WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

July 6, 2021

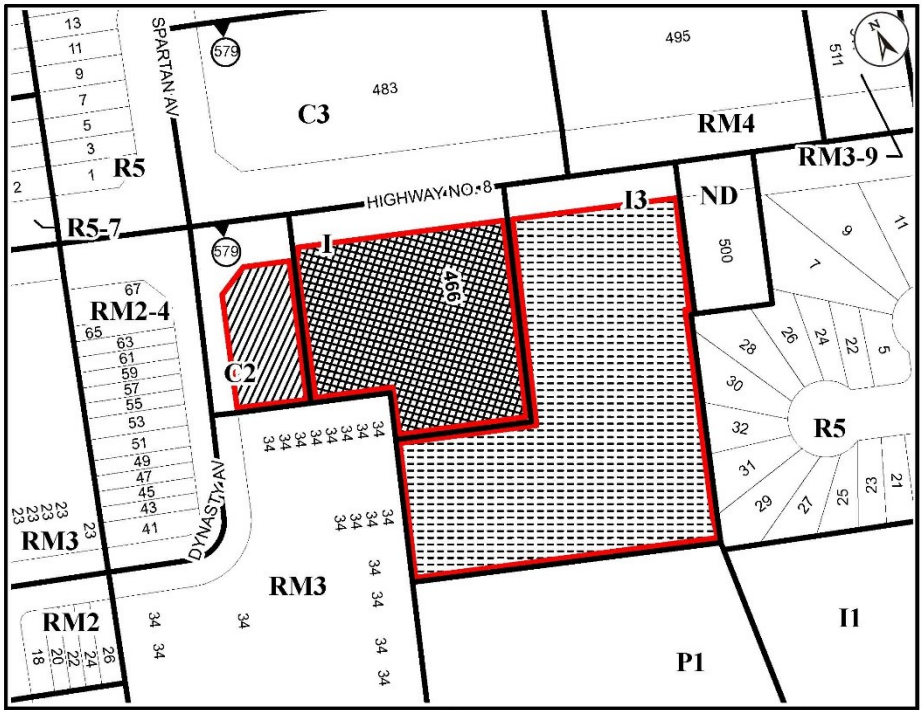
Presented by: Melanie Schneider

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

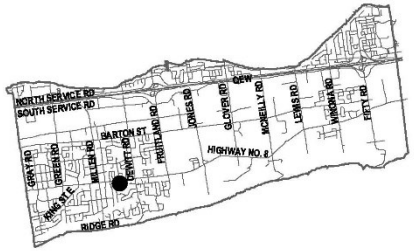
PED21136– (ZAC-18-059 & UHOPA-08-025)

Application to Amend the Urban Hamilton Official Plan and Hamilton Zoning By-law No. 05-200 for lands located at 466 to 490 Highway No. 8, Stoney Creek.

Presented by: Melanie Schneider



● Site Location



Key Map - Ward 10

Location Map

Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:	Date:	
ZAC-18-059 & UHOPA-18-025	May 3, 2021	
Appendix "A"	Scale: N.T.S	Planner/Technician: MS/AL

Subject Property

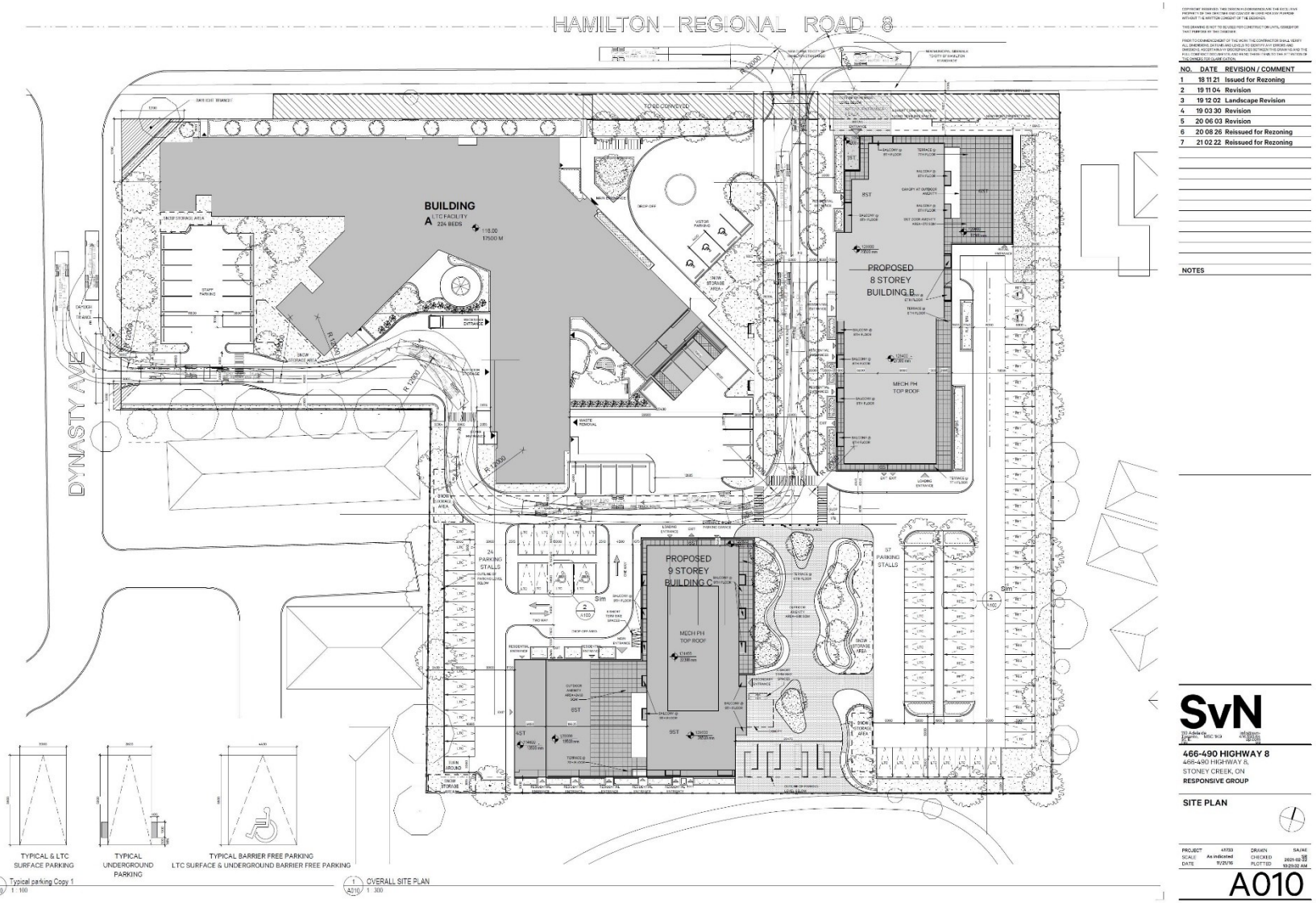
466 Highway No. 8

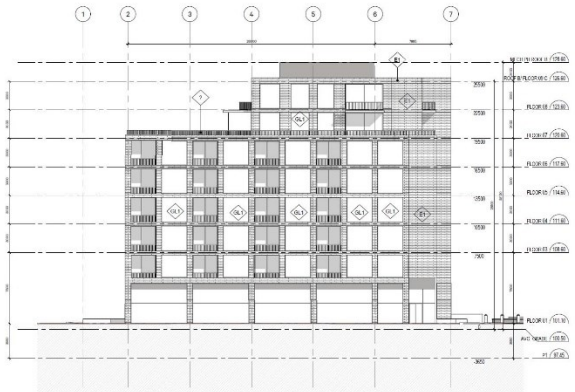
Block 1 - Change in zoning from the Neighbourhood Commercial (C2, 579) Zone to the Major Institutional (I3, 744, H36) Zone

Block 2 - Lands to be added to Zoning By-law No. 05-200 as Major Institutional (I3, 744, H36) Zone

Block 3 - Change in zoning from the Major Institutional (I3) Zone to the Major Institutional (I3, 744, H36) Zone

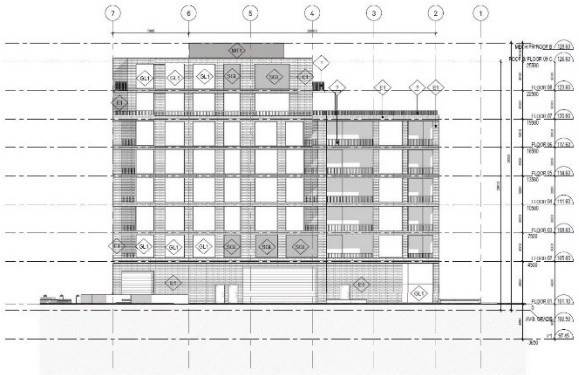
SUBJECT PROPERTY 466 Highway No. 8, Stoney Creek


HAMILTON REGIONAL ROAD 8
DYNASTY AVE
BUILDING A
LTC FACILITY
224 BEDS
PROPOSED 8 STOREY BUILDING B
PROPOSED 9 STOREY BUILDING C
MECH PH TOP ROOF
TYPICAL & LTC SURFACE PARKING
TYPICAL UNDERGROUND PARKING
TYPICAL BARRIER FREE PARKING
LTC SURFACE & UNDERGROUND BARRIER FREE PARKING
2 Typical parking Copy 1
A010 1 : 100
1 OVERALL SITE PLAN
A010 1 : 300
NO. DATE REVISION / COMMENT
1 18 11 21 Issued for Rezoning
2 19 11 04 Revision
3 19 12 02 Landscape Revision
4 19 03 30 Revision
5 20 06 03 Revision
6 20 08 26 Reissued for Rezoning
7 21 02 22 Reissued for Rezoning
NOTES
SvN
466-490 HIGHWAY 8
466-490 HIGHWAY 8,
STONEY CREEK, ON
RESPONSIVE GROUP
SITE PLAN
A010

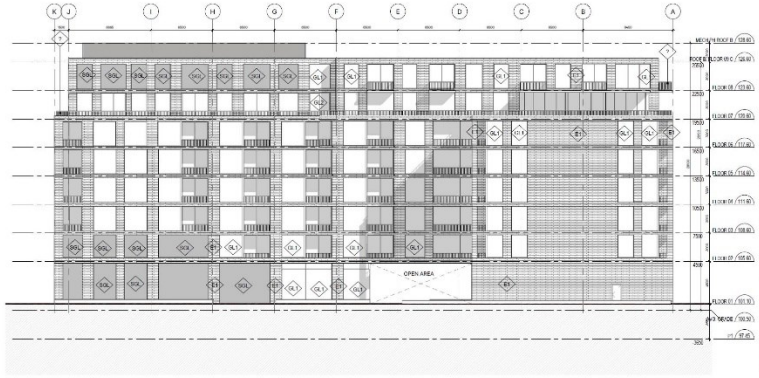


3 NORTH ELEVATION B
A400 1 : 200

1 WEST ELEVATION B
A400 1 : 200



1 SOUTH ELEVATION B
A400 1 : 200



2 EAST ELEVATION B
A400 1 : 200

NO.	DATE	REVISION / COMMENT
1	18 11 21	Issued for Rezoning
2	19 11 04	Revision
6	20 06 26	Reissued for Rezoning

NOTES

EXTERIOR CLADDING
EXCEPT:

M1 - MASONRY

GL1 - GLAZING

GL2 - GLASS GUARD RAILS

SG1 - SPANDREL GLASS

M11 - METAL CLADDING

SvN

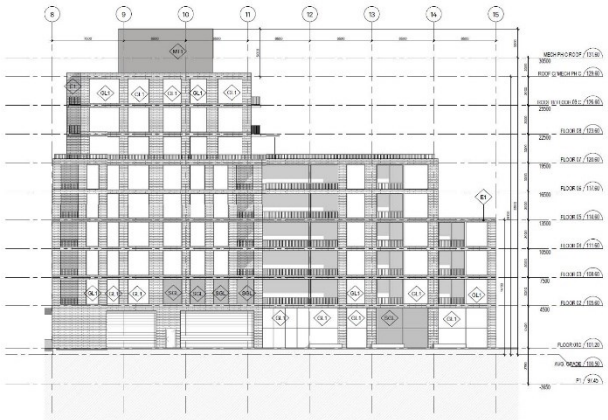
466-490 HIGHWAY 8
466-490 HIGHWAY 8,
STONEY CREEK, ON

RESPONSIVE GROUP

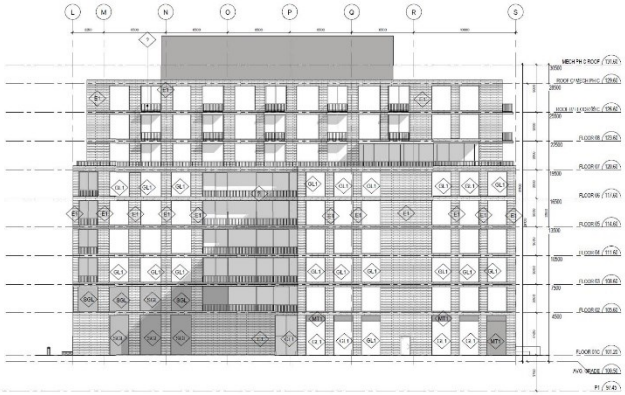
BUILDING B ELEVATIONS

PROJECT	41190	DRAWN	BA/AB
SCALE	As indicated	CHECKED	BR
DATE	19/25/16	PLOTTED	2020-06-26 6:20:07 PM

A400

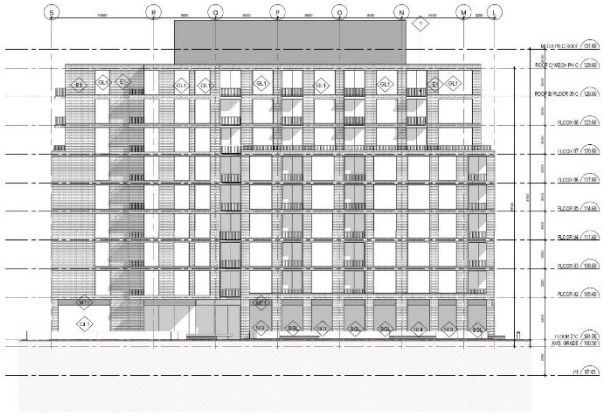


3 A401 NORTH ELEVATION C
1 : 200



1 A401 WEST ELEVATION C
1 : 200

2 A401 SOUTH ELEVATION C
1 : 200



4 A401 EAST ELEVATION C
1 : 200

COPYRIGHT RESERVED. THIS DESIGN AND DRAWING AND THE DESIGNS CONTAINED THEREIN ARE THE PROPERTY OF THE ARCHITECT AND CANNOT BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED FOR THAT PURPOSE BY THE DESIGNER.

PRIOR TO COMMENCEMENT OF THE WORK THE CONTRACTOR IS ALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS ON SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER. DO NOT SCALE DRAWINGS. ANY DRAWINGS REFERRED TO IN THIS DRAWING ARE TO BE ALL THE RELEVANT PARTS, AND WHICH THEY FORM PART OF THE CONTRACT DOCUMENTS.

NO.	DATE	REVISION / COMMENT
1	19 11 21	Issued for Rezoning
2	19 11 04	Revision
5	20 08 26	Reissued for Rezoning

NOTES

EXTERIOR CLADDING LEGEND:

P1 - MASONARY

GL1 - GLAZING

GL2 - GLASS GAURD RAILS

SG1 - SPANDREL GLASS

MT1 - METAL CLADDING

SvN

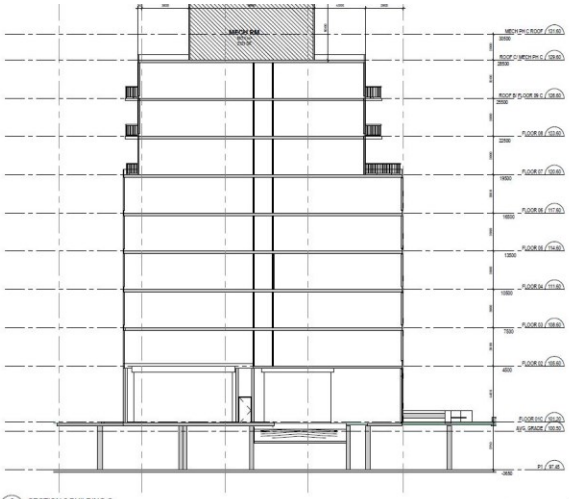
466-490 HIGHWAY 8
466-490 HIGHWAY 8,
STONEY CREEK, ON

RESPONSIVE GROUP

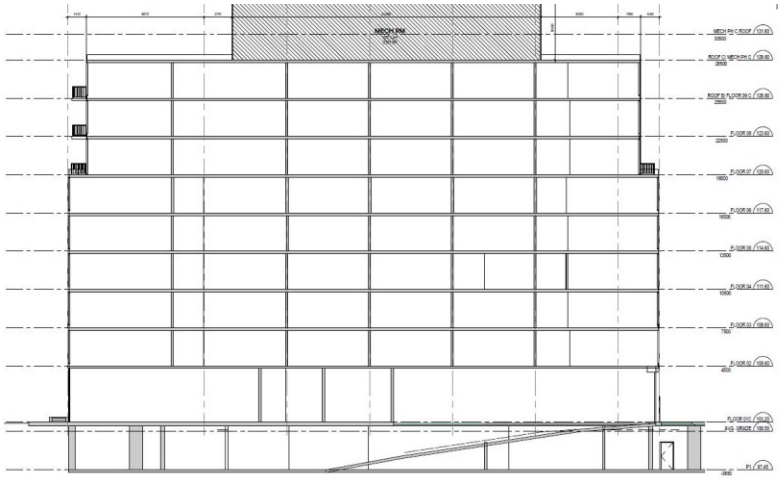
BUILDING C ELEVATIONS

PROJECT	47030	DRAWN	SA/ME
SCALE	As indicated	CHECKED	MR
DATE	19/20/06	PLOTTED	2020-08-26 5:25:47 PM

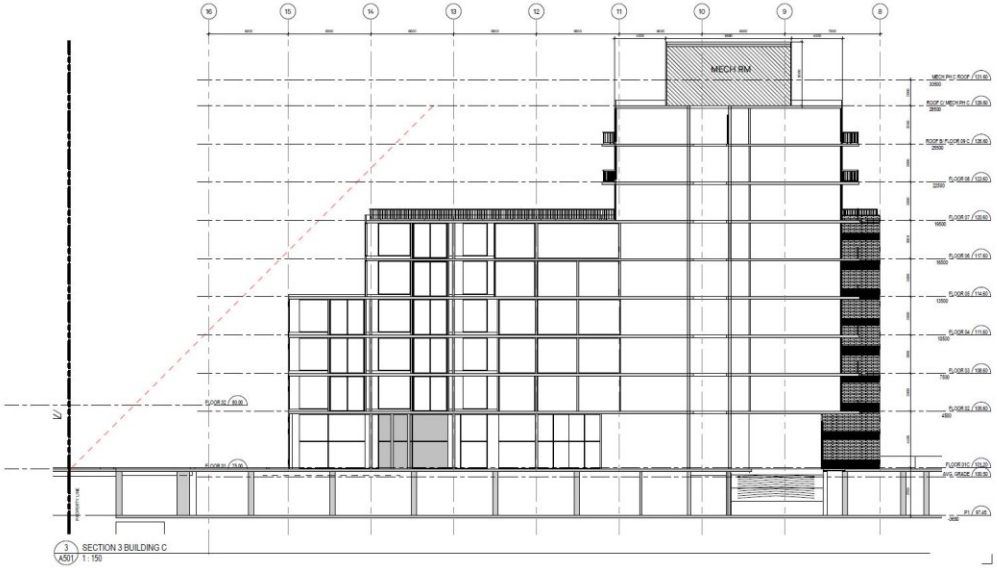
A401



2 SECTION 2 BUILDING C
A501 1 : 150



1 SECTION 1 BUILDING C
A501 1 : 150



3 SECTION 3 BUILDING C
A501 1 : 150

NO.	DATE	REVISION / COMMENT
1	18 11 21	Issued for Rezoning
2	19 11 04	Revision
6	20 08 26	Reissued for Rezoning

NOTES

SvN

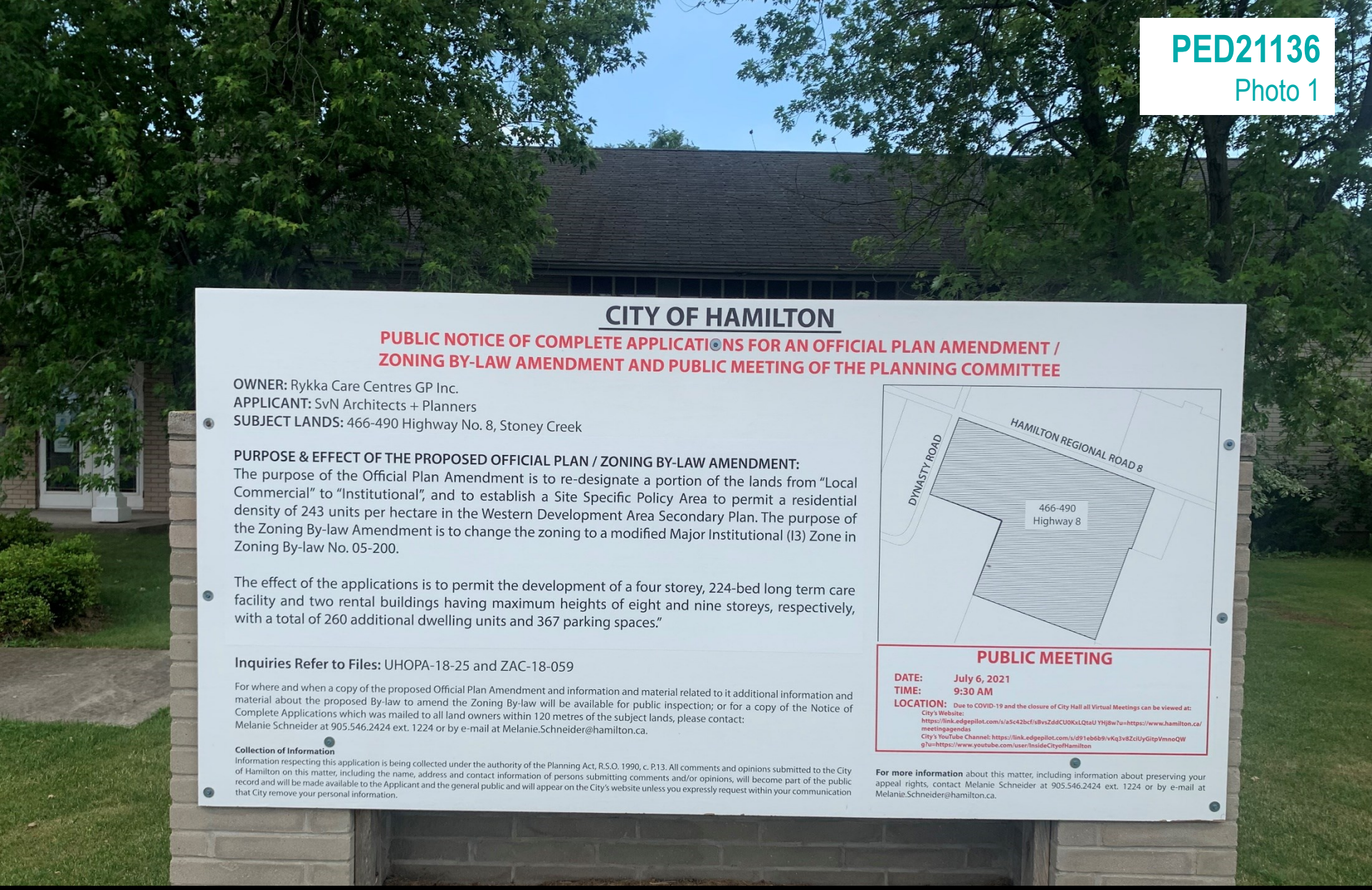
466-490 HIGHWAY 8
466-490 HIGHWAY 8,
STONEY CREEK, ON

RESPONSIVE GROUP

BUILDING C SECTIONS

PROJECT	417B2	DRAWN	SA/KB
SCALE	1 : 150	CHECKED	BR
DATE	11/21/18	PLOTTED	2020-08-26 9:23:04 PM

A501



Public Meeting Sign

Subject lands showing place of worship and retirement home

Existing place of worship on site to be demolished

Subject lands showing proposed LTC location

Subject lands from Dynasty Avenue

Dynasty Avenue looking south towards the escarpment

7. Dynasty Avenue and Hwy 8 intersection

Lands to the west looking towards subject lands

Lands to the west showing existing mature trees

Existing retirement home from Dewitt Park

Subject lands from the south, location of 9 storey multiple dwelling

Lands to the south looking east

Singles to the east

PED21136
Photo 14

Lands to the east and location of proposed eight storey multiple dwelling

Existing cross walk which may need to be relocated to facilitate development

PED21136
Photo 16

Existing multiple dwelling to the north

Commercial uses to the north

PED21136
Photo 18

Lands to the east

Streetscape of hwy 8 looking east

Streetscape of hwy 8 looking west

Location of proposed multiple dwellings

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE