

WELCOME TO THE CITY OF HAMILTON

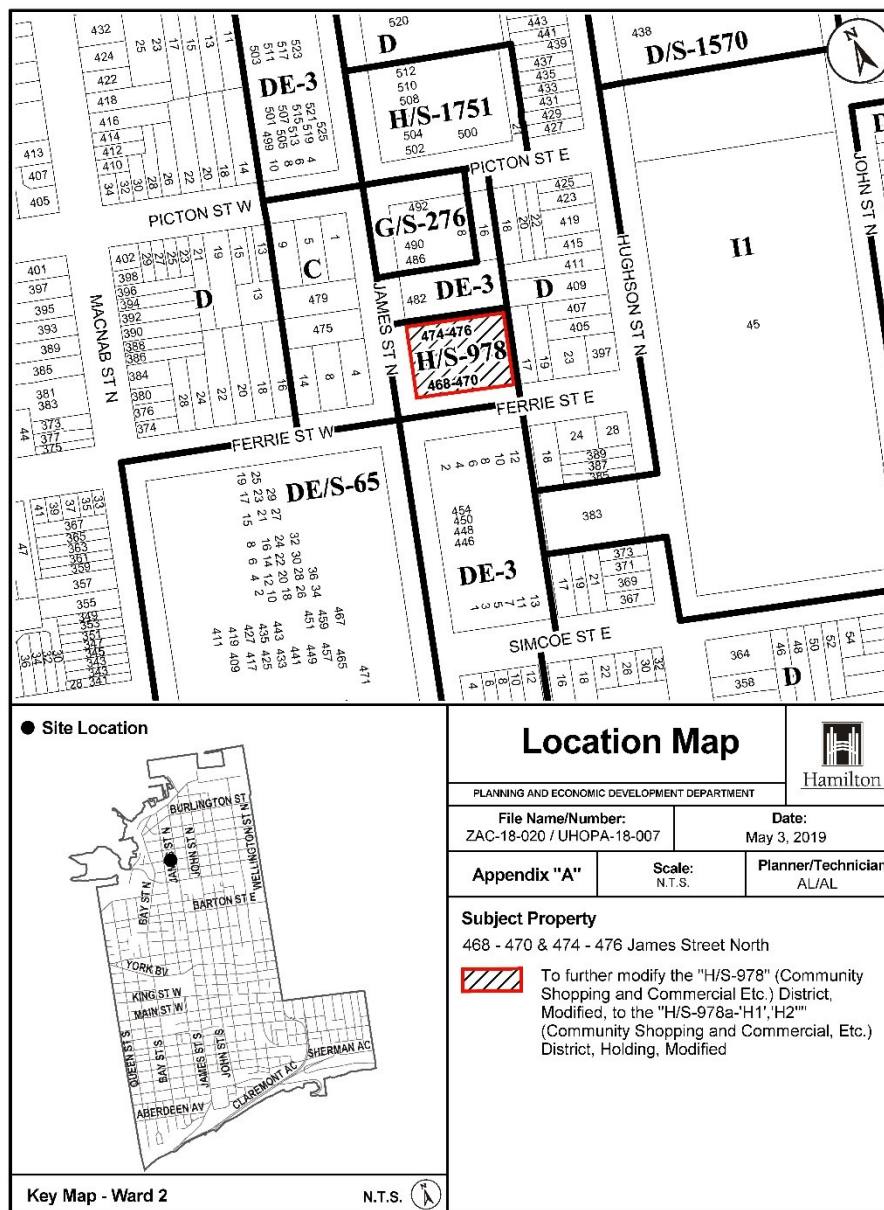
# PLANNING COMMITTEE

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







SUBJECT PROPERTY



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





## ARCHITECTURAL DRAWINGS



**OA** OFFICE ARCHITECTURE

**JvN/d**

466 - 476 JAMES STREET NORTH  
MIXED - USE DEVELOPMENT  
HAMILTON CANADA

JAMES ST NORTH  
WEST ELEVATION

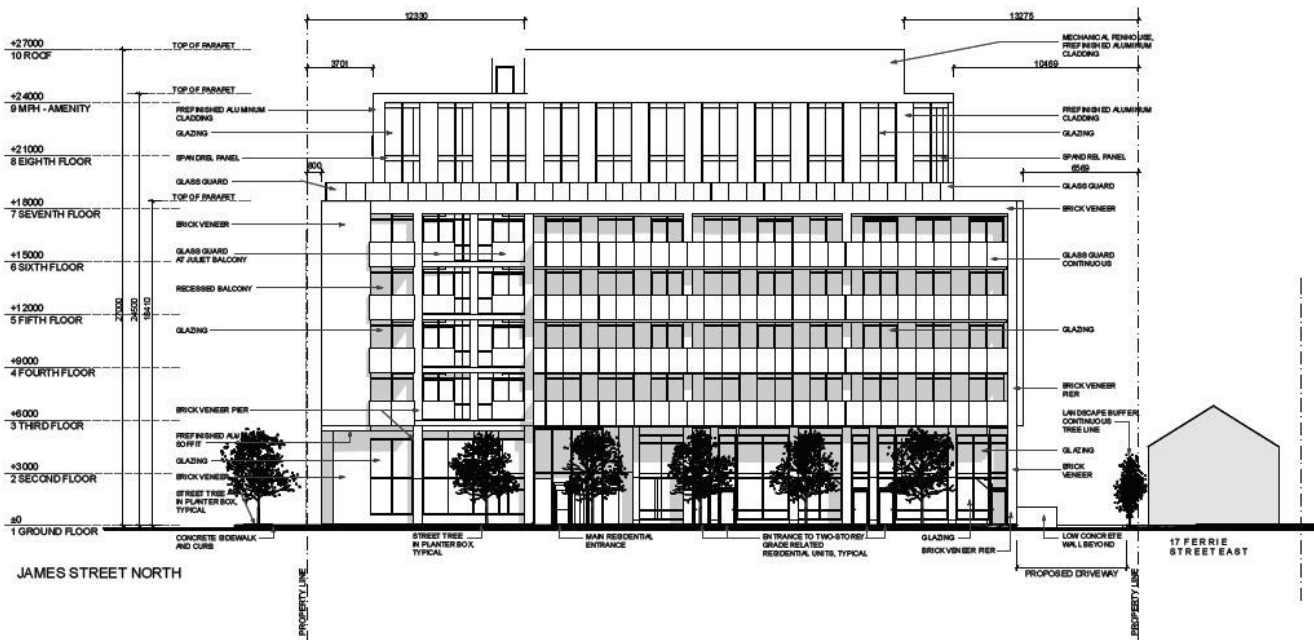
scale 1 : 200  
ISSUED FOR REZONING 07 MARCH 2018

project no.  
201701

A300

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

26 **SvN** 468 James St, Hamilton

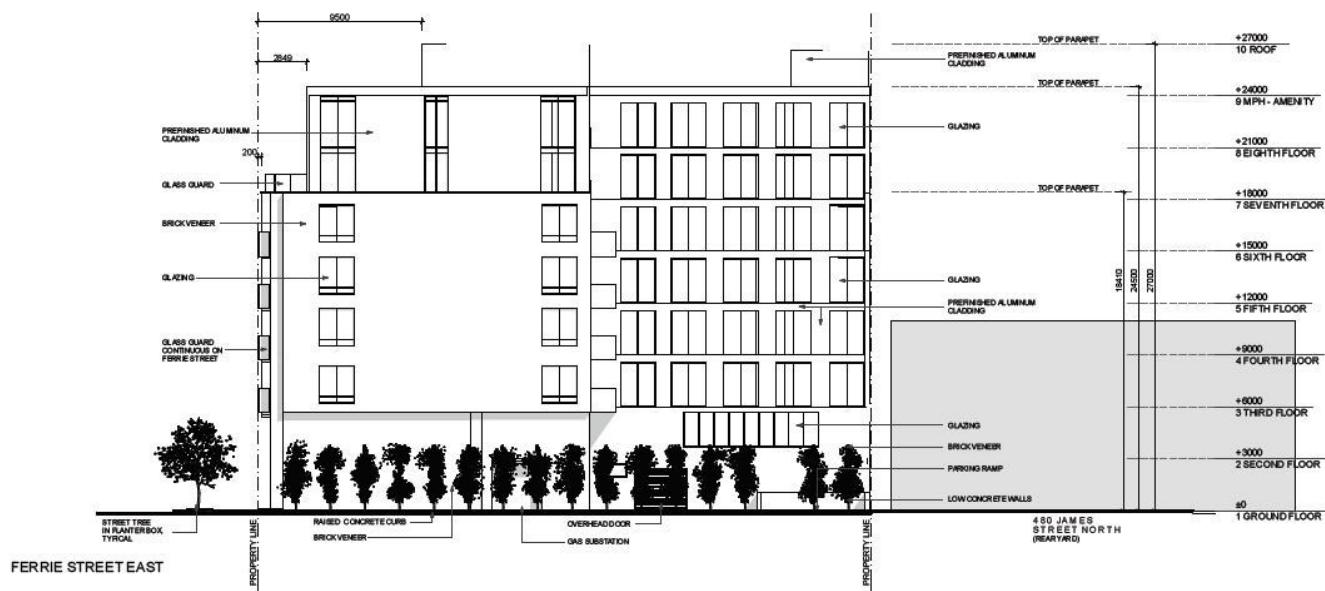


<b>OA</b> OFFICE ARCHITECTURE	<b>JvN/d</b> 466 - 476 JAMES STREET NORTH MIXED - USE DEVELOPMENT HAMILTON CANADA	FERRIE STREET EAST SOUTH ELEVATION scale 1:200 ISSUED FOR REZONING 07 MARCH 2018	project no. 201701  A301
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Figure 21: Proposed south elevation, Ferrie Street facade.



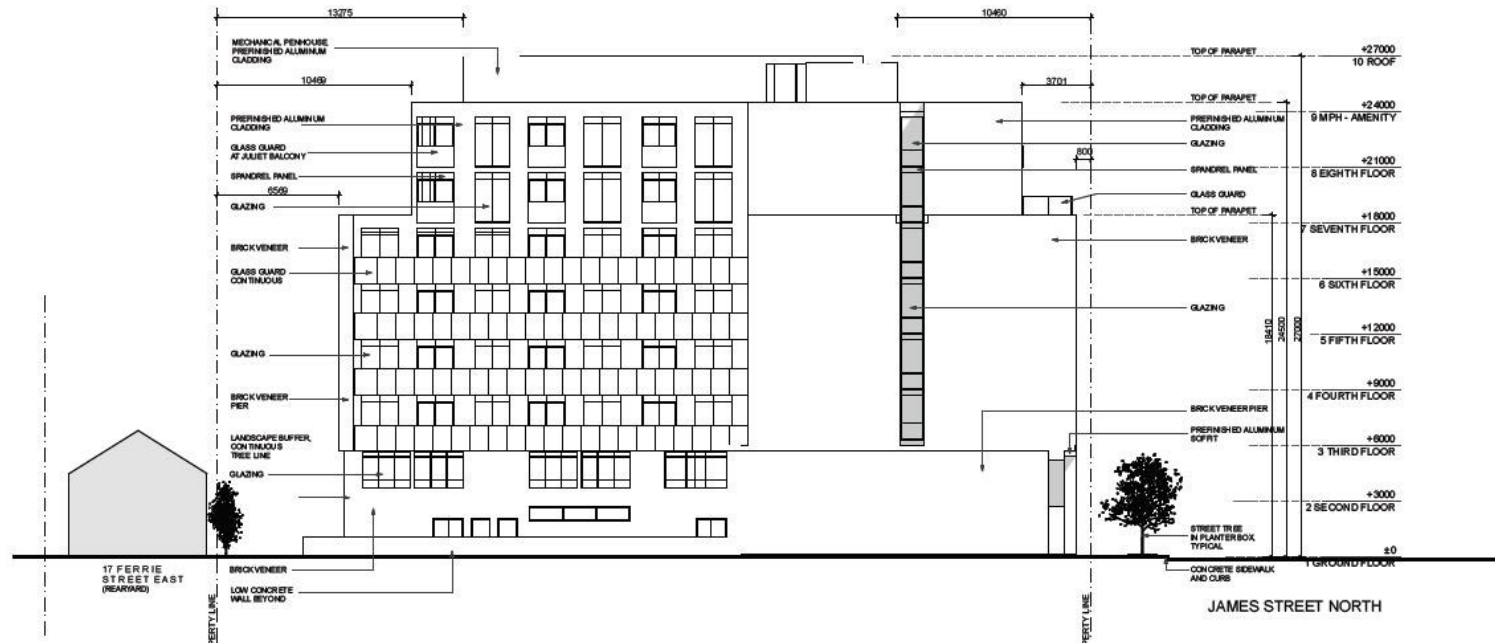
## ARCHITECTURAL DRAWINGS



<p><b>OA</b> OFFICE ARCHITECTURE</p>	<p><b>JvN/d</b></p> <p>466 - 476 JAMES STREET NORTH MIXED - USE DEVELOPMENT</p> <p>HAMILTON CANADA</p>	<p>REAR EAST ELEVATION</p> <p>scale 1 : 200 ISSUED FOR REZONING 07 MARCH 2018</p>	<p>project no. 201701</p> <p>A302</p>
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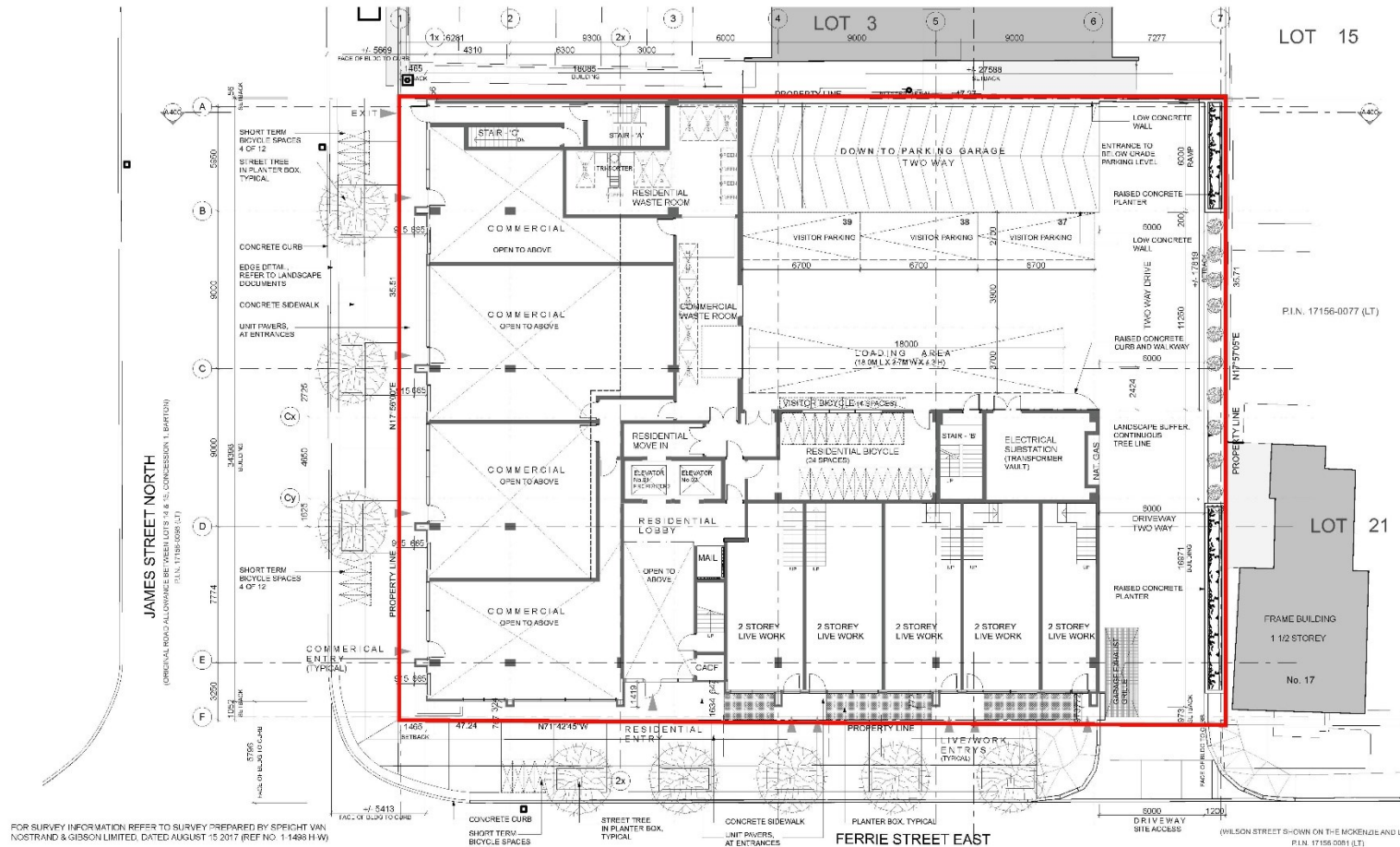
Figure 22: Proposed south elevation.

28 **SvN** 468 James St, Hamilton



<p><b>OA</b> OFFICE ARCHITECTURE</p> <p><b>JvN/d</b></p>	<p><b>466 - 476 JAMES STREET NORTH</b></p> <p><b>MIXED - USE DEVELOPMENT</b></p> <p>HAMILTON CANADA</p>	<p><b>SIDE</b></p> <p><b>NORTH ELEVATION</b></p> <p>scale 1 : 200</p> <p>ISSUED FOR REZONING 07 MARCH 2018</p>	<p>project no. 201701</p> <p><b>A302</b></p>
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Figure 23: Proposed north elevation.



**OA** OFFICE ARCHITECTURE

**JvNd**

**468 - 476 JAMES STREET NORTH**  
MIXED - USE DEVELOPMENT

HAMILTON

CANADA

**SITE/GROUND PLAN**

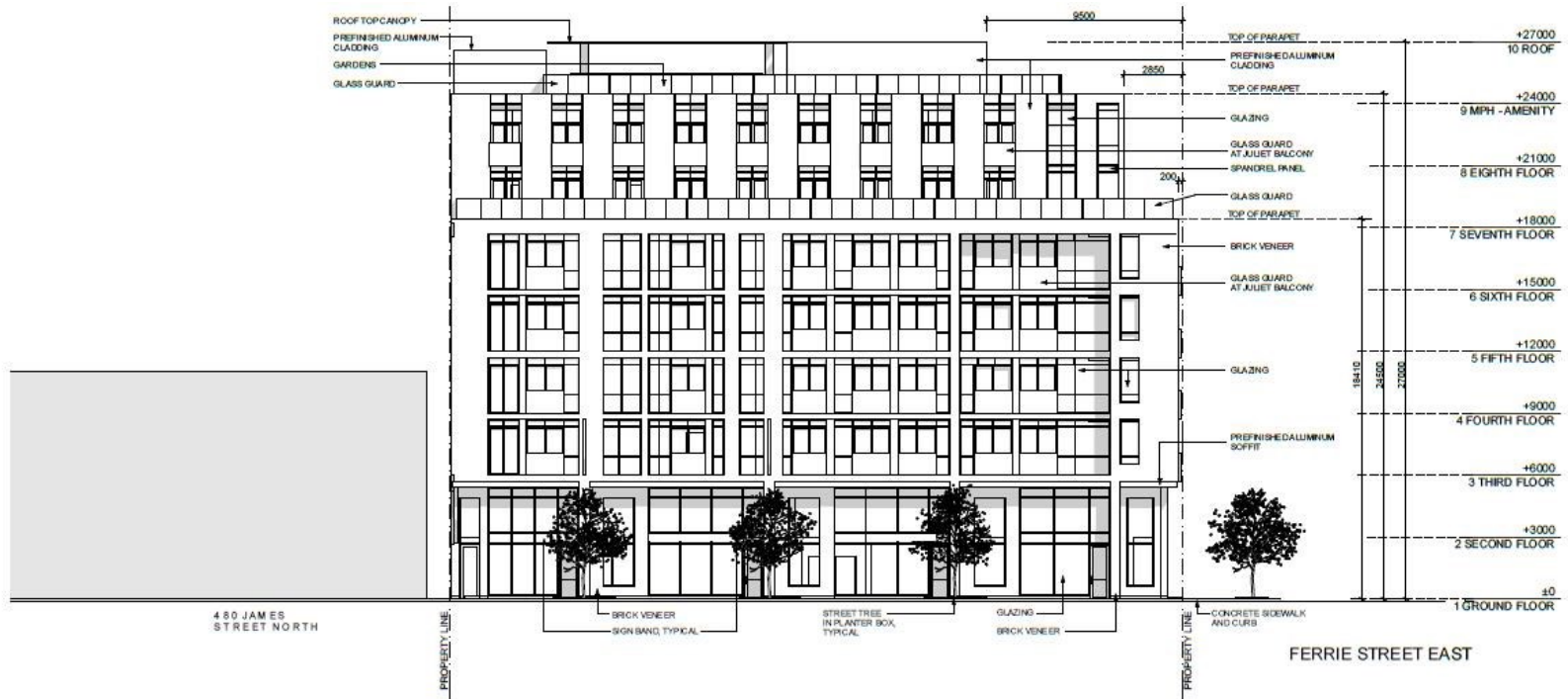
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REISSUED FOR REZONING 18 MARCH 2019

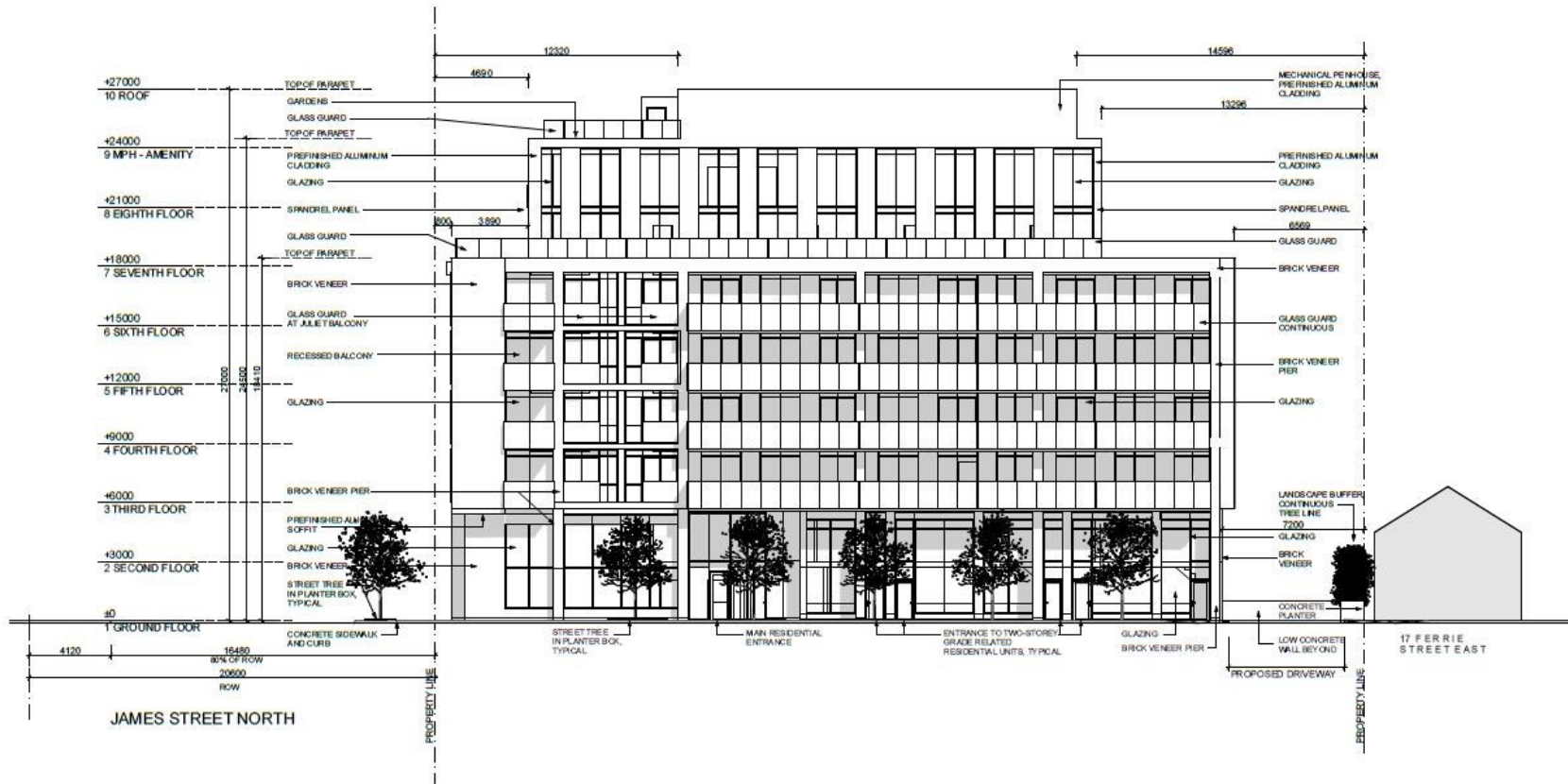
REV 02

**A200**

project no.  
201701







OA OFFICE ARCHITECTURE

JvNd

468 - 476 JAMES STREET NORTH  
MIXED - USE DEVELOPMENT

HAMILTON

CANADA

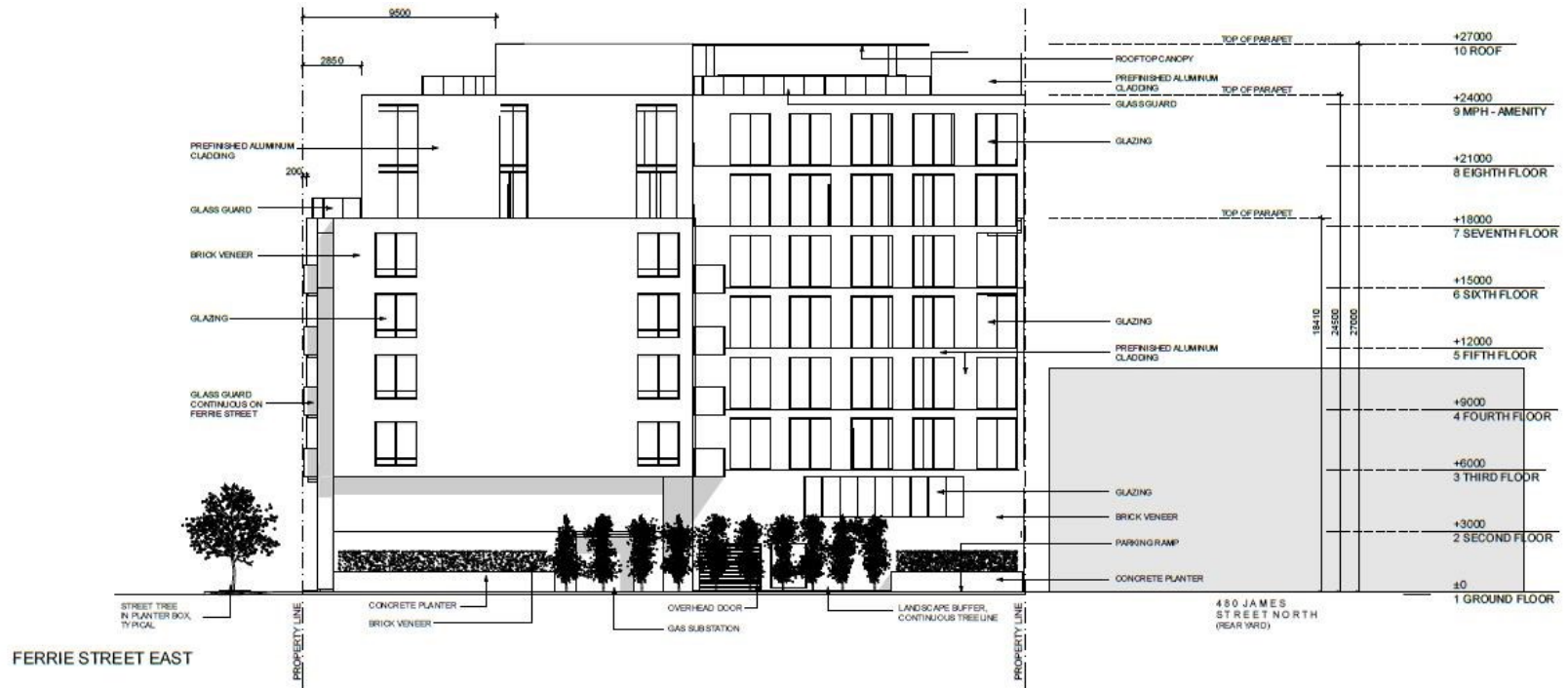
FERRIE STREET EAST  
SOUTH ELEVATION

scale 1 : 200  
REISSUED FOR REZONING 21 SEPT 2018

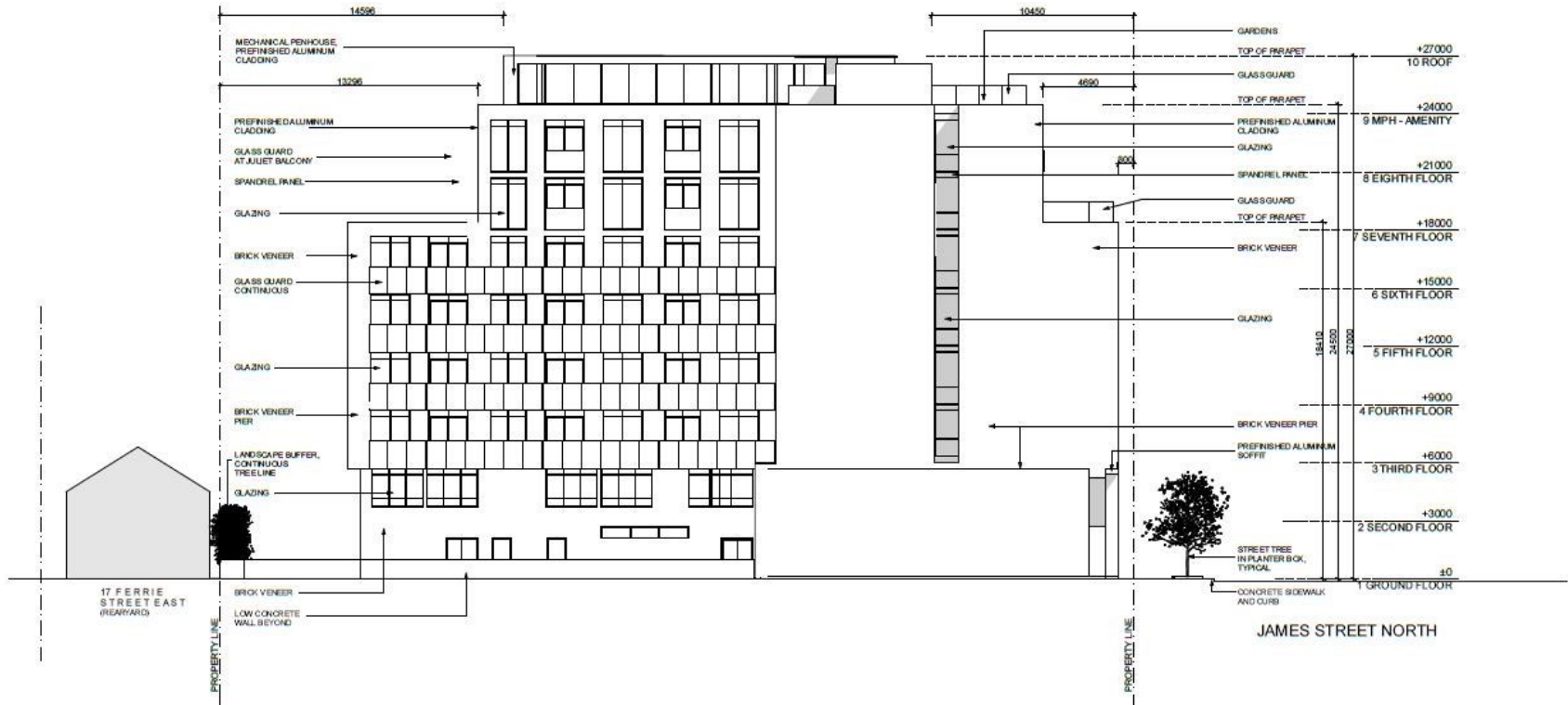
REV 01

project no.  
201701

A301







OA OFFICE ARCHITECTURE

JvNd

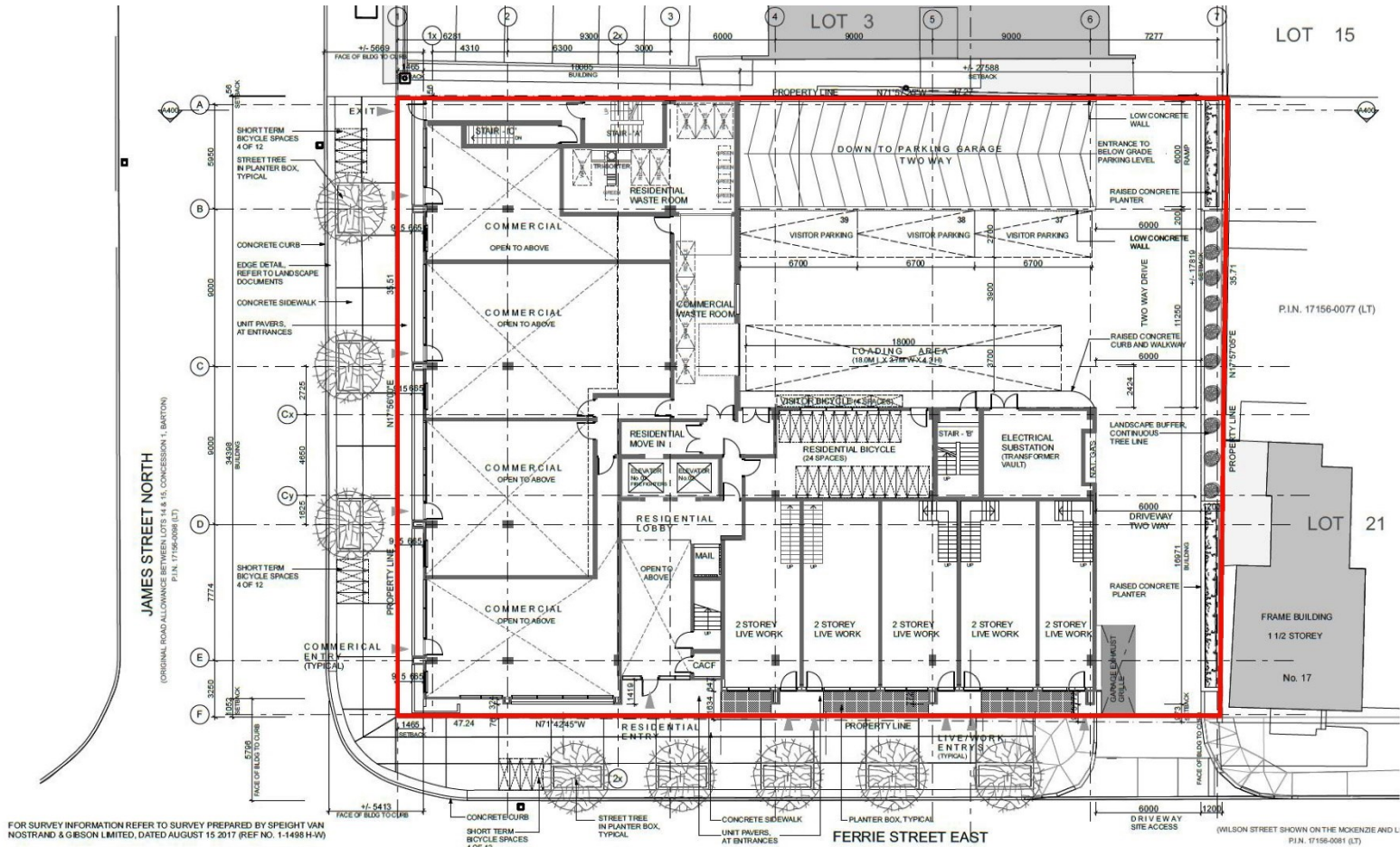
468 - 476 JAMES STREET NORTH  
MIXED - USE DEVELOPMENT  
HAMILTON CANADA

SIDE  
NORTH ELEVATION

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

project no.  
2017 01

A303

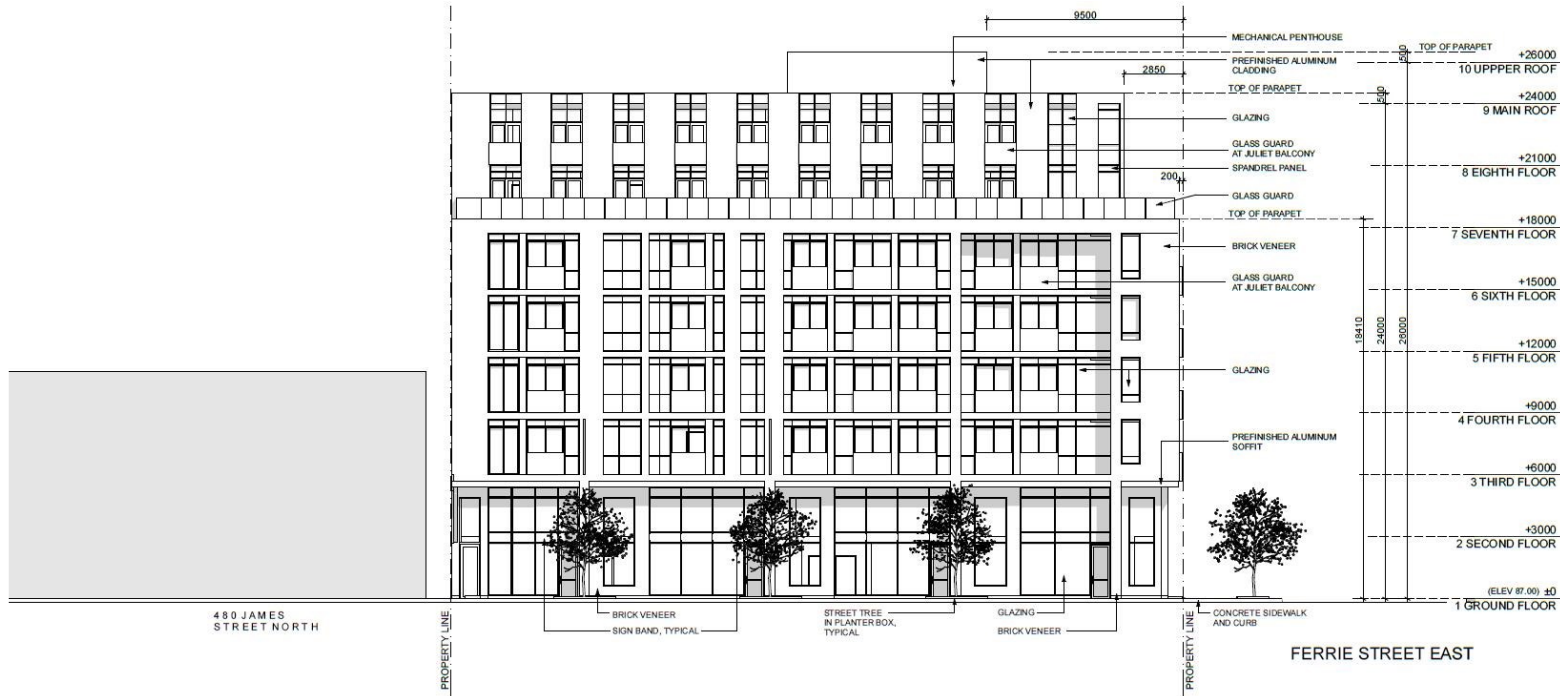


**OA** OFFICE ARCHITECTURE

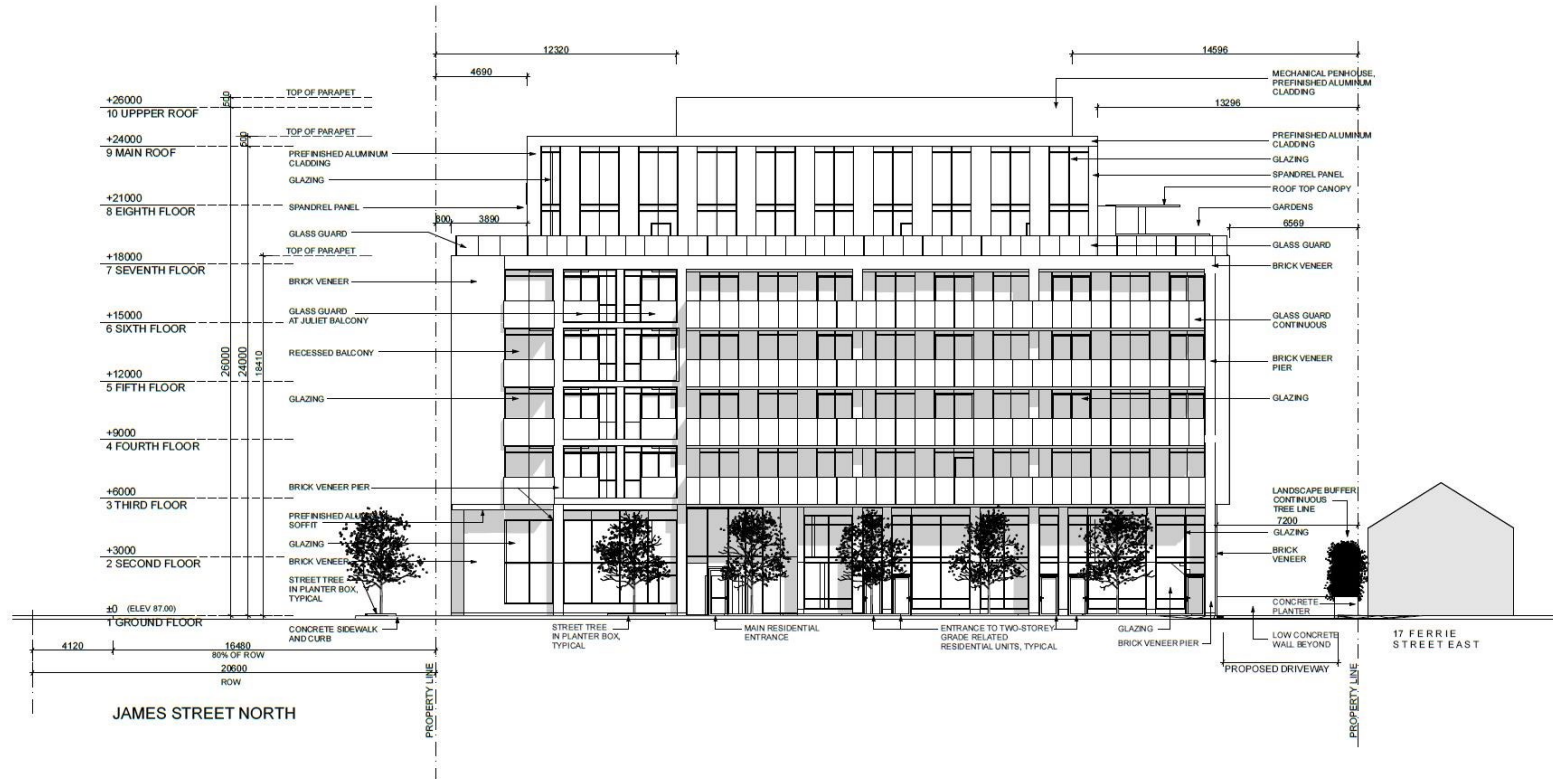
**JvNd**

HAMILTON

CANADA







**OA** OFFICE ARCHITECTURE

**JvNd**

**468 - 476 JAMES STREET NORTH**  
MIXED - USE DEVELOPMENT

HAMILTON

CANADA

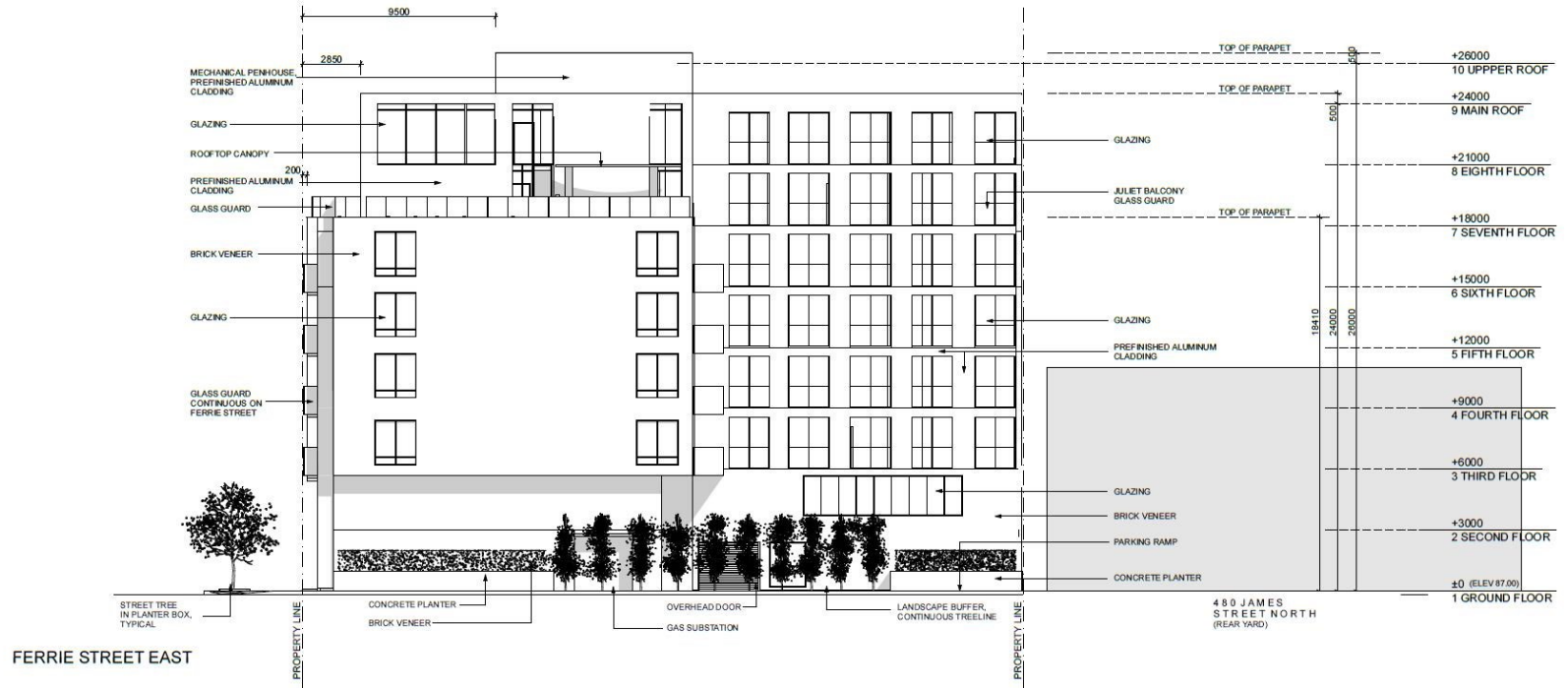
**FERRIE STREET EAST**  
SOUTH ELEVATION

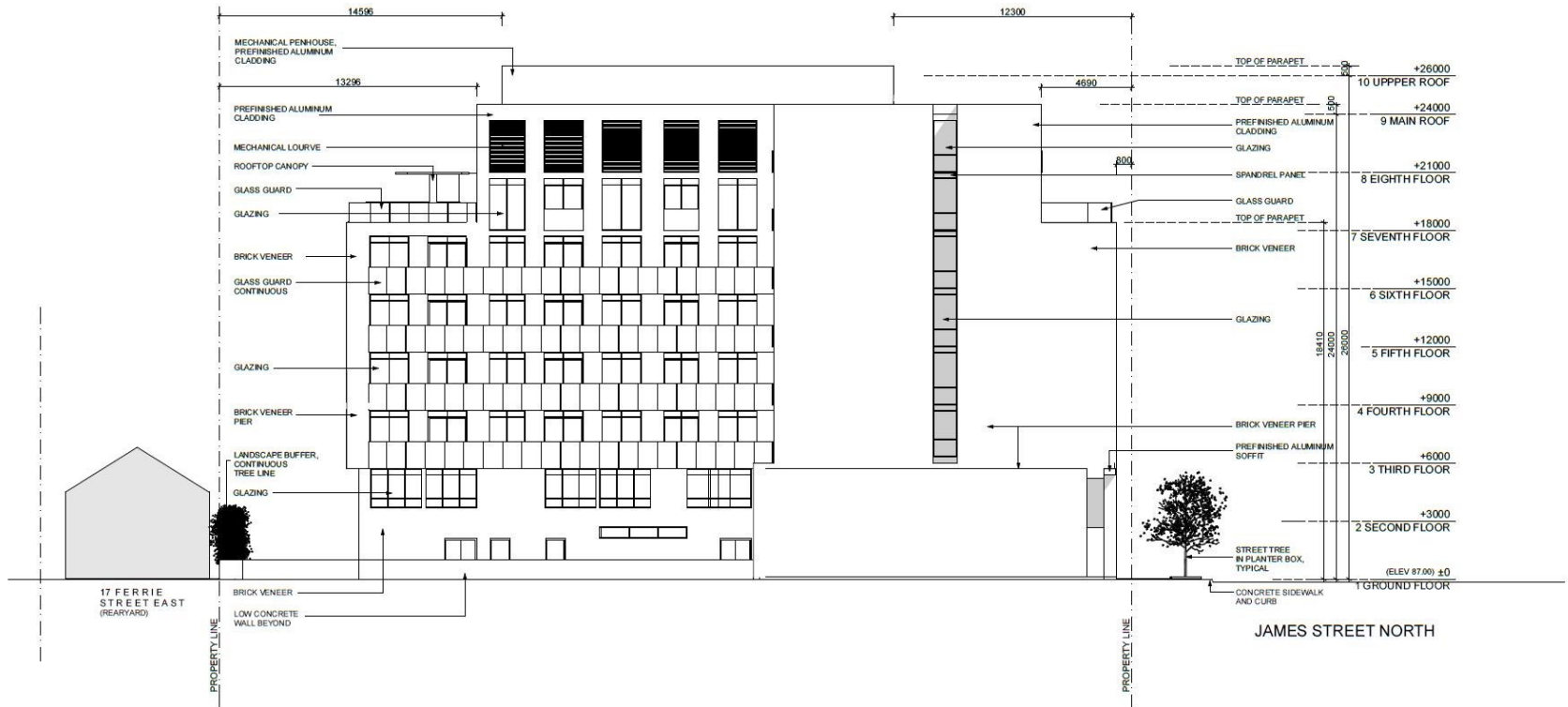
scale 1 : 200  
REISSUED FOR REZONING 18 MARCH 2019

REV 02

project no.  
201701

**A301**





OA OFFICE ARCHITECTURE

JvNd

468 - 476 JAMES STREET NORTH  
MIXED - USE DEVELOPMENT

HAMILTON

CANADA

SIDE  
NORTH ELEVATION

scale 1:200  
REISSUED FOR REZONING 18 MARCH 2019

REV 02

project no.  
201701

A303





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.



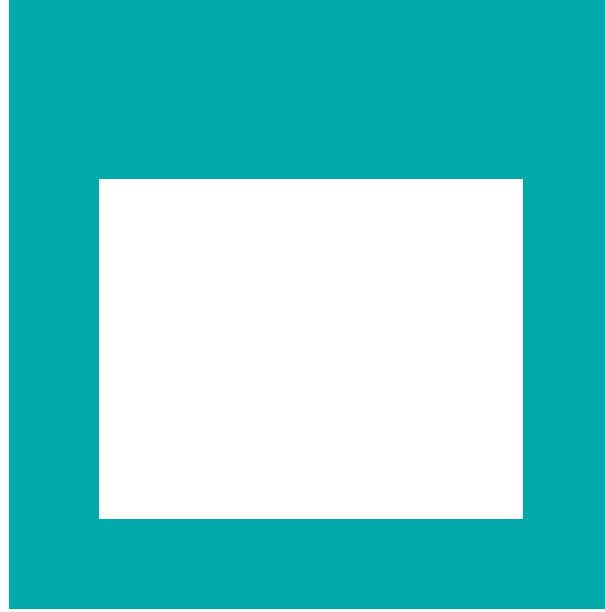


Photo of 482 James Street North located to the north of the Subject Lands, as seen from James Street North looking east.





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



# THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE