



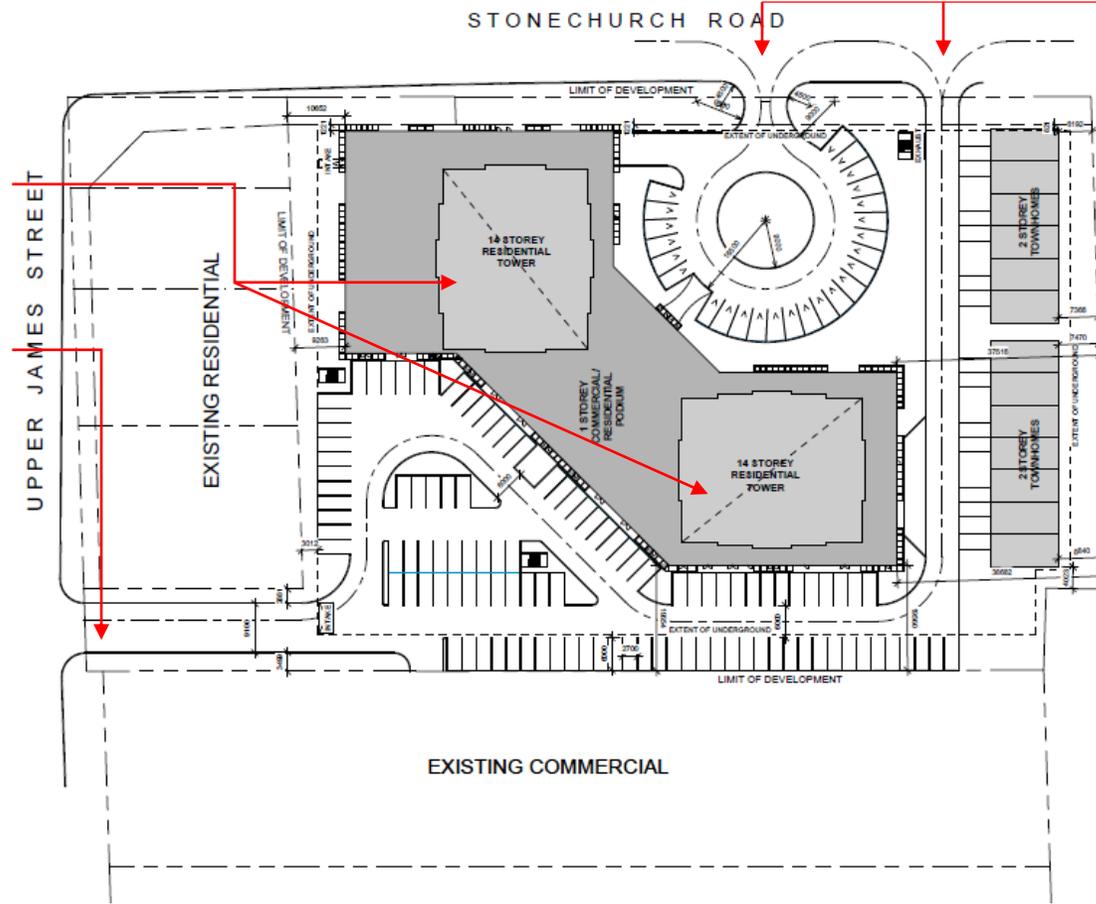
Upper James Street and Stone Church Road

Zoning By-Law Amendment:
ZAC-11-070

2011 Conceptual Site Plan

14-storey residential towers

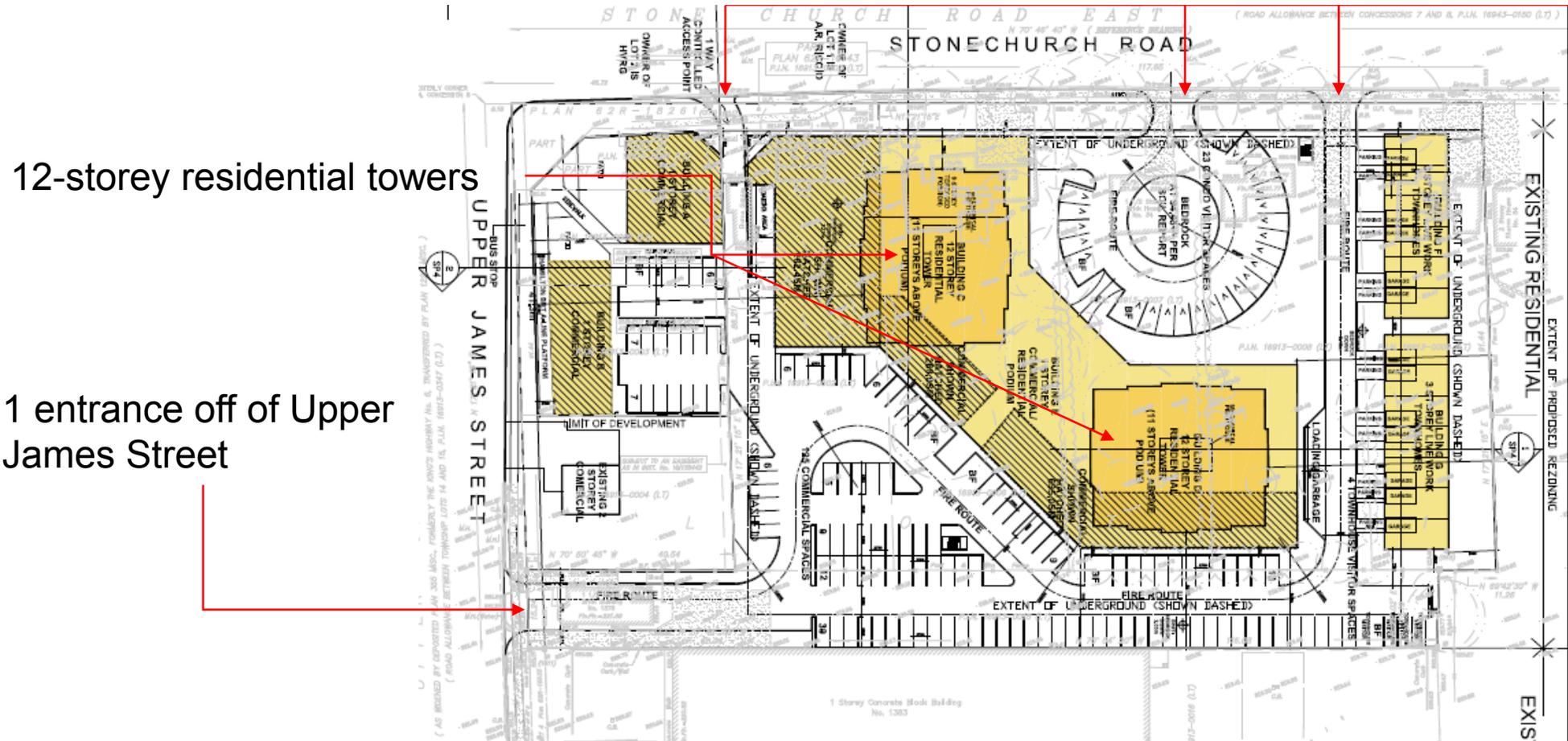
1 entrance off of Upper James Street



2 entrances off of Stone Church Road

Official Plan Amendment **WOULD** be required

2015 Conceptual Site Plan



12-storey residential towers

1 entrance off of Upper James Street

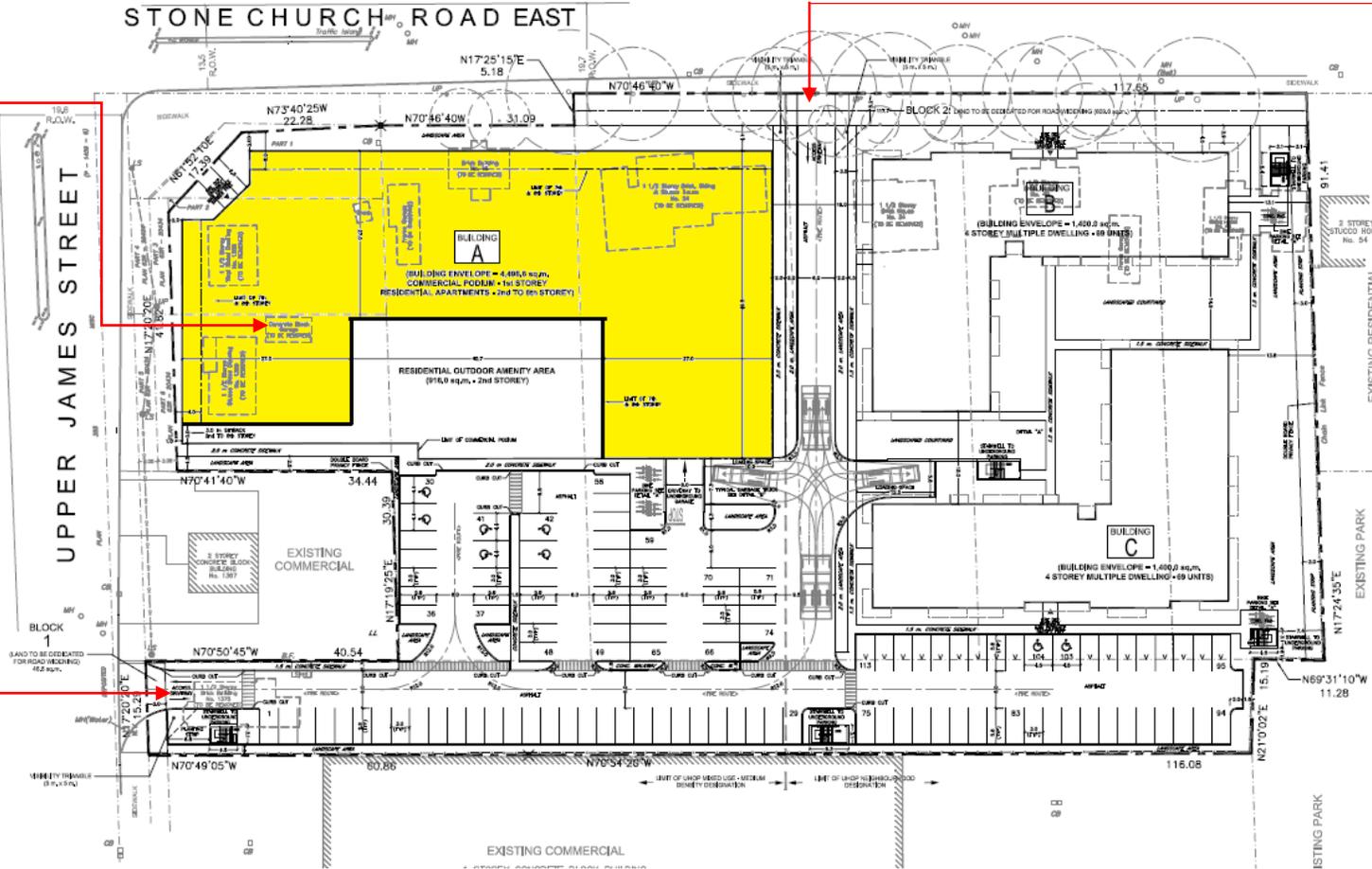
3 entrances off of Stone Church Road

Official Plan Amendment **WOULD** be required

Current Proposed Development (2019)

8-storey mixed use building

1 entrance off Upper James Street



1 entrance off Stone Church Road – safe distance from intersection and far enough away from adjacent residential neighbourhood

NO Official Plan Amendment is required



NORTH ELEVATION (STONECHURCH ROAD)



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

BUILDING 'B'

DRAFT
FOR DISCUSSION
PURPOSES ONLY



REVISIONS	
NO.	DATE

2) I HEREBY CERTIFY THAT I AM A MEMBER OF THE ASSOCIATION OF ARCHITECTS OF ONTARIO AND AM QUALIFIED TO PRACTICE AS AN ARCHITECT IN THE PROVINCE OF ONTARIO.

ARCHITECTURAL DESIGN INC.
56 PENNSYLVANIA AVE.
CONCORD, ONT. L4C 3V9
TEL: 905-882-2214
FAX: 905-882-2219

PROJECT: RESIDENTIAL AND COMMERCIAL DEVELOPMENT
FOR: A.R. BCOO DEVELOPMENTS INC.
AT: UPPER JAMES ST. / STONECHURCH RD.
HAMILTON

DRAWING: ELEVATIONS (BLDG B)

DATE: SEP '18	PROJECT NO: 17-076
DRAWN: L.A.	DRAWING NO: A-1
SCALE: 1:200	



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

BUILDING 'C'

DRAFT
FOR DISCUSSION
PURPOSES ONLY

SCALE

REVISIONS	
#	DATE

ONTARIO ASSOCIATION
 OF
 ARCHITECTS

100 ANNE
 HOUSE
 1911

ALL DRAWINGS & SPECIFICATIONS ARE THE PROPERTY OF ARCHITECTURAL DESIGN INC. AND WILL BE RETURNED UPON THE COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FROM THE RELEVANT AGENCIES. ALL DRAWINGS MUST BE AT SCALE.

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PROJECT	
RESIDENTIAL AND COMMERCIAL DEVELOPMENT	
FOR: A.R. RUDKO DEVELOPMENTS INC. ATT: 1000 JAMES ST. / STONEYCROFT RD. HAMILTON	
DRAWING	
ELEVATIONS (BLDG C)	
DATE	PROJECT NO.
SEP '18	17-076
DRAWN	SCALE
L.A.	1:200
CHECKED	
	A-1



Thank You
