



WELCOME TO THE CITY OF HAMILTON

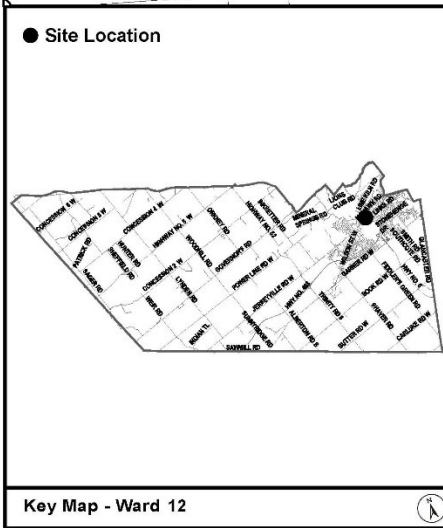
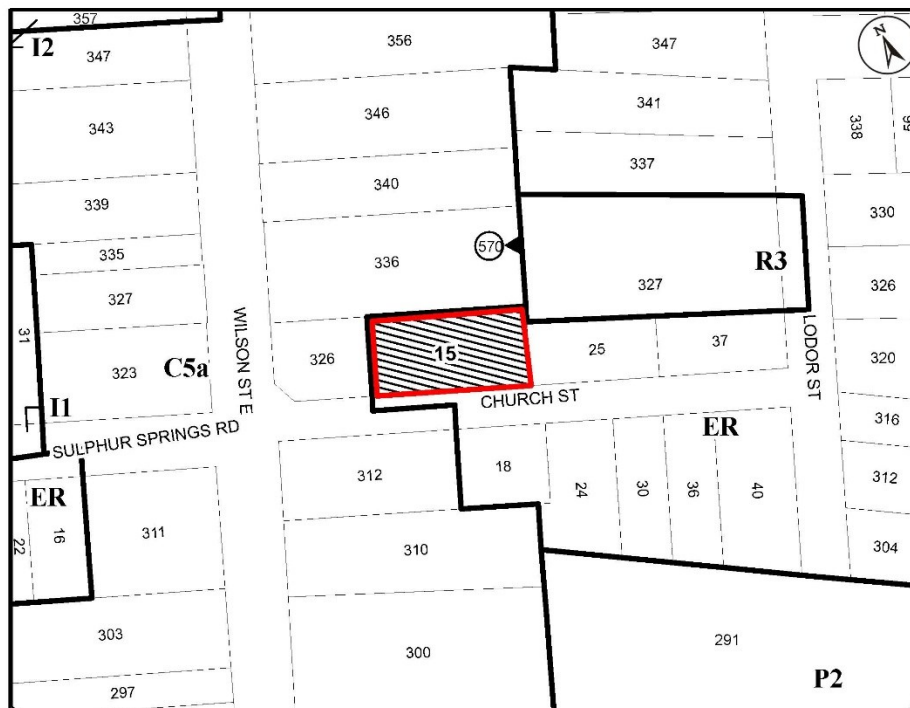
PLANNING COMMITTEE

December 8, 2020

PED20205 – (ZAC-20-011 & UHOPA-20-006)

Application for Amendments to the Urban Hamilton Official Plan and
Ancaster Zoning By-law No. 87-57 for Lands Located at
15 Church Street, Ancaster

Presented by: James Van Rooi



Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-20-011 & UHOPA-20-006

Date:
October 15, 2020

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
JV/NB

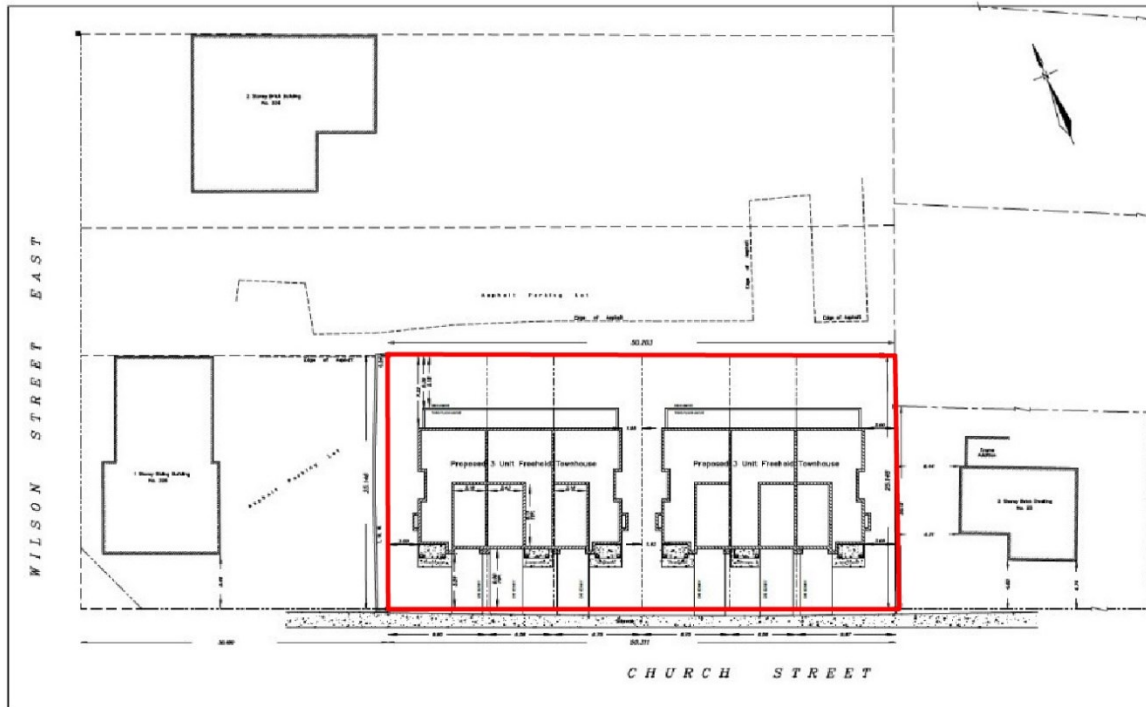
Subject Property

15 Church Street, Ancaster

Change in zoning from the Existing Residential "ER" Zone to the Holding Residential Multiple "H-RM2-712" Zone, Modified



SUBJECT PROPERTY  15 Church Street, Ancaster



DEVELOPMENT STATISTICS

Current Zone: ER			Current Official Plan Designation:		
Proposed Zone: RM2-_____			Low Density Residential 1		
ITEM	REQ'D	PROPOSED	ITEM	REQ'D	PROPOSED
MIN. LOT AREA (total)	1850m ²	1263.8m ²	BUILT FORM	Singles/Semis	Street Townhomes
MIN. LOT AREA (dwelling)	280m ²	165.0m ²	HEIGHT	2.5 Storeys	2.5 Storeys
MIN. LOT FRONTAGE	50m	50.31	DENSITY	20 UPH	48 UPH
MIN. LOT FRONTAGE (dwelling)	9m	6.56m			
MIN. LOT FRONTAGE (End Unit)	11.5	9.8			
MIN. LOT DEPTH	30m	25.1			
MAX. LOT COVERAGE	35%	47.5% (interior lot)			
MIN. FRONT YARD	7.5m	5.5m			
MIN. SIDE YARD (existing lot boundary)	2.5m	3.0			
MIN. SIDE YARD (new internal boundary)	2.5m	1.9			
MIN. REAR YARD	7.5m	7.2			
MAX HEIGHT	10.5m	10.5m			
MIN. LANDSCAPING AREA	30%	40.5% (interior lot)			
PLANTING STRIP	3m	3m			
MIN. PARKING SPOTS (dwelling)	2	2			

KEY MAP

PART OF LOT 45
CONCESSION 2
TOWNSHIP OF ANCASTER
CITY OF HAMILTON

SCALE 1:200

NOTE: DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

1	ZDA/OPA Submission	DATE
No.	Revision/Issue	Date

THE MAYWOOD
15 Church St
Freestanding Townhouse Proposal

CONCEPT PLAN

Project	19-02	Sheet	1
Date	13/12/19		



1 - Front
1:75





2 - Rear
1:75

- MATERIAL**
- 1 - ACM panel
 - 2 - Standing Seam Metal roof
 - 3 - Reclaimed Brick
 - 4 - Horizontal Wood Siding Painted
 - 5 - Vertical wood Siding Painted
 - 6 - Aluminum
 - 7 - White Brick
 - 8 - Plained Wood
 - 9 - Glass Glazing
 - 10 - Frosted Glazing
 - 11 - Steel
 - 12 - EIFS

No.	Description	Date

CLIENT

807 King St W - Hamilton ON - 905-885-5305

Velocé Luxury Homes
Church St Towns

Front & Rear Elevation

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A2.1

Scale 1:75



West Side
1:75




East Side
1:75

- MATERIAL**
- 1 - ACM panels
 - 2 - Standing Seam Metal roof
 - 3 - Reclaimed Brick
 - 4 - Horizontal Wood Gring Painted
 - 5 - Vertical wood Gring Painted
 - 6 - Aluminum
 - 7 - White Brick
 - 8 - Painted Wood
 - 9 - Glass Glazing
 - 10 - Frosted Glazing
 - 11 - Stone
 - 12 - GRC

No.	Description	Date

CLIENT



N-CUBED
A ARCHITECTURE • ENGINEERING • DESIGN SOLUTION

897 King St W - Hamilton ON - 505-865-5355

Velocite Luxury Homes
Church St Towns

Side Elevations

Project Number	Project Number
Date	Date
Drawn by	Author
Checked by	Checked
A2.2	
Scale	1:75

PED20205

Photo 1



15 Church Street



Church Street looking to Lodor Street



25 Church Street



18 Church Street



24 Church Street



30 and 36 Church Street



37 Church Street



Lodor Street looking towards Rousseaux Street



Lodor Street looking towards tennis club



Church Street looking towards Wilson Street East



314 Wilson Street East



326 Wilson Street East



Wilson Street East , Church and Sulphur Springs Intersection



Looking north on Wilson Street East



Looking south on Wilson Street East



Old Firehall behind subject lands



Directly behind Subject Lands



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE