



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

April 29, 2025

PED25093 – (ZAC-21-047 & UHOPA-21-022)

Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 559 Garner Road East, Ancaster.

Presented by: Michael Fiorino

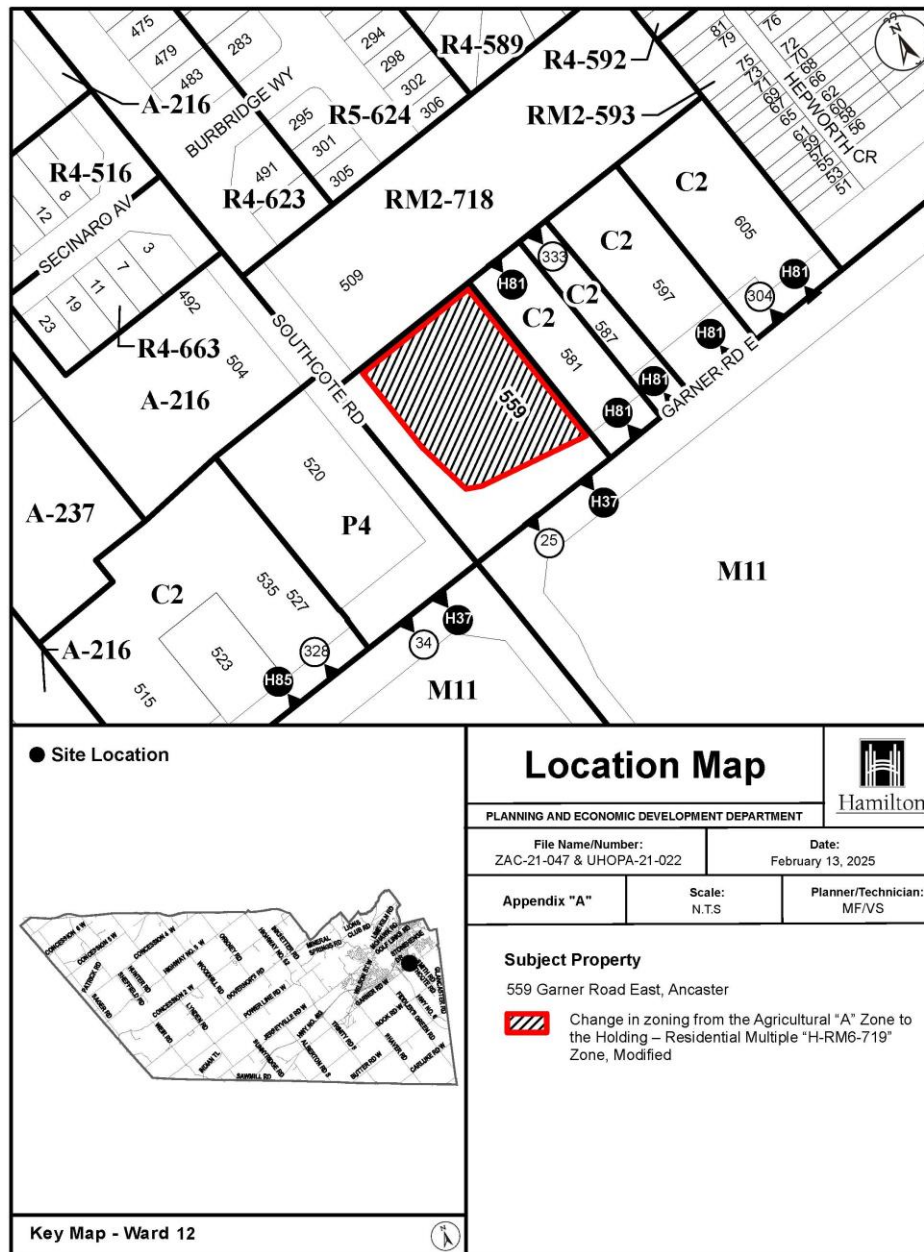


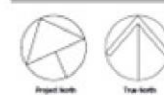
SUBJECT PROPERTY



559 Garner Road East, Ancaster







GENERAL NOTE

1. All CONTRACTORS shall comply with the following conditions and shall be held responsible for their compliance:
2. All CONTRACTORS shall comply with the 2010 NATIONAL BUILDING CODE and SUBORDINATE CODES.
3. CONTRACTORS shall ensure that all employees and subcontractors are properly trained and licensed to perform the work. All employees shall be provided with the necessary personal protective equipment (PPE) and shall be required to wear it at all times.
4. All CONTRACTORS shall ensure that all work is completed within the specified time frame and shall be held responsible for any delays.
5. All CONTRACTORS shall ensure that all work is completed in accordance with the specifications and shall be held responsible for any deficiencies.
6. All CONTRACTORS shall ensure that all work is completed in accordance with the safety requirements and shall be held responsible for any safety violations.
7. All CONTRACTORS shall ensure that all work is completed in accordance with the environmental requirements and shall be held responsible for any environmental violations.
8. All CONTRACTORS shall ensure that all work is completed in accordance with the quality requirements and shall be held responsible for any quality deficiencies.
9. All CONTRACTORS shall ensure that all work is completed in accordance with the cost requirements and shall be held responsible for any cost overruns.
10. All CONTRACTORS shall ensure that all work is completed in accordance with the communication requirements and shall be held responsible for any communication failures.

[illegible]

BUILDING DATA		
DATA	REMARKS	PROVISION
1. FLOOR (GROUND FLOOR)	200.000, 100.000, 100.000	100.000
2. FLOOR (FIRST FLOOR)	200.000, 100.000, 100.000	100.000
3. FLOOR (SECOND FLOOR)	200.000, 100.000, 100.000	100.000
4. FLOOR (THIRD FLOOR)	200.000, 100.000, 100.000	100.000
5. FLOOR (FOURTH FLOOR)	200.000, 100.000, 100.000	100.000
6. FLOOR (FIFTH FLOOR)	200.000, 100.000, 100.000	100.000
7. FLOOR (SIXTH FLOOR)	200.000, 100.000, 100.000	100.000
8. FLOOR (SEVENTH FLOOR)	200.000, 100.000, 100.000	100.000
9. FLOOR (EIGHTH FLOOR)	200.000, 100.000, 100.000	100.000
10. FLOOR (NINTH FLOOR)	200.000, 100.000, 100.000	100.000
11. FLOOR (TENTH FLOOR)	200.000, 100.000, 100.000	100.000
12. FLOOR (ELEVENTH FLOOR)	200.000, 100.000, 100.000	100.000
13. FLOOR (TWELFTH FLOOR)	200.000, 100.000, 100.000	100.000
14. FLOOR (THIRTEENTH FLOOR)	200.000, 100.000, 100.000	100.000
15. FLOOR (FOURTEENTH FLOOR)	200.000, 100.000, 100.000	100.000
16. FLOOR (FIFTEENTH FLOOR)	200.000, 100.000, 100.000	100.000
17. FLOOR (SIXTEENTH FLOOR)	200.000, 100.000, 100.000	100.000
18. FLOOR (SEVENTEENTH FLOOR)	200.000, 100.000, 100.000	100.000
19. FLOOR (EIGHTEENTH FLOOR)	200.000, 100.000, 100.000	100.000
20. FLOOR (NINETEENTH FLOOR)	200.000, 100.000, 100.000	100.000
21. FLOOR (TWENTIETH FLOOR)	200.000, 100.000, 100.000	100.000
22. FLOOR (TWENTY-FIRST FLOOR)	200.000, 100.000, 100.000	100.000
23. FLOOR (TWENTY-SECOND FLOOR)	200.000, 100.000, 100.000	100.000
24. FLOOR (TWENTY-THIRD FLOOR)	200.000, 100.000, 100.000	100.000
25. FLOOR (TWENTY-FOURTH FLOOR)	200.000, 100.000, 100.000	100.000
26. FLOOR (TWENTY-FIFTH FLOOR)	200.000, 100.000, 100.000	100.000
27. FLOOR (TWENTY-SIXTH FLOOR)	200.000, 100.000, 100.000	100.000
28. FLOOR (TWENTY-SEVENTH FLOOR)	200.000, 100.000, 100.000	100.000
29. FLOOR (TWENTY-EIGHTH FLOOR)	200.000, 100.000, 100.000	100.000
30. FLOOR (TWENTY-NINTH FLOOR)	200.000, 100.000, 100.000	100.000
31. FLOOR (THIRTIETH FLOOR)	200.000, 100.000, 100.000	100.000
32. FLOOR (THIRTY-FIRST FLOOR)	200.000, 100.000, 100.000	100.000
33. FLOOR (THIRTY-SECOND FLOOR)	200.000, 100.000, 100.000	100.000
34. FLOOR (THIRTY-THIRD FLOOR)	200.000, 100.000, 100.000	100.000
35. FLOOR (THIRTY-FOURTH FLOOR)	200.000, 100.000, 100.000	100.000
36. FLOOR (THIRTY-FIFTH FLOOR)	200.000, 100.000, 100.000	100.000
37. FLOOR (THIRTY-SIXTH FLOOR)	200.000, 100.000, 100.000	100.000
38. FLOOR (THIRTY-SEVENTH FLOOR)	200.000, 100.000, 100.000	100.000
39. FLOOR (THIRTY-EIGHTH FLOOR)	200.000, 100.000, 100.000	100.000
40. FLOOR (THIRTY-NINTH FLOOR)	200.000, 100.000, 100.000	100.000
41. FLOOR (FORTIETH FLOOR)	200.000, 100.000, 100.000	100.000
42. FLOOR (FORTY-FIRST FLOOR)	200.000, 100.000, 100.000	100.000
43. FLOOR (FORTY-SECOND FLOOR)	200.000, 100.000, 100.000	100.000
44. FLOOR (FORTY-THIRD FLOOR)	200.000, 100.000, 100.000	100.000
45. FLOOR (FORTY-FOURTH FLOOR)	200.000, 100.000, 100.000	100.000
46. FLOOR (FORTY-FIFTH FLOOR)	200.000, 100.000, 100.000	100.000
47. FLOOR (FORTY-SIXTH FLOOR)	200.000, 100.000, 100.000	100.000
48. FLOOR (FORTY-SEVENTH FLOOR)	200.000, 100.000, 100.000	100.000
49. FLOOR (FORTY-EIGHTH FLOOR)	200.000, 100.000, 100.000	100.000
50. FLOOR (FORTY-NINTH FLOOR)	200.000, 100.000, 100.000	100.000
51. FLOOR (FIFTIETH FLOOR)	200.000, 100.000, 100.000	100.000
52. FLOOR (FIFTY-FIRST FLOOR)	200.000, 100.000, 100.000	100.000
53. FLOOR (FIFTY-SECOND FLOOR)	200.000, 100.000, 100.000	100.000
54. FLOOR (FIFTY-THIRD FLOOR)	200.000, 100.000, 100.000	100.000
55. FLOOR (FIFTY-FOURTH FLOOR)	200.000, 100.000, 100.000	100.000
56. FLOOR (FIFTY-FIFTH FLOOR)	200.000, 100.000, 100.000	100.000
57. FLOOR (FIFTY-SIXTH FLOOR)	200.000, 100.000, 100.000	100.000
58. FLOOR (FIFTY-SEVENTH FLOOR)	200.000, 100.000, 100.000	100.000

[illegible]

Bicycle Parking Data		
Date	Frequency	Frequency
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2019-01-02	1000000	1000000
2019-01-03	1000000	1000000
2019-01-04	1000000	1000000
2019-01-05	1000000	1000000
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2019-02-18	1000000	1000000
2019-02-19	1000000	1000000
2019-02-20	1000000	1000000
2019-02-21	1000000	1000000
2019-02-22	1000000	1000000
2019-02-23	1000000	1000000

True North is determined by survey prepared by
Borch Geomatics Surveying Ltd.
287 HWY 96A (Lond 101) - Stanley Creek, ON
Completed on: January 27, 2020
Contact: Tel: 905-881-1220 or Matthew@BGS.ca



SITE LEGEND

- [illegible]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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SRM 
architects +
urban + designers

559 GARNER ROAD,
ANCASTER, ONTARIO

SITE PLAN



A1.1 - r3







559 Garner Road East - Facing Northeast



559 Garner Road East - Facing North

PED25093

Photo 3



559 Garner Road East - Facing West



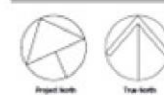
559 Garner Road East - Facing West



559 Garner Road East - From Southcote Road facing East



559 Garner Road East - From Southcote Road facing North



GENERAL NOTE

1. The company shall comply with the ISO 9000 standard and shall maintain the quality management system.
2. The company shall comply with the ISO 14000 standard and shall maintain the environmental management system.
3. The company shall comply with the ISO 26000 standard and shall maintain the social responsibility management system.
4. The company shall comply with the ISO 27000 standard and shall maintain the information security management system.
5. The company shall comply with the ISO 45000 standard and shall maintain the occupational health and safety management system.
6. The company shall comply with the ISO 50000 standard and shall maintain the energy management system.
7. The company shall comply with the ISO 60000 standard and shall maintain the project management system.
8. The company shall comply with the ISO 70000 standard and shall maintain the training management system.
9. The company shall comply with the ISO 80000 standard and shall maintain the customer relationship management system.
10. The company shall comply with the ISO 90000 standard and shall maintain the human resource management system.

[illegible][illegible]

VEHICLE PARKING DATA		
DATE	TIME	LOCATION
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10/10/2010	10:35	1000
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10/10/2010	17:25	1000
10/10/2010	17:30	1000
10/10/2010	17:35	1000

BICYCLE PARKING DATA		
DATE	STATION	STATION
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2017-01-03	0.00000	0.00000
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2017-01-05	0.00000	0.00000
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True North is determined by survey prepared by
Borch Geomatics Surveying Ltd.
287 HWY 96A (Lond 101) - Stanley Creek, ON
Completed on: January 27, 2020
Contact: Tel: 905-881-1220 or Matthew B. Borch



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