



WELCOME TO THE CITY OF HAMILTON

# PLANNING COMMITTEE

July 11, 2023

# PED23114 – (ZAC-22-045)

Application for an Official Plan Amendment and a Zoning By-law Amendment for Lands located at 1093 Fennell Avenue East, Hamilton.

Presented by: Mark Michniak





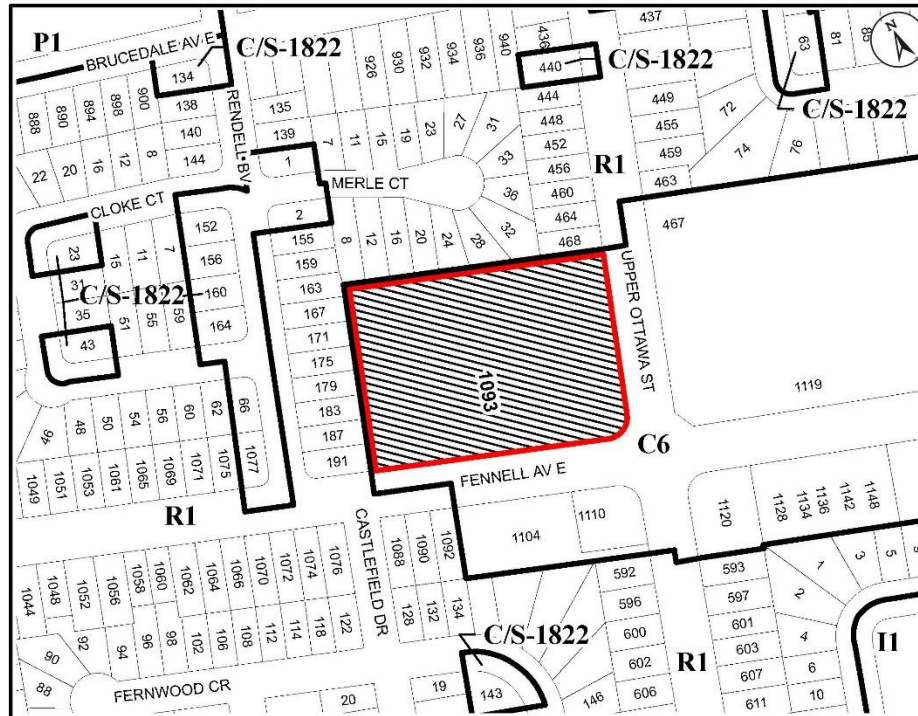
**SUBJECT PROPERTY**



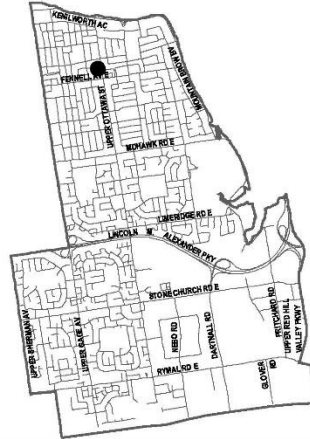
**1093 Fennell Avenue East, Hamilton**







● Site Location



Key Map - Ward 6

### Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
ZAC-22-045

Date:  
April 17, 2023


Appendix "A"

Scale:  
N.T.S.

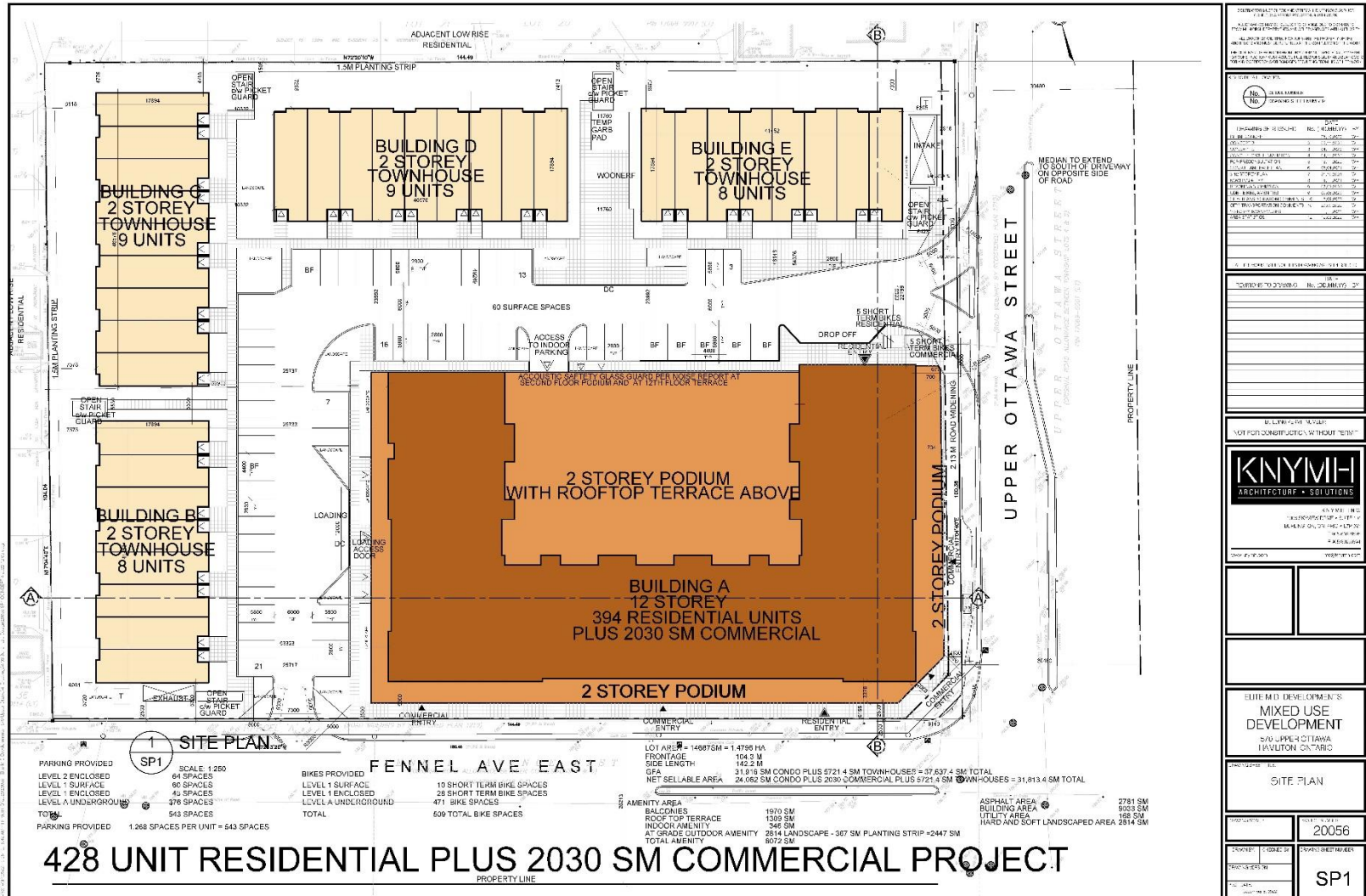
Planner/Technician:  
MM/NB

#### Subject Property

1093 Fennell Avenue East, Hamilton

 Change in Zoning from the District Commercial (C6) Zone to the Mixed Use Medium Density (C5, 849, H147) Zone





<p>CONFORMS TO THE MIXED USE DEVELOPMENT ACT AND THE BUILDING ACT AND REGULATIONS THEREUNDER.</p> <p>ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METERS UNLESS OTHERWISE SPECIFIED.</p> <p>THE PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE COMMENCING WORK.</p>	
<p>NO. OF SHEETS</p> <p>1 OF 1</p>	<p>DATE</p> <p>2023-11-15</p>
<p>NO. OF SHEETS</p> <p>1 OF 1</p>	<p>NO. OF SHEETS</p> <p>1 OF 1</p>
<p>PREPARED BY: ARCHITECTURE + SOLUTIONS</p> <p>430 KING ST. W. SUITE 1000</p> <p>MARKHAM ON L3R 9W7</p> <p>416-329-1111</p> <p>WWW.ASOL.COM</p>	
<p><b>MIXED USE DEVELOPMENT</b></p> <p>SUBJECT TO THE MIXED USE DEVELOPMENT ACT AND REGULATIONS THEREUNDER.</p>	
<p><b>SITE PLAN</b></p>	
<p>PROJECT NO.</p> <p>20056</p>	<p>PROJ. NO.</p> <p>SP1</p>

**LEGEND**

- GL: GLAZED PANEL
- SP: SPANDREL PANEL
- LV: LOUVERED PANEL
- MP: METAL PANELING
- MC: METAL PANELING
- BR1: BRICK VENEER COLOUR 1
- BR2: BRICK VENEER COLOUR 2
- ST: STONE
- RF: RIPS COLOUR
- AL: ALUMINUM RIGID CLASH
- AB: ALUMINUM BALCONY COLOUR

NOT FOR CONSTRUCTION

**DEVELOPMENT CONCEPT**  
500 UPPER OF TAWA STREET  
HAMILTON ONTARIO

**SOUTH ELEVATION**

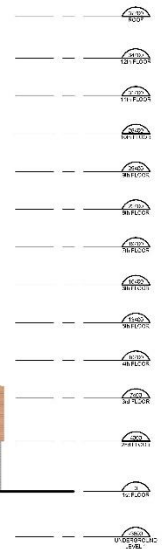
PROJECT NO:	21608
DATE:	2023
SCALE:	AS SHOWN
PROJECT:	A400



**LEGEND**

- CLAZ NO PANEL
- SPANREL PANEL
- LOUVERED PANEL
- INITIAL PANELING
- MIXED PANELING
- BRICK VARIETY COLOUR 1
- BRICK VARIETY COLOUR 2
- STONE
- EIFS COLOUR 1
- ALUMINUM PANEL - NO SP. GLASS
- ALUMINUM PANEL - COLOUR

NOTE: BRICKS COLOURS TO BE SEEN ON-GOING



DATE: 2023-11-14  
PROJECT: 21608  
DRAWING: A401

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NOT FOR CONSTRUCTION WITHOUT PERMIT

**KNYMH**  
ARCHITECTURE • SCULPTURE

7000 SHEPPARD AVENUE EAST  
SUITE 1000  
VICTORIA PARK  
VANCOUVER, BC V2C 2N1  
TEL: 604.273.8888  
WWW.KNYMH.COM

DEVELOPMENT CONCEPT  
670 ALPHEA CIRCLE - ASHLEY STATION  
- HAMILTON, ONTARIO

**NORTH ELEVATION**

PROJECT NO.	21608
DRAWN BY	A401







**LEGEND**

- GL GLAZED PANEL
- SP SPANDREL PANEL
- LP LOUVERED PANEL
- MP METAL PANELING
- MC METAL PANELING
- BR1 BRICK VENEER COLOUR 1
- BR2 BRICK VENEER COLOUR 2
- ST STONE
- RF1 RIFE COLOUR 1
- RF2 ALUMINUM RIFE - NO VIT CLASH
- RF3 ALUMINUM RIFE - NO VIT CLASH
- RF4 ALUMINUM RIFE - NO VIT CLASH

**NOT FOR CONSTRUCTION**

**KNYMH**  
ARCHITECTURE • SOLUTIONS

KNYMH INC.  
1000 BRIDGEWAY RD. SUITE 200  
MILTON ONTARIO L7T 4M5  
TEL: 905.884.8888  
WWW.KNYMH.COM

**DEVELOPMENT CONCEPT**  
570 UPPER CANTARA STREET  
MILTON ONTARIO

**EAST ELEVATION**

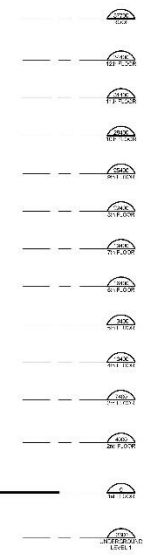
PROJECT NO.	21608
DATE	
DESIGNED BY	
CHECKED BY	
DATE	
PROJECT NO.	A402



**LEGEND**

- CL CLAUDE PANEL
- SP SANDWEL PANEL
- CO COLOUR PANEL
- MT METAL PANELING
- MC METAL PANELING
- BR1 BRICK VENEER COLOUR 1
- BR2 BRICK VENEER COLOUR 2
- ST STONE
- SP1 SP-1 COLOUR 1
- AL1 ALUMINUM SIDING W/ GLASS
- AL2 ALUMINUM SIDING COLOUR

NOTE: ALL COLOURS TO BE MATCHED TO THE EXISTING BUILDING



DATE: 2023-11-14  
 DRAWN BY: [Signature]  
 PROJECT NO.: 21608  
 SHEET NO.: A403

**NOT FOR CONSTRUCTION**

ARCHITECT: **KNYMH**  
 ARCHITECTS + SOLIT OLS  
 1000 SHEPPARD AVENUE EAST, SUITE 1000  
 SCARBOROUGH, ONTARIO M1S 1T5  
 TEL: 416-291-1111  
 WWW.KNYMH.COM

**DEVELOPMENT CONCEPT**  
 540 UPPER CITTAWA STREET  
 MISSISSAUGA, ONTARIO

**WEST ELEVATION**

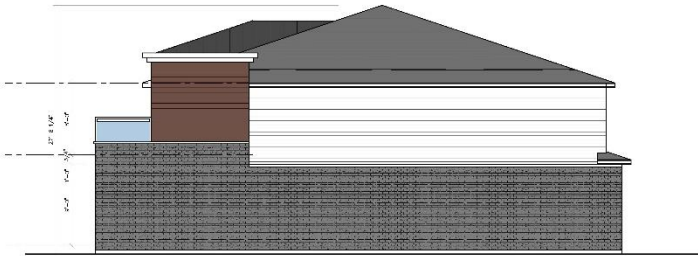
PROJECT NO.: 21608  
 SHEET NO.: A403



1 BUILDING B.E. - FRONT ELEVATION  
A5



2 BUILDING B.E. - REAR ELEVATION  
A5



3 BUILDING B.E. - INTERIOR SIDE ELEVATION  
A5



4 BUILDING B.E. - EXTERIOR SIDE ELEVATION  
A5

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NO	DATE	REVISION

NO.	DATE	REVISION
1	02/15/23	ISSUED FOR PERMITS
2	02/15/23	ISSUED FOR PERMITS
3	02/15/23	ISSUED FOR PERMITS
4	02/15/23	ISSUED FOR PERMITS
5	02/15/23	ISSUED FOR PERMITS
6	02/15/23	ISSUED FOR PERMITS
7	02/15/23	ISSUED FOR PERMITS
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24	02/15/23	ISSUED FOR PERMITS
25	02/15/23	ISSUED FOR PERMITS

NO.	DATE	REVISION

NO.	DATE	REVISION

NO. 1

NO. 2

**KNYMHI**  
ARCHITECTURE + SOLUTIONS

1000 W. 10TH ST. SUITE 100  
MILWAUKEE, WI 53233  
TEL: 414.224.1111  
WWW.KNYMHI.COM

NO. 1

NO. 2

NO.	DATE	REVISION

NO. 1

NO. 2

MIXED USE DEVELOPMENT  
1000 W. 10TH ST.  
MILWAUKEE, WI 53233

PROJECT: BUILDING B.E.  
2 STOREY TOWNS  
ELEVATIONS

DATE: 02/15/23  
20056

NO. 1

NO. 2

A5





1 BUILDING C.D - FRONT ELEVATION



2 BUILDING C.D - REAR ELEVATION



3 BUILDING C.D - INTERIOR SIDE ELEVATION



4 BUILDING C.D - EXTERIOR SIDE ELEVATION

DATE: 2023-08-15  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PROJECT: 20056  
 SHEET: A6

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2023-08-15
2	ISSUED FOR PERMIT	2023-08-15
3	ISSUED FOR PERMIT	2023-08-15
4	ISSUED FOR PERMIT	2023-08-15
5	ISSUED FOR PERMIT	2023-08-15
6	ISSUED FOR PERMIT	2023-08-15
7	ISSUED FOR PERMIT	2023-08-15
8	ISSUED FOR PERMIT	2023-08-15
9	ISSUED FOR PERMIT	2023-08-15
10	ISSUED FOR PERMIT	2023-08-15

NOT FOR CONSTRUCTION WITHOUT PERMIT

**KNYMH**  
 ARCHITECTURE + SOLUTIONS

KNYMH LTD.  
 570 UPPER OTTAWA  
 L1A 0K9, ONTARIO

PROJECT DEVELOPMENTS  
**MIXED USE DEVELOPMENT**  
 570 UPPER OTTAWA  
 L1A 0K9, ONTARIO

PROJECT NO: 20056  
 SHEET: A6



Subject Lands – View from southwest corner





Subject Lands – View from southeast corner





Subject Lands – View from northeast corner





Subject Lands – Western property line





Neighbouring property to the west





Subject Lands – Northern property line





Neighbouring property to the north



Fennell Avenue East – Looking east





Fennell Avenue East – Looking west



Upper Ottawa Street – Looking south





Upper Ottawa Street – Looking north





Intersection – View of northeast corner



Intersection – View of southeast corner





Intersection – View of southwest corner





Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE