



Hamilton

STAFF COMMENTS

HEARING DATE: June 11, 2024

A-24:97 – 157-159 Ferrie Street East, Hamilton

Recommendation:

Approve subject to Conditions

Proposed Conditions:

1. The Owner shall enter into an Encroachment Agreement, to be registered on title, with the Corridor Management Section of the Engineering Services Division for the existing driveway located at 157 Ferrie Street East (Part 1), to the satisfaction of the Director of Planning and Chief Planner.

Proposed Notes:



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Development Planning:

Background

The application is to permit the severance of a property between two halves of a semi-detached dwelling. Please note that the variance is required to clear conditions related to approved Consent HM/B-23:33.

The following variance is requested:

1. Zero (0) Parking Spaces shall be required instead of the minimum requirement of One (1) Parking Space for each Class A Dwelling Unit.

Urban Hamilton Official Plan

The subject lands are identified as “Neighbourhoods” on Schedule E – Urban Structure and designated “Neighbourhoods” on Schedule E-1 – Urban Land Use Designations in the Urban Hamilton Official Plan, which permits semi-detached and single detached dwellings. The lands are also located within the West Harbour (Setting Sail) Secondary Plan and are designated as “Low Density Residential” on Schedule M-2: General Land Use, which also permit semi-detached dwellings.

Former City of Hamilton Zoning By-law No. 6593

The subject lands are zoned Urban Protected Residential – One and Two Family Dwellings, Etc. “D” District, which permits semi-detached dwellings.

Analysis

Variance 1

The applicant is proposing the severance of a property between two halves of an existing semi-detached dwelling and requires a minor variance to permit no parking spaces for the existing semi-detached dwellings, whereas the minimum requirement is one parking space for each Class A Dwelling Unit. Staff note that the semi-detached dwelling is existing and currently does not provide any parking. Given the location of the front of the dwellings relative to the front property line, there is no space to provide on-site parking, which is consistent throughout the neighbourhood. Furthermore, the subject lands are located within close proximity to HSR bus routes on Wellington Street and Barton Street and located approximately 650 metres from a grocery store. The proposal allows for the existing semi-detached dwellings to be conveyed individually. Staff are satisfied that the reduction in parking spaces from 1 space to no spaces for each semi detached dwelling is appropriate as this is an existing condition that is in keeping with the character of the area.



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There appears to be an existing driveway in front of 157 Ferrie Street East (Part 1) in the public boulevard. Staff included a condition of approval that the owner enter into an Encroachment Agreement to legalize the existing encroachment, if none already exists.

Based on the foregoing, the requested variance maintains the general intent and purpose of the Urban Hamilton Official Plan and the City of Hamilton Zoning By-law No. 6593. The variance is considered to be minor in nature and desirable for the appropriate use of the property.

Zoning:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	<ol style="list-style-type: none"> 1. Please note, the variance is required to clear conditions relating to Consent application HM/B-23:33. 2. Be advised, should any portion of the front porch be located within the Right of Way, an Encroachment Agreement with Public Works may be required to permit the portion of the feature within the street line. In addition to the above, an Encroachment Agreement may be required for the driveway indicated within the Public Right of Way. 3. Please note, should parking be proposed within the driveway way located of site, a Residential Boulevard Parking Agreement with Public Works may be required to permit a all or a portion of the Parking Space within the Right of Way.
Proposed Notes:	

Cultural Heritage:

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

Natural Heritage:

Recommendation:	No comments
Proposed Conditions:	
Comments:	



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Proposed Notes:	
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Development Engineering:

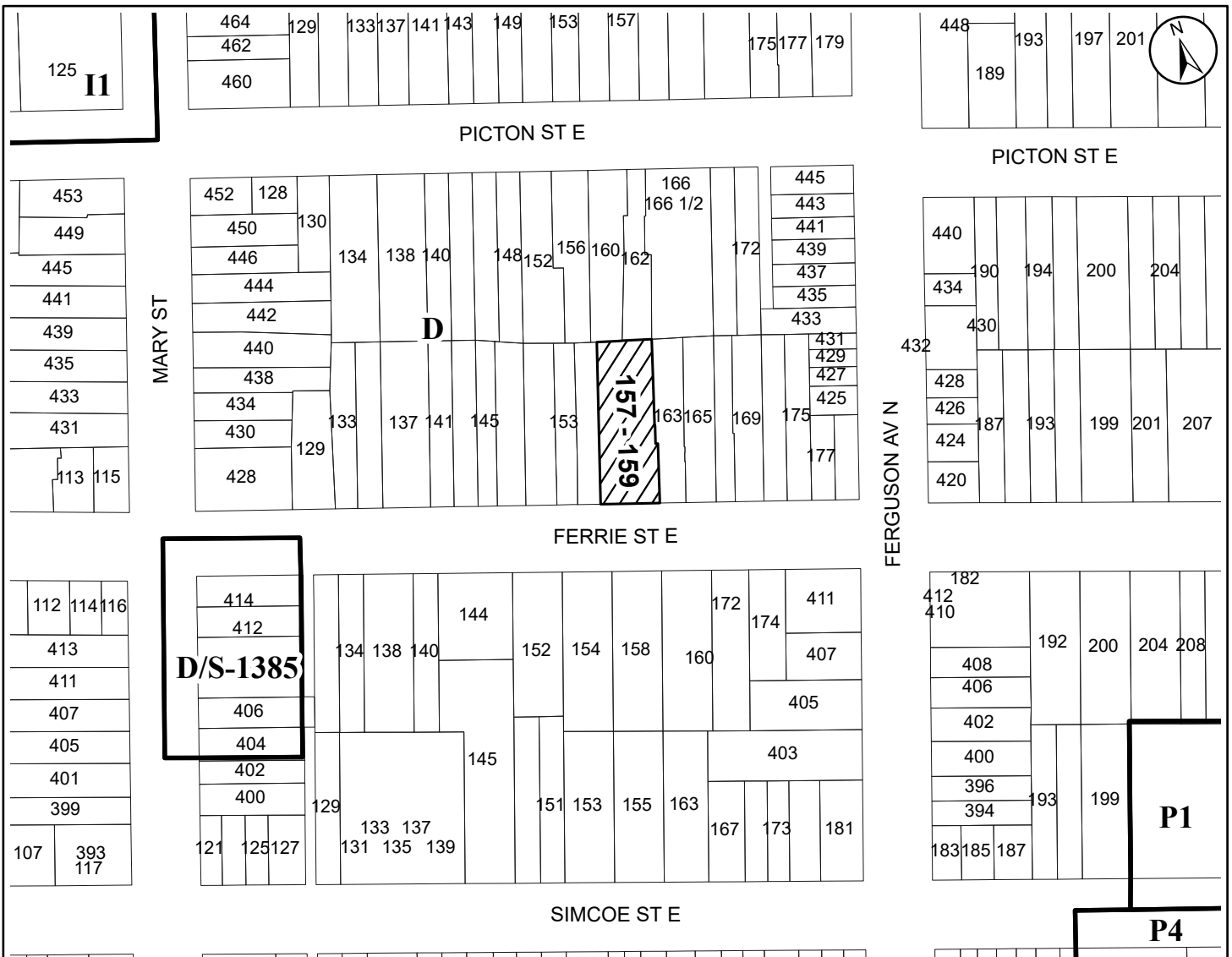
Recommendation:	Approve
Proposed Conditions:	
Comments:	No comments.
Proposed Notes:	

Building Engineering:

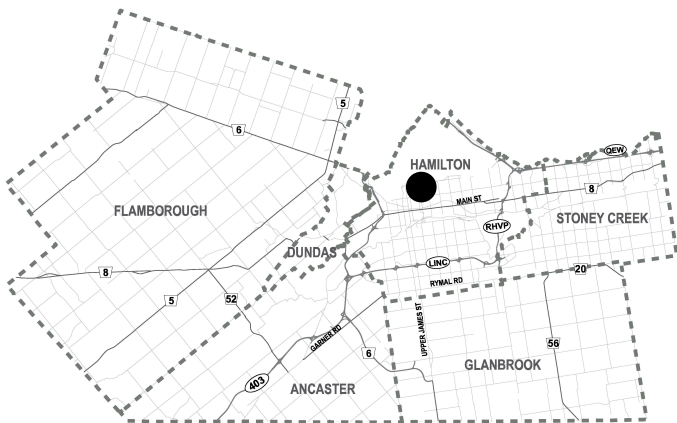
Recommendation:	No comments.
Proposed Conditions:	
Comments:	
Proposed Notes:	

Transportation Planning:

Recommendation:	Approve
Proposed Conditions:	
Comments:	
Proposed Notes:	



● Site Location



City of Hamilton

Committee of Adjustments

Subject Property



157-159 Ferrie Street East, Hamilton (Ward 2)

File Name/Number:

A-24:97

Date:

May 28, 2024

Technician:

AL

Scale:

N.T.S.

Appendix "A"



Hamilton