



Hamilton

**STAFF COMMENTS**

**HEARING DATE: February 13, 2025**

A-24:219 — 468 Ottawa Street North, Hamilton

**Recommendation:**

Approve as amended — Development Planning

**Proposed Conditions:**

1. Transportation Planning will accept the zero-visitor parking for the 21 new unit subject to the provision of the required accessible parking spaces and the required bicycle parking spaces in accordance with zoning by-law 05-200. (Transportation Planning)

**Proposed Notes:**

**“Caution:** Notwithstanding current surface conditions, the property has been determined to be an area of archaeological potential. Although an archaeological assessment is not required by the City of Hamilton, the proponent is cautioned that during development activities, should deeply buried archaeological materials be found on the property the Ontario Ministry of Citizenship and Multiculturalism (MCM) should be notified immediately (416-212-8886). In the event that human remains are encountered during construction, the proponent should immediately contact both MCM and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-212-7499).” (Development Planning)



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## Development Planning:

### Background

The purpose of this application is to facilitate interior renovations to permit an additional 21 dwelling units to be added to the existing Multiple Dwelling. The added units are going to be located in converted underutilised spaces within the existing building.

Staff note that the application was previously tabled at the November 12, 2024, committee hearing. The applicant has removed **Variations 2, 3, and 4** that were previously requested, and staff's previous recommendation of revised variance 1 stands.

The following variances are **requested**:

1. No visitor parking spaces shall be provided for the 21 additional units proposed, instead of the 3 visitor parking spaces required.

Variance 1 is recommended to be **amended** as follows:

1. 1 visitor parking space shall be provided for the 21 additional units proposed, instead of the 3 visitor parking spaces required.

### Urban Hamilton Official Plan

The subject property is designated as Mixed Use – High Density in the Urban Hamilton Official Plan. Policy E.4.5.5 permits multiple dwellings. Policy E.4.5.10 states that permitted uses shall be located in both single and mixed-use buildings. The subject property is not located in any secondary plan area found in Volume 2 of the Urban Hamilton Official Plan. Based on the forgoing policies the proposed additional multiple dwelling units are a permitted use in the Mixed Use – High Density land use designation in the Urban Hamilton Official Plan.

The following Official Plan policies among others apply:

- "E.4.5.2                      Areas designated Mixed Use - High Density shall serve as a focus for surrounding communities, creating a sense of place for those communities. Retail and service commercial uses are a key element in maintaining that function and ensuring the continued vibrancy of Sub-regional Service Nodes.
- E.4.5.3                      Areas designated Mixed Use - High Density shall evolve into compact, mixed use people places where people can live, work and shop. To achieve this function, new development shall be designed and oriented to create comfortable, vibrant,



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and stimulating pedestrian oriented streets within each Mixed Use - High Density area.

- E.4.5.12 Areas designated Mixed Use - High Density are intended to develop in a compact urban form with a streetscape design and building arrangement supporting pedestrian use and circulation and the creation of a vibrant people place.
- E.4.5.19 New development shall respect the existing built form of adjacent neighbourhoods by providing a gradation in building height and densities, and by locating and designing new development to minimize the effects of shadowing and overview on properties in adjacent neighbourhoods.
- E.4.5.20 Reduced parking requirements shall be considered to take advantage of the higher level of transit service to the Sub-Regional Service Nodes.”

Based on the forgoing policies staff understand the multiple dwelling building is existing and in staff's opinion meets the general intent of the official plan policies. Policy E.4.5.2 speaks specifically to creating a sense of place in the community. Staff are supportive of permitting additional units on the site that will further foster and evolve the existing area into compact and mixed-use area that contributes to the creation of complete communities. Staff are supportive of reduced quantity of parking spaces where appropriate to better support walkable streets and to allow for a range of transportation methods.

**Archaeology:**

The subject property meets three (3) of the ten criteria used by the City of Hamilton and Ministry of Citizenship and Multiculturalism for determining archaeological potential:

- 1) Within 300 metres of a primary watercourse or permanent waterbody, 200 metres of a secondary watercourse or seasonal waterbody, or 300 metres of a prehistoric watercourse or permanent waterbody;
- 2) In areas of pioneer Euro-Canadian settlement; and
- 3) Along historic transportation routes.

These criteria define the property as having archaeological potential. Accordingly, Section 2 (d) of the *Planning Act* and Section 2.6.2 of the *Provincial Policy Statement* apply to the subject application.

**Cultural Heritage:**

No comments.



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**If this variance is granted, the proponent must be advised in writing by the Committee of Adjustment as follows:**

**“Caution:** Notwithstanding current surface conditions, the property has been determined to be an area of archaeological potential. Although an archaeological assessment is not required by the City of Hamilton, the proponent is cautioned that during development activities, should deeply buried archaeological materials be found on the property the Ontario Ministry of Citizenship and Multiculturalism (MCM) should be notified immediately (416-212-8886). In the event that human remains are encountered during construction, the proponent should immediately contact both MCM and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-212-7499).”

**City of Hamilton Zoning By-law 05-200**

The subject lands are zoned “C4” (Mixed Use High Density) in the City of Hamilton Zoning By-law No. 05-200. The “C4” zone permits multiple dwellings.

**Analysis**

Variance 1

Variance 1 as **requested**

1. No visitor parking spaces shall be provided for the 21 additional dwelling units proposed, instead of the 3 visitor parking spaces required.

Variance 1 as **amended**

1. 1 visitor parking space shall be provided for the 21 additional units proposed, instead of the 3 visitor parking spaces required.

Staff note that the site is providing a significant oversupply of occupant parking on the lands. The lands are located in Parking Rate Area 1, which does not have an occupant parking requirement for multiple dwellings. Based on the submitted materials, the site currently provides 90 surplus occupant parking spaces. A Parking Justification Study was submitted, which supports a reduced visitor parking demand of 0.03 spaces per unit. Staff are generally supportive of the reduction in required visitor parking spaces as the applicant has demonstrated that there will be a reduced demand for visitor parking, thus allowing the site to provide for sufficient supply of visitor parking through the utilisation of existing parking spaces that are in excess. Staff recommend the implementation of the Parking Justification Study through the amendment of variance 1 to reduce the required visitor parking spaces down to 1 required space for the additional 21 units proposed. This would result in a total of 7 visitor parking spaces being provided on the lands, which is in line with the



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recommendations of the submitted Parking Study. In staff's opinion the reduction of surplus parking will better align with the Official Plan policies and is generally in keeping with the intent of the Zoning By-law. Encouraging alternative modes of transportation meets the general intent of the Official Plan and staff encourage a reduction in trips being taken by personal automobile to promote transit and active transportation. Development planning staff defer further comments to Transportation Planning Staff. Based on the forgoing analysis **staff are supportive of variance 1 as amended** and recommend approval of this variance.

Based on the forgoing analysis staff recommend the **approval of variance 1 as amended** as the amended variance is minor in nature, meets the general intent and purpose of the Zoning By-law and Official Plan and is desirable for the appropriate development of the subject lands.

**Zoning:**

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

**Development Engineering:**

Recommendation:	No Comments
Proposed Conditions:	
Comments:	
Notes:	

**Building Engineering:**

Recommendation:	No Comments
Proposed Conditions:	
Comments:	
Notes:	

**Transportation Planning:**

Recommendation:	Approve with Conditions
Proposed Conditions:	Transportation Planning will accept the zero-visitor parking for the 21 new unit subject to the provision of the required accessible parking spaces and the required bicycle parking spaces in accordance with zoning by-law 05-200.
Comments:	As long as the Applicant/Owner is providing the required accessible parking spaces, and the bike parking requirement Transportation Planning will accept the no visitor parking for the 21 unit addition. Note that there



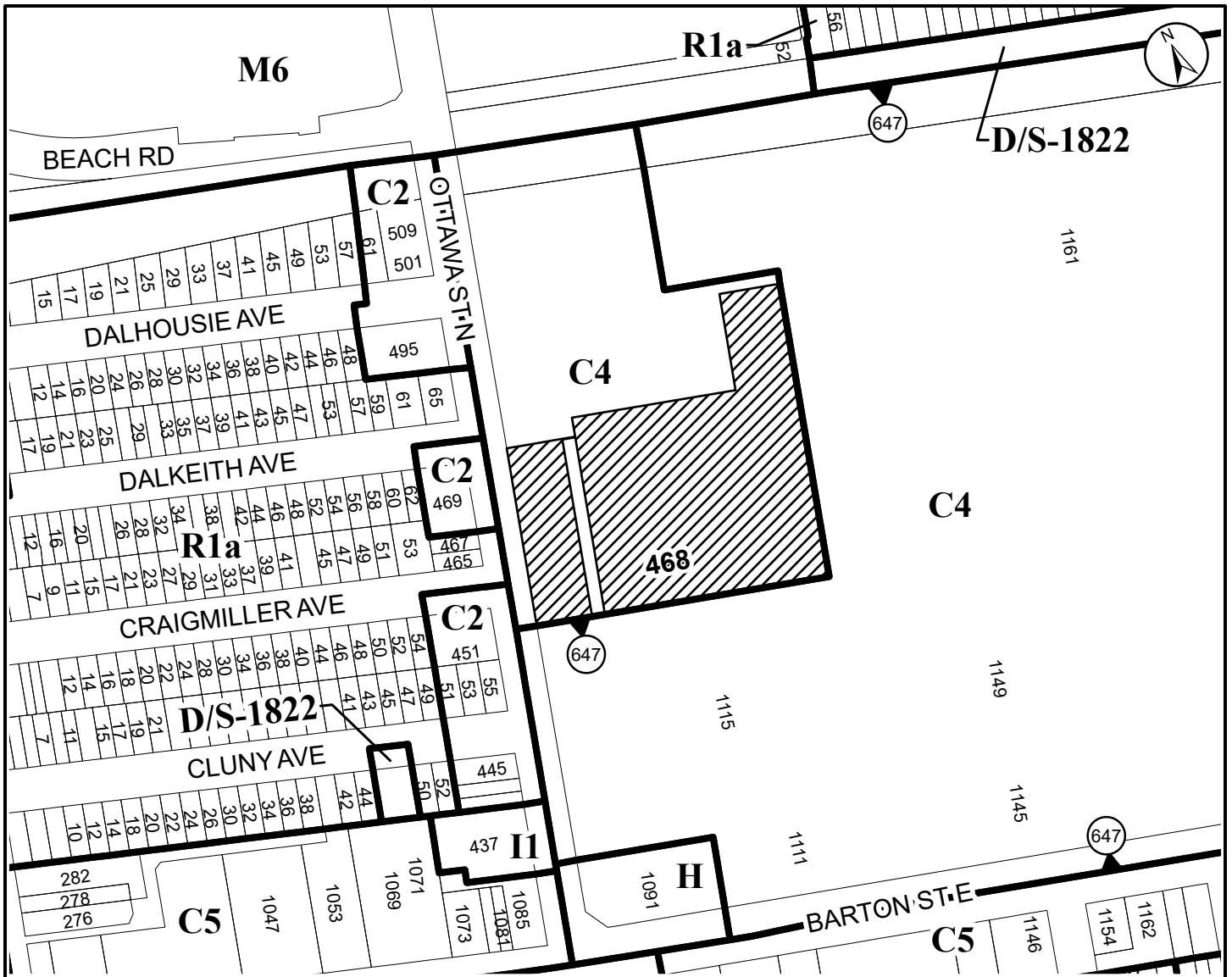
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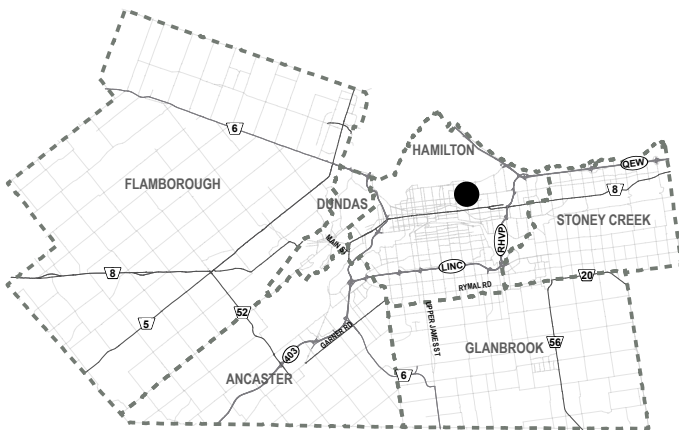
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	calculations are wrong in the zoning they are calculated on addition of 12 units not the 21 units.
Notes:	<p>Previous Variances</p> <ol style="list-style-type: none"><li>1.No visitor parking spaces shall be provided for the 21 additional units proposed, instead of the 3 visitor parking spaces required.</li><li>2. No accessible parking spaces shall be provided for the 21 additional units proposed, instead of the 2 accessible parking spaces required.</li><li>3. No short-term bicycle parking shall be required instead of the minimum 2 short term bicycle parking spaces required.</li><li>4. No long-term bicycle parking shall be required instead of the minimum 14 long term bicycle parking spaces required.</li></ol>

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



● Site Location



**City of Hamilton**

## Committee of Adjustments

### Subject Property



468 Ottawa Street North, Hamilton  
(Ward 4)

File Name/Number:  
A-24:219

Date:  
February 6, 2025

Technician:  
DR

Scale:  
N.T.S.

Appendix "A"



**Hamilton**

Planning and Economic Development Department