



Hamilton

STAFF COMMENTS

HEARING DATE: January 21, 2025

B-24:80 (DA) – 43-51 King Street East & 60 King William Street, Hamilton

Recommendation:

Approve — Development Planning

Proposed Conditions:

1. The owner shall submit a deposited Ontario Land Surveyor's Reference Plan to the Committee of Adjustment Office, unless exempted by the Land Registrar. The reference plan must be submitted in pdf and also submitted in CAD format, drawn at true scale and location and tied to the city corporate coordinate system. (Committee of Adjustment Section)
2. The owner shall pay any outstanding realty taxes and/or all other charges owing to the City Treasurer. (Committee of Adjustment Section)
3. The owner submits to the Committee of Adjustment office an administration fee, payable to the City of Hamilton, to cover the costs of setting up a new tax account for each newly created lot. (Committee of Adjustment Section)

Proposed Notes:

We ask that the Owner agrees to physically affix the municipal numbers or full addresses to either the buildings or on signs in accordance with the City's Sign By-law, in a manner that is clearly visible from the road.



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Development Planning:

SEVERED LANDS (Part 1): (For Easement)	Varies 4.0 – 6.0 m [±]	35.211 m [±]	162.566 m ^{2±}
RETAINED LANDS:	70.50 & 27.20 m [±]	Varies m [±]	4,166.26 ha [±]

The purpose of the easement is to facilitate access along the east-west alleyway between King Street East and King William Street located behind the subject lands. The alleyway previously provided a connection from John Street South to Hughson Street South. A portion of the alleyway on the subject lands was closed and purchased by King William Residences Inc. to accommodate the construction of the 30 storey development on the subject lands. The closure and purchase of the alleyway was approved by the City on the premise that conditions of Site Plan approval would secure the proposed easements to replicate the function of the former alleyway for those abutting properties. Accordingly, the registration of the proposed easements is in keeping with the Site Plan approval (DA-18-06).

Staff note that this Consent application has the following associated *Planning Act* files: ZAR-17-047, ZAH-19-015, DA-18-016, HM/B-22:120 and HM/N-22:121.

Analysis

Urban Hamilton Official Plan

The subject lands are identified as “Downtown Urban Growth Centre” in Schedule E – Urban Structure and are designated “Downtown Mixed Use Area” in Schedule E-1 – Urban Land Use Designations of the Urban Hamilton Official Plan. Policies E.2.3.1.6, E.4.4.4 and Section F.4.2, amongst others, are applicable and permit the proposed multiple dwelling and easement.

Downtown Hamilton Secondary Plan

The subject lands are designated “Downtown Mixed Use” and “Pedestrian Focus” on Land Use Plan Map B.6.1-1 and are identified as “High Rise 2” on Maximum Building Heights Map B.6.1-2 of the Downtown Hamilton Secondary Plan. Policies B.6.1.3.7 and B.6.1.4.12, amongst others, are applicable and permit the proposed multiple dwelling.

Beasley Neighbourhood Plan

The subject lands are identified as “Commercial” on Map 6703 (Map 2 of 2) within the Beasley Neighbourhood Plan.



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

The subject lands are zoned Downtown Prime Retail Streets (D2, 626) Zone under City of Hamilton Zoning By-law No. 05-200. The proposed multiple dwelling is a permitted use.

Zoning:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	This Division has no concern with the proposed application.
Notes:	

Cultural Heritage:

Recommendation:	No Comments
Proposed Conditions:	
Comments:	Archeology: No Comments. Cultural Heritage: No Comments.
Notes:	

Development Engineering:

Recommendation:	No Comments
Proposed Conditions:	
Comments:	
Notes:	

Transportation Planning:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	Transportation Planning has no comments at this file is under Delegated Consent Authority.
Notes:	

Forestry:

Recommendation:	Approve
Proposed Conditions:	No conditions required



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STAFF COMMENTS

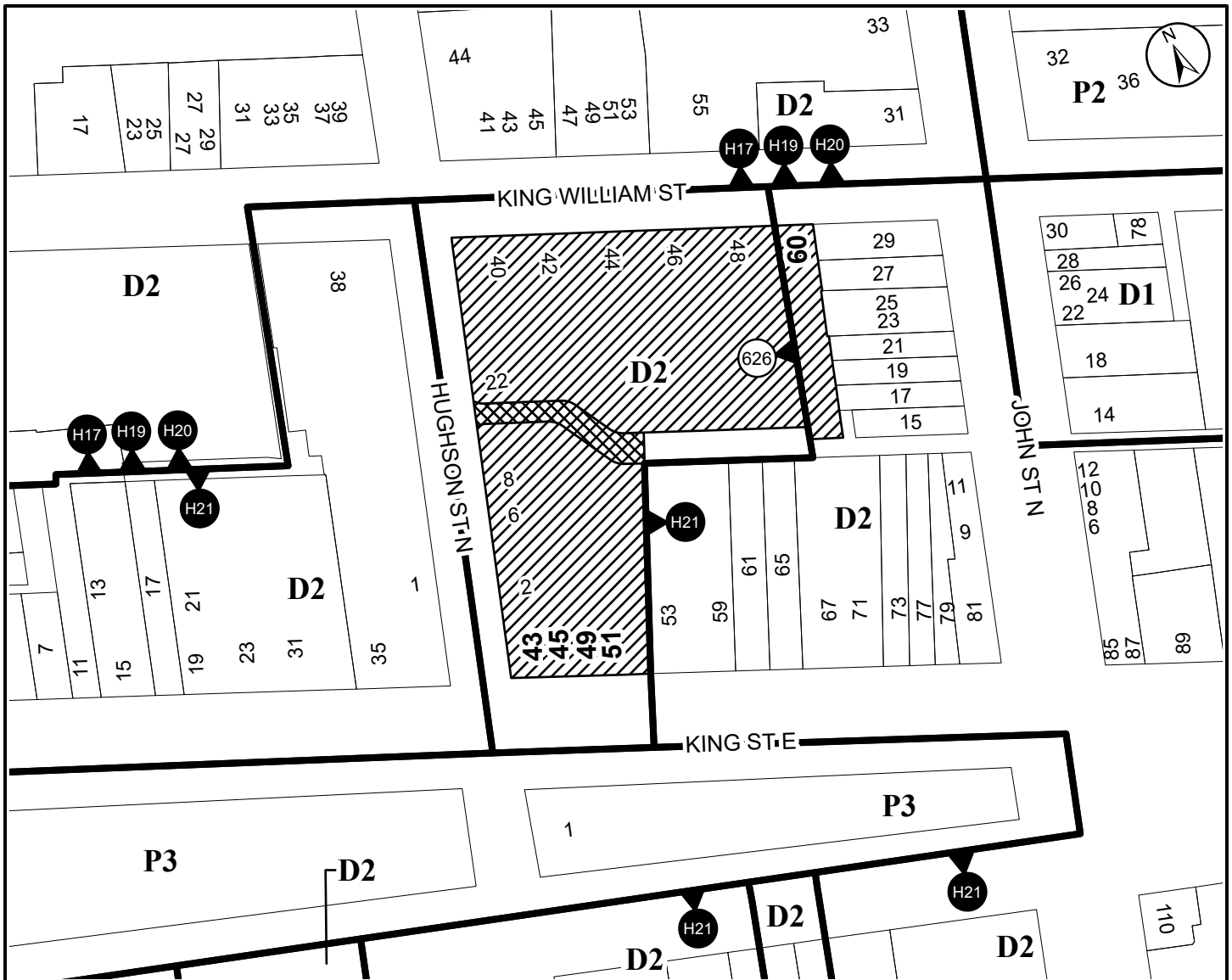
HEARING DATE: January 21, 2025

Comments:	There are no public tree assets impacted by the proposed conveyance.
Notes:	

Legislative Approvals:

Recommendation:	No Comments
Proposed Conditions:	
Comments:	
Notes:	We ask that the Owner agrees to physically affix the municipal numbers or full addresses to either the buildings or on signs in accordance with the City's Sign By-law, in a manner that is clearly visible from the road.

Please Note: Public comment will be posted separately, if applicable.



● Site Location



Committee of Adjustments

Subject Property

43-51 King Street East
& 60 King William Street, Hamilton (Ward 2)

- Lands to be retained
- Easement

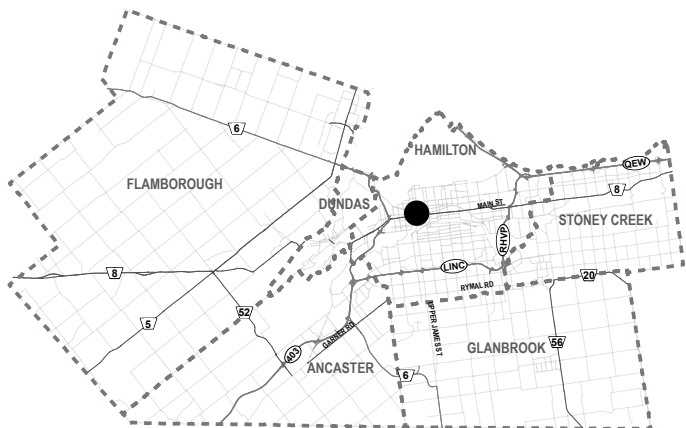
File Name/Number:
B-24:80

Date:
January 15, 2025

Technician:
SH

Scale:
N.T.S.

Appendix "A"



City of Hamilton

Planning and Economic Development Department



Hamilton