



Hamilton

A-24:68 – 33 Robinson Street, Hamilton

Recommendation:

Approve

Proposed Conditions:

Proposed Notes:



Hamilton

Development Planning:

Background

So as to permit the construction of a new covered entrance to the underground parking to replace the existing uncovered entrance ramp and to recognize the existing setbacks.

Analysis

Urban Hamilton Official Plan

The subject lands are designated as “Neighbourhoods” in Schedule E-1 – Urban Land Use Designations and are identified as “Neighbourhoods” in Schedule E – Urban Structure of the Urban Hamilton Official Plan. Policy E.3.6.2, amongst others, is applicable and permits the existing multiple dwelling.

Durand Neighbourhood Plan

The subject lands are identified as “High Density Apartments” on Map 6701 (Map 1 of 2) in the Durand Neighbourhood Plan. The existing multiple dwelling conforms with the vision of the Neighbourhood Plan.

Archaeology

No comment.

Cultural Heritage

The subject property comprises 33 Robinson Street, Hamilton and is listed on the Municipal Heritage Register as a non-designated property. The subject property is *adjacent* to 12 Robinson Street, 27 Duke Street and 1 Duke Street, properties listed on the Municipal Heritage Register. Accordingly, section B.3.4.1.4 and B.3.4.2.1(g) of the Urban Hamilton Official Plan, Volume 1, apply.

The subject property is located within the Corktown Established Heritage Neighbourhood which is included in the City’s Inventory of Heritage Properties.

Accordingly, sections B.3.4.3.6 and B.3.4.3.7 of the Urban Hamilton Official Plan, Volume 1, apply:

The proponent proposes the construction of a new covered entrance to the underground parking to replace the existing uncovered entrance ramp and to recognize the existing setbacks.

Notwithstanding that the property is listed on the Municipal Heritage Register, Staff have reviewed the application and are of the opinion that the cultural heritage value or interest of the property will be conserved. Staff have no further comments on the application as circulated.



Hamilton

Former City of Hamilton Zoning By-law No. 6593

The subject lands are zoned “E-3” (High Density Multiple Dwellings) District under Former City of Hamilton Zoning By-law No. 6953. The existing multiple dwelling is a permitted use.

VariANCES 1 and 2

1. To permit a minimum front yard setback of 2.76 metres whereas the Zoning By-law requires a minimum front yard setback of 3.0 metres.

2. To permit a minimum side yard setback of 6.0 metres whereas the Zoning By-law requires a minimum side yard setback of 13.5 metres.

The intent of these provisions is to ensure a consistent built form and streetscape to maintain the existing character of the area.

Staff note that, no changes to the location or foundations of the existing ramp structure are proposed and the intent is to fully enclose the ramp to the underground parking structure. Staff further note that the built form and streetscape of the surrounding area is predominantly high density residential in the form of mid-rise and high-rise multiple dwellings with associated surface parking and access ramps to underground parking.

Therefore, staff are of the opinion that the proposal is in keeping with the existing built form and character of the area. Staff are of the opinion that the requested variances maintain the intent of the Urban Hamilton Official Plan and Zoning By-law, are minor in nature and are desirable and appropriate for the development and use of the land.

Staff are of the opinion that the requested variances meet the four tests of a minor variance. Based on the foregoing, **staff recommend approval.**

Zoning:

Recommendation:	Comments and Conditions / Notes
Proposed Conditions:	
Comments:	<p>Please note that these lands may be:</p> <ul style="list-style-type: none"> - Regulated by a Conservation Authority; - Located within or adjacent to an Environmentally Sensitive Area (ESA); - Designated under the Ontario Heritage Act; - Listed in the City of Hamilton’s Inventory of Buildings of Architectural and/or Historical Interest; and/or,



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	- Included in the City of Hamilton's Register of Property of Cultural Heritage Value or Interest. 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.
Proposed Notes:	

Development Engineering:

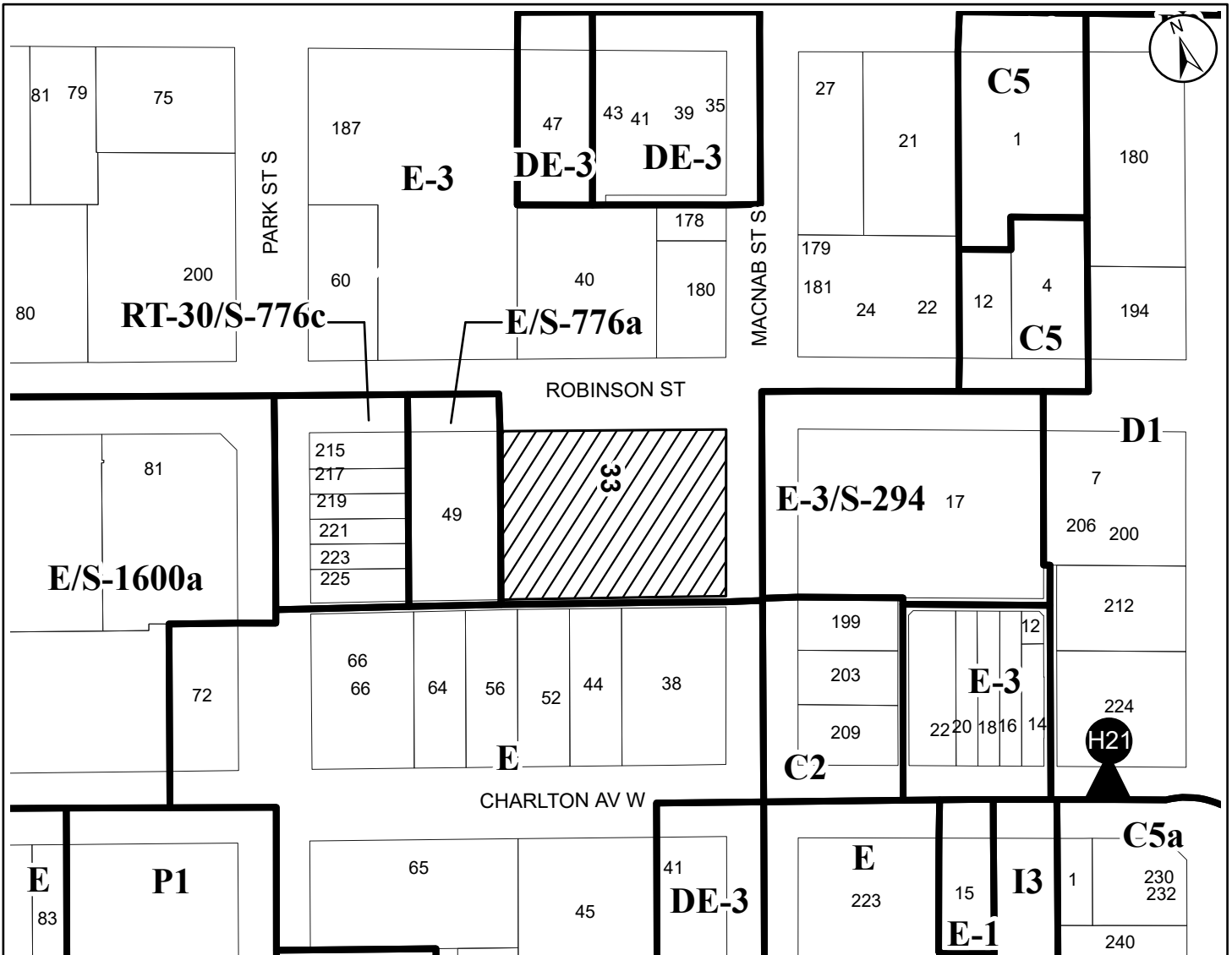
Recommendation:	No comments.
Proposed Conditions:	
Comments:	Development Engineering has no objections to the minor variances as proposed.
Proposed Notes:	

Building Engineering:

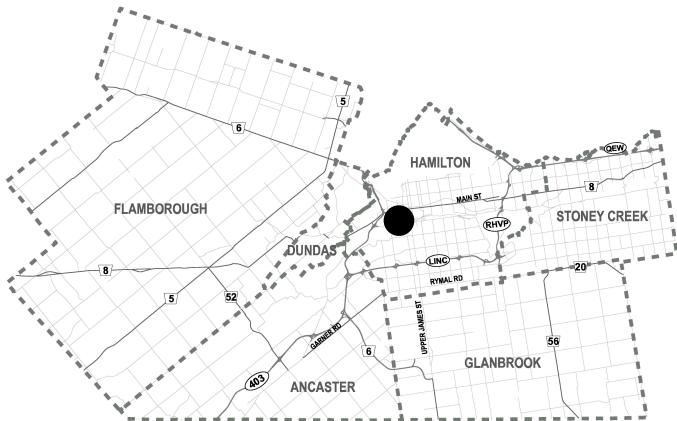
Recommendation:	Comments Only
Proposed Conditions:	
Comments:	Building Permit # 21-113383, issued on 7/6/2021, for localized repairs to the existing roof slab of the underground parking garage, remains not finalized. Building Permit # 21-160668, issued on 2/3/2022, to replace the existing sprinkler system serving the underground parking garage not finalized. A building permit is required for the construction of a new covered entrance to the underground parking to replace the existing uncovered entrance ramp and to recognize the existing setbacks. Be advised that Ontario Building Code regulations may require specific setback and construction types.
Proposed Notes:	

Transportation Planning:

Recommendation:	Approve
Proposed Conditions:	
Comments:	
Proposed Notes:	



● Site Location



City of Hamilton

Committee of Adjustments

Subject Property



33 Robinson Street, Hamilton
(Ward 2)

File Name/Number:

A-24:68

Date:

April 25, 2024

Technician:

AL

Scale:

N.T.S.

Appendix "A"



Hamilton