



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

June 18, 2024

PED24093 – (ZAC-22-030 & UHOPA-22-016)

Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 399 Greenhill Avenue, Hamilton.

Presented by: Daniel Barnett

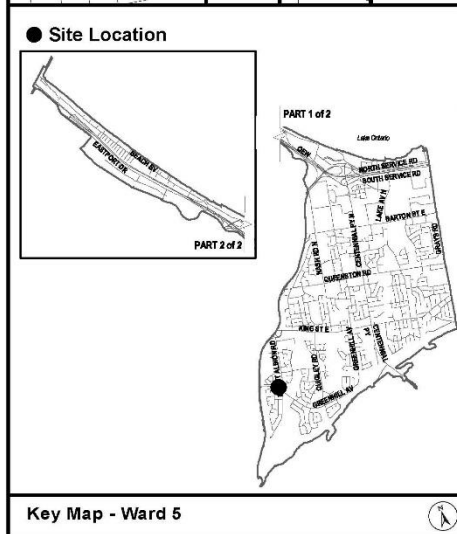
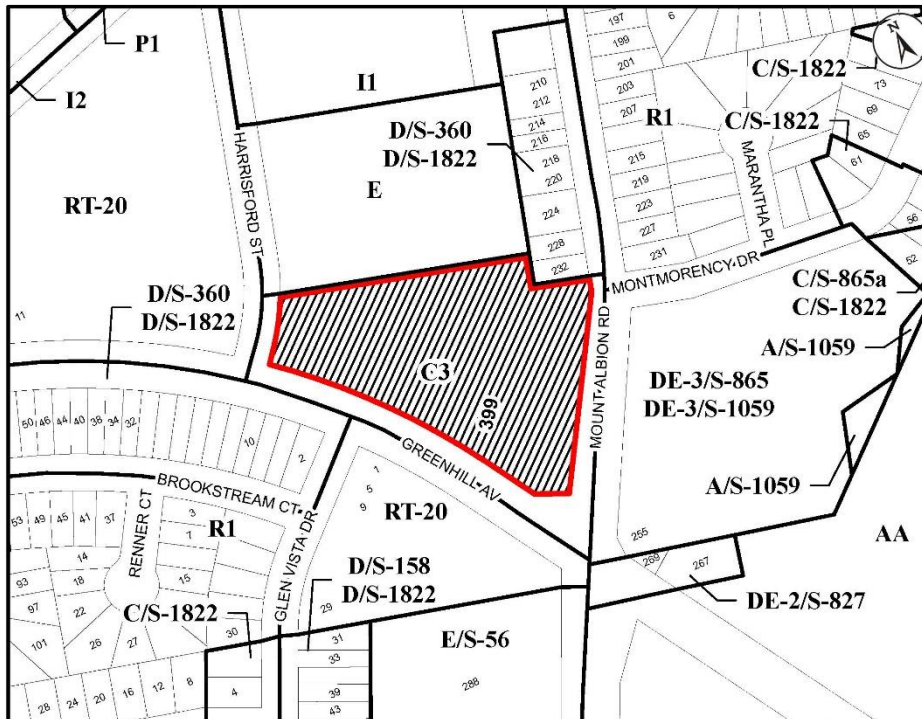


SUBJECT PROPERTY



399 Greenhill Avenue, Hamilton





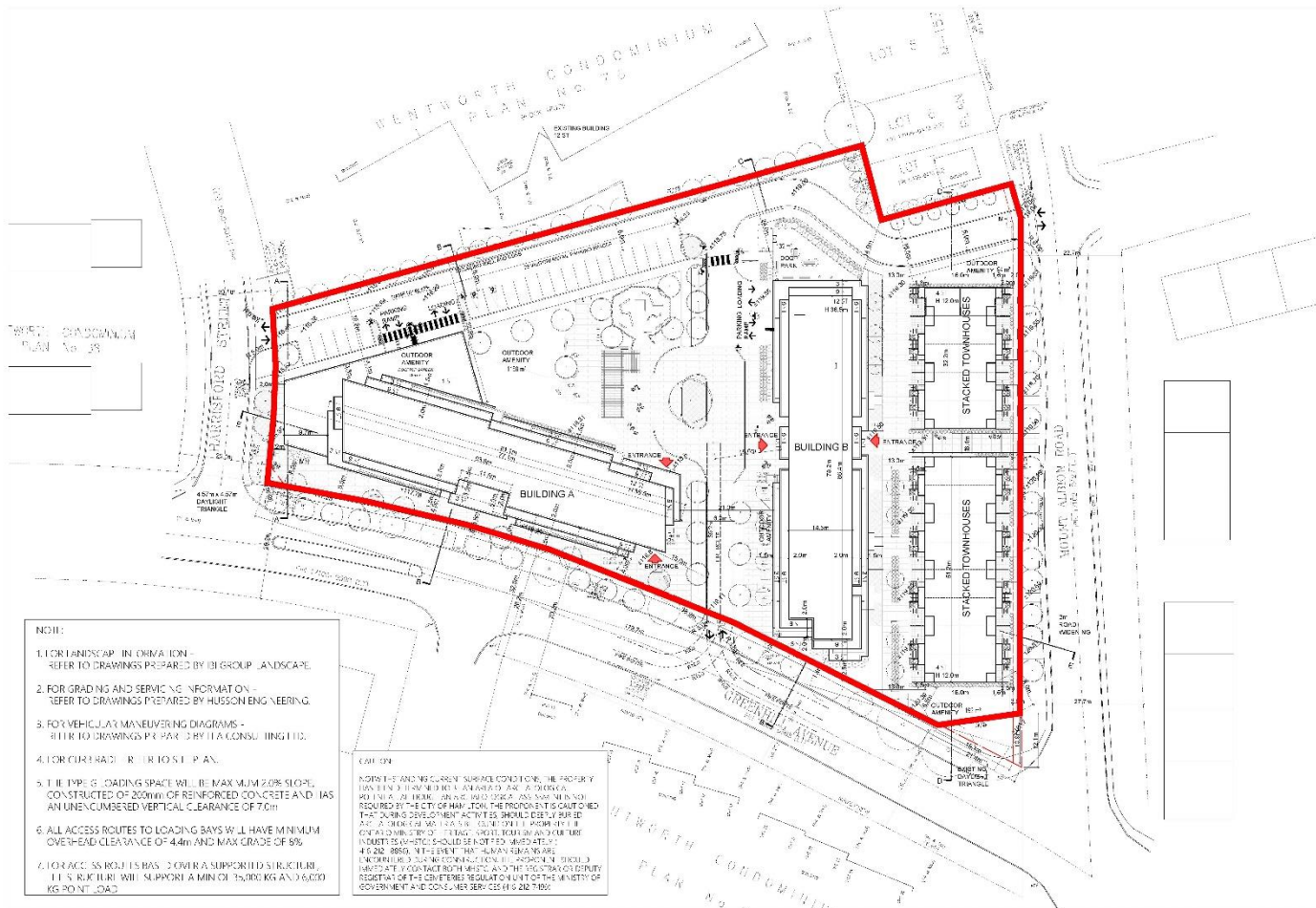
Location Map

Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number: ZAC-22-030/UHOPA-22-016	Date: April 11, 2024
Appendix "A"	Scale: N.T.S
Planner/Technician: DB/NB	

Subject Property
399 Greenhill Avenue, Hamilton (Ward 5)

Change in zoning from the Community Commercial (C3) Zone to the Mixed Use Medium Density (C5, 897, H172) Zone



- NOTE:
1. FOR LANDSCAPING INFORMATION - REFER TO DRAWINGS PREPARED BY BIGROUP LANDSCAPE.
 2. FOR GRADING AND SERVICE INFORMATION - REFER TO DRAWINGS PREPARED BY HUSSON ENGINEERING.
 3. FOR VEHICULAR MANEUVERING DIAGRAMS - REFER TO DRAWINGS PREPARED BY HUSSON ENGINEERING LTD.
 4. FOR CURB RADIUS TO STREET PLAN.
 5. THE TYPE OF LOADING SPACE WILL BE MAXIMUM 20% SLOPE, CONSTRUCTED OF 200mm OF REINFORCED CONCRETE AND HAS AN UNOBSCURED VERTICAL CLEARANCE OF 7.0m.
 6. ALL ACCESS ROUTES TO LOADING BAYS WILL HAVE MINIMUM OVERHEAD CLEARANCE OF 4.4m AND MAX GRADE OF 8%.
 7. FOR ACCESS ROADS HAS TO COVER A SUPPORTED STRUCTURE. THE STRUCTURE WILL SUPPORT A MIN OF 35,000 KG AXLE LOAD (20,000 KG POINT LOAD).

NOTE: THE EXISTING CURB SURFACE CONDITION, THE PROPERTY LOCATION, THE EXISTING UTILITIES AND THE REQUIREMENTS OF THE CITY OF HAMILTON, THE PROPONENT IS CAUTIONED THAT DURING DEVELOPMENT ACTIVITIES SHOULD DEEPLY BURIED UTILITIES BE IDENTIFIED AND PROTECTED. THE PROPONENT IS ADVISED THAT THE EXISTING CURB SURFACE CONDITION, THE PROPERTY LOCATION, THE EXISTING UTILITIES AND THE REQUIREMENTS OF THE CITY OF HAMILTON, THE PROPONENT IS CAUTIONED THAT DURING DEVELOPMENT ACTIVITIES SHOULD DEEPLY BURIED UTILITIES BE IDENTIFIED AND PROTECTED. THE PROPONENT IS ADVISED THAT THE EXISTING CURB SURFACE CONDITION, THE PROPERTY LOCATION, THE EXISTING UTILITIES AND THE REQUIREMENTS OF THE CITY OF HAMILTON, THE PROPONENT IS CAUTIONED THAT DURING DEVELOPMENT ACTIVITIES SHOULD DEEPLY BURIED UTILITIES BE IDENTIFIED AND PROTECTED.

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399 GREENHILL, HAMILTON
SITE PLAN
 PROJECT No. 122615 SHEET 18, 2023 SCALE : 1:500



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399 GREENHILL , HAMILTON

PERSPECTIVE VIEW 1

PROJECT No. 1226.5

SEPT '8, 2023

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399 GREENHILL, HAMILTON
PERSPECTIVE VIEW 2
PROJECT No. 127615 SFPT 8, 2023

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399 GREENHILL, HAMILTON
NORTH AND SOUTH ELEVATIONS

PROJECT No. 2265 SEPT 18, 2023 SCALE : 1:400

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399 GREENHILL, HAMILTON
BUILDING A EAST AND WEST ELEVATIONS
PROJECT No. 226 5 SEPT 18, 2023 SCALE: 1:400

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399 GREENHILL , HAMILTON
BUILDING B EAST AND WEST ELEVATIONS
PROJECT No. 1226'S SEPT 18, 2023 SCALE : 1/400

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399 GREENHILL , HAMILTON
TOWNHOUSE ELEVATION
PROJECT No. 1226'5 SEPT '8, 2023 SCALE : 1:100

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Easterly portion of the subject property, as seen from Greenhill Avenue looking north east



Westerly portion of the subject property, as seen from Greenhill Avenue looking north west



Subject property and the existing 12 storeys multiple dwelling at 30 and 40 Harrisford Street located to the north of the subject property, as seen from Harrisford Street looking north east



Property at 30 and 40 Harrisford Street located to the north of the subject property, as seen from Harrisford Street looking north east



Existing townhouse dwellings located to the west of the subject property, as seen from Harrisford Street looking north west



Existing single detached dwelling and townhouse dwellings located to the south of the subject property, as seen from Greenhill Avenue looking south west



Existing townhouse dwellings and 12 storey multiple dwelling at 288 Mount Albion Road located to the south of the subject property, as seen from Greenhill Avenue looking south east



Existing townhouse dwelling and 12 storey multiple dwelling at 288 Mount Albion Road located to the south of the subject property, as seen from Greenhill Avenue looking south



Existing townhouse dwellings located to the east of the subject property, as seen from Mount Albion Road looking north east



Subject property and the existing 12 storey multiple dwelling at 30 and 40 Harrisford Street located to the north of the subject property, as seen from Mount Albion Road looking north west



Existing townhouse dwellings located to the east of the subject property, as seen from Mount Albion Road looking north east



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE