



Hamilton

STAFF COMMENTS

HEARING DATE: June 25, 2024

A-24:103 – 78 West Avenue South, Hamilton

Recommendation:

Development Planning - Approve

Proposed Conditions:

Proposed Notes:



Hamilton

Development Planning:

Background

To permit the location of an existing fire escape.

Analysis

Urban Hamilton Official Plan

The property is identified as “Neighbourhoods” in Schedule E – Urban Structure and is designated “Neighbourhoods” in Schedule E-1 – Urban Land Use Designations. Policies B.2.4.2.2, E.3.2.3, and E.3.4.3 amongst others, are applicable and permit the use.

Former City of Hamilton Zoning By-law No. 6593

The subject lands are zoned “E” (Multiple Dwellings, Lodges Clubs, Etc.) District which permits the use.

Variance 1

1. An open fire escape or open stairway may project into a required side yard the entire side yard width, instead of not more than one-third of its width, or 1.0 metre whichever is the lesser.

The intent of this provision is to ensure sufficient space is provided for access, usage of fire escape.

Staff are of the opinion that the variance is being maintained as the fire access will be able to be accessed and used and will not restrict access to the side yard as the existing dwelling is built to the property line. Staff defer any drainage concerns to Development Engineering. Staff are of the opinion that 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 permit the location of an existing fire escape.
Proposed Notes:	

Natural Heritage:

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

Cultural Heritage:

Recommendation:	No comments.
Proposed Conditions:	
Comments:	No comments: fire escape is already in place.
Proposed Notes:	

Development Engineering:

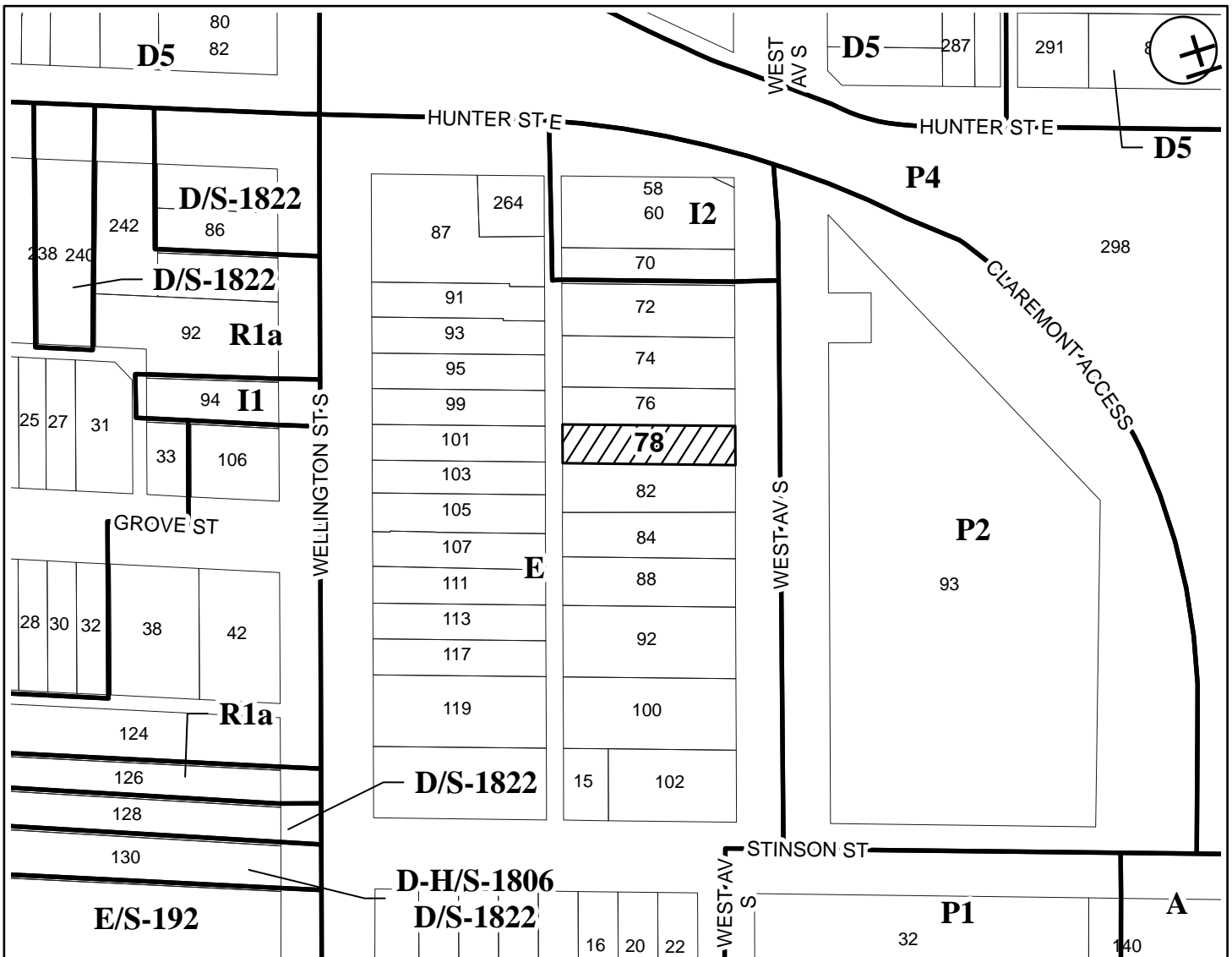
Recommendation:	No comments.
Proposed Conditions:	
Comments:	
Proposed Notes:	

Building Engineering:

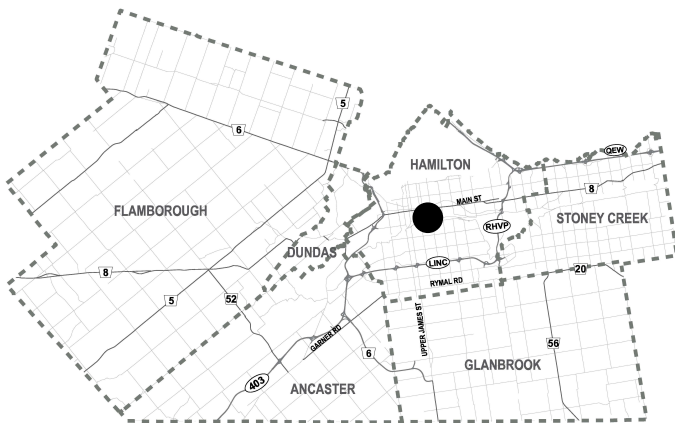
Recommendation:	Comments Only
Proposed Conditions:	
Comments:	
Proposed Notes:	<p>Building Permit # 23 132190, issued on 10/13/2023, to construct a fire escape on the 1st, 2nd and 3rd floors remains not finalized.</p> <p>A building permit is required for the construction of the proposed fire escape.</p>

Transportation Planning:

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



● Site Location



City of Hamilton

Committee of Adjustments

Subject Property



78 West Avenue South, Hamilton
(Ward 2)

File Name/Number:

A-24:103

Date:

June 12, 2024

Technician:

AL

Scale:

N.T.S.

Appendix "A"



Hamilton