



Hamilton

STAFF COMMENTS

HEARING DATE: September 24, 2024

A-24:195 - 160 Hughson Street South, Hamilton

Recommendation:

Development Planning - Table

Proposed Conditions:

1. That the Minor Variances approved though A-24:195 apply only to the existing building and the addition of 9 additional multiple dwelling units through interior renovations.

Proposed Notes:



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Development Planning:

Background

The purpose of the application is to facilitate interior alterations on the ground floor to add 9 additional multiple dwelling units to the existing multiple dwelling. Variances are to recognize existing conditions on the site.

Urban Hamilton Official Plan

The subject property is designated as “Mixed Use – Medium Density” on Schedule E1 - Urban Land Use Designations in the Urban Hamilton Official Plan. The Designation permits multiple dwellings. The lands are not within a secondary plan area.

The following policies, among others, are applicable:

- E.4.6.9 “The predominant built form shall be mid rise and low rise mixed use buildings that have retail and service commercial stores at grade. Single use commercial buildings and medium density ground related housing forms shall also be permitted, except for pedestrian focus streets as listed by Policy E.4.3.1.1.
- E.4.6.26 Automobile access shall continue to be an important mode of transportation from the surrounding neighbourhoods, but it shall be balanced with the need to improve pedestrian access and opportunities for active transportation.
- E.4.6.27 Reduced parking requirements shall be considered to encourage a broader range of uses and take advantage of a higher level of transit service.
- E.4.6.28 Some historic commercial main streets have more commercial space than can be supported by the surrounding market area. In these locations, residential development and conversion shall be encouraged on the fringes outside of the pedestrian focus streets.”

City of Hamilton Zoning By-law No.05-200

The subject lands are zoned Mixed Use Medium Density (C5) in the City of Hamilton’s Comprehensive Zoning By-law No. 05-200, which permits the proposed use.

Analysis

The proposed variances are to recognize the existing exterior conditions on the site to help facilitate the development of 9 additional multiple dwelling units on the ground floor of the existing multiple dwelling. All alterations are being completed on the interior of the existing building.



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Prior to providing a recommendation, staff require additional information on what is being replaced on the ground floor and the proposed location of each of the dwelling units. This will determine how each of the proposed dwelling units interfaces with the public realm, and identify any site amenities being eliminated such as indoor amenity areas, parking, etc. Staff recommend the application be tabled until such time as this information is provided.

Zoning:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	1. Requested variances are required to facilitate interior alterations to an existing multiple dwelling to establish ten additional dwelling units on the ground floor of the existing building.
Notes:	

Development Engineering:

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

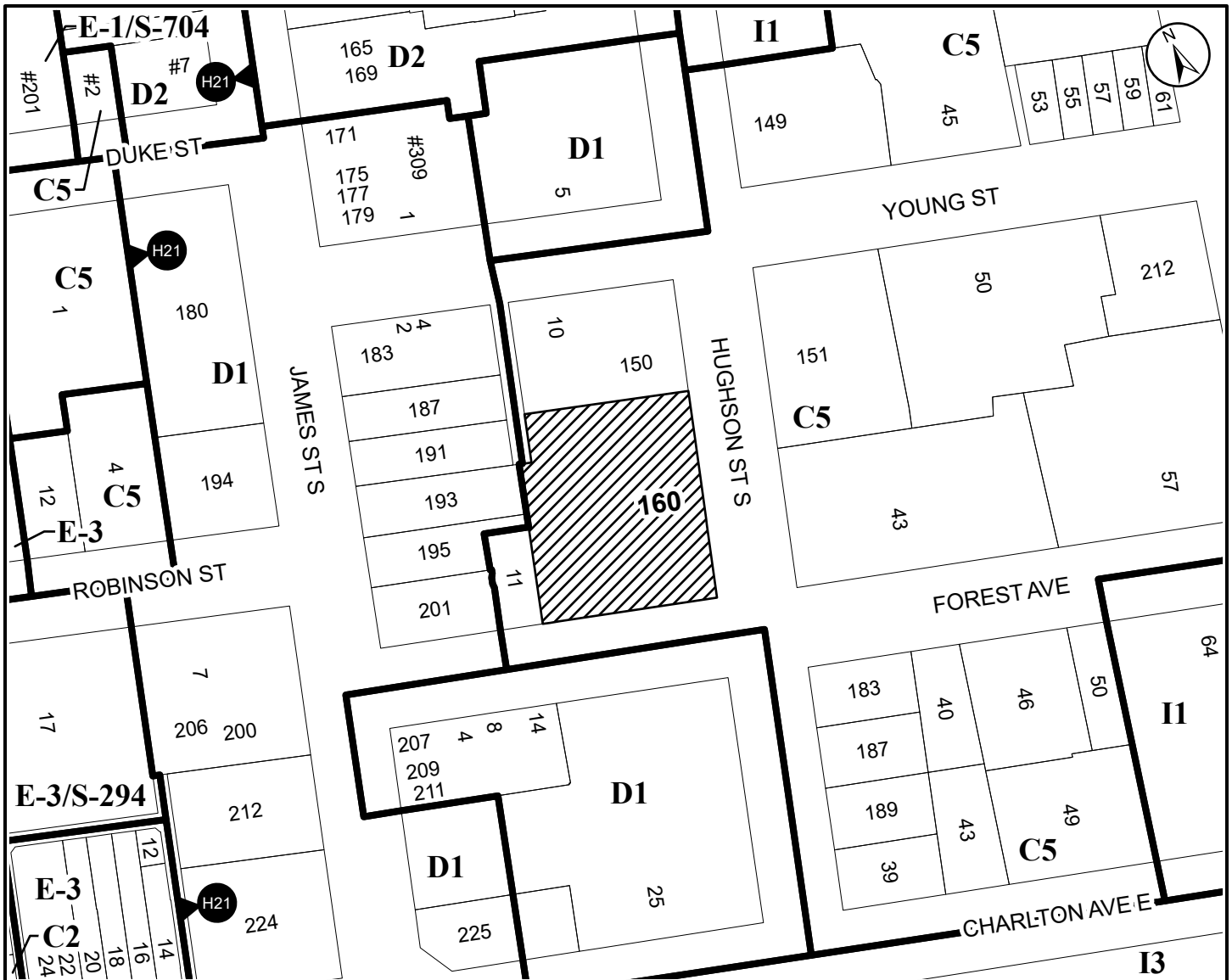
Building Engineering:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	
Notes:	A building permit is required for the proposed interior alterations to an existing Multiple Dwelling to establish ten additional dwelling units on the ground floor of the exiting building.

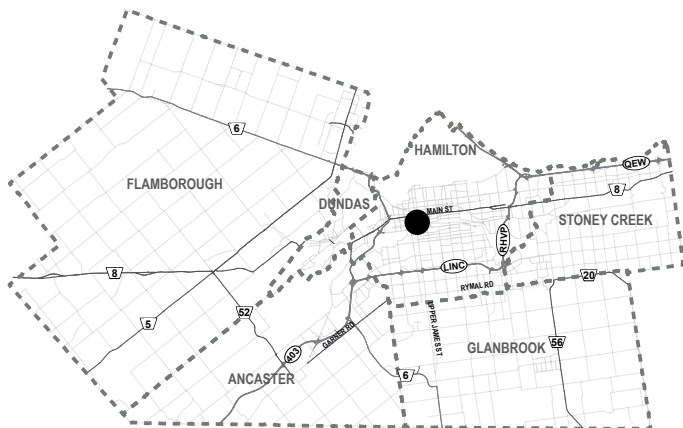
Transportation Planning:

Recommendation:	Approve
Proposed Conditions:	
Comments:	
Notes:	

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



● Site Location



City of Hamilton

Committee of Adjustments

Subject Property



160 Hughson Street South,
Hamilton (Ward 2)

File Name/Number:
A-24:195

Date:
September 10, 2024

Technician:
SH

Scale:
N.T.S.

Appendix "A"



Hamilton