

NOTICE OF PUBLIC HEARING
Minor Variance

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

APPLICATION NO.:	A-25:099	SUBJECT PROPERTY:	1686 Main Street West, Hamilton
ZONE:	"E/S-1553" District (Multiple Dwellings, Lodges, Clubs, etc.,)	ZONING BY-LAW:	Hamilton Zoning By-law 6593, as Amended by By-law 06-162

APPLICANTS: Owner: Canadian Student Living Group LTD
Agent: MHBC Planning

The following variances are requested:

1. A maximum of 115 dwelling units shall be permitted instead of the maximum permitted 107 dwelling units.

PURPOSE & EFFECT: To permit the establishment of eight (8) new dwelling units within the existing building.

Notes:

- i. Details regarding the commercial use(s) within the existing building have not been provided. The applicant shall ensure adequate on-site parking is provided to accommodate the existing commercial use(s) in accordance with Section 18A of the Zoning By-law.

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

This application will be heard by the Committee as shown below:

DATE:	Thursday, July 17, 2025
TIME:	2:45 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	City Hall Council Chambers (71 Main St. W., Hamilton)

	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment
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For more information on this matter, including access to drawings illustrating this request and other information submitted:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton

PUBLIC INPUT

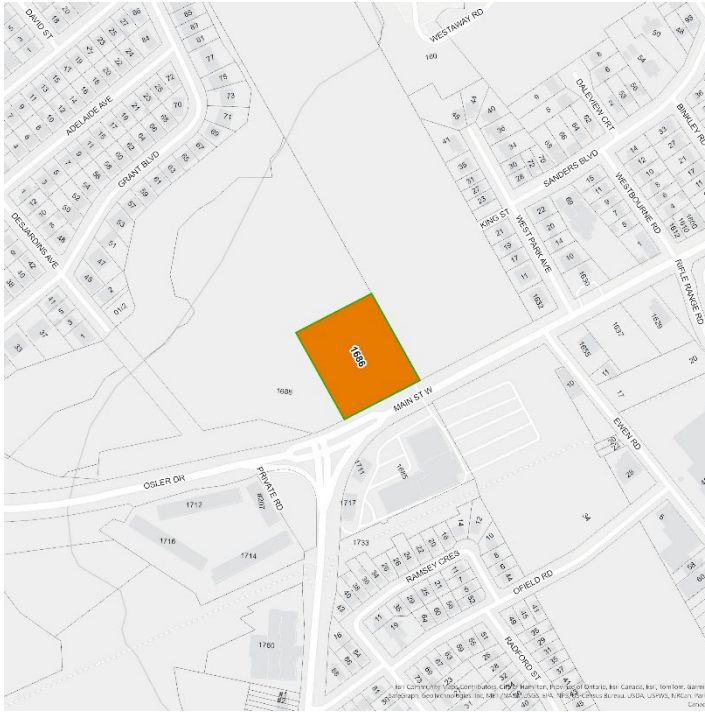
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon July 15, 2025

Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon July 16, 2025

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-25:099, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

 **Subject Lands**

DATED: June 30, 2025

Justin Leung,
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public, and may include posting electronic versions.



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

E-mail: cofa@hamilton.ca

PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing advance of the meeting. Comments can be submitted by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon on the date listed on the Notice of Public Hearing.**

Comments are available the Tuesday prior to the Hearing and are available on our website: www.hamilton.ca/committeeofadjustment

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners **must register by noon on the day listed on the Notice of Public Hearing** to participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

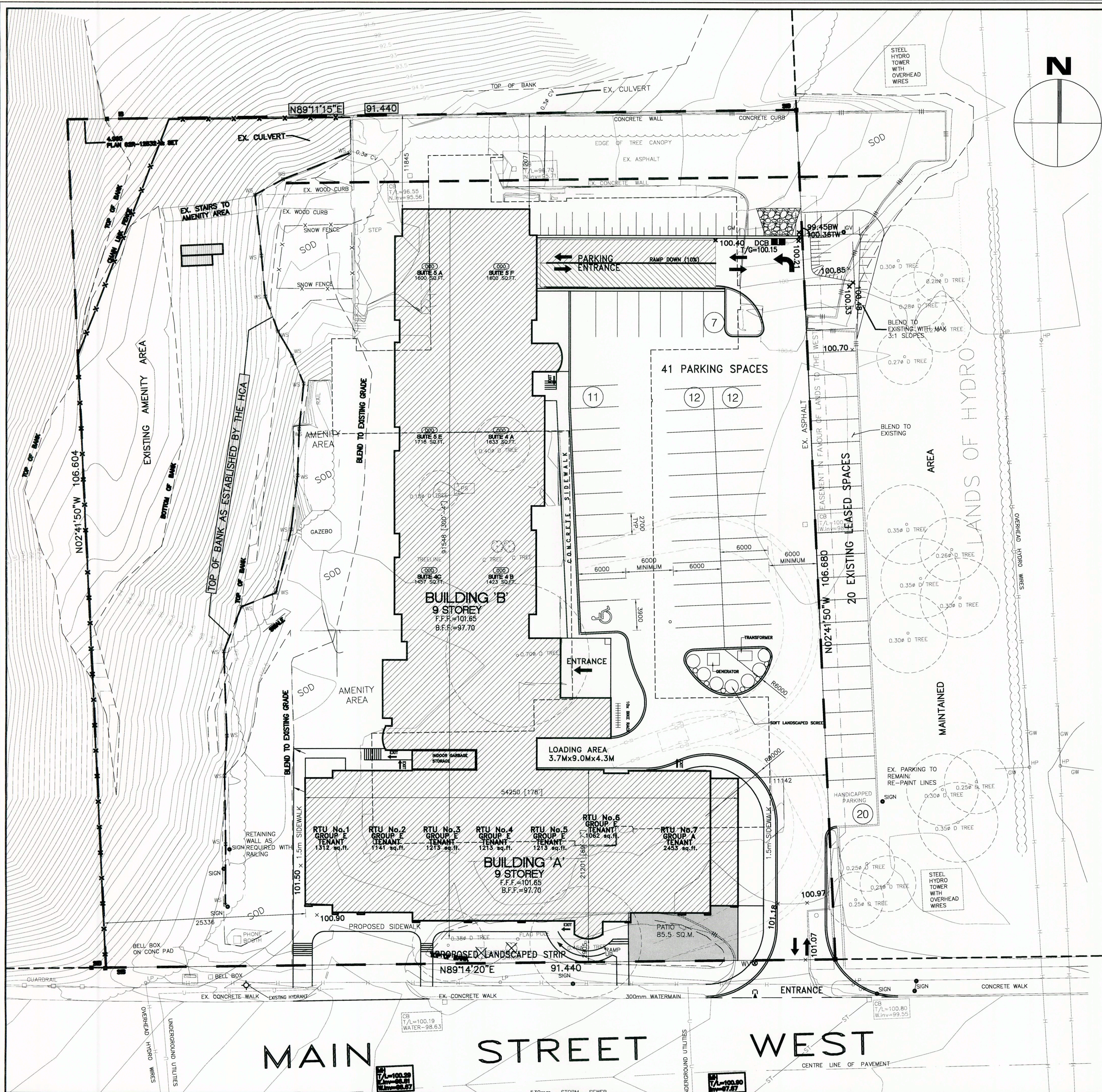
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **no less than 10 minutes** before the time of the Public Hearing as noted on the Notice of Public Hearing.

We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca.

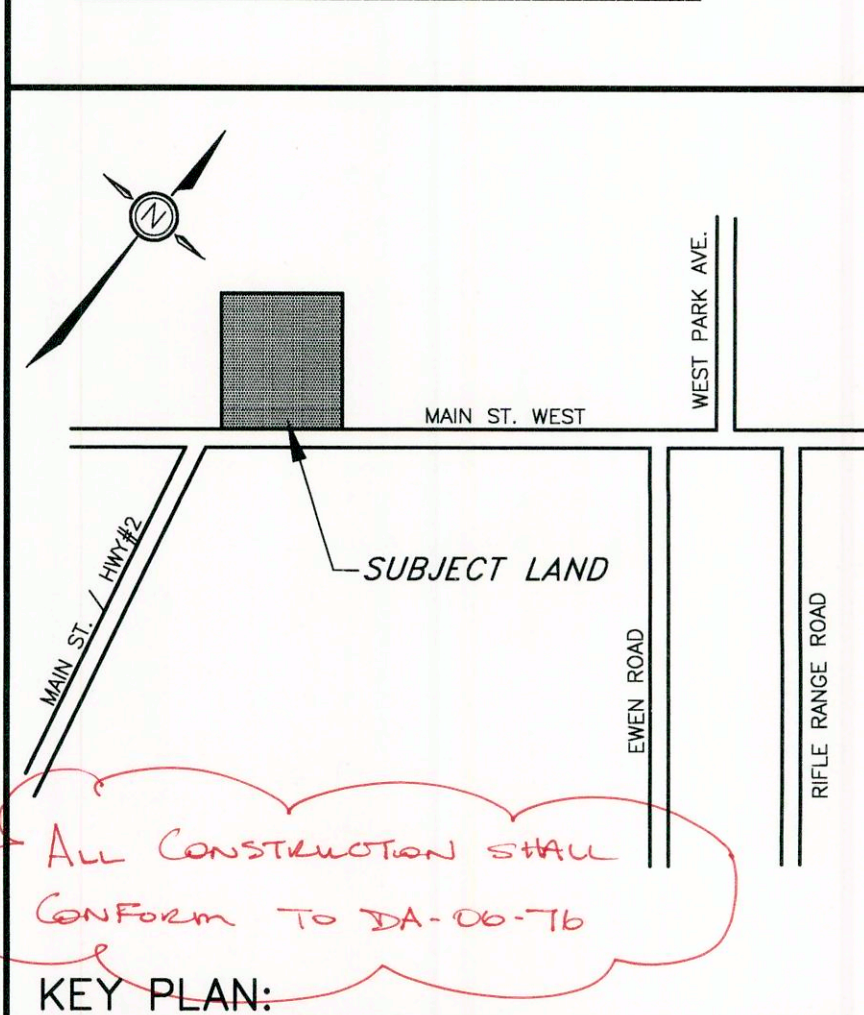
Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.



FILE# DA-06-
UNDERTAKING
RE: 1686 MAIN STREET WEST

I, (WE) _____, THE OWNER(S) OF THE LAND, HEREBY UNDERTAKE AND AGREE WITHOUT RESERVATION, A) TO COMPLY WITH ALL THE CONTENT OF THIS PLAN AND DRAWING AND NOT TO VARY THEREFROM;
B) TO PERFORM THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 41(7)(A) OF THE PLANNING ACT SHOWN ON THIS PLAN AND DRAWING(S) WITH THE CONDITIONS OF APPROVAL AS SET OUT IN THE LETTER OF APPROVAL DATED _____;
C) TO MAINTAIN TO THE SATISFACTION OF THE CITY AND AT MY(OUR) SOLE RISK AND EXPENSE, ALL OF THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 41(7)(A) OF THE SAID ACT, SHOWN ON THIS PLAN AND DRAWING, INCLUDING REMOVAL OF SNOW FROM ACCESS RAMPS AND DRIVEWAYS, PARKING AND LOADING AREAS AND WALKWAYS.
D) IN THE EVENT THAT THE OWNER DOES NOT COMPLY WITH THE PLAN DATED _____, THE OWNER AGREES THE CITY MAY ENTER THE LAND AND DO THE REQUIRED WORKS, AND FURTHER THE OWNER AUTHORIZES THE CITY TO USE THE SECURITY FILED TO OBTAIN COMPLIANCE WITH THIS PLAN; AND,
E) BELL CANADA REQUIRES ONE OR MORE CONDUIT OR CONDUITS OF SUFFICIENT SIZE FROM EACH UNIT TO THE ELECTRICAL ROOM(S) IN WHICH THE TELECOMMUNICATION FACILITIES ARE LOCATED TO THE STREET LINE.

DATED THIS _____ DAY OF _____
WITNESS (SIGNATURE) _____ (SEAL) OWNER(S) (SIGNATURE) _____
WITNESS (PRINT) _____ OWNER(S) (PRINT) _____



NOTES ON SITE PLAN:

1. ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR, LAND DEVELOPMENT DEPARTMENT, COMMUNITY PLANNING AND DEVELOPMENT DIVISION.
2. FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY FIRE DEPARTMENT AND AT THE EXPENSE OF THE OWNER.
3. MAIN DRIVEWAYS AT THE PROPERTY LINE BOUNDARIES ARE PLUS OR MINUS 7.5m UNLESS OTHERWISE STATED.
4. ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5m SHALL BE WITHIN 5% MAXIMUM GRADE, THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADES.
5. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
 - ROAD CUT PERMITS
 - SEWER PERMITS
 - APPROACH APPROVAL PERMITS
 - RELOCATION OF SERVICES
 - COMMITTEE OF ADJUSTMENT
 - ENCROACHMENT AGREEMENTS (IF REQUIRED)
6. ABANDON ACCESSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH SOD AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE TRAFFIC ENGINEERING SECTION, PUBLIC WORKS DEPARTMENT.
7. FOR VISIBILITY TRIANGLE AT THE VEHICULAR ACCESS POINTS, THE FOLLOWING NOTE TO BE PROVIDED:
"5 METRE BY 5 METRE VISIBILITY TRIANGLES IN WHICH THE MAXIMUM HEIGHT OF ANY OBJECTS OR MATURE VEGETATION IS NOT TO EXCEED A HEIGHT OF 0.6 METRES ABOVE THE CORRESPONDING PERPENDICULAR CENTRELINE ELEVATION OF THE ADJACENT STREET."

ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.

ZONING REQUIREMENTS:

YARD SETBACKS REQUIRED:

Min. Front Yard (MAIN STREET)	2750 m
Min. Side Yard	10244 m
Min. Rear Yard	14148 m
Max. Lot Coverage	2,500 m ²

SITE STATISTICS			
ZONE: -			
LEGAL DESCRIPTION:			
TOPOGRAPHIC SURVEY OF PART OF LOT 55 CONCESSION 1 GEOGRAPHIC TOWNSHIP OF ANCASTER IN THE CITY OF HAMILTON SCALE 1: 300 METRIC			
S.D. McLAREN, O.L.S. - 2004			
ITEM	AREA (Sq.M.)	AREA (Sq.Ft.)	
	9,749	104,943	
	6,916	74,451	
TOTAL LEASABLE AREA	912	9,821	
MECH/ELECTRICAL ROOM AREA	N/A	N/A	
GROSS FLOOR AREA	19,327	208,067	
BUILDING AREA	2324	25,016	
BUILDING COVERAGE (MAX):	2324 S.M. (23.8%)		
BUILDING COVERAGE (MAX):	2324 S.M. (33.6%)		
LANDSCAPED AREA (MIN.):	5352 S.M. (54.8%)		
LANDSCAPED AREA (MIN.):	2,519 S.M. (36.4%)		
PAVED SURFACE AREA:	2,073 S.M. (21.3%)		
PAVED SURFACE AREA:	2,073 S.M. (30%)		
BUILDING HEIGHT(MAX):	30 METERS (9 STOREYS)		
NO. OF UNITS:	107		
NO. LOADING SPACES:	1		
ITEM	NO. SPACES		
SURFACE PARKING SPACES (PROVIDED):	41		
LEASED PARKING SPACES (PROVIDED):	20		
SUB-SURFACE PARKING SPACES (PROVIDED):	60*		
* UNDERSIZED PARKING SPACE(PROVIDED):	5		
TOTAL PARKING SPACES (PROVIDED):	121		
LEASABLE COMMERCIAL AREA			
UNIT	TENANT	AREA (Sq.M.)	AREA (Sq.Ft.)
RTU 1	VACANT	-	1312
RTU 2	VACANT	-	1141
RTU 3	VACANT	-	1213
RTU 4	VACANT	-	1213
RTU 5	VACANT	-	1213
RTU 6	VACANT	-	1062
RTU 7	VACANT	-	1300
RTU 8	VACANT	-	1312
COMMON	LANDLORD	-	1044
SITE TOTAL (AREA)		1004.2	10,810
RESIDENTIAL DEVELOPMENT SCHEDULE:			
UNIT TYPE	QUANTITY	NUMBER OF BEDROOMS	TOTAL BEDROOMS
SUITE 2 A	1	2	2
SUITE 2 B	2	2	4
SUITE 2 C	2	2	4
SUITE 2 D	2	2	4
SUITE 2 E	1	2	2
SUITE 2 F	1	2	2
SUITE 2 G	1	2	2
SUITE 2 H	1	2	2
SUITE 2 I	1	2	2
SUITE 3 A	2	3	6
SUITE 3 B	1	3	3
SUITE 4 A	15	4	60
SUITE 4 B	8	4	32
SUITE 4 C	8	4	32
SUITE 4 D	7	4	28
SUITE 4 E	1	4	4
SUITE 4 E2	1	4	4
SUITE 4 F	1	4	4
SUITE 4 F2	1	4	4
SUITE 4 G	1	4	4
SUITE 4 H	1	4	4
SUITE 5 A	15	5	75
SUITE 5 B	7	5	35
SUITE 5 C	5	5	25
SUITE 5 D	5	5	25
SUITE 5 E	8	5	40
SUITE 5 F	8	5	40
TOTAL UNITS	107		449

244 James Street South
Hamilton, Ontario
L8P 3B3
Tel: (905) 522-6165
Fax: (905) 522-2209

**R.F. LINTACK
ARCHITECT
INCORPORATED**

This drawing must not be scaled.
General Contractor shall verify all dimensions, details and levels prior to commencement of the work.
All errors and omissions are to be reported immediately to the Architect.

No.	Revisions	Date

No. Issue Date

CITY OF HAMILTON
BUILDING & LICENSING DIVISION
PLANNING & DEVELOPMENT DEPARTMENT

JUN 2 2 2006

REC BY: _____
REFD TO: _____

PROPOSED:
WEST VILLAGE
HAMILTON, ONTARIO
1686 MAIN STREET WEST
HAMILTON, ONTARIO

job no. 05.52

dwg. file

dwn. by J.D.

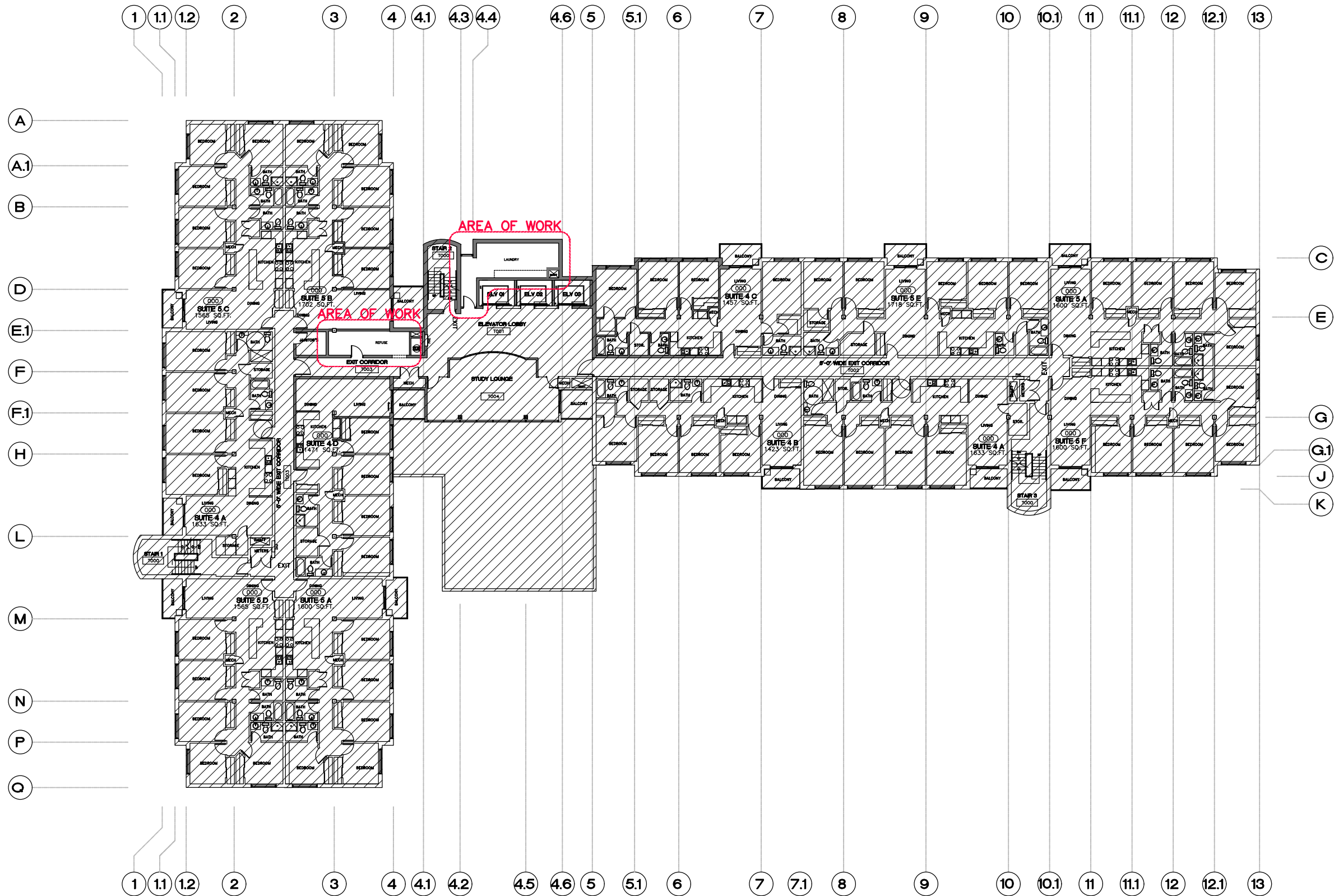
scale AS NOTED

date JUNE 12 2006

dwg. title

SITE PLAN

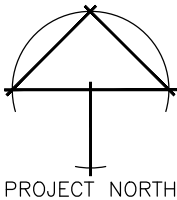
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D. A. Derksen Consulting Inc.

8545 Twiss Road
Campbellville, Ontario L0P 1B0
Phone: 416.303.4381
Fax: 416.342.9795
www.ddconsult.ca

EXISTING BUILDING KEY PLAN 1686 MAIN STREET WEST HAMILTON, ONTARIO

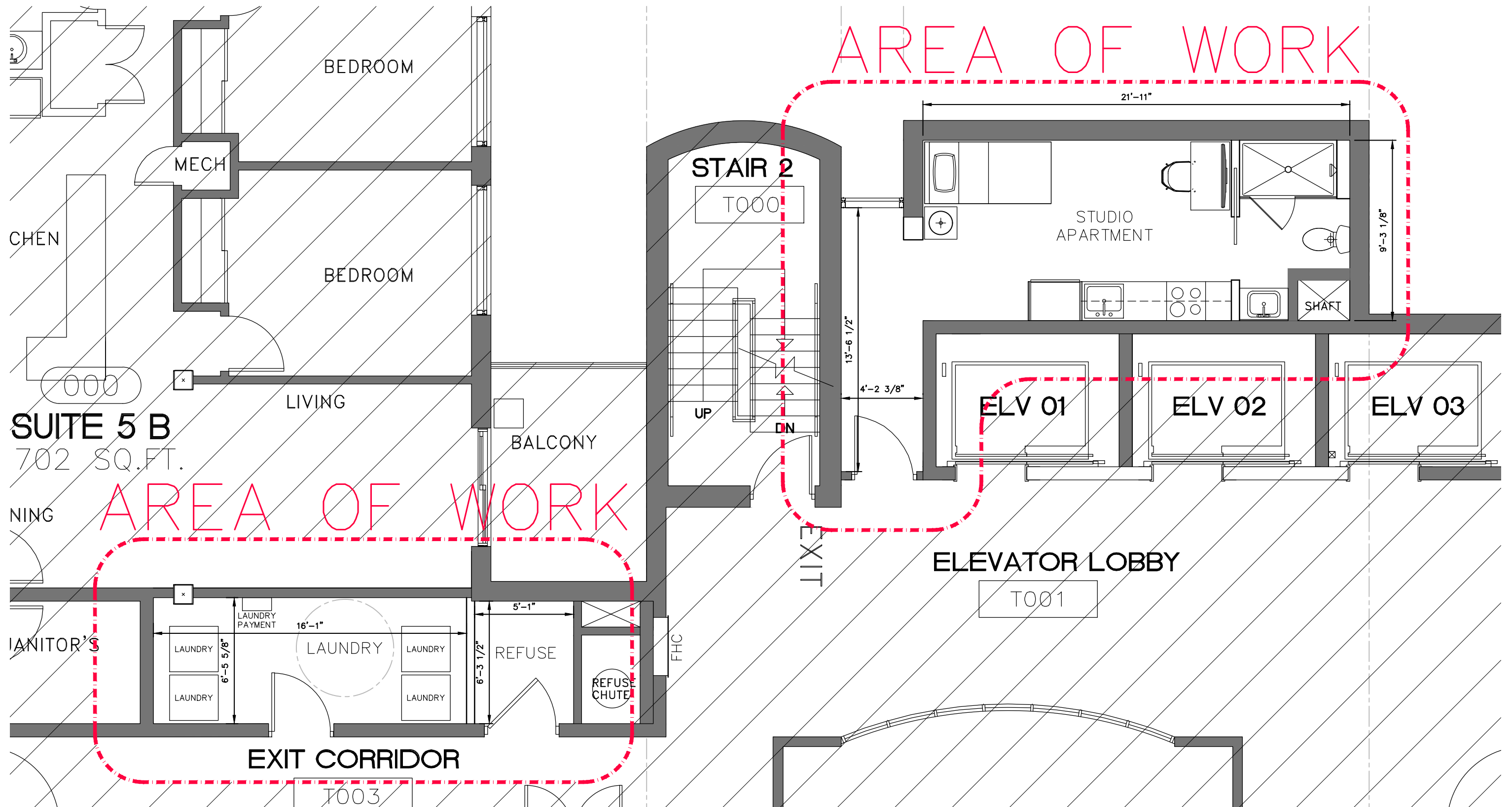


CANADIAN STUDENT LIVING GROUP LIMITED PARTNERSHIP C/O
FORUM ASSET MANAGEMENT
FORUM HOUSE AT BROOKFIELD PLACE
181 BAY ST. E., PODIUM, 2ND FL
TORONTO, ON M5J 2T3

Forum

PROJECT INTERIOR ALTERATIONS PROJECT NO. P10549
DATE 13APR25 PAGE SK-1
SCALE NTS
DRAWN BY DD

e&oe

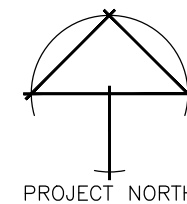


e&oe

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PROPOSED LAYOUT OPTION 1
1686 MAIN STREET WEST
FLOORS 2 THROUGH 9
HAMILTON, ONTARIO



CANADIAN STUDENT LIVING GROUP LIMITED PARTNERSHIP C/O
FORUM ASSET MANAGEMENT
FORUM HOUSE AT BROOKFIELD PLACE
181 BAY ST. E., PODIUM, 2ND FL
TORONTO, ON M5J 2T3

Forum

PROJECT INTERIOR ALTERATIONS	PROJECT NO. P10549
DATE 13APR25	PAGE SK-2
SCALE NTS	
DRAWN BY DD	



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

May 16, 2025

Jamila Sheffield, Secretary-Treasurer
Committee of Adjustment
City of Hamilton
71 Main Street West
Hamilton, ON L8P 4Y5

Dear Ms. Sheffield:

**RE: Minor Variance Application
1686 Main Street West, Hamilton
Our File: 1056I**

On behalf of our client, CANADIAN STUDENT LIVING GROUP LIMITED PARTNERSHIP, we are pleased to submit a Minor Variance application for the lands municipally addressed as 1686 Main Street West in the City of Hamilton (herein referred to as the "subject lands").

INTRODUCTION AND BACKGROUND

The subject lands are located on the north side of Main Street West in the Ainslie Wood Westdale area of Hamilton. They are 0.97 hectares in size with 91 metres of frontage on Main Street (all measures are approximate) and currently contain a 9-storey mixed-use building with commercial uses fronting on Main Street West and residential units on floors 2 – 9. A total of 121 parking spaces are provided in a combination of surface and underground parking areas.

The subject lands are approximately 1.4 kilometres west of McMaster University and the 107 residential units are geared to University students. Surrounding uses include:

- an overland hydro corridor immediately to the east, with low rise residential located beyond the corridor,
- a natural heritage area immediately to the west, with low rise residential uses located further to the west, beyond the natural area to the west,
- a natural heritage area and parking lots operated by McMaster University to the north, and
- commercial and residential to the south.

The subject lands are designated Neighbourhoods on Schedule E-1 (Urban Land Use Designations) to the Official Plan and are designated High Density Residential 1 in the Ainslie Wood Westdale Secondary Plan (Map B.6.2-1). They are zoned Multiple Dwellings, Lodges, Clubs, Etc. (E/S 1553) in

the City of Hamilton Zoning By-law 6593, with the western naturalized area zoned Conservation, Open Space, Park and Recreation (A). A site-specific zoning by-law was passed in 2006 to facilitate the proposed development. One of the site-specific provisions limits the number of dwelling units to a maximum of 107.

The owners propose to convert existing underutilized laundry / utility rooms on floors 2 – 9 into eight studio apartments. The laundry facilities will still be accommodated within the building, through the more efficient use of the existing oversized refuse room on each floor, which will be split into two rooms to accommodate laundry and refuse separately.

As a result of the proposed renovations, 8 additional units are proposed. In this regard, **a minor variance is required to permit the proposed increase from 107 to 115 dwelling units.** The proposed renovations are internal to the building and the proposal remains compliant with all other regulations of the Zoning By-law, including parking (0.8 spaces / unit = 92 required, 121 parking spaces provided).

ANALYSIS

The following provides an analysis of the requested variances in consideration of Section 45(1) of the Planning Act.

1. Does the variance maintain the general intent and purpose of the Official Plan?

Yes, the proposed variance maintains the general intent and purpose of the Official Plan.

The subject lands are designated Neighbourhoods on Schedule E-1 (Urban Land Use Designations) to the Official Plan and are designated High Density Residential 1 in the Ainslie Wood Westdale Secondary Plan (Map B.6.2-1). Section 3.2.1 of the Official Plan (Chapter E) states "Areas designated Neighbourhoods shall function as complete communities, including the full range of residential dwelling types and densities as well as supporting uses intended to serve the local residents."

Section 6.2 of the Official Plan (Volume 2, Chapter 3) includes policies for the Secondary Plan Area and land use designations.

Section 6.2.5.5 states that multiple dwellings are permitted to a maximum height of 10 storeys and shall generally have a density between 50-125 units per gross hectare. The existing building is 9 storeys in height and the density including the additional units would be 119 units per hectare, keeping in line with the permitted height and density.

Relevant objectives to the Secondary Plan are provided in Section 6.2.4 and include:

- a) "Provide a diversity of suitable housing choice for families, students, seniors and others.
- c) Ensure new infill housing and renovations are compatible with existing development.
- d) Encourage development forms which are compact, to help provide opportunities to relieve pressures for urban expansion, such as higher densities and mixed use along major roads."

The requested variance maintains the general intent and purpose of the Official Plan as facilitates the addition of 8 dwelling units within an existing building, increasing the supply of housing for students

through an internal renovation. The density of the development will remain within the permitted density range in the Secondary Plan. Additionally, the addition of 8 residential units contributes to the provision of a complete community and supports commercial uses within the building and neighbourhood.

2. Does the variance maintain the general intent and purpose of the Zoning By-law?

Yes, the proposed variance maintains the general intent and purpose of the Zoning By-law.

The subject lands are zoned E/S 1553 in The City of Hamilton Zoning By-law 6593 with the western naturalized area zoned Conservation, Open Space, Park and Recreation (A). The lands were developed in accordance with this site-specific by-law regulations.

The requested variance proposes a modest increase of 8 units to the site-specific number of residential dwelling units, increasing unit count from 107 to 115. These additional dwelling units will be accommodated within the existing building and will not result in increased building area. No existing dwelling units or commercial units will be affected.

The proposed renovation does not seek any other variances as it complies with all other aspects of the Zoning By-law, including the required supply of vehicular parking. In this regard, the increase in the supply of units would not result in any external changes to the site or building. As the building would remain in compliance with all other regulations, in our opinion, the variance maintains the general intent and purpose of the Zoning By-law.

3. Is the variance desirable for the appropriate use of the land, building or structure?

Yes, the proposed variance is desirable for the appropriate use of the land and building.

Increasing the number of dwelling units through internal renovation is both desirable and appropriate as it enables the construction of much needed student housing within walking distance of McMaster University, by repurposing underutilized interior space, without the need for any external alterations to the building or site.

Providing additional housing supply, particularly in locations proximate to campus, is both contextually appropriate and aligned with broader planning objectives to support complete communities. The proposed change will not impact the exterior appearance of the building or the surrounding streetscape.

Furthermore, the subject property will continue to provide on-site parking that conforms to the minimum requirements of the Zoning By-law, ensuring that the increased unit count will not create adverse impacts on neighbourhood parking or traffic conditions.

4. Is the variance minor?

Yes, the proposed variance is minor in nature.

The addition of 8 new units to the existing 107-unit building represents a modest increase of approximately 7% in the total unit count. This minor intensification results in a slight increase in overall density, remains within the permitted range identified in the Secondary Plan, and preserves the existing character and scale of the development.

The new units will be accommodated entirely within the existing building, with no changes to the exterior or any impact on the existing residential or commercial uses. Importantly, the proposed

variance does not reduce the on-site parking supply, which will continue to exceed the By-law requirement. As such, the proposed variance is not expected to generate any adverse impacts on neighbouring properties or the surrounding area.

SUMMARY

Based on the foregoing, it is our opinion that the requested variance satisfies Section 45(1) of the Planning Act. The variance maintains the general intent and purpose of the Official Plan and Zoning By-law, is desirable for the appropriate development and use of the lands, and is minor in nature.

In support of this minor variance application, please find enclosed digital copies of the following:

- The completed minor variance application form;
- Architectural plans demonstrating the proposed suite layouts; and,
- A copy of the cheque in the amount of \$4,015 payable to the City of Hamilton, being the required application fee for a minor variance.

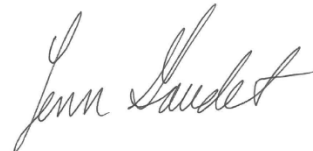
We respectfully request to be included in the next available Committee of Adjustment meeting. Please do not hesitate to contact the undersigned should you have any questions or require additional information.

Yours truly,

MHBC



Trevor Hawkins, M.PL, MCIP, RPP
Partner



Jennifer Gaudet, BES, MCIP, RPP
Associate

cc. Forum Asset Management




Hamilton

Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

APPLICATION FOR A MINOR VARIANCE/PERMISSION
UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS
Registered Owners(s)	Canadian Student Living Gr	
Applicant(s)		
Agent or Solicitor	MHBC Planning	

1.2 Primary contact

☒ Applicant

☐ Owner

☐ Agent/Solicitor

1.3 Sign should be sent to

☒ Applicant

☐ Owner

☐ Agent/Solicitor

1.4 Request for digital copy of sign

☒ Yes*

☐ No

If YES, provide email address where sign is to be sent



1.5 All correspondence may be sent by email

☒ Yes*

☐ No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

1.6 Payment type

☐ In person

☐ Credit over phone*

☒ Cheque

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	1686 Main Street West, Hamilton		
Assessment Roll Number	010031006100000		
Former Municipality	Ancaster		
Lot	Pt Lt 55	Concession	1
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

2.2 Are there any easements or restrictive covenants affecting the subject land?

☒ Yes ☐ No

If YES, describe the easement or covenant and its effect:

Transfer easement in 1988 to The Canadian Institute for the Blind

3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

Increase the site-specific number of permitted dwelling units from 107 to 115.

☐ Second Dwelling Unit

☐ Reconstruction of Existing Dwelling

3.2 Why it is not possible to comply with the provisions of the By-law?

The site-specific zone includes a provision that establishes a maximum number of dwelling units.

3.3 Is this an application 45(2) of the Planning Act.

☐ Yes

☒ No

If yes, please provide an explanation:

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
91.4 m	106.6 m	~9,748 m ²	~26 m

4.2 Location of all buildings and structures on or proposed for the subject lands:
(Specify distance from side, rear and front lot lines)

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Mixed-Use	2.9 m	11.8 m	11.1 m (E), 25.2 m (W)	01/01/2008

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
No change (internal only)	No change	No change	No change	08/01/2025

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Mixed-Use	~2,150 s.m.	19,327 s.m.	9	30 m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
No change (internal only)				

- 4.4 Type of water supply: (check appropriate box)

☒ publicly owned and operated piped water system

☐ lake or other water body

☐ privately owned and operated individual well

☐ other means (specify)
- 4.5 Type of storm drainage: (check appropriate boxes)

☒ publicly owned and operated storm sewers

☐ ditches

☐ swales

☐ other means (specify)

4.6 Type of sewage disposal proposed: (check appropriate box)

- ☒ publicly owned and operated sanitary sewage
☐ system privately owned and operated individual
☐ septic system other means (specify) _____

4.7 Type of access: (check appropriate box)

- ☐ provincial highway
☐ municipal road, seasonally maintained
☒ municipal road, maintained all year
☐ right of way
☐ other public road

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):

Multiple residential

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):

Open Space and Residential (N, E, W), Commercial and multiple residential (S)

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

December 21, 2024

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Vacant prior to construction of existing building

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Mixed-use (retail on ground floor, residential above)

7.4 Length of time the existing uses of the subject property have continued:

~17 years

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): _____

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) High Density Residential 1 (Ainslie)

Please provide an explanation of how the application conforms with the Official Plan.

Please refer to cover letter

7.6 What is the existing zoning of the subject land? E/S 1553

7.8 Has the owner previously applied for relief in respect of the subject property?
(Zoning By-law Amendment or Minor Variance)

☒ Yes ☐ No

If yes, please provide the file number: E/S 1553

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

☐ Yes

☒ No

If yes, please provide the file number: _____

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 107

8.2 Number of Dwelling Units Proposed: 115

8.3 Additional Information (please include separate sheet if needed):

Please refer to attached planning letter.

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- ☐ Application Fee
- ☐ Site Sketch
- ☐ Complete Application form
- ☐ Signatures Sheet

11.4 Other Information Deemed Necessary

- ☐ Cover Letter/Planning Justification Report
- ☐ Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
- ☐ Minimum Distance Separation Formulae (data sheet available upon request)
- ☐ Hydrogeological Assessment
- ☐ Septic Assessment
- ☐ Archeological Assessment
- ☐ Noise Study
- ☐ Parking Study
