



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

June 18, 2024

PED24063 – (ZAC-23-015)

Application for a Zoning By-law Amendment for Lands Located at
150 Mohawk Road East, Hamilton.

Presented by: Mark Michniak

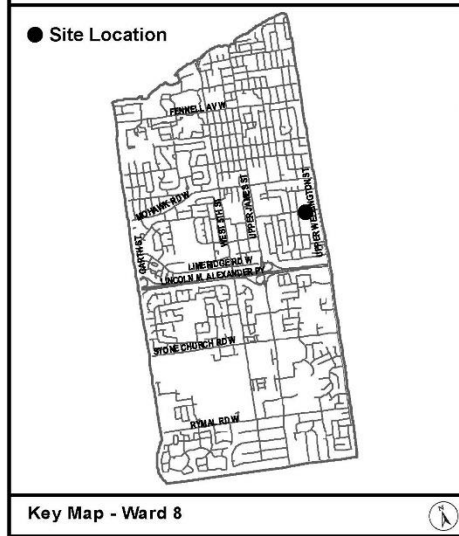
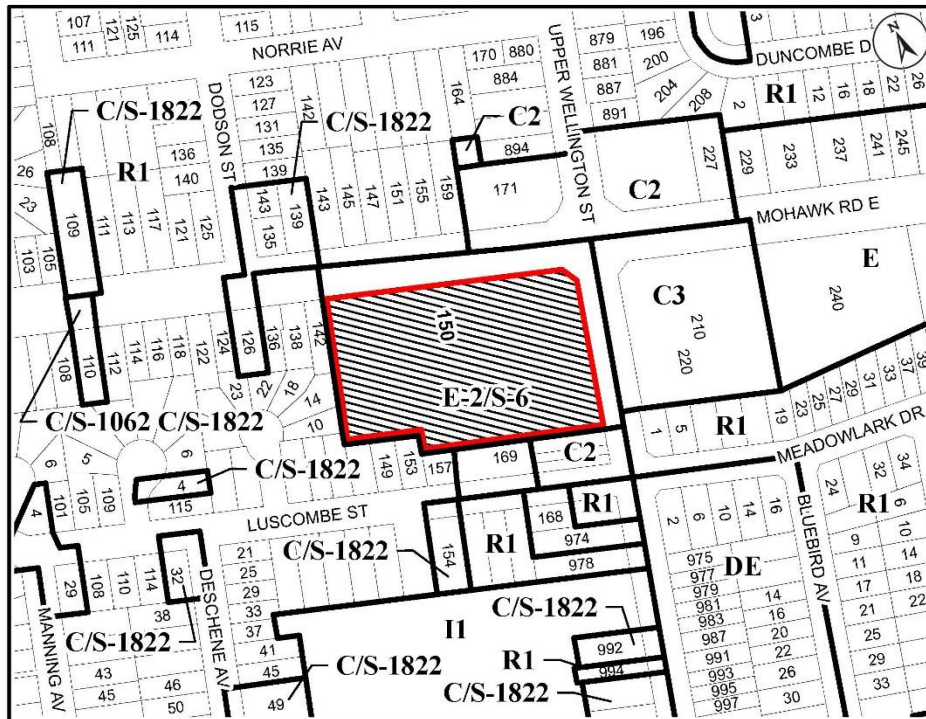


SUBJECT PROPERTY




1866 Rymal Road East, Hamilton





Location Map



Hamilton

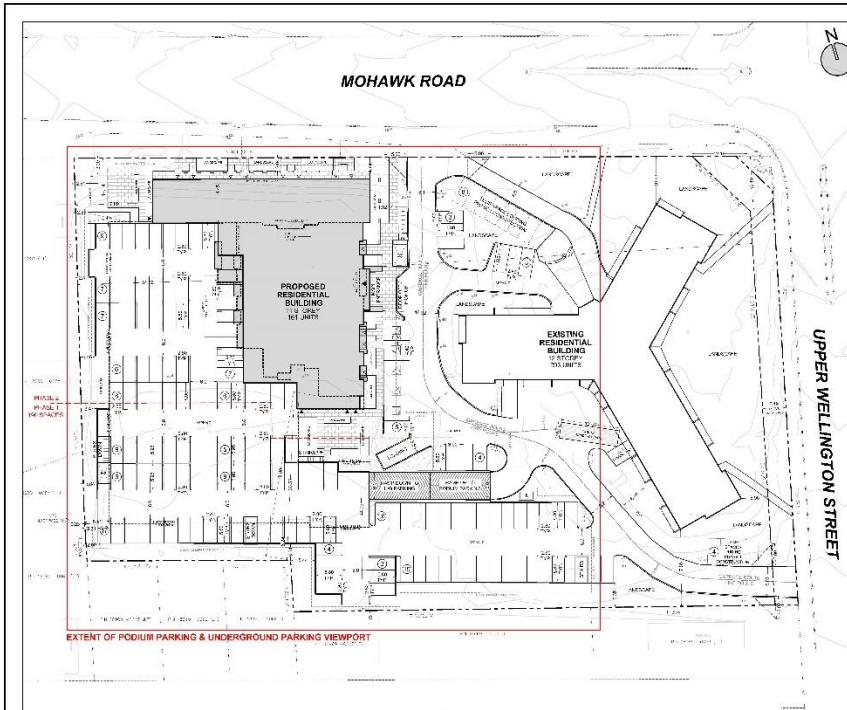
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number: ZAC-23-015	Date: November 16, 2023	
Appendix "A"	Scale: N.T.S.	Planner/Technician: MM/AL

Subject Property

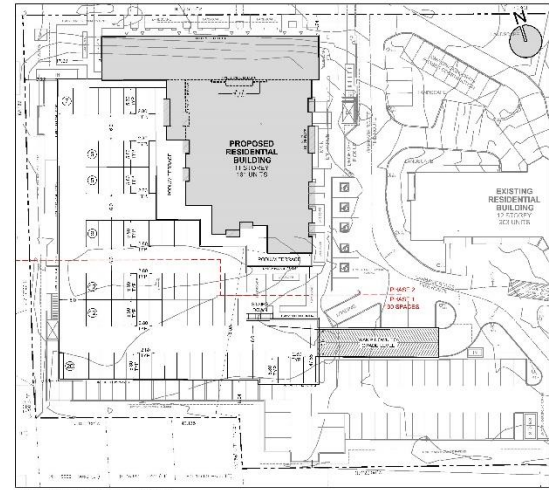
150 Mohawk Road East

 Lands to be added to Zoning By-law No. 05-200 as Transit Oriented Corridor Multiple Residential (TOC3, 879) Zone

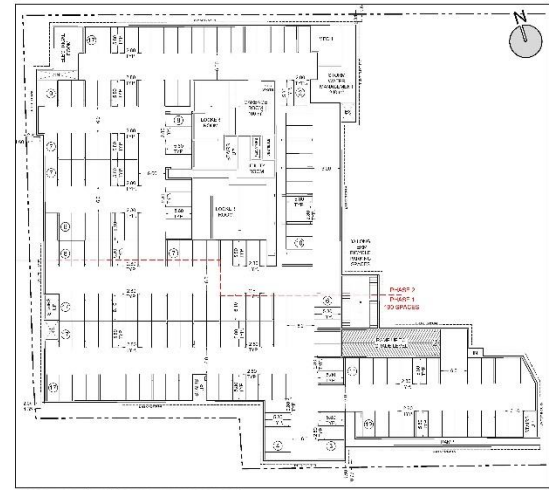


AT GRADE SITE PLAN - SCALE 1:400

DEVELOPMENT STATISTICS		
Existing Zoning: "E-2S-6" Multiple Dwellings (By-law No. 6993)		
Proposed Zoning: Transit Oriented Corridor Multiple Residential (TOC3) (By-law No. 05-200)		
Item	Required (TOC3)	Proposed (TOC3)
Units	N/A	304 Units
Lot Area (min.)	300.0 m ²	14,544.92 m ²
Height (max.)	Min: 11.0 m Max: 22.0 m	12 stories (Existing Residential Building)
Lot Width	N/A	143.35 m
Building Setback from a Streetline (Mohawk Rd)	Min: 3.0 m Max: 4.5 m	2.24 m (Proposed Residential Building) 10.63 m (Existing Residential Building)
Min. Interior Side Yard	7.5 m	3.04 m to proposed parking podium/stairw entrance 17.08 m to Proposed Residential Building
Building Setback from a Streetline (Upper Wellington St)	Min: 3.0 m Max: 4.5 m	82.20 m (Proposed Residential Building) 5.98 m (Existing Residential Building) 3.24 m to proposed parking podium
Min. Rear Yard (South)	7.5 m	17.08 m to Existing Residential Building
Landscape/Open Space (min.)	10%	28%
Parking	351 spaces min.	Surface Parking = 145 spaces Podium Parking = 70 spaces LUG Parking = 156 spaces TOTAL = 381 spaces (1.05 / Unit)



PODIUM PARKING - SCALE 1:400



UNDERGROUND PARKING - SCALE 1:400

KEY MAP - N.T.S.

PRELIMINARY SITE PLAN

LEGAL DESCRIPTION:
 PART OF
 SECTION 13
 TOWNSHIP 11 N 000
 RANGEE COUNTY
 SIOGRAPHIC TOWNSHIP OR SHILOH
 IN THE CITY OF HAMILTON

SCALE: 1:400

METRES
 0 5 10 20 30

LEGEND:

- SUBJECT LAND
- PROPOSED PATH
- EXISTING BUILDING
- EXISTING DRIVE/ALLEY/STREET
- EXISTING SIDEWALK
- PROP. SIDEWALK
- PROP. M. ENTRANCE
- PROP. STAIRWELL
- RAMP
- STAIR
- RUBBER
- PROP. ELEVATOR/STAIRWELL

NOT FOR CONSTRUCTION

APPROVALS

KNYMIH
 INCORPORATED CONSULTANTS

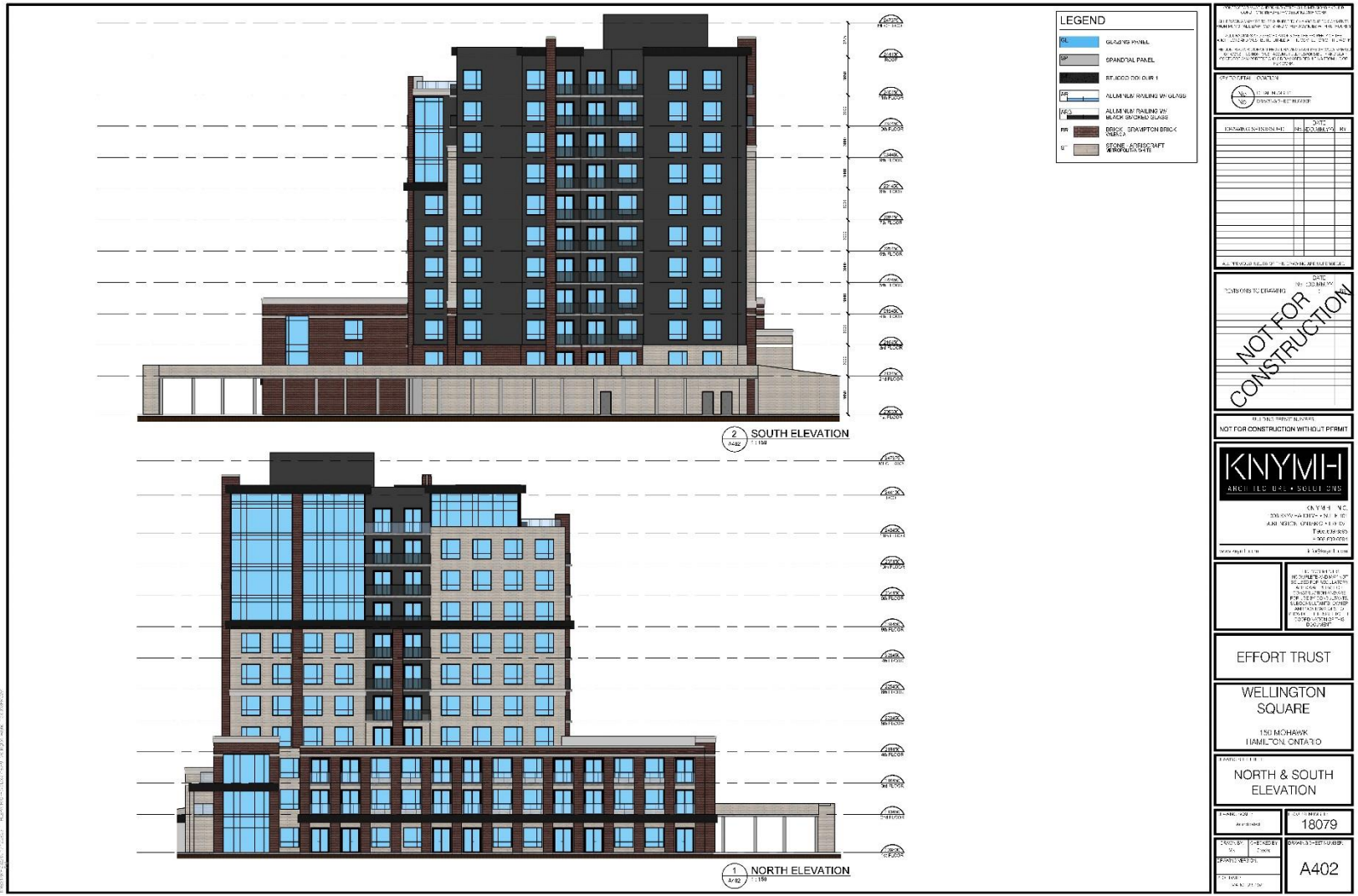
URBAN SOLUTIONS
 PLANNING & LAND DEVELOPMENT
 REGISTRATION NO. 22144
 2306 BAYVIEW AVE. SUITE 201
 SCARBOROUGH, ONTARIO M1W 2P6

WELLINGTON SQUARE REDEVELOPMENT PHASE 2
 160 MOHAWK ROAD EAST
 CITY OF HAMILTON

EFFORT TRUST

15/17







Subject site – existing apartment building



Subject site – existing parking structure



Adjacent development to the west



Adjacent development to the south



Mohawk Road East looking east



Mohawk Road East looking west



Upper Wellington Street looking north



Upper Wellington Street looking south



Northwest corner of the intersection



Northeast corner of the intersection



Southeast corner of the intersection



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE