



Hamilton

STAFF COMMENTS

HEARING DATE: October 8, 2024

A-24:202 – 442 Aberdeen Avenue, Hamilton

Recommendation:

Development Planning - Approve

Proposed Conditions:

1. That the variances shall only apply to the site plan submitted as provided in the Notice of Public Hearing for file A-24:202 titled "Site Plan Drawing no. D1.1" dated August 9th, 2024 (To the satisfaction of the Manager of Development Planning).

Proposed Notes:



Hamilton

Development Planning:

Background

The purpose of the application is to facilitate Site Plan application (DA-21-133). The development is to construct an 8-storey residential condominium with a total of 114 units. The subject property has undergone previous applications in support of this proposal. The following variances are requested:

1. That a 1.0 meter wide planting strip shall be provided abutting a Residential Zone instead of the required 1.5 metre planting strip abutting a Residential Zone.

Staff note that through the review by zoning staff that the width of barrier free space(s) have changed from what was provided through the Zoning Compliance Review. This discrepancy is not subject to this application and additional variances may be required.

Urban Hamilton Official Plan

The subject property is designated as “Neighbourhoods” on schedule E1 – Urban Land Use Designations in the Urban Hamilton Official Plan. Section 3.2.3 permits “residential dwellings, including second dwelling units and housing with supports”. Furthermore, policy E.3.5.2 permits multiple dwellings. The subject property is not located in any secondary plan area found in Volume 2 of the Urban Hamilton Official Plan.

The following additional Urban Hamilton Official Plan policies, among others, are applicable:

Policy E 3.6.8 d) states that development shall provide adequate landscaping, amenity features, on-site parking, and buffering where required.

Archaeology:

Staff comments addressed as part of DA-21-133.

Cultural Heritage:

The property known as 442 Aberdeen Avenue is located within the Kirkendall North Established Historical Neighborhood.

Accordingly, section B.3.4.3.6 of the Urban Hamilton Official Plan, Volume 1, applies.

The proponent proposes to construct an 8-storey residential condominium development consisting of 114 units.

Staff comments addressed as part of DA-21-133.



Hamilton

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

The subject lands are zoned Major Institutional (I3), which permits the use of Multiple Dwelling in Section 8.3.1 of Zoning by-law 05-200.

Analysis

Variance 1

2. That a 1.0 meter wide planting strip shall be provided abutting a Residential Zone instead of the required 1.5 metre planting strip abutting a Residential Zone.

The intent of the planting strip provision is to ensure there is appropriate landscaping between new development and adjacent residential uses for physical and visual buffering. Additionally, this provision provides additional landscaping between proposed development and adjacent residential development to decrease the amount of impervious surface directly adjacent to the property line. Staff note that only a small portion of the lands require a reduction in the minimum planting strip width, which is the result of accommodating a turning radius for the adjacent drive aisle. The applicant has demonstrated through the provided proposal that the general intent and purpose of this provision will be maintained as the minimum planting strip width is met or exceeded along the majority of this property line (northerly). Therefore, staff are satisfied that the general intent and purpose of the Official Plan and Zoning By-law will be maintained through the approval of this variance. Staff have included a condition that ties the variance approval to the submitted drawings to avoid a situation where the planting strip along the northerly lot line can be reduced to 1.0m for the entire length of the property line.

Based on the foregoing staff recommend the **approval** of the proposed variance as it maintains the general intent and purpose of the Urban Hamilton Official Plan and the City of Hamilton Zoning By-Law No. 05-200, is minor in nature, and is desirable for the appropriate development of the lands.

Zoning:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	<ol style="list-style-type: none"> 1. This variance is to facilitate Site Plan application DA-21-133. 2. It appears the drawing has been revised since the Zoning Compliance Review, the barrier free parking width is 3.4m instead of 4.4m, a additional variance is required.
Notes:	



Hamilton

STAFF COMMENTS

HEARING DATE: October 8, 2024

Development Engineering:

Recommendation:	Approve
Proposed Conditions:	
Comments:	Development Engineering has no objection to the minor variance as proposed. Detailed grading and servicing conditions have been cleared through Site Plan application DA-21-133.
Notes:	

Building Engineering:

Recommendation:	No Comments
Proposed Conditions:	
Comments:	
Notes:	

Transportation Planning:

Recommendation:	Approve
Proposed Conditions:	
Comments:	
Notes:	

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

September 25, 2024

City of Hamilton
Planning and Economic Development Department
71 Main St W
Hamilton, Ontario
L8P 4Y5

Attention: Committee of Adjustment

File# A-24:202

Re: 442 Aberdeen Ave

In response to your correspondence dated September 19, 2024, please be advised that our Engineering Design Department has reviewed the information concerning the above noted Consent Application and our comments are as follows:

- For Residential/Commercial electrical service requirements, the Developer needs to contact our ICI and Layouts Department at 905-798-2634 or 905-798-3370 or visit our web site @ www.alectrautilities.com. To make a service request, [Make a Service Request | Alectra Utilities](#)
- Minimum 4m horizontal clearance from existing O/H line(s) must be maintained at all times as per Alectra Utilities Standard 3-105. Please consult with Alectra Utilities if further clarification is required.
- Relocation, modification, or removal of any existing hydro facilities shall be at the owner's expense. Please contact Alectra Utilities to facilitate this.
- Developers shall be responsible for the cost of civil work associated with duct structures, transformer foundations, and all related distribution equipment.
- Developers to acquire an easement, if required.
- In order for Alectra Utilities to prepare design and procure the materials required to service this site in a timely manner, a minimum of 6 months notification is required. It would be advantageous for the developer if Alectra Utilities were contacted at the stage where the new site plan becomes available. Please note that it takes approximately 36-52 weeks to purchase a transformer.

We would also like to stipulate the following:

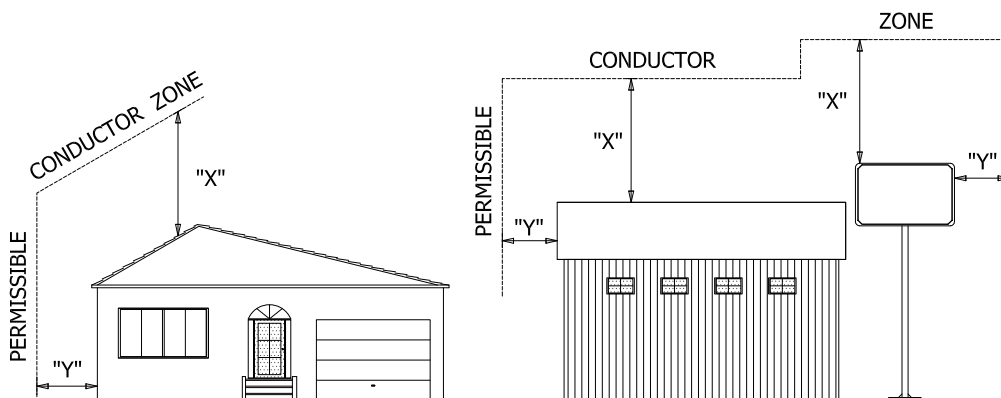
- Do not excavate within two metres of hydro poles and anchors.
- Excavation within one metre of underground hydro plant is not permitted unless approval is granted by an Alectra Utilities representative and is present to provide direct supervision. Cost associated with this task shall be at the owner's expense.
- Alectra Utilities must be contacted if the removal, isolation or relocation of existing plant is required, all cost associated with this work will be at the owners expense.
- CALL BEFORE YOU DIG, arrange for underground hydro cable locate(s) before beginning construction by contacting Ontario One Call @ 1-800-400-2255.
- Clearances from Overhead and Underground existing electrical distribution system on our adjacent to the property must be maintained in accordance to:
 - Ontario Building Code (1997) Section 3.1 (3.1.18.1)
 - Electrical Safety Code Rule 75-312
 - Occupational Health and Safety Act (OH&SA) – Construction Projects (Electrical Hazards)
 - CSA Standard C22.3 No. 1:20, Overhead System
 - CSA Standard C22.3 No. 7:20, Underground Systems

We trust that you will find this information satisfactory and that the information contained within will be provided to the owner of this project. Should you have any questions regarding this response, please contact Charles Howell at 905-798-2517 in our Engineering Design Department.

Sincerely,

Mark Jakubowski

Mark Jakubowski
Supervisor, Design, Customer Capital



- UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.

SYSTEM VOLTAGE	MINIMUM HORIZONTAL CLEARANCE DIMENSION "Y"	MINIMUM VERTICAL CLEARANCE DIMENSION "X"
0 - 750 V*	2.0 m (SEE NOTE 1)	4.5 m (SEE NOTE 3)
OVER 750 - 50000 V	4.0 m (SEE NOTE 2)	7.0 m (SEE NOTE 4)

* - INCLUDES MULTI-GROUNDED NEUTRALS

NOTES:

- THIS CLEARANCE IS MADE UP OF A 1.0 m MINIMUM APPROACH CLEARANCE PLUS A 1.0 m ALLOWANCE FOR CONDUCTOR SWING. WHERE CONDUCTOR PASS IN FRONT OF A WINDOW OR OTHER OPENING, THIS 2.0 m CLEARANCE SHOULD BE INCREASED TO 2.5 m. WHERE BUILDINGS EXCEED 3 STOREYS OR 15.0 m IN HEIGHT, THE 2.0 m CLEARANCE SHOULD BE INCREASED TO 3.0 m TO ALLOW FOR RAISING OF LADDERS BY THE LOCAL FIRE DEPARTMENT.
- THIS CLEARANCE IS MADE UP OF A 3.0 m MINIMUM APPROACH CLEARANCE PLUS A 1.0 m ALLOWANCE FOR CONDUCTOR SWING.
- THIS DIMENSION PROVIDES 1.0 m MINIMUM APPROACH CLEARANCE FROM A 2.0 m TALL WORKMAN, PLUS A 1.5 m ALLOWANCE FOR CONDUCTOR SAG. (BASED ON AVERAGE SPAN OF 40 m)
- THIS DIMENSION PROVIDES 3.0 m MINIMUM APPROACH CLEARANCE FROM A 2.0 m TALL WORKMAN, PLUS A 2.0 m ALLOWANCE FOR CONDUCTOR SAG. (BASED ON AVERAGE SPAN OF 40 m).
- THE ABOVE CLEARANCES ARE MINIMUM VALUES. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES ABOVE THOSE SHOWN, WHERE POSSIBLE. TO KEEP WORKMEN AND THEIR EQUIPMENT ON THE BUILDING ETC., AT THE MINIMUM CLEARANCE SHOWN, DIMENSION "X" AND "Y" ARE TO BE INCREASED BY THE REQUIRED WORKING DISTANCE.



DRAWING STATUS	BY	DATE DD/MM/YY
REDRAWN:	JM	12/06/07
CHECKED:	ND	26/04/05
APPROVED:	CR	26/04/05

MINIMUM CONDUCTOR CLEARANCES FROM BUILDINGS, PERMANENT STRUCTURES OR BUILDING APPARATUS

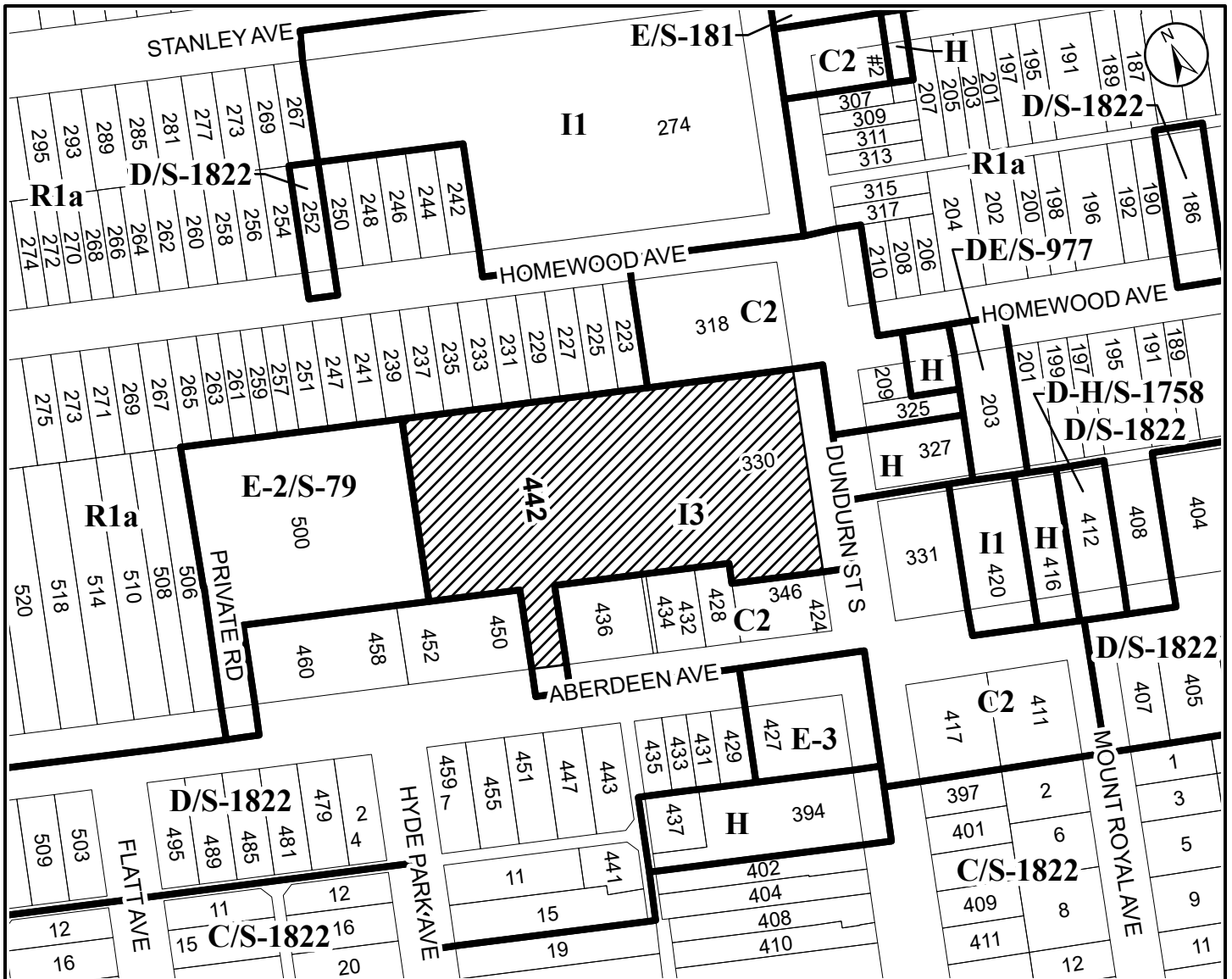
(EXCLUDES SECONDARY SERVICES ATTACHED TO BUILDINGS)

REFERENCE DRAWINGS:

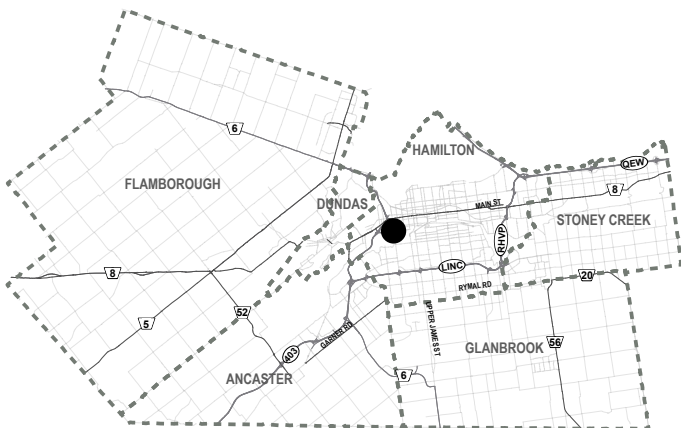
DRAWINGS NOT TO SCALE

DRAWING #
3-105

SHEET#	REVISION#
1	0



● Site Location



City of Hamilton

Committee of Adjustments

Subject Property



442 Aberdeen Avenue, Hamilton
(Ward 1)

File Name/Number:
A-24:202

Date:
September 26, 2024

Technician:
SH

Scale:
N.T.S.

Appendix "A"



Hamilton