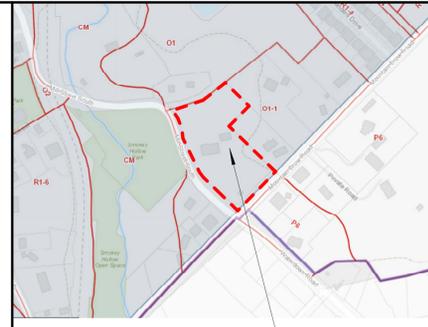


INFORMATION ON THIS SITE PLAN TAKEN FROM:
TOPOGRAPHIC SURVEY
OF PART OF
LOT 4
REGISTERED PLAN M-11
IN THE
CITY OF HAMILTON
SCALE: 1:500 METRIC

PREPARED BY
A.T. McLAREN LTD.
JULY 31, 2019



KEY PLAN
Scale: N.T.S.
Project location
265 Mill Street

Lot Coverage			
Existing Lot Area	19,342.04 m ²	208,195.95 ft ²	
Existing to remain	314.22 m ²	3,382.28 ft ²	
Existing 3-season porch to be removed	(35.00 m ²)	(376.75 ft ²)	
Existing car port to be removed	(77.27 m ²)	(831.72 ft ²)	
New covered porch	11.60 m ²	124.85 ft ²	
New covered entry	36.93 m ²	397.54 ft ²	
New north stair addition	16.44 m ²	176.97 ft ²	
New east stair addition	63.83 m ²	687.05 ft ²	
Total House Building 'A'	443.02 m²	4,768.69 ft²	
Existing Garage Building 'B'	147.11 m ²	1,583.45 ft ²	
Total Property	590.13 m²	6352.14 ft²	3.05% 20% (max)

4.6 Permitted Yard Encroachments			
Covered Porch	To required yard	Not Applicable	(This property does not abut a Residential Zone)
Exterior Staircase	To rear yard or side yard	Not Applicable	(This property does not abut a Residential Zone)

4.8 Accessory Building/Structures			
4.8.1 a) No accessory buildings shall be located within the front yard. No accessory buildings located in the front yard.			

Proposed Garage East of Lot			
Front Yard		88.91m	
Min. Yard (Where lot line abuts a Residential Zone lot line)	Rear Yard	Not Applicable	(This property does not abut a Residential Zone)
		±18.24m	(To proposed zoning boundary)
	Side Yard (Int.)	5.0m	
	Side Yard (Ext.)	75.86m	

Existing Garage (Building 'B')			
Gross Floor Area	None	147.11m ²	
		92.97m	
		73.3m	
Min. Yard (Where lot line abuts a Residential Zone lot line)	Rear Yard	Not Applicable	(This property does not abut a Residential Zone)
		±7.25m	(To proposed zoning boundary)
	Side Yard (Int.)	9.33m	
	Side Yard (Ext.)	55.41m	

Floor Area (Outside F10 Wall)			
Existing Ground Floor	312.85 m ²	3,367.56 ft ²	
New Ground Floor addition	80.27 m ²	864.02 ft ²	
Existing Second Floor	207.05 m ²	2,228.72 ft ²	
New Second Floor addition	151.96 m ²	1,635.70 ft ²	
Total Building 'A'	752.13 m²	8,096.00 ft²	
Existing Garage Building 'B'	147.11 m ²	1,583.45 ft ²	
Total	899.24 m²	9679.45 ft²	

Playground Area		
	Required	Provided
102 students @ 60 sq/child	6,120 sq	568 sq
	9,000 sq	836 sq

Number of Classrooms	7
Number of Students (toddler)	30
Number of Students (casa)	72
Number of Students (elementary)	55

Comprehensive Zoning By-law Review			
City of Hamilton Zoning By-law No. 05-200			
Proposed Zoning	Community Institutional "I2" Zone		
Permitted Uses	Educational Establishments, Day Nursery		
8.2.3.2 Regulations	Required	Provided	
Proposed Montessori / Educational Establishment (Building 'A')			
Min. Lot Area	None	19,342.04m ²	
		97.96m	
Min. Yard (Where lot line abuts a Residential Zone lot line)	Rear Yard	Not Applicable	(This property does not abut a Residential Zone)
		76.08m	(To rear lot line)
		±15.5m	(To proposed zoning boundary line)
	Side Yard (Int.)	40.72m	
	Side Yard (Ext.)	11.67m	
Max. Building Height	10.5m		
Proposed Montessori / Day Nursery (Building 'A')			
Min. Lot Area	360 m ² (for a corner lot)	19,342.04m ²	
Min. Lot Width	15.0 m (for a corner lot)	93.5m	
Min. Front Yard	4.5 m	97.96m	
Min. Side Yard	1.2 m	76.08m	
Min. Rear Yard	7.5m	76.08m	(To rear lot line)
		±15.5m	(To proposed zoning boundary line)
Min. Flankage Yard	3.0 m	40.72m	
Max. Building Height	10.5 m	9.55m	

Proposed Garbage East of Lot			
Front Yard		88.91m	
Min. Yard (Where lot line abuts a Residential Zone lot line)	Rear Yard	Not Applicable	(This property does not abut a Residential Zone)
		±18.24m	(To proposed zoning boundary)
	Side Yard (Int.)	5.0m	
	Side Yard (Ext.)	75.86m	

Existing Garage (Building 'B')			
Gross Floor Area	None	147.11m ²	
		92.97m	
		73.3m	
Min. Yard (Where lot line abuts a Residential Zone lot line)	Rear Yard	Not Applicable	(This property does not abut a Residential Zone)
		±7.25m	(To proposed zoning boundary)
	Side Yard (Int.)	9.33m	
	Side Yard (Ext.)	55.41m	

Additional Development Details			
Section 5 - Parking			
Parking Space Size	Standard Parking Space	3.0m X 5.8m	3.0m X 6.0m
	Barrier Free Parking Space	4.4m X 5.8m	4.4m X 6.0m

Educational Establishments - Elementary School			
Standard Parking Spaces	1.25 for each classroom	9 spaces	14
Barrier Free Parking Spaces	1-49 required spaces; min. 1 barrier free space	1 space	1
Total Parking Required (Based on provisions for an Educational Establishment)	10 spaces required		15

Day Nursery			
Standard Parking Spaces	1 space required for each 225.0m ² of gross floor area which accommodates such use	5 spaces (total gross floor area of 560 m ² for Building 'A' and Building 'B')	14
Barrier Free Parking Spaces	1-49 required spaces; min. 1 barrier free space	1 space	1
Total Parking Required (Based on provisions for an Educational Establishment)	6 spaces required		15
Min. Drive Aisle	6.0m		6.0m
Car Queuing Drop-Off	3		5

Special Setbacks			
Location (All Uses)	Required parking facilities shall be located on the same lot as the use requiring the parking	Parking is proposed on the same lot.	
		11.67m between Building 'A' to Mill Street South	
		7.7m to Braeborne Street	
	3m wide planting strip between required and permanently maintained between street line and parking space	Where there are no proposed infrastructures or buildings, the property will be open space/landscaped area	

Setback from a Railway Right of Way			
	Minimum 30m		200m

No.	Date	Issue/Revision
	Jun. 8 2022	Revised
	Mar. 31 2022	Revised
	Mar. 8 2022	Revised
	Mar. 3 2022	Revised
	Jan. 25 2022	Add Detached Dwelling
	Dec. 8 2021	Revised
	Nov. 10 2021	Revised Traffic Island
	Sept. 8 2021	Issued for Zoning Bylaw Amendment
	Aug. 20 2021	Revised for Review
	Feb. 8 2021	Issued for Zoning Bylaw Amendment

ONTARIO ASSOCIATION OF ARCHITECTS
JOHN C. WILLMOTT LICENCE 5217
Architect

Consultant

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Project:
Additions and Alterations to:
BRAEBOURNE MONTESSORI
265 Mill Street, Flamborough, ON

Drawing:
Site Plan
Site Statistics

Drawn By: [Signature] Project No: 19.12
Scale: 1:500 Date: October, 2020

Drawing Number:
A-01