



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

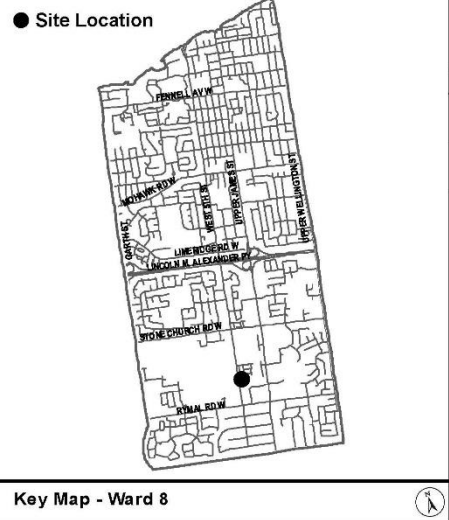
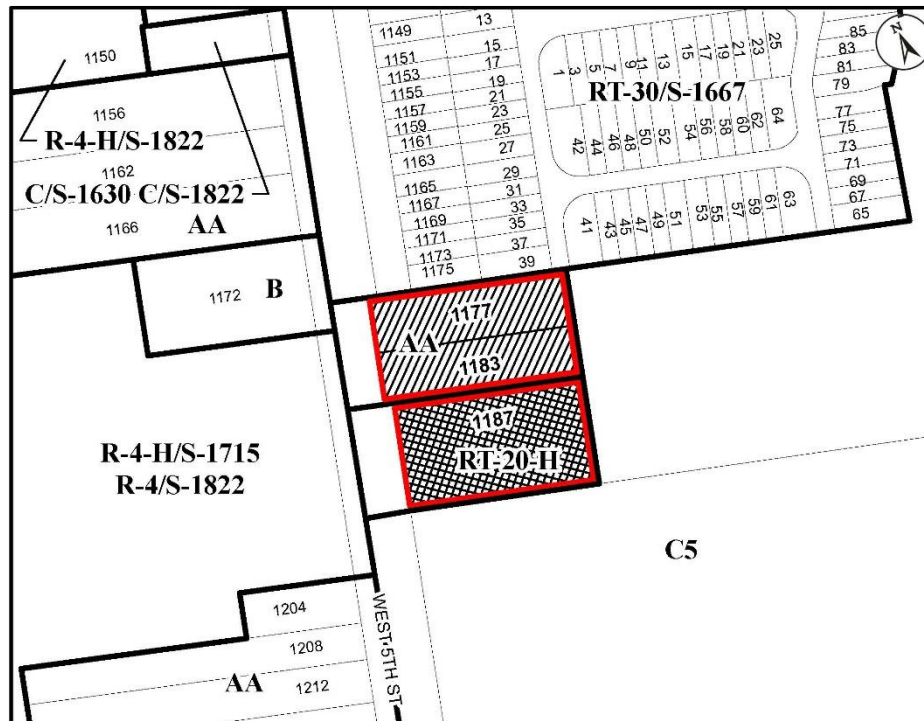


SUBJECT PROPERTY



1177, 1183 & 1187 West 5th Street, Hamilton





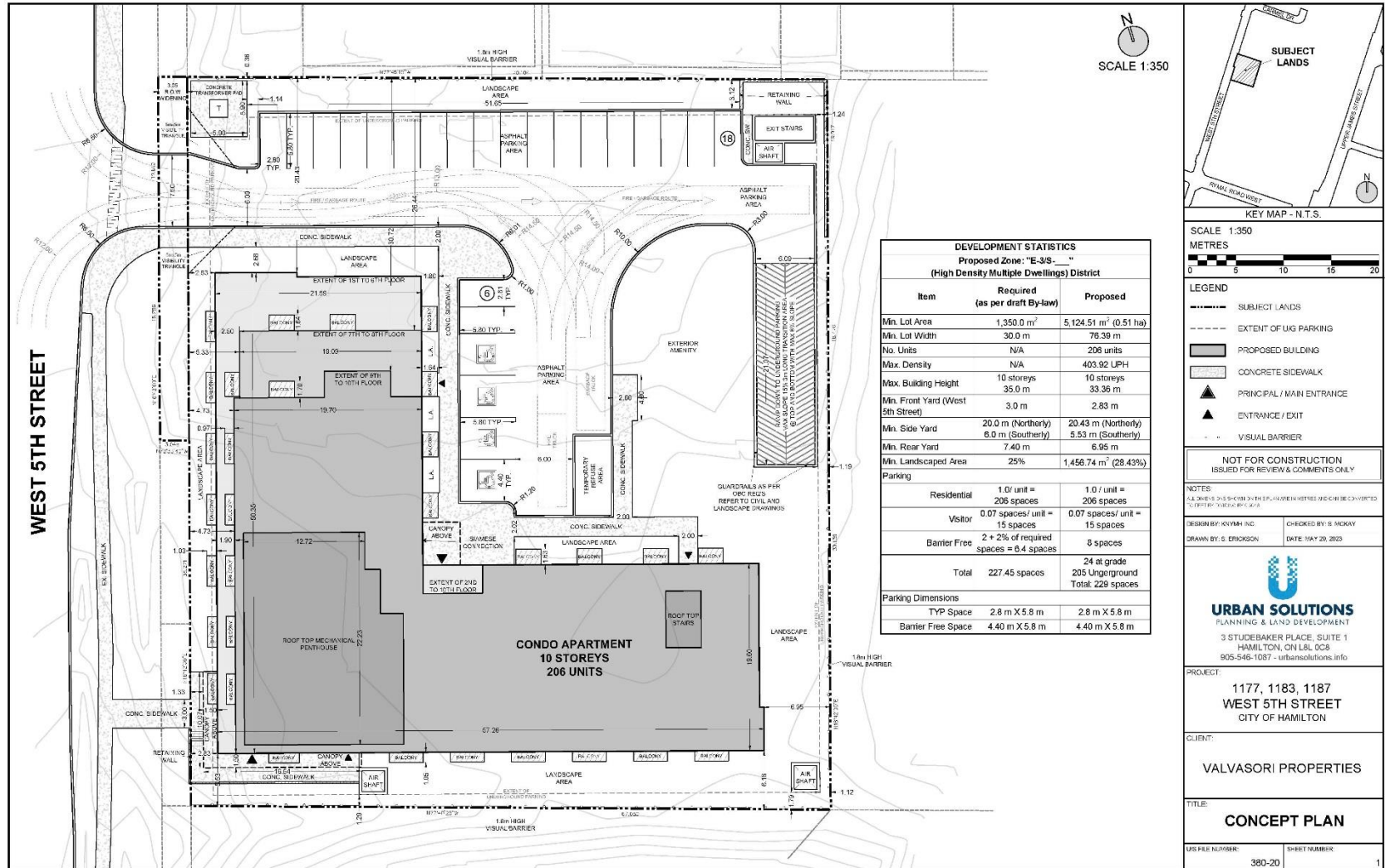
Location Map

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



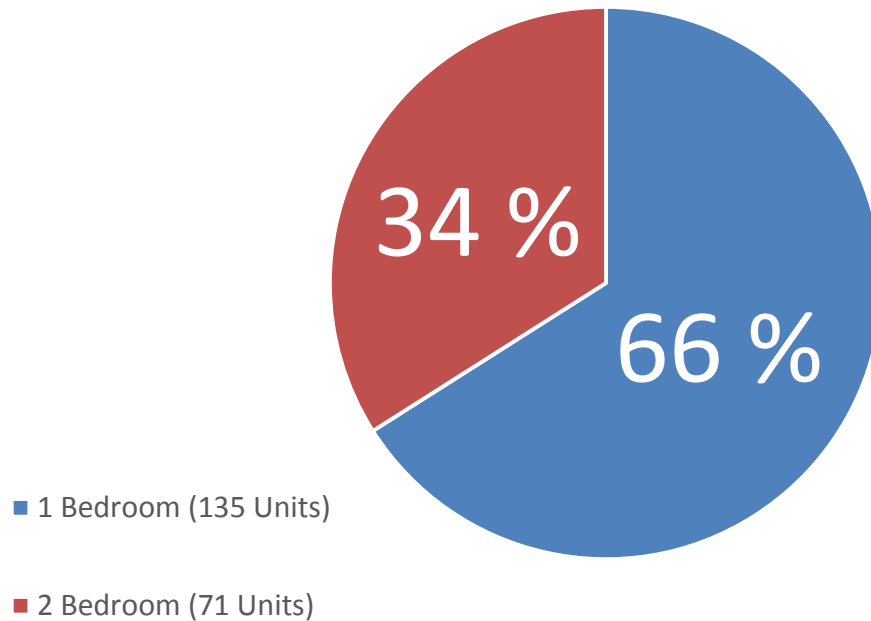
DEVELOPMENT STATISTICS		
Proposed Zone: "E-3S - "		
(High Density Multiple Dwellings) District		
Item	Required (as per draft By-law)	Proposed
Min. Lot Area	1,350.0 m ²	5,124.51 m ² (0.51 ha)
Min. Lot Width	30.0 m	76.39 m
No. Units	N/A	206 units
Max. Density	N/A	403.92 UPH
Max. Building Height	10 storeys	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

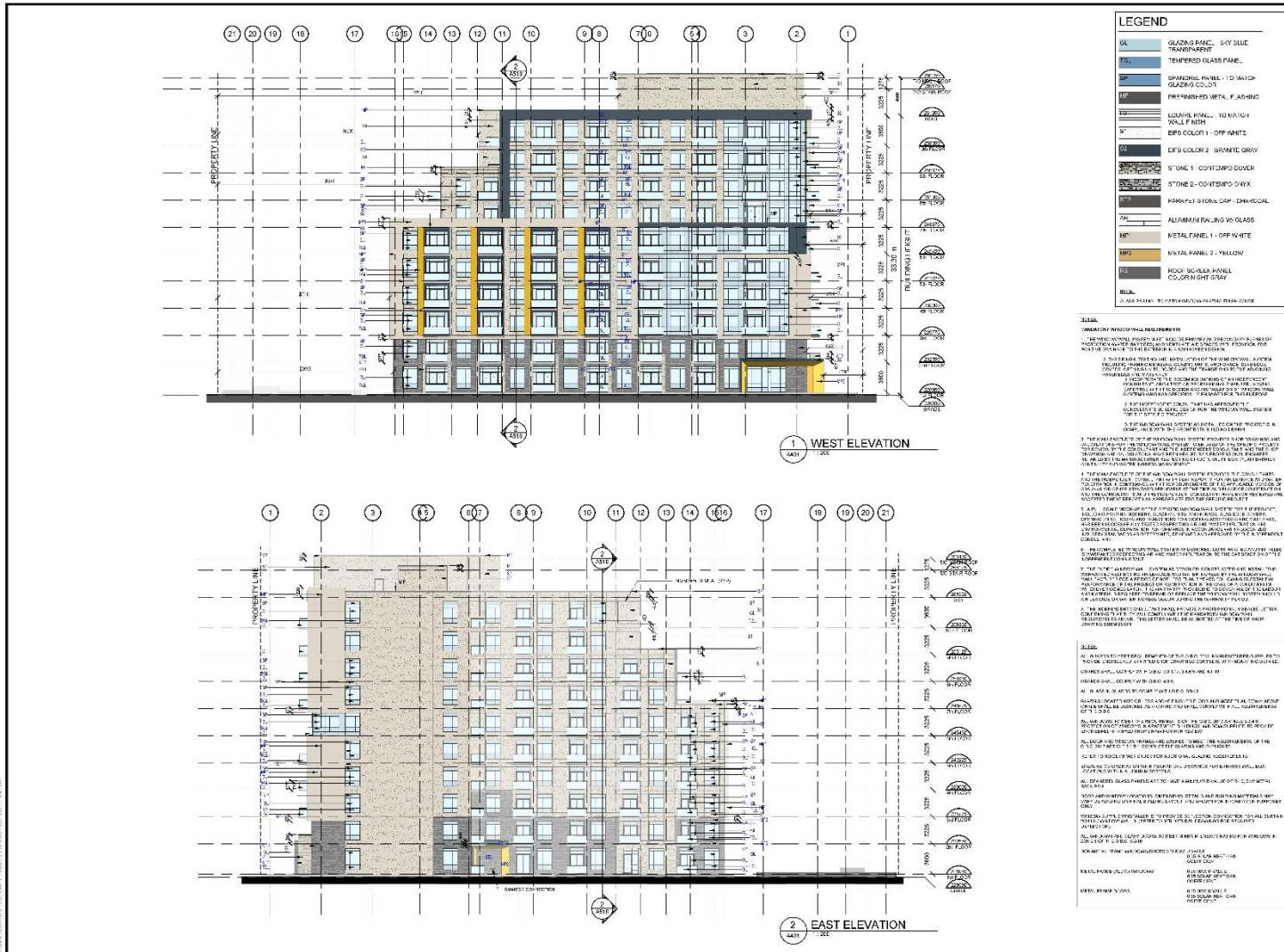
C:\Users\Stephen\Urban Solutions\Active Projects - Documents\380-20 - 1177-1187 West 5th Street\2 - Drawings\1 - Urban Solutions\Concept Plan\380-20 - Concept Plan - 2023.05.28.dwg

UNIT BREAKDOWN

PED23179

% of Units





LEGEND

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

NOT FOR CONSTRUCTION

1 WEST ELEVATION

2 EAST ELEVATION

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VALVASORI PROPERTIES
1145 WEST 5TH STREET
HAMILTON ON L8S 4A1

LEGEND

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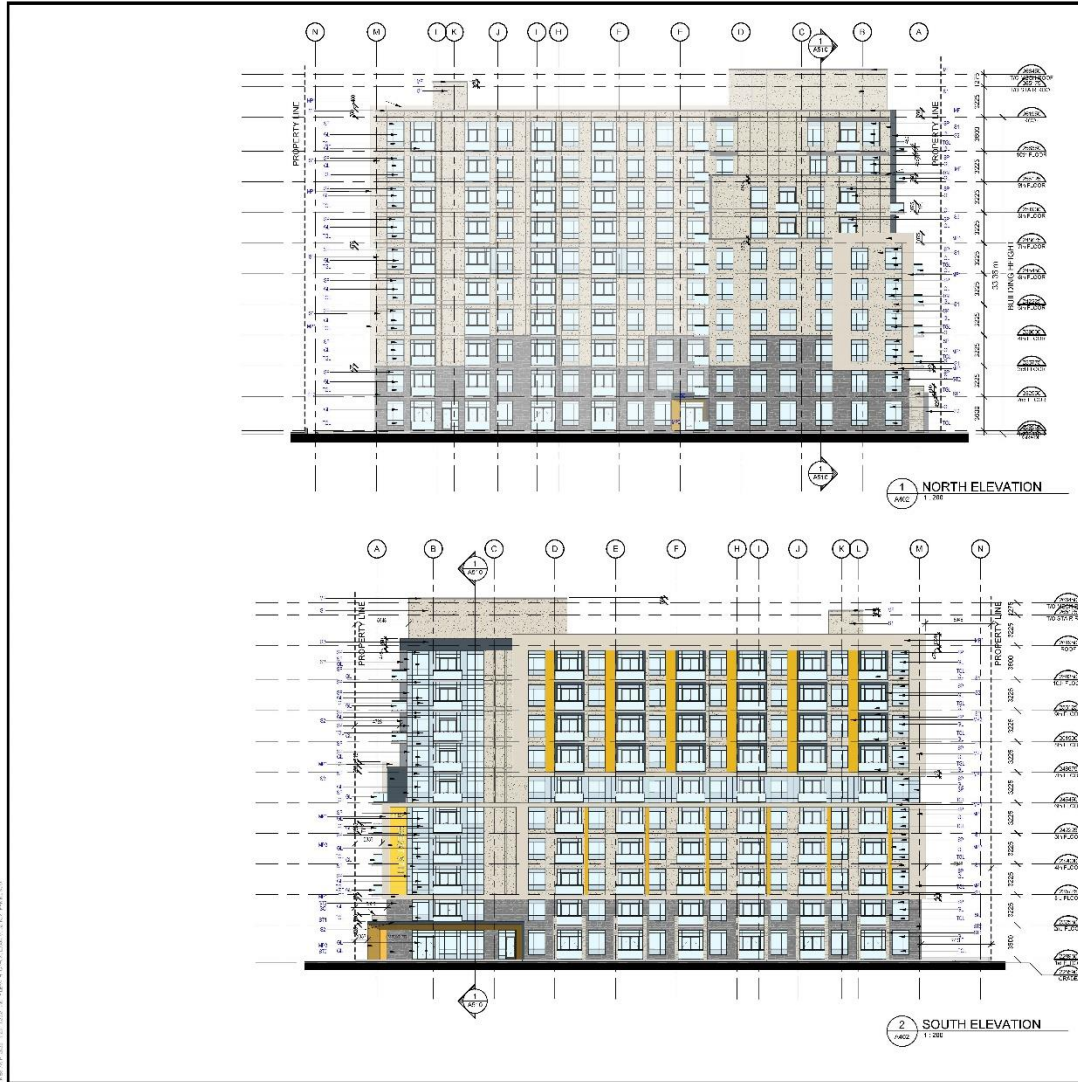
KNYMI
ARCHITECTURE • SOLUTIONS

1145 WEST 5TH STREET
HAMILTON ON L8S 4A1
TEL: 905.571.8888
WWW.KNYMI.COM

VALVASORI PROPERTIES
1145 WEST 5TH STREET
HAMILTON ON L8S 4A1

ELEVATIONS

PROJECT NO.	19002
DATE	2023-08-15
PROJECT NAME	A401



LEGEND

GL	GLAZING PANEL - 60% BLUE TINT GLAZING
TO	TINTED GLASS PANEL
ST	STANDARD PANEL - TO MATCH GLAZING COLOR
SM	SPOT FINISHED METAL FLASHING
CV	COVERED PANEL - TO MATCH WALL FINISH
SI	S FS COLOR 1 - OFF WHITE
SI	S FS COLOR 2 - 65% FLUOROPOLYMER
ST	STYROP 1 - CONTINUED EXPOSURE
ST	STYROP 2 - CONTINUED EXPOSURE
ST	STYROP 3 - CONTINUED EXPOSURE
ST	STYROP 4 - CONTINUED EXPOSURE
ST	STYROP 5 - CONTINUED EXPOSURE
ST	STYROP 6 - CONTINUED EXPOSURE
ST	STYROP 7 - CONTINUED EXPOSURE
ST	STYROP 8 - CONTINUED EXPOSURE
ST	STYROP 9 - CONTINUED EXPOSURE
ST	STYROP 10 - CONTINUED EXPOSURE
ST	STYROP 11 - CONTINUED EXPOSURE
ST	STYROP 12 - CONTINUED EXPOSURE
ST	STYROP 13 - CONTINUED EXPOSURE
ST	STYROP 14 - CONTINUED EXPOSURE
ST	STYROP 15 - CONTINUED EXPOSURE
ST	STYROP 16 - CONTINUED EXPOSURE
ST	STYROP 17 - CONTINUED EXPOSURE
ST	STYROP 18 - CONTINUED EXPOSURE
ST	STYROP 19 - CONTINUED EXPOSURE
ST	STYROP 20 - CONTINUED EXPOSURE
ST	STYROP 21 - CONTINUED EXPOSURE
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ST	STYROP 28 - CONTINUED EXPOSURE
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ST	STYROP 97 - CONTINUED EXPOSURE
ST	STYROP 98 - CONTINUED EXPOSURE
ST	STYROP 99 - CONTINUED EXPOSURE
ST	STYROP 100 - CONTINUED EXPOSURE

- NOTES**
1. THE ARCHITECT HAS PROVIDED THE FOLLOWING INFORMATION FOR YOUR INFORMATION ONLY. IT IS YOUR RESPONSIBILITY TO VERIFY THE ACCURACY OF THIS INFORMATION WITH THE APPROPRIATE AGENCIES AND PROFESSIONALS.
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VALVOSORI PROPERTIES

1197 WEST ST - STE 210
MILTON ON

ELEVATIONS

19002

A402

NOT FOR CONSTRUCTION

KNYM SOLUTIONS

ARCHITECTURE • SOLUTIONS

KNYM INC.
1197 WEST ST - STE 210
MILTON ON



Subject Lands – 1187 West 5th Street

PED23179

Photo 2



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



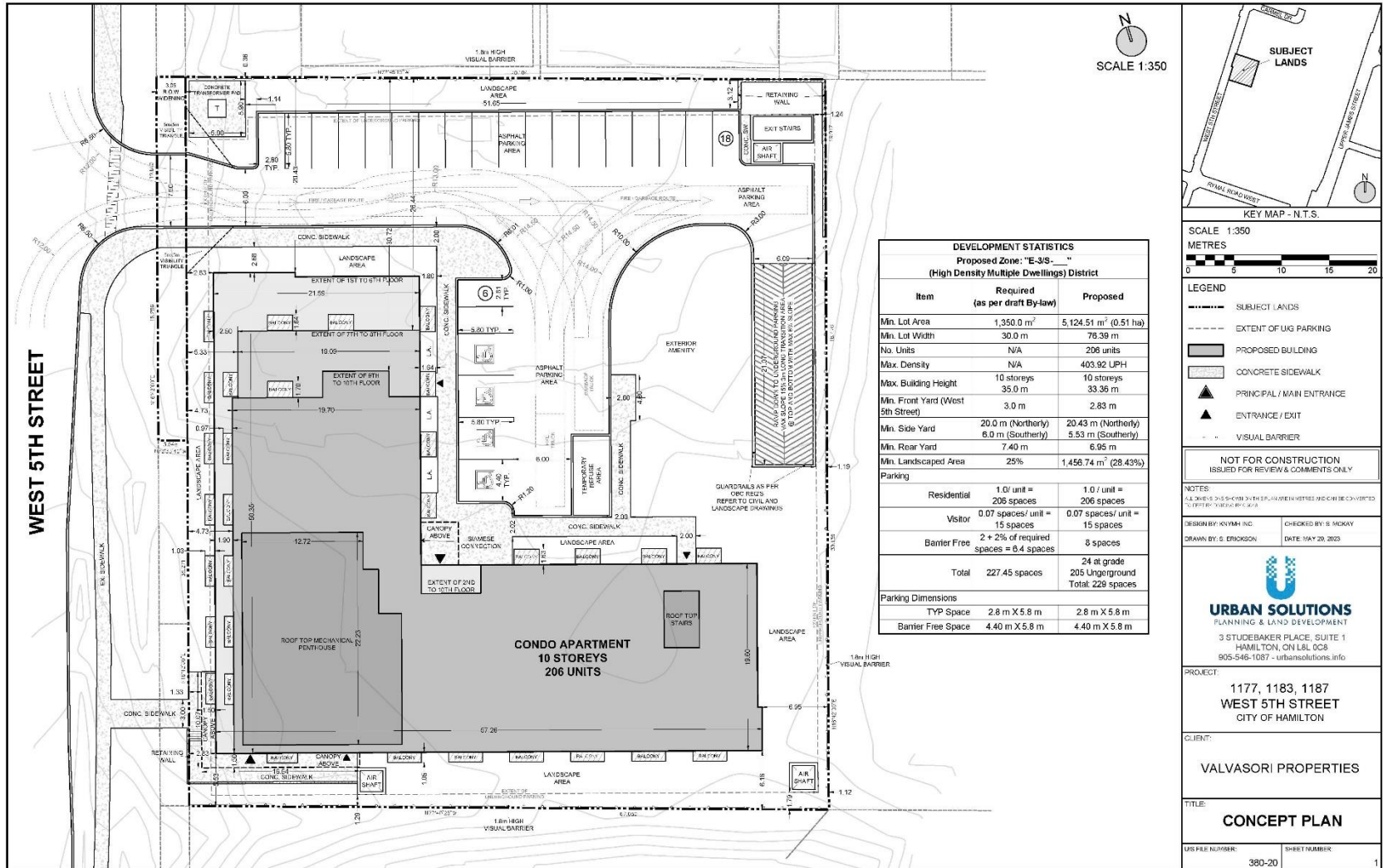
Neighbouring Property – North



Neighbouring Property – East



Neighbouring Property – South



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Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE