



WELCOME TO THE CITY OF HAMILTON

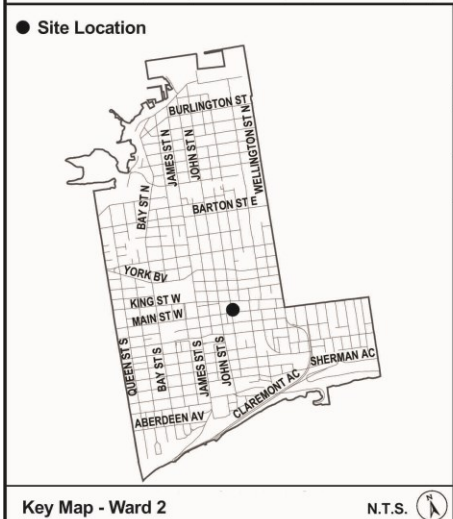
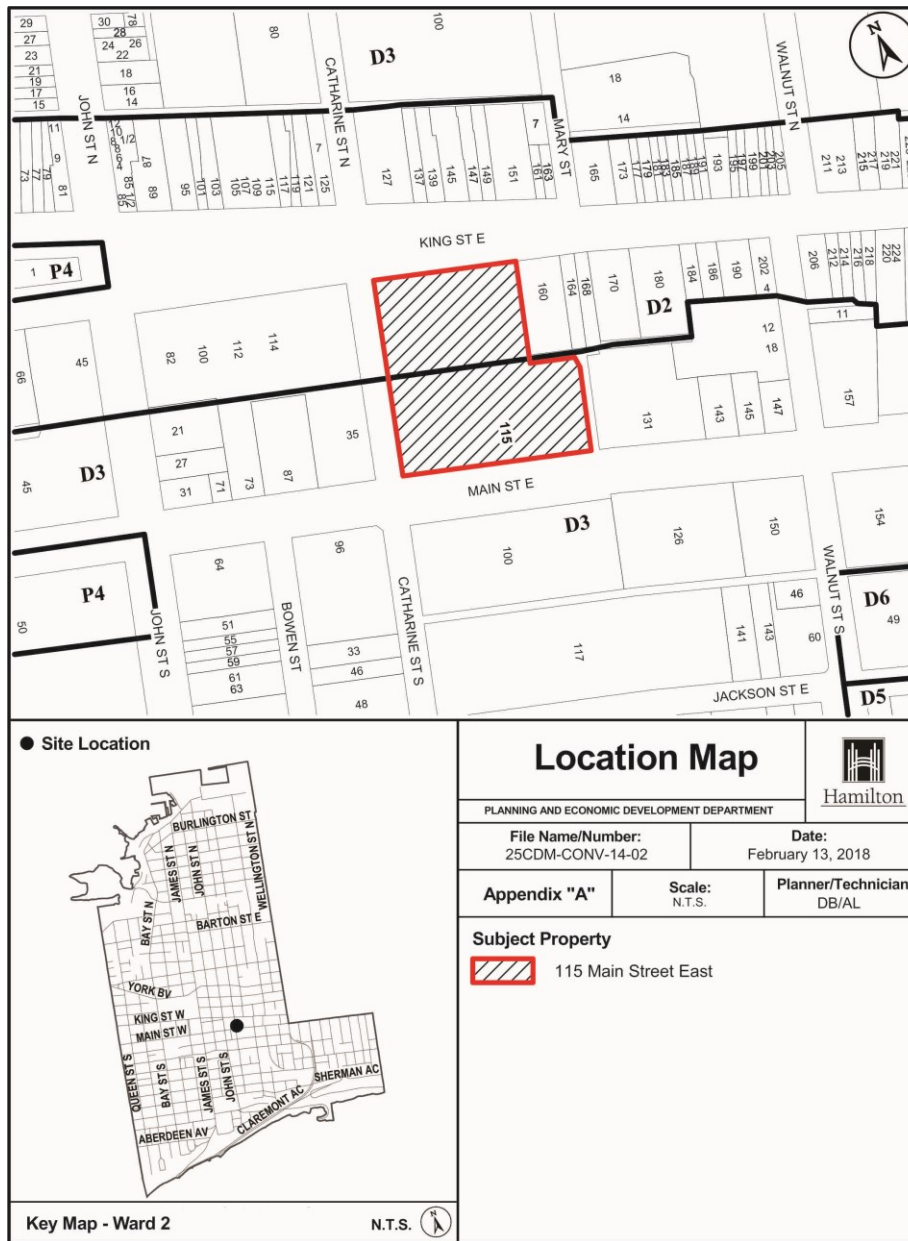
# PLANNING COMMITTEE

June 5, 2018

# PED18080 – (25CDM-CONV-14-02)

Application for a Condominium Conversion for lands known as  
115 Main Street East, Hamilton

Presented by: Daniel Barnett




### Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	
File Name/Number: 25CDM-CONV-14-02	Date: February 13, 2018
Appendix "A"	Scale: N.T.S.
Planner/Technician: DB/AL	

**Subject Property**

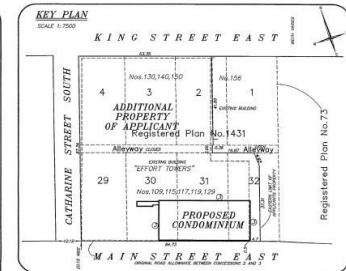
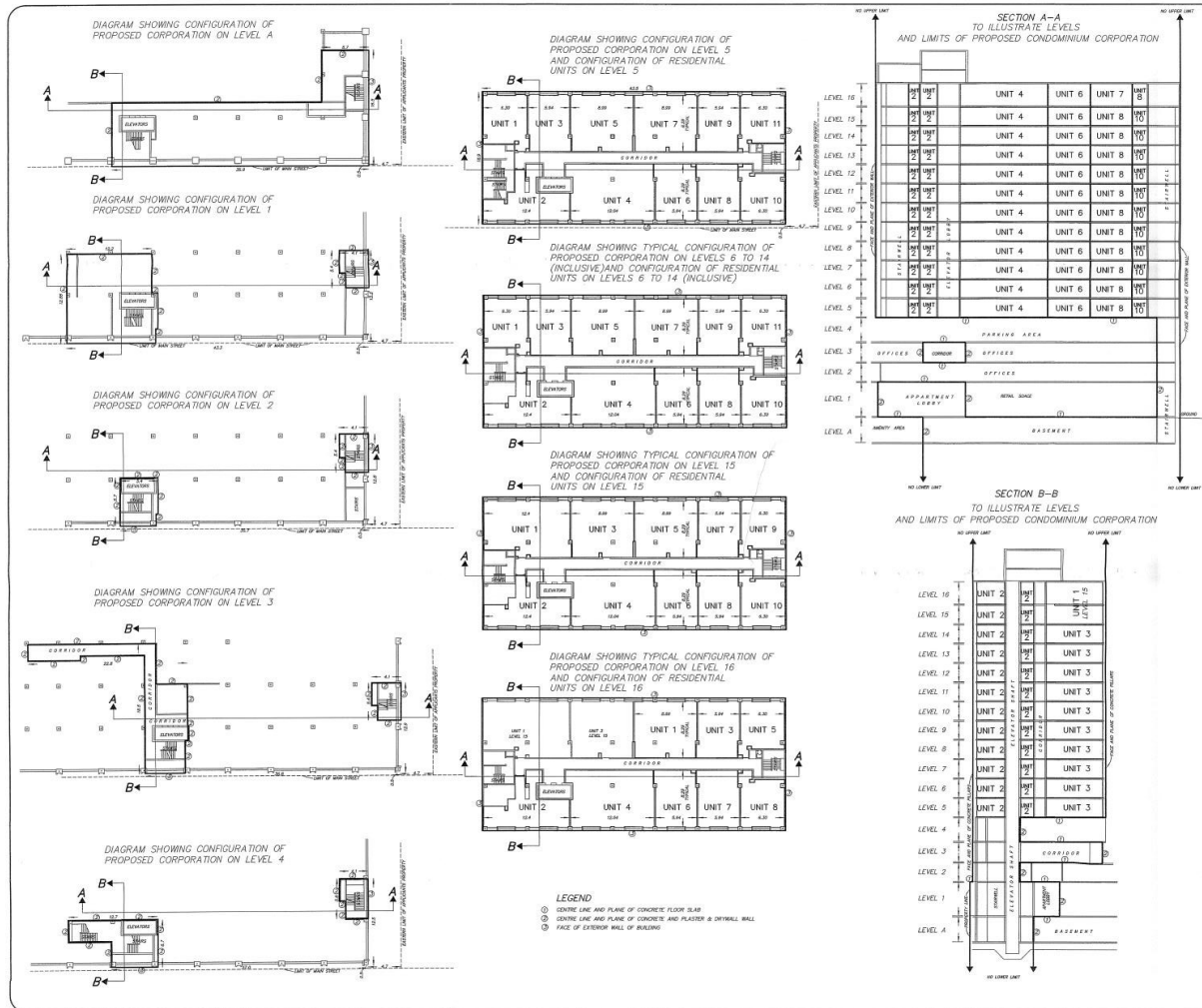
 115 Main Street East



SUBJECT PROPERTY



115 Main Street East, Hamilton



DRAFT PLAN OF

# Effort Square

BEING A PROPOSED STANDARD CONDOMINIUM CORPORATION OF PART OF LOTS 30, 31 AND 32 AND PART OF ALLEYWAY GEORGE HAMILTON SURVEY REGISTERED PLAN No. 1431 CITY OF HAMILTON  
SCALE 1:250  
B. J. CLARKE O.E.S.

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

**METRIC:** DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**RE: CHAPTER P.13 R.S.O. 1990 SECTION 51(17) OF THE PLANNING ACT AND SECTION 3 OF THE CONDOMINIUM ACT (1990)**

A. SHOWN ON PLAN  
B. SHOWN ON PLAN  
C. SHOWN ON PLAN  
D. SEE LAND USE SCHEDULE  
E. SHOWN ON PLAN  
H. MUNICIPAL PIPED WATER AVAILABLE  
J. NOT SHOWN  
K. MUNICIPAL SERVICES PREVIOUSLY INSTALLED  
L. NONE

**SURVEYOR'S CERTIFICATE:**  
I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATE AND CORRECTLY SHOWN.

JULY 2, 2014  
DATE

B. J. CLARKE  
ONTARIO LAND SURVEYOR

**LAND USE SCHEDULE:**  
PROPOSED 128 RESIDENTIAL UNITS ON LEVELS 5 TO 16 INCLUSIVE

**CONDOMINIUM DRAFT APPROVAL:**  
SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED 2014 THIS PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT, AS AMENDED, BY THE GENERAL MANAGER OF PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT OF THE CITY OF HAMILTON UNDER THE AUTHORITY OF ST-LAW 07-253.

THIS DAY OF \_\_\_\_\_, 2014.

GENERAL MANAGER  
PLANNING AND ECONOMIC DEVELOPMENT  
CITY OF HAMILTON

**A. J. Clarke and Associates Ltd.**  
SURVEYORS • PLANNERS • ENGINEERS  
25 MAIN STREET WEST, SUITE 300  
HAMILTON, ONTARIO, L8P 1M1  
TEL. 905-520-0701 FAX 905-520-2288  
email: ajc@ajclarke.com



Existing building on the Subject Property as seen from Main Street East looking north east



Existing building on the Subject Property as seen from Main Street East looking north



Existing building on the Subject Property as seen from Main Street East looking north





Property located to the west of the subject as seen from Main Street East looking north west



FACE 100 MAIN ST. E.

HOMESTEAD

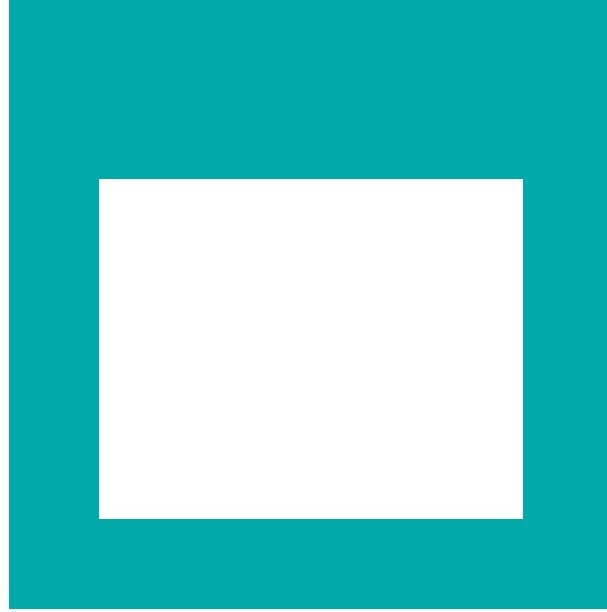
Anna's Cafe

CITY OF HAMILTON CHILD AND ADOLESCENT Social And Public Health Services Dept

Property located to the south of the Subject Property as seen from Main Street East looking south



Existing tower of Landmark Place located to the south of the Subject Property, as seen from Main Street East looking south



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE