



Hamilton

WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

July 9, 2024

PED24107 – (ZAC-24-013 & UHOPA-24-006)

Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 259 and 265 Wilson Street East, Ancaster.

Presented by: Daniel Barnett

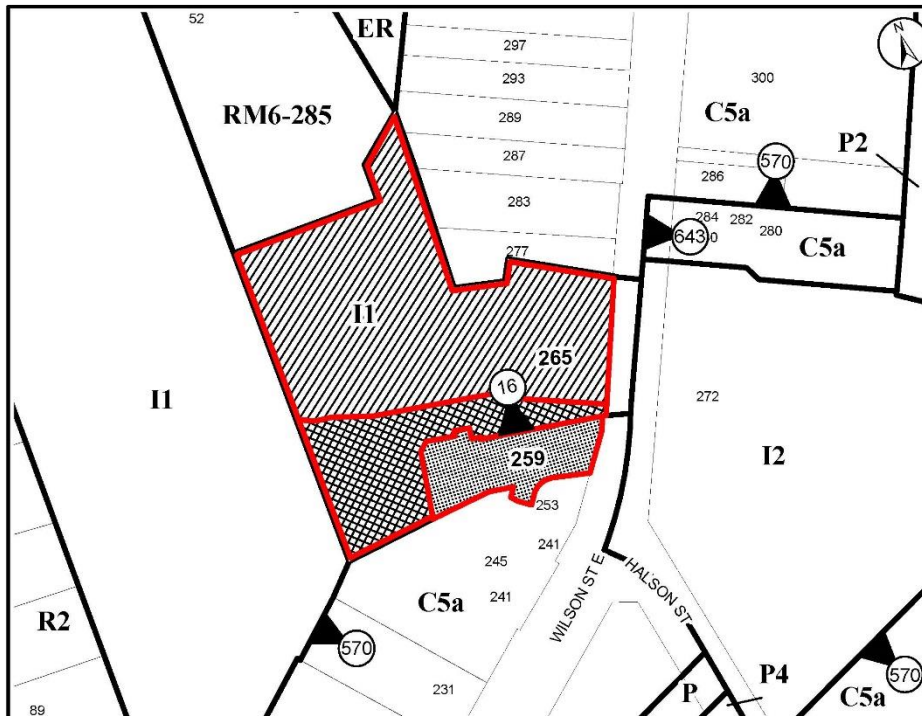


SUBJECT PROPERTY

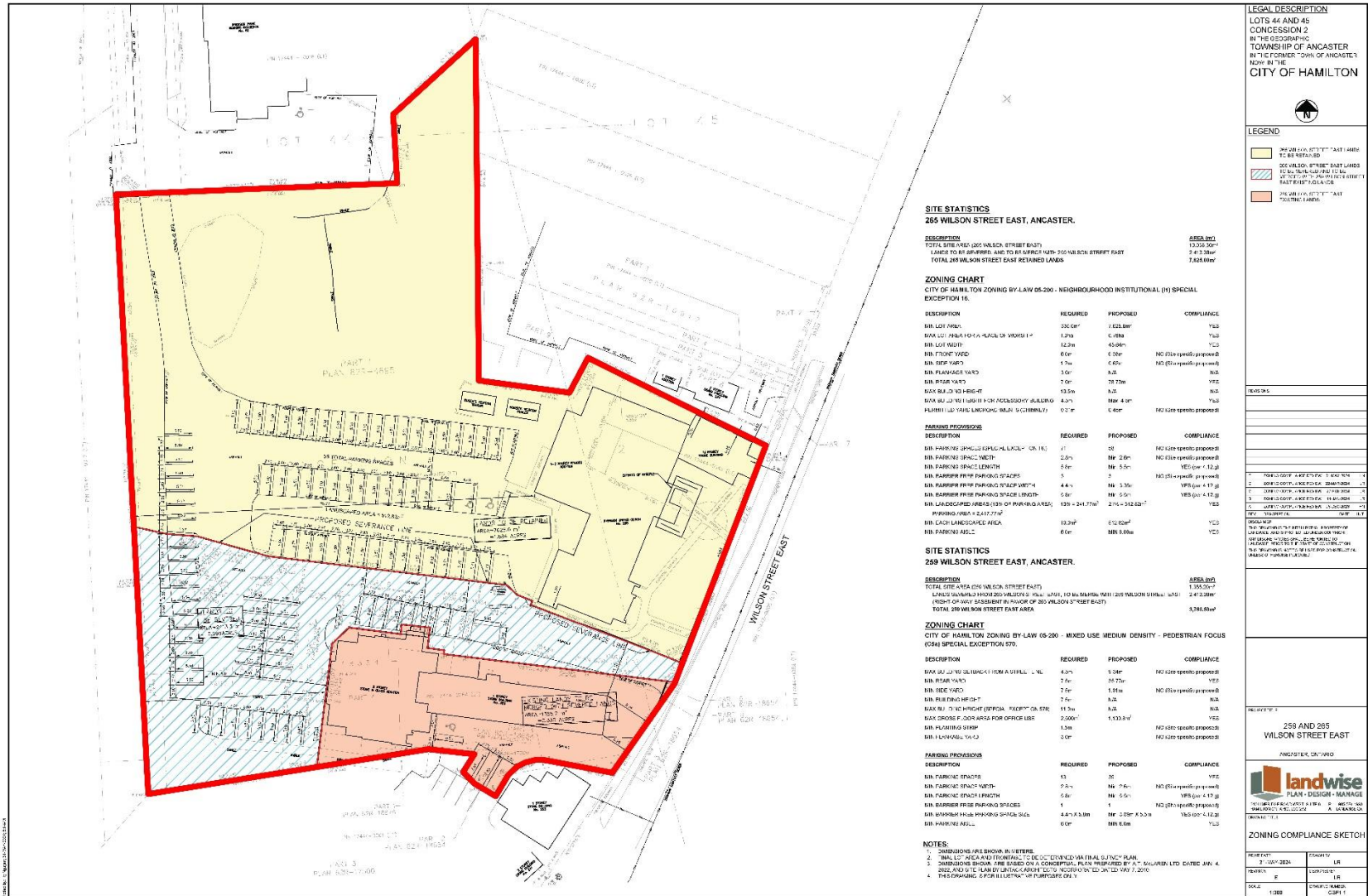


259 & 265 Wilson Street East, Ancaster





| | | |
|---|---|--------------------------------------|
| <p>● Site Location</p> <p>Key Map - Ward 12</p> | <h3>Location Map</h3> | |
| | <p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p> | |
| <p>File Name/Number: ZAC-24-013 & UHOPA-24-006</p> | | <p>Date: May 30, 2024</p> |
| <p>Appendix "A"</p> | <p>Scale: N.T.S.</p> | <p>Planner/Technician: DB/AL</p> |
| <p>Subject Property</p> <p>259 & 265 Wilson Street East</p> <ul style="list-style-type: none"> Block 1 - Lands also subject to the application Block 2 - Change in zoning from the Neighbourhood Institutional (I1, 16) Zone to the Mixed Use Medium Density – Pedestrian Focus (C5a, 903) Zone Block 3 - Change in zoning from Mixed Use Medium Density – Pedestrian Focus (C5a, 570) Zone to the Mixed Use Medium Density – Pedestrian Focus (C5a, 903) Zone | | |



SITE STATISTICS

265 WILSON STREET EAST, ANCASTER.

| DESCRIPTION | AREA (SQ) |
|---|-------------------------|
| TOTAL SITE AREA (265 WILSON STREET EAST) | 13,336.36m ² |
| LANDS TO BE ACQUIRED, AND TO BE SURVEYED FOR 265 WILSON STREET EAST | 2,413.28m ² |
| TOTAL 265 WILSON STREET EAST RETAINED LANDS | 7,826.08m ² |

ZONING CHART

CITY OF HAMILTON ZONING BY-LAW 05-200 - NEIGHBOURHOOD INSTITUTIONAL (N1) SPECIAL EXCEPTION 16.

| DESCRIPTION | REQUIRED | PROPOSED | COMPLIANCE |
|---|---------------------|-----------------------|----------------------------|
| MIN. LOT AREA | 330.0m ² | 1,628.0m ² | YES |
| MIN. LOT AREA 100% MIN. AREA 15% MINIMUM | 1.25% | 6.45% | YES |
| MIN. LOT WIDTH | 12.0m | 45.94m | YES |
| MIN. FRONT YARD | 6.0m | 6.50m | NO (SEE SPECIAL PROVISION) |
| MIN. SIDE YARD | 1.5m | 0.0m | NO (SEE SPECIAL PROVISION) |
| MIN. REAR YARD | 3.0m | N/A | N/A |
| MIN. REAR YARD | 7.0m | 78.73m | YES |
| MIN. MAX. BUILDING HEIGHT | 15.0m | N/A | N/A |
| MIN. MAX. NO. FLOOR LEVELS (RESIDENTIAL BUILDING) | 4.5/3 | Max. 4.3m | YES |
| MIN. MAX. NO. FLOOR LEVELS (NON-RESIDENTIAL BUILDING) | 0/2 | 0.0m | NO (SEE SPECIAL PROVISION) |

PARKING PROVISIONS

| DESCRIPTION | REQUIRED | PROPOSED | COMPLIANCE |
|--|----------------------------|----------------------------|----------------------------|
| MIN. PARKING SPACES (RESIDENTIAL) (CR. 16) | 2/1 | 50 | NO (SEE SPECIAL PROVISION) |
| MIN. PARKING SPACES (COMMERCIAL) | 25% | 36 | NO (SEE SPECIAL PROVISION) |
| MIN. PARKING SPACE LENGTH | 6.0m | 5.5m | NO (SEE SPECIAL PROVISION) |
| MIN. BARRIER FREE PARKING SPACES | 5 | 3 | NO (SEE SPECIAL PROVISION) |
| MIN. BARRIER FREE PARKING SPACE WIDTH | 4.4m | 3.5m | YES (SEE 4.1.2 g) |
| MIN. BARRIER FREE PARKING SPACE LENGTH | 5.8m | 5.0m | YES (SEE 4.1.2 g) |
| MIN. LANDSCAPED AREAS (15% OF PARKING AREAS) | 129 = 241.77m ² | 276 = 512.62m ² | YES |
| PARKING AREA = 2,417.77m ² | | | |
| MIN. EXPOSED SIGNAGE AREA | 18.0m ² | 5.52m ² | YES |
| MIN. PARKING AREA | 6.0m | 5.8m | YES |

SITE STATISTICS

269 WILSON STREET EAST, ANCASTER.

| DESCRIPTION | AREA (SQ) |
|--|------------------------|
| TOTAL SITE AREA (269 WILSON STREET EAST) | 11,305.0m ² |
| LANDS TO BE ACQUIRED FROM 269 WILSON STREET EAST, AND TO BE SURVEYED WITH 269 WILSON STREET EAST | 2,413.28m ² |
| PORTION OF WAY (STREET) IN FRONT OF 269 WILSON STREET EAST | 5,381.69m ² |

ZONING CHART

CITY OF HAMILTON ZONING BY-LAW 05-200 - MIXED USE MEDIUM DENSITY - PEDESTRIAN FOCUS (C6a) SPECIAL EXCEPTION 570.

| DESCRIPTION | REQUIRED | PROPOSED | COMPLIANCE |
|---|---------------------|----------------------------|----------------------------|
| MIN. MAX. BUILDING HEIGHT FROM A STREET LEVEL | 4.5m | 5.30m | NO (SEE SPECIAL PROVISION) |
| MIN. REAR YARD | 7.0m | 15.70m | YES |
| MIN. SIDE YARD | 7.0m | 5.91m | NO (SEE SPECIAL PROVISION) |
| MIN. REAR YARD | 7.0m | N/A | N/A |
| MIN. MAX. BUILDING HEIGHT | 11.5m | N/A | N/A |
| MIN. MAX. NO. FLOOR LEVELS (RESIDENTIAL BUILDING) | 2,000m ² | 1,153.9m ² | YES |
| MIN. PARKING SPACE | 1.5m | NO (SEE SPECIAL PROVISION) | |
| MIN. PARKING SPACE | 3.0m | NO (SEE SPECIAL PROVISION) | |

PARKING PROVISIONS

| DESCRIPTION | REQUIRED | PROPOSED | COMPLIANCE |
|---------------------------------------|--------------|--------------|----------------------------|
| MIN. PARKING SPACES | 13 | 36 | YES |
| MIN. PARKING SPACE LENGTH | 5.8m | 5.5m | NO (SEE SPECIAL PROVISION) |
| MIN. PARKING SPACE LENGTH | 5.8m | 5.5m | NO (SEE SPECIAL PROVISION) |
| MIN. BARRIER FREE PARKING SPACES | 1 | 1 | NO (SEE SPECIAL PROVISION) |
| MIN. BARRIER FREE PARKING SPACE WIDTH | 4.4 = 81.30m | 3.5m = 7.33m | YES (SEE 4.1.2 g) |
| MIN. PARKING AREA | 0.0m | 5.8m | YES |

- NOTES:**
1. DIMENSIONS ARE SHOWN IN METERS.
 2. "MIN. LOT AREA AND FRONTAGE" IS CALCULATED WITH FINAL SURVEY PLAN.
 3. DIMENSIONS SHOWN ARE BASED ON A CONCEPTUAL PLAN PREPARED BY A. WILSON LTD. DATED JAN. 4, 2022, AND A SITE PLAN BY LINDA CARRUTHERS APPROVED ON JULY 7, 2020.
 4. THE SHADING IS FOR ILLUSTRATION PURPOSES ONLY.

LEGAL DESCRIPTION
 LOTS 44 AND 45
 CONCESSION 2
 IN THE GEOGRAPHIC
 TOWNSHIP OF ANCASTER
 IN THE FORMER TOWN OF ANCASTER
 NOW IN THE
 CITY OF HAMILTON



LEGEND

- LANDS TO BE ACQUIRED
- EXISTING BARRIERS
- EXISTING LANDS

REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|------------------------------|--------------|
| 1 | ISSUED FOR PERMITTING | NOV 11, 2022 |
| 2 | REVISED PER CITY ENGINEERING | NOV 11, 2022 |
| 3 | REVISED PER CITY ENGINEERING | NOV 11, 2022 |
| 4 | REVISED PER CITY ENGINEERING | NOV 11, 2022 |

PREPARED BY:
 LANDWISE
 LANDSCAPE ARCHITECTURE & PLANNING
 100 WILSON STREET EAST, SUITE 100
 ANCASTER, ONTARIO L9G 4V6
 TEL: 905.477.1111
 WWW.LANDWISE-CA.COM

PROJECT NO.:
 269 AND 265
 WILSON STREET EAST
 ANCASTER, ONTARIO



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 100 WILSON STREET EAST, SUITE 100
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ZONING COMPLIANCE SKETCH

| DATE | BY | FOR |
|------------|----|-----|
| 2022-11-11 | LR | LR |
| 2022-11-11 | LR | LR |
| 2022-11-11 | LR | LR |

SCALE: 1:2000
 DRAWN BY: GMP
 CHECKED BY: GMP



Existing Place of Worship at 265 Wilson Street East, as seen from Wilson Street East looking north east



Existing Place of Worship at 265 Wilson Street east and the existing office building at 259 Wilson Street East, as seen from Wilson Street East looking west



Existing parking on the subject property located to the rear of the existing buildings, as seen from Wilson Street East looking west



Existing office building at 259 Wilson Street east and existing commercial building at 253 Wilson Street East located to the south of the subject property, as seen from Wilson Street East looking west



Intersection of Wilson Street East and Halson Street and the existing building along Wilson Street East, as seen from Wilson Street East looking south



Place of Worship at 272 Wilson Street East, located to the east of the subject property, as seen from Wilson Street East looking north east



Wilson Street East and the existing building along Wilson Street East to the north of the subject property, as seen from Wilson Street East looking north west



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE