

WELCOME TO THE CITY OF HAMILTON

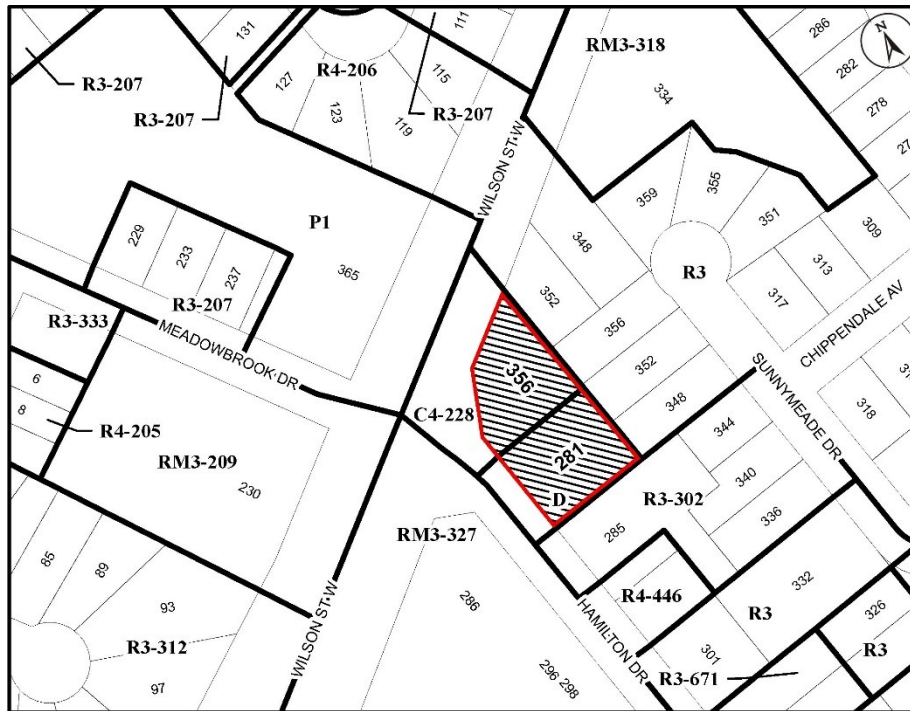
# PLANNING COMMITTEE

January 11, 2022

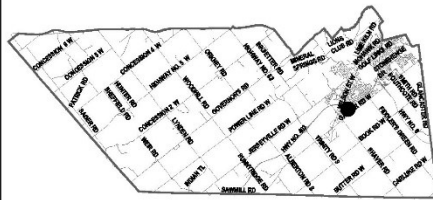
# PED22004– (ZAC-20-014 & UHOPA-20-009)

Applications for Official Plan Amendment and Zoning By-law Amendment for Lands Located at 281 Hamilton Drive and 356 Wilson Street West, Ancaster.

Presented by: Daniel Barnett



● Site Location



Key Map - Ward 12

### Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
ZAC-20-014/UHOPA-20-009

Date:  
July 21, 2021

Appendix "A"

Scale:  
N.T.S

Planner/Technician:  
DB/NB

#### Subject Property

281 Hamilton Drive and 356 Wilson Street West, Ancaster  
(Ward 12)

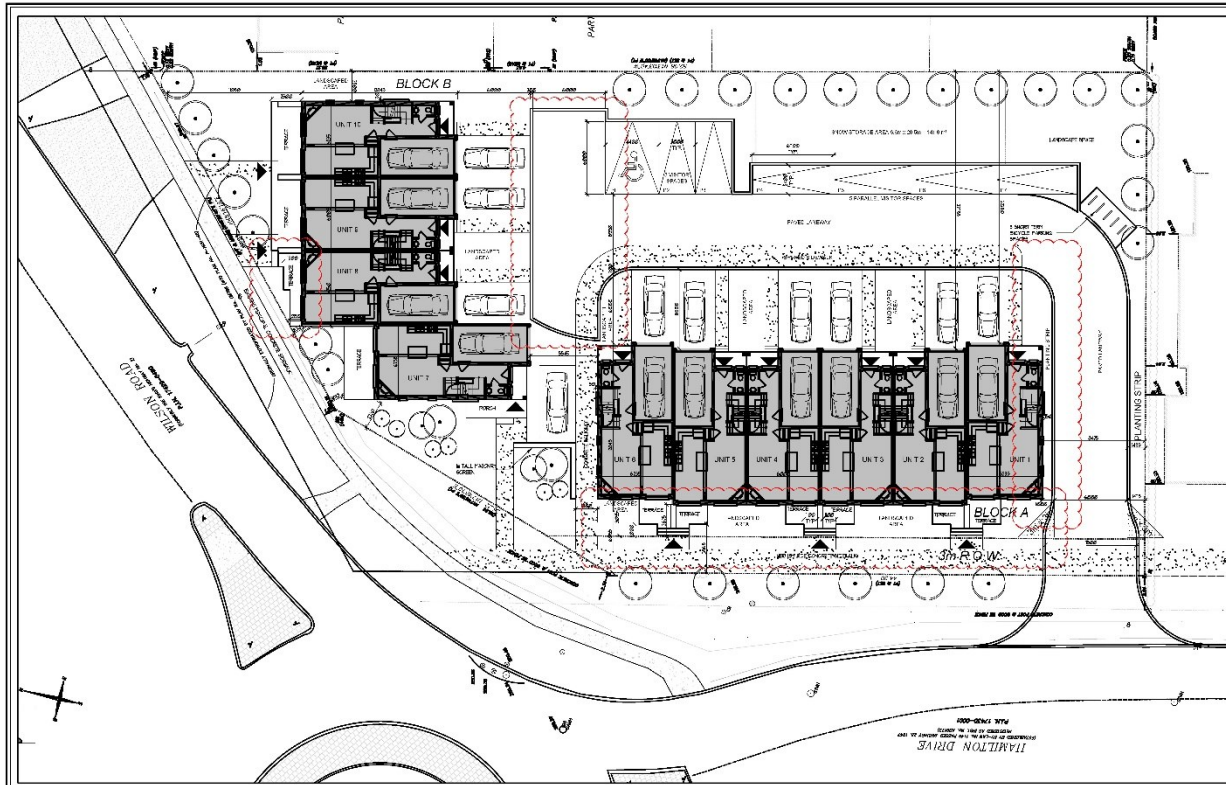
Change in zoning from the Deferred Development "D" Zone and the Urban Commercial "C4-288" Zone to a site specific Residential Multiple "RM2" (RM2-713) Zone, Modified



**SUBJECT PROPERTY**



**281 Hamilton Drive and 356 Wilson Street West, Ancaster**



**SITE STATISTICS**  
EXISTING ZONING: TD AND GARAGE  
ZONING BY-LAW: 02-200

**LEGAL DESCRIPTION**  
P.L. 2019-02  
LOC. 304 CONFESSION 3  
(CARBOROUGH TOWNSHIP (W. ANGLIS-R))  
NOW TLE  
CITY OF HAMILTON  
LOT 1004, 400' x 100' x 100' x 100'

**KEYPLAN**

**SITE STATISTICS**

AREA (SQ.M.)	AREA (SQ.M.)
SITE AREA	2550.4
BUILDING COVERAGE	747.3 S.M. (29.28%)
BUILDING A	445.6
BUILDING B	300.7
BUILDING SPA	1,320 S.M.
DECKS	3.88
LANDSCAPING (INCL. HARDSCAPE)	1,363.5 S.M. (53.6%)
HARDSCAPE	556.3 S.M.
SOFTSCAPE	827.0 S.M.

**PAVING\*** 648.6 S.M. (25.4%)

**LOT WIDTH** 41.465m

**LOT DEPTH** 82.084m

**BUILDING HEIGHT** 5.30m

**PARKING**

RATIO	PROVIDED
TOWNHOUSE	2 per UNIT
TOTAL TOWNHOUSE PARKING SPACES:	20
TOTAL VISITOR PARKING SPACES:	7
TOTAL SITE PARKING SPACES:	27

**No. OF WHICH ARE BARBER FREE STALLS** 1

**YARD SETBACKS:**

PROVIDED	REQUIRED
MIN. FR. (FR. SIDE)	0.93 m
MIN. FR. (R. SIDE)	2.16 m
MIN. FR. (FR. SIDE)	0.72 m
MIN. FR. (FR. SIDE)	2.82 m

**LINTACK ARCHITECTS INCORPORATED**  
100 EAST STREET, SUITE 100, HAMILTON, ONTARIO L8N 2E7  
TEL: 905.571.1111  
WWW.LINTACKARCHITECTS.COM

FOR SITE PLAN APPROVAL

**NEW DEVELOPMENT HAMILTON DRIVE TOWNS**  
HAMILTON DRIVE TOWNS  
KEN SANGKA  
283 HAMILTON DRIVE  
HAMILTON, ON

DATE: 19.01.21

SCALE: CP

AS NOTED

2019.12.16

**SITE PLAN**

SCALE: A1.0

1 SITE PLAN  
SCALE: 1:100



DISCLAIMER: GOOGLE EARTH INSERT - DOES NOT REPRESENT EXACT APPEARANCE OR SCALE - FOR CONTEXT REFERENCE ONLY



12 BLOCK A PERSPECTIVE - SOUTH WEST



11 BLOCK A & B PERSPECTIVE NORTH EAST



10 BLOCK B - NORTH FACADE



9 BLOCK A & B - REAR FACADES - SOUTH EAST



8 BLOCK A - WEST ELEVATION  
SCALE: 1/8"=1'-0"

4 BLOCK A - SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



7 BLOCK A - EAST ELEVATION  
SCALE: 1/8"=1'-0"

3 BLOCK A - NORTH ELEVATION  
SCALE: 1/8"=1'-0"



6 BLOCK B - NORTH ELEVATION  
SCALE: 1/8"=1'-0"

2 BLOCK B - EAST ELEVATION  
SCALE: 1/8"=1'-0"



5 BLOCK B - SOUTH ELEVATION  
SCALE: 1/8"=1'-0"

1 BLOCK B - WEST ELEVATION  
SCALE: 1/8"=1'-0"

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**LINTACK ARCHITECTS  
INCORPORATED**  
1000 W. 10TH ST. SUITE 100  
HAMILTON, ONT. L8N 2Y1  
TEL: 905.571.1111  
WWW.LINTACKARCHITECTS.COM

FOR SITE PLAN APPROVAL

DATE: 2012/12/18  
SCALE: AS SHOWN  
PROJECT: HAMILTON DRIVE TOWNS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	2012/12/18
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NEW DEVELOPMENT  
**HAMILTON DRIVE TOWNS**  
**KEN SANGKA**  
1000 W. 10TH ST. SUITE 100  
HAMILTON, ONT. L8N 2Y1

100 NO. 19.012

DATE: 2012/12/18

SCALE: AS NOTED

DATE: 2012/12/18

SCALE: 1/8"=1'-0"

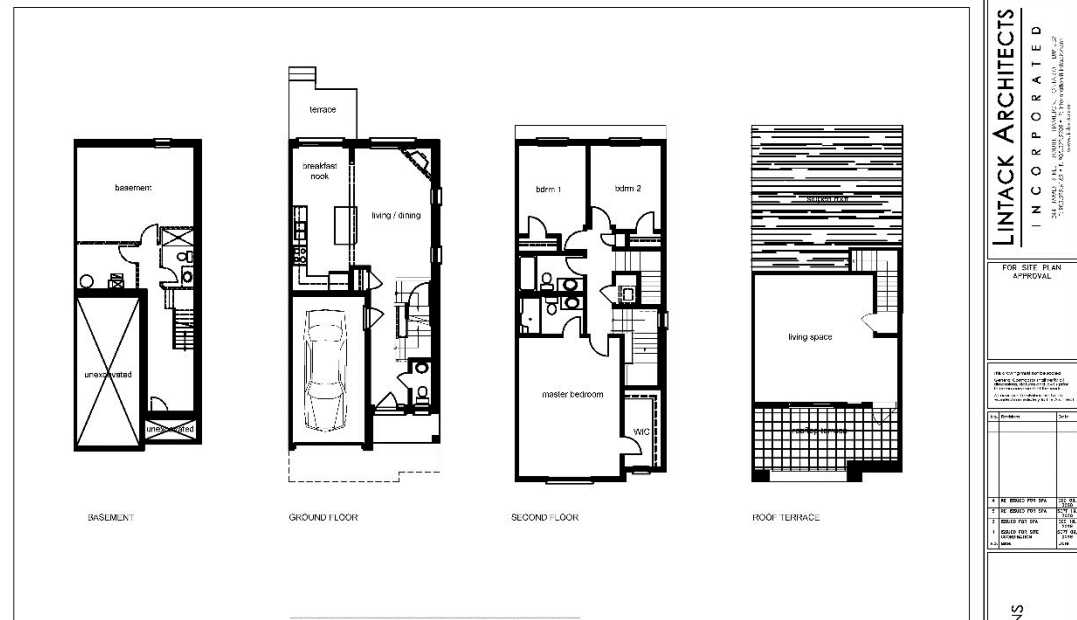
DATE: 2012/12/18

SCALE: 1/8"=1'-0"

DATE: 2012/12/18

SCALE: 1/8"=1'-0"

DATE: 2012/12/18



1 TYPICAL FLOOR PLANS

**LINTACK ARCHITECTS INCORPORATED**  
 1100 BAYVIEW AVE. SUITE 2000 SCARBOROUGH, ONTARIO M1W 2R7  
 TEL: (416) 291-1111 FAX: (416) 291-1112  
 WWW.LINTACKARCHITECTS.COM

FOR SITE PLAN APPROVAL

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NO.	DESCRIPTION	DATE
1	REVISED PER SPA	19.01.20
2	FOR BIDDING PER SPA	19.01.20
3	REVISED PER SPA	19.01.20
4	REVISED PER SPA	19.01.20
5	REVISED PER SPA	19.01.20

NEW DEVELOPMENT  
**HAMILTON DRIVE TOWNS**  
**KEN SANGKA**  
 1100 BAYVIEW AVE  
 SCARBOROUGH, ONTARIO

proj. no. 19.01.20

desig. file

draw. by CM

scale: AS NOTED

date: 2019.12.08

title: TYPICAL FLOOR PLANS

draw. A1.3



Photo of the subject property, as seen from Wilson Street West looking south





Photo of the subject property, as seen from Hamilton Drive looking north east



Photo of the subject property, as seen from Hamilton Drive looking east



Photo of the property at 352 Wilson Street West located to the east of the subject property, as seen from Wilson Street West looking south east



Photo of the fire hall at 365 Wilson Street West located across the street from the subject property to the north, as seen from Wilson Street West looking north



Photo of the existing turning circle at the intersection of Wilson Street West and Hamilton Drive, as seen from Hamilton Drive looking north west



Photo of the existing townhouse development at 286 Hamilton Drive located to the west of the subject property, as seen from Hamilton Drive looking west

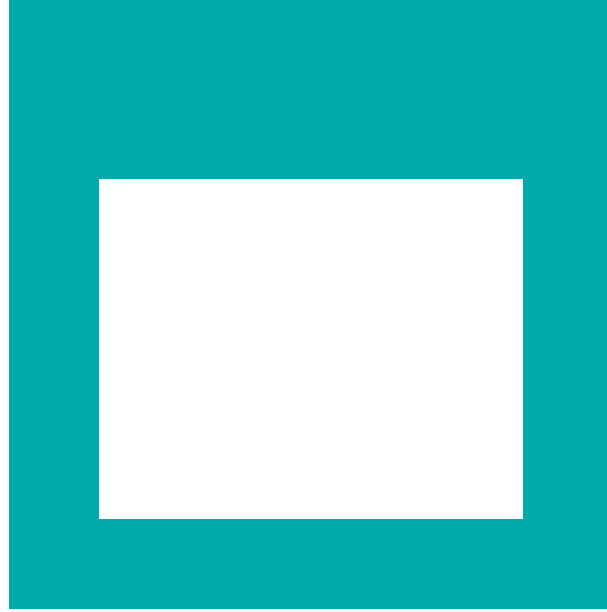


Photo of the existing townhouse development at 286 Hamilton Drive located to the west of the subject property, as seen from Hamilton Drive looking west



Photo of the property at 285 Hamilton Drive located to the south of the subject property, as seen from Hamilton Drive looking east





THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE