



Hamilton

**A-24:250 (60 Glover Rd., Glanbrook)**

**Recommendation**

Approve with conditions

**Proposed Conditions (if approved)**

1. That the requested variances generally apply to the provided site sketch package titled Site Plan, dated July 2012 and plotted 2024.08.23, as found in the Notice of Public Hearing for file A-24:250 for 60 Glover Road, Hamilton.
2. That the owner provides adequate visual screening through the utilization of vegetation, fencing, screening, decorative panels or similar features to appropriately screen the proposed accessory structures (Earth Bins) located in the front yard per Variance 5, to the satisfaction of the Director of Development Planning.

**Background**

The purpose of this Minor Variance application is to facilitate the construction of an industrial manufacturing building. This application is related to a conditionally approved site plan application DA-24-010.

The following variances are being 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.



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## Urban Hamilton Official Plan

The subject property is designated as Business Park in the Urban Hamilton Official Plan. Policy E.5.4.3 permits manufacturing and office uses. The subject lands are not located in any secondary plan areas found in Volume 2 of the Urban Hamilton Official Plan.

The following Official Plan policies, among others, are applicable:

“E.5.4.1 The range of employment uses allows for a wide variety of industrial activity and accommodates employment support uses, such as offices, that will foster the development of a prestige employment area. The Employment Area – Business Park designation applies to the City’s business parks, excluding the Airport Business Park, identified on Schedule E-1 – Urban Land Use Designations.

E.5.4.7 The following policies shall apply to the lands designated Employment Area – Business Park on Schedule E-1 – Urban Land Use Designations:

- a) New development and redevelopment of existing sites shall contribute to a quality image for the business park by incorporating quality building and landscaping designs in those areas adjacent to and visible from public roads, and by complementing the landscape qualities of adjacent sites.
- b) Outdoor storage and assembly areas, loading areas, and larger parking areas shall generally be located at the sides or rear of buildings, away from public roads, and shall be screened from view of the roads and adjacent properties, with appropriate landscaping or fencing.
- c) Prestige business park uses, such as offices or industrial administrative offices, shall be required to achieve higher design standards when within view of an arterial road such as Stone Church Road, Rymal Road, Upper Red Hill Valley Parkway, Garner Road, north and south of Highway 2, and other Provincial Highways, in order to further promote and enhance the image of the business park and the City. The following criteria shall apply:
  - i) Development at these locations shall be of the highest quality design and materials within the business park.
  - ii) For developments that front, or have frontage on an arterial road, the principal façade shall incorporate windows and the main pedestrian entrance to the building. The main pedestrian entrance may be located on a collector or local road where the site configuration and building design restrict the location of the main pedestrian entrance along the arterial road.



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- iii) The façade of buildings facing expressways shall be encouraged to incorporate architectural design elements and landscaping which are attractive and emphasize a strong corporate presence.
- iv) Enhanced landscaping strips shall be required along the road frontages, and major parking areas shall be discouraged between principal buildings and roads.
- d) A range of compatible employment uses shall be encouraged to locate adjacent to lands designated Neighbourhoods, Institutional or Commercial and Mixed Use. Outdoor storage, assembly and loading areas shall be appropriately located and buffered from these adjacent lands.
- e) Building façades which are visible from arterial roads, such as Stone Church Road, Rymal Road, Upper Red Hill Valley Parkway, Garner Road, north and south of Highway 2, other Provincial Highways, and adjacent to lands designated Neighbourhoods, Institutional or Commercial and Mixed Use shall be finished with high quality materials, which will be determined through site plan control.”

Policy E.5.4.1, E.5.4.5 & E.5.4.7 provide guidance on lands designated as Business Park. The proposal, subject to the proposed conditions, meets the general intent of the applicable Official Plan policies of the Business Park land use designation. The proposed variances seek to maintain the intent of policy E.5.4.7 through the proposed design of the site.

Cultural Heritage:

Staff comments addressed as part of DA-24-010

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

The subject lands are zoned “M3” Prestige Business Park in Zoning By-law No. 05-200 as amended. The zone permits the land use of Manufacturing and Offices.

### **Analysis**

#### Variance 1

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.

The intent of this zoning policy is to deter the development of sites with large parking space areas or other uses between the primary building and the public street. Staff note that the existing development directly to the south of the subject lands has a front yard setback of approximately ≈65 metres, so the proposed setback is not out of character with the area. Furthermore, based on the existing conditions of



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the site including the required size of the manufacturing building and the number of required parking spaces to facilitate the operations of the site, locating the parking to the side and rear of the building would not be possible. The impact of the proposed increased setback is mitigated through the provision of a landscaped strip and the use of landscaping to break up the surface parking area. The design also provides safe pedestrian connections from the building to the proposed public sidewalk on Glover Road. Staff also note that locating the building further from the street will increase the separation distance between the proposed use and the existing single detached dwellings across the street on the east side of Glover Road. Staff are supportive of the variance as it is keeping with the general intent of the Urban Hamilton Official Plan and Zoning By-law. Staff understand the restrictions that exist on the site and staff are generally satisfied with the site layout. Staff do not foresee any adverse impact on the streetscape arising through the permission of the proposed variance.

### Variance 2

2. To permit a minimum required landscaped strip width of 4.9 metres whereas the required minimum width is 6.0 metres.

The intent of the landscape strip provision of the Zoning By-law is to allow for appropriate visual buffering between the streetscape and components of the industrial use, including surface parking lots and paved surfaces. Staff have reviewed the proposed variance against the provided site plan and are of the opinion that the reduction in the width of the landscaping strip is minor. Staff note that the landscape strip appears to be densely vegetated, which will compensate for the proposed minor reduction in width. Staff also note that there is a significant landscaped boulevard between Glover Road and the property line, in which the applicant has proposed to include additional plantings that will help further with the visual buffering of the building. Staff note that the requested variance is to support a wider truck turning radius and is required to facilitate the orderly operation of the site. Staff do not have concern with the requested reduction and are supportive of this variance.

### Variance 3

3. To permit a minimum required amount of 273 parking spaces whereas the required amount of parking spaces is 381.

The intent behind the minimum parking regulation is to require adequate on-site parking for the type of land use in order to accommodate the anticipated demand for parking. It's worth noting that the Zoning By-law provides a general rate based on the type of use, but other factors can impact the amount of parking required on a site. The types of manufacturing uses vary widely and so do the parking demands associated with them. A Parking Justification Memo, prepared by TraffMobility has been prepared and submitted in support of the proposed reduction in parking. Staff have reviewed the memo and are generally satisfied with the justification provided in support of the reduced parking requirement. Staff defer further comments related to the reduction in parking to Transportation Planning for comment. Based on the forgoing analysis staff are supportive of the requested variance number 3.



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## Variance 4

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.

The intent of this policy is to minimize the visual impact of transformers and other infrastructure components on the streetscape. Staff have identified constraints in this application as the location of the transformer has been identified as required by Alectra Utilities. It is also our understanding that Alectra Utilities has provided guidance that the transformer pad cannot be screened as it would impede access and maintenance by Alectra staff. Staff also note that the proposed transformer pad only occupies a small portion of the required planting strip and the balance of the planting strip remains unencumbered and is provided along the entire frontage of the property, with the exception of vehicular access areas. The impact on the streetscape is considered minor and staff are satisfied that the intent of the Zoning By-law and Official Plan are being maintained. Staff recommend approving Variance 4.

## Variance 5

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.

The intent of this policy is to reduce the visual impact that garbage disposal areas and accessory structures have on the streetscape. The proposed earth bins are considered accessory structures, which would typically be restricted in the front yard. Staff have note that the site is constrained with the proposed size of the building and with there being restricted access to the rear of the building. Although the proposed earth bins are in the front yard, they are setback a significant distance from the street, and in staff opinion the impact would be minimal. In order to further mitigate the visual impact of the proposed earth bins, staff recommend including a condition that adequate visual screening be provided as to reduce the impacts of the earth bins on the streetscape. Staff support this variance subject to Condition 2.

Based on the forgoing analysis staff recommend the **approval of Variances 1-5 as requested with the proposed conditions** as the proposal maintains the general intent and purpose of the Official Plan and Zoning By-law, is minor in nature. and is desirable for the appropriate development of the subject lands.



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**Zoning:**

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	<ol style="list-style-type: none"> <li>1. Minor Variances will facilitate Site plan control application DA-24-010.</li> <li>2. The subject property falls within a Hamilton Conservation Authority Regulated Area. Please contact the Hamilton Conservation Authority at <a href="tel:9055252181">(905) 525-2181</a> prior to any development.</li> </ol>
Proposed Notes:	

**Development Engineering:**

Recommendation:	No Comments
Proposed Conditions:	
Comments:	
Proposed Notes:	

**Building Engineering:**

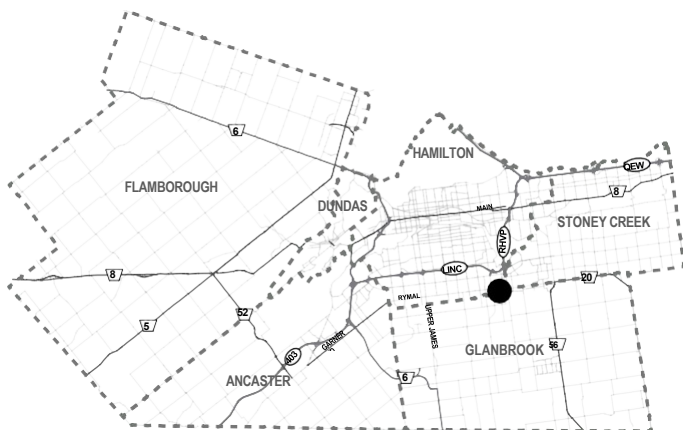
Recommendation:	Comments Only
Proposed Conditions:	
Comments:	
Proposed Notes:	<p>A building permit is required for the construction of the proposed industrial manufacturing building          Be advised that Ontario Building Code regulations may require specific setback and construction types</p>

**Transportation Planning:**

Recommendation:	Approve
Proposed Conditions:	
Comments:	
Proposed Notes:	



● Site Location



**City of Hamilton**

## Committee of Adjustments

### Subject Property

60 Glover Road, Glanbrook (Ward 6)

File Name/Number:  
A-24:250

Date:  
November 13, 2024

Technician:  
SH

Scale:  
N.T.S.

Appendix "A"



Planning and Economic Development Department

**Hamilton**