

**COMMENT SUBMISSION**

**Hearing Date**      **February 13, 2025**

**Comments From:**      "Section"

**Committee Contact:**      Jamila Sheffield (905) 546-2424, ext. 4144, [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

1:10 p.m.	A-24:264	4 Studebaker Place, Hamilton (Ward 3)	Agent: Urban Solutions Planning & Land Development Consultants Inc. – M. Johnston Owner Urbancore Developments (440 Victoria) Inc.
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Reviewed By:	Abby (LaForme) Lee, MCFN DOCA, Consultation Coordinator, <a href="mailto:Abby.LaForme@mncfn.ca">Abby.LaForme@mncfn.ca</a>
Recommendation	Comments and Conditions/Notes
Proposed Conditions:	Archaeological Potential
Comments:	<p>The Mississaugas of the Credit First Nation (MCFN) are the Treaty Holders of the land on which the project will take place – specifically, the Between the Lakes Treaty No. 3, of 1792. The MCFN holds Indigenous and Treaty Rights specific to the project location and its environs, which may be adversely impacted by it. The Department of Consultation and Accommodation (DOCA) is designated by the MCFN to handle consultation matters on its behalf.</p> <p>The DOCA consultation team has filed the project-related correspondence identified above. Upon our review, we have determined that <b>the project should be proceeded by, at</b></p>

	<p><b>minimum, a Stage 1 archaeological assessment</b> to determine the location’s archaeological potential. DOCA must be notified of, invited to participate in, and provided the opportunity to review this archaeological assessment, as well as any environmental assessments. At its discretion, DOCA may request capacity funding from the proponent for its consultation and engagement activities relating to the project.</p> <p>DOCA expects to be notified of any and all future project updates and/or changes.</p> <p>If you have any questions for the DOCA consultation team, please feel free to contact us.</p>
Notes:	

January 27, 2025

513-24

**Via Email**

Ms. Jamila Sheffield  
Committee of Adjustment  
City of Hamilton  
71 Main Street West, 5<sup>th</sup> Floor  
Hamilton, ON L8P 4Y5

**RE: Minor Variance Application - A-24:264  
4 Studebaker Place, Hamilton**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultant acting on behalf of Urbancore Developments (440 Victoria) Inc., the registered owner of the subject land municipally known as 4 Studebaker Place, Hamilton. As previously mentioned, the subject lands are currently vacant, designated as Industrial Land on Schedule E-1 – Urban Land Use Designation in the Urban Hamilton Official Plan and are zoned Light Industrial (M6,677) Zone within the City of Hamilton Zoning By-law No. 05-200.

The initial Minor Variance application was submitted on November 19, 2024, and heard on the January 21, 2025, (A-24:264) agenda. During the hearing, an additional variance was requested on the floor. The Committee members advised since the additional variance was added on the floor additional justification should be provided to Development Planning and Transportation Planning for review and comment. As such, the application was tabled and deferred to the February 13, 2025, agenda.

The requested variances are as follows:

- **Variance No. 1:** To Permit a minimum landscaped area of 0.5 metres abutting Victoria Avenue North whereas the required landscaped area abutting a street shall be is 3.0 metres.
- **Variance No. 2:** To permit a minimum EV parking ratio of 8% of the provided spaces whereas the required EV parking ratio shall be 50% of the provided parking spaces.
- **Variance 3:** To permit a minimum parking ratio of 1.55 spaces per 100 m<sup>2</sup> of Gross Floor Area whereas the required parking ratio shall be 2 spaces per 100 m<sup>2</sup> of Gross Floor Area for “other commercial uses not listed”

Minor Variance No. 1

The rationale for Minor Variance No. 1 was provided in the initial submission and supported by City staff in the January 21, 2025 Staff Report.

### Minor Variance No. 2

Minor Variance No. 2 proposed to reduce the Electric Vehicle parking ratio. This request is in keeping with the Committee of Adjustment support and approval of the Minor Variance File No. A-24:265 for 63 Leavitt Boulevard, Flamborough wherein 9% was approved. It satisfies Section 45 of the Planning Act as it provides a practical and gradual transition to provide more Electric Vehicle Parking within the City.

### Minor Variance No. 3

Minor Variance No. 3 seeks to reduce the parking ratio for Other Commercial Uses. As discussed during the Committee of Adjustment meeting, while Warehouse use is proposed, there are opportunities to add pickleball and basketball courts under the permitted Commercial Recreation use. This parking ratio falls under the “Other Commercial Uses Not Listed Above” which has a parking ratio of 2 spaces per 100 m<sup>2</sup> of Gross Floor Area (39 required spaces). The variance requested is to permit a minimum parking ratio of 1.55 spaces per 100 m<sup>2</sup> of Gross Floor Area (30 spaces). The proposed reduction in the parking ratio for the commercial recreation building is appropriate and is supported by several key factors. These considerations align with practical usage patterns, transportation alternatives, and the specific context of the site.

Furthermore, a reduced parking ratio for the Commercial Recreation to allow for 30 parking spaces is appropriate as commercial recreation activities, such as basketball and pickleball, inherently encourage carpooling and group travel. Participants often travel together in shared vehicles due to team-based participation or group social outings. This behavior significantly reduces the demand for individual parking spaces compared to other commercial uses. As such, the anticipated true parking demand is effectively lower than the standard requirements for general commercial uses.

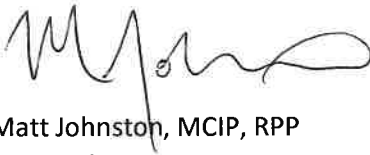
In addition, Victoria Avenue North features a dedicated bicycle lane, physically separated from vehicular traffic. This infrastructure promotes active transportation to the site, particularly for users who may cycle to recreational facilities. Additionally, the site’s proximity to SoBi bike-share and Bird scooter-share stations demonstrates the availability of sustainable transportation options, reducing dependency on personal vehicles. These amenities are expected to decrease parking demand by providing viable and convenient alternatives to driving. In addition, there are 2 bus routes that have a bus stop in front of the subject lands (4F - Bayfront and 12- Wentworth). The subject lands are located in Parking Rate Area 1, which is characterized as having the least dependence on personal vehicular transportation and a higher availability of alternative transportation methods in comparison to all other Parking Rate Areas. The subject lands inclusion in PRA1 refers to the robust public transit options and supportive active transportation opportunities in the area, further reducing the reliance on private vehicles and thereby lowering parking demand.

Additionally, Studebaker Place permits on-street parking, which provides supplementary parking capacity to accommodate overflow demand during peak usage times. The availability of these spaces adds flexibility without necessitating the over-supply of dedicated off-street parking. The subject property is located within Hamilton Central Business Park that operates primarily during regular business hours. As such, evenings and weekends—which are peak times for recreational activities—coincide with periods of reduced activity in the industrial subdivision. This offset minimizes potential conflicts over parking availability, ensuring sufficient parking capacity for recreational users without adversely affecting surrounding businesses.

Overall, reducing the minimum parking ratio aligns with broader municipal objectives to decrease car dependency and promote alternative modes of transportation. Encouraging shared transportation, cycling, and public transit use reflects current Urban Hamilton Official Plan objectives and supports a more sustainable and efficient land-use strategy. These requested variances meet the 4 tests in accordance with Section 45(1) of the Planning Act. The variances meet the intent of the Official Plan, meet the intent of the Zoning By-law, are desirable for the appropriate development or use of the land, and are minor in nature.

We look forward to working with the City of Hamilton and attending the February 13, 2025, Committee of Adjustment hearing. We trust that the enclosed is sufficient, however, please feel free to contact us with any questions.

Regards,  
**UrbanSolutions**



Matt Johnston, MCIP, RPP  
*Principal*



Laura Drennan, CPT  
*Senior Planning Technician*

cc: City of Hamilton Transportation Department (via email)  
Urbancore Developments (440 Victoria) Inc. (via email)