



NOTICE OF PUBLIC HEARING
Minor Variance

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

APPLICATION NO.:	A-24:109	SUBJECT PROPERTY:	64 Main Street East, Hamilton
ZONE:	D1 (Downtown Central Business District)	ZONING BY-LAW:	Zoning By-law 05-200

APPLICANTS: Owner: 1000316547 Ontario Inc. c/o Tracy Hui
Agent: Arcadis c/o Jared Marcus

The following variances are requested:

1. A building setback shall not be provided whereas the Zoning By-law requires a minimum setback of 3.0m from a side lot line or a rear lot line for a building exceeding 22.0m in height and whereas the Zoning By-law requires additional setbacks of 9.5m from a lot line abutting a laneway and 12.5m from all side and rear lot lines for a building exceeding 44.0m in height.
2. A minimum lot area of 1100.0m² shall be permitted instead of the minimum 1575.0m² lot area required.
3. A maximum building height of 59.0m shall be permitted instead of the maximum 54.0m building height permitted.
4. The loading door accessed from Bowen Street shall not be screened from view whereas the zoning By-law requires that loading doors and associated loading facilities to be screening from view by a visual barrier is provided when abutting a street.
5. A minimum of 74 parking spaces shall be permitted instead of the minimum 108 parking spaces required.

PURPOSE & EFFECT: To facilitate the construction of a multiple dwelling containing a total of 272 dwelling units and ground floor commercial space.

A-24:109

Notes: These variances are necessary to facilitate Site Plan Control Application DA-17-064.

If a portion of the underground parking lot projects off site and into the proposed road Widening along Main St E., further variance shall be required.

The applicant has not visually shown the required 136 long-term bicycle parking spaces; as such, further variances may be required.

The applicant has requested variances to the new proposed regulations under By-laws 24-051; however, please note that the additional requested variances are not required as this development is covered by the Transitional Clause per Policy ZON-065.

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

This application will be heard by the Committee as shown below:

DATE:	Tuesday, October 8, 2024
TIME:	1:50 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	City Hall Council Chambers (71 Main St. W., Hamilton)
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

For more information on this matter, including access to drawings illustrating this request and other information submitted:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton

PUBLIC INPUT

Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon October 4, 2024

Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon October 7, 2024

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:109, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

E-mail: cofa@hamilton.ca

PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing advance of the meeting. Comments can be submitted by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon on the date listed on the Notice of Public Hearing.**

Comments are available the Friday prior to the Hearing and are available on our website: www.hamilton.ca/committeeofadjustment

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners **must register by noon on the day listed on the Notice of Public Hearing** to participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **no less than 10 minutes** before the time of the Public Hearing as noted on the Notice of Public Hearing.

We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca.

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.

RESIDENTIAL DEVELOPMENT

64 Main Street East, Hamilton

AREA SUMMARY

Lot Area (existing):	1261.5 m ²	13,578.9 ft ²	Residential GFA:	16573.8 m ²	178,398.9 ft ²	Number of Stories:	19	*Inclusive of Mech/Amenity
Lot Area (after Road Widening):	1107.9 m ²	11,925 ft ²	Non-Residential GFA:	323.8 m ²	3,485.1 ft ²	Building Height:	54 m	*Inclusive of Mech/Amenity
Lot Coverage ⁽³⁾ :	72.4%		Building Total GFA:	16897.6 m ²	181,884.0 ft ²	Maximum Building Height:	54 m	*to the top of Mechanical Equipment

Level	GROSS CONSTRUCTION AREA ^{(1) (2)} (GCA)		RESIDENTIAL (UNIT AREA) (2)		COMMERCIAL/RETAIL		COMMON AREA / CIRCULATION		VEHICLE PARKING		INDOOR AMENITY (3)		OUTDOOR AMENITY (3)		PRIVATE OUTDOOR AMENITY (3)		GFA EXEMPTIONS (4)		TOTAL GFA (4)		RESIDENTIAL UNITS
	m2	SF	m2	SF	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	
P3	1170.9 m ²	12,603.2 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	152.4 m ²	1,640.3 ft ²	1018.5 m ²	10,962.9 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	1148.9 m ²	12,366.9 ft ²	21.9 m ²	236.3 ft ²	
P2	1169.7 m ²	12,590.3 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	135.0 m ²	1,453.0 ft ²	1034.7 m ²	11,137.3 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	1147.7 m ²	12,354.0 ft ²	21.9 m ²	236.3 ft ²	
P1	1170.9 m ²	12,603.2 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	190.9 m ²	2,054.5 ft ²	980.0 m ²	10,548.7 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	1146.4 m ²	12,339.3 ft ²	24.5 m ²	263.9 ft ²	
GROUND FLOOR	975.8 m ²	10,503.0 ft ²	0.0 m ²	0.0 ft ²	323.8 m ²	3,485.1 ft ²	467.6 m ²	5,033.0 ft ²	94.9 m ²	1,021.3 ft ²	89.5 m ²	963.6 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	267.1 m ²	2,874.9 ft ²	708.7 m ²	7,628.1 ft ²	
FLOOR 2	913.7 m ²	9,834.5 ft ²	789.3 m ²	8,495.4 ft ²	0.0 m ²	0.0 ft ²	124.4 m ²	1,339.1 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	106.3 m ²	1,143.8 ft ²	25.0 m ²	269.6 ft ²	888.6 m ²	9,564.9 ft ²	16
FLOOR 3	957.6 m ²	10,307.2 ft ²	833.2 m ²	8,968.1 ft ²	0.0 m ²	0.0 ft ²	124.4 m ²	1,339.1 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	38.0 m ²	408.9 ft ²	25.0 m ²	269.6 ft ²	932.5 m ²	10,037.6 ft ²	16
FLOOR 4	957.6 m ²	10,307.2 ft ²	833.2 m ²	8,968.1 ft ²	0.0 m ²	0.0 ft ²	124.4 m ²	1,339.1 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	38.0 m ²	408.9 ft ²	25.0 m ²	269.6 ft ²	932.5 m ²	10,037.6 ft ²	16
FLOOR 5	957.6 m ²	10,307.2 ft ²	833.2 m ²	8,968.1 ft ²	0.0 m ²	0.0 ft ²	124.4 m ²	1,339.1 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	38.0 m ²	408.9 ft ²	25.0 m ²	269.6 ft ²	932.5 m ²	10,037.6 ft ²	16
FLOOR 6	957.6 m ²	10,307.2 ft ²	833.2 m ²	8,968.1 ft ²	0.0 m ²	0.0 ft ²	124.4 m ²	1,339.1 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	38.0 m ²	408.9 ft ²	25.0 m ²	269.6 ft ²	932.5 m ²	10,037.6 ft ²	16
FLOOR 7	957.6 m ²	10,307.2 ft ²	833.2 m ²	8,968.1 ft ²	0.0 m ²	0.0 ft ²	124.4 m ²	1,339.1 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	38.0 m ²	408.9 ft ²	25.0 m ²	269.6 ft ²	932.5 m ²	10,037.6 ft ²	16
FLOOR 8	957.6 m ²	10,307.2 ft ²	833.2 m ²	8,968.1 ft ²	0.0 m ²	0.0 ft ²	124.4 m ²	1,339.1 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	38.0 m ²	408.9 ft ²	25.0 m ²	269.6 ft ²	932.5 m ²	10,037.6 ft ²	16
FLOOR 9	957.6 m ²	10,307.2 ft ²	833.2 m ²	8,968.1 ft ²	0.0 m ²	0.0 ft ²	124.4 m ²	1,339.1 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	38.0 m ²	408.9 ft ²	25.0 m ²	269.6 ft ²	932.5 m ²	10,037.6 ft ²	16
FLOOR 10	957.6 m ²	10,307.2 ft ²	833.2 m ²	8,968.1 ft ²	0.0 m ²	0.0 ft ²	124.4 m ²	1,339.1 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	38.0 m ²	408.9 ft ²	25.0 m ²	269.6 ft ²	932.5 m ²	10,037.6 ft ²	16
FLOOR 11	957.6 m ²	10,307.2 ft ²	833.2 m ²	8,968.1 ft ²	0.0 m ²	0.0 ft ²	124.4 m ²	1,339.1 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	38.0 m ²	408.9 ft ²	25.0 m ²	269.6 ft ²	932.5 m ²	10,037.6 ft ²	16
FLOOR 12	957.6 m ²	10,307.2 ft ²	833.2 m ²	8,968.1 ft ²	0.0 m ²	0.0 ft ²	124.4 m ²	1,339.1 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	38.0 m ²	408.9 ft ²	25.0 m ²	269.6 ft ²	932.5 m ²	10,037.6 ft ²	16
FLOOR 13	957.6 m ²	10,307.2 ft ²	833.2 m ²	8,968.1 ft ²	0.0 m ²	0.0 ft ²	124.4 m ²	1,339.1 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	38.0 m ²	408.9 ft ²	25.0 m ²	269.6 ft ²	932.5 m ²	10,037.6 ft ²	16
FLOOR 14	957.6 m ²	10,307.2 ft ²	833.2 m ²	8,968.1 ft ²	0.0 m ²	0.0 ft ²	124.4 m ²	1,339.1 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	38.0 m ²	408.9 ft ²	25.0 m ²	269.6 ft ²	932.5 m ²	10,037.6 ft ²	16
FLOOR 15	957.6 m ²	10,307.2 ft ²	833.2 m ²	8,968.1 ft ²	0.0 m ²	0.0 ft ²	124.4 m ²	1,339.1 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	38.0 m ²	408.9 ft ²	25.0 m ²	269.6 ft ²	932.5 m ²	10,037.6 ft ²	16
FLOOR 16	957.6 m ²	10,307.2 ft ²	833.2 m ²	8,968.1 ft ²	0.0 m ²	0.0 ft ²	124.4 m ²	1,339.1 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	38.0 m ²	408.9 ft ²	25.0 m ²	269.6 ft ²	932.5 m ²	10,037.6 ft ²	16
FLOOR 17	957.6 m ²	10,307.2 ft ²	833.2 m ²	8,968.1 ft ²	0.0 m ²	0.0 ft ²	124.4 m ²	1,339.1 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	38.0 m ²	408.9 ft ²	25.0 m ²	269.6 ft ²	932.5 m ²	10,037.6 ft ²	16
FLOOR 18	902.7 m ²	9,717.1 ft ²	782.0 m ²	8,417.0 ft ²	0.0 m ²	0.0 ft ²	120.8 m ²	1,300.2 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	83.1 m ²	894.0 ft ²	25.0 m ²	269.6 ft ²	877.7 m ²	9,447.5 ft ²	16
MECH/AMENITY	445.1 m ²	4,791.1 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	131.5 m ²	1,415.2 ft ²	0.0 m ²	0.0 ft ²	313.6 m ²	3,375.9 ft ²	471.7 m ²	5,077.0 ft ²	0.0 m ²	0.0 ft ²	78.8 m ²	848.3 ft ²	366.3 m ²	3,942.8 ft ²	
TOTAL	21112.3 m²	227,250.6 ft²	14068.6 m²	151,433.6 ft²	323.8 m²	3,485.1 ft²	3188.6 m²	34,322.3 ft²	3128.1 m²	33,670.1 ft²	403.2 m²	4,339.5 ft²	471.7 m²	5,077.0 ft²	759.1 m²	8,170.6 ft²	4214.7 m²	45,366.6 ft²	16897.6 m²	181,884.0 ft²	272

Total GCA

Above Grade: 17600.9 m² 189,454.0 ft²

PROPOSED AMENITY SPACE (By-Law 05-200)(3)				
Type	Unit Count	Required Amenity Space	Minimum Amenity Space Required (m2)	Total Proposed (m2)
INDOOR AMENITY	272			403.2 m ²
OUTDOOR AMENITY	272			471.7 m ²
PRIVATE OUTDOOR AMENITY	272			759.1 m ²
TOTAL AMENITY	272	4.0 m2/unit	1088	1633.9 m²

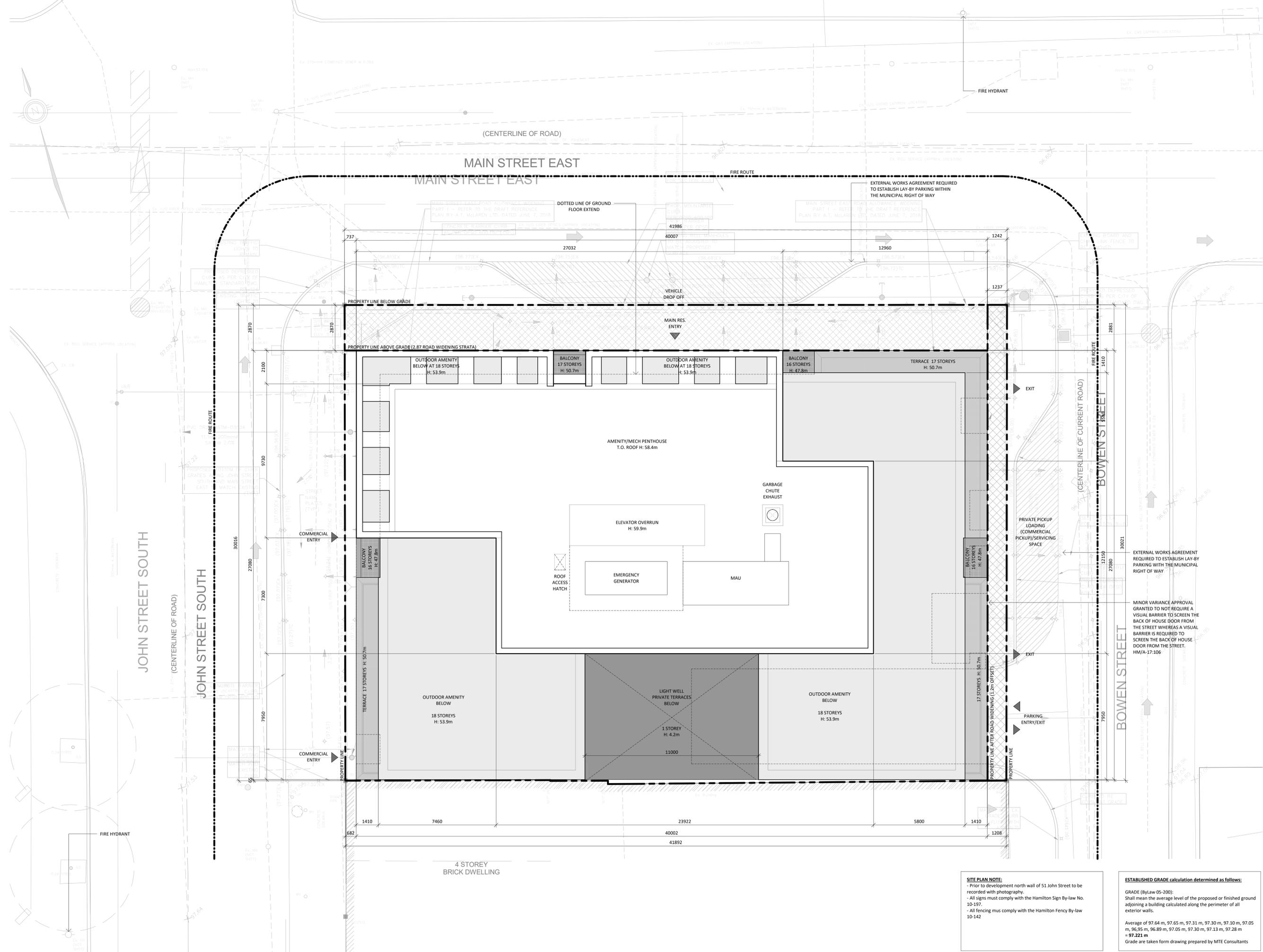
Minimum Amenity Area for Dwelling Units and Multiple Dwellings in the D1 zone. On a lot containing more than 10 dwelling units, the following Minimum Amenity Area requirements be provided:

- (i) An area of 4.0 square meters for each dwelling unit; and,
- (ii) In addition to the definition of Amenity Area in Section 3: Definitions, an Amenity Area located outdoors shall be unobstructed and shall be at or above the surface, and exposed to light and air.

VEHICULAR PARKING REQUIREMENT (Multiple Dwelling By-Law 05-200)				
Unit Area	Minimum Requirement	Unit Count	Minimum Parking Space Required	Total Parking Space Proposed
Unit <50 m ²	1-12: 0 /unit 13+: 0.3 /unit	157	43.5	
Unit >50 m ²	1-12: 0 /unit 13-50: 0.5 /unit 51+: 0.7 /unit	115	64.5	
TOTAL		272	108	74
			Required	Proposed
Accessible	1 space + 3% of required parking spaces		4.2	4

PROPOSED BICYCLE PARKING (Multiple Dwelling By-Law 05-200, Zone D1)					
Use	Type	Units	Minimum Rate	Required Spaces	Proposed Supply
Commercial	Short-Term (at grade)	272	5	5	6
Residential	Short-Term (at grade)	272	5	5	10
Residential	Long-Term (interior)	272	0.5	136	132
Total Residential Bicycle Parking					148

RESIDENTIAL UNIT COUNT						
Level	Studio	1B	1B+D	2B	2B+D	Count
FLOOR 2	4	6	2	4	0	16
FLOOR 3	2	6	3	5	0	16
FLOOR 4	2	6	3	5	0	16
FLOOR 5	2	6	3	5	0	16
FLOOR 6	2	6	3	5	0	16
FLOOR 7	2	6	3	5	0	16
FLOOR 8	2	6	3	5	0	16
FLOOR 9	2	6	3	5	0	16
FLOOR 10	2	6	3	5	0	16
FLOOR 11	2	6	3	5	0	16
FLOOR 12	2	6	3	5	0	16
FLOOR 13	2	6	3	5	0	16
FLOOR 14	2	6	3	5	0	16
FLOOR 15	2	6	3	5	0	16
FLOOR 16	2	6	3	5	0	16
FLOOR 17	2	6	3	5	0	16
FLOOR 18	2	6	3	5	0	16
TOTAL	36	102	50 </			



SITE PLAN NOTE:
 - Prior to development north wall of 51 John Street to be recorded with photography.
 - All signs must comply with the Hamilton Sign By-law No. 10-197.
 - All fencing must comply with the Hamilton Fence By-law 10-142

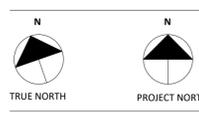
ESTABLISHED GRADE calculation determined as follows:
 GRADE (By-law 05-200):
 Shall mean the average level of the proposed or finished ground adjoining a building calculated along the perimeter of all exterior walls.
 Average of 97.64 m, 97.65 m, 97.31 m, 97.30 m, 97.10 m, 97.05 m, 96.95 m, 96.89 m, 97.05 m, 97.30 m, 97.13 m, 97.28 m = **97.221 m**
 Grade are taken from drawing prepared by MTE Consultants

Issued:

2 SPA	Sep 18, 2023
1 ZCR	April 17, 2024
No. Issued for	Date

General Notes:
 1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
 2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
 3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings governed over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect

Architect:
STUDIO JCI
 20 De Boers Drive suite 525
 Toronto, ON M3J 9H1
 T. 416.901.6528
 www.studiojci.com

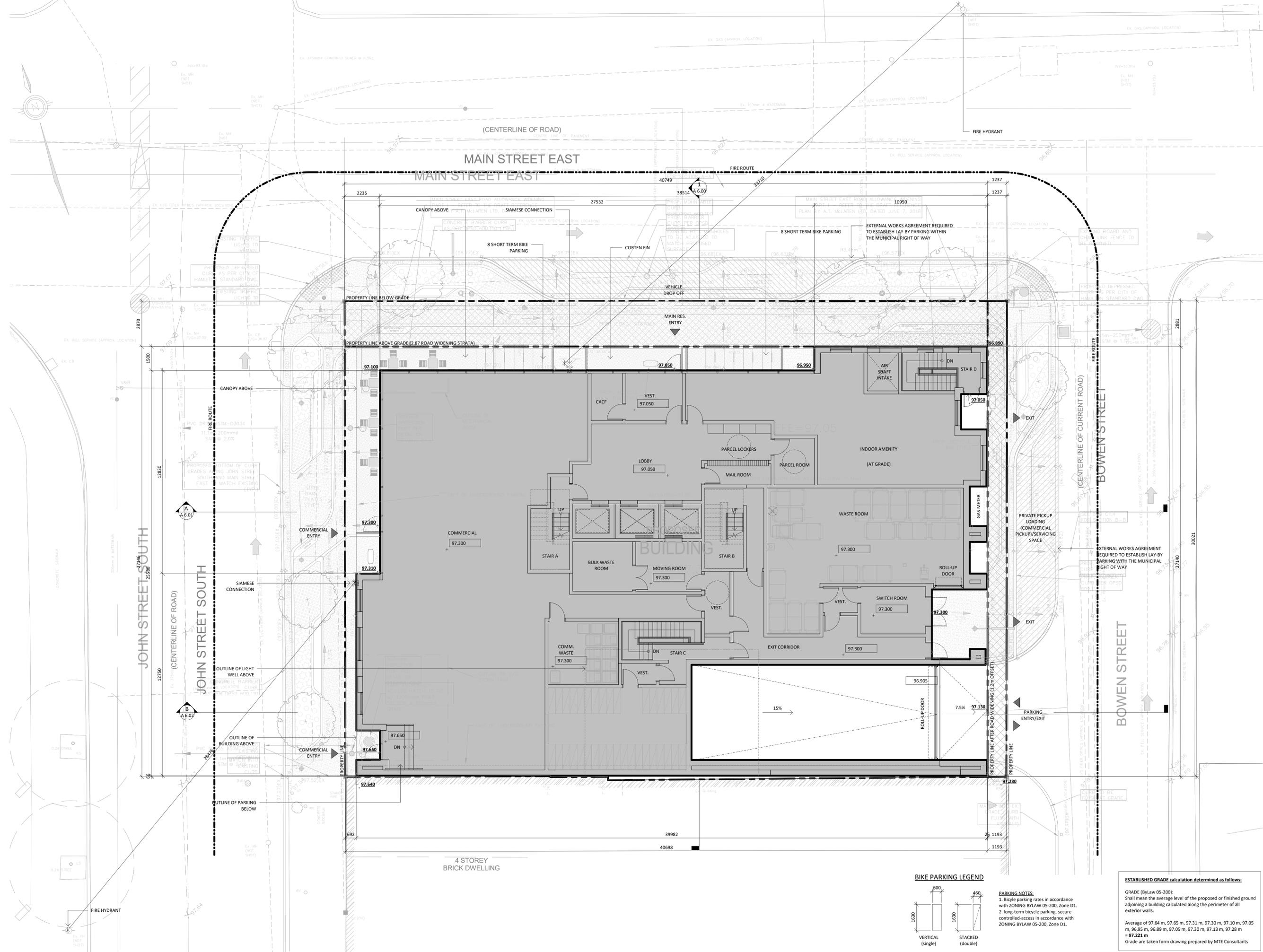


MIXED-USE DEVELOPMENT
 ADDRESS:
 64 Main St. East, Hamilton, Ontario

SITE PLAN

Project No.: 2302
 Scale: 1:100
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.:
A 1.00



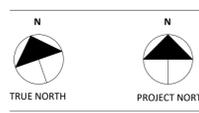
Issued:

2	SPA	Sep 18, 2023
1	ZCR	April 17, 2023
No.	Issued for	Date

General Notes:
 1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
 2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
 3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings governed over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect

LEGEND
 XX.XXX SPOT ELEVATIONS USED FOR GRADE CALCULATION
 + XXXXX SPOT ELEVATIONS

Architect:
STUDIO JCI
 20 De Boers Drive suite 525
 Toronto, ON M3J 0H1
 T. 416.901.6528
 www.studiojci.com

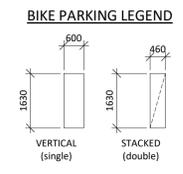


MIXED-USE DEVELOPMENT
 ADDRESS: 64 Main St. East, Hamilton, Ontario

GROUND FLOOR SITE PLAN

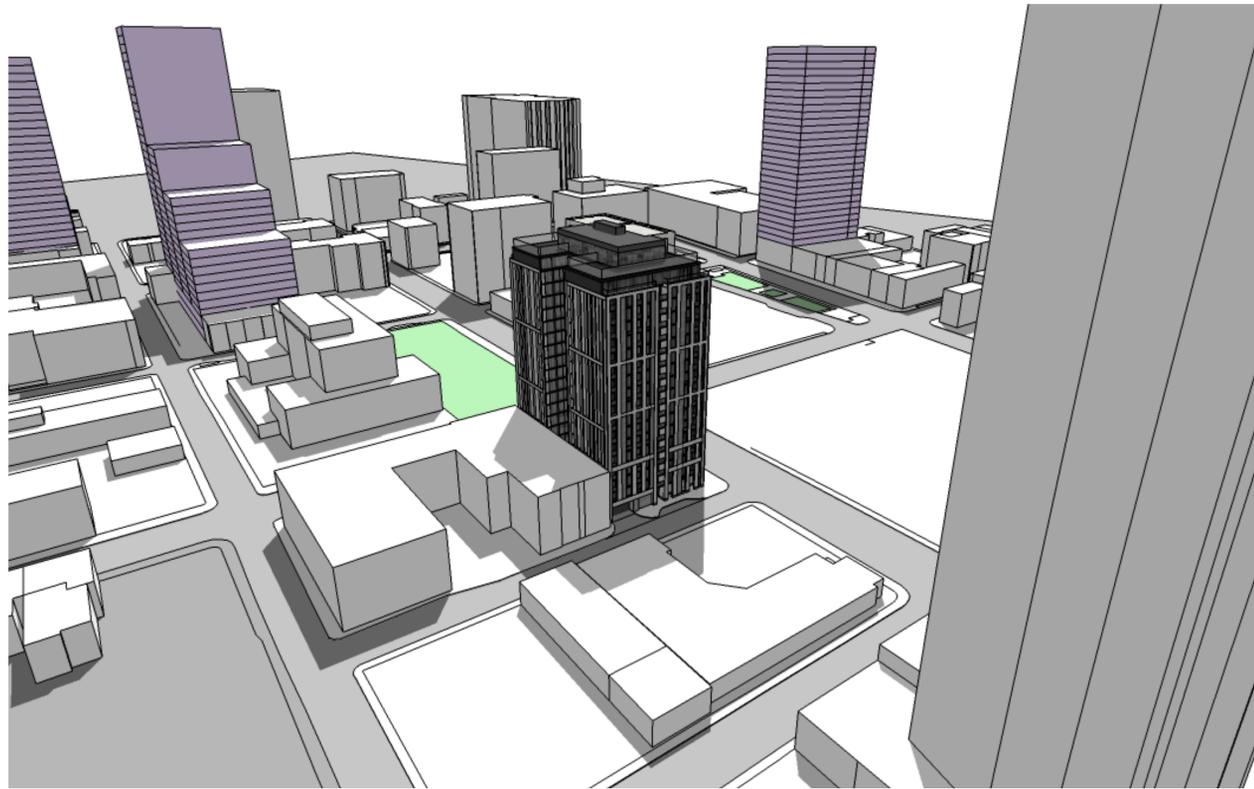
Project No.: 2302
 Scale: 1:100
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.: **A 1.01**

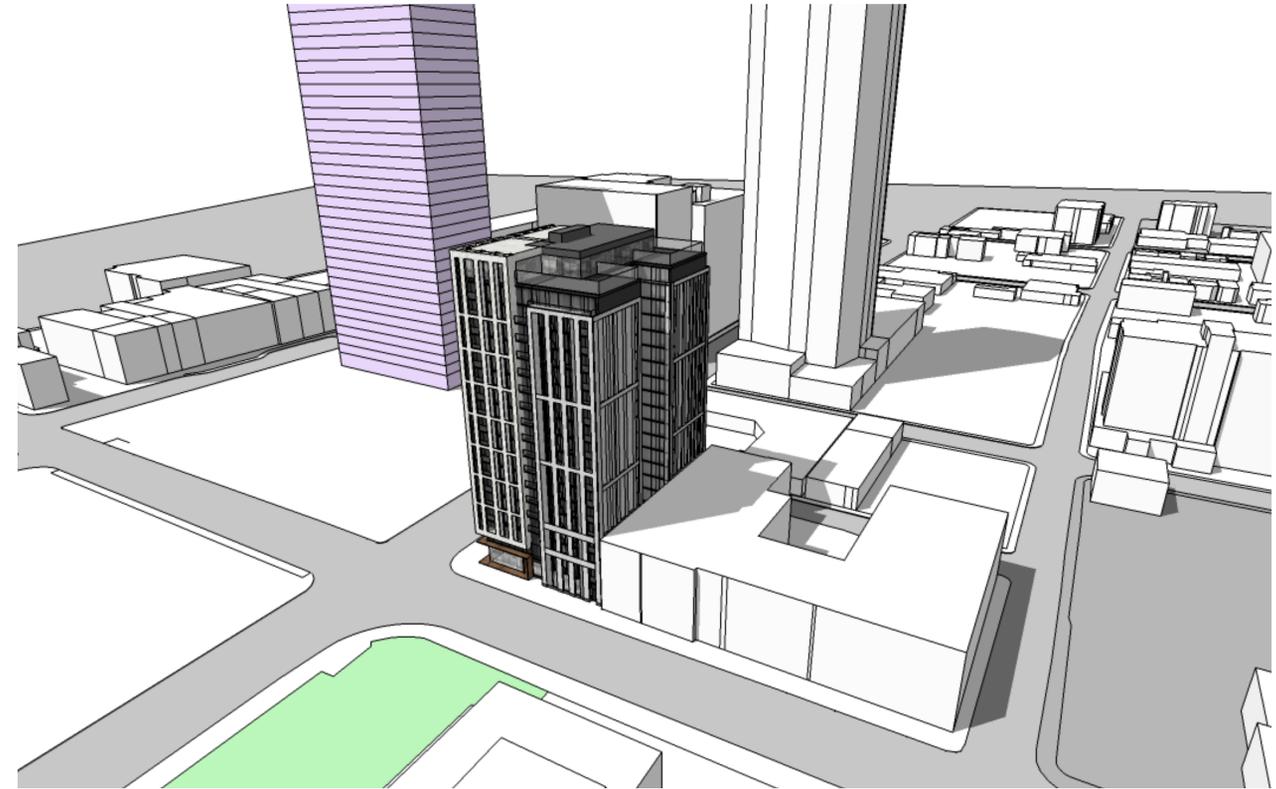


PARKING NOTES:
 1. Bicycle parking rates in accordance with ZONING BYLAW 05-200, Zone D1.
 2. long-term bicycle parking, secure controlled-access in accordance with ZONING BYLAW 05-200, Zone D1.

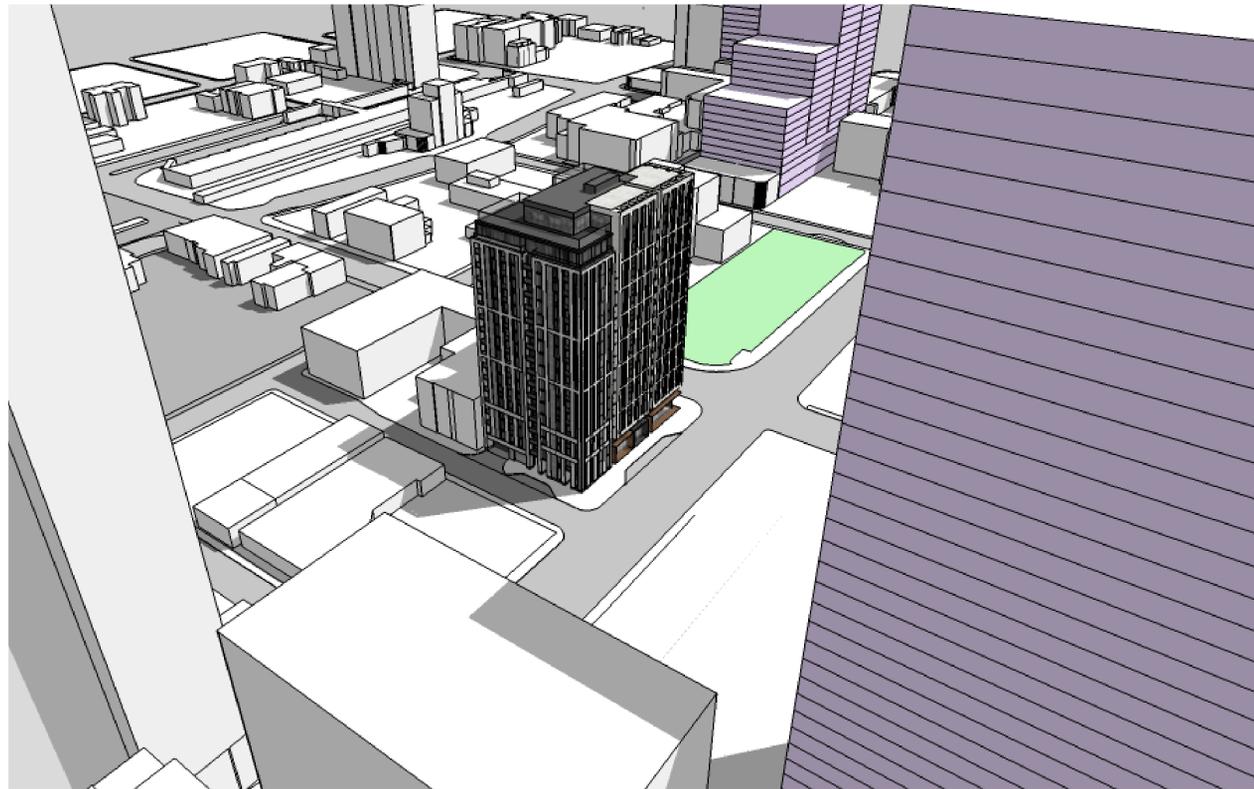
ESTABLISHED GRADE calculation determined as follows:
 GRADE (Bylaw 05-200): Shall mean the average level of the proposed or finished ground adjoining a building calculated along the perimeter of all exterior walls.
 Average of 97.64 m, 97.65 m, 97.31 m, 97.30 m, 97.10 m, 97.05 m, 96.95 m, 96.89 m, 97.05 m, 97.30 m, 97.13 m, 97.28 m = **97.221 m**
 Grade are taken from drawing prepared by MTE Consultants



1 NORTH WEST AXONOMETRIC VIEW
Scale: 1 : 130



2 NORTH EAST AXONOMETRIC VIEW
Scale: 1 : 130



3 SOUTH WEST AXONOMETRIC VIEW
Scale: 1 : 130



4 SOUTH EAST AXONOMETRIC VIEW
Scale: 1 : 130

Issued:

2	SPA	Sep 18, 2023
No.	Issued for	Date

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Architect:
 STUDIO
JCI
 20 De Boers Drive suite: 525
 Toronto, ON M5S 0H1
 T. 416.901.6528
 www.studiojci.com

MIXED-USE DEVELOPMENT
 ADDRESS:
 64 Main St. East. Hamilton, Ontario

3D VIEWS 1

Project No.: 2302
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 1.10



1 PERSPECTIVE VIEW 1
Scale: 1 : 130



2 PERSPECTIVE VIEW 2
Scale: 1 : 130



3 PERSPECTIVE VIEW 3
Scale: 1 : 130



4 PERSPECTIVE VIEW 4
Scale: 1 : 130

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 64 Main St. East, Hamilton, Ontario

3D VIEWS 2

Project No.: 2302
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 1.11

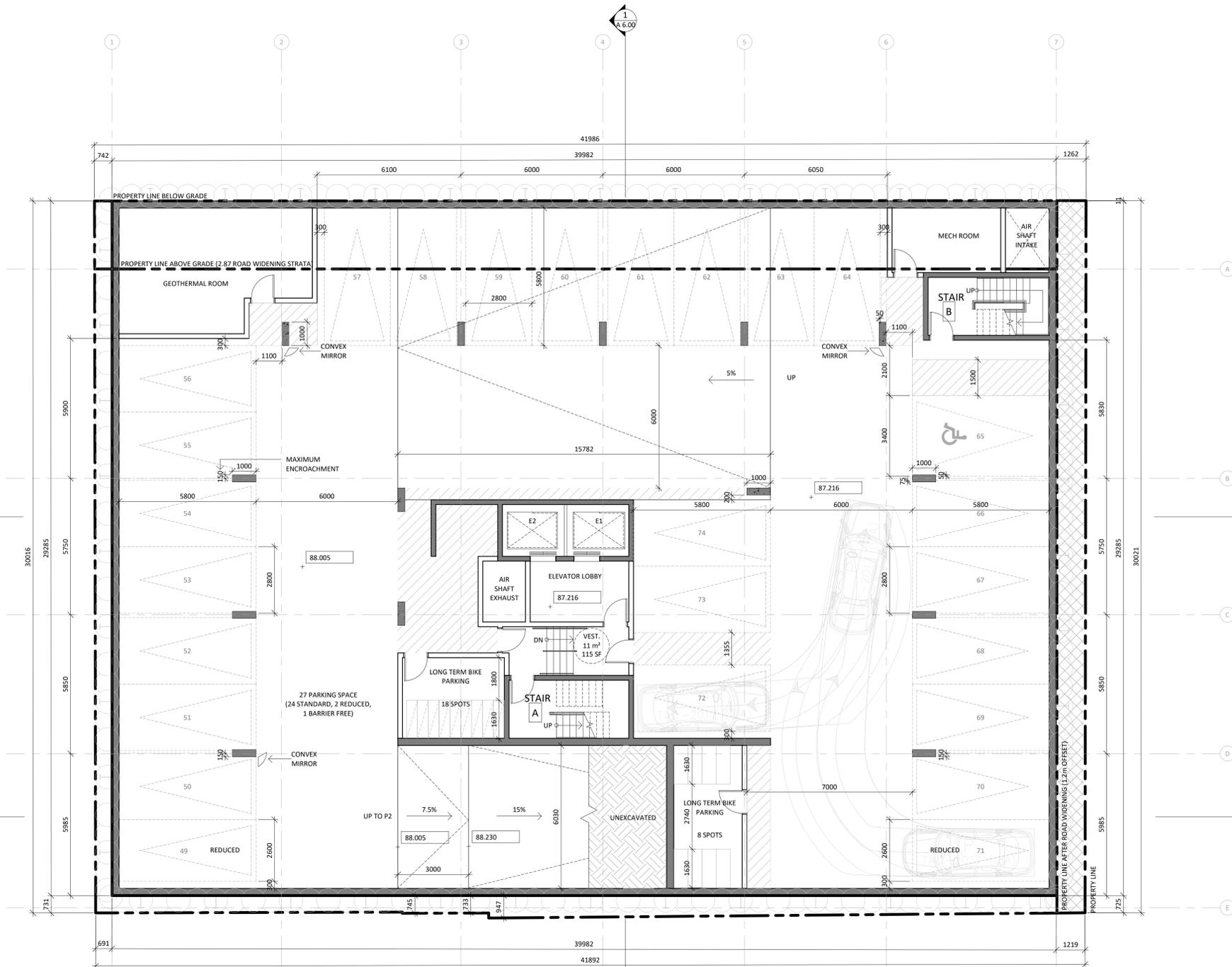
Issued:

2	SPA	Sep 18, 2023
1	ZCR	April 17, 2023
No.	Issued for	Date

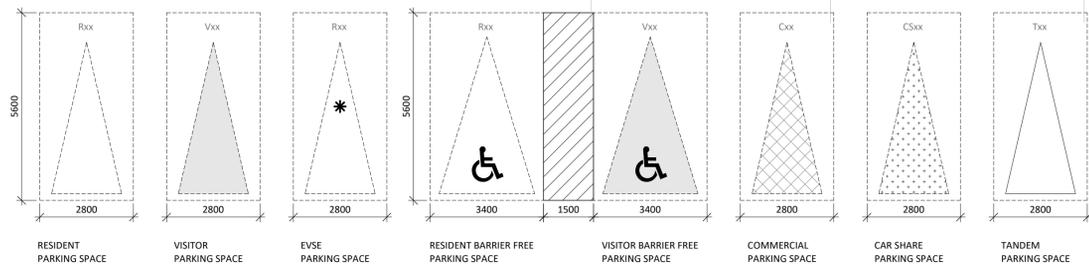
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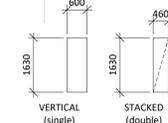
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PARKING LEGEND:



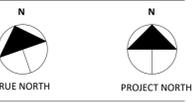
BIKE PARKING LEGEND



PARKING NOTES:
 1. Bicycle parking rates in accordance with ZONING BYLAW 05-200, Zone D1.
 2. long-term bicycle parking, secure controlled-access in accordance with ZONING BYLAW 05-200, Zone D1.

GENERAL NOTE:
 Parking surface material: Concrete

Architect:
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 www.studiojci.com



MIXED-USE DEVELOPMENT
 ADDRESS:
 64 Main St. East, Hamilton, Ontario

FLOOR PLAN - P3

Project No.: 2302
 Scale: 1:100
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.:
A 3.0X

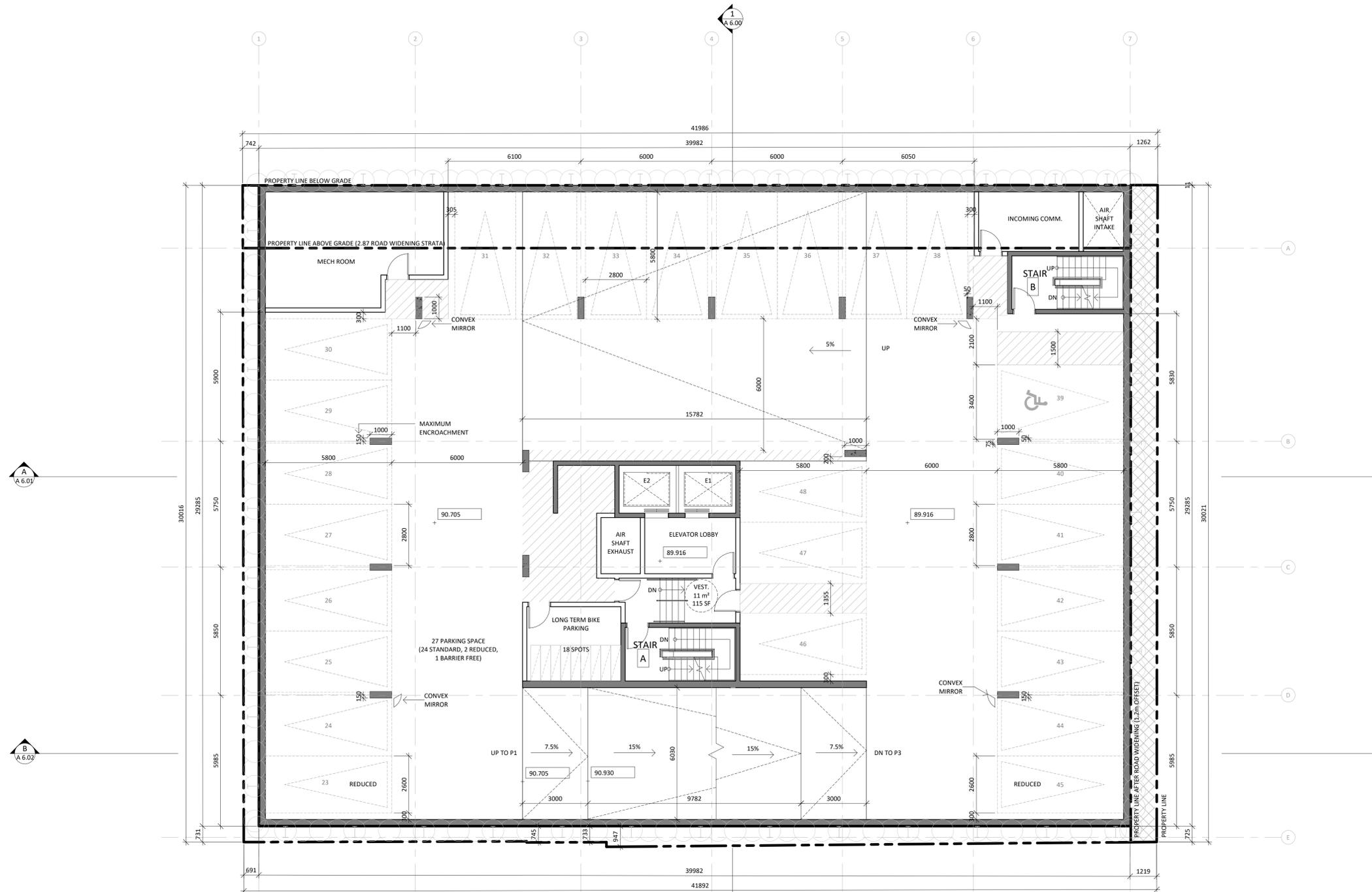
Issued:

2 SPA Sep 18, 2023
 1 ZCR April 17, 2023
 No. Issued for Date

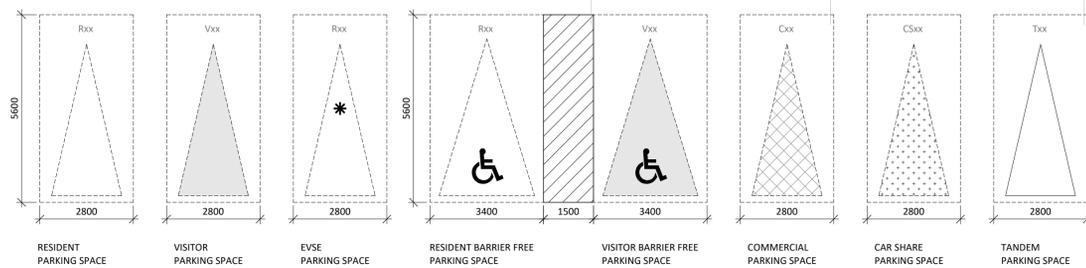
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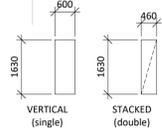
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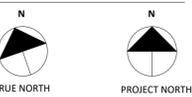
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MIXED-USE DEVELOPMENT
 ADDRESS:
 64 Main St. East, Hamilton, Ontario

FLOOR PLAN - P2

Project No.: 2302
 Scale: 1:100
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 3.0Y

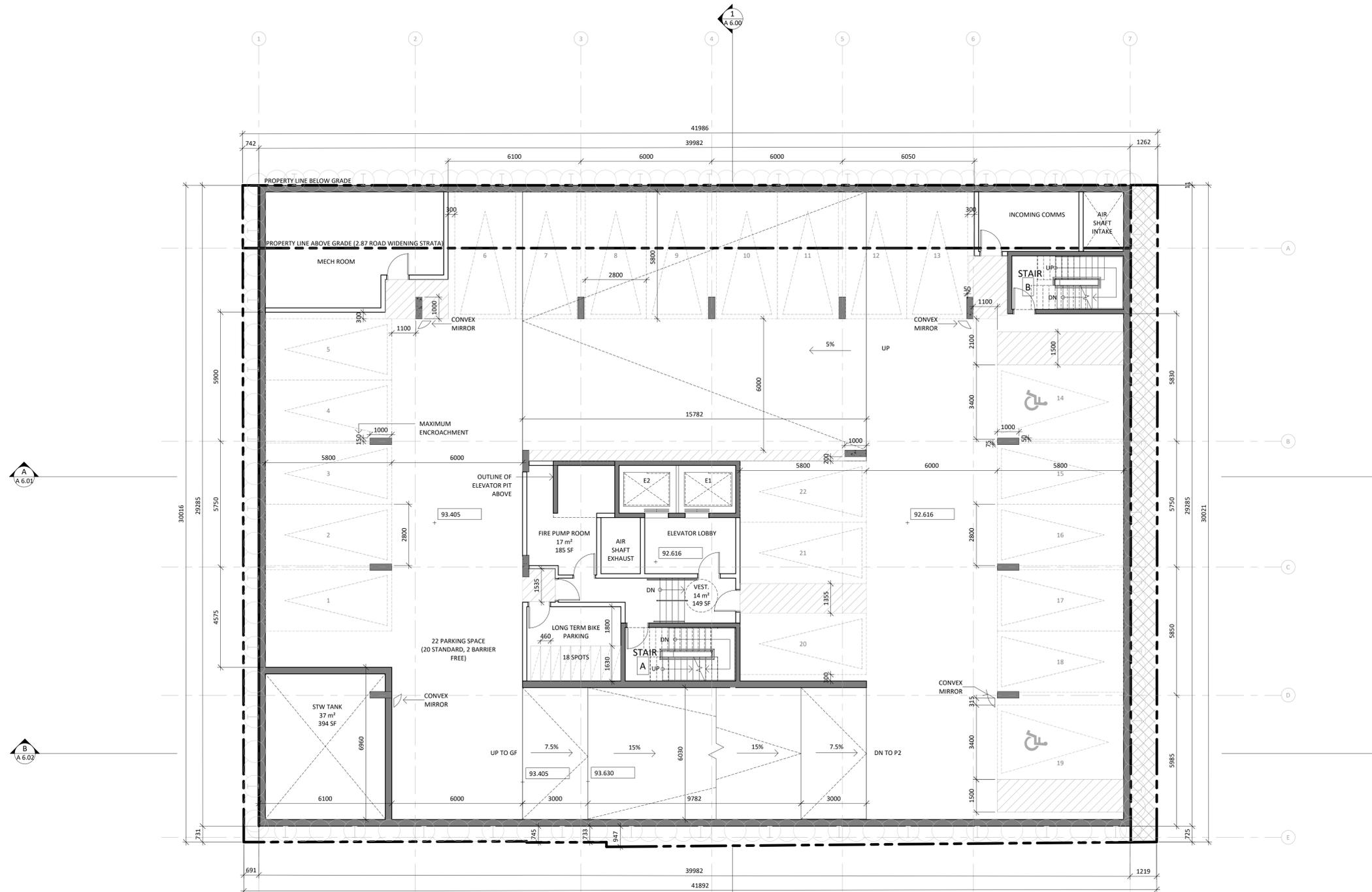
Issued:

2	SPA	Sep 18, 2023
1	ZCR	April 17, 2023
No.	Issued for	Date

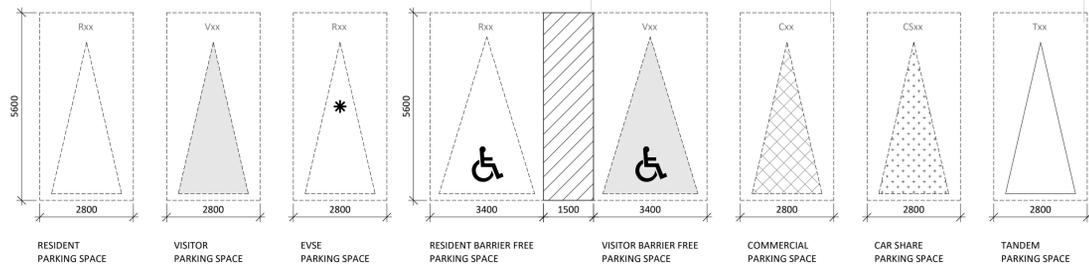
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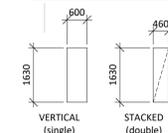
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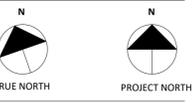
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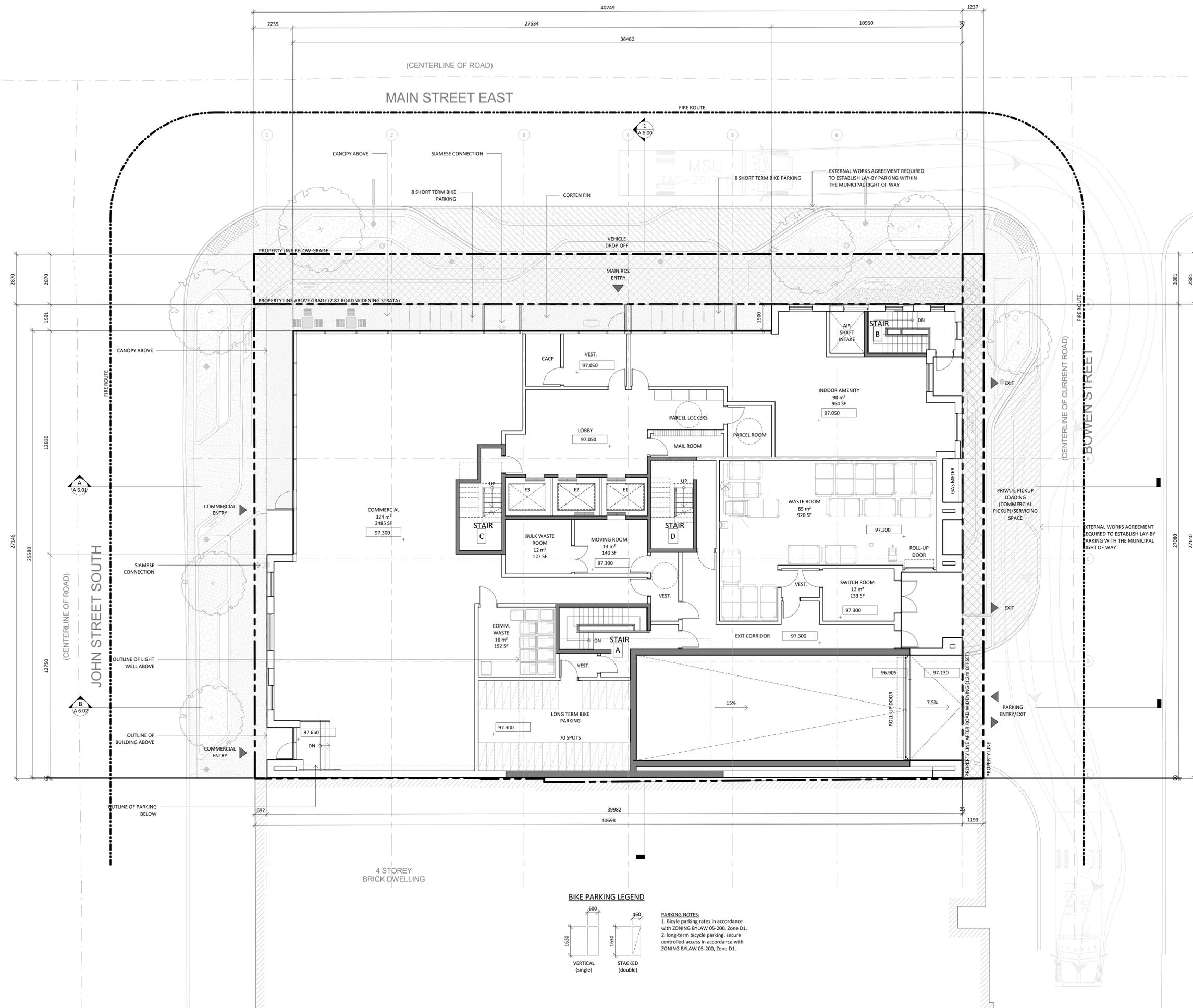
MIXED-USE DEVELOPMENT
 ADDRESS:
 64 Main St. East, Hamilton, Ontario

FLOOR PLAN - P1

Project No.: 2302
 Scale: 1:100
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 3.0Z



Issued:

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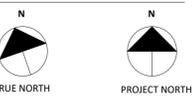
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MIXED-USE DEVELOPMENT

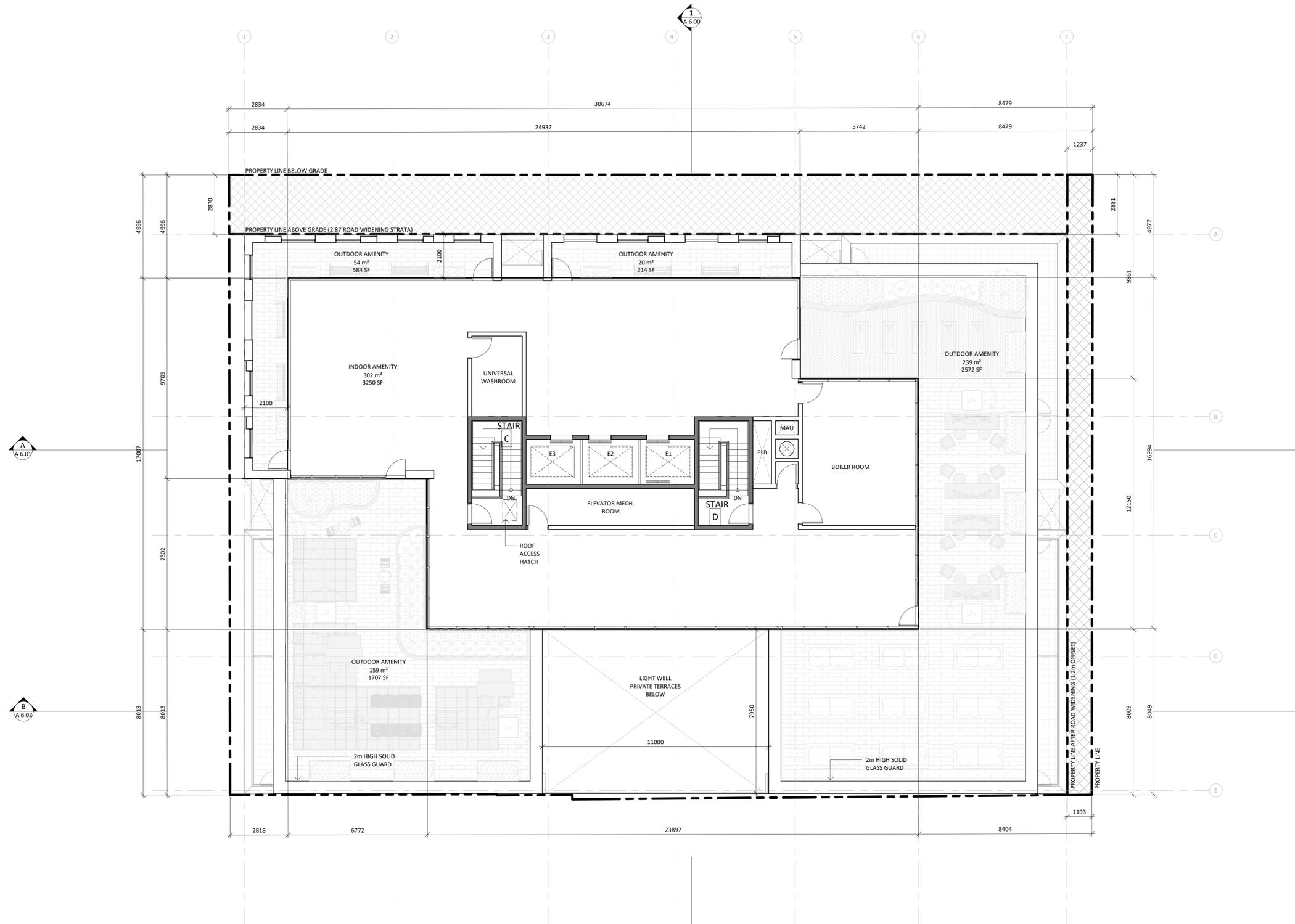
ADDRESS:
 64 Main St. East, Hamilton, Ontario

FLOOR PLAN - GROUND

Project No.: 2302
 Scale: 1:100
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 3.01



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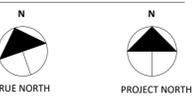
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MIXED-USE DEVELOPMENT

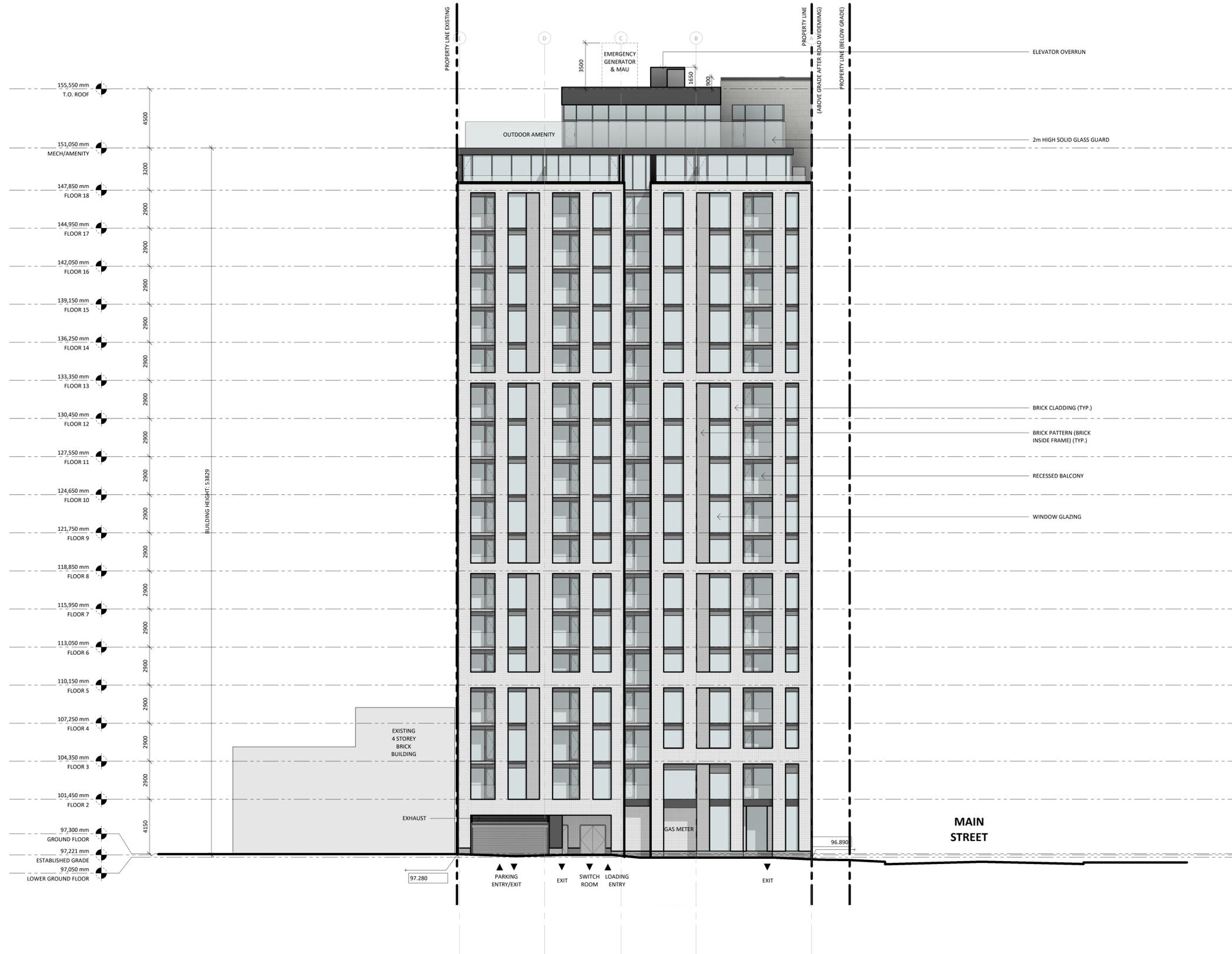
ADDRESS:
 64 Main St. East. Hamilton, Ontario

FLOOR PLAN - MPH

Project No.: 2302
 Scale: 1:100
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 3.06



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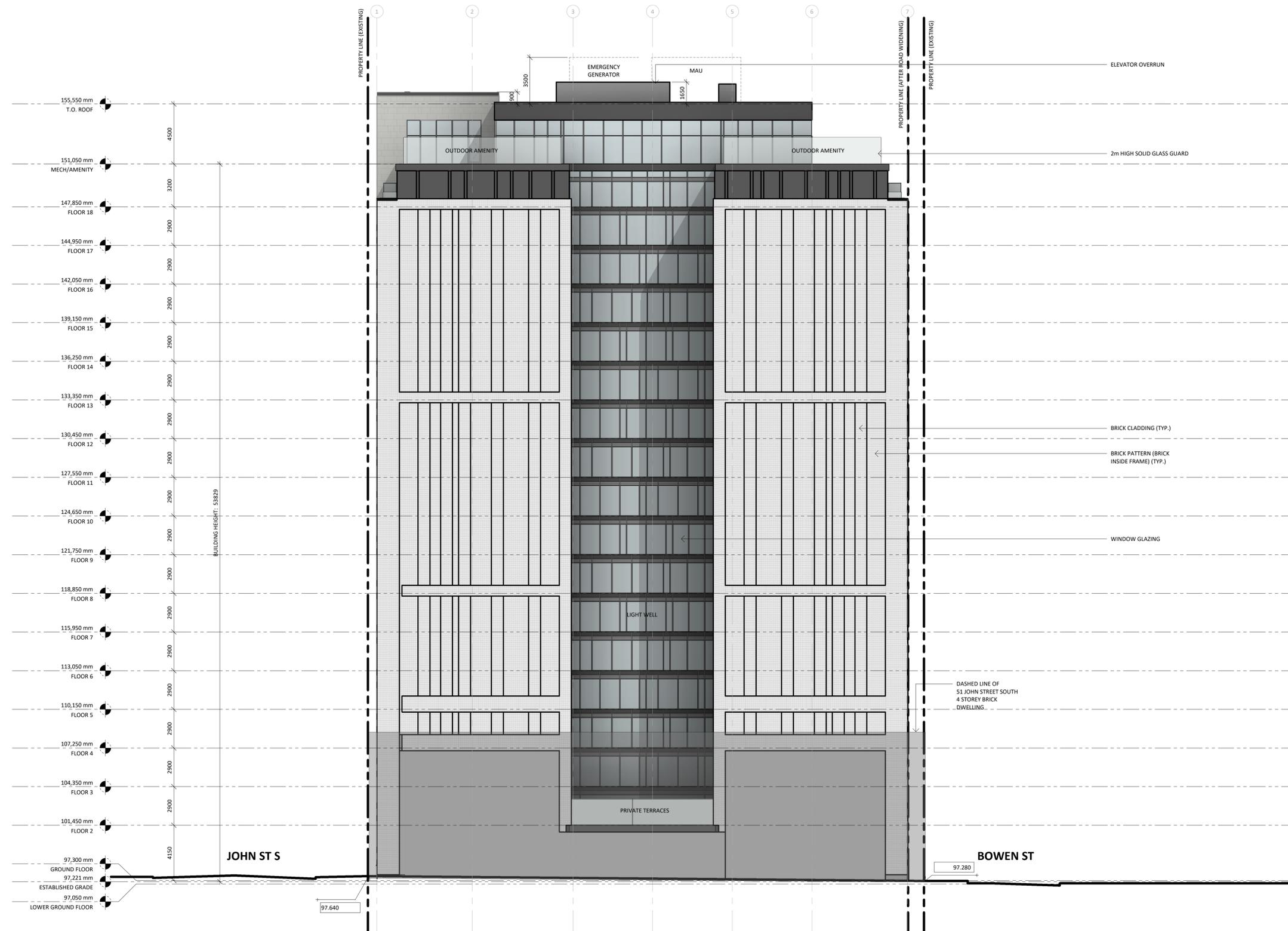
MIXED-USE DEVELOPMENT
 ADDRESS:
 64 Main St. East. Hamilton, Ontario
EAST ELEVATION

Project No.: 2302
 Scale: 1 : 150
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 5.00

BUILDING HEIGHT (Bylaw 05-200):
 Shall mean the vertical distance from grade to the uppermost point of the building but not including any mechanical penthouse or any portion of a building designed, adapted or used for such features as a chimney, smokestack, fire wall, stair tower, fire tower, water tower, tank, elevator bulkhead, ventilator, skylight, cooling tower, derrick, conveyor, antenna, or any such requisite appurtenance, or a flagpole, display sign, ornamental figure, parapet, bell tower or other similar structure. Provided, however, where this By-law requires building height to be calculated to determine a minimum rear yard or a minimum side yard requirement, building height shall mean the vertical distance between the lowest finished grade elevation along the lot line related to such required yard at that point closest to the building and the horizontal extension of the uppermost point of the building.
 (By-law No. 07-101, March 28, 2007)
 (By-law No. 14-238, September 10, 2014)



Issued:

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MIXED-USE DEVELOPMENT
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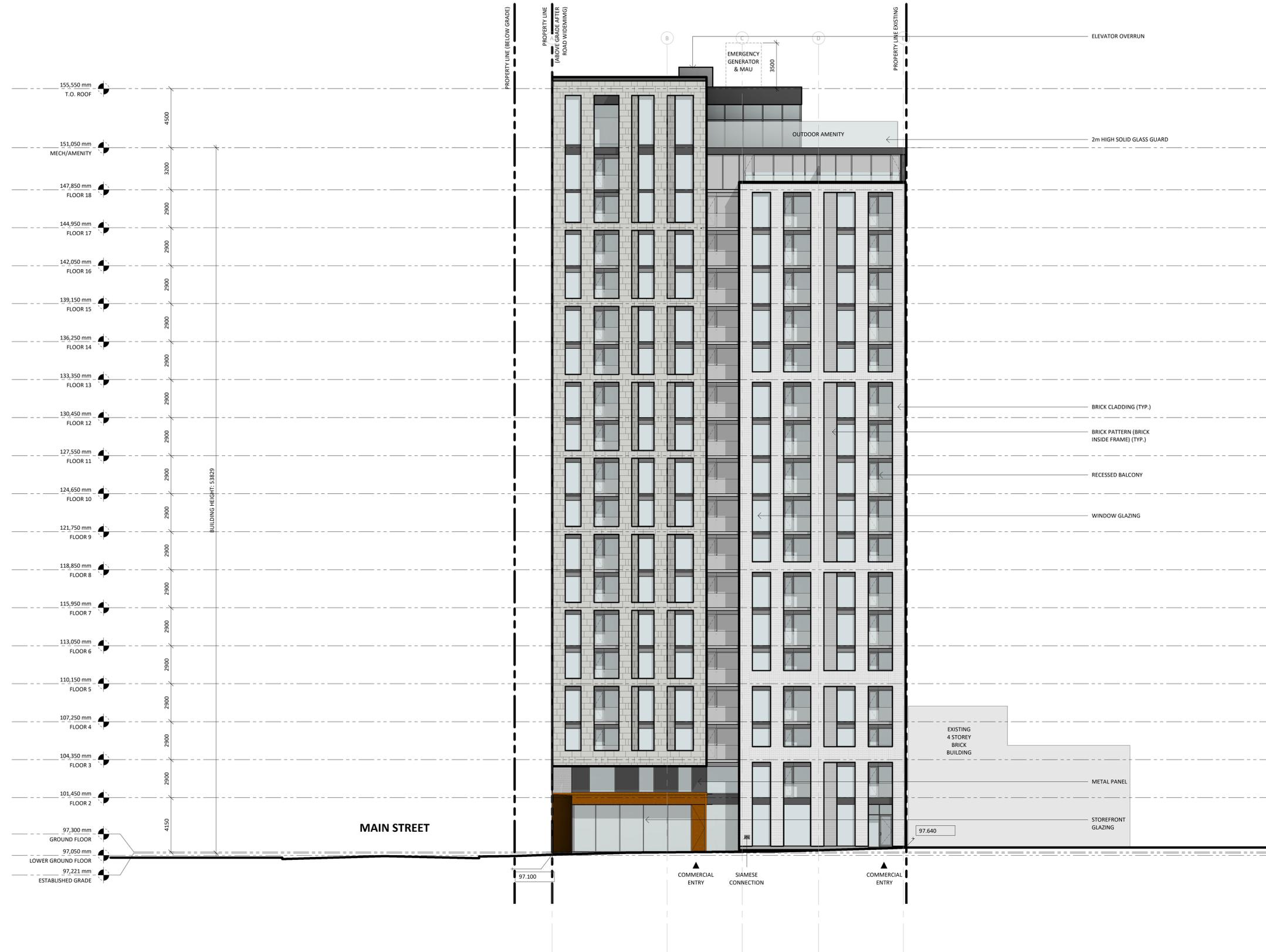
SOUTH ELEVATION

Project No.: 2302
 Scale: 1 : 150
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 5.01

BUILDING HEIGHT (Bylaw 05-200):
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MIXED-USE DEVELOPMENT
 ADDRESS:
 64 Main St. East, Hamilton, Ontario

WEST ELEVATION

Project No.: 2302
 Scale: 1:150
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 5.02

BUILDING HEIGHT (Bylaw 05-200):
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MIXED-USE DEVELOPMENT
 ADDRESS:
 64 Main St. East. Hamilton, Ontario

NORTH ELEVATION

Project No.: 2302
 Scale: 1:150
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.: **A 5.03**



BOWEN ST



SIAMESE CONNECTION

GLAZING LEGEND
 WINDOW AREA PART OF THE CALCULATION

MAIN STREET E. WINDOW AREA CALCULATIONS

FIRST STORY
 TOTAL AREA : 153.9 m²
 TOTAL AREA OF GLAZING: 102.0 m² (66%)
 MINIMUM REQUIREMENT : 44%

SECOND & THIRD STORY
 TOTAL AREA: 228.5 m²
 TOTAL AREA OF GLAZING: 70.2 m² (31%)
 REQUIREMENT : 25% - 40%

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MIXED-USE DEVELOPMENT
 ADDRESS:
 64 Main St. East. Hamilton, Ontario

MAIN STREET WEST ELEVATION

Project No.: 2302
 Scale: 1 : 50
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 5.10



▲
MAIN RES.
ENTRY

↑
SIAMESE
CONNECTION

GLAZING LEGEND
 WINDOW AREA PART OF THE CALCULATION

MAIN STREET E. WINDOW AREA CALCULATIONS

FIRST STORY
 TOTAL AREA : 153.9 m²
 TOTAL AREA OF GLAZING: 96.0 m² (62%)
 MINIMUM REQUIREMENT : 44%

SECOND & THIRD STORY
 TOTAL AREA: 228.5 m²
 TOTAL AREA OF GLAZING: 70.2 m² (31%)
 REQUIREMENT : 25% - 40%

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MIXED-USE DEVELOPMENT
 ADDRESS:
 64 Main St. East. Hamilton, Ontario

MAIN STREET EAST ELEVATION

Project No.: 2302
 Scale: 1 : 50
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.:
A 5.11



BRICK CLADDING (TYP.)

BRICK PATTERN (BRICK INSIDE FRAME) (TYP.)

WINDOW GLAZING

RECESSED BALCONY

METAL PANEL

STOREFRONT GLAZING

EXISTING 4 STOREY BRICK BUILDING

GLAZING LEGEND

WINDOW AREA PART OF THE CALCULATION

JOHN STREET S. WINDOW AREA CALCULATIONS

FIRST STORY
 TOTAL AREA : 102.3 m²
 TOTAL AREA OF GLAZING: 57.4 m² (56%)
 MINIMUM REQUIREMENT : 52%

SECOND & THIRD STORY
 TOTAL AREA: 153.6 m²
 TOTAL AREA OF GLAZING: 47.1 m² (30%)
 REQUIREMENT : 25% - 40%

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2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.

3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect

Architect:
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 T. 416.901.6528
 www.studiojci.com

MIXED-USE DEVELOPMENT

ADDRESS:
 64 Main St. East. Hamilton, Ontario

JOHN STREET SOUTH ELEVATION

Project No.: 2302
 Scale: 1 : 50
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 5.12



97.280

96.890



GLAZING LEGEND
 WINDOW AREA PART OF THE CALCULATION

BOWEN STREET WINDOW AREA CALCULATIONS

FIRST STORY
 TOTAL AREA : 120.1 m²
 TOTAL AREA OF GLAZING: 7.2 m² (6%)
 MINIMUM REQUIREMENT : 1%

SECOND & THIRD STORY
 TOTAL AREA: 157.1 m²
 TOTAL AREA OF GLAZING: 58 m² (37%)
 REQUIREMENT : 25% - 40%

Issued:

2	SPA	Sep 18, 2023
1	ZCR	April 17, 2023
No.	Issued for	Date

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MIXED-USE DEVELOPMENT
 ADDRESS:
 64 Main St. East. Hamilton, Ontario

BOWEN STREET ELEVATION

Project No.: 2302
 Scale: 1 : 50
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.: **A 5.13**



Issued:

2 SPA Sep 18, 2023
 No. Issued for Date

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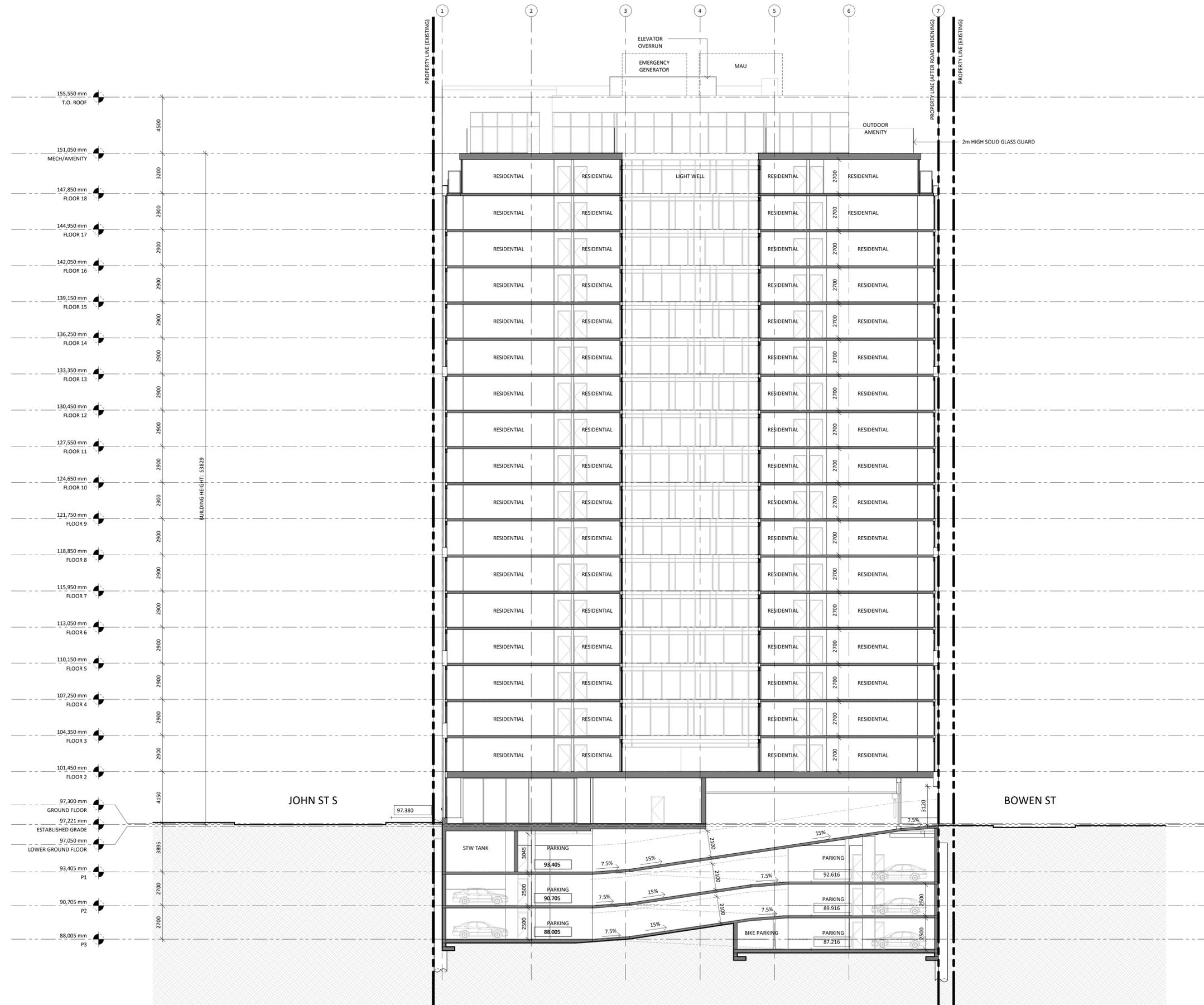
MIXED-USE DEVELOPMENT
 ADDRESS:
 64 Main St. East. Hamilton, Ontario

SECTION A

Project No.: 2302
 Scale: 1 : 150
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 6.01



Issued:

2 SPA Sep 18, 2023
 No. Issued for Date

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MIXED-USE DEVELOPMENT

ADDRESS:
 64 Main St. East. Hamilton, Ontario

SECTION B

Project No.: 2302
 Scale: 1 : 150
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 6.02

Minor Variance List

1. A building setback shall not be provided, whereas the Zoning By-law requires a minimum setbacks along the streetline and rear lot line (S.6.0(c)(i, ii & iii));
2. A minimum lot area of 1,100m² shall be provided, whereas the Zoning By-law requires a minimum lot area of 1,575.0m²(S.6.0(c)(vi));
3. A maximum building height of 59.0m shall be permitted, whereas the Zoning By-law permits a maximum building height of 54.0m (S.6.1.3(b));
4. The loading door accessed from Bowen Street shall not be screened from view, whereas the Zoning By-law requires a visual barrier to be provided to screen the loading door from view from the street (S.5.2.1); and,
5. 74 parking spaces shall be provided, whereas the Zoning By-law requires 119 parking spaces (S.5.6(a)).

Additional Variances to By-law No. 24-052, April 10, 2024, not final & binding.

7. The loading door accessed from Bowen Street shall not be screened from view, whereas the proposed Zoning By-law requires a visual barrier to be provided to screen the loading door from view from the street (S.5.5.1(a)(ii));
8. 16 short term bicycle parking spaces shall be provided, whereas the proposed Zoning By-law requires 27.2 spaces (S.5.7.5(a));
9. 136 long term bicycle parking spaces shall be provided, whereas the proposed Zoning By-law requires 190.4 spaces (S.5.7.5(a)); and,
10. 4 accessible parking spaces shall be provided, whereas the proposed Zoning By-law requires 6 spaces (S.5.7.3(c)(ii)(i)).

Please see enclosed Planning Opinion Memo for additional details.

Chair and Members of Committee of Adjustment c/o Ms. Jamila Sheffield
Secretary – Treasurer, Committee of Adjustment
City of Hamilton
71 Main Street West - 5th Floor
Hamilton ON, L8P 4Y5

Arcadis Professional Services
(Canada) Inc.
360 James Street North
Suite 200
Hamilton, Ontario L8L 1H5
Canada
Phone: 905 546 1010
www.arcadis.com

Date: September 3, 2024

Our Ref: 142434

Subject: **64 MAIN STREET EAST, HAMILTON – MINOR VARIANCE APPLICATION**

Dear Ms. Sheffield,

Arcadis Professional Services (Canada) Inc. (“Arcadis”) is the authorized planning agent for Core Development Group Ltd. on behalf of 64 Main Project GP Inc., who is the owner of lands municipally known as 64 Main Street East in the City of Hamilton. Arcadis has been the lead planning consultant for this development while under prior ownership and has successfully delivered full City design approval, including a prior Minor Variance approval (HM/A-17:106). Under the previous ownership the file sat dormant with the City since early 2020, and with the new ownership a revised vision for the property was recently submitted to reinitiate the approvals process. The new ownership’s vision has resulted in some small changes to the site layout and building design, and due to changes in policy and design standards since the original submission, and approval the project requires a Site Plan Amendment application and additional modifications to the Zoning By-law. Under the previous ownership, the subject site was issued conditional Site Plan approval (DA-17-064) for an 18-storey building with 183 dwelling units, 425m² of ground floor commercial space, and 69 parking spaces. As noted above, the Site Plan approval was facilitated by a Minor Variance approval (HM/A-17:106) which permitted relief for building setbacks from the street, building height, façade design criteria, removal of a visual barrier for loading uses, and reduced parking.

An application for Site Plan approval was submitted by Arcadis on behalf of the current owner on September 21, 2023. This development contemplates a new contemporary style, and additional density along a key artery in the City, while maintaining the general height and massing to be consistent with the original approval. The vision now seeks a revised permission for an 18-storey building, along with enclosed rooftop amenity and mechanical space, to house 272 residential dwelling units, 323.8m² of ground floor commercial space, and three levels of underground parking for 74 spaces. To facilitate the revised development, six (6) minor variances are required from the existing Zoning By-law. The proposed variances will permit a building design that is consistent with the original approval.

1.0 SITE LOCATION AND CONTEXT

The subject site is municipally known as 64 Main Street East in the City Hamilton and is located south of Main Street East (i.e. Highway 8) between John Street South and Bowen Street, as illustrated in **Figure 1**. It is legally described as Lot 5 Block Old Court House, Plan 1431, George Hamilton Survey; Part Lot 4, Block Old Court House, Plan 1431, George Hamilton, Being Part 1, 62-R20516; City of Hamilton. The subject site has an approximate lot area of 1,266m², a frontage of 41.98m along Main Street East, and a lot depth of 30.02m. The subject site is currently vacant. Please refer to **Figure 2** for a Google Street View image looking east towards the subject site.

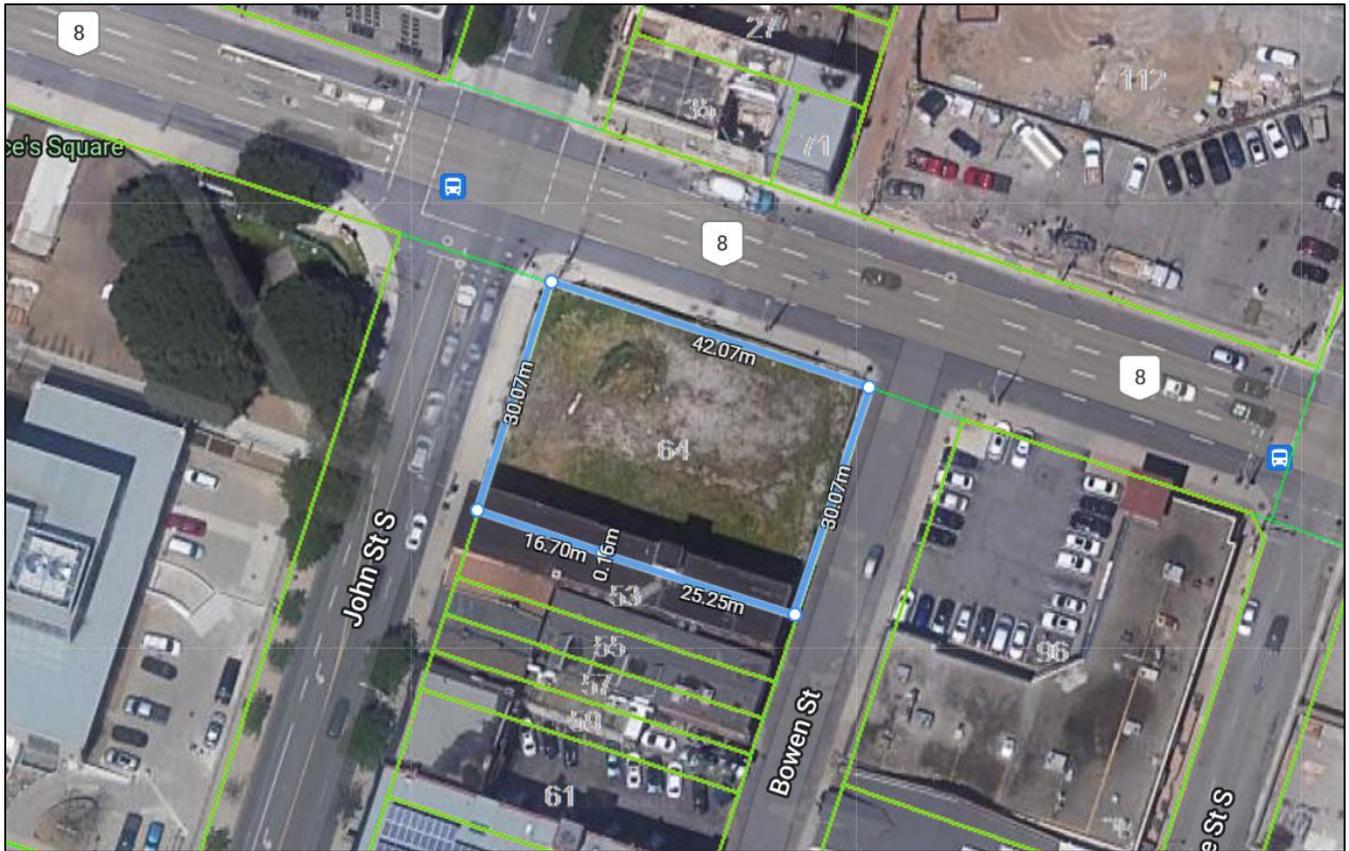


Figure 1: Aerial image of subject site, retrieved from GeoWarehouse

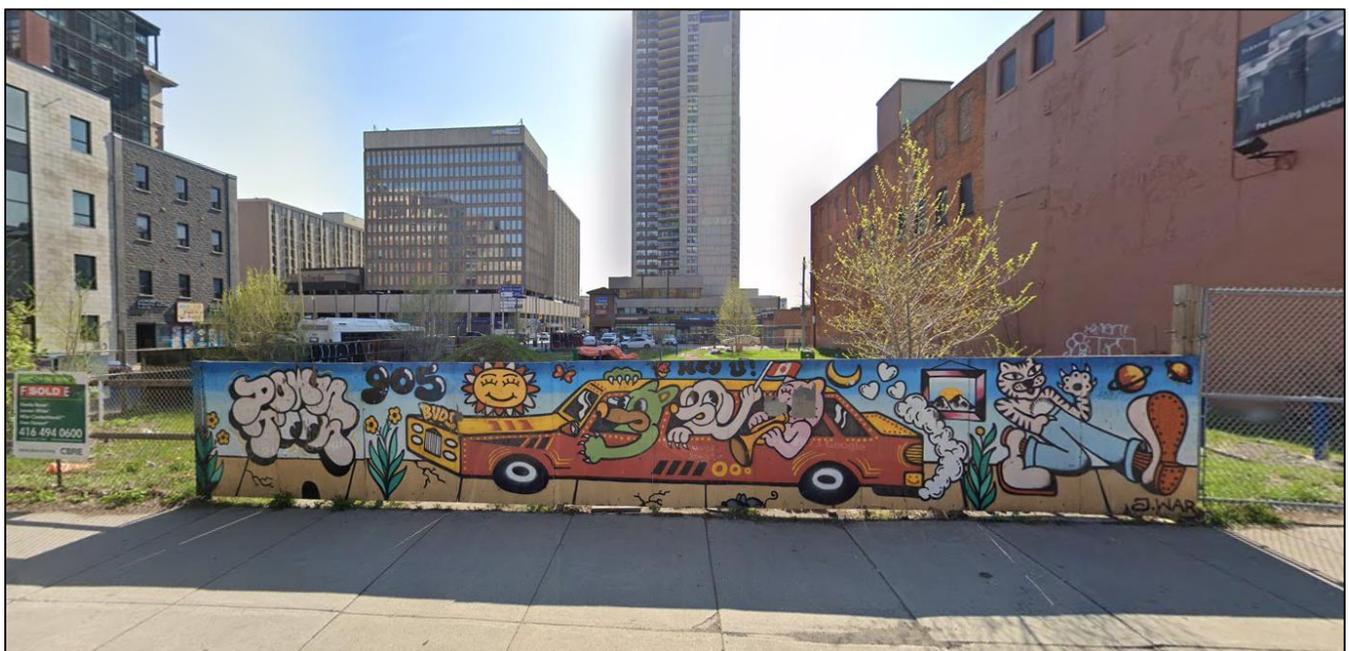


Figure 2: View looking east towards the subject site, retrieved from Google Street View

2.0 PROPOSED MINOR VARIANCE

The subject site is zoned 'Downtown Central Business District' (D1) as per the City of Hamilton Zoning By-law 05-200 (the "Zoning By-law"). The subject site is designated Downtown Mixed Use Area within Schedule E-1: Urban Land Use Designations. The variances being applied for, made under Section 45 (1) of the *Planning Act*, are as follows:

1. A building setback shall not be provided, whereas the Zoning By-law requires a minimum setbacks along the streetline and rear lot line (S.6.0(c)(i, ii & iii));
2. A minimum lot area of 1,100m² shall be provided, whereas the Zoning By-law requires a minimum lot area of 1,575.0m²(S.6.0(c)(vi));
3. A maximum building height of 59.0m shall be permitted, whereas the Zoning By-law permits a maximum building height of 54.0m (S.6.1.3(b));
4. The loading door accessed from Bowen Street shall not be screened from view, whereas the Zoning By-law requires a visual barrier to be provided to screen the loading door from view from the street (S.5.2.1); and,
5. 74 parking spaces shall be provided, whereas the Zoning By-law requires 119 parking spaces (S.5.6(a)).

As part of the City's Parking Standards Review, the City proposed the deletion and replacement of Section 5: Parking of the Zoning By-law. Key changes include updates to the schedules for the minimum accessible parking rates, minimum electric vehicle parking rates, and minimum bicycle parking rates. Furthermore, for the purpose of calculating a parking requirement, three new Parking Rate Areas ("PRA") are proposed. While these proposed changes have been approved by Council, they have been appealed to the Ontario Land Tribunal ("OLT") and are not in force and effect.

Within the updated By-law there are also transition clauses which apply to active development Site Plan applications which would allow for the development to be reviewed compared to the zoning regulations that are in place today. However, with the required variances to the existing zoning for visual barrier, and bicycle and vehicle parking requirements, the transition clauses may no longer apply. In a scenario where the transition clauses no longer apply the development would be subject to the zoning in place at the time of the submission of the building permit. Given the appeal of the new By-law changes, and the unknown date for a building permit submission, it is prudent to proactively seek variances to the Council approved By-law changes to ensure that the development fully complies with the Zoning By-law in either scenario.

The following variances have been identified based on the proposed Zoning By-law changes:

6. The loading door accessed from Bowen Street shall not be screened from view, whereas the proposed Zoning By-law requires a visual barrier to be provided to screen the loading door from view from the street (S.5.5.1(a)(ii));
7. 16 short term bicycle parking spaces shall be provided, whereas the proposed Zoning By-law requires 27.2 spaces (S.5.7.5(a));
8. 136 long term bicycle parking spaces shall be provided, whereas the proposed Zoning By-law requires 190.4 spaces (S.5.7.5(a)); and,
9. 4 accessible parking spaces shall be provided, whereas the proposed Zoning By-law requires 6 spaces (S.5.7.3(c)(ii)(i)).

Planning Act Section 45 (1) Compliance

Section 45 (1) of the Planning Act permits the Committee of Adjustment to grant Minor Variances from the Zoning By-law provided that they meet what is known as the four (4) tests. The four tests are:

1. Is the variance minor in nature?
2. Is the variance desirable and appropriate?
3. Does the variance maintain the general intent and purpose of the Official Plan? And,
4. Does the variance maintain the general intent and purpose of the Zoning By-law?

The following will provide an analysis of the proposed variances against the four tests.

2.1 Variance 1: Building Stepbacks

The Zoning By-law requires a minimum 3.0 m stepback for a height greater than 22m along Main Street, and above 11m in height along Bowen Street. The proposed development requires a variance to not provide any building stepbacks.

1. Is the variance minor in nature?

The determination of minor is not a matter of quantum of the variance, but rather a consideration of the overall impact of the proposed variance. It is our opinion that the requested minor variance to not provide building stepbacks is minor in nature, as it does not impact the overall character of the neighbourhood, nor will it cause any adverse impact to the adjacent lands.

2. Is the variance desirable and appropriate?

As outlined in the Urban Design Brief prepared by Arcadis, the requested variance is desirable and appropriate as the proposal of a tower-type form relies more on continuity in framing a constant and comfortable pedestrian realm at the streetscape. Rather than using stepbacks and massing variation, the form uses visual cues to relate to the surrounding built form. This approach is reasonable, and the overall design can be viewed as sensitive and mindful of its setting.

3. Does the variance maintain the general intent and purpose of the Official Plan?

The general intent of the Official Plan is to ensure the proposed development is compatible with the surrounding area and does not result in any adverse impacts. It is our opinion that the requested variance would not result in adverse impacts to the adjacent uses. The proposed variance meets the general intent and purpose of the Official Plan.

4. Does the variance maintain the general intent and purpose of the Zoning By-law?

The current iteration of the development proposes a design and massing that is consistent with the original Conditional Site Plan approval, which contained no additional building stepbacks. A result of the revised Site Plan application is that it has been reviewed under a new zoning regime which requires additional stepbacks that were not contemplated with the original approval.

The general purpose of building stepbacks is to ensure that shadow and wind impacts on adjacent properties and public spaces are minimized and sufficient privacy is provided. The proposed development provides appropriate setbacks from the lot lines to reduce the visual and shadowing impact at the street level. A Sun Shadow Study and Wind Study have been prepared to support the proposed development. The Sun Shadow Study prepared by StudioJCI on September 18, 2023, concluded that, "shadow from the proposed development has a limited effect on the existing neighborhood and complies with the City of Hamilton's Impact Criteria and Considerations for the Public Realm and Common Amenity areas in Downtown Hamilton, as well as adding no new net shadow impacts

(negligible) from previous submissions with their respective sun shadow studies.” The Wind Study prepared by RWDI on September 20, 2023, concluded that, “Wind conditions at on and around the existing site are suitable for the intended pedestrian use throughout the year”. Therefore, it is our opinion that the requested variance meets the general intent and purpose of the Zoning By-law.

2.2 Variance 2: Minimum Lot Area

The current Zoning By-law requires a minimum lot area of 1,575.0m². The proposed development requires a variance to permit a reduced minimum lot area of 1,100m².

1. Is the variance minor in nature?

It is our opinion that the requested minor variance for a reduced minimum lot area is minor in nature, as it does not impact the overall character of the neighbourhood, nor will it cause any adverse impact to the adjacent lands. Further, the reduce lot area request is reflective of the existing lot and is not a result of further lot creation or fragmentation.

2. Is the variance desirable and appropriate?

The requested variance is desirable and appropriate as it allows for increased residential intensification and a compact form of development within an area that is close to a variety of uses, services, and amenities.

3. Does the variance maintain the general intent and purpose of the Official Plan?

The general intent of the Official Plan is to ensure the proposed development is compatible with the surrounding area and does not result in any adverse impacts. The proposed variance recognizes an existing condition and meets the general intent and purpose of the Official Plan.

4. Does the variance maintain the general intent and purpose of the Zoning By-law?

The intent of the minimum lot area is to ensure that lots are of sufficient size to accommodate (lost my train of thought due to a phone call) there is sufficient space for landscaping, amenity areas, and parking. The requested variance allows for the required elements while maintaining the character of the neighbourhood. The variance reflects an existing condition and therefore the variance meets the general intent of the Zoning By-law.

2.3 Variance 3: Maximum Building Height

The current Zoning By-law allows a maximum building height of 54.0m. The proposed development requires a variance to permit a maximum building height of 59.0m.

1. Is the variance minor in nature?

The proposed variance will allow the development to utilize part of the rooftop for enclosed habitable amenity space and does not increase the overall height of the building taller than what is permitted for the portion of the enclosed space that is used for a mechanical penthouse, which would be required in this space regardless. As noted above, a Shadow Study was prepared which showed that there would be negligible increase in shadow impact on adjacent properties when compared to the original approval.

It is our opinion that the requested minor variance for an increased maximum building height is minor in nature, as it does not impact the overall character of the neighbourhood, nor will it cause any adverse impact to the adjacent lands.

2. Is the variance desirable and appropriate?

Ms. Jamila Sheffield
City of Hamilton
September 3, 2024

The requested variance is desirable and appropriate as it allows for the appropriate situation of uses, including the functional use of the rooftop for a habitable amenity room, in addition to the mechanical uses. The proposed variance contributes to the appropriate and compact development of the subject site.

3. Does the variance maintain the general intent and purpose of the Official Plan?

The general intent of the Official Plan is to ensure the proposed development fits within the surrounding context and skyline while minimizing adverse impacts to adjacent properties, such as privacy and shadow. The existing development permissions allow an 18-storey building, up to a maximum height of 54 metres, to be built on the subject lands. The Sun Shadow Study prepared by StudioJCI and dated July 9, 2024, provides a detailed comparison of the additional shadow created between the existing development permission (DA-17-064) and the development proposal subject to this application. The difference between the two proposals is negligible, except for the additional amenity space contained within the rooftop penthouse.

The Study shows that on March 21, during the morning hours of 9:48 am, 10:48 am, and 11:48 am, there would be a net increase of 56 square metres, 35 square metres and 19 square metres of additional shadow created, respectively. Throughout the rest of the day there would be no shadow cast on Princes Square.

Similarly, on June 21, during the morning hours of 8:09 am, 9:09 am, 10:09 am, and 11:09 am, the net increase would be 14 square metres, 19 square metres, 18 square metres, and 21 square metres. Again, no shadow is cast on Princes Square after those hours. On September 21, during the morning hours of 9:36 am, 10:36 am, and 11:36 am, the net increase would be 36 square metres, 40 square metres, and 17 square metres. Again, no shadow is cast on Princes Square after those hours.

On March 21 and September 21, the shadow cast during the 11 o'clock hour is so negligible as to only just the corner of the intersection. In all, the additional shadow created by the addition of the roof top amenity space is so negligible that it would be imperceptible at the ground level.

The Official Plan policies that were introduced to protect Prince's Square from new net shadow were created after this development was approved in 2017. The same Official Plan policies protect the developer's ability to build the previously approved development. The developer now wishes to add new amenity space to the rooftop penthouse which does not comply with the Zoning By-law due to the technical interpretation. In fact, the entire rooftop space proposed for the combination of amenity and mechanical uses could be used wholly for mechanical uses and would be deemed to comply with the Zoning By-law. It is only the existence of the proposed amenity space that does not conform, and which brings the above Official Plan policies into play in the review of this application.

It is our opinion that the requested variance meets the general intent and purpose of the Official Plan.

4. Does the variance maintain the general intent and purpose of the Zoning By-law?

The intent of the maximum building height is to mitigate impacts regarding shadow and wind to surrounding land uses, and to ensure and that there is an appropriate transition in scale between uses. As noted in the Sun Shadow Study prepared by StudioJCI and dated September 18, 2023, the proposed development casts a minimal shadow on Prince's Square, which is adjacent to the subject site.

Under the definition of Building Height contained within the Zoning By-law, an enclosed rooftop mechanical penthouse is permitted and is not included in the calculation of the overall building height for purposes of compliance with the zoning regulations. The addition of the habitable amenity space within this enclosed area is what results in the interpretation of non-compliance. The inclusion of the enclosed amenity space would not change the overall height of the building, and as described above, does not create a new impact to, nor an adverse impact on the

adjacent land uses. For the above reasons it is our opinion that the variance meets the general intent of the Zoning By-law.

2.4 Variances 4 & 6: Visual Barrier

Both the current Zoning By-law, and the recent Council approved updates, require a visual barrier to be provided to screen the loading door from view from the street. The proposed development requires a variance to remove the requirement that the loading door accessed from Bowen Street must be screened from view.

1. Is the variance minor in nature?

It is our opinion that the requested minor variance to not provide a visual barrier for the loading door accessed from Bowen Street is minor in nature, as it does not impact the overall character of the neighbourhood, nor will it cause an adverse impact to the adjacent lands. **Figure 3** below shows the location of the proposed loading entry door setback in the ground floor façade facing Bowen Street. There is no external loading or storage area associated with the development other than a lay-by space parking space within the Bowen Street right of way, and the doors provide access to the internal loading area of the building. Nevertheless, the doors are considered as a loading area which would require that they are screened from view from the street. Given the above it is our opinion that the variance is minor in nature.

Under the previous development proposal for this site the same variance was approved by the Committee of Adjustment under file number HM/A-17:106.

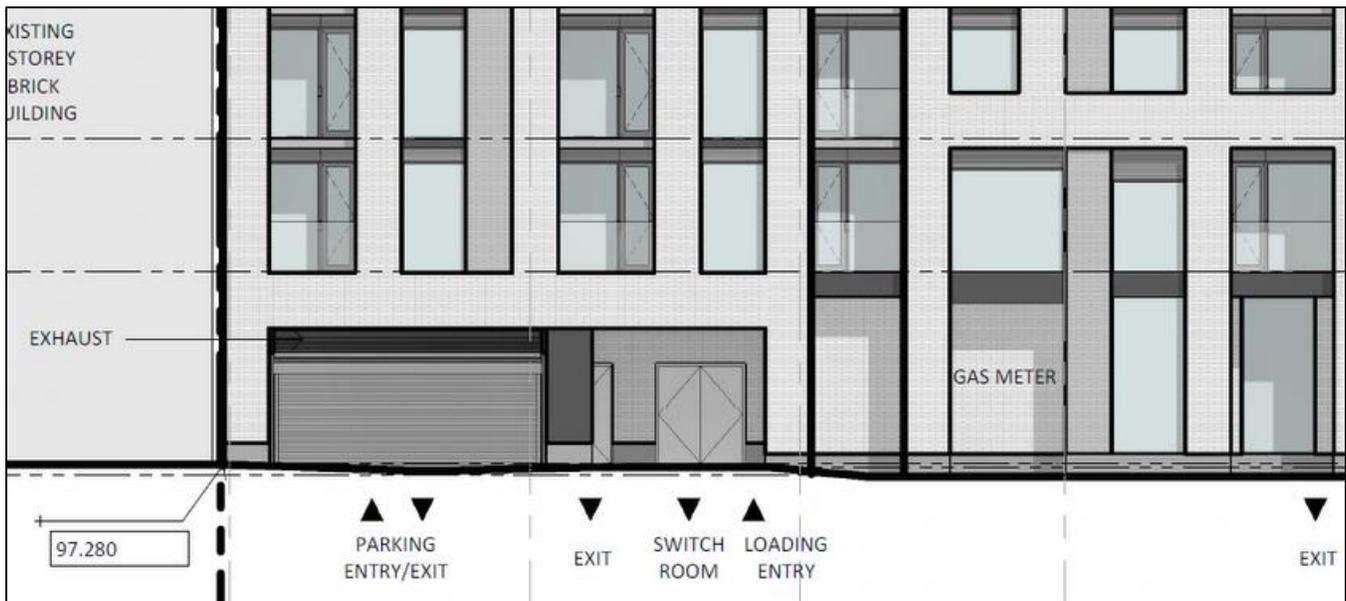


Figure 3: East Elevation Drawing – Loading door along Bowen Street

2. Is the variance desirable and appropriate?

The requested variance is desirable and appropriate as the inclusion of a visual barrier for the loading door would impede its function. Not providing a visual barrier would allow better access and overall circulation. Furthermore, this same variance was applied for in 2017 for a previous iteration of the proposed development and approved on August 30, 2017 (Application No. HM/A-17:106).

3. Does the variance maintain the general intent and purpose of the Official Plan?

The general purpose of the Official Plan is to ensure that the overall streetscape character of the area is maintained, and that proposed uses and facilities do not create a nuisance to adjacent uses. The proposed loading door is located along the Bowen Street building façade. In comparison to the other street frontages, Bowen Street is less active than Main Street East and John Street South and already functions as a service access for the properties to the south which front onto John Street South. As such, the location of the loading door and lack of visual barrier does not change the existing streetscape character of the area. Figure 4 below shows the existing streetscape character south of the property along the west side of Bowen Street. This image exemplifies the existing service nature along the west side of the street.

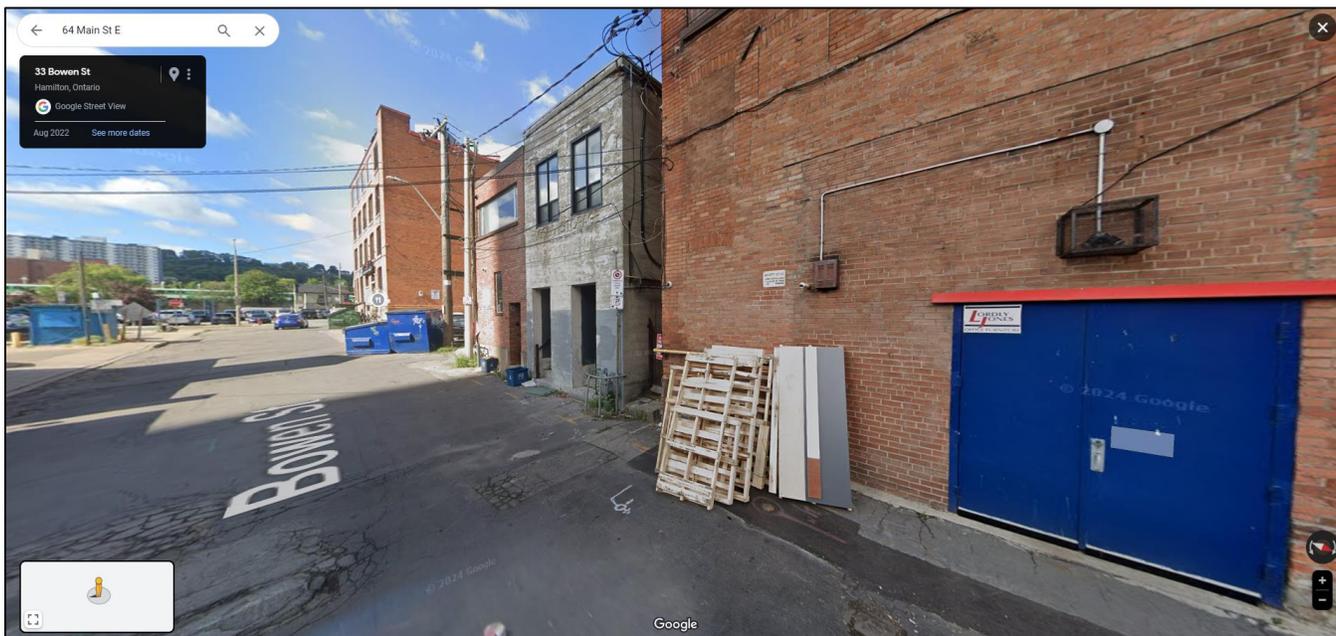


Figure 4: Google Street View – View looking southeast along Bowen Street

4. Does the variance maintain the general intent and purpose of the Zoning By-law?

The general purpose of providing a visual barrier for the loading door is to ensure that the streetscape character is not negatively impacted by loading activities. As outlined above, Bowen Street currently acts as a service corridor for all of the other businesses along the west side of Bowen Street and the proposal will not exacerbate the existing condition. As evidenced by the above image, the other buildings along the street are utilizing the space for waste storage, but the proposed development will have waste services fully enclosed within the building and the loading doors will only need to be accessed on the day of collection, and waste storage will not occur outside of the building. As noted above, under the previous development proposal for this site the same variance was approved by the Committee of Adjustment under file number HM/A-17:106.

2.5 Variance 5: Parking Spaces

The current Zoning By-law requires 119 parking spaces. The proposed development requires a variance to permit a reduced number of 74 parking spaces.

1. Is the variance minor in nature?

It is our opinion that the requested minor variance to the number of parking spaces is minor in nature, as it does not impact the overall character of the neighbourhood, nor will it cause any adverse impact to the adjacent lands.

2. Is the variance desirable and appropriate?

The requested variance is desirable and appropriate as the subject site is located within downtown Hamilton, a mixed-use area that is highly walkable, with connections to a range of uses, services, and amenities. The development is also located adjacent to many alternative transportation options; the Hamilton Go Centre is an approximate 5-minute walk south, a Hamilton Bike Share hub is located on the west side of John Street, HSR bus stops are located immediately adjacent to, or within one block of the site, providing access to routes 1, 2, 3, 5, 6, 10, 21, 22, 23, 24, 25, 26, 27, 33 & 35. The property is also located near future LRT stops at James Street and Mary Street. In addition, the development proposes 16 short-term and 132 long-term bicycle parking spaces. As such, the subject site's locational advantage provides various opportunities to use active and alternative modes of transportation. A reduction in parking will encourage the use of active transportation and transit.

3. Does the variance maintain the general intent and purpose of the Official Plan?

The general purpose of the Official Plan is to ensure that the transportation network offers a range of transportation mode choices. The requested variance provides an appropriate number of parking spaces as the subject site is located in a mixed-use area that is within proximity to a range of uses, services, and amenities, and alternative transportation options. Therefore, it is our opinion that the requested variance does meet the general intent and purpose of the Official Plan.

4. Does the variance maintain the general intent and purpose of the Zoning By-law?

The general purpose of the minimum number of parking spaces is to ensure that adequate off-street parking is available for residents and visitors at a level appropriate for the location and proposed use. The requested variance will provide adequate parking for residents and visitors within the three levels of underground parking while encouraging the use of active transportation and transit within the mixed-use area. Therefore, it is our opinion that the requested variance meets the general intent and purpose of the Zoning By-law.

It should be noted that Council recently passed updates to the parking regulations found in the 05-200 By-law. While those regulations have been appealed and are not yet in force and effect, they represent the intent of Council. The new zoning regulations have removed the minimum parking requirement in the downtown area, and the proposed development would comply with the new zoning regulations.

2.6 Variances 7 & 8: Minimum Short- and Long-Term Bicycle Parking Spaces

The development was designed and submitted for Site Plan Control under the existing Zoning By-law regulations which require 5 short-term bicycle parking spaces for each of the Commercial and Residential uses and requires 136 long-term bicycle parking spaces for the Residential use. Under the existing Zoning regulations, the development complies with short-term bicycle parking requirement, but requires a variance for long-term bicycle parking spaces for the Residential use.

New parking regulations were recently approved by Council but have been appealed to the OLT and are not yet in force and effect. These proposed changes would require the development to provide 27.2 short-term and 190.4 long-term bicycle parking spaces for the development. Variances 8 & 9 request variances to permit a reduced number of 16 short-term and 136 long-term bicycle parking spaces.

1. Is the variance minor in nature?

It is our opinion that the requested minor variance to the number of parking spaces is minor in nature, as it does not impact the overall character of the neighbourhood, nor will it cause any adverse impact to the adjacent lands. The proposal was consistent with the previous zoning requirement, but due to the timing of the application it is required to meet a separate metric not originally considered. The development was viewed as appropriate under the previous

zoning requirements, and the variance doesn't change the overall plan for the project. The variance can be viewed as technical in nature due to the timing of the zoning change and is minor in nature.

2. Is the variance desirable and appropriate?

The requested variance is required to permit the proposed layout of the development as currently contemplated, which would represent the most appropriate use and development of the subject site. The proposed development represents a use and density that is desirable given its location within the surrounding neighbourhood context.

3. Does the variance maintain the general intent and purpose of the Official Plan?

The general intent of the Official Plan is to encourage active transportation through the adequate provision of bicycle parking for residential and commercial uses. The combined total bicycle parking spaces provided (i.e. both short- and long-term bicycle parking) continues to represent an appropriate provision of bicycle parking for the subject site. The site is located adjacent to frequent transit service and alternate bikeshare options, and therefore, it is our opinion that the requested variance does meet the general intent and purpose of the Official Plan.

4. Does the variance maintain the general intent and purpose of the Zoning By-law?

As described above, the development was designed and submitted for Site Plan Control under the existing Zoning By-law; however, since the development design did not comply with the minimum vehicle parking requirement it may not be subject to the proposed transition clauses and may be required to comply with the new regulations.

The intent of the Zoning By-law is to ensure there is an appropriate amount of bicycle parking spaces available for residents and visitors. The development still provides adequate short- and long-term bicycle parking, just not at a ratio required under the new Zoning. Given the context of the development proposal being reviewed between two sets of zoning regulations and given that the bicycle parking is consistent with the existing zoning regulations, it is our opinion that the requested variances meet the general intent and purpose of the Zoning By-law.

2.7 Variance 9: Accessible Parking Spaces

The development complies with the accessible parking requirements in the existing Zoning By-law; however, the recently approved Zoning By-law update requires a minimum of 6 accessible parking spaces, whereas the proposed development provides 4 accessible parking spaces.

1. Is the variance minor in nature?

As described above, the development was designed and submitted for Site Plan Control under the existing Zoning By-law and complies the existing zoning regulations. A variance is requested seeking relief from the recently approved parking updates. Out of an abundance of caution, the variance has been submitted to recognize that the development may be deficient 2 accessible parking spaces. There would be no impact created by the requested variance. It is our opinion that the requested variance is minor in nature.

2. Is the variance desirable and appropriate?

The requested variance is appropriate as the currently contemplated parking layout reflects previous approvals and the existing zoning which requires only 4 accessible parking spaces. It is our opinion that the requested variance is appropriate.

3. Does the variance maintain the general intent and purpose of the Official Plan?

The general purpose of the Official Plan is to ensure that development is universally accessible for people with a range of abilities. The proposed development provides 4 accessible parking spaces which complies with the existing

Ms. Jamila Sheffield
City of Hamilton
September 3, 2024

zoning regulations. Therefore, it is our opinion that the proposed variance does meet the general intent and purpose of the Official Plan.

4. Does the variance maintain the general intent and purpose of the Zoning By-law?

As outlined above, the variance is required due to the overlap between the existing and new zoning regulations. The development complies with the zoning regulations currently in place.

Therefore, it is our opinion that the proposed variance does meet the general intent and purpose of the Zoning By-law.

3.0 CONCLUSION

Based on our review of the proposed variances and the planning justifications provided for each in the foregoing sections, it is our opinion that the proposed variances should be approved. Each proposed variance has regard for both the policies of the Urban Hamilton Official Plan and the City of Hamilton Zoning By-law 05-200. As previously analyzed, the impact of each of the requested variances would be minor. Each variance outlined in this letter meets the four tests for a minor variance as prescribed under Section 45(1) of the Planning Act.

Should you have any questions, or wish to discuss further, please do not hesitate to contact the undersigned.

Sincerely,
Arcadis Professional Services (Canada) Inc.


Jared Marcus CPT
Associate – Manager, Planning


Isabelle Ilagan
Planner

From: [Marcus, Jared](#)
To: cofa@hamilton.ca
Subject: 64 Main Street East, Hamilton - A-24:109
Date: September 3, 2024 4:27:00 PM
Attachments: [MV_64 Main Street East Hamilton_Application Form.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[MV_64 Main Street East Hamilton_Architectural Drawing Set.pdf](#)
[MV_64 Main Street East Hamilton_Minor Variance List-V2.pdf](#)
[MV_64 Main Street East Hamilton_Planning Memo-V2.pdf](#)
[MV_64 Main Street East Hamilton_Signature Pages.pdf](#)
[MV_64 Main Street East Hamilton_Sun Shadow Study-V2.pdf](#)

Good afternoon,

At the Committee meeting of June 25th, the above noted application was tabled to allow additional discussion with staff. We would like to request that the application is resurrected and placed on the next available hearing date.

Please note that the application has been amended to remove previous variance #6, respecting the short-term bicycle parking, and the material has been amended to reflect the change.

Please let me know if there is anything required to facilitate our request.

Regards,

Jared Marcus CPT
Associate – Manager, Planning
Arcadis Professional Services (Canada) Inc.
Suite 200, East Wing-360 James Street North
Hamilton, ON | L8L 1H5 | Canada
T +1 905 546 1010 ext 63107
M +1 905 537 3688
www.arcadis.com



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64 MAIN STREET EAST, HAMILTON, ON L8N 1G1

SUN SHADOW STUDY

JULY 09, 2024

STUDIO **JCI**

64 MAIN STREET HAMILTON
Prepared for Site Plan Control Application

This shadow study illustrates the impact of the proposed development at 64 Main St. East. Hamilton Ontario. The study used geolocation coordinates N 43 degrees (14'30") W 79 degrees (51'00") and referenced astronomic true north from the site survey. To create the 3D mapping showing shadow impacts, the existing building information and building footprints generated from air photos were obtain from Hamilton's Open Data Portal.

The proposal is an 18-storey building mixed used commercial/residential consisting of commercial at the ground floor and residential suites above. The proposal is adjacent to the Prince's Square. The upper floors of the building step back to minimize the shadow impact on the existing open areas and mid-rise buildings north of the site. Additionally, the proposed massing is at the approved 54m height as continuation of the current application. The proposed tower's floor plate measuring 905 m² is slightly reduced from the current application having a negligibly smaller shadow impact than previous submissions. During the early morning the proposed development does cast a minimal shadow on the Prince's Square and continues to project over the north side of the neighborhood towards Main St. East. This shadow impact is almost exactly the same impact of the previous submissions. On the south side, towards Jackson St. East, no shadows are cast.

The sun shadow study submitted for this application indicates the shadow resulting from the as-of-right height and the massing, as well as the impact of any new net shadows. It should be noted that net shadows produced with this most recent modification to the massing is negligible making the shadow impact almost exactly as the previous application.

Shadow from the proposed development allows for minimum of 3 hours of sun coverage between 10:00 am and 4:00 pm as measured on March 21st for the public realm. The proposed development cast a minimal new net shadows from 10 am to 11 am over the Prince's Square and doesn't cast any new net shadows over the Prince's Square between 11:00 am and 4:00 pm, as measured on March 21st and allows for a minimum of 50% sun coverage over Common Amenity Areas at all times of the day, as measured on March 21st.

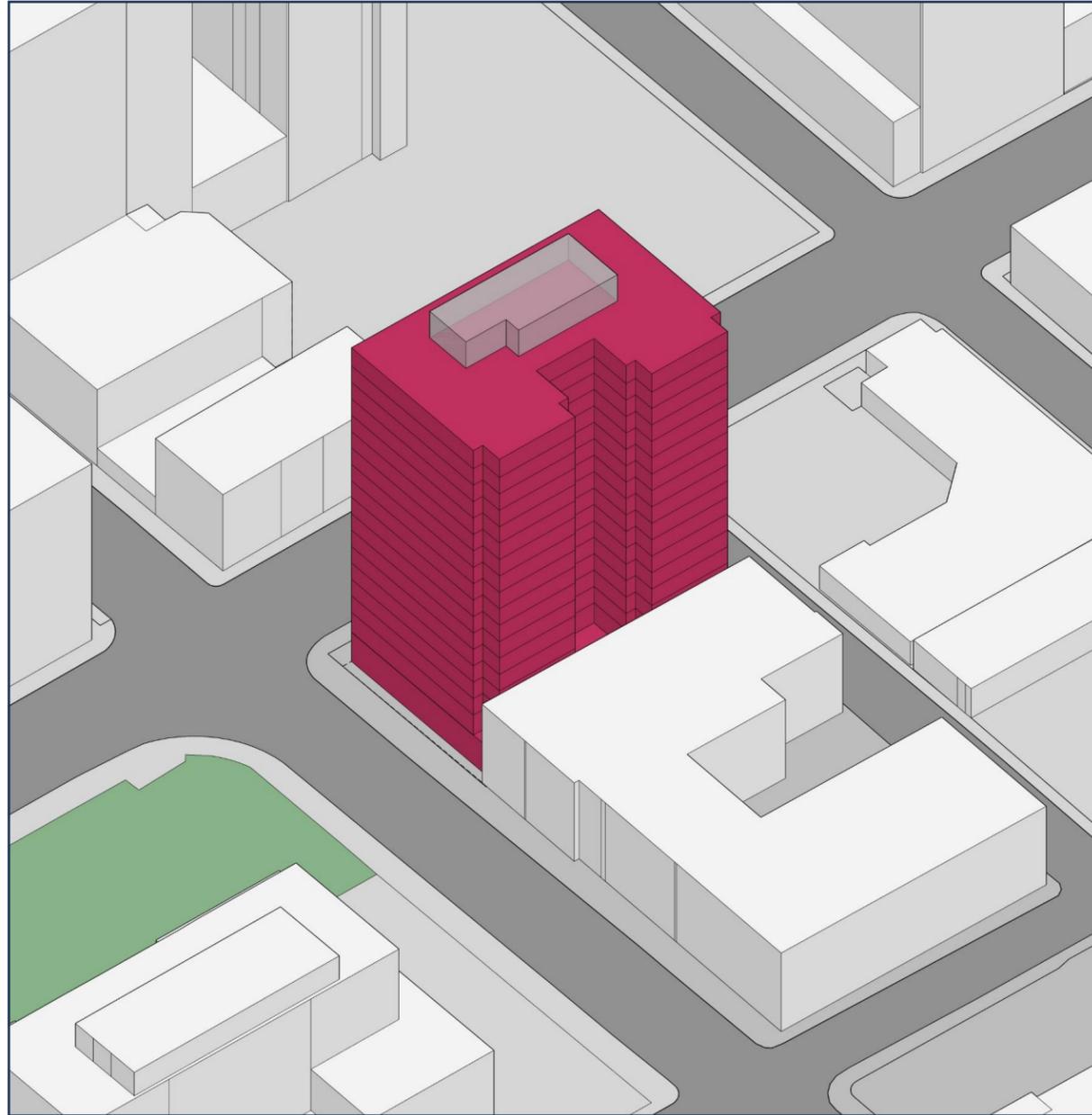
In summary, shadow from the proposed development has a limited effect on the existing neighborhood and complies with the City of Hamilton's Impact Criteria and Considerations for the Public Realm and Common Amenity areas in Downtown Hamilton, as well as adding no new net shadow impacts (negligible) from previous submissions with their respective sun shadow studies.

Sincerely,
Studio JCI

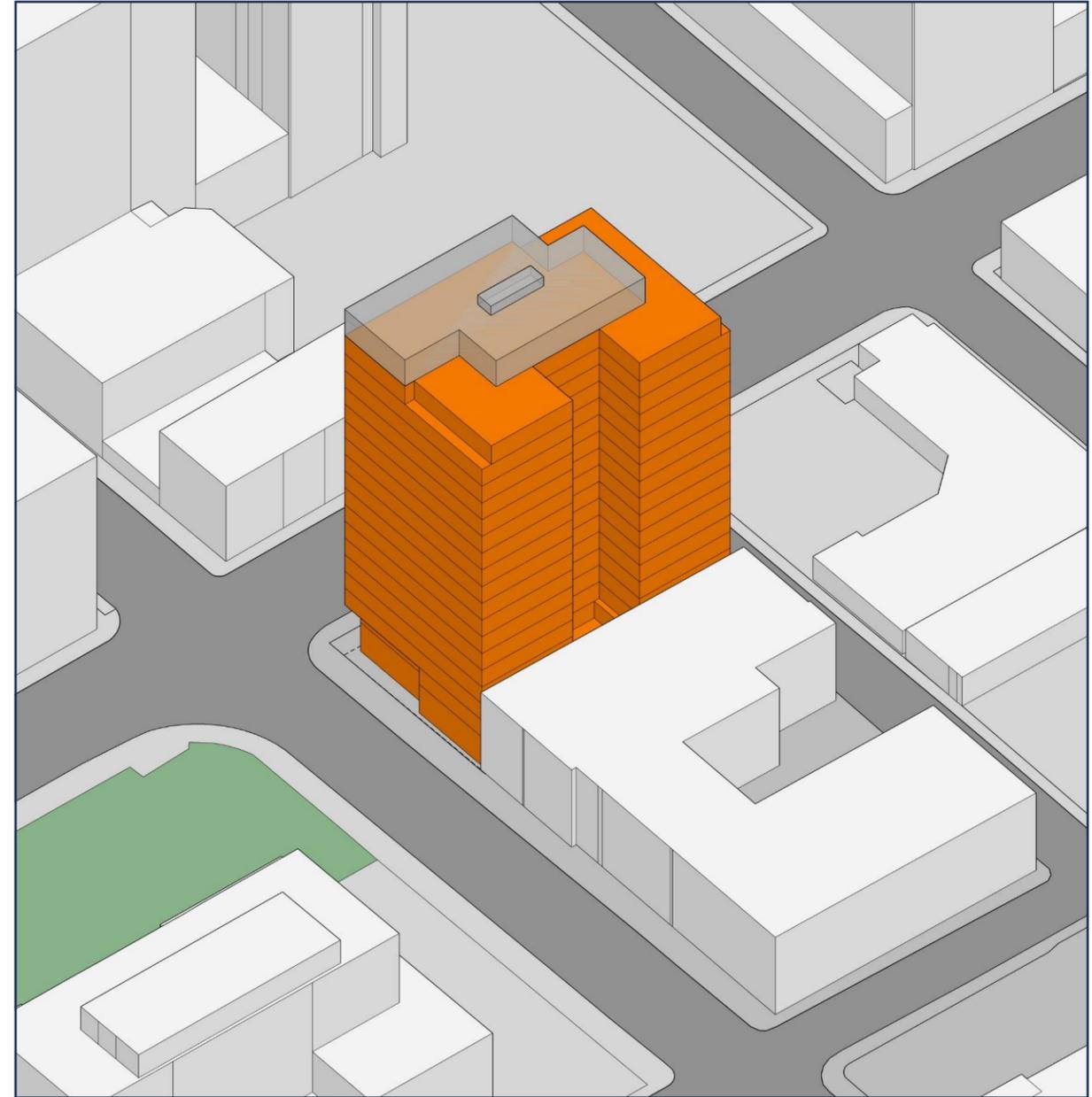
Robin McKenna, OAA,
Associate, Architect

Audrey Daudon,
Intern Architect

MASSING COMPARISON
Aerial View South-West



AOR Massing Envelope
(AOR represents the approved ZBA massing)



Proposed Massing Envelope



March 21, 8:48 am. (1.5hr after sunrise)



* Additional shadow area on park: 56 sqm

March 21, 9:48 am



* Additional shadow area on park: 35 sqm

March 21, 10:48 am

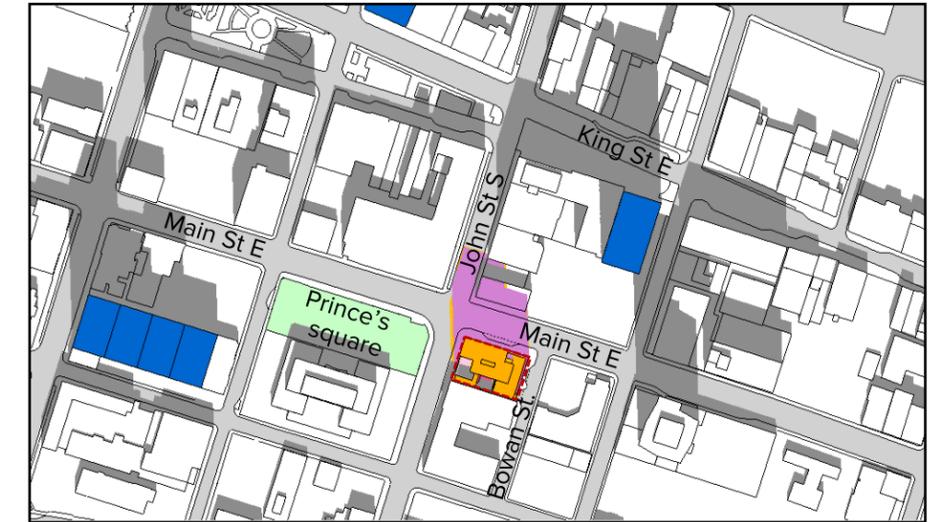


* Additional shadow area on park: 19 sqm

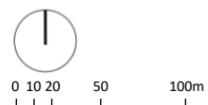
March 21, 11:48 am



March 21, 12:48 pm



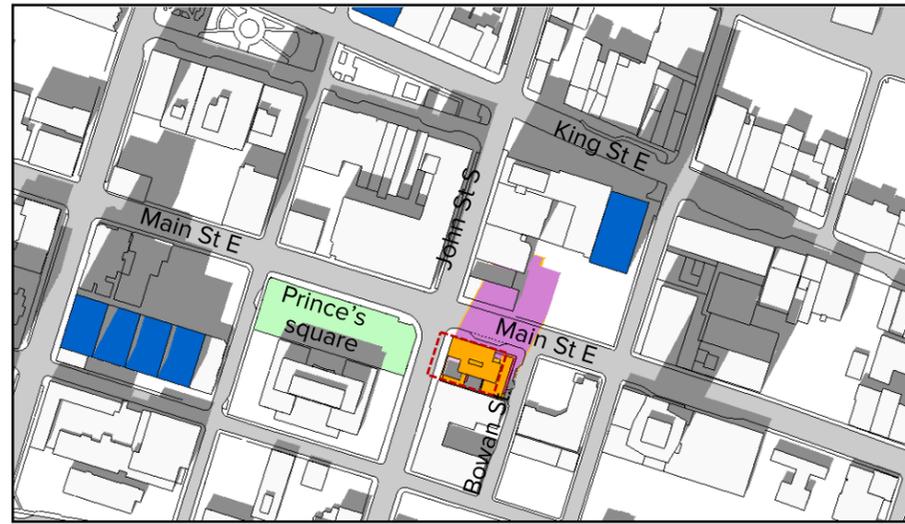
March 21, 1:23 pm (Solar noon)



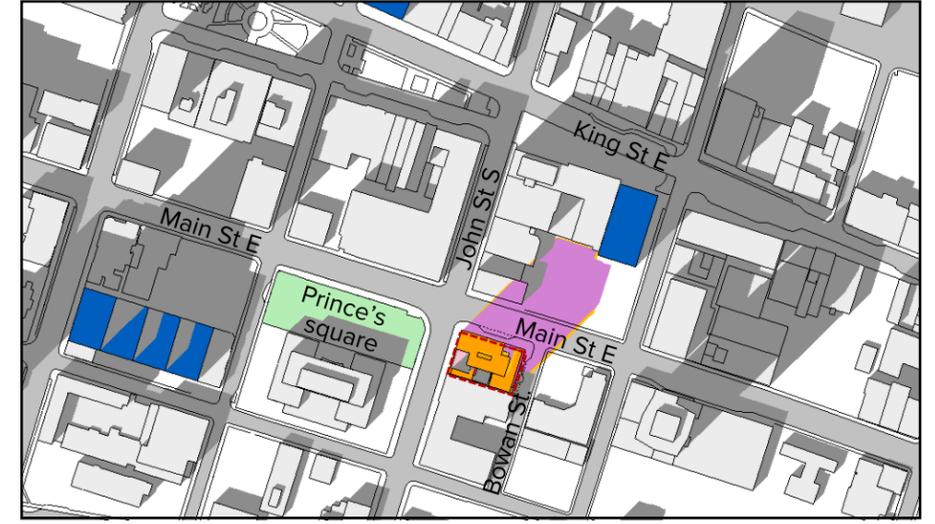
- Subject Site
- Applicant Proposal
- Shadow of Applicant Proposal
- Existing Building
- Shadow of Existing building
- Parks
- Approved/Not Yet Constructed
- As-of-Right Massing (the approved ZBA massing)
- Shadow of As-of-Right Massing



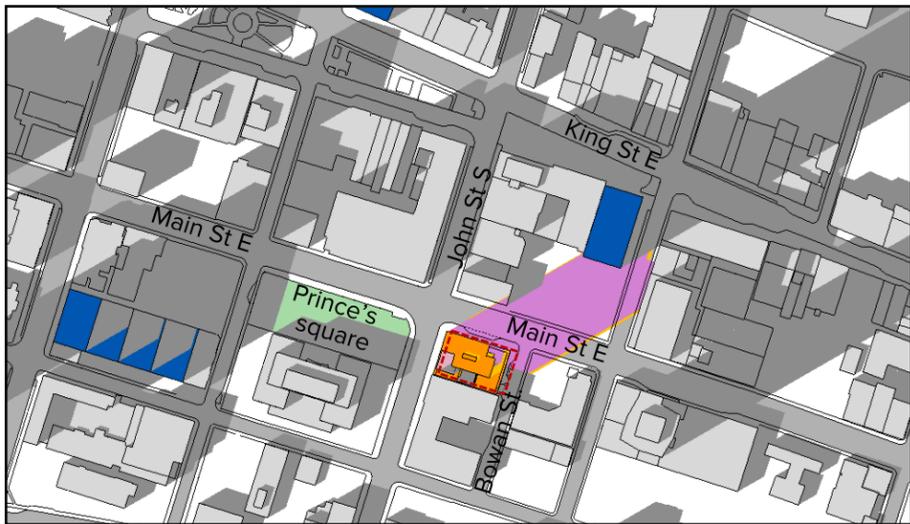
March 21, 1:48 pm



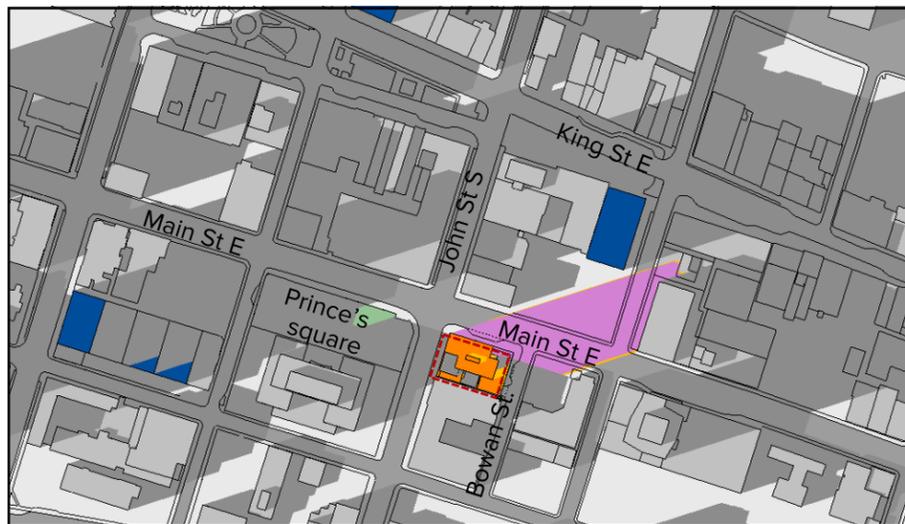
March 21, 2:48 pm



March 21, 3:48 pm



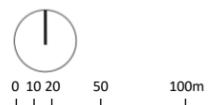
March 21, 4:48 pm



March 21, 5:48 pm



March 21, 5:59 pm. (1.5hr before sunset)



- Subject Site
- Applicant Proposal
- Shadow of Applicant Proposal
- Existing Building
- Shadow of Existing building
- Parks
- Approved/Not Yet Constructed
- As-of-Right Massing (the approved ZBA massing)
- Shadow of As-of-Right Massing



June 21, 7:09 am. (1.5hr after sunrise)



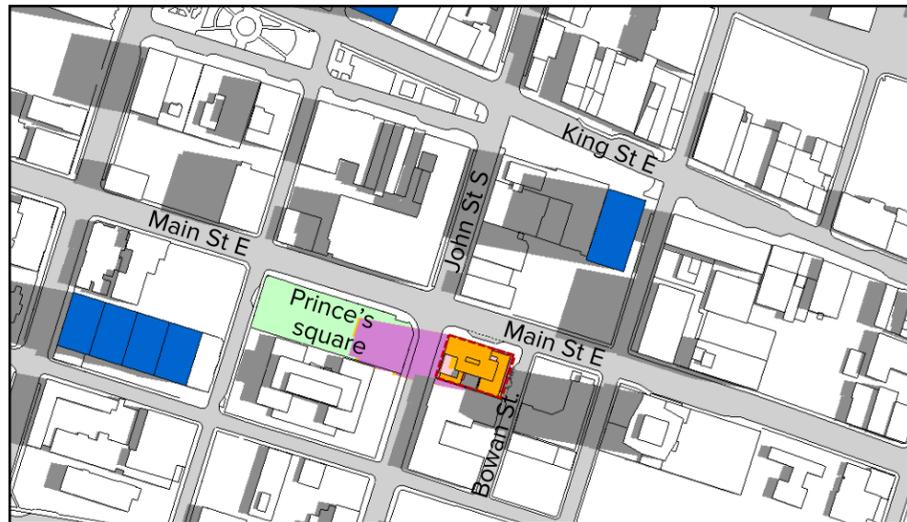
* Additional shadow area on park: 14 sqm

June 21, 8:09 am



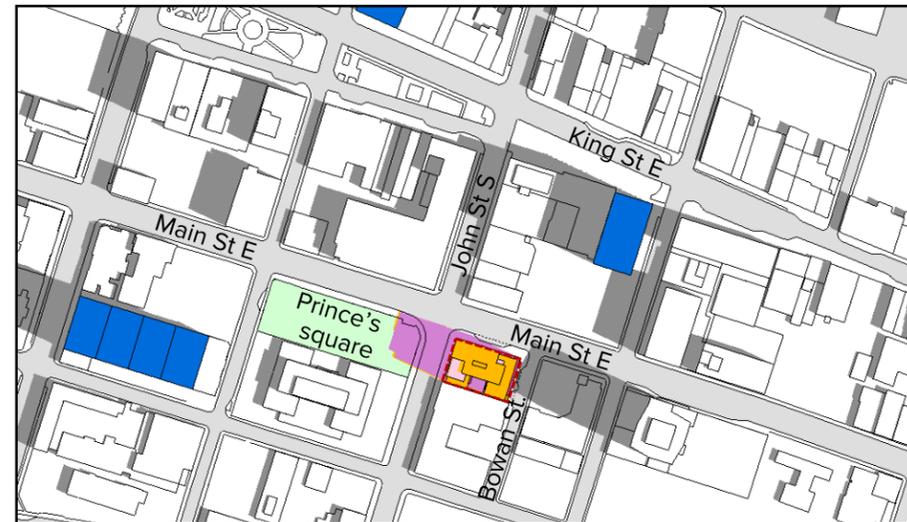
* Additional shadow area on park: 19 sqm

June 21, 9:09 am



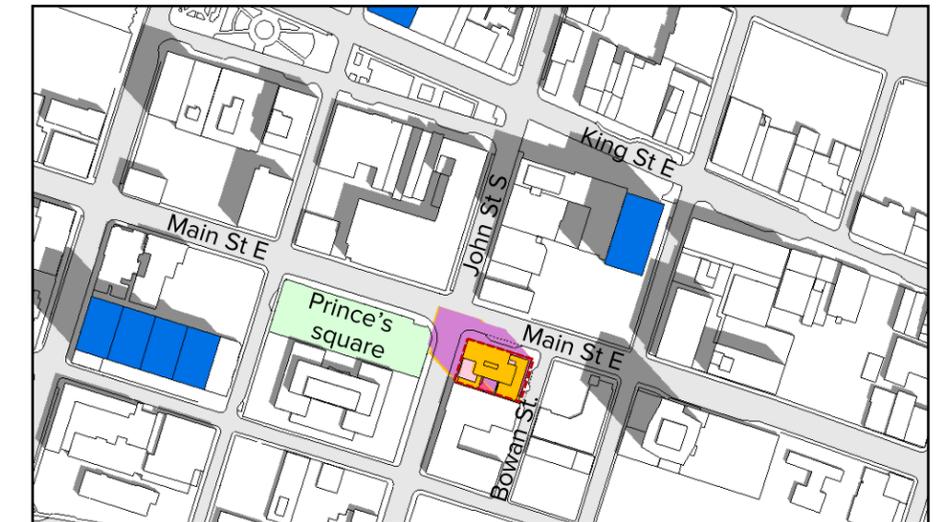
* Additional shadow area on park: 18 sqm

June 21, 10:09 am



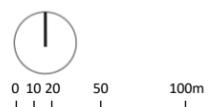
* Additional shadow area on park: 21 sqm

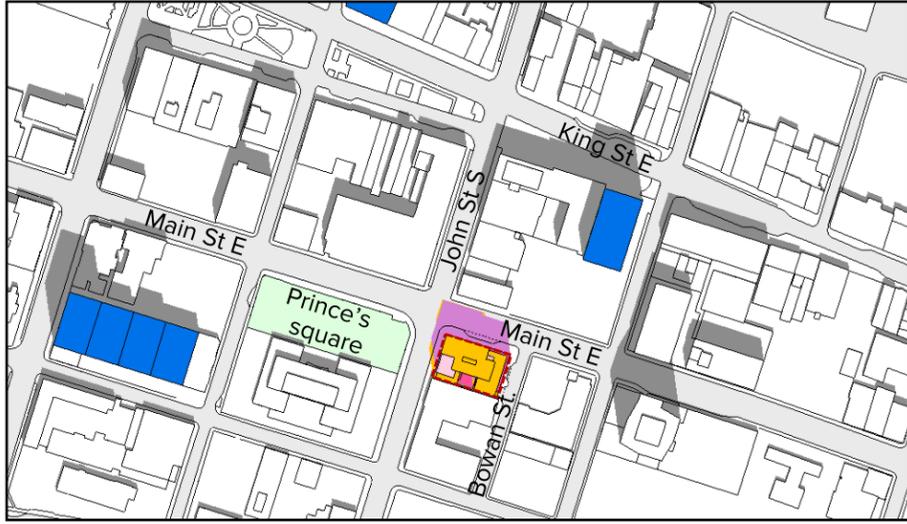
June 21, 11:09 am



June 21, 12:09 pm

- Subject Site
- Applicant Proposal
- Shadow of Applicant Proposal
- Existing Building
- Shadow of Existing building
- Parks
- Approved/Not Yet Constructed
- As-of-Right Massing (the approved ZBA massing)
- Shadow of As-of-Right Massing

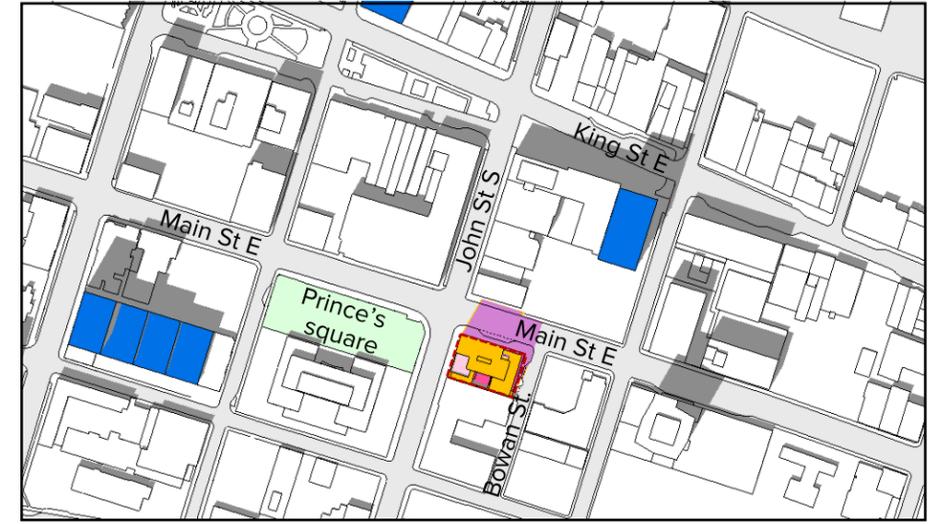




June 21, 1:09 pm.



June 21, 1:21 pm (Solar Noon)



June 21, 2:09 pm



June 21, 3:09 pm

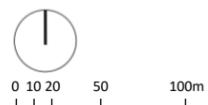


June 21, 4:09 pm



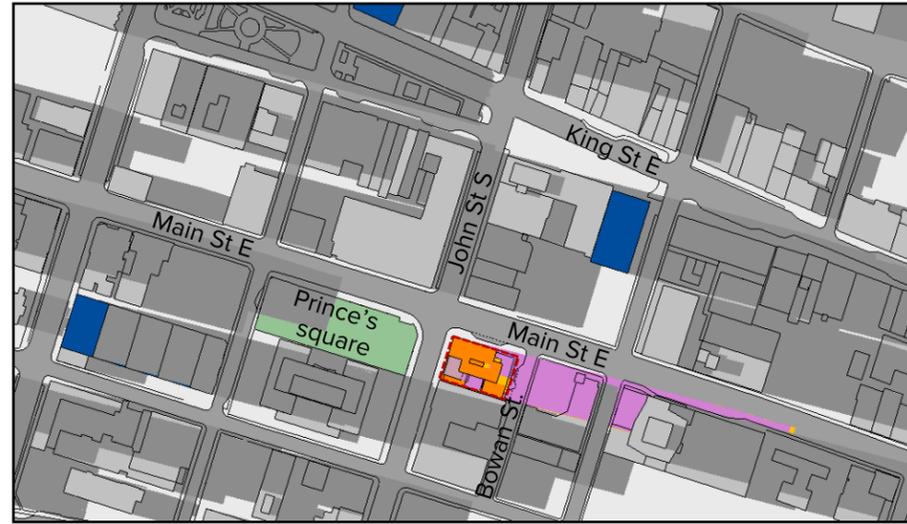
June 21, 5:09 pm

- Subject Site
- Applicant Proposal
- Shadow of Applicant Proposal
- Existing Building
- Shadow of Existing building
- Parks
- Approved/Not Yet Constructed
- As-of-Right Massing (the approved ZBA massing)
- Shadow of As-of-Right Massing





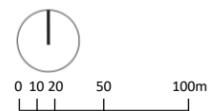
June 21, 6:09 pm.



June 21, 7:09 pm.



June 21, 7:33 pm. (1.5hr before sunset)



- Subject Site
- Applicant Proposal
- Shadow of Applicant Proposal
- Existing Building
- Shadow of Existing building
- Parks
- Approved/Not Yet Constructed
- As-of-Right Massing (the approved ZBA massing)
- Shadow of As-of-Right Massing



September 21, 8:36 am. (1.5hr after sunrise)



* Additional shadow area on park: 36 sqm

September 21, 9:36 am



* Additional shadow area on park: 40 sqm

September 21, 10:36 am

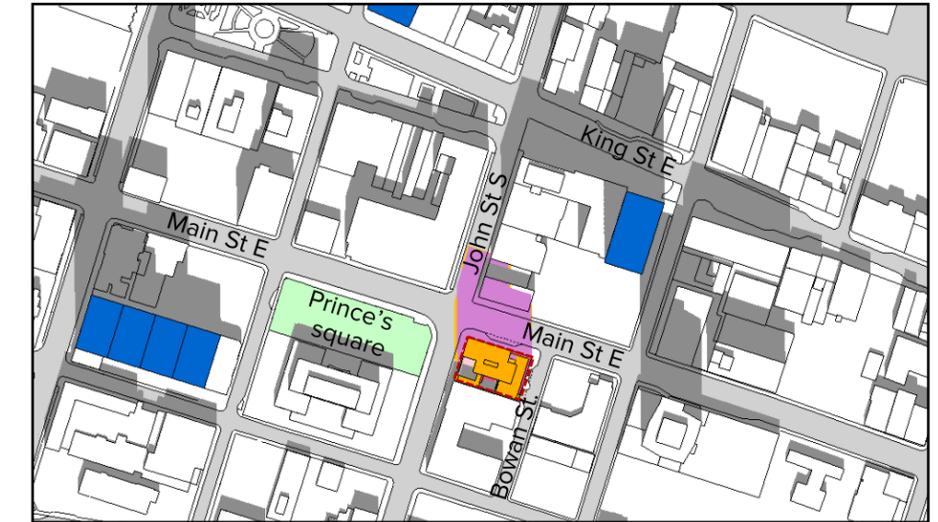


* Additional shadow area on park: 17 sqm

September 21, 11:36 am

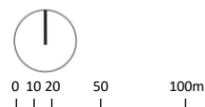


September 21, 12:36 pm



September 21, 1:12 pm (Solar noon)

- Subject Site
- Applicant Proposal
- Shadow of Applicant Proposal
- Existing Building
- Shadow of Existing building
- Parks
- Approved/Not Yet Constructed
- As-of-Right Massing (the approved ZBA massing)
- Shadow of As-of-Right Massing



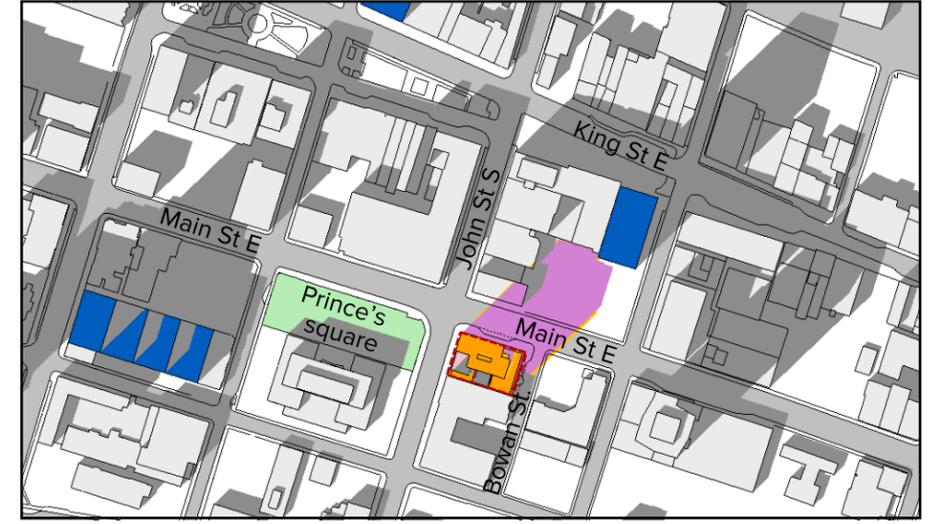
September 21 [UTC-4]
1:36 PM- 5:47 PM



September 21, 1:36 pm



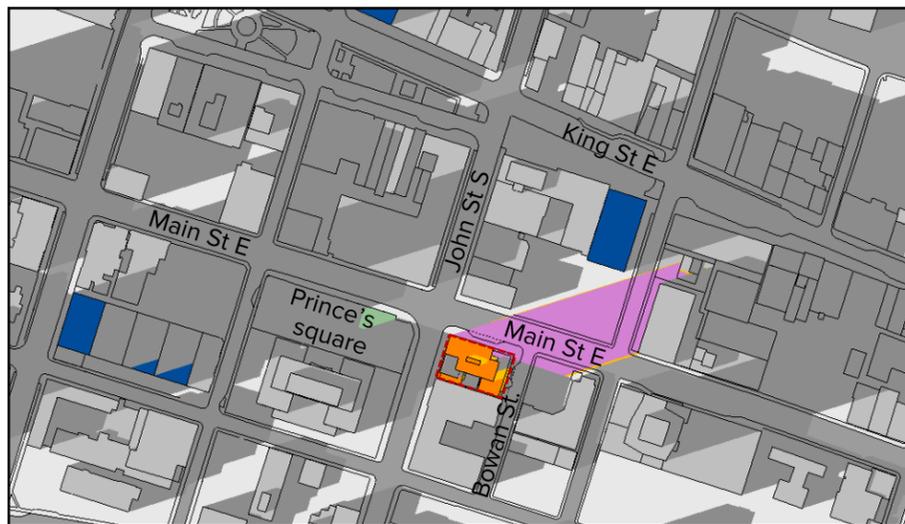
September 21, 2:36 pm



September 21, 3:36 pm



September 21, 4:36 pm

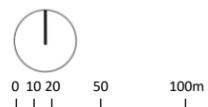


September 21, 5:36 pm



September 21, 5:47 pm. (1.5hr before sunset)

- Subject Site
- Applicant Proposal
- Shadow of Applicant Proposal
- Existing Building
- Shadow of Existing building
- Parks
- Approved/Not Yet Constructed
- As-of-Right Massing (the approved ZBA massing)
- Shadow of As-of-Right Massing



20 De Boers Drive, suite 525
Toronto, Ontario, M3J 0H1
t. 416 901 6528 www.studiojci.com

STUDIOJCI

ADDRESS: 64 MAIN STREET EAST, HAMILTON, ON L8N 1G1
DATE: JULY 09, 2024



Hamilton

Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

APPLICATION FOR A MINOR VARIANCE/PERMISSION
UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME
Registered Owners(s)	
Applicant(s)	
Agent or Solicitor	

1.2 Primary contact

- Applicant
 Owner
 Agent/Solicitor

1.3 Sign should be sent to

- Applicant
 Owner
 Agent/Solicitor

1.4 Request for digital copy of sign

- Yes*

If YES, provide email address where sign is to be sent

1.5 All correspondence may be sent by email

- Yes* No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

1.6 Payment type

- In person
 Credit over phone*
 Cheque

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	64 Main Street East		
Assessment Roll Number			
Former Municipality	Hamilton		
Lot	LT 5 BLK OLD COUF	Concession	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)	62R20516	Part(s)	

2.2 Are there any easements or restrictive covenants affecting the subject land?

Yes No

If YES, describe the easement or covenant and its effect:

3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

Please see enclosed Minor Variance List and Planning Opinion Memo for additional details.

Second Dwelling Unit Reconstruction of Existing Dwelling

3.2 Why it is not possible to comply with the provisions of the By-law?

Please refer to Planning Opinion Memo prepared by Arcadis.

3.3 Is this an application 45(2) of the Planning Act.

Yes No

If yes, please provide an explanation:

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
41.98 m	30.02 m	1,266 m ²	20 m

4.2 Location of all buildings and structures on or proposed for the subject lands:
(Specify distance from side, rear and front lot lines)

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
18-storey Multiple Dwelling	0m	0m	0.69m & 0m	

4.3 Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
18-storey building	975.8 m ²	17,155.7m ²	18	59 m

- 4.4 Type of water supply: (check appropriate box)
 publicly owned and operated piped water system
 privately owned and operated individual well

- lake or other water body
 other means (specify)

- 4.5 Type of storm drainage: (check appropriate boxes)
 publicly owned and operated storm sewers
 swales

- ditches
 other means (specify)

4.6 Type of sewage disposal proposed: (check appropriate box)

publicly owned and operated sanitary sewage

system privately owned and operated individual

septic system other means (specify) _____

4.7 Type of access: (check appropriate box)

provincial highway

right of way

municipal road, seasonally maintained

other public road

municipal road, maintained all year _____

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):

18-storey Multiple Dwelling

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):

Retail to the south

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

2023

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

gas station

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Vacant

7.4 Length of time the existing uses of the subject property have continued:

2012

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): _____

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) Downtown Mixed Use

Please provide an explanation of how the application conforms with the Official Plan.

Proposed use and density of the proposed Multiple Dwelling conforms with the UHOP policies.

7.6 What is the existing zoning of the subject land? Downtown Central Business District (D1)

7.8 Has the owner previously applied for relief in respect of the subject property?

(Zoning By-law Amendment or Minor Variance)

Yes

No

If yes, please provide the file number: HM/A-17:106

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

Yes

No

If yes, please provide the file number: _____

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 0

8.2 Number of Dwelling Units Proposed: 272

8.3 Additional Information (please include separate sheet if needed):

Please refer to Planning Opinion Memo.

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- Application Fee
- Site Sketch
- Complete Application form
- Signatures Sheet

11.4 Other Information Deemed Necessary

- Cover Letter/Planning Justification Report
- Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
- Minimum Distance Separation Formulae (data sheet available upon request)
- Hydrogeological Assessment
- Septic Assessment
- Archeological Assessment
- Noise Study
- Parking Study

Sun Shadow Study
