

COMMERCIAL LEASE | I-1 ZONING

45 RANDALL AVE, HAMILTON

AREA HIGHLIGHTS







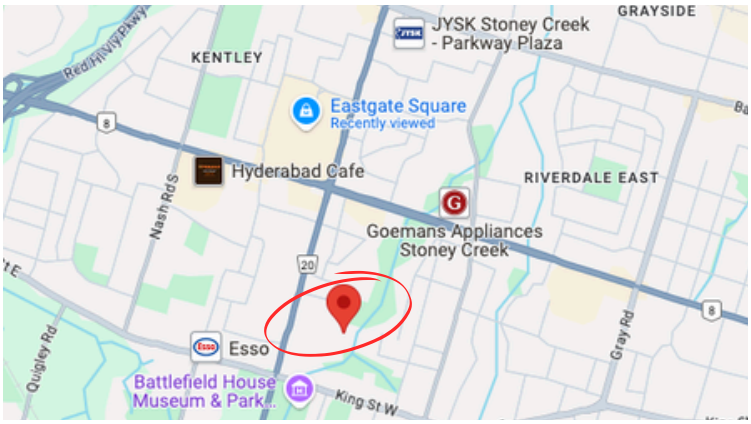
WELCOME TO 38,000 SQFT OF POSSIBILITIES

A perfect location for a an Education user situated on 4.57 acres, the grounds provide generous parking, safe outdoor play areas, with adjacent forested public trails, open parkland and a local watercourse. Within very close walking distance to City operated outdoor pool and sports fields. This is a rare opportunity to lease a freestanding 38,000 sq. ft building that is a well-maintained fully functional former elementary school. The layout is turn-key for an education-based operator with a dedicated library, classrooms and a full gymnasium with washrooms located throughout. The property is zoned I1, which supports Elementary Education Establishments and related uses such as a daycare and places or worship.

AMENITIES CLOSE BY

Eastgate Square..... 3 Min Drive
Red Hill Valley Pkwy..... 5 Min Drive
QEW..... 10 Min Drive
Green Acres Park ..... 1 Minute Walk
Hopkins Park ..... 5 Minute Walk

LOCATION



FLOOR PLAN


= 17,400 sq.ft.
= 20,600 sq.ft.
s School Avenue
May 2023
38,000 sq. ft.
Measurements may not be 100% accurate. Floor Plans provided for illustrative purposes only. Room sizes not used to calculate area.
Storage
Library
Library Lower Level
Library Mezzanine
Kindergarten
Classroom A
Classroom B
Classroom C
Classroom F
Classroom G
Classroom H
Classroom I
Classroom J
Boys Washroom
Girls Washroom
Utility Room
Staff Room
Office
Classroom K
Classroom L
Classroom M
Classroom N
Classroom Q
Classroom P
Classroom O
Gymnasium
25'6" Ceiling
Stage
Classroom R
Classroom S
Classroom T

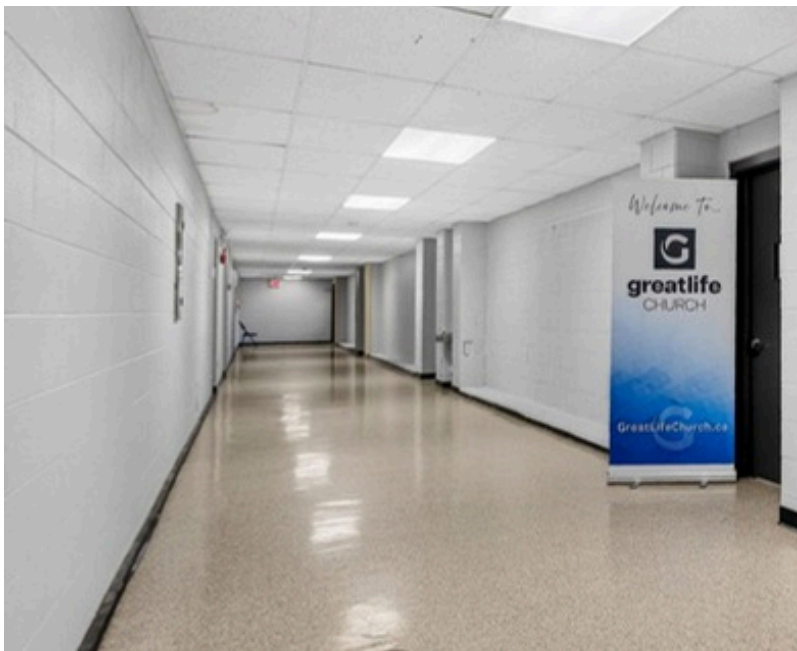
HALLWAYS











CLASSROOMS







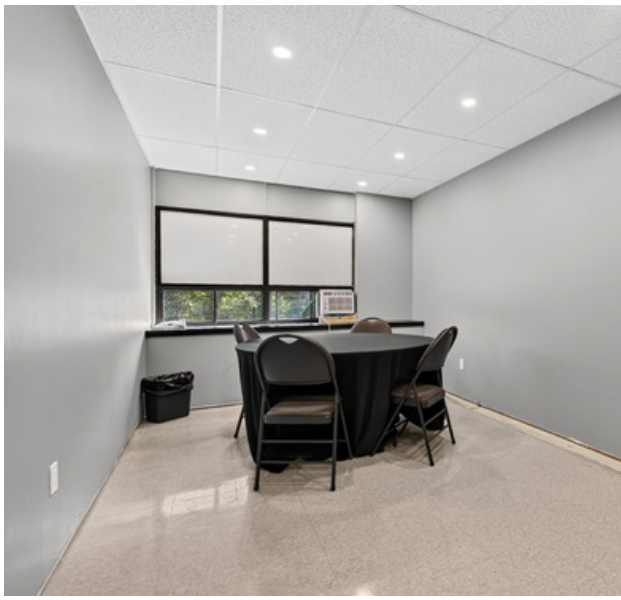






OFFICES

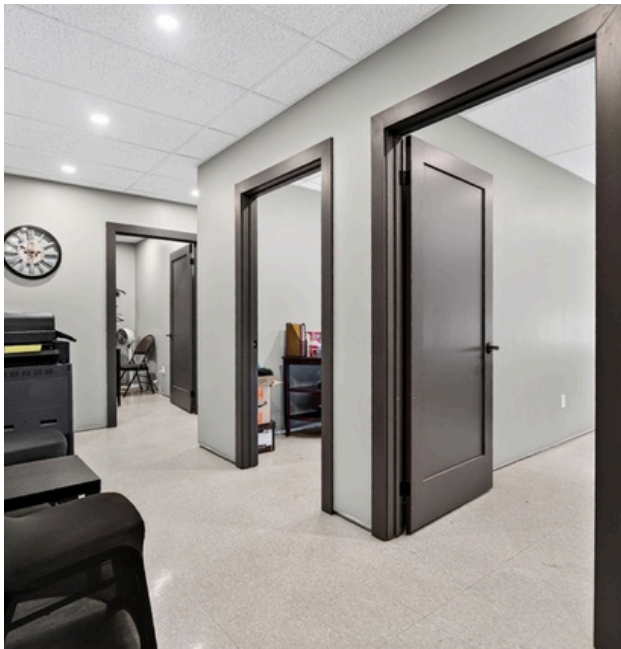








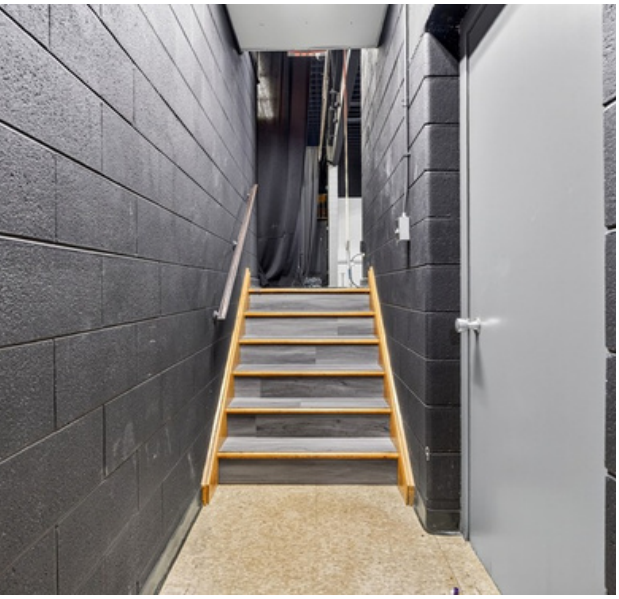




AUDITORIUM/GYM







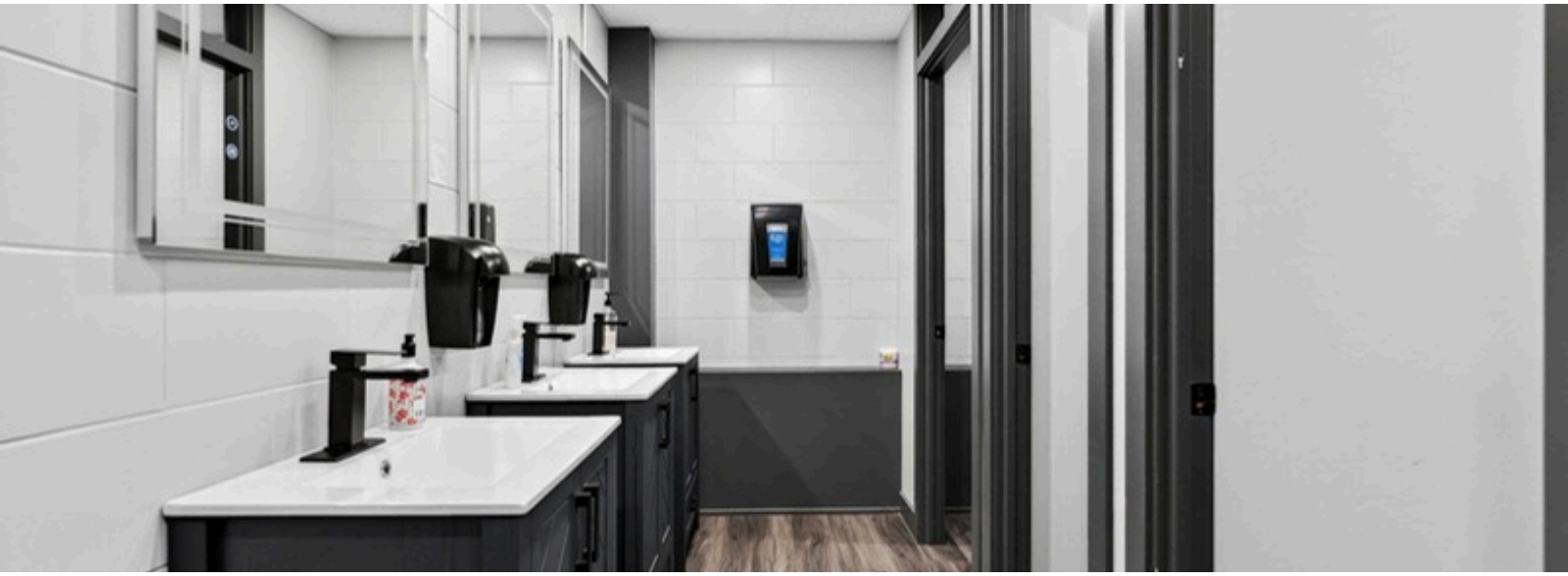






WASHROOMS







LIBRARY













MECHANICAL ROOM













SECTION 8: INSTITUTIONAL ZONES

8.1 NEIGHBOURHOOD INSTITUTIONAL (I1) ZONE

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Neighbourhood Institutional I1 Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

8.1.1 PERMITTED USES

Community Garden
Day Nursery
Duplex Dwelling
Educational Establishment
Emergency Shelter
Museum
Place of Worship
Residential Care Facility
Retirement Home
Semi-Detached Dwelling
Single Detached Dwelling
Urban Farm
Urban Farmers Market
(By-law 14-238, September 10, 2014)
(By-law 14-273, September 24, 2014)
(By-law 15-107, April 22, 2015)

8.1.2 PROHIBITED USES

Educational Establishment consisting of a Secondary School, College or University

8.1.3 REGULATIONS

8.1.3.1 EMERGENCY SHELTER, RESIDENTIAL CARE FACILITY, PLACE OF WORSHIP AND RETIREMENT HOME REGULATIONS

a)	Minimum Lot Area	330.0 square metres;
b)	Maximum Lot Area for a Place of Worship	1.0 hectare
c)	Minimum Lot Width	12.0 metres
d)	Minimum Front Yard	6.0 metres

e)	Minimum Side Yard	1.2 metres
f)	Minimum Flankage Yard	3.0 metres
g)	Minimum Rear Yard (By-law No. 21-189, October 13, 2021)	7.5 metres
h)	Maximum Building Height	10.5 metres
i)	Maximum Capacity for Residential Care Facility and Retirement Home	Shall not exceed 15 residents
j)	Location of Emergency Shelter and Residential Care Facility	i) Except as provided for in Subsection ii), herein, every Emergency Shelter or Residential Care Facility shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to the lot line of any other lot occupied by a Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility. ii) Where the radial separation distance from the lot line of an Emergency Shelter or Residential Care Facility existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility, the existing Residential Care Facility may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the Zone in which it is located.
k)	Parking	In accordance with the requirements of Section 5 of this By-law.

l)	Accessory Buildings		In accordance with the requirements of Section 4.8 of this By-law.

8.1.3.2 EDUCATIONAL ESTABLISHMENT AND MUSEUM REGULATIONS

a)	Minimum Yard		6.0 metres where lot line abuts a Residential Zone lot line. (By-law No. 18-219, August 17, 2018)
b)	Maximum Building Height	i)	10.5 metres
		ii)	In addition to i) above, maximum building height may be equivalently increased as yard increases beyond minimum yard requirement, established in 8.1.3.2 a) above.
c)	Parking		In accordance with the requirements of Section 5 of this By-law.
d)	Accessory Buildings		In accordance with the requirements of Section 4.8 of this By-law.

8.1.3.3 SINGLE DETACHED DWELLING, DUPLEX DWELLING AND DAY NURSERY REGULATIONS

a)	Minimum Lot Area	i)	330.0 square metres;
		ii)	Notwithstanding i) above, 360.0 square metres shall be required for a corner lot.
b)	Minimum Lot Width	i)	12.0 metres
		ii)	15.0 metres for a corner lot
c)	Minimum Front Yard	i)	4.5 metres; and,
		ii)	5.8 metres for an attached garage.

d)	Minimum Side Yard	1.2 metres
e)	Minimum Flankage Yard	3.0 metres
f)	Minimum Rear Yard (By-law No. 21-189, October 13, 2021)	7.5 metres
g)	Maximum Building Height	10.5 metres
h)	Parking	In accordance with the requirements of Section 5 of this By-law.
i)	Accessory Building	In accordance with the requirements of Section 4.8 of this By-law.
j)	Home Business	In accordance with the requirements of Section 4.21 of this By-law. (By-law 14-238, September 10, 2014)

8.1.3.4 SEMI-DETACHED DWELLING REGULATIONS

a)	Minimum Lot Area	i)	210.0 square metres for each semi-detached dwelling unit.
		ii)	Notwithstanding i) above, 240.0 square metres shall be required for a corner lot.
b)	Minimum Lot Width for Unit	i)	7.5 metres for each dwelling unit in each semi-detached dwelling.
		ii)	Notwithstanding i) above, 9.3 metres shall be required for a corner unit.
c)	Minimum Front Yard	i)	4.5 metre; and,
		ii)	5.8 metres for an attached garage.
d)	Minimum Side Yard	1.2 metres, except for the side yard related to the common wall of the semi-	

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