



Hamilton

WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

July 11, 2023

PED23165 – (ZAR-23-008)

Application for a Zoning By-law Amendment for Lands Located at
211 York Road, Dundas.

Presented by: James Van Rooi

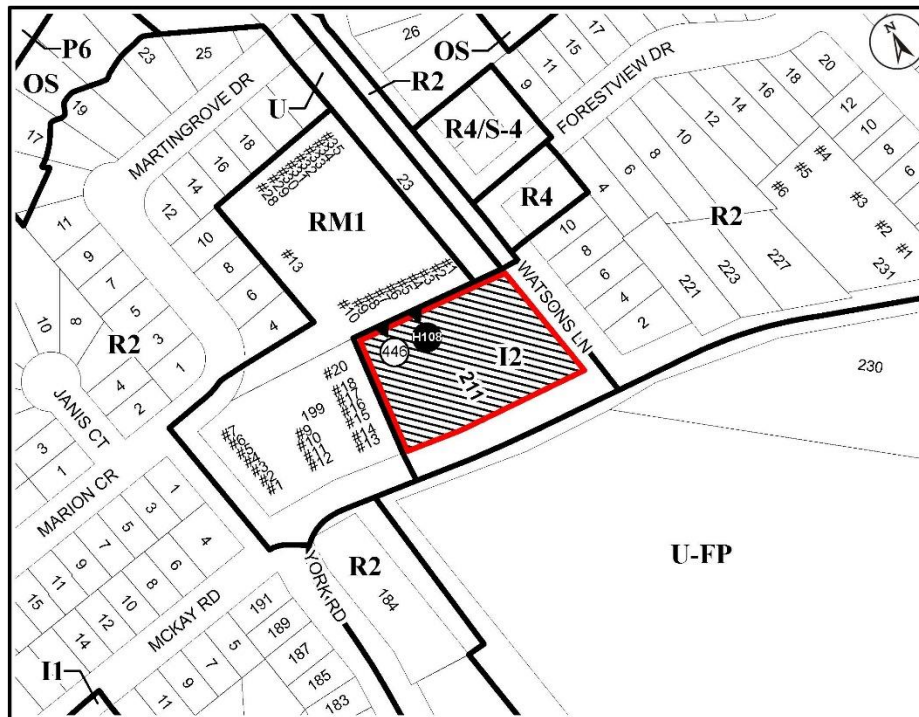


SUBJECT PROPERTY

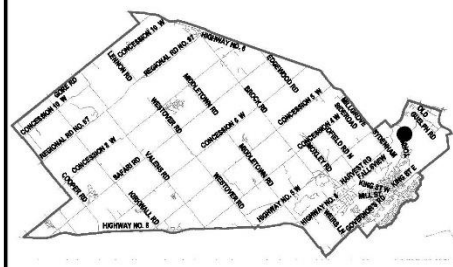


211 York Road, Dundas





● Site Location



Key Map - Ward 13

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAR-23-008

Date:
April 5, 2023


Appendix "A"

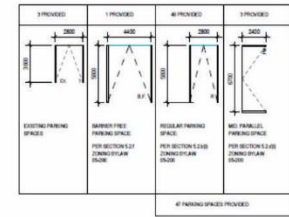
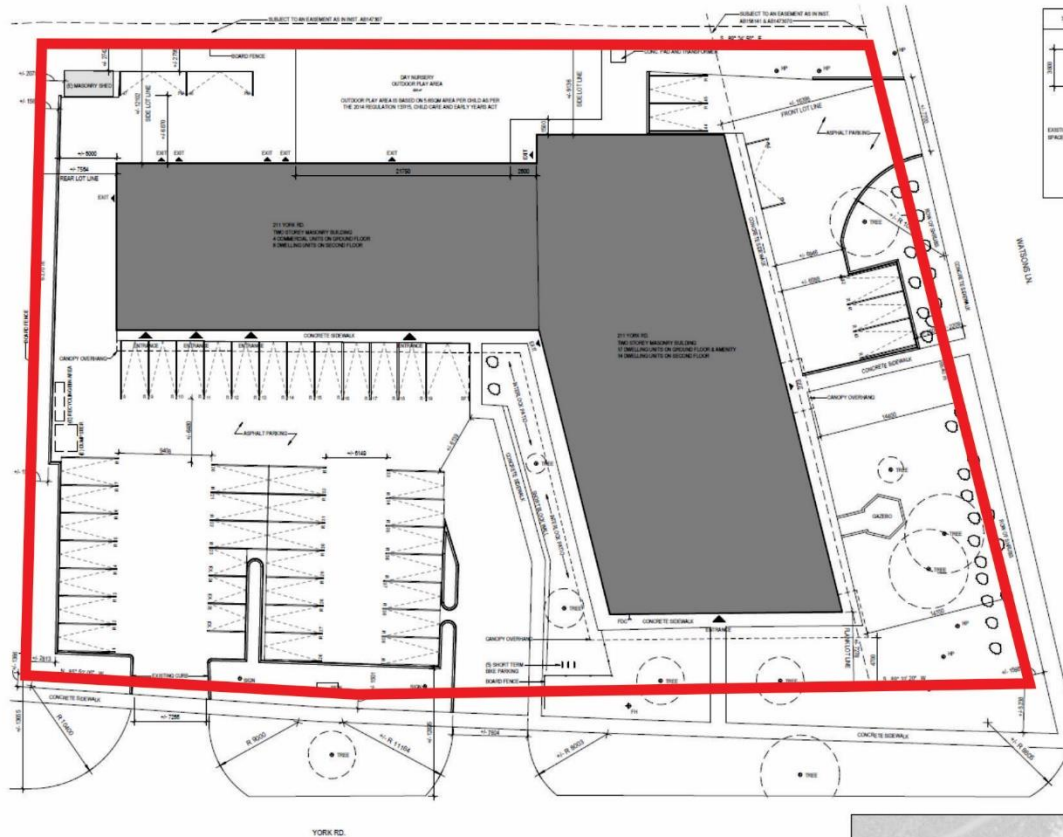
Scale:
N.T.S.

Planner/Technician:
JV/AL

Subject Property

211 York Road

 Change in Zoning from the Community Institutional (I2, 446, H108) Zone to the Neighbourhood Commercial (C2, 849, H148) Zone



| SITE STATISTICS | | |
|-----------------|------------------------------------|----------------------|
| 1 | TOTAL AREA | 2886 m ² |
| 2 | REGULAR PARKING | 1812 m ² |
| 3 | SPACES/TOTAL AREA | 36.36/m ² |
| 4 | REGULAR HEIGHT (AVERAGE) | 7.2 m |
| 5 | REGULAR HEIGHT (MINIMUM) | 6.1 m |
| 6 | NUMBER OF RESIDENTIAL UNITS | 39 |
| 7 | NUMBER OF PARKING SPACES PROVIDED | 42 |
| 8 | NUMBER OF PARKING SPACES OCCUPIED | 31 |
| 9 | NUMBER OF PARKING SPACES AVAILABLE | 11 |
| 10 | CONCRETE SIDEWALK | 117 |
| 11 | ASPHALT PARKING | 22 |
| 12 | TOTAL RESIDENTIAL SPA | 2767 m ² |
| 13 | TOTAL COMMERCIAL SPA | 756 m ² |
| 14 | TOTAL COMMON & UTILITY SPA | 663 m ² |
| 15 | RESIDENTIAL PARKING SPA | 62 m ² |
| 16 | RESIDENTIAL AMENITY SPA | 152 m ² |
| 17 | RECREATIONAL SPA | 221 m ² |
| 18 | OFFICE SPA | 432 m ² |
| 19 | OFFICE SPA | 72 m ² |

GENERAL NOTES:

- The Architect is not responsible for the interpretation of these documents by the Contractor. The Architect will provide the Architectural and Engineering information required for the construction of the project.
- Changes are to be made by the Contractor. The Contractor will receive the Architect's approval for any changes to the project.
- Provision of material or finished mechanical or electrical details, fittings, and fixtures are indicated on the Architectural drawings. The Contractor is responsible for the Architectural drawings issued under the Architectural and Electrical drawings. These items are not to be located as indicated on the drawings.



| No. | Description | Date |
|-----|-------------|------|
| | | |

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100 King Street West, Suite 2000, Toronto, ON M5X 1C5
www.toms-mcnally.ca



YRKR0

211 YORK RD SUBMITTAL
SITE PLAN

Project No.: 22022
Scale: As indicated
Drawn By: TAD
Checked By: TAD

1 Site Plan-Overall
1:200

2 Site Location Map
1:5000

A1.00



View of Subject Lands from York Road

PED23165

Photo 2



View looking West on York Road



View looking East on York Road



View looking North on Watsons Lane



View looking South on Watsons Lane



View of Subject lands from Watsons Lane



View of Single Detached Dwellings East of Subject Lands



View of rear parking area



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE