

WELCOME TO THE CITY OF HAMILTON

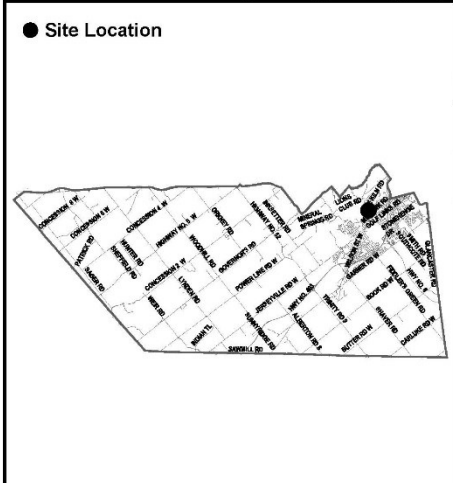
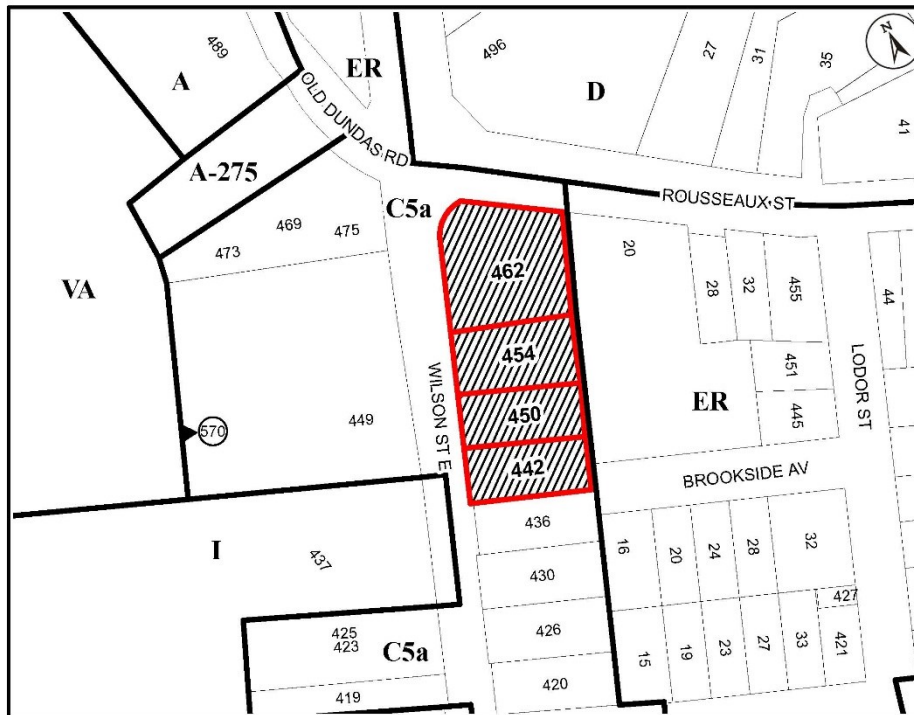
PLANNING COMMITTEE

February 15, 2022

PED22037– (ZAC-21-049 / UHOPA-21-023)

Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law No. 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East, Ancaster

Presented by: James Van Rooi



Key Map - Ward 12

Location Map

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

Hamilton

File Name/Number: ZAC-21-049 & UHOPA-21-023	Date: November 24, 2021
Appendix "A"	Scale: N.T.S.
Planner/Technician: JV/AL	

Subject Property

442, 450, 454 & 462 Wilson Street East

Change in Zoning from Mixed Use Medium Density - Pedestrian Focus (C5a, 570) Zone to the Mixed Use Medium Density - Pedestrian Focus (C5a, __) Zone



SUBJECT PROPERTY



442, 450, 454 & 462 Wilson Street East, Ancaster



1 Preliminary Perspective - View 01
A4.1 NTS



2 Preliminary Perspective - View 02
A4.1 NTS



3 Preliminary Perspective - View 03
A4.1 NTS



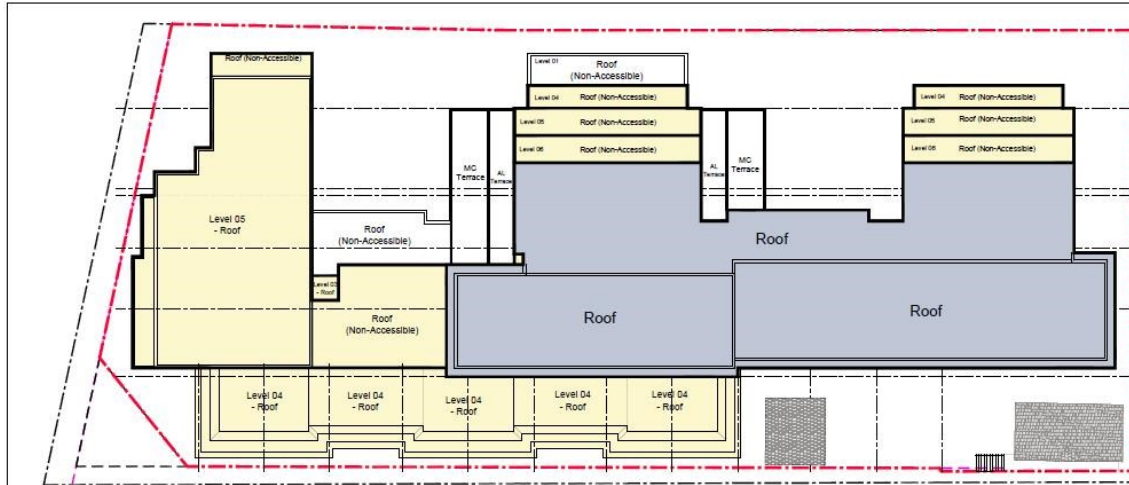
4 Preliminary Perspective - View 04
A4.1 NTS

MSAi
MICHAEL SPINER ARCHITECTS INC.
10 Dundas Street West, Suite 200
Toronto, Ontario M5G 1L7
416-593-8888

ONARIO ASSOCIATION OF ARCHITECTS
Professional Seal of Michael Spiner, Architect
No. 123456789

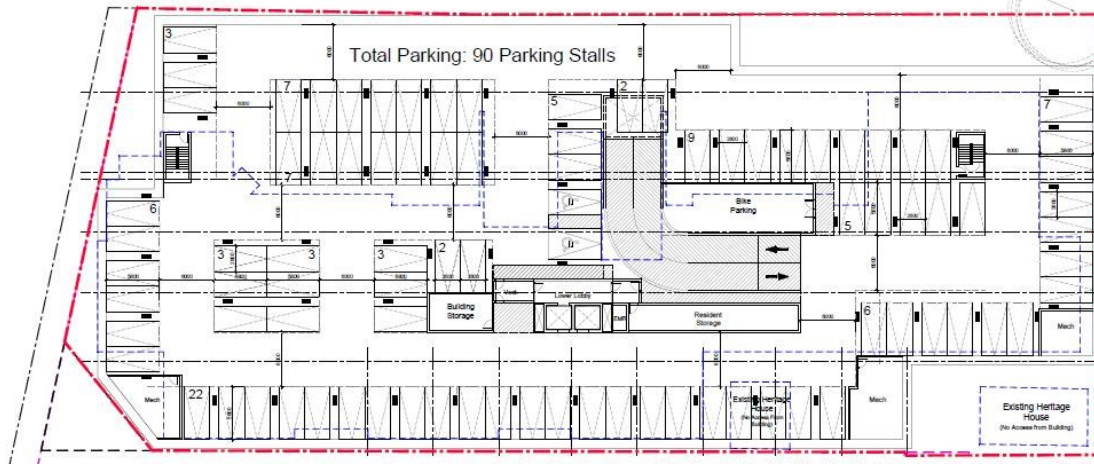
DATE:	SEPTEMBER 2021
SCALE:	AS NOTED
CHECKED:	MSB
FILE NO.:	C0216
PROJECT NO.:	C0216
SHEET TITLE: Preliminary Perspectives	
CLIENT: 2691893 Ontario Inc. c/o IronPoint Capital Management Inc. 195 James Street South Hamilton ON, L8R 2L2	
PROJECT: Retirement Home Development Concept 442, 450, 454, 462 Wilson Street East Ancaster, Ont.	

A4.1



Roof Plan

1 Roof Plan
Scale: 1/200



Parking Level - P1 (214.75)
P1 - Underground Level
Area: 4,689 sq.m (50,473 sq.ft)

Total Parking Stalls
P1 90 Parking Stalls

2 Parking Level - P1
Scale: 1/200

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ONTARIO ASSOCIATION OF ARCHITECTS
REGISTERED ARCHITECT
JAMES HAMILTON
No. 12345

NO.	DESCRIPTION	DATE
01	Issue for Review	2021-09-01
02	Final Issue	2021-09-01

CLIENT:
2691893 Ontario Inc.
c/o IronPoint Capital
Management Inc.

195 James Street South
Hamilton ON, L8R 2L2

PROJECT:
Retirement Home
Development Concept
442, 450, 454, 452
Wilson Street East
Ancaster, Ont.

SHEET TITLE:
Preliminary
Floor Plan

PROJECT NO. C0216	DATE September 2021
SCALE As Noted	SHEET NO. A1.5
DRAWN: R531	CHECKED: R531
FILE NO. C0216	



MSAi

MICHAEL SPINALE ARCHITECTS INC.
10 Dundas Street East, Suite 200
Toronto, Ontario M5G 1R5
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www.msaia.com



DATE	Revised for 01/2024	Sept. 2021
NO.	PRELIMINARY	01/01

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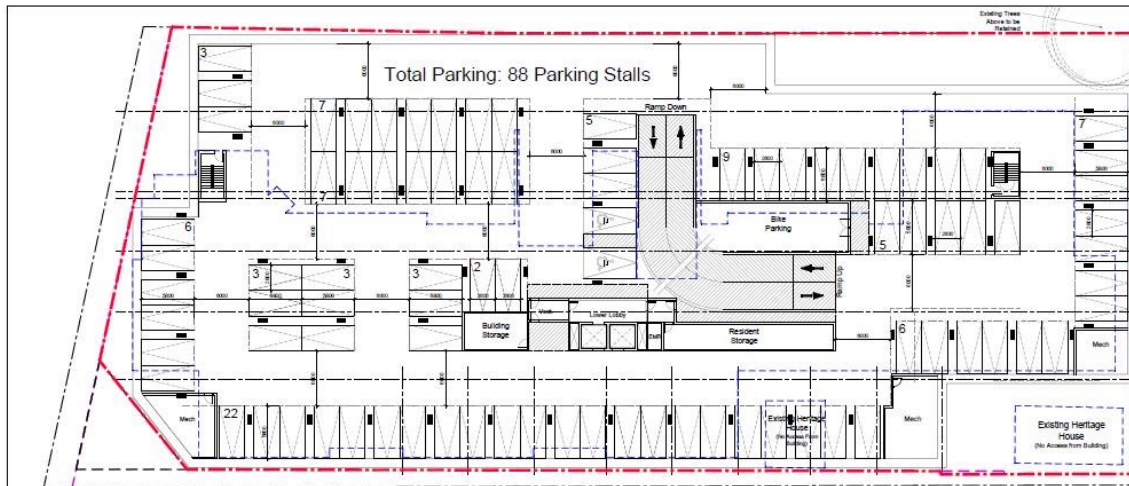
CLIENT:
2691893 Ontario Inc.
c/o IronPoint Capital
Management Inc.

195 James Street South
Hamilton ON, L8R 2L2

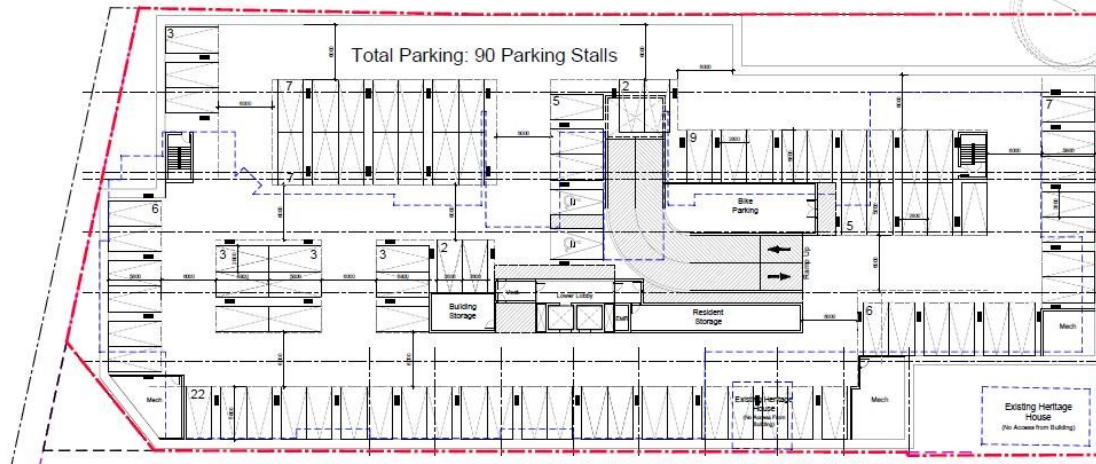
PROJECT:
Mixed Use
Development Concept
442, 450, 454, 462
Wilson Street East
Ancaster, Ont.

SHEET TITLE:
Preliminary
Elevations

PROJECT NO. CS216	
SCALE: As Noted	DATE: September 2021
DRAWN: R531	SHEET NO.:
CHECKED: R531	
FILE NO. CS216	A2.1



1 Parking Level - P1
Scale: 1:200



2 Parking Level - P2
Scale: 1:200

Parking Level -1 (214.75)
P1 - Underground Level
Area: 4,689 sq.m (50,473 sq.ft)

Total Parking Stalls	88 Parking Stalls
P1	88 Parking Stalls
P2	90 Parking Stalls
Total	178 Parking Stalls

Parking Level -2 (211.05)
P2 - Underground Level
Area: 4,689 sq.m (50,473 sq.ft)

Total Parking Stalls	88 Parking Stalls
P1	88 Parking Stalls
P2	90 Parking Stalls
Total	178 Parking Stalls

MSAI

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Tel: 416-593-8888 Fax: 416-593-8889



CLIENT:
2691893 Ontario Inc.
c/o IronPoint Capital
Management Inc.

195 James Street South
Hamilton ON, L8R 2L2

PROJECT:
Mixed Use
Development Concept
442, 450, 454, 462
Wilson Street East
Ancaster, Ont.

SHEET TITLE:
Preliminary
Floor Plan

PROJECT NO: C0216	
SCALE: As Noted	DATE: September 2021
DRAWN:	SHEET NO:
CHECKED: ITSJ	A1.5
FILE NO: C0216	



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Client: 2691893 Ontario Inc. c/o IronPoint Capital Management Inc.
195 James Street South Hamilton ON, L8R 2L2

Project: Mixed Use Development Concept 442, 450, 454, 462 Wilson Street East Ancaster, Ont.

SHEET TITLE: Site Plan

PROJECT NO: C0216
SCALE: As Noted DATE: September 2021
DRAWN: SHEET NO:
CHECKED: R531
FILE NO: C0216
SP1



Rousseaux and Wilson corner



Wilson Street looking north



Rousseaux looking southwest



20 Rousseaux backyard fall winter



View of site looking south west



454 Wilson Street East



450 Wilson Street East



442 Wilson Street East



View of site looking south from Rousseaux Street



View of site looking west from Brookside Avenue



View looking south on Wilson Street East



View looking south on Wilson Street East continued

PED22037

Photo 9



View looking north on Wilson Street East



View looking north on Wilson Street East continued



436 Wilson Street East



469 Wilson Street East



437 Wilson Street East



425 Wilson Street East



View looking west on Rousseau Street



View looking east on Rousseau Street



20 Rousseaux Street



View of properties looking north of site



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE