



Hamilton

STAFF COMMENTS

HEARING DATE: September 10, 2024

A-24:175 (3E 37th St., Hamilton)

Recommendation:

Development Planning – Approve as Amended
Transportation Planning - Deny

Proposed Conditions:

Proposed Notes:



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Development Planning:

Background

The proposal is to add a dwelling unit to an existing 73-unit Multiple Dwelling with 67 existing parking spaces. Please note that the way in which the original variances were drafted would have the effect of permitting 0 parking spaces for all dwelling units; whereas, the intent of the submission was to provide relief only for the added dwelling unit. Planning staff have provided revised wording below.

The following variances are **requested**:

1. To permit a minimum of 0 parking spaces for a dwelling unit instead of 1.25 spaces required
2. To permit a minimum of 0 visitor parking spaces for a dwelling unit instead of 0.25 spaces required.
3. To permit 0 loading space for a multiple dwelling instead of 1 loading space required.

The following **revised** variance are recommended for approval by Planning staff:

1. That no occupant parking shall be required for one (1) additional dwelling unit for a total of 74 dwelling units; whereas 1.25 parking spaces are required.
2. That no visitor parking shall be required for one (1) additional dwelling unit for a total of 74 dwelling units; whereas 0.25 parking spaces are required.
3. That 0 loading spaces for a multiple dwelling shall be required for one (1) additional dwelling unit for a total of 74 dwelling units.

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.

City of Hamilton Zoning By-law No. 6593

The subject lands are zoned “E” Multiple Dwellings, Lodges, Clubs etc., District, which permits a multiple dwelling.

Analysis

Variances 1 and 2



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The applicant is proposing that no occupant or visitor parking be required for one (1) additional dwelling unit for a total of 74 dwelling units. The intent of this provision is to ensure that development provides the appropriate amount of off-street parking.

The proponent is requesting that no parking apply only to the one additional dwelling unit being added to the multiple dwelling through the conversion of a storage room. This will result in a rate of 67 parking spaces being provided for 74 dwelling units. Please note that under the City's new Council approved parking standards (through By-law 24-052) the parking requirement for this site would only be required at a rate of 0.5 spaces per unit for residents plus 0.15 spaces per unit for visitor parking for a total of 0.65 spaces per unit. This would require a total of 48 parking spaces for the 74 dwelling units. Furthermore, the subject lands are located in close proximity to a major employer (Juravinski Hospital) and are well serviced by municipal transit, with bus routes on Concession Street. The subject variances also facilitate the introduction of additional housing into the neighborhood. Accordingly, staff are supportive of the proposed variances.

Variance 3

The applicant has requested to permit 0 loading spaces be required for one (1) additional dwelling unit for a total of 74 dwelling units. The addition of one dwelling unit is not anticipated to trigger any additional loading needs beyond what exists on the property today, and no exterior changes to the building are being proposed at this time. Accordingly, staff are supportive of the proposed variance.

Based on the foregoing, staff recommend **approval of the variances** as they are desirable for the appropriate development of the lands, minor in nature, and are in keeping with the general intent and purpose of the Official Plan and Zoning By-law.

Zoning:

Recommendation:	Comments and Conditions / Notes
Proposed Conditions:	
Comments:	1. Additional variances may be required.
Notes:	<p>i) As the multiple dwelling is existing this review is only pertaining to the proposed dwelling unit, no parking is being proposed so the parking lot is being reviewed as existing.</p> <p>ii) Unable to determine if the proposal meets the Floor Area Ratio requirements of Section 11 (5) in Hamilton Zoning By-law 6593, additional variance may be required.</p> <p>iii) The variances are as written by applicant.</p> <p>iv) Insufficient information has been provided to complete a full zoning review of the proposal; additional variances may be required.</p>



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Development Engineering:

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

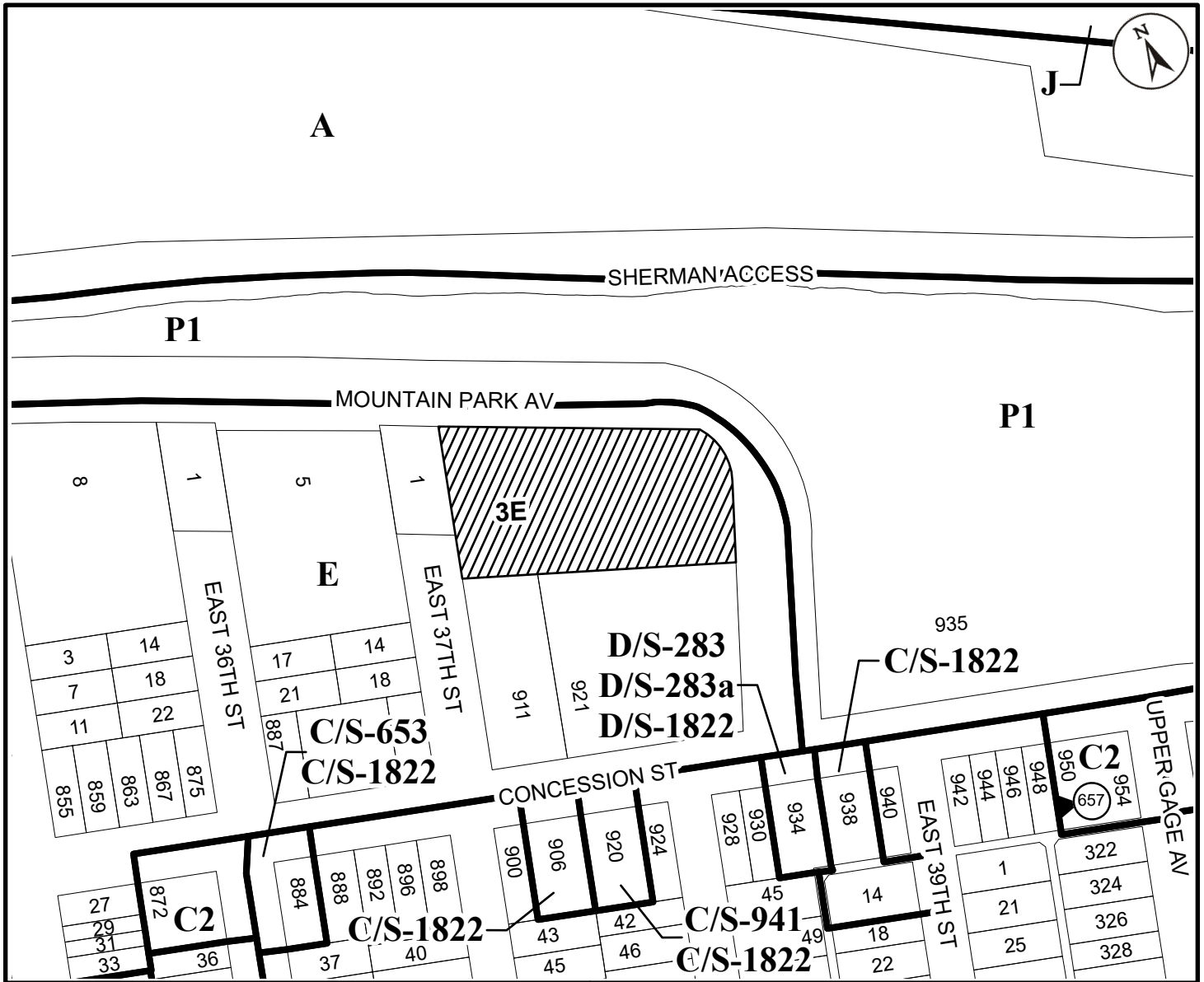
Building Engineering:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	
Notes:	<p>Building Permit #18-113920, issued May 29, 2015, alterations to the existing building for rehabilitation of 60 concrete balcony slabs and installation of new guards remains not finalized.</p> <p>A building permit is required for the construction of the proposed additional dwelling unit.</p> <p>The Ontario Building Code requires a clear height of 1.95m under beams and ducting in basement units</p>

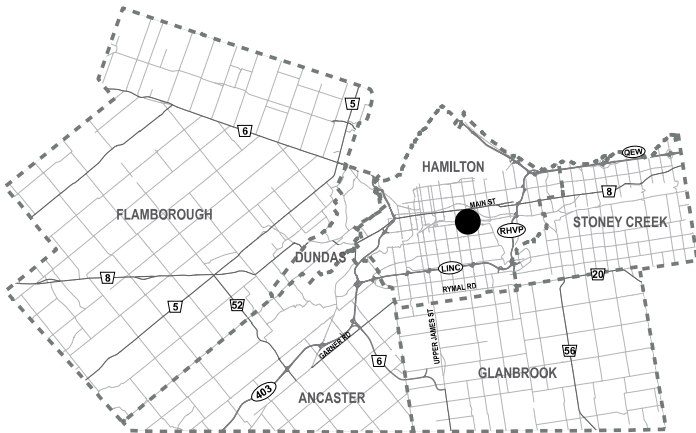
Transportation Planning:

Recommendation:	Deny
Proposed Conditions:	
Comments:	The Applicant must know that this is a high-demand area for parking, especially with the hospital and Concession BIA. The Applicant will have to rely on private paid parking options to offset the loss of parking, which will be difficult to find in this area.
Notes:	

Please Note: Public comment will be posted separately, if applicable.



● Site Location



City of Hamilton

Committee of Adjustment

Subject Property



3E 37th Street, Hamilton (Ward 7)

File Name/Number:
A-24:175

Date:
August 26, 2024

Technician:
AL

Map Not To Scale

Appendix "A"



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