

LOT AREA	871.61m ²
LANDSCAPE AREA (EXISTING)	88.84m ²
LANDSCAPE AREA (PROPOSED)	73.84m ²
BUILDING GROUND FLOOR AREA	659m ²
BUILDING GROSS FLOOR AREA	3,143m ²
BUILDING HEIGHT	12.12m
PARKING SPACES	4

RESIDENTIAL CARE FACILITY
PERSONS ACCOMMODATED 62 BEDS

DWELLING UNITS 15



C5a ZONE

C5a ZONE

PUBLIC LANE

EXISTING CHAIN
LINKED FENCE

EXISTING 1
STOREY
ACCESSORY
STRUCTURE

EXISTING 2 1/2 STOREY
BUILDING
R1a ZONE

EXISTING DECK

N72°11'45"W	37.29
-------------	-------

EX. UTILITY POLE
TO BE RELOCATED

EXISTING 1 STOREY
BUILDING
C5a ZONE

**CITY OF HAMILTON ZONING BY-LAW 05-200
NEIGHBOURHOOD COMMERCIAL (C2) ZONE**

DESCRIPTION	REQUIRED	PROPOSED	COMPLIANCE
PERMITTED USES	REFER TO S.10.2.1	RESIDENTIAL CARE FACILITY DWELLING UNITS	NO YES
MAX. GFA FOR DWELLING UNITS	MAX. 50%	20.2%	YES
MIN STREET LINE SETBACK	1.5m	1.50m	YES
MAX STREET LINE SETBACK	3.0m	1.50m	YES
MIN REAR YARD	6.0m	6.57m	YES
MIN INTERIOR SIDE YARD	1.5m, OR 3.0m ABUTTING RESIDENTIAL ZONE/USE OR INSTITUTIONAL ZONE	1.27m (EXISTING)	YES
MAX BUILDING HEIGHT	11.0m	12.12m	NO
MAX LOT AREA	5,000.0m ²	871.61 ²	YES

DESCRIPTION	REQUIRED	PROPOSED	COMPLIANCE
MIN PARKING SPACE SIZE	2.8m X 5.8m	2.8m X 5.8m	YES
MIN ACCESSIBLE SPACE SIZE	3.4m x 5.8m	2.8m X 5.8m	NO
MIN TWO WAY AISLE WIDTH	6.0m	0.03m	NO
MIN BICYCLE PARKING SPACES (PRA 1)			
DWELLING UNIT			
LONG-TERM	10 (0.7 PER UNIT)	10	YES
SHORT-TERM	2 (0.1 PER UNIT)	2	YES
MIN ACCESSIBLE PARKING SPACE	0	1	YES
MIN ACCESSIBLE AISLE WIDTH	1.5m	1.5m	YES
MIN PARKING SPACE (PRA 1)			
RESIDENTIAL CARE FACILITY	NONE	0	YES
DWELLING UNIT (VISITOR)	4	4	YES
MAX PARKING SPACE (PRA 1)			
RESIDENTIAL CARE FACILITY	N/A	4	YES
DWELLING UNIT	15 (1 PER UNIT)	4	YES

EAST AVENUE NORTH

LEGEND

REVISIONS			
B	REVIEW	23-DEC-2025	LR
A	ZONING COMPLIANCE REVIEW	31-OCT-2025	HN
REV.	DESCRIPTION	DATE	INIT.

DISCLAIMER
THIS DRAWING IS THE INTELLECTUAL PROPERTY OF
LANDWISE. AND IS PROTECTED UNDER COPYRIGHT.
ANY DISCREPANCIES SHALL BE REPORTED TO
LANDWISE. PRIOR TO THE START OF CONSTRUCTION.
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION
UNLESS OTHERWISE INDICATED.

PROJECT TITLE

WAYSIDE HOUSE
OF HAMILTON

277 EAST AVENUE NORTH
HAMILTON, ONTARIO



310 LIMERIDGE ROAD WEST, SUITE 6 P 905-574-1993
HAMILTON ONTARIO, L9C 2V2 W LANDWISE.CA

DRAWING TITLE

CONCEPTUAL SITE PLAN

PRINT DATE 23-DEC-2025	DRAWN BY HN
REVISION B	DESIGNED BY HN
SCALE 1:100	DRAWING NUMBER CSP1-1

NOTES:

1. DIMENSIONS ARE SHOWN IN METERS.
2. DIMENSIONS SHOWN ARE BASED ON A SURVEY CONDUCTED IN 2023 BY J.D. BARNES LTD.
3. ALL BUILDING DESIGN TO BE VERIFIED BY A QUALIFIED PROFESSIONAL.