



Hamilton

STAFF COMMENTS

HEARING DATE: January 21, 2025

A-24:275 – 2782 Barton Street East, Hamilton

Recommendation:

Approve — Development Planning

Proposed Conditions:

Proposed Notes:



Hamilton

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Development Planning:

Background

The proposed variances are to facilitate the construction of a 17-storey mixed use multiple dwelling containing 313 units.

The following variances are requested:

1. A minimum of 0.15 visitor spaces per Class A dwelling unit for a Multiple Dwelling shall be permitted instead of the required 0.22 spaces per Class A dwelling unit.

Urban Hamilton Official Plan

The subject property is designated as 'Neighbourhoods' on Schedule E-1-Urban Land Use Designations in the Urban Hamilton Official Plan. Policies E.3.6.1, E.3.6.2 and E.3.6.6 among others, are applicable. Policy E.3.6.2 permits high density multiple dwellings, except street townhouses. Based on the forgoing the proposed land use is permitted.

Archeology:

No Comment.

Cultural Heritage:

No Comment.

Former City of Hamilton Zoning By-law No. 6593

The subject property is zoned as E-3/S-306d (High Density Multiple Dwellings) in the Former City of Hamilton Zoning By-law 6593. This Zone permits the proposed High Density Multiple Dwelling use. By-law No. 23-028 applies specifically to the subject lands, which permits the proposed use and imposes the proposed parking rate.

Analysis

Variance 1

1. A minimum of 0.15 visitor spaces per Class A dwelling unit for a Multiple Dwelling shall be permitted instead of the required 0.22 spaces per Class A dwelling unit.

The intent of the minimum visitor parking space per Class A dwelling unit for a Multiple Dwelling is to ensure adequate on-site visitor parking is being provided to satisfy the demand generated by the



Hamilton

proposed use. Staff have done an analysis of the proposed variance and do not anticipate it generating any undue adverse impacts. Staff note that the proposal is constructed, and the effect of the variance would allow a number of visitor parking spaces to be converted to occupant parking spaces. The total number of spaces provided would not change. The applicant is proposing a reduction that is consistent with what is permitted through Zoning By-law No. 05-200. Had the subject lands been brought into Zoning By-law No. 05-200 they would be within Parking Rate Area 2, which would require 0.15 visitor spaces per a unit, which is consistent with what’s being proposed. In staff’s opinion, given the context of the area, and the close proximity to transit and amenities, the reduction in visitor parking can be supported.

Based on the forging, staff recommend **approval of Variance 1** as it maintains the general intent and purpose of the Official Plan and Zoning By-law, is minor in nature, and desirable for the appropriate development of the subject lands.

Zoning:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	N/A
Notes:	N/A

Cultural Heritage:

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

Development Engineering:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	Provided the existing drainage pattern is maintained, Development Engineering has no comments or objections to the minor variances as proposed.
Notes:	



Hamilton

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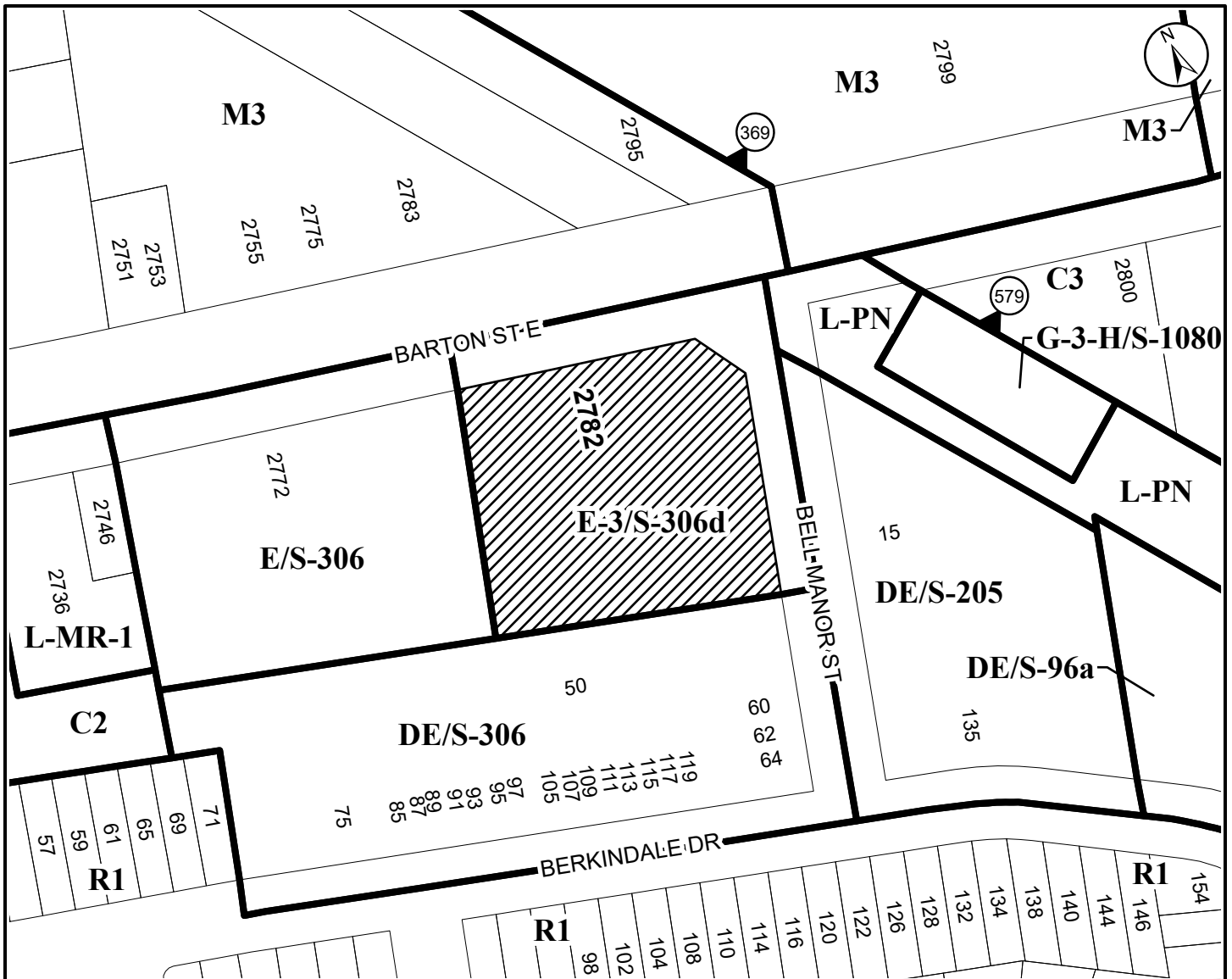
Building Engineering:

Recommendation:	No Comments
Proposed Conditions:	
Comments:	
Notes:	

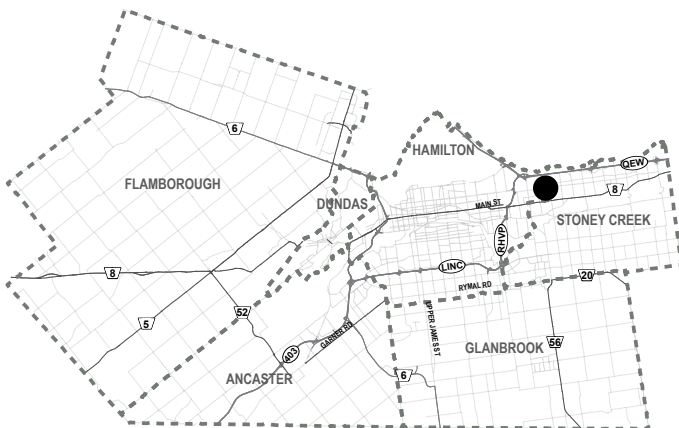
Transportation Planning:

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



2782 Barton Street East, Hamilton
(Ward 5)

File Name/Number:

A-24:275

Date:

January 8, 2025

Technician:

SH

Scale:

N.T.S.

Appendix "A"



Hamilton

Planning and Economic Development Department