



WELCOME TO THE CITY OF HAMILTON

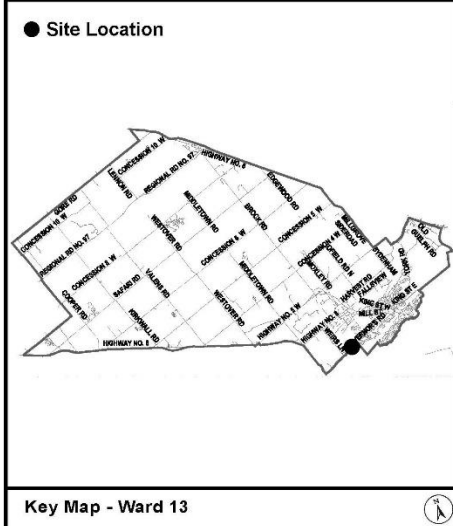
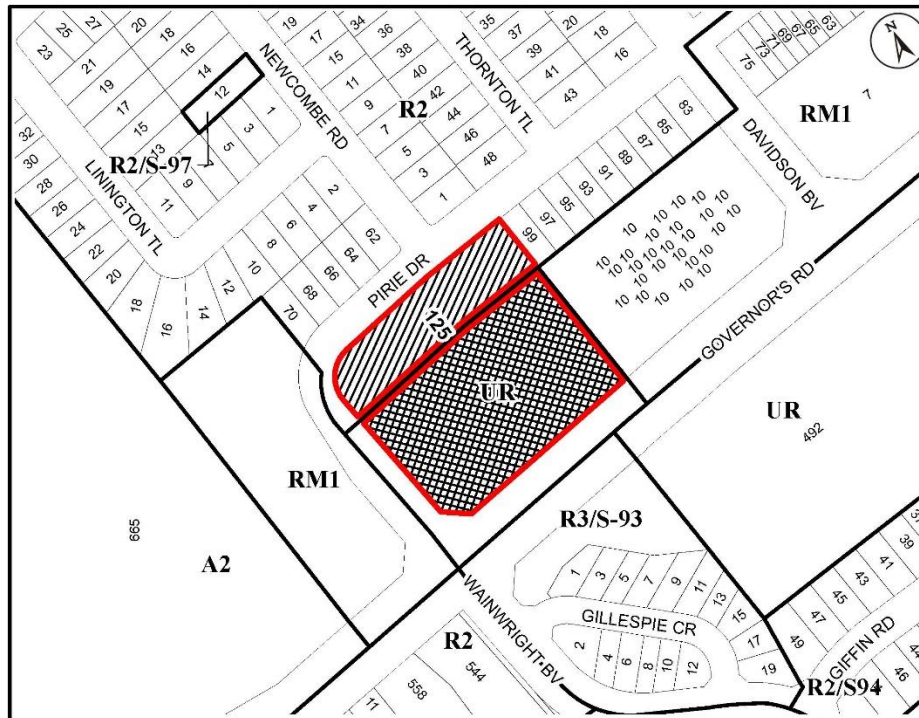
PLANNING COMMITTEE

September 6, 2022

PED22145 – (ZAC-21-003)

Application for a Zoning By-law Amendment for Lands Located at 125 Pirie Drive,
Dundas.



Presented by: Aminu Bello



Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	
File Name/Number: ZAC-21-003	Date: August 10, 2022
Appendix "A"	Scale: N.T.S.
Planner/Technician: AB/AL	

- Subject Property**
- 125 Pirie Drive, Dundas (Ward 13)
-  Block 1 - Change in Zoning from the Single-Detached Residential Zone (R2) Zone to Low To Medium Density Multiple Dwelling (RM1/S-140) Zone, Modified
 -  Block 2 - Lands to be added to Zoning By-law 05-200 as Community Institutional (I2, 814, H126) Zone



SUBJECT PROPERTY



125 Pirie Drive, Dundas



Appendix "D" to Report PED22145

Page 1 of 4

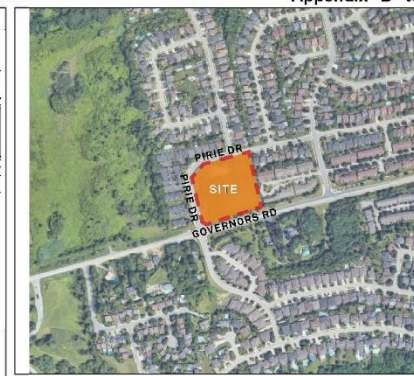
All drawings, specifications and related documents are the Copyright of Kirkor Architects + Planners and may not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Kirkor Architects + Planners.



KIRKOR ARCHITECTS + PLANNERS

25 The Power Line, 9-40 Dundas St. W. 5th Floor
Toronto, Ontario M5G 1S4
Tel: 416-593-8360
www.kirkorarchitects.com

No.	Revision	Date



Context Plan
NTS (A1.1)

125 PIRIE DR REPAIR/REPLACE HOUSE DEVELOPMENT
UNITS: 15

1.01 SITE INFORMATION

1.1	Lot Area (sq. ft.)	10,311.2	3,817.0	14,128.2
1.2	Lot Area (sq. m)	952.2	352.2	1,304.4

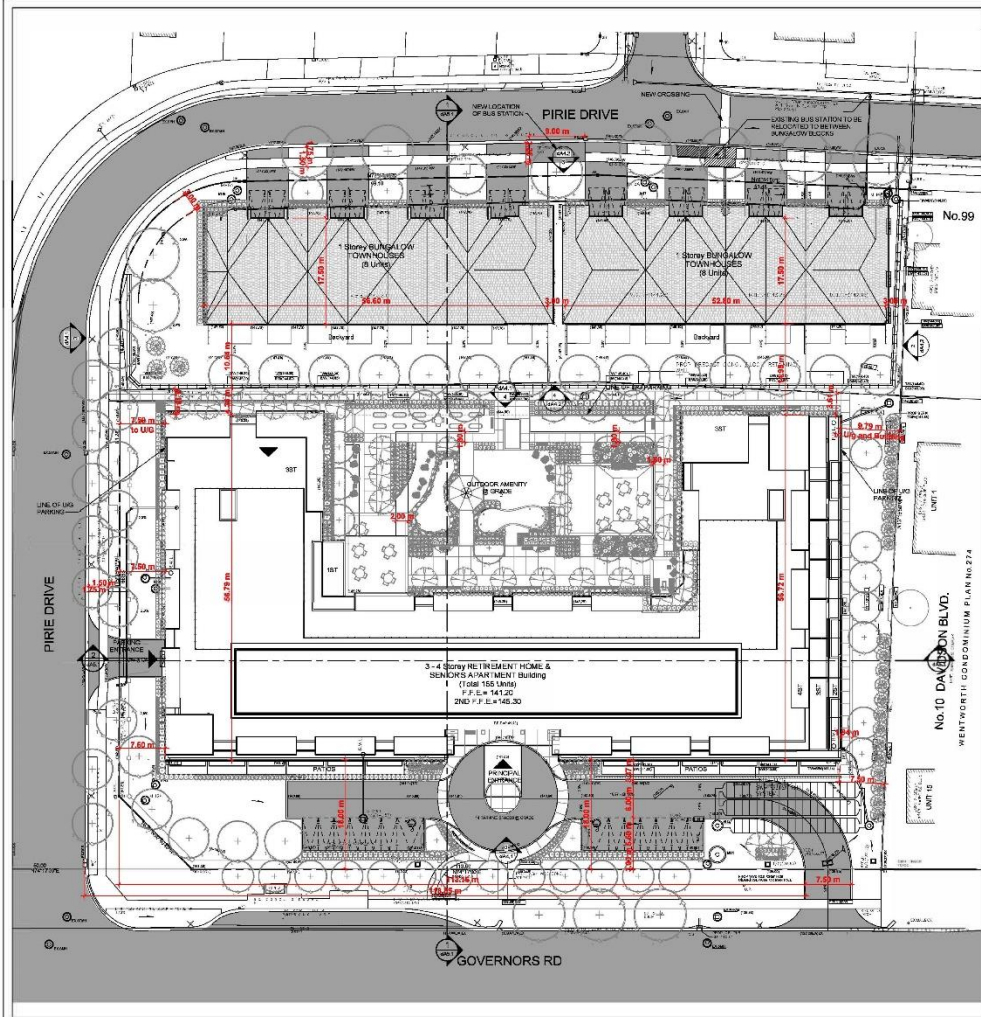
2.01 UNIT INFORMATION

2.1	Unit Type	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2.2	Unit Area (sq. ft.)	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100
2.3	Unit Area (sq. m)	101.6	101.6	101.6	101.6	101.6	101.6	101.6	101.6	101.6	101.6	101.6	101.6	101.6	101.6	101.6

3.01 FINISHES

3.1	Finish Type	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
3.2	Finish Area (sq. ft.)	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100
3.3	Finish Area (sq. m)	101.6	101.6	101.6	101.6	101.6	101.6	101.6	101.6	101.6	101.6	101.6	101.6	101.6	101.6	101.6

Project Statistics
NTS (A1.1)



Site Plan
Scale: 1" = 300'
NTS (A1.1)

Drawing Title

Site Plan & Statistics

Project

Felagore Properties Limited

125 PIRIE DR
125 Pine Dr., Dundas, Ontario
1 300
Drawn by
Author
Checked by
Checker
19081
Project No.
19081
Date
Dec 15, 2021
Drawn No.
dA1.1

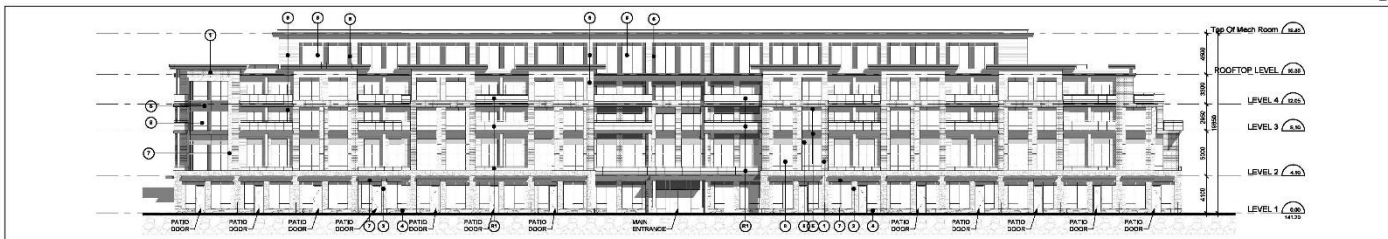
Plot Date: 12/15/2021 12:18:54 PM File Path: C:\Users\jg2019\Felagore\Projects\125_Pirie_Dr\125_Pirie_Dr.dwg

EXTERIOR FINISH LEGEND

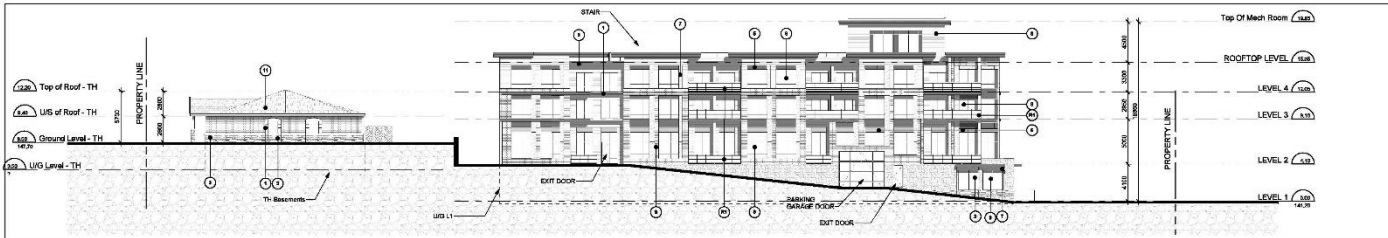
PROJECT NUMBER - PROJECT NAME

1 BRICK - Stone	8 METAL PANEL SYSTEM - Dark Grey	9 BRICK - Light Grey
2 BRICK - Light Yellow	8 METAL PANEL SYSTEM - Light Grey	10 STUCCO - Light Grey
3 STONE - Stone	7 METAL PANEL SYSTEM - Wood Pattern	11 ROOF - Asphalt Shingles - Dark Grey
4 STONE - Dark Stone	8 Wood Shakes - Dark Shingles - Dark Stone Clones	12 BALCONY SYSTEM - Glass, Stainless Steel, Wood Deck Slatting

EXTERIOR FINISH LEGEND 1
NTS d44.1



South Elevation - Retirement Home & Seniors' Apartment 2
Scale: 1 : 200 d44.1



West Elevation 3
Scale: 1 : 200 d44.1



North Elevation - Retirement Home & Seniors' Apartment 4
Scale: 1 : 200 d44.1



KIRKOR ARCHITECTS + PLANNERS
20 De Boer Dr. # 405 Toronto ON, M3J 3M1
Tel: 416 693 8590 kirkorarchitects.com

001	Revisions: New Submission	DEC 15, 2021
002	Revisions: New Submission	18.09.2021
003	Revisions: New Submission	06.07.2021
004	Revisions: New Submission	06.07.2021
005	Revisions: New Submission	06.07.2021

Elevations

125 PIRIE DR
125 Pirie Dr. Dundas, Ontario
Scale: 1:200
Author: Drawn by
Checked by:
Project No.: 15081
Date: Dec 15, 2021

dA4.1

Appendix "D" to Report PED22145

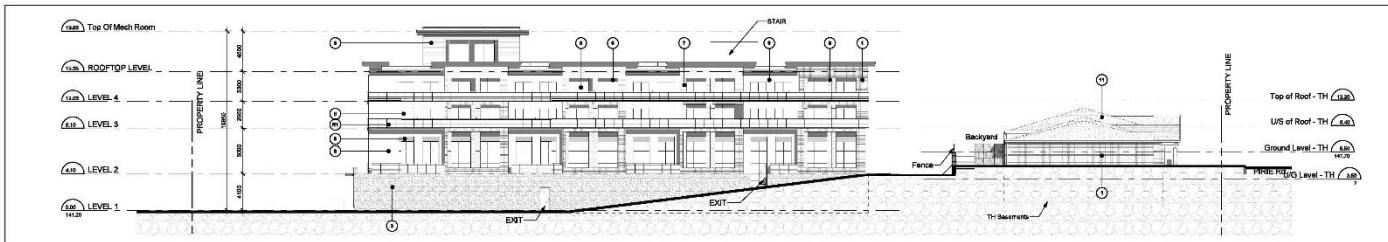
Page 3 of 4

EXTERIOR FINISH LEGEND

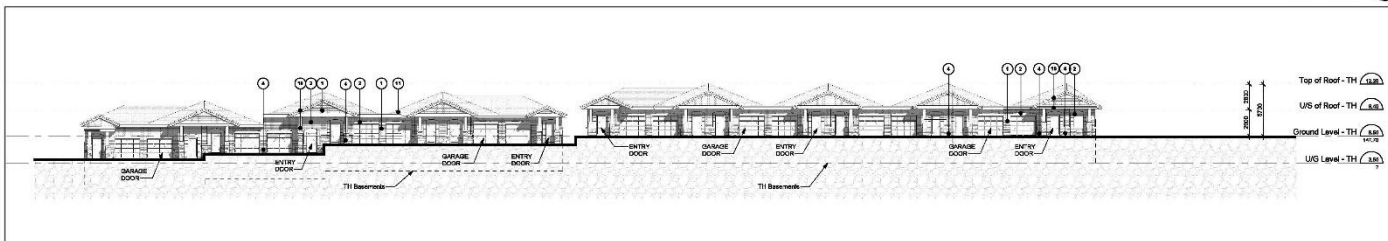
PROJECT NUMBER - PROJECT NAME

- | | | |
|--------------------------|---------------------------------------------------|-------------------------------------------------------------|
| 1 BRICK - Stone | 6 METAL PANEL SYSTEM - Dark Stone | 9 BROWN-LINE Stone |
| 2 BRICK - Light Stone | 8 METAL PANEL SYSTEM - Light Stone | 10 STUCCO - Light Stone |
| 3 EXPOSED Stone | 7 METAL PANEL SYSTEM - Mixed Pattern | 11 ROOF - Asphalt Shingles - Dark Stone |
| 4 EXPOSED Concrete Stone | 5 Wood Shakes - Dark Shingles - Dark Stone Clones | 12 METAL PANEL SYSTEM - Mixed Pattern - Dark Stone Shingles |

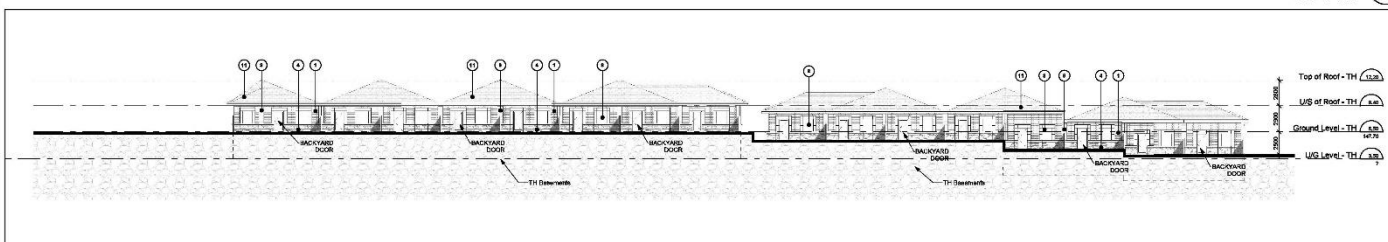
EXTERIOR FINISH LEGEND 1
NTS dA4.2



East Elevation 2
Scale: 1 : 200 dA4.2



North Elevation - Townhouses 3
Scale: 1 : 200 dA4.2



South Elevation - Townhouses 4
Scale: 1 : 200 dA4.2



KIRKOR ARCHITECTS - PLANNERS

20 De Boer Dr. # 405 Toronto ON, M3J 3H1
Tel: 416 693 5590 kirkorarchitects.com

No. | Revision | Date

001	Resubmitting: Resubmission	06/13/2021
002	Resubmitting: Resubmission	10/07/2021
011	Resubmitting: Resubmission	06/17/2021
N4	Issued For:	

Drawing Title:
Elevations

From:
Fidalgos Properties Limited

125 PIRIE DR

125 Pirie Dr. Dundas, Ontario

Scale:

1 : 200

Author

Checked by

15081

Project No.

Dec 15, 2021

Date

Drawing No.

dA4.2

Appendix "D" to Report PED22145

Page 4 of 4

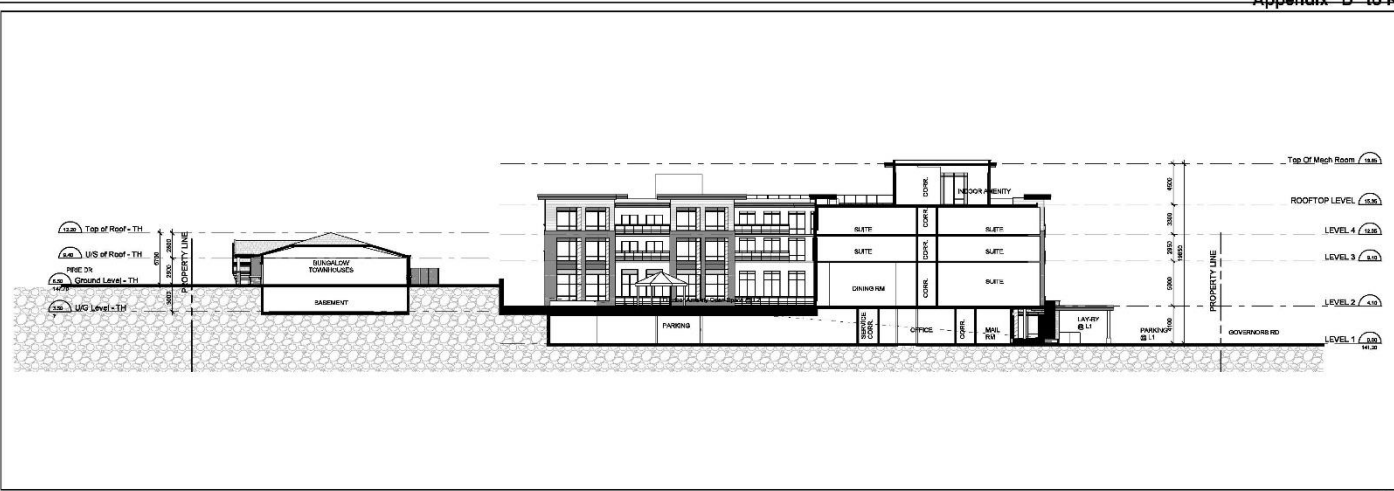
1/21/2021 10:35:39 AM
C:\Users\jgoff\OneDrive\Documents\125 PIRIE DR.dwg
125 Pirie Dr. Dundas, Ontario
1:200
Author: jgoff
Checked by: jgoff
Project No.: 15081
Date: Dec 15, 2021
Drawing No.: dA5.1



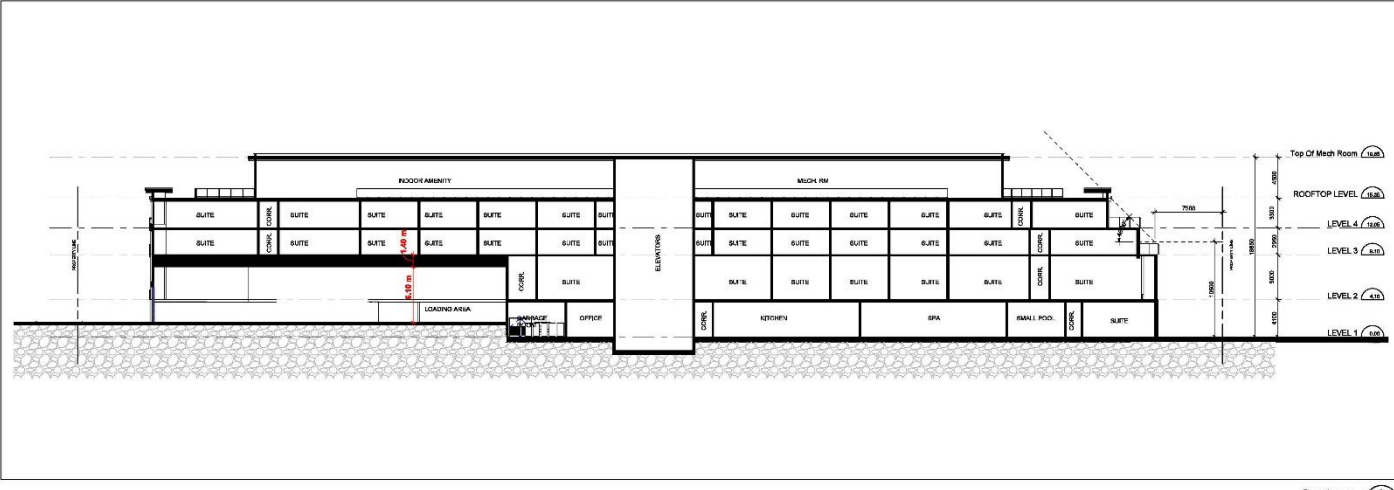
KIRKOR ARCHITECTS - PLANNERS

20 De Boer Dr., #405 Toronto ON, M5J 3M1
Tel: 416 693 6590 kirkorarchitects.com

No.	Revision	Date



Section 3
Scale: 1 : 200



Section 4
Scale: 1 : 200

00	Revisions: New/Amendations	06/11/2021
01	Revisions: New/Amendations	14/01/2021
02	Revisions: New/Amendations	06/17/2021
03	Revisions: New/Amendations	06/17/2021
04	Revisions: New/Amendations	06/17/2021

Drawing Title

Sections

Project
Fidalgos Properties Limited

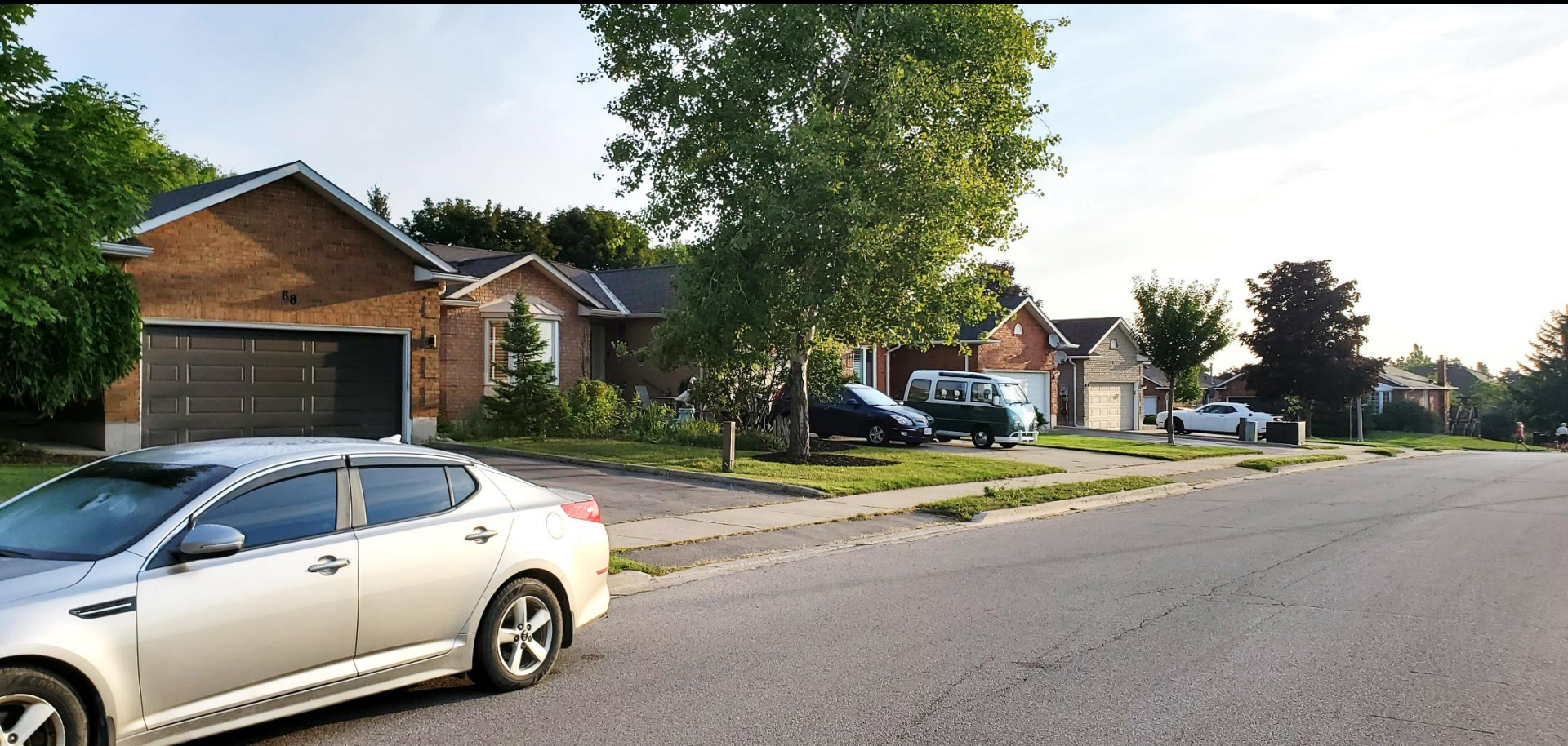
125 PIRIE DR
125 Pirie Dr. Dundas, Ontario
1:200
Author: jgoff
Checked by: jgoff
Project No.: 15081
Date: Dec 15, 2021
Drawing No.: dA5.1



Northeast view of the subject lands from the Governor's Road and Wainwright Boulevard intersection



Pirie Drive viewed from the west portion of the subject lands.



Adjacent properties along the north segment Pirie Drive



South view of the subject lands from Pirie Drive



Southeast view of the subject lands from Pirie Drive



Adjacent property east of the subject lands viewed from Davidson Boulevard



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE