



WELCOME TO THE CITY OF HAMILTON

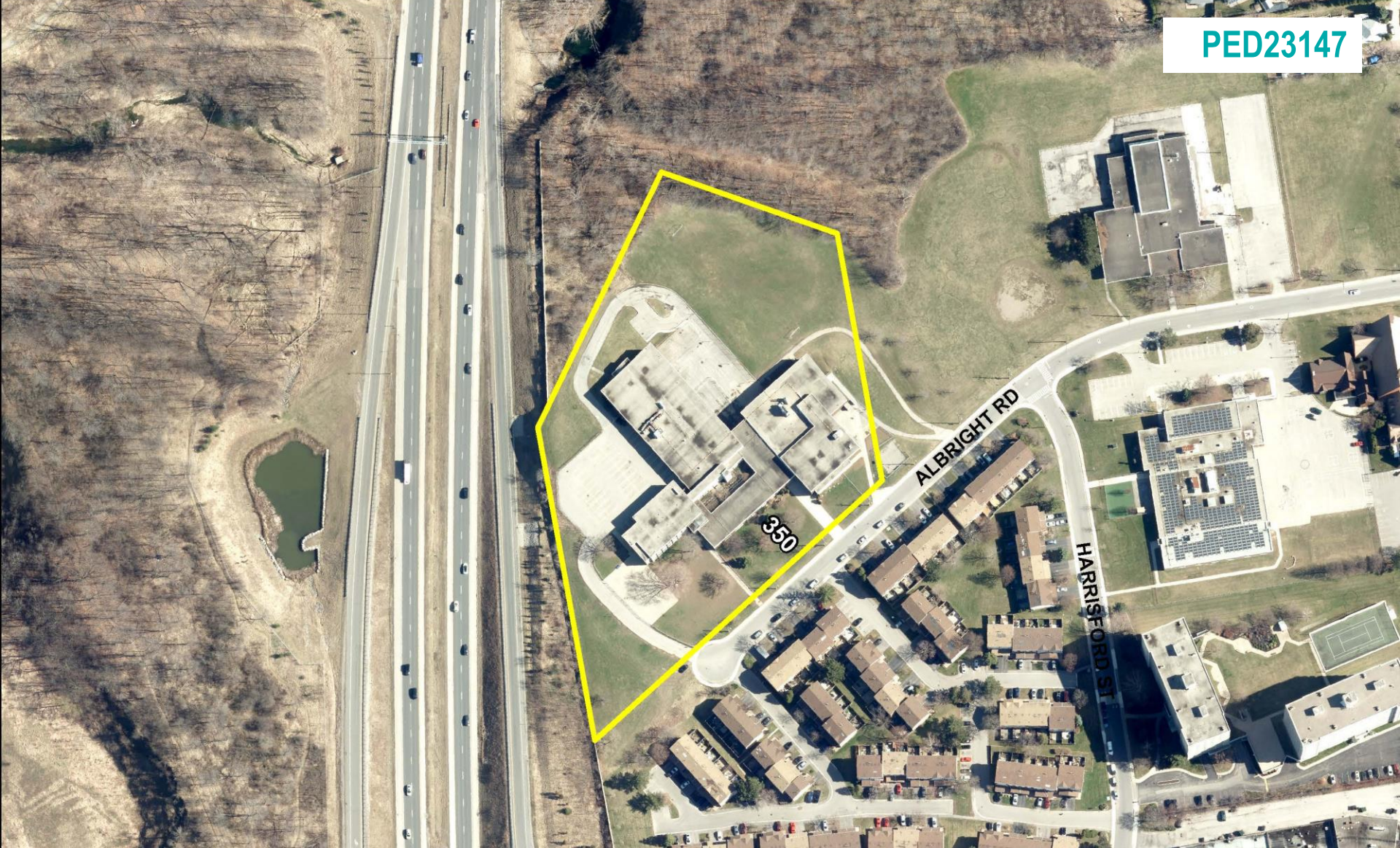
PLANNING COMMITTEE

July 11, 2023

PED23147 – (ZAC-23-033)

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

Presented by: Alaina Baldassarra

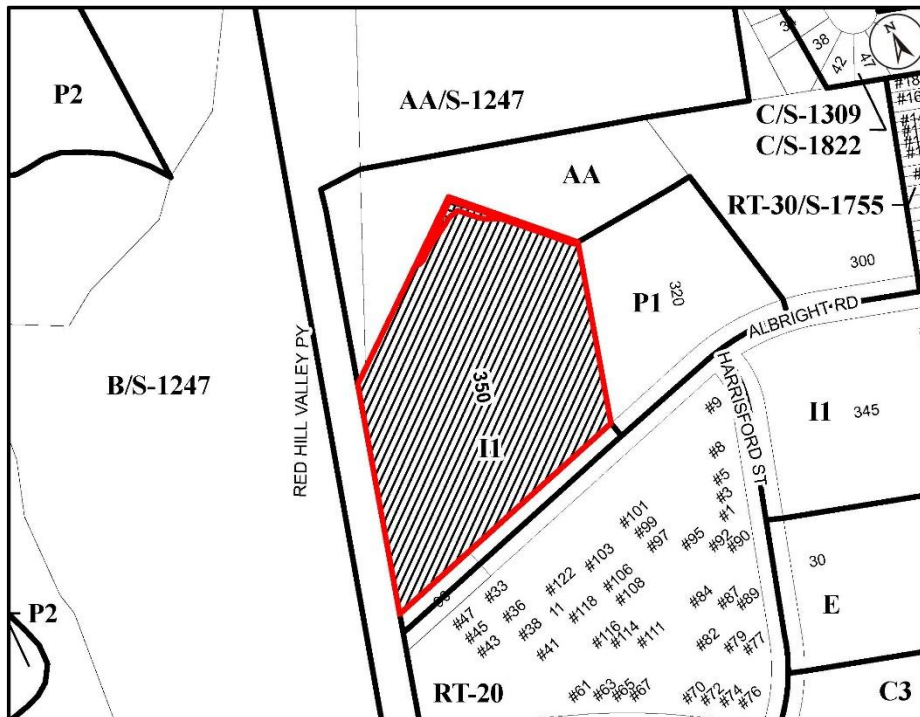


SUBJECT PROPERTY

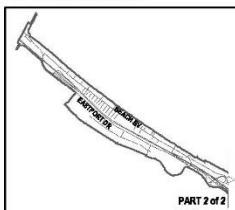


350 Albright Road, Hamilton





● Site Location



Key Map - Ward 5

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-23-033

Date:
May 30, 2023

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
AB/VS

Subject Property

350 Albright Road, Hamilton



Change in Zoning from Neighbourhood Institutional (I1) Zone to Community Institutional (I2) Zone



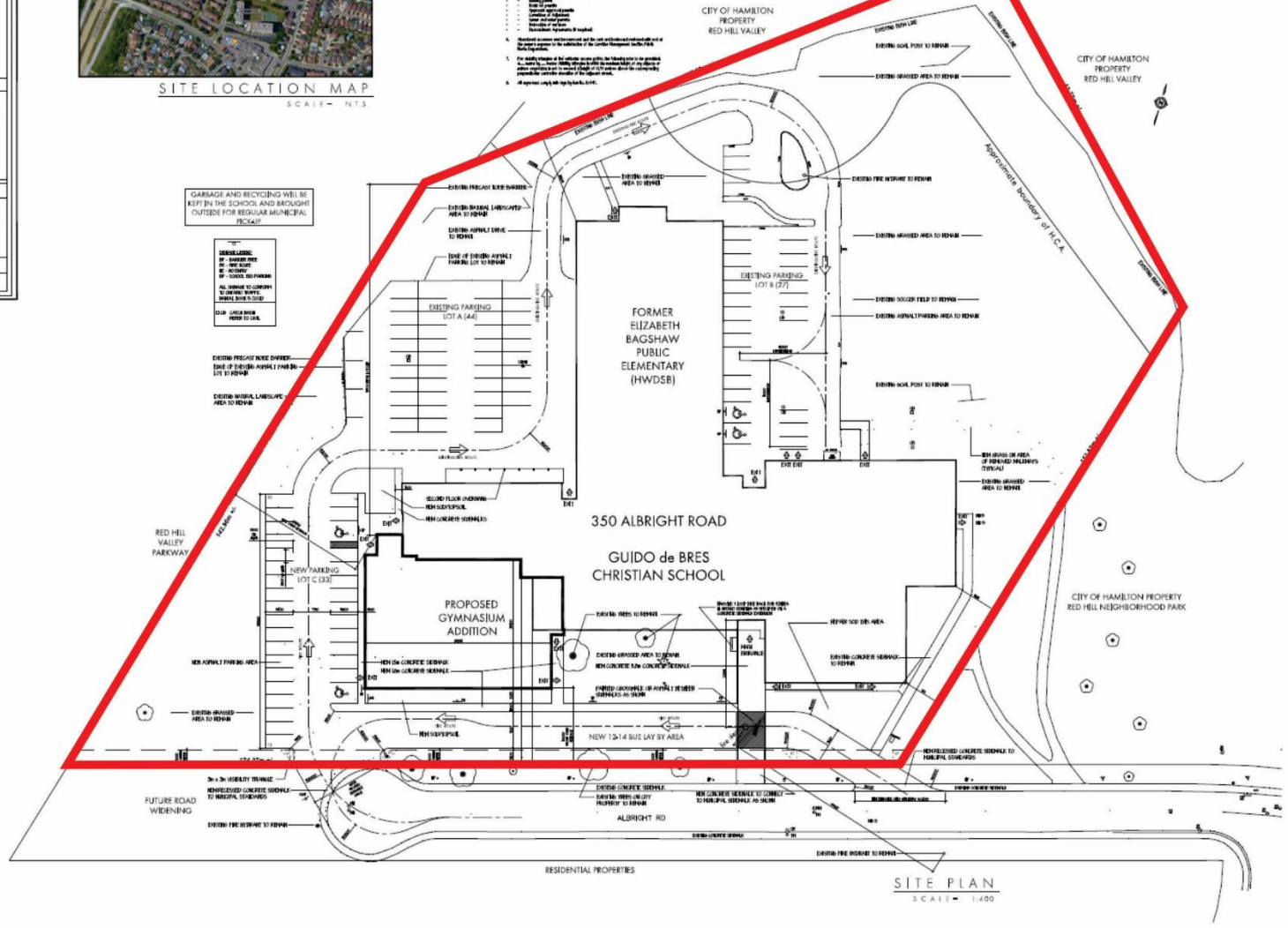
Change in Zoning from Neighbourhood Institutional (I1) Zone to Conservation / Hazard Land (P5) Zone

Site Plan and Building Statistics:		
Zoning:	12	
Legal Description:	350 Albright Road Cantonville 4 Pt, Lot 12 City of Hamilton	
Current Occupancy:	Elementary School (4 class)	
Proposed Occupancy:	Secondary School	
Net Lot Area:	24290 m ²	100%
Existing School GFA (Building A):	1103 m ²	21%
Proposed Gymnasium GFA (Building B):	1391 m ²	4.3 %
Total Building Coverage:	1316 m ²	26.4%
Existing Area Surface:	3102 m ²	23.5%
Proposed Hard Surface:	8720 m ²	37.2%
Existing Landscape Area:	15,451 m ²	66.4%
Proposed Landscape Area:	11,370 m ²	48.7%
	Required	Prohibited
Maximum Building Height:	11.5 m	3.0 m
Minimum Landscape Area:	10% of lot area	48.0% of lot area
Minimum Lot Width:	39.0 m	17.4 m
Minimum Front Yard:	5.0 m	14.3 m
Minimum Side Yard:	6.0 m	25.0m
Minimum Rear Yard:	7.5 m	71.0m
	Required	Prohibited
Parking Standards:		
School Building (1.5 per classroom)	29 classrooms	87
		44 existing Lot A 27 existing Lot B 33 new Lot C
Total Parking:	87	104
Barrier-Free (2%)	5.5	4 @ 1.4 above
Loading Spaces:	not required	



SITE LOCATION MAP
SCALE = N.T.S.

1. All work shall be completed within the time specified in the contract and shall be subject to the approval of the City of Hamilton Planning and Economic Development Department.
2. The contractor shall be responsible for obtaining all necessary permits from the City of Hamilton and the Province of Ontario.
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SITE PLAN
SCALE = 1:400

PROJECT: Guido De Bres Christian High School Relocation

350 Albright Road, Hamilton ON

ARCHITECTS: WHITELINE | Architects Inc.

ST. CATHARINES, ONTARIO L9R 3Y5

416.466.4877

www.whitelinearchitects.com

DRAWN BY: SB

CHECKED BY: SB

DATE: OCT 2022

PROJECT #: 2201

DRAWING #: A1-1



Subject Lands



Image of the Park adjacent to the Subject Lands



Image of the residential on the south side of Albright Road



Additional views on Albright Road



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE