

SUMMARY OF POLICY REVIEW

The following policies, amongst others, apply to the proposal.

Provincial Policy Statement (2024)		
Theme and Policy	Summary of Policy or Issue	Staff Response
Planning for People and Homes Policies: 2.1.6. a), b), and c)	Planning authorities should promote complete communities by accommodating a diverse mix of land uses, housing, transportation options, employment, and public services to meet long term needs; enhancing accessibility for people of all ages and abilities by addressing land use barriers; as well as improving social equity and quality of life for all, including equity deserving groups.	The proposed development supports housing needs by introducing 18 multiple dwelling townhouse units. The proposed development acts as a transition between existing single dwelling units and existing and ongoing developing including midrise built forms. This proposal will contribute to a complete community by providing additional housing options in an area with access to multimodal transportation, employment, public service facilities, institutional uses, recreation, and open spaces. The proposed development will improve connectivity along West 5 th Street through the proposed layout and an interior pedestrian sidewalk that will connect to West 5 th street.

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<p>Planning for People and Homes</p> <p>Policies: 2.1.6. a), b), and c)</p> <p>(continued)</p>		<p>The proposed building envelopes will be setback outside of the existing right-of-way dedication, providing an opportunity to complete the pedestrian sidewalk along West 5th Street.</p> <p>The proposal is consistent with these policies.</p>
<p>Housing</p> <p>Policies: 2.2.1 a), b) 1, 2, c), and d)</p>	<p>Planning authorities must ensure a range of housing options to meet current and future needs, including affordable housing for low and moderate income households. They should support residential intensification, particularly for underutilized institutional sites, and increase housing in developed areas.</p>	<p>The proposed development introduces appropriate densities through suitable residential intensification on an underutilized residential site by introducing 18 new residential units. The subject lands will be serviced by existing municipal infrastructure and served by multiple public transportation options as the subject lands are located within 400 metres of public transit. Hamilton Street Railway currently operates Route 43 Stone Church and Route 35 College (J Branch) within 400 metres of the subject site.</p>

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<p>Housing</p> <p>Policies: 2.2.1 a), b) 1, 2, c), and d)</p> <p>(Continued)</p>	<p>Additionally, development should prioritize efficient land use, infrastructure, active transportation, and transit-oriented development near transit corridors and stations.</p>	<p>The proposal is consistent with these policies.</p>
<p>General Policies for Settlement Areas</p> <p>Policies: 2.3.1.1, 2.3.1.2 a), b), c), d), and 2.3.1.3</p>	<p>Settlement areas shall be the primary focus of growth and development, with an emphasis on strategic growth areas, including major transit station areas.</p> <p>Land use patterns should be based on densities and a mix of land uses which efficiently use land and resources, optimize existing infrastructure and public services, support active transportation, and be transit supportive.</p>	<p>The proposed development is located within a settlement area and is near existing and planned transit routes. The development is a form of medium density residential that is compatible with the massing of the single detached, and townhouse residential units within the surrounding neighbourhood. The proposal will further increase pedestrian connectivity along West 5th Street by completing a portion of missing sidewalk infrastructure as well as benefit from the existing open space and recreation facilities to the south of the subject lands. The development will connect to existing municipal services and make efficient use of the current infrastructure and resources.</p> <p>The proposal is consistent with these policies.</p>

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<p>General Policies for Settlement Areas</p> <p>Policies: 2.3.1.1, 2.3.1.2 a), b), c), d), and 2.3.1.3 (continued)</p>	<p>The proposal must demonstrate that it encourages intensification and redevelopment to promote complete communities which provide diversification of housing options and prioritize the necessary infrastructure and local services to support growth.</p>	
<p>Transportation Systems</p> <p>Policies: 3.2.1, 3.2.2, and 3.2.3</p>	<p>Transportation systems should facilitate the movement of people and goods, be safe and energy efficient and should support the use of zero and low emissions vehicles. Efficient use should be made of existing and planned infrastructure, and connectivity within and among transportation systems and modes should be planned for, maintained and improved.</p>	<p>The proposed development is approximately 112 metres from local transit services and bicycle routes.</p> <p>Furthermore, the proposed development is located along a minor arterial road which is proposed to be redeveloped and urbanized, with turning lanes, sidewalks, and bike paths. A new transit route is proposed along West 5th Street to accommodate the increased density within the area that is currently planned for 2031.</p> <p>The proposal is consistent with these policies.</p>

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<p>Public Spaces, Recreation, Parks, Trails, and Open Space.</p> <p>Policies: 3.9.1 a), and b)</p>	<p>Healthy, active, and inclusive communities should be promoted by planning public streets and spaces that meet the needs of persons of all ages and abilities while also facilitating active transportation and connectivity. These communities should also be promoted by providing a range of publicly accessible built and natural settings for recreation, parklands, open space areas, trails, and linkages.</p>	<p>The proposed development is located along West 5th Street which has been planned for reconstruction and urbanization. The upgrades along West 5th Street include completing the sidewalk across the frontage of the property and road upgrades. The proposed development is also located directly adjacent to the William Connell Park, providing future residents access to an open space and recreation facility.</p> <p>The proposal is consistent with this policy.</p>
Urban Hamilton Official Plan		
<p>General Residential Intensification</p> <p>Policies: B.2.4.1.1 and, B.2.4.1.4</p>	<p>Proposals are evaluated based on how it builds upon desirable established patterns as well as built form and requires an evaluation of compatible integration with the surrounding area in terms of use, scale, form, and character.</p>	<p>The proposal is for residential intensification within the existing neighbourhood and proposes to increase density by providing a diverse housing type. The surrounding land uses are of a similar scale and height in comparison to the proposed development which makes it compatible with the surrounding area in terms of use, scale, form, and character.</p>

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<p>General Residential Intensification</p> <p>Policies: B.2.4.1.1 and, B.2.4.1.4 (continued)</p>	<p>This policy also considers evaluating the proposal against the Urban Structure (Schedule E of the Urban Hamilton Official Plan) to ensure that the overall structure goals of the Urban Hamilton Official Plan are also achieved.</p>	<p>The proposed development complies with these policies.</p>
<p>Residential Intensification</p> <p>Policy: B.2.4.2.2</p>	<p>Residential intensification within the “Neighbourhoods” designation shall consider matters such as, but not limited to, compatibility with adjacent land uses, relationship with nearby buildings and lot patterns, transitions in height and density, relationship of the proposed lot(s) with the lot pattern and configuration within the neighbourhood, the provision of amenity space, the ability to respect and maintain or enhance the streetscape patterns including block lengths.</p>	<p>The proposed development will introduce 18 multiple dwelling townhouse units on the subject lands. The units will range from a height of 8.5 metres (two storeys) to 14 metres (four storeys) with the taller units located closer to West 5th Street and the lower units abutting the existing single detached dwellings at the rear of the site. The buildings along the western portion of the subject lands will reduce potential overlook and privacy concerns from the adjacent single detached dwellings.</p> <p>The subject lands are adjacent to William Connell Park, which is located to the south of the subject land.</p>

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Residential Intensification Policy: B.2.4.2.2 (continued)	Setbacks and building separations, the ability to complement the existing functions of the neighbourhood, the conservation of cultural heritage resources and infrastructure and transportation capacity and impacts.	<p>The proposed development provides opportunity to improve pedestrian connectivity along West 5th Street and will utilize existing municipal servicing infrastructure.</p> <p>The proposed development complies with this policy.</p>
General Policies and Principles for Urban Design Policy: B.3.3.2.3	Urban design should foster a sense of community by respecting existing character, built forms, landscapes; protect cultural history of its community; conserve existing built heritage features and natural heritage features; contribute to the character of the ambiance of the community through appropriate streetscapes; and respect prominent sites and ambiance.	<p>The proposed development has regard for the existing built form, is compatible with the surrounding neighborhood and acts as a transition between existing and ongoing development along West 5th Street. The four storey multiple dwelling townhouse units are proposed along West 5th Street, directly across from the four storey residential care facility, while the two storey multiple dwelling townhouse units will be located on the western edge of the subject lands abutting the existing residential lots that front onto Pantano Drive. The four storey multiple dwelling townhouse units will contribute to the streetscape by providing a continuous street wall, giving the minor arterial road a more urban and continuous feel.</p>

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<p>General Policies and Principles for Urban Design</p> <p>Policy: B.3.3.2.3 (continued)</p>		<p>The façade and the landscaping along the front yard will also contribute to the character of the community.</p> <p>The proposal complies with this policy.</p>
<p>General Policies and Principles for Urban Design</p> <p>Policy: B.3.3.2.6</p>	<p>New development and redevelopment should enhance the character of the existing environment by, complementing and animating existing surroundings; respecting the existing cultural and natural heritage features of the existing environment by incorporating existing characteristics; and encouraging a harmonious and compatible approach to infilling by minimizing the impacts of shadowing and maximizing light to adjacent properties and the public realm.</p>	<p>The adjacent properties will not be negatively impacted from shadow due to the massing of the proposed development aligning with existing built form and the proposed setbacks would be sufficient to address privacy concerns from adjacent lots. A Shadow Impact Study was not requested as part of a complete application due to the proposal not exceeding a height of six storeys.</p> <p>The subject lands contain 66 private and municipal trees and as a result of an increased side yard setback, the proposed development requires the removal of 45 trees and will preserve 21 trees.</p>

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<p>General Policies and Principles for Urban Design</p> <p>Policy: B.3.3.2.6 (continued)</p>		<p>The applicant is proposing to plant 24 replacement trees along with additional small scale vegetation to offset the removal of the existing vegetation.</p> <p>The proposal complies with this policy.</p>
<p>Built Form</p> <p>Policies: B.3.3.3.1, B.3.3.3.2, B.3.3.3.3, and B.3.3.3.4</p>	<p>New development shall be located and organized to fit within the existing planned context of an area and shall be designed to minimize impact on neighbouring buildings and public spaces by creating transitions in scale to neighbouring buildings; ensuring adequate privacy and sunlight to neighbouring properties; and minimizing the impacts of shadows and wind conditions.</p>	<p>The proposed development is compatible with the scale and planned context of the area. The proposed built form is permitted within the “Neighbourhoods” designation and provides a transition in scale between neighbouring medium and low rise buildings. The proposed development minimizes the impact of shadows on neighbouring properties while ensuring adequate privacy and sunlight is maintained. Shadow Studies are required for structures that are over six stories in height, whereas the proposed development will be four storeys and two storey in height.</p>

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<p>Built Form</p> <p>Policies: B.3.3.3.1, B.3.3.3.2, B.3.3.3.3, and B.3.3.3.4</p> <p>(continued)</p>		<p>The massing of the proposed development is designed in such a way to respect the existing building heights along the frontage of West 5th Street and the surrounding neighbourhood. The proposed built form maintains an adequate setback from the municipal right-of-way.</p> <p>The proposal complies with these policies.</p>
<p>Built Form</p> <p>Policy: B.3.3.3.5</p>	<p>Built form shall create comfortable pedestrian environments by including a quality landscape edge along frontages where buildings are set back from the street and locating surface parking to the sides or rear of sites or buildings.</p>	<p>Each proposed dwelling will contain a garage as well as a driveway that can accommodate parking.</p> <p>The proposed development will be setback 3.0 metres from the lot line abutting West 5th Street. The Landscape Plan prepared by Hill Design Studios, dated February 19, 2026, indicates landscaping for Blocks A and B (four storey multiple dwelling townhouse fronting West 5th Street) will be within the front yard, enhancing the streetscape and pedestrian experience.</p>

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Built Form Policy: B.3.3.3.5 (continued)		<p>The submitted Landscape Plan also indicates landscaping for Block C (two storey multiple dwelling townhouse on the western side of the subject lands) to be located along the yard fronting the private road as well as tree planting near the abutting residences.</p> <p>The proposal complies with this policy.</p>
Archeology Policies Policy: B.3.4.4	<p>An archaeological assessment is required for applications involving site alteration or soil disturbance in areas of archaeological potential.</p>	<p>A Stage 1-2 (P038-1273-2023) archaeological report for the subject property was submitted to the City and the Ministry of Citizenship and Multiculturalism. The province acknowledged the reports for compliance with licensing requirements in a letter dated July 10, 2024. Staff are of the opinion that the municipal interest in the archaeology of the site has been satisfied.</p> <p>The proposal complies with this policy.</p>

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<p>Road Traffic Noise and Vibration</p> <p>Policy: B.3.6.3.9</p>	<p>A noise feasibility and detailed noise study will be required by the City prior to or at the time of application submission for residential or noise-sensitive developments located within 400 metres of an arterial road.</p>	<p>The applicant submitted a noise study titled “Environmental Noise Feasibility Study 1042-1050 West 5th Street”, prepared by Valcoustics Canada Ltd., dated January 16, 2025.</p> <p>Staff have reviewed the study and with the incorporation of the recommended noise warning clauses as well as exterior wall and window construction satisfying the minimum non-acoustical requirements of the Ontario Building Code (OBC), the applicable Ministry of the Environment, Conservation and Parks noise guidelines can be met. Staff are satisfied with the findings of the noise study. The noise warning clauses will be addressed through the future Site Plan Control process.</p> <p>The proposal complies with this policy.</p>

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Trees and Green Infrastructure Policies: C.2.11.1, and C.5.6	<p>The City recognizes the importance of trees and woodlands to the health and quality of life in our community. The City shall encourage sustainable forestry practices and the protection and restoration of trees and forests.</p> <p>The City will encourage the use of green infrastructure by incorporating rainwater harvesting, rain gardens, bioswales, permeable pavements and green roofs. Furthermore, the City will encourage the use of an increased urban tree canopy.</p>	<p>The subject lands contain 66 trees (including 11 public trees) as indicated in the Tree Protection Plan prepared by Hill Design Studio Inc., dated February 19, 2026. A total of 45 trees have been proposed to be removed.</p> <p>The proposed Tree Protection Plan will retain 21 trees of which 17 trees are in fair condition, three trees are in poor condition, and one tree is in very poor condition. The trees have an average diameter of 30 centimetres at breast height with the smallest tree being below 10 centimetres and the largest tree being 70 centimetres.</p> <p>A Tree Protection Plan will be required as part of a future Site Plan Control application.</p> <p>The proposal complies with these policies.</p>
Transportation Policy: C.4.5.12	<p>The City shall require transportation impact studies to assess the impact of proposed developments on current travel patterns and / or future transportation</p>	<p>The City has approved the Transportation Assessment provided in support of the subject application. Infrastructure improvements are required in the form of sidewalks along the full length of the property.</p>

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<p>Transportation</p> <p>Policy: C.4.5.12</p> <p>(continued)</p>	<p>requirements as part of a complete application.</p>	<p>West 5th Street is to be between 26.213 metres to 30.48 metres in width. A right-of-way dedication of approximately 5.2 metres is required along the frontage of the subject lands abutting the western side of West 5th Street. Other requirements related to a turning plan, snow storage, and visibility angles can be addressed during the Site Plan Control approval phase.</p> <p>The proposal complies with this policy.</p>
<p>Infrastructure</p> <p>Policies: C.5.3.6, C.5.3.13, C.5.3.17, and C.5.4.3</p>	<p>All new development and redevelopment within the urban area shall be connected to the City's water and wastewater system.</p> <p>The City shall ensure that any change in density can be accommodated within the municipal water and wastewater system and that investments into the system will support the achievement of the intensification and density targets.</p>	<p>The proposed development will be connected to existing municipal water and wastewater services located along West 5th Street. It is estimated that the development requires 6.3 liters per second of domestic water usage for the development which is acceptable. Staff have reviewed the sanitary servicing and have indicated that there are no further comments. A Watermain Hydraulic Analysis will be required at the detailed design Site Plan Approval phase.</p>

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<p>Infrastructure</p> <p>Policies: C.5.3.6, C.5.3.13, C.5.3.17, and C.5.4.3</p> <p>(continued)</p>	<p>The City shall be satisfied that adequate infrastructure services can be provided prior to any development or intensification proceeding.</p> <p>A detailed stormwater management plan prior to development is required to properly address on site drainage and to ensure that new development has no negative impact on offsite drainage.</p>	<p>The City's Development Engineering Approvals section has no concerns with the Zoning By-law amendment application.</p> <p>The proposal complies with these policies.</p>
<p>Neighbourhoods Designation – General Policies</p> <p>Policies: E.3.2.1, and E.3.2.3</p>	<p>Areas designated “Neighbourhoods” shall function as complete communities, including the full range of residential dwelling types and densities as well as supporting uses intended to serve local residents.</p> <p>The following uses are permitted:</p>	<p>The proposed development will contribute to a complete community by increasing the density of residential units and providing an alternative dwelling type within the neighbourhood. The proposed multiple dwelling townhouse units are permitted as a Medium Density Residential use in the “Neighbourhoods” designation.</p> <p>The proposal is consistent with these policies.</p>

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<p>Neighbourhoods Designation – General Policies</p> <p>Policies: E.3.2.1, and E.3.2.3 (continued)</p>	<p>Residential dwellings, including second dwelling units and housing with supports, open space and parks, local community facilities/services, and local commercial uses.</p>	
<p>Neighbourhoods Designation – Scale and Design</p> <p>Policy: E.3.2.4</p>	<p>Areas designated “Neighbourhoods” are to maintain the existing character and intensification within these areas shall enhance and be compatible with the scale and character of the existing residential neighbourhood in accordance with Section B.2.4 – Residential Intensification and other applicable policies of the Official Plan.</p>	<p>The proposal complies with this policy by ensuring residential intensification enhances and complements the scale and character of the existing neighborhood.</p> <p>The scale of the proposed development acts as a transition between the existing two storey single detached dwellings and townhouse dwelling units adjacent to the site as well as the nine storey multiple dwelling and four storey residential care facility to the east.</p> <p>The proposal complies with this policy.</p>

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<p>Medium Density Residential – Function</p> <p>Policy: E.3.5.1, and E.3.5.2</p>	<p>Medium density residential areas are characterized by multiple dwelling forms on the periphery of neighbourhoods in proximity to major or minor arterial roads, or within the interior of neighbourhoods fronting on collector roads.</p>	<p>The proposal is for two storey and four storey multiple dwelling townhouses. Multiple dwelling is defined as: “a building or part thereof containing five or more dwelling units; and b) two or more separate buildings, each containing three or more dwelling units, which form one comprehensive development containing a total of five or more dwelling units”.</p> <p>Stacked and block townhouse dwellings that front onto a condominium road are also considered a multiple dwelling as per the Urban Hamilton Official Plan.</p> <p>The proposed development is located along the northwestern side of West 5th Street. As per Schedule C – Functional Road Classification, West 5th Street is classified as a minor arterial road, and the subject lands are located within the northeastern corner of the Sheldon Neighbourhood Plan.</p> <p>The proposal complies with these policies.</p>

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<p>Medium Density Residential – Design</p> <p>Policy: E.3.5.9</p>	<p>Development within “Medium Density Residential” category shall be evaluated on the basis of the following criteria:</p> <ul style="list-style-type: none"> • Developments should have direct access to a collector or major or minor arterial road; • Development shall be integrated with other lands in the “Neighbourhoods” designation with respect to density, design, and physical and functional considerations; and, • Development shall be comprised of sites of suitable size and provide adequate landscaping, amenity features, on-site parking, and buffering if required. The height, massing, and arrangement of buildings and structures shall be compatible with existing and future uses in the surrounding area. 	<p>The proposed development will have direct access to a minor arterial road (West 5th Street). Furthermore, the proposal provides a built form that is compatible with the physical characteristics of the surrounding neighbourhood.</p> <p>The proposed development will have a 6.0 metre side yard setback from the southern lot line providing adequate space for landscaping and preserving existing vegetation. The increased setback provides for an additional landscaped area that can be planted.</p> <p>The proposed development provides sufficient parking for each dwelling unit, and while separate visitor and on street parking has not been provided, each dwelling unit contains a garage and a one car driveway space. This provides a potential one additional parking space for each individual unit.</p> <p>The proposal complies with this policy.</p>

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<p>Medium Density Residential – Design</p> <p>Policy: E.3.5.9 (continued)</p>	<ul style="list-style-type: none"> Access to the property shall be designed to minimize conflicts between traffic and pedestrians both on-site and on surrounding streets; The City may require studies to demonstrate that the height, orientation, design, and massing of a building or structure shall not unduly overshadow, block light, or result in the loss of privacy of adjacent residential uses. 	
Sheldon Neighbourhood Plan		
<p>Planning for People and Homes</p> <p>Policies: 2.1.6. a), b), and c)</p>	<p>Planning authorities should promote complete communities by accommodating a diverse mix of land uses, housing, transportation options, employment, and public services to meet long term needs; enhancing accessibility for people of all ages and abilities by addressing land use barriers; as well as improving social</p>	<p>The proposed development supports housing needs by introducing 18 dwelling units in the form of two storey and four storey multiple dwelling townhouse units. The proposed development is a transition between existing single and semi-detached dwelling units as well as a midrise multiple dwelling built form to the east. This approach will achieve a complete community by providing additional housing options in an area with multi modal transportation access, employment, public service facilities, institutional uses, recreation, and open spaces.</p>

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<p>Planning for People and Homes</p> <p>Policies: 2.1.6. a), b), and c)</p> <p>(continued)</p>	<p>equity and quality of life for all, including equity deserving groups.</p>	<p>The proposed development will improve connectivity along West 5th Street by providing an opportunity to develop pedestrian access.</p> <p>The subject lands are designated “Single and Double” in the Sheldon Neighbourhood Plan. Staff note that a change in designation to “Attached Housing” is required as indicated in Appendix “J” attached to Report PED26024.</p> <p>The proposal is consistent with these policies.</p>