



Hamilton

A-24:236 (7 Catalina Dr., Hamilton)

Recommendation

Table

Proposed Conditions (if approved)

1. That the variances approved through application A-24:236 only apply to the existing multiple dwelling and the addition of 8 additional dwelling units.

Development Planning:

Background

The purpose of this Minor Variance application is to facilitate the addition of 8 dwelling units, which will be contained within the existing built footprint and be located on the first floor of the multiple dwelling.

The following variances are being requested:

1. A gross floor area greater than the area within the district of the lot on which it is situate, multiplied by the floor area ratio factor of 1.18 shall be permitted instead of the multiplying factor of 0.90.
2. The boundary of every parking area and loading space on a lot containing five or more parking spaces shall be not less than 0.0 metres from the adjoining residential district boundary instead of the required 1.5 metre setback.
3. 0.65 spaces per Class A dwelling unit for a Multiple Dwelling shall be permitted instead of the required 1.25 spaces per Class A dwelling unit.
4. A minimum of 0.11 visitor spaces per Class A dwelling unit for a Multiple Dwelling shall be permitted instead of the required 0.25 spaces per Class A dwelling unit.
5. A minimum required maneuvering space of 3.73 metres shall be provided for parking spaces with a parking angle of 45 degrees instead of the required maneuvering space of 4.5 metres.

Urban Hamilton Official Plan



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The subject property is designated as “Neighbourhoods” in the Urban Hamilton Official Plan. Policy E.3.5.2 permits multiple dwellings. The subject lands are located in the Centennial Neighbourhoods Secondary Plan area found in Volume 2 and are further designated as “Medium Density Residential 3” of the Urban Hamilton Official Plan. The Medium Density Residential 3 designation permits multiple dwellings. Staff note that the Secondary Plan imposes a maximum residential density of 100 units per hectare, per the below Policy.

B.6.7.6.6 “Notwithstanding Policy E.3.5.7 of Volume 1, for lands designated Medium Density Residential 3 on Map B.6.7-1 – Centennial Neighbourhoods – Land Use Plan, the net residential density shall be 75 units or greater per hectare and not greater than 100 units per hectare.”

Variance 1, which increases the gross floor area factor for the lands would have the impact of permitting 8 additional multiple dwelling units within the existing building. The proposal seeks to allow approximately 152 units per hectare, which exceeds the maximum permitted residential density of 100 units per hectare per policy B.6.7.6.6.

Former City of Hamilton Zoning By-law No. 6593, as Amended 10-744

The subject lands are zoned “DE-3” Multiple Dwellings in former City of Hamilton Zoning By-law No. 6593 as amended by By-law 10-744. The zone permits the use of multiple dwellings.

Analysis

Variances 1-5

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Staff require additional information on whether or not the existing number of dwelling units would be legal non-conforming with respect to the density established in Policy B.6.7.6.6. Staff also note some discrepancies between the submitted site plan and the existing surface parking area, in particular the location of the garbage and storage area on the lands. Staff also require additional information on how the proposed 3.7 metre wide maneuvering space would allow for the appropriate access and maneuvering into and out of the adjacent parking spaces. Lastly, justification on the proposed parking reduction would be required to support the proposed further reduction in parking. No justification has been provided. Until such time as the information is provided for review staff recommend tabling the application.

Based on the forgoing staff recommend the application be **tabled** so that additional materials can be provided to staff for review and discussions with the proponent can occur.

Zoning:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	Please be advised no elevations were provided. Proposed existing condition for building height. If conformity cannot be achieved, additional variances may be required.
Proposed Notes:	

Development Engineering:

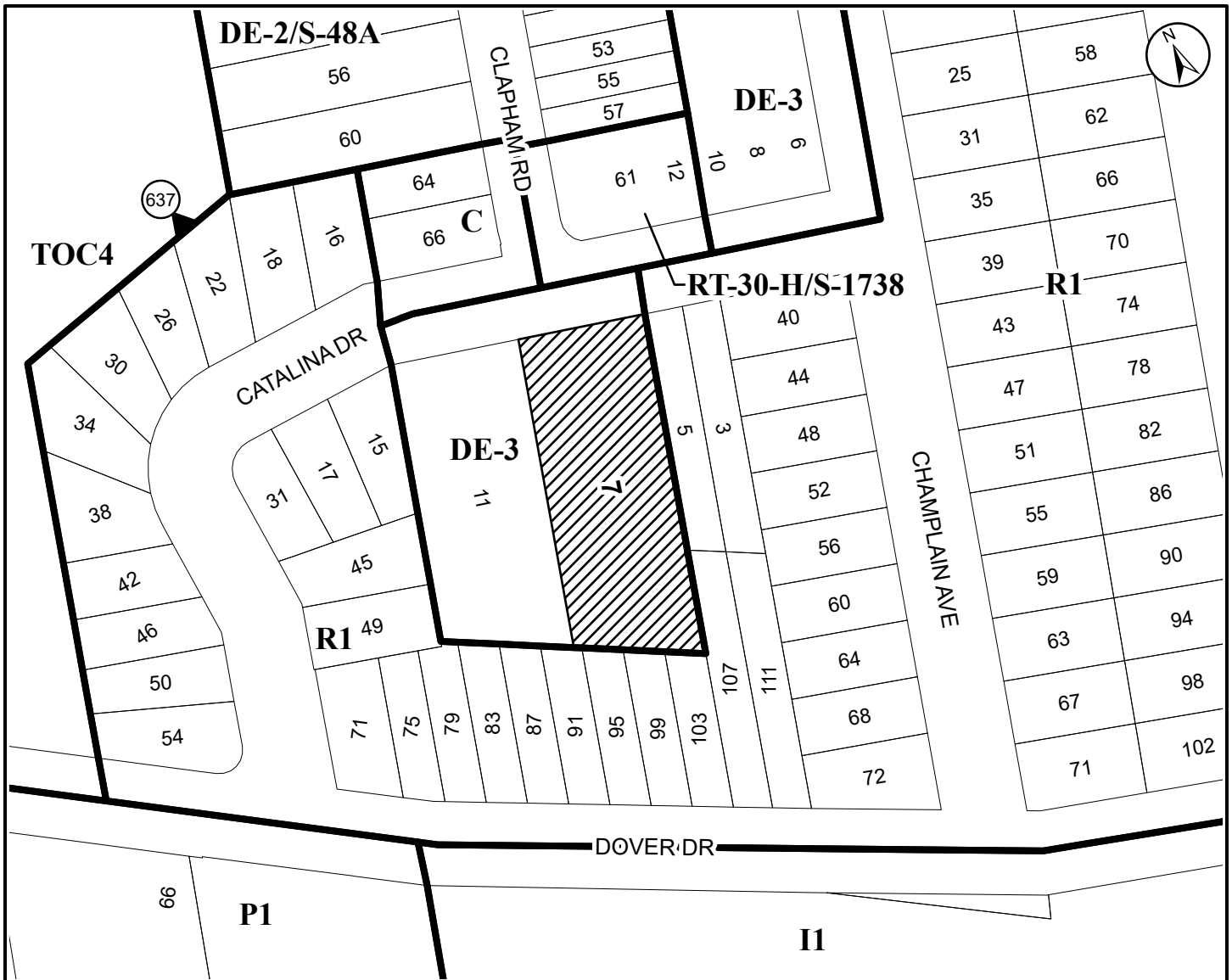
Recommendation:	No Comments
Proposed Conditions:	
Comments:	
Proposed Notes:	

Building Engineering:

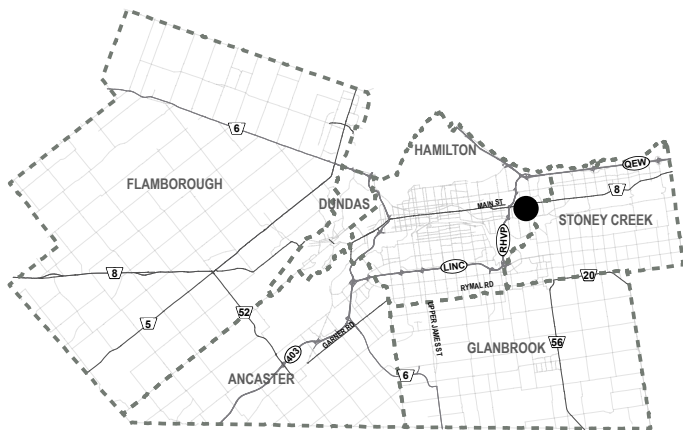
Recommendation:	Comments Only
Proposed Conditions:	
Comments:	
Proposed Notes:	A building permit is required for the construction of the proposed addition Be advised that Ontario Building Code regulations may require specific setback and construction types

Transportation Planning:

Recommendation:	Approve
Proposed Conditions:	
Comments:	
Proposed Notes:	



● Site Location



City of Hamilton

Committee of Adjustments

Subject Property



7 Catalina Drive, Hamilton (Ward 5)

File Name/Number:
A-24:236

Date:
November 12, 2024

Technician:
SH

Scale:
N.T.S.

Appendix "A"



Hamilton

Planning and Economic Development Department