



## Infill redevelopment site

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### 416 MOHAWK ROAD E, HAMILTON

Prime redevelopment site on Hamilton Mountain. Suitable for stand-alone residential or mixed-use high density redevelopment. This amenity-rich, redeveloping, area is reminiscent of the Square One District in Mississauga during its infancy.

Located steps from CF Lime Ridge Mall amenities, schools, major grocery stores, great transit connections and nearby highway access. This Thorner neighbourhood is planned to undergo changes in the near future as directed through the planning policy documents. In this regard, recent development applications have been filed in very close proximity to the subject lands, at:

- Limeridge Mall - 999 Upper Wentworth Street  
320 units in two 12-storey towers and 100,000 sf of re-imagined retail
- County Fair Plaza - 499 Mohawk Road East  
1,995 units in multiple towers ranging in height from 6 to 25-storeys

*\*photo is altered to have building removed. Scheduled for demolition.*

### John Bar

Sales Representative, Principal  
+1 226 366 9080



#### LOT SIZE

2.19 acres



#### FRONTAGE

149.28' on Mohawk Road E  
453.28' on Mall Road



#### OFFICIAL PLAN

Mixed-Use High Density



#### REDEVELOPMENT PLAN

Concept 1 (2x12 storey)  
324 units, 278,613 GFA  
Concept 2 (1x14 storey, 1x20 storey)  
436 units, 355,519 GFA



#### ASKING PRICE

\$7,995,000



## Property summary

Lot size	2.19 acres				
Site buildings	Vacant land, buildings have been demolished				
Official plan	High Density - Mixed Use				
Zoning	I1 (Neighbourhood Institutional)				
Development charges (Effective July 6, 2023 - June 12, 2024)	<table> <tr> <td>Bachelor &amp; one bedroom Apartments &amp; stacked townhouses</td> <td>\$30,249 per unit</td> </tr> <tr> <td>Two bedroom+ Apartments &amp; stacked townhouses</td> <td>\$42,712 per unit</td> </tr> </table>	Bachelor & one bedroom Apartments & stacked townhouses	\$30,249 per unit	Two bedroom+ Apartments & stacked townhouses	\$42,712 per unit
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Two bedroom+ Apartments & stacked townhouses	\$42,712 per unit				



Hamilton Mountain new apartment / condo sales are in low to mid \$800's per square foot



12 km / 17 minute drive to Amazon YHM1 Fulfillment Centre and Hamilton's International Airport



1.4 km to Lincoln Alexander Parkway (the Linc) on ramp and direct connect to both Highway 403 in Ancaster and the QEW in Stoney Creek



3.4 km to Mohawk College



550 metres / six minute walk to HSR Bus Terminal Platform at CF Limeridge Mall

## Location overview

The subject lands are located on the periphery of the Thorner neighbourhood, with frontage onto one (1) major arterial road, and one (1) local road. The surrounding urban context includes a range of uses, with a variety of commercial uses to the south, a utility corridor and institutional use to the east, and low to high density residential to the north and west. The subject lands are located within a Sub-Regional Service Node and are in proximity to a Secondary Corridor (Mohawk Road West)

The Thorner neighbourhood is planned to undergo changes in the near future as directed through the planning policy documents. In this regard, recent development applications have been filed in proximity to the subject lands, at Limeridge Mall and 499 Mohawk Road E, with building heights proposed at 13-storeys and 25-storeys respectively.

The UHOP's urban structure directs Sub-Regional Service Nodes to provide a range of uses, functioning as a vibrant, mixed-use area, which provides a range of housing types. Supported by higher order transit, Sub-Regional Service Nodes are intended to accommodate a significant proportion of City-wide residential intensification in a range of building heights and densities.

### Services and amenities available near the Thorner neighbourhood include:

- Our Lady of Lourdes Catholic Elementary School
- Lawfield Elementary School
- Thorner Park
- CF Limeridge Mall shopping & restaurants
- Sackville Hill Seniors Recreation Centre
- Mohawk College
- Juravinski Hospital
- Lincoln Alexander Parkway access
- Fortinos & Food Basics

### Drive times

- Mohawk College	Six minutes	- Burlington	20 minutes
- Downtown Hamilton	10 minutes	- Waterloo Region	40 minutes
- Hamilton Airport	18 minutes	- GTA / Mississauga	45 minutes

### Demographics

1 km radius	<b>10,626</b> Population	<b>11,599</b> Daytime population	<b>43.2</b> Median age	<b>\$81,827</b> Average household income
3 km radius	<b>108,647</b> Population	<b>91,025</b> Daytime population	<b>40.3</b> Median age	<b>\$75,931</b> Average household income



## Concept plan one

### Two (2) 12-storey buildings

#### Built form

Concept Plan 1 (refer to Appendix E, Drawing CP-1) demonstrates two (2) 12-storey stand-alone residential buildings, one (1) addressing Mall Road and one (1) addressing the intersection of Mall Road and Mohawk Road East. The two apartment buildings accommodate one hundred and forty four (144) units and one hundred and eighty (180) units, for a total of three hundred and twenty four (324) units, representing a density of approximately 365 units per hectare.

#### Amenity area

Amenity space is proposed to be provided by private and common forms. Over 387m<sup>2</sup> of common amenity area is proposed, which could be programmed with landscaping, outdoor seating etc. for the use of the residents and to promote social gathering. Private amenity area is suggested as balconies for units within the upper floors of the apartment building.

#### Access and parking

The site is accessed from two (2) driveways; one (1) from Mohawk Road E and one (1) from Mall Road. Pedestrian connections are proposed throughout the site. The access ramp to the underground parking area is proposed internal to the site. The proposed development is supported by a total of four hundred and four (404) parking spaces, including fourteen (14) barrier free parking space. Three hundred and twenty four (324) parking spaces are proposed to be accommodated in an underground parking structure; and eighty (80) spaces are proposed at grade throughout the site. A parking ratio of 1.25 spaces per unit is proposed.

#### Overview



##### Building one

- 12-storey
- 144 units
- 123,612.74 sf GFA



##### Building two

- 12-storey
- 180 units
- 155,000.30 sf GFA



##### Building 1 & 2

Total units: 324 units  
Total GFA: 278,613.04 sf



## Concept plan two

### One (1) 14-storey and one (1) 20-storey building

#### Built form

Concept Plan 2 (refer to Appendix E, Drawing CP1-2) demonstrates two (2) standalone residential buildings. The Concept Plan proposes one (1) 20-storey multiple dwelling addressing Mall Road, with a podium step back above the fourth floor, and one (1) 14-storey multiple dwelling addressing the intersection of Mall Road and Mohawk Road E. The two apartment buildings accommodate one hundred and sixty eight (168) units and two hundred and sixty eight (268) units, for a total of four hundred and thirty six (436) units, representing a density of approximately 490 units per hectare.

#### Amenity area

Amenity space is proposed to be provided by private and common forms. At grade and rooftop amenity space is proposed, which would be programmed with landscaping, outdoor seating, etc. for the use of the residents and promote social gathering. Private amenity area is suggested as balconies for units within the upper floors of the apartment building.

#### Access and parking

The site is accessed from two (2) driveways; one (1) from Mohawk Road E and one (1) from Mall Road. Pedestrian connections are proposed throughout the site. The access ramp to the underground parking are is proposed throughout the site. The proposed development is supported by a total of four hundred and thirty six (436) parking spaces, including fourteen (14) barrier free parking spaces. Three hundred and fifty six (356) parking spaces are proposed to be accommodated in an underground parking structure; eighty (80) spaces are dedicated at grade throughout the site. A parking ratio of one (1) space per unit is proposed.

#### Overview



##### Building one

- 14-storey
- 168 units
- 144,214.86 sf GFA



##### Building two

- 20-storey
- 268 units
- 211,304.16 sf GFA



##### Building 1 & 2

Total units: 436 units  
Total GFA: 355,519.03 sf



## Zoning overview

416 Mohawk Road East is zoned Neighbourhood Institutional (I1) Zone by the City of Hamilton Zoning By-law No. 05-200.

The existing "I1" designation is a Neighbourhood Institutional zoning permitting the following uses:

- Community garden
- Day nursery
- Duplex dwelling
- Educational establishment
- Emergency shelter
- Museum
- Place of worship
- Residential care facility
- Retirement home
- Semi-detached dwelling
- Single detached dwelling
- Urban farm
- Urban farmers market

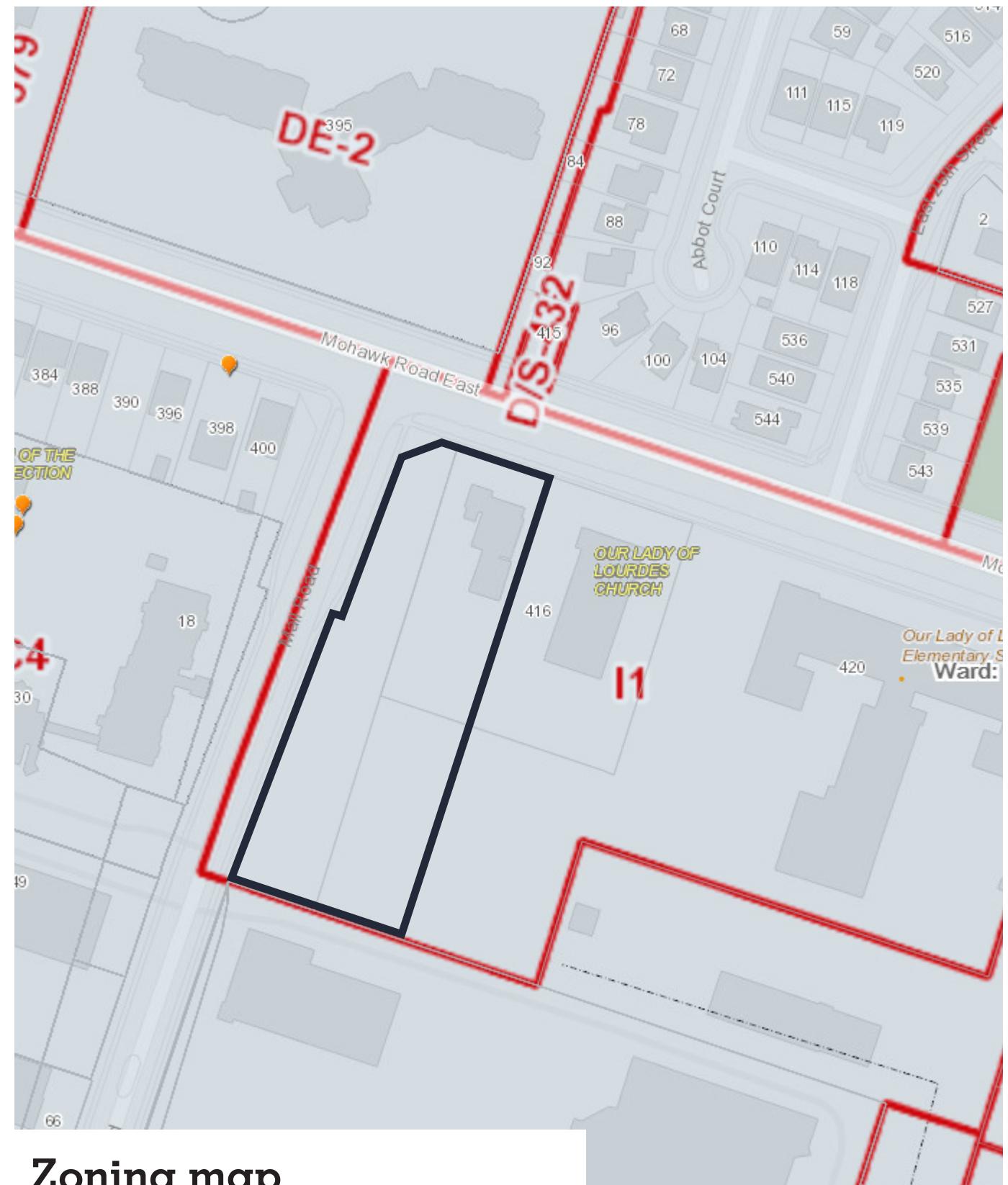
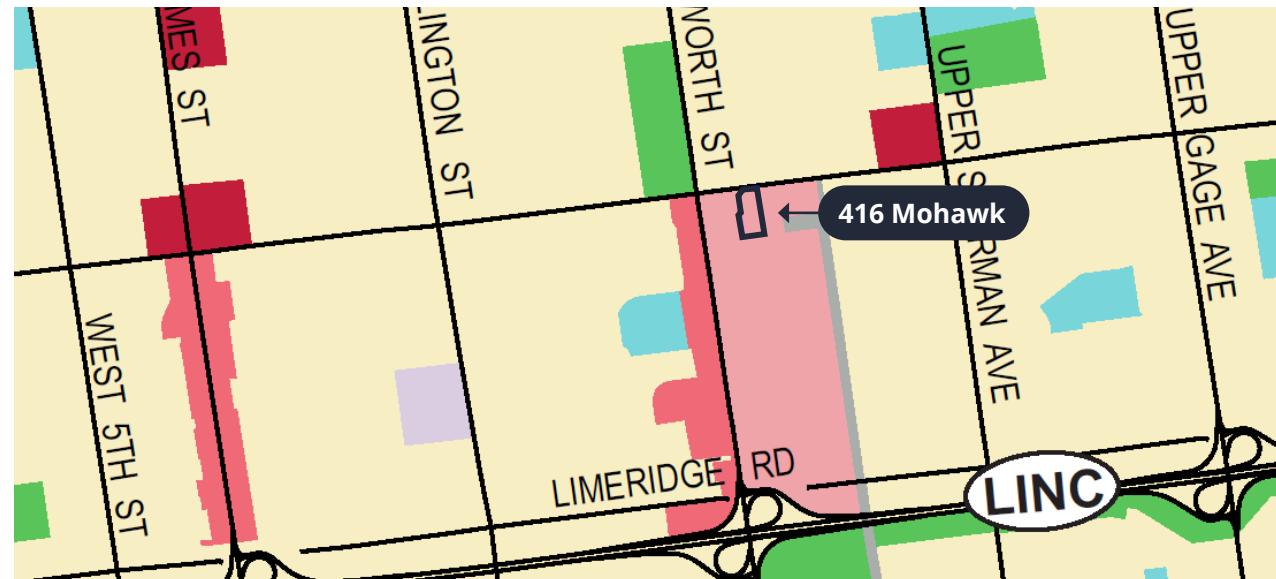
416 Mohawk Road East is identified within the Approach Surface area of the AZR (Airport Zoning Regulations). As such, development of the subject lands must demonstrate compliance with the AZR through a Legal Land Survey attesting clearance of the surfaces as specified in Transport Canada Advisory Circular (AC) 602-003.

The *Urban Hamilton Official Plan, Volume 1* ("UHOP") designates the subject lands as "Mixed Use - High Density" (Schedule E-1) within the "Limeridge Sub-Regional Service Node" (Schedule E) (Refer to Appendix B: UHOP Volume 1 Schedules). There are no natural heritage resources mapped on the subject lands.

Mohawk Road East is classified as a Major Arterial (Schedule C) with a future right-of-way width of 30.48 metres (Schedule C-2), while Mall Road is classified as a local road, with a basic maximum right-of-way width of approximately 3.0 metres along Mall Road, and a 12.19 metres x 12.19 metres daylight triangle at the intersection of Mohawk Road East and Mall Road may be required.

With the above considered, our planning consultants are of opinion that the subject lands are appropriate for intensification with a stand-alone residential or mixed-use development.

### Official Plan



**Zoning map**  
Neighbourhood Institutional Zone "I1"

# Opportunity summary

## 416 Mohawk Road E, Hamilton

Total land area 2.19 acres

Number of parcels Two

Zoning I1 (Neighbourhood Institutional)

Asking price Speak to listing agent

Offers reviewed on or after \$7,995,000

Transaction guidelines & disposition objectives The Vendor wishes to sell the property with vacant possession

[View drone video](#)

## Get more information

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## The offering process

### STEP ONE

#### Sign the Confidentiality Agreement

Complete & return by email to:  
john.bar@avisonyoung.com

[Download the Broker Confidentiality Agreement](#)

[Download the Principal Confidentiality Agreement](#)

### STEP TWO

#### Receive access to the ShareFile

Access to online ShareFile via the invitation sent to your email

### STEP THREE

#### Submit offer:

Offers will be reviewed on a as-come-basis

**AVISON  
YOUNG**

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BEST  
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COMPANIES**  
Platinum member