



Hamilton

STAFF COMMENTS

HEARING DATE: September 25, 2025

A-25:057 — 59 Princess Street, Hamilton

Recommendation:

Approve — 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)



Development Planning:

Background

The purpose of Minor Variance application A-25:057 is to permit a reduction in landscaped area within the front yard.

Staff note that this application was originally tabled on April 17, 2025, to allow for discussion between applicant and staff on an appropriate reduction in landscaped area within the front yard.

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. Policies E.3.2.7, E.3.4.3 and C.4.3.5, among others, are applicable.

- “E.3.2.7 The City shall require quality urban and architectural design. Development of lands within the Neighbourhoods designation shall be designed to be safe, efficient, pedestrian oriented, and attractive, and shall comply with the following criteria:
- b) Garages, parking areas, and driveways along the public street shall not be dominant. Surface parking between a building and a public street (excluding a public alley) shall be minimized.
 - d) Development shall improve existing landscape features and overall landscape character of the surrounding area.
- E.3.4.3 Uses permitted in low density residential areas:
- a) shall include single-detached, semi-detached, duplex, triplex, fourplex, and street townhouse dwellings; and,
- C.4.3.5 The City shall design pedestrian friendly streets by:
- a) making streetscapes visually appealing to make walking more inviting;”

Policy E.3.4.3 a) permits single detached, semi detached, duplex, triplex, fourplex, and street townhouse dwellings. Policies E.3.2.7 d) and C.4.3.5 a) seek to maintain pedestrian friendly streets by ensuring that lands within the “Neighbourhoods” designation are visually appealing in order to improve walkability and preserve the character of the neighbourhood. Policy E.3.2.7 b) seeks to minimize surface level parking to maintain visually attractive streetscapes. The application is proposing to permit a front yard landscaped area of 38%, which fits into the context of the



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neighbourhood. The proposed variance conforms to Policies E.3.2.7 b) and d) and C.4.3.5 of the Urban Hamilton Official Plan.

Gibson Neighbourhood Plan

The subject property is identified as “Single and Double” on Map 6607 (Map 1 of 2) of the Gibson Neighbourhood Plan.

Archaeology

The subject property meets three (3) of the ten criteria used by the City of Hamilton and Ministry of Citizenship and Multiculturalism for determining archaeological potential:

- 1) Within 300 metres of a primary watercourse or permanent waterbody, 200 metres of a secondary watercourse or seasonal waterbody, or 300 metres of a prehistoric watercourse or permanent waterbody;
- 2) In areas of pioneer Euro-Canadian settlement; and,
- 3) Along historic transportation corridors.

These criteria define 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.

Cultural Heritage

The property known as 59 Princess Street is located within the Gibson Established Historical Neighborhood.

Accordingly, sections B.3.4.1.4, B.3.4.1.5, and B.3.4.3.7 of the Urban Hamilton Official Plan, Volume 1, apply.

The proponent proposes a reduction in the minimum required Landscaped Area within the Front Yard.

Where new construction and/or alterations or additions to existing structures are proposed in a Cultural Heritage Landscape, key considerations are the visual and physical impacts on landscape features, typically public views of the building fabric, building set-back, the streetscape and significant vistas.

Notwithstanding that the subject property is within the Gibson Established Historical Neighbourhood, staff have reviewed the application and are of the opinion that the cultural heritage value of the landscape will be conserved. Staff have no further comments on the application as circulated.

Hamilton Zoning By-law No. 05-200

The subject property is zoned Low Density Residential-Small Lot (R1a) Zone in Zoning By-law No. 05-200, which permits the existing land use.



Variance 1

1. Front Yard Landscaped Area shall be a minimum of 38.0% of the gross area of the Front Yard (including concrete walkways) instead of the minimum required 50.0% Front Yard Landscaped Area.

The intent of this provision is to maintain the streetscape by ensuring there is landscaping in the front yards, which maintains the overall character of the neighbourhood.

The application is proposing to permit a front yard landscaped area of 38.0%, whereas 50.0% is required. Development Planning defers to Development Engineering regarding drainage and stormwater management concerns.

Development Planning notes that there is currently 0% landscaped area and that the existing single detached dwelling is setback further than the neighbouring single detached dwelling and semi-detached dwellings. The greater setback provides sufficient space to accommodate a parking space and landscaped space. Historically, the subject land has provided one parking space along with landscaping, such as large trees.

Staff note that following discussions with Development Planning, the applicant has amended the proposal to be closer to the previous condition as recommended by staff. The increased landscaped area is consistent with the intent of the Urban Hamilton Official Plan and the Zoning By-law. The City has a goal to increase the tree canopy and impervious surfaces to assist with its climate change goals.

Staff are of the opinion that the requested variance maintains the general intent and purpose of the Urban Hamilton Official Plan and Zoning By-law, is desirable for the appropriate use of the land, and is minor in nature. Staff support the variance.

Based on the foregoing, staff are of the opinion that the requested variance meets the four tests of a minor variance. **Staff recommend approval.**

Zoning:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	Be advised, insufficient information has been provided to determine Parking requirements as it relates to Parking Space size and number of Parking Spaces provided. As per Sections 18a (1) and 18a (7), the minimum number of Parking Spaces required shall be 2 Parking Spaces and the required Parking Space Size shall be 2.7 metres in width by 6.0 metres in length. It is noted that sufficient space may be provided for the required Parking Spaces,



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	however the applicant shall ensure sufficient space is provided for the required Parking Spaces, or additional variances may be required.
Notes:	

Development Engineering:

Recommendation:	Comments Only
Proposed Conditions:	N/A
Comments:	Provided the existing drainage pattern is maintained, Development Engineering has no comments or objections to the minor variances as proposed.
Notes:	

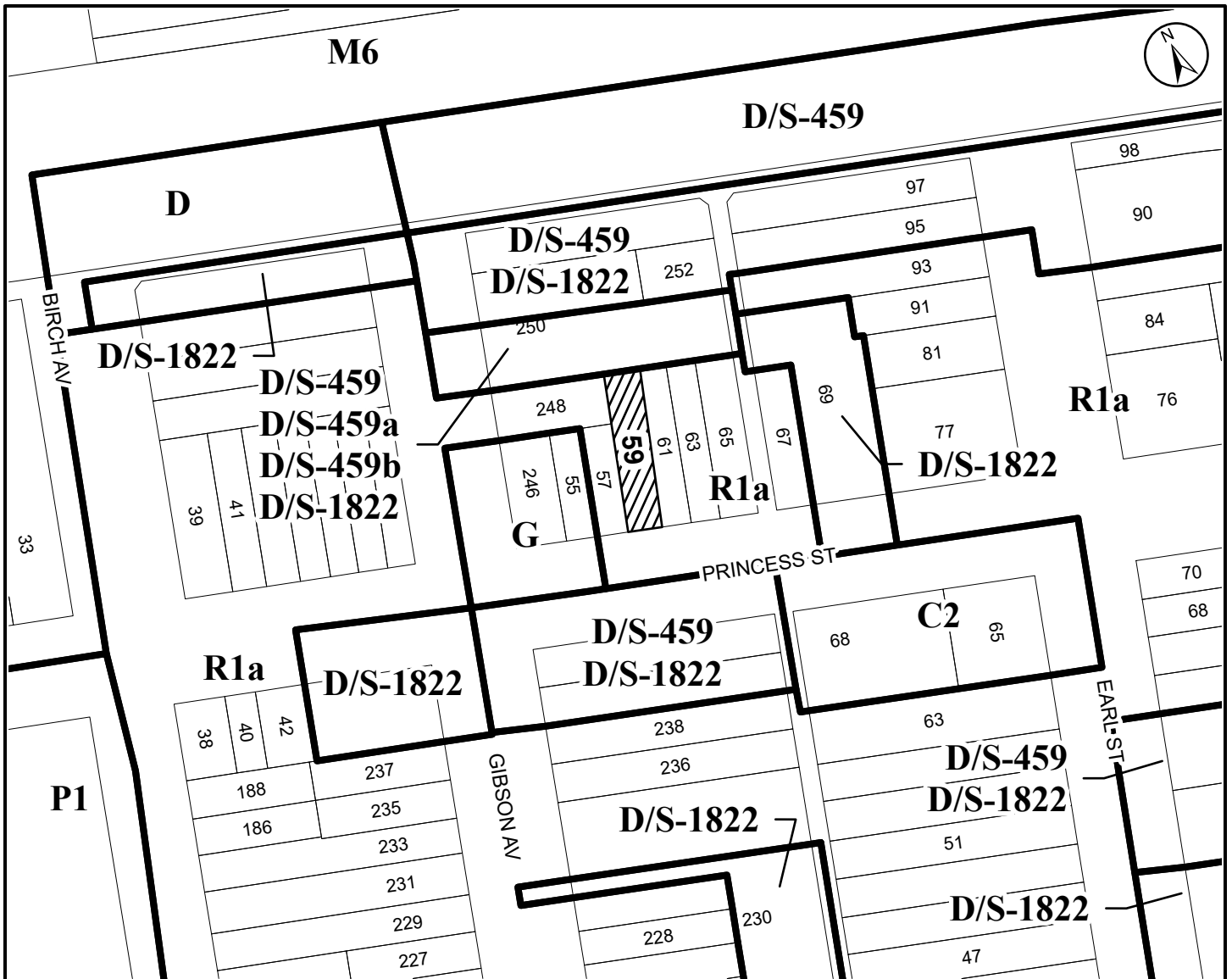
Building Engineering:

Recommendation:	No Comments
Proposed Conditions:	
Comments:	
Notes:	

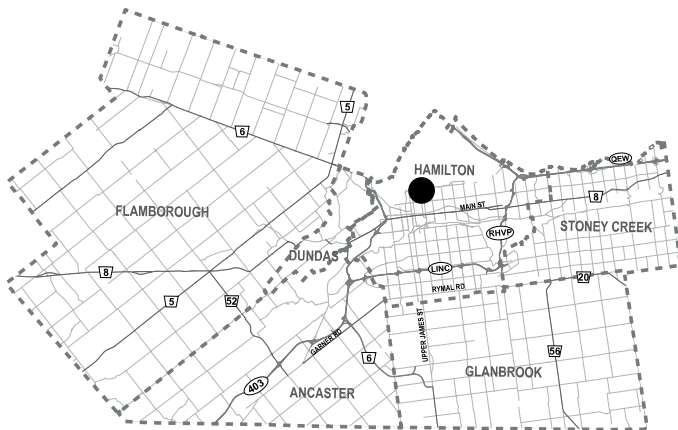
Transportation Planning:

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

 59 Princess Street, Hamilton
(Ward 3)

File Name/Number:
A-25:057

Date:
September 5, 2025

Technician:
RS

Scale:
N.T.S.

Appendix "A"



Planning and Economic Development Department

Hamilton