SITE STATISTICS
265 WILSON STREET EAST, ANCASTER.

DESCRIPTION	AREA (m²)
TOTAL SITE AREA (265 WILSON STREET EAST)	10,038.30m²
LANDS TO BE SEVERED, AND TO BE MERGE WITH 259 WILSON STREET EAST	2,413.30m²
TOTAL 265 WILSON STREET EAST RETAINED LANDS	**7,625.00m²**

ZONING CHART
CITY OF HAMILTON ZONING BY-LAW 05-200 - NEIGHBOURHOOD INSTITUTIONAL (I1) SPECIAL EXCEPTION 16.

DESCRIPTION	REQUIRED	PROPOSED	COMPLIANCE
MIN LOT AREA	330.0m²	7,625.0m²	YES
MAX LOT AREA FOR A PLACE OF WORSHIP	1.0ha	0.76ha	YES
MIN LOT WIDTH	12.0m	45.64m	YES
MIN FRONT YARD	6.0m	0.38m	NO (Site specific proposed)
MIN SIDE YARD	1.2m	0.62m	NO (Site specific proposed)
MIN FLANKAGE YARD	3.0m	N/A	N/A
MIN REAR YARD	7.0m	78.73m	YES
MAX BUILDING HEIGHT	10.5m	N/A	N/A
MAX BUILDING HEIGHT FOR ACCESSORY BUILDING	4.5m	Max. 4.5m	YES
PERMITTED YARD ENCROACHMENTS (CHIMNEY)	0.31m	0.45m	NO (Site specific proposed)

PARKING PROVISIONS

DESCRIPTION	REQUIRED	PROPOSED	COMPLIANCE
MIN PARKING SPACES (SPECIAL EXCEPTION 16.)	71	58	NO (Site specific proposed)
MIN PARKING SPACE WIDTH	2.8m	Min. 2.6m	NO (Site specific proposed)
MIN PARKING SPACE LENGTH	5.8m	Min. 5.5m	YES (per 4.12.g)
MIN BARRIER FREE PARKING SPACES	3	3	NO (Site specific proposed)
MIN BARRIER FREE PARKING SPACE WIDTH	4.4m	Min. 3.35m	YES (per 4.12.g)
MIN BARRIER FREE PARKING SPACE LENGTH	5.8m	Min. 5.5m	YES (per 4.12.g)
MIN LANDSCAPED AREAS (10% OF PARKING AREA)	10% = 241.77m²	21% = 512.82m²	YES
PARKING AREA = 2,417.77m²			
MIN EACH LANDSCAPED AREA	10.0m²	512.82m²	YES
MIN PARKING AISLE	6.0m	MIN 6.00m	YES

SITE STATISTICS
259 WILSON STREET EAST, ANCASTER.

DESCRIPTION	AREA (m²)
TOTAL SITE AREA (259 WILSON STREET EAST)	1,355.20m²
LANDS SEVERED FROM 265 WILSON STREET EAST, TO BE MERGE WITH 259 WILSON STREET EAST	2,413.30m²
(RIGHT-OF-WAY EASEMENT IN FAVOR OF 265 WILSON STREET EAST)	
TOTAL 259 WILSON STREET EAST AREA	**3,768.50m²**

ZONING CHART
CITY OF HAMILTON ZONING BY-LAW 05-200 - MIXED USE MEDIUM DENSITY - PEDESTRIAN FOCUS (C5a) SPECIAL EXCEPTION 570.

DESCRIPTION	REQUIRED	PROPOSED	COMPLIANCE
MAX BUILDING SETBACK FROM A STREET LINE	4.5m	9.34m	NO (Site specific proposed)
MIN REAR YARD	7.5m	35.77m	YES
MIN SIDE YARD	7.5m	1.01m	NO (Site specific proposed)
MIN BUILDING HEIGHT	7.5m	N/A	N/A
MAX BUILDING HEIGHT (SPECIAL EXCEPTION 570)	11.0m	N/A	N/A
MAX GROSS FLOOR AREA FOR OFFICE USE	2,500m²	1,100.8m²	YES
MIN PLANTING STRIP	1.5m	-	NO (Site specific proposed)
MIN FLANKAGE YARD	3.0m	-	NO (Site specific proposed)

PARKING PROVISIONS

DESCRIPTION	REQUIRED	PROPOSED	COMPLIANCE
MIN PARKING SPACES	13	39	YES
MIN PARKING SPACE WIDTH	2.8m	Min. 2.6m	NO (Site specific proposed)
MIN PARKING SPACE LENGTH	5.8m	Min. 5.5m	YES (per 4.12.g)
MIN BARRIER FREE PARKING SPACES	1	1	NO (Site specific proposed)
MIN BARRIER FREE PARKING SPACE SIZE	4.4m X 5.8m	Min. 3.89m X 5.5m	YES (per 4.12.g)
MIN PARKING AISLE	6.0m	MIN 6.0m	YES

NOTES:
1. DIMENSIONS ARE SHOWN IN METERS.
2. FINAL LOT AREA AND FRONTAGE TO BE DETERMINED VIA FINAL SURVEY PLAN.
3. DIMENSIONS SHOWN ARE BASED ON A CONCEPTUAL PLAN PREPARED BY A.T. McLAREN LTD. DATED JAN. 4, 2022, AND SITE PLAN BY LINTACK ARCHITECTS INCORPORATED DATED MAY 7, 2010.
4. THIS DRAWING IS FOR ILLUSTRATIVE 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
- 265 WILSON STREET EAST LANDS TO BE RETAINED
- 265 WILSON STREET EAST LANDS TO BE SEVERED AND TO BE MERGED WITH 259 WILSON STREET EAST EXISTING LANDS
- 259 WILSON STREET EAST EXISTING LANDS

REVISIONS

REV.	DESCRIPTION	DATE	INIT.
E	ZONING COMPLIANCE REVIEW	31-MAY-2024	HN
D	ZONING COMPLIANCE REVIEW	22-MAR-2024	LR
C	ZONING COMPLIANCE REVIEW	27-FEB-2024	LR
B	ZONING COMPLIANCE REVIEW	11-JAN-2024	LR
A	ZONING COMPLIANCE REVIEW	06-DEC-2023	HN

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PROJECT TITLE
259 AND 265
WILSON STREET EAST
ANCASTER, ONTARIO

landwise
PLAN • DESIGN • MANAGE
310 LAMBERDIE ROAD WEST, SUITE 6
HAMILTON ONTARIO, L8C 2V2
P 905-574-1993
W LANDWISE.CA

DRAWING TITLE
ZONING COMPLIANCE SKETCH

PRINT DATE: 31-MAY-2024	DRAWN BY: LR
REVISION: E	DESIGNED BY: LR
SCALE: 1:300	DRAWING NUMBER: CSP1-1

Plotted by: Hy Nguyen, 31-MAY-2024, 8:14AM
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