

WELCOME TO THE CITY OF HAMILTON

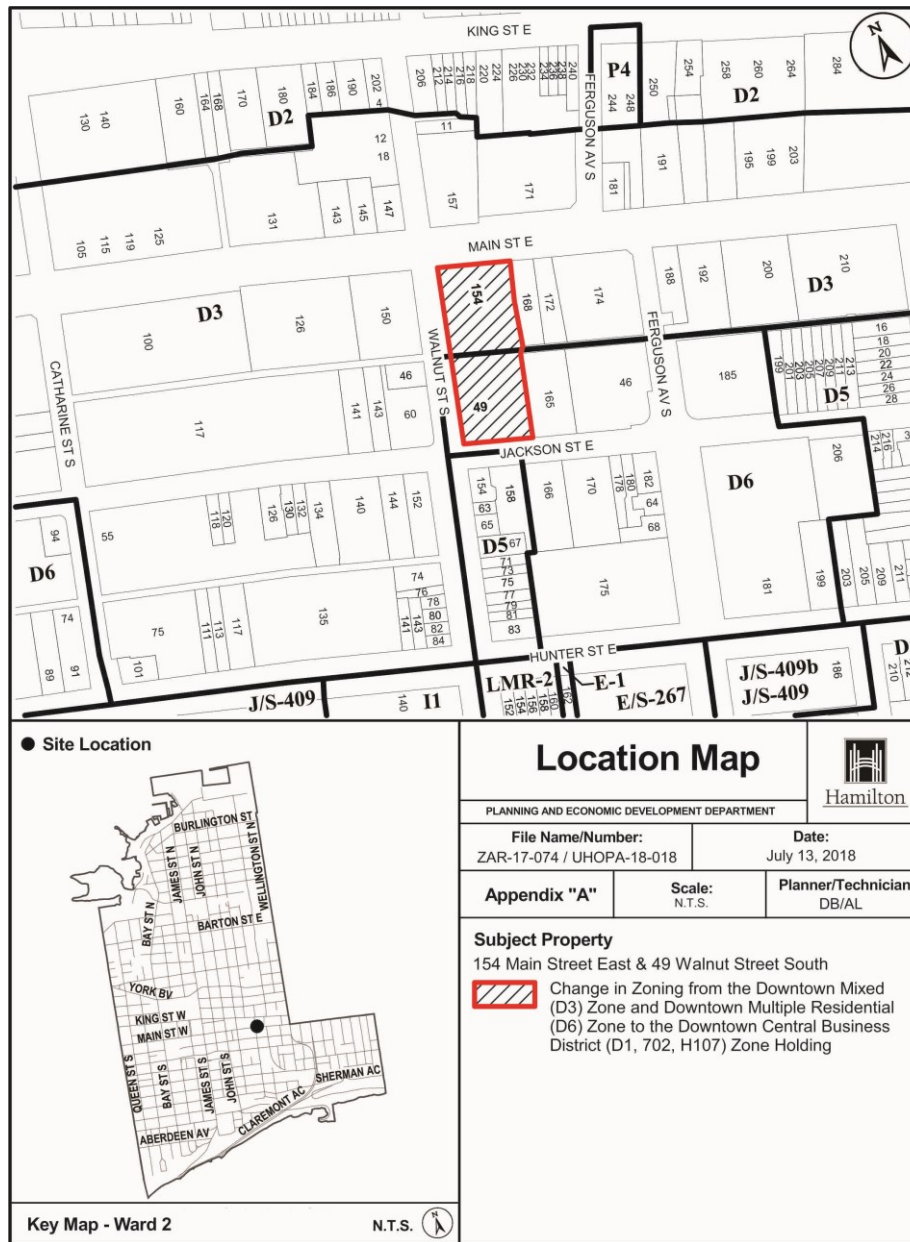
PLANNING COMMITTEE

September 4, 2018

PED18196 – (ZAR-17-074 / UHOPA-18-018)

Application to Amend the Urban Hamilton Official Plan and
City of Hamilton Zoning By-law No. 05-200 for Lands located at
154 Main Street East and 49 Walnut Street South, Hamilton.

Presented by: Daniel Barnett



● Site Location



Key Map - Ward 2

N.T.S.

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAR-17-074 / UHOPA-18-018

Date:
July 13, 2018

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
DB/AL

Subject Property

154 Main Street East & 49 Walnut Street South



Change in Zoning from the Downtown Mixed (D3) Zone and Downtown Multiple Residential (D6) Zone to the Downtown Central Business District (D1, 702, H107) Zone Holding

Site Specific By-laws

To the Current By-law

- Change the zoning from the Downtown Mixed Use (D3) Zone and Downtown Multiple Dwelling (D6) Zone to the Central Business District (D1, 702, H107) Zone,

To the Council Approved By-law (18-114)

- Modification to the Downtown Central Business District (D1, H17) Zone to establish a site specific Downtown Central Business District (D1, 702, H17, H107) Zone

Holding

- 'H' Holding Provision to prohibit development of the lands, to be removed conditional upon the following:
 - The Owner entering into a Conditional Building Permit or receive a Record of Site Condition; and,
 - The Owner purchase the section of the alleyway required to implement the proposed development and merge the lands on title.



SUBJECT PROPERTY



154 Main Street East & 49 Walnut Street South, Hamilton

GENERAL ELEVATION NOTES

1. THE APPROVED ELEVATIONS SHALL FORM THE BASIS FOR THE BUILDING PERMIT APPLICATION.
2. ALL SITE LIGHTING SHALL NOT RESULT IN ANY GLARE OR SPILL LIGHT TO ADJACENT PROPERTIES OR PUBLIC VIEW.
3. ALL ROOF TOP MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW AND SUBORDINATE TO THE ARCHITECTURAL PROPERTIES.
4. BUILDING COLOURS MAY BE SUBJECT TO MINOR ADJUSTMENTS TO THE ARCHITECTURAL PROPERTIES.
5. ANY PROPOSED SIGNAGE IS FOR ILLUSTRATION PURPOSES AND SHALL BE SUBJECT TO THE GOVERNING AUTHORITY SIGN BY LAW.

MATERIAL LEGEND

- 1 STAINED PRECAST CONCRETE WALL COLOUR- TBD
- 2 STRUCTURAL GLASS CLAND PANEL
- 3 CLEAR VISION GLASS
- 4 SPANDREL GLASS PANEL
- 5 PATTERN STAMPED, STAINED PRECAST CONCRETE WALL PANEL COLOUR - TBD
- 6 LOUVRE WALL COLOUR TBD
- 7 GARAGE DOOR
- 8 ROOF CANOPY CLADDING
- 9 EXIT DOOR
- 10 CORRUGATED STEEL CLADDING COLOUR-TBD
- 11 STEEL CAP FLASHING COLOUR TBD

No.	Date	Revision
1	2015-12-08	ISSUED FOR IFA

Project No: 18017
 Issue Date: 2017-12-08
 Client: TJM
 Designer: MTV
 Issue Date: 2017-12-08 1:54:05 PM

sr
m
ARCHITECTS INC.

Vrncor
154 Main Street, Hamilton

NORTH + SOUTH ELEVATIONS

Ontario Association of Architects
 Registered Professional Architect
 2017-12-08 1:54:05 PM

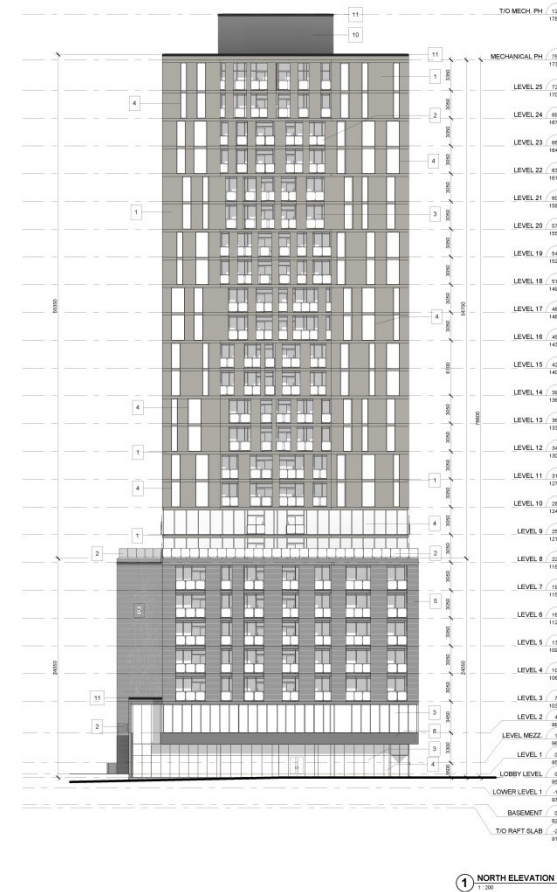
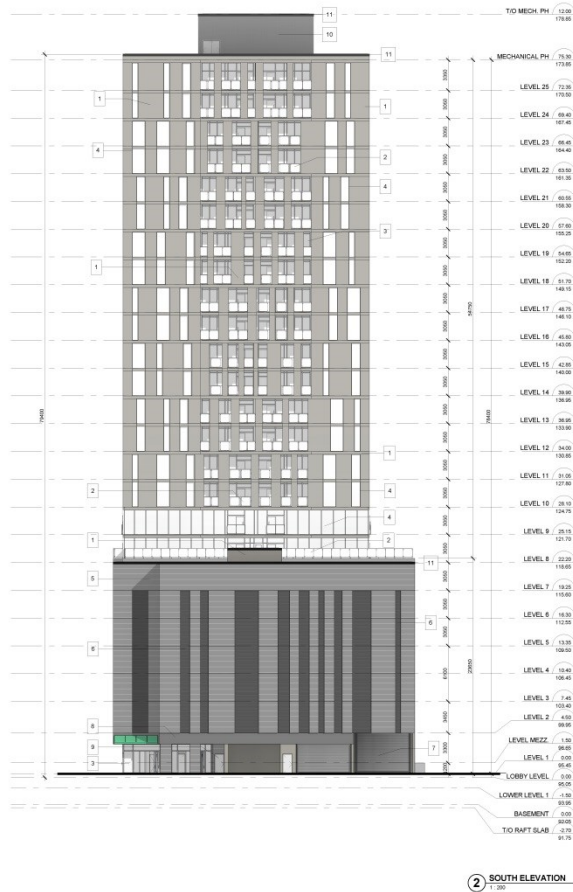
As indicated

DATE: 2017-12-08

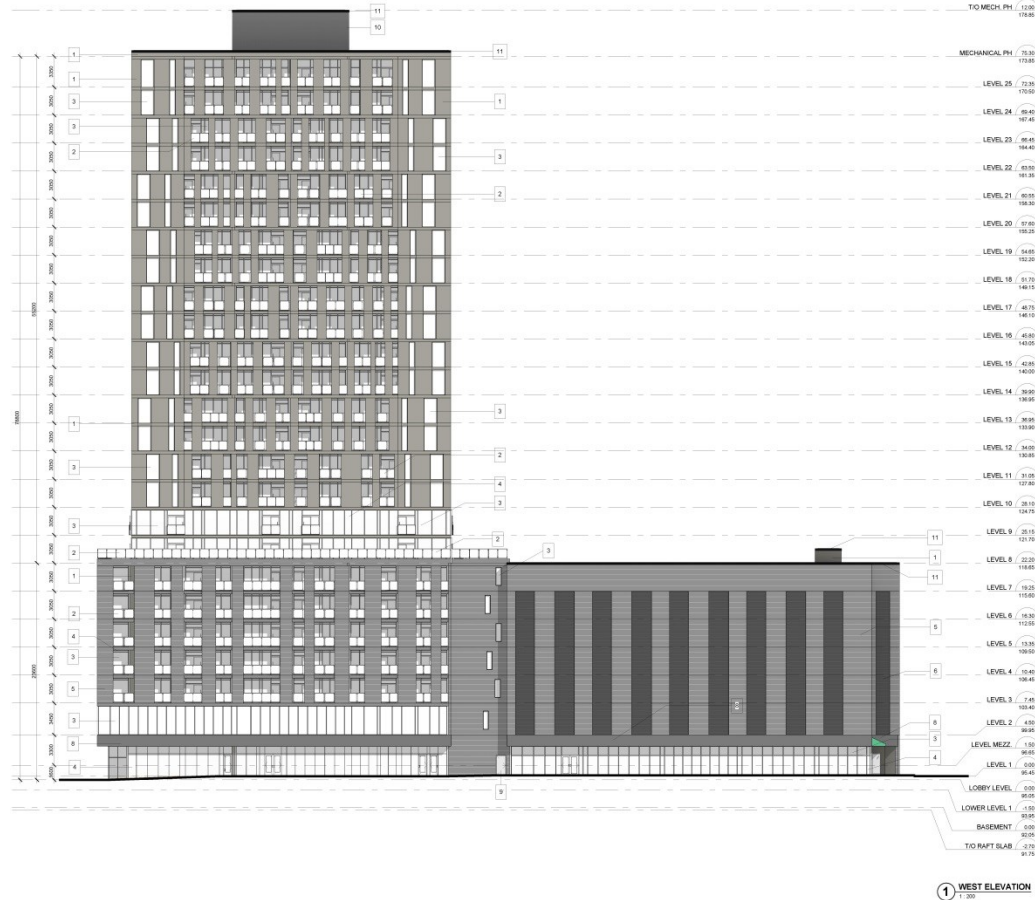
BY: [Signature]

FOR: SITE PLAN APPROVAL

A3.1 - r1



Not to be used for construction without the approval of the architect. The architect is not responsible for the accuracy of the information provided in this drawing. The architect is not responsible for the accuracy of the information provided in this drawing. The architect is not responsible for the accuracy of the information provided in this drawing.



- GENERAL ELEVATION NOTES**
1. THE APPROVED BUILDING ELEVATIONS SHALL FORM THE BASIS FOR THE BUILDING PERMIT APPLICATION.
 2. ALL SITE LIGHTING SHALL NOT RESULT IN ANY GLARE OR BEING OBSTACLES TO NAVIGATION.
 3. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW AND ADJACENT RESIDENTIAL PROPERTIES.
 4. BUILDING COLOURS MAY BE SUBJECT TO MINOR ADJUSTMENTS IN TIME AND/OR SPACE.
 5. ANY PROPOSED SIGNAGE IS FOR ILLUSTRATION PURPOSES AND SUBJECT TO THE GOVERNING AUTHORITY SIGN BY-LAW.

- MATERIAL LEGEND**
- 1 STAINED PRECAST CONCRETE WALL COLOUR TBD
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 - 4 SPANDREL GLASS PANEL
 - 5 PATTERN STAMPED, STAINED PRECAST CONCRETE WALL PANEL COLOUR - TBD
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 - 11 STEEL CAP FLASHING COLOUR TBD

No.	Date	Revision

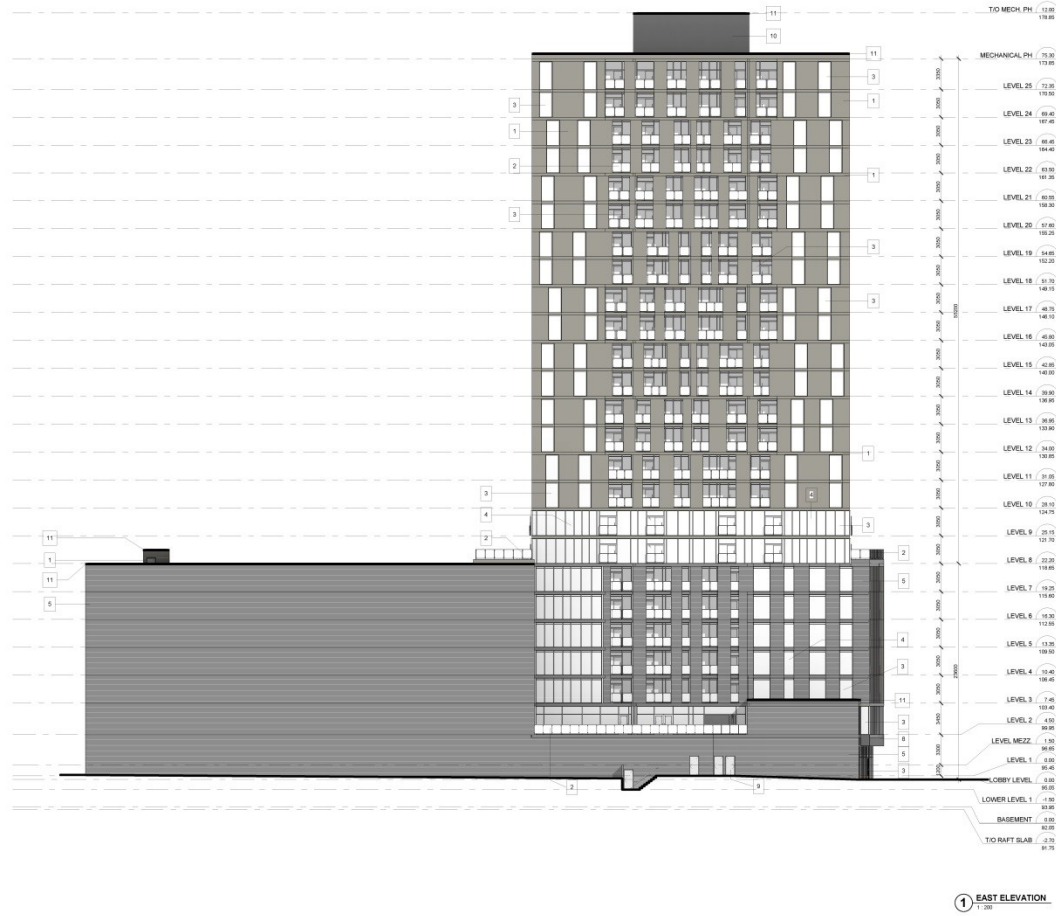
Project No: 18017
 Issue Date: 2017-12-08
 Client: TJM
 Designer: MYV
 Approval Date: 2017-12-08 1:55:26 PM

Vancor
 154 Main Street, Hamilton

WEST ELEVATION

Ontario Association of Architects
 Site Plan Approval
 Edwards Thomas Architects
 A3.2

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GENERAL ELEVATION NOTES

1. THE APPROVED BUILDING ELEVATIONS SHALL FORM THE BASIS FOR THE FOLLOWING POINT APPLICATION.
2. ALL SITE LIGHTING SHALL NOT RESULT IN ANY GLARE OR SPILL OVER TO SURROUNDING PROPERTIES OR PUBLIC VIEW.
3. ALL ROOF TOP MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW AND SURROUNDING RESIDENTIAL PROPERTIES.
4. BUILDING COLOURS MAY BE SUBJECT TO MINOR ADJUSTMENTS IN TONE AND/OR SHADE.
5. ANY PROPOSED CHANGES TO THE ILLUSTRATION PURPOSES, AND IS SUBJECT TO THE GOVERNING AUTHORITY'S SIGN OFF.

MATERIAL LEGEND

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- 8 ROOF CANOPY CLADDING
- 9 EXIT DOOR
- 10 CORRUGATED STEEL CLADDING COLOUR - TBD
- 11 STEEL CAP FLASHING COLOUR TBD

2017-12-08 ISSUED FOR SPA		
No.	Date	Revision


 Project: 18017
 Issue Date: 2017-12-08
 Designer: T.J.M.
 Drafter: M.V.
 File Name: 2017-12-08 1:58:40 PM

Vancor
154 Main Street, Hamilton

EAST ELEVATION

Drawing Title: As indicated
 Scale: As indicated
 SITE PLAN APPROVAL
 EDWIN THOMAS
 LICENCE NO. 1874
A3.3 - R1

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Subject property, as seen from Main Street East looking south east

PED18196

Photo 2



Subject property and the alleyway, as seen from Walnut Street South looking north east



Existing surface parking lot at 49 Walnut Street South, as seen from Walnut Street South looking south east



Jackson Street East and the existing development along Jackson Street East, as seen from Jackson Street East looking east



Existing development at 154 and 158 Jackson Street East located to the south of the Subject property, as seen from Jackson Street East looking south west



Existing development at 152 Jackson Street East located to the south east of the Subject property, as seen from Jackson Street East looking south east



Jackson Street East and the existing development along Jackson Street East, as seen from Jackson Street East looking west



Existing development at 60 Walnut Street South, as seen from Walnut Street South looking west



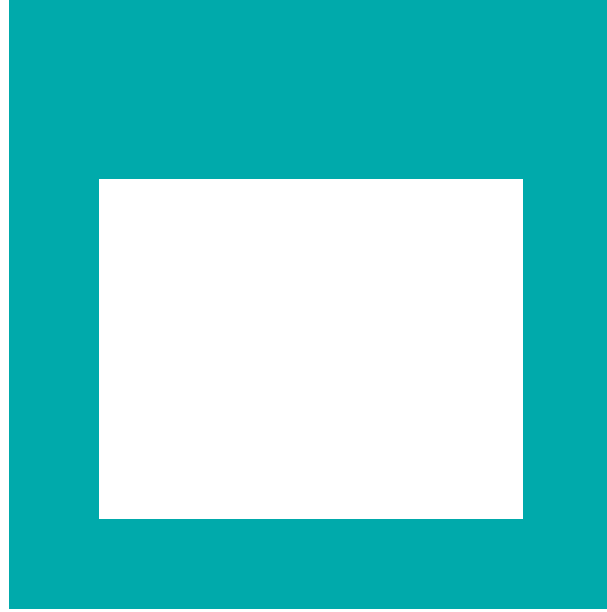
Existing development at 145 and 147 Main Street East located to the north west of the subject property, as seen from Main Street East looking north west



Existing development at 157 Main Street East located to the north of the Subject property, as seen from Main Street East looking north



Main Street East and the existing development along the south side of Main Street East to the east of the Subject property, as seen from Main Street East looking east



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE