Hamilton

Welcome to
The City of Hamilton
Planning Committee
Tuesday, January 13, 2015

PED15007 – (ZAR-14-030)

Application for an Amendment to the City of Hamilton Zoning By-law No. 05-200 for Lands Located at 98 James Street South, Hamilton.

Presenter: Edward John

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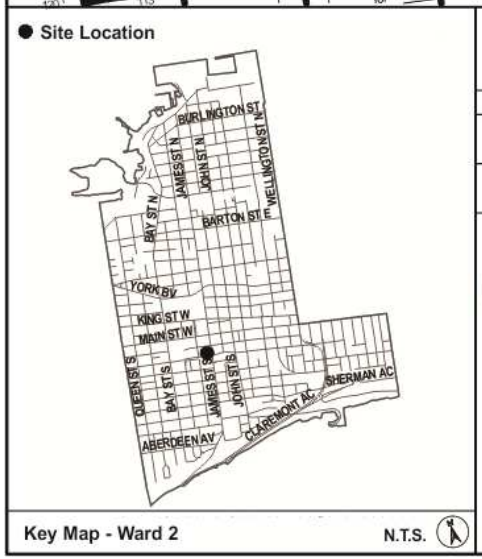
APPENDIX "A"



Location Map

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PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:	Date:	
ZAR-14-030	September 11, 2014	
Appendix "A"	Scale: N.T.S.	Planner/Technician: EJ/AL

Subject Property

98 James Street South

Change in Zoning from the Downtown Prime Retail Streets (D2) Zone to the Downtown Prime Retail Streets (D2) Modified

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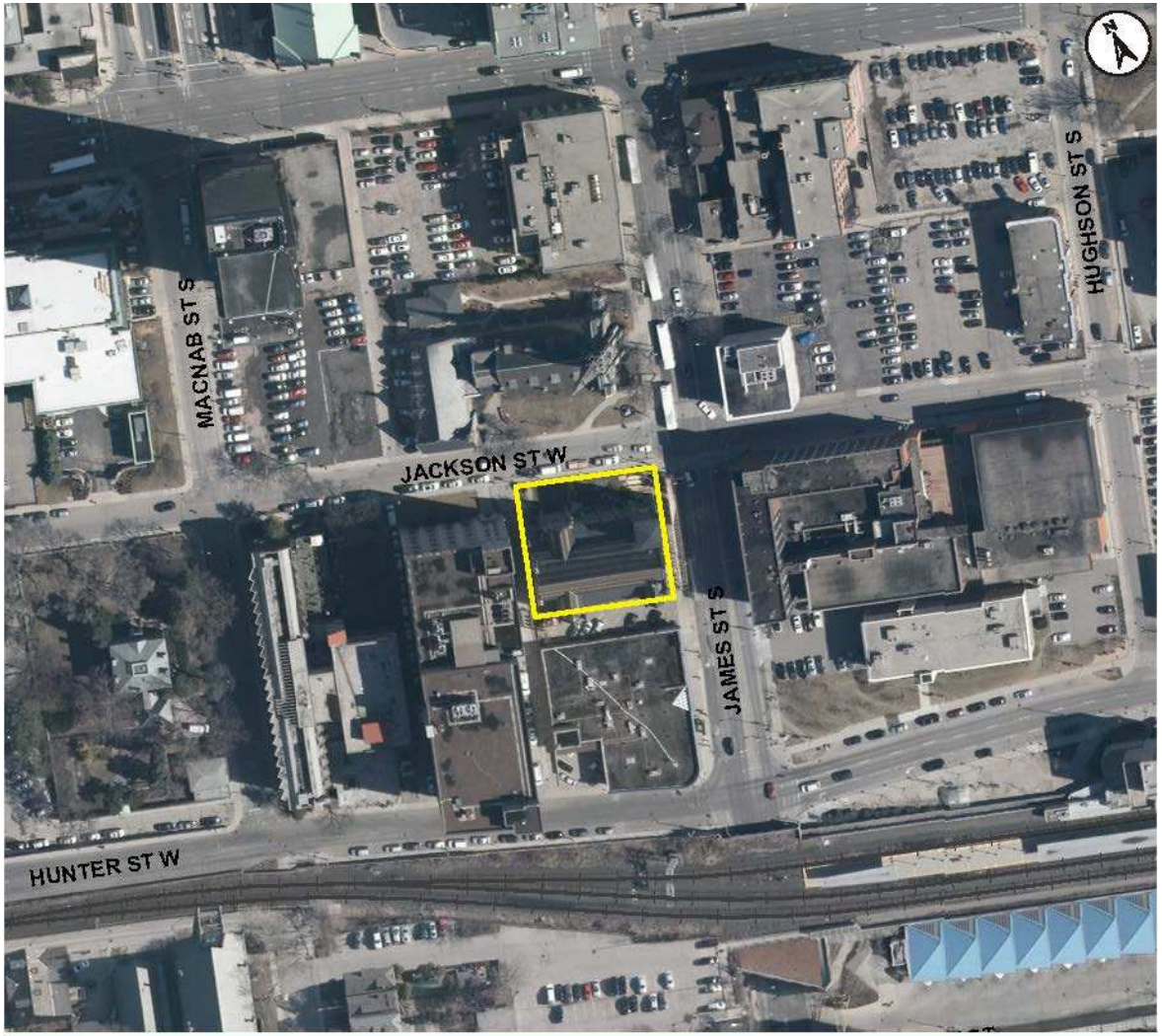

Subject Property

98 James Street South, Hamilton

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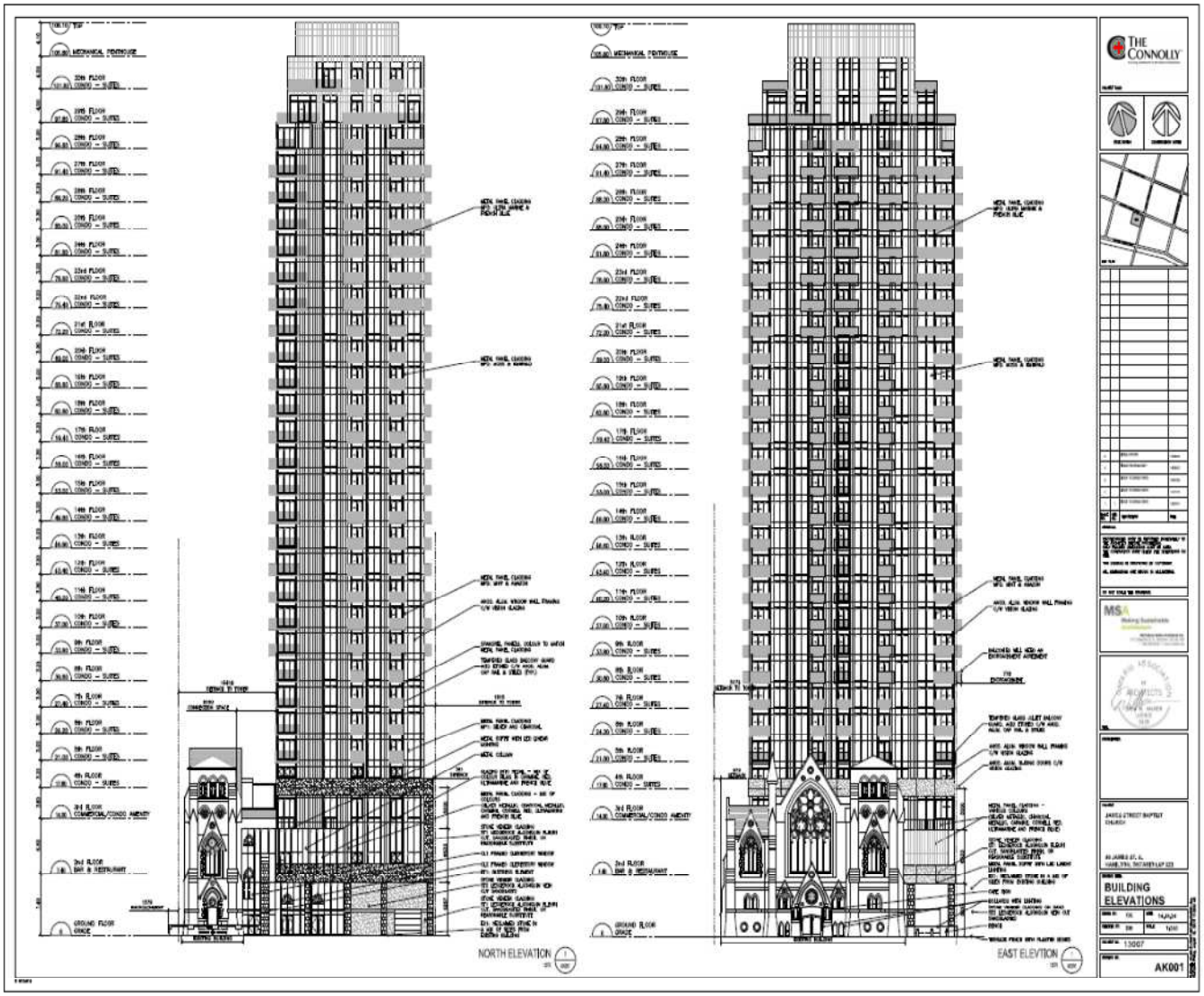
Elevations



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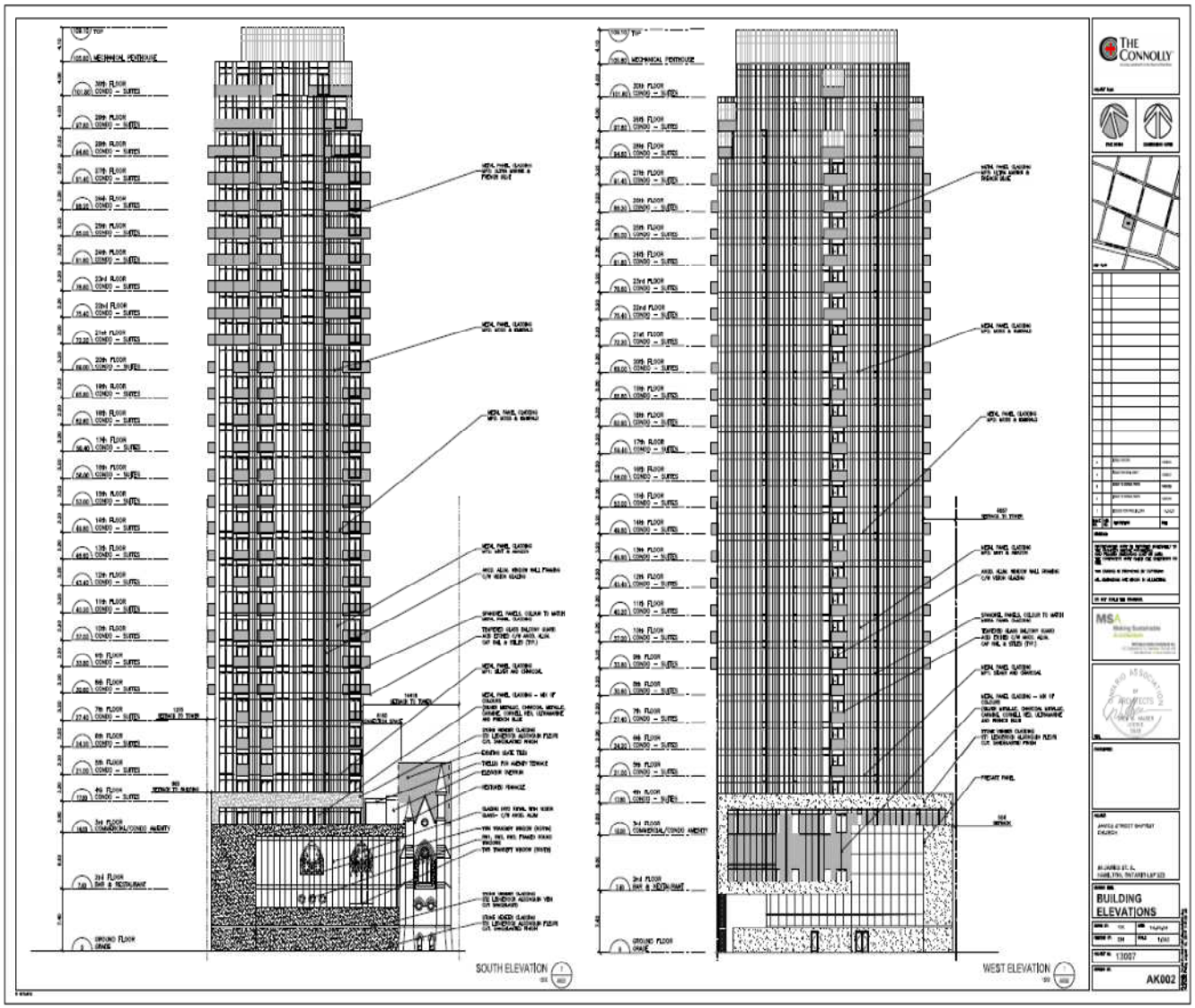
Elevations



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Public Consultation - Concerns and comments raised from the public circulation

- Parking and cost of valet service
- Construction impacts
- Heritage considerations
- Demolition of the Church
- Height

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Parking

Unit Breakdown	Number of units	Required number of parking spaces	Proposed number of parking spaces	Required reduction
Greater than 50 sq. m	161	161	76	
50 sq.m or less	98	32	46	
Ratio of spaces per unit		0.75	0.47	
Total	**259**	**193**	**122**	**71 spaces**

- Current requirements in By-law 05-200 would require 1 space per unit unless the unit is 50 square metres or less and then the ratio of 0.3 spaces per unit would apply. On this basis, the development would require a total of 193 spaces.
- The development is proposing a total of 122 spaces for vehicles, 50 spaces for bicycles for a total of 259 units.
- Request is to reduce the required number of parking spaces by 71 spaces.

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Map from Paradigm Parking Study

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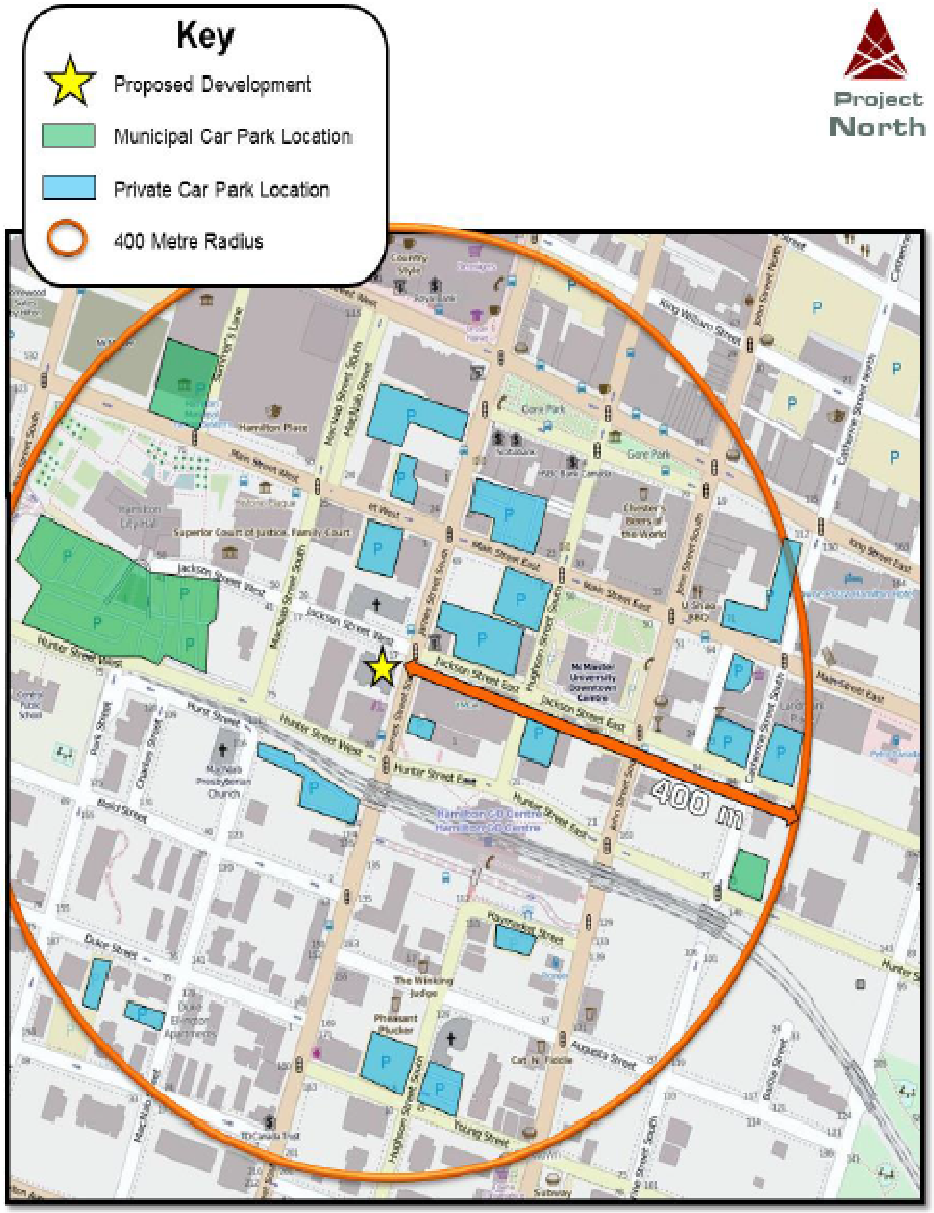

Project North

Not To Scale

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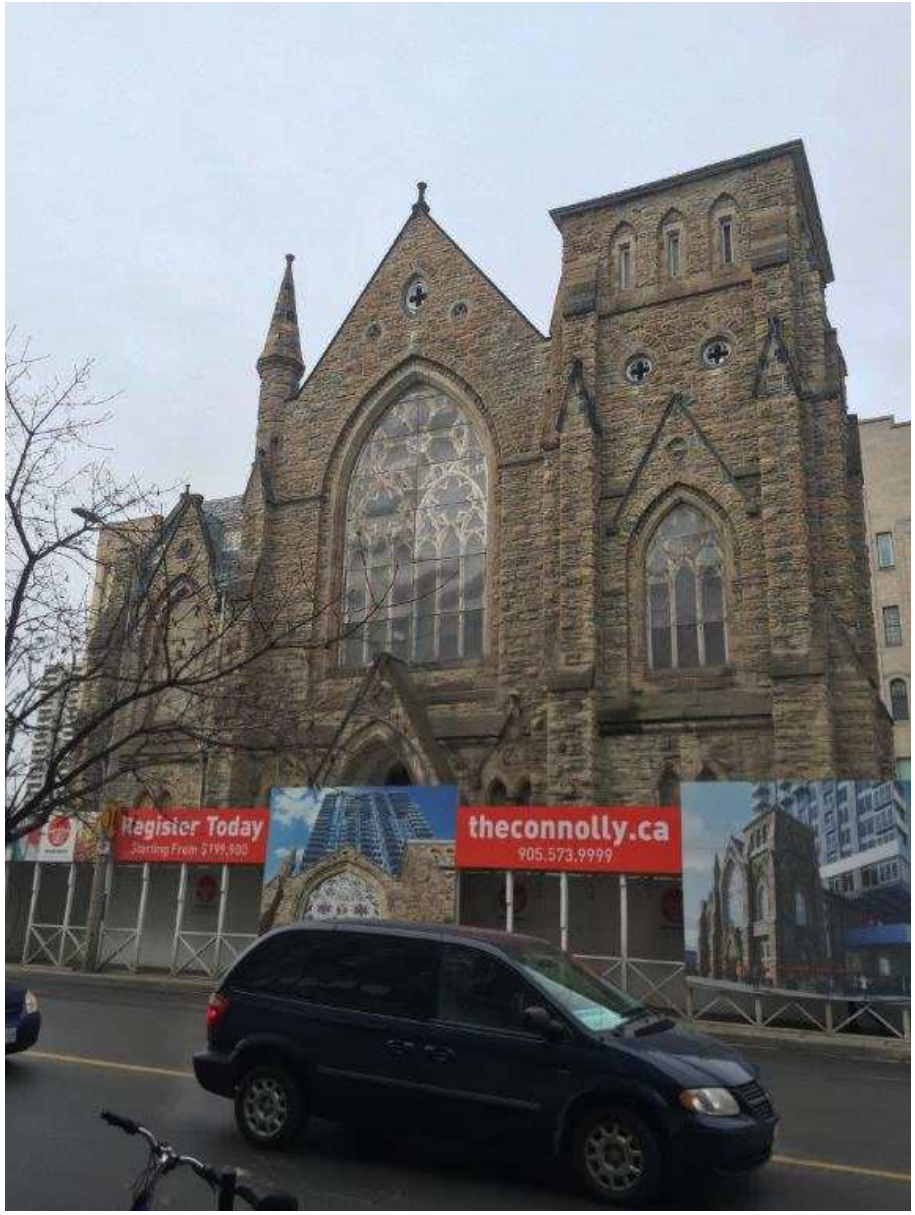

Photo 1 – Frontage along James.

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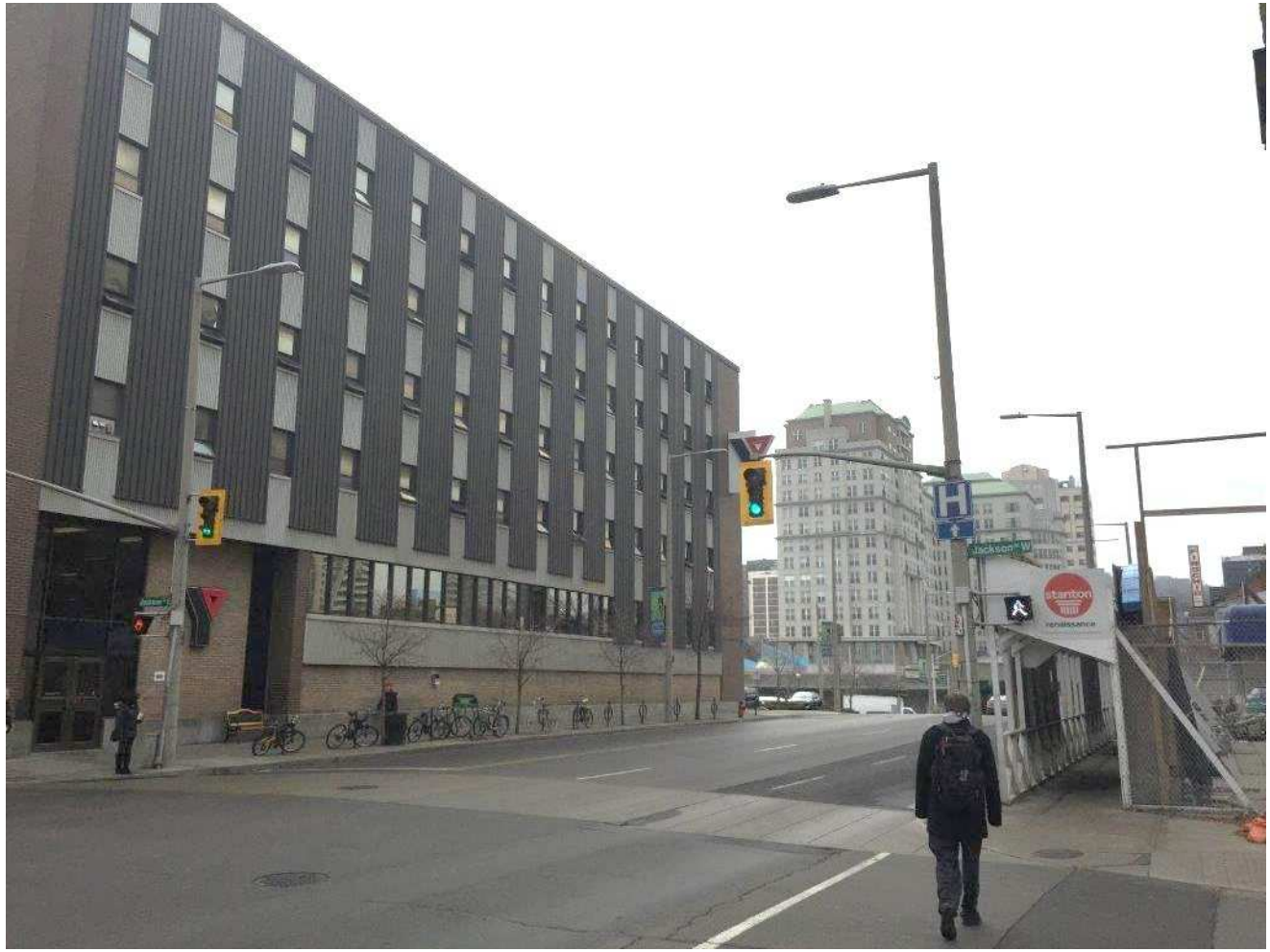

Photo 2 – View across James towards the YMCA.

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Photo 3 – View along Jackson.

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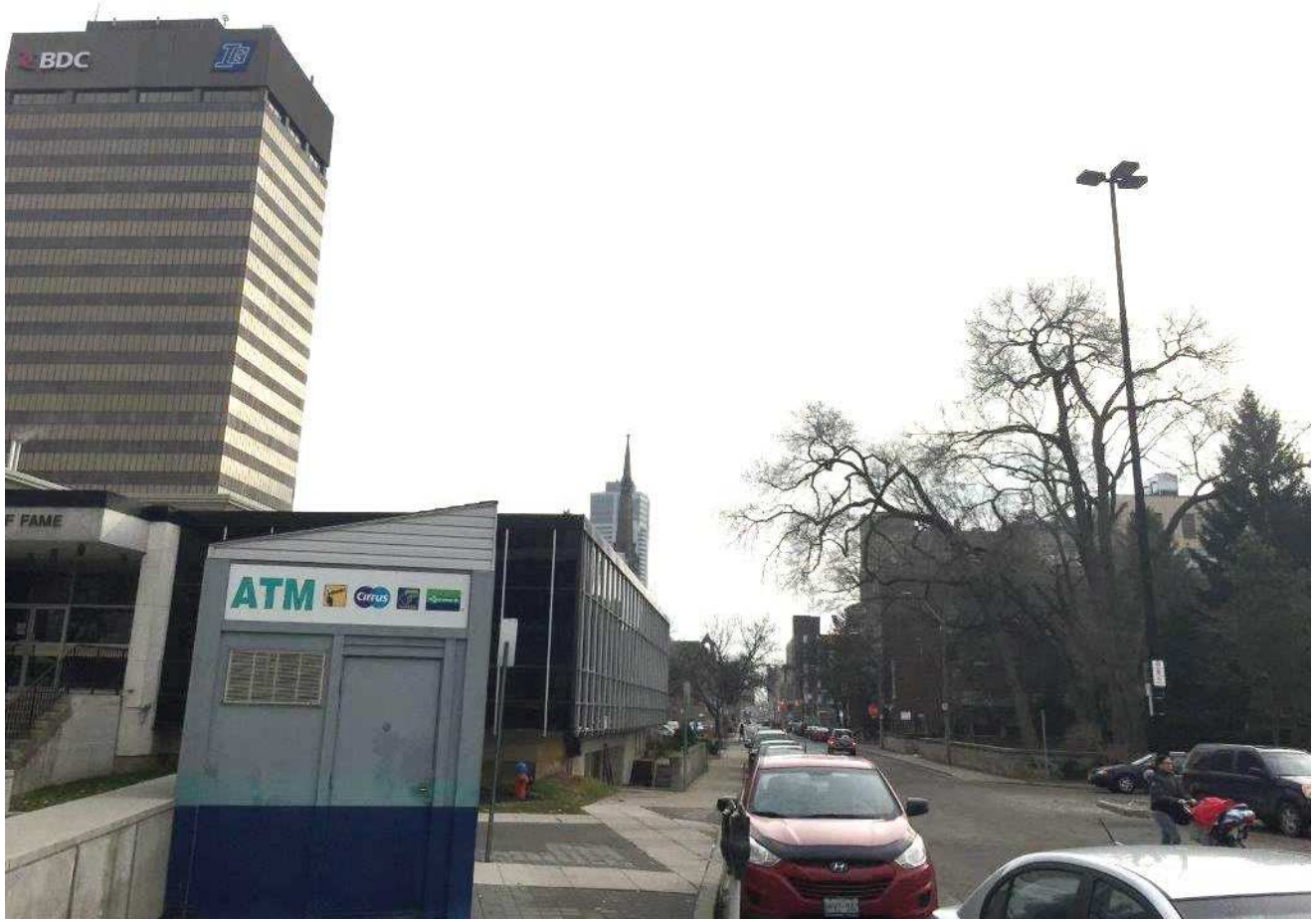

Photo 4 – View East along Jackson.

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Photo 5 – View North along James.

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Photo 6 – View North along MacNab.

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Photo 7 – View of adjacent Bell Building.

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Photo 8 – View of adjacent building on James.

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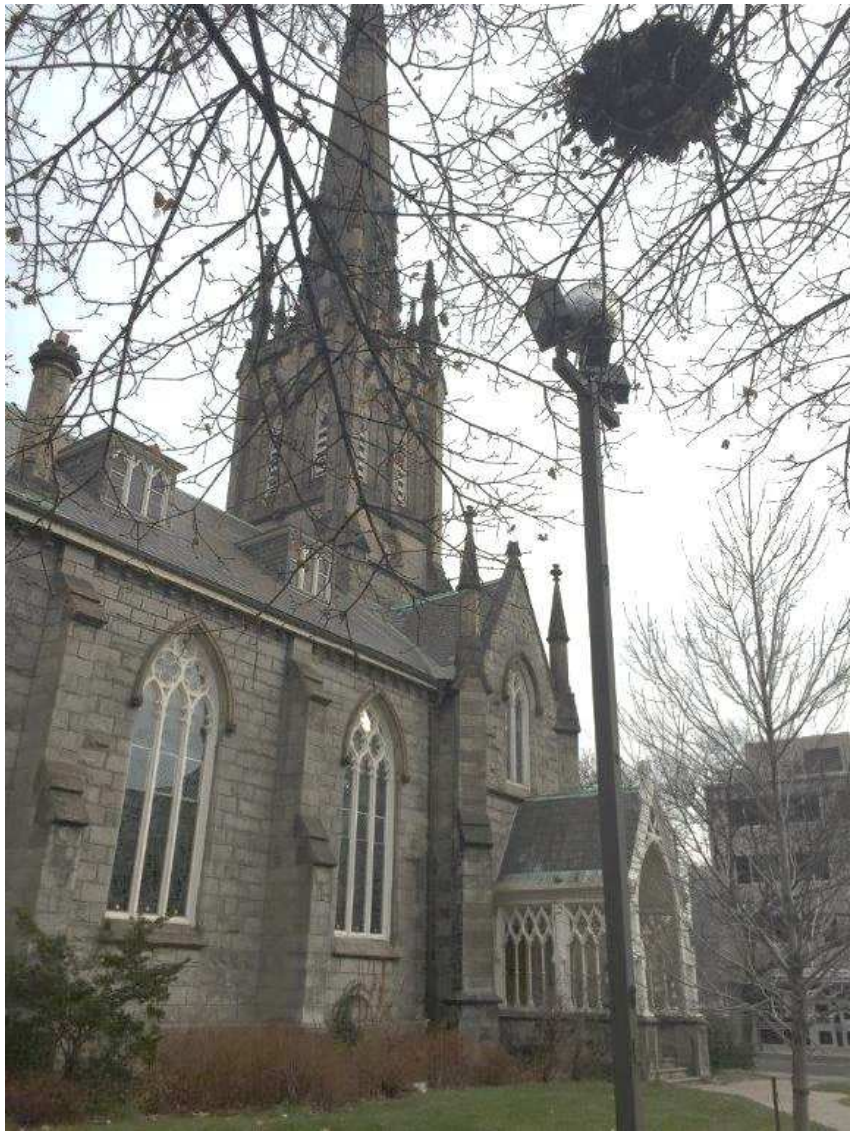

Photo 9 – View of St. Pauls.

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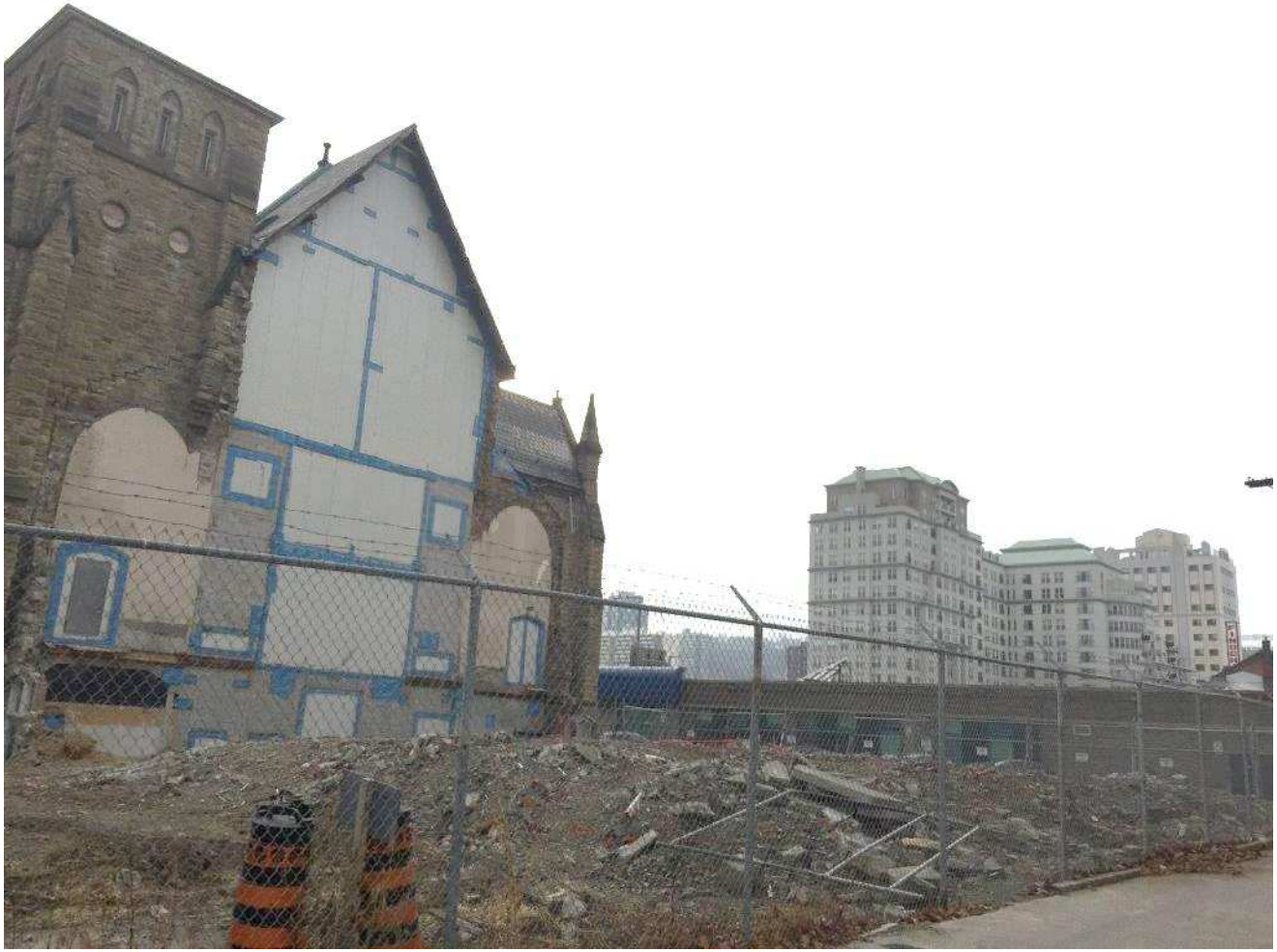

Photo 10 – View South across from Subject Lands.

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Photo 11 – View South along James.

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Photo 12 – View West from Hunter.

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Photo 13 – View West of Bell Building.

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Thank You for Attending The City of Hamilton Planning Committee.

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