



Hamilton

**COMMITTEE OF ADJUSTMENT**

City Hall, 5<sup>th</sup> floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

E-mail: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

**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

<b>APPLICATION NO.:</b>	<b>A-24:219</b>	<b>SUBJECT PROPERTY:</b>	468 Ottawa Street North, Hamilton
<b>ZONE:</b>	C4, Mixed Use High Density	<b>ZONING BY-LAW:</b>	Zoning By-law City of Hamilton 05-200

**APPLICANTS:** Owner: 468 Ottawa North Residences Corporation – Care of Leslie Dadouch  
Agent: Brian L. Abbey of Adtek Building Consultants

The following variances are requested:

1. No visitor parking spaces shall be provided for the 21 additional units proposed, instead of the 3 visitor parking spaces required.
2. No accessible parking spaces shall be provided for the 21 additional units proposed, instead of the 2 accessible parking spaces required.
3. No short-term bicycle parking shall be required instead of the minimum 2 short term bicycle parking spaces required.
4. No long-term bicycle parking shall be required instead of the minimum 14 long term bicycle parking spaces required.

**PURPOSE & EFFECT:** To facilitate the addition of 21 dwelling units to an existing multiple dwelling.

**Notes:**

1. Variances written as requested by the applicant.

**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:

<b>DATE:</b>	<b>Tuesday, November 12, 2024</b>
<b>TIME:</b>	<b>1:30 p.m.</b>
<b>PLACE:</b>	<b>Via video link or call in (see attached sheet for details)</b>
	<b>City Hall Council Chambers (71 Main St. W., Hamilton)</b>
	<b>To be streamed (viewing only) at</b> <a href="http://www.hamilton.ca/committeeofadjustment">www.hamilton.ca/committeeofadjustment</a>

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

- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Visit Committee of Adjustment staff at 5<sup>th</sup> floor City Hall, 71 Main St. W., Hamilton

### **PUBLIC INPUT**

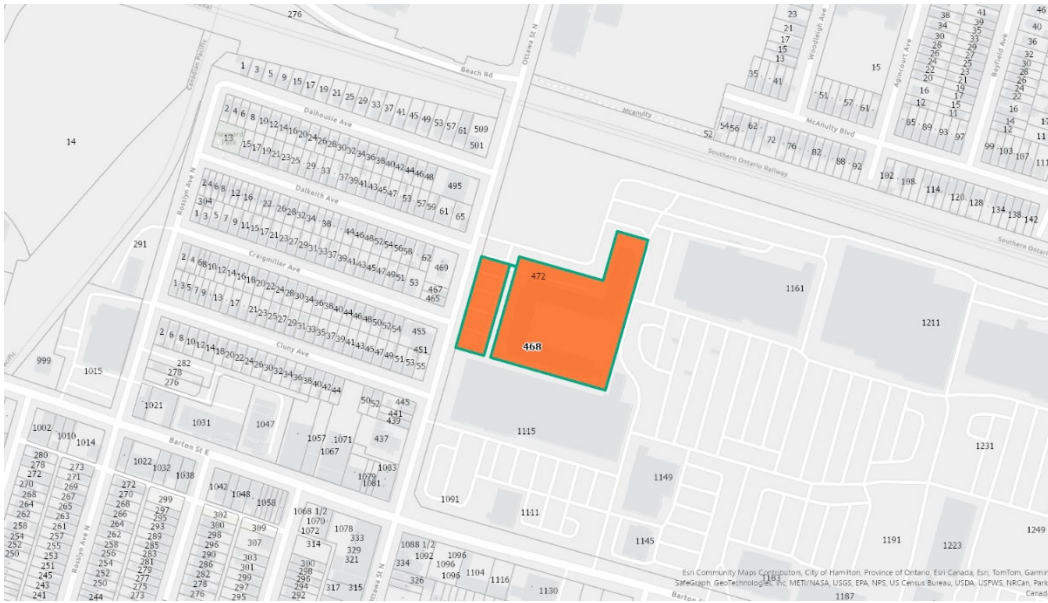
**Written:** If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon November 6, 2024

**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 November 8, 2024

### **FURTHER NOTIFICATION**

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:219, you must submit a written request to [cofa@hamilton.ca](mailto: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 request with the Secretary-Treasurer by emailing [cofa@hamilton.ca](mailto:cofa@hamilton.ca) or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.



 Subject Lands

DATED: October 24, 2024

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Jamila Sheffield,  
Secretary-Treasurer  
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public, and may include posting electronic versions.



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### 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](mailto: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](http://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](mailto: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.

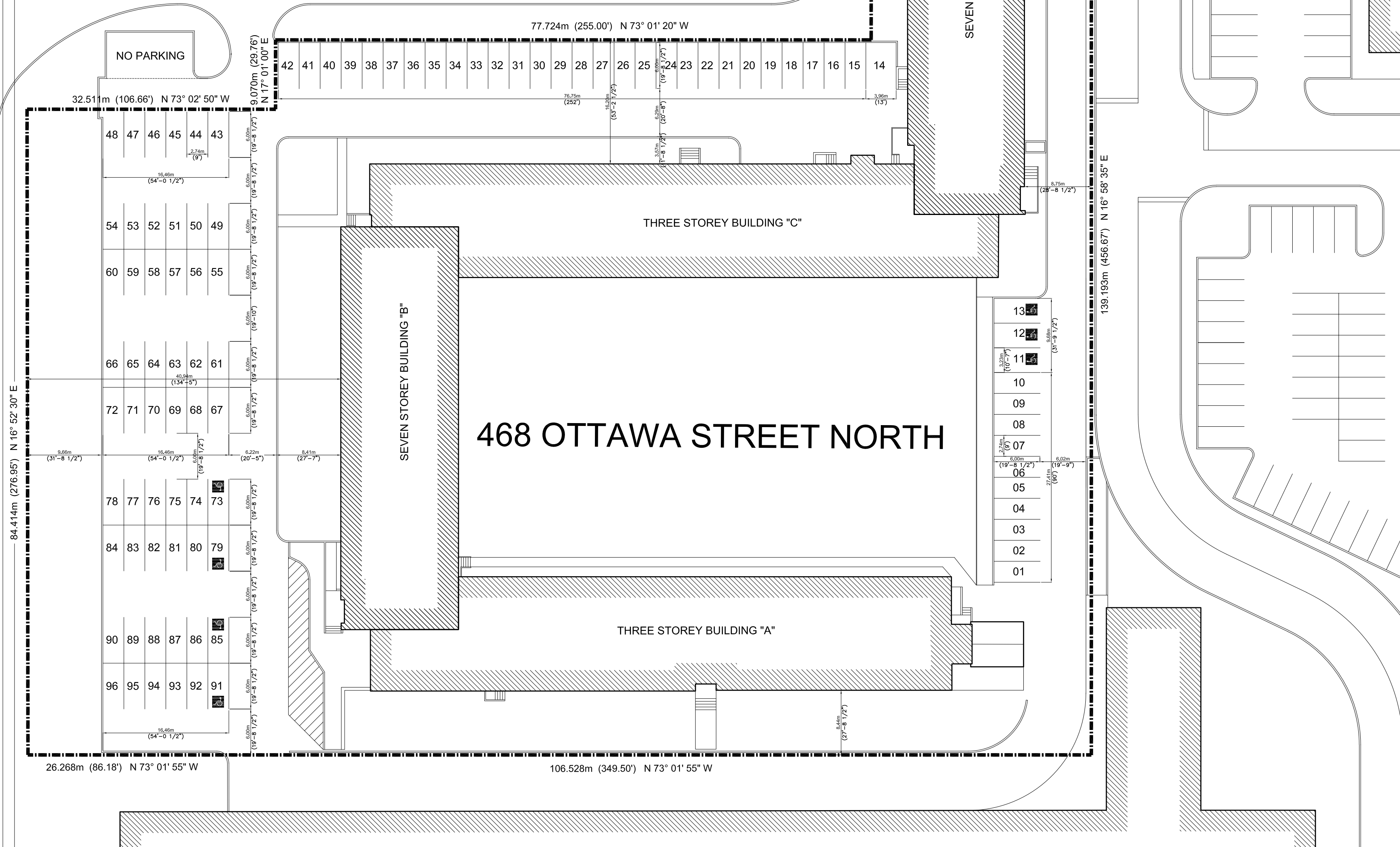
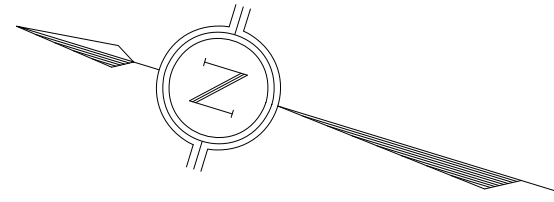
##### 2. In person Oral Submissions

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](mailto: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.

OTTAWA STREET NORTH



**General Notes :-**  
 Do not scale this drawing.  
 Contractor to verify all dimensions on site and report any errors or omissions to the Designer in writing before work commences.  
 All drawings and specifications will remain the property of the Designer.  
 Copyright © 2024 of Adtek Building Consultants. All rights reserved.

notes:

no.	revisions	date
2	ISSUED FOR COMM. OF ADJUSTMENT	09/25/24
1	ISSUED FOR ZONING REVIEW	07/22/24

title  
**SITE PLAN AS EXISTING**

project  
**PROPOSED REPAIRS AND ALTERATIONS TO CONVERT VACANT SPACE TO RENTAL UNITS AT 468 OTTAWA ST. N. HAMILTON, ON. L8H 4A6**

**ADTEK BUILDING CONSULTANTS** 

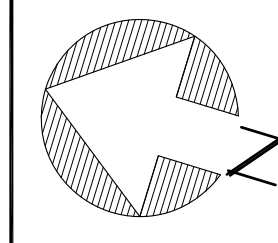
ACCREDITED ARCHITECTURAL TECHNOLOGISTS & BUILDING SCIENCE SPECIALISTS

382 Cleveland Street, Toronto, Ontario, Canada. M4S 2W9.  
 Tel: 416 932 3278. Fax: 416 932 1393. Cell: 416 571 5322.  
 Email: designs@adtekbuilding.com  
 Web: http://www.adtekbuilding.com

AATO - TG 1229 - BCIN # 20550 & 27003

permit stamp

professional stamp: north



designer's signature:

PLEASE NOTE THAT THIS DRAWING IS NOT VALID UNLESS IT IS STAMPED IN RED AND SIGNED BY THE DESIGNER. THIS DRAWING MAY NOT BE REPRODUCED WITHOUT THE DESIGNER'S PERMISSION

date	JULY 22/2024	project #	22/1764
scale	1 : 400	drawn by	B.Abbey.
dwg.#	A-01	rev	2

**SITE PLAN AS EXISTING.**  
 Scale = 1 : 400



LEVEL 1  
UNITS 1 TO 134, BOTH INCLUSIVE

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF WENTWORTH No. 63 16 DAY OF JULY 2012.  
AT 02:00 PM CLOCK ON THE 16 DAY OF JULY 2012.

SURVEYOR'S CERTIFICATE

1. I CERTIFY THAT  
2. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT, 1998, THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
3. THE SURVEY WAS COMPLETED ON THE 30th DAY OF JULY 2012.  
4. THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

DATE: JUNE 22, 2012

DECLARATION REGISTERED AS No. WE843748

THIS PLAN COMPRISES OF ALL OF PIN 17594-0035.

SCHEDULE OF APPURTENANT AND SERVIENT INTERESTS (PURSUANT TO CLAUSES 8 (1) (a) AND (c) OF THE CONDOMINIUM ACT, 1998)

SUBJECT TO (SERVIENT INTERESTS)	PARTS	PLAN	DESCRIBED IN	NOTES
3 and 7	1	WE 788990	WE 828043	DOES NOT AFFECT ANY UNITS
4 and 8	2	WE 828044	WE 828045	DOES NOT AFFECT ANY UNITS
8 TO 18, BOTH INCLUSIVE	3	WE 828043	WE 828043	DOES NOT AFFECT ANY UNITS

TOGETHER WITH (APPURTENANT INTERESTS)

PLAN OF SURVEY OF PART OF LOT 4 CONCESSION 1 (GEOGRAPHIC TOWNSHIP OF BARTON) CITY OF HAMILTON

SCALE 1:200

SCHAEFFER DZALDOV BENNETT LTD.

METRIC

MEASUREMENTS AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTES AND LEGEND

- CONDOMINIUM BOUNDARIES
- BOUNDARIES OF UNITS AND THE COMMON ELEMENT
- FACE OF STRUCTURE
- SEE SECTION A-A

MEASURED BEARINGS SHOWN ON THIS PLAN CAN BE CONVERTED TO UTM GRID BY APPLYING A COUNTER-CLOCKWISE ROTATION OF 702.45°

DISTANCES ARE SHOWN AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999707

SPECIFIED CONTROL POINTS (CIP) AND OBSERVED REFERENCE POINTS (ORP) IN UTM ZONE 18, HAZEB (50R) COORDINATES TO UTM ACCURACY PER SEC. 14(2) OF ORES 196/00

POINT ID	NORTHING	EASTING
ORP A (PI)	478975.040	596204.800
SCP 0251995001	478975.587	596202.459

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNER OR BOUNDARIES SHOWN ON THIS PLAN

UNIT BOUNDARY DEFINITION

MONUMENTS CONTROLLING THE EXTENT AND LOCATION OF THE UNITS ARE THE WALLS, FLOORS, CEILING AND OTHER PHYSICAL FEATURES AS MORE PARTICULARLY DESCRIBED IN SCHEDULE 'C' OF THE DECLARATION.

- THE BACKSIDE SURFACE AND PLANE OF THE DRYWALL SHEATHING AND PRODUCTION THEREOF.
- THE UNFINISHED INTERIOR SURFACES OF EXTERIOR DOORS AND DOOR FRAMES, WINDOW AND WINDOW FRAMES AND THE INTERIOR SURFACES OF ALL GLASS PANELS LOCATED THEREON (IF ANY) (WHEN THE DOORS AND WINDOWS ARE IN A CLOSED POSITION).
- THE VERTICAL PLANE ESTABLISHED BY THE FACE OF THE CONCRETE CURB AND PRODUCTION THEREOF.
- THE VERTICAL PLANE ESTABLISHED BY MEASUREMENTS.
- THE BACKSIDE (UPPER) SURFACE AND PLANE OF THE CEILING DRYWALL SHEATHING AND OF DUCT COVER AND SUSPENDED CEILING AND PRODUCTION THEREOF.
- AS REFERENCED TO THE SURVEY MONUMENTS.
- THE UPPER SURFACE AND PLANE OF THE ASPHALT PAVEMENT AND PRODUCTION THEREOF.
- A PLANE PARALLEL TO AND 2.10 METRES PERPENDICULARLY DISTANT ABOVE THE UPPER SURFACE OF THE ASPHALT PAVEMENT.
- THE UPPER SURFACE AND PLANE OF THE CONCRETE FLOOR SLAB AND PRODUCTION THEREOF.

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN Laid OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS.

DECLARANT: 2128273 ONTARIO INC.

DATED AT Hamilton ON JULY 13, 2012

THIS DAY OF JULY 2012

CHIEF REAL ESTATE DEVELOPMENT OFFICER/ LEASER ASSETS CORP. TO HAVE AUTHORITY TO SIGN THE DECLARATION

SCHAEFFER DZALDOV BENNETT LTD. ONTARIO LAND SURVEYORS

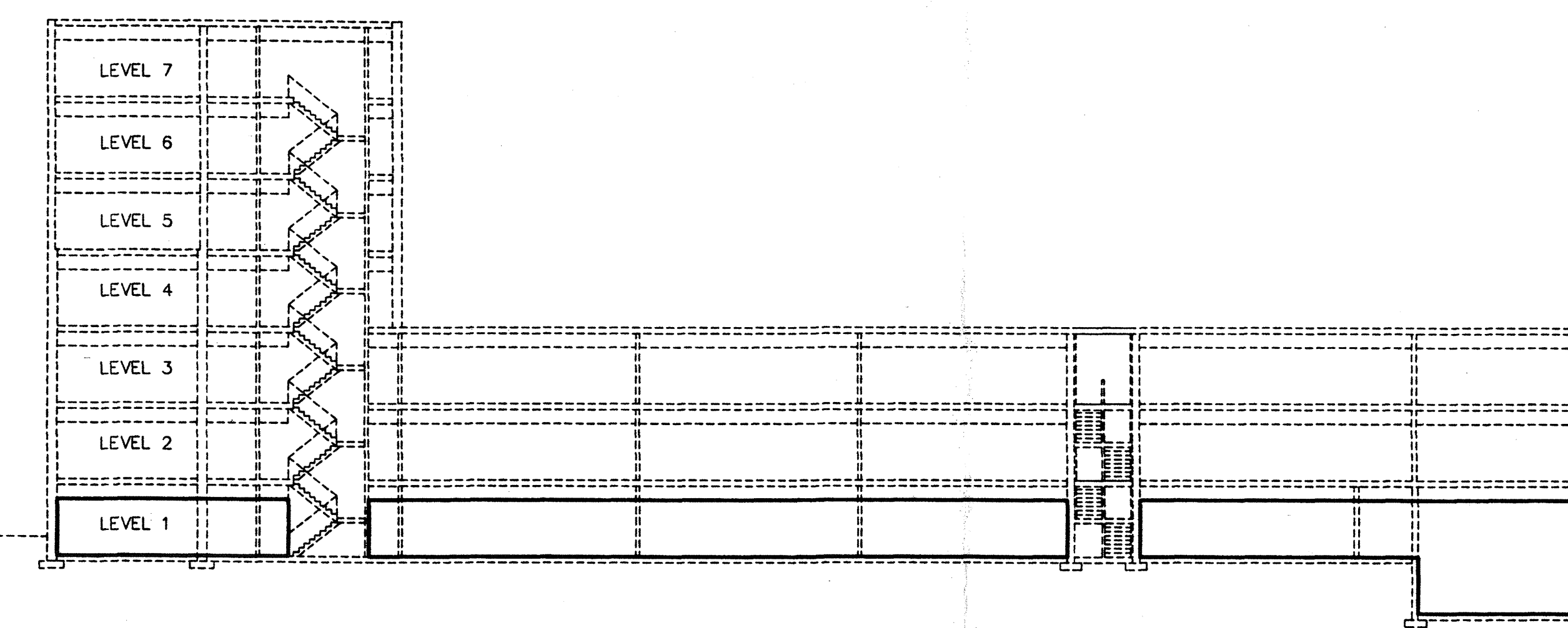
64 JARVIS DRIVE, CONCORD, ONTARIO L4K 3P3, CANADA

SCALE 1:200

DATE: JULY 13, 2012

CONTRACT NO. 07-29-04

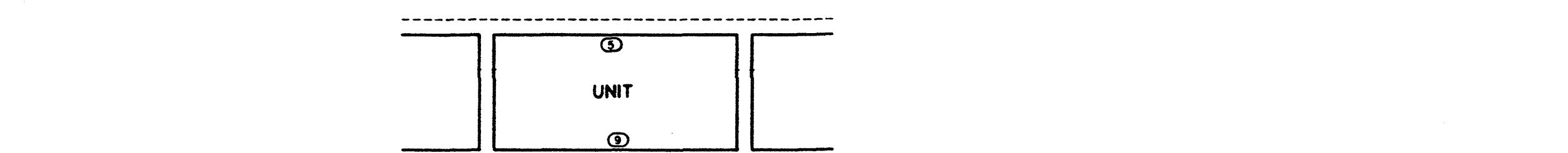
JUNE 22, 2012



SECTION A-A  
REPRESENTATIVE SECTION TO ILLUSTRATE VERTICAL RELATIONSHIP OF LEVELS AND FLOORS



REPRESENTATIVE SECTION FOR UPPER AND LOWER LIMITS FOR UNITS 39 TO 134, BOTH INCLUSIVE OF LEVEL 1 NOT TO SCALE



REPRESENTATIVE SECTION FOR UPPER AND LOWER LIMITS OF UNITS 1 TO 38, BOTH INCLUSIVE OF LEVEL 1 NOT TO SCALE

OTTAWA STREET NORTH (REGIONAL ROAD No. 172)  
ROAD ALLOWANCE BETWEEN LOTS 4 AND 5, CONCESSION 1  
PIN 17594-0001

PART 1, PLAN 62R-19323 (SUBJECT TO EASEMENT AS IN INST. No. WE 788990)

PART 2, PLAN 62R-19323 (SUBJECT TO EASEMENT AS IN INST. No. WE 828043)

PART 3, PLAN 62R-19323 (SUBJECT TO EASEMENT AS IN INST. No. WE 828043)

PART 4, PLAN 62R-7428 (SUBJECT TO EASEMENT AS IN INST. No. WE 828043)

PART 5, PLAN 62R-19323 (SUBJECT TO EASEMENT AS IN INST. No. WE 828043)

PART 6, PLAN 62R-19323 (SUBJECT TO EASEMENT AS IN INST. No. WE 828043)

PART 7, PLAN 62R-19323 (SUBJECT TO EASEMENT AS IN INST. No. WE 828043)

PART 8, PLAN 62R-19323 (SUBJECT TO EASEMENT AS IN INST. No. WE 828043)

PART 9, PLAN 62R-19323 (SUBJECT TO EASEMENT AS IN INST. No. WE 828043)

PART 10, PLAN 62R-19323 (SUBJECT TO EASEMENT AS IN INST. No. WE 828043)

PART 11, PLAN 62R-19323 (SUBJECT TO EASEMENT AS IN INST. No. WE 828043)

PART 12, PLAN 62R-19323 (SUBJECT TO EASEMENT AS IN INST. No. WE 828043)

PART 13, PLAN 62R-19323 (SUBJECT TO EASEMENT AS IN INST. No. WE 828043)

PART 14, PLAN 62R-19323 (SUBJECT TO EASEMENT AS IN INST. No. WE 828043)

PART 15, PLAN 62R-19323 (SUBJECT TO EASEMENT AS IN INST. No. WE 828043)

PART 16, PLAN 62R-19323 (SUBJECT TO EASEMENT AS IN INST. No. WE 828043)

PART 17, PLAN 62R-19323 (SUBJECT TO EASEMENT AS IN INST. No. WE 828043)

PART 18, PLAN 62R-19049 (SUBJECT TO EASEMENT AS IN INST. No. WE 828043)

PART 19, PLAN 62R-19049 (SUBJECT TO EASEMENT AS IN INST. No. WE 828043)

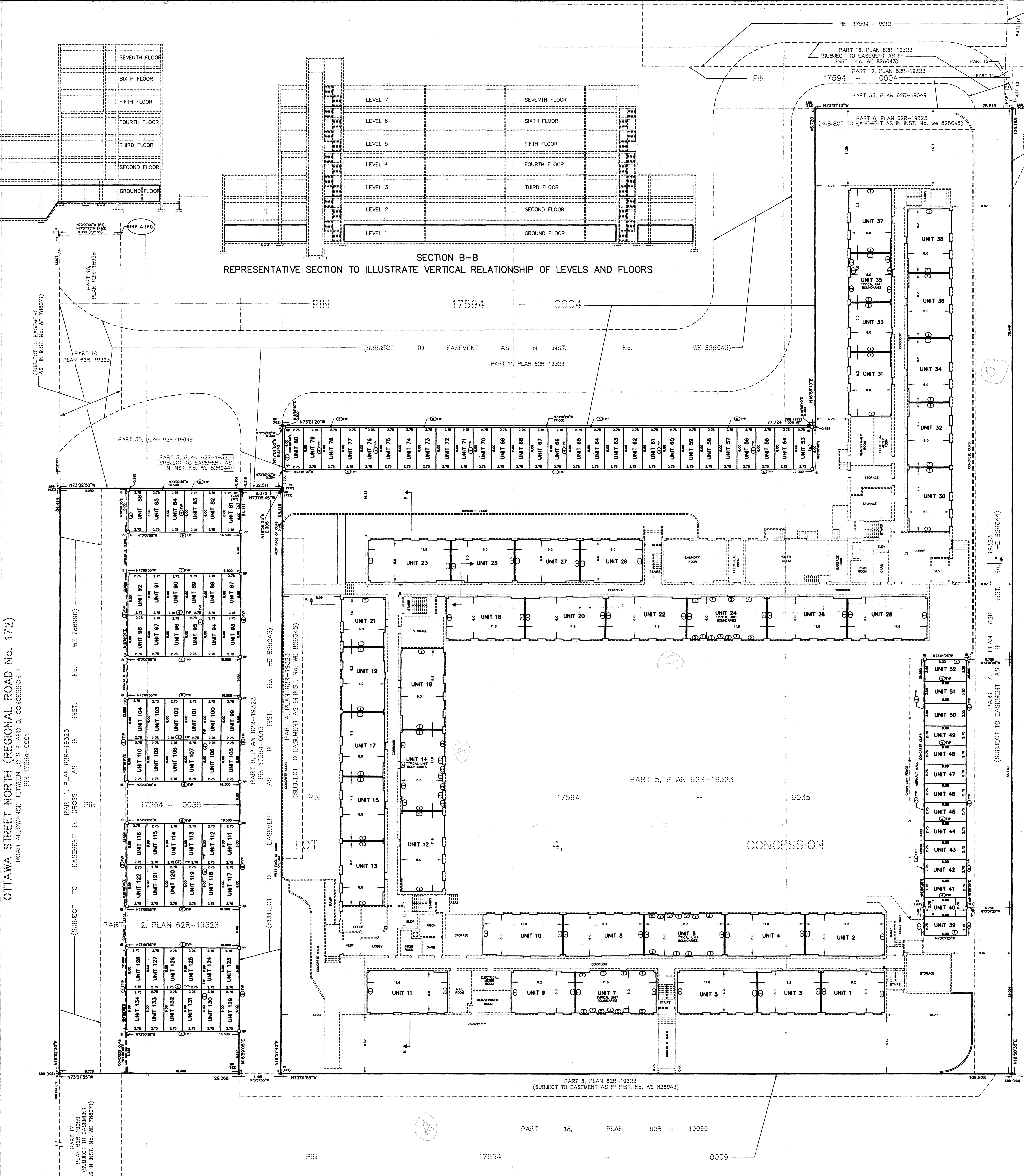


DIAGRAM SHOWING CONFIGURATION OF UNITS 1 TO 134, BOTH INCLUSIVE OF LEVEL 1 (GROUND FLOOR)

INDEX OF PARTS

PARTS	SHEETS	DESCRIPTION
1	2	PLAN OF SURVEY OF THE CONDOMINIUM PROPERTY, ILLUSTRATION OF APPURTENANT AND SERVIENT INTERESTS AND DESIGNATION OF UNITS ON LEVELS 1 TO 134, BOTH INCLUSIVE
2	NL	PLAN OF SURVEY OF THE EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS
3	10	ARCHITECTURAL PLANS
4	10	STRUCTURAL PLANS

APPROVAL STATEMENTS:

APPROVED AND PARTS 3 AND 4 ARE EXEMPT UNDER SECTION 8 OF THE CONDOMINIUM ACT, R.S.O. 1990, C.19 AND SECTION 51 OF THE PLANNING ACT, R.S.O. 1990, C.13 AS AMENDED BY THE DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT OF THE CITY OF HAMILTON UNDER THE AUTHORITY OF 91-LAW 07-323.

DATE: JULY 13, 2012

CHIEF REAL ESTATE DEVELOPMENT OFFICER/ LEASER ASSETS CORP. TO HAVE AUTHORITY TO SIGN THE DECLARATION

SCHAEFFER DZALDOV BENNETT LTD. ONTARIO LAND SURVEYORS

64 JARVIS DRIVE, CONCORD, ONTARIO L4K 3P3, CANADA

SCALE 1:200

DATE: JULY 13, 2012

CONTRACT NO. 07-29-04

JUNE 22, 2012







Google Street View

Oct 2018



Google

Image capture: Oct 2018 © 2024 Google





Google Street View

Apr 2023 [See more dates](#)



Image capture: Apr 2023 © 2024 Google





Google Street View

Oct 2018 [See more dates](#)



Google

Image capture: Oct 2018 © 2024 Google











P  
♿  
BY PERMIT  
1-20





468

Ottawa Street No  
Centre Residences

**AVAILABLE**  
1-2-3 Bedroom  
905-549-8600





August 14<sup>th</sup>, 2024

FOLDER: ALR  
ATTENTION OF: Morgan Gowans  
EMAIL: [morgan.gowans@hamilton.ca](mailto:morgan.gowans@hamilton.ca)

Adtek Building Consultants c/o Brian Abbey  
382 Cleveland Street  
Toronto, ON M4S 2W9

**Attention:**

**Re: Applicable Law Review – Zoning By-law Compliance**  
**Zoning District: Mixed Use High Density (C4)**  
**Zoning By-law: Hamilton Zoning By-law No. 05-200**  
**Address: 468 Ottawa Street North**

An Applicable Law Review respecting zoning by-law compliance pursuant to application for building permit has been completed and the following comments are provided. There was insufficient information with the application to determine a legally established non-conforming use.

**COMMENTS:**

1. The proposal is to conduct interior renovations to a existing multiple dwelling with 206 dwelling units with 96 parking spaces and convert a utility area into 21 dwelling units.
2. For the purpose of this review the 206 apartments and associated 96 parking spaces are being viewed as existing, the requirements will only be applying to the proposed 21 dwelling units.
3. The property was zoned G-2 Regional Shopping Centres since 1959 which permitted uses found in the H District , at this time the H District permitted a Multiple dwelling but it has since been deleted.
4. New Zoning amending all of Section 5: Parking was past and approved by Council on April 10th 2024 and is still within the appeal period. The portion of the table below highlighted in orange are the new zoning regulations applicable. Please note you will have to comply with both the new and old parking provisions. You will find the new provisions in orange below.
5. All new fences proposed for this development must comply with the regulations contained within the Fence By-law.
6. All new signs proposed for this development must comply with the regulations contained within the Sign By-law.
7. The designer shall ensure that the fire access route conforms to the Ontario Building Code.
8. The proposed development has been reviewed and compared to the standards of the C4 Zone and Section 5 : Parking, as indicated in the following chart:



	Required By By-Law	Provided	Conforming/ Non-Conforming
<b>Section 10.4– C4 Requirements</b>			
<b>Maximum Building Setback from a Street Line</b> [as per section 10.4.3(a) of Hamilton Zoning By-law 05-200]	i) 4.5 metres, except where a visibility triangle is required for a driveway access; and,  ii) Notwithstanding Section i) above, 6.0 metres for that portion of a building providing an access driveway to a garage.	Unable to determine dimension from building to lot line not given, appears greater than 4.5m. Existing Building.	<b>Existing Condition</b>
<b>Minimum Rear Yard</b> [as per section 10.4.3(b) of Hamilton Zoning By-law 05-200]	7.5 metres.	Greater than 12.0m. Existing Building.	<b>Existing Condition</b>
<b>Minimum Interior Side Yard</b> [as per section 10.4.3(c) of Hamilton Zoning By-law 05-200]	7.5 metres.	Unable to determine, dimension not provided, existing building	<b>Existing Building</b>
<b>Building Height</b> [as per section 10.4.3(d) of Hamilton Zoning By-law 05-200]	i) Minimum 11.0 metre façade height along the street;  ii) In addition to Section 10.4.3i), any building height above 11.0 metres may be equivalently increased as the yard increases beyond the minimum yard requirement established in Section 10.4.3 b) and c) when abutting a Residential or Institutional Zone, and provide a maximum 20.0 metres setback to any yard; and,  iii) Maximum 40.0 metres.  iv) In addition to the definition of Building Height in Section 3: Definitions, any wholly enclosed or partially enclosed amenity area, or any portion of a building designed to provide access to a rooftop amenity area shall be permitted to project above the uppermost point of the building, subject to the following regulations:  A. The total floor area of the wholly enclosed or partially enclosed structure belonging to an amenity area, or portion of a building designed to provide access to a rooftop amenity area does not exceed 10% of the floor area of the storey directly beneath;  B. The wholly enclosed or partially enclosed structure belonging to an amenity area, or portion of a building designed to provide access to a	Existing Building, unable to determine the building height	<b>Existing Condition</b>



	<b>Required By By-Law</b>	<b>Provided</b>	<b>Conforming/ Non-Conforming</b>
	<p>rooftop amenity area shall be setback a minimum of 3.0 metres from the exterior walls of the storey directly beneath; and,</p> <p>C. The wholly enclosed or partially enclosed structure belonging to an amenity area, or portion of a building designed to provide access to a rooftop amenity area shall not be greater than 3.0 metres in vertical distance from the uppermost point of the building to the uppermost point of the rooftop enclosure.</p>		
<p><b>Maximum Gross Floor Area for Office Building</b> [as per section 10.4.3(e) of Hamilton Zoning By-law 05-200]</p>	10,000.0 square metres per individual building.	N/A Multiple Dwelling	<b>N/A</b>
<p><b>Maximum Gross Floor Area for Microbrewery</b> [as per section 10.4.3(f) of Hamilton Zoning By-law 05-200]</p>	700.0 square metres.	N/A Multiple dwelling	<b>N/A</b>
<p><b>Built form for New Development</b> [as per section 10.4.3(g) of Hamilton Zoning By-law 05-200]</p>	<p>In the case of new buildings constructed after the effective date of this by-law or additions to buildings existing as of the effective date of this by-law:</p> <p>i) Rooftop mechanical equipment shall be located and/or screened from view of any abutting street.</p> <p>ii) No parking, stacking lanes, or aisles shall be located between the required building façade and the front lot line and flankage lot line.</p> <p>iii) A minimum of one principal entrance shall be provided:</p> <ol style="list-style-type: none"> <li>1. within the ground floor façade that is set back closest to a street; and,</li> <li>2. shall be accessible from the building façade with direct access from the public sidewalk.</li> </ol> <p>iv) A walkway shall be permitted in a Planting Strip where required by the Bylaw.</p>	N/A no new development taking place	<b>N/A</b>
<p><b>Minimum Amenity Area for Dwelling Units and Multiple Dwellings</b> [as per section 10.4.3(h) of Hamilton Zoning By-</p>	On a lot containing more than 10 dwelling units, the following Minimum Amenity Area requirements be provided:	Unable to determine size of proposed dwelling units and amenity area required	<b>Unable to determine compliance</b>



	Required By By-Law	Provided	Conforming/ Non-Conforming
law 05-200]	<p>i) An area of 4.0 square metres for each dwelling unit less than 50 square metres of gross floor area; and,</p> <p>ii) An area of 6.0 square metres for each dwelling unit greater than 50 square metres of gross floor area.</p> <p>iii) 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.</p>		
<b>Planting Strip Requirements</b> [as per section 10.4.3(i) of Hamilton Zoning By-law 05-200]	Where a property lot line abuts a property lot line within a Residential Zone or an Institutional Zone and not a Laneway, a minimum 1.5 metre wide Planting Strip shall be provided and maintained.	No property lines abutting a Residential or Institutional Zone	<b>N/A</b>
<b>Visual Barrier Requirement</b> [as per section 10.4.3(j) of Hamilton Zoning By-law 05-200]	A visual barrier shall be required along any lot line abutting a Residential Zone, Institutional Zone, or Downtown (D5) Zone in accordance with the requirements of Section 4.19 of this By-law.	No property lines abutting Residential Zone, Institutional Zone, or Downtown (D5) Zone	<b>N/A</b>
<b>Outdoor Storage</b> [as per section 10.4.3(k) of Hamilton Zoning By-law 05-200]	<p>i) No outdoor storage of goods, materials, or equipment shall be permitted; and,</p> <p>ii) Notwithstanding Section 10.4.3(k)i), the display of goods or materials for retail purposes accessory to a Retail use shall only be permitted in a front or flankage yard.</p>	No outdoor storage proposed	<b>N/A</b>
<b>Section 5 - Parking</b>			
<b>Location (All Uses)</b> [as per section 5.1(a) of Hamilton Zoning By-law 05-200]	<p>i) Required parking facilities shall be located on the same lot as the use requiring the parking.</p> <p>v) <i>Unless otherwise regulated in this By-law, parking spaces and aisles, giving direct access to abutting parking spaces, excluding driveways extending directly from the street, shall be subject to the following:</i></p> <p>a) Shall not be located within 3.0 metres of a street line,</p> <p>b) Shall provide a 3.0 metre wide planting strip being required and permanently maintained between the street line and the said parking</p>	<p>Parking is located on the same property as the use</p> <p>a) Existing parking, appears to be greater then 3.0m from the street</p> <p>b) Parking is existing, not required</p>	<p><b>Conforms</b></p> <p><b>Existing Condition</b></p> <p><b>Existing Condition</b></p>



	<b>Required By By-Law</b>	<b>Provided</b>	<b>Conforming/ Non-Conforming</b>
	<p>spaces or aisle, except for that portion of a lot line abutting the Red Hill Valley Parkway and the Lincoln Alexander Parkway; and,</p> <p>c) Where a Planting Strip is provided, as per b) above, any architectural wall or feature within the Planting Strip shall be limited to a maximum height of 0.6 metres.</p> <p>vi) Within any Downtown Zone, no new surface parking lots shall be permitted except where the parking is accessory to the main use on the same lot.</p>	<p>c) N/A</p> <p>vi) N/A</p>	<p>N/A</p> <p>N/A</p>
<p><b>Location (Multiple Dwellings)</b> [as per section 5.1(d) of Hamilton Zoning By-law 05-200]</p>	<p><i>On a lot containing a multiple dwelling:</i></p> <p>i) With the exception of any visitor parking required by Section 5.6, required parking for multiple dwellings shall not be located between the façade and the front lot line or between the façade and flankage lot line. In no case shall any parking be located within the required front yard or required flankage yard or within 3.0 metres of a street line.</p> <p>ii) Visitor parking may be permitted between the façade and a street provided that no more than 50% of the front yard shall be used for visitor parking and access to such parking.</p>	<p>Existing building no new addition proposed all renovations interior, and existing parking</p>	<p><b>Existing Condition</b></p>
<p><b>Design Standards</b> [as per section 5.2 of Hamilton Zoning By-law 05-200]</p>	<p>a) Where a parking lot is situated on a lot which abuts a Residential Zone, Settlement Residential (S1) Zone, Downtown (D5), or Downtown (D6) Zone, the following shall be provided and maintained along that portion of the lot line that abuts a Residential Zone, Settlement Residential (S1) Zone, Downtown (D5) Zone, or Downtown (D6) Zone:</p> <p>i) A minimum 1.5 metre wide landscape strip which shall contain a visual barrier in accordance with Section 4.19 of this By-law.</p>	<p>N/A not abutting Residential Zone, Settlement Residential (S1) Zone, Downtown (D5), or Downtown (D6) Zone</p>	<p>N/A</p>



	Required By By-Law	Provided	Conforming/ Non-Conforming
	<p>b) <i>Unless permitted by another regulation in this By-law, parking space sizes shall be:</i></p> <p>i) Minimum 2.8 metres in width and 5.8 metres in length;</p>	2.74x 6.0m	Existing Condition
	<p>c) All required parking shall be provided as follows:</p> <p>i) With adequate means of ingress and egress to and from the street or laneway without the necessity of moving any other motor vehicle;</p> <p>ii) Shall be arranged so as to not interfere with normal public use of the street or laneway;</p> <p>iii) Shall be accessed by means of an access driveway:</p> <ol style="list-style-type: none"> <li>1. Located on the lot; or,</li> <li>2. Located party on the lot in the case of a mutual driveway; or,</li> <li>3. By means of a Right-of-Way.</li> </ol> <p>iv) Any parking lot shall provide for ingress and egress of vehicles to and front a street in a forward motion only.</p>	Access to the site is off an access driveway located on the lands directly north of the subject property. There is a internal mutual driveway is which 468 Ottawa St N has access to via internal driveway. Existing parking condition	Existing Condition
	<p>d) <i>Notwithstanding Subsection b) herein, in the case of parallel parking:</i></p> <p>Each parallel parking space shall have a minimum width of 2.4 metres and a minimum length of 6.7 metres. End spaces which have a clear, unobstructed approach, shall have a minimum length of 5.5 metres</p>	N/A	N/A
	<p>e i) <u>Parking Spaces, Driveways and Widening(s) in All Zones</u></p> <p>a) Shall be provided and maintained with stable surfaces such as asphalt, concrete or other hard-surfaced material, crushed stone or gravel, and shall be maintained in a dust free condition;</p> <p>ii) <u>Parking Lots in All Zones, except the Rural Classification Zones</u></p> <p>a) Shall be designed and maintained</p>	Existing parking appears to be asphalt	Existing Condition



	Required By By-Law	Provided	Conforming/ Non-Conforming
	<p>with stable surfaces such as asphalt, concrete or other hard-surfaced material;</p> <p>iii) <u>Parking Lots in the Rural Classification Zones</u></p> <p>a) Shall be designed and maintained with stable surfaces such as asphalt, concrete or other hard-surfaced material, or crushed stone or gravel; and,</p> <p>b) Where crushed stone or gravel is provided in accordance with Subsection 5.2 e) iii) a), the access driveway shall be designed such that a minimum of 10.0 metres extending from the streetline shall be constructed and maintained with asphalt, concrete or other hard surfaced material, and shall be maintained in a dust free condition</p>		
	<p>f) Notwithstanding Subsection b) herein, in the case of a barrier free parking, each parking space shall have a minimum width of 4.4 metres and a minimum length of 5.8 metres; and,</p>	<p>N/A no new parking proposed</p>	<p><b>N/A</b></p>
	<p><i>h) In addition to Section 5.1 a) v) and Subsection 5.2 e), the following Planting Strip requirements shall apply to surface parking lots in all zones where 50 or more parking spaces are provided on a lot.:</i></p> <p>i) Landscaped Area(s) or Landscaped Parking Island(s) with a minimum combined area of 10% of the area of the parking lot and associated access driveway and maneuvering areas shall be provided and maintained;</p> <p>ii) Each Landscaped Area and Landscaped Parking Island shall have a minimum area of 10.0 square metres;</p> <p>iii) In addition to Section 5.6, the number of required parking spaces required to accommodate the Landscaped Area or Landscaped Parking Island within the parking lot shall be reduced by the amount needed to accommodate the minimum Landscaped Parking Island requirement as required by Subsection 5.2h)i), up to a maximum of 10% of the required parking</p>	<p>N/A no additional parking spaces being provided</p>	<p><b>N/A</b></p>



	Required By By-Law	Provided	Conforming/ Non-Conforming																
	spaces.																		
	i) <i>In addition to Subsection c) herein, the minimum aisle width shall be designed and provided in accordance with the following requirements:</i>	6.02m	<b>Conforms</b>																
	<table border="1"> <thead> <tr> <th>Parking Angle Degree</th> <th>One-Way and Two-Way Aisle Width</th> </tr> </thead> <tbody> <tr> <td>0°</td> <td>3.7m</td> </tr> <tr> <td>15°</td> <td>3.7m</td> </tr> <tr> <td>30°</td> <td>3.7m</td> </tr> <tr> <td>45°</td> <td>4.5m</td> </tr> <tr> <td>60°</td> <td>5.5m</td> </tr> <tr> <td>75°</td> <td>6.0m</td> </tr> <tr> <td>90°</td> <td>6.0m</td> </tr> </tbody> </table>	Parking Angle Degree	One-Way and Two-Way Aisle Width	0°	3.7m	15°	3.7m	30°	3.7m	45°	4.5m	60°	5.5m	75°	6.0m	90°	6.0m		
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<p><b>Barrier Free Parking</b> [as per section 5.5 of Hamilton Zoning By-law 05-200]</p> <p><i>*Shall not apply to Single Detached Dwellings, Semi-Detached Dwellings, Duplex Dwellings and Street Townhouses abutting a public street.</i></p> <p><i>**Where the application of the parking standards in Section a) above results in a numeric fraction, fractions shall be rounded down to the nearest whole number.</i></p>	<p>a) <i>Barrier free parking shall be designated and provided as part of the required parking spaces in accordance with the following requirements:</i></p> <table border="1"> <thead> <tr> <th>Required Parking Spaces</th> <th>Designated Barrier Free Parking Spaces</th> </tr> </thead> <tbody> <tr> <td>1 – 49 Spaces</td> <td>Minimum 1 space;</td> </tr> <tr> <td>50 – 100 Spaces</td> <td>Minimum 4% of the total number of required parking spaces;</td> </tr> <tr> <td>101 – 200 Spaces</td> <td>Minimum 1 space + 3% of the total number of required parking spaces;</td> </tr> <tr> <td>201 – 1000 Spaces</td> <td>Minimum 2 spaces + 2% of the total number of required parking spaces; and,</td> </tr> <tr> <td>1000+</td> <td>Minimum 11 + 1% of the total number of required parking spaces.</td> </tr> </tbody> </table>	Required Parking Spaces	Designated Barrier Free Parking Spaces	1 – 49 Spaces	Minimum 1 space;	50 – 100 Spaces	Minimum 4% of the total number of required parking spaces;	101 – 200 Spaces	Minimum 1 space + 3% of the total number of required parking spaces;	201 – 1000 Spaces	Minimum 2 spaces + 2% of the total number of required parking spaces; and,	1000+	Minimum 11 + 1% of the total number of required parking spaces.	Unable to determine, gross floor area of proposed dwelling units not provided	<b>Unable to determine compliance</b>				
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	<b>Required By By-Law</b>	<b>Provided</b>	<b>Conforming/ Non-Conforming</b>
	<p>b) Subsection 5.5 a) shall not apply to Single Detached Dwellings, Semi-Detached Dwellings, Duplex Dwellings and Street Townhouses abutting a public street.</p> <p>c) Where the application of the parking standards in Section a) above results in a numeric fraction, fractions shall be rounded down to the nearest whole number.</p>		
<p><b>Minimum Number of Required Parking Spaces</b> [as per section 5.6 c) of Hamilton Zoning By-law 05-200]</p>	1 per unit, except where a dwelling unit is 50 square metres in gross floor area or less, in which case, parking shall be provided at a rate of 0.3 per unit	Unable to determine, gross floor area of proposed units not provided	<b>Unable to determine compliance</b>
<p><b>Additional requirements for all zones, except Downtown Zones</b> [as per section 5.6 of Hamilton Zoning By-law 05-200]</p>	<p>d) Notwithstanding Subsection c) herein, for a Hospital or Place of Worship use within any Zone located in all or part of a building existing on the effective date of this By-law, no parking spaces are required, provided that the number of parking spaces which existed on the effective date of this By-law shall continue to be provided and maintained except a Place of Worship shall not be required to provide additional parking beyond that required by Section 5 of this By-law. Where an addition, alteration or expansion of an existing building is proposed, the parking requirements of Section 5.6 c) above, shall only apply to the increased gross floor area of the building.</p> <p>e) The number of parking spaces provided shall not exceed the maximum parking standard established in Section c) above.</p> <p>f) Where the number of existing parking spaces exceed the maximum parking standard in Section c) above, the parking spaces provided in excess of the maximum parking standard may be eliminated. However, in no case may the number of parking spaces provided be less than the minimum parking requirements in Section c) above.</p> <p>g) Notwithstanding Subsection c) above, for any use, except a Medical Clinic, within the Transit Oriented Corridor (TOC1), (TOC2), (TOC3)</p>	<p>d) g) below applicable</p> <p>e) N/A</p> <p>f) Unable to determine, N/A</p> <p>g) as the alteration is proposed to add the 21 dwelling units, parking is</p>	<p><b>N/A</b></p> <p><b>N/A</b></p> <p><b>N/A</b></p> <p><b>Please note</b></p>

	Required By By-Law	Provided	Conforming/ Non-Conforming
	<p>and (TOC4) Zone or the Commercial and Mixed Use Zones, or the Industrial Zones, located in all or part of a building existing on the effective date of this By-law, no parking spaces are required, provided that the number of parking spaces which existed on the effective date of this By-law shall continue to be provided and maintained except a use shall not be required to provide additional parking beyond that which is required by Section 5.6 c) of this By-law. Where an addition, alteration or expansion of an existing building is proposed, the parking requirements of Section 5.6 c) above shall only apply to the increased gross floor area of the building.</p> <p>h) Where the application of the parking standards in Section c) above results in a numeric fraction, fractions shall be rounded down to the nearest whole number.</p>	<p>required for the proposed 21 units</p> <p>h) Please note</p>	<p><b>Please note</b></p>
<p><b>Bicycle Parking</b> [as per section 5.7 of Hamilton Zoning By-law 05-200]</p>	<p>a) <i>Locational Requirements:</i></p> <p>i) Long-term Bicycle Parking Space shall be located in a secure enclosed bicycle parking area.</p> <p>ii) Short-term Bicycle Parking Space shall be located within a bicycle parking area at grade</p>	<p>i) N/A none required or proposed</p> <p>ii) no short-term bicycle parking spaces proposed</p>	<p><b>N/A</b></p> <p><b>N/A</b></p>
	<p>c) <i>In the Downtown (D1), (D2) and (D5) Zones, Transit Oriented Corridor Zones and Commercial and Mixed-Use Zones <u>short-term bicycle parking shall be provided in each and every building in the minimum quantity specified in accordance with the following requirements:</u></i></p> <p>Multiple Dwelling: 5 short-term spaces required</p>	<p>0 proposed</p>	<p><b>Non-conforming</b></p>
	<p>d) Notwithstanding Section c) above, for any Office, Personal Services, Restaurant, or Retail use less than 450.0 square metres no short-term bicycle parking space(s) shall be required.</p>	<p>N/A</p>	<p><b>N/A</b></p>
	<p>f) Notwithstanding Sections c) and e) above, for any use within a the Downtown (D1), (D2) and (D5) Zones, Transit Oriented Corridor Zones or the Commercial and Mixed Use Zones located in all or part of a</p>	<p>As the Zone is C4 subsection e) is N/A. No existing bicycle parking provided</p>	<p><b>N/A</b></p>



	Required By By-Law	Provided	Conforming/ Non-Conforming
	building existing on the effective date of this By-law, no bicycle parking spaces are required, provided that the number of bicycle parking spaces which existed on the effective date of this By-law shall continue to be provided and maintained except a use shall not be required to provide additional bicycle parking beyond that which is required by Section c) and e) of this By-law. Where an addition, alteration or expansion of an existing building is proposed, the bicycle parking requirements of Section c) and e) above shall only apply to the increased gross floor area of the building.		
	h) Where the application of the bicycle parking standards in Section 5.7 above, results in a numeric fraction, fractions shall be rounded down to the nearest whole number.	Please note	Please note
<b>SECTION 5: PARKING (BY-LAW 24-052, NOT FINAL)</b>			
<b>5.1 PARKING SUPPLY REQUIREMENTS AND RESTRICTIONS</b>			
<b>Minimum Number of Required Parking Spaces</b> [as per section 5.1.1 (a) of Hamilton Zoning By-law 05-200]	The minimum number of required parking spaces which must be provided shall be the result of applying:  i) The minimum amount in accordance with the Minimum Required Parking Rate Schedule in Section 5.7.1;  ii) Any eligible exception in this Section; and,  iii) Any eligible deductions in this Section	Please note	Please note
<b>Exception for Existing Buildings in All Zones</b> [as per section 5.1.1 (b) of Hamilton Zoning By-law 05-200]	Notwithstanding Section 5.7.1, for any use located in all or part of a building existing on the effective date of this By-law, no parking spaces are required, provided that the number of parking spaces which existed on the effective date of this By-law shall continue to be provided, except that:  i) a use shall not be required to provide additional parking beyond that which is required by Section 5.7.1; and,  ii) where an addition, alteration or expansion of an existing building is proposed, the parking requirements of	Please see calculation in Section 5.7.1.	Please note

	Required By By-Law	Provided	Conforming/ Non-Conforming
	Section 5.7.1 shall only apply to the increased gross floor area of the building.		
<b>Rounding Calculations</b> [as per section 5.1.1 (c) of Hamilton Zoning By-law 05-200]	<p>i) Where the application of the parking standards in Section 5.7.1, 5.7.2, 5.7.4, and 5.7.5 results in a numeric fraction, fractions shall be rounded down to the nearest whole number.</p> <p>ii) Where the application of the minimum accessible parking standards in Section 5.7.3 results in a numeric fraction, fractions shall be rounded up to the nearest whole number.</p> <p>iii) Where the calculations in Sections 5.7.1, 5.7.2, 5.7.3, 5.7.4 or 5.7.5 apply to multiple uses, rounding shall only be applied to the sum of the requirements for all uses on the lot.</p>	<p>i) Please note</p> <p>ii) Please note</p> <p>iii) Please note</p>	<b>Please note</b>
<b>Required Parking to be Provided on Same Lot</b> [as per section 5.1.1 (d) of Hamilton Zoning By-law 05-200]	All required parking spaces shall be located on the same lot as the use for which they are required, unless the parking spaces are provided on another lot in compliance with Section 5.6.1.	All parking is located on the same lot	<b>Conforms</b>
<b>Provision of Parking on a Lot Subject to Multiple Zones</b> [as per section 5.1.1 (e) of Hamilton Zoning By-law 05-200]	<p>Where more than one zone applies to a lot, parking spaces provided for any use on the lot may be located within any zone within the boundaries of the lot, except:</p> <p>i) where a portion of a lot is within one of the Open Space and Park Zones, no parking spaces may be located within such portion of the lot except parking spaces required for a permitted use located within such portion.</p>	N/A	<b>N/A</b>
<b>Maximum Permitted Number of Parking</b> [as per section 5.1.2 of Hamilton Zoning By-law 05-200]	<u>a) Maximum Permitted Number of Parking Spaces</u>  Where Section 5.7.2 specifies a maximum permitted number of parking spaces, the number of parking spaces located on a lot shall not exceed that number.	Please note	<b>Please note</b>
	<u>b) Reduction of Excess Parking Spaces</u>  Where the number of existing parking spaces exceeds the maximum permitted in accordance with Section 5.7.2, the parking spaces provided in excess of the maximum parking	Please note	<b>Please note</b>



	Required By By-Law	Provided	Conforming/ Non-Conforming
	standard may be eliminated. However, in no case may the number of parking spaces provided be less than the minimum parking requirements in Section 5.7.1.		
<b>Minimum Required Number of Accessible Parking Spaces</b> [as per section 5.1.3 of Hamilton Zoning By-law 05-200]	<u>a) Minimum Number of Accessible Parking Spaces</u>  Accessible parking shall be designated and provided in accordance with the requirements of the Minimum Accessible Parking Rate Schedule in Section 5.7.3.	Please note	<b>Please note</b>
	<u>b) Exception for Certain Residential Uses</u>  Section 5.7.3 shall not apply to Single Detached Dwellings, Semi-Detached Dwellings, Duplex Dwellings, Triplex Dwellings, Fourplex Dwellings and Street Townhouse Dwellings.	Please note	<b>Please note</b>
<b>Minimum Required Number of Electric Vehicle Parking Spaces</b> [as per section 5.1.4 of Hamilton Zoning By-law 05-200]	<u>a) Minimum Required Number of Electric Vehicle Parking Spaces</u>  Where parking spaces are provided, Electric Vehicle Parking Spaces shall be provided in accordance with:  i) The minimum rates in accordance with the Parking Schedule in Section 5.7.4; and,  ii) Any eligible exception in this Section.	Please note	<b>Please note</b>
	<u>c) Exception for Existing Buildings in All Zones</u>  Notwithstanding Section 5.7.4, for any use within any Zone, located in all or part of a building existing on the effective date of this By-law, no Electric Vehicle Parking Spaces are required, except that:  i) where an addition or expansion of an existing building is proposed, the Electric Vehicle Parking requirements of Section 5.7.4 shall only apply to such addition or expansion.	As the proposal is within a existing building that is not constructing a addition or expansion, therefore no electric vehicle parking required	<b>Please note</b>
	<u>d) Exception for Existing Parking Lots in All Zones</u>  Notwithstanding Section 5.7.4, for any Parking Lot or portion thereof within any Zone, existing on the effective date of this By-law, no Electric Vehicle Parking Spaces are required,	As the parking lot is not expanding or enlarging no electric vehicle parking spaces are required	<b>Please note</b>

	Required By By-Law	Provided	Conforming/ Non-Conforming
	except that: i) where an expansion or enlargement of such parking is proposed, the electric vehicle parking requirements of Section 5.7.4 shall only apply to such expansion or enlargement.		
	<u>e) Regulations for Electric Vehicle</u>  Parking Spaces Electric Vehicle Parking Spaces shall be subject to the regulations in Section 5.6.7.	Please note	<b>Please</b>
<b>5.2 FUNCTIONAL DESIGN REQUIREMENTS</b>			
<b>Minimum Parking Space Dimensions</b> [as per section 5.2.1 of Hamilton Zoning By-law 05-200]	<u>a) Minimum Parking Space Dimensions</u>  Unless permitted by another regulation in this By-law, parking space sizes shall be a minimum of 2.8 metres in width and 5.8 metres in length.	2.74 x 6.0m	<b>Existing Condition</b>
<b>Minimum Accessible Parking Space Dimensions and Minimum Accessibility Aisle Requirements</b>  [as per section 5.2.2 of Hamilton Zoning By-law 05-200]	<u>a) Minimum Accessible Parking Space Width and Accessibility Aisle Requirement</u>  Each accessible parking space shall have:  i) a minimum width of 3.4 metres, notwithstanding Section 5.2.1 a) above and subject to Section 5.2.2 b) below;  ii) a minimum length of 5.8 metres; and,  iii) a minimum of one side must continuously abut an accessibility aisle, provided in accordance with Section 5.2.2 c) and d) below	No accessibility parking space proposed	<b>N/A</b>
	<u>b) Permitted Reduction in Width for Accessible Parking Spaces</u>  Where two or more accessible parking spaces are provided, a maximum of 50% of such spaces, rounded up to the nearest whole number in the case of a numeric fraction, may have a reduced minimum width of 2.4 metres.	No accessibility parking space proposed	<b>N/A</b>
	<u>c) Accessibility Aisle Requirements</u>  A minimum of one side of each accessible parking space shall continuously abut an unobstructed accessibility aisle which shall:	No accessibility aisle proposed	<b>N/A</b>



	Required By By-Law	Provided	Conforming/ Non-Conforming																
	<p>i) have a minimum width of 1.5 metres;</p> <p>ii) have a minimum length which extends the full length of each abutting accessible parking space; and,</p> <p>iii) be clearly identified and marked.</p>																		
	<p><u>d) Sharing of Accessibility Aisle</u></p> <p>A maximum of two accessible parking spaces may abut one accessibility aisle, provided such spaces continuously abut opposite sides of the shared accessibility aisle.</p>	N/A	N/A																
<p><b>Drive Aisle Requirements</b> [as per section 5.2.3 of Hamilton Zoning By-law 05-200]</p>	<p><u>a) Minimum Drive Aisle Width</u></p> <p>The drive aisle abutting any parking space shall be designed and provided in accordance with the following minimum width requirements</p>	6.02m	<b>Conforms</b>																
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<p><b>Access Requirements</b> [as per section 5.2.4 of Hamilton Zoning By-law 05-200]</p>	<p><u>a) Access Design Requirements</u></p> <p>Access to all parking shall:</p> <p>i) be arranged so as to not interfere with normal public use of the street or laneway;</p> <p>ii) be provided by means of an access driveway:</p> <ol style="list-style-type: none"> <li>1. located on the lot; or,</li> <li>2. located partly on the lot in the case of a mutual driveway; or,</li> <li>3. by means of a Right-of-Way; and,</li> </ol> <p>iii) in the case of a Parking Lot,</p>	<p>Access to the site is off an access driveway located on the lands directly north of the subject property. There is a internal mutual driveway is which 468 Ottawa St N has access through an internal driveway on the site. Existing parking condition</p>	<b>Existing Condition</b>																

	Required By By-Law	Provided	Conforming/ Non-Conforming
	provide ingress and egress of vehicles to and from a street in a forward motion only.		
<b>5.3 LOCATIONAL, LANDSCAPING AND SURFACE MATERIAL REQUIRMENTS</b>			
<p><b>Locational and Landscaping Requirements for All Uses</b> [as per section 5.3.1 of Hamilton Zoning By-law 05-200]</p>	<p><u>a) Streetline Setback and Planting Strip Requirement</u></p> <p>Unless identified as exempt in Section 5.3.1 b), parking spaces and associated drive aisles, excluding driveways extending directly from the street, shall be subject to all of the following:</p> <p>i) Shall not be located within 3.0 metres of a street line;</p> <p>ii) Shall provide a 3.0 metre wide Planting Strip being required and permanently maintained between the street line and the parking spaces or aisle, except for that portion of a lot line;</p> <p>1. Notwithstanding 5.3.1 a) iii), no Planting Strip shall be required for any portion of a lot line abutting the Red Hill Valley Parkway or the Lincoln Alexander Parkway; and,</p> <p>iii) Where a Planting Strip is provided, as per 5.3.1 a) ii) above, any architectural wall or feature within the Planting Strip shall be limited to a maximum height of 0.6 metres.</p>	<p>a) Existing parking, appears to be greater then 3.0m from the street</p> <p>b) Parking is existing, not required</p> <p>c) N/A</p> <p>vi) N/A</p>	<p><b>Existing Condition</b></p> <p><b>Existing Condition</b></p> <p>N/A</p> <p>N/A</p>
	<p><u>c) Multiple Dwelling Front and Flankage Yard Parking Restriction</u></p> <p>In addition to Section 5.3.1 a), on a lot containing a Multiple Dwelling:</p> <p>i) With the exception of any visitor parking required by Section 5.7.1, required parking for Multiple Dwellings shall not be located between the façade and the front lot line or between the façade and flankage lot line. In no case shall any parking be located within the required front yard or required flankage yard or within 3.0 metres of a street line.</p> <p>ii) Visitor parking may be permitted between the façade and a street provided that no more than 50% of the front or flankage yard shall be used for visitor parking and access to such parking</p>	<p>The parking lot is existing therefore N/A</p>	<p>N/A</p>



	Required By By-Law	Provided	Conforming/ Non-Conforming
	<p><u>d) Landscape Strip and Visual Barrier Requirement for Parking Lots</u></p> <p>Where a Parking Lot is situated on a lot which abuts a Residential Zone, Settlement Residential (S1) Zone, Downtown (D5), or Downtown (D6) Zone, the following shall be provided and maintained along that portion of the lot line that abuts a Residential Zone, Settlement Residential (S1) Zone, Downtown (D5) Zone, or Downtown (D6) Zone:</p> <p>i) A minimum 1.5 metre wide landscape strip which shall contain a Visual Barrier in accordance with Section 4.19 of this By-law.</p>	<p>N/A the parking lot is existing no new parking is being proposed</p>	<p>N/A</p>
	<p><u>e) Landscaped Area and Landscaped Parking Island Requirements for Surface Parking Lots Containing 50 or More Parking Spaces in All Zones</u></p> <p>In addition to Section 5.3.1 b), the following requirements shall apply to surface Parking Lots in all zones which contain 50 or more parking spaces:</p> <p>i) Landscaped Area(s) and Landscaped Parking Island(s) with a minimum combined area of 10% of the area of the Parking Lot and associated access driveway and manoeuvring areas shall be provided and maintained;</p> <p>ii) Each Landscaped Area and Landscaped Parking Island shall have a minimum area of 10.0 square metres;</p> <p>iii) The calculation for Landscaped Area(s) and Landscaped Parking Island(s) shall not include the area of landscaping provided to satisfy the minimum requirement of any other Section of this By-law;</p> <p>iv) A Landscaped Area or Landscaped Parking Island may be traversed by a pedestrian walkway; and,</p> <p>v) When calculating the minimum number of parking spaces in accordance with Section 5.7.1, such number may be reduced by the number needed to accommodate the minimum Landscaped Parking Island</p>	<p>N/A no new parking is being proposed</p>	<p>N/A</p>

	Required By By-Law	Provided	Conforming/ Non-Conforming
	requirement of this section, up to a maximum of 10% of the required parking spaces.		
<b>Parking Facility Surface Material Requirements</b> [as per section 5.3.4 of Hamilton Zoning By-law 05-200]	<u>a) Parking Spaces, Driveways and Widening(s) in All Zones</u>  Parking spaces, driveways and widening(s) in all zones shall be provided and maintained with stable surfaces such as asphalt, concrete or other hardsurfaced material, crushed stone, permeable pavers or gravel, and shall be maintained in a dust free condition.  i) Notwithstanding Section 5.3.4 a), on a lot containing a residential use in a Residential Zone, any parking provided beyond that which is required by Section 5.7.1 of this By-law shall be maintained with permeable material and shall not be deemed landscaped area in the calculation of total landscaped area on a lot.  ii) Notwithstanding Section 5.3.4 a), in the Industrial Zones, where crushed stone or gravel is provided, the access driveway shall be designed such that a minimum of 10.0 metres extending from the streetline shall be constructed and maintained with asphalt, concrete or other hard surfaced material, and shall be maintained in a dust free condition.	Parking lot existing, appears to be asphalt	N/A
	<u>b) Parking Lots in All Zones, except the Rural Zones</u>  Parking Lots in all zones, except the Rural Zones, shall be designed and maintained with stable surfaces such as asphalt, concrete, or other hardsurfaced material, or permeable pavers.	Parking lot is existing appears to be asphalt	N/A
<b>5.4 BICYCLE PARKING REQUIREMENTS</b>			
<b>Minimum Bicycle Parking Requirements</b> [as per section 5.4.1 of Hamilton Zoning By-law 05-200]	<u>a) Minimum Number of Required Bicycle Parking Spaces</u>  The minimum required number of short-term and long-term bicycle parking spaces which must be provided for each building on a lot in accordance with Section 5.4.2 shall be the result of applying:  i) The minimum amount in	Please note	Please note



	Required By By-Law	Provided	Conforming/ Non-Conforming
	<p>accordance with the Minimum Bicycle Parking Schedule in Section 5.7.5; and,</p> <p>ii) Any eligible exception in this Section.</p>		
	<p><u>b) Exception for Existing Buildings</u></p> <p>Notwithstanding Section 5.7.5, for any use located in all or part of a building existing on the effective date of this By-law, no additional bicycle parking spaces are required, provided that the number of bicycle parking spaces which existed on the effective date of this By-law shall continue to be provided and maintained, except that:</p> <p>i) a use shall not be required to provide additional bicycle parking beyond that which is required by Section 5.7.5; and,</p> <p>ii) where an addition, alteration or expansion of an existing building is proposed, the bicycle parking requirements of Section 5.7.5 shall only apply to the increased gross floor area of the building.</p>	<p>i) N/A</p> <p>ii) As the proposal is altering the existing building to include 21 dwelling unit, bicycle parking is required for the new 21 dwelling units</p>	<p>N/A</p> <p>Please note</p>
<p><b>Bicycle Parking Regulations</b> [as per section 5.4.2 of Hamilton Zoning By-law 05-200]</p>	<p><u>a) Bicycle Parking Locational Requirements</u></p> <p>i) Short-term Bicycle Parking Spaces shall be publicly accessible and located within a bicycle parking area at grade, which includes the first floor of a building or an exterior surface area.</p> <p>ii) Long-term Bicycle Parking Spaces shall be located in a secure enclosed bicycle parking area.</p>	<p>No short-term or long-term bicycle parking proposed</p>	<p>N/A</p>
<p><b>Electric Vehicle Parking Space Regulations</b> [as per section 5.6.7 of Hamilton Zoning By-law 05-200]</p>	<p><u>a) Permission for Chargers to Encroach Within Required Landscaping Features and Planting Strips</u></p> <p>Notwithstanding any other Section of this By-law, except Section 5.6.7 b) below, a charging device associated with an Electric Vehicle Parking Space, including any such space required by Section 5.1.4, may be located within any of the following required features and will not constitute a reduction of that feature's provision:</p>	<p>No electric vehicle parking required as it is part of a existing building and existing parking lot that is not expanding</p>	<p>N/A</p>

	Required By By-Law	Provided	Conforming/ Non-Conforming
	<p>i) Planting Strip; ii) Landscape Strip; iii) Landscaped Area; and, iv) Landscaped Parking Island.</p>		
	<p><u>b) Restrictions for Chargers Encroaching Within Required Landscaping Features and Planting Strips</u></p> <p>Despite Section 5.6.7 a) above, the permission to encroach within the noted features shall not apply to any of the following:</p> <p>i) A transformer or mechanical enclosure other than a charging device; or,</p> <p>ii) A charging device with a hard-surfaced base exceeding an area of 1.0 square metres.</p>	No electric vehicle parking required as it is part of a existing building and existing parking lot that is not expanding	N/A
	<p><u>c) Permission for Chargers to Encroach Within any Required Yard</u></p> <p>Notwithstanding any other Section of this By-law, a charging device associated with an Electric Vehicle Parking Space may be located within any required yard, except that any such charging device may not be located:</p> <p>i) less than 0.6 metres from any lot line; or,</p> <p>ii) within a visibility triangle.</p>	No electric vehicle parking required as it is part of a existing building and existing parking lot that is not expanding	N/A
<b>5.7 PARKING SCHEDULES</b>			
<p><b>Parking Schedules</b> [as per section 5.7 of Hamilton Zoning By-law 05-200]</p>	<p><u>a) Parking Rate Areas</u></p> <p>Where this By-law indicates that a Parking Rate Area (PRA) applies for the purpose of calculating a parking requirement or permission, such Parking Rate Area shall apply to lands and shall be indicated as Parking Rate Area (PRA1), (PRA2) and (PRA3) on Schedule "A" – Zoning Maps.</p>	This property is located in PRA 1	<b>Please note</b>
	<p><u>b) Application of Parking Rate Areas</u></p> <p>Where a parking rate or requirement contained in this By-law does not contain reference to a Parking Rate Area (PRA), such parking rate shall apply to all lands throughout the City.</p>	N/A	N/A



	Required By By-Law	Provided	Conforming/ Non-Conforming
	Only where a parking rate refers to a specific Parking Rate Area, and where such use is located within that specified Parking Rate Area, shall there be any modification to the parking rate, and only in the manner prescribed.		
<b>Minimum Required Parking Rate Schedule</b> [as per section 5.7.1 of Hamilton Zoning By-law 05-200]	<p><u>a) Minimum Required Parking Rate Schedule</u></p> <p>Parking spaces shall be provided in the minimum quantity specified in Column 2 hereunder for each use listed in Column 1:</p> <p>a) In PRA 1, no parking spaces are required for residents, and 2 visitor parking spaces, plus 0.05 visitor parking spaces are required per unit.</p> <p>Calculation:</p> $0.05 \times 12 = 1.05 + 2 = 3.05$ <p>3 parking spaces required for the proposed 21 dwelling units</p>	0 parking spaces provided for the proposed 21 dwelling units	<b>Non-conforming</b>
<b>Maximum Permitted Parking Rate Schedule</b> [as per section 5.7.2 of Hamilton Zoning By-law 05-200]	<p><u>a) Maximum Permitted Parking Rate Schedule</u></p> <p>For any use listed in Column 1, the number of parking spaces provided shall not exceed the number in Column 2:</p> <p>a) In PRA 1, 1 space per unit, inclusive of resident and visitor parking spaces.</p> <p>Calculation:</p> $96 / 227 = 0.42 \text{ parking spaces per unit}$	0.42 parking spaces per unit	<b>Conforms</b>
<b>Minimum Accessible Parking Rate Schedule</b> [as per section 5.7.3 a) of Hamilton Zoning By-law 05-200]	<p><u>a) Minimum Accessible Parking Rate Schedules</u></p> <p>The minimum number of accessible parking spaces which must be provided shall be the greater minimum number resulting from the calculations in Sections 5.7.3 b) and 5.7.3 c) below, with numeric fractions rounded up in accordance with Section 5.1.1 c) ii) and iii).</p>	Please note	<b>Please note</b>
<b>Minimum Accessible Parking Calculation 1 - Proportionate to Parking Provision</b> [as per section 5.7.3 b)	<p><u>b) Minimum Accessible Parking Calculation 1 - Proportionate to Parking Provision</u></p> <p>On a lot containing 5 or more parking spaces, a minimum number of the</p>	N/A as calculation 2 applies	<b>N/A</b>

	Required By By-Law	Provided	Conforming/ Non-Conforming					
of Hamilton Zoning By-law 05-200]	parking spaces provided shall meet the requirements of the Minimum Accessible Parking Rate Schedule below:							
	<table border="1"> <thead> <tr> <th data-bbox="469 420 695 472"><u>Column 1</u></th> <th data-bbox="695 420 899 472"><u>Column 2</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="469 472 695 583"><b>Total Number of Parking Spaces Provided</b></td> <td data-bbox="695 472 899 583"><b>Minimum Number of Accessible Parking Spaces</b></td> </tr> </tbody> </table>			<u>Column 1</u>	<u>Column 2</u>	<b>Total Number of Parking Spaces Provided</b>	<b>Minimum Number of Accessible Parking Spaces</b>	
	<u>Column 1</u>			<u>Column 2</u>				
	<b>Total Number of Parking Spaces Provided</b>			<b>Minimum Number of Accessible Parking Spaces</b>				
	5 – 100 spaces			Minimum 4% of the total number of parking spaces provided;				
	101 – 200 spaces			Minimum 1 space + 3% of the total number of parking spaces provided;				
	201 - 1000 spaces			Minimum 2 spaces + 2% of the total number of parking spaces provided; and,				
1000 or more spaces	Minimum 11 + 1% of the total number of required parking spaces.							
Calculation:  As 0 new parking is being provided on site 0 accessibility parking is required.								
<b>Minimum Accessible Parking Calculation 2 - Where Total Parking Provision is Reduced Pursuant to a Parking Rate Area or Downtown Zone</b> [as per section 5.7.3 c) of Hamilton Zoning By-law 05-200]	<p><u>c) Minimum Accessible Parking Calculation 2 - Where Total Parking Provision is Reduced Pursuant to a Parking Rate Area or Downtown Zone</u></p> <p>The minimum number of accessible parking spaces which must be provided shall be:</p> <p>i) In any Zone, except a Downtown Zone, the result of:</p> <p>a) applying the requirements of Section 5.7.1 to all uses, excluding the existing gross floor area within any existing building, and excluding the application of any Parking Rate</p>	0 accessibility parking spaces are proposed	<b>Non-conforming</b>					

	Required By By-Law	Provided	Conforming/ Non-Conforming
	<p>Area or Downtown Zone, to produce a total number of parking spaces; and, b) applying the corresponding requirement listed in Column 2 of Schedule 5.7.3</p> <p>b) to the total number of parking spaces resulting from the calculation in Section 5.7.3 c) i) a) immediately above to produce the minimum required number of accessible parking spaces.</p> <p>ii) In any Downtown Zone, the result of applying Column 2 hereunder for each use listed in Column 1, excluding any existing gross floor area within any existing building:</p> <p>d) In all other areas, 1 space per unit for residents, plus 0.3 visitor parking spaces per unit.</p> <p><math>12 \times 0.3 = 3.6</math></p> <p><math>12 \times 1 = 12</math></p> <p><math>12 + 3.6 = 15.6</math></p> <p>16 spaces required</p> <p><math>16 \times 0.04 = 0.64 = 1</math> accessibility parking space is required</p>		
<p><b>Minimum Electric Vehicle Parking Rate Schedule</b> [as per section 5.7.4 a) of Hamilton Zoning By-law 05-200]</p>	<p>a) Minimum Electric Vehicle Parking Rate Schedule Of the parking spaces provided on a lot, a minimum percentage shall be provided as Electric Vehicle Parking Spaces, as specified in Column 2 hereunder for each associated use listed in Column 1, and any such Electric Vehicle Parking Spaces shall be subject to Section 5.6.7:</p>	<p>N/A no electric vehicle parking required</p>	<p>N/A</p>
<p><b>Minimum Bicycle Parking Rate Schedule</b> [as per section 5.7.5 a) of Hamilton Zoning By-law 05-200]</p>	<p>a) Minimum Required Bicycle Parking Rate Schedule For each building containing one or more of the uses listed in Column 1 in the following schedule: i) Short-term Bicycle Parking Spaces shall be provided in the minimum quantity specified in Column 2 and subject to the regulations in Section 5.4.2; and ii) Long-term Bicycle Parking Spaces shall be provided in the minimum quantity specified in Column 3 and subject to the regulations in Section 5.4.2.</p> <p>Multiple dwelling</p>	<p>No short-term or long-term bicycle parking spaces provided</p>	<p><b>Non-conforming</b></p>



	Required By By-Law	Provided	Conforming/ Non-Conforming
	<p>Short-term bicycle parking:</p> <p>a) In Parking Rate Area (PRA) 1 and PRA 2, 0.1 per unit.</p> <p><math>0.1 \times 21 = 2.1</math>, <u>2</u> short-term bicycle parking spaces required</p> <p>Long-term bicycle parking</p> <p>a) In Parking Rate Area (PRA) 1 and PRA 2, 0.7 per unit.</p> <p><math>0.7 \times 21 = 14.7 = 14</math> long term bicycle parking spaces required</p>		

Yours truly

for the Manager of Zoning and Committee of Adjustment

April 24, 2015  
Ref No. NT-14-68

Firm Capital  
c/o PMG Planning Consultants  
227 Bridgeland Avenue  
Toronto, ON M6A 1Y7

**ATTENTION: Mr. Hessie Rimon**

Re: **Parking Justification Study**  
**468 Ottawa Street North – City of Hamilton**  
**Our Project No. NT-15-021**

## 1.0 INTRODUCTION

NexTrans Engineering was retained by PMG Planning Consultants to prepare this Parking Justification Report to support a proposed addition of 21 residential units to an existing rental apartment building located at the captioned address (N-E Ottawa St. North/Barton St. East). **Figure 1-1** illustrates the subject site location. **Appendix A** shows more detailed site aerial.

**Figure 1-1: Subject Site Location**



The existing 7-Storey building features 206 rental units. The parking includes 90 tenant stalls and 6 visitors for a total of 96 stalls. Vehicular access to the site is provided via a single driveway, one lane in each direction with outbound traffic under a stop-control (see encl. site plan). Public transit service is available seven days a week at the site with two bus stops (north & south) located approximately 50 meters from the main door.

The proposed development would add 21 residential units by utilizing un-used storage space. The total unit count would be 227.

### 1.1. PARKING BY-LAW REQUIREMENTS

The site is governed by Zoning By-Law No. 05-200 which requires one space per unit or 227 stalls. The existing parking supply is 96 spaces and total deficiency is 131 parking spaces.

In order to assess whether the existing 96-space parking supply can accommodate the existing residential units and the 21 additional residential units, parking utilization surveys were taken to measure the parking utilization/demand rates. The survey methodology and results are discussed below.

### 1.2. PARKING UTILIZATION SURVEYS

NexTrans Engineering conducted the surveys on Friday and Saturday of March 27 and 28, 2015 from 6:00 p.m. and 10:00 p.m. to capture peak tenant and visitor parking demands at the subject site.

During these surveys a NexTrans staff member walked throughout the parking facilities recording all parked vehicles at 30-minute intervals starting at 6:00 p.m. with the last check beginning at 10:00 p.m. Based on information received from the client, at the time of the survey, 17 of the existing 206 units were vacant. As such, only the occupied units (189 units) were applied to the parking demand ratio calculation. The daily peak hour demand survey results are summarized in **Table 2-1**. The complete parking survey data as well as a graphical summary of the survey is provided and presented in **Appendix A**.

**Table 2-1: Peak Parking Demand - 468 Ottawa Street North, Hamilton**

Survey Date	Tenant Parking Demand	Percentage Occupancy (Tenant)	Visitor Parking Demand	Percentage Occupancy (Visitor)	Peak Demand	
					Tenant Parking Spaces / Unit	Visitor Parking Spaces / Unit
Friday, March 27, 2015	58	64.4%	5	83.3%	0.31	0.03
Saturday, March 28, 2015	53	58.9%	4	66.7%	0.28	0.02

The observed peak parking demand for tenant and visitor parking at the subject site was at a demand ratio of 0.31 spaces / unit and 0.03 spaces / unit, respectively for a combined ratio of 0.34 spaces / unit. Subsequently, based on the observed peak demand ratio, the proposed increase in unit count to 227 units will result in a parking supply of 70 tenant and 7 visitor parking spaces.

While the proposed parking supply of 90 tenant parking spaces is sufficient to meet the by-law requirements, the visitor parking supply of 6 parking spaces will be deficient by one stall based on the empirical data requirement of 7 parking spaces. It is therefore recommended that 1 tenant surface parking spaces be restriped as a visitor parking space. This will increase the visitor parking supply to 7 spaces to accommodate projected visitor parking demands. Consequently, the foregoing recommendation would reduce the tenant parking supply



to 89 spaces which is more than sufficient to accommodate the projected tenant parking demand of 70 parking spaces. The resulting proposed parking supply is 0.42 spaces per unit (0.39 for tenants and 0.03 for visitors).

It is therefore concluded that the By-law parking requirement of 227 vehicular parking spaces would result in a significant oversupply.

## 2.0 CONCLUSION / RECOMENDATIONS

Parking utilization surveys indicate a tenant and visitor parking demand of 0.31 spaces / unit and 0.03 spaces / unit, respectively. The peak demand results indicate that the proposed increase in unit count to 227 units will create a demand of 70 tenant and 7 visitor parking spaces.

It is recommended that the existing surface parking spaces be restriped to accommodate 1 additional visitor parking space for a total supply of 7 parking spaces. This would reduce the tenant parking supply to 89 spaces which is more than sufficient to accommodate the projected tenant parking demand of 70 spaces.

In summary, we are of the opinion that based on the parking demand surveys, the recommended parking supply of 96 parking spaces is sufficient to accommodate anticipated parking demands and the proposed addition of 21 units can be supported from a parking perspective.

Yours truly,

### NEXTRANS ENGINEERING



Casey Ge, P.Eng.  
Principal

Encl.: Appendix A – Existing Site Aerial  
Appendix B – Parking Survey and Graphical Summary

## Appendix A – Existing Site Aerial





Dalketh Ave

Bus Stop

Craigmillar Ave

Ottawa St. N

Bus Stop

Front Entrance

Handicap Parking

Ottawa St. N

Barton St. E

Barton St. E

Ottawa St. N



## **Appendix B – Parking Survey & Graphical Summary**

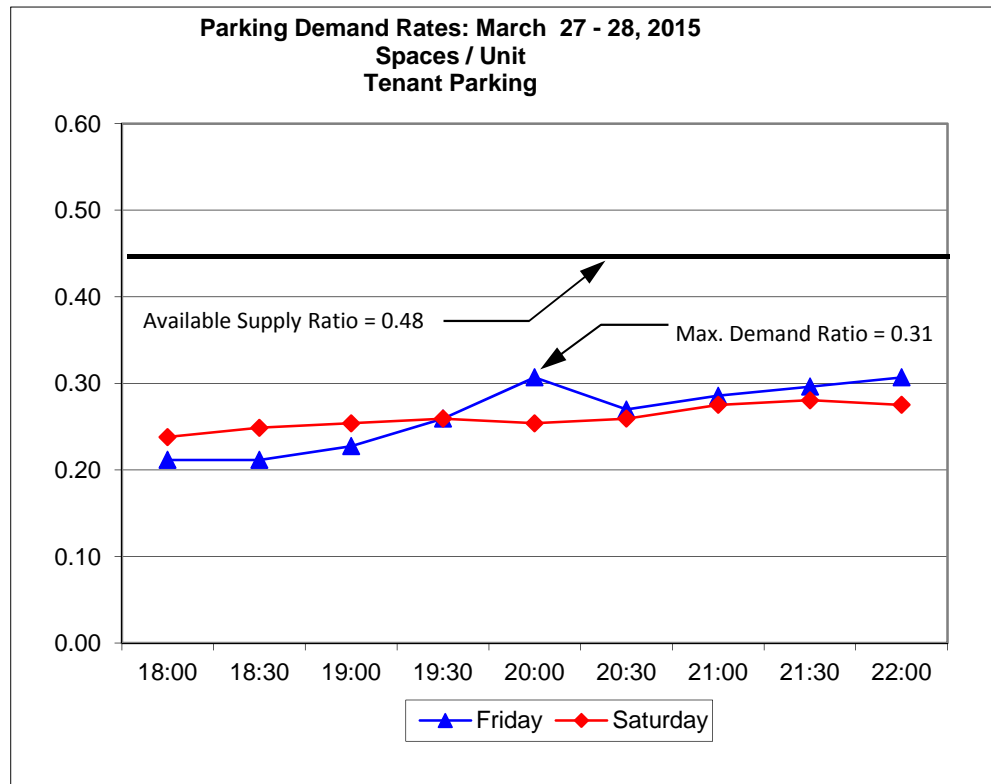
# 468 Ottawa Street

Tenant Parking  
468 Ottawa Street

Size Number of Units:	189
Max. Supply Ratio:	<b>0.48</b>
Max. Parking Supply:	90
<b>Max. Demand Ratio:</b>	<b>0.31</b>
Max. Parking Demand:	58

Survey Date(s): Fri-Sat. March 27-28, 2015

Time Beginning	# of Occupied Spaces		% Occupancy		# of Occupied Spaces per Unit	
	Fri	Sat	Fri	Sat	Fri	Sat
18:00	40	45	44.4%	50.0%	0.21	0.24
18:30	40	47	44.4%	52.2%	0.21	0.25
19:00	43	48	47.8%	53.3%	0.23	0.25
19:30	49	49	54.4%	54.4%	0.26	0.26
20:00	58	48	64.4%	53.3%	0.31	0.25
20:30	51	49	56.7%	54.4%	0.27	0.26
21:00	54	52	60.0%	57.8%	0.29	0.28
21:30	56	53	62.2%	58.9%	0.30	0.28
22:00	58	52	64.4%	57.8%	0.31	0.28



# 468 Ottawa Street

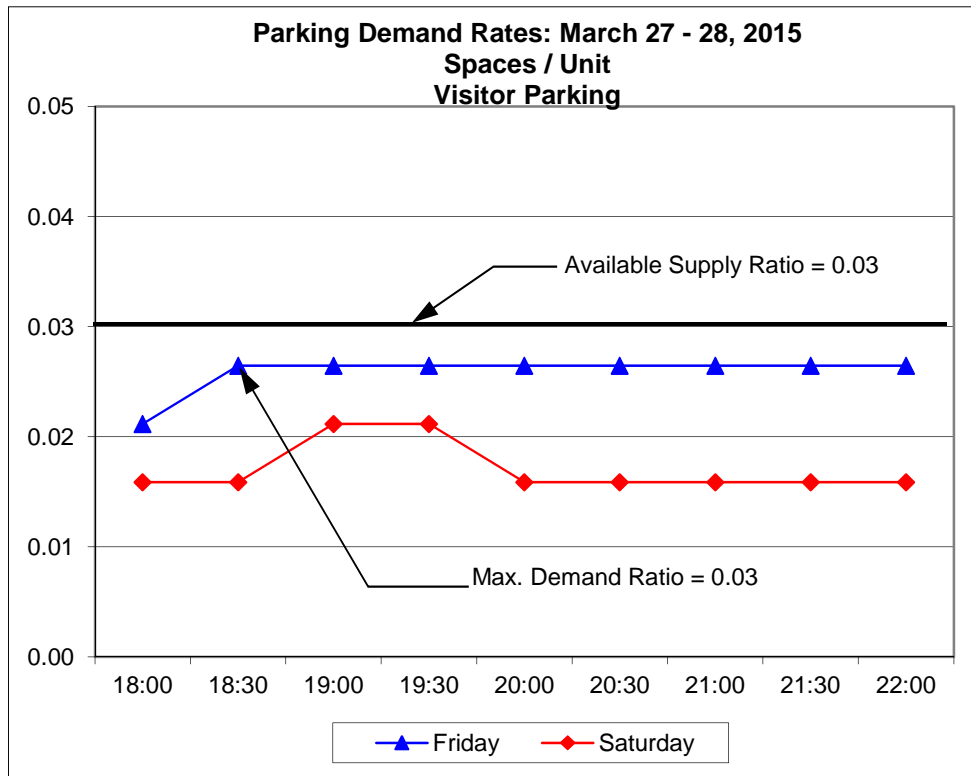
Visitor Parking  
468 Ottawa Street

Size Number of Units:  
Max. Supply Ratio:  
Max. Parking Supply:  
**Max. Demand Ratio:**  
Max. Parking Demand:  
  
Survey Date(s):

189
<b>0.03</b>
6
<b>0.03</b>
5

Fri-Sat. March 27-28,  
2015

Time Beginning	# of Occupied Spaces		% Occupancy		# of Occupied Spaces per Unit	
	Fri	Sat.	Fri	Sat.	Fri	Sat.
18:00	4	3	66.7%	50.0%	0.02	0.02
18:30	5	3	83.3%	50.0%	0.03	0.02
19:00	5	4	83.3%	66.7%	0.03	0.02
19:30	5	4	83.3%	66.7%	0.03	0.02
20:00	5	3	83.3%	50.0%	0.03	0.02
20:30	5	3	83.3%	50.0%	0.03	0.02
21:00	5	3	83.3%	50.0%	0.03	0.02
21:30	5	3	83.3%	50.0%	0.03	0.02
22:00	5	3	83.3%	50.0%	0.03	0.02





# ADTEK BUILDING CONSULTANTS

ARCHITECTURAL TECHNOLOGISTS, BUILDING SCIENCE SPECIALISTS & CODE CONSULTANTS



September 24, 2024.

Project Number: 22/1764.

**Committee of Adjustment,**  
City of Hamilton, City Hall, 5<sup>th</sup> Floor,  
71 Main Street West,  
Hamilton, ON.  
L8P 4Y5.

Dear Sir or Madam,

**Re: Proposed Interior Alterations & Repairs to provide 21 Residential Rental Units at 468 Ottawa Street North.**

With reference to the above captioned proposal, please find attached the following documents that are being submitted for a hearing for approval of minor variances at the Committee of Adjustment.

1. This Covering letter.
2. Application form duly completed signed and commissioned.
3. A copy of the application fee cheque (original in the mail).
4. Site Plan as prepared by Adtek Building Consultants.
5. Survey as prepared by Schaeffer Dzaldov Bennett Ltd.
6. Applicable Law Review – Zoning Bylaw Compliance.
7. Parking Justification Report.
8. Photographs to support the application.

I trust you will find this submission satisfactory for your purposes and that you can now proceed with the application. However, should you require any additional information please feel free to reach out to me directly.

Yours sincerely,  
ADTEK BUILDING CONSULTANTS

**BRIAN L. ABBEY,**  
Int'l. Assoc. AIA, PPM, A.A.T.O. BSSO, A.Sc.T. CIAT, CIQS, NFPA, BCQ,  
Principal

cc. Leslie Dadouch – Firm Capital Property Management Corp.



382 Cleveland Street, Toronto, Ontario, Canada. M4S 2W9.  
Tel: +1 416 932 3278. Fax: +1 416 932 1393. Cell: +1 416 571 5322.  
Email: designs@adtekbldg.com Web: <http://www.adtekbldg.com>

Registered Business Number: 88753 8742 – BCIN # 20550 & 27003 – AATO # TG 1299 – AIA # 39320680.





Hamilton

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

Phone: (905) 546-2424 ext. 4221

Email: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

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

**1. APPLICANT INFORMATION**

	NAME		
Registered Owners(s)	Leslie Dadouch,		
Applicant(s)	Brian L. Abbey of Adtek Building Consultants		
Agent or Solicitor	N/A	Phone:	
		E-mail:	

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\*

No

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	468 Ottawa Street North, Hamilton, ON. L8H 4A6.		
Assessment Roll Number	#04031500xxxxxx there are multiple Roll Numbers - see attached		
Former Municipality	Hamilton		
Lot	Part Lot 4	Concession	Conc. 1
Registered Plan Number	WE 843748	Lot(s)	
Reference Plan Number (s)	62R 19323	Part(s)	1 thro' 19

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:

N/A

## 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:

The Apartment Building has 205 existing dwelling units with 96 existing parking spaces. The 21 proposed dwelling units require additional parking space in accordance with Hamilton Zoning By-law No. 05-200.

Twenty One Dwelling Units within the existing building.  Reconstruction of Existing Dwelling

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

There is no additional space on the lot to provide additional parking spaces.

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

Yes  No

If yes, please provide an explanation:

N/A

## 4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
84.41m	132.80m	14,010.46m <sup>2</sup>	14.00m



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
APARTMENT BUILDING	40.94m	8.75m	E-16.20m W-8.44m	01/01/1960

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	01/01/2025

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
APARTMENT BUILDING 'A'	1,062.78m <sup>2</sup>	3,188.33m <sup>2</sup>	3	9.00m
APARTMENT BUILDING 'B'	807.85m <sup>2</sup>	5,654.95m <sup>2</sup>	7	21.00m
APARTMENT BUILDING 'C'	1,073.28m <sup>2</sup>	3,219.83m <sup>2</sup>	3	9.00m
APARTMENT BUILDING 'D'	859.54m <sup>2</sup>	6,016.80m <sup>2</sup>	7	21.00m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE
"	"	"	"	"
"	"	"	"	"
"	"	"	"	"

- 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)

N/A

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

- ditches  
 other means (specify)

N/A

- 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.):
- MULTIPLE DWELLING APARTMENT BUILDING.
- 4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):
- RESIDENTIAL TO THE NORTH, RETAIL TO THE WEST, PARKING LOTS TO THE EAST AND SOUTH.

## 7 HISTORY OF THE SUBJECT LAND

- 7.1 Date of acquisition of subject lands:
- 2012
- 7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
- MULTIPLE DWELLING APARTMENT BUILDING.
- 7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
- MULTIPLE DWELLING APARTMENT BUILDING.
- 7.4 Length of time the existing uses of the subject property have continued:
- SINCE CONSTRUCTION
- 7.5 What is the existing official plan designation of the subject land?
- Rural Hamilton Official Plan designation (if applicable): N/A
- Rural Settlement Area: N/A
- Urban Hamilton Official Plan designation (if applicable) MIXED USE HIGH DENSITY (C4)
- Please provide an explanation of how the application conforms with the Official Plan.
- NO CHANGES TO THE EXTERIOR OF THE BUILDING OR LANDSCAPING
- 7.6 What is the existing zoning of the subject land? MIXED USE HIGH DENSITY (C4)
- 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: MIXED USE HIGH DENSITY (C4)



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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: N/A

## 8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 206

8.2 Number of Dwelling Units Proposed: 21

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

THE CONVERSION OF VACANT LOCKER ROOMS & UTILITY SPACES INTO 21 PROPOSED NEW DWELLING UNITS WITHIN THE EXISTING BUILDING WITH NO EXTERIOR CONSTRUCTION.



## 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
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