

NEW INDUSTRIAL FOR LEASE

1289 CORMORANT ROAD ANCASTER ONTARIO

OCCUPANCY FALL 2024



PART OF A 10 ACRE ESTABLISHED A CLASS INDUSTRIAL SITE
31,330 SQUARE FEET.

40 FT EAVE HEIGHT.

3 TRUCK LEVEL LOADING DOORS.

3 DRIVE-IN TRUCK DOORS.

600 VOLT, 600 AMP, 3 PHASE ELECTRICAL POWER AVAILABLE.

DEMISABLE INTO 2 UNITS 8,428 / 13,842 / 10,463 SQFT

SITE STATISTIC

ITEM	PROPOSAL	ZONING BYLAW REQUIREMENTS
ZONING CATEGORY	M2	M2
LOT AREA (sq. m.)	40,594	4,000 MIN.
GROSS FLOOR AREA (sq. m.)		
BUILDING A	4,417 (116.2 2nd STOREY)	N/A
BUILDING B1	1,420.12	N/A
BUILDING B2	2,354.26	N/A
BUILDING C	2,910.7	N/A
BUILDING D	4,285	N/A
BUILDING E	3,691 (3 STOREY)	N/A
TOTAL	19,078.08	89 PARKING SPACES (+3)
LOT COVERAGE	47.0%	60% MAX.
FRONT YARD - CORMORANT (m)	12.48	3.00 MIN.
INTERIOR SIDE YARD (m)	17.13	3.00 MIN.
EXTERIOR SIDE YARD-BITTERN ST. (m)	1.51 **	3.00 MIN.
NUMBER OF PARKING SPACES	453	456*
NUMBER OF HANDICAPPED PARKING SPACES	6	5
NUMBER OF LOADING SPACES	8	N/A
PARKING STALL DIMENSIONS (m)	2.60 x 5.50	2.60 x 5.50
HANDICAP PARKING STALL DIMENSIONS (m)	4.40 x 5.80	4.40 x 5.80
BUILDING HEIGHT (m)	14.3±	N/A

* CALCULATION IS BASED ON "PLANNED BUSINESS CENTRE"

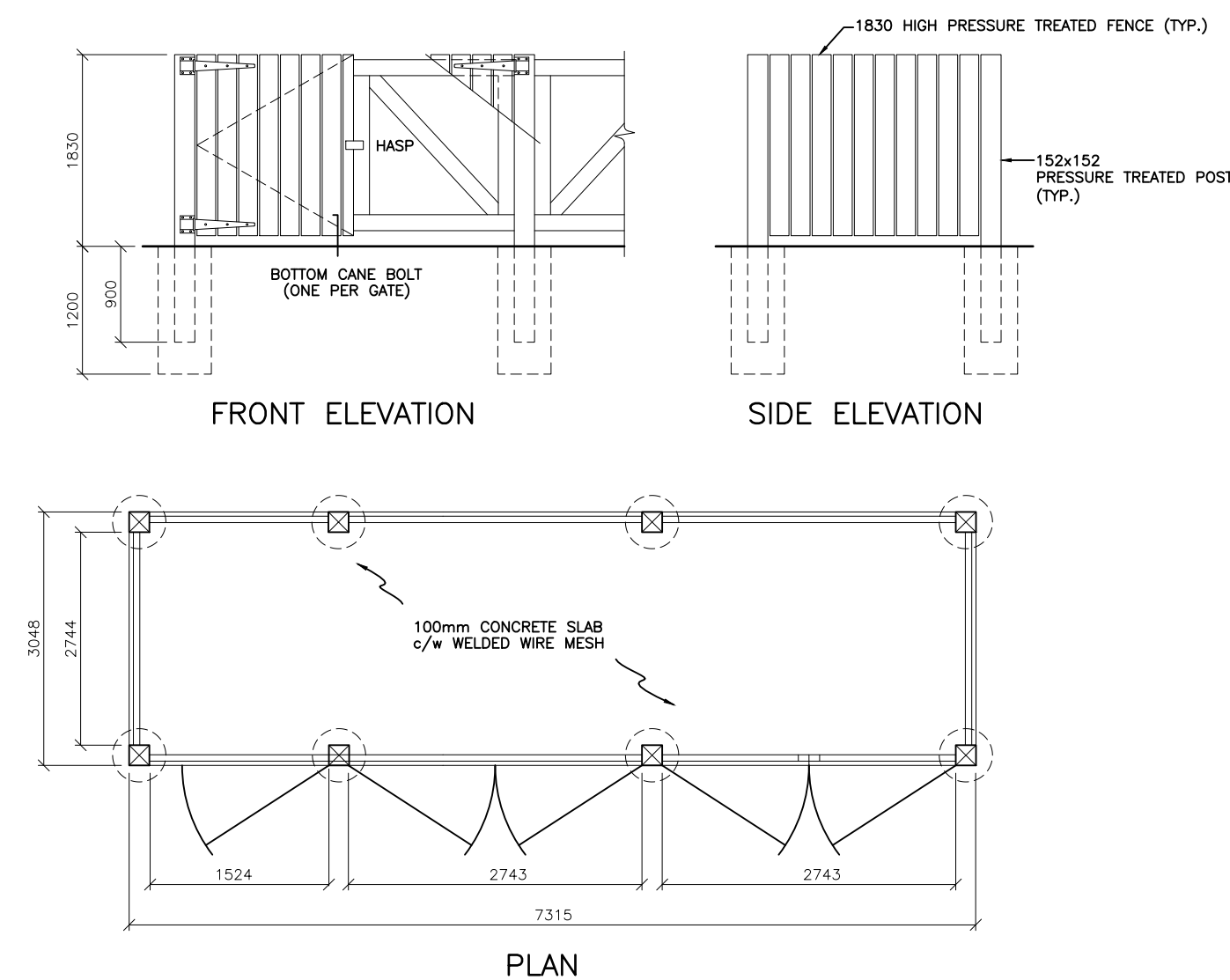
** REQUIRES MINOR VARIANCE, PREVIOUSLY APPROVED

GENERAL NOTES:

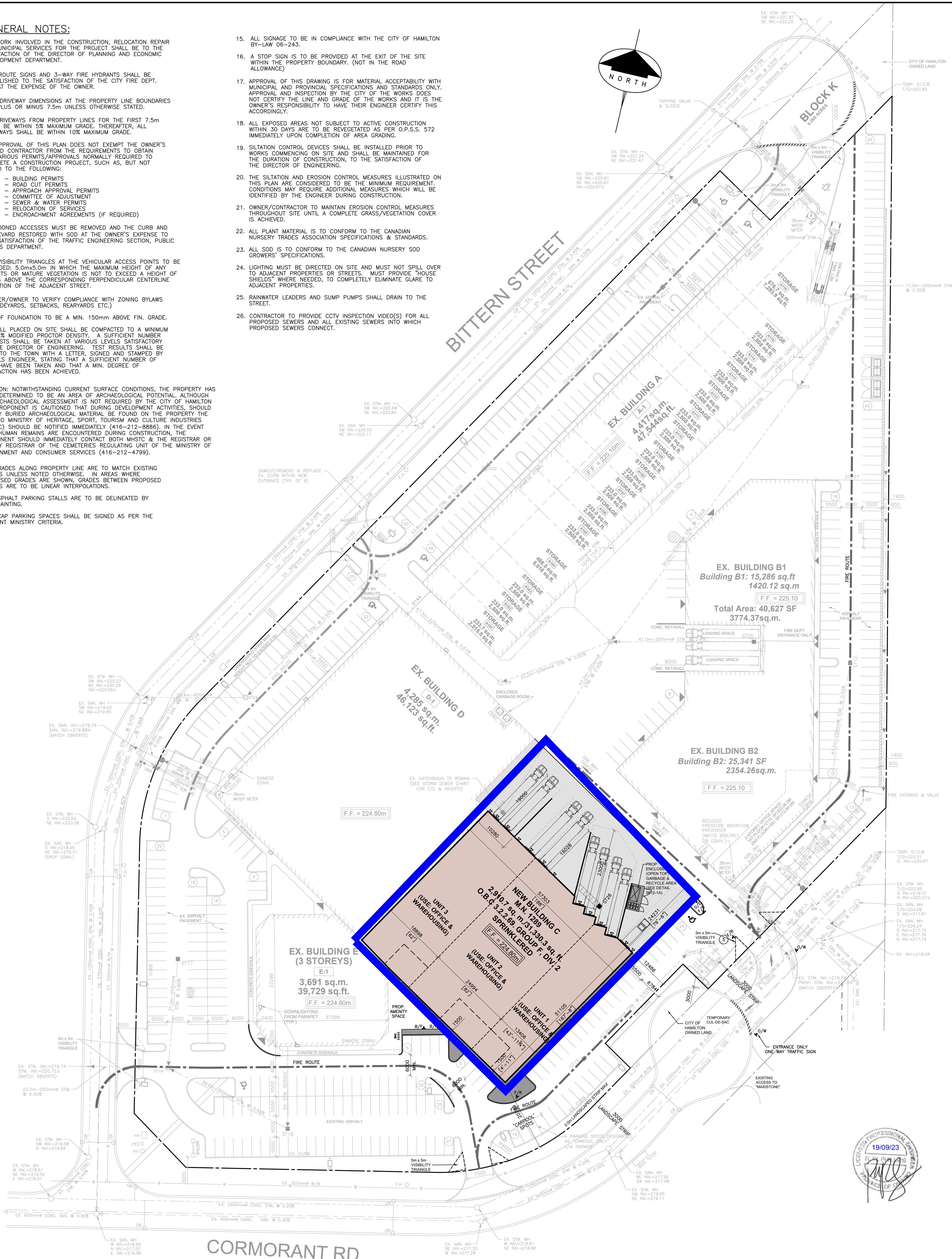
- ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.
- FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY FIRE DEPT. AND AT THE EXPENSE OF THE OWNER.
- MAIN DRIVEWAY DIMENSIONS AT THE PROPERTY LINE BOUNDARIES ARE PLUS OR MINUS 7.5m UNLESS OTHERWISE STATED.
- ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5m SHALL BE WITHIN 5% MAXIMUM GRADE. THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADE.
- THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
 - BUILDING PERMITS
 - ROAD CUT PERMITS
 - APPROACH APPROVAL PERMITS
 - COMMITTEE OF ADJUSTMENT
 - SEWER & WATER PERMITS
 - RELOCATION OF SERVICES
 - ENCROACHMENT AGREEMENTS (IF REQUIRED)
- ABANDONED ACCESSSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH SOD AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE TRAFFIC ENGINEERING SECTION, PUBLIC WORKS DEPARTMENT.
- FOR VISIBILITY TRIANGLES AT THE VEHICULAR ACCESS POINTS TO BE PROVIDED: 5.0m x 5.0m IN WHICH THE MAXIMUM HEIGHT OF ANY OBJECTS OR MATURE VEGETATION IS NOT TO EXCEED A HEIGHT OF 0.70m ABOVE THE CORRESPONDING PERPENDICULAR CENTERLINE ELEVATION OF THE ADJACENT STREET.
- BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (IE. SIDEYARDS, SETBACKS, REARYARDS ETC.).
- TOP OF FOUNDATION TO BE A MIN. 150mm ABOVE FIN. GRADE.
- ALL FILL PLACED ON SITE SHALL BE COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR DENSITY. A SUFFICIENT NUMBER OF TESTS SHALL BE TAKEN AT VARIOUS LEVELS SATISFACTORY TO THE DIRECTOR OF ENGINEERING. TEST RESULTS SHALL BE SENT TO THE TOWN WITH A LETTER, SIGNED AND STAMPED BY A SOILS ENGINEER, STATING THAT A SUFFICIENT NUMBER OF TEST HAVE BEEN TAKEN AND THAT A MIN. DEGREE OF COMPACTION HAS BEEN ACHIEVED.
- "CAUTION: NOTWITHSTANDING CURRENT SURFACE CONDITIONS, THE PROPERTY HAS BEEN DETERMINED TO BE AN AREA OF ARCHAEOLOGICAL POTENTIAL. ALTHOUGH AN ARCHAEOLOGICAL ASSESSMENT IS NOT REQUIRED BY THE CITY OF HAMILTON THE PROPONENT IS CAUTIONED THAT DURING DEVELOPMENT ACTIVITIES, SHOULD DEEPLY BURIED ARCHAEOLOGICAL MATERIAL BE FOUND ON THE PROPERTY THE ONTARIO MINISTRY OF HERITAGE, SPORT, TOURISM AND CULTURE INDUSTRIES (MHSTO) SHOULD BE NOTIFIED IMMEDIATELY (416-212-6866). IN THE EVENT THAT HUMAN REMAINS ARE ENCOUNTERED DURING CONSTRUCTION, THE PROPONENT SHOULD IMMEDIATELY CONTACT BOTH MHSTO & THE REGISTRAR OR DEPUTY REGISTRAR OF THE CEMETERIES REGULATING UNIT OF THE MINISTRY OF GOVERNMENT AND CONSUMER SERVICES (416-212-4799).
- ALL GRADES ALONG PROPERTY LINE ARE TO MATCH EXISTING GRADES UNLESS NOTED OTHERWISE. IN AREAS WHERE PROPOSED GRADES ARE SHOWN, GRADIES BETWEEN PROPOSED GRADES ARE TO BE LINEAR INTERPOLATIONS.
- ALL ASPHALT PARKING STALLS ARE TO BE DELINEATED BY LINE PAINTING.
- HANDICAP PARKING SPACES SHALL BE SIGNED AS PER THE CURRENT MINISTRY CRITERIA.

UNDERTAKING
RE: 1295 CORMORANT ROAD, HAMILTON (SPA-22-146)
I, (we) **Sanjay Modi**, the owner(s) of the land, HEREBY UNDERTAKE AND AGREE WITHOUT RESERVATION:
(A) TO COMPLY WITH ALL THE CONTENT OF THIS PLAN AND DRAWING AND NOT TO VARY THEREFROM;
(B) TO PERFORM THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 41(7)(g) OF THE PLANNING ACT SHOWN ON THIS PLAN AND DRAWING(S) IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL AS SET OUT IN THE LETTER OF APPROVAL DATED **January 12, 2023**.
(C) TO MAINTAIN TO THE SATISFACTION OF THE CITY AND AT MY (OUR) SOLE RISK AND EXPENSE, ALL OF THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 41(7)(g) OF THE SAID ACT, SHOWN ON THIS PLAN AND DRAWING, INCLUDING REMOVAL OF SNOW FROM ACCESS RAMPS AND DRIVEWAYS, PARKING AND LOADING AREAS AND WALKWAYS; AND,
(D) IN THE EVENT THAT THE OWNER DOES NOT COMPLY WITH THE PLAN DATED **9/12/2023** ... THE OWNER AGREES THAT THE CITY MAY ENTER THE LAND AND DO THE REQUIRED WORKS, AND FURTHER THE OWNER AUTHORIZES THE CITY TO USE THE SECURITY FILED TO OBTAIN COMPLIANCE WITH THIS PLAN.
(E) THAT THE OWNER ACKNOWLEDGE "THE SUBJECT PROPERTY HAS BEEN DETERMINED TO BE AN AREA OF ARCHAEOLOGICAL POTENTIAL. IT IS REASONABLE TO EXPECT THAT ARCHAEOLOGICAL RESOURCES MAY BE ENCOUNTERED DURING ANY DEMOLITION, GRADING, CONSTRUCTION ACTIVITIES, LANDSCAPING, STAGING, STOCKPILING OR OTHER SOIL DISTURBANCES AND THE PROPONENT IS ADVISED TO CONDUCT AN ARCHAEOLOGICAL ASSESSMENT PRIOR TO SUCH IMPACTS IN ORDER TO ADDRESS THESE CONCERNS AND MITIGATE, THROUGH PRESERVATION OR RESOURCE REMOVAL AND DOCUMENTATION, ADVERSE IMPACTS TO ANY SIGNIFICANT ARCHAEOLOGICAL RESOURCES FOUND. MITIGATION BY AN ONTARIO-LICENSED ARCHAEOLOGIST, MAY INCLUDE THE MONITORING OF ANY MECHANICAL EXCAVATION ARISING FROM THIS PROJECT. IF ARCHAEOLOGICAL RESOURCES ARE IDENTIFIED ON SITE, FURTHER STAGE 3 SITE SPECIFIC ASSESSMENT AND STAGE 4 MITIGATION OF DEVELOPMENT IMPACTS MAY BE REQUIRED AS DETERMINED BY THE ONTARIO MINISTRY OF TOURISM, CULTURE AND SPORT. ALL ARCHAEOLOGICAL REPORTS SHALL BE SUBMITTED TO THE CITY OF HAMILTON FOR APPROVAL CONCURRENT WITH THEIR SUBMISSION TO THE MINISTRY OF TOURISM, CULTURE AND SPORT."
SHOULD DEEPLY BURIED ARCHAEOLOGICAL MATERIALS BE FOUND ON THE PROPERTY DURING ANY OF THE ABOVE DEVELOPMENT ACTIVITIES THE ONTARIO MINISTRY OF TOURISM, CULTURE AND SPORT (MTC) SHOULD BE NOTIFIED IMMEDIATELY (416-314-7143). IN THE EVENT THAT HUMAN REMAINS ARE ENCOUNTERED DURING CONSTRUCTION, THE PROPONENT SHOULD IMMEDIATELY CONTACT BOTH MTC AND THE REGISTRAR OR DEPUTY REGISTRAR OF THE CEMETERIES REGULATION UNIT OF THE MINISTRY OF SMALL BUSINESS AND CONSUMER SERVICES (416-326-8392).
(F) THAT THE OWNER AGREES TO PHYSICALLY AFFIX THE MUNICIPAL NUMBER (1289) OR ALL ADDRESS (1289 CORMORANT ROAD) TO THE BUILDING OR ON A SIGN NEAR THE DRIVEWAY ENTRANCE IN ACCORDANCE WITH THE CITY'S SIGN BY-LAW, IN A MANNER THAT IS VISIBLE FROM THE STREET.

DATED THIS **4th** DAY OF **December**, 20**23**
WITNESS (SIGNATURE) **Paul Bisanti** OWNER(S) (SIGNATURE) **Sanjay Modi**
WITNESS (PRINT) **Paul Bisanti** OWNER(S) (PRINT) **Sanjay Modi**
5-35 Bury Court, Brantford ON N3S 0A9
ADDRESS OF WITNESS



WOOD GARBAGE ENCLOSURE
N.T.S.



KEY PLAN:



LEGEND:

	PAINTED HANDICAPPED SYMBOL TO MEET MUNICIPAL REQUIREMENTS
	CONCRETE CURB (6'')
	BUILDING ENTRANCE
	SITE PROPERTY LINE
	FIRE ROUTE
	PARKING COUNT BUBBLE
	DIRECTIONAL LIGHT STANDARD
	BI-DIRECTIONAL LIGHT STANDARD
	DOWN LIGHT
	EXTERIOR GARBAGE ENCLOSURE
	DENOTES HEAVY DUTY ASPHALT
	DENOTES 'FIRE ROUTE' SIGN
	DENOTES 'ONE WAY TRAFFIC' SIGN
	DENOTES 'DO NOT ENTER' SIGN
	DENOTES 'BARRIER FREE' SIGN

NOTES:

- ALL ELEVATIONS SHOWN ARE METRIC.
- BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (IE. SIDEYARDS, SETBACKS, REARYARDS ETC.).
- ALL ENTRANCES TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HAMILTON SPEC. RD-114.

B.M. ELEV. = 222.00m (GEO)
ELEVATIONS SHOWN HEREON RELATE TO CANADIAN GEODETIC VERTICAL DATUM 28 (CGVD28) AND ARE REFERRED TO B.M. No. 07720030084.

NO.	REVISION	DATE (MM/DD/YY)	BY
7	GARBAGE ENCLOSURE DETAIL	09/12/23	S.L.M.
6	AS PER CITY COMMENTS	07/07/23	K.P.B.
5	PARKING LAYOUT ALONG CORMORANT	05/09/23	S.L.M.
4	LANCA COMMENTS	03/24/23	M.F.
3	SPA COMMENTS	03/08/23	M.F.
2	LANCA COMMENTS	12/02/22	S.L.M.
1	NEW BUILDING "C" LAYOUT/COMMENTS	11/28/22	S.L.M.

J.H. COHOON ENGINEERING LIMITED
CONSULTING ENGINEERS

440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8
TEL. (519) 753-2656 FAX. (519) 753-4263 www.cohooneg.com

PROJECT: SPA-22-146
PROPOSED INDUSTRIAL DEVELOPMENT
1295 CORMORANT ROAD
CITY OF HAMILTON

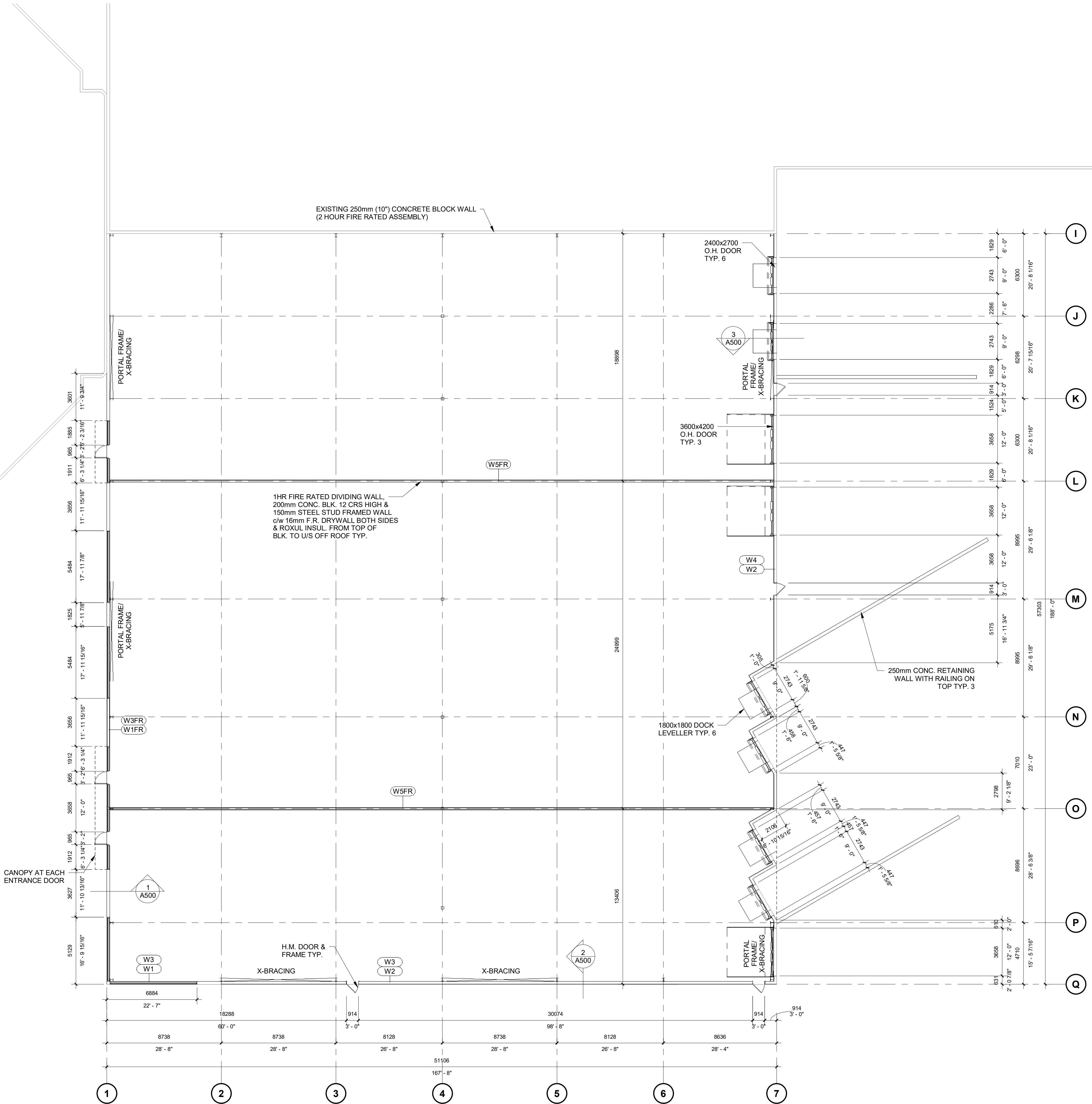
CLIENT: LANCA CONTRACTING

SITE PLAN
SPA-16-145

DESIGN: R.W.P.	SCALE: 1:500
DRAWN: S.L.M.	JOB No:
CHECKED: R.W.P.	9612
SHEET: 1 of 4	DWG. No:
DATE: NOV. 18, 2022	9612-1A

WALL SCHEDULE	
TAG	ASSEMBLY
W1FR	W1FR - FIRE RATED 2 HOUR WALL <ul style="list-style-type: none">- 4 COURSES OF 200mm (8") SPLIT FACE CMU PAINTED WHITE.- 90mm (3-5/8") STEEL STUD @ 400mm (16") O/C.- ROXUL BATT INSULATION C/W 6 MIL CONTINUOUS POLY.- 16mm (5/8") TYPE 'X' DRYWALL.
W2	W2 - EXTERIOR PRE-ENGINEERED WALL <ul style="list-style-type: none">- 11 COURSES OF 100mm (4") SPLIT FACE CMU PAINTED WHITE.- 75mm (3") R26 CF MESA INSULATED METAL PANEL.
W3	W3 - EXTERIOR PRE-ENGINEERED WALL <ul style="list-style-type: none">- 75mm (3") CF - TUFFCAST INSULATED METAL PANEL - PREMIUM COLOURS FOR STAGGERED PATTERN TO MATCH EXISTING.
W3FR	W3FR - FIRE RATE 2 HOUR WALL (ULC W606) <ul style="list-style-type: none">- 75mm (3") CF - TUFFCAST INSULATED METAL PANEL C/W 24 GAUGE EXTERIOR & 24 GAUGE INTERIOR SKIN - PREMIUM COLOURS FOR STAGGERED PATTERN TO MATCH EXISTING.- 2 LAYERS ROXUL SAFE 55 BATT INSULATION.- 24 GAUGE INTERIOR STEEL LINER.
W4	W4 - EXTERIOR PRE-ENGINEERED WALL <ul style="list-style-type: none">- 75mm (3") CF - MESA INSULATED METAL PANEL.
W5FR	W5FR - FIRE RATED 1 HOUR WALL (ULC W453) <ul style="list-style-type: none">- BOTTOM 8'-0".- 12 COURSES OF 200mm (8") CONC. BLOCK WITH (1) 15m VERTICAL BAR IN EVERY FOURTH CELL & DOWELED INTO FOOTING. DOWELS TO MATCH VERTICAL REINFORCING AND 15m HORIZONTAL BARS AT 48" O/C.- ABOVE 8'-0".- 16mm (5/8") TYPE 'X' DRYWALL.- 18 GAUGE 150mm (6") STEEL STUDS @ 400mm (16") O/C.- SOUND BATT INSULATION.- 16mm (5/8") TYPE 'X' DRYWALL.

1 GROUND FLOOR
1: 150



3	AR	SIZE REVISIONS	2023/01/25
2	AR	SITE PLAN AMENDMENT	2022/07/04
1	AR	PRELIMINARY	2022/03/14

REV. ISS.	BY	DESCRIPTION	Date YY-MM-DD
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Revision / Issue Schedule

PRELIMINARY

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECTURAL FIRM IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

ALL WORK TO CONFORM TO OBC 2012 REQUIREMENTS. WORK ONLY FROM LAYOUTS APPROVED BY THE AUTHORITY HAVING JURISDICTION. ALL LAYOUTS AND CALCULATIONS REMAIN THE PROPERTY OF LANCA CONTRACTING LIMITED. NO PORTION OF THESE SPECIFICATIONS OR DRAWINGS MAY BE USED AGAIN WITHOUT THE EXPRESS WRITTEN PERMISSION.

DEVELOPMENT CONSULTANT:



35 Bury Court, Unit 5, Brantford, ON N3S 0A9
T: 519-756-1680
F: 519-756-1712

PROJECT ORIENTATION:



PROFESSIONAL CERTIFICATION

PROJECT:

ATP BUILDING 'C'
ADDITION (40' EAVE HT.)

Project Address: 1295 CORMORANT RD., ANCASTER, ON.

BY: AR CHECK: DD ISSUED FOR: SIZE REVISIONS

PROJECT NO.: 20-013 SHEET NO.:

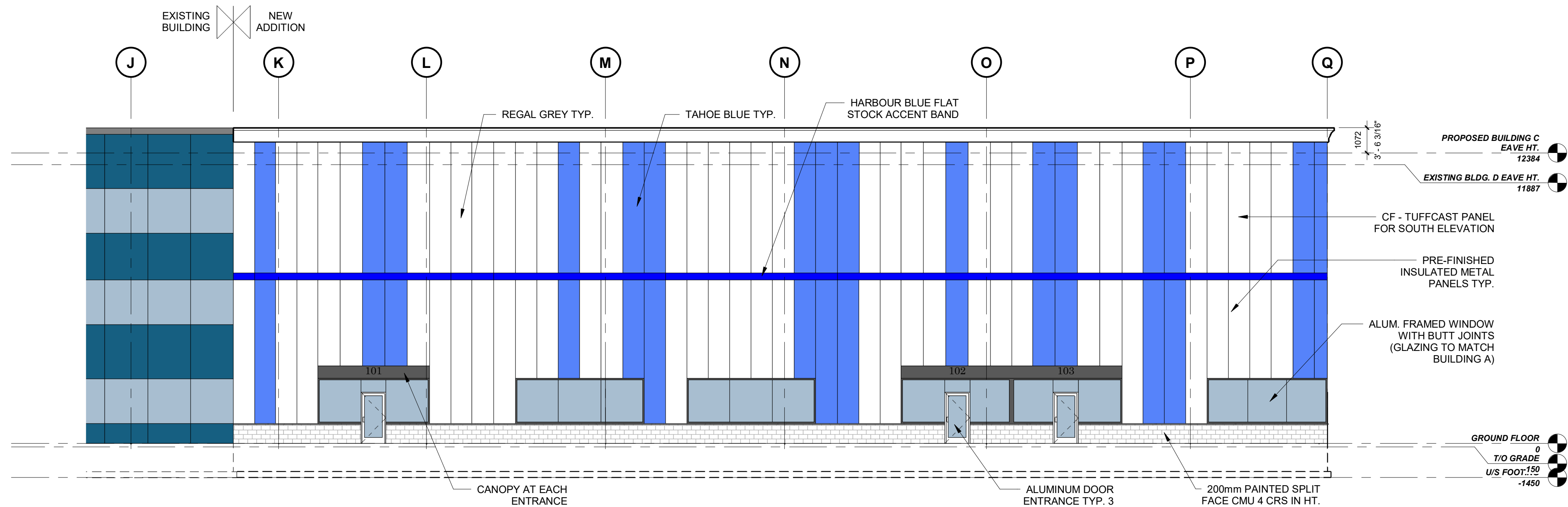
SCALE: As indicated

SHEET No. 2 OF 4

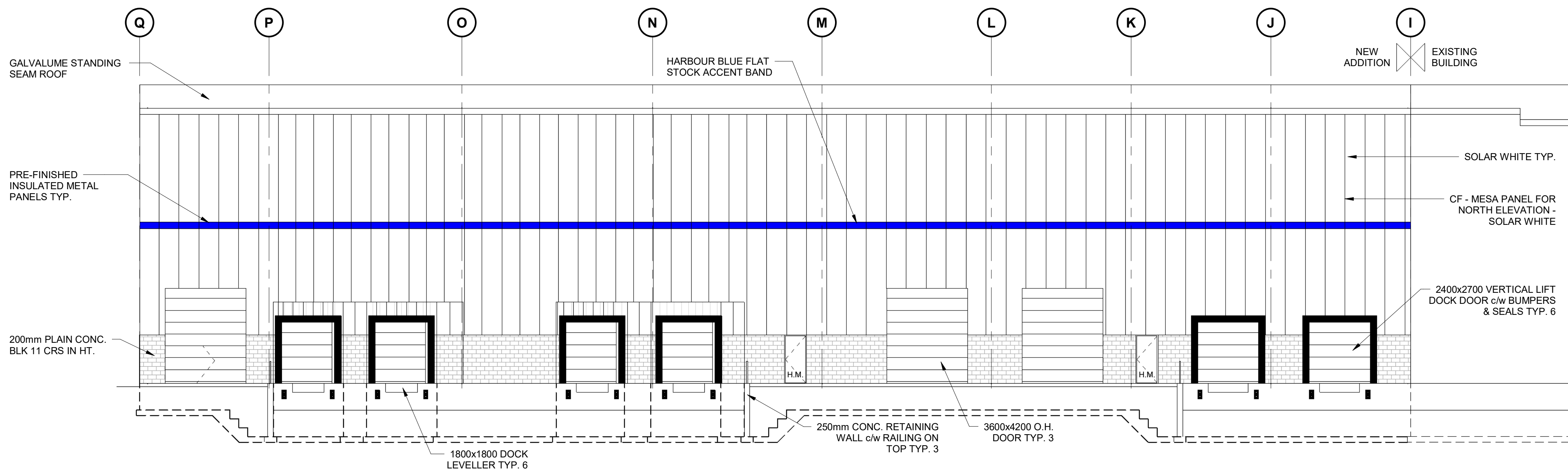
ISSUE DATE: 2023/01/25

SHEET REV. ISSUE

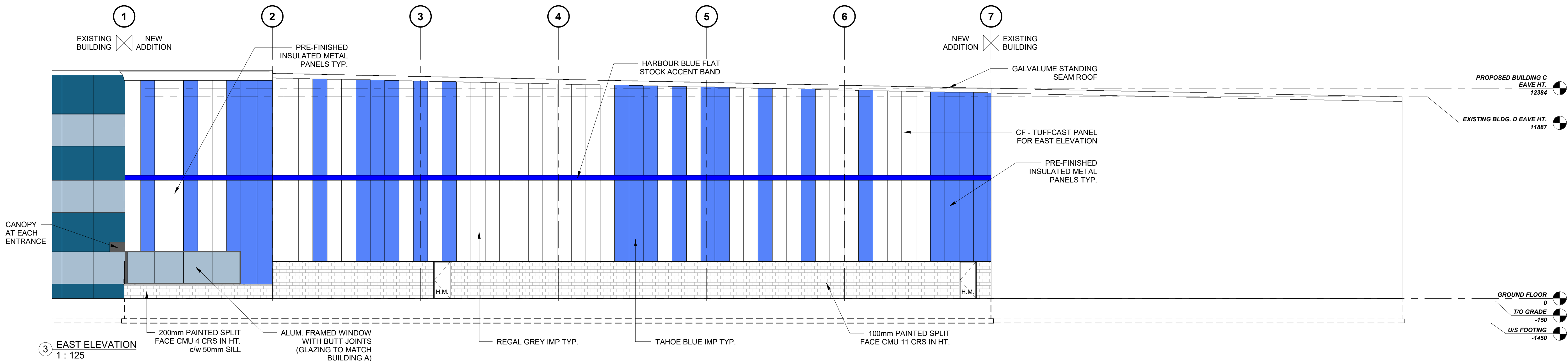
3



1 SOUTH ELEVATION
1 : 125



2 NORTH ELEVATION
1 : 125



3 EAST ELEVATION
1 : 125

3	AR	SIZE REVISIONS	2023/01/25
2	AR	SITE PLAN AMENDMENT	2022/07/04
1	AR	PRELIMINARY	2022/03/14

REV.	BY	DESCRIPTION	Date
YY-MM-DD			

Revision / Issue Schedule

PRELIMINARY

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DEVELOPMENT CONSULTANT:



35 Bury Court, Unit 5, Brantford, ON N3S 0A8
T: 519-756-1880
F: 519-756-1712

PROJECT ORIENTATION:



PROFESSIONAL CERTIFICATION

PROJECT:
ATP BUILDING 'C'
ADDITION (40' EAVE HT.)

Project Address: 1295 CORMORANT RD., ANCASTER, ON.

BY	CHECK	ISSUED FOR
AR	DD	SIZE REVISIONS

PROJECT NO.: 20-013
SCALE: 1 : 125
SHEET NO. 3 OF 4

ISSUE DATE: 2023/01/25
SHEET REV / ISSUE: 3