



Hamilton

**STAFF COMMENTS**

**HEARING DATE: April 23, 2024**

**A-24:55 – 56 Highland Road West, Stoney Creek**

Recommendation:

Approve

Proposed Conditions:

Proposed Notes:



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Development Planning:

### **Background**

So as to permit the construction of a new 43-unit townhouse development contained within a common element condominium.

### **Analysis**

#### **Urban Hamilton Official Plan**

The subject lands are designated “Neighbourhoods” in Schedule E-1– Urban Land Use Designations within the Urban Hamilton Official Plan. Policies E.3.5.2, among others, are applicable and permit the use.

#### **West Mountain Area (Heritage Green) Secondary Plan**

The subject site is further designated “Low Density Residential 3c” on Map B.7.6-1 within the West Mountain Area (Heritage Green) Secondary Plan. Policy B.7.6.2.2 b), among others, are applicable and permit the use.

#### **Archaeology:**

Staff comments addressed as part of site plan application (DA-21-124)

#### **Cultural Heritage:**

Staff comments addressed as part of site plan application (DA-21-124)

#### **City of Stoney Creek Zoning By-law No. 3692-92**

The subject site is zoned Multiple Residential “RM3-68(H)” Zone, Modified, Holding, which permits the use.

#### **Variance 1**

1. To permit a maximum building height of 12.5 metres whereas the zoning by-law permits a maximum building height of 11.0 metres.

The intent of this provision is to limit massing and to provide a proper built form.

Staff note that the variance is due to a grading issue and the proposal has been given conditional approval through the Site Plan Control application DA-21-124, which reviews the proposal in a



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comprehensive manner. Staff are of the opinion that the variance maintains the general intent of the By-law as the proposed height will provide a proper built form and will not create any negative massing impacts to surrounding lands. 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:	<p>Please note that these lands may be:</p> <ul style="list-style-type: none"> <li>- Regulated by a Conservation Authority;</li> <li>- Located within or adjacent to an Environmentally Sensitive Area (ESA);</li> <li>- Designated under the Ontario Heritage Act;</li> <li>- Listed in the City of Hamilton’s Inventory of Buildings of Architectural and/or Historical Interest; and/or,</li> <li>- Included in the City of Hamilton’s Register of Property of Cultural Heritage Value or Interest.</li> </ul> <p>Staff cannot confirm this information at this time and the applicant should make the appropriate inquiries in order to determine what other regulations may be applicable to the subject property.</p>
Proposed Notes:	

Development Engineering:

Recommendation:	No comments.
Proposed Conditions:	
Comments:	
Proposed Notes:	

Building Engineering:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	
Proposed Notes:	A building permit is required for the construction of the proposed 43-unit townhouse development.



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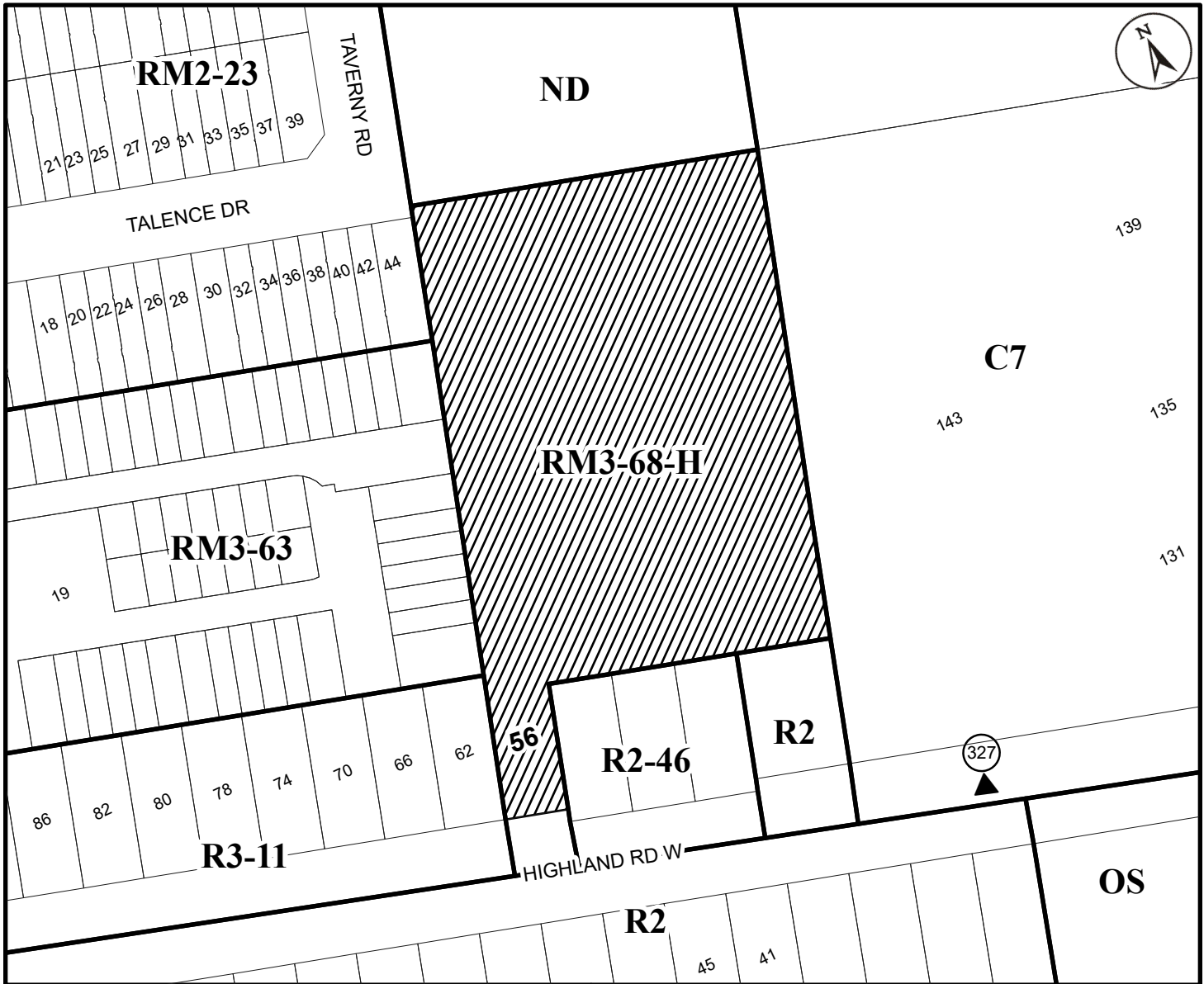
**STAFF COMMENTS**

**HEARING DATE: April 23, 2024**

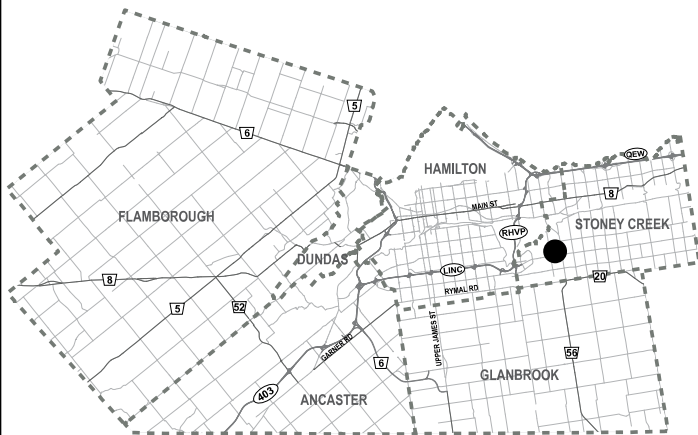
	Be advised that Ontario Building Code regulations may require specific setback and construction types.
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Transportation Planning:

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



● Site Location



**City of Hamilton**

**Committee of Adjustment**

**Subject Property**



56 Highland Road West,  
Stoney Creek (Ward 9)

**File Name/Number:**  
SC/A-24:55

**Date:**  
April 11, 2024

**Technician:**  
NB

Map Not To Scale

**Appendix "A"**



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