



Hamilton

**STAFF COMMENTS**  
**HEARING DATE: March 27, 2025**

A-25:029 — 105 Kenesky Drive, Flamborough

**Recommendation:**

Deny — Development Planning

**Proposed Conditions:**

**Proposed Notes:**

A building permit is required for the conversion of the semi-detached single-family dwelling to contain a secondary dwelling unit. (Building Engineering)



Hamilton

**STAFF COMMENTS**

**HEARING DATE: March 27, 2025**

## **Development Planning:**

### **Background**

The purpose of Minor Variance application A-25:029 is to permit the construction of a secondary dwelling unit within an existing semi-detached dwelling.

### **Urban Hamilton Official Plan**

The subject lands are identified as “Neighbourhoods” on Schedule E – Urban Structure and are designated “Neighbourhoods” on Schedule E – 1 Urban Land Use Designations of the Urban Hamilton Official Plan. Policies E.3.2.3, amongst others, are applicable and permit the proposed additional dwelling unit and existing semi-detached dwelling.

### **Waterdown South Secondary Plan**

The subject lands are identified as “Low Density Residential 3” on Map B.4.3-1- Land Use Plan Map of the Urban Hamilton Official Plan Waterdown South Secondary Plan. Policies 4.3.3.6, amongst others, are applicable and permit the existing semi-detached dwelling and proposed additional dwelling unit.

### **Town of Flamborough No. 90-145-Z**

The subject lands are zoned Urban Residential (Semi-Detached & Link) (R4-6) Zone, Modified in the Town of Flamborough No. 90-145-Z. The existing semi-detached dwelling and proposed secondary dwelling unit are permitted.

### **Variances 1 and 2**

1. A minimum parking space length of 5.5 metres shall be provided instead of the minimum required length of 5.8 metres.
2. Tandem parking shall be permitted for the parking spaces required for a semi-detached dwelling and secondary dwelling unit.

The intent of these provisions is to ensure on-site parking is large enough to accommodate a wide range of private vehicles and to prevent parking for the secondary dwelling unit from blocking or interfering with the normal use of parking for the principal dwelling.

Staff are concerned that the reduced length of the parking space would be insufficient to accommodate most vehicles, including larger vehicles such as pick-up trucks. Further, staff are concerned that tandem parking will cause conflict or interference between the use of the parking



# Hamilton

spaces intended for the principal dwelling and secondary dwelling unit. Therefore, staff are of the opinion that Variances 1 and 2 do not maintain the intent of the Zoning By-law, are not desirable for the appropriate use or development of the land and are not minor in nature.

Based on the foregoing, staff are of the opinion that the Variances 1 and 2 as requested do not meet the four tests of a minor variance. **Staff recommend denial but would support tabling the application to discuss alternatives with the applicant.**

### Zoning:

Recommendation:	No Comments
Proposed Conditions:	
Comments:	
Notes:	

### Development Engineering:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	Provided the existing drainage pattern is maintained, Development Approvals has no comments.
Notes:	

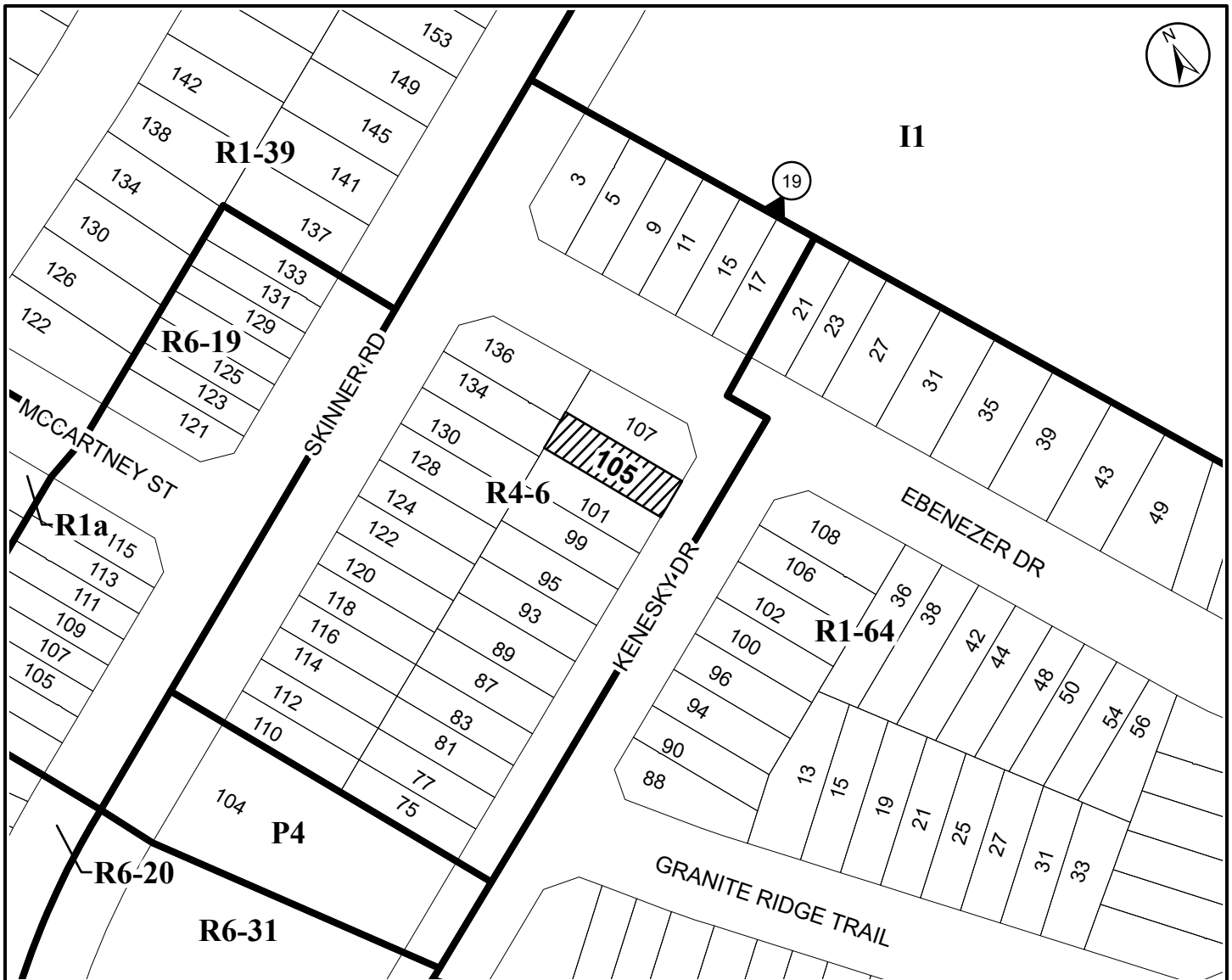
### Building Engineering:

Recommendation:	Comments and Conditions/Notes
Proposed Conditions:	
Comments:	
Notes:	A building permit is required for the conversion of the semi-detached single-family dwelling to contain a secondary dwelling unit.

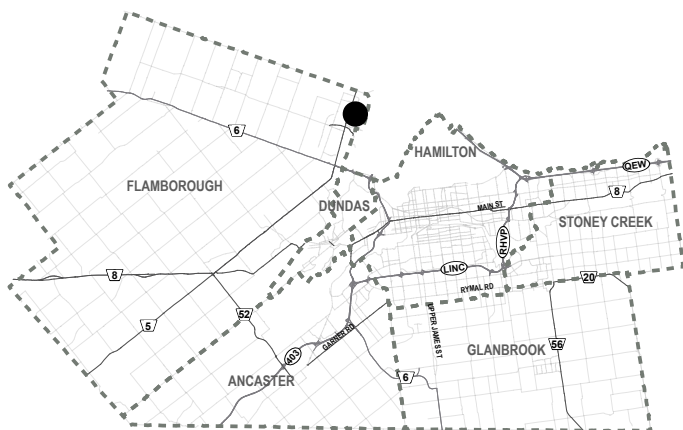
### Transportation Planning:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	Small Car parking spaces
Notes:	

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



● Site Location



**City of Hamilton**

## Committee of Adjustments

### Subject Property



105 Kenesky Drive, Flamborough  
(Ward 15)

File Name/Number:  
A-25:029

Date:  
March 14, 2025

Technician:  
DR

Scale:  
N.T.S.

Appendix "A"



**Hamilton**

Planning and Economic Development Department