

# FOR SALE – Prime Development Site

## 1400 BASELINE ROAD STONEY CREEK

Zoned Multiple Residential RM3-69(H)

- Lot Size: 126,874 Sq Ft, 11,787 Sq M –  
1.17 hectares or 2.9 acres



Contact: Gord Mackie  
Phone: 905-546-2424 ext 7110  
Email: Gord.Mackie@Hamilton.ca  
[www.hamilton.ca/propertiesforsale](http://www.hamilton.ca/propertiesforsale)



## **Property Details & Offer Requirements**

Asking Price: \$5,995,000 (approx. \$2.06M / acre)

This development site was re-zoned to accommodate the permitted uses listed below, including apartment dwellings up to 9 storeys in height. The City of Hamilton wishes to sell this property to a developer that is in alignment with the City's wishes to see a thoughtful design with modest massing and amenities for the community. Proponents are to submit with their offers, binding commitments towards their intended development plans.

Consideration will be given to the following terms:

1. Purchase Price.
2. A project design that meets the density permissions identified in the Official Plan in a manner that does not necessarily fully build to the maximum allowable building height and massing.
3. Provision of dedicated access to an indoor community space (preferably one managed by the City) and/or other possible publicly accessible amenity spaces.
4. Commitments to enhanced building environmental performance.
5. Provision of seniors housing.

This location is ideal for the commuter with easy access to the QEW, and is close to shopping, Lake Ontario, and the Niagara Wine Country.

## **Permitted Uses**

- (a) Maisonettes
- (b) Townhouses
- (c) Apartment Dwellings
- (d) Dwelling Groups
- (e) A Home Occupation
- (f) Uses, buildings or structures accessory to a permitted use