



# 300 Albright Road, Hamilton

## Zoning By-law Amendment

### Neighbourhood Information Meeting

January 26, 2022

**VALERY**  
GROUP

# Meeting Agenda

- MHBC Presentation
- Question and Answer
- Summary of Next Steps



# Overview

## Purpose of the Meeting

- To provide an overview of the development application and process, and respond to comments received to date.
- To receive additional feedback on the proposal.
- No decisions will be made at this meeting.



# Subject Lands



# Application Process

- A formal consultation meeting was held with City staff in **February, 2021**. Comments were received from the City and agencies.
- A formal zoning by-law amendment application was submitted to the City in **September, 2021** for a proposal with 106 units.
- The City has provided technical comments in response to the application.

# Policy Framework

## Official Plan

- **Neighbourhoods** designation permits townhouse uses

## Zoning By-law

- **Agricultural (AA) zone**
  - Zoning by-law is dated from 1950
  - Townhouses are not permitted in the AA zone
- Proposed to rezone to RT-20 zone, similar to townhouse developments in the area with a parking rate of 1.21 spaces / unit



# Development Overview

- 1.4 hectare property
- 106 townhouse units
  - 100 stacked, and 6 2-storey towns
  - Mix of 1 bedroom and 3 bedroom units
- One vehicle access to Albright Road
- Pedestrian connections to Albright Road and Red Hill Neighbourhood park
- 129 parking spaces, including 1 space per unit and 17 visitor spaces
- Amenity areas: patios and / or rooftop areas
- Full municipal services



# Studies Completed

- Functional Servicing and Stormwater Management Report
- Environmental Impact Statement
- Geotechnical Report
- Hydrogeological Report
- Planning Justification Report
- Archaeological Assessment
- Tree Preservation Plan
- Urban Design Brief
- Noise Impact Study
- Salvage and Documentation Report for Former School





# Conceptual Site Plan



# Parking Plan





# Conceptual Design





# Conceptual Design





# Conceptual Design



Amenity Render Source:  
Brite Developments



# What We've Heard

The following is a general summary of the planning comments we have received to date:

- Parking and traffic
- Retention of existing trees
- Unit type and design
- Technical comments from City

# Questions and Answer



January 26, 2022



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# Conclusions

- The proposal is consistent with the Provincial Policy Statement and conforms to the Growth Plan.
- The proposal implements the Urban Hamilton Official Plan Neighbourhoods designation.
- The proposal provides an opportunity for appropriate intensification in the Urban Boundary, and contributes to the range and mix of housing supply in the City.
- The site can be serviced by municipal services.

# Next Steps

- Review public and technical comments and prepare a resubmission of materials.
- This application will go to Planning Committee and Council meetings for consideration.
- Future site plan application to address details including lighting, landscaping, and fencing.
- Please send any additional comments to the City planner:  
Alaina Baldassarra: [Alaina.Baldassarra@hamilton.ca](mailto:Alaina.Baldassarra@hamilton.ca)