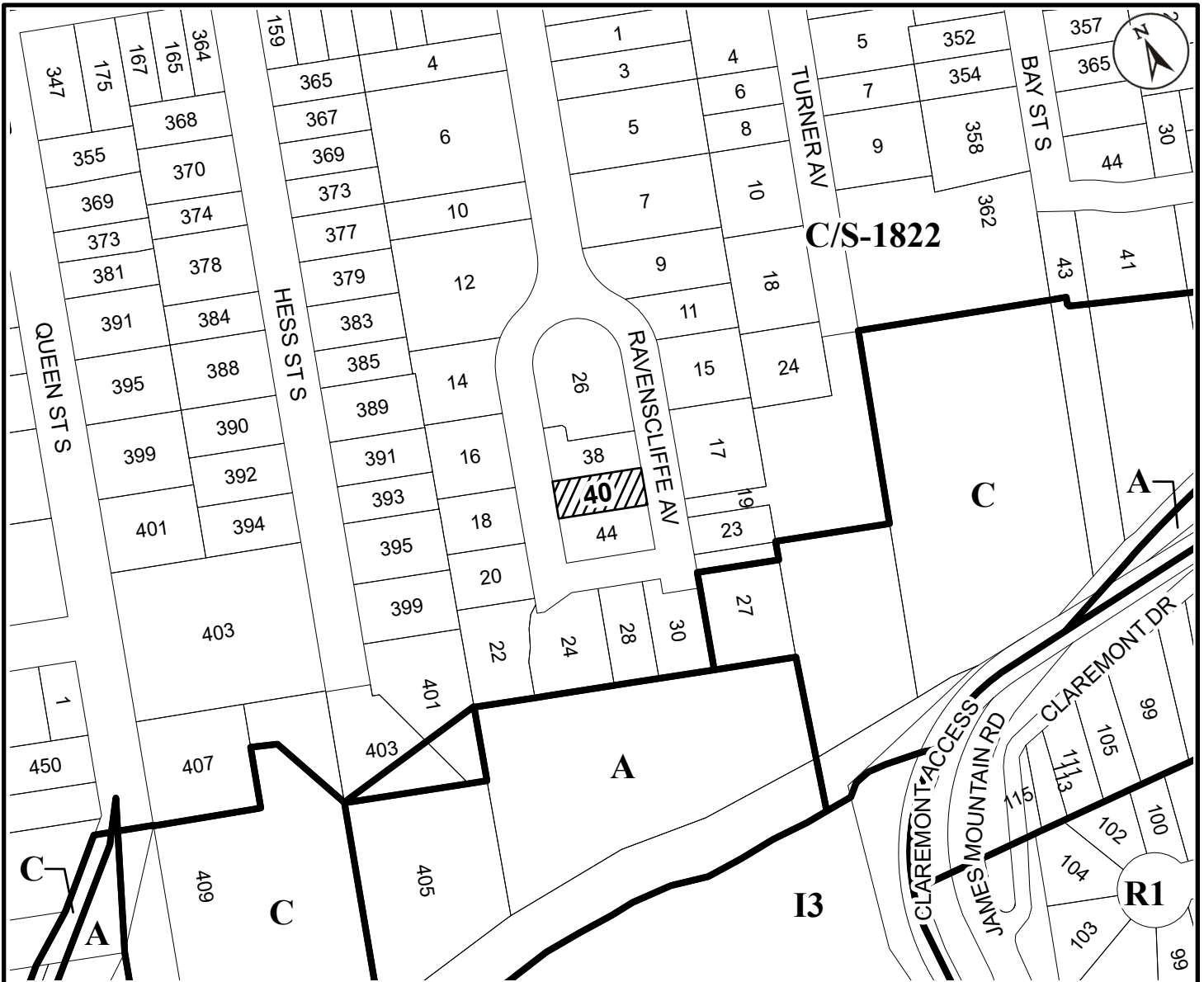
Building Engineering:

Recommendation:	Comments Only
Notes:	A building permit is required for the construction of the proposed. Be advised that Ontario Building Code regulations may require specific setback and construction types.

Legislative Approvals:

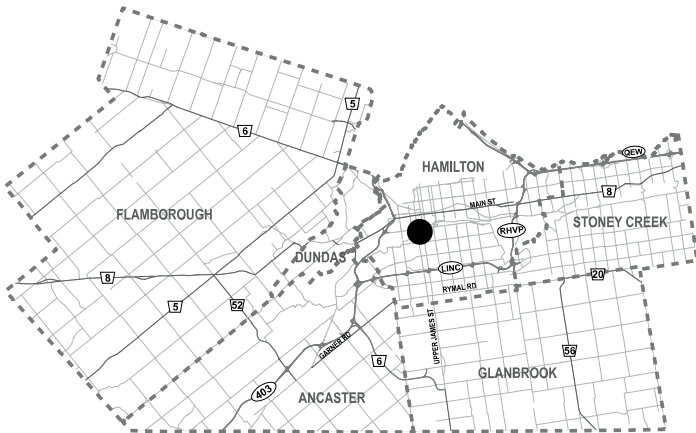
Recommendation:	No comment.
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Please Note: Public comment will be posted separately, if applicable.



C/S-1822

● Site Location



City of Hamilton

Committee of Adjustment

Subject Property



40 Ravenscliffe Avenue, Hamilton (Ward 2)

File Name/Number:
HM/A-23-333

Date:
January 29, 2024

Technician:
AL

Map Not To Scale

Appendix "A"



Hamilton