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Infill redevelopment site

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



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
Concept 2 (1x14 storey, 1x20 storey)
436 units

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Platinum member



Property summary

Lot size	2.19 acres	
Site buildings	Two-storey brick dwelling with a concrete block foundation and wood structure. The building is currently in use as a residence / office building and includes common spaces, meeting rooms, bedrooms and a kitchen	
Official plan	High Density - Mixed Use	
Zoning	I1 (Neighbourhood Institutional)	
Development charges <i>(Effective July 6, 2023 - June 12, 2023)</i>	Bachelor & one bedroom Apartments & stacked townhouses	\$30,249 per unit
	Two bedroom+ Apartments & stacked townhouses	\$42,712 per unit

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Hamilton Mountain new apartment / condo sales are in low to mid 800s 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 Playform 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			
10,626	11,599	43.2	\$81,827
Population	Daytime population	Median age	Average household income
3 km radius			
108,647	91,025	40.3	\$75,931
Population	Daytime population	Median age	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 387m2 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 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
- 148,800.29 GFA



Building 1 & 2

- Total units: 436 units
- Total GFA: 293,015.15 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 if 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

- Neighbourhoods

Open Space

Institutional

Utility

Urban Expansion Area - Neighbourhoods

Urban Expansion Area - Employment
- Commercial and Mixed Use Designations

Downtown Mixed Use Area

Mixed Use - High Density

Mixed Use - Medium Density

District Commercial

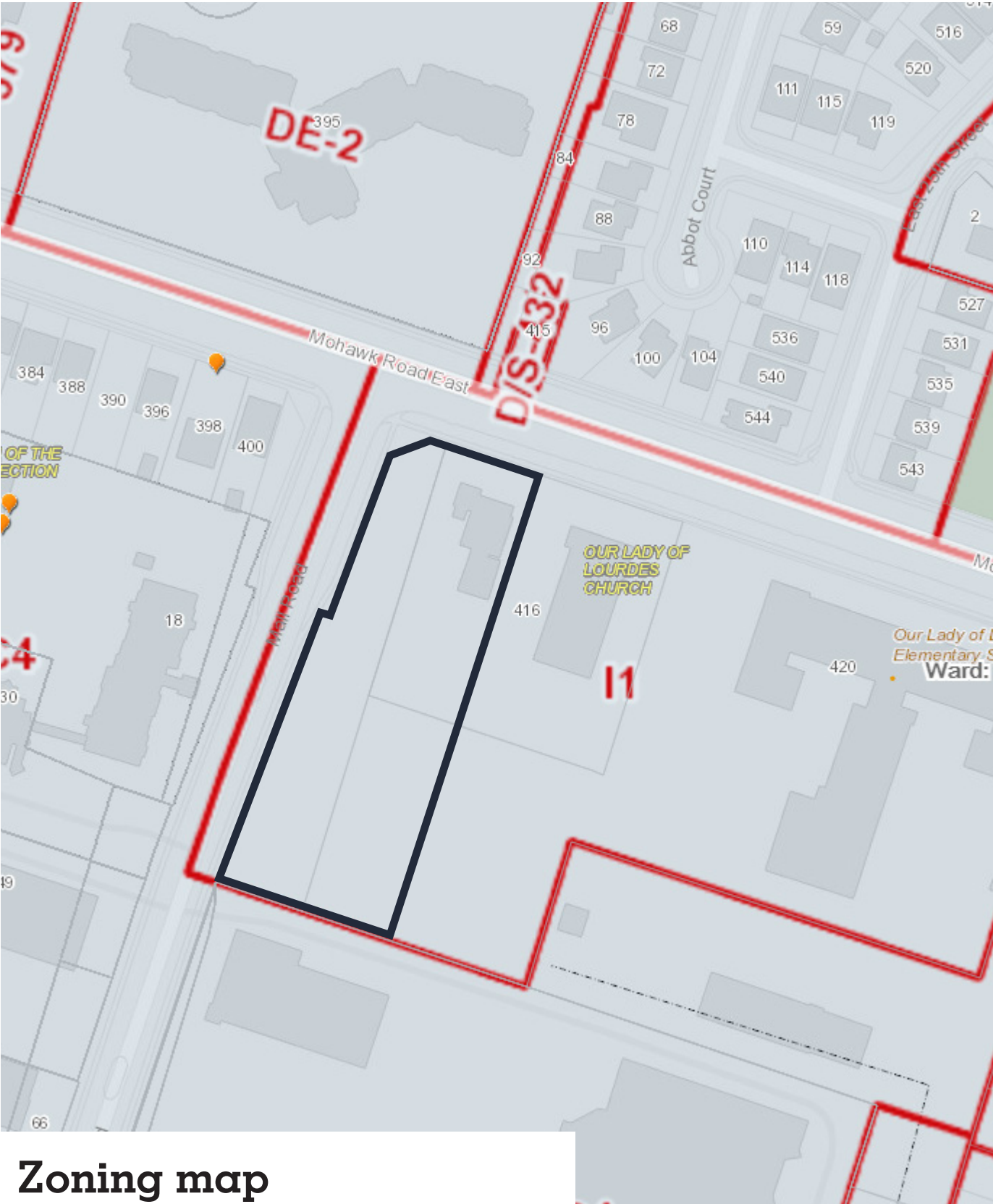
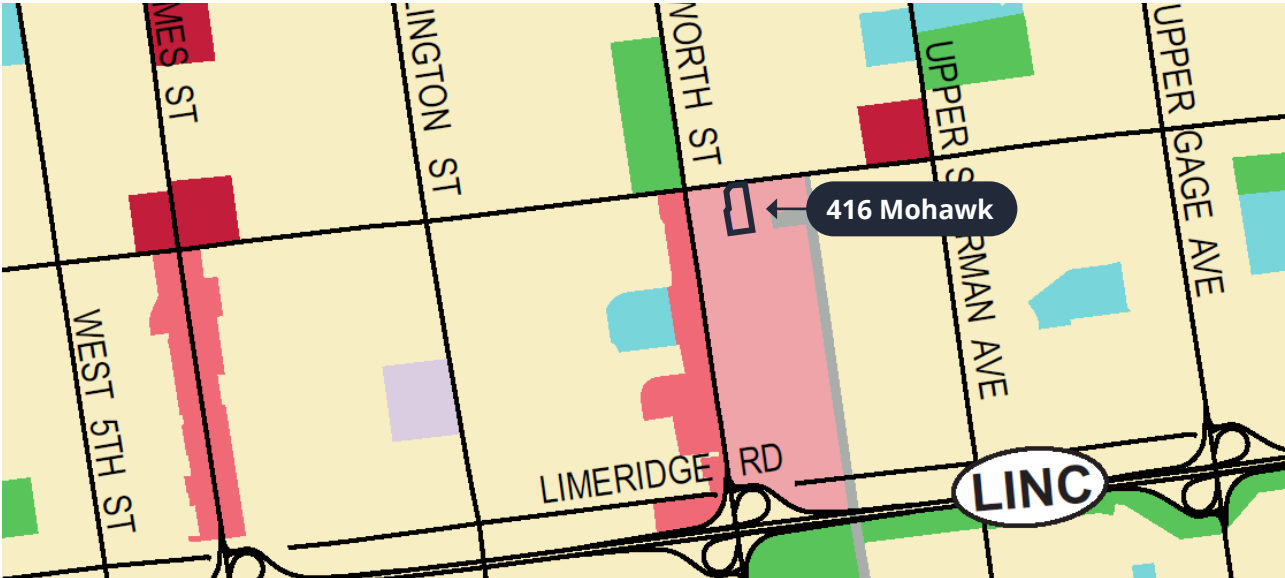
Arterial Commercial
- Employment Area Designations

Industrial Land

Business Park

Airport Employment Growth District

Shipping & Navigation
- Other Features



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	As-come-basis

Transaction guidelines & disposition objectives

The Vendor wishes to sell the property with vacant possession

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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

Get more information

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