

SLATE

STEELPORT

386 Wilcox St, Hamilton, ON L8L 8J6

DRAFT PLAN OF SUBDIVISION

2024-02-02

Gensler

Architect
150 King Street West
Suite 1400
Toronto ON M5H 1J9, Canada
Tel. 416.601.3890

STANTEC

Civil & Traffic Engineer
401 Wellington St W #100,
Toronto, ON M5V 1E7, Canada
Tel. 416.601.3890

MHBC

Planner
12 James Street North, Unit 301
Hamilton, ON L8R 2J9 Canada
Tel. 416.601.3890

PUBLIC WORK

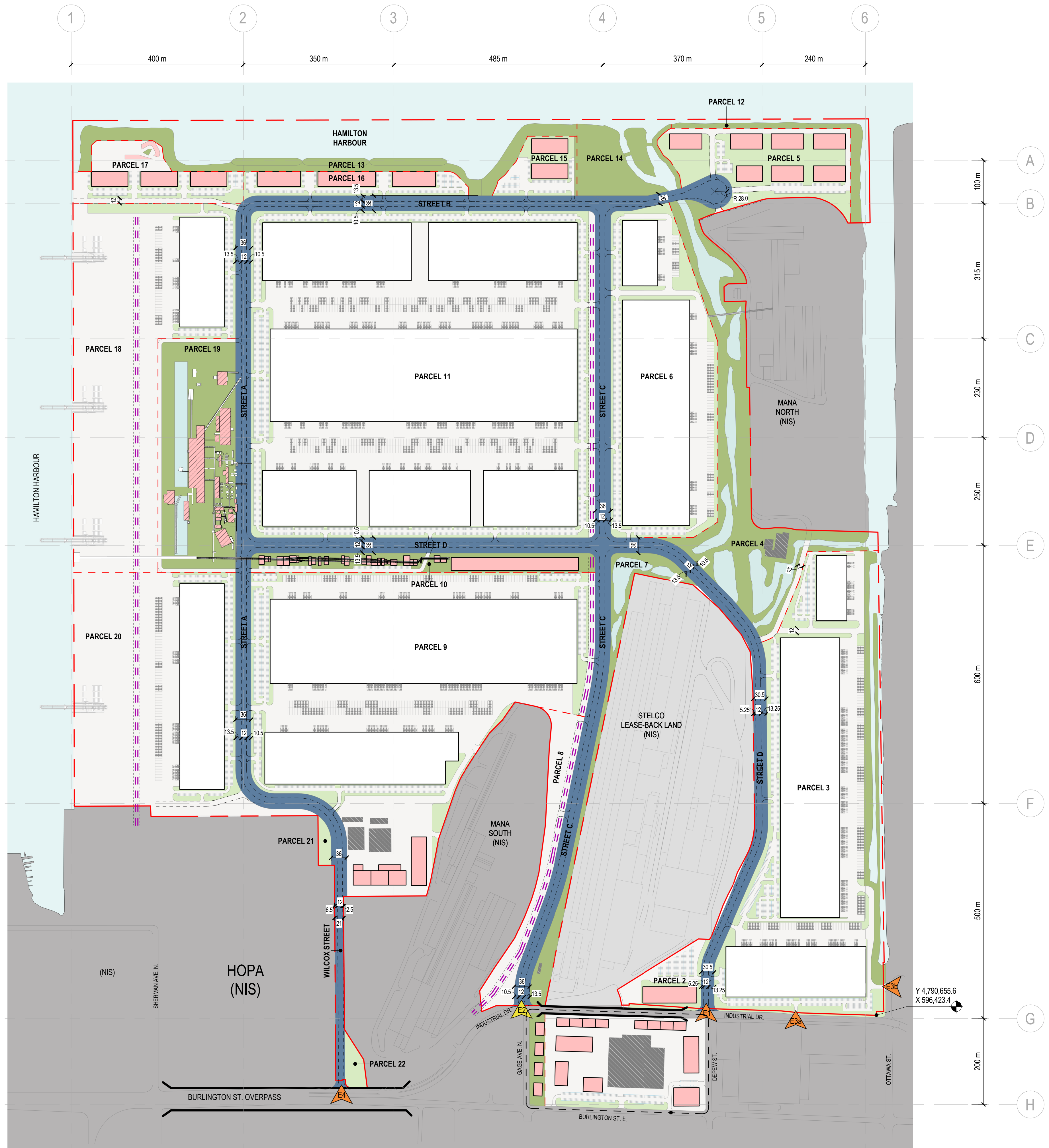
Landscape Architect
17 Adelaide St W #802,
Toronto, ON M5V 1P9, Canada
Tel 416.304.9610

PINCHIN

Environmental Engineer
2360 Meadowpine Blvd, Unit 2
Mississauga, ON L5N 6S2, Canada
Tel 905.363.0678

BALDASSARRA

Architects
30 Great Gulf Dr Unit 20,
Concord, ON L4K 0K7, Canada
Tel 905.660.0722



SITE AREA CALCULATIONS

	OVERALL SITE AREA ±		
	Acre	SM	SF
Total Site Area	805.8	3,260,954	35,100,909
STELCO Steel Mill Lands	78.4	317,222	3,414,578
1055 Burlington Street East Parcel	20.7	83,592	899,784
Proposed Subdivision Area	706.8	2,860,140	30,786,547
Existing water body within property line (Hamilton Harbour)	23.3	94,230	1,014,292
Gross Development Area	683.5	2,765,910	29,772,255
Public Right-of-way	62.4	252,520	2,718,125
Hybrid Open Space / Amenity Blocks (Partnership Lands)	91.4	369,830	3,980,850
Net Development Area	529.7	2,143,560	23,073,280

LANDUSE AREA TABLE

Parcel	Land Use	Area (± SM)
	Public Right-of-way	252,520
1	Hamilton Harbour	94,230
2	Employment	20,330
3	Employment	303,680
4	Open Space / Employment	113,470
5	Employment	65,725
6	Employment	172,600
7	Open Space / Employment	30,140
8	Employment	33,830
9	Employment	410,360
10	Open Space / Employment	35,420
11	Employment	606,610
12	Open Space / Employment	10,730
13	Open Space / Employment	39,490
14	Open Space / Employment	35,140
15	Employment	21,370
16	Employment	28,580
17	Employment	41,260
18	Employment	225,620
19	Open Space / Employment	97,940
20	Employment	213,590
21	Open Space / Employment	2,930
22	Open Space / Employment	4,570
Total		2,860,140

LEGEND

- (NIS) AREA NOT IN SCOPE
- PROPERTY LINE
- - - POTENTIAL FUTURE LOT LINES
- BRIDGE
- ▲ EXISTING ENTRANCE
- ▲ PROPOSED ENTRANCE
- EXISTING OVERHEAD STRUCTURE
- PROPOSED RAIL CORRIDOR
- PUBLIC RIGHT-OF-WAY
- EXISTING BUILDINGS
- MID-LARGE FLEX INDUSTRIAL
- HYBRID USE / AMENITY BUILDINGS
- STORMWATER LAGOONS AND PONDS
- OPEN SPACE
- PRIVATE HARDSCAPE / SOFTSCAPE

SLATE
386 Wilcox St, Hamilton, ON L8L 8J6

Gensler
150 King Street West Suite 1400 Toronto ON M5H 1J9 Canada Tel 416.601.3890

Stantec
401 Wellington St W #100, Toronto, ON M5V 1E7 Canada Tel 416.596.6686

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
12 James Street North, Unit 301 Hamilton, ON L8R 2J9 Canada Tel 416.696.8383

PUBLIC WORK
317 Adelaide St W #802, Toronto, ON M5V 1P9 Canada Tel 416.304.9610

PINCHIN
2360 Meadowpine Blvd, Unit 2 Mississauga, ON L5N 6S2 Canada Tel 905.363.0678

BALDASSARRA Architects
30 Great Gulf Dr Unit 20, Concord, ON L4K 0K7 Canada Tel 905.660.0722

Project Name
STEELPORT

Project Number
67.1059.000

Description
MASTERPLAN

Scale
As indicated Ref North

A0.100

SLATE
386 Wilcox St, Hamilton, ON L8L 8J6

Gensler

150 King Street West
Suite 1400
Toronto ON M5H 1J9
Canada
Tel 416.601.3890

Stantec

401 Wellington St W #100,
Toronto, ON M5V 1E7
Canada
Tel 416.596.6686

MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

12 James Street North, Unit 301
Hamilton, ON L8R 2J9
Canada
Tel 416.696.8383

PUBLIC WORK

317 Adelaide St W #802,
Toronto, ON M5V 1P9
Canada
Tel 416.304.9610

PINCHIN

2360 Meadowpine Blvd, Unit 2
Mississauga, ON L5N 6S2
Canada
Tel 905.363.0678

BALDASSARRA
Architects

30 Great Gulf Dr Unit 20,
Concord, ON L4K 0K7
Canada
Tel 905.660.0722

Project Name

STEELPORT

Project Number

67.1059.000

Description

MASTERPLAN - PHASING

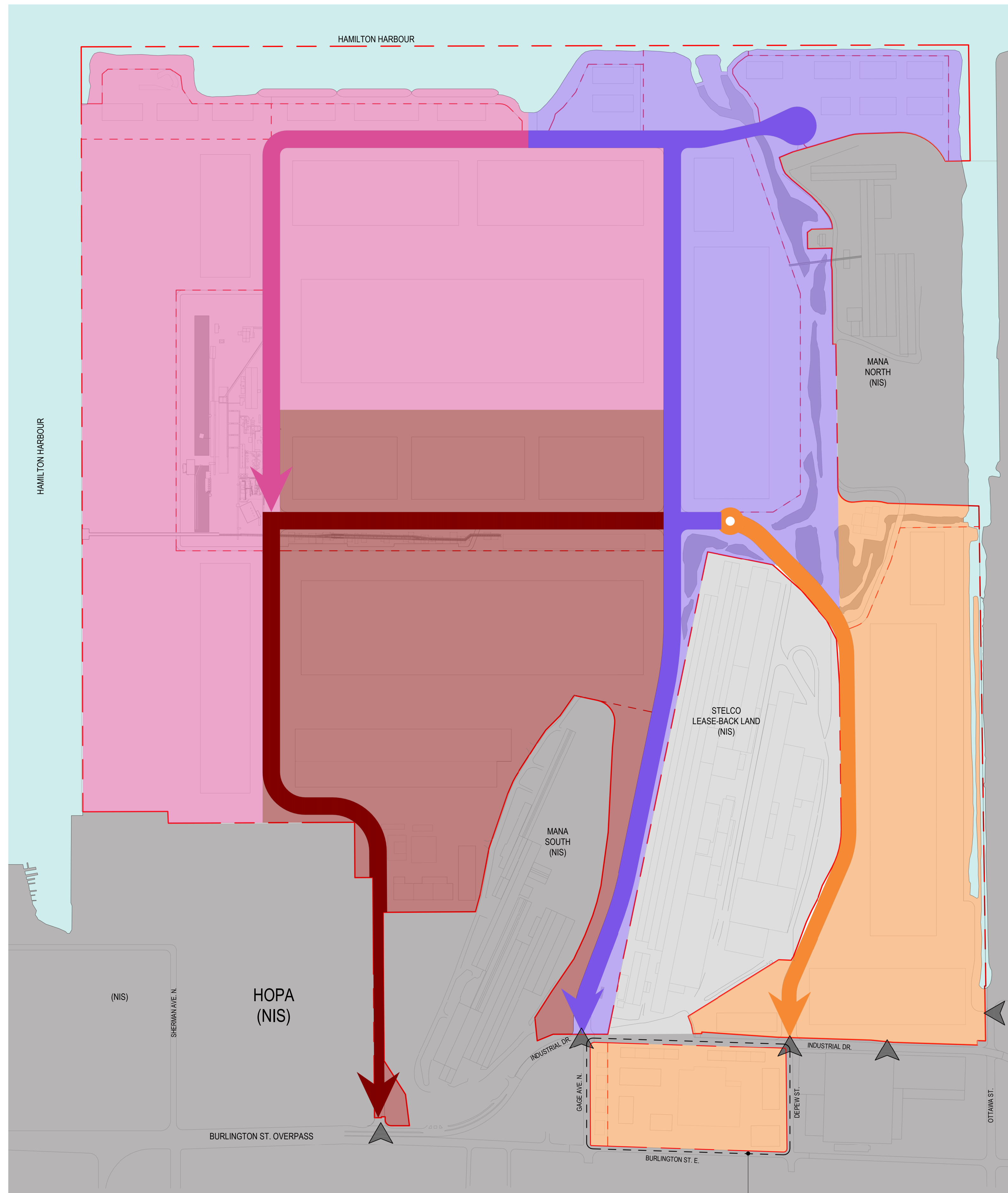
Scale

As indicated

Ref North

A0.102

© 2021 Gensler



LEGEND

- (NIS) AREA NOT IN SCOPE
- PHASE 1 (2024-2026)
- PHASE 2 (2025-2028)
- PHASE 3 (2026-2030)
- PHASE 4 (2028-2032)
- PROPERTY LINE
- BRIDGE
- ENTRANCE