



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

APRIL 18, 2017

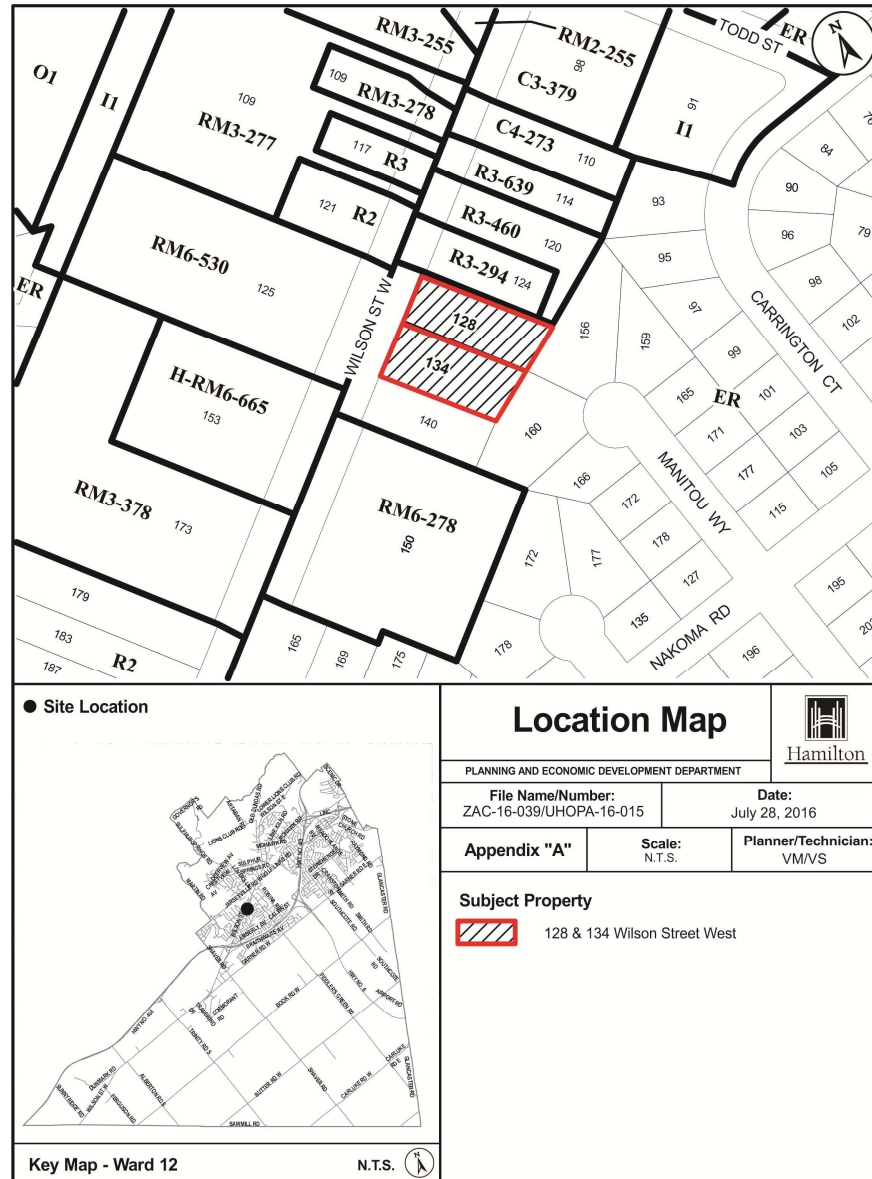
Presented by: Valeria Maurizio

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

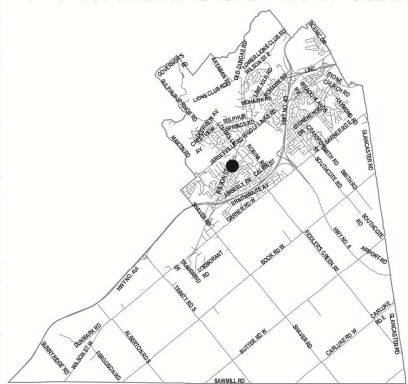
PED17054 ZAC-16-039/UHOPA-16-015

Applications for an Official Plan Amendment and Zoning By-law
Amendment for Lands Located at
128 and 134 Wilson Street West, Ancaster.

Presented by: Valeria Maurizio



● Site Location



Key Map - Ward 12

N.T.S.

Location Map

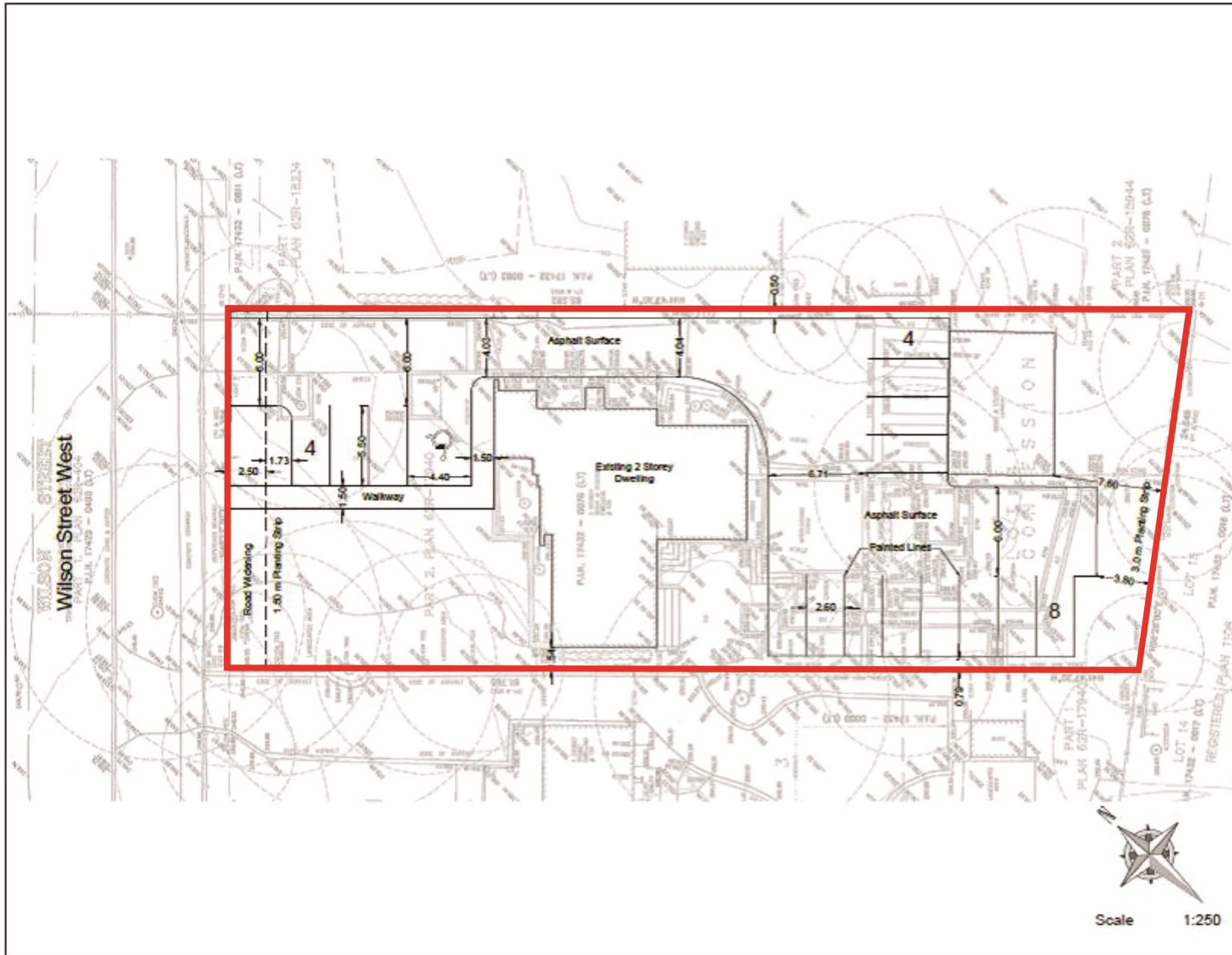


PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		
File Name/Number: ZAC-16-039/UHOPA-16-015	Date: July 28, 2016	
Appendix "A"	Scale: N.T.S.	Planner/Technician: VM/VS

Subject Property
 128 & 134 Wilson Street West

PED17054

Appendix D



NOTES:

All dimensions shown on this plan are in metres and can be converted to feet by dividing by 0.3048.

Development Statistics		
	Proposed	Required
Min. Lot Area (m ²)	1557.20	695.00
Min. Lot Frontage (m)	24.38	38.00
Min. Lot Coverage (%)	16.5%	35%
Gross Floor Area (m ²)	232.00	N/A
Min. Front Yard (m)	15.43	22.50
Min. Side Yard (m)	1.54	1.50
Min. Rear Yard (m)	27.63	7.50
Max. Building Height (m)	<30.50	30.50
Planting Strip abutting		
Residential (m)		
Northwest	0	3.00
Southeast	3.00	3.00
Planting Strip abutting a Street (m)		
	1.50	N/A
Parking Requirements		
Parking Ratio (1 space/25m ²)	16	10
DESIGNED BY: RIMARKY	CHECKED BY: H. JOHNSON	
DRAWN BY: RIMARKY	DATE: 06/20/2018	

UrbanSolutions
Planning & Land Development Consultants Inc.

105 MAIN STREET EAST, SUITE 508
HAMILTON, ON L8N 1G6
905-546-1807 - urbansolutions.ca

PROJECT:
128 WILSON ST W
CITY OF HAMILTON

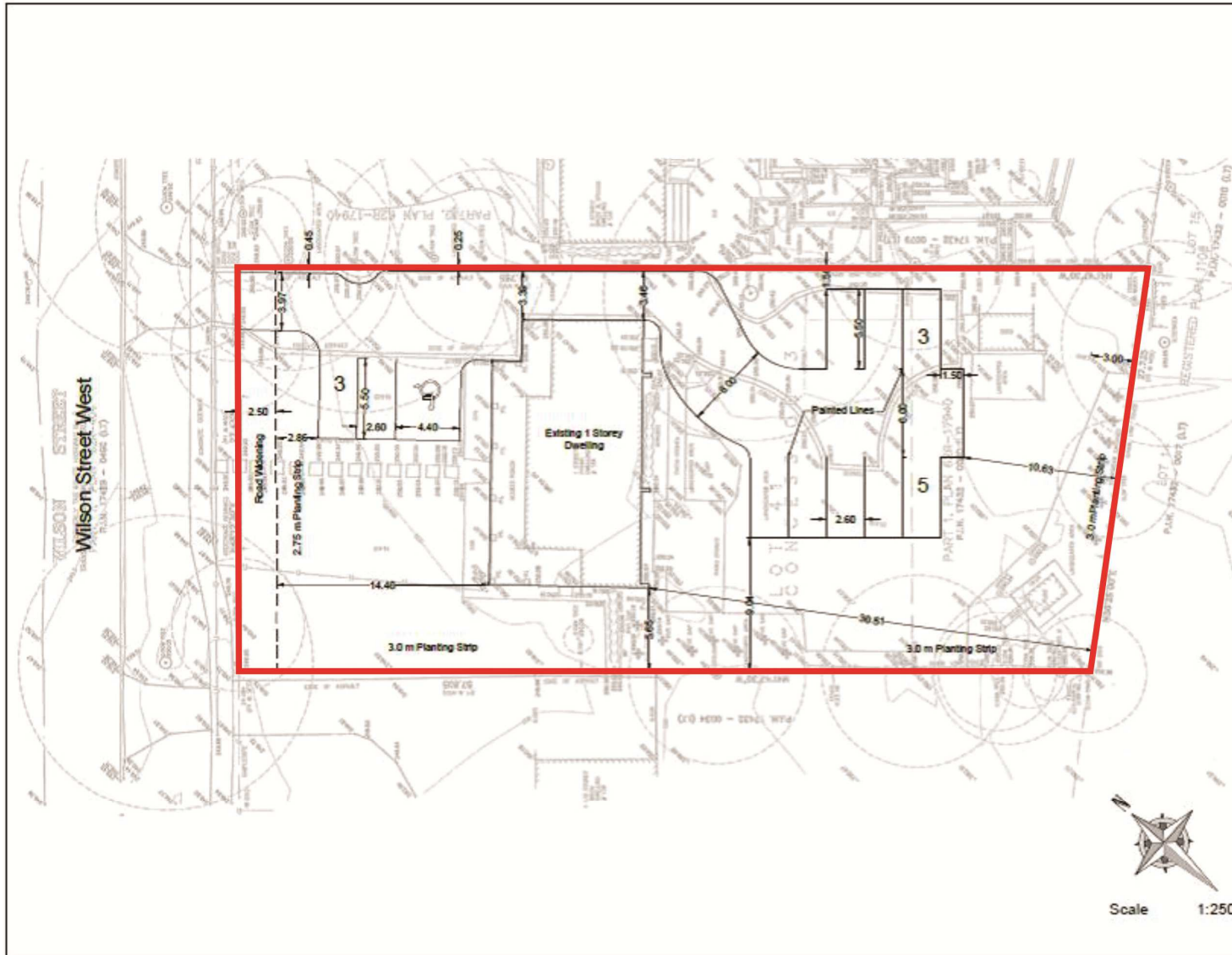
CLIENT:
128 OWNERSHIP GROUP

TITLE:
CONCEPT PLAN

LOG FILE NUMBER: 131-16 SHEET NUMBER: 1

PED17054

Appendix D



NOTES:

All dimensions shown on this plan are in metres and can be converted to feet by dividing by 0.3048.

Development Statistics		
	Proposed	Required
Min. Lot Area (m ²)	1646.78	655.00
Min. Lot Frontage (m)	27.43	34.00
Min. Lot Coverage (%)	33%	35%
Gross Floor Area (m ²)	2332.00	N/A
Min. Front Yard (m)	14.46	22.50
Min. Side Yard (m)	3.59	1.50
Min. Rear Yard (m)	30.53	7.50
Max. Building Height (m)	< 10.50	10.50
Planting Strip abutting Residential (m)	3.00	3.00
Planting Strip abutting a Street (m)	2.75	N/A

Parking Requirements		
Parking Ratio (1 space/25m ²)	11	30
DESIGNED BY: B. MARGAY	CHECKED BY: M. JOHNSON	
DRAWN BY: B. MARGAY	DATE: 08/20/2016	

UrbanSolutions
 Planning & Land Development Consultants Inc.
 185 MAIN STREET EAST, SUITE 508
 AMHERST, ON L0B 1G6
 905-545-1817 • urban@urban.ca

PROJECT:	134 WILSON ST W CITY OF HAMILTON
CLIENT:	1356671 ONTARIO INC.
TITLE:	CONCEPT PLAN
U/S FILE NUMBER:	131-16
SHEET NUMBER:	1



Subject Property

128 & 134 Wilson Street West

PED17054
Photo 1



View of Subject Lands

PED17054
Photo 2



View of Lands to the North

PED17054
Photo 3



View of Lands to the South

PED17054
Photo 3



View of Lands to the West



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT