



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

May 30, 2023

PED23104– (ZAC-21-043)

Application for a Zoning By-law Amendment for Lands Located at
300 Albright Road, Hamilton.

Presented by: Alaina Baldassarra

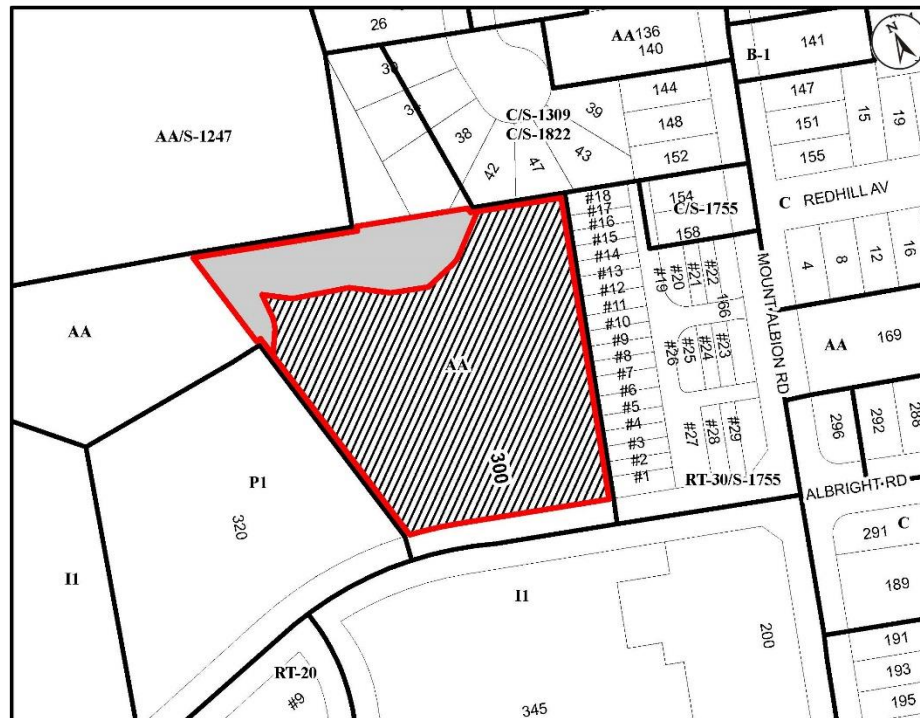


SUBJECT PROPERTY

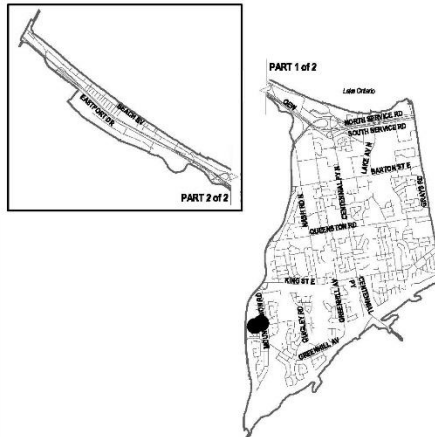


9236 & 9322 Dickenson Road West, Glanbrook





● Site Location



Key Map - Ward 5

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-21-043

Date:
March 31, 2023



Appendix "A"

Scale:
N.T.S.

Planner/Technician:
AB/NB

Subject Property

300 Albright Road, Hamilton (Ward 5)

-  Block 1: Change in zoning from the "AA" (Agricultural) District to the "RT-20/S-1829" (Townhouse-Maisonette) District, Modified
-  Block 2: Lands to be added as Conservation / Hazard Land (P5) Zone

Concept Plan

300 Albright Rd
City of Hamilton

LEGEND

 Subject Lands 14,297m² (1.43ha)

Proposed Zoning: Townhouse with Special Provisions (RT-20-xx)		
Provision	Required (min.)	Provided
Lot area	-	14,297m ² (1.43ha)
Units	-	2 Storey Towns: 5 Stacked Towns: 95 Total: 100
Lot Frontage	-	85.0m
Density	-	70.8 units/ha
Height		
Building height	14.7m (max.)	Towns: 6.0m Stacked Towns: 14.7m
Area Requirements		
Where a yard abuts a street	6.0m	7.5m
Yard abutting any other lot	3.0m, except where there are windows to a habitable room facing the yard, 6.0m	3.5m
Distance Between Buildings		
Distance of two exterior walls containing no windows	3.5m	4.1m
Distance of two exterior walls, one of which contains at least one window to a habitable room	9.0m	7.8m
Distance between two exterior walls each of which contains at least one window to a habitable room	10.0m	7.0m
Encroachments on Yards		
Roofed-over unenclosed one-storey porch	2.5m Encroachment into required side yard is permitted	n/a
Canopy	1.5m Encroachment into front/rear yard is permitted	n/a
Bay, Balcony or Dormer	1.8m Encroachment into a required side yard is permitted	n/a
Intensity of Use		
Depth	30.0m	121.9m
Area	220m ²	14,297m ²
Width	23.0m	29.9m
Privacy Areas		
Privacy area for each unit that is screened on two sides	1.2m, and not more than 2m in height <small>*No Privacy area required for lower level units **May include a balcony</small>	Balconies Provided for Upper Level units (1.8m x 1.2m)
Depth	2.5m	11.27m
Landscaped Area	40%	48.40%
Building Area	-	3,983m ²
Lot Coverage	-	27.90%
Number of Attached Units	2 units (max.)	Confirms
Loading Spaces	0	0
Parking	131 (1.3 spaces per unit)	122 (Includes 10 visitor parking spaces)

Notes:
• City of Hamilton Imagery, 2019
• For conceptual purposes only
• Special provision required

DATE: February 28, 2023

FILE: 20348B

SCALE: 1:750

DRAWN: GC



F:\20348B-02 ALBRIGHT\PCP_FE28_2023.DWG

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

200-540 INGLEMAN CENTRE DR. KITCHENER, ON, N2B 3K7
P: 519-574-3452 F: 519-274-6121 WWW.MHBC-PLAN.COM





CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND/OR CONDITIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. ALL DIMENSIONS ARE SUBJECT TO CHANGE DUE TO CONDITIONS. ALL DIMENSIONS AND PROPORTIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE USED AS A GUIDE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

REV TO BTHALLOCATION	
NO.	DETAIL NUMBER
NO.	DRAWING SHEET NUMBER

DRAWING SETS ISSUED	NO.	DATE	BY
CLIENT REVIEW	1	12/08/2023	MSD
CLIENT REVIEW	2	11/28/2023	MSD
CLIENT REVIEW	3	10/27/2023	MSD
CLIENT REVIEW	4	08/28/2023	MSD
CLIENT REVIEW	5	07/26/2023	MSD
CLIENT REVIEW	6	06/28/2023	MSD
CLIENT REVIEW	7	05/17/2023	MSD

APPROVED FOR CONSTRUCTION BY: _____ DATE: _____

REVISIONS TO DRAWING	NO.	DATE	BY
NOT FOR CONSTRUCTION			

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ARCHITECTURE • SOLUTIONS

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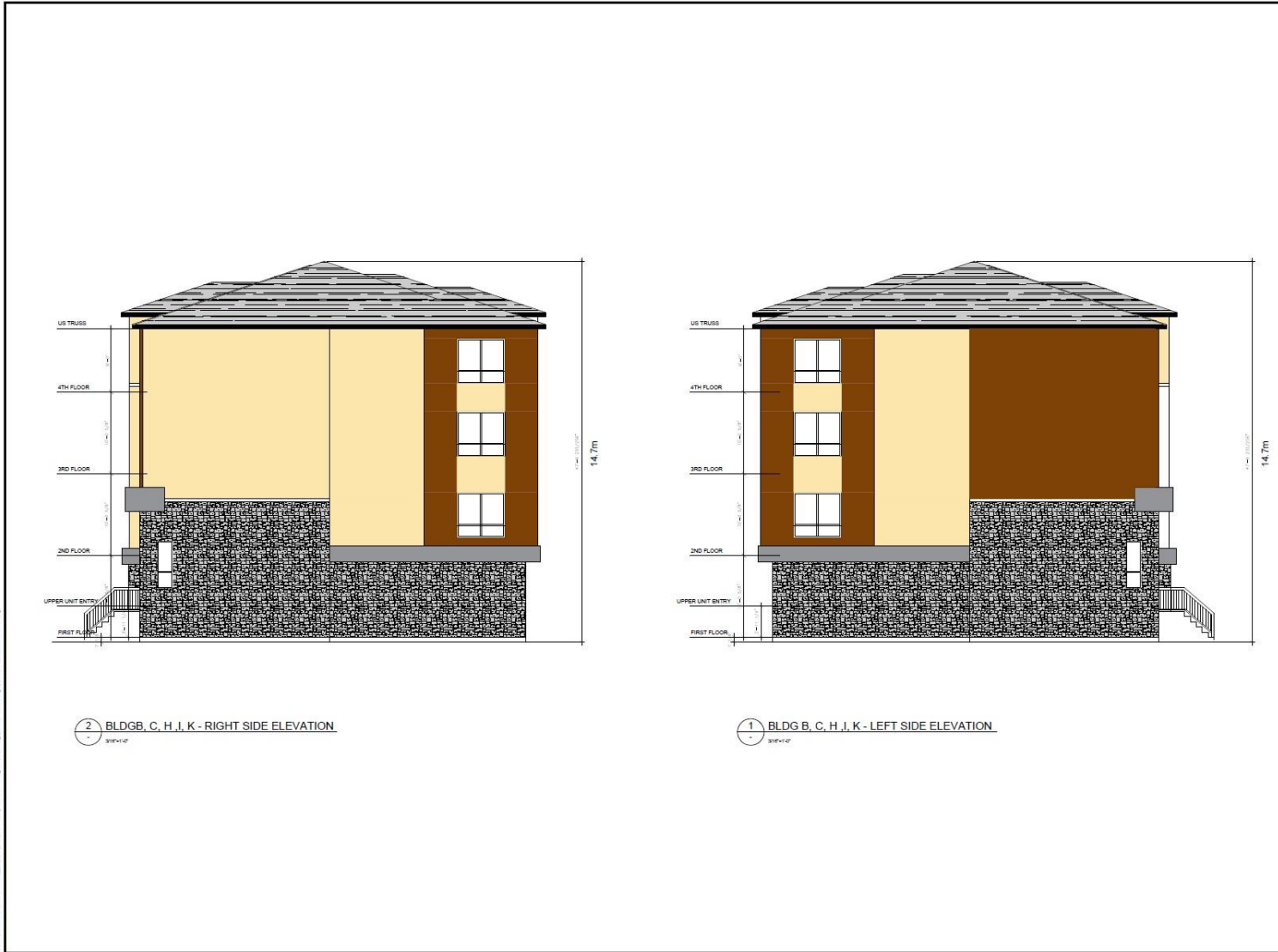
CONDO PROJECT
300 ALBRIGHT RD
HAMILTON, ONTARIO

FRONT & REAR ELEVATIONS

DRAWING NO.: 21542

DRAWING VERSION: A2.01

PLANT DATE: November 10, 2022



2 BLDGB. C, H, I, K - RIGHT SIDE ELEVATION

1 BLDG B, C, H, I, K - LEFT SIDE ELEVATION

CONTRACTOR CHECKS AND APPROVALS REQUIRED FOR ALL DRAWINGS AND FOR CONSTRUCTION PERMITS AND VARIATIONS

ALL DRAWINGS ARE SUBJECT TO CHANGES DUE TO COMMENTS RECEIVED FROM THE CONTRACTOR AND THE PROPERTY OF THE ARCHITECT OR ENGINEER AND NOT SUBJECT TO THE CONTRACT OF THE OWNER

THE CONTRACTOR WORKING FROM DRAWINGS NOT FULLY COMPLETED FOR CONSTRUCTION OR ISSUED IN REDUCED SCALE SHALL BE RESPONSIBLE FOR ANY OMISSIONS OR ERRORS IN RELATION THEREON

BY TO DITIAL LOCATION

No.	DETAIL NUMBER	DATE	BY
1	DRAWING SHEET NUMBER		

DRAWINGS SETS ISSUED	No.	DATE	BY
CONTRACT SET	1	12-08-2022	JPM
PERMIT SET	1	12-08-2022	JPM
CONTRACT SET	2	12-07-2022	JPM
CONTRACT SET	3	12-08-2022	JPM
CONTRACT SET	4	12-08-2022	JPM
CONTRACT SET	5	12-08-2022	JPM
CONTRACT SET	6	12-07-2022	JPM

ALL PERMITS MUST BE PROVIDED AND APPROVED

RETURNING TO DRAWING

No.	DATE	BY

BLDG/UNIT NUMBER

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CONDO PROJECT

300 ALBRIGHT RD
HAMILTON, ONTARIO

DRAWING SHEET TITLE

RIGHT & LEFT SIDE ELEVATIONS

DRAWING SCALE	PROJECT NUMBER
	21542

DRAWN BY	CHECKED BY	DRAWING SHEET NUMBER
		A2.02

DRAWING DATE: November 18, 2022



2 BLDG A - FRONT ELEVATION
3/28/24

1 BLDG A - REAR ELEVATION
3/28/24

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONSTRUCTION PROCEDURES.

ALL DIMENSIONS ARE SUBJECT TO FIELD SURVEYING AND FIELD ADJUSTMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND PROCEDURES.

ALL DIMENSIONS AND PROCEDURES ARE THE PROPERTY OF THE CONTRACTOR AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE CONTRACTOR.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND PROCEDURES.

NO TO DETAIL LOCATION:

No.	DETAIL NUMBER

DRAWINGS SETS ISSUED	NO.	DATE	BY
CONTRACT SET	1	10/06/2023	UM
CONTRACT SET	2	10/06/2023	UM
CONTRACT SET	3	10/06/2023	UM
CONTRACT SET	4	10/06/2023	UM
CONTRACT SET	5	10/06/2023	UM
CONTRACT SET	6	10/06/2023	UM
CONTRACT SET	7	10/06/2023	UM
CONTRACT SET	8	10/06/2023	UM
CONTRACT SET	9	10/06/2023	UM
CONTRACT SET	10	10/06/2023	UM

ALL PREVIOUS EDITIONS OF THIS DRAWING ARE SUPERSEDED.

REVISIONS TO DRAWING	NO.	DATE	BY

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CONDO PROJECT

300 ALBRIGHT RD
HAMILTON, ONTARIO

FRONT & REAR ELEVATIONS

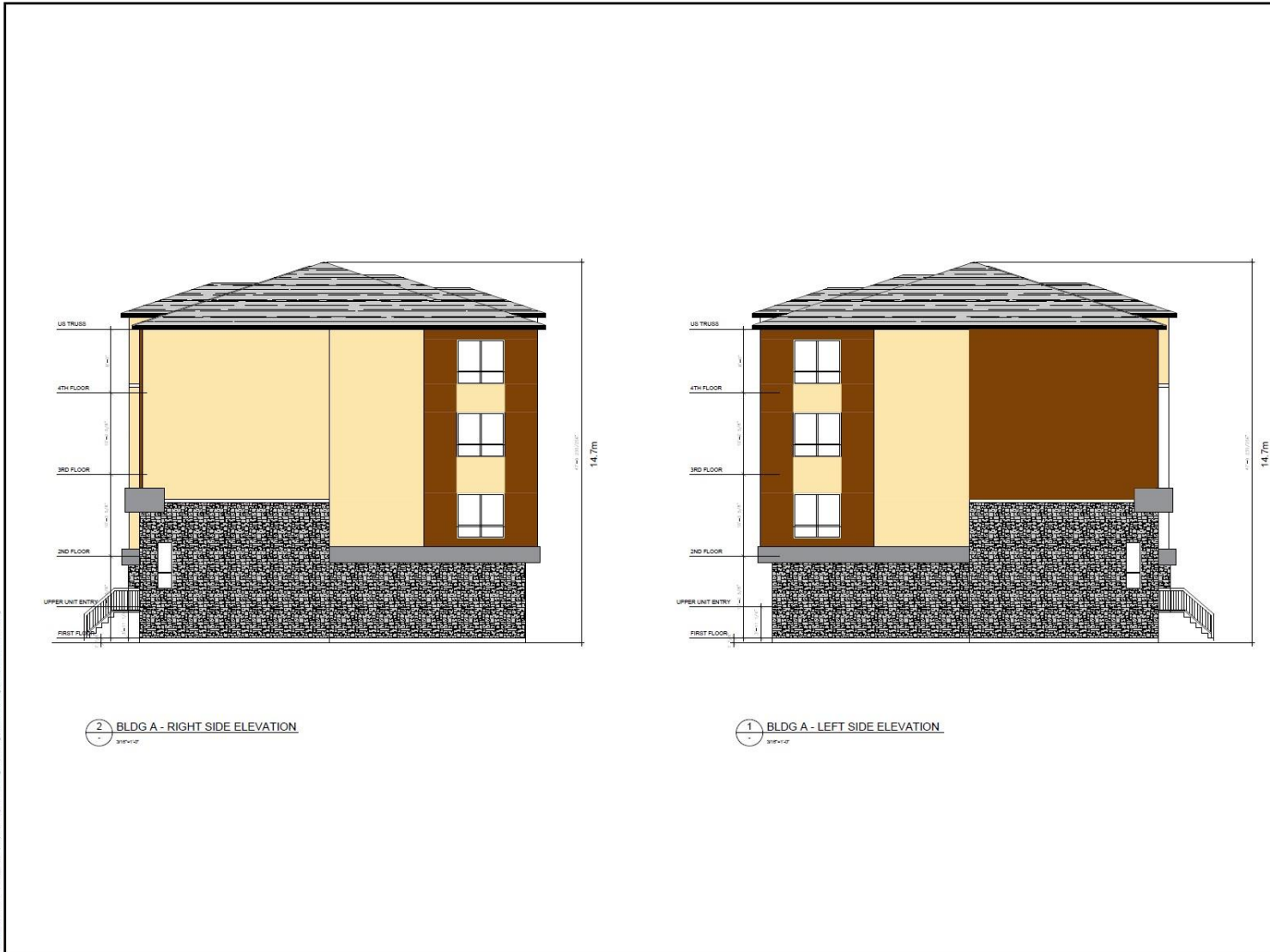
DRAWING TITLE	PROJECT NUMBER
FRONT & REAR ELEVATIONS	21542

DRAWING SCALE	DRAWING VERSION	PLLOT DATE

PROJECT NUMBER: 21542

DRAWING VERSION: A2.01

PLLOT DATE: November 10, 2022



2 BLDG A - RIGHT SIDE ELEVATION

1 BLDG A - LEFT SIDE ELEVATION

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOINTS AND SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF ALL MATERIALS AND FINISHES. ALL DIMENSIONS AND JOINTS SHALL BE THE PROPERTY OF THE ARCHITECT AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

NO.	DETAIL NUMBER	DATE
1		

DATE	BY
12.06.2022	104
12.06.2022	104
12.06.2022	104
12.06.2022	104
12.06.2022	104
12.06.2022	104
12.06.2022	104
12.06.2022	104

DATE	BY
12.06.2022	104
12.06.2022	104
12.06.2022	104
12.06.2022	104
12.06.2022	104
12.06.2022	104
12.06.2022	104
12.06.2022	104

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CONDO PROJECT
300 ALBRIGHT RD
HAMILTON, ONTARIO

LEFT & RIGHT SIDE ELEVATIONS

PROJECT SCALE	PROJECT NUMBER
	21542
DRAWN BY	DRAWING NUMBER
	A2.02
PLOTT DATE	
November 18, 2022	



2 BLDG D,F,G,J - REAR ELEVATION



1 BLDG D,F,G,J - FRONT ELEVATION

CONSTRUCTION PERMIT AND INITIAL INSPECTION AND ALL SUBSEQUENT INSPECTIONS PROCEEDING WITH WORK.

ALL REQUIREMENTS OF SUBMITTALS, CONSTRUCTION REQUIREMENTS, PERMITS, LOCAL ORDINANCES AND OTHER APPLICABLE REGULATIONS SHALL BE STRICTLY ADHERED TO BY THE CONTRACTOR AND SHALL BE ENFORCED AT THE DISCRETION OF THE LOCAL AUTHORITY.

NO CONSTRUCTION SHALL BE PERMITTED UNTIL THE CONTRACTOR HAS OBTAINED ALL NECESSARY PERMITS AND INSPECTIONS AND SHALL BE STRICTLY ENFORCED AT THE DISCRETION OF THE LOCAL AUTHORITY.

KEY TO SYMBOL LOCATION

No. DETAIL NUMBER

No. DRAWING SHEET NUMBER

DRAWING DATE ISSUED	No.	DATE	ADD. BY	BY
CLIENT REVISED	1	11-08-2022	UNCL	UNCL
CLIENT REVISED	2	11-08-2022	UNCL	UNCL
CLIENT REVISED	3	11-08-2022	UNCL	UNCL
CLIENT REVISED	4	11-08-2022	UNCL	UNCL
CLIENT REVISED	5	11-08-2022	UNCL	UNCL
CLIENT REVISED	6	11-08-2022	UNCL	UNCL
CLIENT REVISED	7	11-08-2022	UNCL	UNCL
CLIENT REVISED	8	11-08-2022	UNCL	UNCL
CLIENT REVISED	9	11-08-2022	UNCL	UNCL
CLIENT REVISED	10	11-08-2022	UNCL	UNCL

ALL PAGES OF THIS DRAWING ARE SUPPLEMENTED

REVISION TO DRAWING	No.	DATE	ADD. BY	BY

NOT FOR CONSTRUCTION

ISSUED PERMIT NUMBER

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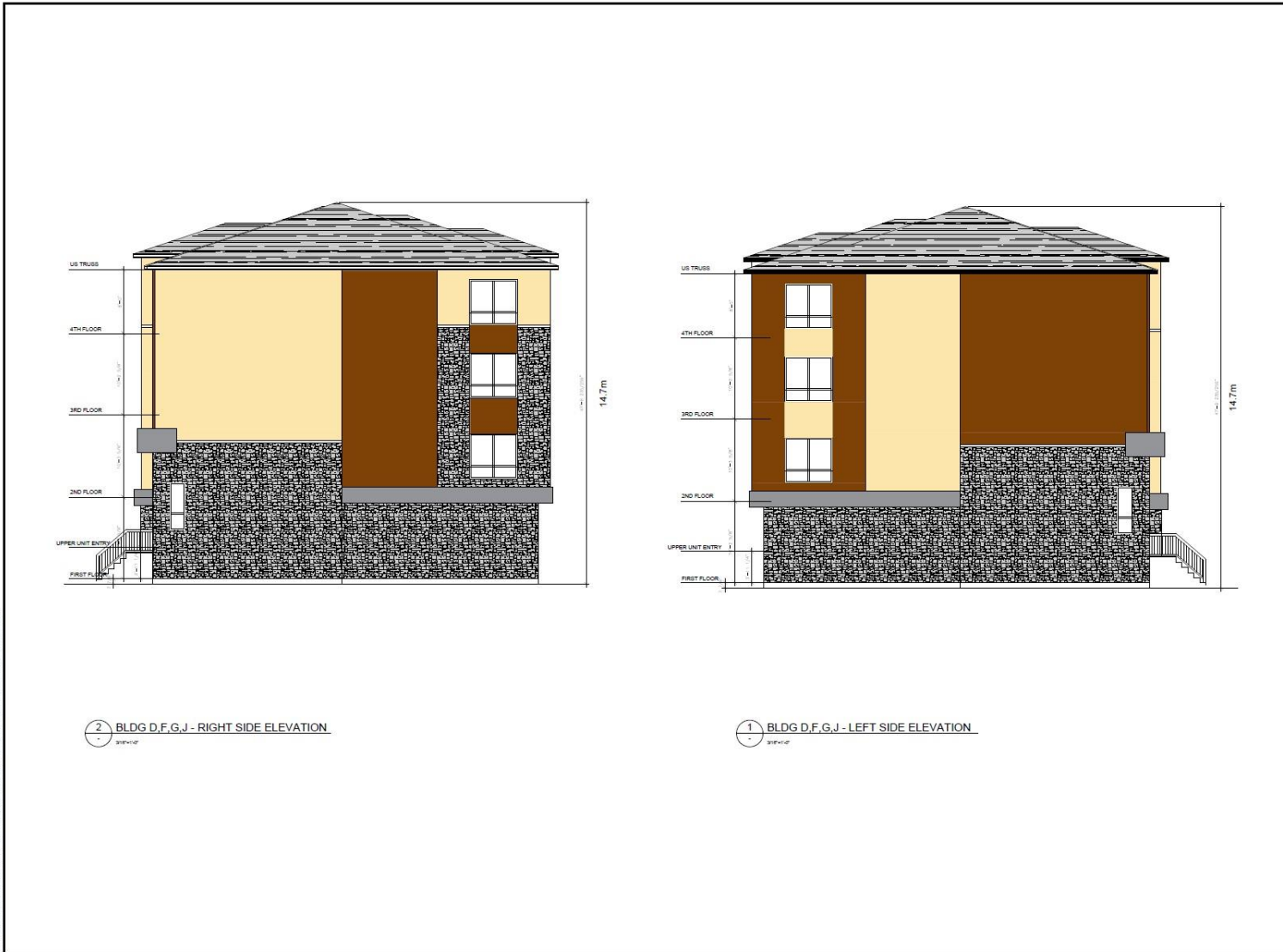
CONDO PROJECT

300 ALBRIGHT RD
HAMILTON, ONTARIO

DRAWING SHEET TITLE

FRONT & REAR ELEVATIONS

DRAWING SCALE	PROJECT NUMBER
	21542
DRAWING OFFICE	DRAWING PROJECT NUMBER
	A2.01
DRAWING VERSION	
PLOT DATE	
14-MAR-2023	



2 BLDG D,F,G,J - RIGHT SIDE ELEVATION

1 BLDG D,F,G,J - LEFT SIDE ELEVATION

CONTRACTOR SHALL OBTAIN ALL NECESSARY AND APPROPRIATE PERMITS FROM THE MUNICIPAL SUPERVISOR OF THE APPLICABLE MUNICIPALITY.

ALL DIMENSIONS ARE SHOWN UNLESS OTHERWISE SPECIFIED.

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THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE MUNICIPAL SUPERVISOR OF THE APPLICABLE MUNICIPALITY.

NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF KNYMIH ARCHITECTURE + SOLUTIONS.

KEY TO DETAIL LOCATION	
No.	DETAIL NUMBER

DRAWINGS SET TO ISSUED		NO.	DATE	BY
CONTRACT		1	15.08.2023	
PERMIT		2	15.08.2023	
CONTRACT		3	15.08.2023	
PERMIT		4	15.08.2023	
CONTRACT		5	15.08.2023	
PERMIT		6	15.08.2023	

ALL DIMENSIONS SHOWN ON THIS DRAWING ARE UNLESS OTHERWISE SPECIFIED.

REVISIONS TO DRAWING		NO.	DATE	BY

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CONDO PROJECT	
300 ALBRIGHT RD HAMILTON, ONTARIO	
DRAWING SHEET TITLE: LEFT & RIGHT SIDE ELEVATIONS	
DRAWING NO.	PROJECT NUMBER
	21542
DRAWING DATE	DRAWING SHEET NUMBER
	A2.02
PLOT DATE: November 10, 2023	



2 BLDG E - REAR ELEVATION
3/18" = 1'-0"



1 BLDG E - FRONT ELEVATION
3/18" = 1'-0"

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND ALL CONSTRUCTION PROCEDURES WITH PERMIT.
ALL DIMENSIONS ARE SUBJECT TO CHANGE DUE TO CONSTRUCTION. THE MUNICIPAL DEPARTMENT AND OTHER AGENCIES WITH AUTHORITY.
ALL DIMENSIONS AND PROCEDURES ARE THE PROPERTY OF THE PROJECT AND SHALL BE RETURNED TO THE CONTRACTOR OF THE OWNER.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSTRUCTION WITH APPROPRIATE AUTHORITIES AND AGENCIES.

KEY TO DETAIL LOCATION

Key	DETAIL NUMBER
No.	CHANGING SHEET NUMBER

DRAWING SETS ISSUED	NO.	DATE (DD MM YY)	BY
CONTRACT	1	11-08-2021	UN
CONTRACT	2	11-08-2021	UN
CONTRACT	3	26-03-2022	UN
CONTRACT	4	26-03-2022	UN
CONTRACT	5	21-08-2022	UN
CONTRACT	6	11-01-2023	UN

ALL REVISIONS ISSUED BY THE DRAFTER ARE SUPERSEDED

REVISIONS TO DRAWING	NO.	DATE (DD MM YY)	BY
NOT FOR CONSTRUCTION			

SEALING PERMIT ISSUES
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CONDO PROJECT
300 ALBRIGHT RD
HAMILTON, ONTARIO

DRAWING DESCRIPTION
FRONT & REAR ELEVATIONS

DRAWING SCALE:	PROJECT NUMBER: 21542
DRAWING DATE:	DRAWING PROJECT:
DRAWING TYPING:	PROJECT NUMBER: A2.01
PLLOT DATE:	
Hamilton 18.03.22	



1 BLDG E - RIGHT SIDE ELEVATION
3/8" = 1'-0"



2 BLDG E - LEFT SIDE ELEVATION
3/8" = 1'-0"

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ALL CONSTRUCTION PROCEDURES WITH THE
ALL DIMENSIONS SHALL BE SUBJECT TO THE DESIGN TO CONFORM TO THE
MUNICIPAL DEPARTMENT AND OTHER APPLICABLE AUTHORITY
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MUNICIPAL DEPARTMENT AND OTHER APPLICABLE AUTHORITY
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ALL CONSTRUCTION PROCEDURES WITH THE
MUNICIPAL DEPARTMENT AND OTHER APPLICABLE AUTHORITY

CITY TO DETAIL LOCATION
No. DETAIL NUMBER
No. DRAWING SHEET NUMBER

DATE	NO.	DD	MM	YY	BY
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12-08-2021	2	12-08-2021	12	2021	JM
12-08-2021	3	12-08-2021	12	2021	JM
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12-08-2021	9	12-08-2021	12	2021	JM
12-08-2021	10	12-08-2021	12	2021	JM

ALL REVISIONS SHALL BE SUBJECT TO THE DESIGN TO CONFORM TO THE MUNICIPAL DEPARTMENT AND OTHER APPLICABLE AUTHORITY

DATE	NO.	DD	MM	YY	BY

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CONDO PROJECT
300 ALBRIGHT RD
HAMILTON, ONTARIO

LEFT & RIGHT
SIDE ELEVATIONS

PROJECT NO:	21542
PROJECT NAME:	A2.02
DATE:	11/08/2021



Subject Lands



South side of Albright Road



East side of the Subject Lands



West side of the Subject Lands



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE