



Hamilton

STAFF COMMENTS

HEARING DATE: January 21, 2025

A-24:264 – 4 Studebaker Place, Hamilton

Recommendation:

Approve with conditions — Development Planning

Proposed Conditions:

1. That the proposed development be in accordance with approved Site Plan Application DA-17-155, to the satisfaction of the Director of Development Planning.

Proposed Notes:



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Development Planning:

Background

To facilitate the construction of a warehouse and associated parking. Staff note that this minor variance application is associated with Site Plan application DA-17-155, which was conditionally approved on May 18, 2021.

Analysis

Urban Hamilton Official Plan

The subject lands are identified as “Employment Areas” in Schedule E – Urban Structure and are designated “Employment Area - Industrial Land” in Schedule E – 1 Urban Land Use Designations of the Urban Hamilton Official Plan. Policies C.2.11, C.5.6.1 and E.5.3.1, amongst others, are applicable and permits the proposed warehouse.

The policies of Section C.2.11 and Policy C.5.6.1 b) aim to protect publicly and privately owned trees, woodlands and forested areas within the City in order to maintain and preserve the existing urban tree canopy and coverage and to foster its growth through the encouragement of green infrastructure and the implementation of an Urban Forest Strategy.

Staff note that there is a row of mature, healthy City trees along Victoria Avenue North that line a sidewalk and municipal bicycle lane. Staff have assessed the viability of the municipal trees through Site Plan application DA-17-155 and they are anticipated to be protected through the construction of the proposed warehouse. As a result, staff are of the opinion that the proposed minor variance meets the general intent of the Urban Hamilton Official Plan as the tree canopy will be maintained. that could be negatively impacted by the requested reduction in landscaped area and the proposed location of the warehouse building.

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

The subject lands are zoned Light Industrial (M6, 677) Zone in City of Hamilton Zoning By-law No. 05-200. The proposed warehouse is a permitted use.

Variance 1

1. A 0.5 metre landscape area abutting Victoria Avenue shall be provided instead of the minimum required 3.0 metre landscape area required.



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The intent of this provision is to provide sufficient separation between industrial buildings on the subject property and features within the streetscape such as municipal trees, bike lanes and to maintain a consistent and appealing streetscape within the business park.

Staff note that a row of mature City trees is present along Victoria Avenue North, abutting the subject property and proposed building.

Staff further note that the Light Industrial (M6, 677) Zone requires a minimum 3 metre yard abutting Studebaker Place but does not require a minimum yard abutting Victoria Avenue.

While a 0 metre setback is permitted abutting Victoria Avenue, a variance is required to permit the reduced landscaped area. The proposed 0.5 metre wide landscaped area would be consistent with the permitted setback and the existing built form of 3 Studebaker Place on the opposite side of Studebaker Place.

As the municipal trees are anticipated to be protected through the construction of the proposed warehouse, staff are of the opinion that the proposed minor variance meets the general intent of the Urban Hamilton Official Plan and Zoning By-law, is desirable for the proposed development of the site and is considered minor in nature.

Based on the foregoing, staff are of the opinion that the requested variance meets the four tests of a minor variance. **Staff recommend approval.**

Zoning:

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| Recommendation: | Comments Only |
| Proposed Conditions: | N/A |
| Comments: | <ol style="list-style-type: none"> 1. The following variance is added as requested by the applicant and shall be written as follows: <p style="text-align: center;">“8% of all 25 parking spaces shall be electrical parking spaces instead of the minimum 50% required.”</p> 2. It appears short-term bicycle parking is located within the 3.0 metre landscaped area/planting strip abutting Studebaker Place which is not permitted, additional variance may be required. 3. Please note, if Hydro Vault on concrete pad is under 0.6m in height from grade it is considered landscaping, if it is over 0.6m in height |



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| | <p>from grade it is considered Mechanical Equipment and shall comply with Section 4.9 of Hamilton Zoning By-law 05-200.</p> <p>4. The easement (No. WE1698977) should be at least 6.0 meters in width to accommodate required manoeuvring area for the 10 parking spaces along the southern property line.</p> <p>5. This minor variance application is associated with Site Plan application DA-17-155 which is conditionally approved.</p> |
| Notes: | N/A |

Cultural Heritage:

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| Recommendation: | No Comments |
| Proposed Conditions: | |
| Comments: | <p>Archeology:</p> <p>No Comments.</p> <p>Cultural Heritage:</p> <p>No Comments.</p> |
| Notes: | |

Development Engineering:

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| Recommendation: | Approve |
| Proposed Conditions: | |
| Comments: | There are a number of site plan applications along Studebaker Place for multiple ICI developments. 4 Studebaker Place is subject to the site plan application DA-17-155 in which detailed engineering comments are provided. Development Engineering has no concerns with the minor variances as proposed. |
| Notes: | |

Building Engineering:

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| Recommendation: | Comments and Conditons/Notes |
| Proposed Conditions: | |
| Comments: | |
| Notes: | A building permit is required for the construction of the proposed warehouse. |



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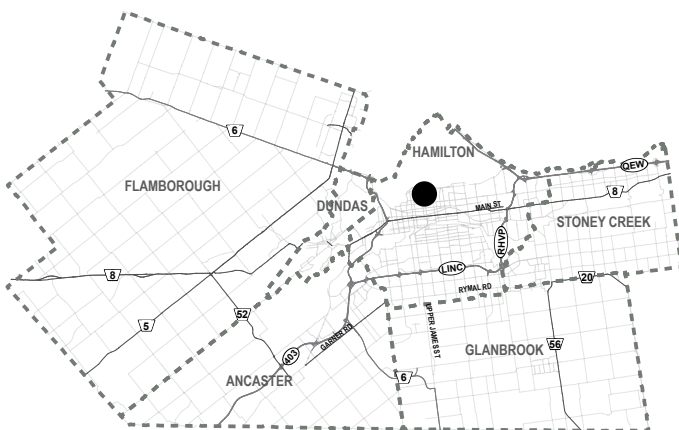
Transportation Planning:

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| Recommendation: | Approve |
| Proposed Conditions: | |
| Comments: | |
| Notes: | |

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



● Site Location



City of Hamilton

Committee of Adjustments

Subject Property



4 Studebaker Place, Hamilton
(Ward 3)

File Name/Number:
A-24:264

Date:
January 8, 2025

Technician:
SH

Scale:
N.T.S.

Appendix "A"



Hamilton