



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

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-24:250	SUBJECT PROPERTY:	60 Glover Road, Hamilton
ZONE:	M3 (Prestige Business Park)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended

APPLICANTS: Owner: Benedetta Bertelli, Legnano Teknoelectric Company North America Inc.
 Applicant: Sam Esposto, Sam Esposto Architect Inc.
 Agent: Avem Gomez, Sam Esposto Architect Inc.

The following variances are requested:

1. To permit a maximum yard abutting the street of 61.0 metres whereas the required maximum distance for a yard abutting the street is 27.0 metres.
2. To permit a minimum required landscaped strip width of 4.9 metres whereas the required minimum width is 6.0 metres.
3. To permit a minimum required amount of 273 parking spaces whereas the required amount of parking spaces is 381.
4. To permit the proposed transformers to be located within the landscape and planting strips and be a minimum of 0.7 metres from the street line whereas the minimum setback from a street line is 3.0 metres and not to be located within the landscape and planting strips.
5. To permit the proposed earth bins to be located within the front yard whereas accessory structures are not permitted to be located within the front yard.

PURPOSE & EFFECT: To facilitate the construction of an industrial manufacturing building in accordance with site plan application 24-010.

Notes:

- i. The subject property falls within a Hamilton Conservation Authority Regulated Area. Please contact the Hamilton Conservation Authority at (905) 525-2181 prior to any development.

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, November 26, 2024
TIME:	1:30 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

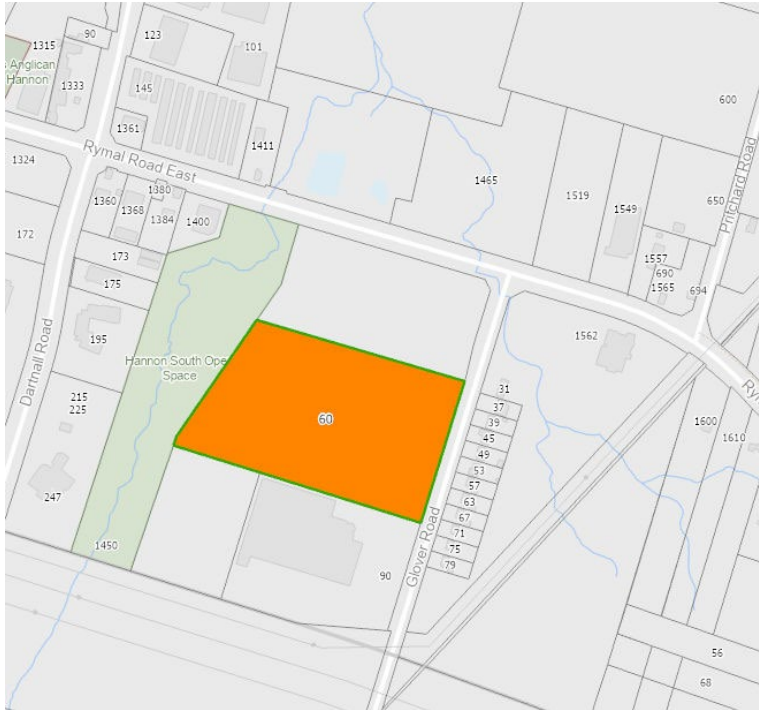
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon November 22, 2024

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 25, 2024

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:250, 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 request with the Secretary-Treasurer 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.



 Subject Lands

DATED: November 7, 2024

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.

Appendix 'A'

3.1 Nature and Extent of Relief Applied for:

A minor variance for the following non-conforming Zoning requirements:

1. Yard Abutting a Street
2. Landscaped Area and Planting Strip Requirements
3. Minimum Number of Required Parking Spaces
4. Transformers located within landscape and planting strip
5. Earthbins located at Front Yard

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

1. Yard Abutting a street

The proposed building does not comply with the required minimum setback of 6 meters and maximum of 27 meters due to manufacturing-related site constraints. It is positioned 61.6 meters from the property line to facilitate operational efficiency. This distance also enhances convenience and accessibility to parking spaces near the main entrances, located at the northeast corner of the site. Please refer to the enclosed Site Plan for additional details.

2. Landscaped Area and Planting Strip Requirements

The landscaped area required of 6.0m with a minimum 3.0m wide planting strip does not conform. There is a proposed reduction of the landscaped area ranging from approximately $\pm 6.7\text{m}$ to $\pm 4.9\text{m}$ wide due to the following factors;

- i) Limited size of the site relative to required building operations of the facility
- ii) building location on site
- iii) drive aisles required for operations
- iv) required parking for staff and visitors

An oversized truck is required for delivery of a particular manufactured component, this truck requires a larger than normal turning radius. The building size and location fulfills program requirements by LTC Group. The space between the building and the property line is used for required parking, and the landscape area and requires a reduction due to limited space. Please refer to the enclosed Site Plan for additional details.

3. Minimum Number of Required Parking Spaces

The proposed parking will not meet the required 381 parking spaces which exceeds the facility operations requirements. A total of 273 parking spaces have been provided. The enclosed Traffic Impact Study memo justifies the reduction in parking spaces based on the *actual user requirements* of the facility operations. The study shows an anticipated maximum demand of 243 parking spaces required

MEMO

To: Sam Esposto, Avem Gomez (Esposto Architects Inc.)
From: Rudy Sooklall
cc: Mary Yang (TraffMobility)
Date: November 1, 2024
Subject: 60 Glover Road Traffic Impact Study Addendum #2

1.0 Introduction

TraffMobility Engineering Inc. (“TraffMobility”) prepared a Traffic Impact Study (“TIS”) Report dated January 26, 2024 (“January 2024 TIS Report”) as part of the development application for the proposed development at 60 Glover Road in Hamilton, Ontario.

This Addendum #2 to the January 2024 TIS Report documents:

- Parking justification and site-specific transportation management demand (TDM) measures to support a parking supply reduction from 295 spaces provided in the site plan from the January 2024 TIS Report to 273 spaces in the updated site plan found in **Attachment A**.

2.0 Parking Review

The proposed development will consist of office and manufacturing with a total 400 employees. It includes 4,224 m² office space and 47,973 m² factory space – this is unchanged from the site plan from the January 2024 TIS Report. The updated site plan in **Attachment A** will provide a total of 273 parking spaces which is 22 spaces less than the parking supply (295 spaces) proposed in the previous site plan.

2.1 Zoning By-law Requirement

The By-law requirement for the “Manufacturing” land use category outlined in the City’s Zoning By-law 05-200 Section 5 is:

- Manufacturing: 1 space for each 30 square metres of gross floor area which accommodates the Office component of the use, plus 1 space for each 200 square metres of gross floor area, which accommodates the remainder of the use.
- Where the application of the parking standards in the above results in a numeric fraction, fractions shall be rounded down to the nearest whole number.

Based on the preceding By-law requirement, the parking supply for the proposed development is summarized in **Table 1**. It is noted that the proposed parking supply is deficient by 106 spaces compared to the Zoning By-law requirement.

Table 1: Zoning By-law Parking Requirement

Land Use	GFA	By-law Requirement	Calculated Parking Supply per By-law	Proposed Parking Supply	Surplus (Deficiency)
Office	4,224 m ²	1 space for each 30 m ² of gross floor area	140	140	-
Warehouse	47,973 m ²	1 space for each 200 square metres of gross floor area	239	133	(106)
Total			379	273	(106)

3.0 Parking Justification

The proposed parking supply for the development in the updated site plan (see **Attachment A**) has a deficiency of 106 parking spaces compared to the required number of parking spaces as per the City’s Zoning By-law. It is noted that the site plan in the January 2024 TIS Report had a deficiency of 84 spaces compared to the City’s Zoning By-law.

A detailed review was conducted to determine if the proposed parking supply for the development will meet the expected parking demand, and the findings are discussed below.

3.1 Future Site Operations

Details on the future site operations including number of employees, hours of operation, work shifts, and trucking activities were obtained from the client and are summarized below:

- **Hours of Operation:** 24 hours a day; 7 days a week
- **Number of Shifts:** 3
 - 1st shift: 6:00 AM to 2:00 PM
 - 2nd shift: 2:00 PM to 10:00 PM
 - 3rd shift: 10:00 PM to 6:00 AM the following day
- **Number of Employees:** 400 (maximum)
 - 100 employees (i.e., working from 8:00 AM to 5:00 PM)
 - 300 employees (working in 3 shifts, 100 employees per shift)
- **Number of Trucks:** 10 to 50 trucks per day
 - Maximum of 25 trucks from 8:00 AM to 1:00 PM
 - Maximum of 25 trucks from 1:00 PM to 6:00 PM

The proposed development will accommodate a maximum of 400 employees (100 employees expected to work from 8:00 AM to 5:00 PM and the remaining 300 employees expected to work in 3 shifts, 100 employees per shift). Therefore, the parking demand will vary over a 24-hour period.

The maximum parking demand is expected to occur around 2:00 PM during the second shift change when a maximum of 300 vehicles could be parked (i.e., 100 core employees + 100 employees departing at the end of the first shift + 100 employees arriving at the start of the second shift) as shown in **Table 2**.

Given that a total of 273 parking spaces will be provided, this will result in a deficiency of 27 spaces. It is worth noting that the parking demand calculations outlined above assumed all employees will drive to work and no parking reduction due to non-auto mode split was considered. A 10% non-auto mode split can reduce maximum parking demand by 30 spaces.

Table 2: Maximum Parking Requirement Based on Expected Site Operations

Employees	No.	Required Parking Supply	Proposed Parking Supply	Surplus (Deficiency)
Employees working 8:00 AM to 5:00 PM	100	300	273	(27)
Employee Ending 1 st Shift	100			
Employee Starting 2 nd Shift	100			

3.2 ITE Parking Generation

A review of the average parking rate outlined in the ITE Parking Generation Manual (6th Edition) for the Manufacturing Land Use (LU Code 140) was conducted as summarized in **Table 3**. Based on the average parking rate outlined in the ITE Manual, a total of 243 parking spaces will be required for the proposed development based on the maximum number of employees on site at a given time (300 employees).

Given that a total of 273 parking spaces will be provided, there will be a surplus of 30 parking spaces. Therefore, it can be concluded that the proposed parking supply is expected to meet the future parking demand for the proposed development.

Table 3: ITE Manual Parking Demand

ITE Land Use	No. of Employees	Parking Rate	Required Parking Spaces	Proposed Parking Supply	Surplus (Deficiency)
Manufacturing (ITE LU Code 140)	300	0.81 spaces per employee	243	273	30

4.0 Travel Demand Management (TDM)

Transportation demand management (“TDM”) is a set of strategies and initiatives used to improve transportation efficiency (i.e., reduce congestion), encourage use of alternative travel modes, and reduce reliance on single vehicle occupancy.

Although the proposed parking supply is expected to accommodate the projected parking demand based on the parking justification documented in **Section 3.0**, site-specific TDM measures can be considered to further reduce parking demand for the proposed development.

4.1.1 Transit Services

The subject site is served by public transit operating along Rymal Road within 250 metres (< 5-minute walk) from the proposed development. It is noted that Rymal Road is identified as a potential higher order transit corridor in the “*Urban Hamilton Official Plan*” as shown in **Figure 1**.

A sidewalk connection is proposed along the westside of Glover Road connecting the subject site to Rymal Road as shown in the updated site plan (see **Attachment A**). This sidewalk connection will promote the use of transit as an alternate travel mode since it provides employees with a safe and direct access to transit stops located at the Rymal Road and Glover Road intersection which are within a comfortable walking distance (< 5-minute walk) from the subject site.

As a TDM measure, increasing awareness of sustainable transportation opportunities (i.e., public transit) for employees should be considered. Employees can be provided with pamphlets and maps outlining available transit routes servicing the subject site and their origins and destinations to assist them with

choosing transit as a viable option to travel to work. This measure has the potential to reduce parking demand by at least 10% (30 auto trips with the maximum number of employees on site).

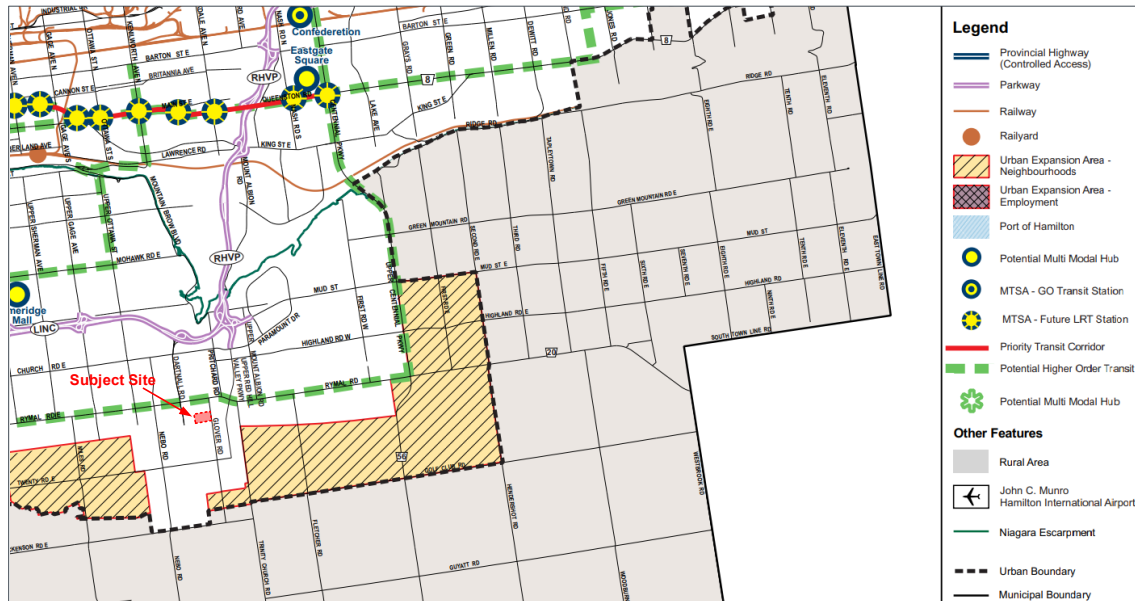


Figure 1: Major Transportation Facilities and Route (Source: Urban Hamilton Official Plan - Appendix B)

4.1.2 Carpooling

Carpooling is another TDM measure than can be promoted among employees to further reduce parking demand at the proposed development. Management could encourage staff to carpool to work to further reduce parking demand on site. This could be achieved by allocating at least 5 parking spaces for carpooling to encourage staff to carpool to work. This approach could result in a reduction in parking demand of 10 spaces with the maximum number of employees on site.

5.0 Conclusion

Based on the parking justification outlined above and the proposed site-specific TDM measures, it is concluded that the proposed parking supply for the development at 60 Glover Road will meet the expected parking demand for the site.

Please contact the undersigned if there are any questions regarding this TIS Addendum #2.

Sincerely,

TraffMobility Engineering Inc.

Rudy Sooklall, M.A.Sc., P.Eng.
President and Director of Transportation
 cell: (416) 526-8408
 email: rudy.sooklall@traffmobility.com

Attachment 1: Updated Site Plan

Attachment 1

Updated Site Plan

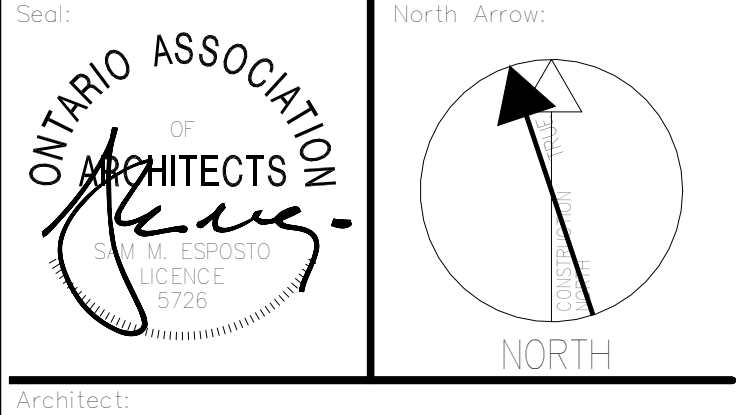
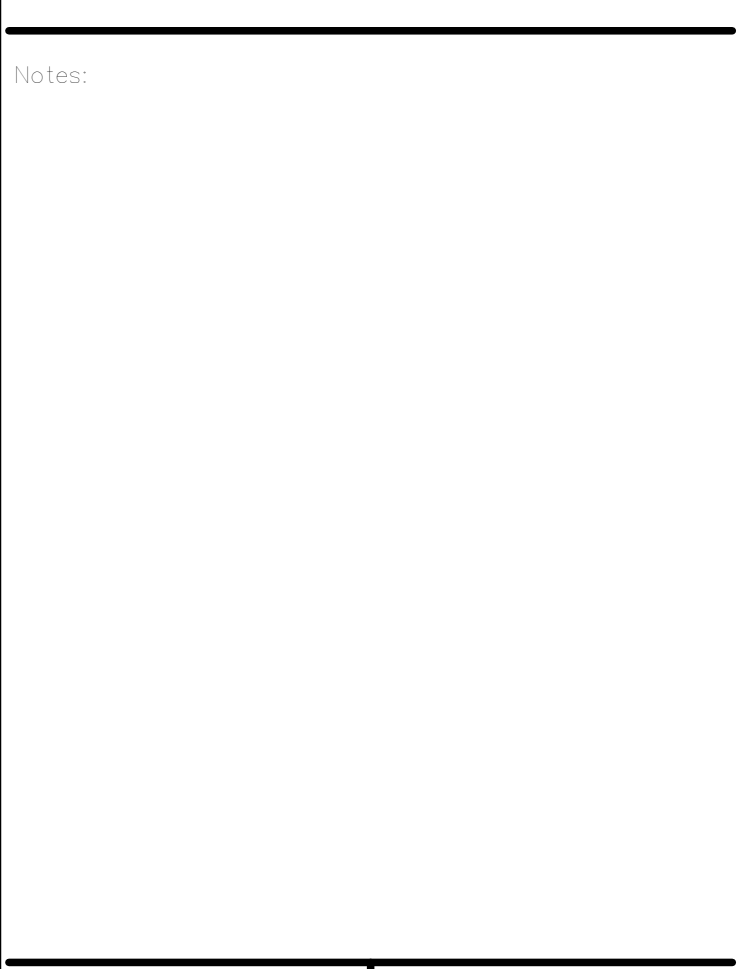
NO DRAWING DIVISION SHALL BE VIEWED INDEPENDENTLY. CONTRACTOR AND ALL SUB CONTRACTORS TO REVIEW AND BE FAMILIAR WITH ENTIRE DRAWING SET.

Revisions

No.	Description	Date
1	ISSUED FOR SPA	2024.10.07
2	ISSUED FOR SPA	2024.08.20
3	ISSUED FOR SPA	2024.06.08
4	ISSUED FOR CONSULTANTS	2024.05.28
5	ISSUED FOR CONSULTANTS	2024.05.07
6	ISSUED FOR INFO. CLIENT	2024.03.14
7	ISSUED FOR INFORMATION	2024.01.31
8	ISSUED FOR SPA	2024.01.19
9	ZONING COMPLIANCE REVIEW	2024.01.10
10	ISSUED FOR SPA	2024.01.05
11	ISSUED FOR SPA	2024.01.05

Issue Table

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH WORK. DO NOT SCALE DRAWINGS.
 CONTRACTORS AND SUBCONTRACTORS SHALL USE THIS DRAWING IN CONSULTATION WITH OTHER OCCUPANCY ENGINEER DRAWINGS AND TENANT FIT-UP DRAWINGS.
 THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION BY DESIGN PROFESSIONAL UNDER ISSUE COLUMN.
 CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED OR REPRODUCED WITHOUT AUTHORIZATION BY THE CONSULTANT.
 ALL DRAWINGS ARE TO BE REVIEWED AS A FULL PACKAGE SET.

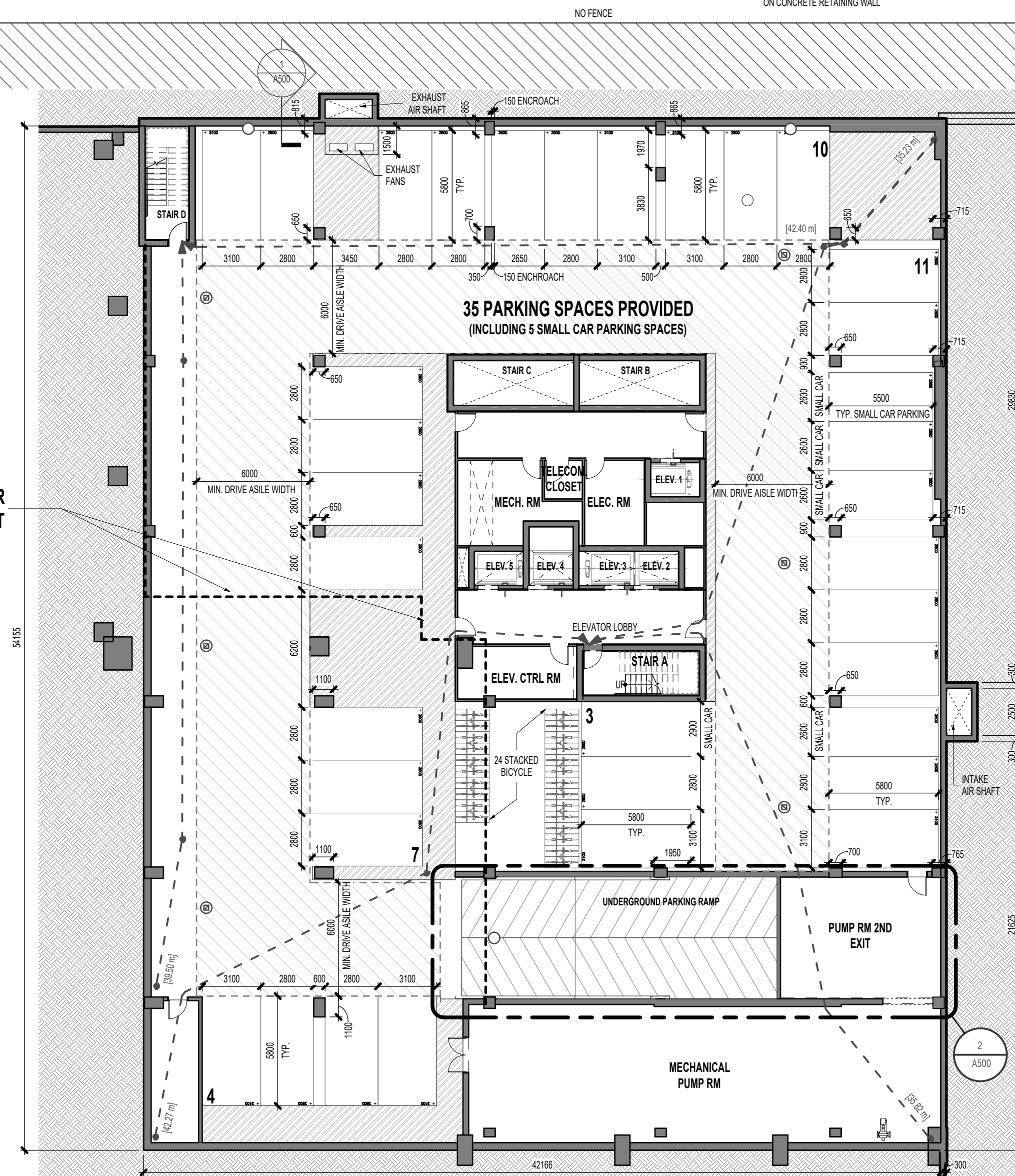
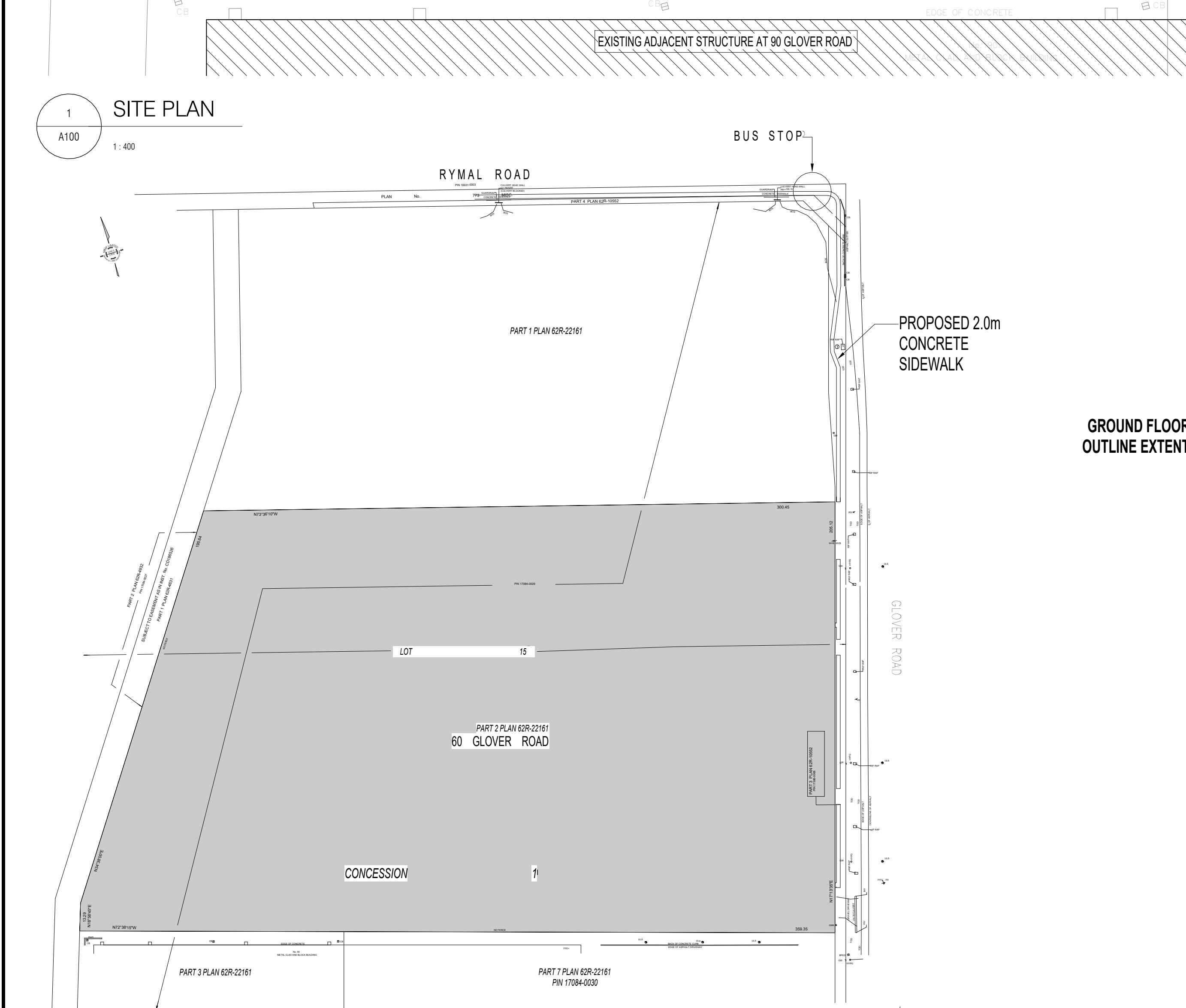
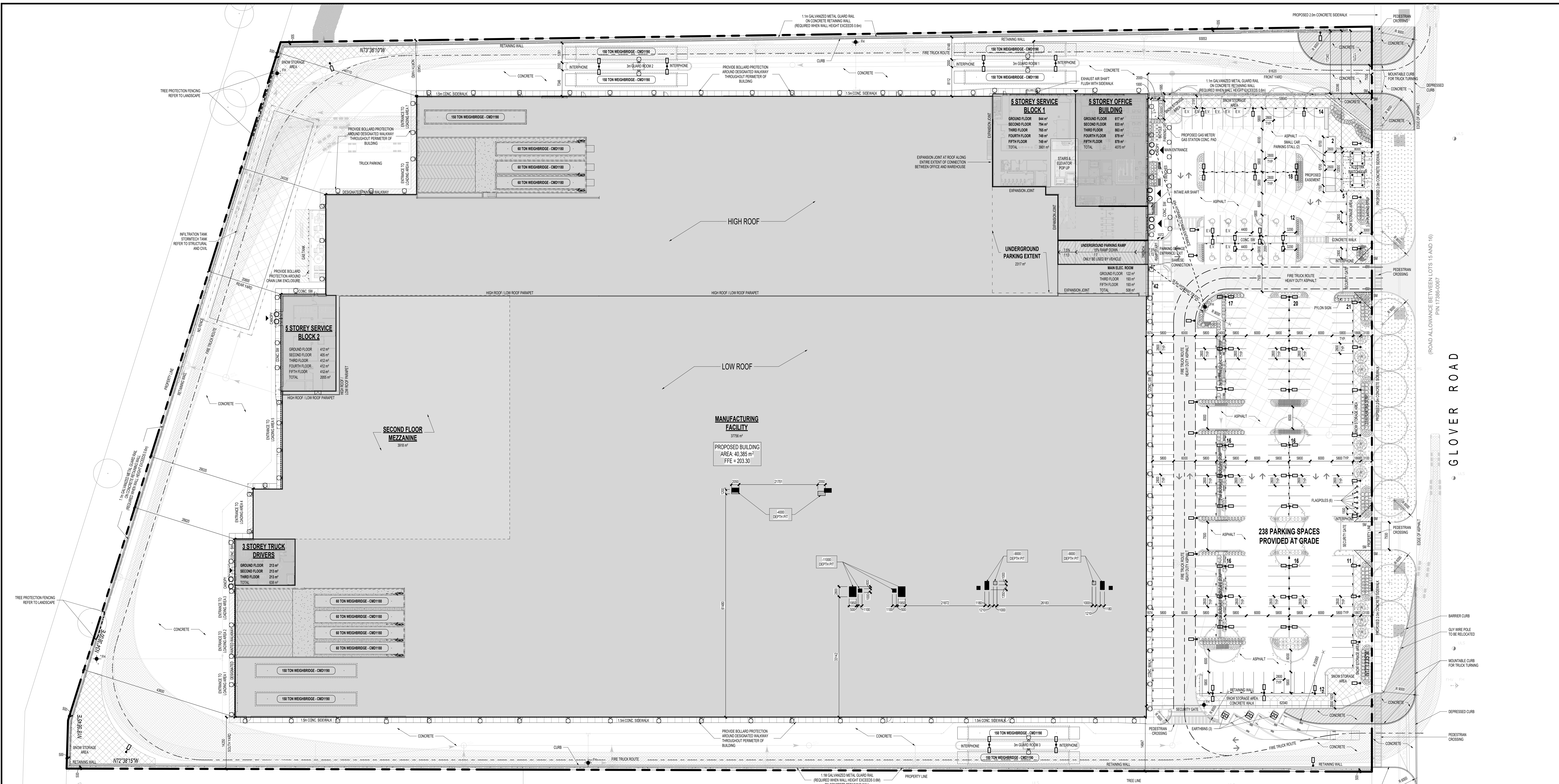


SAM ESPOSTO ARCHITECT INC.

548 UPPER JAMES ST. HAMILTON, ON. L9C 5Y4
 T. 905.383.7500 F. 905.383.9700

Project: LTC GROUP
 60 Glover Road, Hamilton, ON.

Drawn By: AG / SE Scale: As Noted
 Checked By: SE Plot Date: 2024.08.23
 Project Date: July 2012
 Project No.: 23-112
 Drawing No.: A100 Sheet version: 10



LETTER OF UNDERTAKING:
 RE: 60 GLOVER RD. HAMILTON, ONTARIO. FILE NO. DA-24-010
 I, (Name), the owner of the land, hereby undertake and agree without reservation, the contents of this plan, drawing and to vary thereafter:
 (a) To comply with all the contents of this plan and drawing and to vary thereafter;
 (b) To perform the building, works or matters mentioned in Section 7(3) of the Planning Act shown on this plan and drawing in accordance with the conditions of approval or as set out in the Order of Approval (O.A.);
 (c) To maintain the satisfaction of the City and of my (our) side sidewalk and separate, all the facilities, works or matters mentioned in Section 47(3)(c) of the Act, shown on this plan and drawing, including the removal of snow from access ramps and driveway, parking and loading areas and walkways;
 (d) In the event that the Owner does not comply with the O.A. stated, the Owner agrees that the City may enter the land and do the proper works, and that the Owner shall be responsible for the cost of such works, and the City shall be entitled to recover the cost of such works from the Owner;
 (e) That the Owner agrees to physically affix the municipal number and full address to the building or on a sign in accordance with the City Sign By-law, as a condition of approval of this O.A.;
 (f) That the Owner agrees that should any conflict arise with existing City of Hamilton By-laws, the Owner shall be responsible for the resolution of such conflict or amendments at their own cost;
 (g) If the plan (plans) needs to be replaced as a result of changes in the alignment or grade of a road shown on or for temporary gas pipe installation, parking or related construction, it is the responsibility of the applicant to the extent that the applicant is required to submit the drawings and any adjacent developments, the applicant will provide the easement to Enbridge at its cost;
 (h) Hamilton Conservation Authority represents the applicant ensure that all work related to the foundation and utility line construction are inspected by a qualified professional or engineer that is qualified to inspect. If any evidence of such inspection is required, the Hamilton Conservation Authority will be immediately informed and the best effort to be maintained;
 (i) A private waste hauler must be arranged for the removal of all waste materials.
 Dated this _____ day of _____, 20____
 Witness (Signature): _____ (City) Signature: _____
 Witness (Print): _____ (City) (Print): _____
 Address of Witness: _____

GENERAL NOTES:
 1. ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND CHIEF PLANNING, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.
 2. FIRE SERVICE SIGNAL BOX AND FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY FIRE DEPARTMENT AND AT THE EXPENSE OF THE OWNER.
 3. ALL DRIVEWAYS FROM PROPERTY LINE FOR THE FIRST 7.5 m SHALL BE WITHIN ITS MINIMUM GRADE. THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN ITS MINIMUM GRADE.
 4. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PARTS APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT. SUCH AS, BUT NOT LIMITED TO, THE FOLLOWING: BUILDING PERMIT, SIGNAGE AND PERMITS, MISC. PERMITS, RESIDENTIAL DEVELOPMENT, SIGNAGE, APPROVALS, APPROVALS, PERMITS, ENCLOSURE AGREEMENTS IF REQUIRED, COMMITTEE OF ADJUSTMENT.
 5. UNKNOWN ACCESSORIES MUST BE REMOVED AND THE CURB AND BOLLARDS RESTORED WITH SOG AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE GENERAL AND CONSTRUCTION MANAGEMENT SECTION, PUBLIC WORKS DEPARTMENT.
 6. FOR VISIBILITY TRIANGLES AT THE VEHICULAR ACCESS POINTS, THE FOLLOWING NOTES TO BE PROVIDED: 1) 5 METERS BY 5 METERS VISIBILITY TRIANGLES IN WHICH THE MAXIMUM HEIGHT OF ANY OBJECTS OR VEGEATION IS NOT TO EXCEED A HEIGHT OF 1.5 METERS ABOVE THE CORRESPONDING PERPENDICULAR CENTERLINE ELEVATION OF THE ADJACENT STREET.
 7. PROPOSED SIGNAGE SHALL COMPLY TO SIGN PLAN No. 10-187.
 8. LIGHTING MUST BE DIRECTED ON SITE AND MUST NOT SPILL OVER TO ADJACENT PROPERTIES OR STREETS.
 9. FENCING DETAILS SHALL CONFORM TO HAMILTON TRENCH BY-LAW 10-142.
 10. RETAINING WALLS EXCEEDING 1.8 m IN HEIGHT TO BE DESIGNED BY PROFESSIONAL ENGINEER.
 11. CALL BEFORE YOU DIG, ARRANGE FOR UNDERGROUND HYDRO CARBON LINES AND GAS PIPES BEFORE BEGINNING CONSTRUCTION BY CONTACTING 311 OR CALL 416-392-3333.
 12. THE COST AND CONSTRUCTION OF THE PROPOSED 1.8m TEMPORARY SIDEWALK ALONG GLOVER ROAD WILL NOT BE UNDER THE RESPONSIBILITY OF LTC NA.

SITE LEGEND:

SYMBOL	DESCRIPTION
[Symbol]	PROPERTY LINE
[Symbol]	NEW BUILDING FOOTPRINT
[Symbol]	BUILDING ENTRANCE EXITS
[Symbol]	CLUMP CUT ON DEPRESSED CURB
[Symbol]	CONTINUOUS CONCRETE CURB
[Symbol]	NEW LANDSCAPED AREA
[Symbol]	NO PARKING PAINT
[Symbol]	BARRETT FREE PARKING STALL 4m x 5.0m ACCESSIBILITY SPACING
[Symbol]	TYPICAL PARKING STALL 3.0m x 5.0m
[Symbol]	PEDESTRIAN PAINTED WALKWAY
[Symbol]	BARRETT FREEDOM TRIANGLE NO OBJECT OR MAJOR VEGETATION CAN EXCEED 1.8m MAX. THE CORRESPONDING PERPENDICULAR CENTERLINE ELEVATION OF THE ADJACENT STREET
[Symbol]	SNOW STORAGE AREA
[Symbol]	WALL LIGHT
[Symbol]	BOLLARD LIGHT
[Symbol]	CANOPY LIGHT
[Symbol]	PARKING LOT LIGHT POST
[Symbol]	BENCH
[Symbol]	BIKE RACK - 10 BICYCLE PARKING PROVIDED AT GRADE
[Symbol]	FIRE TRUCK ROUTE
[Symbol]	EXTEND OF HEAVY DUTY ASPHALT
[Symbol]	METAL GUARD RAIL
[Symbol]	ELECTRIC VEHICLE
[Symbol]	FIRE HYDRANT
[Symbol]	MOUNTABLE CONCRETE CURB AREA

SITE STATISTICS:

ZONING DESIGNATION	REQUIREMENTS	PROPOSED
PRESTIGE BUSINESS PARK ZONE (PBZ)	PRESTIGE BUSINESS PARK ZONE (PBZ)	285 m
LOT FRONTAGE (M)	4.300 m	4.300 m
LOT AREA (SQ M)	4,300 sq m	4,300 sq m
LOT COVERAGE (MAX)	NA	80.2%
BUILDING HEIGHT (MAX)	NA	25.00 m
FRONT YARD (MIN)	6.0 m MIN. 27.00 m MAX.	6.00 m
REAR YARD (MIN)	0 m	20.00 m
NORTH YARD (MIN)	0 m	15.40 m
SOUTH YARD (MIN)	0 m	14.20 m
SPECIAL SETBACKS	ALL BUILDING OR STRUCTURES ON A PROPERTY SHALL HAVE A MINIMUM SETBACK OF 3.0 m FROM A PUBLIC STREET BOUNDARY. IF APPEARS THIS PROPERTY HAS A 4.0 m TO THE WEST.	25.5 m
GFA (MAX)	3800 sq ft FOR OFFICE USE - NA 10,000 sq ft FOR INDUSTRIAL, ADMINISTRATIVE, OFFICE USE	OFFICE - 4,204 sq ft SERVICE BLOCKS TRUCK DRIVERS - 6,180 sq ft 3 SMALL PARKING SPACES BELOW GRADE
PARKING (MIN)	1500 sq ft OF OFFICE SPACE + 4 SERVICE BLOC PARKING SPACES 1000 sq ft OF FACTORY + 40 SERVICE BLOC PARKING SPACES INCLUDES MANUFACTURING SERVICE BLOCKS TRUCK DRIVERS MEZZANINE	238 PARKING SPACES AT GRADE + 3 SMALL PARKING SPACES BELOW GRADE TOTAL = 241 PARKING SPACES
# PARKING (MIN)	MINIMUM SPACES 75% OF THE TOTAL NUMBER OF REQUIRED PARKING SPACES 2 + 8 = 10	10 IF PARKING SPACES PROVIDED BARRETT FREE PARKING 4 m x 5 m
SMALL CAR PARKING SPACE (MIN)	WHERE 10 OR MORE PARKING SPACES ARE PROVIDED ON LOT, THE MINIMUM PARKING SPACE SIZE OF NOT MORE THAN 3.0 m BY ANCHOR OF 2.4 m BETWEEN ADJACENT SPACES IS REQUIRED. PROVIDED THAT ANY SUCH PARKING SPACE IS CLEARLY IDENTIFIED AS BEING RESERVED FOR THE PARKING OF SMALL CARS ONLY.	2 SMALL PARKING SPACES AT GRADE 3 SMALL PARKING SPACES BELOW GRADE TOTAL = 5 SPACES (+ 8%)
LOADING SPACE (MIN)	NA	7 LOADING SPACES
LANDSCAPE AREA (M)	6.0 m LANDSCAPE STRIP WITH 3.0 m PARKING STRIP	4.0 m LANDSCAPE STRIP 3.0 m PARKING STRIP
LANDSCAPE AREA (S) LANDSCAPED PARKING	MINIMUM 10% OF PARKING LOT AREA AND ACCESS DRIVEWAYS EACH LANDSCAPED AREA TO BE 10m MIN	LANDSCAPED AREA = 380 m ² PARKING AREA - ACCESS DRIVEWAYS = 114.0 m ² 23% OF PARKING LOT AND ACCESS DRIVEWAYS IS LANDSCAPED AREA

with an additional 30 parking spaces being provided. Please refer to the enclosed TIS memo and site plan.

4. Transformers located within landscape and planting strip

The proposed location is required by the public utility (Alectra). Please refer to the enclosed email from Tirath Garcha, design technologist for Alectra and Site Plan enclosed.

R: 240923_LTC NA_Updated Site Plan w/ Switchgear

Rossella Elia [rossella.elia@ltc-group.com]

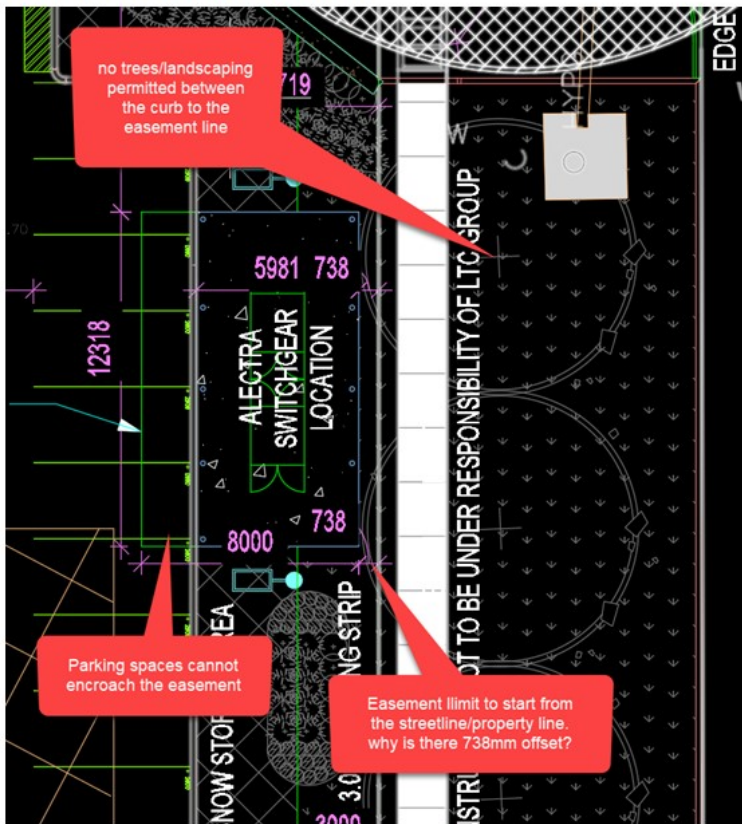
You forwarded this message on 2024-10-28 2:50 PM.

Sent: Tue 2024-09-24 9:10 AM

To: avem@searchitect.com

Cc: Pasquale Varano; Benedetta Bertelli; Stefano Monolo; Denis Alessi Anghini; Matthew Stretton; Hung Nguyen; Sam Esposito; Alasadi, Rama; Dawood, Kinan; Simak, Mohamed

Avem,
please see below comments from Alectra for the switchgear position:



Please revise the plan accordingly, we do not have any other choice unfortunately.

Thanks
Rossella



Da: Tirath Garcha <Tirath.Garcha@electrautilities.com>
Inviato: mercoledì 25 settembre 2024 19:37
A: Rossella Ella <rossella.ella@tc-group.com>
Cc: Pasquale Varano <pasquale.varano@tc-group.com>; Stefano Monolo <stefano.monolo@tc-group.com>; Denis Alessi Anghini <denis.anghini@tc-group.com>; Benedetta Bertelli <benedetta.bertelli@tc-group.com>; Dawood, Kinan <kinan.dawood@wsp.com>; Alasadi, Rama <rama.alasadi@wsp.com>; Resalatpanah, Reza <reza.resalatpanah@wsp.com>
Oggetto: Re: AUC WOF 655940 - SYSTEM EXPANSION - 60 GLOVER ROAD, HAM - Material Deposit

Hi Rossella,

I have received your email. The easement is now trespassing onto municipal ROW. The easement has to start at the property line and remain within the private property. The proposed location as shown in unacceptable.

Thank you,



Tirath Garcha, C.E.T.
Design Technologist – Distribution Design, Customer Capital
55 John St N. Hamilton, ON L8R 3M8
t 905.798.3038 | m 416.816.4604
electrautilities.com

Please be advised I am sending this email at a time which fits within my schedule. To ensure everyone maintains a healthy work-life balance, please wait until your typical working hours to respond to this message.

5. Accessory Buildings in All Zones: Location – Front Yard and Flankage Yard

The building requires weekly garbage disposal from the office and service block which are located at the northeast corner of the building. The sides and rear of the building are used for principal truck circulation for operations, and the front of the building provides a parking lot for staff and visitors. Due to the limited available space on site, the garbage containers were located in the only viable location that is still within a reasonable distance to the office and service block users. Since the garbage has been located within the front yard, *Earthbins* (refer to image below). have been selected to store the garbage as a more aesthetically pleasing solution

Earthbin Sample Photo (Reference Link: <https://www.earthbin.com/gallery>)



The following examples listed below are existing precedents within Hamilton where Earthbins which are visible from the street.

1. 267 Upper Centennial (Centennial & Mud)
2. 1800 Stone Church Road E
3. Harvey's, 1575 Upper Ottawa Street
4. Summit Park Centre - 1808 Rymal Rd
5. 1240 Rymal Road E - Swiss Chalet
6. 856 Barton St E.- KFC

Guard Rooms 1,2 & 3 Sample Photo





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	MAILING ADDRESS
Registered Owners(s)	Benedetta Bertelli, Legnano Teknoelectric Company North America Inc.	
Applicant(s)	Sam Esposto, Sam Esposto Architect Inc.	
Agent or Solicitor	Avem Gomez, Sam Esposto Architect Inc.	

1.2 Primary contact Applicant Owner Agent/Solicitor

1.3 Sign should be sent to Applicant Owner AgentSolicitor

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	60 Glover Road, Hamilton, ON		
Assessment Roll Number	060.761.00180		
Former Municipality	City of Hamilton		
Lot	15	Concession	1
Registered Plan Number	62R-22161	Lot(s)	
Reference Plan Number (s)	(PIN 17084-0029(LT))	Part(s)	2

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:

See Appendix 'A' included with this submission

Second Dwelling Unit Reconstruction of Existing Dwelling

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

See Appendix 'A' included with this submission

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
205m	359m	67,064.3m ²	~7m

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
N/A	N/A	N/A	N/A	N/A

Proposed: **Please refer to Appendix 'A' page 4 and site plan**

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Industrial/Office	61.62m	20.8m	North:15.4m, South:14.25m	TBD
Guard Room(1), Refer to Appendix 'A'	93.1m	204.1m	North: 7.7m, South:193.7m	TBD
Guard Room(2), Refer to Appendix 'A'	200.2m	98.7m	North: 6.2m, South:192.6m	TBD
Guard Room(3), Refer to Appendix 'A'	92.9m	263.0m	North: 195.4m, South 6.0m	TBD

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
N/A	N/A	N/A	N/A	N/A

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Industrial/Office Building	40,385m ²	52,197m ²	Industrial: 1 Storey, Office: 5 Storeys	~26m
Guard Room(1), Refer to Appendix 'A'	~ 6m ²	~ 6m ²	1	~3m
Guard Room(2), Refer to Appendix 'A'	~ 6m ²	~ 6m ²	1	~3m
Guard Room(3), Refer to Appendix 'A'	~ 6m ²	~ 6m ²	1	~3m

- 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)

SWM Tanks

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.):
Prestige Business Park Zone (M3)

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):
North: Commercial Vacant Property, South: Industrial Building, West: Creek

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

October 30, 2023

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

Vacant

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:

Vacant

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) Business Park

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

The proposed building is an industrial use with accessory uses of office

7.6 What is the existing zoning of the subject land? Prestige Business Park Zone(M3)

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: _____

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: 0

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

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

Proof of Finalized Municipal Address

Appendix 'A'