



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

July 11, 2023

PED23093 – (ZAC-22-058)

Application for Zoning By-law Amendment for Lands Located at 111 and 115 Fiddler's Green Road, Ancaster.

Presented by: Mark Michniak

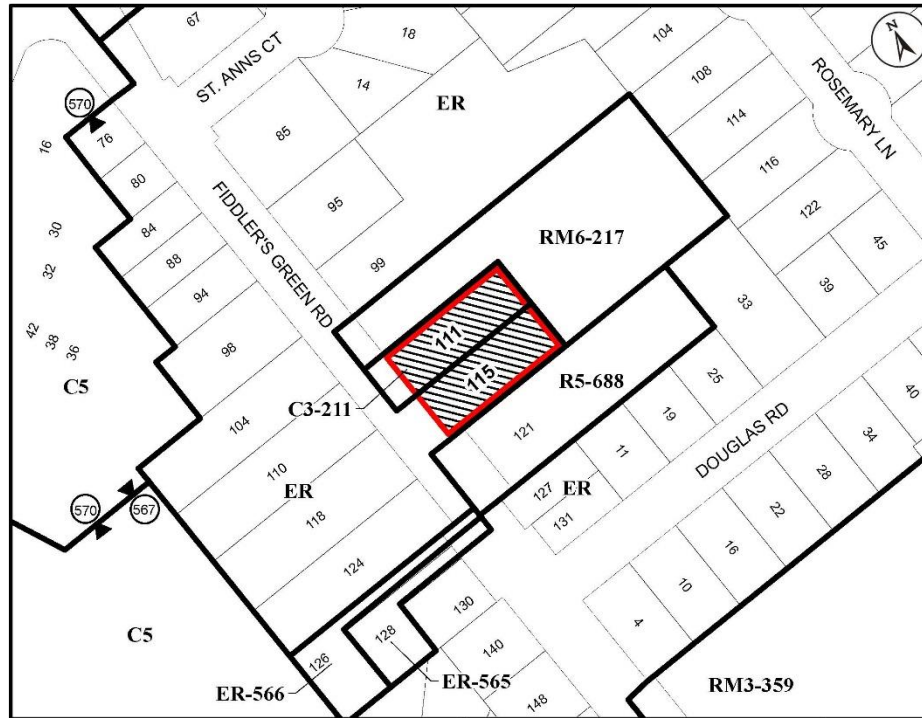


SUBJECT PROPERTY

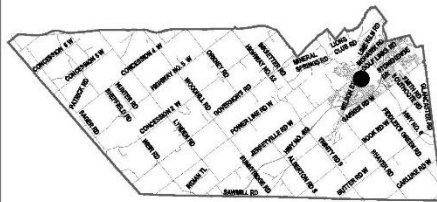


111 & 115 Fiddler's Green Road, Ancaster





● Site Location



Key Map - Ward 12

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-22-058

Date:
May 26, 2023

Appendix "A"

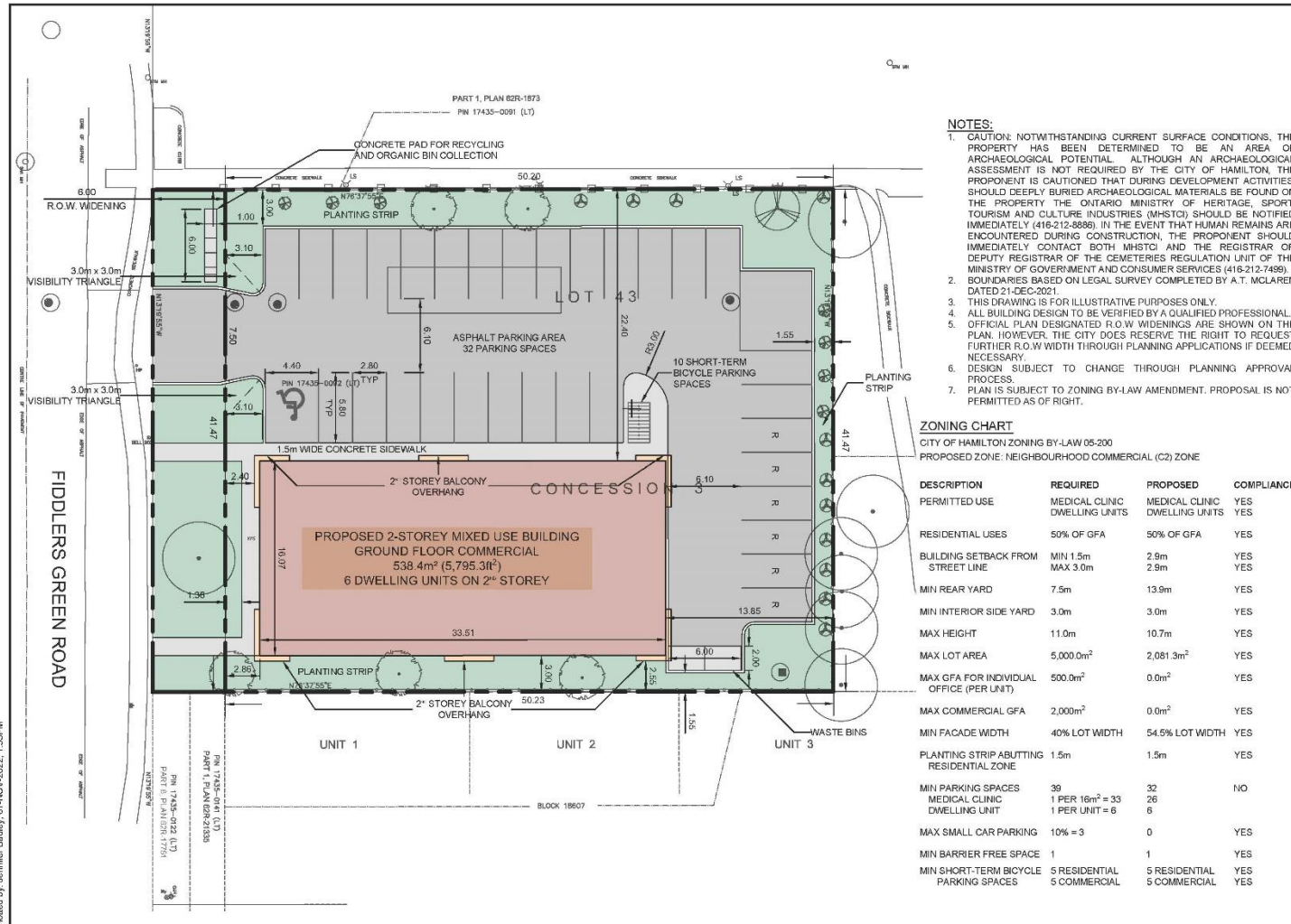
Scale:
N.T.S.

Planner/Technician:
MM/NB

Subject Property

111 and 115 Fiddler's Green Road, Ancaster (Ward 12)

 Change in zoning from General Commercial (C3-211) Zone, Modified, and Existing Residential (ER) Zone to Neighbourhood Commercial (C2, 852, H150) Zone



LEGAL DESCRIPTION
PART OF LOT 43
CONCESSION 3
GEOGRAPHIC
TOWNSHIP OF ANCASTER,
IN THE
CITY OF HAMILTON

NOTES:
1. CAUTION: NOTWITHSTANDING CURRENT SURFACE CONDITIONS, THE PROPERTY HAS BEEN DETERMINED TO BE AN AREA OF ARCHAEOLOGICAL POTENTIAL. ALTHOUGH AN ARCHAEOLOGICAL ASSESSMENT IS NOT REQUIRED BY THE CITY OF HAMILTON, THE PROPOSITOR IS CAUTIONED THAT DURING DEVELOPMENT ACTIVITIES, SHOULD DEEPLY BURIED ARCHAEOLOGICAL MATERIALS BE FOUND ON THE PROPERTY THE ONTARIO MINISTRY OF HERITAGE, SPORT, TOURISM AND CULTURE INDUSTRIES (MHSTCI) SHOULD BE NOTIFIED IMMEDIATELY (416-212-8888). IN THE EVENT THAT HUMAN REMAINS ARE ENCOUNTERED DURING CONSTRUCTION, THE PROPOSITOR SHOULD IMMEDIATELY CONTACT BOTH MHSTCI AND THE REGISTRAR OR DEPUTY REGISTRAR OF THE CEMETERIES REGULATION UNIT OF THE MINISTRY OF GOVERNMENT AND CONSUMER SERVICES (416-212-7499).
2. BOUNDARIES BASED ON LEGAL SURVEY COMPLETED BY A.T. MCLEAREN DATED 21-DEC-2021.
3. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.
4. ALL BUILDING DESIGN TO BE VERIFIED BY A QUALIFIED PROFESSIONAL.
5. OFFICIAL PLAN DESIGNATED R.O.W WIDENINGS ARE SHOWN ON THE PLAN, HOWEVER, THE CITY DOES RESERVE THE RIGHT TO REQUEST FURTHER R.O.W WIDTH THROUGH PLANNING APPLICATIONS IF DEEMED NECESSARY.
6. DESIGN SUBJECT TO CHANGE THROUGH PLANNING APPROVAL PROCESS.
7. PLAN IS SUBJECT TO ZONING BY-LAW AMENDMENT. PROPOSAL IS NOT PERMITTED AS OF RIGHT.

ZONING CHART
CITY OF HAMILTON ZONING BY-LAW 05-200
PROPOSED ZONE: NEIGHBOURHOOD COMMERCIAL (C2) ZONE

DESCRIPTION	REQUIRED	PROPOSED	COMPLIANCE
PERMITTED USE	MEDICAL CLINIC DWELLING UNITS	MEDICAL CLINIC DWELLING UNITS	YES
RESIDENTIAL USES	50% OF GFA	50% OF GFA	YES
BUILDING SETBACK FROM STREET LINE	MIN 1.5m MAX 3.0m	2.9m 2.9m	YES
MIN REAR YARD	7.5m	13.9m	YES
MIN INTERIOR SIDE YARD	3.0m	3.0m	YES
MAX HEIGHT	11.0m	10.7m	YES
MAX LOT AREA	5,000.0m ²	2,081.3m ²	YES
MAX GFA FOR INDIVIDUAL OFFICE (PER UNIT)	500.0m ²	0.0m ²	YES
MAX COMMERCIAL GFA	2,000m ²	0.0m ²	YES
MIN FACADE WIDTH	40% LOT WIDTH	54.5% LOT WIDTH	YES
PLANTING STRIP ABUTTING RESIDENTIAL ZONE	1.5m	1.5m	YES
MIN PARKING SPACES	39	32	NO
MEDICAL CLINIC DWELLING UNIT	1 PER 16m ² = 33 1 PER UNIT = 6	26 6	
MAX SMALL CAR PARKING	10% = 3	0	YES
MIN BARRIER FREE SPACE	1	1	YES
MIN SHORT-TERM BICYCLE PARKING SPACES	5 RESIDENTIAL 5 COMMERCIAL	5 RESIDENTIAL 5 COMMERCIAL	YES

LEGEND
R RESIDENTIAL PARKING

T. JOHNS CONSULTING GROUP
URBAN PLANNING | DESIGN | ENVIRONMENTAL MANAGEMENT
310 LINCOLN GREEN ROAD WEST, SUITE 600 | P. 905.674.1952
HAMILTON, ONTARIO, L8P 2C2 | F. 905.922.6666

PROJECT TITLE
111-115 FIDDLERS GREEN ROAD REDEVELOPMENT

ANCASTER, ONTARIO

DRAWING TITLE
CONCEPTUAL SITE PLAN

DRAWN BY JB	DESIGNED BY JB
PRINT DATE 07-NOV-2022	PROJECT NUMBER
REVISION: D	DRAWING NUMBER CSP1-1
SCALE 1:300	

Plotted by: jamiller/Baldry, 07-NOV-2022, 1:33PM

File Location: D:\TJCG Dropbox\SERVER\PROJECTS\INDEPENDENTS\111 & 115 Fiddler's Green, Ancaster\Drawings\Planning\111 & 115 Fiddler's Green Rd_Conceptual Site Plan.dwg

A3 NORTH ELEV
 OPTION 3 2022.11.15

NORTH ELEVATION

Labels in drawing:
 - HARD PLANK HORIZONTAL LAP SIDING
 - GLASS RAILING SYSTEM
 - STANDING BEAM METAL ROOF
 - SIGNAGE
 - RESIDENTIAL
 - RUSTICATED WARM BRIDGE STONE VENEER
 - FINISHED ALUMINUM STORE-FRONT FRAMING

<p>PROPOSED DEVELOPMENT: FIDDLER'S GREEN MIXED USE</p> <p>111-115 FIDDLER'S GREEN ROAD, ANCASTER, ON</p>	<p>This drawing must not be scaled. General Contractor shall verify all dimensions, datums and levels prior to commencement of the work.</p> <p>All errors and omissions are to be reported immediately to the Architect.</p>	<p>LINTACK ARCHITECTS</p> <p>INCORPORATED 244 JAMES STREET SOUTH HAMILTON, ONTARIO, L8P 3B3 T: 905.522.2165 • F: 905.522.2209 E: information@lntack.com www.lntack.com</p>	<p>NORTH ELEVATION</p> <table border="1"> <tr> <td>job no.</td> <td>dwg. no.</td> </tr> <tr> <td>22.003</td> <td>A3</td> </tr> </table>	job no.	dwg. no.	22.003	A3
job no.	dwg. no.						
22.003	A3						

A4_SOUTH ELEV
OPTION 3 2022.11.15

SOUTH ELEVATION

HARDI PLANK HORIZONTAL LAP SIDING

GLASS RAILING SYSTEM

STANDING SEAM METAL ROOF

RUSTICATED WARM BEIGE STONE VENEER

PREFINISHED ALUMINUM STOREFRONT FRAMING

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FIDDLER'S GREEN MIXED USE

111-115 FIDDLER'S GREEN ROAD, ANCASTER, ON

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www.lntack.com

SOUTH ELEVATION

job no. 22.003	dwg. no. A4
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A5_EAST-WEST ELEV
OPTION 3 2022.11.15



PROPOSED DEVELOPMENT:
FIDDLER'S GREEN MIXED USE

111-115 FIDDLER'S GREEN ROAD, ANCASTER, ON

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EAST/WEST ELEV.

job no.
22.003

dwg. no.
A5



111 Fiddler's Green Road



115 Fiddler's Green Road



Fiddler's Green Road looking north



Fiddler's Green Road looking south



Property located north of Subject Lands – 109 Fiddler’s Green Road



Property located south of Subject Lands – 121 Fiddler’s Green Road



Property located south of Subject Lands – 121 Fiddler’s Green Road



Property located west of Subject Lands – 104 Fiddler’s Green Road



Property located west of Subject Lands – 118 Fiddler’s Green Road



Property located west of Subject Lands – 124 Fiddler’s Green Road



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE