

# Silvestri Homes - 560 Grays Road Planning Committee

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**IBI GROUP – John Ariens, MCIP, RPP**  
560 Grays Road  
January 15<sup>th</sup> 2019

SILVESTRI  
HOMES

wood.

KNYMIH  
ARCHITECTURE • SOLUTIONS

 paradigm  
TRANSPORTATION SOLUTIONS LIMITED

IBI

SILVESTRI HOMES – 560 GRAYS ROAD

Air Photo



Approved Site Plan Concept (2016)  
4 Storeys – 106 Units

- GROUND FLOOR**
- 0 STUDIO SUITES
  - 5 1 BEDROOM SUITES
  - 13 1 BEDROOM+ DEN SUITES
  - 3 2 BEDROOM SUITES
  - 1 2 BEDROOM+ DEN SUITES
  - 22 TOTAL SUITES



SITE PLAN IS PREPARED AS PROPOSED CONCEPT ONLY... SURVEY AND AUTHORITIES HAVING JURISDICTION APPROVALS REQUIRED

NORTH SERVICE ROAD

**TOTAL BUILDING STATISTICS**

3	STUDIO SUITES
26	1 BEDROOM SUITES
61	1 BEDROOM+ DEN SUITES
12	2 BEDROOM SUITES
4	2 BEDROOM+ DEN SUITES
106	SUITES TOTAL

**TOTAL BUILDING PARKING REQUIREMENTS**

90	SUITES AT 1.25 TENANT SPACES PER SUITE =113 TENANT SPACES
16	SUITES AT 1.50 TENANT SPACES PER SUITE =20 TENANT SPACES
106	SUITES AT 0.35 VISITOR SPACES PER SUITE =38 VISITOR SPACES
TOTAL REQUIRED =171 SPACES (133 TENANT PLUS 38 VISITOR SPACES)	
TOTAL PROVIDED =188 SPACES (133 UNDERGROUND TENANT PLUS 17 SURFACE TENANT PLUS 38 SURFACE VISITOR)	

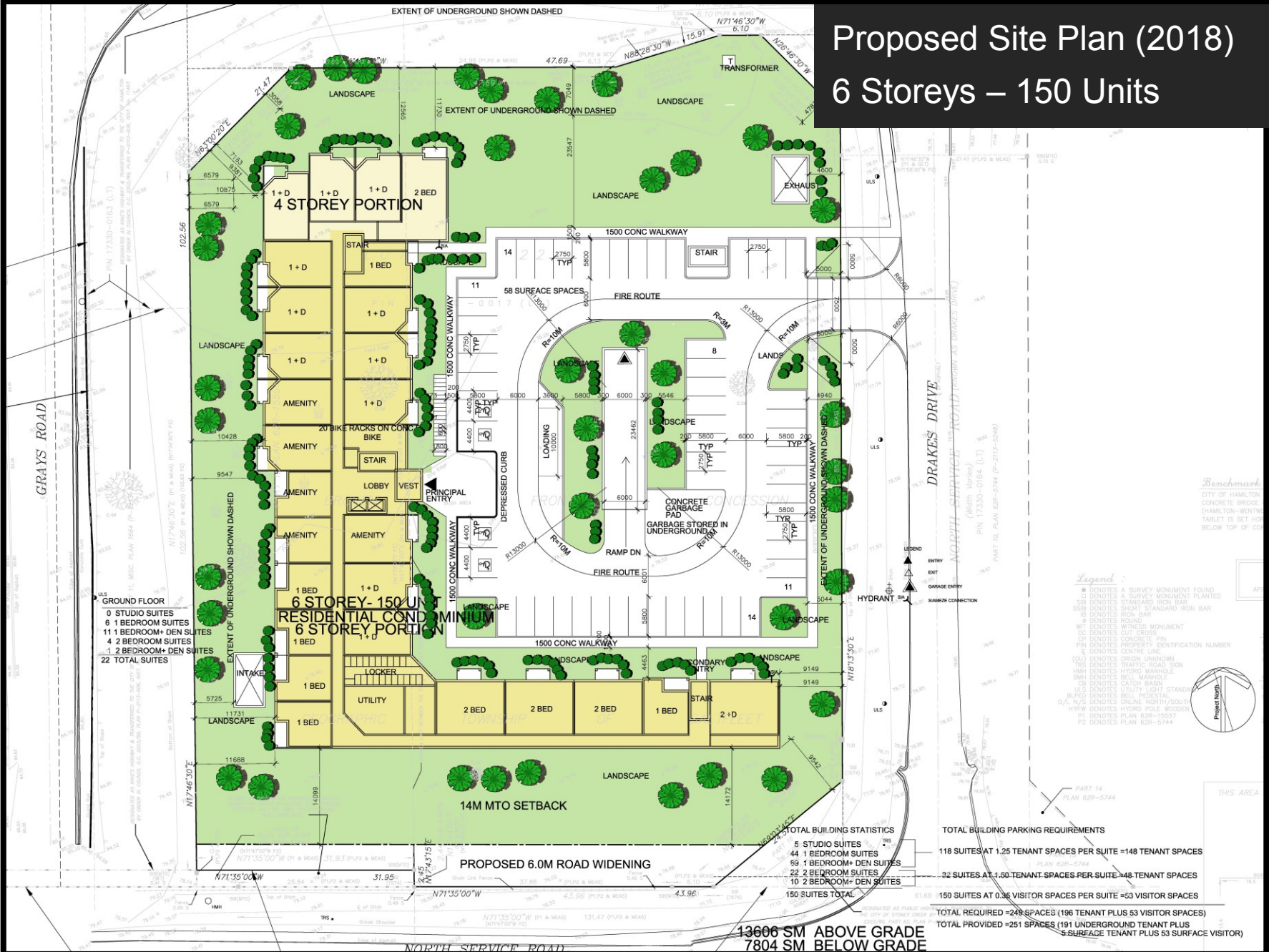


## GO Train Service Expansion

- **June 2016 – Announcement** of GO train service between the future Confederation station and the Niagara Region starting in 2021, with service to Niagara Falls by 2023. Service to Grimsby expected for 2021
- New stations committed as part of this program in Hamilton-Stoney Creek and Grimsby

# SILVESTRI HOMES – 560 GRAYS ROAD

## Proposed Site Plan (2018) 6 Storeys – 150 Units



## Excellent Site for Minor Increase in Density

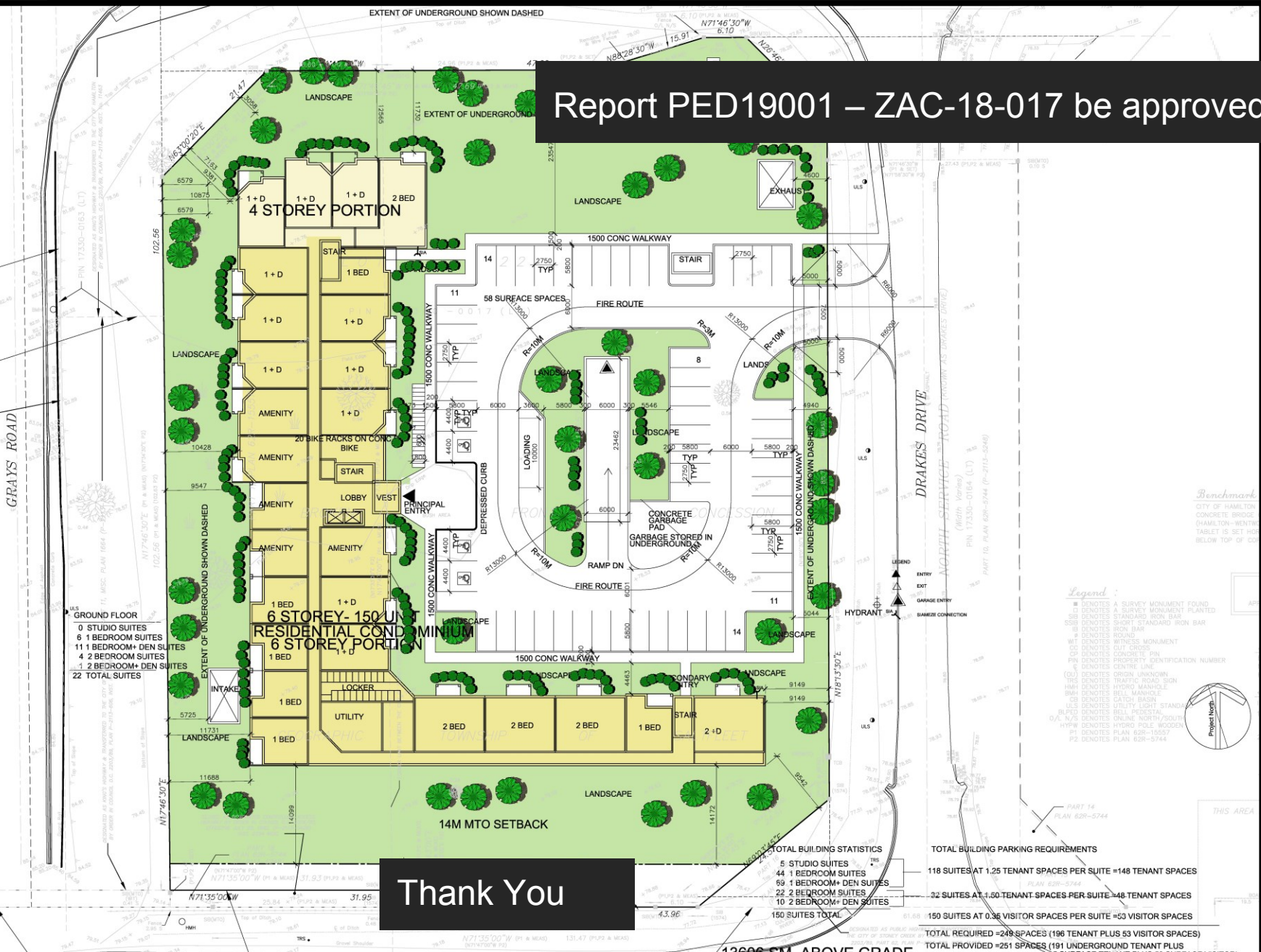
- Angular plane
- Transition in height and density
- Access
- Urban Design
- Parking
- Infrastructure
- Urban Hamilton Official Plan
- Provincial Plans and Policies





# SILVESTRI HOMES – 560 GRAYS ROAD

Report PED19001 – ZAC-18-017 be approved



- GROUND FLOOR**
- 0 STUDIO SUITES
  - 6 1 BEDROOM SUITES
  - 11 1 BEDROOM+ DEN SUITES
  - 4 2 BEDROOM SUITES
  - 1 2 BEDROOM+ DEN SUITES
  - 22 TOTAL SUITES

**6 STOREY- 150 UNIT RESIDENTIAL CONDOMINIUM**  
**6 STOREY PORTION**

Thank You

13606 SM ABOVE GRADE  
 7804 SM BELOW GRADE

- LEGEND**
- ENTRY
  - EXIT
  - GARAGE ENTRY
  - SEWER CONNECTION
  - HYDRANT

- Legend**
- DENOTES A SURVEY MONUMENT FOUND
  - DENOTES A SURVEY MONUMENT PLANTED
  - DENOTES STANDARD IRON BAR
  - DENOTES SHIRT STANDARD IRON BAR
  - DENOTES IRON BAR
  - DENOTES ROUND
  - WT DENOTES WITNESS MONUMENT
  - CS DENOTES CULY CROSS
  - CP DENOTES CONCRETE PIN
  - PN DENOTES PROPERTY IDENTIFICATION NUMBER
  - DENOTES CENTRE LINE
  - DENOTES ORIGIN UNKNOWN
  - DENOTES TRAFFIC ROAD SIGN
  - DENOTES HYDRO MANHOLE
  - DENOTES BELL MANHOLE
  - DENOTES CATCH BASIN
  - DENOTES UTILITY LIGHT STAND
  - DENOTES BELL PEDESTAL
  - DENOTES ONLINE NORTH 2007/17
  - HTW DENOTES HYDRO POLE WOODEN
  - PT DENOTES PLAN 62R-15557
  - P2 DENOTES PLAN 62R-5744

**TOTAL BUILDING STATISTICS**

5	STUDIO SUITES	785
44	1 BEDROOM SUITES	
69	1 BEDROOM+ DEN SUITES	
22	2 BEDROOM SUITES	
10	2 BEDROOM+ DEN SUITES	
150	SUITES TOTAL	

**TOTAL BUILDING PARKING REQUIREMENTS**

118	SUITES AT 1.25 TENANT SPACES PER SUITE = 148 TENANT SPACES
32	SUITES AT 1.50 TENANT SPACES PER SUITE = 48 TENANT SPACES
150	SUITES AT 0.35 VISITOR SPACES PER SUITE = 53 VISITOR SPACES
TOTAL REQUIRED = 249	SPACES (196 TENANT PLUS 53 VISITOR SPACES)
TOTAL PROVIDED = 251	SPACES (191 UNDERGROUND TENANT PLUS 5 SURFACE TENANT PLUS 53 SURFACE VISITOR)