

#### WELCOME TO THE CITY OF HAMILTON

### PLANNING COMMITTEE

June 4, 2019

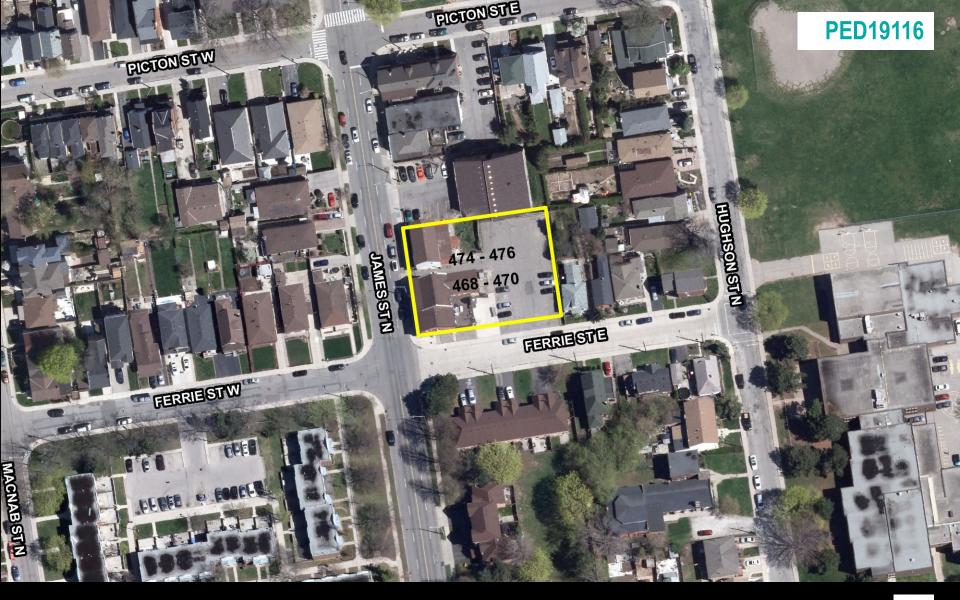
### **PED19116** – (ZAC-18-020 & UHOPA-18-007)

Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 468 to 476 James Street North, Hamilton.

Presented by: Daniel Barnett

#### D/S-1570 D 424 422 DE-3 H/S-1751 416 414 412 410 410 84 83 86 87 88 88 D N 1S NHOP 413 407 425 423 405 PICTON ST W G/S-276 415 11 490 401 482 DE-3 397 396 394 392 390 388 386 409 479 395 407 393 405 45 475 389 23 397 385 384 381 383 380 376 RRIE ST E 24 28 ERRIE ST 35 DE/S-65 4883 15 27 454 450 448 446 383 8 16 8 16 6 142 30 DE-3 36 28 20 4 369 357 34 26 18 210 210 355 SIMCOE ST E 4 4 5 5 2 2 364 D 358 Site Location **Location Map** Hamilton PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT Date: File Name/Number: ZAC-18-020 / UHOPA-18-007 May 3, 2019 Planner/Technician: Scale: N.T.S. Appendix "A" AL/AL Subject Property 468 - 470 & 474 - 476 James Street North YORK BY To further modify the "H/S-978" (Community Shopping and Commercial Etc.) District, KING ST W Modified, to the "H/S-978a-'H1','H2"" (Community Shopping and Commercial, Etc.) District, Holding, Modified MAIN ST W ABERDEEN AV Key Map - Ward 2 N.T.S.

### PED19116 Appendix A



**SUBJECT PROPERTY** 



468 – 470 & 474 – 476 James Street North, Hamilton

# PED19116 Appendix E

#### 3.1 ARCHITECTURAL DRAWINGS

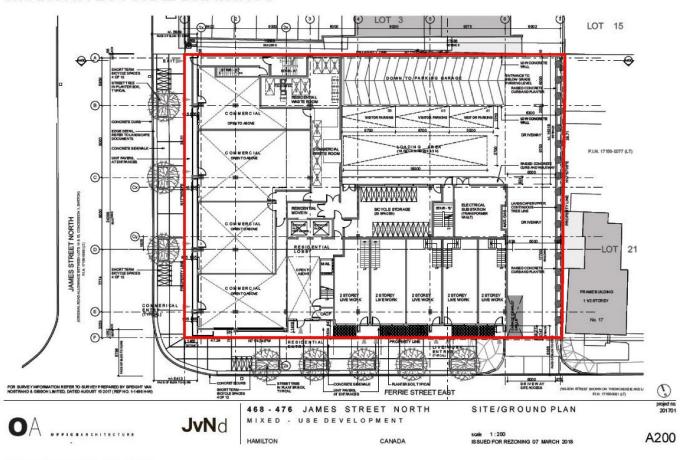


Figure 10: Proposed site/ground plan.

18 SvN

468 James St, Hamilton

# PED19116 Appendix E

#### ARCHITECTURAL DRAWINGS



	JvN/d		JAMES STREET		JAMES ST NORTH	project no. 201701
O A OFFICE ARCHITECTURE		MIXED - GSE DEVELOPMENT		scale 1:200	A300	
		HAMILTON	CA	NADA	ISSUED FOR REZONING 07 MARCH 2018	A300

Figure 20: Proposed west elevation, James Street North facade.

26 SvN

468 James St, Hamilton

#### Appendix E

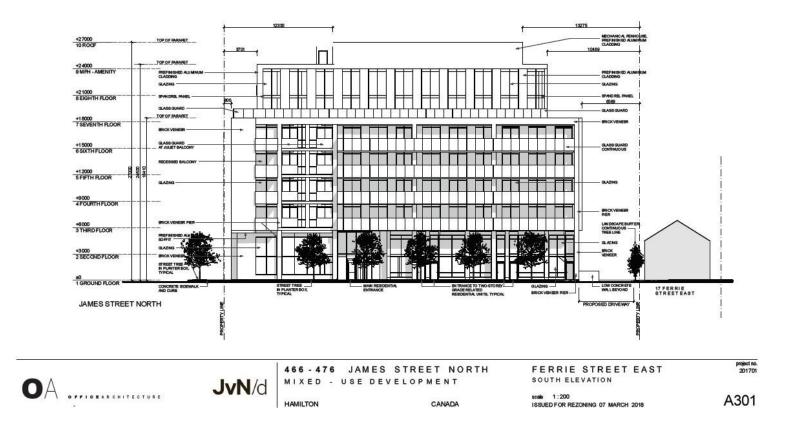
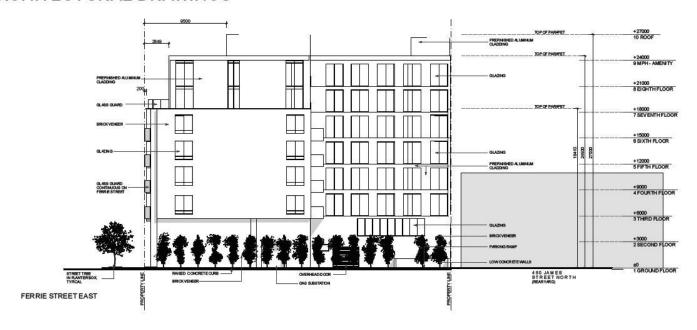


Figure 21: Proposed south elevation, Ferrie Street facade.

The Proposal SvN 27

#### Appendix E

#### ARCHITECTURAL DRAWINGS



JVN/d

466 - 476 JAMES STREET NORTH
MIXED - USE DEVELOPMENT

HAMILTON

CANADA

REAR

EAST ELEV

Sould 1:200

HOUSE DEVELOPMENT

SSUEDFORRE

REAR 201701
EAST ELEVATION
scale 1:200
SSUEDFOR REZONING 07 MARCH 2018
A302

Figure 22: Proposed south elevation.

28 **SvN** 

468 James St, Hamilton

#### Appendix E

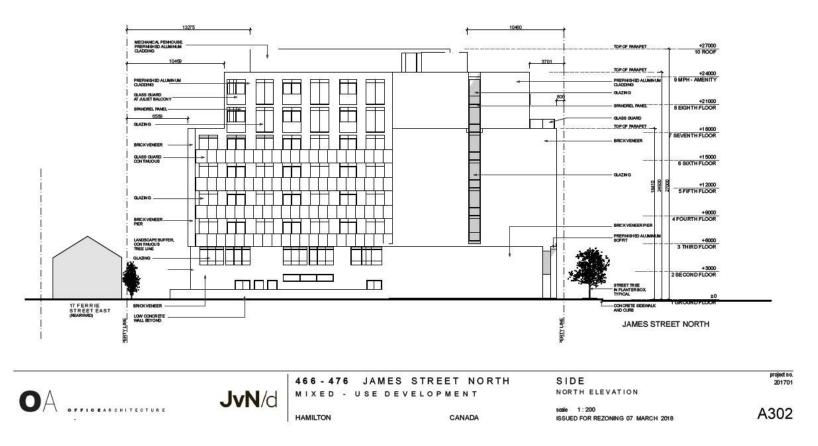
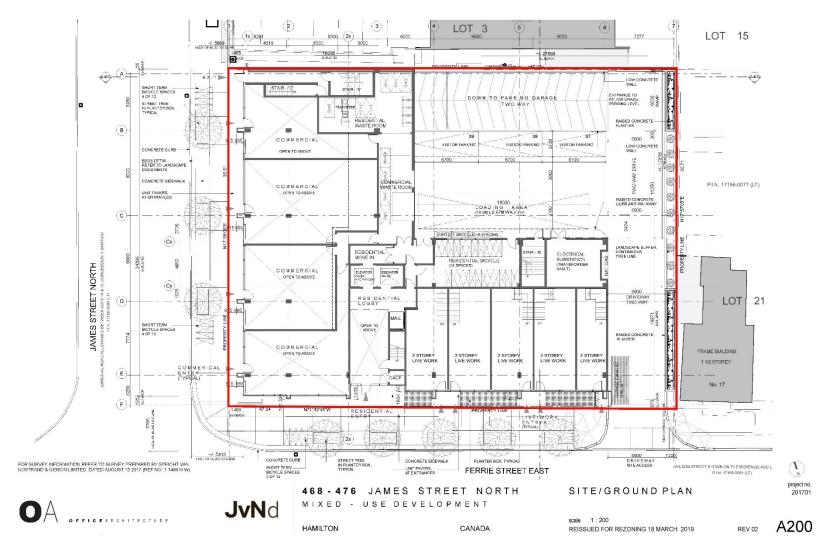


Figure 23: Proposed north elevation.

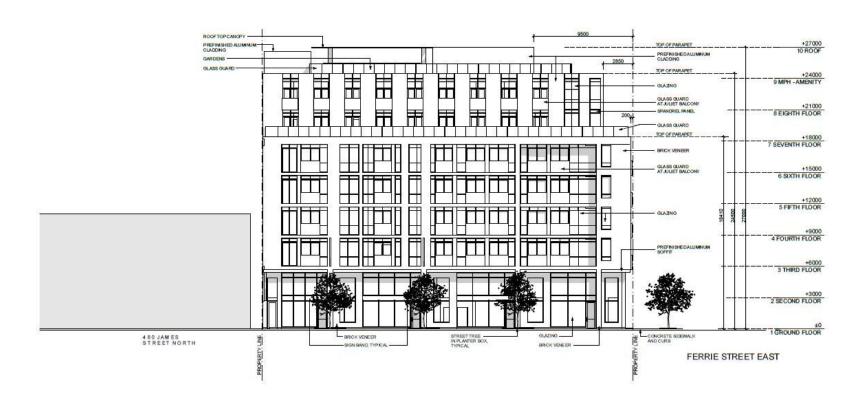
The Proposal

SvN

#### Appendix F



#### Appendix F





**JvN**d

468 - 476 JAMES STREET NORTH MIXED - USE DEVELOPMENT HAMILTON CANADA

JAMES ST NORTH WEST ELEVATION

REISSUED FOR REZONING 21 SEPT 2018

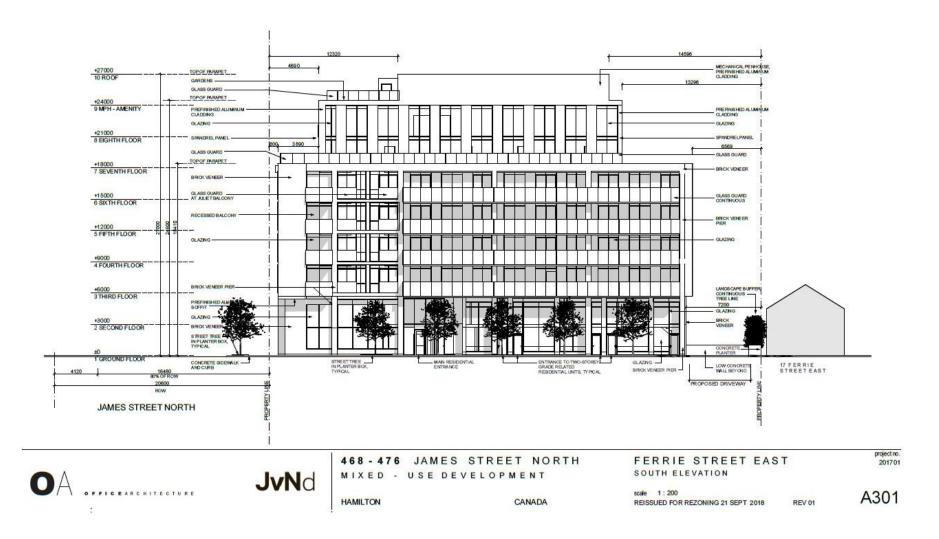
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A300 REV 01

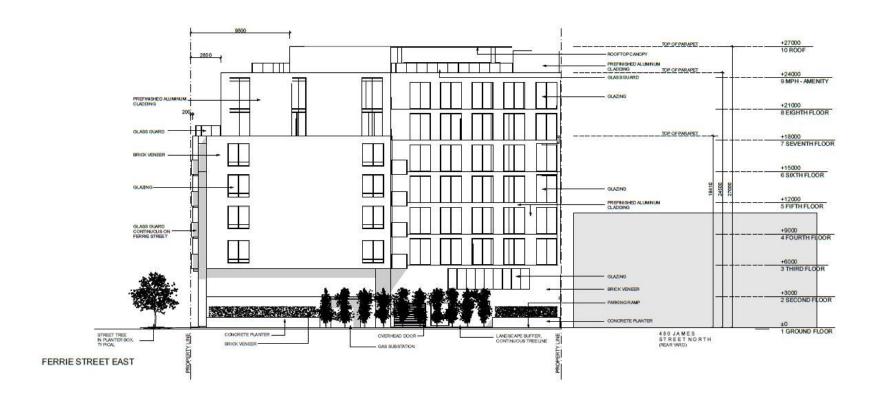
project no.

201701

### Appendix F



#### Appendix F





**JvN**d

468-476 JAMES STREET NORTH
MIXED - USE DEVELOPMENT
HAMILTON CANADA

REAR EAST ELEVATION

scale 1:200
REISSUED FOR REZONING 21 SEPT 2018 REV 01

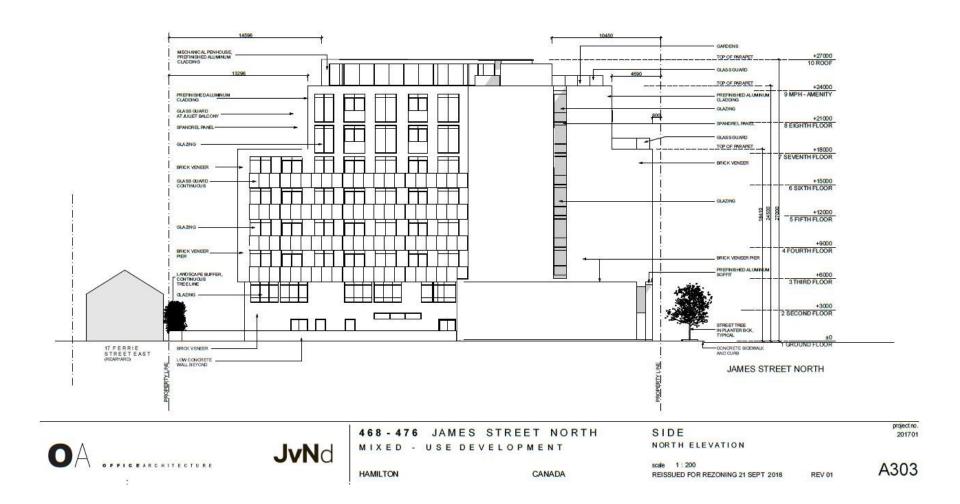
400

A302

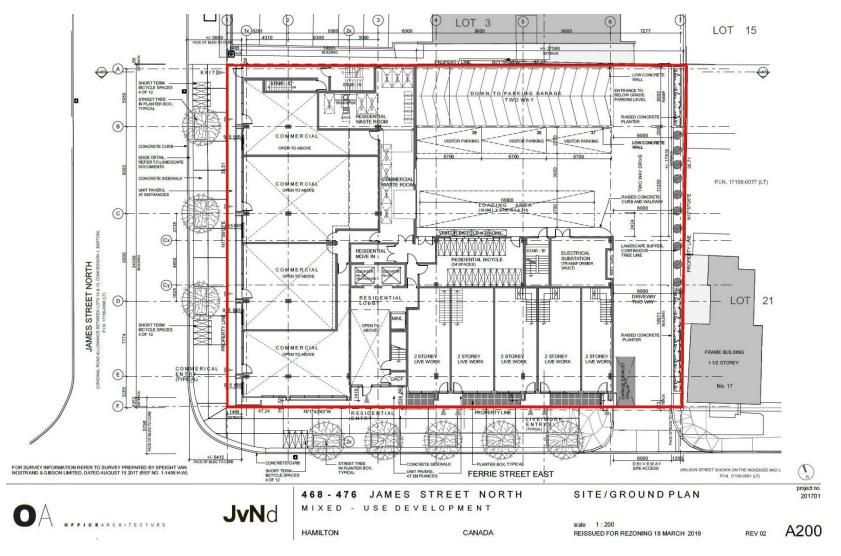
project no.

201701

#### Appendix F



#### Appendix G



#### Appendix G





**JvN**d

468-476 JAMES STREET NORTH
MIXED - USE DEVELOPMENT

HAMILTON CANADA

JAMES ST NORTH WEST ELEVATION

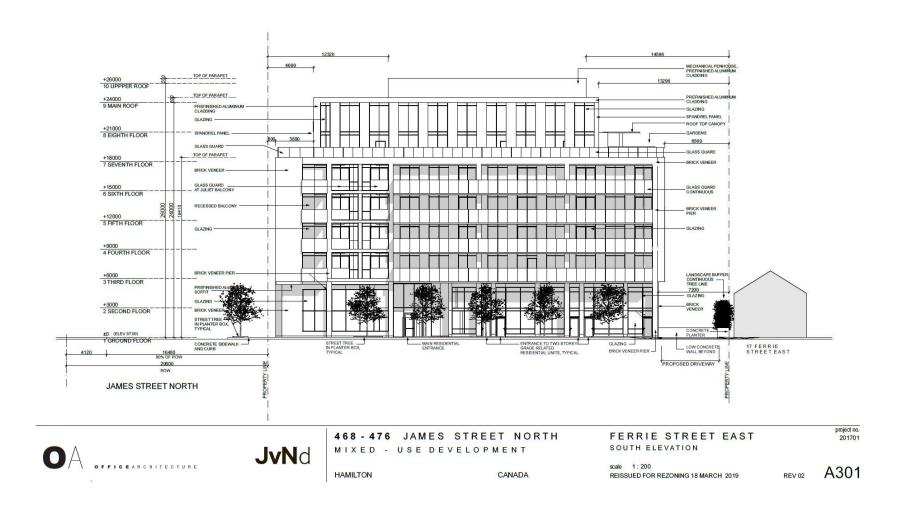
scale 1:200
REISSUED FOR REZONING 18 MARCH 2019

project no.

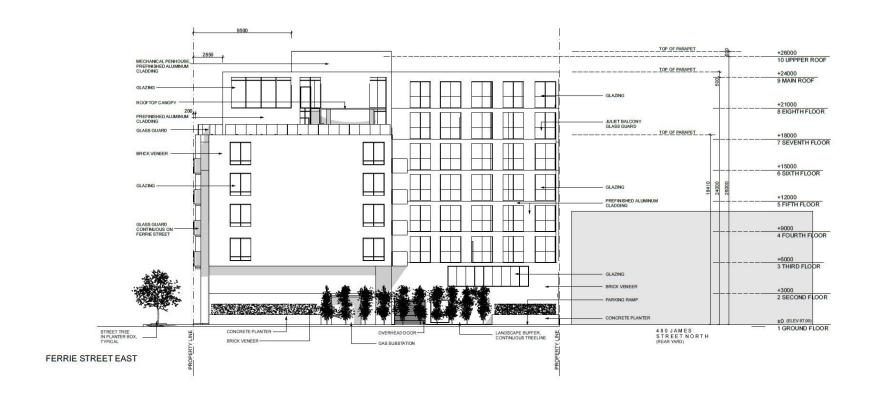
201701

REV 02 A300

#### Appendix G



#### Appendix G





**JvN**d

468-476 JAMES STREET NORTH
MIXED - USE DEVELOPMENT
HAMILTON CANADA

REAR EAST ELEVATION

scale 1: 200
REISSUED FOR REZONING 18 MARCH 2019

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REV 02

A302

project no.

201701

### Appendix G

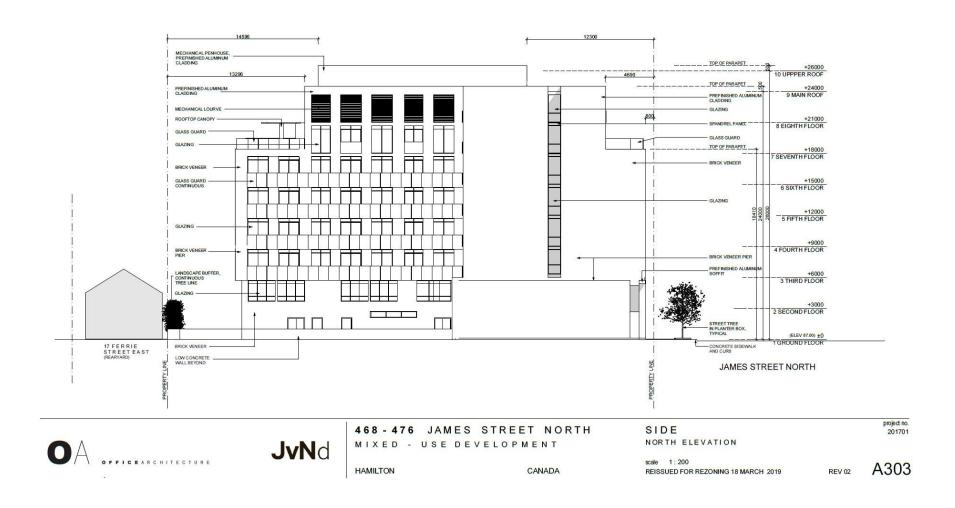




Photo of existing buildings on the Subject Lands (468 & 470 James Street North), as seen from James Street North looking east.



Photo of existing buildings on the Subject Lands (474 & 476 James Street North), as seen from James Street North looking east.



Photo of the existing rear parking lot on the Subject Lands, as seen from Ferrie Street East looking north.



Photo of the rear of the existing buildings on the Subject Lands, as seen from Ferrie Street East looking north west.



Photo of 17 Ferrie Street East located to the east of the Subject Lands, as seen from Ferrie Street East looking north east.



Photo of 18, 24, and 28 Ferrie Street East located to the south east of the Subject Lands, as seen from Ferrie Street East looking south east.



Photo of 2 to 12 Ferrier Street East located to the south of the Subject Lands, as seen from Ferrie Street East looking south.



Photo of 4 Ferrier Street West located to the west of the Subject Lands, as seen from James Street North looking west.



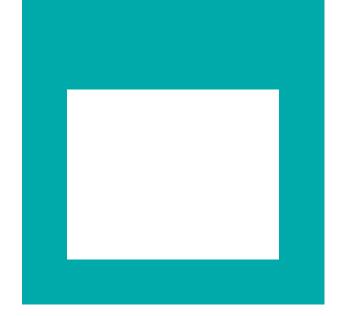
Photo of 482 James Street North located to the north of the Subject Lands, as seen from James Street North looking east.



Photo of 482 James Street North located to the north of the Subject Lands, as seen from James Street North looking east.



Photo of 486, 490 and 492 James Street North located to the north of the Subject Lands, as seen from James Street North locking east.



### THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE