



Hamilton

STAFF COMMENTS

HEARING DATE: September 24, 2024

B-24:52 – 885 West 5th Street, Hamilton

Recommendation:

Development Planning - Approve

Proposed Conditions:

1. The owner shall submit a deposited Ontario Land Surveyor's Reference Plan to the Committee of Adjustment Office, unless exempted by the Land Registrar. The reference plan must be submitted in pdf and also submitted in CAD format, drawn at true scale and location and tied to the City corporate coordinate system. (Committee of Adjustment Section)
2. The owner shall pay any outstanding realty taxes and/or all other charges owing to the City Treasurer. (Committee of Adjustment Section)
3. The owner submits to the Committee of Adjustment office an administration fee, payable to the City of Hamilton, to cover the costs of setting up a new tax account for each newly created lot. (Committee of Adjustment Section)
4. The owner shall comply with Ontario Building Code requirements regarding spatial separation distances of any structures. Compliance to be confirmed by the Planning and Economic Development Department (Building Division – Plan Examination Section).
5. Transportation Planning has no objection to the severance if the required right-of-way dedication of approximately ± 5 metres is dedicated to the City of Hamilton on West 5th as per the Council Approved Urban Official Plan: Schedule C-2 - Future Right-of-Way Dedications. West 5th is to be 30.480 metres (Subject to the satisfaction and approval of the Manager, Transportation Planning).
 - A survey conducted by an Ontario Land Surveyor and at the Applicant's expense will determine the ultimate dimensions for the right-of-way widening (Subject to the satisfaction and approval of the Manager, Transportation Planning).
 - The Applicant's surveyor is to contact Geomatics and Corridor Management to confirm the right-of-way dedication requirements (Subject to the satisfaction and approval of the Manager, Transportation Planning).
6. The owner/applicant shall receive final and binding approval of minor variance application A.24.197 (Planning Division – Zoning Review Section).



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7. The owner/applicant shall demolish the accessory structures on the lands to be conveyed to the satisfaction of the Planning and Economic Development Department (Planning Division – Zoning Review Section), or alternatively apply for and receive final approval of the appropriate Planning Act application in order for the existing sheds to remain when no principal use is existing (Planning Division – Zoning Review Section). NOTE: If a demolition permit is required, the permit shall have a status of either “Review”, “Issued”, or “Closed” in order for this condition to be cleared by the Zoning Review Section.
8. If a Condition for a road widening and/or daylight triangle dedication is required, the owner/applicant shall submit survey evidence that the severed and retained including the lot width, lot area, the location of any existing structure(s), parking and landscaping conform to the requirements of the Zoning By-Law or alternatively apply for and receive final approval of the appropriate Planning Act application in order to seek relief from the requirements of the Zoning By-law (Planning Division – Zoning Review Section).
9. The proponent demonstrates that they have ownership of a track of land described as Part 3 on 62R-20292, adjacent to the east property line, to the satisfaction of the Director of Development Engineering.
10. That the Owner must enter into with the City of Hamilton and register, a Consent Agreement, having an administrative fee of \$5,065.00 (includes grading plan review) to address issues including but not limited to: lot grading and drainage to a suitable outlet on the conveyed and retained parcels (detailed grading plan required), erosion and sediment control measures (to be included on the grading plan); cash payment requirements for items such as any outstanding servicing cost for the existing municipal services adjacent to the property, street trees (City policy requires one (1) street tree/lot, inspection of grading, stormwater management infrastructure and securities for items that may include: lot grading (\$10,000.00 grading security), water and sewer services inspections, driveway approaches, relocation of any existing infrastructure (such as hydrants) and any damage during construction (unknown costs at this time), to the satisfaction of the City’s Director of Development Engineering.
11. The Owner/ Applicant shall pay any outstanding servicing charges associated with the existing 0.3m reserve along Fortissimo Drive, described as Part 6 On 62-20292, to the satisfaction of the Director of Development Engineering.
12. That the owner shall receive final approval of Minor Variance application A-24:197, to the satisfaction of the Director of Development Planning.
13. That the owner shall investigate the noise levels on the severed lands and determine and implement the noise control measures that are satisfactory to the City of Hamilton in meeting the Ministry of Environment, Conservation and Parks (MECP) recommended sound level limits. An acoustical report prepared by a qualified Professional Engineer containing the recommended noise control measures shall be submitted to the satisfaction of the City of Hamilton, Director of Planning and Chief Planner. Should a peer review of the acoustical report be warranted, all



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associated costs shall be borne by the owner and shall be submitted to the satisfaction of the City of Hamilton, Director of Development Planning.

14. That the applicant must liftin the Holding 'H' Provision from the portion of the subject lands that front on to Fortissimo Drive, to the satisfaction of the Director of Development Planning.

Proposed Notes:

The lands to be retained (Part 1) will remain as 885 West 5th Street (Hamilton).

The lands to be conveyed (Part 2) will remain as 881 West 5th Street (Hamilton).

The lands to be conveyed (Part 3) (Part 4) will be assigned the address of 190 Fortissimo Drive (Hamilton) & 194 Fortissimo Drive (Hamilton).

We ask that the Owner agrees to physically affix the municipal numbers or full addresses to either the buildings or on signs in accordance with the City's Sign By-law, in a manner that is clearly visible from the road.



Development Planning:

Background

	Frontage	Depth	Area
SEVERED LANDS (Parcel 1):	15.28 m±	33.73 m±	506.11 m ² ±
SEVERED LANDS (Parcel 2):	15.28 m±	32.66 m±	489.8 m ² ±
RETAINED LANDS:	15.24 m±	34.55 m±	524.57 m ² ±

The purpose of Consent to Sever application B-24:52 is to sever the existing residential lot into three parcels, the severed lands will be two vacant residential lots and the retained lands will contain the existing dwelling, which is intended to remain. Staff note that Minor Variance application A-24:197 is a concurrent application to facilitate the proposed severance.

Staff note that the proposed retained lands are referred to as “Part 1” (Part 1 of 62R-10426) and the proposed severed lands are referred to as “Part 3” (Part 3 of 62R-10426 and Part 2 of 62R-20292) and “Part 4” (Part 4 of 62R-10246 and Part 3 of 62R-20292).

Staff further note that the rear portion of the subject lands that front onto Fortissimo Drive (being Parts 2 and 3 of 62R-20292), include a Holding “H” provision. The subject lands are also intended to be included as part of the Mid-Rise Residential Zones project. These are discussed in further detail below.

The Holding ‘H’ Provision was applied through an Ontario Municipal Board decision from January 2016 involving the severances on the adjacent lands to the south. The property owner owns the land affected by the Holding ‘H’ Provision and this area is intended to provide frontage on Fortissimo Drive.

Analysis

Urban Hamilton Official Plan

The subject lands are identified as “Neighbourhoods” in Schedule E – Urban Structure and are designated as “Neighbourhoods” in Schedule – E-1 Urban Land Use Designations of the Urban Hamilton Official Plan. Policies B.2.4.2.2, B.3.6.3.7, E.3.4.3 and F.1.14.3.1, amongst others, are applicable and permit the proposed and existing single detached dwellings.



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Per Policy F.1.14.3.1, the creation of new lots for residential uses in the “Neighbourhoods” designation shall be permitted if the following conditions are met:

- “F.1.14.3.1 Consents for new lot creation, for both the severed and retained lands, for residential uses in the Neighbourhoods designation shown on Map E-1 – Urban Land Use Designation, shall be permitted provided the following conditions are met:
- a) The lots comply with the policies of this Plan, including secondary plans, where one exists;
 - b) The lots comply with existing Neighbourhood Plans;
 - c) the lots are in conformity with the Zoning By-law or a minor variance is approved;
 - d) The lots reflect the general scale and character of the established development pattern in the surrounding area by taking into consideration lot frontages and areas, building height, coverage, mass, setbacks, privacy and overview;
 - e) The lots are fully serviced by municipal water and wastewater systems; and,
 - f) The lots have frontage on a public road.”

Similarly, Policy B.2.4.2.2 provides criteria for development considered residential intensification within the “Neighbourhoods” designation:

- “2.4.2.2 When considering an application for a residential intensification development within the Neighbourhoods designation, the following matters shall be evaluated:
- a) the matters listed in Policy B.2.4.1.4;
 - b) compatibility with adjacent land uses including matters such as shadowing, overlook, noise, lighting, traffic, and other nuisance effects;
 - c) the relationship of the proposed building(s) with the height, massing, and scale of nearby residential buildings;
 - d) the consideration of transitions in height and density to adjacent residential buildings;



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- e) the relationship of the proposed lot(s) with the lot pattern and configuration within the neighbourhood;
- f) the provision of amenity space and the relationship to existing patterns of private and public amenity space;
- g) the ability to respect and maintain or enhance the streetscape patterns including block lengths, setbacks and building separations;
- h) the ability to complement the existing functions of the neighbourhood;
- i) the conservation of cultural heritage resources; and,
- j) infrastructure and transportation capacity and impacts.”

Staff note that Parts 3 and 4 are proposed to be 15.28 metres wide and have lot areas of 506.11 and 489.8 square metres, respectively. The Zoning By-law requires a minimum lot width of 60 metres and a minimum area of 12,000 square metres in the “AA” (Agricultural) District. Part 1 is proposed to have a lot width of 15.24 metres and a lot area of 524.57 square metres, whereas the Zoning By-law requires a minimum lot width of 12.0 metres and a lot area of 360 square metres in the “C/S-1822” (Urban Protected Residential) District, Modified. Staff further note that Minor Variance application A-24:197 was submitted to address these and other zoning non-conformities. The proposed severed and retained lots front on a public road and are fully serviced by municipal water and wastewater services.

The properties along West 5th Street and Fortissimo Drive range in width and area, with the properties fronting onto West 5th Street being generally larger in scale and those fronting on to Fortissimo Drive generally being smaller in scale. Neighbouring lands to the south along West 5th Street have undergone similar severances and resulted in severed and retained lots similar to this proposal. For example, the neighbouring lots fronting on to West 5th Street have approximate lot widths of 16 metres and lot areas of 550 square metres. The neighbouring lots that front on to Fortissimo Drive have lot widths of approximately 11 metres and areas ranging between 330 and 360 square metres.

Based upon the above analysis, staff are of the opinion that the proposed severed and retained lands are generally compatible with the scale and character of the established development pattern of the surrounding area and conform with Policies B.2.4.2.2 and F.1.14.3.1.

Policy B.3.6.3.7 a) requires a noise feasibility study, detailed noise study or both for residential developments within 100 metres of a minor arterial road, as identified on Schedule C – Functional Road Classification. The subject lands front onto West 5th Street, which is identified as a minor



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arterial road on Schedule C – Functional Road Classification of the Urban Hamilton Official Plan. Therefore, staff are recommending a condition requiring a noise study be provided to confirm conformity with the policies regarding sensitive land use developments.

Kernighan Neighbourhood Plan

The subject lands are identified as “Single and Double” on Map 7611 of the Kernighan Neighbourhood Plan. The proposed development conforms with the vision of the Kernighan Neighbourhood Plan.

Former City of Hamilton Zoning By-law No. 6593

The subject lands are zoned “C/S-1822” and “C-H/S-1719, S-1822” (Urban Protected Residential) District, Modified, Holding and “AA” (Agricultural) District in Former City of Hamilton Zoning By-law No. 6593. The proposed and existing single detached dwellings are permitted. The severed lands, identified as Parts 3 and 4, are proposed to have lot widths of 15.28 metres and lot areas of 506.11 square metres and 489.8 square metres respectively. The retained lands, identified as Part 1, are proposed to have a lot width of 15.24 metres and an area of 524.57 square metres. Parts 3 and 4 would not meet the minimum required lot width of 60 metres or the minimum required lot area of 12,000 square metres. Part 1 would exceed the minimum required lot width of 12.0 metres and minimum required lot of 360 square metres. Staff note Minor Variance application A-24:197 was submitted to address these and other zoning non-conformities.

Staff further note that the rear portion of the subject lands that front onto Fortissimo Drive (being Parts 2 and 3 of 62R-20292), include a Holding ‘H’ Provision. This Holding ‘H’ Provision was put in place as a result of a settlement of the Ontario Municipal Board (Case No. PL141433), now the Ontario Land Tribunal. The appeal was filed due to a lack of decision by City Council to make a decision regarding Zoning By-law Amendment application ZAC-13-050, which proposed to rezone 893, 897 and 903 West 5th Street to facilitate the severance of five single detached dwelling lots that front on to Fortissimo Drive (Consent Applications HM/B-15:123 to 128). The Holding ‘H’ Provision was implemented by City of Hamilton By-law No. 16-076. The Holding ‘H’ Provision reads as follows:

“3. That the ‘H’ symbol shall only be removed conditional upon:

Block 2

- (i) That the owner/applicant pay any outstanding cost recoveries associated with the road and infrastructure work including private services connections.



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- (ii) That the owner/applicant ensure that each lot has a watermain connection, sanitary sewer connection and storm sewer connection.

- (iii) Until such time as the lands have been merged in title with the abutting lands to the rear and Consent Applications have been conditionally approved to facilitate lot creation in keeping with the Regulations of the “C/S-1719 Zone provisions.”

In relation to the above Holding ‘H’ Provision, staff note that the “C/S-1719” (Urban Protected Residential) District, Modified requires a minimum lot width of 11 metres and a minimum lot area of 335 square metres. The proposed severed lots, being “Part 3” and “Part 4”, would exceed these requirements.

The subject lands are included as part of the proposed Mid Rise Residential Zones project, which is intended to introduce Mid Rise Residential zones to Hamilton Zoning By-law No. 05-200. The Mid Rise Residential zones will introduce zones to accommodate medium density residential uses throughout the City of Hamilton. The front portion of the property is proposed to be included in the Mid Rise Residential – Small Lot (R3a) Zone. The rear of the property, fronting on Fortissimo Drive, is intended to be brought into the low density residential zones of Zoning By-law No. 05-200 as part of this process.

Further information regarding the draft Mid Rise Residential Zones can be found in [staff report PED23069, from the June 13, 2023 Planning Committee.](#)

Based upon review of the above policies and the materials provided in support of this severance application, staff are of the opinion that the proposed severance meets the intent of the Urban Hamilton Official Plan. **Staff recommend the proposed severance be approved.**

Variance 1 for Part 1 (“C” District)

1. A rear yard depth of 6.7 metres shall be provided instead of the minimum required rear yard depth of 7.5 metres.

The intent of this provision is to ensure sufficient amenity space is provided in the rear yard of a property and to mitigate privacy and overlook issues with neighbouring properties.

Staff note that the existing dwelling at 885 West 5th Street, to be retained on Part 1, would have a rear yard setback of 6.7 metres. Staff also note that the proposed single detached dwellings on the severed lands are to have rear yard setbacks of 7.5 metres. Staff are of the opinion that a 6.7 metre rear yard setback will maintain sufficient rear yard amenity space for the dwelling on Part 1.



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Additionally, as the proposed dwellings on Parts 3 and 4 are to have rear yard setbacks of 7.5 metres, privacy or overlook concerns are not anticipated between the abutting lots. Therefore, staff are of the opinion that the requested variance maintains the intent of the Urban Hamilton Official Plan and Zoning By-law, is desirable for the appropriate development of the land and is minor in nature. Staff support the variance.

Variations 1 and 2 for Parts 3 and 4 (“AA” District)

1. Part 3 shall be permitted to have a lot width of at least 15.0 metres and an area of at least 500.0 square metres instead of the required width of at least 60.0 metres and an area of at least 12,000.0 square metres.
2. Part 4 shall be permitted to have a lot width of at least 15.0 metres and an area of at least 500.0 square metres instead of the required width of at least 60.0 metres and an area of at least 12,000.0 square metres.

The intent of these provisions is to ensure that lots are of a minimum size to be viable developable lots while being compatible with the existing scale, character and prevailing pattern of development in the area.

Staff note that Parts 3 and 4 are to be 15.28 metres wide and have an area of 506.11 and 489.8 square metres, respectfully, whereas the Zoning By-law requires a minimum lot width of 60.0 metres and a minimum area of 12,000 square metres. Adjacent properties are of similar or smaller sizes. The neighbouring lots fronting on to West 5th Street have approximate lot widths of 16 metres and lot areas of 550 square metres. The neighbouring lots that front on to Fortissimo Drive have lot widths of approximately 11 metres and areas ranging between 330 and 360 square metres.

Staff further note that, as mentioned above, the subject lands are proposed to be included in the Mid Rise Residential Zones project and the “AA” (Agricultural) District portion of the subject lands is intended to be included in a future City initiated zoning amendment to brought in to Zoning By-law No. 05-200. The proposed severed lots would comply with the requirements of the Low Density Residential (R1) Zone of Zoning By-law No. 05-200.

Staff are of the opinion that the proposed severed lands are generally compatible with the character of the neighbourhood and the scale and established development pattern of the surrounding area. Staff anticipate no negative impacts on neighbouring lands. Therefore, it is staff’s opinion that the requested variances maintain the intent of the Urban Hamilton Official Plan and Zoning By-law, are desirable for the appropriate development of the land and are minor in nature. Staff support the variances.



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STAFF COMMENTS

HEARING DATE: September 24, 2024

Variance 3 for Parts 3 and 4 (“AA” District)

3. A front yard depth of 6.0 metres shall be provided instead of the minimum required front yard depth of 12.0 metres.
4. A side yard width of 1.2 metres shall be provided instead of the minimum required side yard width of 4.5 metres.
5. A rear yard depth of 7.5 metres shall be provided instead of the minimum required Rear Yard depth of 10.5 metres.

The intent of the minimum front yard provision is to ensure a consistent built form and character within a neighbourhood. The intent of the minimum side yard provision is to ensure sufficient space for access and maintenance purposes. Lastly, the intent of the rear yard provision is to ensure sufficient amenity space is provided in the rear yard of residential properties and to mitigate privacy and overlook issues with abutting properties.

Regarding Variance 3, staff note that single detached dwellings fronting on to Fortissimo Drive commonly have a front yard depth of 6 metres. The proposed single detached dwellings on “Part 3” and “Part 4” are compatible and would be similar in built form and character to the surrounding area. Staff are of the opinion that the requested variance maintains the general intent of the Urban Hamilton Official Plan and Zoning By-law, is desirable for the appropriate development of the land and is minor in nature. Staff support the variance.

Regarding Variance 4, staff note that the proposed 1.2 metre side yard width is consistent with the required side yard width for single detached dwellings in the “C” (Urban Protected Residential) District of Zoning By-law No. 6593 and the Low Density Residential (R1) Zone of Zoning By-law No. 05-200. Staff are of the opinion that the proposed side yard width would provide sufficient space for access and maintenance purposes. Staff are of the opinion that the requested variance maintains the general intent of the Urban Hamilton Official Plan and Zoning By-law, is desirable for the appropriate development of the land and is minor in nature. Staff support the variance.

Regarding Variance 5, staff note that the proposed rear yard depth of 7.5 metres would be consistent with the requirements for single detached dwellings in the “C” (Urban Protected Residential) District of Zoning By-law No. 6593 and the Low Density Residential (R1) Zone of Zoning By-law No. 05-200. Staff are of the opinion that the proposed 7.5 metre rear yard depth will provide sufficient amenity area for the dwellings. Additionally, as noted above in Variance 1 for the retained lands, staff do not anticipate privacy or overlook concerns between the retained and severed lands as a result of the



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requested variance. Therefore, staff are of the opinion that the requested variance maintains the general intent of the Urban Hamilton Official Plan and Zoning By-law, is desirable for the appropriate development of the land and is minor in nature. Staff support the variance.

Staff are of the opinion that the requested variances meet the four tests of a minor variance. **Staff recommend approval.**

Zoning:

Recommendation:	Comments and Conditions / Notes
Proposed Conditions:	<ol style="list-style-type: none"> 1. The owner/applicant shall receive final and binding approval of minor variance application A.24.197 (Planning Division – Zoning Review Section). 2. The owner/applicant shall demolish the accessory structures on the lands to be conveyed to the satisfaction of the Planning and Economic Development Department (Planning Division – Zoning Review Section), or alternatively apply for and receive final approval of the appropriate Planning Act application in order for the existing sheds to remain when no principal use is existing (Planning Division – Zoning Review Section). NOTE: If a demolition permit is required, the permit shall have a status of either “Review”, “Issued”, or “Closed” in order for this condition to be cleared by the Zoning Review Section. 3. If a Condition for a road widening and/or daylight triangle dedication is required, the owner/applicant shall submit survey evidence that the severed and retained including the lot width, lot area, the location of any existing structure(s), parking and landscaping conform to the requirements of the Zoning By-Law or alternatively apply for and receive final approval of the appropriate Planning Act application in order to seek relief from the requirements of the Zoning By-law (Planning Division – Zoning Review Section).
Comments:	<ol style="list-style-type: none"> 1. Final approval of the appropriate Planning Act application is required to permit the accessory structures to remain on the conveyed/retained lands when no main use/building has been established. 2. The owner/applicant should obtain an appropriate municipal address for the proposed parcel(s) from the Legislated Approvals and Staging of Development Section of the Planning and Economic Development Department prior to the issuance of a building permit. 3. The lands to be conveyed/retained shall be merged in title with the lands to which they are to be added.



	4. All future development shall conform to the requirements of the C/S-1822 – Urban Protected Residential District and AA – Agricultural District Zones within the Former Hamilton Zoning By-law 6593.
Notes:	

Development Engineering:

Recommendation:	Approve with Conditions
Proposed Conditions:	<p>1. The proponent demonstrates that they have ownership of a track of land described as Part 3 on 62R-20292, adjacent to the east property line, to the satisfaction of the Director of Development Engineering.</p> <p>2. That the Owner must enter into with the City of Hamilton and register, a Consent Agreement, having an administrative fee of \$5,065.00 (includes grading plan review) to address issues including but not limited to: lot grading and drainage to a suitable outlet on the conveyed and retained parcels (detailed grading plan required), erosion and sediment control measures (to be included on the grading plan); cash payment requirements for items such as any outstanding servicing cost for the existing municipal services adjacent to the property, street trees (City policy requires one (1) street tree/lot, inspection of grading, stormwater management infrastructure and securities for items that may include: lot grading (\$10,000.00 grading security), water and sewer services inspections, driveway approaches, relocation of any existing infrastructure (such as hydrants) and any damage during construction (unknown costs at this time), to the satisfaction of the City’s Director of Development Engineering.</p> <p>3. The Owner/ Applicant shall pay any outstanding servicing charges associated with the existing 0.3m reserve along Fortissimo Drive, described as Part 6 On 62-20292, to the satisfaction of the Director of Development Engineering.</p>
Comments:	<p>According to our records, the existing municipal infrastructure fronting the subject property summarized as follows:</p> <p>West 5Th Street:</p> <ul style="list-style-type: none"> • 300mm ø PVC Watermain • 300mm ø Sanitary Sewer @ 0.5% • 750mm ø Storm Sewer @ 0.39% <p>Fortissimo Drive:</p> <ul style="list-style-type: none"> • 300mm ø PVC Watermain • 300mm ø Sanitary Sewer @ 0.5% • 750mm ø Storm Sewer @ 0.39%



	Separate and independent services shall be provided for each dwelling constructed within each parcel of land in accordance with the current Sewer and Water By-laws.
Notes:	

Building Engineering:

Recommendation:	Comments and Conditions / Notes
Proposed Conditions:	The owner shall comply with Ontario Building Code requirements regarding spatial separation distances of any structures. Compliance to be confirmed by the Planning and Economic Development Department (Building Division – Plan Examination Section).
Comments:	
Notes:	In order to clear conditions, the applicant will be required to make application for Ontario Building Code compliance and pay the relevant fees.

Transportation Planning:

Recommendation:	Approve with Conditions
Proposed Conditions:	<p>Transportation Planning has no objection to the severance if the required right-of-way dedication of approximately ± 5 metres is dedicated to the City of Hamilton on West 5th as per the Council Approved Urban Official Plan: Schedule C-2 - Future Right-of-Way Dedications. West 5th is to be 30.480 metres.</p> <p>A survey conducted by an Ontario Land Surveyor and at the Applicant’s expense will determine the ultimate dimensions for the right-of-way widening.</p> <p>The Applicant’s surveyor is to contact Geomatics and Corridor Management to confirm the right-of-way dedication requirements.</p> <p>Subject to the satisfaction and approval of the Manager, Transportation Planning.</p>
Comments:	
Notes:	

Forestry:

Recommendation:	Approve
Proposed Conditions:	No Conditions Required.
Comments:	There will be one Municipal Tree Asset assumed following the road allowance widening of West 5th Street. The dwelling is proposed to remain, and no tree impacts are anticipated.

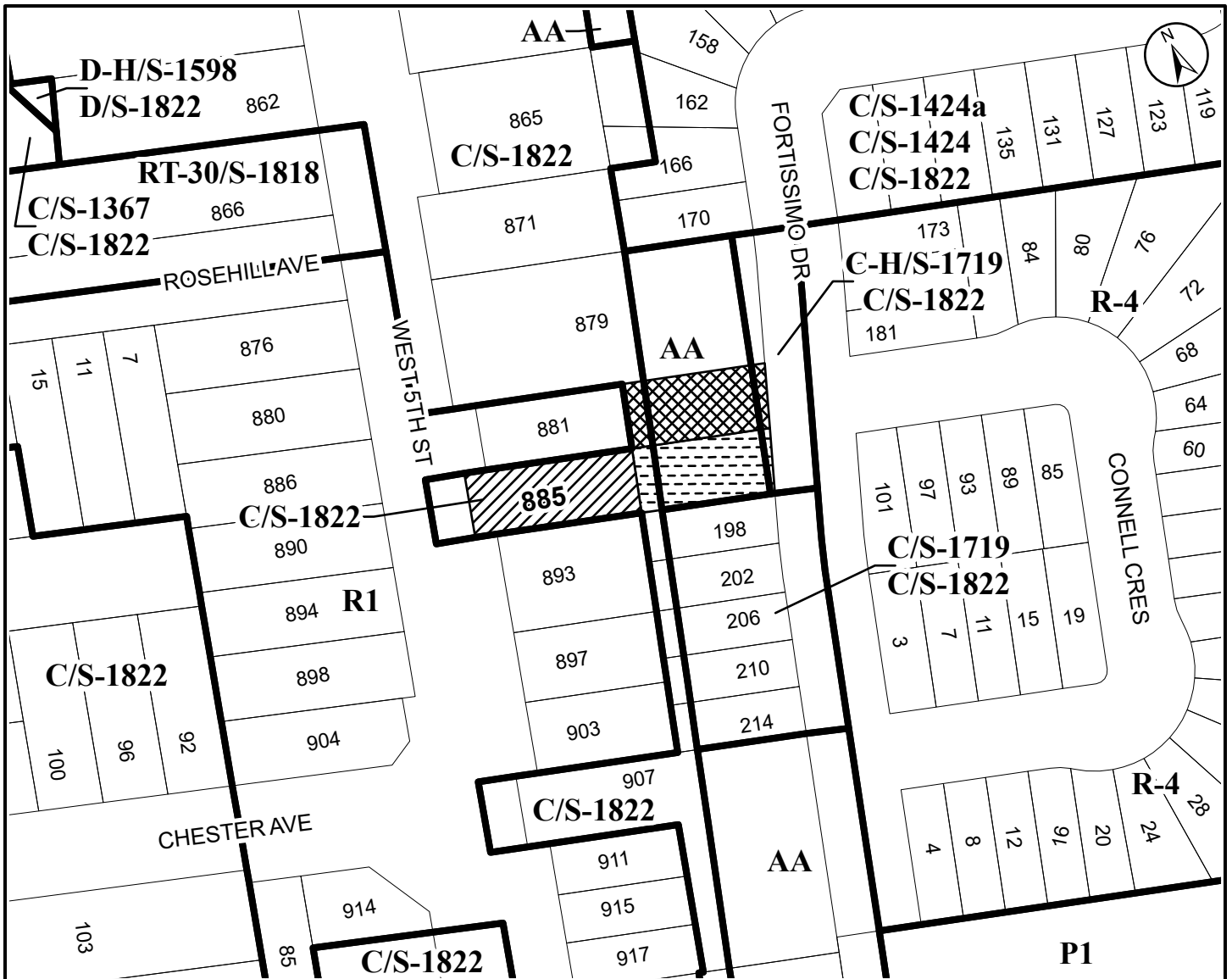


	There are no Municipal Tree Assets on the Fortissimo Drive frontage. When the severed properties fronting Fortissimo Drive are to be developed, Landscape Plans will be required.
Notes:	If any work is proposed within the dripline of a municipal tree, a public tree permit is required. Please contact urbanforest@hamilton.ca for additional information.

Legislative Approvals:

Recommendation:	Comments and Conditions / Notes
Proposed Conditions:	
Comments:	The lands to be retained (Part 1) will remain as 885 West 5th Street (Hamilton) . The lands to be conveyed (Part 2) will remain as 881 West 5th Street (Hamilton) . The lands to be conveyed (Part 3) (Part 4) will be assigned the address of 190 Fortissimo Drive (Hamilton) & 194 Fortissimo Drive (Hamilton) .
Notes:	We ask that the Owner agrees to physically affix the municipal numbers or full addresses to either the buildings or on signs in accordance with the City's Sign By-law, in a manner that is clearly visible from the road.

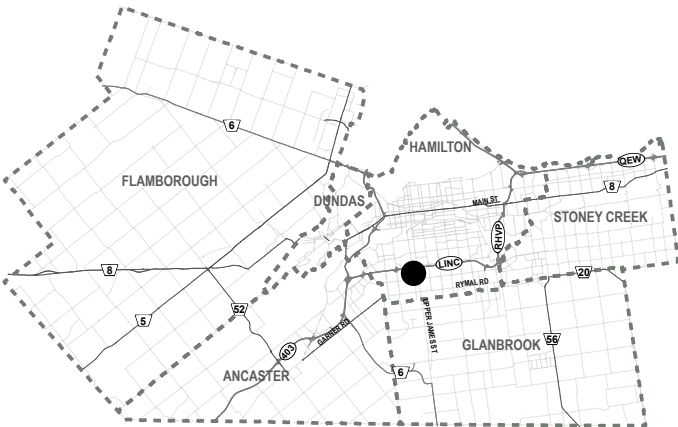
Please Note: Public comment will be posted separately, if applicable.



● Site Location



Committee of Adjustments



City of Hamilton

Subject Property

885 West 5th Street, Hamilton (Ward 8)

- Lands to be retained
- Lands to be severed
- Lands to be severed

File Name/Number:
B-24:52

Date:
September 10, 2024

Technician:
SH

Scale:
N.T.S.

Appendix "A"

