



WELCOME TO THE CITY OF HAMILTON

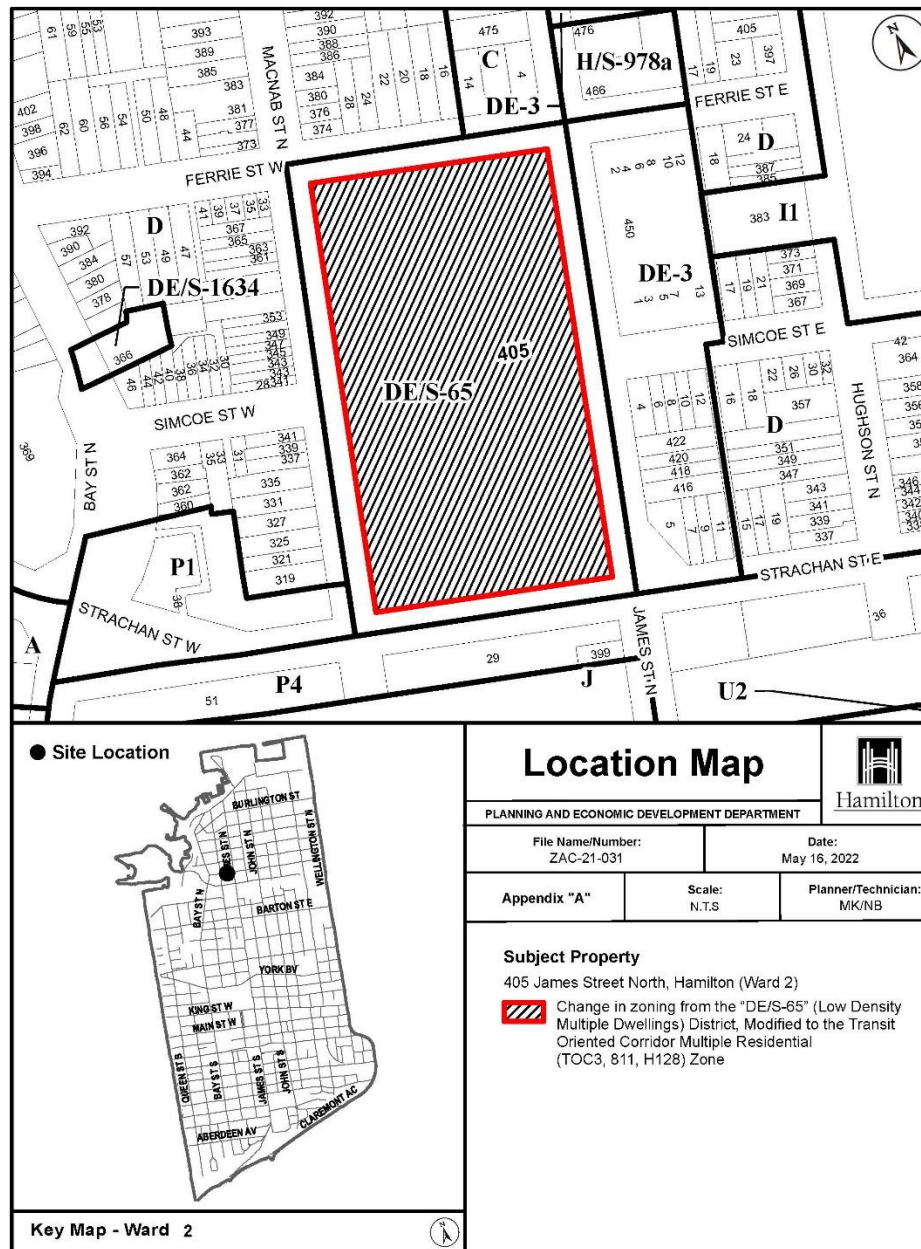
PLANNING COMMITTEE

August 9, 2022

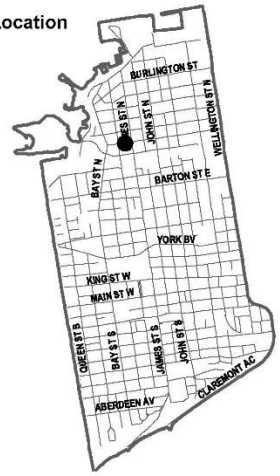
PED22155 – (ZAC-21-031)

Applications for Official Plan Amendment and Zoning By-law Amendment for Lands Located at 405 James Street North, Hamilton.

Presented by: Mark Kehler



● Site Location



Key Map - Ward 2


Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		
File Name/Number: ZAC-21-031	Date: May 16, 2022	
Appendix "A"	Scale: N.T.S.	Planner/Technician: MK/NB

Subject Property

405 James Street North, Hamilton (Ward 2)

 Change in zoning from the "DE/S-65" (Low Density Multiple Dwellings) District, Modified to the Transit Oriented Corridor Multiple Residential (TOC3, 811, H128) Zone

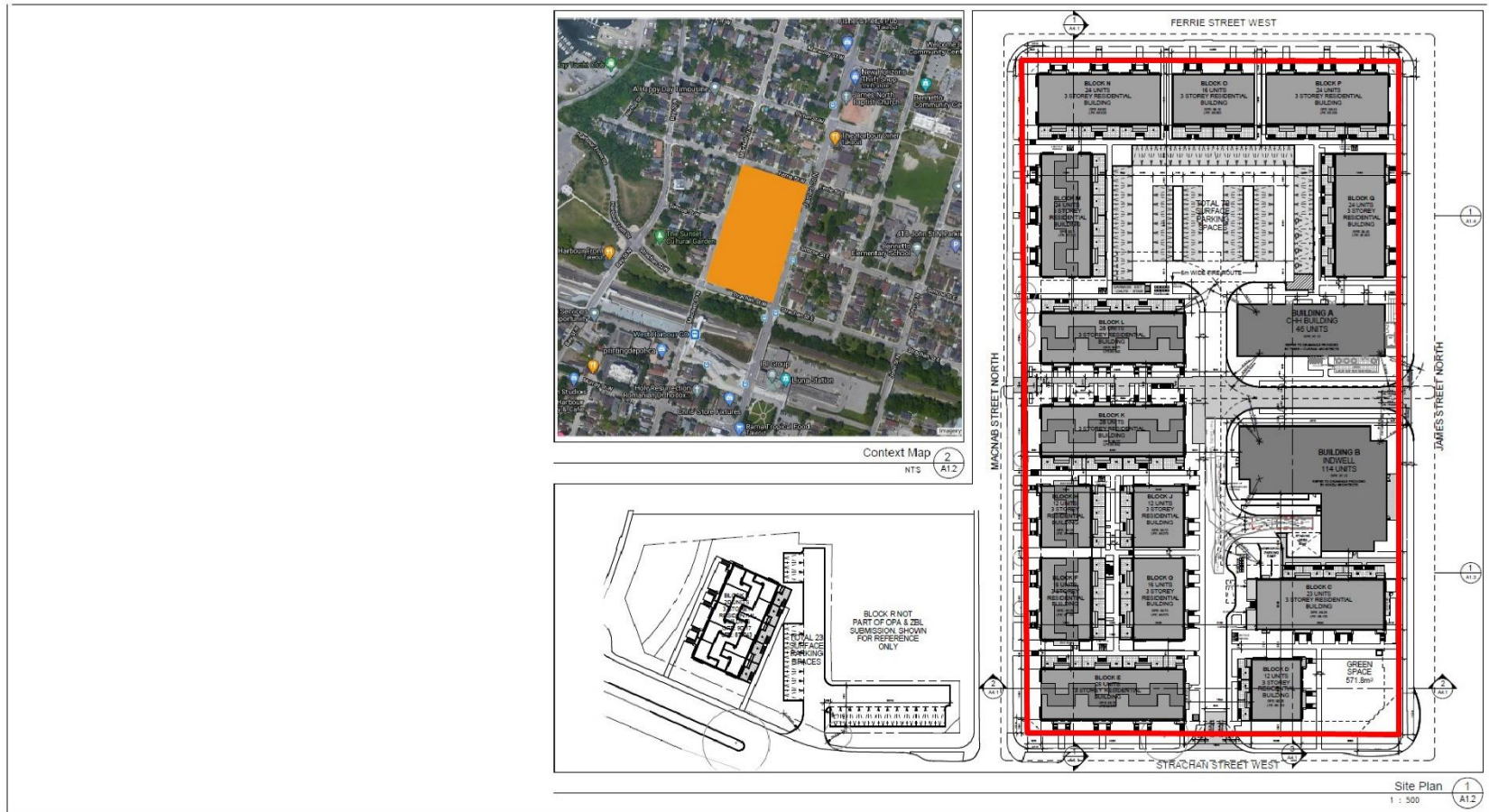


SUBJECT PROPERTY



405 James Street North, Hamilton





All drawings, specifications, and related documents are the property of the Architect. The Client agrees to sign a contract of sale of these documents. The Client agrees to pay the Architect's fees, including all taxes, and to indemnify the Architect from and hold the Architect harmless from all claims, damages, and expenses, including reasonable attorneys' fees, that may be incurred by the Architect in connection with the project. The Architect's liability is limited to the amount of the fee paid to the Architect. The Architect is not responsible for any delays or omissions in the project caused by the Client or any third party. The Architect is not responsible for any delays or omissions in the project caused by the Client or any third party. The Architect is not responsible for any delays or omissions in the project caused by the Client or any third party.



No.	Revision	Date

Rev.	Description	Date
1	Submitted for OPA & Rezoning	June 1, 2022
2	Submitted for OPA & Rezoning	June 10, 2022
3	OPA & Rezoning Submission	June 16, 2022
4	Submitted Plan	

Proposed Residential Redevelopment
405 James Street North, Hamilton, Ontario

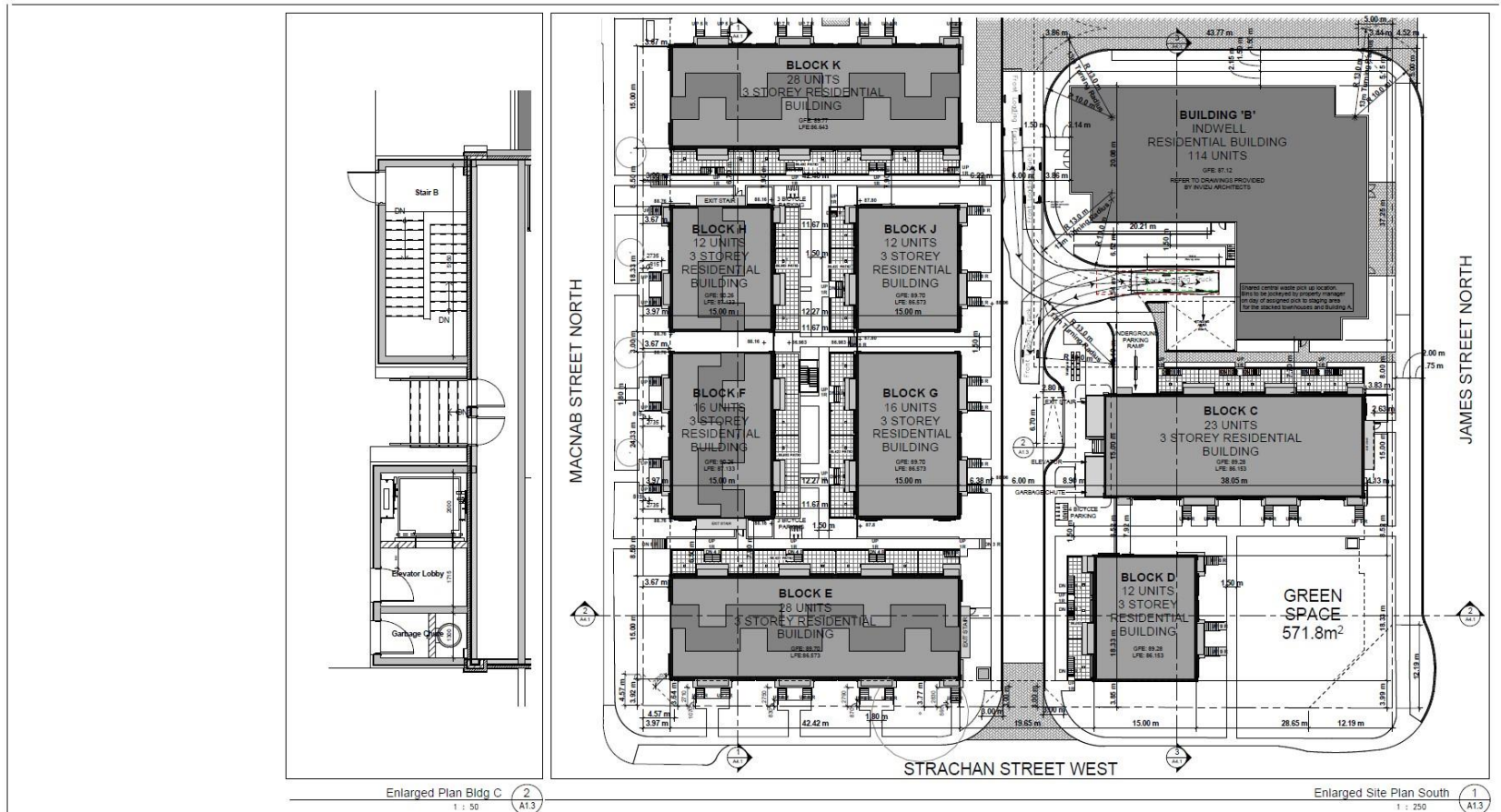
Jamesville Redevelopment Ltd. Partnership

Site Plan & Context Plan

As Indicated

Drawn by: D.S.
Checked by: M.A.
Project No: 19-112
Date: June 30, 2021
Drawing No: A1.2

File Name: 22/7/2022 3:58:50 PM File Path: C:\Users\22155\Documents\ped22155\ped22155\resdev\context\ped22155\context.dwg



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KIRKOR ARCHITECTS AND PLANNERS
20 De Boers Dr. # 400 Toronto ON M3J 0H1
Tel. 416 665 6060. kirkorarchitects.com

No. Revision: Date:

Rev.	Description	Date

Rev.	Description	Date

Proposed Residential Redevelopment
405 James Street North, Hamilton, Ontario

Jamesville Redevelopment Ltd. Partnership

Site Plan South

As Indicated

Scale: 1:250

Drawn by: D.S.
Checked by: M.A.
Project No: 19-112
Date: June 30, 2021
Drawing No: A1.3



MATERIAL LEGEND

- MERIDIAN BRICK—WESTFORD
- METAL SIDING
- GLASS
- ACRYTEC PANELS, 3 COLOURS
- METAL FINIS

TCA
THIER + CURRAN ARCHITECTS INC.
 Hospital Buildings + Interiors
 115 JAMES STREET NORTH, SUITE 301, WILSON, ONTARIO L9R 4P7
 TEL: 905.270.0863

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND CORRECT ANY BEFORE PROCEEDING WITH THE WORK.
 CONTRACT DOCUMENTS ARE THE SOLE BASIS OF THE CONTRACT AND WITHOUT AUTHORIZATION, DOCUMENTS ARE TO BE RETURNED UPON COMPLETION OF THE PROJECT.
 NOTE: DIMENSIONS ARE NOT TO BE SCALED.

No.	Date	Remarks
1	2021-03-25	Issued for Coordination
2	2021-05-21	Issued for Review
3	2021-07-06	Issued for OPA & ZBA Submission
4	2021-08-24	Issued for OPA & ZBA Submission

Jamesville Redevelopment Partnership Limited,
Building 'A', Jamesville Redevelopment OPA & Rezoning Submission
 405 James Street North, Hamilton, Ontario

Drawn: _____
 Checked: WJC
 Date: 2022-02-15

ELEVATIONS

Drawing No:
A0.4





NO.	REVISION	DATE

B	REVISED FOR	FEB. 25, 2022
A	ISSUED FOR	JUNE 30, 2021
B	REVISED FOR	DATE

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PROJECT NAME:	JAMESVILLE REDEVELOPMENT
PROJECT ADDRESS:	JAMESVILLE, HAMILTON
PROJECT NO.:	19030
DRAWING TITLE:	BUILDING ELEVATIONS
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	04/15/20
SCALE:	As indicated
DRAWING NO.:	A5.1



EAST ELEVATION 2
1:150 (A5.1)

NOTES

- EL-01 WESTFORD, MERIDIAN BRICK
- EL-02 VANIER, MERIDIAN BRICK
- EL-03 FIBER CEMENT PANEL (WHITE FINISH)
- EL-04 HIGH PRESSURE LAMINATE PANEL (CHARCOAL FINISH)
- EL-05 SOLIDER COURSE BRICK BAND (DARK TONE)
- EL-06 GENERALIZED TRIPLE GLAZED WINDOW TYP. REFER TO SCHEDULE - COLOUR CHARCOAL
- EL-07 PREFINISHED FIXED THERMALLY BROKEN ALUMINUM WINDOW OR DOUBLE GLAZED UNIT. COLOUR CHARCOAL
- EL-08 PREFINISHED THERMALLY BROKEN ALUMINUM DOOR & FRAME (ON DOUBLE GLAZED INSULATED UNIT. COLOUR CHARCOAL)
- EL-09 INSULATED HOLLOW METAL DOOR & THERMALLY BROKEN FRAME. COLOUR CHARCOAL
- EL-10 PREFINISHED THERMALLY BROKEN ALUMINUM OVERHEAD DOOR
- EL-11 MECHANICAL EQUIPMENT
- EL-12 GLASS GUARDRAIL
- EL-13 WALL LIGHT FIXTURE. REFER TO ELECTRICAL
- EL-14 SIGNAGE
- EL-15 PREFINISHED METAL CAP FLASHING
- EL-16 METL GUARDRAIL
- EL-17 EXTERIOR RAMP

COLOUR LEGEND

- WESTFORD, MERIDIAN BRICK
- VANIER, MERIDIAN BRICK
- FIBER CEMENT PANEL WHITE



WEST ELEVATION 1
1:150 (A5.1)

EXTERIOR FINISH LEGEND PACKAGE 2

15-112 - JAMESVILLE, HAMILTON

MA1	PRECAST CONCRETE WALL BAND
COLOR: LIGHT GREY	MANUFACTURER: TBD
STYLE:	
MA3	MASONRY - STONE VENEER
COLOR: MEDIUM BROWN	MANUFACTURER: CANADA COLLECTION
STYLE:	
MA5	MASONRY - BRICK VENEER
COLOR: MEDIUM BROWN	MANUFACTURER: CANADA COLLECTION
STYLE:	
MA11	SMOOTH FINISH CONCRETE
COLOR: BLACK	MANUFACTURER: TBD
STYLE:	
MA12	PREPRESSED CONCRETE PANELS
COLOR: GREY	MANUFACTURER: JAMES HARDIE
STYLE:	
MA13	PREPRESSED CONCRETE PANELS
COLOR: CHARCOAL	MANUFACTURER: JAMES HARDIE
STYLE:	
MA14	CANOPY GLAZING
COLOR: CHARCOAL	MANUFACTURER: TBD
STYLE:	
MA15	MASONRY GLAZING
COLOR: CHARCOAL	MANUFACTURER: TBD
STYLE:	
MA16	TRANSPIRENT GLAZING
COLOR: CHARCOAL	MANUFACTURER: TBD
STYLE:	
MA17	ALUMINUM TRIM
COLOR: CHARCOAL	MANUFACTURER: TBD
STYLE:	
MA18	PREPRESSED METAL CAP FLASHING
COLOR: BLACK	MANUFACTURER: TBD
STYLE:	
MA19	PREPRESSED ALUMINUM DOOR/SLIP AND FALL GLAZING
COLOR: BLACK	MANUFACTURER: TBD
STYLE:	
MA20	ENTRY DOOR
COLOR: CHARCOAL	MANUFACTURER: TBD
STYLE:	
MA21	ENTRY DOOR
COLOR: CHARCOAL	MANUFACTURER: TBD
STYLE:	
MA22	BURGLAR DOOR
COLOR: CHARCOAL	MANUFACTURER: TBD
STYLE:	
MA23	GARAGE DOOR
COLOR: CHARCOAL	MANUFACTURER: TBD
STYLE:	
R1	RAILING - ALUMINUM
COLOR: BLACK	
R2	BALCONY/TERRACE RAILING
COLOR: TEMPERED GLASS	
R3	TERRACE PRIVACY SCREEN
COLOR: ALUMINUM	
STYLE:	

Exterior Finish Legend **5**
NTS **mA3.1**

SOUTH ELEVATION 4
1 : 100 **mA3.1**

EAST ELEVATION 3
1 : 100 **mA3.1**

NORTH ELEVATION 2
1 : 100 **mA3.1**

WEST ELEVATION 1
1 : 100 **mA3.1**

4) Drawing Foundations and Related Structures are the Responsibility of the Architect. The Architect shall obtain a permit for all work shown hereon to be performed in accordance with applicable laws, regulations, codes, and standards. All applicable laws, regulations, codes, and standards shall be obtained by the Architect prior to the commencement of work. The Architect shall be responsible for obtaining all necessary permits and approvals for the work shown hereon. The Architect shall be responsible for obtaining all necessary permits and approvals for the work shown hereon. The Architect shall be responsible for obtaining all necessary permits and approvals for the work shown hereon.

5) The Architect shall be responsible for obtaining all necessary permits and approvals for the work shown hereon. The Architect shall be responsible for obtaining all necessary permits and approvals for the work shown hereon. The Architect shall be responsible for obtaining all necessary permits and approvals for the work shown hereon.

KIRKOR ARCHITECTS AND PLANNERS
20 De Boers Dr. # 400 Toronto ON M3J 0H1
Tel: 416.665.6000 kirkorarchitects.com

No.:	Revisions:
Date:	Date:

Project
Proposed Residential Redevelopment
Enter address

Jamesville Redevelopment Ltd. Partnership

Drawing Title
Block M Elevations

1 : 100	Scale:
D.S.	Drawn by:
M.A.	Checked by:
15-112	Project No.:
June 3, 2021	Date:
	Drawing No.:

mA3.1

Plot Date: 6/23/2021 11:17:28 AM Plot Path: C:\Users\jsteele\OneDrive - Kirkor Architects and Planners\Documents\15-112_Plan\15-112_Plan.mxd



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Do not scale the drawings.
This drawing is to be used for Construction Level (CL) and (PL) dimensions only.

DATE: 11-28-23



KIRKOR ARCHITECTS AND PLANNERS
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No.:	Revised:	Date:

Drawn by:	Date:
Checked by:	Date:
Scale:	Date:

Project:
Proposed Residential Redevelopment
Enter address

Jamesville Redevelopment Ltd. Partnership

Drawing Title:
Block N Elevations

Scale:
1 : 100

Drawn by:
D.S.

Checked by:
M.A.

Project No.:
15-112

Date:
June 3, 2021

Drawing No.:
nA3.1



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Do not scale the drawings.

This Drawing is Not To Be Used For Construction Until Signed Off by the Architect.

Date:



KIRKOR ARCHITECTS AND PLANNERS
20 De Boers Dr. # 400 Toronto ON M3J 0H1
Tel. 416 665 6060 kirkorarchitects.com

No.	Revisions	Date

Scale	DATE & REVISIONS	June 10, 2021

Project:
Proposed Residential Redevelopment
Enter address

Jamesville Redevelopment Ltd. Partnership

Drawing Title:
Block P Elevations

Scale: 1 : 100
Drawn by: D.S.
Checked by: M.A.
Project No.: 19-112
Date: June 2, 2021
Drawing No.: pA3.1



Subject site from James Street North



Subject site from Ferrie Street West



Subject site from MacNab Street North



BD BUDGET
DEMOLITION.CA
905-312-9506

Subject site from Strachan Street West



Adjacent lands to the east



Adjacent lands to the north



Adjacent lands to the west



Adjacent lands to the west



Adjacent lands to the south



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE