



City of Hamilton

PLANNING COMMITTEE ADDENDUM

Meeting #: 23-016
Date: October 3, 2023
Time: 9:30 a.m.
Location: Council Chambers (Planning)
Hamilton City Hall
71 Main Street West

Lisa Kelsey, Legislative Coordinator (905) 546-2424 ext. 4605

	Pages
6. DELEGATION REQUESTS	
*6.2 Kevin Freeman respecting Sign Variance Appeal for 523 Carlisle Road (Item 11.1) (For today's meeting)	
9. CONSENT ITEMS	
9.1 Appeal of Urban Hamilton Official Plan Amendment Application UHOPA-23-001 and Zoning By-law Amendment Application ZAC-23-001 for Non-Decisions for Lands Located at 499 Mohawk Road East, Hamilton (PED23205) (Ward 7)	
*a. Staff Presentation	3
10. PUBLIC HEARINGS	
10.2 Application for a Zoning By-law Amendment for Lands Located at 65 Guise Street East, Hamilton (PED23201) (Ward 2)	
*a. Staff Presentation	20
10.3 Application for a Zoning By-law Amendment for Lands Located at 1898 and 1900 Rymal Road East, Glanbrook (PED23206) (Ward 9)	
*a. Staff Presentation	30

10.4	Application for a Zoning By-law Amendment for Lands Located at 1177, 1183, and 1187 West 5th Street (PED23179) (Ward 8)	
	*a. Staff Presentation	45
	*b. REVISED Appendix "B"	64
10.5	Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 117 Jackson Street East, Hamilton (PED23191) (Ward 2)	
	*a. Staff Presentation	69

11. DISCUSSION ITEMS

11.1	Sign Variance Appeal SV-14-005 for the Property Known as 523 Carlisle Road, Flamborough, Denied by the Director of Development Planning and Appealed by the Owner (PED23204) (Ward 15)	
	*a. Staff Presentation	85



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

October 3, 2023

PED23205 – (ZAC-23-001 & UHOPA-23-001)

Appeal of Urban Hamilton Official Plan Amendment Application UHOPA-23-001 and Zoning By-law Amendment Application ZAC-23-001 for Non-Decisions for Lands Located at 499 Mohawk Road East, Hamilton.

Presented by: Aminu Bello



SUBJECT PROPERTY



499 Mohawk Road East, Hamilton



Policy Context

Urban Hamilton Official Plan – Schedule E



Legend

Urban Structure Elements

- Neighbourhoods
- Employment Areas
- Major Activity Centres
- Major Open Space

Nodes

- Downtown Urban Growth Centre
- Sub Regional Service
- Community

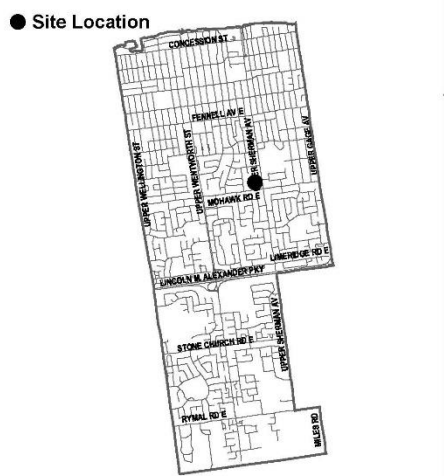
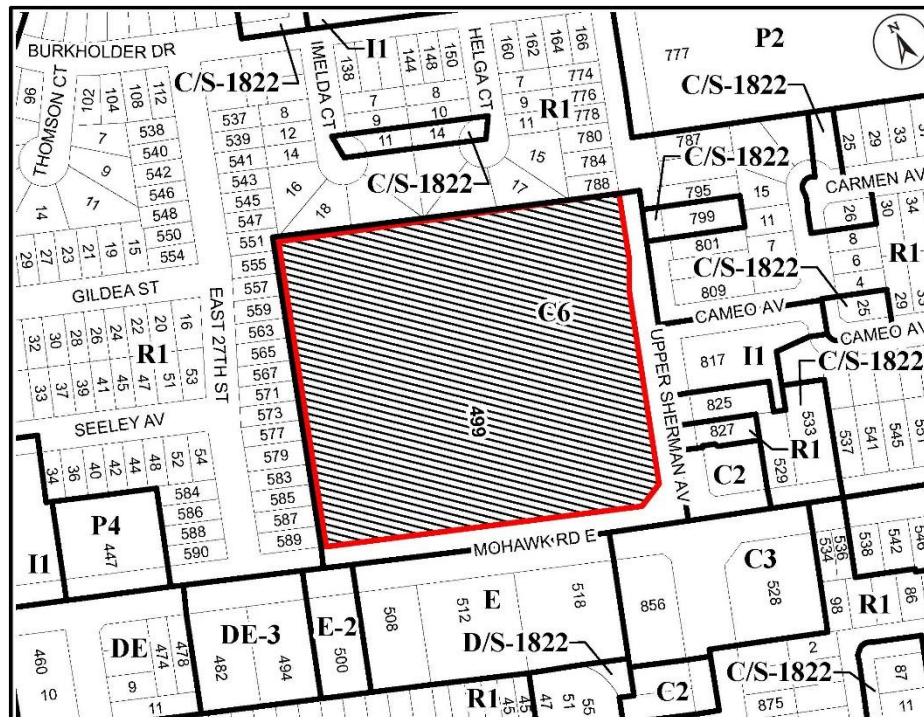
Corridors

- Primary
- Secondary

Policy Context


Urban Hamilton Official Plan – Schedule E-1





Key Map - Ward 7


Location Map


Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number: ZAC-23-001 & UHOPA-23-001	Date: November 21, 2022
Appendix "A"	Scale: N.T.S.
Planner/Technician: AB/AL	

Subject Property

 499 Mohawk Road East



View looking directly north from Mohawk Road East



View looking west from Mohawk Road/Upper Sherman Avenue.



View looking south from Upper Sherman Avenue



View looking east from Mohawk Road East

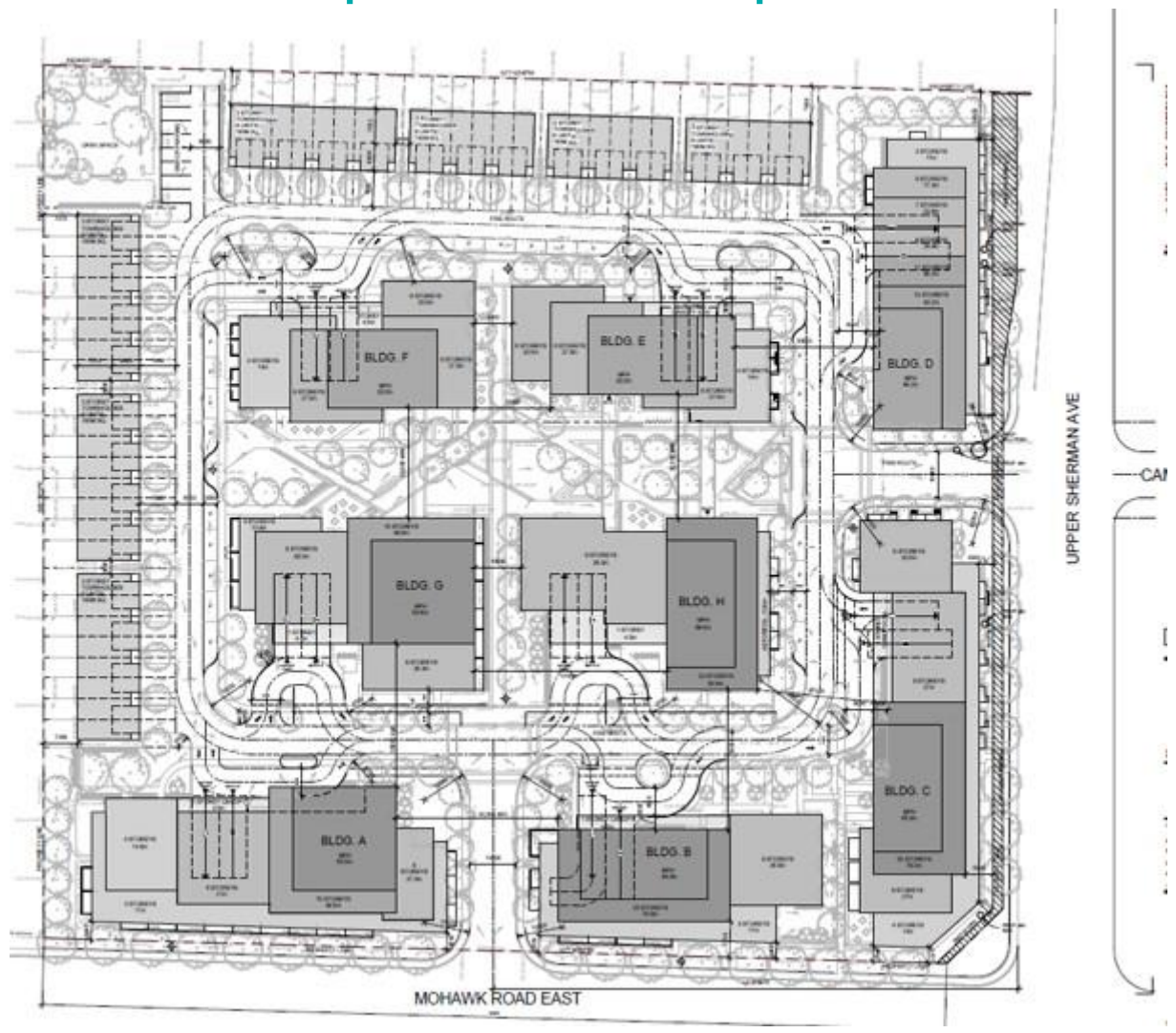


View looking west from Mohawk Road East

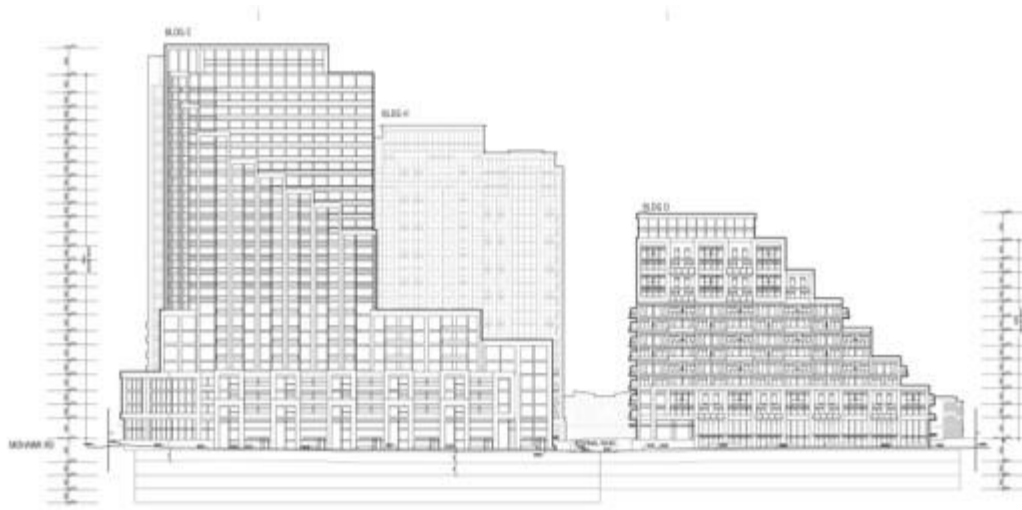


View looking north from East 27th Street

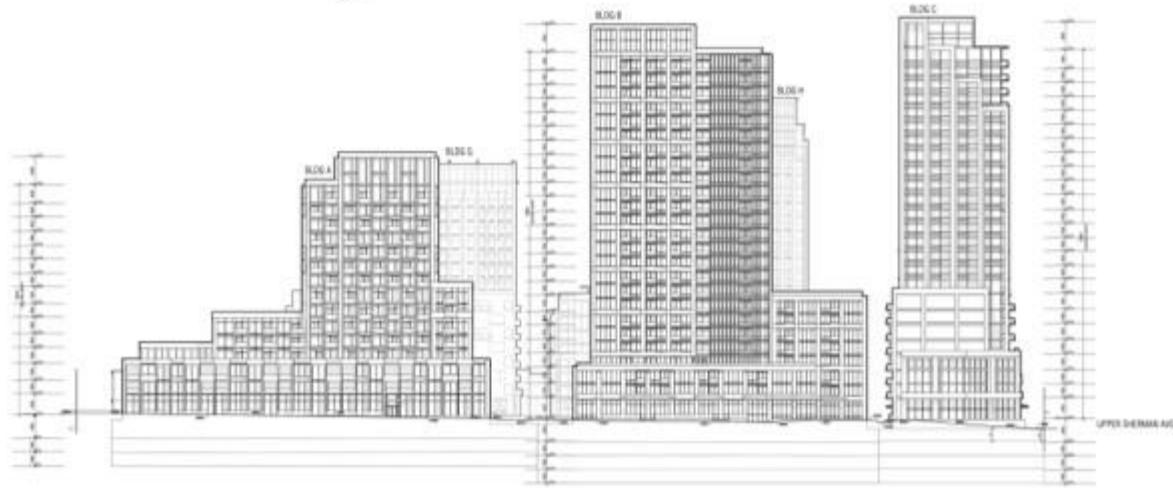
Proposed Development



Proposed Elevations



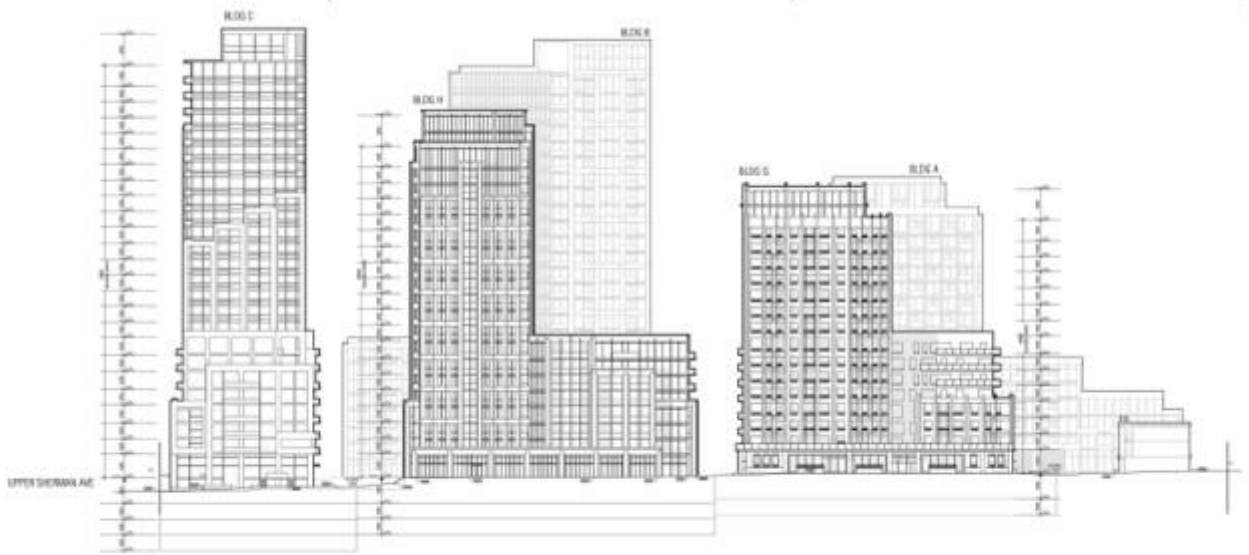
Upper Sherman Ave Looking West / 01



Mohawk Rd Looking North / 02

Proposed Elevations

Appendix B



Interior Site View Looking South (01)



Interior Site View Looking North (02)

Rendering





THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

October 3, 2023

PED23201 – (ZAC-23-035)

Application for a Zoning By-law Amendment for Lands Located at
65 Guise Street East, Hamilton.

Presented by: Alaina Baldassarra

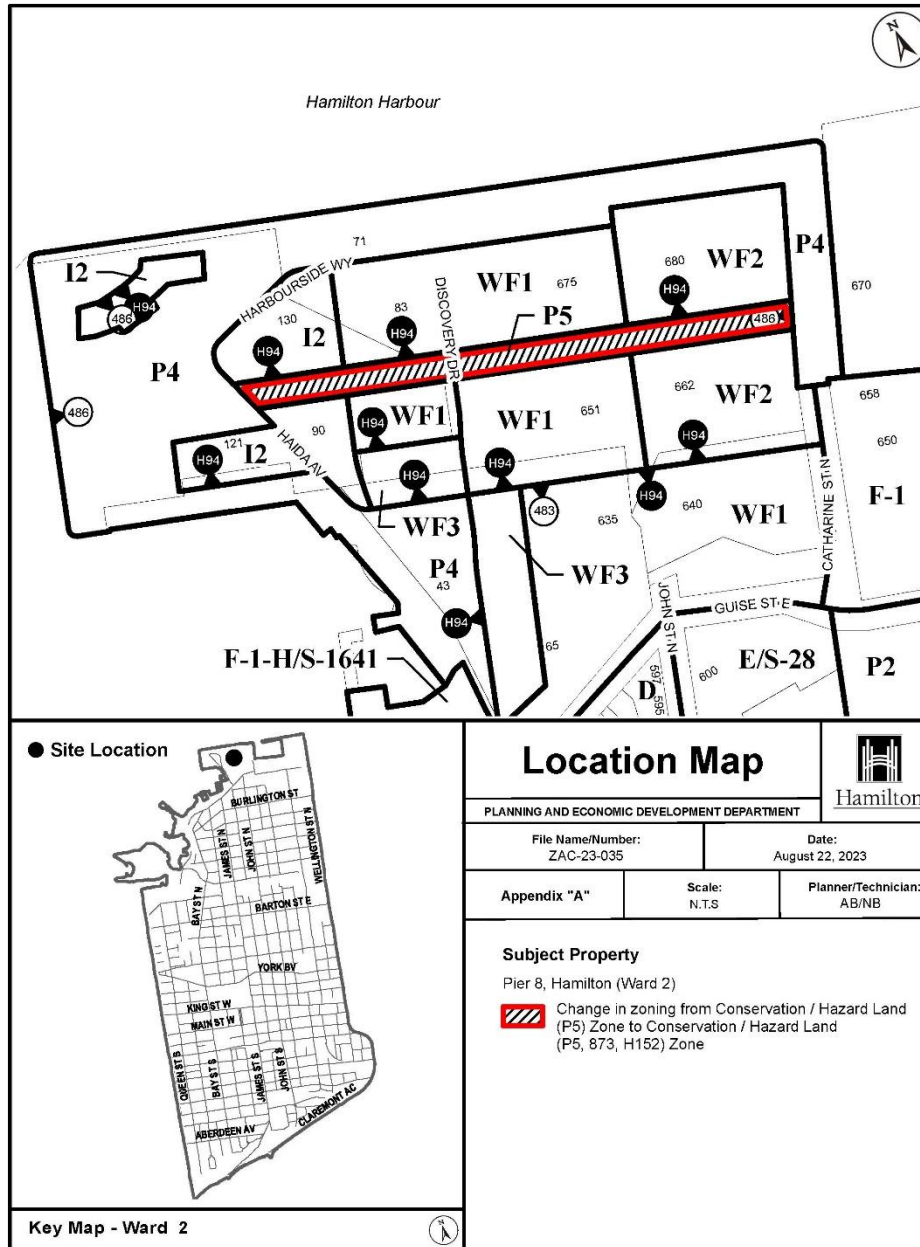


SUBJECT PROPERTY

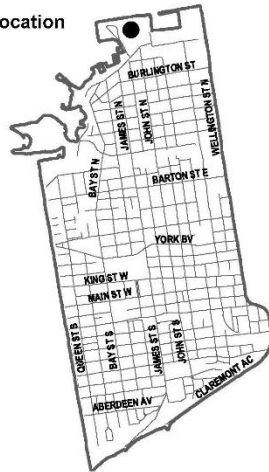


65 Guise Street East, Hamilton





● Site Location



Key Map - Ward 2

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-23-035

Date:
August 22, 2023


Appendix "A"

Scale:
N.T.S.

Planner/Technician:
AB/NB

Subject Property

Pier 8, Hamilton (Ward 2)

 Change in zoning from Conservation / Hazard Land (P5) Zone to Conservation / Hazard Land (P5, 873, H152) Zone



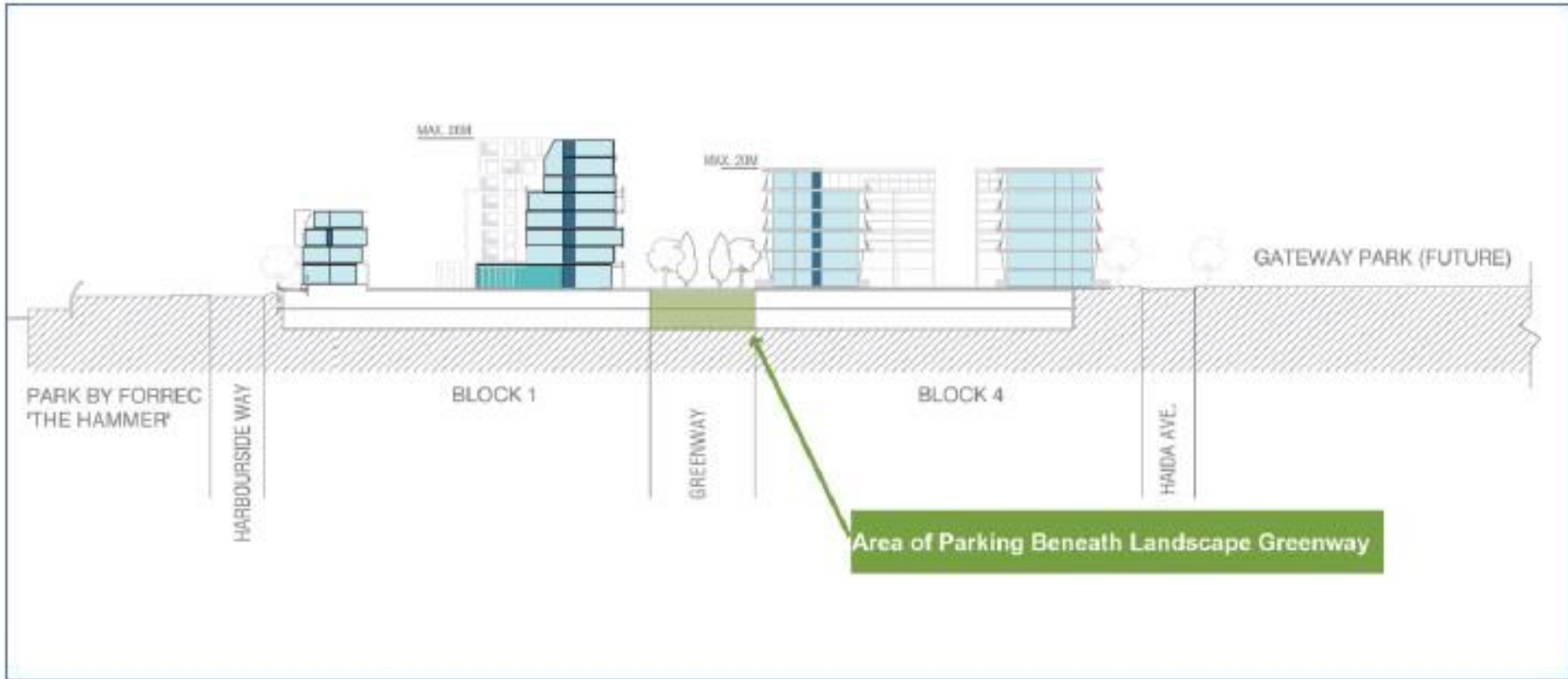
Pier 8 Lands standing on the west side of the site looking east



The Open Space



Site standing on Haida Avenue looking north





The Greenway - Pedestrian+Cyclist+Stormwater Channels



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE



WELCOME TO THE CITY OF HAMILTON

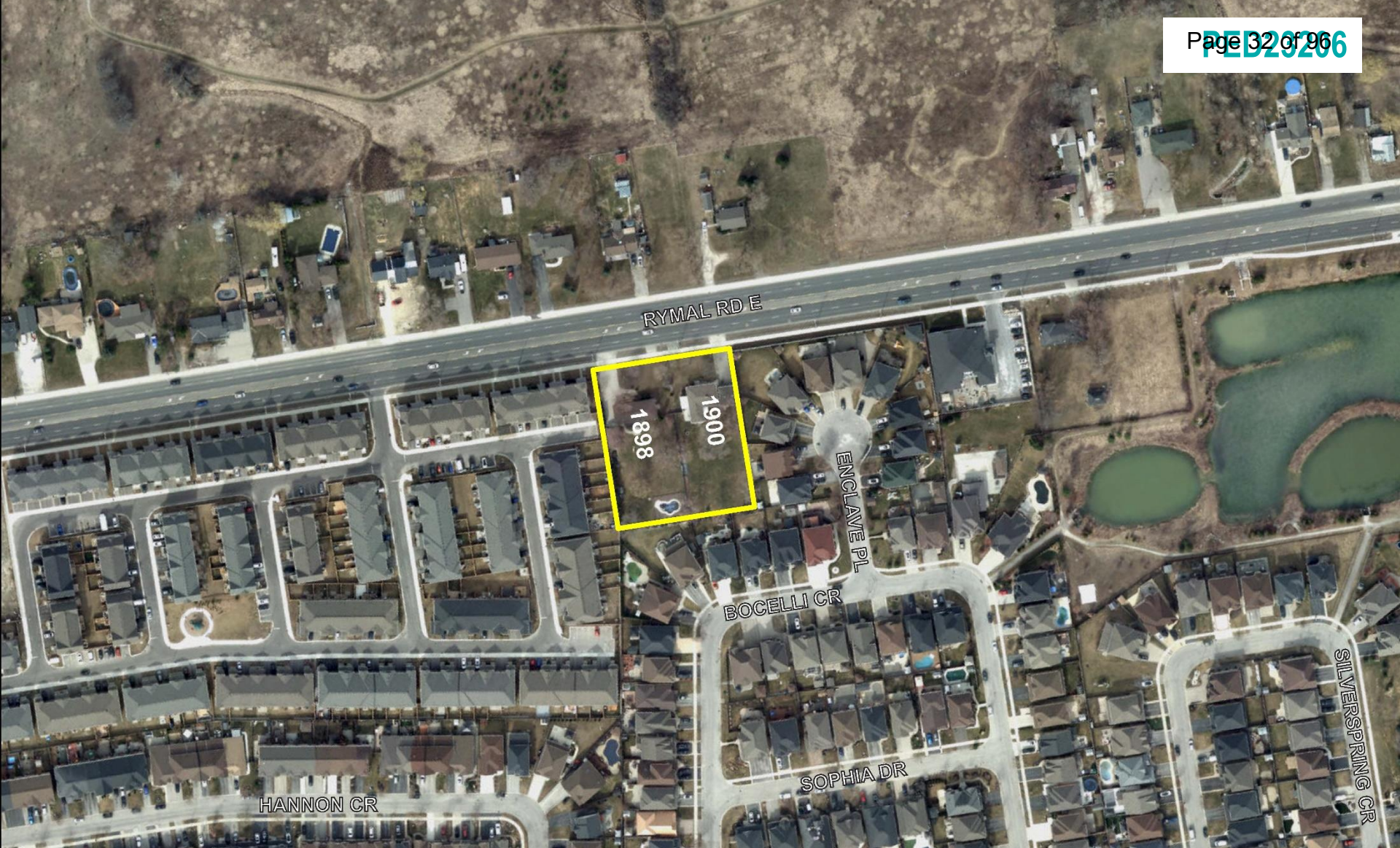
PLANNING COMMITTEE

October 3, 2023

PED23206 – (ZAC-23-036)

Application for a Zoning By-law Amendment for Lands Located at 1898 and 1900 Rymal Road East, Glanbrook.

Presented by: Michael Fiorino

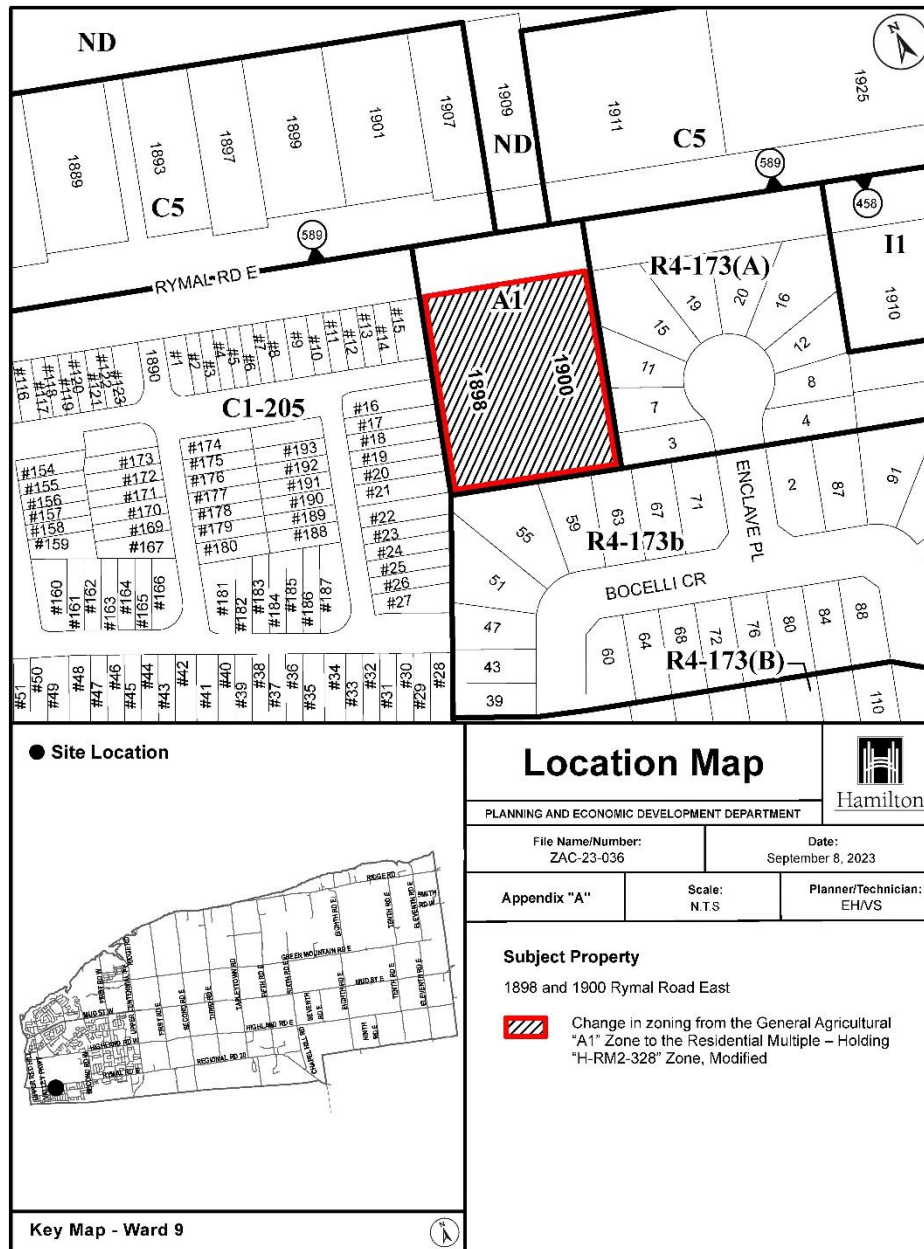


SUBJECT PROPERTY



1898 & 1900 Rymal Road East, Glanbrook





● Site Location



Key Map - Ward 9

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-23-036

Date:
September 8, 2023

Appendix "A"

Scale:
N.T.S

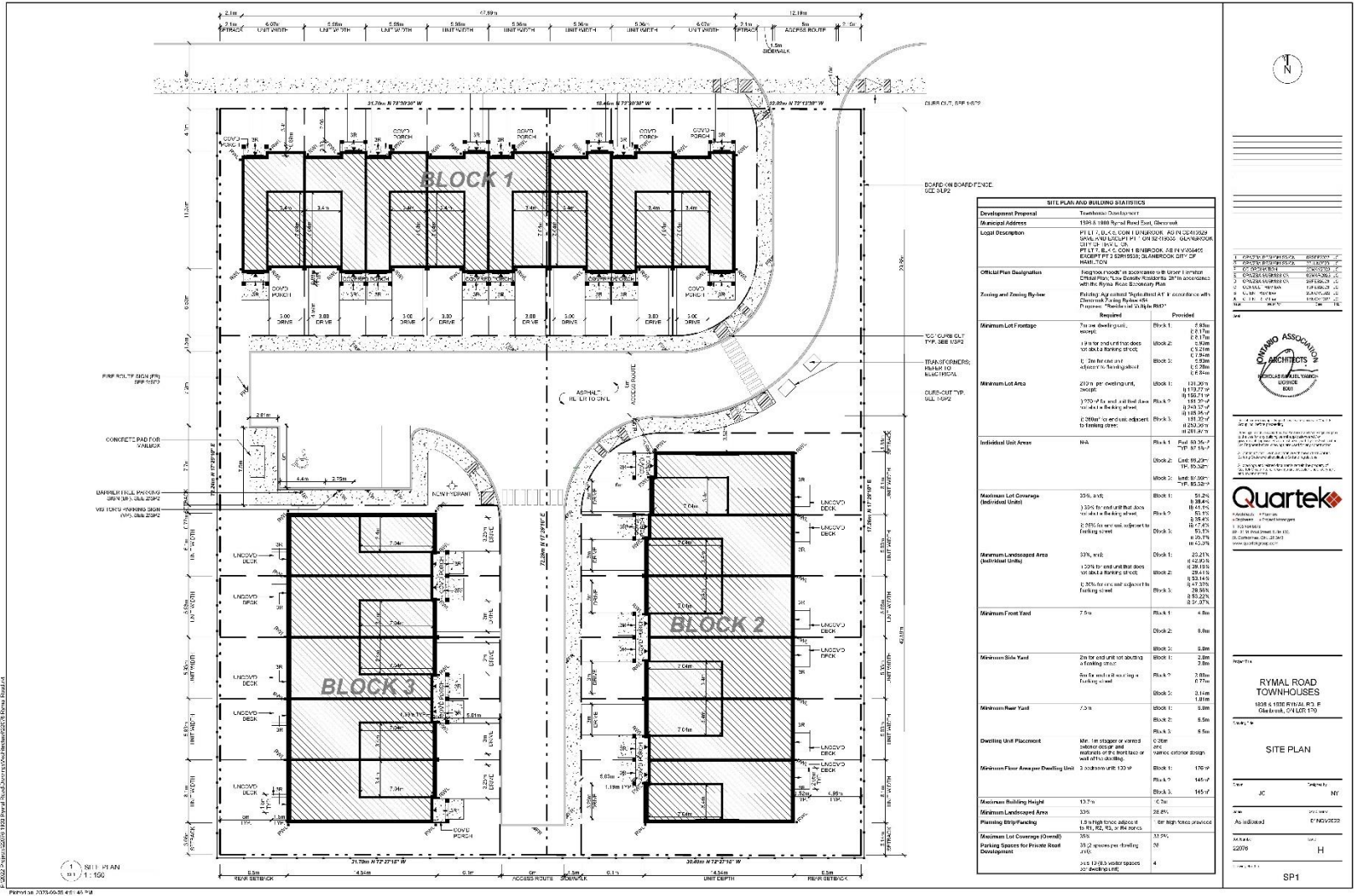
Planner/Technician:
EHVS

Subject Property

1898 and 1900 Rymal Road East



Change in zoning from the General Agricultural "A1" Zone to the Residential Multiple – Holding "H-RM2-328" Zone, Modified



RYMAL ROAD TOWNHOUSES
 1500 S. RYMAL ROAD
 CHESTER, ONTARIO L9E 1S0

SITEL PLAN

Scale: 1:1000

Date: 11/11/22

Drawn by: JAC

Checked by: JAC

SP1



1 B1 - FRONT
 1/8\"/>



2 B1 - REAR
 1/8\"/>

NO.	DATE	DESCRIPTION



Scale and drawings prepared in accordance with standards set forth in the National Building Code of Canada and the International Building Code. All drawings are subject to the provisions of the Ontario Building Code Act and the Ontario Building Code. All drawings are subject to the provisions of the Ontario Building Code Act and the Ontario Building Code. All drawings are subject to the provisions of the Ontario Building Code Act and the Ontario Building Code.



Project No:
RYMAL ROAD TOWNHOUSES
 1908 & 1909 RYMAL RD. # GARONDA, ON L3R 1P2

Block 1 ELEVATIONS

Date:	JC	Designed by:	NY
Scale:	1 : 75	Date Created:	01/10/23
Job Number:	20076	Issue:	C
Drawing Number:	SP3		



DATE	DESCRIPTION	BY	APP'D



Do not make changes. Report any discrepancies to Quarktek immediately.
 Design for any specific building code and jurisdiction. All drawings are subject to the applicable code and regulations. All drawings are subject to the applicable code and regulations.
 All drawings and related documents remain the property of Quarktek Inc. All drawings are provided under copyright and other notices.

Quartek
 Architects
 1958 & 1900 RYMAL RD. E.
 GAINESBORO, ON L6R 9P5
 www.quartek.ca

Project Name:
RYMAL ROAD TOWNHOUSES
 1958 & 1900 RYMAL RD. E
 GAINESBORO, ON L6R 9P5

Drawing Title:
BLOCK 1 ELEVATIONS

Drawn	Designed by
JC	RY

Scale	Date Created
1 : 75	01/10/23

Job Number	Issue
22076	C

Drawing Number:
 SP4

2023/07/27 Project: 22076 - 1958 Ryomal Road, Gainesboro, Ontario L6R 9P5

Plotted on 2023-06-28 3:51:03 PM



1 B3 - FRONT
 1/8" = 1'-0"

2 B3 - REAR
 1/8" = 1'-0"

3 B3 - RIGHT
 1/8" = 1'-0"

4 B3 - LEFT
 1/8" = 1'-0"

ASPHALT SHINGLES
 VINYL SHAKES
 VINYL CLAPBOARD SIDING
 DOUBLE PANE VINYL WINDOWS
 BRICK VENEER
 STONE VENEER

ASPHALT SHINGLES
 VINYL CLAPBOARD SIDING
 DOUBLE PANE VINYL WINDOWS
 STONE VENEER

8'-0" BUILDING HEIGHT

8'-0" BUILDING HEIGHT

QUARTER ASSOCIATION ARCHITECTS
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Quartek
 A ARCHITECTS • INTERIORS
 4700 WOODBURN AVENUE • WOODBRIDGE, ONTARIO
 L 900 943-8276
 80 701 ST. CHARLES STREET, SUITE 100
 ST. COLUMBUS, OH, US 43203
 www.quartekgroup.com

Project Title:
RYMAL ROAD TOWNHOUSES
 1958 & 1902 RYMAL RD. E
 CANTONVILLE, OH, US 43021

Drawing Title:
BLOC 3 ELEVATIONS

Date: **JC** Designed by: **RY**
 Scale: **1 : 75** Date Created: **01/06/23**
 Job Number: **22076** Issue: **C**
 Drawing Number: **SP6**



1898 and 1900 Rymal Road East



1898 and 1900 Rymal Road East - Facing West



1898 and 1900 Rymal Road East - Facing East



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE



1898 and 1900 Rymal Road East - for context



1898 and 1900 Rymal Road East - For context



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

October 3, 2023

PED23179 – (ZAC-22-047)

Application for a Zoning By-law Amendment for Lands Located at 1177, 1183 and 1187 West 5th Street, Hamilton.

Presented by: Mark Michniak

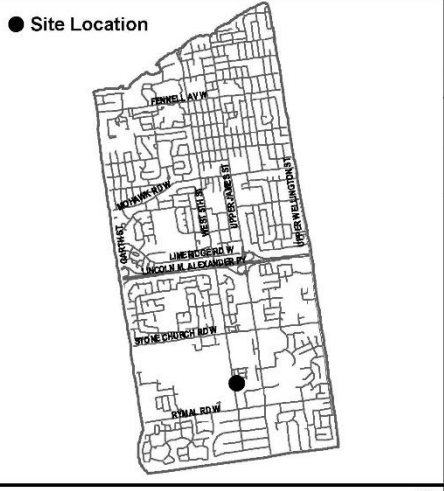
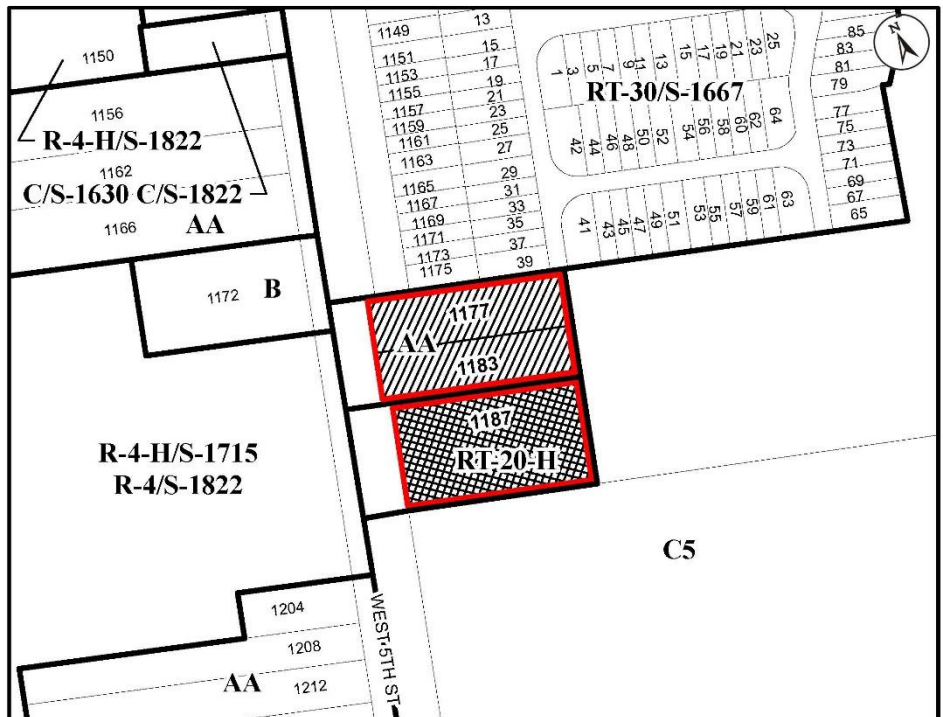


SUBJECT PROPERTY



1177, 1183 & 1187 West 5th Street, Hamilton






Location Map




PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		
File Name/Number: ZAC-22-047	Date: July 4, 2023	
Appendix "A"	Scale: N.T.S.	Planner/Technician: MM/VS

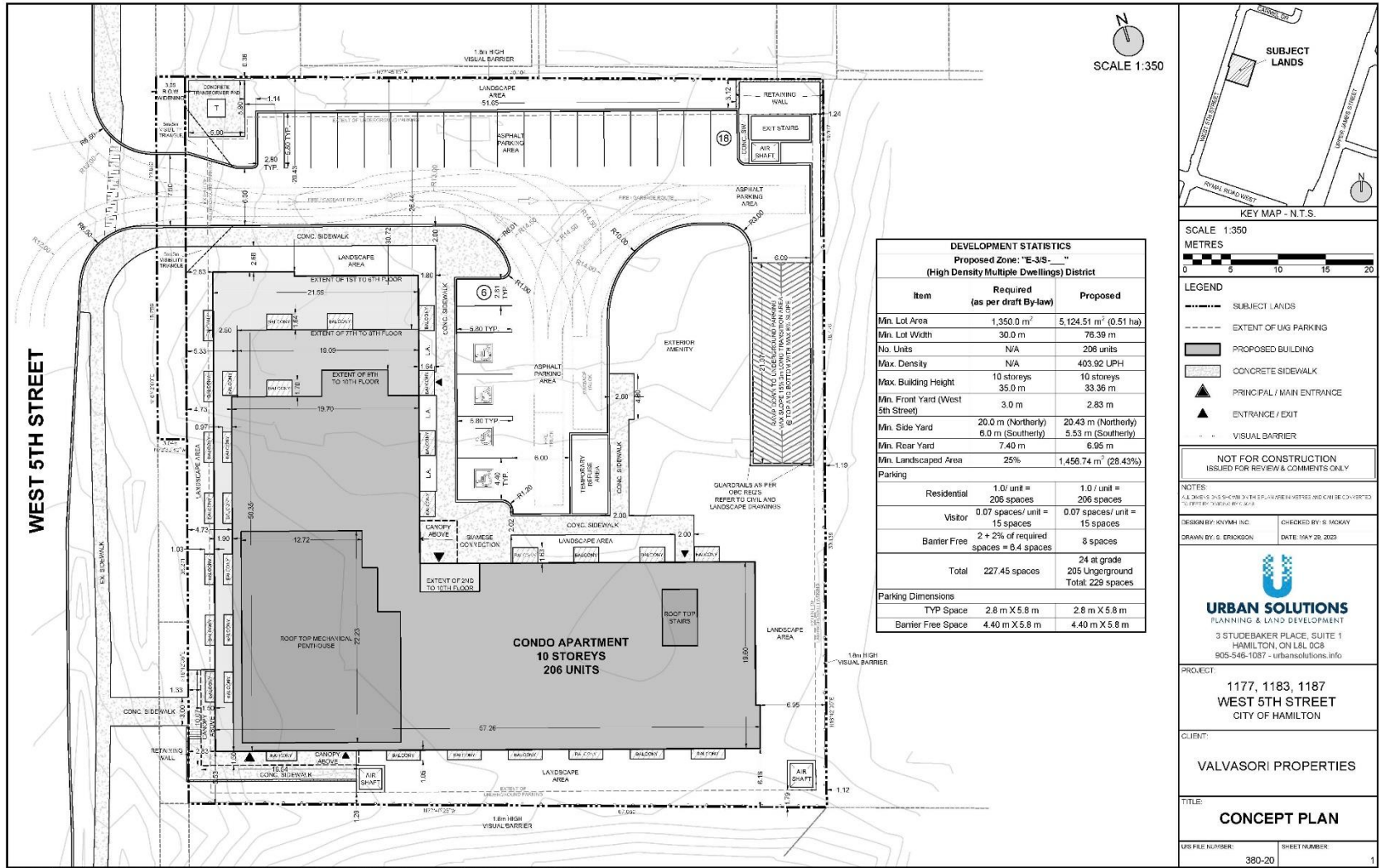
Subject Property

1177 & 1183 West 5th Street, Hamilton

 Block 1 - Change in Zoning from the "AA" (Agricultural) District to the "E-3/S-1830-H" (High Density Multiple Dwellings) District, Modified, Holding

1187 West 5th Street, Hamilton

 Block 2 - Change in Zoning from the "RT-20-H" (Townhouse-Maisonette) District, Holding to the "E-3/S-1830-H" (High Density Multiple Dwellings) District, Modified, Holding



DEVELOPMENT STATISTICS
 Proposed Zone: "E-3S -"
 (High Density Multiple Dwellings) District

Item	Required (as per draft By-law)	Proposed
Min. Lot Area	1,350.0 m ²	5,124.51 m ² (0.51 ha)
Min. Lot Width	30.0 m	76.39 m
No. Units	N/A	206 units
Max. Density	N/A	403.92 UPH
Max. Building Height	10 storeys	10 storeys
	35.0 m	33.36 m
Min. Front Yard (West 5th Street)	3.0 m	2.83 m
Min. Side Yard	20.0 m (Northerly) 6.0 m (Southerly)	20.43 m (Northerly) 5.53 m (Southerly)
Min. Rear Yard	7.40 m	6.95 m
Min. Landscaped Area	25%	1,456.74 m ² (28.43%)
Parking		
Residential	1.0 / unit = 206 spaces	1.0 / unit = 206 spaces
Visitor	0.07 spaces / unit = 15 spaces	0.07 spaces / unit = 15 spaces
Barrier Free	2 + 2% of required spaces = 0.4 spaces	3 spaces
Total	227.45 spaces	24 at grade 205 Underground Total: 229 spaces
Parking Dimensions		
TYP Space	2.8 m X 5.8 m	2.8 m X 5.8 m
Barrier Free Space	4.40 m X 5.8 m	4.40 m X 5.8 m

KEY MAP - N.T.S.

SCALE 1:350
 METRES

LEGEND

- SUBJECT LANDS
- EXTENT OF UIG PARKING
- PROPOSED BUILDING
- CONCRETE SIDEWALK
- PRINCIPAL / MAIN ENTRANCE
- ENTRANCE / EXIT
- VISUAL BARRIER

NOT FOR CONSTRUCTION
 ISSUED FOR REVIEW & COMMENTS ONLY

NOTES:
 1. ALL DIMENSIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND SHOULD BE CONFIRMED TO THE CITY ENGINEER'S OFFICE.

DESIGN BY: KVMH INC. CHECKED BY: S. MCKAY
 DRAWN BY: S. ERICKSON DATE: 19th 28, 2023

URBAN SOLUTIONS
 PLANNING & LAND DEVELOPMENT
 3 STUDEBAKER PLACE, SUITE 1
 HAMILTON, ON L8L 0G5
 905-546-1087 - urbansolutions.info

PROJECT:
 1177, 1183, 1187
 WEST 5TH STREET
 CITY OF HAMILTON

CLIENT:
 VALVASORI PROPERTIES

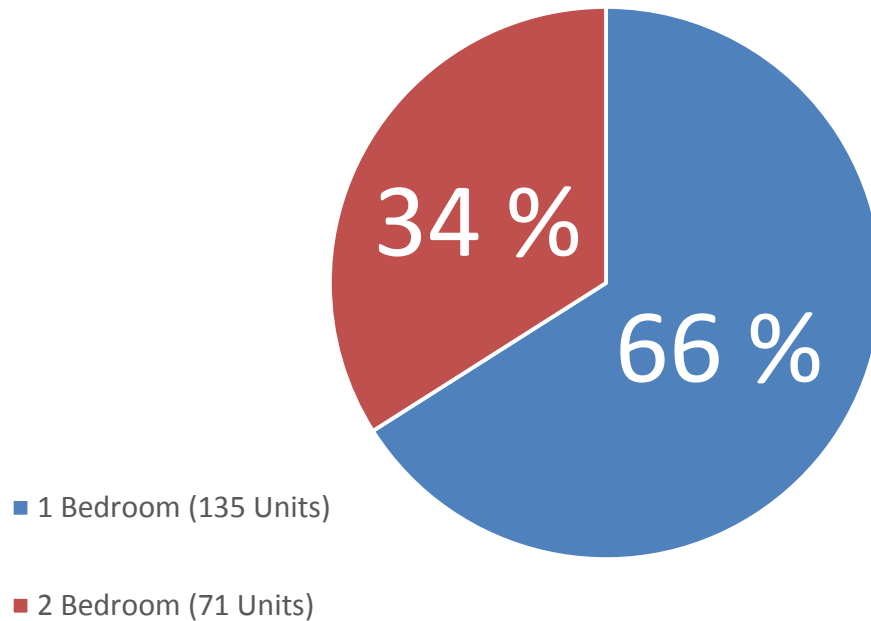
TITLE:
CONCEPT PLAN

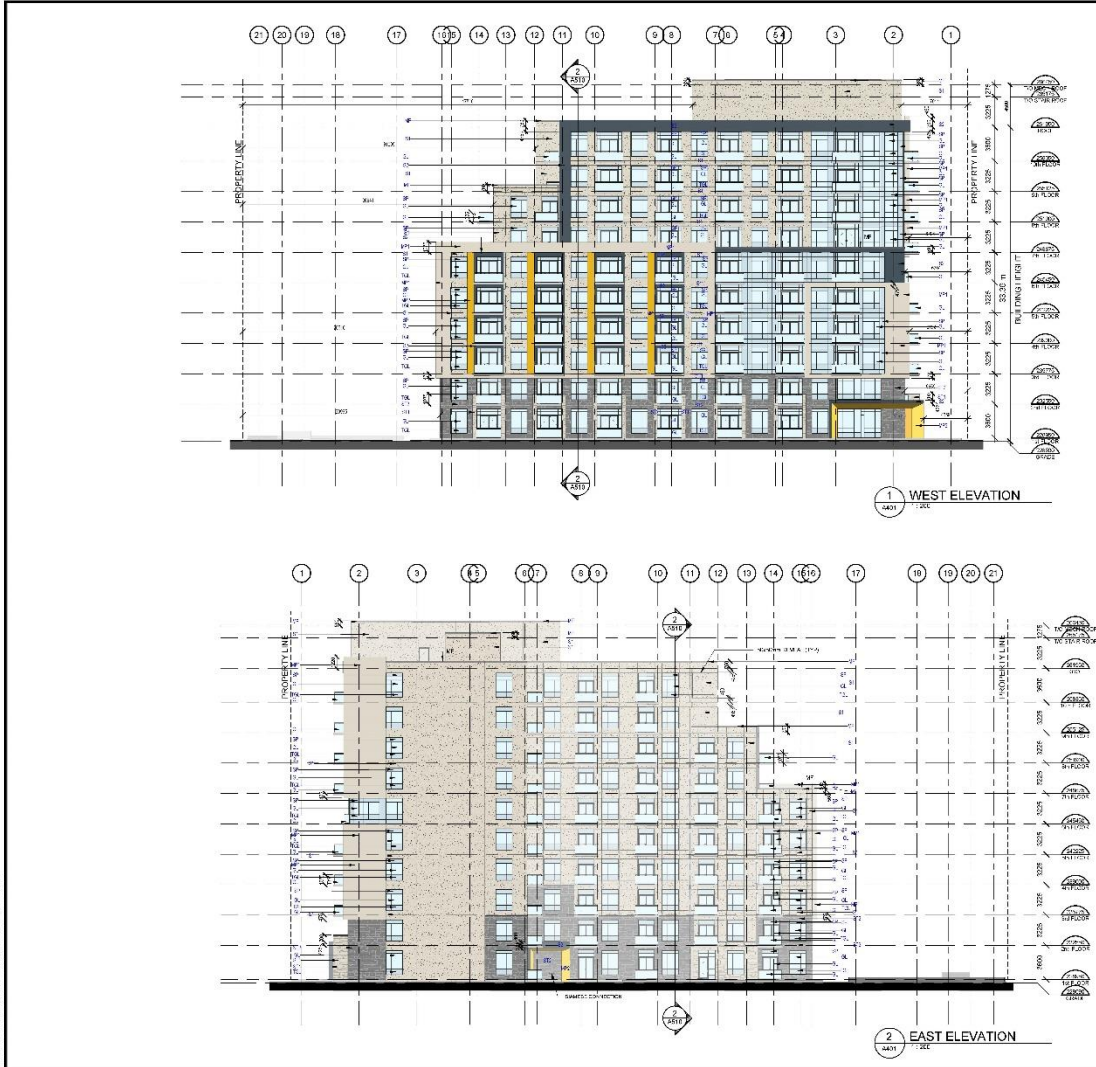
URS FILE NUMBER: 380-20 SHEET NUMBER: 1

C:\Users\Stephen\Urban Solutions\Active Projects - Documents\380-20 - 1177-1187 West 5th Street\2 - Drawings\1 - Urban Solutions\Concept Plan\380-20 - Concept Plan - 2023.05.28.dwg

UNIT BREAKDOWN

% of Units





LEGEND

14	GLAZING PANEL - SKY BLUE TRANSPARENT
15	TEMPERED GLASS PANEL
16	GLAZING PANEL - TO MATCH GLAZING CODES
17	PREFINISHED METAL FINISH
18	GLAZING PANEL - TO MATCH WALL FINISH
19	EPS COLOR 1 - OFF WHITE
20	EPS COLOR 2 - GRANITE GRAY
21	STONE 1 - CORTADO COVER
22	STONE 2 - CORTADO COVER
23	STAINLESS STEEL CAP - DARK GRAY
24	ALUMINUM FINISH W/ GLASS
25	METAL PANEL 1 - OFF WHITE
26	METAL PANEL 2 - YELLOW
27	ROOF SCREEN PANEL COLOR NIGHT GRAY

NOT FOR CONSTRUCTION

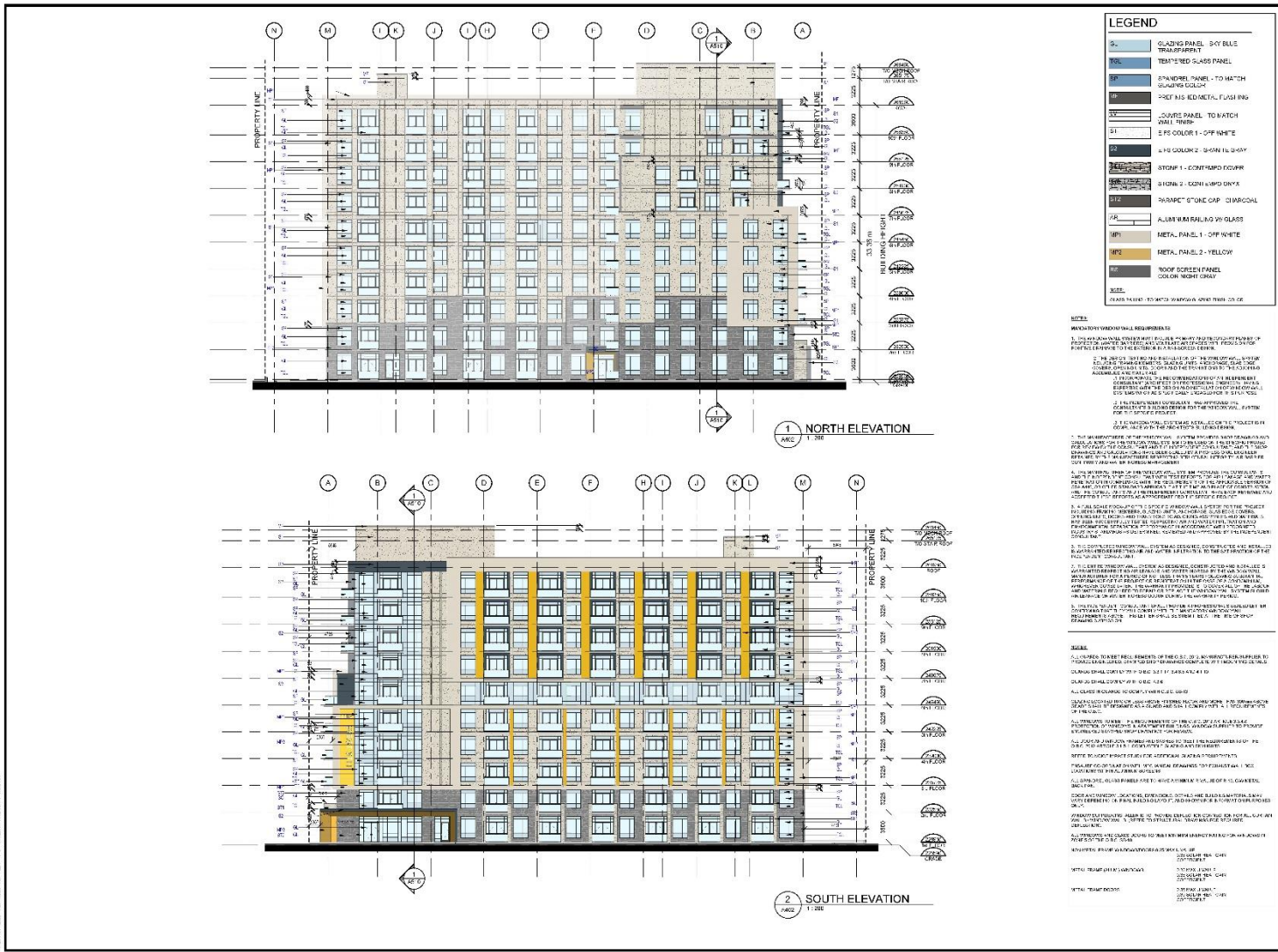
KNYMI
 ARCHITECTURE • 501 JONES

1000 S. GERRARD ST. E. TORONTO, ONT. M5A 3R7
 TEL: 416-461-1111
 WWW.KNYMI.COM

NOT FOR CONSTRUCTION WITHOUT PERMIT

ELEVATIONS

PROJECT NO.	19002
DATE	2023-07-10
PROJECT NAME	A401



LEGEND

- GLAZING PANEL - SBT BLUE TINTED GLASS
- TEMPERED GLASS PANEL
- STAINLESS STEEL PANEL - TO MATCH GLAZING COLOR
- POSSIBLE METAL FLASHING
- GLAZING PANEL - TO MATCH WALL FINISH
- SPF COLOR 1 - OFF WHITE
- SPF COLOR 2 - SPAN FLIGHT
- STYROP 1 - CONTRAST COLOR
- STYROP 2 - CONTRAST COLOR
- PARAPET STONE CAP - CHARCOAL
- ALUMINUM RAILING ON GLASS
- METAL PANEL 1 - OFF WHITE
- METAL PANEL 2 - YELLOW
- ROOF SCREEN PANEL COLOR: WHITE GRAY

PROPERTY INC.

NOT FOR CONSTRUCTION

VALSOSI PROPERTIES

1197 WEST ST - UNIT 11
 HAMILTON ON

ELEVATIONS

19002

A402



Subject Lands – 1187 West 5th Street



Subject Lands – 1183 West 5th Street



Subject Lands – 1177 West 5th Street



West 5th Street – Looking South



Neighbouring Property – West across West 5th Street



West 5th Street – Looking North



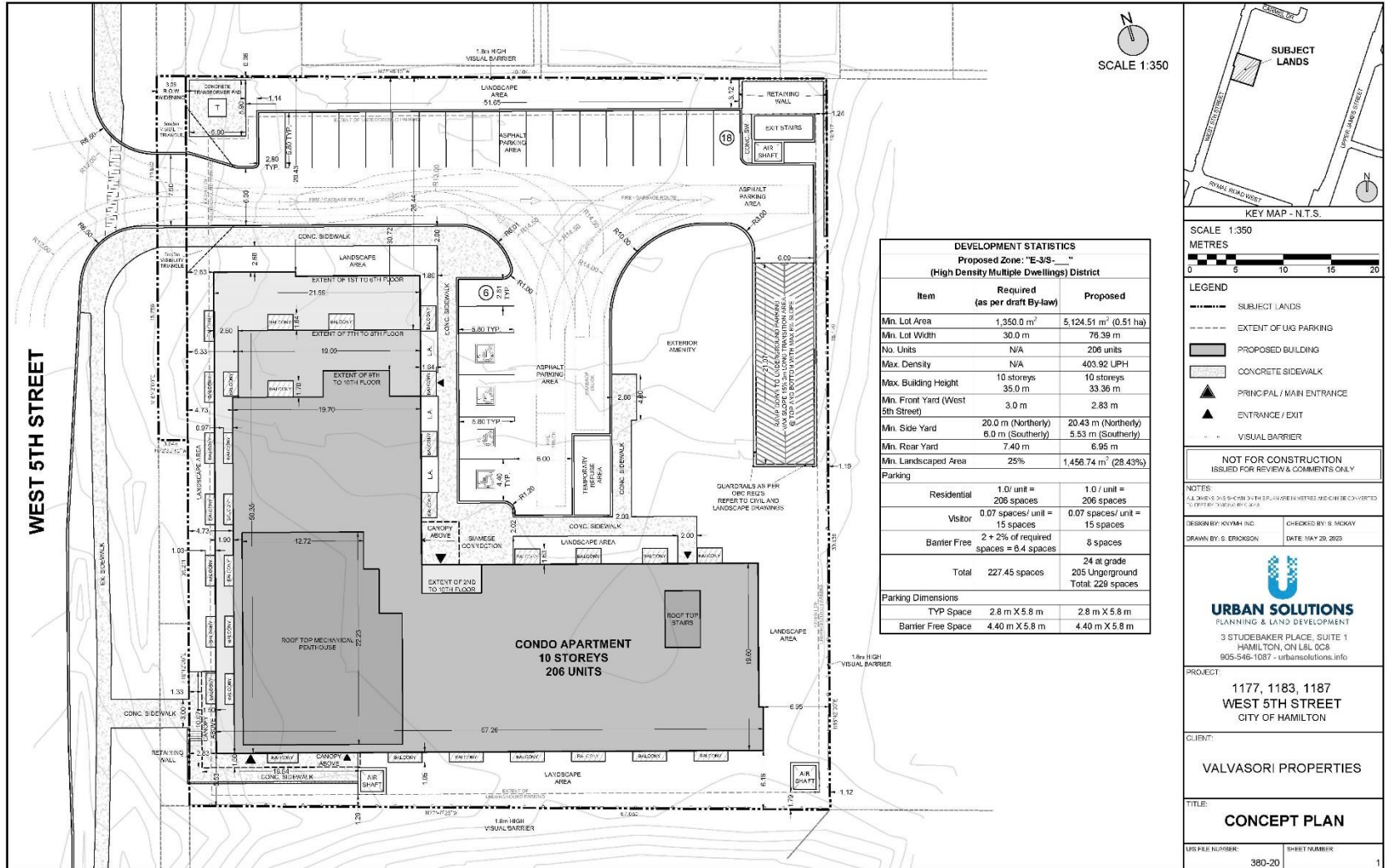
Neighbouring Property – North



Neighbouring Property – East



Neighbouring Property – South



DEVELOPMENT STATISTICS
 Proposed Zone: "E-3S -"
 (High Density Multiple Dwellings) District

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Parking		
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Visitor	0.07 spaces / unit = 15 spaces	0.07 spaces / unit = 15 spaces
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TYP Space	2.8 m X 5.8 m	2.8 m X 5.8 m
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- LEGEND**
- SUBJECT LANDS
 - EXTENT OF UIC PARKING
 - PROPOSED BUILDING
 - CONCRETE SIDEWALK
 - PRINCIPAL / MAIN ENTRANCE
 - ENTRANCE / EXIT
 - VISUAL BARRIER

NOT FOR CONSTRUCTION
 ISSUED FOR REVIEW & COMMENTS ONLY

NOTES:
 1. ALL DIMENSIONS SHOWN ON THIS PLAN ARE UNLESS OTHERWISE SPECIFIED AND SHALL BE CONSIDERED TO APPLY TO THE ENTIRE PROJECT.

DESIGN BY: KVMH INC. CHECKED BY: S. MCKAY
 DRAWN BY: S. ERICKSON DATE: 19th FEB 2023

URBAN SOLUTIONS
 PLANNING & LAND DEVELOPMENT
 3 STUDEBAKER PLACE, SUITE 1
 HAMILTON, ON L8L 0G5
 905-546-1087 - urbansolutions.info

PROJECT:
 1177, 1183, 1187
 WEST 5TH STREET
 CITY OF HAMILTON

CLIENT:
 VALVASORI PROPERTIES

TITLE:
CONCEPT PLAN

URS FILE NUMBER: 380-20 SHEET NUMBER: 1

C:\Users\Stephen\Urban Solutions\Active Projects - Documents\380-20 - 1177-1187 West 5th Street\2 - Drawings\1 - Urban Solutions\Concept Plan\380-20 - Concept Plan - 2023.05.28.dwg



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE

**Appendix “B” to Report PED23179
Page 1 of 5**

Authority: Item XX, Planning Committee
Report (PED23179)
CM:
Ward: 8

Bill No.

CITY OF HAMILTON

BY-LAW NO. 23-

**To amend Zoning By-law No. 6593 with respect to lands located at 1177, 1183 and
1187 West 5th Street, Hamilton**

WHEREAS the *City of Hamilton Act*, 1999, Statutes of Ontario 1999 Chap. 14, Schedule C did incorporate, as of January 1, 2001, the municipality “City of Hamilton”;

AND WHEREAS the City of Hamilton is the successor to certain area municipalities, including the former area municipality known as “The Corporation of the City of Hamilton”, and is the successor of the former Regional Municipality, namely, “the Regional Municipality of Hamilton-Wentworth”;

AND WHEREAS the *City of Hamilton Act*, 1999, provides that the Zoning By-laws and Official Plans of the former area municipalities and the Official Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council or the City of Hamilton;

AND WHEREAS the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 (Hamilton) on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951 (File No. P.F.C. 3821);

AND WHEREAS the Council, in approving Item ___ of Report ___ of the Planning Committee, at its meeting held on the 3rd day of October, 2023, recommended that Zoning By-law No. 6593 (Hamilton) be amended as hereinafter provided;

AND WHEREAS this By-law is in conformity with the Urban Hamilton Official Plan;

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. That Sheet No. W9d of the District Maps appended to and forming part of Zoning By-law No. 6593 (Hamilton), is amended by changing the zoning from the “AA” (Agricultural) District (Block 1) and the “RT-20-H” (Townhouse-Maisonette) District, Modified, Holding (Block 2) to the “E-3/S-1830-H” (High Density Multiple Dwellings) District, Modified, Holding; the extent and boundaries of which are shown on a plan here to annexed as Schedule “A”.

Appendix “B” to Report PED23179
Page 2 of 5

To amend Zoning By-law No. 6593 respecting lands located at 1177, 1183, and 1187 West 5th Street, Hamilton

2. That the “E-3” (High Density Multiple Dwellings) District provisions, as contained in Section 11C of Zoning By-law 6593, applicable to the subject lands, be modified to include the following special requirements:
- a) Notwithstanding Section 11C.(1a), the height of a building or structure shall not exceed 10 storeys or 35.0 metres in height.
 - b) Notwithstanding Section 11C.(2)(a), a front yard having a depth of not less than 2.5 metres, except that any portion of a building exceeding 20.0 metres in height shall provide and maintain a minimum front yard depth of 4.3 metres.
 - c) Notwithstanding Section 11C.(2)(b), a southerly side yard having a width of not less than 5.4 metres.
 - d) Notwithstanding Section 11C.(2)(b), a northerly side yard having a width of not less than 20.0 metres, except that any portion of a building exceeding 23.5 metres **in height** shall provide and maintain a minimum northerly side yard width of 25.0 metres and any portion of a building exceeding 30.0 metres in height shall provide and maintain a minimum northerly side yard width of not less than 30.0 metres.
 - e) Notwithstanding Section 11C.(2)(c), a rear yard having a depth not less than 6.5 metres.
 - f) Section 11C.(4) shall not apply.
 - g) Notwithstanding Section 11C.(5), for every building or structure, there shall be provided and maintained on the lot and within the district, at least 25% of the area of the lot on which it is situate, as landscaped area.
 - h) In addition to Section 11C, a planting strip of not less than 3.0 metres in width and 50.0 metres in length shall be provided and maintained along the northerly side lot line.
 - i) Notwithstanding Section 18.(3)(vi)(b), as it relates to a canopy, a canopy may project into any required yard not more than 1.6 metres.
 - j) Notwithstanding Section 18.(3)(vi)(c), as it relates to an open stairway, an open stairway may project into a side yard or rear yard not more than 2.9 metres.
 - k) Notwithstanding Section 18.(3)(vi)(cc), as it relates to a balcony, a balcony may project into any required yard not more than 1.8 metres.
 - l) Section 18.(3)(vi)(ee) shall not apply.

Appendix “B” to Report PED23179
Page 3 of 5

To amend Zoning By-law No. 6593 respecting lands located at 1177, 1183, and 1187 West 5th Street, Hamilton

- m) Notwithstanding Section 18A.(1)(a) and Table 1, a multiple dwelling shall provide a minimum of 1.0 parking spaces per dwelling unit.
 - n) Notwithstanding Section 18A.(1)(b) and Table 2, a multiple dwelling shall provide a minimum of 0.07 parking spaces per dwelling unit.
 - o) Notwithstanding Section 18A.(1)(c) and Table 3, a multiple dwelling shall provide a minimum of 1 loading space with dimensions not less than 3.7 metres wide, 9.0 metres long, and 4.3 metres high.
 - p) Notwithstanding Section 18A.(7), every required parking space, other than a parallel parking space, shall have dimensions not less than 2.8 metres wide and 5.8 metres long.
3. That the Holding Provision “E-3/S-1830-H” (High Density Multiple Dwellings) District, Modified, Holding applicable to the lands referred to in Section 1 of this By-law, shall be removed conditional upon:
- a) That the Owner confirms that the municipal storm sewer along West 5th Street has been constructed and is fully operational to provide a stormwater outlet for the subject site, to the satisfaction of the Director of Development Engineering.
 - b) That the Owner confirms that the municipal sanitary sewer along West 5th Street has been upgraded to support the proposed development, to the satisfaction of the Director of Development Engineering.
 - c) That the owner submit and receives approval of a Functional Servicing Report that addresses required fire flow, to the satisfaction of the Director of Development Engineering.
4. That no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the “E-3” (High Density Multiple Dwellings) District provisions, subject to the special requirements referred to in Sections 2 and 3 of this By-law.
5. That Sheet No. W9d of the District Maps is amended by marking the lands referred to in Section 1 of the By-law as “E-3/S-1830-H”.
6. That By-law No. 6593 is amended by adding this By-law to Section 19B as Schedule S-1830.
7. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the *Planning Act*.

**Appendix “B” to Report PED23179
Page 4 of 5**

**To amend Zoning By-law No. 6593 respecting lands located at 1177, 1183, and 1187 West 5th
Street, Hamilton**

PASSED this _____ day of _____, 2023

A. Horwath
Mayor

J. Pilon
Acting City Clerk

ZAC-22-047

Appendix "B" to Report PED23179
Page 5 of 5

To amend Zoning By-law No. 6593 respecting lands located at 1177, 1183, and 1187 West 5th Street, Hamilton



This is Schedule "A" to By-law No. 23-

Passed the day of, 2023

 Mayor

 Clerk


Schedule "A"

**Map forming Part of
 By-law No. 23-_____**


to Amend By-law No. 6593

Subject Property

1177 & 1183 West 5th Street, Hamilton

 Block 1 - Change in Zoning from the "AA" (Agricultural) District to the "E-3/S-1830-H" (High Density Multiple Dwellings) District, Modified, Holding

1187 West 5th Street, Hamilton

 Block 2 - Change in Zoning from the "RT-20-H" (Townhouse-Maisonette) District, Holding to the "E-3/S-1830-H" (High Density Multiple Dwellings) District, Modified, Holding

Scale:
 N.T.S

File Name/Number:
 ZAC-22-047

Date:
 July 4, 2023

Planner/Technician:
 MM/VS



Hamilton



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

October 3, 2023

PED23191 – (ZAC-23-024 & UHOPA-23-009)

Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 117 Jackson Street East, Hamilton.

Presented by: Daniel Barnett

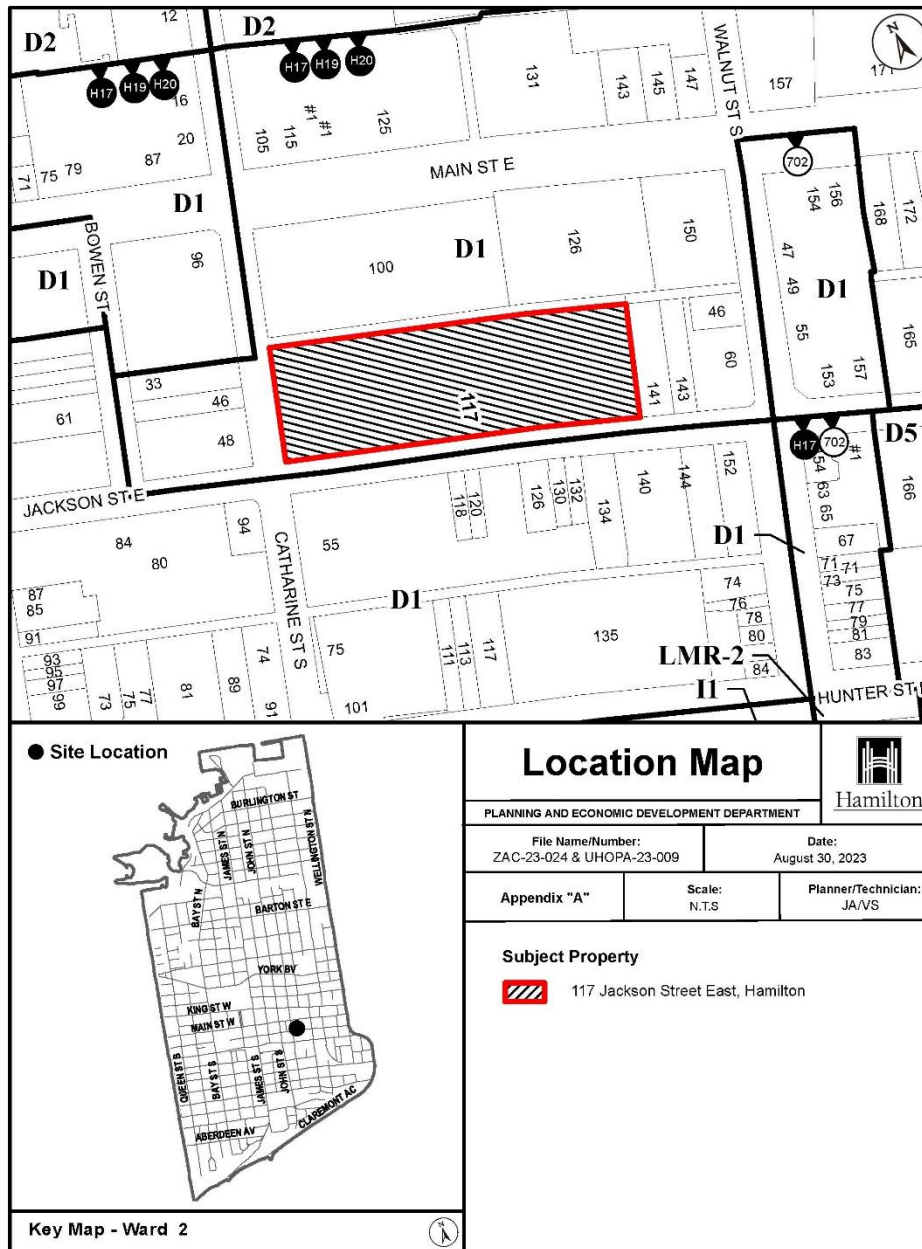


SUBJECT PROPERTY

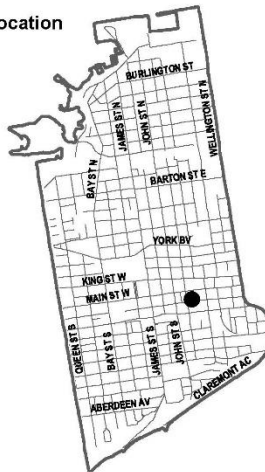


117 Jackson Street East, Hamilton





● Site Location



Key Map - Ward 2

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
 ZAC-23-024 & UHOPA-23-009


Date:
 August 30, 2023

Appendix "A"

Scale:
 N.T.S

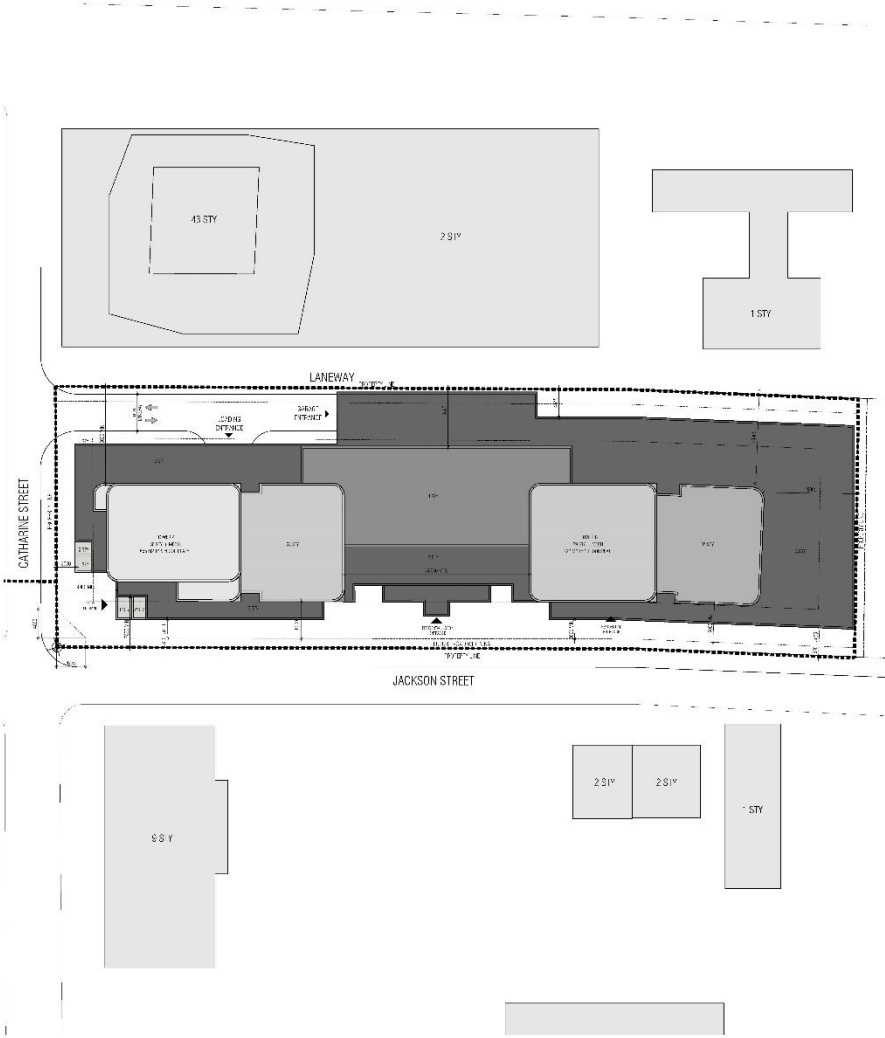
Planner/Technician:
 JA/VS

Subject Property

 117 Jackson Street East, Hamilton

<p>GENERAL NOTES</p> <p>1. All work shall be in accordance with the City of Hamilton Building Code and all applicable regulations.</p> <p>2. The owner shall provide all necessary permits and approvals from the City of Hamilton and other relevant authorities.</p> <p>3. The contractor shall be responsible for obtaining all necessary permits and approvals from the City of Hamilton and other relevant authorities.</p> <p>4. The contractor shall be responsible for obtaining all necessary permits and approvals from the City of Hamilton and other relevant authorities.</p>	<p>GENERAL NOTES</p> <p>1. All work shall be in accordance with the City of Hamilton Building Code and all applicable regulations.</p> <p>2. The owner shall provide all necessary permits and approvals from the City of Hamilton and other relevant authorities.</p> <p>3. The contractor shall be responsible for obtaining all necessary permits and approvals from the City of Hamilton and other relevant authorities.</p> <p>4. The contractor shall be responsible for obtaining all necessary permits and approvals from the City of Hamilton and other relevant authorities.</p>	<p>GENERAL NOTES</p> <p>1. All work shall be in accordance with the City of Hamilton Building Code and all applicable regulations.</p> <p>2. The owner shall provide all necessary permits and approvals from the City of Hamilton and other relevant authorities.</p> <p>3. The contractor shall be responsible for obtaining all necessary permits and approvals from the City of Hamilton and other relevant authorities.</p> <p>4. The contractor shall be responsible for obtaining all necessary permits and approvals from the City of Hamilton and other relevant authorities.</p>
---	---	---

NO.	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
1	Excavation	m ³	100	10.00	1000.00
2	Foundation	m ²	200	20.00	4000.00
3	Structural Steel	kg	5000	0.50	2500.00
4	Concrete	m ³	1000	10.00	10000.00
5	Brickwork	m ²	1000	10.00	10000.00
6	Roofing	m ²	1000	10.00	10000.00
7	Interior Finishes	m ²	1000	10.00	10000.00
8	Exterior Finishes	m ²	1000	10.00	10000.00
9	MEP Installation	hr	1000	10.00	10000.00
10	Site Preparation	hr	1000	10.00	10000.00



GENERAL NOTES

1. All work shall be in accordance with the City of Hamilton Building Code and all applicable regulations.

2. The owner shall provide all necessary permits and approvals from the City of Hamilton and other relevant authorities.

3. The contractor shall be responsible for obtaining all necessary permits and approvals from the City of Hamilton and other relevant authorities.

4. The contractor shall be responsible for obtaining all necessary permits and approvals from the City of Hamilton and other relevant authorities.

Scale: 1:200

**GRAZIANI
 GRAZZANI
 ARCHITECTS**

Project:
117 Jackson Street

Location:
 117 Jackson Street East, Hamilton, ON

NO.	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
1	Excavation	m ³	100	10.00	1000.00
2	Foundation	m ²	200	20.00	4000.00
3	Structural Steel	kg	5000	0.50	2500.00
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9	MEP Installation	hr	1000	10.00	10000.00
10	Site Preparation	hr	1000	10.00	10000.00

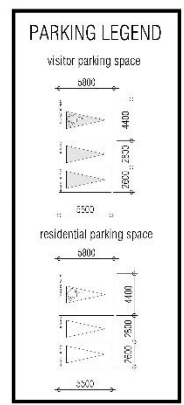
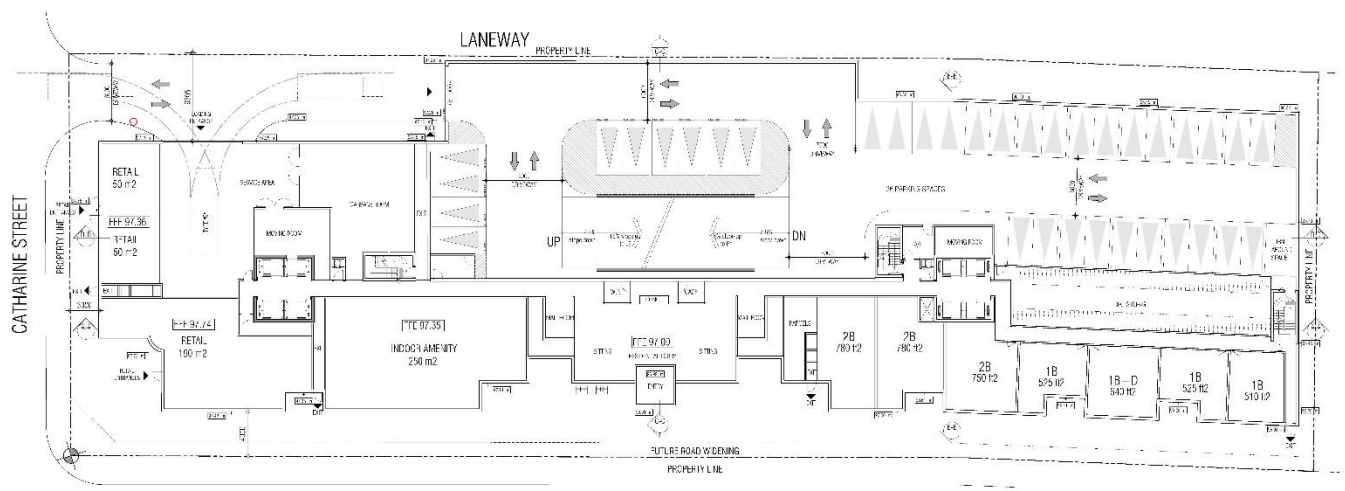
Site Plan & Statistics

Scale: 1:200

A101

DATE: 2023-10-10

THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HAMILTON AND THE PROVINCE OF ONTARIO. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HAMILTON AND THE PROVINCE OF ONTARIO. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HAMILTON AND THE PROVINCE OF ONTARIO.



117 Jackson Street

Number	117 Jackson Street East	Meter
HEIGHT	5.5	
COV'G	5.5	
DEPTH	5.5	
AREA	5.5	
PERMITS	5.5	
DATE	5.5	
DATE	5.5	

Ground Floor Plan



Appendix B

The drawing shows a detailed architectural elevation of a building. It features two main towers, Tower A and Tower B, and a base podium. Tower A is on the left, and Tower B is on the right. The podium is at the bottom. The drawing uses various patterns and textures to represent different materials and finishes. To the right of the main drawing is a materials legend and a title block with project details.

MATERIALS LEGEND

- WHITE, FLAT
- OFF-WHITE, FLAT
- BRONZE, POLISHED
- BRONZE, POLISHED (SAND)
- BRONZE, POLISHED (SMOOTH)
- BRONZE, POLISHED (SATIN)
- BRONZE, POLISHED (GLASS)
- BRONZE, POLISHED (MIRROR)
- BRONZE, POLISHED (MESH)
- BRONZE, POLISHED (PERFORATED)
- BRONZE, POLISHED (TRANSPARENT)
- BRONZE, POLISHED (OPAQUE)
- BRONZE, POLISHED (SILVER)
- BRONZE, POLISHED (GOLD)
- BRONZE, POLISHED (COPPER)
- BRONZE, POLISHED (BRASS)
- BRONZE, POLISHED (STAINLESS)
- BRONZE, POLISHED (ALUMINUM)
- BRONZE, POLISHED (TITANIUM)
- BRONZE, POLISHED (CARBON)
- BRONZE, POLISHED (Kevlar)
- BRONZE, POLISHED (Fiberglass)
- BRONZE, POLISHED (Ceramic)
- BRONZE, POLISHED (Glass)
- BRONZE, POLISHED (Metal)
- BRONZE, POLISHED (Wood)
- BRONZE, POLISHED (Stone)
- BRONZE, POLISHED (Concrete)
- BRONZE, POLISHED (Plastic)
- BRONZE, POLISHED (Rubber)
- BRONZE, POLISHED (Fabric)
- BRONZE, POLISHED (Leather)
- BRONZE, POLISHED (Paper)
- BRONZE, POLISHED (Cardstock)
- BRONZE, POLISHED (Ink)
- BRONZE, POLISHED (Paint)
- BRONZE, POLISHED (Glue)
- BRONZE, POLISHED (Screws)
- BRONZE, POLISHED (Nails)
- BRONZE, POLISHED (Bolts)
- BRONZE, POLISHED (Washers)
- BRONZE, POLISHED (Nuts)
- BRONZE, POLISHED (Gaskets)
- BRONZE, POLISHED (Seals)
- BRONZE, POLISHED (Gaskets)
- BRONZE, POLISHED (Seals)
- BRONZE, POLISHED (Gaskets)
- BRONZE, POLISHED (Seals)

Project Information:

117 Jackson Street

117 Jackson Street East

Client: B.R.

Project Name: B.R.

Architect: B.L. / J.B. / D.B.

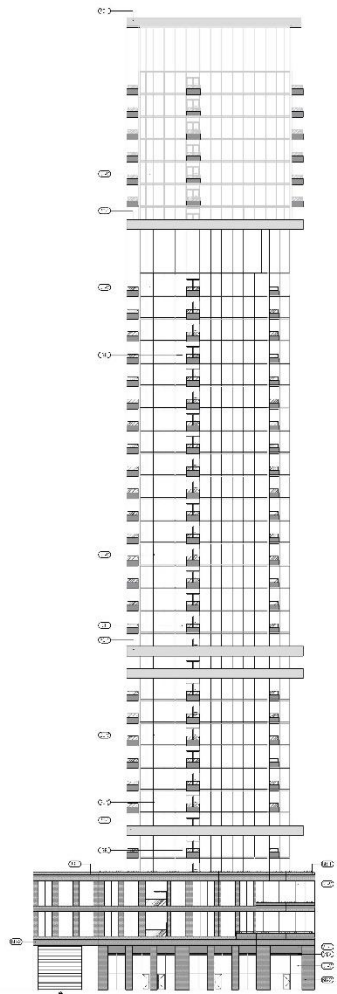
Owner: B.R.

Map Date: DEC 01 2007

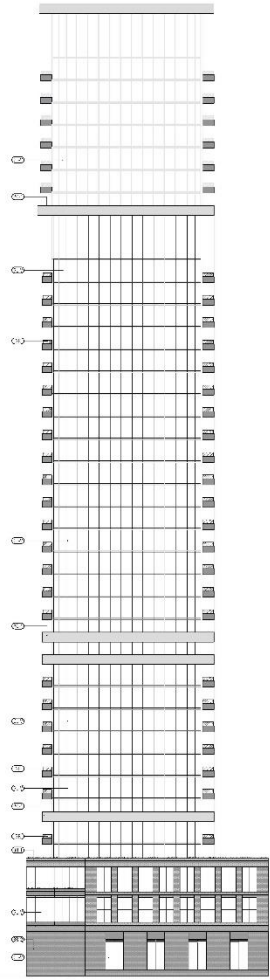
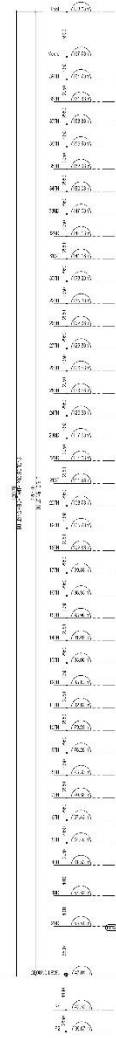
Job #: 170120

South Elevation

1:250 A401



West Elevation



East Elevation

THIS DOCUMENT IS THE PROPERTY OF THE CITY OF HAMILTON. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CITY OF HAMILTON. THE CITY OF HAMILTON ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. THE CITY OF HAMILTON IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY, INCLUDING NEIGHBORS, ARISING FROM THE USE OF THIS DOCUMENT. THE CITY OF HAMILTON IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY, INCLUDING NEIGHBORS, ARISING FROM THE USE OF THIS DOCUMENT.

VATERIALS LEGEND

	BRICKWORK
	CONCRETE
	GLASS
	METAL
	STONE
	WOOD
	INSULATION
	FOUNDATION
	ROOFING
	SCAFFOLDING
	TEMPORARY STRUCTURE

DESIGNED BY:

**GHAZIANI
CORAZZA**
 ARCHITECTS
 117 JACKSON STREET EAST, SUITE 200
 HAMILTON, ONTARIO L8N 2K5

117 Jackson Street

117 Jackson Street East

PROJECT ARCHITECT	R.G.
ASSOCIATE ARCHITECT	R.L.
DRAWN BY	R.L., J.L.D.A.
INCHES BY	D.S.
PLANNING	DEC. 01, 2022
DATE	12/11/20

West and East Elevation

1:250 A402



THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT.

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MATERIALS LEGEND

- GLD CONCRETE
- GLD CONCRETE WITH COLORED AGGREGATE
- GLD CONCRETE WITH COLORED AGGREGATE
- GLD CONCRETE WITH COLORED AGGREGATE
- GLD CONCRETE WITH COLORED AGGREGATE
- GLD CONCRETE WITH COLORED AGGREGATE
- GLD CONCRETE WITH COLORED AGGREGATE
- GLD CONCRETE WITH COLORED AGGREGATE
- GLD CONCRETE WITH COLORED AGGREGATE
- GLD CONCRETE WITH COLORED AGGREGATE



117 Jackson Street

117 Jackson Street East

Scale: ARCHITECT: 1/8" = 1'-0"
 CIVIL/STRUCTURE: 1/4" = 1'-0"
 MECHANICAL/ELECTRICAL: 1/8" = 1'-0"
 PLUMBING: 1/8" = 1'-0"
 DEC 01, 2022

1256 A403



Subject Lands 117 Jackson Street East (westerly portion), containing existing commercial parking lot, and 100 Main Street East (Landmark Place) further to the north, as seen from Jackson Street East looking north



Subject Lands 117 Jackson Street East (easterly portion), containing existing commercial parking lot, and 154 Main Street East further to the north east, as seen from Jackson Street East looking north east



Existing 9 storey multiple dwelling at 55 Catharine Street South located to the south of the Subject Lands, as seen from Jackson Street East looking south west



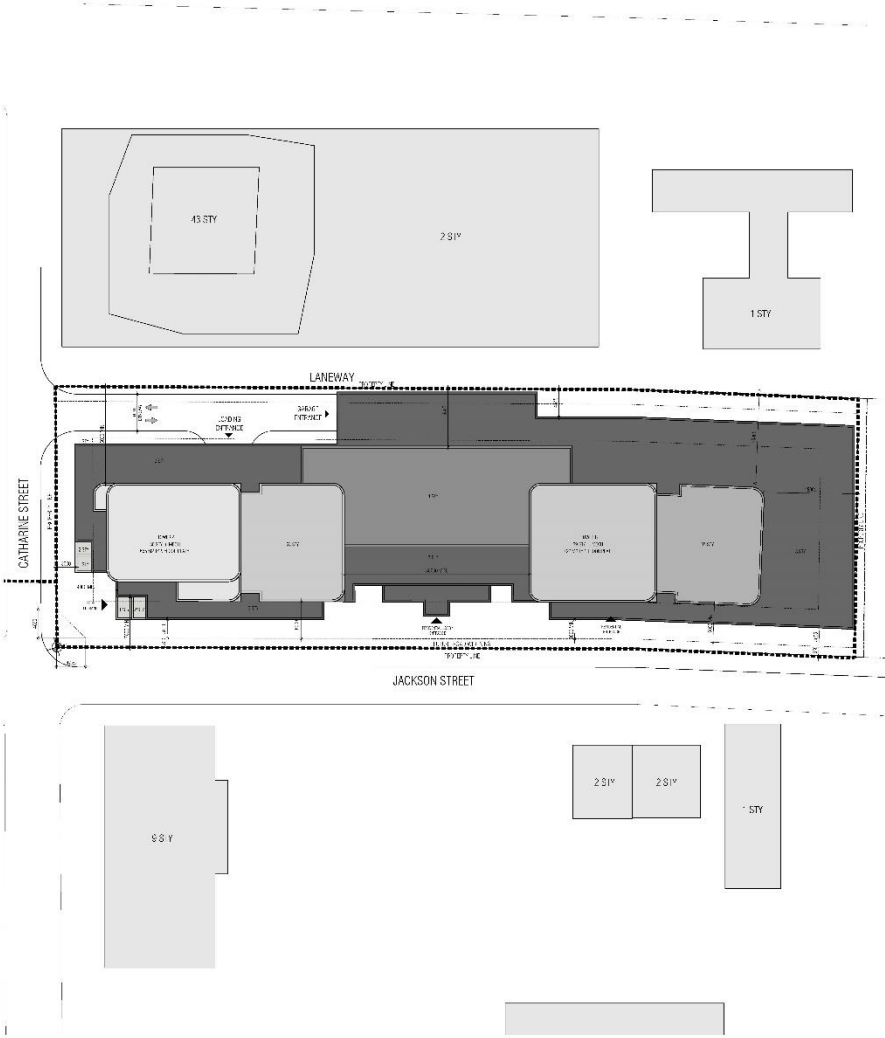
Existing low rise building 118 – 132 Jackson Street East located to the south of the Subject Lands, as seen from Jackson Street East looking south east



Existing commercial parking lot at 46 and 48 Catharine Street South and commercial building at 33 Bowen Street located to the west of the Subject Lands, as seen from the intersection of Jackson Street East and Catharine Street South looking north west

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4. The contractor shall be responsible for obtaining all necessary permits and approvals from the City of Hamilton and other relevant authorities.

117 Jackson Street

GRAZIANI GORAZZA ARCHITECTS

Project Name: 117 Jackson Street East

PROJECT ARCHITECT:	G.G.
ARCHITECT:	G.G.
ENGINEER:	M.L.L.B.
PLANNING:	D.L.
DATE:	08/01/2022
SCALE:	1/8"=1'-0"

Site Plan & Statistics

1:800 A101



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE



WELCOME TO THE CITY OF HAMILTON

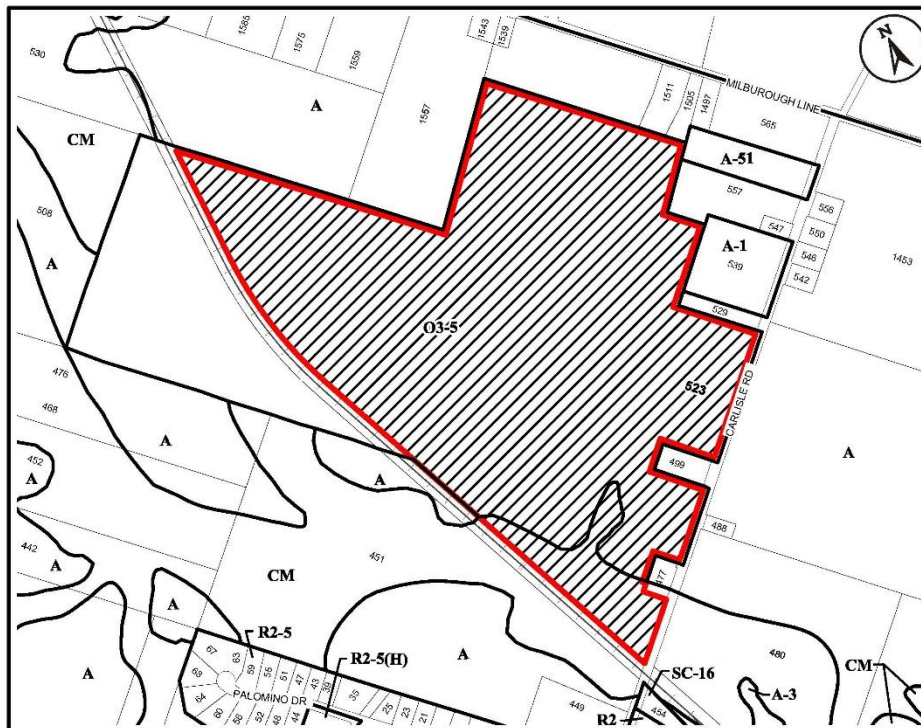
PLANNING COMMITTEE

October 3, 2023

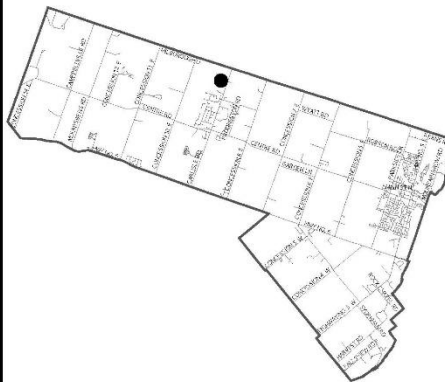
PED23204 – (SV-14-005)

Sign Variance Appeal SV-14-005 for the Property known as 523 Carlisle Road, Flamborough, Denied by the Director of Development Planning and Appealed by the Owner.

Presented by: Daniel Barnett



● Site Location



Key Map - Ward 15

N.T.S.

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
SV-14-005

Date:
Sept. 30, 2014

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
DB/GS

Subject Property



523 Carlisle Road



SUBJECT PROPERTY



523 Carlisle Road, Flamborough









Subject Lands and existing telecommunications tower, as seen from Carlisle Road looking north



Existing telecommunications tower, as seen from Milborough Line looking north west



Existing ground sign for the Subject Lands, as seen from Carlisle Road looking north west



SUBJECT PROPERTY



523 Carlisle Road, Flamborough





THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE