



A-25:141 — 62 Genoa Drive, Hamilton

Recommendation:

Deny — Development Planning

Proposed Conditions:

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:

Background

The purpose of Minor Variance application A-25:141 is to permit alterations to the existing front yard and parking conditions for the existing semi-detached dwelling.

Analysis

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. Policy E.3.4.3, amongst others, is applicable and permits the existing semi-detached dwelling and proposed additional dwelling unit.

Ryckmans Neighbourhood Plan

The subject lands are identified as “Single and Double” on Map 7508 of the Ryckmans Neighbourhood Plan.

Archaeology

The subject property meets one (1) of the ten criteria used by the City of Hamilton and Ministry of Citizenship and Multiculturalism for determining archaeological potential:

- 1) Within 250 metres of known archaeological sites.

This criterion defines the property as having archaeological potential. Accordingly, Section 2 (d) of the *Planning Act* and Section 4.6.2 of the Provincial Planning Statement apply to the subject application.

If this variance is approved, the proponent must be advised 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).”

Cultural Heritage

No comments.



Hamilton

Former City of Hamilton Zoning By-law No. 6593

The subject lands are zoned “D/S-1801” (Urban Protected Residential – One and Two Family Dwellings, etc.) District, Modified and “D/S-1822” (Urban Protected Residential – One and Two Family Dwellings, etc.) District, Modified in Former City of Hamilton Zoning By-law No. 6593. The existing semi-detached dwelling and proposed additional dwelling unit are permitted.

Variance 1

1. One parking space (serving the existing dwelling) may be obstructed by another parking space (serving the existing dwelling) instead of each parking space being unobstructed and freely and readily accessible.

The intent of this provision is to prevent parking spaces from blocking or interfering with the normal use of other parking spaces.

Staff are concerned that the proposed tandem parking space may block or interfere with parking on the subject property. Therefore, it is staff's opinion that Variance 1 does not maintain the intent of the Zoning By-law, is not desirable for the appropriate use or development of the land and is not minor in nature. Staff do not support the variance.

Variances 2 and 3

2. One parking space (serving the existing dwelling) shall be permitted to be located in the required front yard notwithstanding a parking space is not permitted to be located within a required front yard in a Residential Zone
3. A minimum of 31% of the gross area of the front yard shall be provided as landscaped area instead of providing a minimum of 50% of the gross area of the front yard as landscaped area.

The intent of these provisions is to maintain the residential character of the neighbourhood by ensuring the streetscape is not predominantly vehicular parking.

Staff note that the proposed driveway extension is to accommodate parking located within the required front yard of the property. This results in a front yard landscaped area that is 31.73% of the gross area of the front yard.

The proposed driveway expansion and front yard parking provide less than one third of the front yard as landscaped area and the parking will be the most prominent feature of the front yard. Staff are of the opinion that the cumulative effects of Variances 2 and 3 would negatively impact neighbourhood character along Genoa Drive. Therefore, it is staff's opinion that Variances 2 and 3 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.

Staff are of the opinion that the requested variances do not meet all four tests of a minor variance. Based on the foregoing, **staff recommend denial.**



Hamilton

STAFF COMMENTS

HEARING DATE: August 14, 2025

Zoning:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	<p>1. It has been advised that the parking space contained within the attached garage and the parking space directly abutting the attached garage are to serve the existing dwelling and the most southerly parking space is to serve a proposed Secondary Dwelling Unit.</p> <p>2. In accordance with Section 19(1)(ii)(c) of the Zoning By-law, a parking space for a Secondary Dwelling Unit is permitted to be provided within the required front yard.</p>
Notes:	

Development Engineering:

Recommendation:	No Comments
Proposed Conditions:	
Comments:	
Notes:	

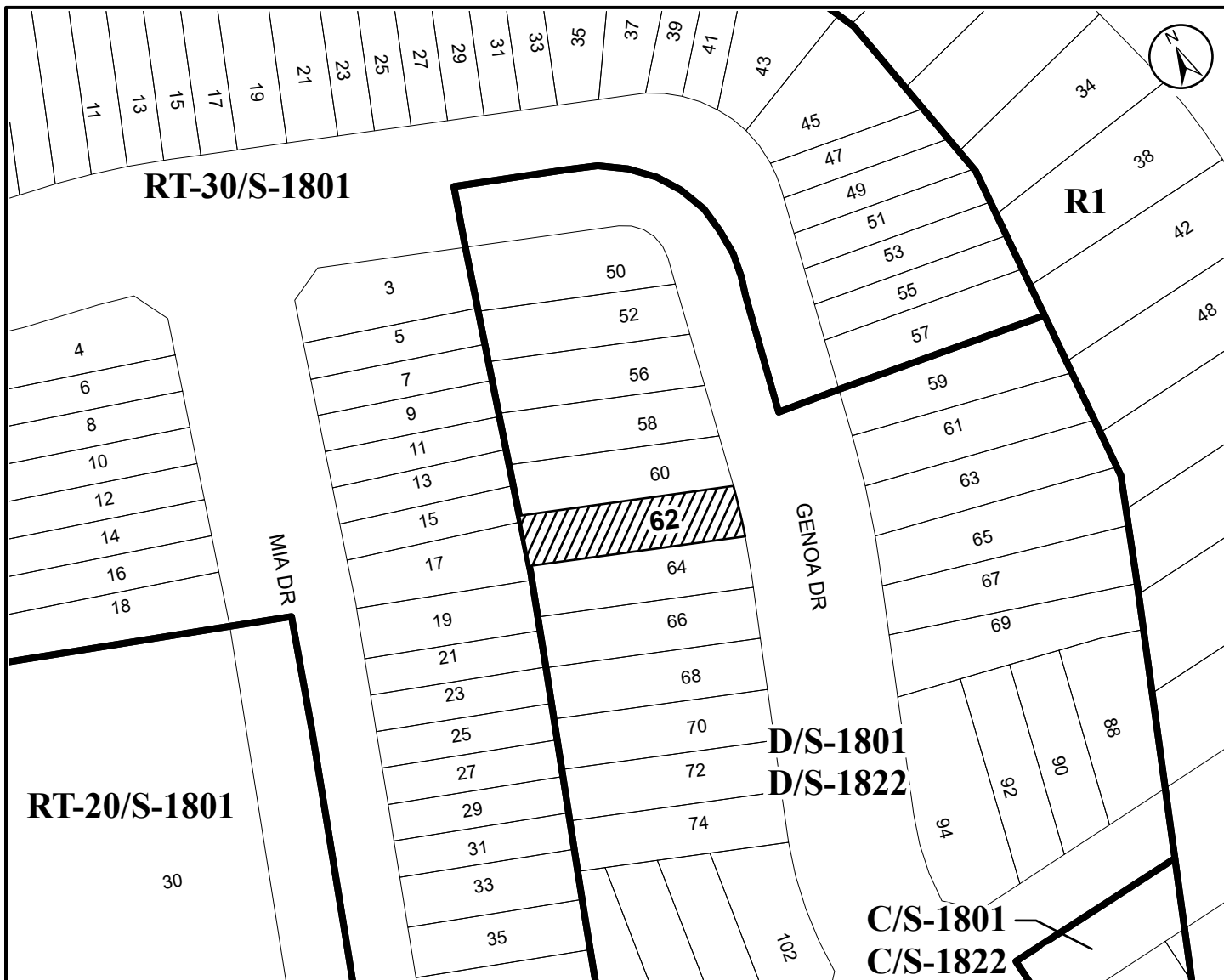
Building Engineering:

Recommendation:	No Comments
Proposed Conditions:	
Comments:	
Notes:	

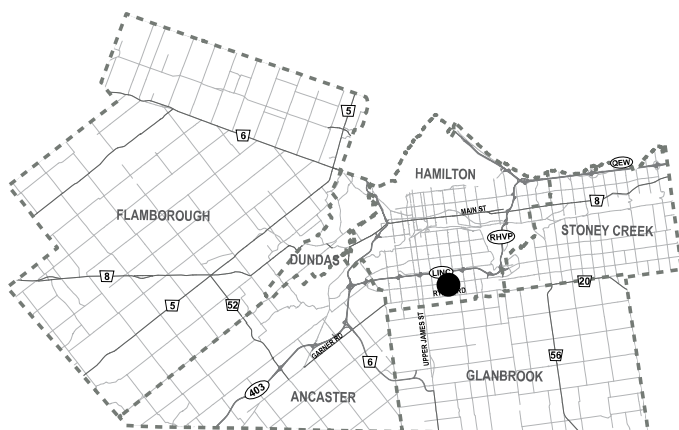
Transportation Planning:

Recommendation:	No Comments
Proposed Conditions:	
Comments:	
Notes:	

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



● Site Location



City of Hamilton

Committee of Adjustments

Subject Property



62 Genoa Drive, Hamilton (Ward 8)

File Name/Number:

A-25:141

Date:

August 5, 2025

Technician:

AL

Scale:

N.T.S.

Appendix "A"



Hamilton

Planning and Economic Development Department