



# Hamilton

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**Welcome to  
The City of Hamilton  
Planning Committee  
Tuesday, August 13, 2014**

**PED14137 - (ZAC-07-084)**

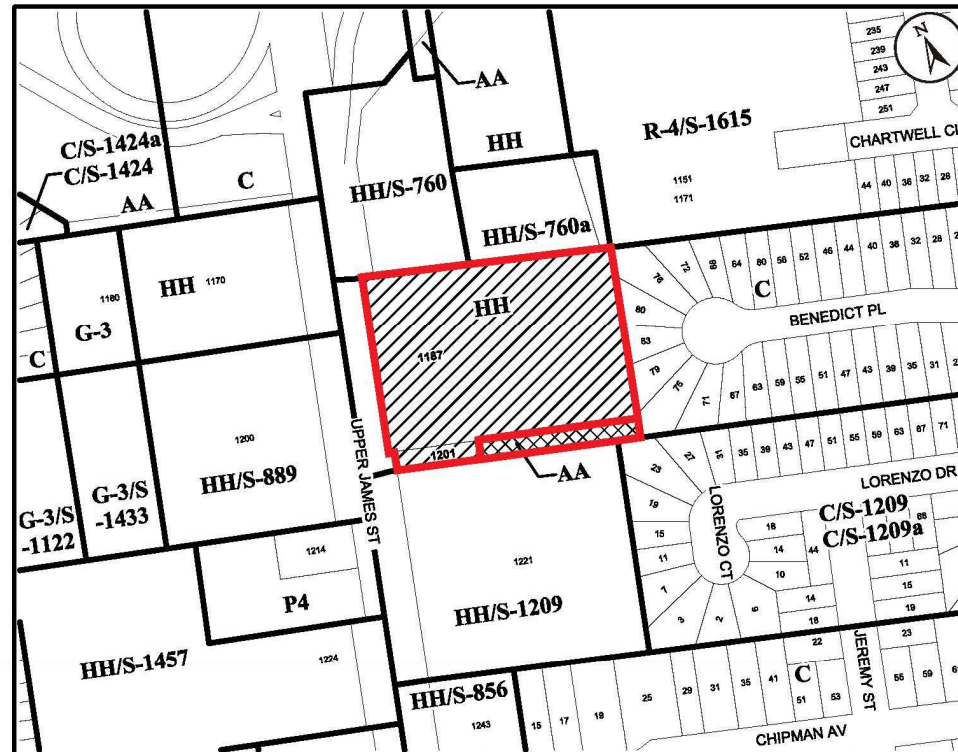
**Application for Amendment to City of Hamilton  
Zoning By-law No. 6593 and Vacant Land Condominium  
For Lands Located at  
1187-1201 Upper James Street(Hamilton).**

**Presenter: Edward John**

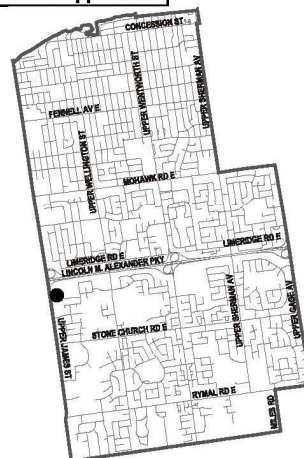


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# PED14137 APPENDIX "A"



● Site of the Application



Ward 7 Key Map

N.T.S.

## Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
ZAC-07-084

Date:  
May 28, 2014

Appendix "A"


Scale:  
N.T.S.

Planner/Technician:  
E/J/AL

### Subject Property

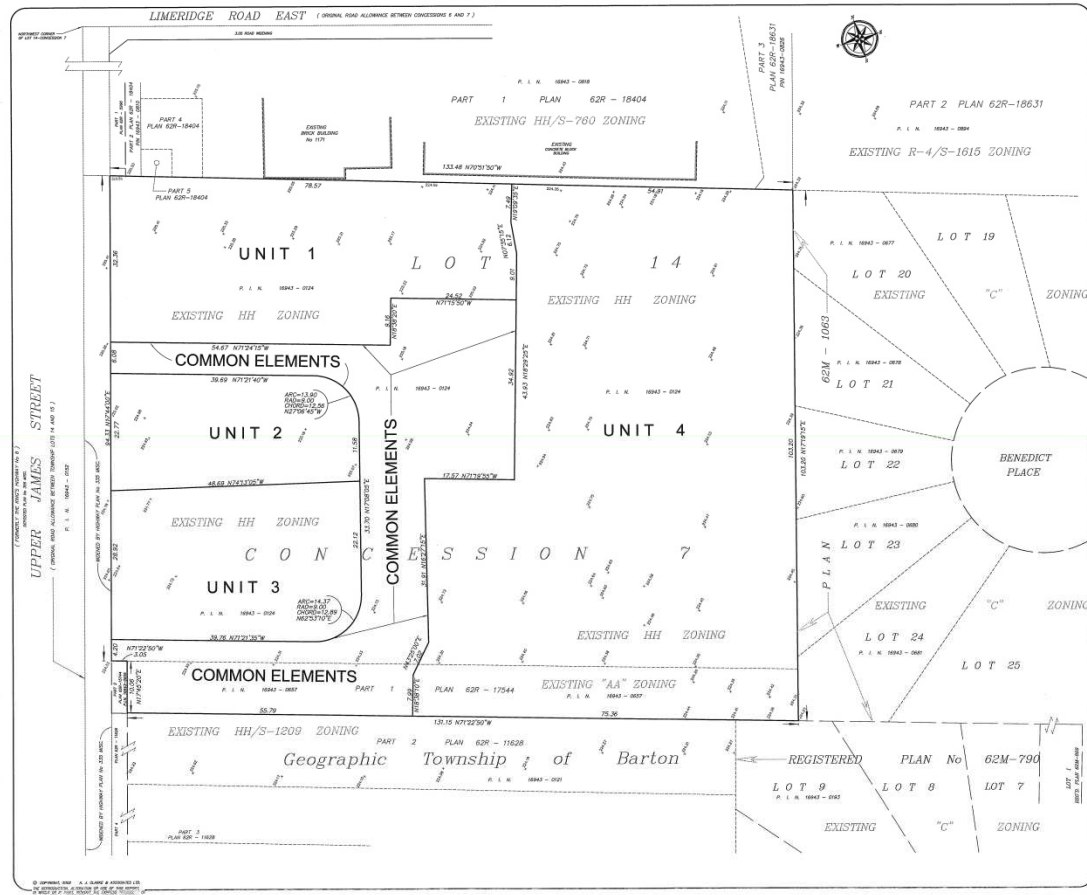
1187 & 1201 Upper James Street

 **Block 1** - Change in Zoning from the "HH" (Restricted Community Shopping & Commercial) District to the "HH" (Restricted Community Shopping & Commercial) District, Modified

 **Block 2** - Change in Zoning from the "AA" (Agricultural) District to the "HH" (Restricted Community Shopping & Commercial) District, Modified



# PED14137 APPENDIX "B"



**DRAFT PLAN OF  
1185 UPPER JAMES**  
SHOWS A PROPOSED FRONT YARD DEVELOPMENT COMPONENT OF  
 PART OF LOT 14 - CONVESSION 7  
 GEOGRAPHIC TOWNSHIP OF BARTON  
 CITY OF HAMILTON  
 SCALE: 1" = 100'  
 B. J. CLARKE O.L.S.

**NOTE:** THIS IS A DRAFT PLAN ONLY AND IS SUBJECT TO REVISION AND AMENDMENT.

**NOTES:** DIMENSIONS SHOWN ON THIS PLAN ARE IN METERS AND SHALL BE CONSIDERED TO TAKE PRECEDENCE OVER DIMENSIONS SHOWN ON THIS PLAN AND THE DIMENSIONS OF ANY PREVIOUS PLAN.

**REG. CHAPTER P. 13 R.S.O. 1990 SECTION 61(9) OF THE PLANNING ACT AND SECTION 9 OF THE CONDOMINIUM ACT (1980)**

A. SHOW ON PLAN	H. INDICATE SPREAD ASIDE SUPPLY AVAILABLE
B. SHOW ON PLAN	I. EXISTING PLAN
C. SHOW ON PLAN	J. SHOW ON PLAN
D. SHOW ON PLAN	K. SHOW ON PLAN
E. SHOW ON PLAN	L. NONE

**REGISTERED PLAN No 62M-790**

**CONDOMINIUM ADULT APARTMENT:**  
 THIS PLAN IS THE REGISTERED PLAN OF A CONDOMINIUM ADULT APARTMENT DEVELOPMENT. THE DEVELOPER HAS OBTAINED THE NECESSARY APPROVALS FROM THE CITY OF HAMILTON AND THE CONDOMINIUM ACT (1980) AND IS SUBMITTED AS SUCH. THE DEVELOPER HAS OBTAINED THE NECESSARY APPROVALS FROM THE CITY OF HAMILTON AND THE CONDOMINIUM ACT (1980) AND IS SUBMITTED AS SUCH.

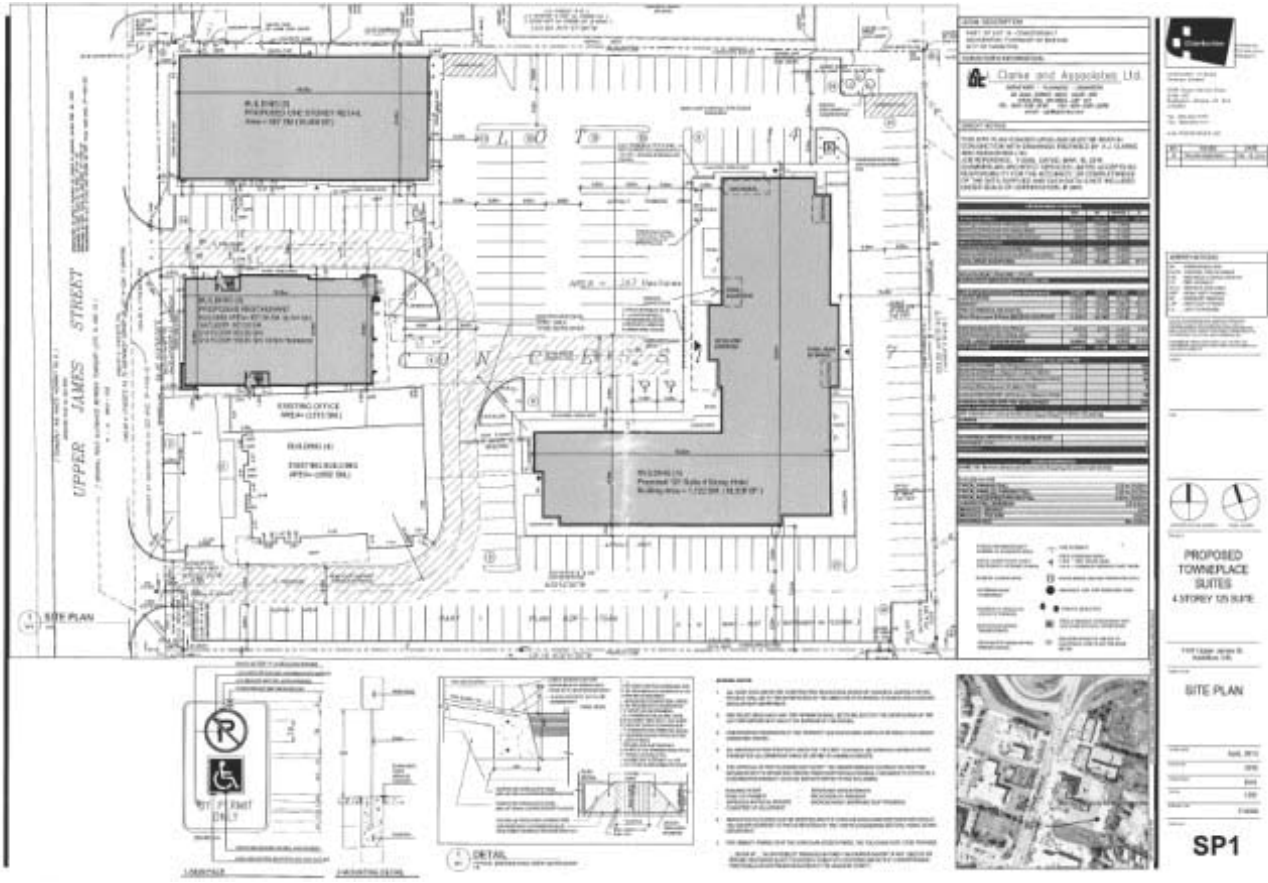
**PLANNING DEPARTMENT**  
 CITY OF HAMILTON

**A. J. Clarke and Associates Ltd.**  
 SURVEYORS • PLANNERS • ENGINEERS  
 20 KING STREET WEST SUITE 2000  
 TORONTO, ONTARIO M5X 1C4  
 TEL: 416-593-8333 FAX: 416-593-8338  
 www.ajclarke.com



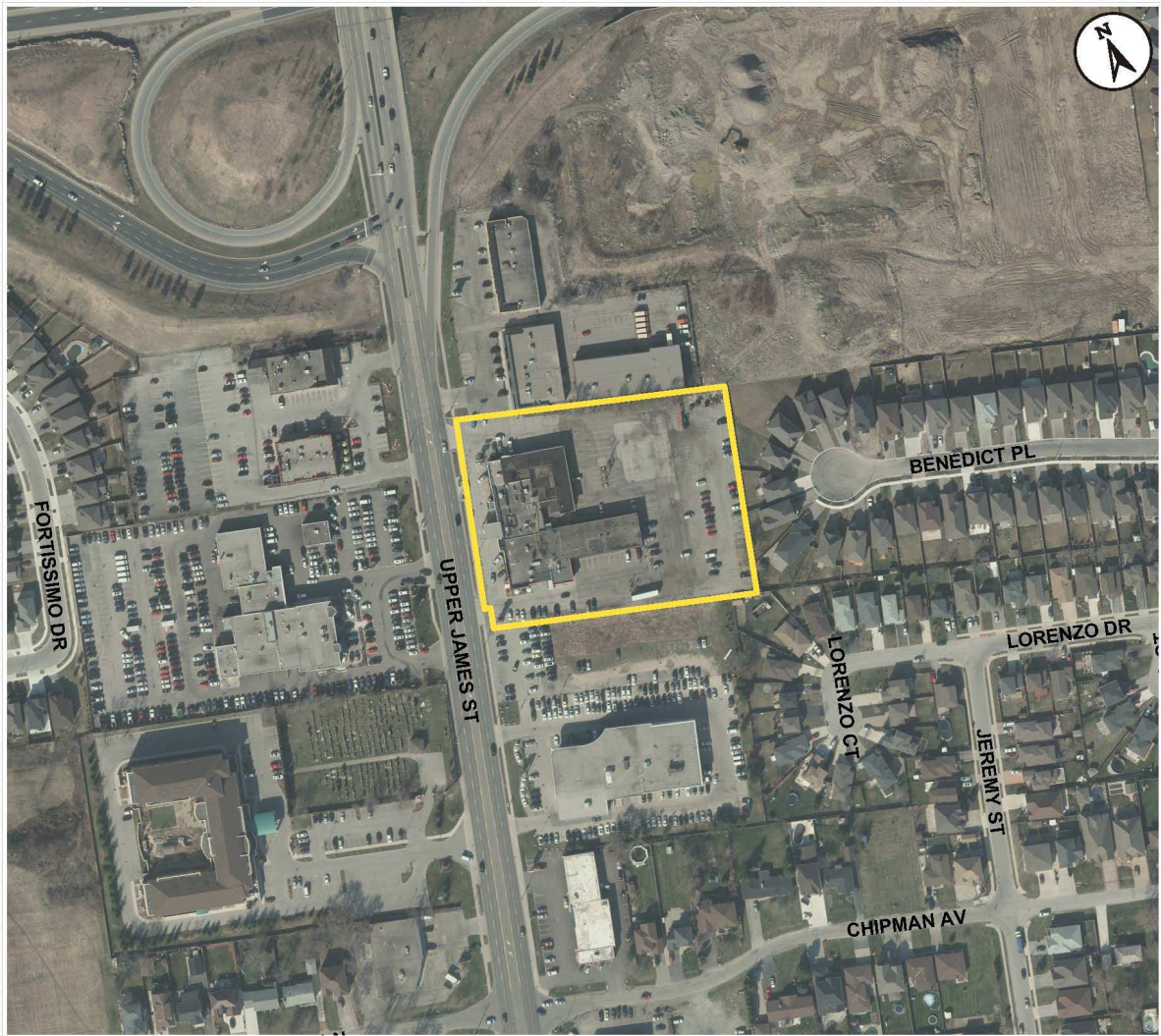
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# PED14137 APPENDIX "C"



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**PED14137  
APPENDIX "D"**



**Subject Property**

1187 - 1201 Upper James Street



**Hamilton**

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**Photo 2 – View of existing building on the subject lands as seen from the rear of the property looking west.**



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**Photo 2 – View of existing commercial building on the subject lands as seen from Upper James Street looking south east.**



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**Photo 3 – View of residential lands located to the rear of the subject property as seen from the subject property looking East.**

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**Photo 4 – View of commercial development to the west of the subject property as seen from Upper James Street looking west.**



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**Photo 5 – View of commercial development to the west of the subject property as seen from Upper James Street looking west.**



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07/02/2014 13:15



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**Photo 6 – View of commercial development located to the North of the subject property as seen from Upper James Street looking north east.**

**Thank You for Attending  
The City of Hamilton  
Economic Development &  
Planning Committee.**



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