



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

August 13, 2024

PED24041 – (ZAC-23-026 & UHOPA-23-011)

Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 196, 198, 200 and 202 Upper Mount Albion Road, Stoney Creek.

Presented by: James Van Rooi

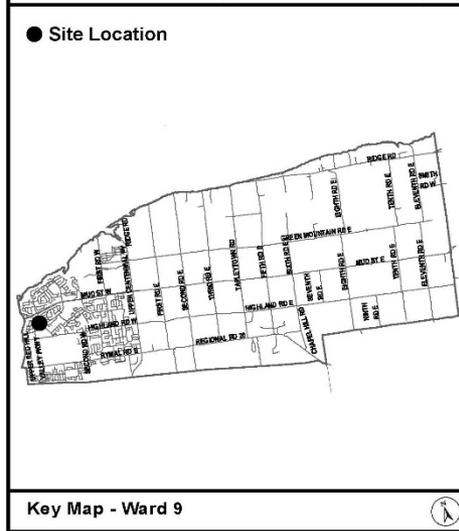
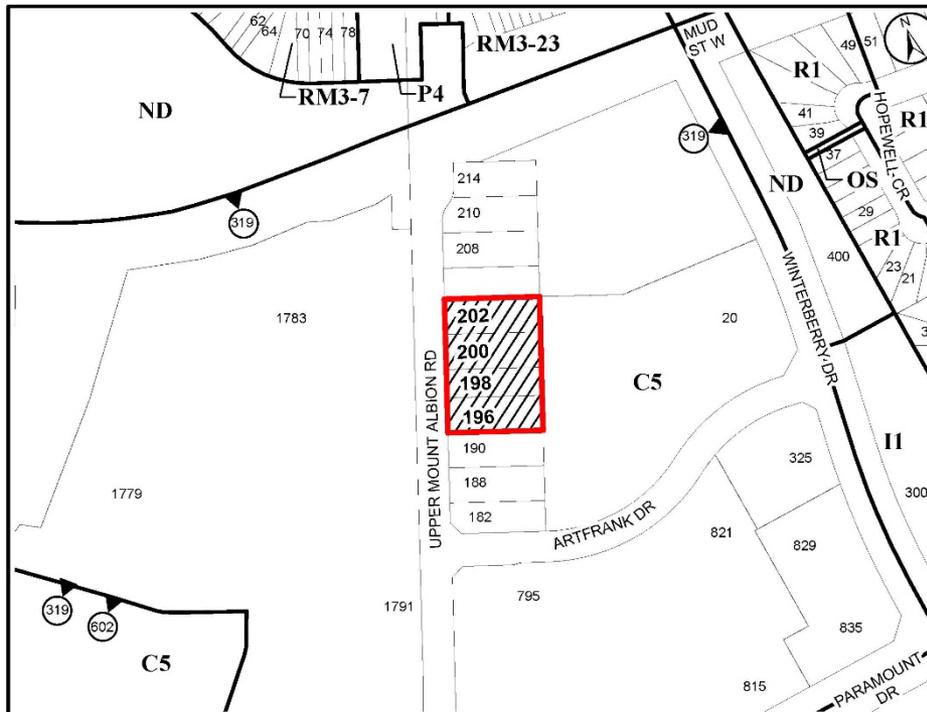


SUBJECT PROPERTY



196, 198, 200 & 202 Upper Mount Albion Road, Stoney Creek





Location Map


Hamilton

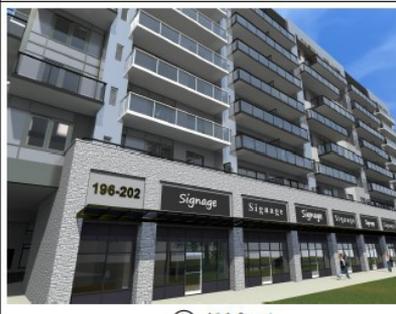
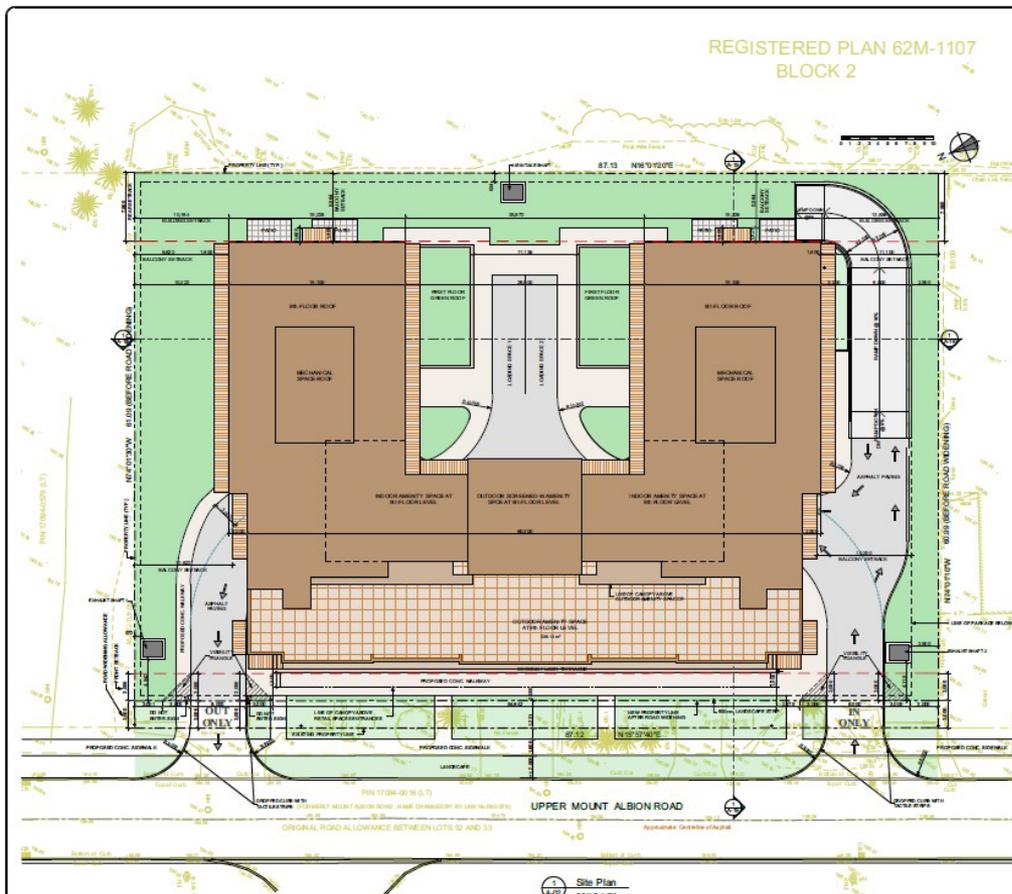
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number: ZAC-23-026 & UHOPA-23-011	Date: June 5, 2024
Appendix "A"	Scale: N.T.S
Planner/Technician: JV/AL	

Subject Property

196, 198, 200 & 202 Upper Mount Albion Road

 Change in zoning from the Mixed Use Medium Density (C5, 319) Zone to the Mixed Use Medium Density (C5, 894, H171) Zone



PRELIMINARY

No.	Description	Date
1	Site Plan	Jan. 15, 2024
2	Site Plan	Jan. 15, 2024
3	Site Plan	Jan. 15, 2024
4	Site Plan	Jan. 15, 2024
5	Site Plan	Jan. 15, 2024
6	Site Plan	Jan. 15, 2024
7	Site Plan	Jan. 15, 2024
8	Site Plan	Jan. 15, 2024
9	Site Plan	Jan. 15, 2024
10	Site Plan	Jan. 15, 2024
11	Site Plan	Jan. 15, 2024
12	Site Plan	Jan. 15, 2024
13	Site Plan	Jan. 15, 2024
14	Site Plan	Jan. 15, 2024
15	Site Plan	Jan. 15, 2024
16	Site Plan	Jan. 15, 2024
17	Site Plan	Jan. 15, 2024
18	Site Plan	Jan. 15, 2024
19	Site Plan	Jan. 15, 2024
20	Site Plan	Jan. 15, 2024
21	Site Plan	Jan. 15, 2024
22	Site Plan	Jan. 15, 2024
23	Site Plan	Jan. 15, 2024
24	Site Plan	Jan. 15, 2024
25	Site Plan	Jan. 15, 2024
26	Site Plan	Jan. 15, 2024
27	Site Plan	Jan. 15, 2024
28	Site Plan	Jan. 15, 2024
29	Site Plan	Jan. 15, 2024
30	Site Plan	Jan. 15, 2024

Preliminary Site Statistics

SITE AREA	6,068.68 m ²
TOTAL BUILDING'S COVERAGE AREA FROM ALL FLOORS	2,475.41 m ²
LOT COVERAGE	48.95%
ASPHALT AREA (NOT COVERED BY FLOORS 2 ND TO 5 TH)	551.68 m ²
RAMP AREA	175.80 m ²
LANDSCAPE AREA	1,852.70 m ²
LANDSCAPE PERCENTAGE	36.66%
TOTAL NUMBER OF RESIDENTIAL UNITS	232 UNITS
TOTAL COMMERCIAL AREA	336.99 m ²

NOTE: ALL STATISTICS SHOWN ARE AFTER ROAD WIDENING

PARKING PROVIDED

ON GRADE SPACES	13 SPACES
ON GRADE CAR SHARE SPACES	1 SPACE
PARADE LEVEL P-1	116 SPACES
PARADE LEVEL P-2	116 SPACES
TOTAL PROVIDED	246 SPACES
ACCESSIBLE PARKING (INCLUDED)	7 SPACES

BIKE SPACES PROVIDED

	LONG TERM	SHORT TERM
ON GRADE SPACES	134	41
PARADE LEVEL P-1	5	
PARADE LEVEL P-2	6	
TOTAL PROVIDED	146	41

Units Mix

	Studio	1 Bedroom	1 Bedroom + Den	2 Bedroom	2 Bedroom + Den	Total Units
1 st Floor	8	8	2	12	4	34
2 nd Floor	8	8	2	12	4	34
3 rd Floor	8	8	2	12	4	34
4 th Floor	8	8	2	12	4	34
5 th Floor	8	8	2	12	4	34
6 th Floor	8	8	2	12	4	34
7 th Floor	8	8	2	12	4	34
8 th Floor	8	8	2	12	4	34
9 th Floor	8	8	2	12	4	34
Total	66	66	14	96	4	232

AMENITY SPACE SCHEDULE

SPACE	FLOOR	AREA
INDOOR AMENITY SPACE A	9 th Floor	168.06
INDOOR AMENITY SPACE C	9 th Floor	168.06
OUTDOOR AMENITY SPACE	9 th Floor	137.49
SCREENED-IN AMENITY SPACE	9 th Floor	137.49
MALCOMES AND TERRACES AREA (ALL FLOORS)		1,012.79 m ²

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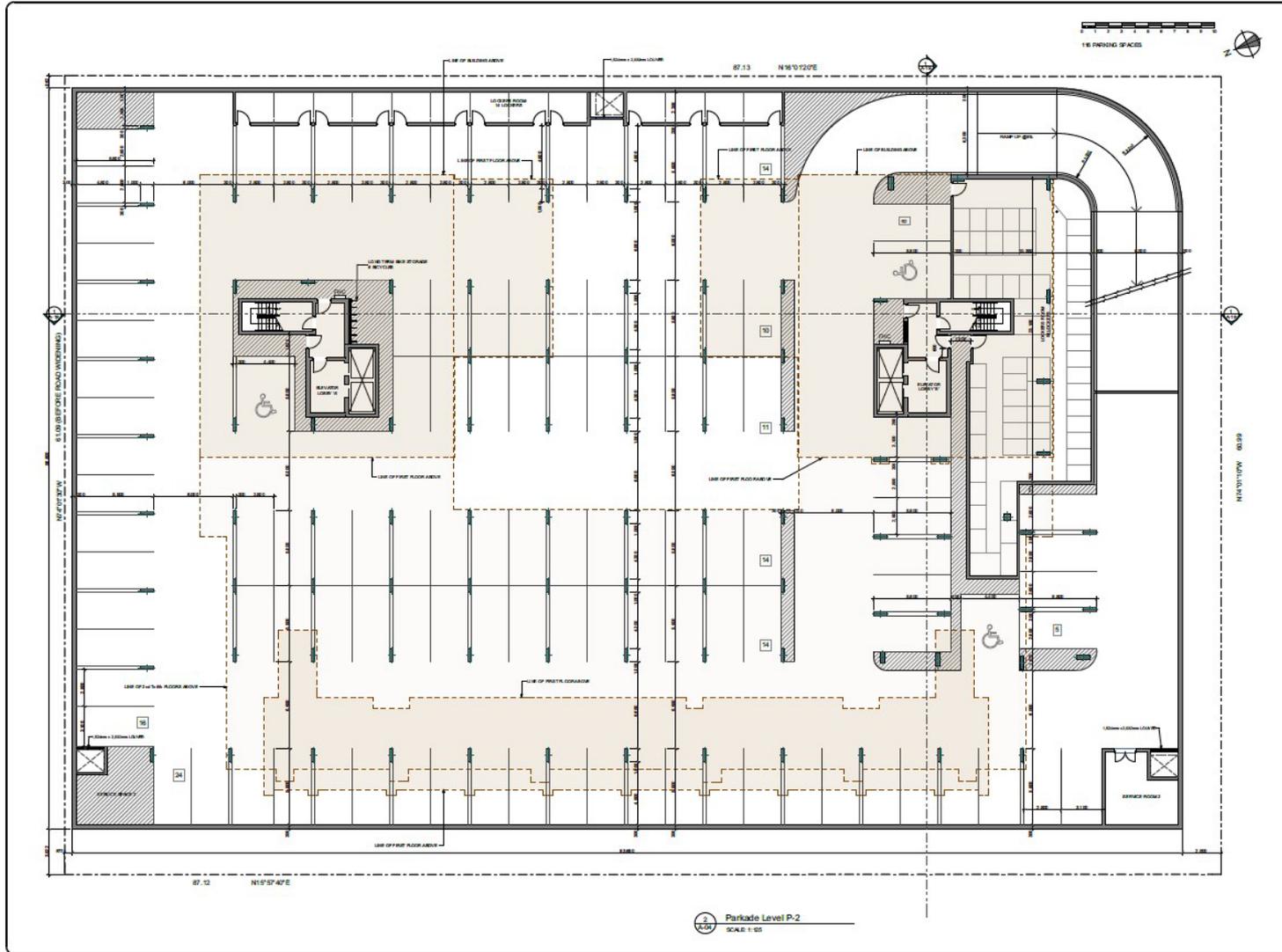


9 Storey Mixed-Use Condominium Development

196-202 UPPER MOUNT ALBION ROAD, STONEY CREEK

Preliminary Concept Site Plan

Sheet Plot Size: 24" x 36"
 Drawing No. 222/21
 Date: May 2022
 Drawing Number: A-02



PRELIMINARY

Always check and correct all dimensions and use different table

NO.	DESCRIPTION	DATE
10	Column added @ Parkade P-2 Level and 2nd A. Staircase Utility	Jan. 10, 2020
11	1st Floor Staircase and Corridor added	Jan. 16, 2020
12	1st Floor Staircase and Corridor added	Jan. 16, 2020
13	1st Floor Staircase and Corridor added	Jan. 16, 2020
14	1st Floor Staircase and Corridor added	Jan. 16, 2020
15	1st Floor Staircase and Corridor added	Jan. 16, 2020
16	1st Floor Staircase and Corridor added	Jan. 16, 2020
17	1st Floor Staircase and Corridor added	Jan. 16, 2020
18	1st Floor Staircase and Corridor added	Jan. 16, 2020
19	1st Floor Staircase and Corridor added	Jan. 16, 2020
20	1st Floor Staircase and Corridor added	Jan. 16, 2020
21	1st Floor Staircase and Corridor added	Jan. 16, 2020
22	1st Floor Staircase and Corridor added	Jan. 16, 2020
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29	1st Floor Staircase and Corridor added	Jan. 16, 2020
30	1st Floor Staircase and Corridor added	Jan. 16, 2020
31	1st Floor Staircase and Corridor added	Jan. 16, 2020
32	1st Floor Staircase and Corridor added	Jan. 16, 2020
33	1st Floor Staircase and Corridor added	Jan. 16, 2020
34	1st Floor Staircase and Corridor added	Jan. 16, 2020
35	1st Floor Staircase and Corridor added	Jan. 16, 2020
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53	1st Floor Staircase and Corridor added	Jan. 16, 2020
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55	1st Floor Staircase and Corridor added	Jan. 16, 2020
56	1st Floor Staircase and Corridor added	Jan. 16, 2020
57	1st Floor Staircase and Corridor added	Jan. 16, 2020
58	1st Floor Staircase and Corridor added	Jan. 16, 2020
59	1st Floor Staircase and Corridor added	Jan. 16, 2020
60	1st Floor Staircase and Corridor added	Jan. 16, 2020
61	1st Floor Staircase and Corridor added	Jan. 16, 2020
62	1st Floor Staircase and Corridor added	Jan. 16, 2020
63	1st Floor Staircase and Corridor added	Jan. 16, 2020
64	1st Floor Staircase and Corridor added	Jan. 16, 2020
65	1st Floor Staircase and Corridor added	Jan. 16, 2020
66	1st Floor Staircase and Corridor added	Jan. 16, 2020
67	1st Floor Staircase and Corridor added	Jan. 16, 2020
68	1st Floor Staircase and Corridor added	Jan. 16, 2020
69	1st Floor Staircase and Corridor added	Jan. 16, 2020
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79	1st Floor Staircase and Corridor added	Jan. 16, 2020
80	1st Floor Staircase and Corridor added	Jan. 16, 2020
81	1st Floor Staircase and Corridor added	Jan. 16, 2020
82	1st Floor Staircase and Corridor added	Jan. 16, 2020
83	1st Floor Staircase and Corridor added	Jan. 16, 2020
84	1st Floor Staircase and Corridor added	Jan. 16, 2020
85	1st Floor Staircase and Corridor added	Jan. 16, 2020
86	1st Floor Staircase and Corridor added	Jan. 16, 2020
87	1st Floor Staircase and Corridor added	Jan. 16, 2020
88	1st Floor Staircase and Corridor added	Jan. 16, 2020
89	1st Floor Staircase and Corridor added	Jan. 16, 2020
90	1st Floor Staircase and Corridor added	Jan. 16, 2020
91	1st Floor Staircase and Corridor added	Jan. 16, 2020
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97	1st Floor Staircase and Corridor added	Jan. 16, 2020
98	1st Floor Staircase and Corridor added	Jan. 16, 2020
99	1st Floor Staircase and Corridor added	Jan. 16, 2020
100	1st Floor Staircase and Corridor added	Jan. 16, 2020

Revisions

THIS DOCUMENT, CONTRACT OR NOT, CANNOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF JONATHAN WEIZEL ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR COPIING OF THIS DOCUMENT IS STRICTLY PROHIBITED. FOR INFORMATION, THIS DOCUMENT SHALL BE USED FOR CONTRACTING PURPOSES ONLY. SUBMITTALS SHALL BE MADE BY THE OWNER.

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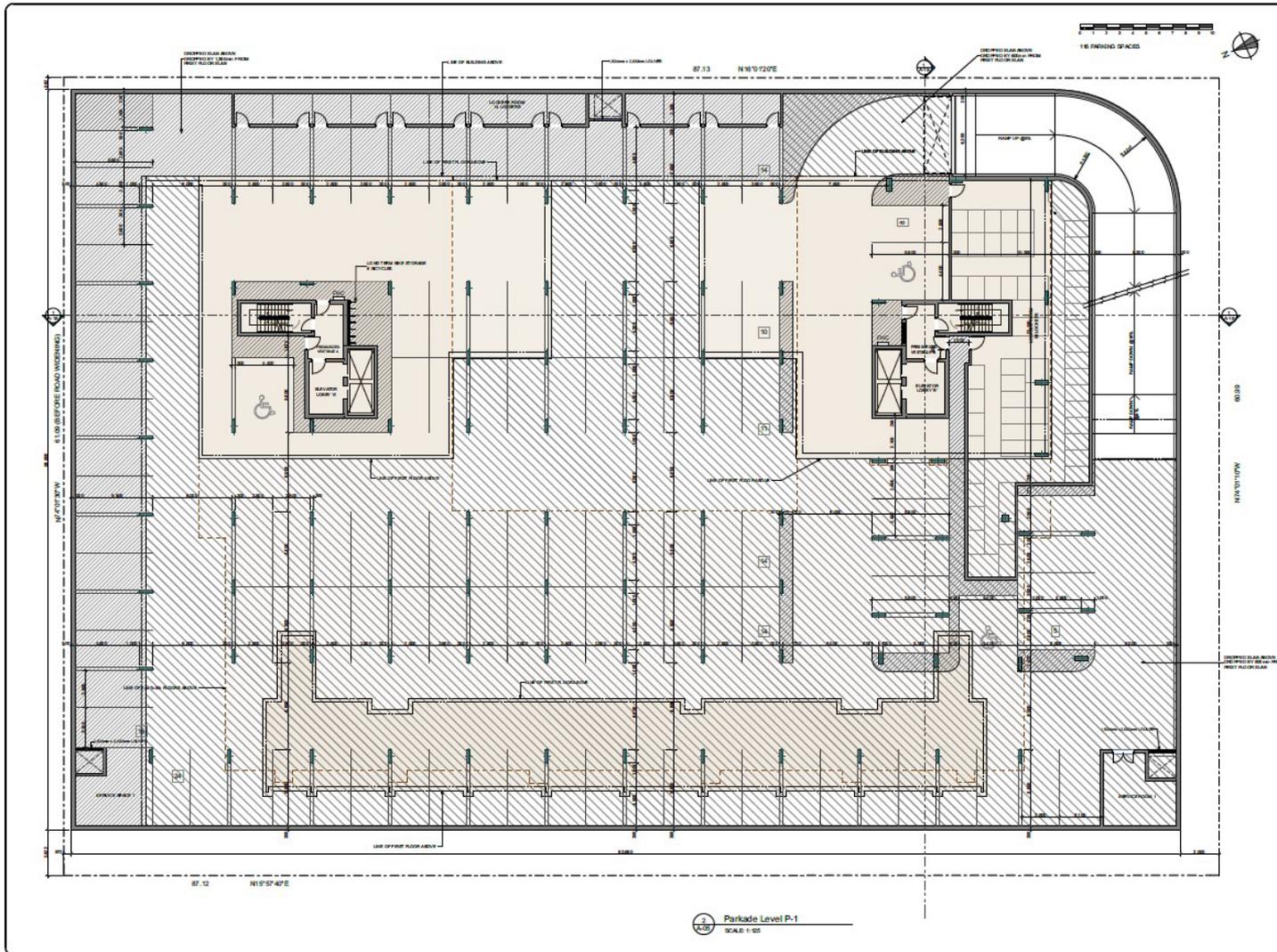


Project
9 Storey Mixed-Use Condominium Development

146-150 LINDEN AVENUE ALBION PARK 9 STOREY CROSSING TOWER
Drawing Title
Parkade P-2 Level Plan

Sheet Print Size: 24" x 36"

Number	00	Revision	01
Date		Date	May 2022
Sheet Number	222/21	Drawing Number	A-04



PRELIMINARY

Align by doors and doors to all common areas are 900mm wide

NO.	DESCRIPTION	DATE
16	Issue for review of drawings to the City and DP of A. Jameson Architects Ltd.	Jan. 03, 2008
17	Issue for review of drawings to the City and DP of A. Jameson Architects Ltd.	Jan. 03, 2008
18	Issue for review of drawings to the City and DP of A. Jameson Architects Ltd.	Jan. 03, 2008
19	Issue for review of drawings to the City and DP of A. Jameson Architects Ltd.	Jan. 03, 2008
20	Issue for review of drawings to the City and DP of A. Jameson Architects Ltd.	Jan. 03, 2008
21	Issue for review of drawings to the City and DP of A. Jameson Architects Ltd.	Jan. 03, 2008
22	Issue for review of drawings to the City and DP of A. Jameson Architects Ltd.	Jan. 03, 2008
23	Issue for review of drawings to the City and DP of A. Jameson Architects Ltd.	Jan. 03, 2008
24	Issue for review of drawings to the City and DP of A. Jameson Architects Ltd.	Jan. 03, 2008
25	Issue for review of drawings to the City and DP of A. Jameson Architects Ltd.	Jan. 03, 2008
26	Issue for review of drawings to the City and DP of A. Jameson Architects Ltd.	Jan. 03, 2008
27	Issue for review of drawings to the City and DP of A. Jameson Architects Ltd.	Jan. 03, 2008
28	Issue for review of drawings to the City and DP of A. Jameson Architects Ltd.	Jan. 03, 2008
29	Issue for review of drawings to the City and DP of A. Jameson Architects Ltd.	Jan. 03, 2008
30	Issue for review of drawings to the City and DP of A. Jameson Architects Ltd.	Jan. 03, 2008
31	Issue for review of drawings to the City and DP of A. Jameson Architects Ltd.	Jan. 03, 2008
32	Issue for review of drawings to the City and DP of A. Jameson Architects Ltd.	Jan. 03, 2008
33	Issue for review of drawings to the City and DP of A. Jameson Architects Ltd.	Jan. 03, 2008
34	Issue for review of drawings to the City and DP of A. Jameson Architects Ltd.	Jan. 03, 2008
35	Issue for review of drawings to the City and DP of A. Jameson Architects Ltd.	Jan. 03, 2008
36	Issue for review of drawings to the City and DP of A. Jameson Architects Ltd.	Jan. 03, 2008
37	Issue for review of drawings to the City and DP of A. Jameson Architects Ltd.	Jan. 03, 2008
38	Issue for review of drawings to the City and DP of A. Jameson Architects Ltd.	Jan. 03, 2008
39	Issue for review of drawings to the City and DP of A. Jameson Architects Ltd.	Jan. 03, 2008
40	Issue for review of drawings to the City and DP of A. Jameson Architects Ltd.	Jan. 03, 2008
41	Issue for review of drawings to the City and DP of A. Jameson Architects Ltd.	Jan. 03, 2008
42	Issue for review of drawings to the City and DP of A. Jameson Architects Ltd.	Jan. 03, 2008
43	Issue for review of drawings to the City and DP of A. Jameson Architects Ltd.	Jan. 03, 2008
44	Issue for review of drawings to the City and DP of A. Jameson Architects Ltd.	Jan. 03, 2008
45	Issue for review of drawings to the City and DP of A. Jameson Architects Ltd.	Jan. 03, 2008
46	Issue for review of drawings to the City and DP of A. Jameson Architects Ltd.	Jan. 03, 2008
47	Issue for review of drawings to the City and DP of A. Jameson Architects Ltd.	Jan. 03, 2008
48	Issue for review of drawings to the City and DP of A. Jameson Architects Ltd.	Jan. 03, 2008
49	Issue for review of drawings to the City and DP of A. Jameson Architects Ltd.	Jan. 03, 2008
50	Issue for review of drawings to the City and DP of A. Jameson Architects Ltd.	Jan. 03, 2008

THE GENERAL CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF HAMILTON. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF HAMILTON.

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Project
9 Storey Mixed-Use Condominium Development

116-20 UPPER MOUNT ALBION ROAD, STONEY CREEK, ONTARIO

Drawing Title
Parkade P-1 Level Plan

Show Plot Size: 24" x 36"

Drawn by: BC Date: May 2022

Scale: 1:125
Project Number: 222/21
Drawing Number: A-05



202 Upper Mount Albion Road



Public Notice Sign

PED24041

Photo 3



Looking north on Upper Mount Albion Road



City owned land north of Subject Lands



Looking south on Upper Mount Albion Road



200 Upper Mount Albion Road



198 Upper Mount Albion Road



196 Upper Mount Albion Road



190 Upper Mount Albion Road south of Subject Lands



Upper Mount Albion Road and Artfrank Drive looking east



Upper Mount Albion Road and Artfrank looking south



Upper Mount Albion Road and Artfrank Drive looking west



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE