



WELCOME TO THE CITY OF HAMILTON

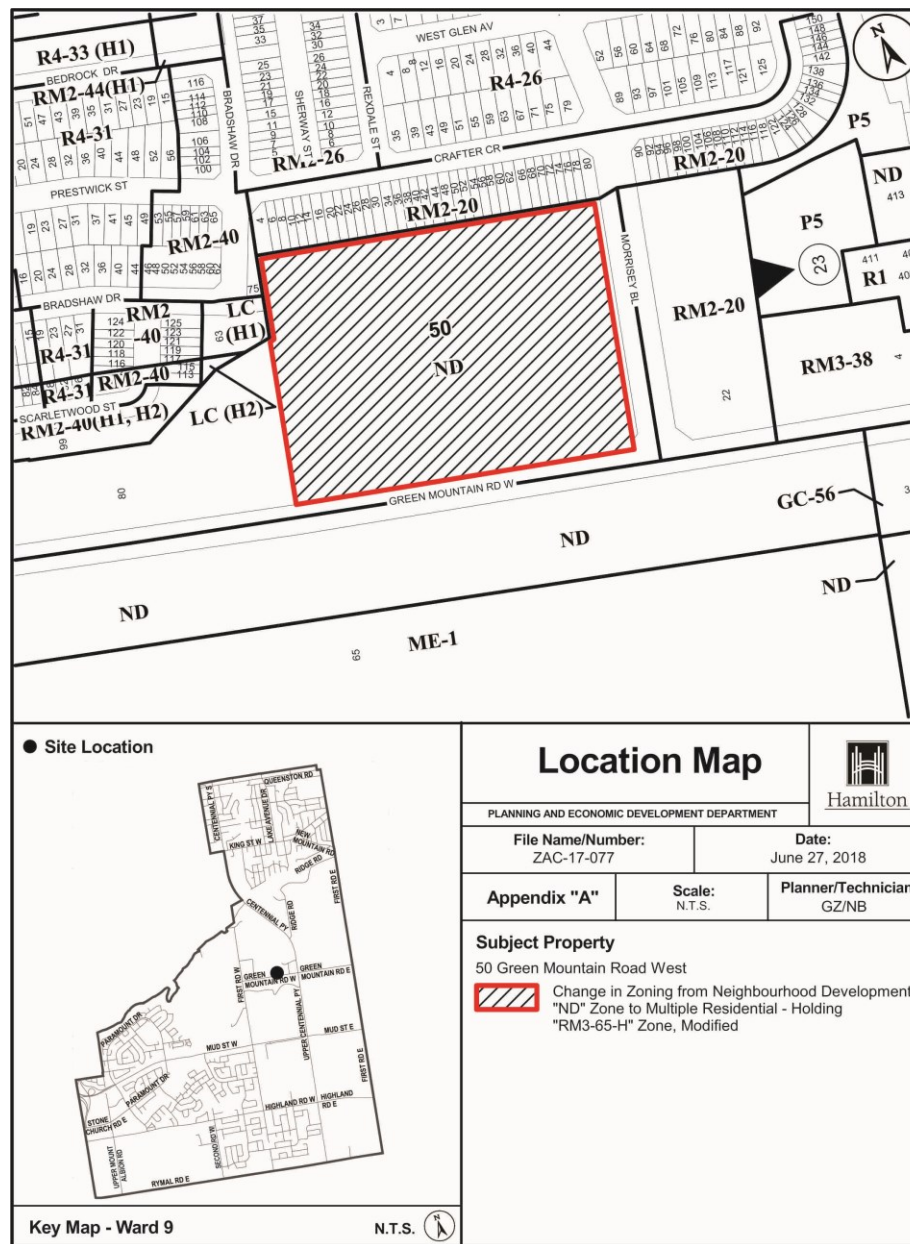
PLANNING COMMITTEE

September 18, 2018

PED18211 – (ZAC-17-077)

Application for Zoning By-law Amendment for Lands Located at
50 Green Mountain Road West, Stoney Creek.

Presented by: George T. Zajac





SUBJECT PROPERTY



50 Green Mountain Road, Stoney Creek



Looking west along Green Mountain Road West



Looking south along Green Mountain Road West at Terrapure



Looking east along Green Mountain Road West



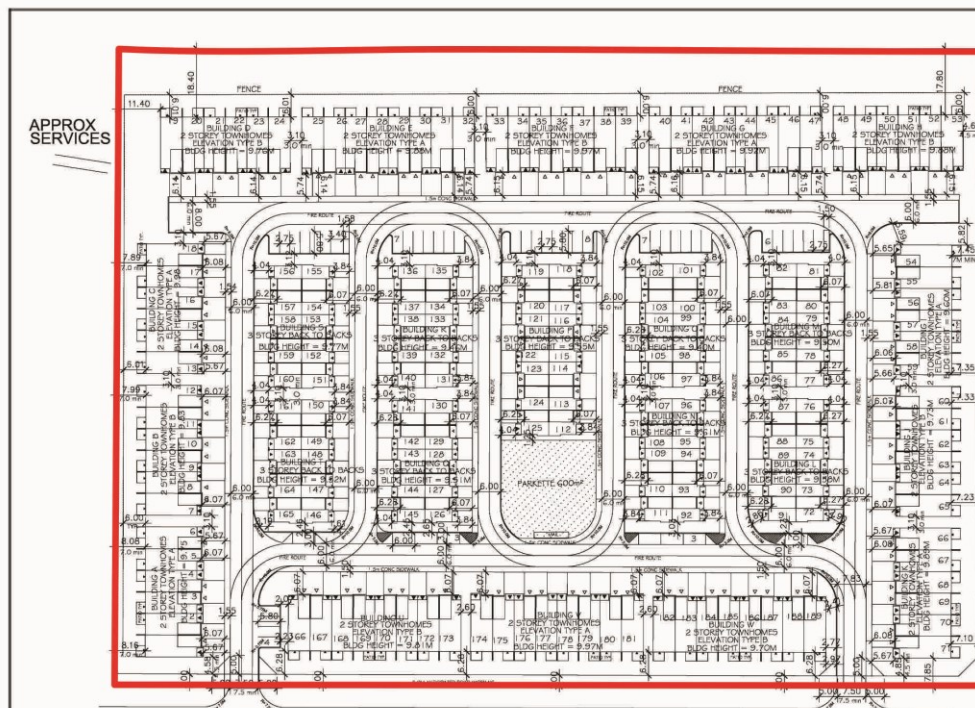
Looking north at the Subject Property



Looking north along Morrissey Boulevard



Looking east along Morrissey Boulevard



189 UNITS

95 2 STOREY STANDARD TOWNHOUSES
94 3 STOREY BACK TO BACK TOWNHOUSES
378 OWNER SPACES PLUS
47 VISITOR SPACES

1 SITE PLAN
189

Land use	Area (Ha)	%
Open Space	5.37	
Parking	0.27	
Landscaping	0.30	
Total Landscaping	5.94	33.4%
Buildings	1.37	33.2%
Roof	1.04	
Footprint	0.33	
Total Footprint	1.37	33.2%
Total Area	0.89	

Proposed Unit Size	Proposed	Proposed	Proposed
Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
6.10.1	1.00	1.00	1.00
6.10.2	1.00	1.00	1.00
6.10.3	1.00	1.00	1.00
6.10.4	1.00	1.00	1.00
6.10.5	1.00	1.00	1.00
6.10.6	1.00	1.00	1.00
6.10.7	1.00	1.00	1.00
6.10.8	1.00	1.00	1.00
6.10.9	1.00	1.00	1.00
6.10.10	1.00	1.00	1.00
6.10.11	1.00	1.00	1.00
6.10.12	1.00	1.00	1.00
6.10.13	1.00	1.00	1.00
6.10.14	1.00	1.00	1.00
6.10.15	1.00	1.00	1.00
6.10.16	1.00	1.00	1.00
6.10.17	1.00	1.00	1.00
6.10.18	1.00	1.00	1.00
6.10.19	1.00	1.00	1.00
6.10.20	1.00	1.00	1.00
6.10.21	1.00	1.00	1.00
6.10.22	1.00	1.00	1.00
6.10.23	1.00	1.00	1.00
6.10.24	1.00	1.00	1.00
6.10.25	1.00	1.00	1.00
6.10.26	1.00	1.00	1.00
6.10.27	1.00	1.00	1.00
6.10.28	1.00	1.00	1.00
6.10.29	1.00	1.00	1.00
6.10.30	1.00	1.00	1.00
6.10.31	1.00	1.00	1.00
6.10.32	1.00	1.00	1.00
6.10.33	1.00	1.00	1.00
6.10.34	1.00	1.00	1.00
6.10.35	1.00	1.00	1.00
6.10.36	1.00	1.00	1.00
6.10.37	1.00	1.00	1.00
6.10.38	1.00	1.00	1.00
6.10.39	1.00	1.00	1.00
6.10.40	1.00	1.00	1.00
6.10.41	1.00	1.00	1.00
6.10.42	1.00	1.00	1.00
6.10.43	1.00	1.00	1.00
6.10.44	1.00	1.00	1.00
6.10.45	1.00	1.00	1.00
6.10.46	1.00	1.00	1.00
6.10.47	1.00	1.00	1.00
6.10.48	1.00	1.00	1.00
6.10.49	1.00	1.00	1.00
6.10.50	1.00	1.00	1.00
6.10.51	1.00	1.00	1.00
6.10.52	1.00	1.00	1.00
6.10.53	1.00	1.00	1.00
6.10.54	1.00	1.00	1.00
6.10.55	1.00	1.00	1.00
6.10.56	1.00	1.00	1.00
6.10.57	1.00	1.00	1.00
6.10.58	1.00	1.00	1.00
6.10.59	1.00	1.00	1.00
6.10.60	1.00	1.00	1.00
6.10.61	1.00	1.00	1.00
6.10.62	1.00	1.00	1.00
6.10.63	1.00	1.00	1.00
6.10.64	1.00	1.00	1.00
6.10.65	1.00	1.00	1.00
6.10.66	1.00	1.00	1.00
6.10.67	1.00	1.00	1.00
6.10.68	1.00	1.00	1.00
6.10.69	1.00	1.00	1.00
6.10.70	1.00	1.00	1.00
6.10.71	1.00	1.00	1.00
6.10.72	1.00	1.00	1.00
6.10.73	1.00	1.00	1.00
6.10.74	1.00	1.00	1.00
6.10.75	1.00	1.00	1.00
6.10.76	1.00	1.00	1.00
6.10.77	1.00	1.00	1.00
6.10.78	1.00	1.00	1.00
6.10.79	1.00	1.00	1.00
6.10.80	1.00	1.00	1.00
6.10.81	1.00	1.00	1.00
6.10.82	1.00	1.00	1.00
6.10.83	1.00	1.00	1.00
6.10.84	1.00	1.00	1.00
6.10.85	1.00	1.00	1.00
6.10.86	1.00	1.00	1.00
6.10.87	1.00	1.00	1.00
6.10.88	1.00	1.00	1.00
6.10.89	1.00	1.00	1.00
6.10.90	1.00	1.00	1.00
6.10.91	1.00	1.00	1.00
6.10.92	1.00	1.00	1.00
6.10.93	1.00	1.00	1.00
6.10.94	1.00	1.00	1.00
6.10.95	1.00	1.00	1.00
6.10.96	1.00	1.00	1.00
6.10.97	1.00	1.00	1.00
6.10.98	1.00	1.00	1.00
6.10.99	1.00	1.00	1.00
6.10.100	1.00	1.00	1.00

Proposed Unit Size	Proposed	Proposed	Proposed
Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
6.10.1	1.00	1.00	1.00
6.10.2	1.00	1.00	1.00
6.10.3	1.00	1.00	1.00
6.10.4	1.00	1.00	1.00
6.10.5	1.00	1.00	1.00
6.10.6	1.00	1.00	1.00
6.10.7	1.00	1.00	1.00
6.10.8	1.00	1.00	1.00
6.10.9	1.00	1.00	1.00
6.10.10	1.00	1.00	1.00
6.10.11	1.00	1.00	1.00
6.10.12	1.00	1.00	1.00
6.10.13	1.00	1.00	1.00
6.10.14	1.00	1.00	1.00
6.10.15	1.00	1.00	1.00
6.10.16	1.00	1.00	1.00
6.10.17	1.00	1.00	1.00
6.10.18	1.00	1.00	1.00
6.10.19	1.00	1.00	1.00
6.10.20	1.00	1.00	1.00
6.10.21	1.00	1.00	1.00
6.10.22	1.00	1.00	1.00
6.10.23	1.00	1.00	1.00
6.10.24	1.00	1.00	1.00
6.10.25	1.00	1.00	1.00
6.10.26	1.00	1.00	1.00
6.10.27	1.00	1.00	1.00
6.10.28	1.00	1.00	1.00
6.10.29	1.00	1.00	1.00
6.10.30	1.00	1.00	1.00
6.10.31	1.00	1.00	1.00
6.10.32	1.00	1.00	1.00
6.10.33	1.00	1.00	1.00
6.10.34	1.00	1.00	1.00
6.10.35	1.00	1.00	1.00
6.10.36	1.00	1.00	1.00
6.10.37	1.00	1.00	1.00
6.10.38	1.00	1.00	1.00
6.10.39	1.00	1.00	1.00
6.10.40	1.00	1.00	1.00
6.10.41	1.00	1.00	1.00
6.10.42	1.00	1.00	1.00
6.10.43	1.00	1.00	1.00
6.10.44	1.00	1.00	1.00
6.10.45	1.00	1.00	1.00
6.10.46	1.00	1.00	1.00
6.10.47	1.00	1.00	1.00
6.10.48	1.00	1.00	1.00
6.10.49	1.00	1.00	1.00
6.10.50	1.00	1.00	1.00
6.10.51	1.00	1.00	1.00
6.10.52	1.00	1.00	1.00
6.10.53	1.00	1.00	1.00
6.10.54	1.00	1.00	1.00
6.10.55	1.00	1.00	1.00
6.10.56	1.00	1.00	1.00
6.10.57	1.00	1.00	1.00
6.10.58	1.00	1.00	1.00
6.10.59	1.00	1.00	1.00
6.10.60	1.00	1.00	1.00
6.10.61	1.00	1.00	1.00
6.10.62	1.00	1.00	1.00
6.10.63	1.00	1.00	1.00
6.10.64	1.00	1.00	1.00
6.10.65	1.00	1.00	1.00
6.10.66	1.00	1.00	1.00
6.10.67	1.00	1.00	1.00
6.10.68	1.00	1.00	1.00
6.10.69	1.00	1.00	1.00
6.10.70	1.00	1.00	1.00
6.10.71	1.00	1.00	1.00
6.10.72	1.00	1.00	1.00
6.10.73	1.00	1.00	1.00
6.10.74	1.00	1.00	1.00
6.10.75	1.00	1.00	1.00
6.10.76	1.00	1.00	1.00
6.10.77	1.00	1.00	1.00
6.10.78	1.00	1.00	1.00
6.10.79	1.00	1.00	1.00
6.10.80	1.00	1.00	1.00
6.10.81	1.00	1.00	1.00
6.10.82	1.00	1.00	1.00
6.10.83	1.00	1.00	1.00
6.10.84	1.00	1.00	1.00
6.10.85	1.00	1.00	1.00
6.10.86	1.00	1.00	1.00
6.10.87	1.00	1.00	1.00
6.10.88	1.00	1.00	1.00
6.10.89	1.00	1.00	1.00
6.10.90	1.00	1.00	1.00
6.10.91	1.00	1.00	1.00
6.10.92	1.00	1.00	1.00
6.10.93	1.00	1.00	1.00
6.10.94	1.00	1.00	1.00
6.10.95	1.00	1.00	1.00
6.10.96	1.00	1.00	1.00
6.10.97	1.00	1.00	1.00
6.10.98	1.00	1.00	1.00
6.10.99	1.00	1.00	1.00
6.10.100	1.00	1.00	1.00

CONTRACTOR MUST OBTAIN APPROVAL FROM THE CITY OF KENNESAW FOR ALL CHANGES TO THE SITE PLAN. ALL CHANGES MUST BE SUBMITTED TO THE CITY OF KENNESAW FOR APPROVAL. THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE CITY OF KENNESAW FOR ALL CHANGES TO THE SITE PLAN. ALL CHANGES MUST BE SUBMITTED TO THE CITY OF KENNESAW FOR APPROVAL.

NO TO SERIAL LOCATION
NO SERIAL LOCATION
NO SERIAL LOCATION

DRAWING SETS ISSUED
NO SERIAL LOCATION
NO SERIAL LOCATION

NO SERIAL LOCATION
NO SERIAL LOCATION
NO SERIAL LOCATION

NO SERIAL LOCATION
NO SERIAL LOCATION
NO SERIAL LOCATION

NO SERIAL LOCATION
NO SERIAL LOCATION
NO SERIAL LOCATION

NO SERIAL LOCATION
NO SERIAL LOCATION
NO SERIAL LOCATION

NO SERIAL LOCATION
NO SERIAL LOCATION
NO SERIAL LOCATION

NO SERIAL LOCATION
NO SERIAL LOCATION
NO SERIAL LOCATION

NO SERIAL LOCATION
NO SERIAL LOCATION
NO SERIAL LOCATION

NO SERIAL LOCATION
NO SERIAL LOCATION
NO SERIAL LOCATION

NO SERIAL LOCATION
NO SERIAL LOCATION
NO SERIAL LOCATION

NO SERIAL LOCATION
NO SERIAL LOCATION
NO SERIAL LOCATION

NO SERIAL LOCATION
NO SERIAL LOCATION
NO SERIAL LOCATION

NO SERIAL LOCATION
NO SERIAL LOCATION
NO SERIAL LOCATION

NO SERIAL LOCATION
NO SERIAL LOCATION
NO SERIAL LOCATION

NO SERIAL LOCATION
NO SERIAL LOCATION
NO SERIAL LOCATION

NO SERIAL LOCATION
NO SERIAL LOCATION
NO SERIAL LOCATION

NO SERIAL LOCATION
NO SERIAL LOCATION
NO SERIAL LOCATION

NO SERIAL LOCATION
NO SERIAL LOCATION
NO SERIAL LOCATION

NO SERIAL LOCATION
NO SERIAL LOCATION
NO SERIAL LOCATION

NO SERIAL LOCATION
NO SERIAL LOCATION
NO SERIAL LOCATION







DRAWING LEGEND

S01	WOOD Siding 1 - COLOR 1
S02	WOOD Siding 2 - COLOR 2
S03	WOOD Siding 3 - COLOR 3
B01	BRICK 1 - COLOR 1
B02	BRICK 2 - COLOR 2
ST01	STONE 1 - COLOR 1
ST02	STONE 2 - COLOR 2
AL	ALUMINUM RAILING
AT	ALUMINUM TRIM
AS	ALUMINUM SILLING
ASPH	ASPHALT SHINGLE
WP	WOOD PILE
PS	PRECAST SILL
AF	ALUMINUM FLASHING
SC	SOLIDEX COURSE

WINDOW SCHEDULE

QTY.	Nb.	DESCRIPTION	ROUGH OPENING	WINDOW OPENING	REMARKS
	B01		21' 0" x 8' 0"		
	B02		21' 0" x 8' 0"		
	B03		21' 0" x 8' 0"		
	B04		21' 0" x 8' 0"		
	B05		21' 0" x 8' 0"		
	B06		21' 0" x 8' 0"		
	B07		21' 0" x 8' 0"		

EXTERIOR DOOR SCHEDULE

Nb.	FROM	TO	TYPE	WIDTH	HEIGHT	QTY.
D01	LOT	CORSE	DOOR	36' 0"	8' 0"	1
D02	LOT	CORSE	DOOR	36' 0"	8' 0"	1
D03	DOOR	DOOR	DOOR	36' 0"	8' 0"	1
D04	DOOR	DOOR	DOOR	36' 0"	8' 0"	1

CONTRACTOR MUST OBTAIN AND VERIFY ALL PERMITS AND ZONING CONFORMANCE BEFORE PROCEEDING WITH WORK.

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT. NO PART OF THIS DRAWING OR SPECIFICATION MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ZONING CONFORMANCE BEFORE PROCEEDING WITH WORK.

KEY TO DETAIL LOCATION

No.	DETAIL NUMBER	ISSUING SHEET NUMBER

DRAWING SET TO BE ISSUED

DATE	BY
NOV 20, 2017	MM
NOV 20, 2017	MM
NOV 20, 2017	MM

ALL PREVIOUS EDITIONS OF THIS DRAWING ARE SUPERSEDED.

REVISIONS TO DRAWING

DATE	BY
NOV 20, 2017	MM
NOV 20, 2017	MM
NOV 20, 2017	MM

NOT FOR CONSTRUCTION

BUILDING PERMIT NUMBER

NOT FOR CONSTRUCTION WITHOUT PERMIT

KNYMH
ARCHITECTURE • SOLUTIONS

KNYMH INC.
1000 BAYVIEW AVENUE • SUITE 100
BURLINGTON, ONTARIO • L7R 0A1
T 905.639.0099
F 905.639.0094
www.knymh.com
info@knymh.com

ASSOCIATION OF ARCHITECTS OF HAMILTON
REGISTERED PROFESSIONAL ARCHITECT
LICENSE 1986

TOWNHOUSE AND BACK TO BACK PROJECT
50 GREEN MOUNTAIN ROAD
STONEY CREEK, ONTARIO

DRAWING SHEET TITLE

ELEVATION
BUILDING P - BACK TO BACK

DRAWING SCALE
3/16" = 1' - 0"

PROJECT NUMBER
16315

DRAWN BY / CHECKED BY
DRAWING VERSION
PLOT DATE
November 21, 2017

A300



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE