



WELCOME TO THE CITY OF HAMILTON

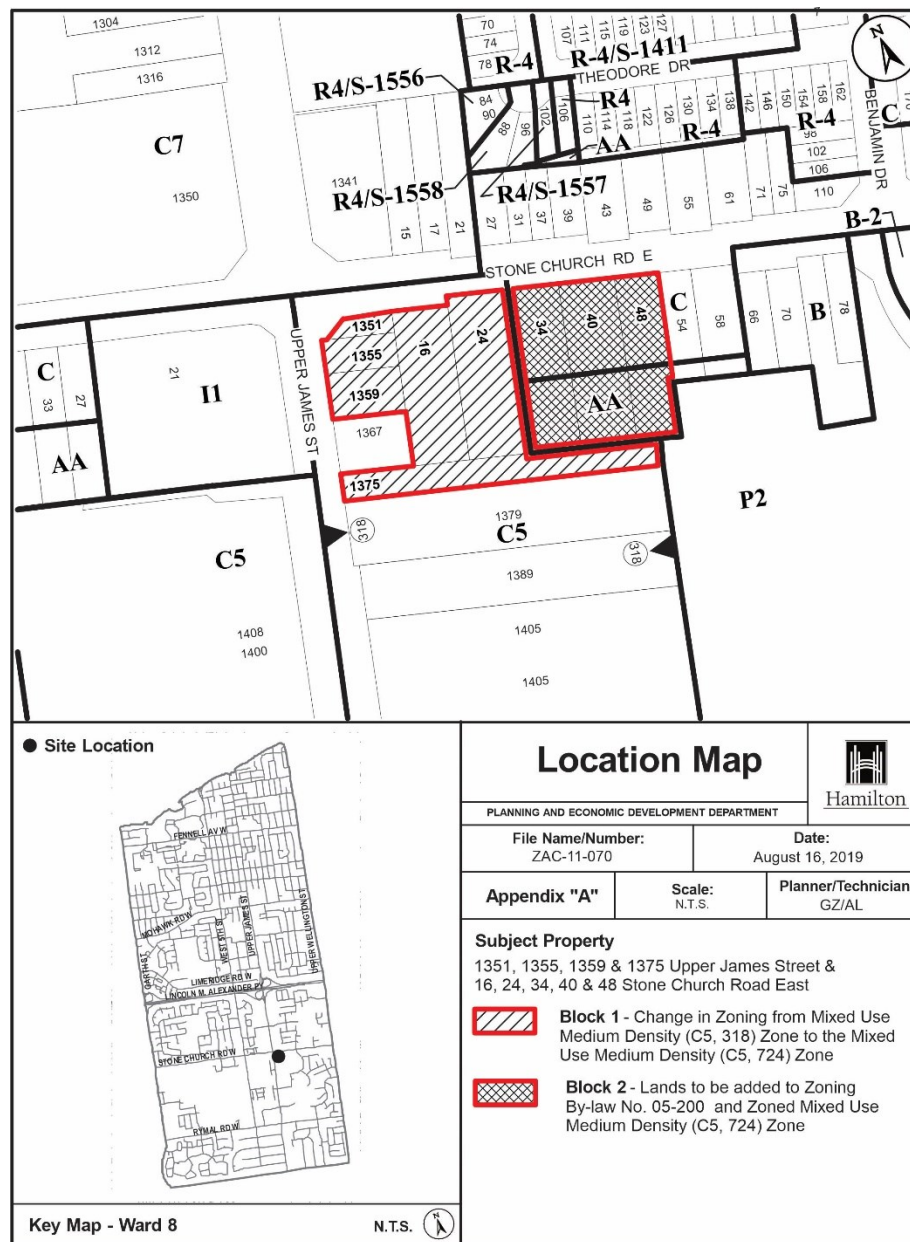
# PLANNING COMMITTEE

September 17, 2019

## PED19059 – (ZAC-11-070)

Application for Zoning By-law Amendment for Lands Located at  
1351, 1355, 1359 and 1375 Upper James Street and  
16, 24, 34, 40 and 48 Stone Church Road East, Hamilton.

Presented by: George T. Zajac







**SUBJECT PROPERTY**



**1351, 1355, 1359 & 1375 Upper James Street &  
16, 24, 34, 40 & 48 Stone Church Road East, Hamilton**



# Urban Hamilton Official Plan (“UHOP”)

## Schedule “E” – Urban Structure

Neighbourhoods” (34, 40 and 48 Stone Church Road East),

“Primary Corridor” (16 and 24 Stone Church Road East, 1351, 1355, 1359, and a portion of 1375 Upper James Street)

“Community Node” (16 and 24 Stone Church Road East, 1351, 1355, 1359 and 1375 Upper James Street)

## Schedule “E-1” – Urban Land Use Designations

“Neighbourhoods” (34, 40 and 48 Stone Church Road East)

“Mixed Use – Medium Density” (16, 24 Stone Church Road East, 1351, 1355, 1359 and 1375 Upper James Street)

The subject property is also identified as located on a Potential Rapid Transit Line (B.L.A.S.T.) per Appendix B - Major Transportation Facilities and Routes.

### NO OFFICIAL PLAN AMENDMENT REQUIRED

- Consistent with the Provincial Policy Statement;
- Conforms to A Place to Grow Plan (2019); and,
- Conforms to the City’s UHOP

# CHRONOLOGY

## Original Submission – October 27, 2011

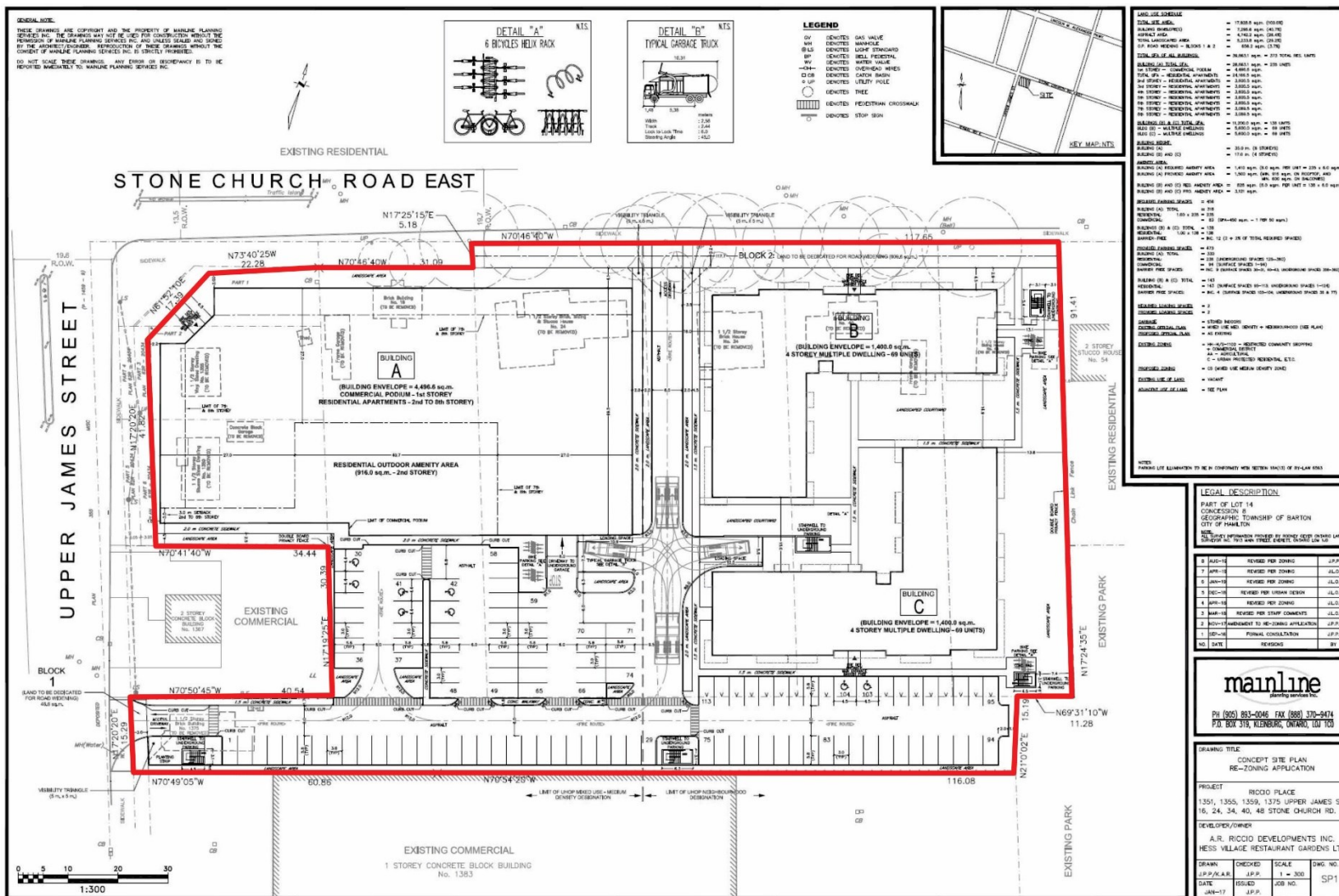
The applicant's original submission was for an Official Plan and Zoning By-law Amendment to permit 13, three storey townhouses, two, 12 storey multiple dwellings with a two storey mixed-use podium, as well as three, one storey commercial buildings.

## Second Submission – November 15, 2017

After meetings with City staff, the applicants re-submitted for an eight storey mixed-use building with commercial uses on the ground floor at the corner of Upper James Street and Stone Church Road East and four, three and four storey multiple dwellings on the easterly portion of the subject property; these adjustments eliminated the need for an Official Plan Amendment.

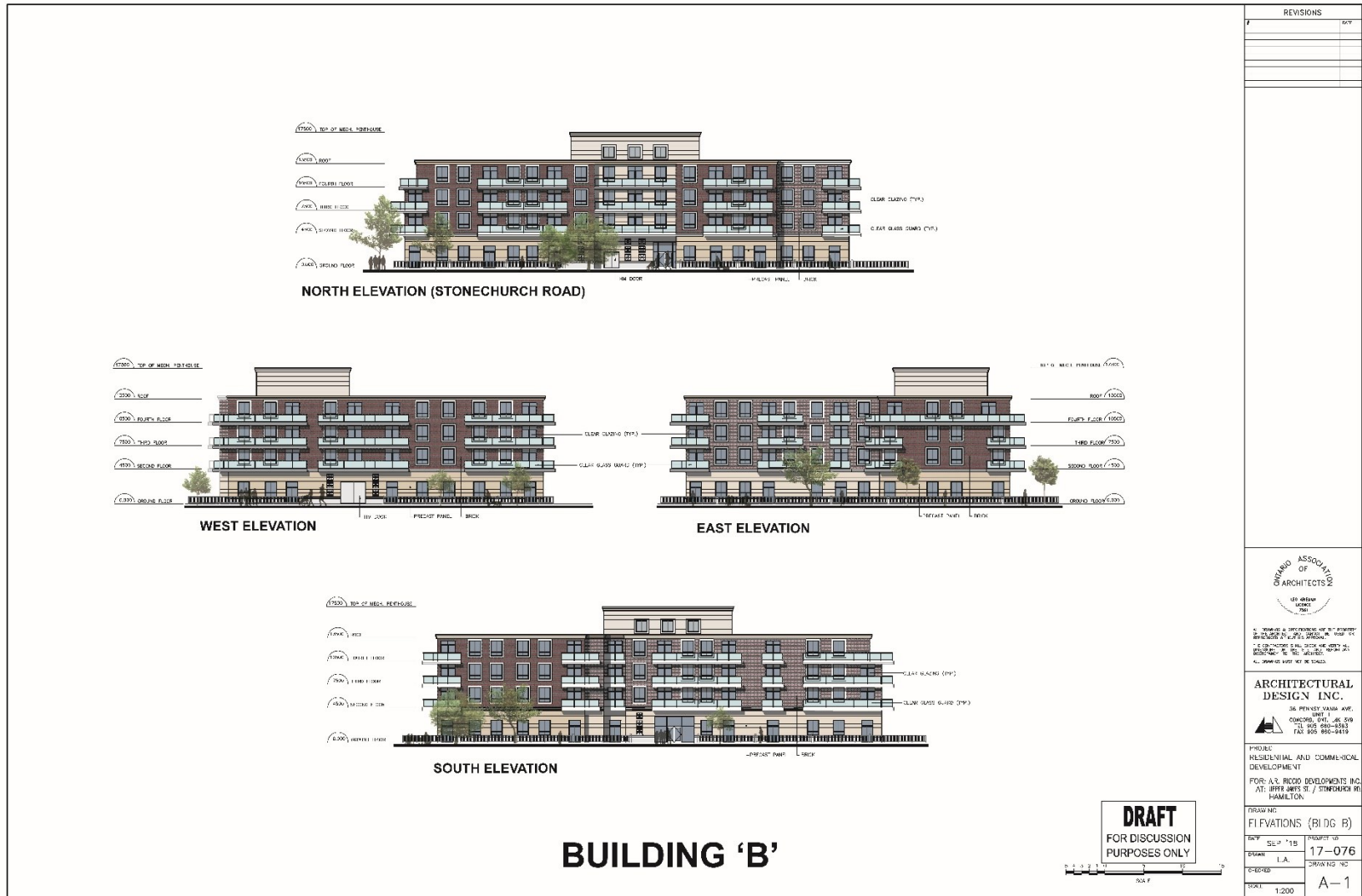
## Third Submission – January 19, 2019

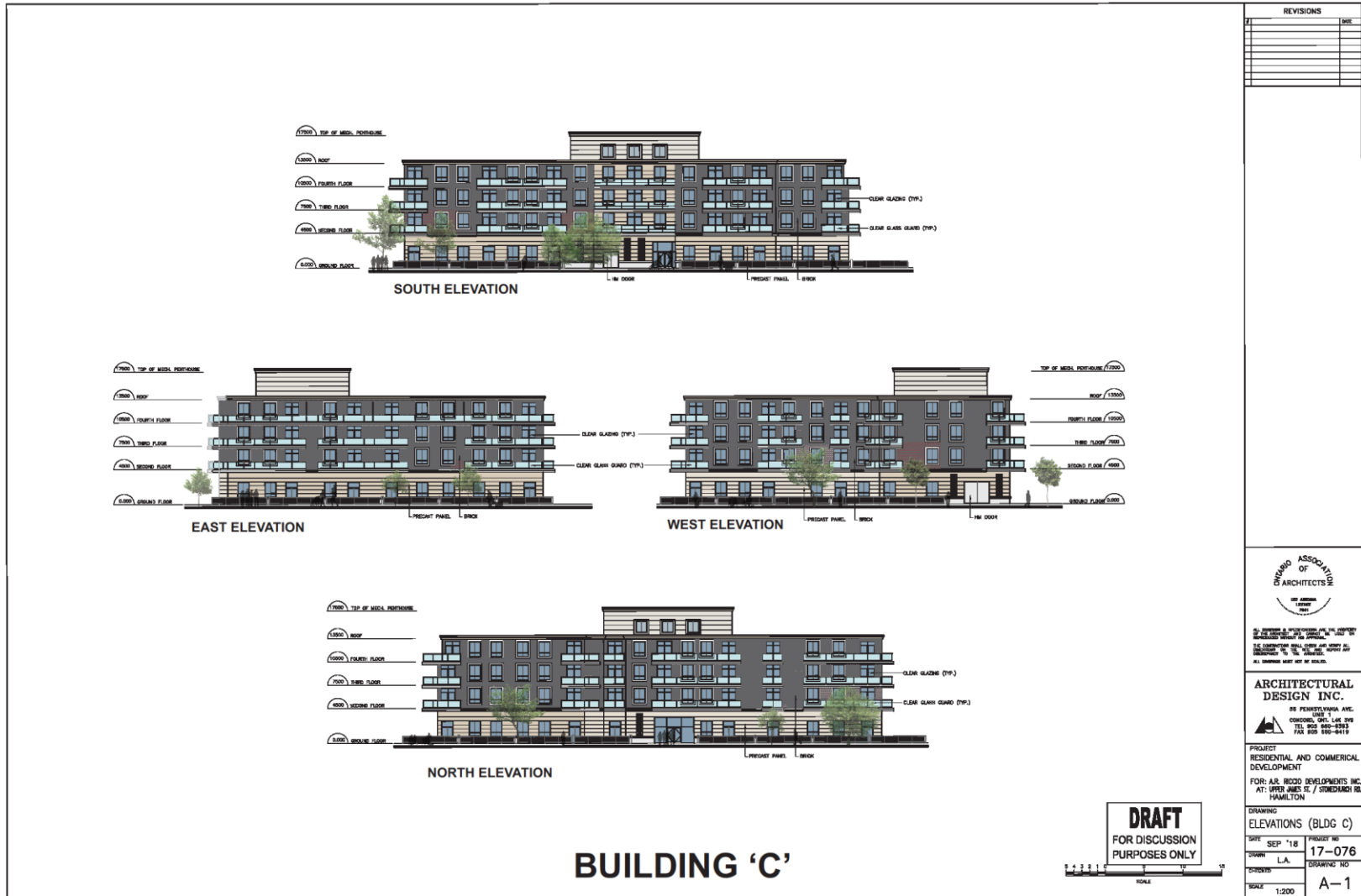
In response to City staff comments, the applicant further revised the subject proposal to maintain the eight storey mixed-use building, but proposed two, four storey multiple dwellings on the easterly portion of the subject property. This concept was later refined to address various staff comments.















Looking north along Upper James Street





Looking east along Stone Church Road East





Looking west along Stone Church Road East





Looking south along Upper James Street





Looking at the Subject Property from Upper James Street





Looking at the Subject Property from Stone Church Road East





# THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE