

WELCOME TO THE CITY OF HAMILTON

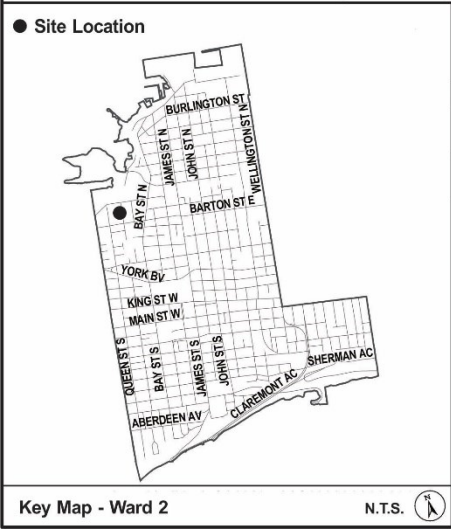
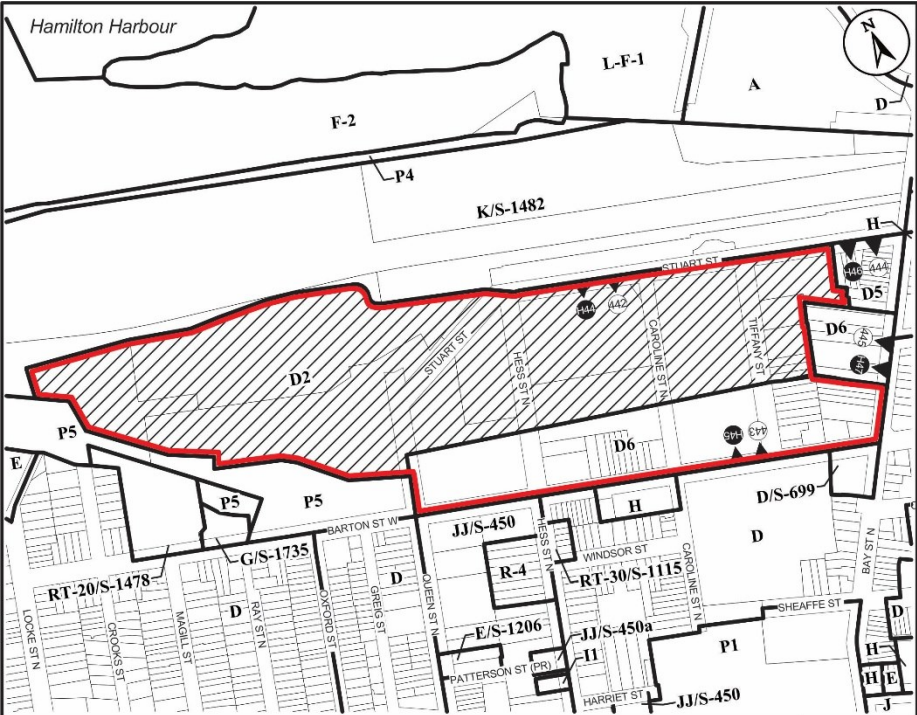
PLANNING COMMITTEE

March 18, 2019

PED18210(a)

Creative industries and film production studios on the Barton Tiffany lands, Hamilton.

Presented by: Edward John



Location Map




Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number: Production Studio	Date: January 31, 2019
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Appendix "A"	Scale: N.T.S.	Planner/Technician: EJ/JAL
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Subject Property

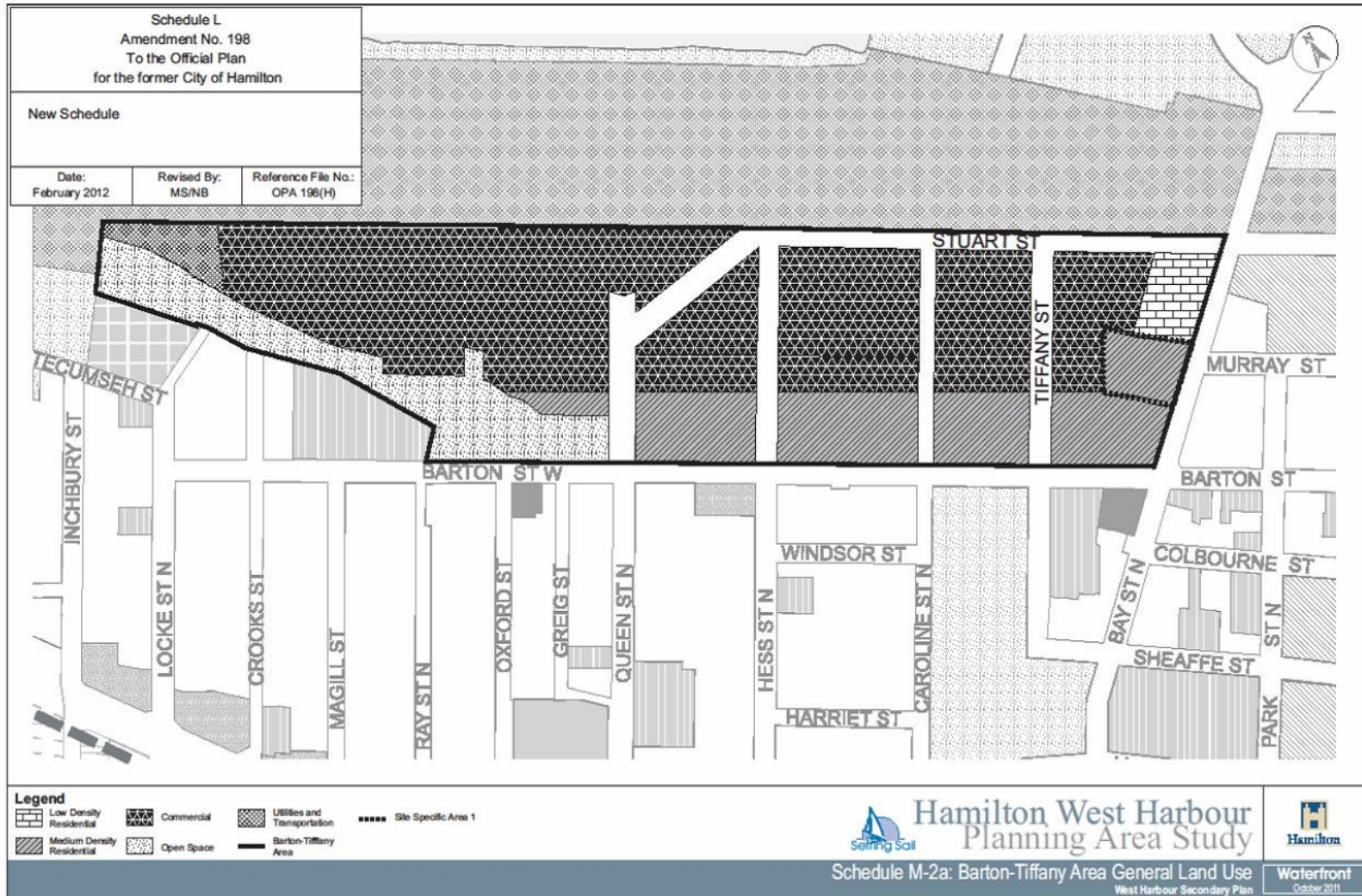
 Amendment to the Downtown Mixed Use Pedestrian Focus (D2, 442, 44) Zone, Modified, with a Holding Provision



SUBJECT PROPERTY



Barton Tiffany Lands, Hamilton



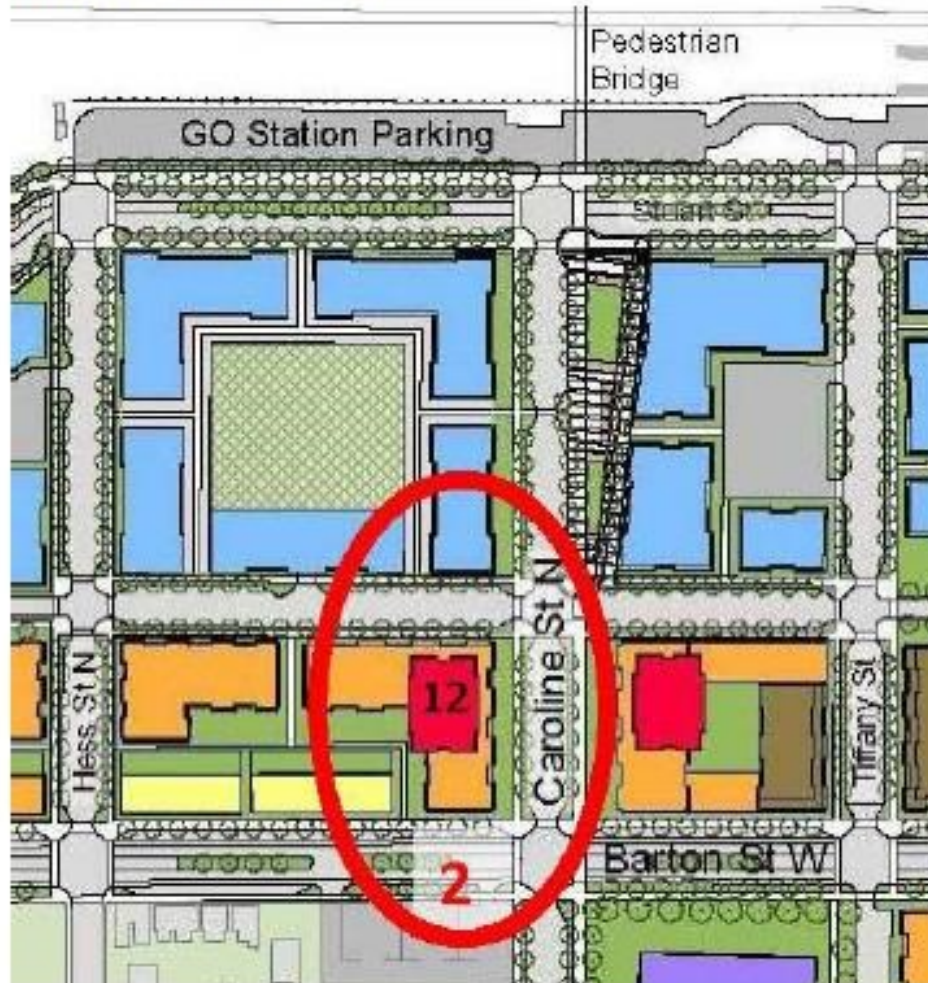
Recommendation (b) 1

180, 182 and 198 Barton Street West (north side), between Hess Street North and Caroline Street North: Reduce building height from four storeys (Secondary Plan designation) to three storeys



Recommendation (b) 2

239 Caroline Street North (west side) at intersection with proposed East-West road:
Increase residential density from Medium Density to High Density; Increase building height from eight storeys to twelve stories



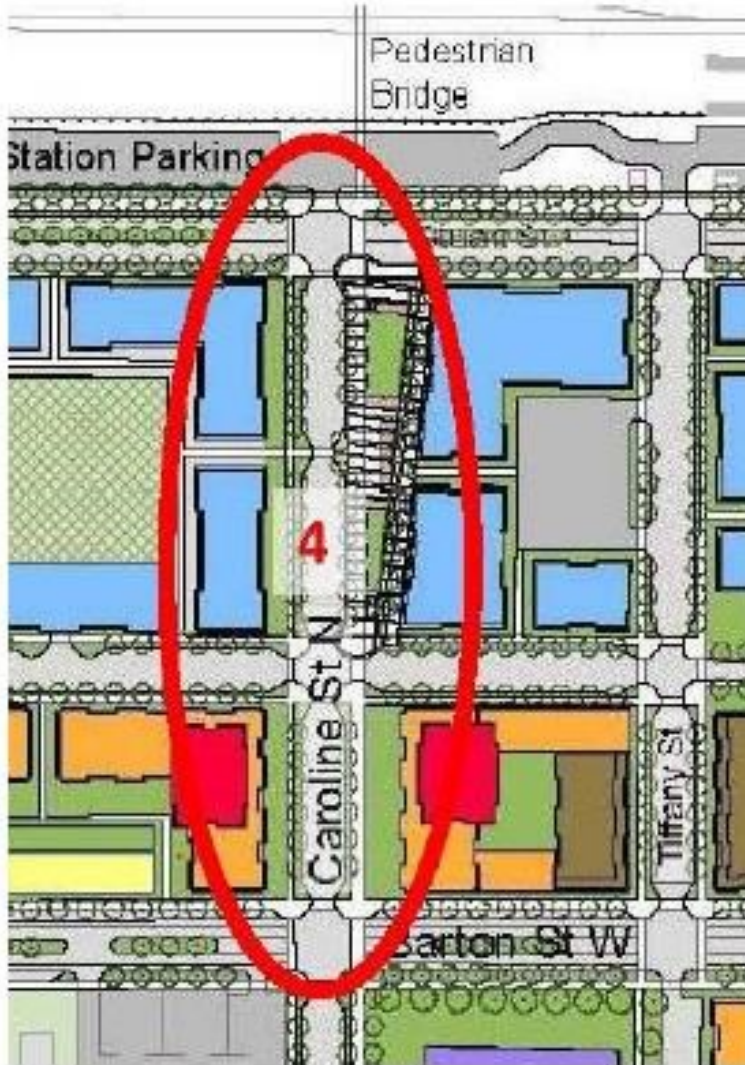
Recommendation (b) 3

128 Barton Street West (lands fronting onto Caroline Street North) at intersection with proposed East-West road: Increase residential density from Medium Density to High Density; Increase building height from eight storeys to sixteen stories



Recommendation (b) 4

Caroline Street North, between Barton Street West and Stuart Street: Increase front yard and building setbacks to a range between four to ten metres



Design Considerations

Commercial Parking Facility

- Ground Floor of the Commercial Parking Facility shall be used for commercial uses
- Commercial Parking Facility shall be contained within a building

Ground Floor façade facing the front lot line

- For an interior, corner, and through lot, Minimum 25% of the ground floor façade shall be within the minimum and maximum front and flankage setback
- No parking, driveways, and aisle between the building and public street

Production Studio

- Soundstage and Warehousing no closer than 40.0 metres from a Downtown Multiple Residential (D6) Zone
- Planting strip of 4.0 metres between the street and the parking lot



View north from Barton Street West



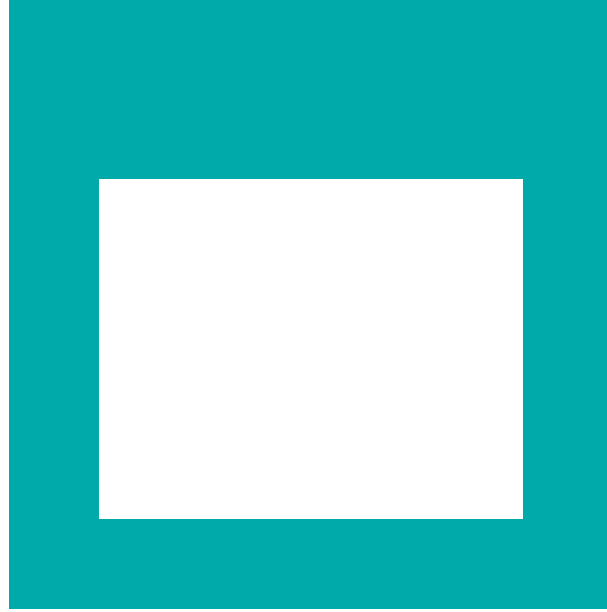
View east along Barton Street West



View west along Barton Street West



View north along Hess Street from Barton Street West



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE