



Hamilton

## COMMITTEE OF ADJUSTMENT

City Hall, 5<sup>th</sup> floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

E-mail: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

### **NOTICE OF PUBLIC HEARING** **Minor Variance**

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**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
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<b>APPLICATION NO.:</b>	<b>A-25:153</b>	<b>SUBJECT PROPERTY:</b>	95 Dundurn Street South, Hamilton
<b>ZONE:</b>	C5, 590 (Mixed Use Medium Density)	<b>ZONING BY-LAW:</b>	Zoning By-law 05-200

**APPLICANTS:** Owner: Sacajawea Non-Profit Housing Inc and City of Hamilton  
Applicant: Sacajawea Non-Profit Housing Inc  
Agent: Landwise c/o Katelyn Gillis

The following variances are requested:

1. A minimum 0.6 metre setback from a street line shall be permitted instead of the minimum required 3.0 metre setback.
2. A minimum 1.4 metre setback from the Rear Lot line shall be permitted instead of the minimum required 7.5 metre setback.
3. A canopy shall be permitted to be located at a distance of 0.0m from the Dundurn Street South instead of the maximum encroachment of 1.5 metres, or to a maximum of half the distance of the required yard required.
4. A minimum drive aisle for a parking angle degree of 90 shall be 0.6 metres instead of 6.0 metres required.
5. Parking shall be located 0.6 metres from the street line with no planting strip instead of 3.0 metres with a planting strip required.
6. No short-term bicycle parking spaces shall be provided instead of the minimum required 1 short-term bicycle parking space.

**PURPOSE & EFFECT:** To permit the development of a 5-storey multiple dwelling with 15 units of affordable student rental units through conditionally approved site plan application DA-25-032.

**Notes:**

1. These variances are necessary to facilitate Site Plan Control application DA-25-032.
2. Two (2) lot boundaries have been shown on the submitted site plan. One (1) lot line demonstrating the existing lot, and the other being the proposed. For purposes of this application, the review has been based on the proposed lot. Should the lot line not be adjusted, additional variances may be required.

**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:

<b>DATE:</b>	<b>Thursday, September 4, 2025</b>
<b>TIME:</b>	<b>1:15 p.m.</b>
<b>PLACE:</b>	<b>Via video link or call in (see attached sheet for details)</b>
	<b>City Hall Council Chambers (71 Main St. W., Hamilton)</b>
	<b>To be streamed (viewing only) at</b> <b><a href="http://www.hamilton.ca/committeeofadjustment">www.hamilton.ca/committeeofadjustment</a></b>

For more information on this matter, including access to drawings illustrating this request and other information submitted:

- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Visit Committee of Adjustment staff at 5<sup>th</sup> floor City Hall, 71 Main St. W., Hamilton

**PUBLIC INPUT**

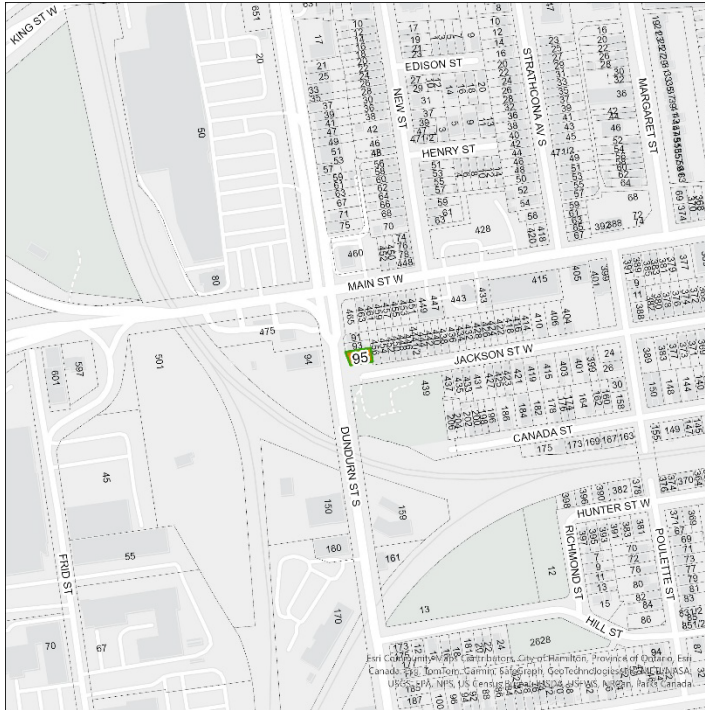
**Written:** If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon September 2, 2025

**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 September 3, 2025

**FURTHER NOTIFICATION**

If you wish to be notified of future Public Hearings, if applicable, regarding A-25:153, you must submit a written request to [cofa@hamilton.ca](mailto: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](mailto: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: August 18, 2025

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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

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## PARTICIPATING PROCEDURES

### 1. Written Submission Ahead of the Meeting

Members of the public who wish to provide input without speaking at the Hearing may submit written comments in advance of the meeting. Comments must be received by 12:00 p.m. (noon) on the deadline date for written comment submissions listed on the Notice of Public Hearing.

#### How to Submit Written Comments:

##### By Email:

Send to: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

##### By Mail:

Committee of Adjustment  
City of Hamilton  
71 Main Street West, 5th Floor  
Hamilton, Ontario  
L8P 4Y5

All written comments received will be made available to the Committee and the public by the Tuesday prior to the Hearing.

### 2. Oral Submissions During the Hearing

Interested members of the public, agents, and owners may provide oral comments on Committee of Adjustment Hearing items either virtually via Webex (computer or phone) or by attending in person.

#### Speaking Time Limit:

All participants providing oral submissions, either in person or virtually are limited to a maximum of 5 minutes to speak. This is to ensure all parties have an equal opportunity to be heard and that the meeting runs efficiently.

### 3. In-Person Oral Submissions

To participate in person, attend Council Chambers on the date and time listed in the Notice of Public Hearing. You will be required to provide your name and address for the record. It is recommended you arrive at least 10 minutes prior to the scheduled start time.



#### 4. Virtual Oral Submissions

To participate virtually, you must register by 12:00 p.m. (noon) on the virtual oral submissions registration deadline date. This is listed on the Notice of Public Hearing.

- Committee of Adjustment file number
- Hearing date
- Name and mailing address of each person wishing to speak
- Method of participation (phone or video), and, if applicable, the phone number to be used
- Each person must register separately

Registered participants will receive a Webex link one business day before the Hearing. Only those registered will be called upon to speak.

#### 5. Presentations

All presentations are permitted at the discretion of the Committee.

##### **Virtual Presentations:**

Presenters participating virtually may be granted permission to share their screen during the Hearing. A copy of the presentation must be submitted to [cofa@hamilton.ca](mailto:cofa@hamilton.ca) **by 12:00 p.m. (noon) on the business day prior to the Hearing**. The submission must be one document in PDF format only.

##### **In-Person Presentations:**

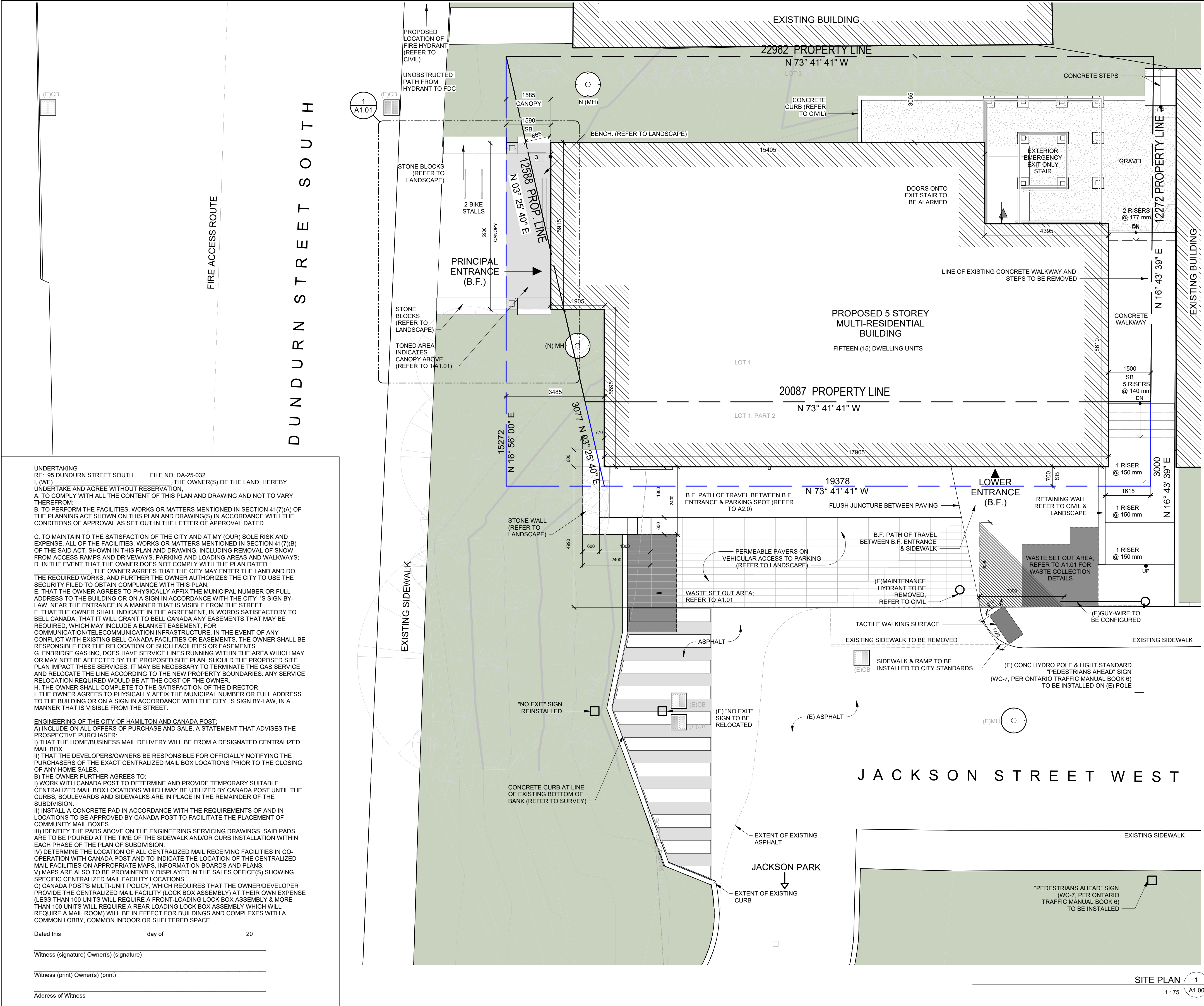
Presenters attending in person may be granted permission to use the presentation screen. Presentations must be brought on a USB device and opened by the owner/applicant. A copy of the presentation must also be sent to [cofa@hamilton.ca](mailto:cofa@hamilton.ca) **by 12:00 p.m. (noon) on the business day prior to the Hearing**. The submission must be one document in PDF format only. Handouts are permitted only if the same content can be displayed on the presentation screen.

#### 6. Additional Notes

- Webex (video) participation requires a compatible computer or smartphone. The necessary application must be downloaded in advance.
- It is the interested party's responsibility to ensure their device is functional and compatible prior to the Hearing.

**For any questions, contact staff at [cofa@hamilton.ca](mailto:cofa@hamilton.ca) or call 905-546-2424 ext. 4221.**





UNDERTAKING  
RE: 95 DUNDURN STREET SOUTH FILE NO. DA-25-032  
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) IN ACCORDANCE 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)(B) OF THE SAID ACT, SHOWN IN 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 THAT 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.  
E. THAT THE OWNER AGREES TO PHYSICALLY AFFIX THE MUNICIPAL NUMBER OR FULL ADDRESS TO THE BUILDING OR ON A SIGN IN ACCORDANCE WITH THE CITY 'S SIGN BY-LAW, NEAR THE ENTRANCE IN A MANNER THAT IS VISIBLE FROM THE STREET.  
F. THAT THE OWNER SHALL INDICATE IN THE AGREEMENT, IN WORDS SATISFACTORY TO BELL CANADA, THAT IT WILL GRANT TO BELL CANADA ANY EASEMENTS THAT MAY BE REQUIRED, WHICH MAY INCLUDE A BLANKET EASEMENT, FOR COMMUNICATION/TELECOMMUNICATION INFRASTRUCTURE. IN THE EVENT OF ANY CONFLICT WITH EXISTING BELL CANADA FACILITIES OR EASEMENTS, THE OWNER SHALL BE RESPONSIBLE FOR THE RELOCATION OF SUCH FACILITIES OR EASEMENTS.  
G. ENBRIDGE GAS INC. DOES HAVE SERVICE LINES RUNNING WITHIN THE AREA WHICH MAY OR MAY NOT BE AFFECTED BY THE PROPOSED SITE PLAN. SHOULD THE PROPOSED SITE PLAN IMPACT THESE SERVICES, IT MAY BE NECESSARY TO TERMINATE THE GAS SERVICE AND RELOCATE THE LINE ACCORDING TO THE NEW PROPERTY BOUNDARIES. ANY SERVICE RELOCATION REQUIRED WOULD BE AT THE COST OF THE OWNER.  
H. THE OWNER SHALL COMPLETE TO THE SATISFACTION OF THE DIRECTOR  
I. THE OWNER AGREES TO PHYSICALLY AFFIX THE MUNICIPAL NUMBER OR FULL ADDRESS TO THE BUILDING OR ON A SIGN IN ACCORDANCE WITH THE CITY 'S SIGN BY-LAW, IN A MANNER THAT IS VISIBLE FROM THE STREET.

ENGINEERING OF THE CITY OF HAMILTON AND CANADA POST:  
A) INCLUDE ON ALL OFFERS OF PURCHASE AND SALE, A STATEMENT THAT ADVISES THE PROSPECTIVE PURCHASER:  
I) THAT THE HOME/BUSINESS MAIL DELIVERY WILL BE FROM A DESIGNATED CENTRALIZED MAIL BOX.  
II) THAT THE DEVELOPERS/OWNERS BE RESPONSIBLE FOR OFFICIALLY NOTIFYING THE PURCHASERS OF THE EXACT CENTRALIZED MAIL BOX LOCATIONS PRIOR TO THE CLOSING OF ANY HOME SALES.  
B) THE OWNER FURTHER AGREES TO:  
I) WORK WITH CANADA POST TO DETERMINE AND PROVIDE TEMPORARY SUITABLE CENTRALIZED MAIL BOX LOCATIONS WHICH MAY BE UTILIZED BY CANADA POST UNTIL THE CURBS, BOULEVARDS AND SIDEWALKS ARE IN PLACE IN THE REMAINDER OF THE SUBDIVISION.  
II) INSTALL A CONCRETE PAD IN ACCORDANCE WITH THE REQUIREMENTS OF AND IN LOCATIONS TO BE APPROVED BY CANADA POST TO FACILITATE THE PLACEMENT OF COMMUNITY MAIL BOXES  
III) IDENTIFY THE PADS ABOVE ON THE ENGINEERING SERVING DRAWINGS. SAID PADS ARE TO BE POURED AT THE TIME OF THE SIDEWALK AND/OR CURB INSTALLATION WITHIN EACH PHASE OF THE PLAN OF SUBDIVISION.  
IV) DETERMINE THE LOCATION OF ALL CENTRALIZED MAIL RECEIVING FACILITIES IN CO-OPERATION WITH CANADA POST AND TO INDICATE THE LOCATION OF THE CENTRALIZED MAIL FACILITIES ON APPROPRIATE MAPS, INFORMATION BOARDS AND PLANS.  
V) MAPS ARE ALSO TO BE PROMINENTLY DISPLAYED IN THE SALES OFFICE(S) SHOWING SPECIFIC CENTRALIZED MAIL FACILITY LOCATIONS.  
C) CANADA POST'S MULTI-UNIT POLICY, WHICH REQUIRES THAT THE OWNER/DEVELOPER PROVIDE THE CENTRALIZED MAIL FACILITY (LOCK BOX ASSEMBLY) AT THEIR OWN EXPENSE (LESS THAN 100 UNITS WILL REQUIRE A FRONT-LOADING LOCK BOX ASSEMBLY & MORE THAN 100 UNITS WILL REQUIRE A REAR-LOADING LOCK BOX ASSEMBLY WHICH WILL REQUIRE A MAIL ROOM) WILL BE IN EFFECT FOR BUILDINGS AND COMPLEXES WITH A COMMON LOBBY, COMMON INDOOR OR SHELTERED SPACE.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

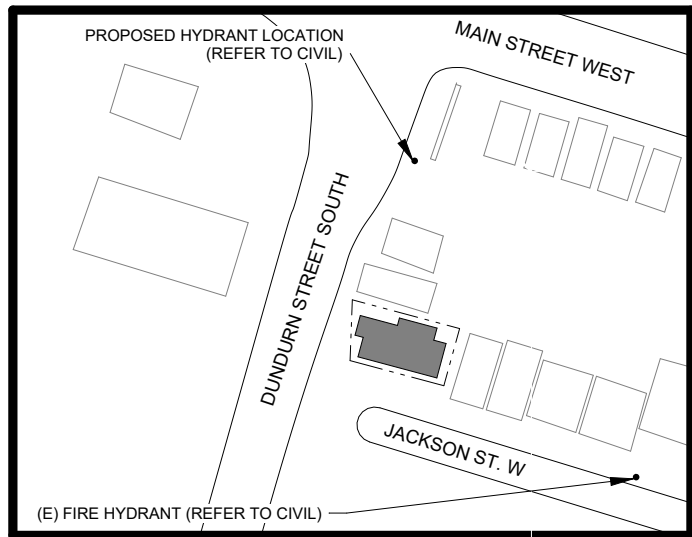
Witness (signature) Owner(s) (signature)

Witness (print) Owner(s) (print)

Address of Witness

GENERAL SITE PLAN NOTES:

1. ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND CHIEF PLANNER, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.
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. ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5 M SHALL BE WITHIN 5% MAXIMUM GRADE, THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADES.
4. 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:
  - BUILDING PERMIT
  - SEWER AND WATER PERMITS
  - ROAD CUT PERMITS
  - RELOCATION OF SERVICES
  - APPROACH APPROVAL PERMITS
  - ENCROACHMENT AGREEMENTS (IF REQUIRED)
  - COMMITTEE OF ADJUSTMENT
  - SIGN PERMITS
5. MAIN DRIVEWAY DIMENSIONS AT THE PROPERTY LINE BOUNDARIES ARE PLUS OR MINUS 7.5 M UNLESS OTHERWISE STATED.
6. ABANDONED ACCESSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH SOD AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE CORRIDOR MANAGEMENT SECTION, PUBLIC WORKS DEPARTMENT.
7. 3 METRE BY 3 METRE VISIBILITY TRIANGLES ARE EMPLOYED AT ALL ENTRANCES TO THE SITE. THE MAXIMUM HEIGHT OF ANY OBJECTS OR MATURE VEGETATION IS NOT TO EXCEED A HEIGHT OF 0.80 METRES INSIDE OF TRIANGLE.
8. SIGNAGE IS NOT APPROVED THROUGH THE SITE PLAN PROCESS. ALL SIGNS MUST COMPLY WITH HAMILTON SIGN BY-LAW NO. 10-197.
9. LIGHTING MUST BE DIRECTED ON SITE AND MUST NOT SPILL OVER TO ADJACENT PROPERTIES OR STREET.
10. CALL BEFORE YOU DIG, ARRANGE FOR UNDERGROUND HYDRO CABLE LOCATE(S) AND GAS PIPELINES BEFORE BEGINNING CONSTRUCTION BY CONTACTING ONTARIO ONE CALL AT 1-800-400-2255.
11. A MINIMUM 4M HORIZONTAL CLEARANCE FROM EXISTING OH LINE(S) WILL BE MAINTAINED AT ALL TIMES AS PER ALECTRA UTILITIES STANDARD 3-105.
12. PRIOR TO THE START OF MUNICIPAL WASTE COLLECTION SERVICE, THE DEVELOPMENT MUST BE FREE OF CONSTRUCTION DEBRIS AND CONSTRUCTION RELATED ACTIVITIES.
13. PROPERTY MANAGEMENT WILL BE RESPONSIBLE FOR BRINGING THE CARTS INTO THE COLLECTION POINT AND RETURNING BACK TO THE STORAGE ROOM AFTER COLLECTION.
14. THE CARTS SHOULD BE PROPERLY POSITIONED IN THE COLLECTION AREA ON THE DAY OF COLLECTION BEFORE 7 AM.
15. THE REGION WILL NOT BE RESPONSIBLE FOR EMPTYING CARTS THAT ARE INACCESSIBLE TO THE COLLECTION VEHICLE.
16. PROPERTY MANAGEMENT IS RESPONSIBLE TO PROVIDE THE SPECIFIED SET OUT AREA AND STAGE THE CARTS AS DEPICTED ON THE DRAWING.
17. PROPERTY MANAGEMENT WILL BE RESPONSIBLE FOR REMOVING ANY SNOW AND ICE TO ALLOW A FLAT SURFACE FOR THE CARTS TO REST ON.
18. 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 PROPOSER 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 (416-212-8888). IN THE EVENT THAT HUMAN REMAINS ARE ENCOUNTERED DURING CONSTRUCTION, THE PROPOSER SHOULD IMMEDIATELY CONTACT BOTH MCM AND THE REGISTERAR OR DEPUTY REGISTRAR OF THE CEMETERIES REGULATION UNIT OF THE MINISTRY OF GOVERNMENT AND CONSUMER SERVICES (416-212-7499).
19. PRIOR TO THE START OF MUNICIPAL WASTE COLLECTION SERVICE, THE DEVELOPMENT MUST BE SUBSTANTIALLY COMPLETE AND BE FREE OF CONSTRUCTION DEBRIS AND CONSTRUCTION RELATED ACTIVITIES.



- LEGEND**
- CATCH BASIN
  - FIRE HYDRANT
  - HYDRO POLE
  - PRIMARY ENTRANCE
  - EXIT DOOR
  - BARRIER FREE PARKING
  - AREA OF VISION TRIANGLE
  - PROPERTY LINE
  - PROPERTY LINE UNDER NEGOTIATION
- ABBREVIATIONS**
- CB CATCH BASIN
  - (E) EXISTING
  - HPLS HYDRO POLE/LIGHT STANDARD
  - MH MAN HOLE
  - (N) NEW/PROPOSED
  - SB SETBACK
  - FC FIBRE CEMENT
  - PNTD PAINTED

- 1 WATER METER TO BE INSTALLED IN MECH. ROOM - REF. TO CIVIL
- 2 WATER CONNECTIONS - REFER TO CIVIL
- 3 SIAMESE FIRE DEPARTMENT CONNECTION; REFER TO CIVIL & MECHANICAL
- 4 SANITARY CONNECTION - REFER TO CIVIL
- 5 STORM CONNECTION - REFER TO CIVIL
- 6 DETECTOR CHECK VALVE - REFER TO CIVIL
- 7 TRANSFORMER - REFER TO ELECTRICAL

FLOOR AREA USE	(m²)
RESIDENTIAL UNIT AREA	582
INDOOR AMENITY	56.5
MECHANICAL/UTILITY/WASTE	64

RESIDENTIAL UNIT COUNT	QTY	GFA(m²)
UNITS	15	
ACCESSIBLE UNITS	3	
TOTAL	15	

FLOOR AREA	GFA(m²)
LOWER LEVEL	135.1
GROUND FLOOR	204.2
LEVEL 2-4	200.1
LEVEL 5	186.6

PROVISIONS	REQUIRED	PROPOSED	CONFORMITY
MAX. FRONT YARD	-	-	-
MIN. REAR YARD	-	-	-
MIN. SIDE YARD	-	-	-
MAX. BUILDING HEIGHT	-	17.720m	-
GFA	-	TOTAL GFA = 1,126.2m²	-

AMENITY		
MIN. AMENITY AREA	15 UNITS < 50m²	INDOOR AMENITY = 56.5m² OUTDOOR AMENITY = 11.4m² TOTAL = 67.9m²

SITE		
NET LOT AREA	-	350.0m²
BUILDING		
BUILDING COVERAGE	-	176.0m²
LANDSCAPE		
LANDSCAPE AREA	-	82.2m²
HARDSCAPE		
HARDSCAPE (PAVED) AREA	-	65.8m²
PARKING		

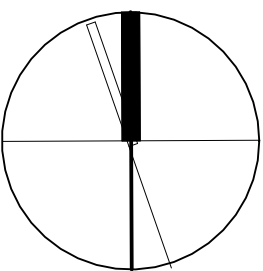
PROVISIONS	REQUIRED	PROPOSED	CONFORMITY
MIN. REQUIRED PARKING RATE	-	3 SPACES	-
MIN. PARKING SPACE SIZE	-	2 SPACES PROVIDED (2.8m x 5.8m MIN.)	-
MIN. BARRIER FREE PARKING SPACE SIZE	-	1 BARRIER FREE SPACE PROVIDED (3.4m x 5.8m + 1.5 ACCESS AISLE)	-
MIN. PARKING AISLE WIDTH	-	-	-



INVIZIJ

185 YOUNG STREET,  
HAMILTON, ON L8N 1V9  
T: 905 525 9000 | invizij.ca

REV.	DESCRIPTION	DATE
8	ISSUED FOR MINOR VAR.	2025/07/09
7	ISSUED FOR CLASS B COSTING	2025/05/21
6	ISSUED FOR SPA-1 R1	2025/05/15
5	ISSUED FOR SPA-1	2025/05/08
4	ISSUED FOR SPA PRE-ASSESSMENT	2025/02/19
3	ISSUED FOR REVISED ZONING COMP.	2025/02/18
2	ISSUED FOR CLASS C COSTING	25/01/28



DO NOT SCALE DRAWING. DIMENSIONS ARE TO BE CHECKED AND VERIFIED BY THE CONTRACTOR ON SITE.

ALL DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN WHOLE OR IN PART IS STRICTLY FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS COUNTERSIGNED BY INVIZIJ ARCHITECTS INC.

PROJECT NAME:

SACAJAWEA DUNDURN  
SOUTH LEARNERS'  
HOUSING

PROJECT ADDRESS:

95 DUNDURN ST S.  
HAMILTON, ON L8P 4K1  
PART OF LOTS 1 & 2 REGISTERED PLAN  
416 IN THE CITY OF HAMILTON

PROJECT NO.:

24025

DRAWING TITLE:

SITE PLAN  
DA-25-032

DRAWN BY:

AD

CHECKED BY:

MB

DATE:

2024/07/29

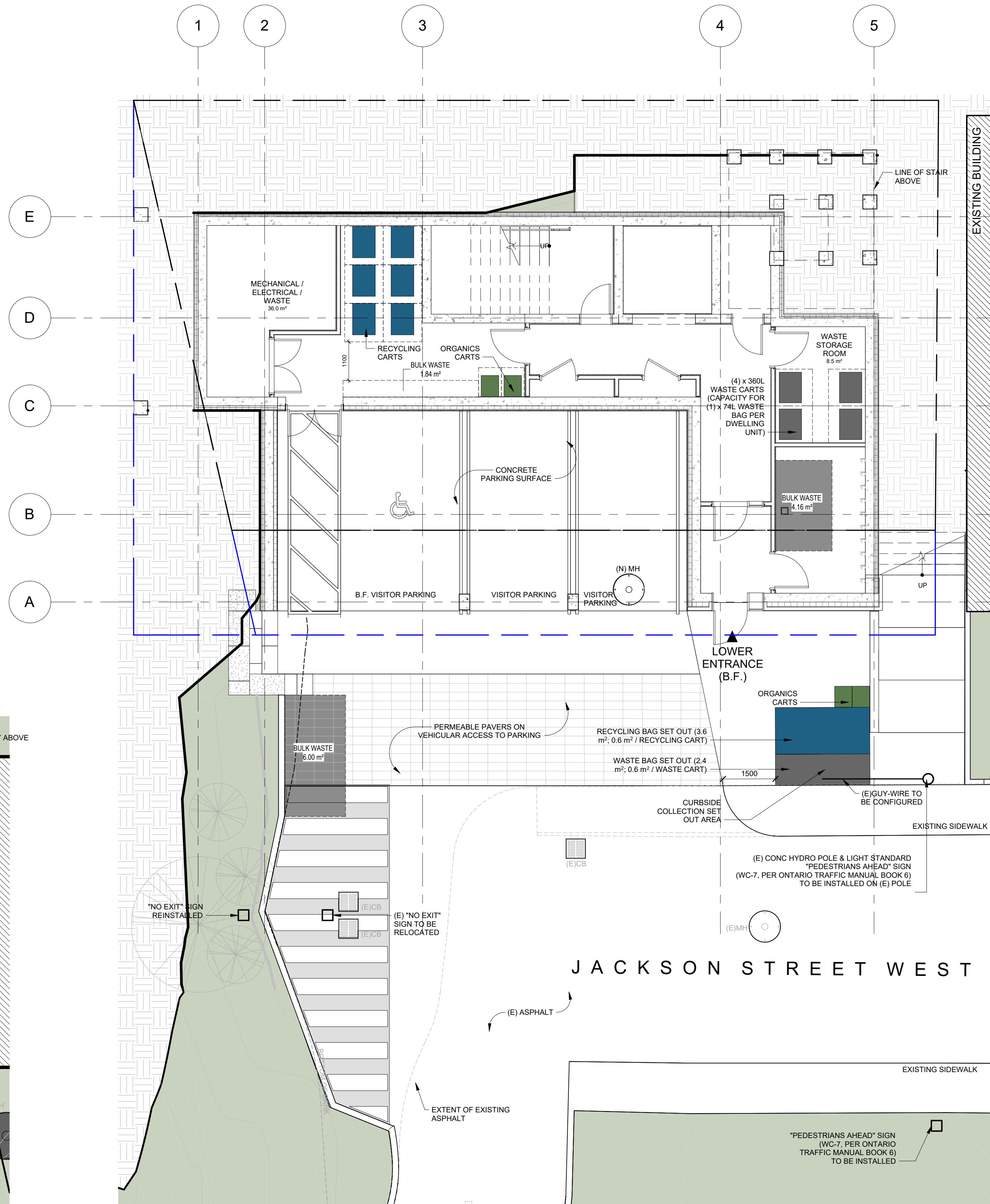
SCALE:

As indicated

DRAWING NO.:

A1.00





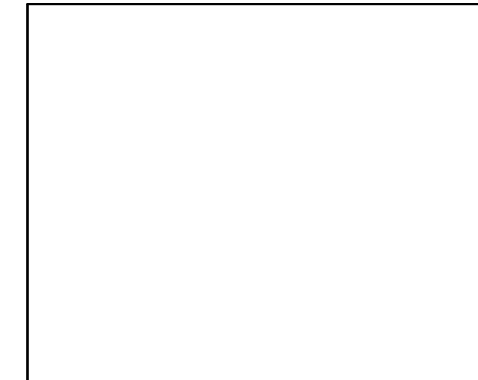
#### WASTE MANAGEMENT NOTES

1. PROPERTY MANAGEMENT WILL BE RESPONSIBLE FOR BRINGING THE CARTS INTO THE COLLECTION POINT AND RETURNING BACK TO THE STORAGE ROOM AFTER COLLECTION.
2. THE CARTS SHOULD BE PROPERLY POSITIONED IN THE COLLECTION AREA ON THE DAY OF COLLECTION BEFORE 7 AM.
3. THE DRIVER IS NOT REQUIRED TO EXIT THE COLLECTION VEHICLE TO FACILITATE COLLECTION.
4. PROPERTY MANAGEMENT IS RESPONSIBLE FOR MOVING CARTS DURING COLLECTION.
5. THE REGION WILL NOT BE RESPONSIBLE FOR EMPTYING CARTS THAT ARE INACCESSIBLE TO THE COLLECTION VEHICLE.
6. PROPERTY MANAGEMENT MUST BE VISIBLE TO WASTE COLLECTION VEHICLE ON APPROACH TO SITE. OTHERWISE THE WASTE COLLECTION VEHICLE WILL NOT ENTER THE SITE.
7. PROPERTY MANAGEMENT WILL BE RESPONSIBLE FOR SAFELY MANEUVERING WASTE COLLECTION VEHICLES INTO AND/OR OUT OF, AS WELL AS AROUND THE SITE.
8. ALL PROPOSED GARBAGE CART TO BE 360L STANDARD SIZE.
9. ALL PROPOSED RECYCLING CARTS TO 360L STANDARD SIZE.
10. PROPERTY MANAGEMENT IS RESPONSIBLE TO PROVIDE THE SPECIFIED SET OUT AREA AND STAGE THE CARTS AS DEPICTED ON THE DRAWING.
11. PROPERTY MANAGEMENT WILL BE RESPONSIBLE FOR REMOVING ANY SNOW AND ICE TO ALLOW A FLAT SURFACE FOR THE CARTS TO REST ON.
12. PROPERTY MANAGEMENT WILL ALSO BE RESPONSIBLE TO CLEAN UP ANY LEFT OVER DEBRIS LEFT ON THE GRASS AFTER COLLECTION.
13. THE DEVELOPER IS RESPONSIBLE FOR ALL WASTE REMOVAL UP UNTIL THE TIME THAT AN 'AGREEMENT FOR ON-SITE COLLECTION OF SOLID WASTE' IS FINALIZED, AND MUNICIPAL COLLECTION SERVICES ARE INITIATED.
14. PROPERTY MANAGEMENT WILL ALSO BE RESPONSIBLE TO CLEAN UP ANY LEFT OVER DEBRIS LEFT ON THE GRASS AFTER COLLECTION.

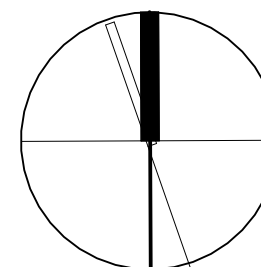


INVIZIJ

185 YOUNG STREET,  
HAMILTON, ON L8N 1V9  
T: 905 525 9000 | invizij.ca



REV.	DESCRIPTION	DATE
5	ISSUED FOR MINOR VAR	2025/07/09
4	ISSUED FOR SPA-1	2025/05/08
3	ISSUED FOR SPA PRE-ASSESSMENT	2025/02/19
2	ISSUED FOR REVISED ZONING COMP.	2025/02/18
1	ISSUED FOR ZONING COMP.	24/12/09



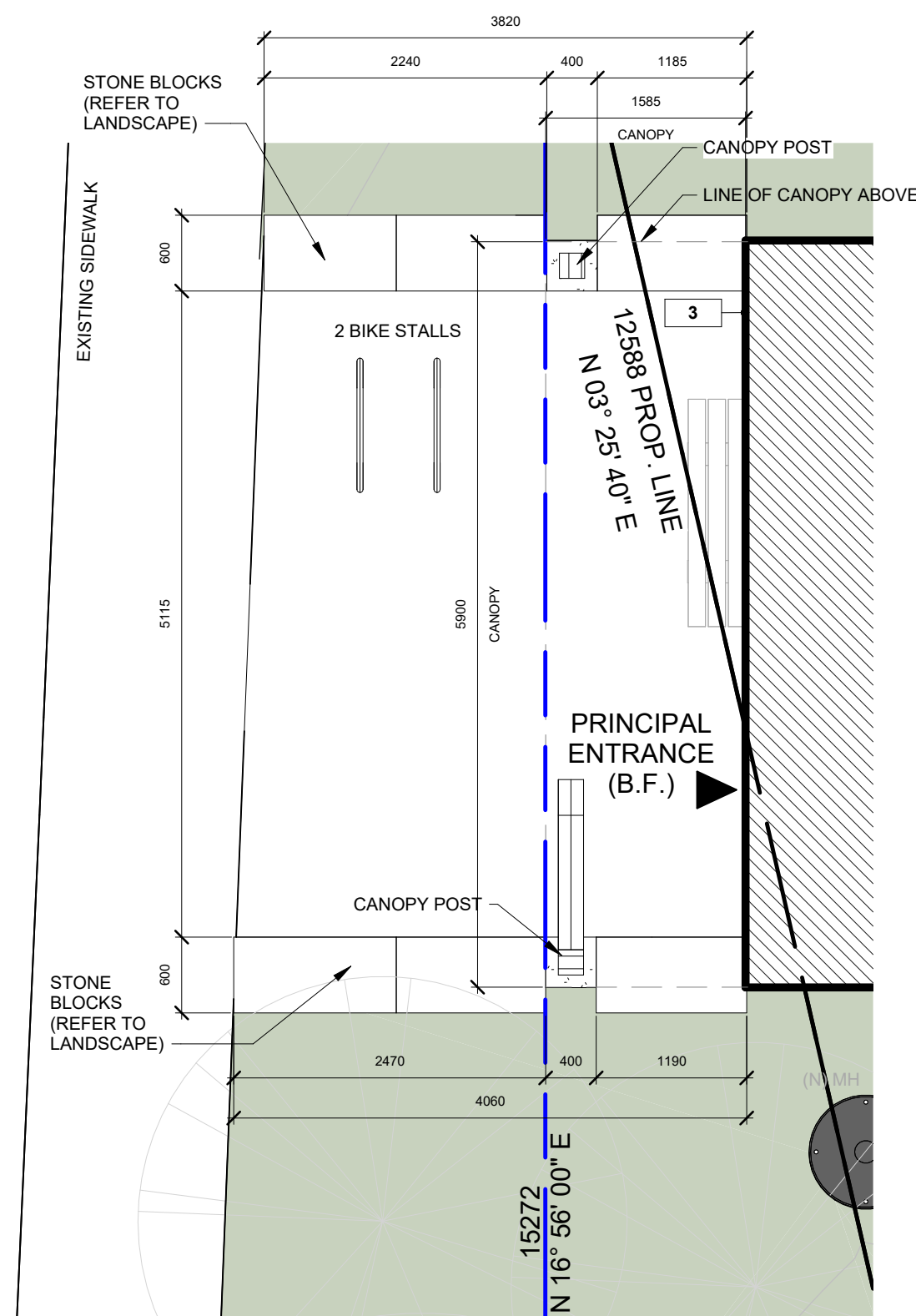
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THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS COUNTERSIGNED BY INVIZIJ ARCHITECTS INC.

PROJECT NAME:	SACAJAWEA DUNDURN SOUTH LEARNERS' HOUSING
PROJECT ADDRESS:	95 DUNDURN ST S. HAMILTON, ON L8P 4K1
PROJECT NO.:	24025
DRAWING TITLE:	WASTE MANAGEMENT PLAN & DETAIL PLAN DA-25-032
DRAWN BY:	AD
CHECKED BY:	MB
DATE:	2024/07/29
SCALE:	As indicated
DRAWING NO.:	

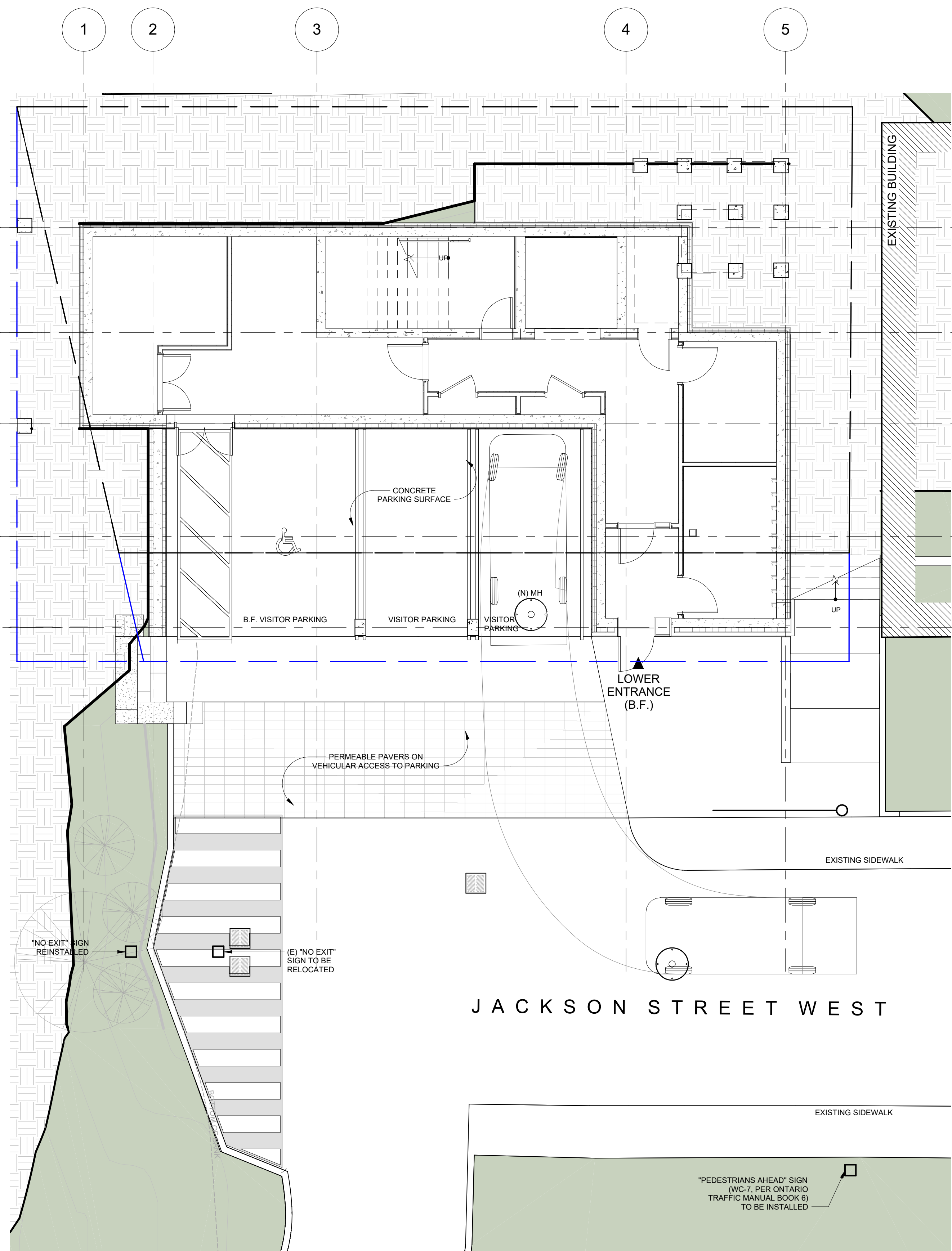
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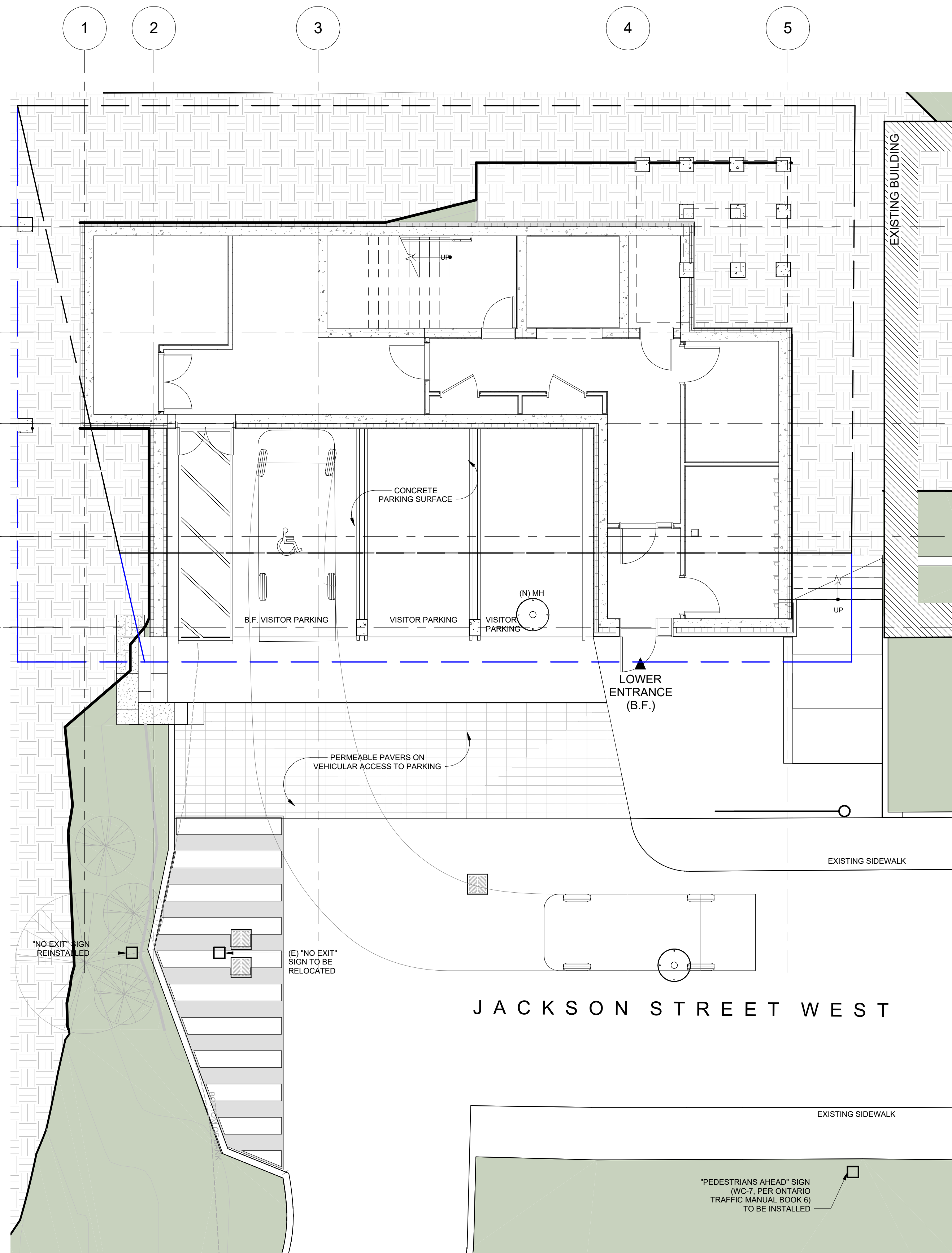
DETAIL PLAN DUNDURN ENTRY 1  
1:50 A1.01

WASTE MANAGEMENT PLAN 2  
1:75 A1.01

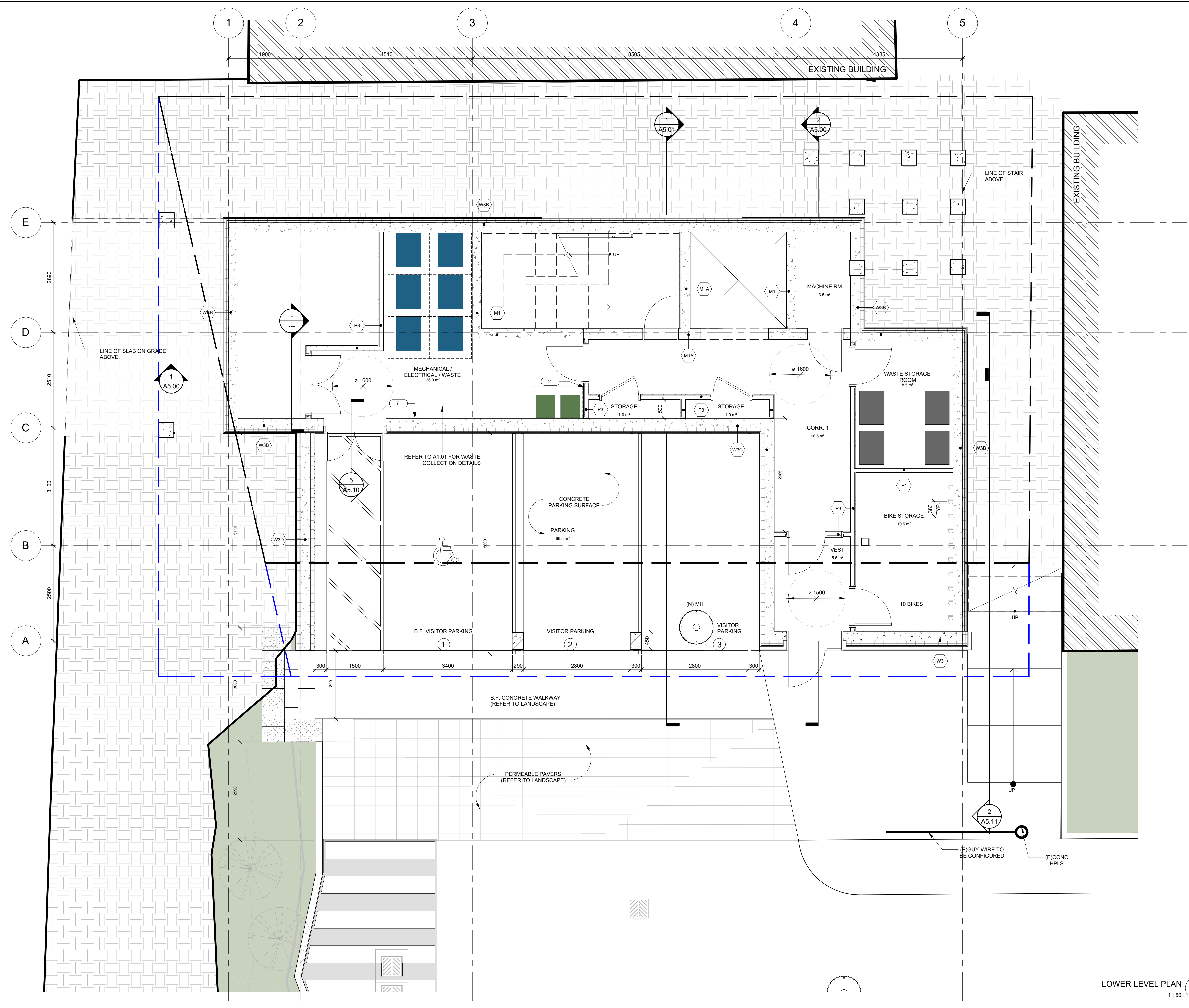












GENERAL NOTES:

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3. FOR NON-BARRIER FREE UNITS, REFER TO DETAIL 4/A311 FOR STUD WALL REINFORCEMENT DETAILS REQUIRED BY OBC 3.3.4.9.
4. REFER TO STRUCTURAL FOUNDATION DRAWINGS FOR ALL FOUNDATION, PIER & FOOTING SIZING AND ELEVATIONS.

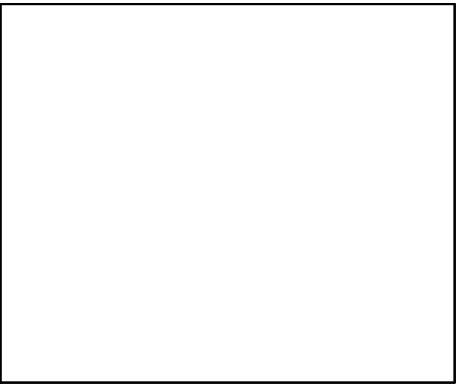
PLAN NOTES

1. DOOR ON HOLD-OPEN DEVICE
2. POWER DOOR OPERATOR
3. WASHER
4. DRYER
5. WOOD-FRAMED CANOPY WITH POLYCARBONATE ROOF BELOW
6. FIRE ANNUNCIATOR PANEL (REFER TO ELEC.)
7. FIRE ALARM PANEL (REFER TO ELEC.)

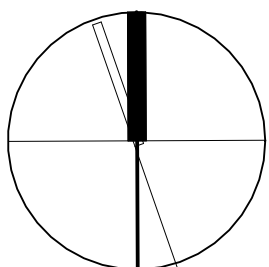


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7	ISSUED FOR MINOR VAR.	2025/07/09
6	ISSUED FOR CLASS B COSTING	2025/05/21
5	ISSUED FOR SPA-1	2025/05/08
4	ISSUED FOR SPA PRE-ASSESSMENT	2025/02/19
3	ISSUED FOR REVISED ZONING COMP. COSTING	2025/02/18
2	ISSUED FOR CLASS C COSTING	25/01/28
1	ISSUED FOR ZONING COMP.	24/12/09
REV.	DESCRIPTION	DATE MM/DD/YY



PROJECT NORTH  
TRUE NORTH

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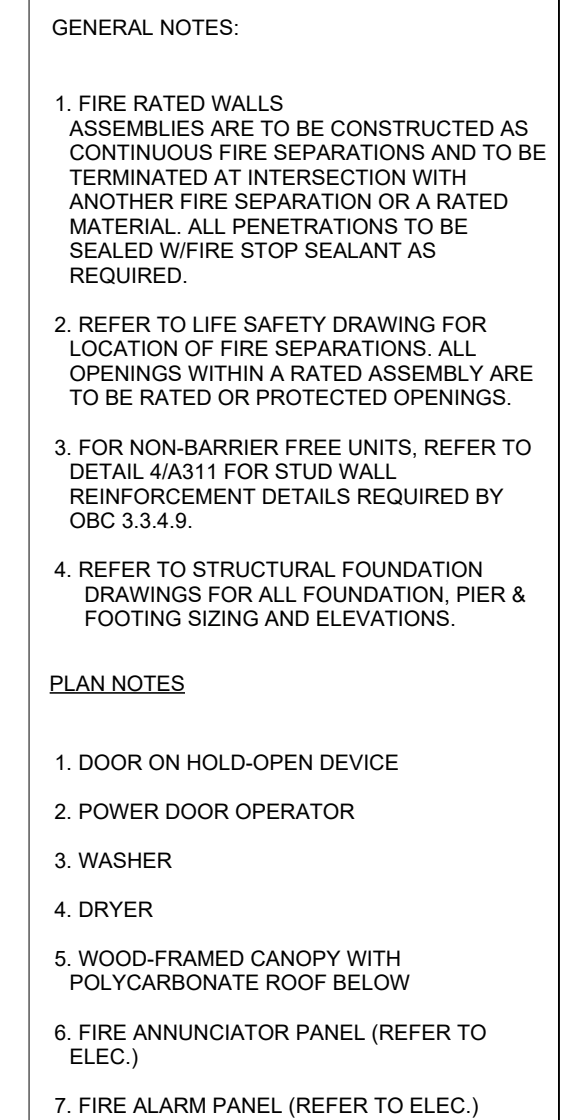
PROJECT NAME:	SACAJAWEA DUNDURN SOUTH LEARNERS' HOUSING
PROJECT ADDRESS:	95 DUNDURN ST S. HAMILTON, ON L8P 4K1 PART OF LOTS 1 & 2 REGISTERED PLAN 416 IN THE CITY OF HAMILTON
PROJECT NO.:	24025
DRAWING TITLE:	LOWER LEVEL PLAN DA-25-032
DRAWN BY:	AD
CHECKED BY:	MB
DATE:	2024/07/29
SCALE:	As indicated
DRAWING NO.:	A2.00

PLOTTED: 09/07/25 10:12:27 AM C:\Users\adam\Documents\Drawings\Drawings\DA-25-032\DA-25-032.dwg

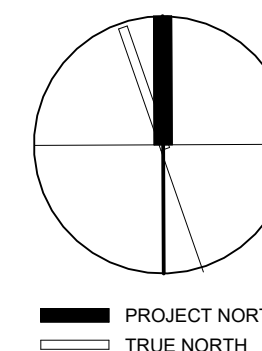
LOWER LEVEL PLAN

1  
1:50 A2.00





8	ISSUED FOR MINOR VAR.	2025/07/09
7	ISSUED FOR CLASS B COSTING	2025/05/21
6	ISSUED FOR SPA-1 R1	2025/05/15
5	ISSUED FOR SPA-1	2025/05/08
4	ISSUED FOR SPA PRE-ASSESSMENT	2025/02/19
3	ISSUED FOR REVISED ZONING COMP.	2025/02/18
2	ISSUED FOR CLASS C COSTING	25/01/28
REV. DESCRIPTION		DATE MM/DD/YY



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PROJECT NAME:  
**SACAJAWEA DUNDURN  
SOUTH LEARNERS'  
HOUSING**

PROJECT ADDRESS:

**95 DUNDURN ST S.  
HAMILTON, ON L8P 4K1  
PART OF LOTS 1 & 2 REGISTERED PLAN  
416 IN THE CITY OF HAMILTON**

PROJECT NO.: 24025

**DRAWING TITLE:**

GROUND FLOOR PLAN  
DA-25-032

DRAWN BY: AD

CHECKED BY: MB

DATE: 2024/07/29

2:30 SCALE: As indicated

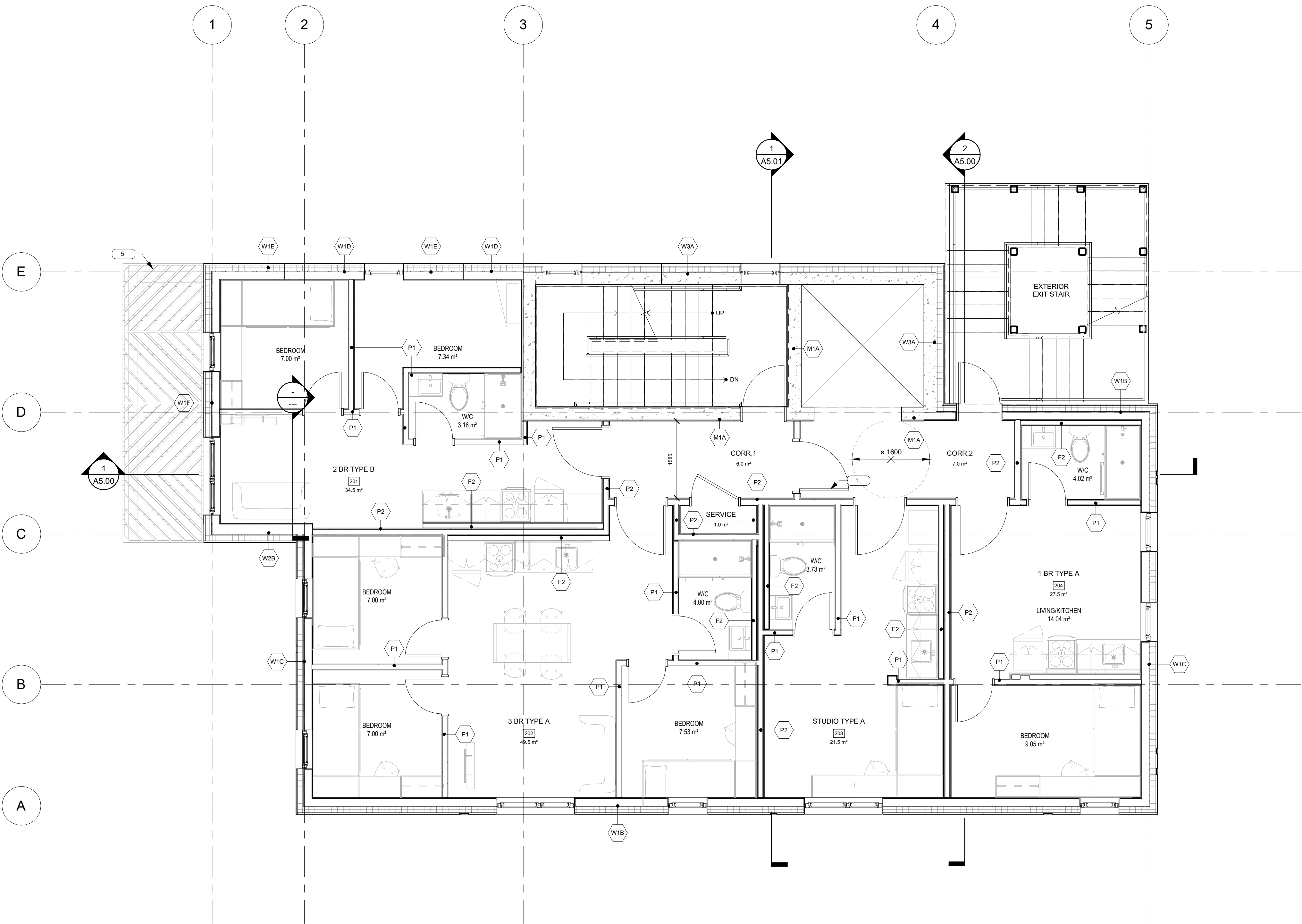
DRAWING NO.:

## A2.01

PLOTTED: 09/07/25 10:12:30 AM C:\Users\dobson\Documents\95Dundum - Double Stair.dobsonQC4JD.rvt

PLOTTED: 09/07/25 10:12:30 AM





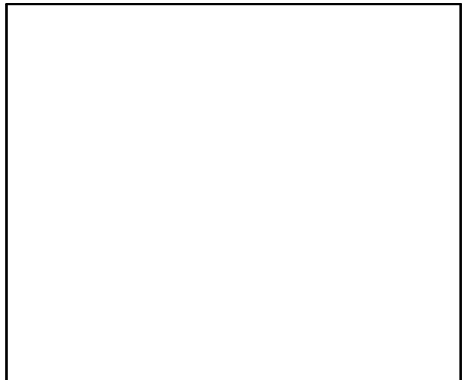
- Units:
- (1) Studio
  - (1) 1- Bedroom
  - (1) 2- Bedroom
  - (1) 3- Bedroom
- 4 Units  
7 Bedrooms

- GENERAL NOTES:
- FIRE RATED WALLS ASSEMBLIES ARE TO BE CONSTRUCTED AS CONTINUOUS FIRE SEPARATIONS AND TO BE TERMINATED AT INTERSECTION WITH ANOTHER FIRE SEPARATION OR A RATED MATERIAL. ALL PENETRATIONS TO BE SEALED W/FIRE STOP SEALANT AS REQUIRED.
  - REFER TO LIFE SAFETY DRAWING FOR LOCATION OF FIRE SEPARATIONS. ALL OPENINGS WITHIN A RATED ASSEMBLY ARE TO BE RATED OR PROTECTED OPENINGS.
  - FOR NON-BARRIER FREE UNITS, REFER TO DETAIL 4/A311 FOR STUD WALL REINFORCEMENT DETAILS REQUIRED BY OBC 3.3.4.9.
  - REFER TO STRUCTURAL FOUNDATION DRAWINGS FOR ALL FOUNDATION, PIER & FOOTING SIZING AND ELEVATIONS.
- PLAN NOTES
- DOOR ON HOLD-OPEN DEVICE
  - POWER DOOR OPERATOR
  - WASHER
  - DRYER
  - WOOD-FRAMED CANOPY WITH POLYCARBONATE ROOF BELOW
  - FIRE ANNUNCIATOR PANEL (REFER TO ELEC.)
  - FIRE ALARM PANEL (REFER TO ELEC.)

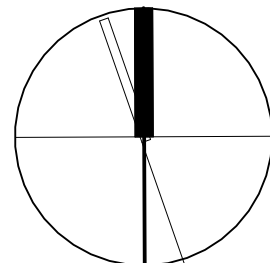


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5	ISSUED FOR SPA-1	2025/05/08
4	ISSUED FOR SPA PRE-ASSESSMENT	2025/02/19
3	ISSUED FOR REVISED ZONING COMP.	2025/02/18
2	ISSUED FOR CLASS C COSTING	25/01/28
REV.	DESCRIPTION	DATE
		MM/DD/YY



PROJECT NORTH  
TRUE NORTH

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PROJECT NAME:

SACAJAWEA DUNDURN  
SOUTH LEARNERS'  
HOUSING

PROJECT ADDRESS:

95 DUNDURN ST S.  
HAMILTON, ON L8P 4K1  
PART OF LOTS 1 & 2 REGEISTERED PLAN  
416 IN THE CITY OF HAMILTON

PROJECT NO.:

24025

DRAWING TITLE:

LEVEL 2 FLOOR PLAN  
DA-25-032

DRAWN BY:

AD

CHECKED BY:

MB

DATE:

2024/07/29

SCALE:

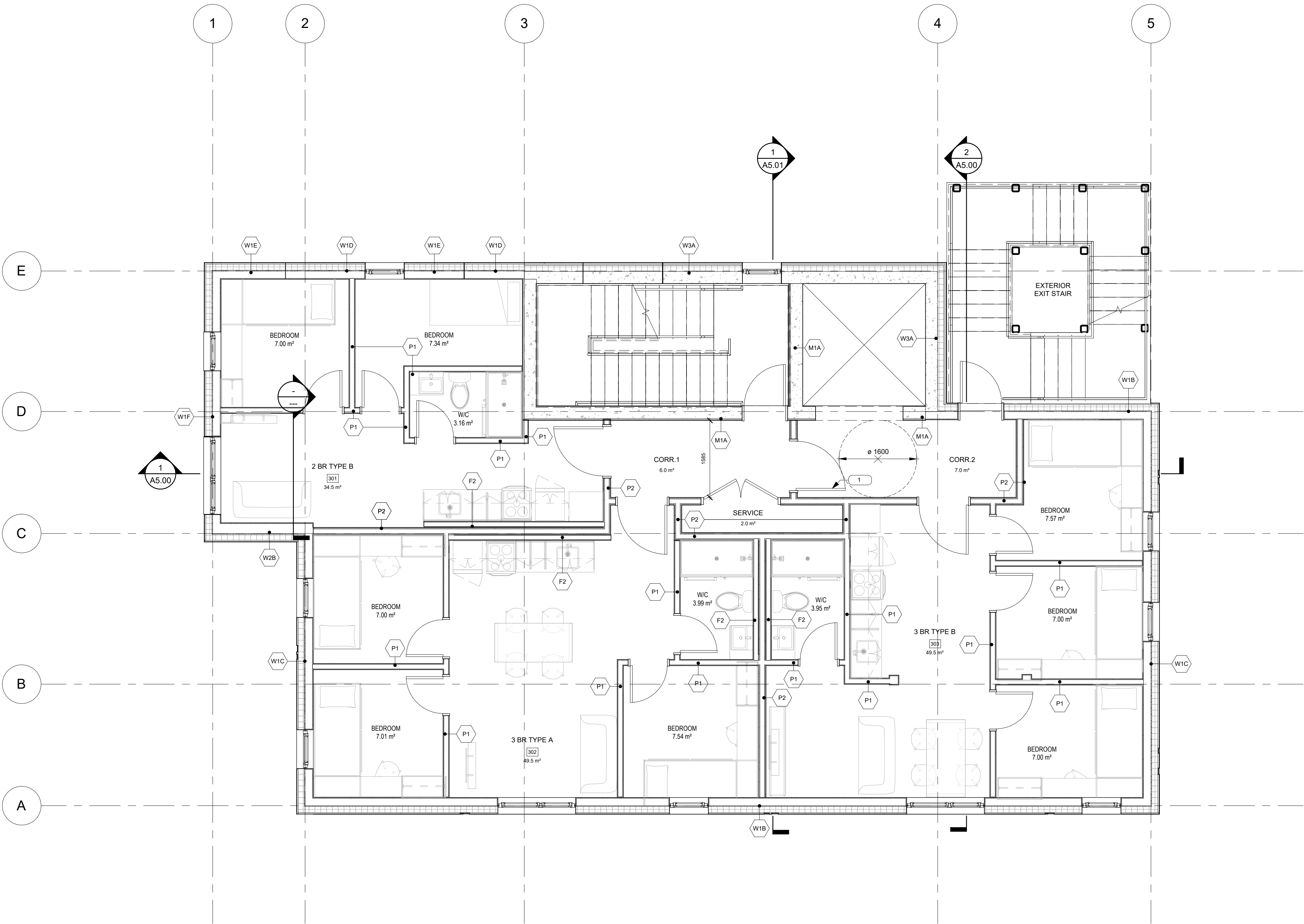
As indicated

DRAWING NO.:

A2.02

LEVEL 2 FLOOR PLAN

1  
1: 50  
A2.02



Units:

(1) 2- Bedroom  
(2) 3- Bedroom

3 Units  
8 Bedrooms

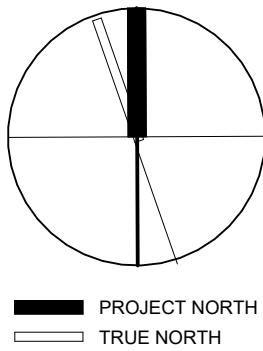
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- PLAN NOTES
1. DOOR ON HOLD-OPEN DEVICE
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  3. WASHER
  4. DRYER
  5. WOOD-FRAMED CANOPY WITH POLYCARBONATE ROOF BELOW
  6. FIRE ANNUNCIATOR PANEL (REFER TO ELEC.)
  7. FIRE ALARM PANEL (REFER TO ELEC.)



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2	ISSUED FOR CLASS C COSTING	25/01/28
REV.	DESCRIPTION	DATE MMM/DD/YY

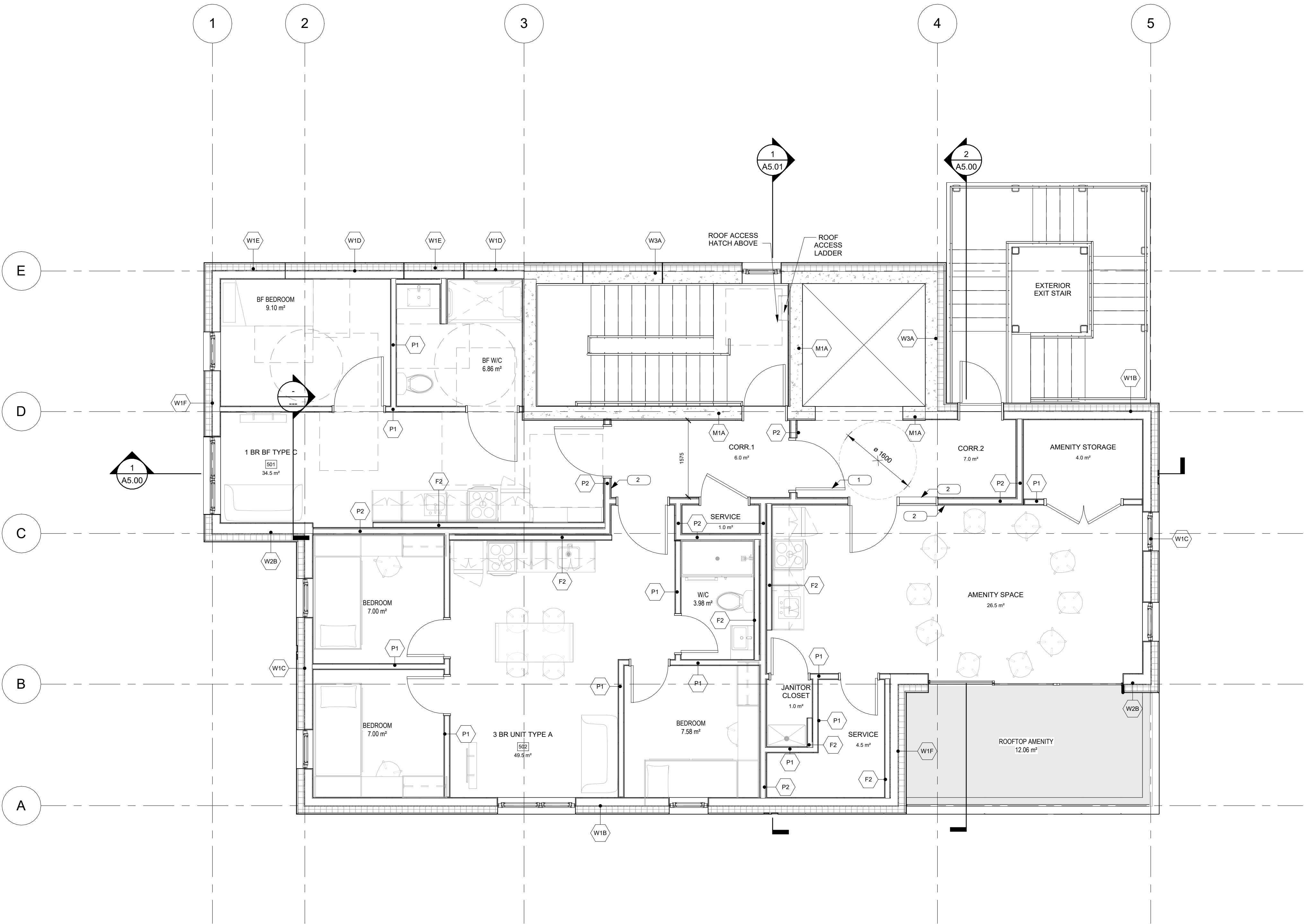


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PROJECT NAME:	SACAJAWEA DUNDURN SOUTH LEARNERS' HOUSING
PROJECT ADDRESS:	95 DUNDURN ST S. HAMILTON, ON L8P 4K1 PART OF LOTS 1 & 2 REGEISTERED PLAN 416 IN THE CITY OF HAMILTON
PROJECT NO.:	24025
DRAWING TITLE:	LEVEL 3 - 4 FLOOR PLAN DA-25-032
DRAWN BY:	AD
CHECKED BY:	MB
DATE:	2024/07/29
SCALE:	As indicated
DRAWING NO.:	



Units:

- (1) 1- Bedroom (B.F.)
- (1) 3- Bedroom

2 Units  
4 Bedrooms

GENERAL NOTES:

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PLAN NOTES

1. DOOR ON HOLD-OPEN DEVICE
2. POWER DOOR OPERATOR
3. WASHER
4. DRYER
5. WOOD-FRAMED CANOPY WITH POLYCARBONATE ROOF BELOW
6. FIRE ANNUNCIATOR PANEL (REFER TO ELEC.)
7. FIRE ALARM PANEL (REFER TO ELEC.)

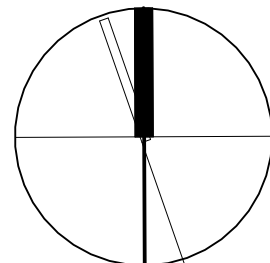


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7	ISSUED FOR CLASS B COSTING	2025/05/21
6	ISSUED FOR SPA-1 R1	2025/05/15
5	ISSUED FOR SPA-1	2025/05/08
4	ISSUED FOR SPA PRE-ASSESSMENT	2025/02/19
3	ISSUED FOR REVISED ZONING COMP.	2025/02/18
2	ISSUED FOR CLASS C COSTING	25/01/28
REV.	DESCRIPTION	DATE MMM/DD/YY



PROJECT NORTH  
TRUE NORTH

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PROJECT NAME:

SACAJAWEA DUNDURN  
SOUTH LEARNERS'  
HOUSING

PROJECT ADDRESS:

95 DUNDURN ST S.  
HAMILTON, ON L8P 4K1  
PART OF LOTS 1 & 2 REGISTERED PLAN  
416 IN THE CITY OF HAMILTON

PROJECT NO.:

24025

DRAWING TITLE:

LEVELS 5 FLOOR PLAN  
DA-25-032

DRAWN BY:

AD

CHECKED BY:

MB

DATE:

2024/07/29

SCALE:

As indicated

DRAWING NO.:

A2.04

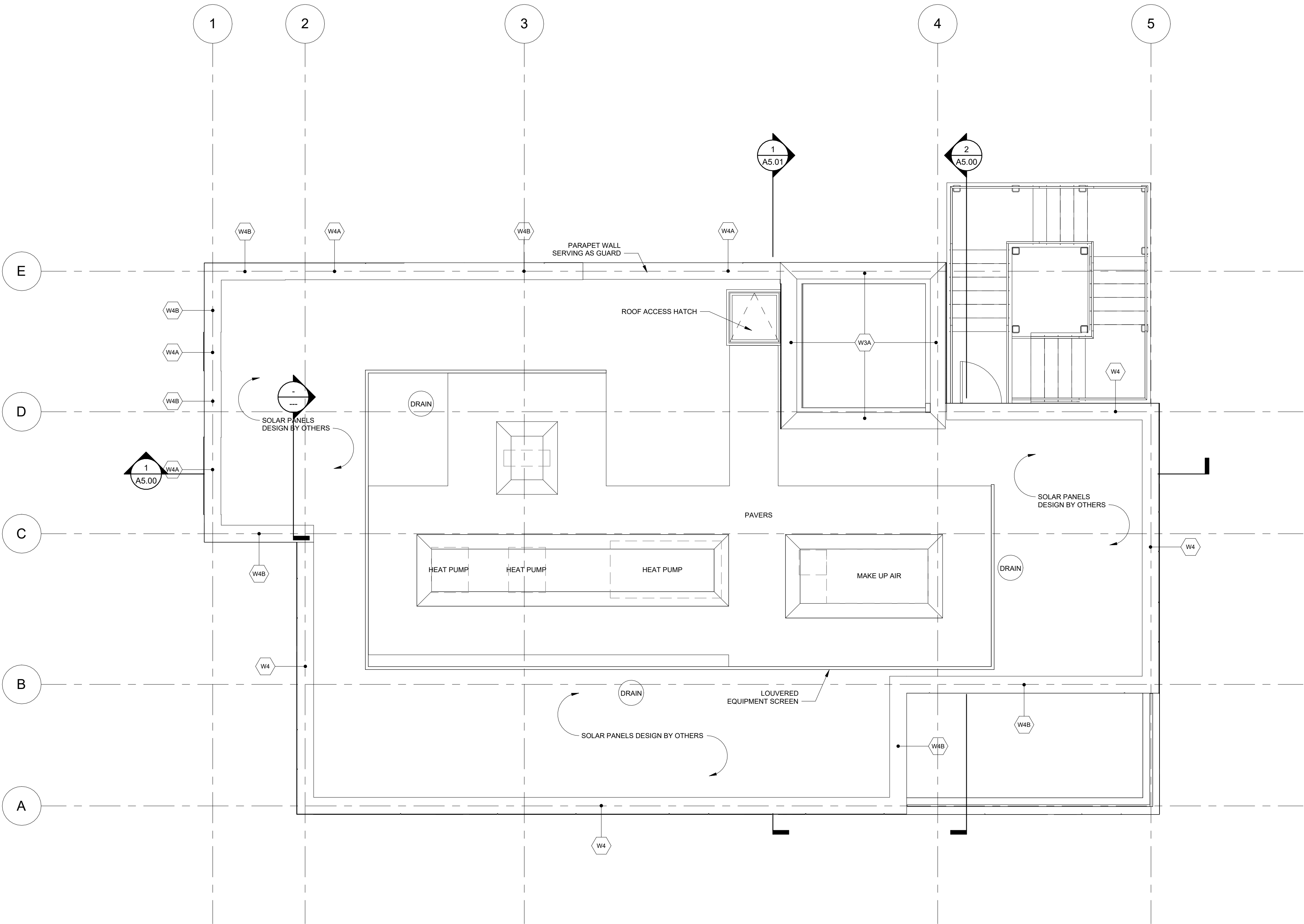
LEVEL 5 FLOOR PLAN

1: 50

1

A2.04

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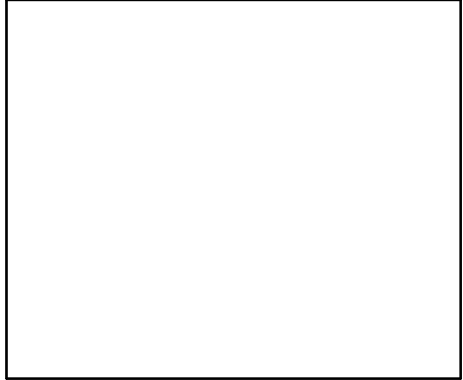


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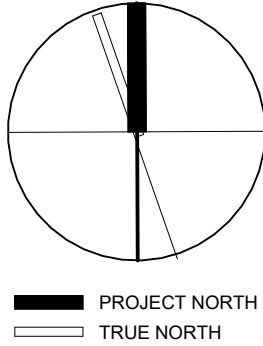


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7	ISSUED FOR MINOR VAR.	2025/07/09
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PROJECT NAME:  
**SACAJAWEA DUNDURN  
SOUTH LEARNERS'  
HOUSING**

PROJECT ADDRESS:  
**95 DUNDURN ST S.  
HAMILTON, ON L8P 4K1  
PART OF LOTS 1 & 2 REGEISTERED PLAN  
416 IN THE CITY OF HAMILTON**

PROJECT NO.:  
**24025**

DRAWING TITLE:  
  
**ROOF PLAN  
DA-25-032**

DRAWN BY:  
**SB/AD**

CHECKED BY:  
**MB**

DATE:  
**2024/07/29**

SCALE:  
**As indicated**

DRAWING NO.:  
  
**A2.05**





WEST ELEVATION 4  
1: 100 A4.00



SOUTH ELEVATION 2  
1: 100 A4.00



EAST ELEVATION 3  
1: 100 A4.00



NORTH ELEVATION 1  
1: 100 A4.00

#### EXTERIOR FINISH LEGEND

EL-01	FIBRE CEMENT PANEL
EL-01A	FIBRE CEMENT PANEL (WOOD LOOK)
EL-02	WOOD PANEL
EL-03	BRICK
EL-04	CONCRETE

#### PLAN NOTES

1. Exterior Fire Shutter or Rated Hollow Metal Framed Window Installed in Interior



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REV.	DESCRIPTION	DATE

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PROJECT NAME:

SACAJAWEA DUNDURN  
SOUTH LEARNERS'  
HOUSING

PROJECT ADDRESS:

95 DUNDURN ST S.  
HAMILTON, ON L8P 4K1  
PART OF LOTS 1 & 2 REGISTERED PLAN  
416 IN THE CITY OF HAMILTON

PROJECT NO.:

24025

DRAWING TITLE:

BUILDING ELEVATIONS  
DA-25-032

DRAWN BY:

AD

CHECKED BY:

MB

DATE:

2024/07/29

SCALE:

1: 100

DRAWING NO.:

A4.00





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2	ISSUED FOR MINOR VAR.	2025/07/09
1	ISSUED FOR SPA-1	2025/05/08
REV.	DESCRIPTION	DATE MMM/DD/YY

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PROJECT NAME:

SACAJAWEA DUNDURN  
SOUTH LEARNERS'  
HOUSING

PROJECT ADDRESS:

95 DUNDURN ST S.  
HAMILTON, ON L8P 4K1

PROJECT NO.:

24025

DRAWING TITLE:

PERSPECTIVES  
DA-25-032

DRAWN BY:

AD

CHECKED BY:

MB

DATE: \_\_\_\_\_

2024/11/01

SCALE:

DRAWING NO.:

A10.00



1



2

PLOTTED: 09/07/25 10:16:10 AM

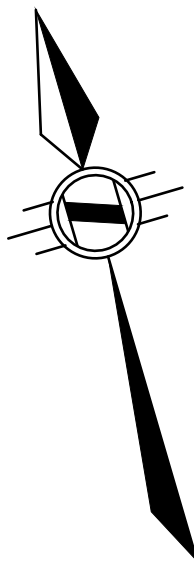


PLAN OF SURVEY  
OF PART OF  
LOTS 1 & 2  
PLAN 416  
IN THE  
CITY OF HAMILTON

SCALE 1:100 METRIC

2 1 0 2 4 6 metres

R.A. McLaren, O.L.S. - 2024



NOTE:

UNDERGROUND SERVICE AND UTILITY LOCATIONS  
MUST BE VERIFIED PRIOR TO CONSTRUCTION

INVERTS MUST BE VERIFIED PRIOR TO  
CONSTRUCTION

BENCHMARK:

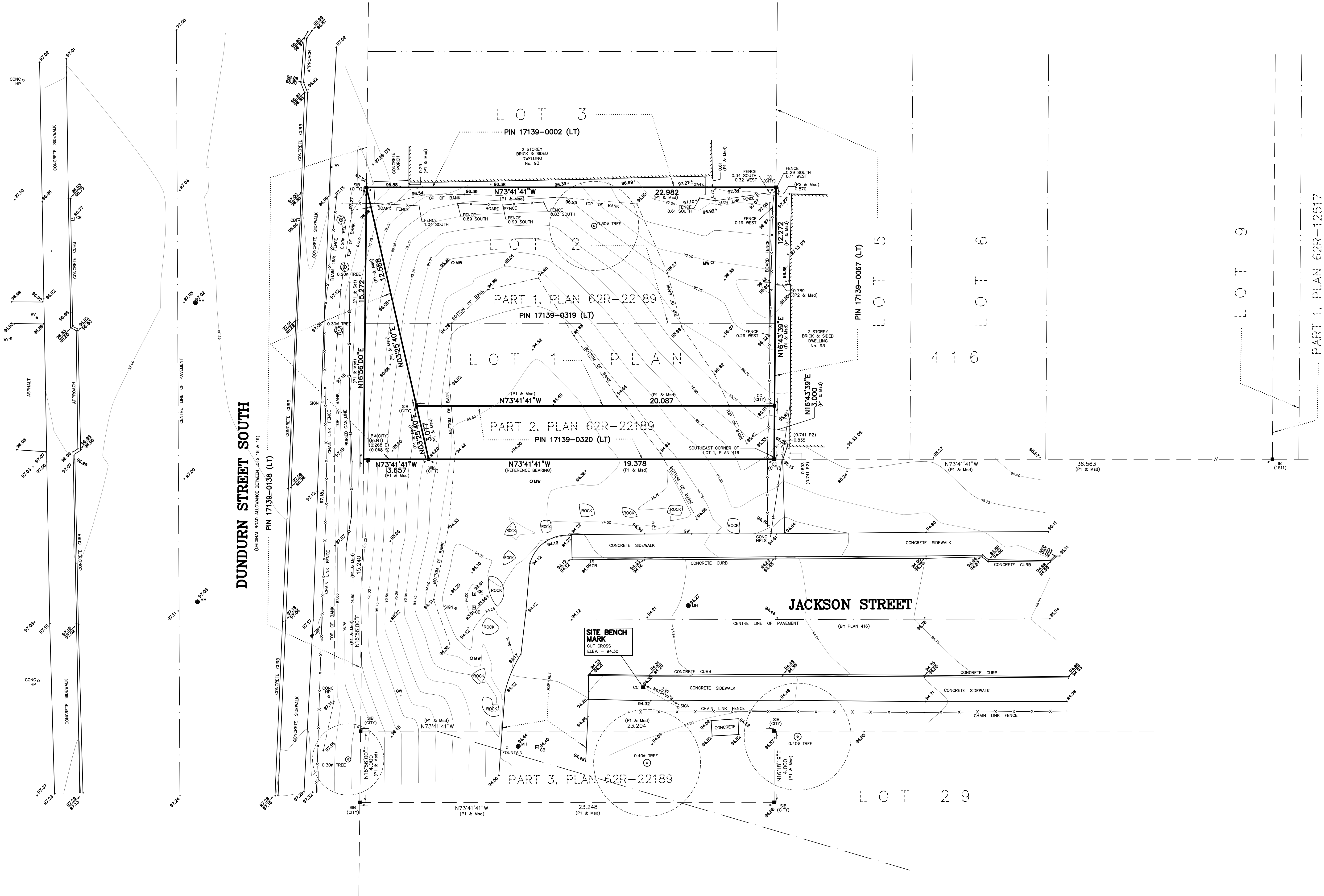
MONUMENT 0011965U645

CITY OF HAMILTON BENCH MARK, HOUSE  
NO. 173 DUNDURN STREET SOUTH, AT  
SOUTHEAST CORNER OF INTERSECTION OF  
HILL STREET, PLATE IN NORTH BRICK  
WALL AT WESTERLY CORNER.

ELEVATION: 100.143 metres CGVD-1928:1978

LEGEND:

- DENOTES MONUMENT SET
- MONUMENT FOUND
- CC CUT CROSS
- IB IRON BAR
- RP ROUND IRON BAR
- PB PLASTIC BAR
- SB STANDARD IRON BAR
- SSB SHORT STANDARD IRON BAR
- S24 A.T. McLaren, O.L.S.
- 1511 G.V. CONSKI, O.L.S.
- CITY CITY OF HAMILTON
- QU ORIGIN UNKNOWN
- MeD MEASURED
- P1 PLAN 62R-22189
- P2 PLAN BY MACKAY MACKAY & PETERS  
DATED NOVEMBER 5, 1985
- CB CATCH BASIN
- CONC CONCRETE
- FI FIRE HYDRANT
- G BURIED GAS LINE
- HP GUY WIRE
- HP HYDRO POLE
- HPLS HYDRO POLE LIGHT STANDARD
- MI MANHOLE
- MW MONITORING WELL
- Ø DIAMETER
- // NOT TO SCALE



METRIC NOTE:

DISTANCES SHOWN ON THIS  
PLAN ARE IN METRES AND  
CAN BE CONVERTED TO FEET  
BY DIVIDING BY 0.3048

BEARING NOTE:

BEARINGS ARE GRID AND ARE REFERRED  
TO THE NORTHERLY LIMIT OF JACKSON  
STREET AS SHOWN ON PLAN 62R-22189  
AS BEING N73°41'41\"W

SURVEYOR'S CERTIFICATE:

- I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH  
THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS  
MADE UNDER THEM
2. THE SURVEY WAS COMPLETED ON THE 26th DAY OF APRIL, 2024

DATE \_\_\_\_\_ ROB A. McLaren, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 75104

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REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN  
PART WITHOUT THE WRITTEN PERMISSION OF R.A. McLaren, O.L.S.



A.T. McLaren Limited  
LEGAL AND ENGINEERING SURVEYS  
69 JOHN STREET SOUTH, SUITE 230  
HAMILTON, ONTARIO, L8N 2B8  
PHONE (905) 527-8559 FAX (905) 527-0032

Drawn JB Checked RBM Crew Chief ZA Scale 1:100 Dwg.No. 37712



July 15, 2025

*Via Digital Submission*

Committee of Adjustment  
c/o Mr. Justin Leung  
City of Hamilton  
71 Main Street West, 5<sup>th</sup> Floor  
Hamilton, ON L8P 4Y5

Dear Mr. Leung,

**RE: Minor Variance Application  
95 Dundurn Street South, Hamilton**

---

**Landwise** has been retained by Sacajawea Non-Profit Housing Inc. (“Sacajawea”) to submit the enclosed minor variance application on their behalf. The minor variance application is for lands municipally known as 95 Dundurn Street South (“subject lands”), Hamilton, to facilitate the final site plan approval (file no. DA-25-032).

**Proposed Application**

Minor variances are sought from Zoning By-law No. 05-200 to provide relief on a site-specific basis to facilitate the proposed 5-storey multiple dwelling on the subject lands. The development proposes 15 units of affordable student rental units through conditionally approved site plan application DA-25-032. Refer to the Planning Rationale for additional details and analysis in support of the requested variances.

**Submission**

Landwise respectfully requests the circulation of this letter along with the enclosed documents to all relevant departments. Please find the enclosed electronic documents:

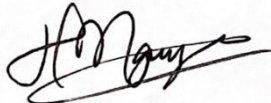
- Minor Variance application with signatures;
- Copy of the cheque in the amount of \$4,015.00 made payable to the City of Hamilton, to satisfy the Minor Variance application fee (please note the cheque was delivered to City Hall July 8, 2025);
- Site Plan, Floor Plans, Vehicle Maneuvering and Building Elevations; and,
- Planning Rationale.

Should you have any questions or require additional information, please do not hesitate to contact Katelyn Gillis at (905) 574-1993 ext. 207 or [katelyn.gillis@landwise.ca](mailto:katelyn.gillis@landwise.ca).

Respectfully Submitted,  
**Landwise**



**Katelyn Gillis, BA**  
Senior Planner



**Hy Nguyen, CPT**  
Planning Technician

Cc: Sacajawea Non-Profit Housing Inc. c/o Miranda Rappazzo  
Flourish Development Consulting c/o Emily Cassidy  
Invizij Architects Inc. c/o Meaghan Burke

Landwise has been retained by Sacajawea Non-Profit Housing Inc. (“Sacajawea”), the owner of 95 Dundurn Street South, Hamilton (“subject lands”), to prepare this Planning Rationale in support of the Minor Variance application for the subject lands. The requested variances are required to facilitate the final approval of Site Plan Control application DA-25-032.

### **Description of Subject Lands**

Sacajawea purchased the subject lands from the City of Hamilton for the purposes of developing affordable housing.

The subject lands are an irregularly shaped corner lot, with a lot area of approximately 351 square metres, and frontage of 15.27 metres along Dundurn Street South and 23.04 metres along Jackson Street West. Although the property has frontage on both Dundurn Street South and Jackson Street West, the two streets do not intersect as there is a significant elevation difference. As a result, Jackson Street West terminates at the subject lands.

The subject lands are currently vacant. The existing site grading includes a steep slope from the northeast corner and Dundurn Street South frontage, with the low point culminating in the centre of the property and along the Jackson Street West frontage.

### **Planning Status**

The *Urban Hamilton Official Plan* (“UHOP”) Volume 1 designates the subject lands “Mixed Use - Medium Density,” in which multiple dwellings are permitted.

The Strathcona Secondary Plan in Volume 2 of the UHOP designates the subject lands “Mixed Use - Medium Density” within a “Neighbourhood Node” (Map B.6.6-1). This designation permits higher residential densities and mixed-use development.

The *City of Hamilton Zoning By-law 05-200* zones the subject lands “Mixed Use Medium Density (C5, Exception 590) Zone.” Multiple dwellings are permitted in the C5 Zone.

### **Proposed Development**

The proposed development is for a multiple dwelling with 15 units of affordable rental units for Indigenous-identifying students attending post-secondary institutions in Hamilton including Mohawk College and McMaster University. The proposed development will be owned and operated by Sacajawea. Due to the street elevation differences, the building appears as 5 storeys from Dundurn Street South and 6 storeys from Jackson Street West. The development will be supported by 3 visitor parking spaces, including 1 accessible space, in a carport accessed from Jackson Street West. Two (2) short term bicycle parking spaces are proposed near the principal building entrance within the Dundurn Street South

right-of-way, and 10 long term bicycle parking spaces are provided in a secured room on the building's lower level. Common amenities will be provided via a rooftop balcony, and indoor common amenity spaces on the ground and 5th levels. Jackson Park provides opportunity for outdoor amenity across the Jackson Street West.

The proposed development is subject to Site Plan Control and was Conditionally Approved May 30th, 2025 (file no. DA-25-032). Additionally, a zoning review was completed as part of the Site Plan submission by the City's Zoning and Planning Development staff May 23rd, 2025, which has informed the Minor Variance Application.

### **Public Consultation**

Although not a requirement for the Site Plan Approval or Minor Variance processes, a neighbourhood open house was proactively organized to inform residents about the proposed development. Invitations were distributed to surrounding neighbours within a 120-metre radius of the subject lands. The open house took place on May 5th, 2025, from 5:30 to 7:30pm at The First Unitarian Church of Hamilton (170 Dundurn St S, Hamilton) arranged as a drop-in meeting with the site plan, elevations and building renderings displayed and included information pamphlet hand-outs. A total of 16 people attended, in addition to the landowners, project consultants, City of Hamilton planning staff and the Ward Councillor. Comment sheets and Landwise's contact information were offered to attendees for comments or questions.

**Table 1** summarizes the public comments received to date regarding the proposed development and provides responses to each.

***Table 1: Public comments and responses summary.***

<b>PARKING</b>	
<p>Specific Concerns:</p> <ul style="list-style-type: none"> <li>• Insufficient number of parking spaces proposed.</li> <li>• Overcrowding of on-street parking especially on Jackson Street West.</li> </ul>	<p>Response:</p> <ul style="list-style-type: none"> <li>• The proposed parking rates comply with the in-effect parking rates of Zoning By-law No. 05-200 for this area of the City of Hamilton.</li> <li>• Dedicated on-site visitor parking will be available to all tenants.</li> <li>• Jackson Street is subject to permit parking only. Therefore, only permit holding residents may park on Jackson Street. W.</li> <li>• The subject lands are in proximity of several bus routes and active transportation routes, offering alternative transportation modes.</li> </ul>

In addition to the concerns discussed above, most attendees expressed support and anticipation for the proposed affordable housing project overall.

**Nature and extent of relief applied for:**

Six (6) Minor Variances are being sought from Zoning By-law No. 05-200 to facilitate the proposed affordable rental development by Sacajawea. For the purposes of this application, the lot line abutting Dundurn Street South has been deemed the front lot line. The requested Minor Variances are as follows:

	<b><u>Zoning By-law 05-200</u></b>	<b><u>Purpose</u></b>
<b>1</b>	10.5.3 a) i)	To allow a minimum setback of 0.6 metres from a street line for a building with residential units on the ground floor facing a street, whereas 3.0 metres is required.
<b>2</b>	10.5.3 (b) i)	To allow a minimum rear yard of 1.5 metres, whereas 7.5 metres is required.
<b>3</b>	4.6 d)	To allow a canopy to encroach into the required yard to a maximum 1.6 metres, whereas a maximum of 1.5 metres or a maximum of half the distance of the required yard, whichever is the lesser, is required.
<b>4</b>	5.2.3 a)	To allow a minimum drive aisle width of 0.6 metres for a parking degree angle of 90°, whereas 6.0 metres is required.
<b>5</b>	5.3.1 a) i) and ii)	To permit a parking space to be located a minimum of 0.6 metres of a street line and that no Planting Strip is required between the street line and parking spaces, whereas a minimum of 3.0 metres is required from the parking spaces and the street line and a 3.0 metre Planting Strip is required between the street line and parking spaces or aisles.
<b>6</b>	5.7.5 a) i)	To allow 0 total short-term bicycle parking spaces, whereas 0.1 spaces per unit (2 spaces total) are required for a Multiple Dwelling in Parking Rate Area (PRA) 1.

**Planning Rationale to Support the Variances**

*Overall Conformity to the Urban Hamilton Official Plan*

The *Urban Hamilton Official Plan* designates the subject lands “Mixed Use - Medium Density.” The “Mixed Use - Medium Density” designation permits a range of densities and building heights to a maximum of six (6) storeys. The envisioned built form is primarily

mid-rise and low-rise mixed use with commercial and retail at grade in single or mixed-use buildings. The portion of Dundurn Street South on which the subject lands are located is not identified as a pedestrian focus street in the UHOP, and as such multiple dwellings are permitted in standalone buildings.

Residential intensification is encouraged throughout the City's built-up area. New development is intended to provide compact built form, with building design that is comfortable and vibrant to activate a strong pedestrian scale. This is accomplished with buildings that are located close to the street, promotion of multi-modal transportation methods, and building heights and densities that are sensitive to the adjacent neighbourhoods while recognizing the urban streetscape is evolving. The proposed development promotes residential intensification through a compact built form with a 5-storey as-of-right building height, on vacant, underutilized lands.

Overall, the proposed development and variances meet the intent of the UHOP to provide residential intensification in a multiple storey compact form and to provide affordable housing within the "Mixed Use - Medium Density" designation.

**VARIANCE 1. To allow a minimum setback of 0.6 metres from a street line for a building with residential units on the ground floor facing a street, whereas 3.0 metres is required.**

*Why is it not possible to comply with the provision of the by-law?*

The subject lands have a challenging, sloping topology. For construction purposes, the building has been pulled southerly towards the Jackson St. W. right-of-way (ROW) to ensure the existing dwelling at 93 Dundurn St. S. is not adversely impacted and encroachment of shoring is not required.

*Planning Rationale to Support the Variance:*

1. Conformity to the intent of the Zoning By-law

Street line setbacks from residential units are intended to provide privacy for ground floor units. The units facing Jackson Street West are on the "ground floor" adjacent to Dundurn Street South and therefore, are elevated from the Jackson Street West elevation, maintaining the intent of the By-law. A portion of the ground floor of Dundurn St. S. is setback 1.59 metres however, the residential unit facing Dundurn Street South exceeds the minimum setback at 3.48 metres. Further, no ground floor residential windows face Dundurn St. S. and a robust landscape scheme will soften the façade for a strong urban design. The intent of the zoning by-law is maintained.

2. Is the variance minor?

The variance is minor as it will not have an adverse impact on the privacy of the future resident.

3. Is the variance desirable for the development of the property?

The variance is desirable as it will allow for the efficient development of a corner lot and allows for an active frontage and improved pedestrian experience along Jackson Street West, while providing sufficient separation between the residential unit and the public realm.

**VARIANCE 2. To allow a minimum rear yard of 1.5 metres, whereas 7.5 metres is required.**

*Why is it not possible to comply with the provision of the by-law?*

The site characteristics, particularly width and depth, inform the built form. As the subject lands are a corner lot, a traditional rear yard function is challenging to provide as it would result in a large gap along the streetscape of Jackson St. W. As such, the “rear yard” is treated more as a “side yard” to continue the existing rhythm of the street.

*Planning Rationale to Support the Variance:*

4. Conformity to the intent of the Zoning By-law

Rear yard setbacks are intended to provide amenity space and a transition of built form between properties. The subject lands’ rear lot line abuts the side yard of a duplex dwelling fronting Jackson St. W. which is zoned “Mixed Use Medium Density (C5) Zone” and may be subject to future intensification. However, the proposed development is compatible with the existing built form of Jackson St. W. as the proposed 1.5 metre setback does not result in adverse impacts such as shadowing and overlook. There are minimal east-facing windows, which align with the existing dwellings and their rooflines. As such, privacy into private amenity areas is protected. As demonstrated on the sun-shadow study, no adverse shadow impacts will result. A screen at the 5<sup>th</sup> storey outdoor amenity area is proposed to further protect for privacy. Therefore, the reduced rear yard setback maintains the intent of the Zoning By-law.

5. Is the variance minor?

The variance is minor as adverse impacts from a reduced rear yard are mitigated such as overlook and shadowing while facilitating a continuous streetscape along Jackson St. W. The building’s block form is guided by Passive Housing principles and incorporates various techniques to minimize adverse impacts to abutting properties and break up the building massing, including use of different colours and materials in the façade design, exterior exit stair placement, robust landscaping, and limiting the number of windows on the east elevation. Therefore, the variance is minor in nature.



6. Is the variance desirable for the development of the property?

The variance is desirable as it will facilitate appropriate residential intensification while mitigating adverse impacts to the established neighbourhood.

**VARIANCE 3. To allow a canopy to encroach into the required yard to a maximum 1.6 metres, whereas a maximum of 1.5 metres or a maximum of half the distance of the required yard, whichever is the lesser, is required.**

*Why is it not possible to comply with the provision of the by-law?*

The proposed building's architectural design provides for articulation by offsetting a portion of the building forwards towards Dundurn St. S. and pulling that same portion away from the side yard of the low density residential dwelling to the east. In result, the projected portion of the building provides the principal entrance where the canopy is proposed for weather protection and animation.

*Planning Rationale to Support the Variance:*

1. Conformity to the intent of the Zoning By-law

The intent of a maximum canopy projection is to protect the public realm while providing a consistent streetscape. As described, a portion of the building is projected forwards to add articulation to the built form. The proposed canopy will contribute to that articulation along Dundurn St. S. while providing wayfinding to the principal entrance and weather protection. The proposed canopy is adjacent to a large boulevard prior to the public sidewalk. As such, the public realm will be protected while benefitting from an activated façade. The proposed variance maintains the intent of the zoning by-law.

Is the variance minor?

The requested variance is minor as it will not adversely impact the public realm and will contribute to a positive streetscape.

2. Is the variance desirable for the development of the property?

The variance is desirable as it will provide for a strong streetscape while providing weather protection for the principal entrance without adversely impacting the public realm.

**VARIANCE 4.** To allow a minimum drive aisle width of 0.6 metres for a parking degree angle of 90°, whereas 6.0 metres is required.

**VARIANCE 5.** To permit a parking space to be located a minimum of 0.6 metres of a street line and that no Planting Strip is required between the street line and parking spaces, whereas a minimum of 3.0 metres is required from the parking spaces and the street line and a 3.0 metre wide Planting Strip is required between the street line and parking spaces or aisles.

*Why is it not possible to comply with the provision of the by-law?*

A total of three (3) parking spaces are proposed to support the development, meeting the parking requirements of Zoning By-law 05-200. The building was pulled southerly to avoid conflicts with the topography and adjacent dwelling at 93 Dundurn St. S. through construction. In result, a separate drive aisle and/or planting strip was not able to be provided.

*Planning Rationale to Support the Variance:*

1. Conformity to the intent of the Zoning By-law

The intent of the Zoning By-law in requiring a minimum drive aisle of 6.0 metres is to provide adequate space for vehicle maneuvering on-site and maintain road safety. A planting strip provides screening for larger parking areas from the public realm. Parking is proposed as an open air garage internal to the building, accessed via a permeable paver driveway from Jackson Street West. Given that the vehicle access is proposed from Jackson Street West and that the street terminates at the subject lands, vehicle maneuvering space can be provided within the Jackson Street West right-of-way with limited impacts to the roadway and therefore maintaining road safety. The Architectural Drawings package prepared by Invizij (July 9, 2025) includes Vehicle Turning Plans (Drawing A1.02 and A1.03) demonstrating that vehicles entering and exiting the property can be supported. The proposed variance maintains the intent of the zoning by-law.

2. Is the variance minor?

The requested variance is minor in nature, as it will have limited impacts on the safety and function of the existing road while ensuring adequate vehicle maneuvering space. The streetscape of Jackson St. W. will be improved with pavers, pedestrian connections and a new building.

3. Is the variance desirable for the development of the property?

The variance is desirable as it allows for a functional building design with an appropriate design that maintains safety and functionality of the development and existing road.

**VARIANCE 6. To allow 0 total short-term bicycle parking spaces, whereas 0.1 spaces per unit (2 spaces total) are required for a Multiple Dwelling in Parking Rate Area (PRA) 1.**

*Why is it not possible to comply with the provision of the by-law?*

Given the lot size and that the building is pulled to the street lot lines to provide buffering to the adjacent low-density residential uses to the north and east, the short-term bicycle parking spaces are proposed off-site within the Dundurn Street South right-of-way.

*Planning Rationale to Support the Variance:*

**1. Conformity to the intent of the Zoning By-law**

The intent of the short-term bicycle parking spaces provision is to promote sustainable, active transportation options, reduce reliance on cars, and ensure adequate facilities for residents and staff who may rely on cycling. In this case, the two (2) bicycle stalls are proposed off-property but near the principal building entrance for convenient access to the bicycle lanes on Dundurn Street South. An Encroachment Agreement will be entered between the landowners and City's Corridor Management secured through the Site Plan Control approval. As such, the variance maintains the overall intent of the By-law by offering sustainable and active transportation options.

**2. Is the variance minor?**

The requested reduction from 2 to 0 short-term bicycle parking spaces is minor in nature because 2 are proposed within the public right-of-way in proximity to the principal building entrance on Dundurn Street South. The appropriate agreements will take place with the City through the Site Plan Control process to facilitate the bicycle stalls for the building tenants, staff, and visitors. Accordingly, the proposed variance does not compromise the intent of the By-law or the broader transportation objectives of the municipality.

**3. Is the variance desirable for the development of the property?**

The variance is desirable for the development of the property as it allows for the efficient and appropriate use of space, ensuring that the building is usable. The development remains transit-accessible, provides vehicular parking, and includes bicycle parking facilities appropriate for tenants, staff and visitors. By optimizing the use of space, the variance contributes to the overall functionality and success of the development while maintaining the objectives of the Zoning By-law.

**Conclusion**

The requested variances will help to facilitate residential intensification for non-profit affordable housing by making efficient use of a vacant, topographically challenging property along a minor arterial within Hamilton's urban boundary that benefits from being within a complete community with a high-degree of access to a robust multi-modal

transportation system including transit. The variances maintain the intent of the UHOP and Zoning By-law No. 05-200, are minor in nature, and are desirable. The requested variances are appropriate for the subject lands and represent good land use planning.

Respectfully Submitted,

**Landwise**



**Katelyn Gillis, BA**  
Senior Planner



**Hy Nguyen, CPT**  
Planning Technician



Hamilton

**Committee of Adjustment**

City Hall, 5<sup>th</sup> Floor,  
71 Main St. W.,  
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221

Email: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

**APPLICATION FOR A MINOR VARIANCE/PERMISSION**

UNDER SECTION 45 OF THE *PLANNING ACT*

**1. APPLICANT INFORMATION**

	NAME	MAILING ADDRESS
<b>Registered Owners(s)</b>	1. Sacajawea Non-Profit Housing Inc.  2. City of Hamilton	
<b>Applicant(s)</b>	Sacajawea Non-Profit Housing Inc.	
<b>Agent or Solicitor</b>	Landwise c/o Katelyn Gillis	

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 be sent by email.

1.6 Payment type

☐ In person

☒ Cheque

☐ Credit over phone\*

\*Must provide number above

## 2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	95 Dundurn Street South, Hamilton		
Assessment Roll Number			
Former Municipality	City of Hamilton		
Lot	Part of Lots 1 & 2	Concession	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)	416	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:

## 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:

- 10.5.3a) i) - Building setback from street line for residential unit on ground floor facing a street: 0.6m instead of 3.0 m (Jackson Street West)
- 10.5.3b) i) - Min rear yard: 1.4 m instead of 7.5 m
- 4.6 d) - Max. Canopy encroachment of 1.6m instead of 1.5m or half the distance, whichever is the lesser
- 5.2.3 a) - Drive aisle requirement of 0.6 m instead of 6.0 m for parking degree angle of 90°
- 5.3.1 a) - Permit parking space to be located 0.6m from a street and that no Planting Strip be provided between the street (Jackson Street West) and parking area
- 5.7.5 a) - Short-term bicycle parking rate of 0/unit instead of 0.1/unit

☐ Second Dwelling Unit

☐ Reconstruction of Existing Dwelling

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

Lot constraints related to topography and size.

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
15.27 m (Dundurn)	23.04 m (Jackson)	0.0351ha	±20-23m (Dundurn)

APPLICATION FOR A MINOR VARIANCE/PERMISSION (January 1, 2024)

±15.2m (Jackson)

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
None				

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Multiple Dwelling	1.59m	1.50m	3.065m	Fall/Winter 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
None				

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Multiple Dwelling	204.2m <sup>2</sup>	1,126.2m <sup>2</sup>	5	17.72m

- 4.4 Type of water supply: (check appropriate box)
- ☒ publicly owned and operated piped water system
- ☐ privately owned and operated individual well

- ☐ lake or other water body
- ☐ other means (specify)
- \_\_\_\_\_

- 4.5 Type of storm drainage: (check appropriate boxes)
- ☒ publicly owned and operated storm sewers
- ☐ swales

- ☐ ditches
- ☐ 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

☐ right of way

☐ municipal road, seasonally maintained

☐ other public road

☒ municipal road, maintained all year \_\_\_\_\_

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

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

North: single detached dwelling; East: single and semi detached dwellings; South: park;

West: commercial use

## 7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

January 9, 2024

Former parts of ROW (Dundurn and Jackson) - TBC ~ August 2025

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

Vacant

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

Vacant

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

Since the late 1800s

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) Mixed Use Medium Density

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

Provides compatible infill residential development for urban indigenous students in a walkable complete community with access to daily conveniences and transit.

7.6 What is the existing zoning of the subject land? Mixed Use Medium Density (C5-590) Zone

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: \_\_\_\_\_

---

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: 0

8.2 Number of Dwelling Units Proposed: 15

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

This minor variance application is required to facilitate the proposed multiple dwelling as conditionally approved through file number DA-25-032.

## 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
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