

DRAFT
FOR DISCUSSION
PURPOSES ONLY

- Rb-05 | NO STOPPING SIGN
LEFT ARROW
300 mm x 300 mm
- Rb-1 | STOP SIGN
600 mm x 600 mm
- STOP BAR | SOLID | WHITE
- CROSSWALK | SOLID | WHITE
- Rb-05 | NO STOPPING SIGN
LEFT ARROW
300 mm x 300 mm

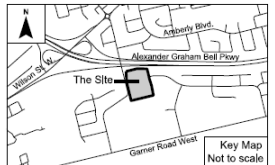
Development Statistics:
Total Site Area: 2,196 ha
Residential Blocks: 1,447 ha
SWMP: 0,252 ha
3m Road Widening: 0,050 ha
Road (Road, 6m setback and daylight triangle): 0,447 ha

Lot Statistics:

Lot Number	Area	Frontage*	Coverage	Min. Fr. Yard Setback	Min. Side Yard Setback*	Min. Rear Yard Setback*	Max. Building Height
LOT 1	998 m ²	20,6m	25,0%	7,0m	1,2m	7,0m	10,5m
LOT 2	1,151 m ²	14,9m	21,7%	7,0m	1,2m	7,0m	10,5m
LOT 3	1,126 m ²	14,9m	22,2%	7,0m	1,2m	7,0m	10,5m
LOT 4	1,101 m ²	14,9m	22,7%	7,0m	1,2m	7,0m	10,5m
LOT 5	1,016 m ²	14,9m	23,2%	7,0m	1,2m	7,0m	10,5m
LOT 6	1,050 m ²	14,9m	23,8%	7,0m	1,2m	7,0m	10,5m
LOT 7	992 m ²	14,9m	25,2%	7,0m	1,2m	7,0m	10,5m
LOT 8	915 m ²	14,8m	27,3%	7,0m	1,2m	7,0m	10,5m
LOT 9	863 m ²	14,8m	29,0%	7,0m	1,2m	7,0m	10,5m
LOT 10	843 m ²	15,1m	29,7%	7,0m	1,2m	7,0m	10,5m
LOT 11	836 m ²	14,8m	29,9%	7,0m	1,2m	7,0m	10,5m
LOT 12	930 m ²	16,6m	28,1%	7,0m	1,2m	7,0m	10,5m
LOT 13	580 m ²	10,6m	31,6%	7,0m	1,2m	7,0m	10,5m
LOT 14	549 m ²	10,6m	33,3%	7,0m	1,2m	7,0m	10,5m
LOT 15	519 m ²	10,6m	35,3%	7,0m	1,2m	7,0m	10,5m
LOT 16	488 m ²	10,6m	37,6%	7,0m	1,2m	7,0m	10,5m
LOT 17	458 m ²	10,6m	40,0%	7,0m	1,2m	7,0m	10,5m

* Based on Town of Ancaster Zoning By-law 87-57, and Residential R5 Zone

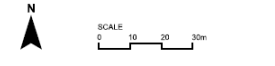
- Notes:**
- Property Boundary is according to survey by A.T. McLaren Limited dated Jan 20, 2020.
 - Contours, TOB and Canopy based on Topographical map received from Geoprocess Research Associates
 - SWMP based on recycled engineering drawing.
 - Not based on engineering, floodplain or grading analysis.
 - Regulated Area retrieved from Grand River Conservation Authority Open Data Catalogue, 2021.
 - Watercourse, Waterbody and Wetland data retrieved from Ontario GeoHub Open Data Catalogue, 2021.
 - Air photo from First Base Solutions Inc., 2019 Image.



- LEGEND**
- Subject Property
 - GRCA Regulated Area
 - Watercourse
 - Waterbody
 - Wetland
 - SWM Facility Block
 - Conceptual Building Footprint*
 - Building setbacks as per By-law 87-57 for Residential R5 Zone
 - Conceptual Building Footprints are only for Zoning analysis and subject to change based on detailed design
 - Trees for Preservation
 - Existing Butternut Trees
 - Existing Hop Tree
 - Existing American Chestnut Tree
 - Sourced from Geoprocess Research Associates
 - Planted Trees and Shrubs (Conceptual)
 - Trees as shown are conceptual only. Ultimate tree location, number and species to be provided by qualified Landscape Architect.
 - Potential Area for Tree Compensation

- Existing trees 751.
Removed Trees 659.
Trees to be preserved 751-659=92.
Approximately re-planting 99±10±109 (new trees to be planted on site and in south compensation area).
Loss of trees due to redevelopment 751-(92+109)=549
To be confirmed by Landscape Architect.
- DRAWN / REVISED**
- | | |
|--------------|--|
| 19 SEP 2023 | Updated berm and Lot 10 amenity area |
| 08 FEB 2023 | Inclusion of additional trees in rear yards |
| 01 FEB 2023 | Inclusion of trees existing and potential proposed |
| 22 NOV 2022 | Site and Lot Statistics included for Zoning Review |
| 10 NOV 2022 | Include stop signs and crosswalk details |
| 24 OCT 2022 | Additional 3m widening along Hamilton Dr |
| 06 OCT 2022 | Revised sidewalk as per ang. comments |
| 28 SEPT 2022 | Revised sketch according to comments from City |
| 25 MAY 2022 | Second Draft |
| 09 FEB 2022 | Final Draft |

DEVELOPMENT CONCEPT
387 - 409 & 429 HAMILTON DRIVE
CITY OF HAMILTON



WESTON CONSULTING

File Number: 10025
Date: 2023-09-19
Drawn By: ALCKM/PH
Planner: MQNP
CAD: 1025/Concepts/C1_2023-09-19.dgn

Drawing
C1

