

WELCOME TO THE CITY OF HAMILTON

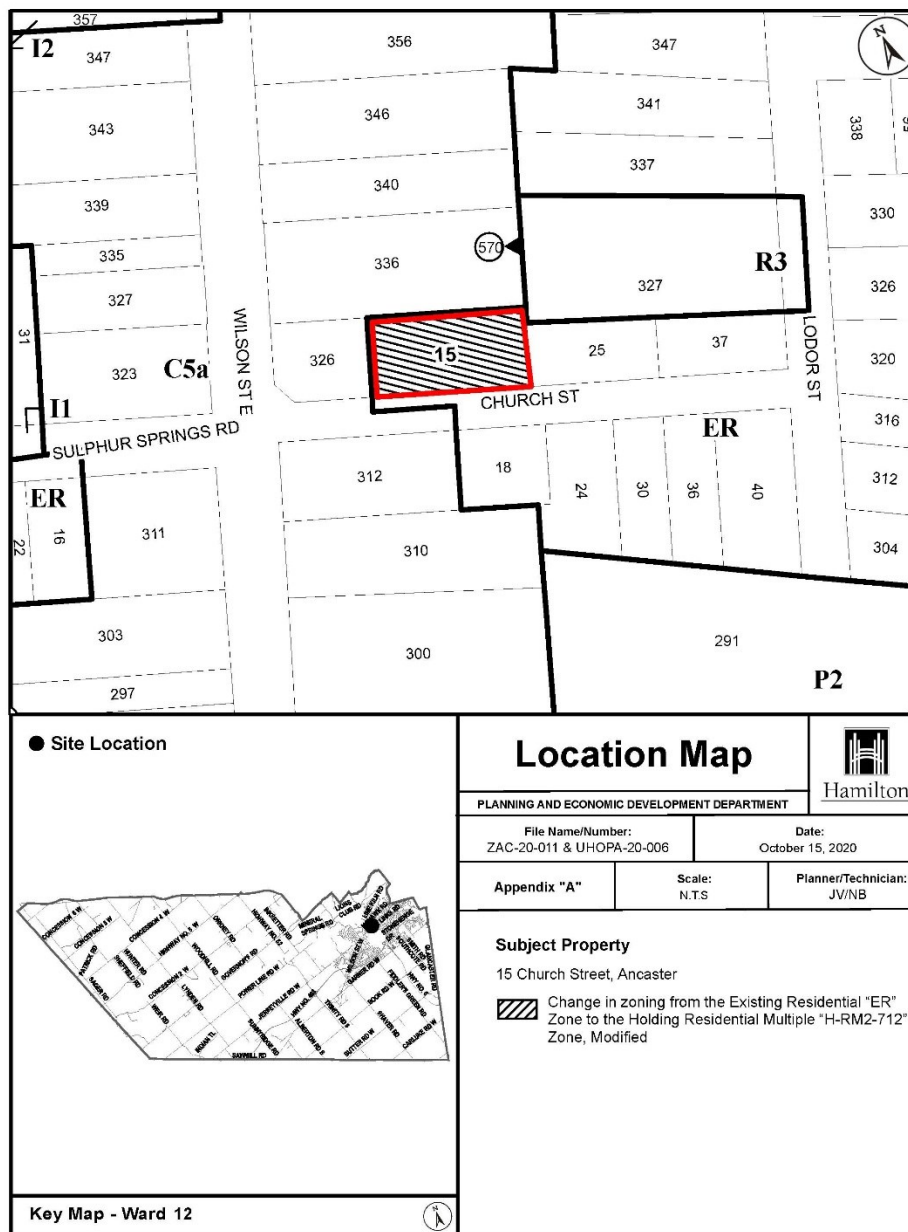
PLANNING COMMITTEE

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

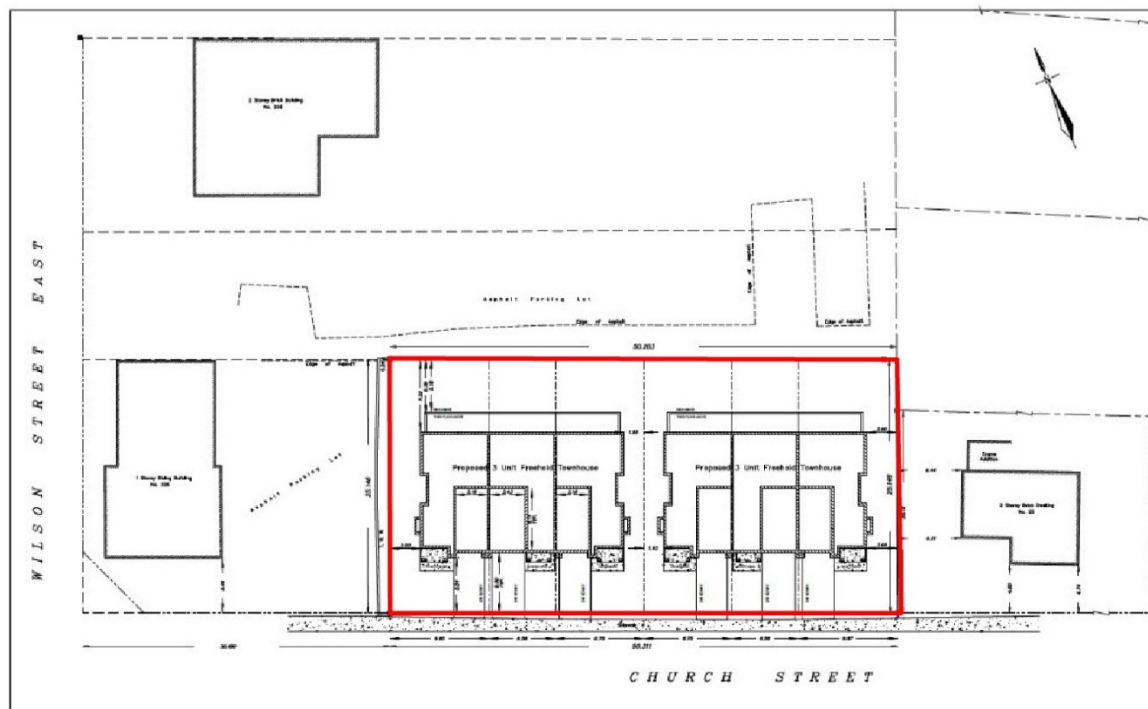




SUBJECT PROPERTY



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

1	20A/OPA Submission	10/1/16
No.	Revision/Issue	Date

VELOCE CONSULTING

Project Name and Address

THE MAYWOOD
15 Church St
Freestanding Townhouse Proposal

Site

CONCEPT PLAN

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



1 - Front
1:75



2 - Rear
1:75

No.	Description	Date



807 King St W - Hamilton ON - 905-885-5355

Veloce 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



① West Side
1:75





② East Side
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 - Painted Wood
- 9 - Glass Glazing
- 10 - Frosted Glazing
- 11 - Stone
- 12 - GFI

No.	Description	Date

	
	
897 King St W - Hamilton ON - 905-865-5365	
Veloce Luxury Homes Church St Towns	
Side Elevations	
Project Number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checked
A2.2	
Scale	1:75



15 Church Street



Church Street looking to Lodor Street

PED20205

Photo 3



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



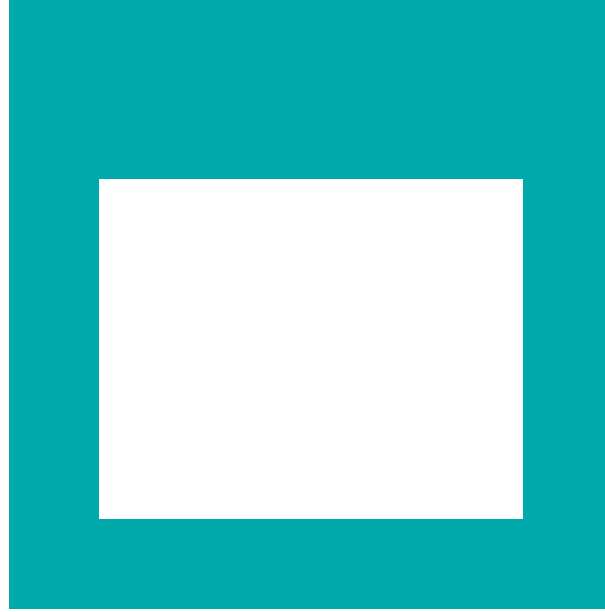
Looking south on Wilson Street East



Old Firehall behind subject lands



Directly behind Subject Lands



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE