

WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

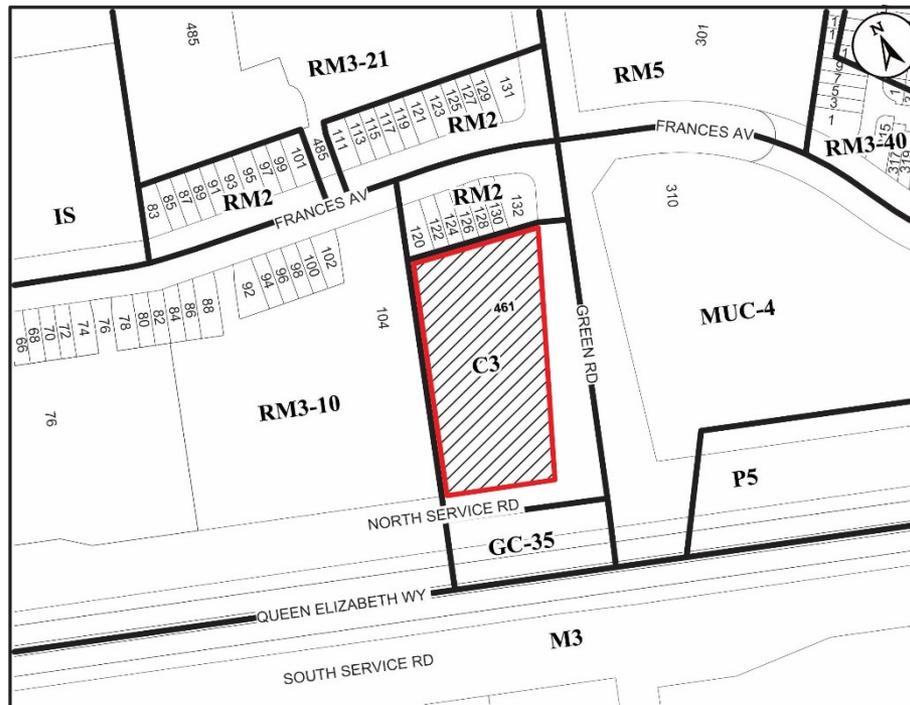
February 18, 2020

PED20043 – (ZAC-18-034 / UHOPA-18-013)

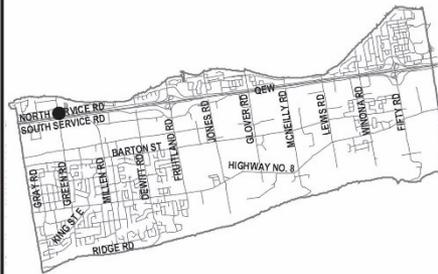
Applications for Amendments to the Urban Hamilton Official Plan and Hamilton Zoning By-law No. 05-200 for Lands Located at 461 Green Road, Stoney Creek.

Presented by: Tim Vrooman





● Site Location



Key Map - Ward 10

N.T.S.

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-18-034 / UHOPA-18-013

Date:
Nov. 26, 2019

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
TV/AL

Subject Property

461 Green Road



Change in Zoning from Community Commercial (C3) Zone to Mixed Use Medium Density (C5, 669, H34) Zone

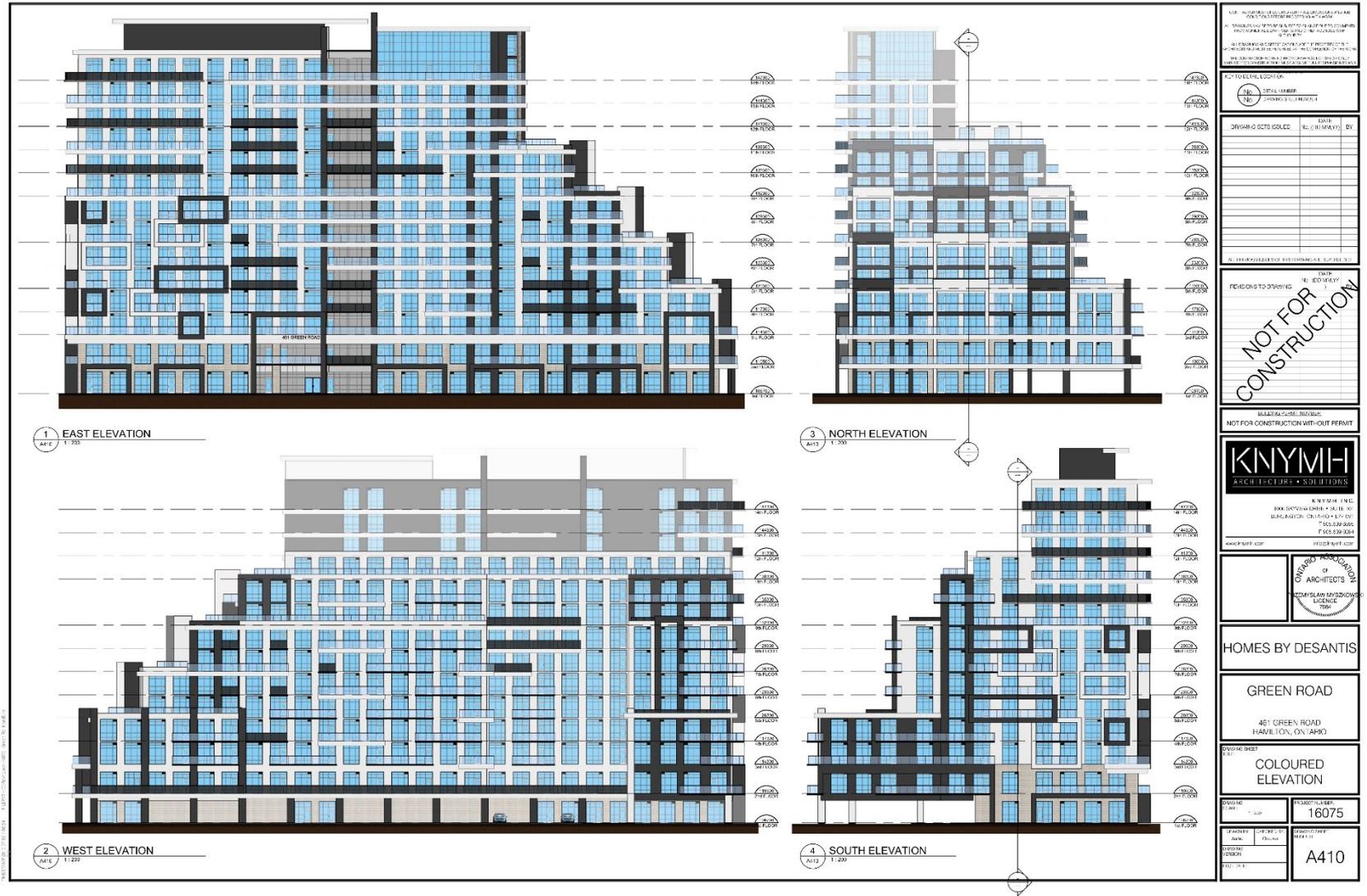


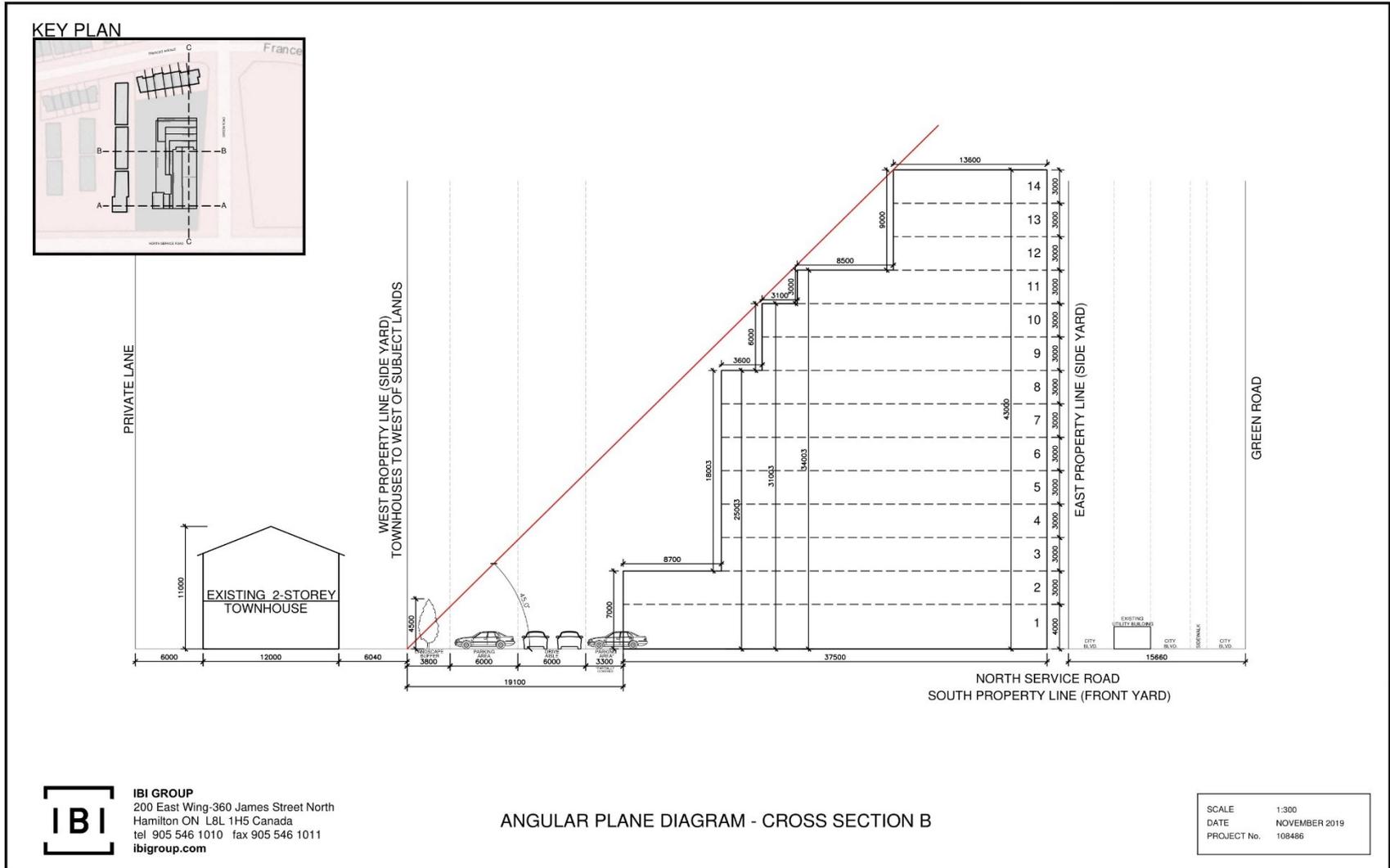
SUBJECT PROPERTY



461 Green Road, Stoney Creek

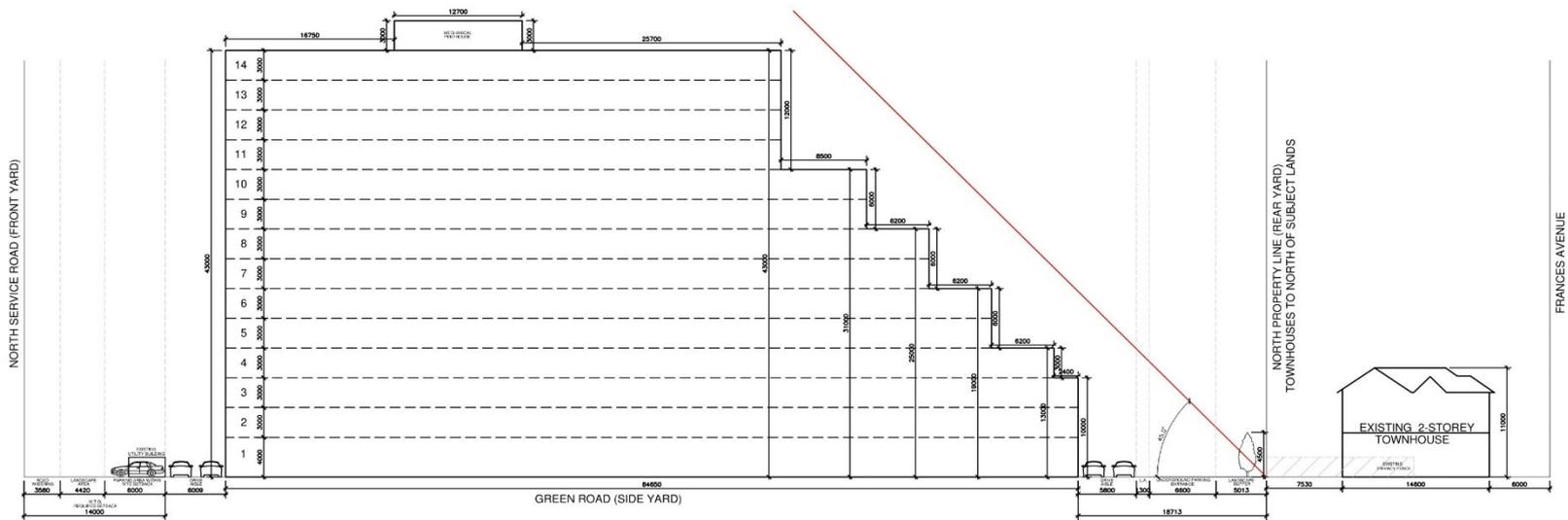
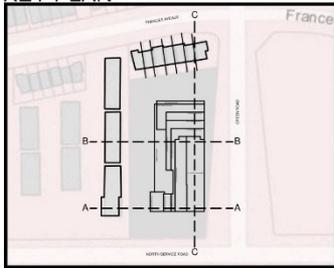






FILE:J:\108486_461GreenRoad5.9 Drawings\56p\concept\ANGULAR PLANE-3 16075 - Site Plan 2019-11-21 14 Storey.dwg LAYOUT: CROSS SECTION B
 LAST SAVED BY: Jared Marcus, Thursday, November 21, 2019 1:59:53 PM PLOTTED BY: Jared Marcus, Thursday, November 21, 2019 2:37:55 PM

KEY PLAN



IBI GROUP
200 East Wing-360 James Street North
Hamilton ON L8L 1H5 Canada
tel 905 546 1010 fax 905 546 1011
ibigroup.com

ANGULAR PLAN DIAGRAM - CROSS SECTION C

SCALE	1:400
DATE	NOVEMBER 2019
PROJECT No.	108486

FILE:21108486_4610GreenPlace5.9 Drawings\9\p\concept\ANGULAR PLANE\3_18076 - Site Plan 2019-11-21_14 Storey.dwg LAYOUT CROSS SECTION C
LAST SAVED BY:Jared.marcus, Thursday, November 21, 2019 1:59:53 PM PLOTTED BY:Jared Marcus, Thursday, November 21, 2019 2:38:15 PM



Interior view of subject site from southeast





Southeast corner of site from across Green Road





Northeast corner of site from across Green Road





Interface with townhomes on Frances Avenue at north rear yard of site





Interface with townhomes on Frances Avenue at west side yard of site





Vacant property to the east across Green Road





View to the east across Green Road





View to the south along Green Road





View to the east along North Service Road





View to the west along North Service Road





View to the north along Green Road





Existing street townhouses on south side of Frances Avenue north of site





Existing block townhouses on south side of Frances Avenue west of site





Existing street townhouses and multiple dwellings north of Frances Avenue





Existing multiple dwellings north of Frances Avenue





Google Earth

Image © 1995-2008
Image © 1995-2008 / Copernicus
Image © 2008-2009 / TerraMetrics

Conceptual 3D massing model from southwest (Google Earth)





Conceptual 3D massing model from southeast (Google Earth)

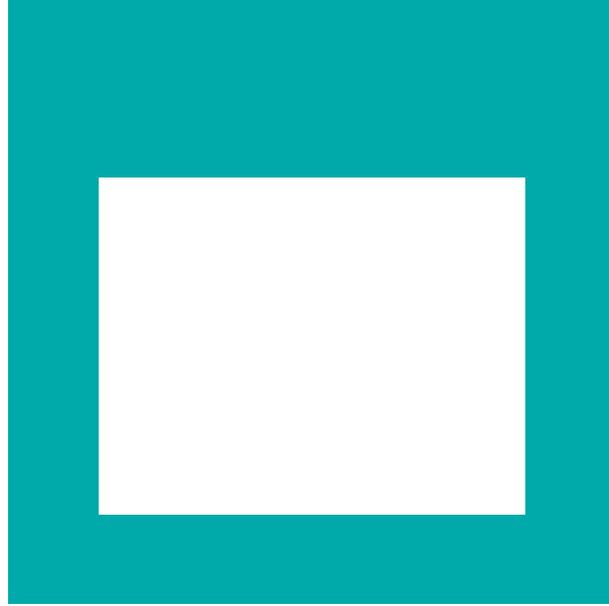




Earth
pernicious
© Airbus

Conceptual 3D massing model from east (Google Earth)





THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE