

# URBAN SOLUTIONS

PLANNING & LAND DEVELOPMENT





# Proposed Development

Zoning By-law Amendment Application  
1177-1187 West 5<sup>th</sup> Street, Hamilton

Owner: 1333664 Ontario Inc.

Agent: UrbanSolutions Planning & Land Development Consultants Inc.

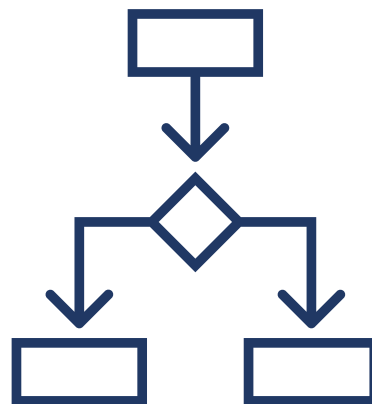
April 17, 2023



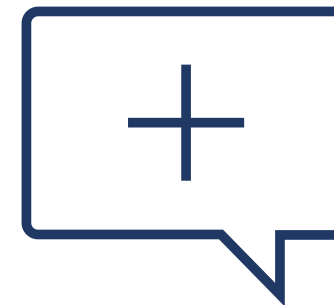
# Purpose of Meeting



To inform the public on the proposal details



To inform the public of the planning and participation process



To obtain feedback from the community to be considered as the proposal evolves



# Subject Lands

- **Location:** 1177-1187 West 5<sup>th</sup> Street, Hamilton
- **Size:** +/- 0.52 hectares (1.28 acres)
- **Current Use:**
  - **1177:** Single-detached dwelling
  - **1183:** Single-detached dwelling
  - **1187:** Vacant





# Surrounding Area

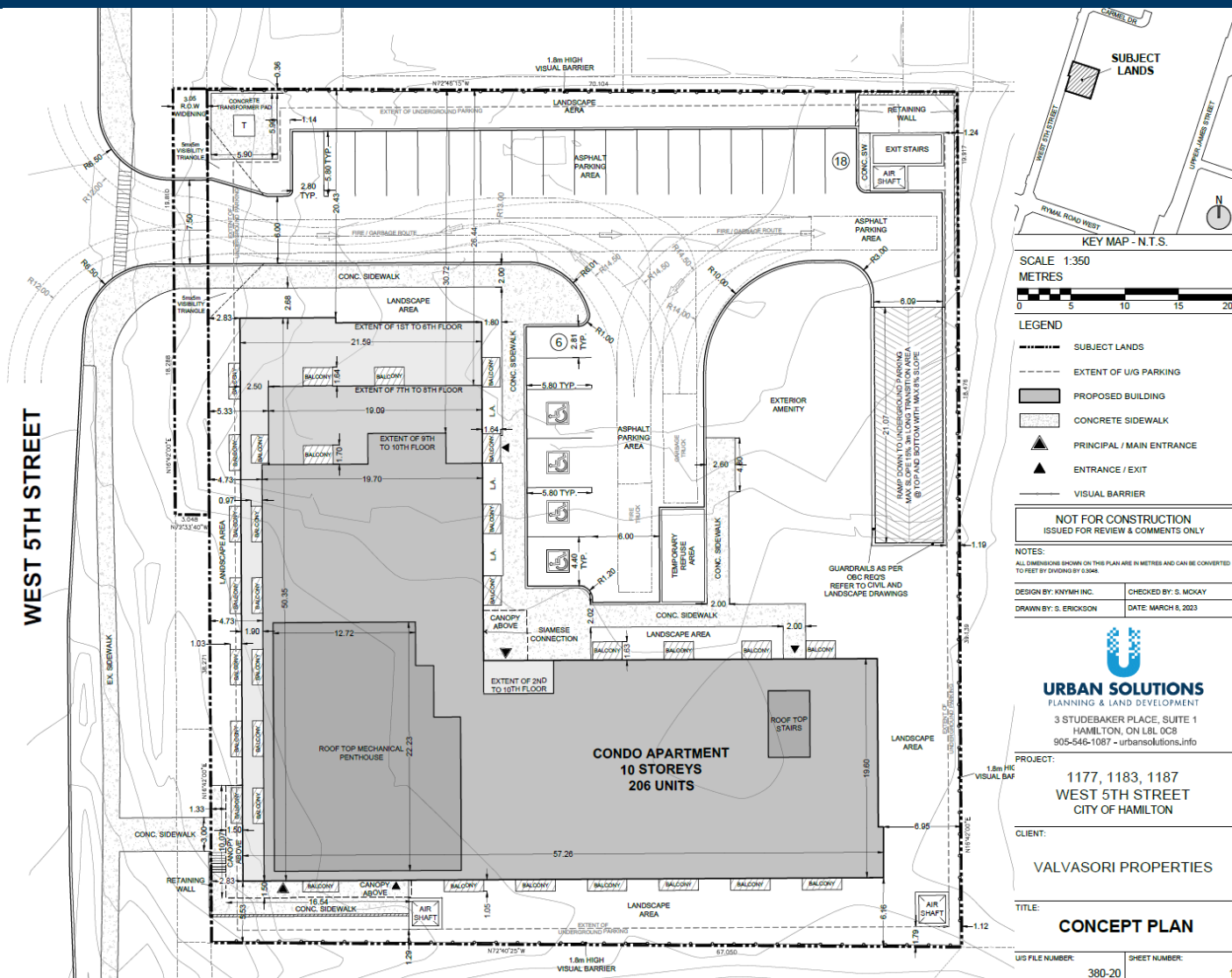
- **North:** Sonoma Townhomes
- **East/South:** Upper James Square and South Hamilton Square Shopping Plaza
- **West:** Vacant land zoned residential and single-detached dwellings





# Proposed Development

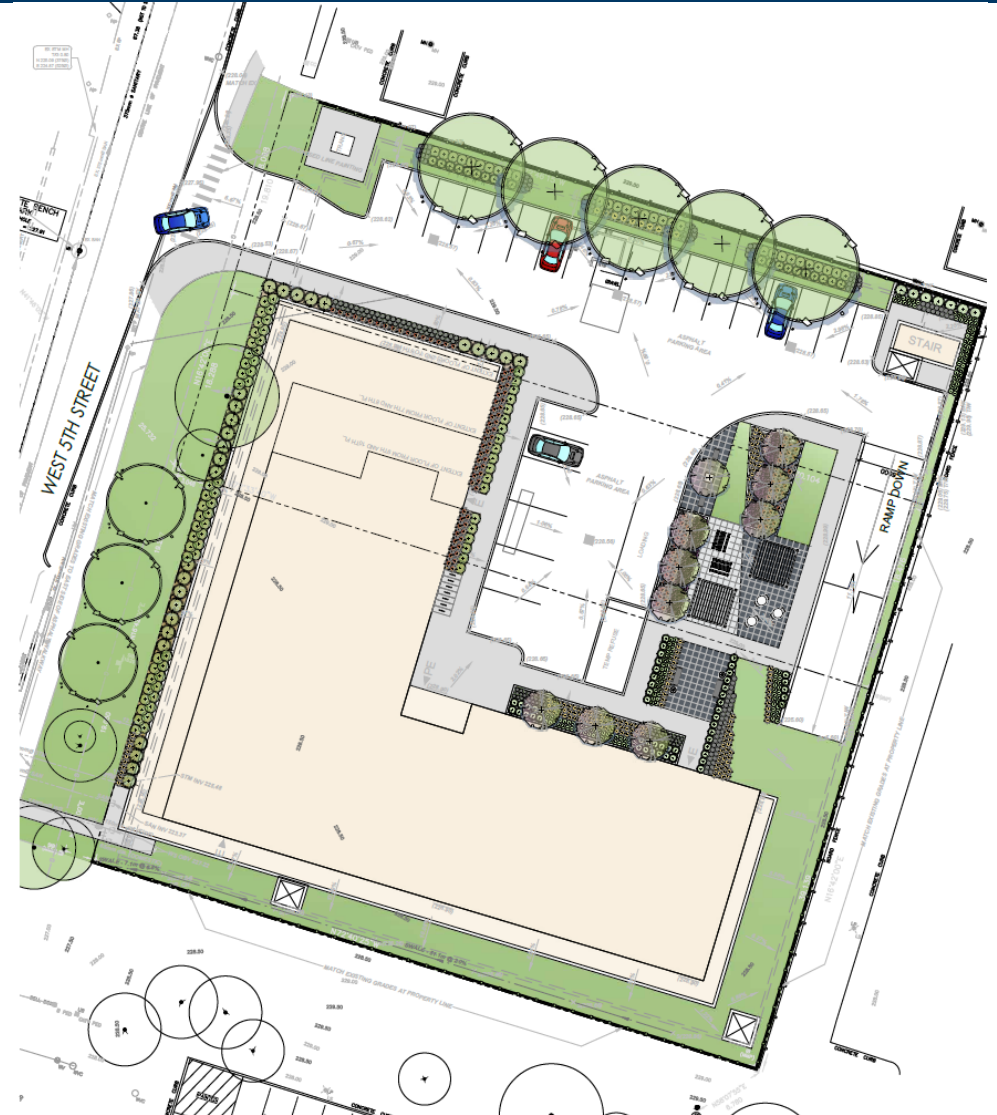
- 10 storey multiple dwelling
  - Stepbacks on Floors 6 and 8
- 206 residential units
- 206 resident parking spaces
  - 24 spaces at grade
  - 182 spaces underground
- 15 visitor parking spaces
- 8 barrier free spaces





# Landscape Design

- Planters proposed within amenity areas and adjacent to building along north and west property lines
- Shrubs, perennials, and ornamental grasses proposed around building's foundation, parking areas, and stairs for screening
- Flexible outdoor amenity area consisting of communal gathering areas and green space





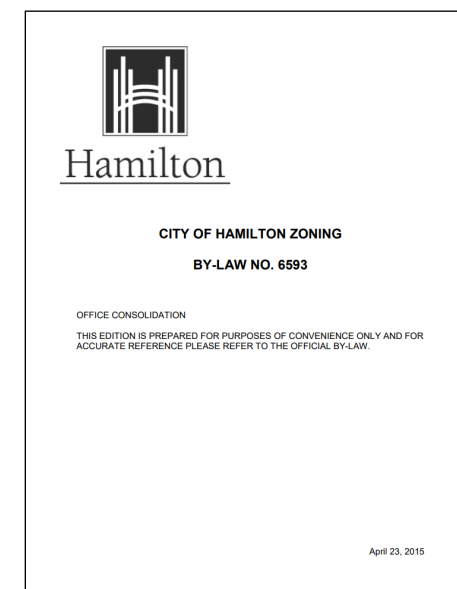
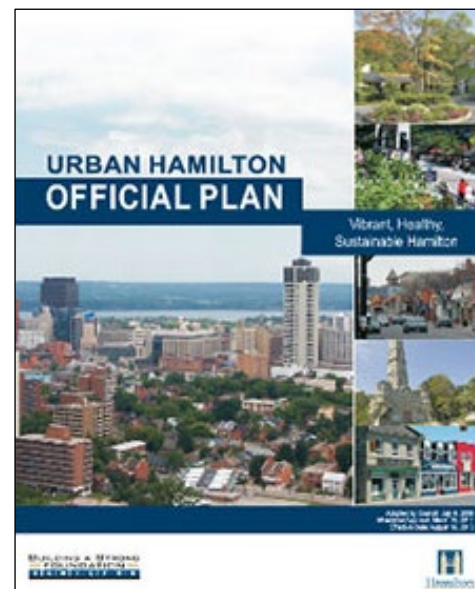
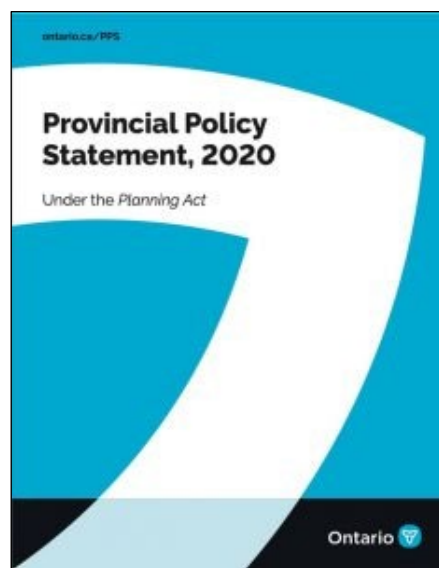
# Rendering







# Policy Framework



## Provincial Policy Statement

High-level guiding principles

## Growth Plan

Broad policies to plan for population growth to 2051

## Urban Hamilton Official Plan

Land use policies at the local level

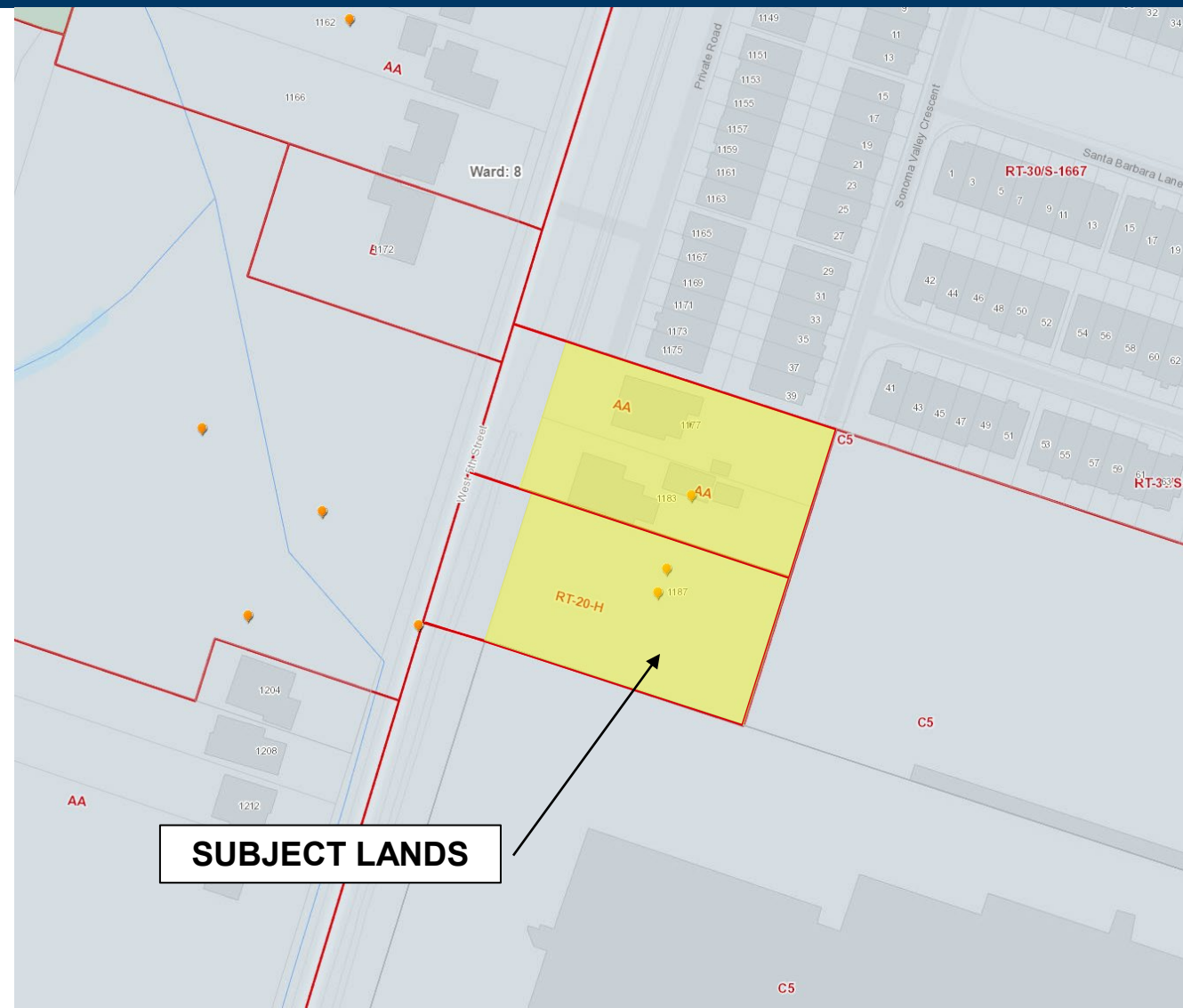
## Zoning By-law No. 6593

Specific regulations tied to individual properties



# Zoning By-law Amendment

Required to rezone the subject lands from “AA” (Agricultural) District (1177 & 1183 West 5<sup>th</sup> Street) and “RT-20-H” (Townhouse Maisonette) District (1187 West 5<sup>th</sup> Street) to a site-specific “**E-3/S-\_\_**” (High Density Multiple Dwelling) District, Modified in the Former City of Hamilton Zoning By-law No. 6593





# Required Planning Applications

1. Formal Consultation ..... **Complete**
2. Zoning By-law & Official Plan Amendment ... **Ongoing**
3. Site Plan ..... **Future**
4. Draft Plan of Condominium ..... **Future**



# Supporting Materials

- Draft Zoning By-law Amendment
- Urban Design Brief
- Survey Plan
- Concept Plan
- Planning Justification Report
- Public Consultation Strategy
- Tree Protection Plan
- Noise Study
- Grading & Servicing Plan
- Building Sections and Elevations
- Archaeological Assessment
- Functional Servicing Report
- Stormwater Management Plan
- Transportation Impact Study
- Sun Shadow Study



# Resubmission (March 13, 2023)

- Cover Letter
- Draft Zoning By-law Amendment
- Concept Plan
- Noise Study
- Functional Servicing Report
- Grading & Servicing Plan
- Sanitary Drainage Area Plan
- Sun Shadow Study
- Tree Protection Plan
- Transportation Impact Study



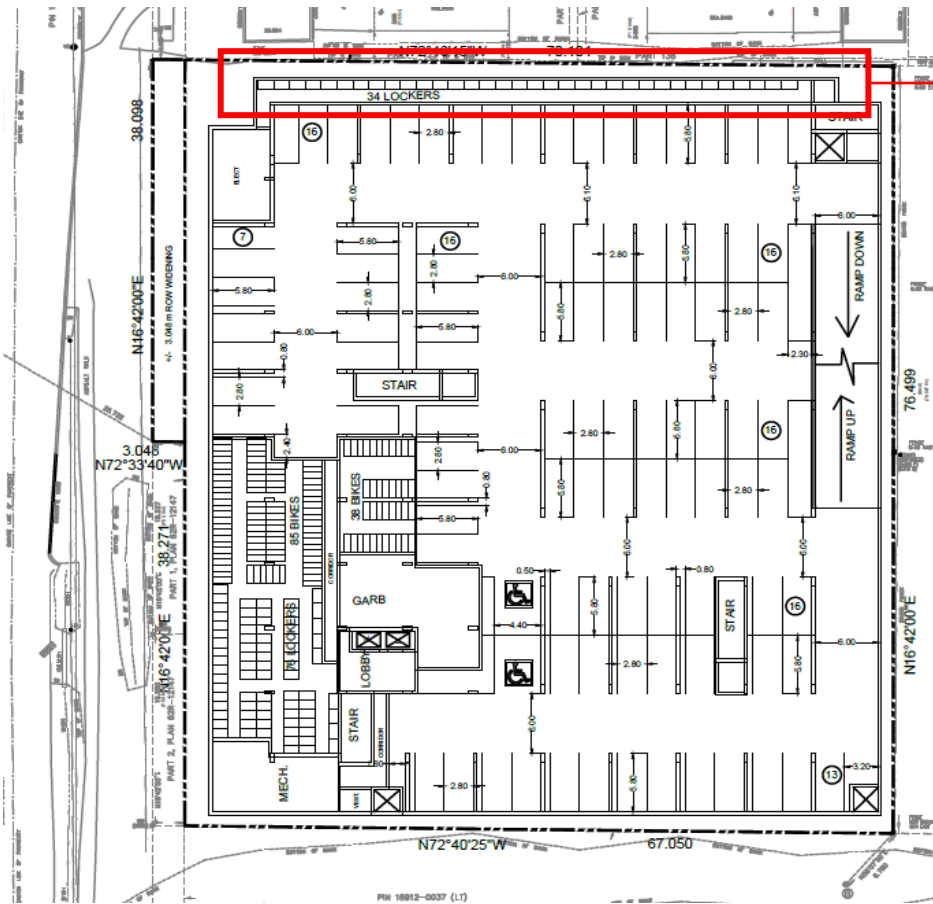
# Resubmission Statistics

Item	Initial Submission (June, 2022)	Resubmission (March 2023)
Number of Units	215 units	206 units
Density	421.57 units/hectare	403.92 units/hectare
Height	10 storeys	10 storeys
Landscaped Area	25.43%	28.43%
Parking	232 spaces	229 spaces



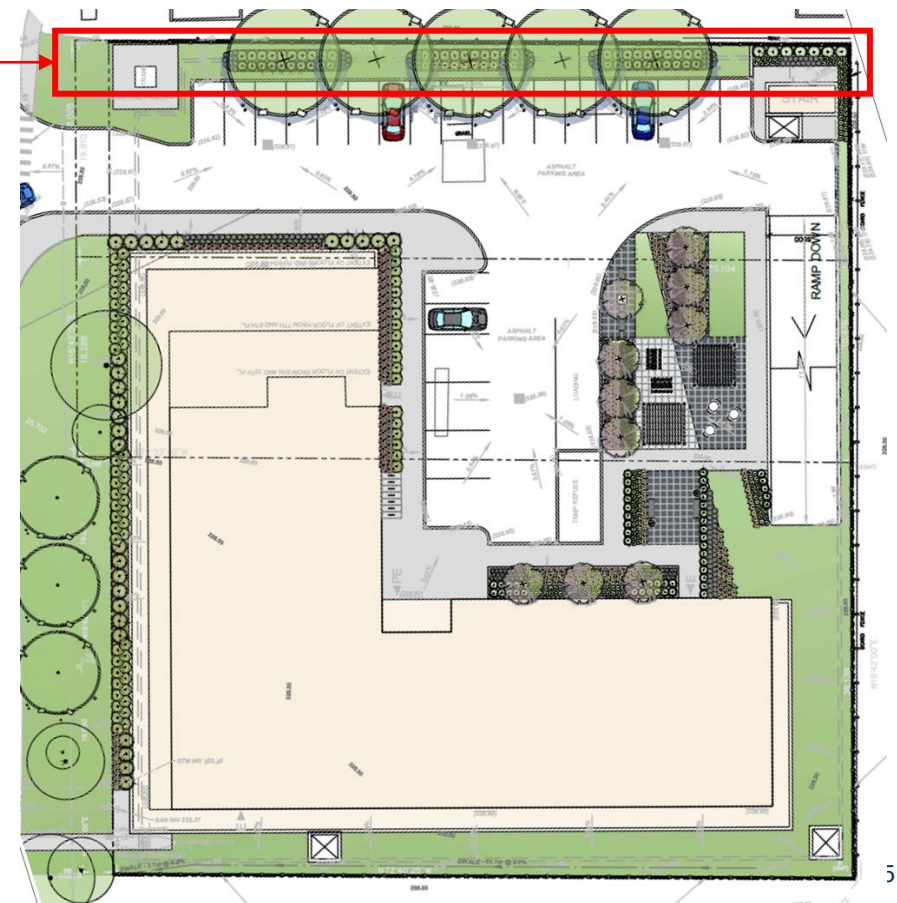
# Underground Parking Plan Revisions

## UNDERGROUND LEVEL 1



Removed linear row of lockers at north end of underground levels to allow for suitable soil volumes for enhanced tree plantings at grade

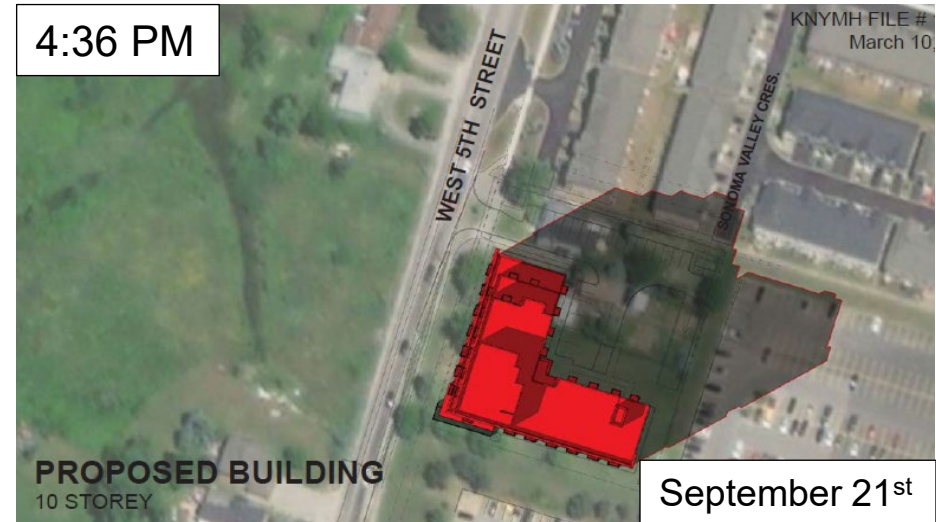
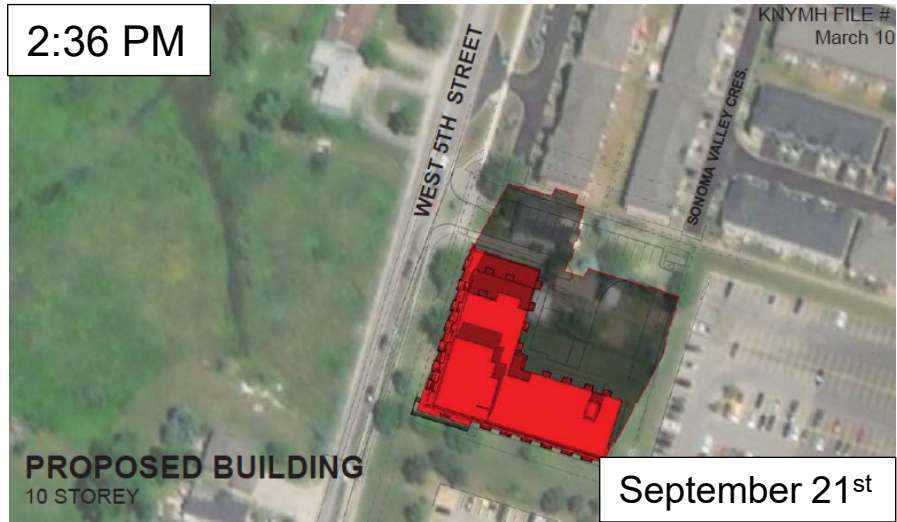
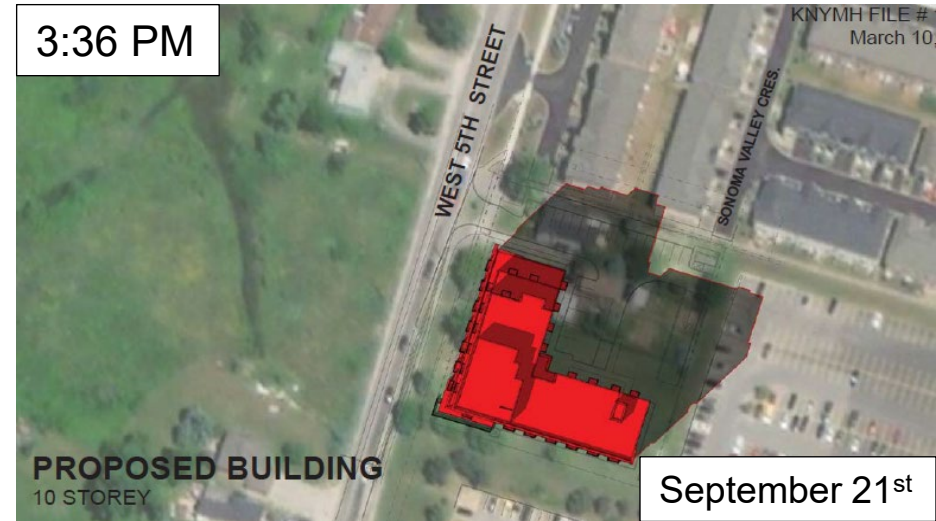
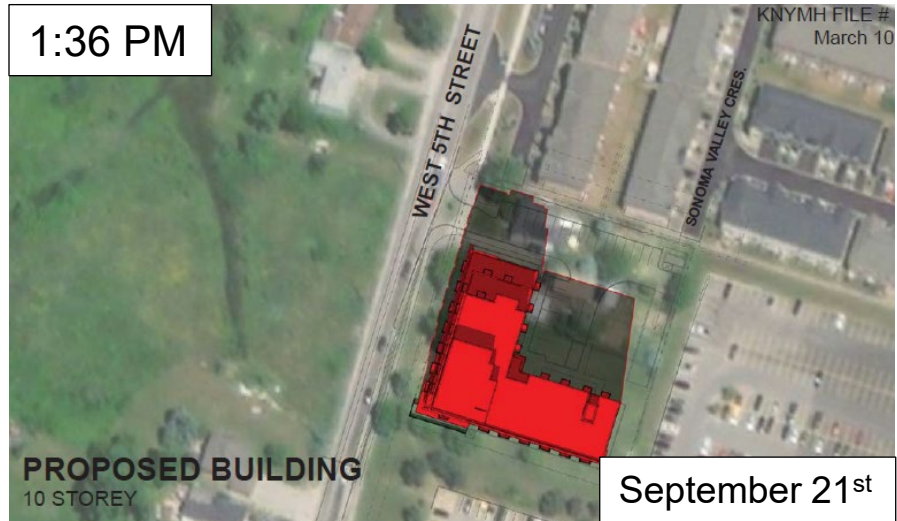
## GROUND FLOOR SITE PLAN





# Sun Shadow Study Findings

- Sun Shadow Study conducted to evaluate resulting shadow impacts between sunrise and sunset on September 21<sup>st</sup> and March 21<sup>st</sup>
- City-Wide Corridor Planning Principles and Design Guidelines prescribe **minimum of 5-hours of sunlight** throughout the day measured on these days
- As proposed, the development maintains 5-hours of sunlight for all surrounding properties, public spaces, and sidewalks

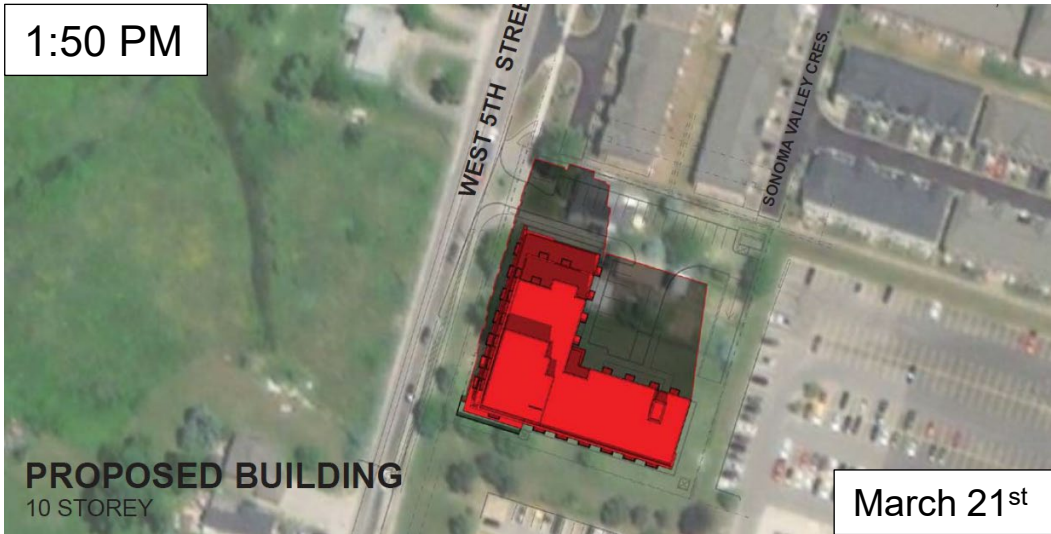




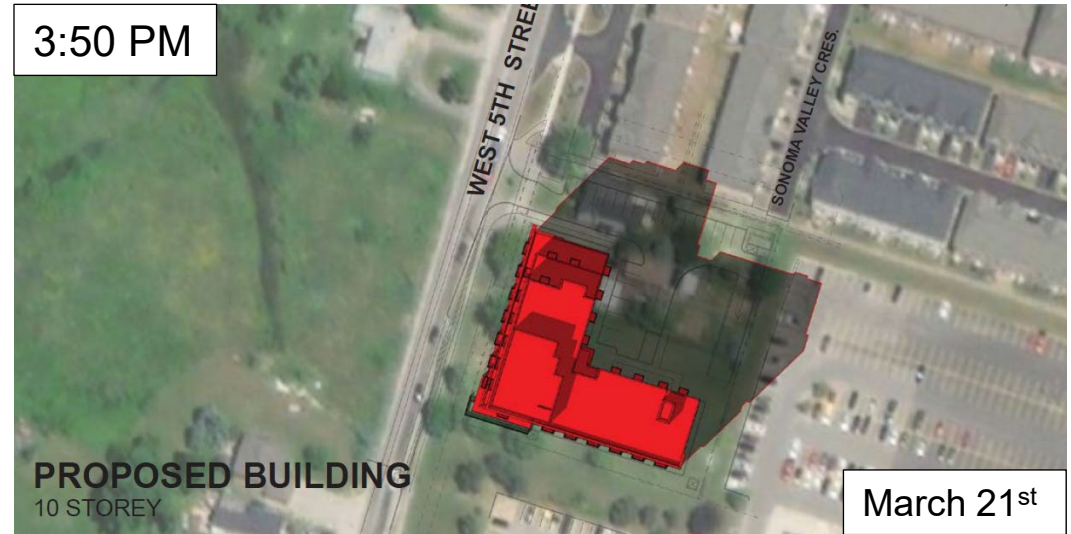


# Sun Shadow Study Findings

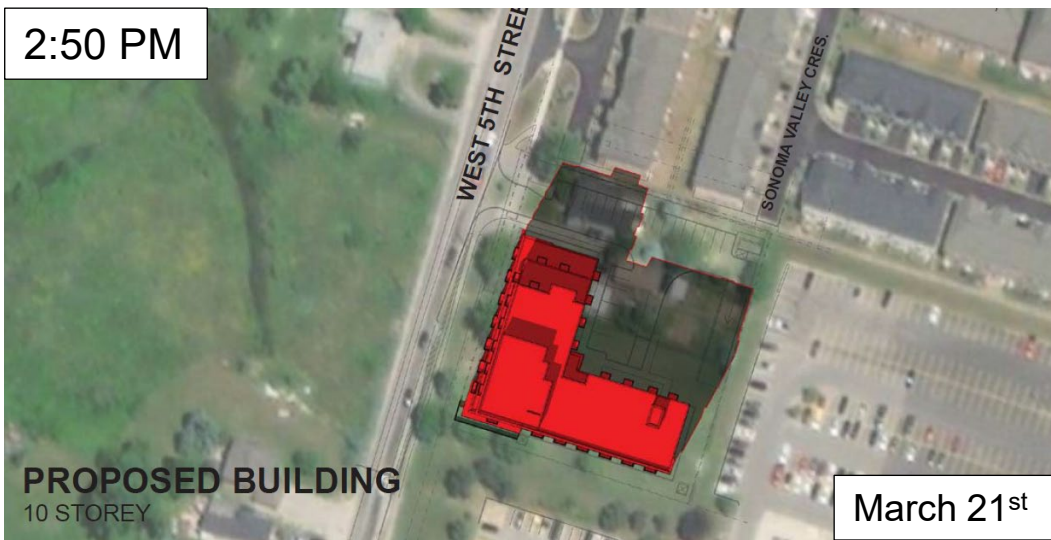
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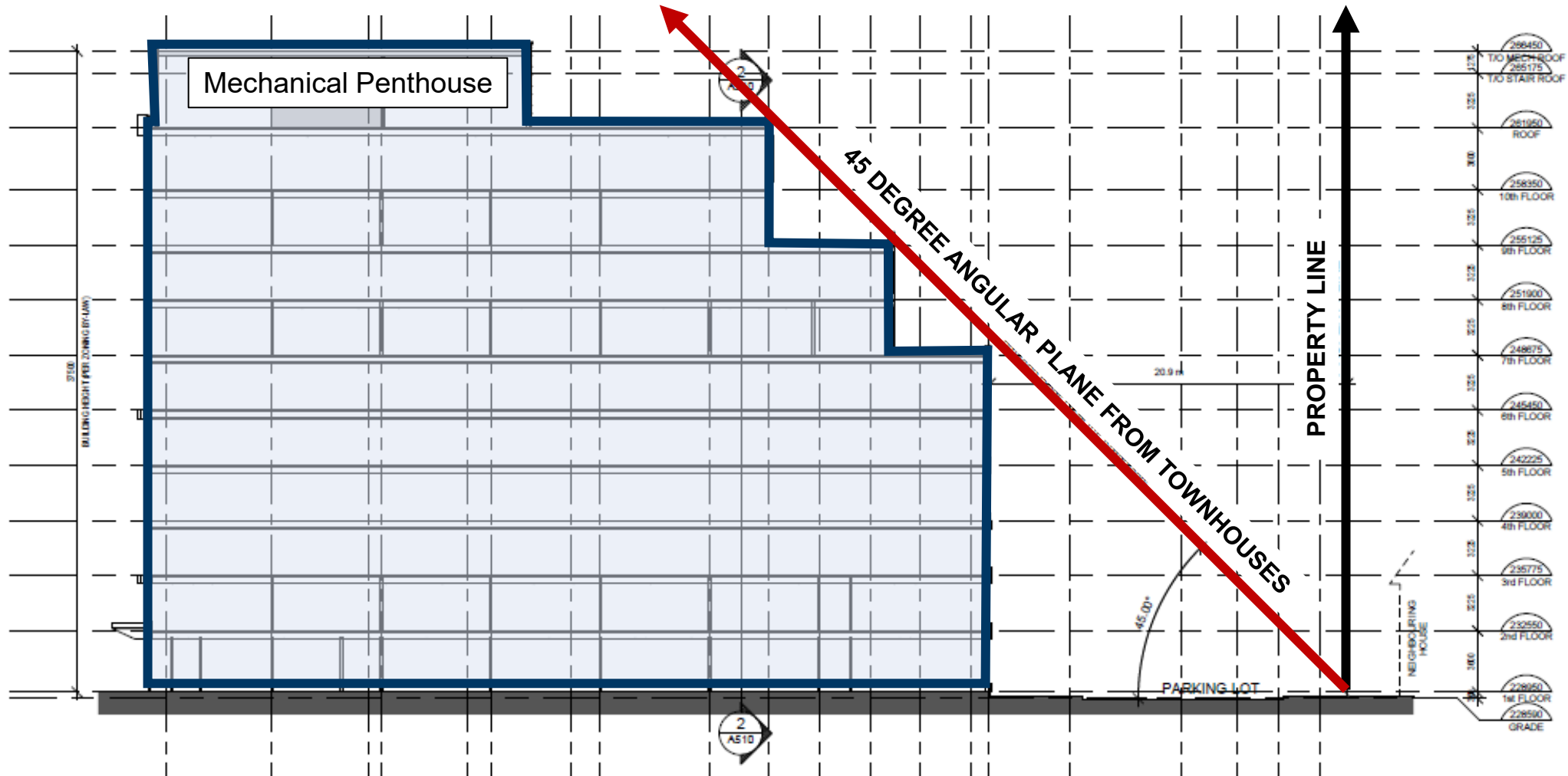


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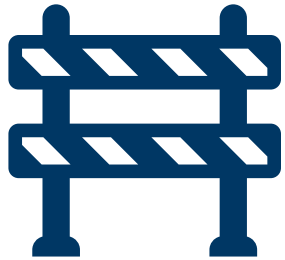


# Angular Plane Diagram (North)





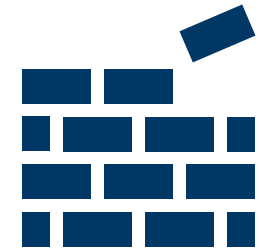
# Site Plan Matters



Construction  
Management Plan



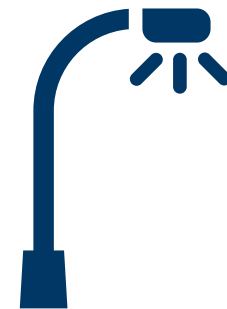
Landscape Plan



Building Elevations  
& Materials



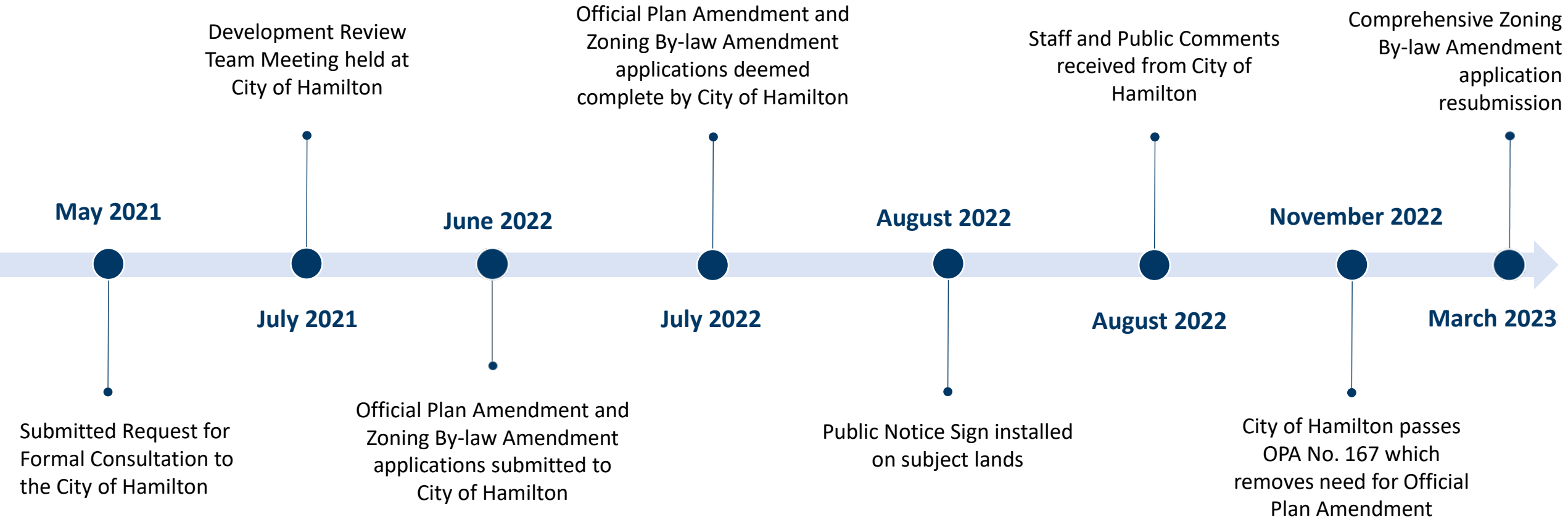
Detailed Engineering  
& Site Grading



Lighting



# Project Timeline





# Public Participation

- 1177-1187 West 5<sup>th</sup> Street Microsite:

<https://urbansolutions.info/1177-west-5th/>

- Included on Microsite:

- Downloadable links to supporting materials and studies
- Up-to-date Project Chronology Timeline
- Contact information of City Planner assigned to project



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## 1177-1187 West 5th Street, Hamilton



UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultant acting on behalf of 1333664 Ontario Inc. c/o Mike Valvasori, the owner of lands known municipally as 1177 & 1187 West 5<sup>th</sup> Street in the City of Hamilton. The concept proposed, will consist of a ten (10) storey residential building containing 215 units, including 232 parking spaces, and 1,303.33 m<sup>2</sup> of outdoor amenity space.

The purpose of this website is to provide interested parties with access to the application details and supporting studies, and to provide an opportunity to participate in the planning process. Updates will be made to the site as they become available.

### RESOURCES

Prior to submitting planning applications to the City of Hamilton, the development concept participated in the City's Formal Consultation process. Through this process, it was determined that a Survey Plan, Concept Plan, Draft Official Plan Amendment, Draft Zoning By-law Amendment, Planning Justification Report, Public Consultation Strategy, Sun/Shadow Analysis, Urban Design Brief, Tree

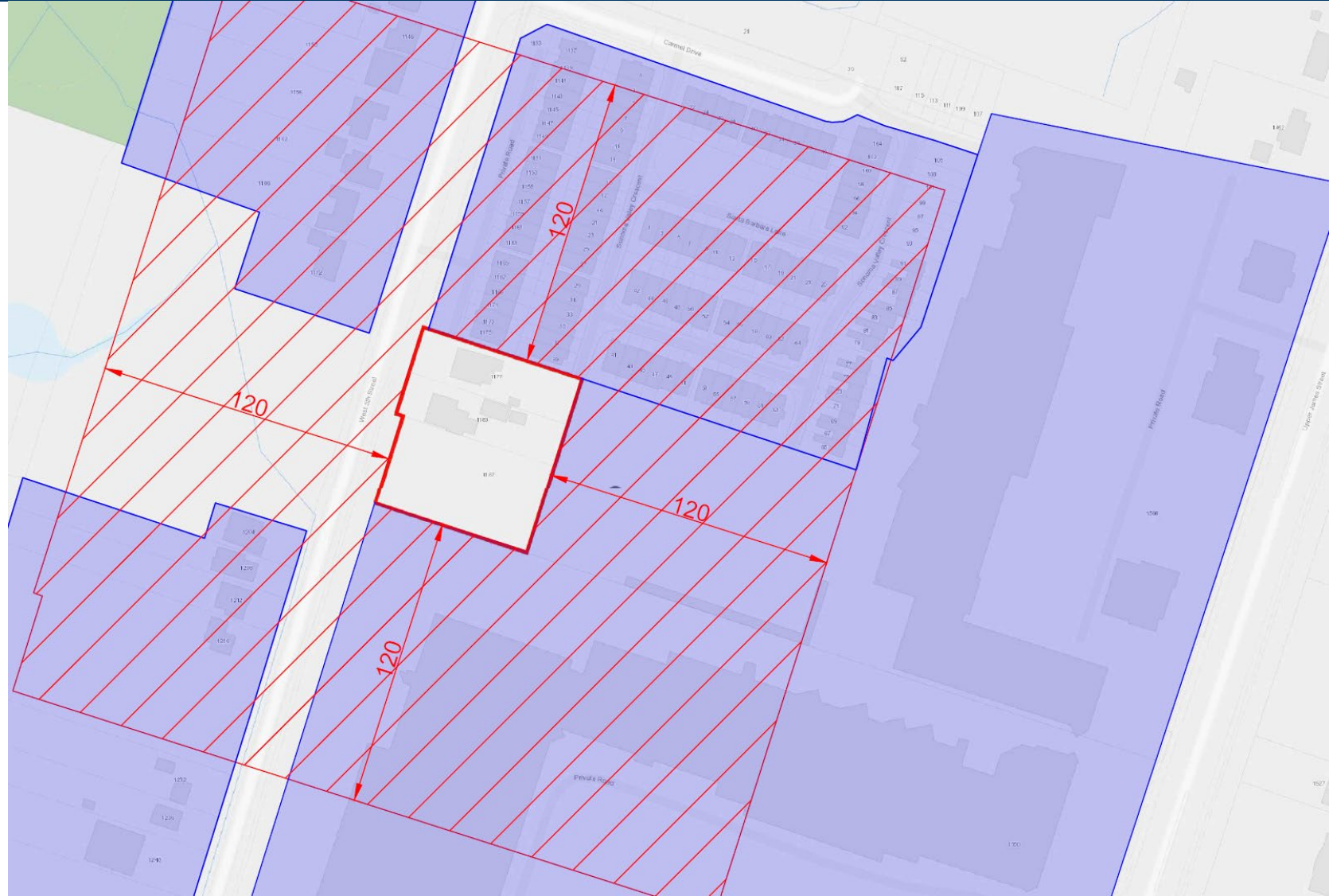
### Resource Downloads

- Concept Plan
- Cover Letter ZBA and OPA
- Cover Letter ZBA
- Draft Zoning By-law
- FC Document Letter
- Formal Consultation Waiver Letter
- Functional Servicing Report
- Grading Plan
- Noise Study
- OPA ZBA Application Form
- Planning Justification Report
- Public Consultation Strategy Guidelines
- Shadow Analysis
- Site Servicing Plan
- Stage 1-2 Archeological Assessment
- Topographic Survey
- Transportation Impact Study
- Tree Protection Plan
- Urban Design Brief
- Notice of Complete Application
- Cover Letter (2nd Submission)
- Architectural Package (2nd Submission)



# Public Participation

- Province of Ontario requires residents within a **120 metre radius** of development to be notified
- Notices have been circulated to **154 dwellings/businesses** in the area





# Next Steps

- **Planning Act Application Process**
- Addressing department, agency, and public comments
- Staff Recommendation Report
- Statutory Public Meeting

## Information

<https://urbansolutions.info/1177-west-5th/>

## Participation

Email comments to [Mark.Michniak@hamilton.ca](mailto:Mark.Michniak@hamilton.ca)





# Questions?

