

**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  
Fax (905) 546-4202

**COMMITTEE OF ADJUSTMENT  
NOTICE OF PUBLIC HEARING  
APPLICATION FOR MINOR VARIANCE**

**APPLICATION NO. HM/A-16:115**

**IN THE MATTER OF** The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 6593, of the City of Hamilton, Sections 6.4 and 6.6.

**AND IN THE MATTER OF** the Premises known as Municipal number 100 Wilson St., in the City of Hamilton and in a "D4 & D6" (Downtown Local Commercial and Downtown Multiple Residential) district;

**AND IN THE MATTER OF AN APPLICATION** by the agent Stantec Architecture Ltd. on behalf of the owner City of Hamilton (Lukas Keermaa), for relief from the provisions of the Zoning By-Law No. 6593, under Section 45 of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the construction of a two (2) storey investigative/forensic facility for the Hamilton Police Services subject to Site Plan Control Application DA-15-018 notwithstanding that:

1. A maximum building setback of 9.3m shall be permitted adjacent to the Wilson Street line for the first, second and third storey instead of the maximum 2.0m setback permitted for the first storey and the maximum 0.5m setback permitted for the second and third storeys.
2. A maximum building setback of 0.6m shall be permitted adjacent to Mary Street line for the second and third storeys instead of the maximum 0.5m setback permitted for the second and third storeys.
3. A maximum building setback of 22.8m shall be permitted adjacent to the Catharine Street line for the first, second and third storeys instead of the maximum 2.0m setback permitted for the first storey and the maximum 0.5m setback permitted for the second and third storeys.
4. A maximum flankage yard of 22.8m shall be permitted adjacent to the Catharine Street line instead of the maximum 3.0m setback required for a flankage yard.
5. A minimum building height of 4.7m shall be permitted for a rear portion of the building instead of the minimum 7.5m required within the D4 zone and 9.0m height required within the D6 zone.
6. A maximum building setback of 22.8m shall be permitted from the Catharine Street line for that portion of a building providing an access driveway to a garage instead of the maximum 6.0m setback permitted.
7. Mechanical equipment shall be permitted to be located in any side yard whereas the By-law indicates that mechanical equipment shall only be located within the required side yard restricting the location of the mechanical equipment to be a maximum distance of 2.0m from the street line.

Notes: These variances are required in order to facilitate Site Plan Control Application DA-15-183.

The applicant requested a variance to permit a building setback of 0.54m from the "view triangle"; however, the variance requested is not a zoning By-law requirement within the Hamilton Zoning By-law 05-200. Therefore, a variance is not required.

A planting strip having a minimum width of 3.0m shall be provided and maintained between the street line and the parking spaces or aisles. Otherwise, additional variances may be required.

TAKE NOTICE that this application will be heard by the Committee as shown below:

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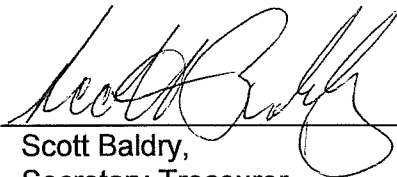
DATE: Thursday, May 19th, 2016  
TIME: 3:00 p.m.  
PLACE: Rooms 192 & 193, 1<sup>st</sup> floor  
Hamilton City Hall

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If there is any further information you may require on this application please contact this office, at (905) 546-2424, ext. 4221 or 4144.

By order of the Committee of Adjustment,

DATED: May 3<sup>rd</sup>, 2016

  
Scott Baldry,  
Secretary-Treasurer

**Note:** If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

***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.***

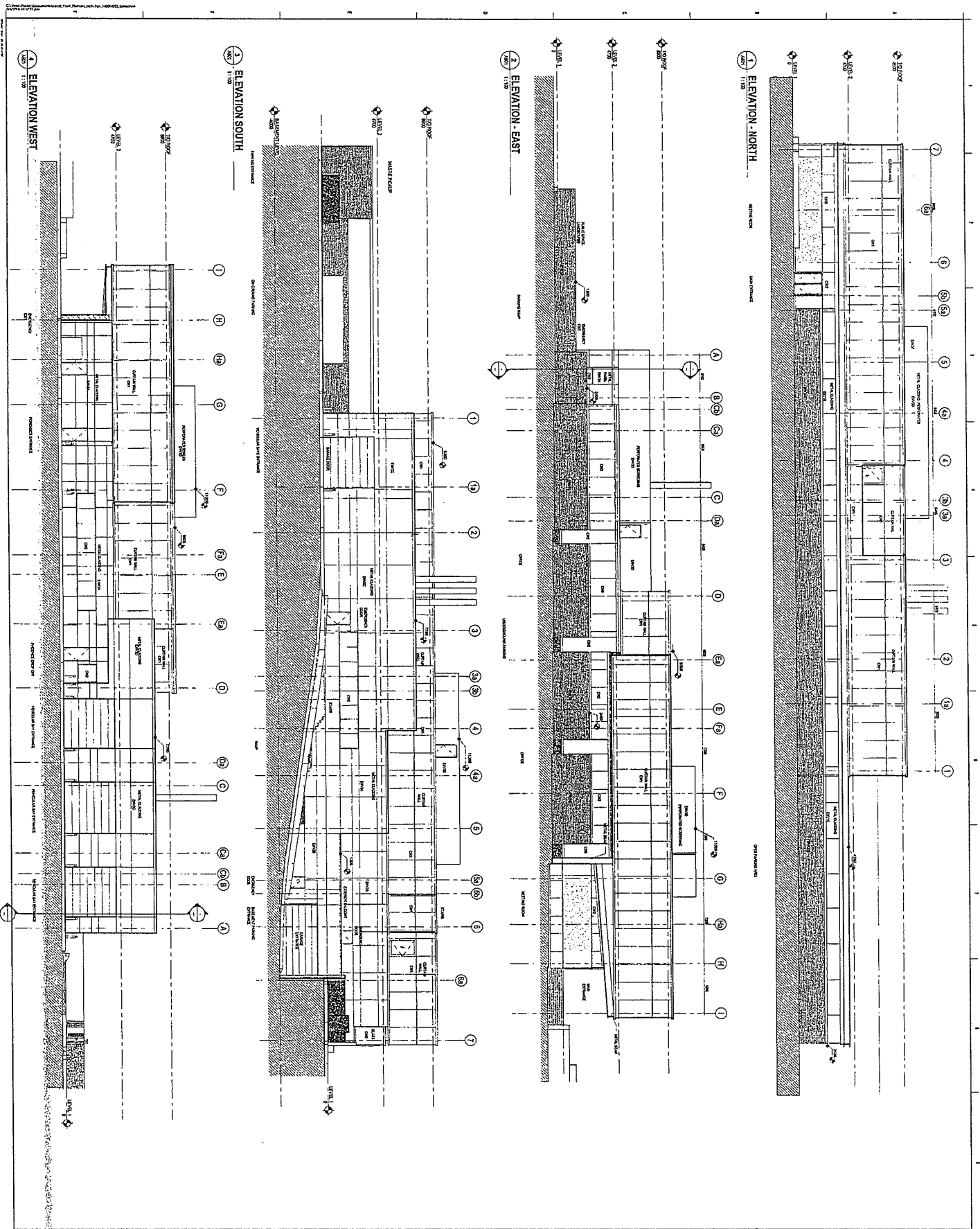
**Note to Applicant:** In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.







HM 16-115  
Sketch (4)



**Stantec**  
 55 Water Street, Suite 2000  
 Toronto, Ontario M5E 0B5  
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 Email: info@stantec.com  
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NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	2015.08.11	MM	MM
2	ISSUED FOR CONSTRUCTION	2015.08.11	MM	MM
3	ISSUED FOR CONSTRUCTION	2015.08.11	MM	MM
4	ISSUED FOR CONSTRUCTION	2015.08.11	MM	MM
5	ISSUED FOR CONSTRUCTION	2015.08.11	MM	MM
6	ISSUED FOR CONSTRUCTION	2015.08.11	MM	MM
7	ISSUED FOR CONSTRUCTION	2015.08.11	MM	MM
8	ISSUED FOR CONSTRUCTION	2015.08.11	MM	MM
9	ISSUED FOR CONSTRUCTION	2015.08.11	MM	MM
10	ISSUED FOR CONSTRUCTION	2015.08.11	MM	MM

**PRELIMINARY  
NOT FOR CONSTRUCTION**  
 Not to be used for any other purpose  
 without the written consent of Stantec.  
 Prepared by: [Name]  
 Checked by: [Name]  
 City of Hamilton  
 Hamilton Office  
 100 King Street West  
 Hamilton, Ontario L8R 2K9  
 Tel: 905-571-3100  
 Fax: 905-571-3101  
 Email: info@cityofhamilton.ca

A601

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PLAN OF SURVEY OF  
**ALL OF LOTS 1 to 3 and PART OF LOT 4**  
 EAST SIDE OF CATHARINE STREET  
 AND  
**ALL OF LOTS 1 to 4 and PART OF LOT 5**  
 WEST SIDE OF MARY STREET  
 ACCORDING TO  
**NATHANIEL HUGHSON SURVEY (Unregistered)**  
 IN THE  
**CITY OF HAMILTON**  
 SCALE= 1:200  
**DAVID A. LAMONT ONTARIO LAND SURVEYOR**

**BEARING AND COORDINATE NOTE**

BEARINGS ARE GRID BEARINGS DERIVED FROM GNSS OBSERVATIONS AND ARE REFERRED TO THE UTM NAD83 (CONUS) COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN BY WEST LONGITUDE.

DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.99994

COORDINATES ON THIS PLAN ARE BASED ON GNSS OBSERVATION VERIFIED FROM THE FOLLOWING MONUMENTS:

UTM COORDINATES (Metres)		
Reference Points	Northing	Easting
D2950022	4791053.311	582281.115
02562015	4791053.350	58046.345
OBSERVED REFERENCE POINTS (ORP*) as per Section 14(2) of O. Reg. 216/10		
ORP-A	4790078.186	592244.443
ORP-B	4789973.040	592251.784

THESE COORDINATES CANNOT BE TRUSTED, RELIED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

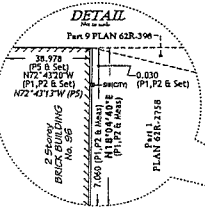
**PLAN 62R-**  
RECEIVED AND DEPOSITED

DATE: \_\_\_\_\_  
 DAVID A. LAMONT O.L.S. SENIOR PROJECT MANAGER SURVEYS  
 REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF WENTWORTH (62)

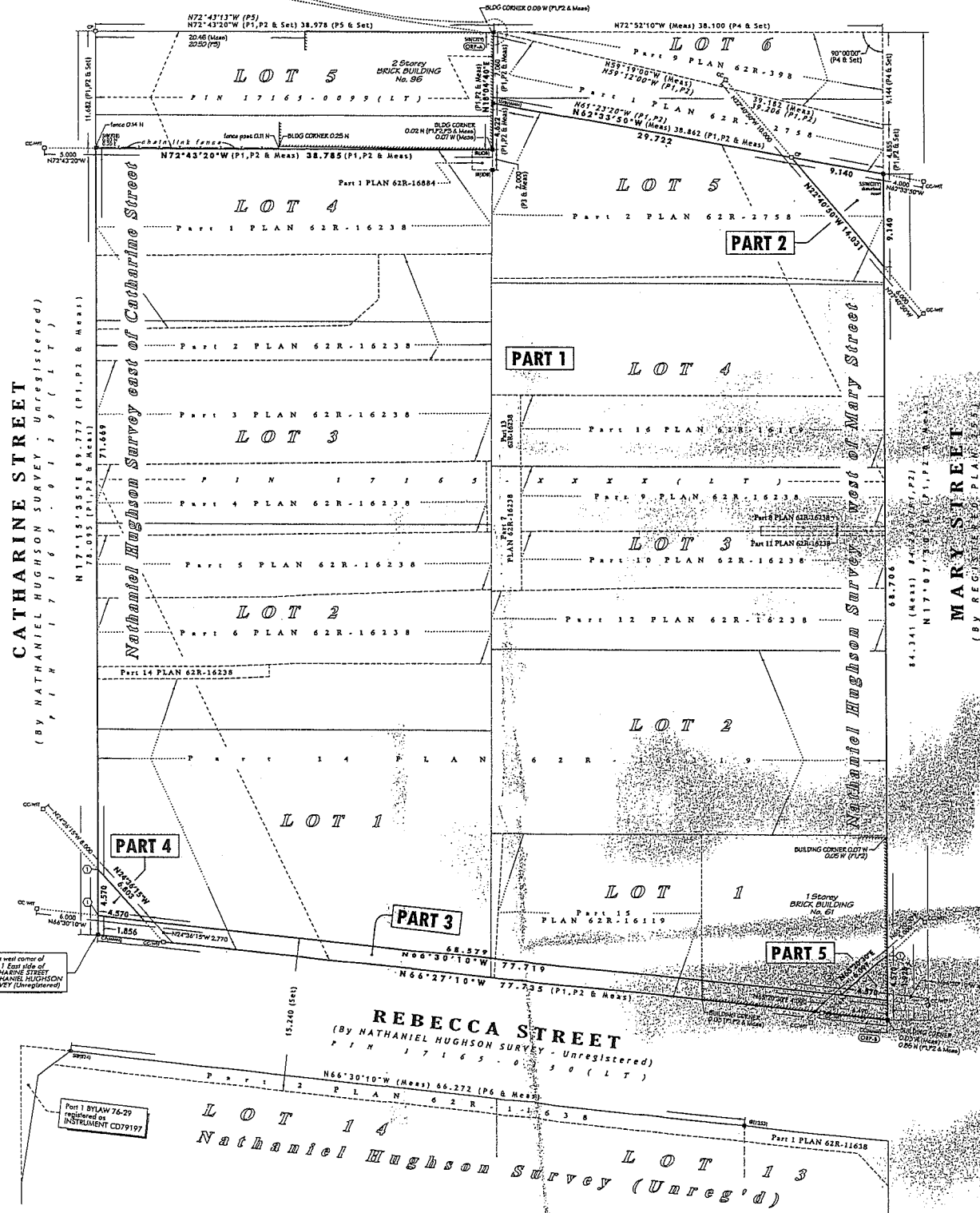
**SCHEDULE**

PART	LOT	PLAN	FN	AREA	TRANSFEREE
1	ALL OF LOTS 1 & 2 and PART OF LOTS 1 & 4 East side of Catharine St. ALL OF LOTS 2, 3 & 4 and PART OF LOT 1 West side of Mary St.			612m <sup>2</sup>	
2	PART OF LOT 1 West side of Mary St.	NATHANIEL HUGHSON SURVEY (Unregistered)	ALL OF 17165-0000(LT)	41m <sup>2</sup>	CITY OF HAMILTON
3	PART OF LOT 1 East side of Catharine St. PART OF LOT 1 West side of Mary St.			148m <sup>2</sup>	
4	PART OF LOT 1 East side of Catharine St.			10m <sup>2</sup>	
5	PART OF LOT 1 West side of Mary St.			10m <sup>2</sup>	

PARTS 1 TO 5 COMPRISES ALL OF FN 17165-0000(LT)



**WILSON STREET REGIONAL ROAD 127** (Consolidated by BYLAW R79-109 dated June 5, 1979)  
 (Formerly GORE STREET name changed by BYLAW 70-342 registered as INSTRUMENT AB189671)  
 (Limits established by BYLAW 71-284 registered as INSTRUMENT AB225213 and confirmed by Boundary Plan BA-782 registered as INSTRUMENT AB400463)  
 P 1 N 1 7 1 6 5 - 0 1 2 3 ( L T )



- LEGEND**
- OU - DENOTES ORIGIN UNKNOWN
  - Unreg'd - DENOTES UNREGISTERED
  - P1 - DENOTES PLAN 62R-16119
  - P2 - DENOTES PLAN 62R-16238
  - P3 - DENOTES PLAN 62R-16884
  - P4 - DENOTES PLAN 62R-2758
  - P5 - DENOTES BOUNDARY PLAN BA-782
  - P6 - DENOTES PLAN 62R-11638
  - ① - DENOTES MONUMENT NOT SET DUE TO UNDERGROUND SERVICES
  - ② - DENOTES MONUMENT NOT SET DUE TO POINT INSIDE BUILDING

**BEARING COMPARISONS**  
 FOR THE PURPOSE OF BEARING COMPARISONS, PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM BEARINGS BY THE ROTATIONS SHOWN BELOW:

Plan	Rotation
P1 P2 P3	1°02'10" COUNTER-CLOCKWISE
P4	1°01'10" COUNTER-CLOCKWISE
P5	1°06'40" COUNTER-CLOCKWISE

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 29th DAY OF JANUARY 2016.

DATE: FEBRUARY 4, 2016  
 DAVID A. LAMONT O.L.S.

**CITY OF HAMILTON**  
 Geomatics and Corridor Management

FIELD BOOK	BULK 3	FILE NO. 17165-0000-REAR-78142	DATE	2016-01-29	
SURVEYED BY	SN	CREATED BY	BCP	CHECKED BY	DAL OLS
GORD MCSURE, O.L.S., MANAGER					

**PLAN No. RC-H-889 SURVEYS**

Handwritten note: HMLA-b.115 Sketch(5)