

City of Hamilton Planning and Development
City Hall 5th Floor
71 Main St W, Hamilton, ON L8P 4Y5

August 1, 2025

Attn: [Planning Apps](mailto:PlanningApps@hamilton.ca)
Planningapps@hamilton.ca

Re: 1042-1050 West 5th Street: Public Consultation Summary

In accordance with the City of Hamilton Public Consultation Requirements, the following public consultation strategy was implemented and took place prior to submission of this application.

Record of Notification

In consultation with both City Staff and the Ward Councillor (John-Paul Danko), a mail out letter was prepared and delivered on January 6th, 2025, to surrounding landowners within a 120-metre radius of the subject lands and was extended approximately 400 metres west to include most of the existing, developed neighbourhood south of Stone Church Road West (see image below).

The mail out contained basic information regarding the development including invitation to virtual neighbourhood meeting, a description of the subject lands, the proposed development (including current concept plan), and the purpose and intent of the Zoning By-law Amendment. Complete contact information including email and phone number of planner James Thomas was provided to receive any public comments prior to January 23rd, 2025.



Figure 1 - Mail Out Radius

On January 21st, 2025, a public consultation was held online virtually via Zoom. In attendance were city planner Daniel Barnett, Councillor Danko's Executive Assistant Nikola Wojewoda, and three adjacent landowners including Robin Whyte, Mario Leon, and Steve Baker. The format of the public consultation included a presentation followed by a question-and-answer period. While the meeting was scheduled for two hours to provide at least two presentations, no additional members joined the meeting following the initial presentation and comment period of approximately 50 minutes. A copy of the presentation slide deck, as well as a recording of the meeting have been provided. All comments and questions posed within the sessions and received via phone correspondence prior to the neighbourhood meeting were documented and included within the comment response document.

Key Messages from the Consultation Activity/Event

The format of the Public Consultation was a presentation provided by James Thomas of A.J. Clarke and Associates Ltd. The presentation provided an overview of the subject lands and area context, nearby development, the initial and revised development concept plan, including all building elevations, a discussion of the intent of the zoning by-law amendment, including a review of the as-drafted R3a Mid-Rise Residential Zones, and updated Zoning By-law 05-200 parking rate areas and requirements.

Following the presentation, comments and questions were provided by those in attendance primarily focused on proposed development against potential future higher-development options such as mid-rise apartments, the provision of new fencing, and the potential for overlook into rear-adjacent lands.

It should be noted that while the Concept Plan discussed at this meeting has not changed, the proposed Zoning By-law Amendment no longer seeks a site-specific R1a Zoning. As per discussion with staff, a site-specific DE-2 (Multiple Dwelling) Zone has been requested.

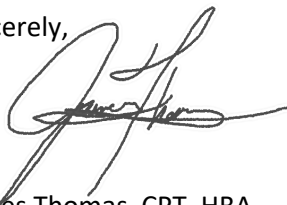
Record of Consultation

The presentation along with recorded meeting containing the feedback are included in the consultation record. Any comments or questions made via phone correspondence were also textually recorded and discussed, these included calls from Mario Leon and Robin Whyte. A comment response chart has been included in the submission – providing a breakdown of phone comments and recorded public meeting.

A summary of the supporting items are provided for reference:

- Copy of the Information and Invitation mailout;
- Copy of the Public Presentation and Recording;
- Copy of the Public Comment Response Document.

Sincerely,



James Thomas, CPT, HBA
Planner

A.J. Clarke and Associated Ltd.