



Hamilton

STAFF COMMENTS

HEARING DATE: September 10, 2024

A-24:179 (1540 Upper Wentworth St., Hamilton)

Recommendation:

Development Planning - Approve

Proposed Conditions:

Proposed Notes:



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Development Planning:

Background

So as to permit the construction of two (2) accessory structures (i.e. “solar canopy shade structures”) in the parking lot associated with an eight (8) storey multiple dwelling,

Analysis

Urban Hamilton Official Plan

The subject lands are designated “Neighbourhoods” on 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.

Former Hamilton Zoning By-law No. 6593

The subject site is zoned “E-2-H/S-1832” (Multiple Dwellings), Modified, which permits the use.

Variance 1

1. An accessory building shall be permitted to have a maximum height of 4.30 metres, instead of the maximum permitted height of 4.0 metres [Section 18(4)(iii)]

The intent of this provision is to limit massing and height for an accessory structure.

Staff are of the opinion that the variance maintains the intent of the By-law as the increase in height will not provide a massing that will impact the subject site or surrounding development. The variance is minor in nature and desirable for the development as no negative impacts are anticipated for 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:	i. Please note that the proposed eight (8) storey multiple dwelling as indicated on the submitted Site Plan, was reviewed for zoning compliance as part of Site Plan Application No. DA-23-056, and was not reviewed as part of the submitted minor variance application.



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	ii. The requested variances are required to facilitate Site Plan Application No. DA-23-056.
Notes:	

Development Engineering:

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

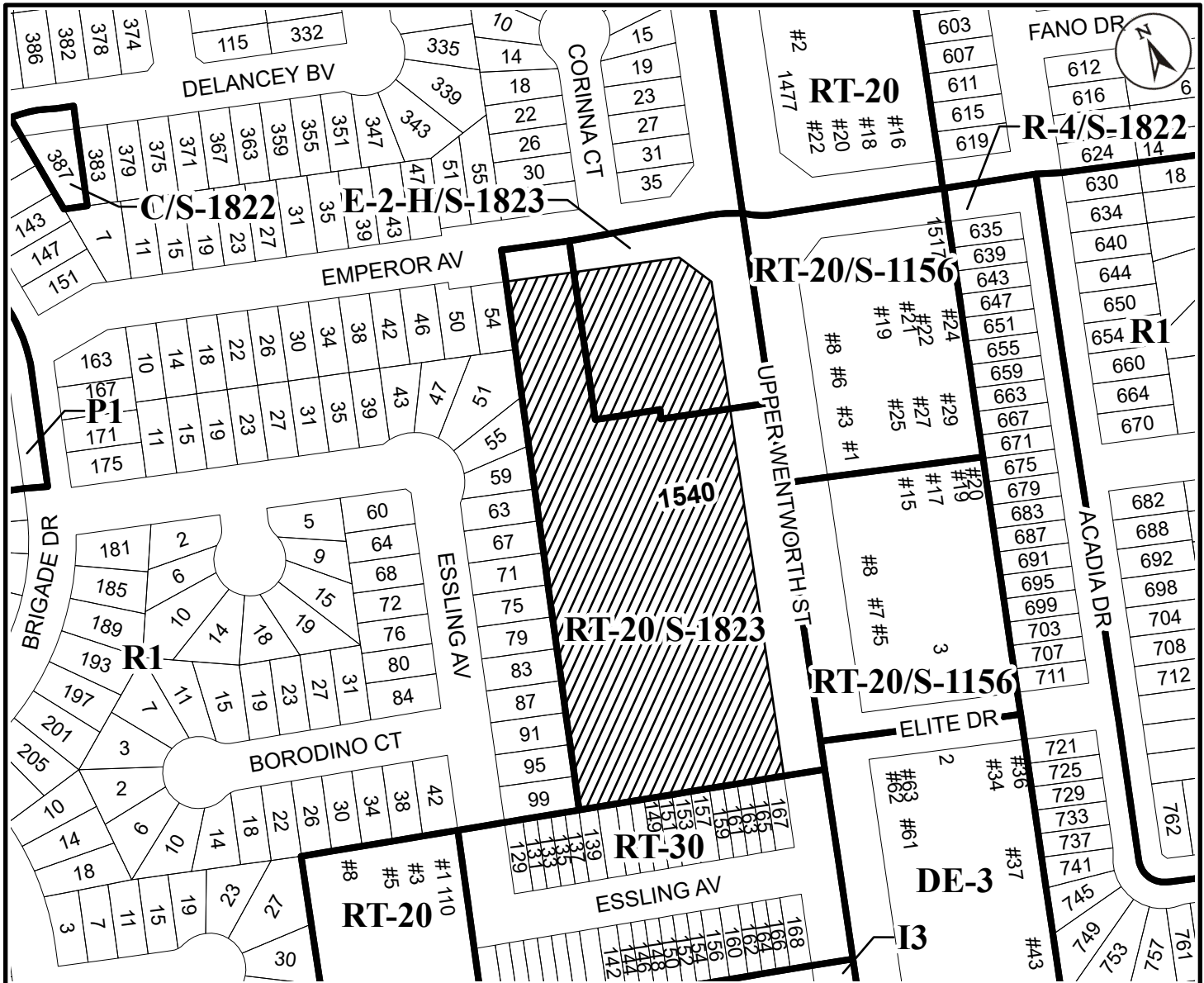
Building Engineering:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	
Notes:	A building permit is required for the construction of the proposed accessory building. Be advised that Ontario Building Code regulations may require specific setback and construction types.

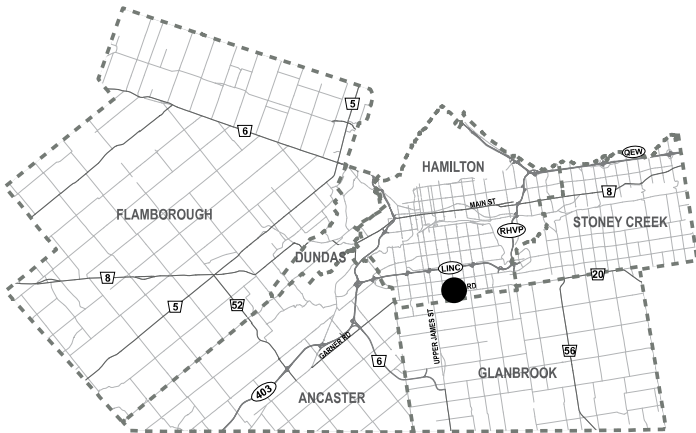
Transportation Planning:

Recommendation:	No comments
Proposed Conditions:	
Comments:	
Notes:	

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



● Site Location



City of Hamilton

Committee of Adjustment

Subject Property



1540 Upper Wentworth Street,
Hamilton (Ward 7)

File Name/Number:

A-24:179

Date:

August 26, 2024

Technician:

AL

Map Not To Scale

Appendix "A"



Hamilton