



TEAM **RENE**  
REAL ESTATE

COMMERCIAL **LEASE | I-1 ZONING**  
45 RANDALL AVE, HAMILTON



# AREA HIGHLIGHTS



## WELCOME TO 17,400 SQFT OF POSSIBILITIES

Former elementary school for lease. Available space of 17,400 sq ft that includes classroom space, library and dedicated washrooms. Landlord will consider short term delays (1-5 years). Building sits on 4.57 acres and provides plenty of parking and outdoor space. Property is zoned I1 and allows for an Elementary Education Establishment and Place of Worship.



## AMENITIES CLOSE BY

Eastgate Square..... 3 Min Drive

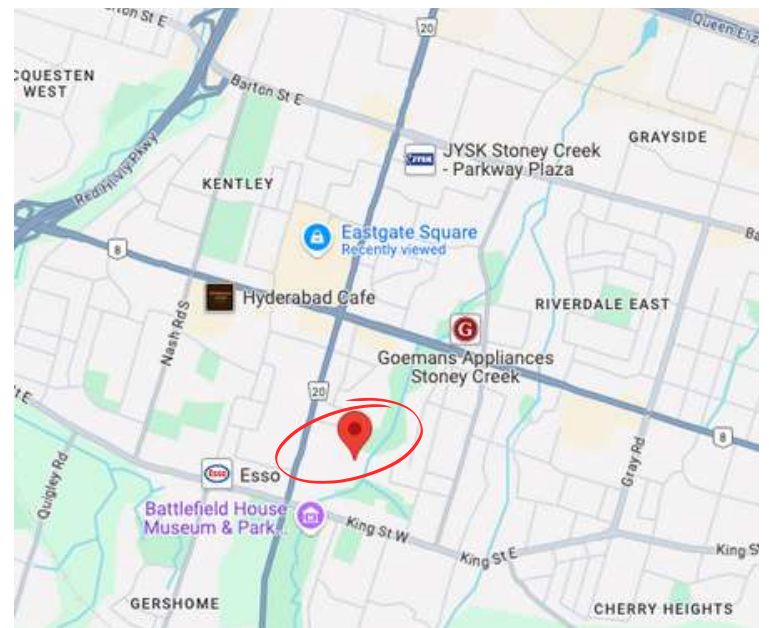
Red Hill Valley Pkwy..... 5 Min Drive

QEW..... 10 Min Drive

Green Acres Park ..... 1 Minute Walk

Hopkins Park ..... 5 Minute Walk

## LOCATION



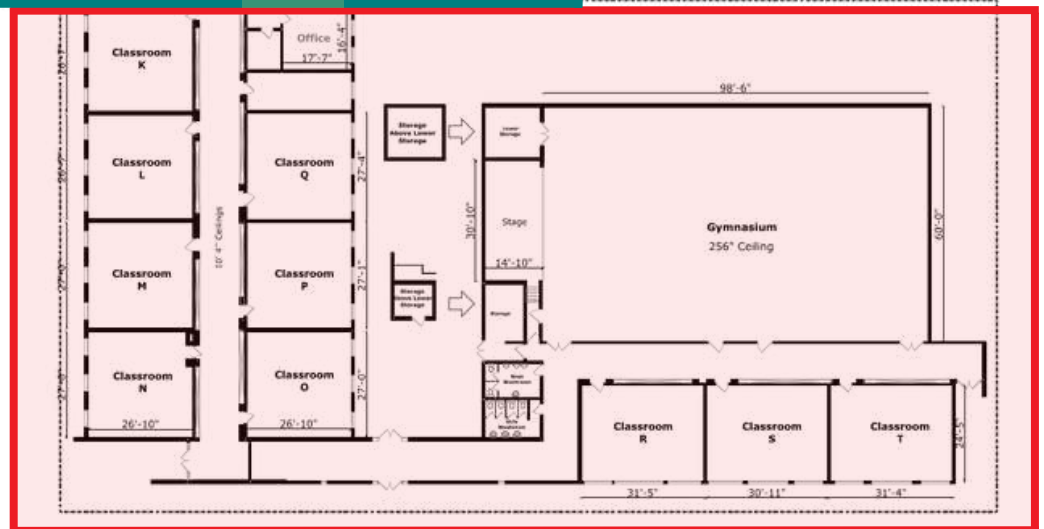
# FLOOR PLAN

## AVAILABLE

17,400 SQ FT



- CLASSROOMS
- STAFF ROOM
- LIBRARY
- OFFICE

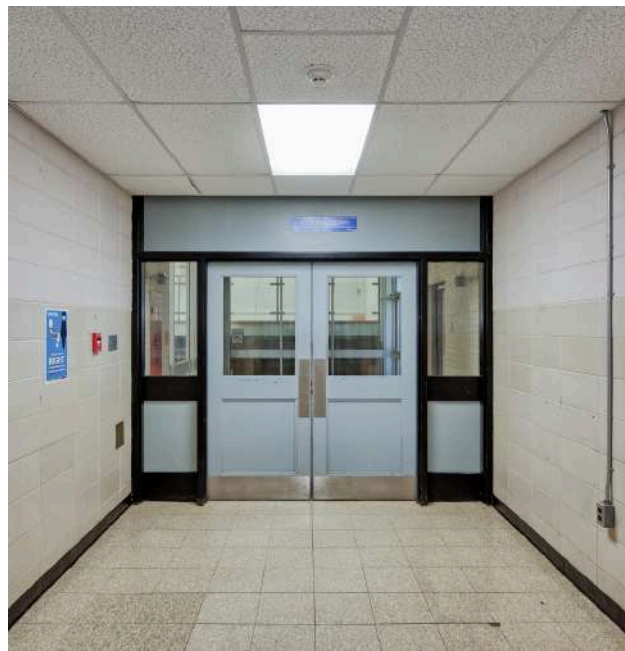
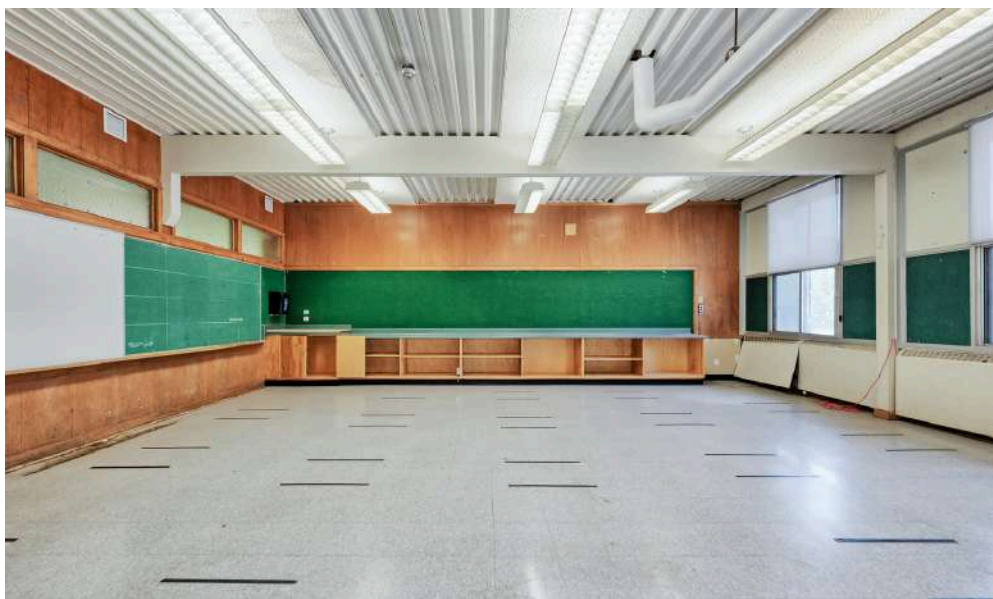
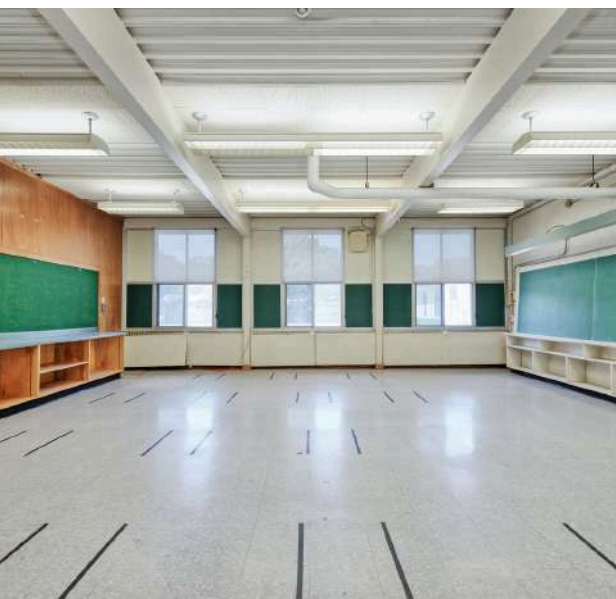
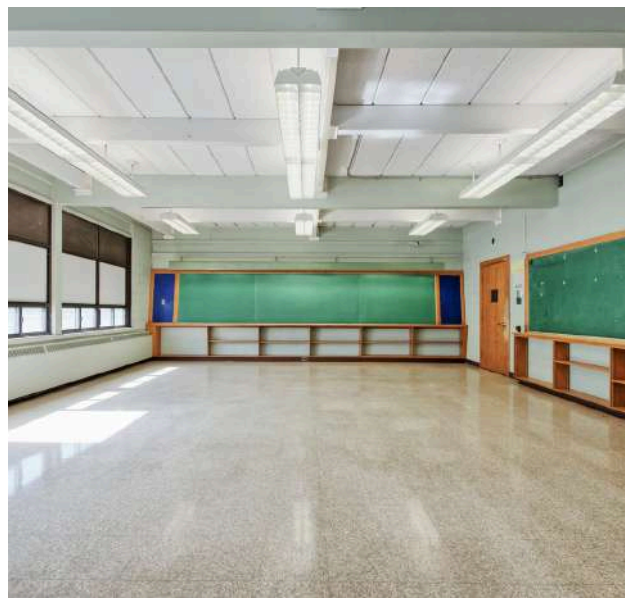


## LEASED

20,600 SQ FT

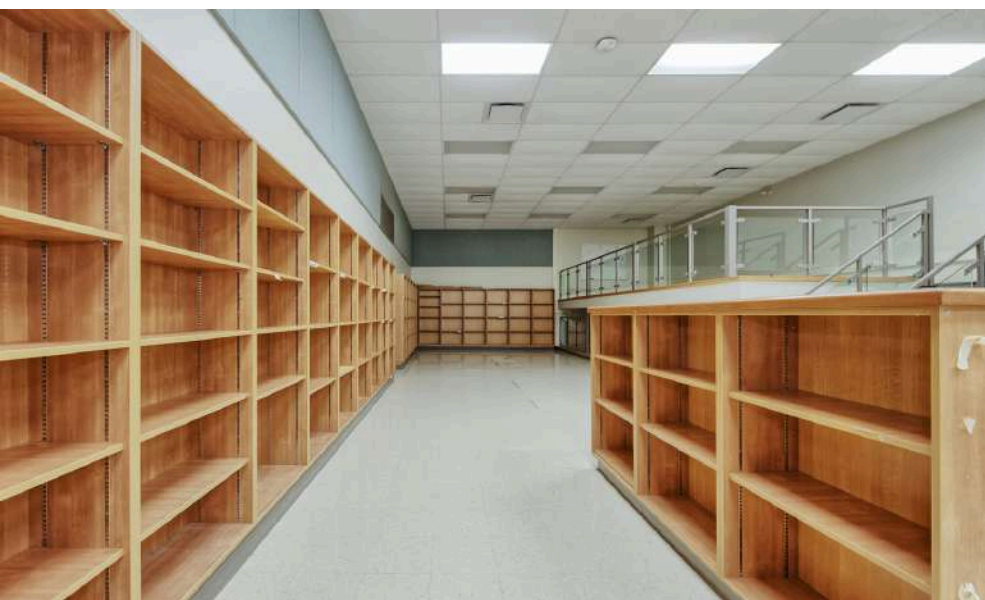


# CLASSROOMS



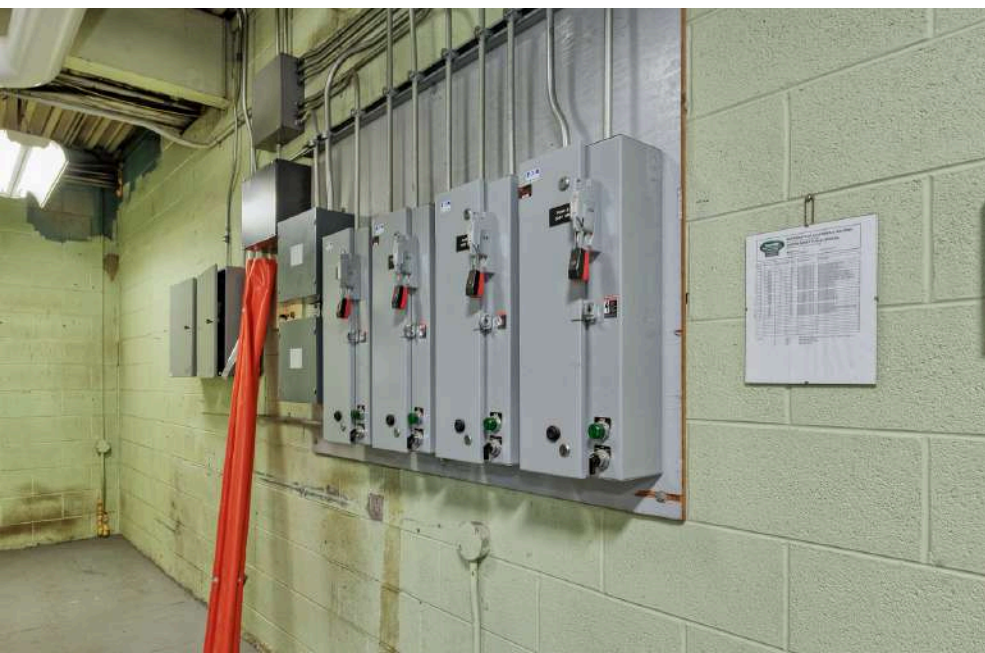
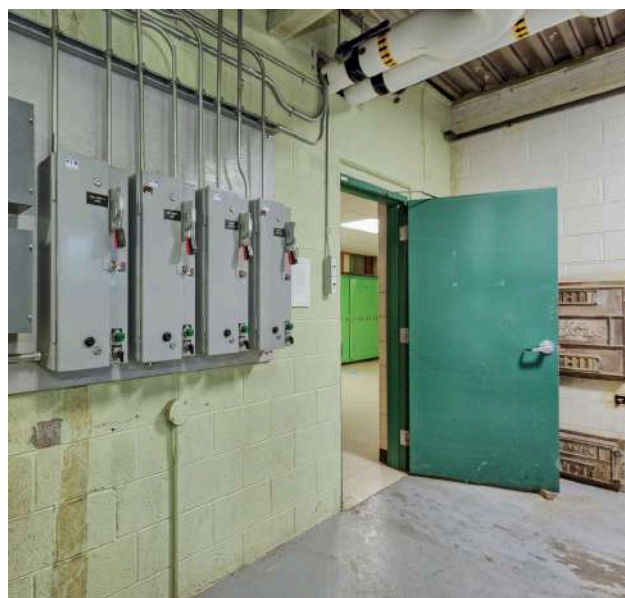
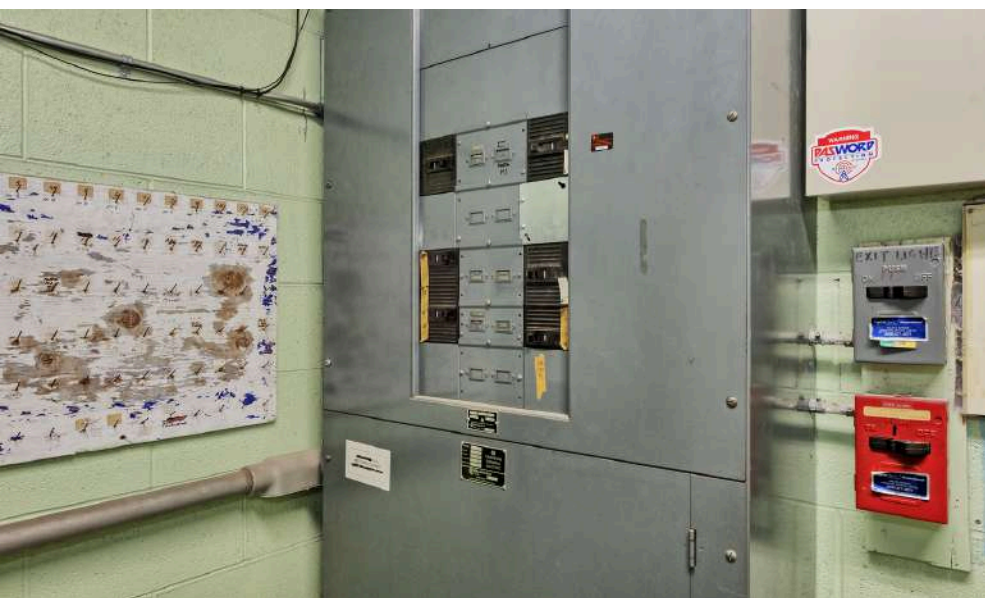


# LIBRARY



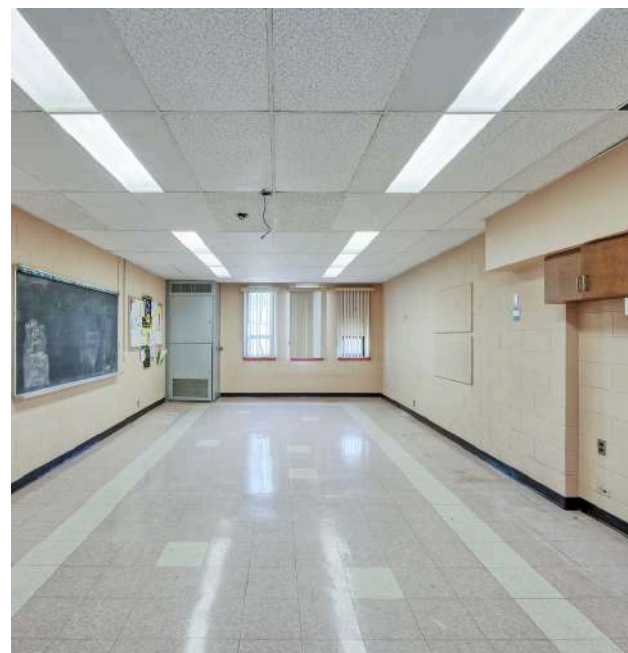


# MECHANICAL ROOM





# OFFICE & STAFF ROOM



# SECTION 8: INSTITUTIONAL ZONES

## **SECTION 8: INSTITUTIONAL ZONES**

THE CITY OF HAMILTON  
ZONING BY-LAW

### **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           |



# SECTION 8: INSTITUTIONAL ZONES

THE CITY OF HAMILTON

## **SECTION 8: INSTITUTIONAL ZONES**

**ZONING BY-LAW**

- e) Minimum Side Yard 1.2 metres
- f) Minimum Flankage Yard 3.0 metres
- g) Minimum Rear Yard 7.5 metres  
(By-law No. 21-189, October 13, 2021)
- 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.



# SECTION 8: INSTITUTIONAL ZONES

## **SECTION 8: INSTITUTIONAL ZONES**

THE CITY OF HAMILTON  
ZONING 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.<br>(By-law No. 18-219, August 17, 2018)   |    |             |     |  |
| b) Maximum Building Height | <table border="0"><tr><td style="vertical-align: top;">i)</td><td>10.5 metres</td></tr><tr><td style="vertical-align: top;">ii)</td><td>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.</td></tr></table> | 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. |
| 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   | <table border="0"><tr><td style="vertical-align: top;">i)</td><td>330.0 square metres;</td></tr><tr><td style="vertical-align: top;">ii)</td><td>Notwithstanding i) above, 360.0 square metres shall be required for a corner lot.</td></tr></table> | i) | 330.0 square metres; | ii) | Notwithstanding i) above, 360.0 square metres shall be required for a corner lot. |
| i)                    | 330.0 square metres;   |    |                      |     |   |
| ii)                   | Notwithstanding i) above, 360.0 square metres shall be required for a corner lot.  |    |                      |     |   |
| b) Minimum Lot Width  | <table border="0"><tr><td style="vertical-align: top;">i)</td><td>12.0 metres</td></tr><tr><td style="vertical-align: top;">ii)</td><td>15.0 metres for a corner lot</td></tr></table>   | i) | 12.0 metres          | ii) | 15.0 metres for a corner lot  |
| i)                    | 12.0 metres  |    |                      |     |   |
| ii)                   | 15.0 metres for a corner lot   |    |                      |     |   |
| c) Minimum Front Yard | <table border="0"><tr><td style="vertical-align: top;">i)</td><td>4.5 metres; and,</td></tr><tr><td style="vertical-align: top;">ii)</td><td>5.8 metres for an attached garage.</td></tr></table>  | i) | 4.5 metres; and,     | ii) | 5.8 metres for an attached garage.  |
| i)                    | 4.5 metres; and,   |    |                      |     |   |
| ii)                   | 5.8 metres for an attached garage.   |    |                      |     |   |



# SECTION 8: INSTITUTIONAL ZONES

## **SECTION 8: INSTITUTIONAL ZONES**

THE CITY OF HAMILTON

ZONING BY-LAW

- |   |  |
|---|--|
| d) Minimum Side Yard  | 1.2 metres   |
| e) Minimum Flankage Yard                                      | 3.0 metres   |
| f) Minimum Rear Yard<br>(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.<br>(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.<br><br>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.<br><br>ii) Notwithstanding i) above, 9.3 metres shall be required for a corner unit. |
| c) Minimum Front Yard         | i) 4.5 metre; and,<br><br>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-  |





**RENE ILLESCAS**  
SALES REPRESENTATIVE

☎ 289-937-1107    🌐 teamrene.ca  
✉ rene@teamrene.ca    📷 @rene.realtor



**MIKE BABBIE**  
VICE PRESIDENT/BROKER

☎ 647-272-5899    ✉ mbabbie@cbsci.ca  
☎ 905-338-8877







# T

TEAM RENE  
REAL ESTATE

---

TEAMRENE.CA | 289.937.1107

4170 FAIRVIEW STREET UNIT #2  
BURLINGTON, ON L7L 0G7

**REVEL**   
REALTY INC., BROKERAGE