



# Upper James Street and Stone Church Road

Zoning By-Law Amendment:

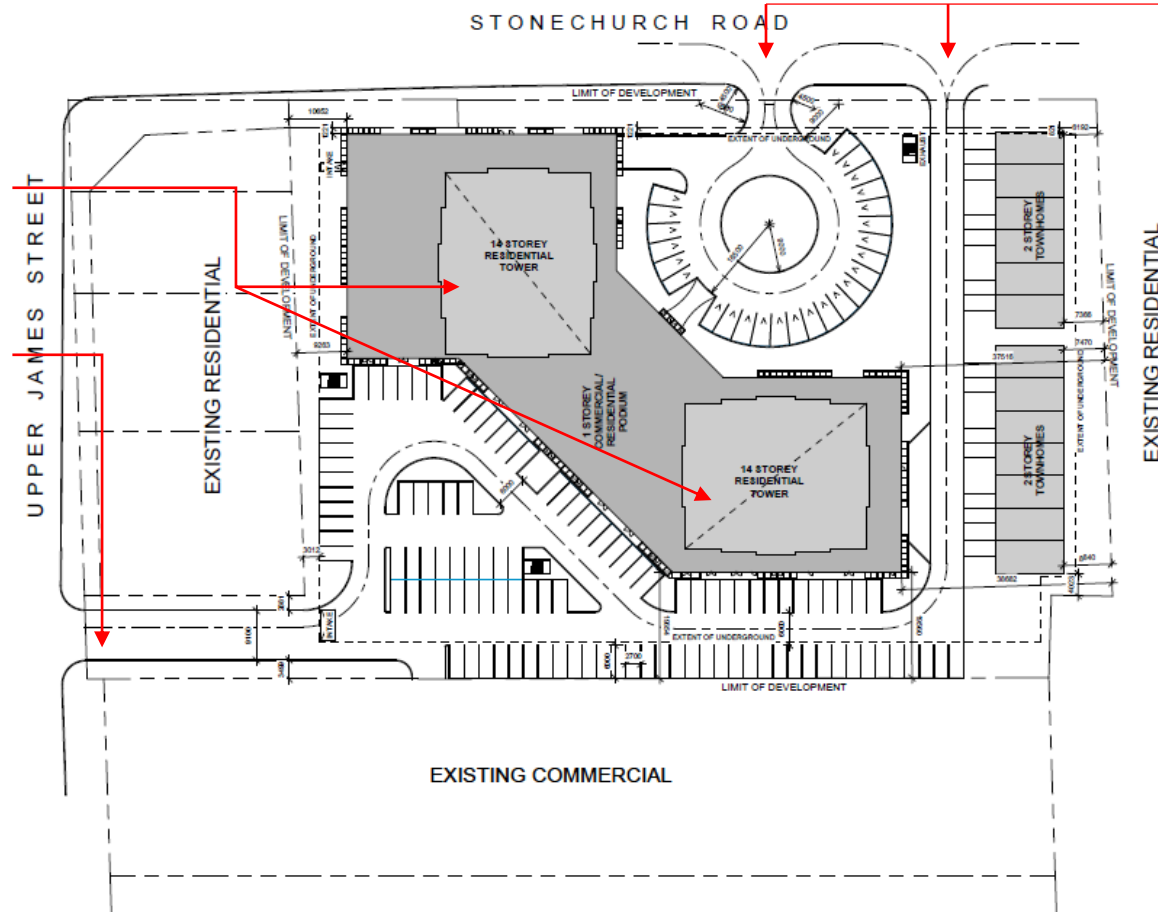
ZAC-11-070



# 2011 Conceptual Site Plan

14-storey residential towers

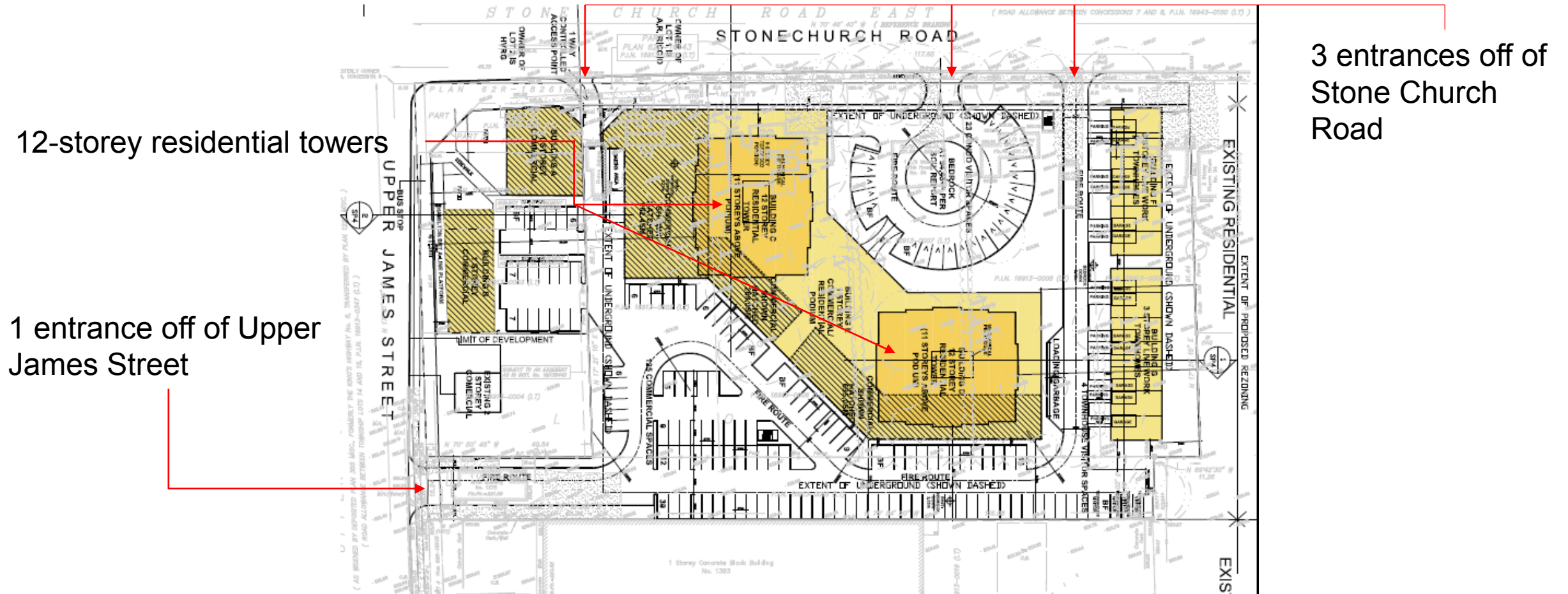
1 entrance off of Upper James Street



2 entrances off of Stone Church Road

Official Plan Amendment **WOULD** be required

# 2015 Conceptual Site Plan

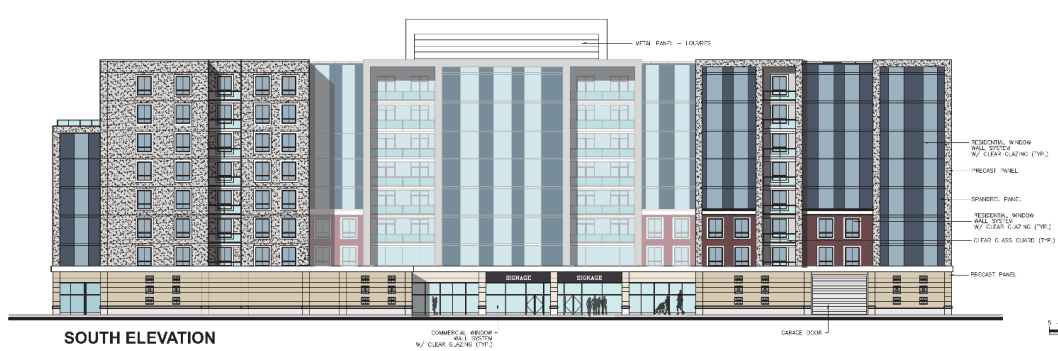
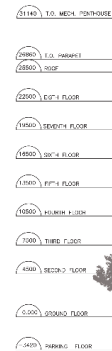
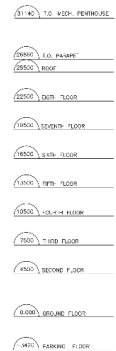


12-storey residential towers

1 entrance off of Upper James Street

3 entrances off of Stone Church Road

Official Plan Amendment **WOULD** be required



## BUILDING 'A'

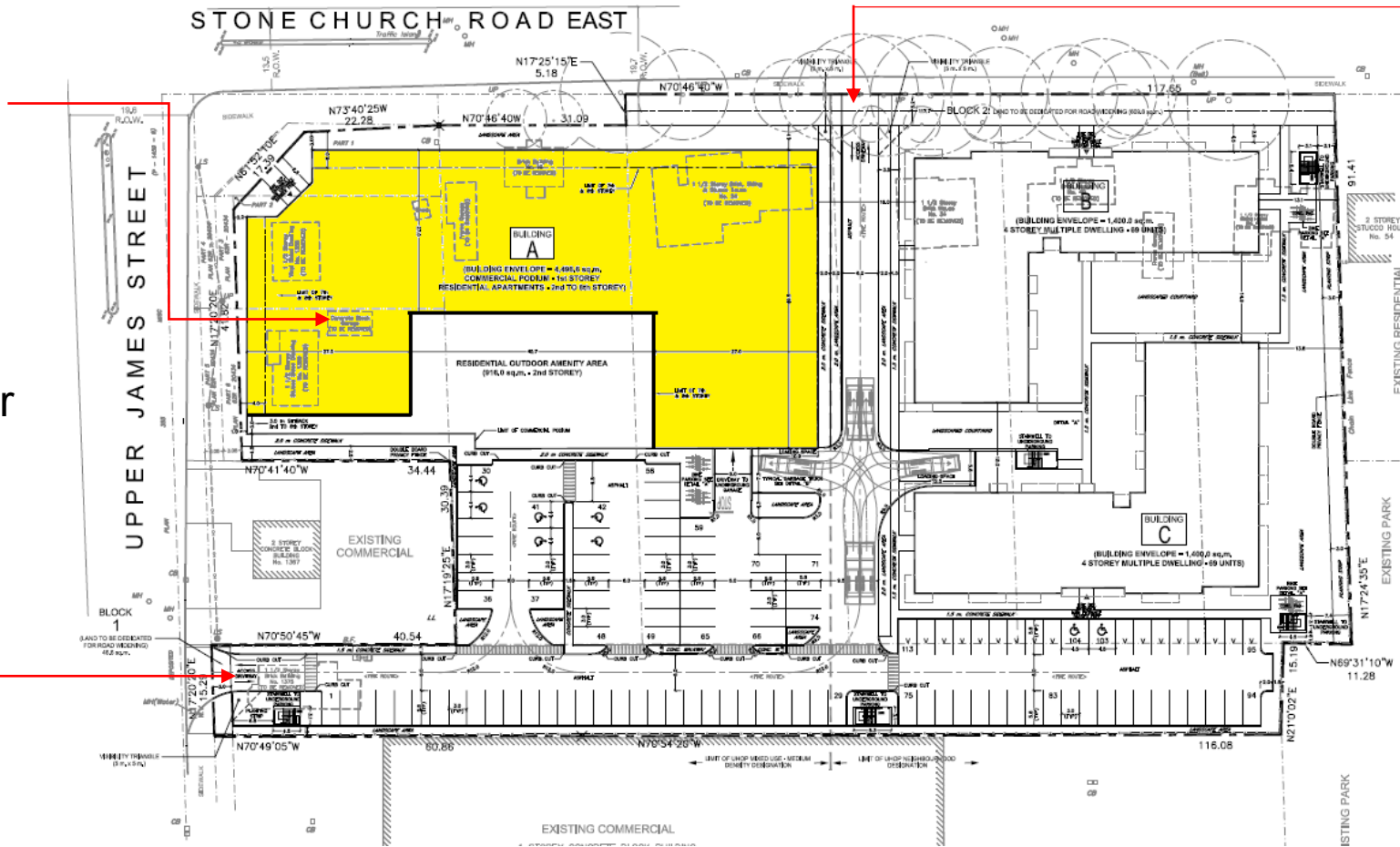
**DRAFT**  
FOR DISCUSSION  
PURPOSES ONLY

[illegible]

# 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

0 1 2 3 4 5 6 7 8 9 10

SCALE

REVISIONS

#	DATE

ONARIO ASSOCIATION  
OF  
ARCHITECTS

LETS WORK  
TOGETHER

2) I HEREBY CERTIFY THAT I AM A MEMBER OF THE ONTARIO ASSOCIATION OF ARCHITECTS AND AM QUALIFIED TO PROVIDE THE SERVICES SET FORTH IN THIS AGREEMENT.  
3) I HEREBY CERTIFY THAT I AM A MEMBER OF THE ONTARIO ASSOCIATION OF ARCHITECTS AND AM QUALIFIED TO PROVIDE THE SERVICES SET FORTH IN THIS AGREEMENT.  
4) I HEREBY CERTIFY THAT I AM A MEMBER OF THE ONTARIO ASSOCIATION OF ARCHITECTS AND AM QUALIFIED TO PROVIDE THE SERVICES SET FORTH IN THIS AGREEMENT.

ARCHITECTURAL  
DESIGN INC.

56 PENNSYLVANIA AVE.  
SUITE 101  
CHICAGO, ONT. L4C 2V9  
TEL: 905-880-3333  
FAX: 905-880-3419

PROJECT:  
RESIDENTIAL AND COMMERCIAL  
DEVELOPMENT

FOR: A.R. BICO DEVELOPMENTS INC.  
AT: UPPER JAMES ST. / STONECHURCH RD.  
HAMILTON

ELEVATIONS (BLDG B)

DATE: SEP '18	PROJECT NO: 17-076
DRAWN: L.A.	ELEVATION NO:
CHECKED:	
TOTAL: 1:200	A-1







Thank You

---