

HM/A-24:32 – 211 – 225 John Street South and 70 – 78 Young Street, Hamilton

Recommendation:

Approve

Proposed Conditions:

Transportation Planning support the Applicants proposed parking rate of 0.33 parking spaces per dwelling units provided the following (To the satisfaction of the Manager of Transportation Planning).

1. The Applicant will be required to submit the previously agreed upon cash-in-lieu for the shortfall of parking as required to clear Condition 3(n) in the Conditional Approval Letter dated October 21, 2021 under DA-21-112.
2. The Applicant provides the previously agreed upon enhanced Transportation Demand Management (TDM) measure of long-term and short-term bicycle parking that exceeds the current bicycle parking rates set out in Bylaw 05-20.
3. Pre-loaded Presto cards (equivalent of 3 months) and SoBi membership (6 months).
4. Upgrades to the John Street South and Young Street transit stop.
5. Carshare parking spaces.
6. Wayfinding signage promoting active transportation in the area.
7. Provide shuttle to McMaster as an alternative mode of transportation.

Proposed Notes:



Hamilton

Development Planning:

Background

To facilitate site plan application DA-21-112, which consists of a multiple dwelling containing 743 residential units.

Analysis

Urban Hamilton Official Plan

The subject lands are designated as “Mixed Use Medium Density” in Schedule E-1– Urban Land Use Designations within the Urban Hamilton Official Plan. Staff note that the proposed mixed use building is a permitted use. The following policies, amongst others, apply:

- “C.4.1.4 Plan urban areas so that travel by automobile is an option not a necessity.
- E.4.6.5 The following uses shall be permitted on lands designated Mixed Use – Medium Density on Schedule E-1 – Urban Land Use Designations:
- f) multiple dwellings.”

Cultural Heritage

- 1) Staff comments addressed as part of Site Plan Control Application DA-21-112.

Zoning By-law City of Hamilton No. 05-200

The subject site is zoned Mixed Use Medium Density (C5, 739, H118) Zone, which permits the use.

Variance 1

1. A minimum of 0.33 parking spaces per dwelling unit shall be permitted instead of the minimum 0.55 parking spaces per dwelling unit required.

The intent of this provision is to ensure sufficient parking is being provided for the use of the land. Staff note that a parking study was provided by Paradigm Transportation Solutions, which concluded that the parking rate of 0.33 spaces per residential unit be approved. Staff are of the opinion that the proposed parking ratio is maintaining the general intent of the By-law as sufficient parking is being provided for a residential use. 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.**

Zoning:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	1. Requested variance is required to facilitate site plan application DA-21-112
Proposed Notes:	

Development Engineering:

Recommendation:	No Comments
Proposed Conditions:	
Comments:	
Proposed Notes:	

Building Engineering:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	
Proposed Notes:	Building Permit 22-107719, issued on April 18, 2022 for alterations to the interior of the single family dwelling to the ground floor, second and third floor. Upgrades to the mechanical system and insulation of walls and roof, remains not finalized.

Transportation Planning:

Recommendation:	Approve with Conditions
Proposed Conditions:	<p>Transportation Planning support the Applicants proposed parking rate of 0.33 parking spaces per dwelling units provided the following:</p> <ol style="list-style-type: none"> 1. The Applicant will be required to submit the previously agreed upon cash-in-lieu for the shortfall of parking as required to clear Condition 3(n) in the Conditional Approval Letter dated October 21, 2021 under DA-21-112. 2. The Applicant provides the previously agreed upon enhanced Transportation Demand Management (TDM) measure of long-term and short-term bicycle parking that exceeds the current bicycle parking rates set out in Bylaw 05-20. 3. Pre-loaded Presto cards (equivalent of 3 months) and SoBi membership (6 months).

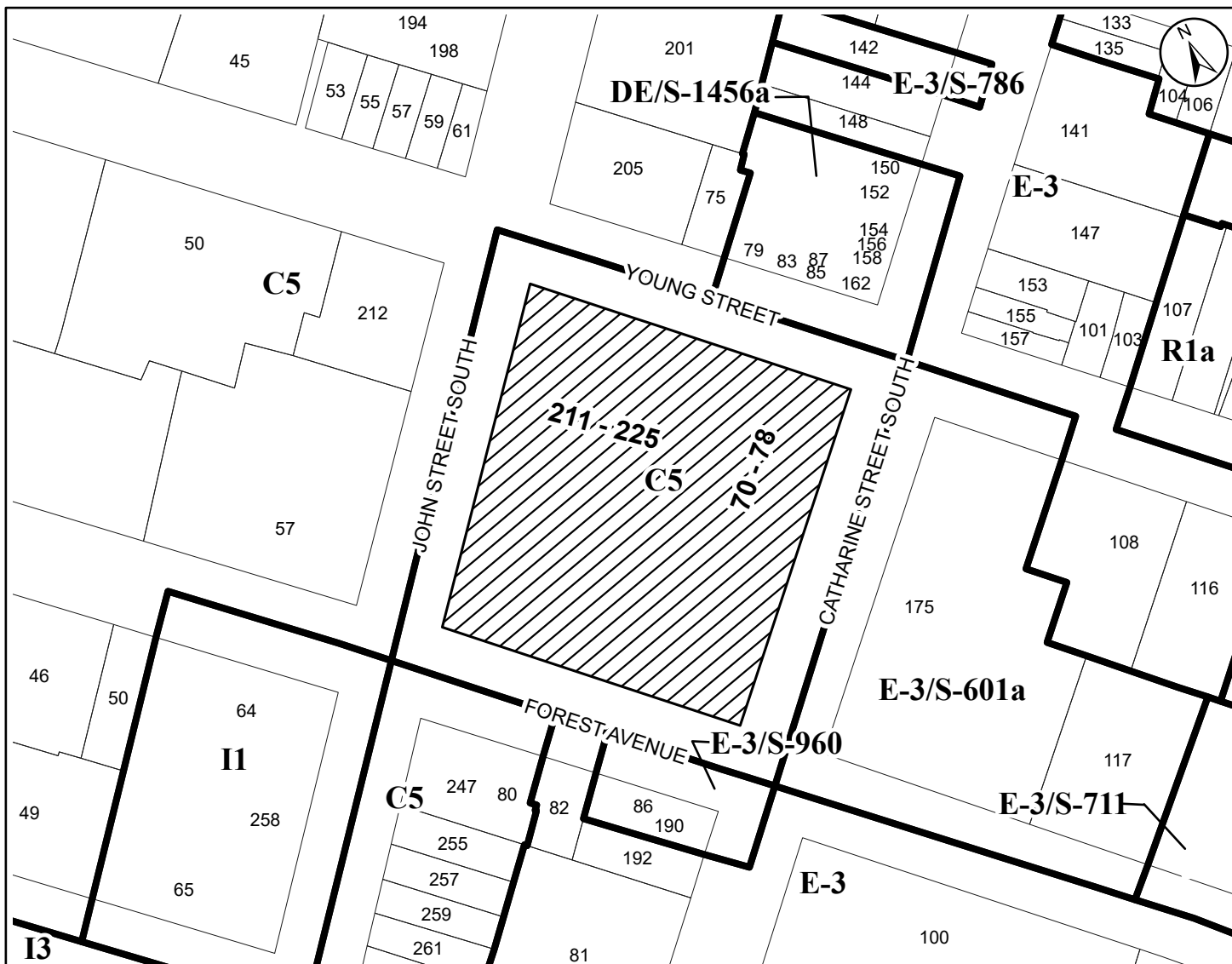


Hamilton

STAFF COMMENTS

HEARING DATE: March 26, 2024

	<ol style="list-style-type: none">4. Upgrades to the John Street South and Young Street transit stop.5. Carshare parking spaces.6. Wayfinding signage promoting active transportation in the area.7. Provide shuttle to McMaster as an alternative mode of transportation.
Comments:	
Proposed Notes:	



● Site Location



City of Hamilton

Committee of Adjustments

Subject Property



211 - 225 John Street South &
70 - 78 Young Street, Hamilton
(Ward 2)

File Name/Number:

HM/A-24:32

Date:

February 29, 2024

Technician:

AL

Scale:

N.T.S.

Appendix "A"



Hamilton

Planning and Economic Development Department