



WELCOME TO THE CITY OF HAMILTON

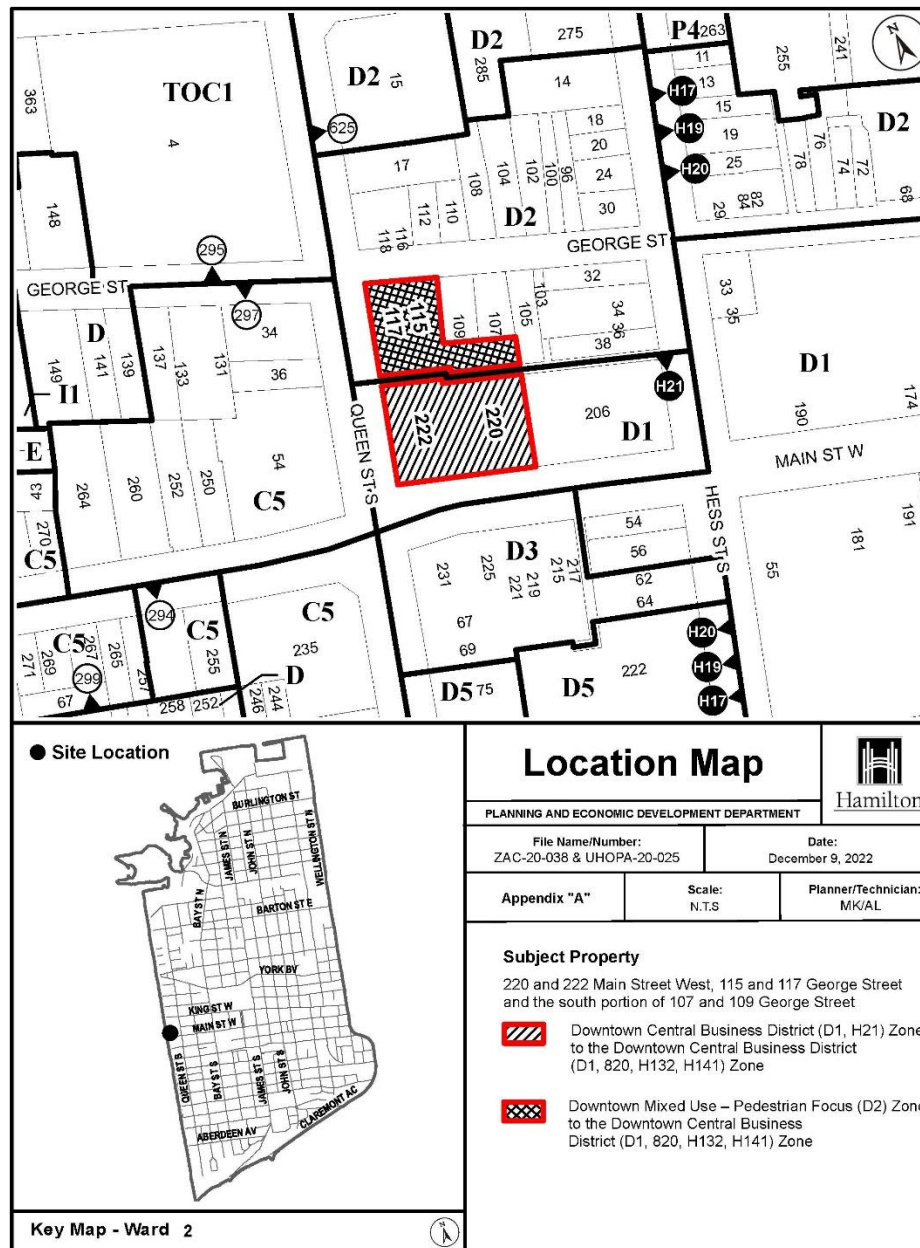
# PLANNING COMMITTEE

January 31, 2023

# PED23022 – (ZAC-20-038 / UHOPA-20-025)

Applications for Urban Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at 220 and 222 Main Street West, 115 and 117 George Street and the South Portion of 107 and 109 George Street, Hamilton.

Presented by: Alaina Baldassarra







SUBJECT PROPERTY



220 & 222 Main Street West and the south portion of  
107 & 109 George Street, Hamilton





### COLETARA

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- GENERAL NOTES**
1. THE SCALE DRAWINGS, WITHIN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS.
  2. ALL WORK SHALL COMPLY WITH THE 2012 ONTARIO BUILDING CODE AND AMENDMENTS.
  3. CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
  4. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON-SITE AT ALL TIMES.
  5. ALL DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT UNLESS OTHERWISE INDICATED AND/OR REPRODUCTION OF THESE DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. DOCUMENTS PREPARED BY THE CONSULTANT FOR THE ACCOUNT OF THE OWNER.
  6. THE MATERIAL CONTAINED HEREIN REFLECTS THE CONSULTANT'S BEST UNDERSTANDING OF THE INFORMATION AVAILABLE TO THEM AT THE TIME OF PREPARATION AND ARE WHICH ARE PART OF THE CONTRACT DOCUMENTS. NO LIABILITY OR DAMAGE OF ANY KIND SHALL BE INCURRED BY THE CONSULTANT FOR NEGLIGENCE OR FOR ANY OTHER CAUSE OF ACTION IN CONNECTION WITH THE CONTRACT DOCUMENTS.
  7. THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR DAMAGES, FINE, LITIGATION OR ANY THIRD PARTY AS A RESULT OF DISSEMINATION OF ACTIONS IN CONNECTION WITH THE CONTRACT DOCUMENTS.



| No. | Date | Revision |
|-----|------|----------|
| 00  | 00   | 00       |

### Oracle Condominiums

220 - 222 Main Street West and  
115 - 117 George Street,  
Hamilton, Ontario

### Conceptual Site Plan

OPA/ZBA Resubmission

Date: 27-06-22

Project No:

NTS



A-102

| ZONING STATISTICS   |                                       | SITE PLAN STATISTICS    |                                 |
|---|---------------------------------------|-------------------------|---------------------------------|
| Net Lot Area  | 2,900 sq.m.                           | Net Lot Area            | 2,900 sq.m.                     |
| Proposed Building Coverage  | 15.2%                                 | Net Building Area       | 2,800 sq.m.                     |
|   |                                       | Building Coverage       | 60.2%                           |
| Gross Floor Area  | 30,167 sq.m.                          | Building Height         | 74.3 m (Over of Under Street)   |
| Building Height Proposed & Permitted<br>(Top of Inclusive Space)  | Permitted: 74.3 m<br>Proposed: 44.6 m | Average Grade Elevation | 111.80 m                        |
| No. of Residential Units  | 230 Units                             | Building Storeys        | 23 Storeys                      |
|   |                                       | Commercial GFA          | 9,153 sq.m. (40 Parking Spaces) |
| No. of Parking Spaces Proposed                                    | 150 Spaces                            | Parking Proposed        | 44 Spaces                       |
|   |                                       |                         | 44 Spaces                       |
| Required:   |                                       |                         | 44 Spaces                       |
| (Dwelling Units less than 50.0 square metres in gross floor area) | 60 Units                              |                         | 44 Spaces                       |
| Units 1-17  | Open unit                             |                         | 44 Spaces                       |
| Units 18-23   | Open unit                             |                         | 44 Spaces                       |
| Units 24-29   | Open unit                             |                         | 44 Spaces                       |
| Units 30-35   | Open unit                             |                         | 44 Spaces                       |
| Units 36-41   | Open unit                             |                         | 44 Spaces                       |
| Units 42-47   | Open unit                             |                         | 44 Spaces                       |
| Units 48-53   | Open unit                             |                         | 44 Spaces                       |
| Units 54-59   | Open unit                             |                         | 44 Spaces                       |
| Units 60-65   | Open unit                             |                         | 44 Spaces                       |
| Units 66-71   | Open unit                             |                         | 44 Spaces                       |
| Units 72-77   | Open unit                             |                         | 44 Spaces                       |
| Units 78-83   | Open unit                             |                         | 44 Spaces                       |
| Units 84-89   | Open unit                             |                         | 44 Spaces                       |
| Units 90-95   | Open unit                             |                         | 44 Spaces                       |
| Units 96-101  | Open unit                             |                         | 44 Spaces                       |
| Units 102-107   | Open unit                             |                         | 44 Spaces                       |
| Units 108-113   | Open unit                             |                         | 44 Spaces                       |
| Units 114-119   | Open unit                             |                         | 44 Spaces                       |
| Units 120-125   | Open unit                             |                         | 44 Spaces                       |
| Units 126-131   | Open unit                             |                         | 44 Spaces                       |
| Units 132-137   | Open unit                             |                         | 44 Spaces                       |
| Units 138-143   | Open unit                             |                         | 44 Spaces                       |
| Units 144-149   | Open unit                             |                         | 44 Spaces                       |
| Units 150-155   | Open unit                             |                         | 44 Spaces                       |
| Units 156-161   | Open unit                             |                         | 44 Spaces                       |
| Units 162-167   | Open unit                             |                         | 44 Spaces                       |
| Units 168-173   | Open unit                             |                         | 44 Spaces                       |
| Units 174-179   | Open unit                             |                         | 44 Spaces                       |
| Units 180-185   | Open unit                             |                         | 44 Spaces                       |
| Units 186-191   | Open unit                             |                         | 44 Spaces                       |
| Units 192-197   | Open unit                             |                         | 44 Spaces                       |
| Units 198-203   | Open unit                             |                         | 44 Spaces                       |
| Units 204-209   | Open unit                             |                         | 44 Spaces                       |
| Units 210-215   | Open unit                             |                         | 44 Spaces                       |
| Units 216-221   | Open unit                             |                         | 44 Spaces                       |
| Units 222-227   | Open unit                             |                         | 44 Spaces                       |
| Units 228-233   | Open unit                             |                         | 44 Spaces                       |
| Units 234-239   | Open unit                             |                         | 44 Spaces                       |
| Units 240-245   | Open unit                             |                         | 44 Spaces                       |
| Units 246-251   | Open unit                             |                         | 44 Spaces                       |
| Units 252-257   | Open unit                             |                         | 44 Spaces                       |
| Units 258-263   | Open unit                             |                         | 44 Spaces                       |
| Units 264-269   | Open unit                             |                         | 44 Spaces                       |
| Units 270-275   | Open unit                             |                         | 44 Spaces                       |
| Units 276-281   | Open unit                             |                         | 44 Spaces                       |
| Units 282-287   | Open unit                             |                         | 44 Spaces                       |
| Units 288-293   | Open unit                             |                         | 44 Spaces                       |
| Units 294-299   | Open unit                             |                         | 44 Spaces                       |
| Units 300-305   | Open unit                             |                         | 44 Spaces                       |
| Units 306-311   | Open unit                             |                         | 44 Spaces                       |
| Units 312-317   | Open unit                             |                         | 44 Spaces                       |
| Units 318-323   | Open unit                             |                         | 44 Spaces                       |
| Units 324-329   | Open unit                             |                         | 44 Spaces                       |
| Units 330-335   | Open unit                             |                         | 44 Spaces                       |
| Units 336-341   | Open unit                             |                         | 44 Spaces                       |
| Units 342-347   | Open unit                             |                         | 44 Spaces                       |
| Units 348-353   | Open unit                             |                         | 44 Spaces                       |
| Units 354-359   | Open unit                             |                         | 44 Spaces                       |
| Units 360-365   | Open unit                             |                         | 44 Spaces                       |
| Units 366-371   | Open unit                             |                         | 44 Spaces                       |
| Units 372-377   | Open unit                             |                         | 44 Spaces                       |
| Units 378-383   | Open unit                             |                         | 44 Spaces                       |
| Units 384-389   | Open unit                             |                         | 44 Spaces                       |
| Units 390-395   | Open unit                             |                         | 44 Spaces                       |
| Units 396-401   | Open unit                             |                         | 44 Spaces                       |
| Units 402-407   | Open unit                             |                         | 44 Spaces                       |
| Units 408-413   | Open unit                             |                         | 44 Spaces                       |
| Units 414-419   | Open unit                             |                         | 44 Spaces                       |
| Units 420-425   | Open unit                             |                         | 44 Spaces                       |
| Units 426-431   | Open unit                             |                         | 44 Spaces                       |
| Units 432-437   | Open unit                             |                         | 44 Spaces                       |
| Units 438-443   | Open unit                             |                         | 44 Spaces                       |
| Units 444-449   | Open unit                             |                         | 44 Spaces                       |
| Units 450-455   | Open unit                             |                         | 44 Spaces                       |
| Units 456-461   | Open unit                             |                         | 44 Spaces                       |
| Units 462-467   | Open unit                             |                         | 44 Spaces                       |
| Units 468-473   | Open unit                             |                         | 44 Spaces                       |
| Units 474-479   | Open unit                             |                         | 44 Spaces                       |
| Units 480-485   | Open unit                             |                         | 44 Spaces                       |
| Units 486-491   | Open unit                             |                         | 44 Spaces                       |
| Units 492-497   | Open unit                             |                         | 44 Spaces                       |
| Units 498-503   | Open unit                             |                         | 44 Spaces                       |
| Units 504-509   | Open unit                             |                         | 44 Spaces                       |
| Units 510-515   | Open unit                             |                         | 44 Spaces                       |
| Units 516-521   | Open unit                             |                         | 44 Spaces                       |
| Units 522-527   | Open unit                             |                         | 44 Spaces                       |
| Units 528-533   | Open unit                             |                         | 44 Spaces                       |
| Units 534-539   | Open unit                             |                         | 44 Spaces                       |
| Units 540-545   | Open unit                             |                         | 44 Spaces                       |
| Units 546-551   | Open unit                             |                         | 44 Spaces                       |
| Units 552-557   | Open unit                             |                         | 44 Spaces                       |
| Units 558-563   | Open unit                             |                         | 44 Spaces                       |
| Units 564-569   | Open unit                             |                         | 44 Spaces                       |
| Units 570-575   | Open unit                             |                         | 44 Spaces                       |
| Units 576-581   | Open unit                             |                         | 44 Spaces                       |
| Units 582-587   | Open unit                             |                         | 44 Spaces                       |
| Units 588-593   | Open unit                             |                         | 44 Spaces                       |
| Units 594-599   | Open unit                             |                         | 44 Spaces                       |
| Units 600-605   | Open unit                             |                         | 44 Spaces                       |
| Units 606-611   | Open unit                             |                         | 44 Spaces                       |
| Units 612-617   | Open unit                             |                         | 44 Spaces                       |
| Units 618-623   | Open unit                             |                         | 44 Spaces                       |
| Units 624-629   | Open unit                             |                         | 44 Spaces                       |
| Units 630-635   | Open unit                             |                         | 44 Spaces                       |
| Units 636-641   | Open unit                             |                         | 44 Spaces                       |
| Units 642-647   | Open unit                             |                         | 44 Spaces                       |
| Units 648-653   | Open unit                             |                         | 44 Spaces                       |
| Units 654-659   | Open unit                             |                         | 44 Spaces                       |
| Units 660-665   | Open unit                             |                         | 44 Spaces                       |
| Units 666-671   | Open unit                             |                         | 44 Spaces                       |
| Units 672-677   | Open unit                             |                         | 44 Spaces                       |
| Units 678-683   | Open unit                             |                         | 44 Spaces                       |
| Units 684-689   | Open unit                             |                         | 44 Spaces                       |
| Units 690-695   | Open unit                             |                         | 44 Spaces                       |
| Units 696-701   | Open unit                             |                         | 44 Spaces                       |
| Units 702-707   | Open unit                             |                         | 44 Spaces                       |
| Units 708-713   | Open unit                             |                         | 44 Spaces                       |
| Units 714-719   | Open unit                             |                         | 44 Spaces                       |
| Units 720-725   | Open unit                             |                         | 44 Spaces                       |
| Units 726-731   | Open unit                             |                         | 44 Spaces                       |
| Units 732-737   | Open unit                             |                         | 44 Spaces                       |
| Units 738-743   | Open unit                             |                         | 44 Spaces                       |
| Units 744-749   | Open unit                             |                         | 44 Spaces                       |
| Units 750-755   | Open unit                             |                         | 44 Spaces                       |
| Units 756-761   | Open unit                             |                         | 44 Spaces                       |
| Units 762-767   | Open unit                             |                         | 44 Spaces                       |
| Units 768-773   | Open unit                             |                         | 44 Spaces                       |
| Units 774-779   | Open unit                             |                         | 44 Spaces                       |
| Units 780-785   | Open unit                             |                         | 44 Spaces                       |
| Units 786-791   | Open unit                             |                         | 44 Spaces                       |
| Units 792-797   | Open unit                             |                         | 44 Spaces                       |
| Units 798-803   | Open unit                             |                         | 44 Spaces                       |
| Units 804-809   | Open unit                             |                         | 44 Spaces                       |
| Units 810-815   | Open unit                             |                         | 44 Spaces                       |
| Units 816-821   | Open unit                             |                         | 44 Spaces                       |
| Units 822-827   | Open unit                             |                         | 44 Spaces                       |
| Units 828-833   | Open unit                             |                         | 44 Spaces                       |
| Units 834-839   | Open unit                             |                         | 44 Spaces                       |
| Units 840-845   | Open unit                             |                         | 44 Spaces                       |
| Units 846-851   | Open unit                             |                         | 44 Spaces                       |
| Units 852-857   | Open unit                             |                         | 44 Spaces                       |
| Units 858-863   | Open unit                             |                         | 44 Spaces                       |
| Units 864-869   | Open unit                             |                         | 44 Spaces                       |
| Units 870-875   | Open unit                             |                         | 44 Spaces                       |
| Units 876-881   | Open unit                             |                         | 44 Spaces                       |
| Units 882-887   | Open unit                             |                         | 44 Spaces                       |
| Units 888-893   | Open unit                             |                         | 44 Spaces                       |
| Units 894-899   | Open unit                             |                         | 44 Spaces                       |
| Units 900-905   | Open unit                             |                         | 44 Spaces                       |
| Units 906-911   | Open unit                             |                         | 44 Spaces                       |
| Units 912-917   | Open unit                             |                         | 44 Spaces                       |
| Units 918-923   | Open unit                             |                         | 44 Spaces                       |
| Units 924-929   | Open unit                             |                         | 44 Spaces                       |
| Units 930-935   | Open unit                             |                         | 44 Spaces                       |
| Units 936-941   | Open unit                             |                         | 44 Spaces                       |
| Units 942-947   | Open unit                             |                         | 44 Spaces                       |
| Units 948-953   | Open unit                             |                         | 44 Spaces                       |
| Units 954-959   | Open unit                             |                         | 44 Spaces                       |
| Units 960-965   | Open unit                             |                         | 44 Spaces                       |
| Units 966-971   | Open unit                             |                         | 44 Spaces                       |
| Units 972-977   | Open unit                             |                         | 44 Spaces                       |
| Units 978-983   | Open unit                             |                         | 44 Spaces                       |
| Units 984-989   | Open unit                             |                         | 44 Spaces                       |
| Units 990-995   | Open unit                             |                         | 44 Spaces                       |
| Units 996-1001  | Open unit                             |                         | 44 Spaces                       |
| Units 1002-1007   | Open unit                             |                         | 44 Spaces                       |
| Units 1008-1013   | Open unit                             |                         | 44 Spaces                       |
| Units 1014-1019   | Open unit                             |                         | 44 Spaces                       |
| Units 1020-1025   | Open unit                             |                         | 44 Spaces                       |
| Units 1026-1031   | Open unit                             |                         | 44 Spaces                       |
| Units 1032-1037   | Open unit                             |                         | 44 Spaces                       |
| Units 1038-1043   | Open unit                             |                         | 44 Spaces                       |
| Units 1044-1049   | Open unit                             |                         | 44 Spaces                       |
| Units 1050-1055   | Open unit                             |                         | 44 Spaces                       |
| Units 1056-1061   | Open unit                             |                         | 44 Spaces                       |
| Units 1062-1067   | Open unit                             |                         | 44 Spaces                       |
| Units 1068-1073   | Open unit                             |                         | 44 Spaces                       |
| Units 1074-1079   | Open unit                             |                         | 44 Spaces                       |
| Units 1080-1085   | Open unit                             |                         | 44 Spaces                       |
| Units 1086-1091   | Open unit                             |                         | 44 Spaces                       |
| Units 1092-1097   | Open unit                             |                         | 44 Spaces                       |
| Units 1098-1103   | Open unit                             |                         | 44 Spaces                       |
| Units 1104-1109   | Open unit                             |                         | 44 Spaces                       |
| Units 1110-1115   | Open unit                             |                         | 44 Spaces                       |
| Units 1116-1121   | Open unit                             |                         | 44 Spaces                       |
| Units 1122-1127   | Open unit                             |                         | 44 Spaces                       |
| Units 1128-1133   | Open unit                             |                         | 44 Spaces                       |
| Units 1134-1139   | Open unit                             |                         | 44 Spaces                       |
| Units 1140-1145   | Open unit                             |                         | 44 Spaces                       |
| Units 1146-1151   | Open unit                             |                         | 44 Spaces                       |
| Units 1152-1157   | Open unit                             |                         | 44 Spaces                       |
| Units 1158-1163   | Open unit                             |                         | 44 Spaces                       |
| Units 1164-1169   | Open unit                             |                         | 44 Spaces                       |
| Units 1170-1175   | Open unit                             |                         | 44 Spaces                       |
| Units 1176-1181   | Open unit                             |                         | 44 Spaces                       |
| Units 1182-1187   | Open unit                             |                         | 44 Spaces                       |
| Units 1188-1193   | Open unit                             |                         | 44 Spaces                       |
| Units 1194-1199   | Open unit                             |                         | 44 Spaces                       |
| Units 1200-1205   | Open unit                             |                         | 44 Spaces                       |
| Units 1206-1211   | Open unit                             |                         | 44 Spaces                       |
| Units 1212-1217   | Open unit                             |                         | 44 Spaces                       |
| Units 1218-1223   | Open unit                             |                         | 44 Spaces                       |
| Units 1224-1229   | Open unit                             |                         | 44 Spaces                       |
| Units 1230-1235   | Open unit                             |                         | 44 Spaces                       |
| Units 1236-1241   | Open unit                             |                         | 44 Spaces                       |
| Units 1242-1247   | Open unit                             |                         | 44 Spaces                       |
| Units 1248-1253   | Open unit                             |                         | 44 Spaces                       |
| Units 1254-1259   | Open unit                             |                         | 44 Spaces                       |
| Units 1260-1265   | Open unit                             |                         | 44 Spaces                       |
| Units 1266-1271   | Open unit                             |                         | 44 Spaces                       |
| Units 1272-1277   | Open unit                             |                         | 44 Spaces                       |
| Units 1278-1283   | Open unit                             |                         | 44 Spaces                       |
| Units 1284-1289   | Open unit                             |                         | 44 Spaces                       |
| Units 1290-1295   | Open unit                             |                         | 44 Spaces                       |
| Units 1296-1301   | Open unit                             |                         | 44 Spaces                       |
| Units 1302-1307   | Open unit                             |                         | 44 Spaces                       |
| Units 1308-1313   | Open unit                             |                         | 44 Spaces                       |
| Units 1314-1319   | Open unit                             |                         | 44 Spaces                       |
| Units 1320-1325   | Open unit                             |                         | 44 Spaces                       |
| Units 1326-1331   | Open unit                             |                         | 44 Spaces                       |
| Units 1332-1337   | Open unit                             |                         | 44 Spaces                       |
| Units 1338-1343   | Open unit                             |                         | 44 Spaces                       |
| Units 1344-1349   | Open unit                             |                         | 44 Spaces                       |
| Units 1350-1355   | Open unit                             |                         | 44 Spaces                       |
| Units 1356-1361   | Open unit                             |                         | 44 Spaces                       |
| Units 1362-1367   | Open unit                             |                         | 44 Spaces                       |
| Units 1368-1373   | Open unit                             |                         | 44 Spaces                       |
| Units 1374-1379   | Open unit                             |                         | 44 Spaces                       |
| Units 1380-1385   | Open unit                             |                         | 44 Spaces                       |
| Units 1386-1391   | Open unit                             |                         | 44 Spaces                       |
| Units 1392-1397   | Open unit                             |                         | 44 Spaces                       |
| Units 1398-1403   | Open unit                             |                         | 44 Spaces                       |
| Units 1404-1409   | Open unit                             |                         | 44 Spaces                       |
| Units 1410-1415   | Open unit                             |                         | 44 Spaces                       |
| Units 1416-1421   | Open unit                             |                         | 44 Spaces                       |
| Units 1422-1427   | Open unit                             |                         | 44 Spaces                       |
| Units 1428-1433   | Open unit                             |                         | 44 Spaces                       |
| Units 1434-1439   | Open unit                             |                         | 44 Spaces                       |
| Units 1440-1445   | Open unit                             |                         | 44 Spaces                       |
| Units 1446-1451   | Open unit                             |                         | 44 Spaces                       |
| Units 1452-1457   | Open unit                             |                         | 44 Spaces                       |
| Units 1458-1463   | Open unit                             |                         | 44 Spaces                       |
| Units 1464-1469   | Open unit                             |                         | 44 Spaces                       |
| Units 1470-1475   | Open unit                             |                         | 44 Spaces                       |
| Units 1476-1481   | Open unit                             |                         | 44 Spaces                       |
| Units 1482-1487   | Open unit                             |                         | 44 Spaces                       |
| Units 1488-1493   | Open unit                             |                         | 44 Spaces                       |
| Units 1494-1499   | Open unit                             |                         | 44 Spaces                       |
| Units 1500-1505   | Open unit                             |                         | 44 Spaces                       |
| Units 1506-1511   | Open unit                             |                         | 44 Spaces                       |
| Units 1512-1517   | Open unit                             |                         | 44 Spaces                       |
| Units 1518-1523   | Open unit                             |                         | 44 Spaces                       |
| Units 1524-1529   | Open unit                             |                         | 44 Spaces                       |
| Units 1530-1535   | Open unit                             |                         | 44 Spaces                       |
| Units 1536-1541   | Open unit                             |                         | 44 Spaces                       |
| Units 1542-1547   | Open unit                             |                         | 44 Spaces                       |
| Units 1548-1553   | Open unit                             |                         | 44 Spaces                       |
| Units 1554-1559   | Open unit                             |                         | 44 Spaces                       |
| Units 1560-1565   | Open unit                             |                         | 44 Spaces                       |
| Units 1566-1571   | Open unit                             |                         | 44 Spaces                       |
| Units 1572-1577   | Open unit                             |                         | 44 Spaces                       |
| Units 1578-1583   | Open unit                             |                         | 44 Spaces                       |
| Units 1584-1589   | Open unit                             |                         | 44 Spaces                       |
| Units 1590-1595   | Open unit                             |                         | 44 Spaces                       |
| Units 1596-1601   | Open unit                             |                         | 44 Spaces                       |
| Units 1602-1607   | Open unit                             |                         | 44 Spaces                       |
| Units 1608-1613   | Open unit                             |                         | 44 Spaces                       |
| Units 1614-1619   | Open unit                             |                         | 44 Spaces                       |
| Units 1620-1625   | Open unit                             |                         | 44 Spaces                       |
| Units 1626-1631   | Open unit                             |                         | 44 Spaces                       |
| Units 1632-1637   | Open unit                             |                         | 44 Spaces                       |
| Units 1638-1643   | Open unit                             |                         | 44 Spaces                       |
| Units 1644-1649   | Open unit                             |                         | 44 Spaces                       |
| Units 1650-1655   | Open unit                             |                         | 44 Spaces                       |
| Units 1656-1661   | Open unit                             |                         | 44 Spaces                       |
| Units 1662-1667   | Open unit                             |                         | 44 Spaces                       |
| Units 1668-1673   | Open unit                             |                         | 44 Spaces                       |
| Units 1674-1679   | Open unit                             |                         | 44 Spaces                       |
| Units 1680-1685   | Open unit                             |                         | 44 Spaces                       |
| Units 1686-1691   | Open unit                             |                         | 44 Spaces                       |
| Units 1692-1697   | Open unit                             |                         | 44 Spaces                       |
| Units 1698-1703   | Open unit                             |                         | 44 Spaces                       |
| Units 1704-1709   | Open unit                             |                         | 44 Spaces                       |
| Units 1710-1715   | Open unit                             |                         | 44 Spaces                       |
| Units 1716-1721   | Open unit                             |                         | 44 Spaces                       |
| Units 1722-1727   | Open unit                             |                         | 44 Spaces                       |
| Units 1728-1733   | Open unit                             |                         | 44 Spaces                       |
| Units 1734-1739   | Open unit                             |                         | 44 Spaces                       |
| Units 1740-1745   | Open unit                             |                         | 44 Spaces                       |
| Units 1746-1751   | Open unit                             |                         | 44 Spaces                       |
| Units 1752-1757   | Open unit                             |                         | 44 Spaces                       |
| Units 1758-1763   | Open unit                             |                         | 44 Spaces                       |
| Units 1764-1769   | Open unit                             |                         | 44 Spaces                       |
| Units 1770-1775   | Open unit                             |                         | 44 Spaces                       |
| Units 1776-1781   | Open unit                             |                         | 44 Spaces                       |
| Units 1782-1787   | Open unit                             |                         | 44 Spaces                       |
| Units 1788-1793   | Open unit                             |                         | 44 Spaces                       |
| Units 1794-1799   | Open unit                             |                         | 44 Spaces                       |
| Units 1800-1805   | Open unit                             |                         | 44 Spaces                       |
| Units 1806-1811   | Open unit                             |                         | 44 Spaces                       |
| Units 1812-1817   | Open unit                             |                         | 44 Spaces                       |
| Units 1818-1823   | Open unit                             |                         | 44 Spaces                       |
| Units 1824-1829   | Open unit                             |                         | 44 Spaces                       |
| Units 1830-1835   | Open unit                             |                         | 44 Spaces                       |
| Units 1836-1841   | Open unit                             |                         | 44 Spaces                       |
| Units 1842-1847   | Open unit                             |                         | 44 Spaces                       |
| Units 1848-1853   | Open unit                             |                         | 44 Spaces                       |
| Units 1854-1859   | Open unit                             |                         | 44 Spaces                       |
| Units 1860-1865   | Open unit                             |                         | 44 Spaces                       |
| Units 1866-1871   | Open unit                             |                         | 44 Spaces                       |
| Units 1872-1877   | Open unit                             |                         | 44 Spaces                       |
| Units 1878-1883   | Open unit                             |                         | 44 Spaces                       |
| Units 1884-1889   | Open unit                             |                         | 44 Spaces                       |
| Units 1890-1895   | Open unit                             |                         | 44 Spaces                       |
| Units 1896-1901   | Open unit</                           |                         |                                 |

**COLETARA**

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www.coletara.com

- GENERAL NOTES**
1. DO NOT SCALE DIMENSIONS. ALL DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
  2. ALL WORK SHALL COMPLY WITH THE 2012 ONTARIO BUILDING CODE AND AMENDMENTS.
  3. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
  4. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
  5. ALL DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT. UNLESS OTHERWISE IN WRITING, ANY OTHER REPRODUCTION OF THESE DOCUMENTS IS PROHIBITED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT. DOCUMENTS MUST BE PREPARED BY THE CONSULTANT FOR THE ARCHITECT'S REVIEW.
  6. THE ARCHITECT'S DESIGN REPRESENTS THE CONSULTANT'S BEST DISCRETION AND NOT A GUARANTEE OF PERFORMANCE. THE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED TO THE ARCHITECT AND IS NOT A GUARANTEE OF PERFORMANCE. THE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED TO THE ARCHITECT AND IS NOT A GUARANTEE OF PERFORMANCE.
  7. THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR DAMAGES, FINE, LOSS, INJURY, AND OTHER ACTIONS BASED ON THE CONTRACT DOCUMENTS.

| No. | Date | Revision |
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| 00  | 00   | 00       |

**Oracle Condominiums**

220 - 222 Main Street West and  
115 - 117 George Street,  
Mississauga, ON

**Conceptual Floor Plan  
Level 1**

OPA/ZBA Resubmission

Date:  
27-06-22

Scale:  
NTS



A-103



**Building Orientation**

Handicap van 3.6m x 2.4m  
Handicap van 3.6m x 2.4m

Handicap van 3.6m x 2.4m

Handicap van 3.6m x 2.4m

Handicap van 3.6m x 2.4m

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Handicap van 3.6m x 2.4m

Handicap van 3.6m x 2.4m

Handicap van 3.6m x 2.4m

**COLETARA**

Coletara Development  
185 Parlane Drive Suite 22  
Mississippi, Chicago, IL 60611  
PH: 905-624-4100  
www.coletara.com

- GENERAL NOTES**
1. DO NOT SCALE DIMENSIONS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
  2. ALL WORK SHALL COMPLY WITH THE 2015 CHICAGO BUILDING CODE AND AMENDMENTS.
  3. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
  4. ALL CONTRACTORS AND SUB CONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
  5. ALL DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT. UNLESS OTHERWISE SPECIFIED, ANY REPRODUCTION OF THESE DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REPRODUCTION OF THESE DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT SHALL BE THE RESPONSIBILITY OF SUCH THIRD PARTY.
  6. THE MATERIAL CONTAINED HEREIN REFLECTS THE INFORMATION AVAILABLE TO THE ARCHITECT AS OF THE DATE OF PREPARATION. ANY DISCREPANCY BETWEEN THE MATERIALS OF THE CONTRACT DOCUMENTS OR ANY REPRODUCED DIMENSIONS SHALL BE THE RESPONSIBILITY OF SUCH THIRD PARTY.
  7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND AS A RESULT OF OBTAINING SUCH PERMITS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

| No. | Date | Revision |
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**Oracle Condominiums**

220 - 222 Main Street West and  
115 - 117 George Street,  
Toronto, Ontario

**Conceptual Elevations  
South & West**

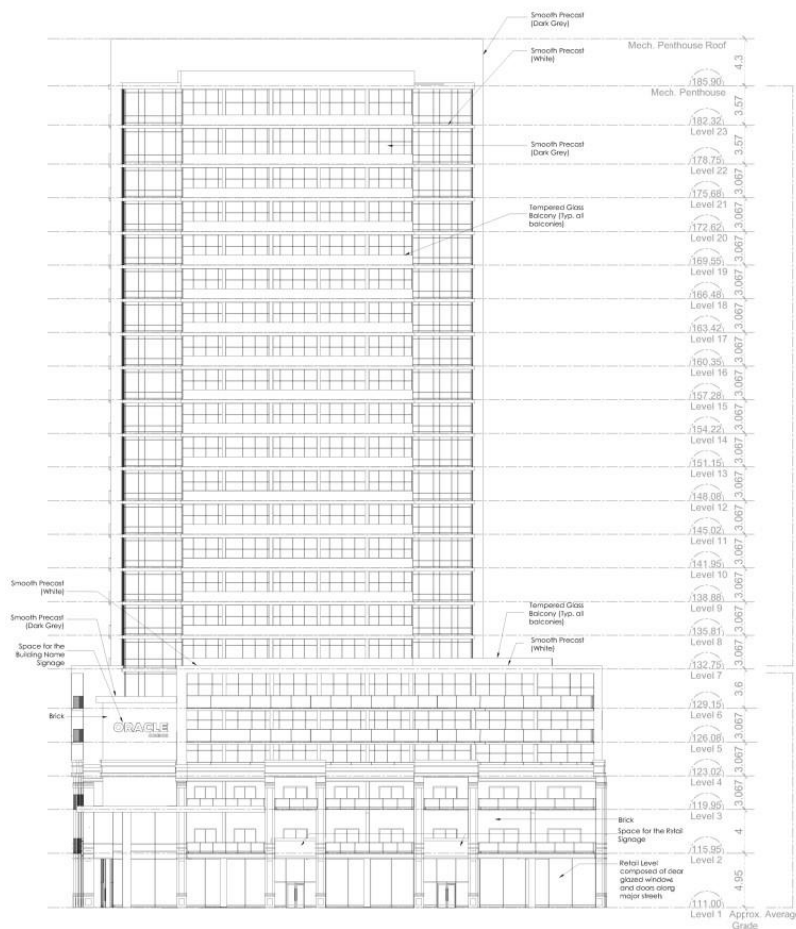
OPA/ZBA Resubmission

Date:  
24-01-22

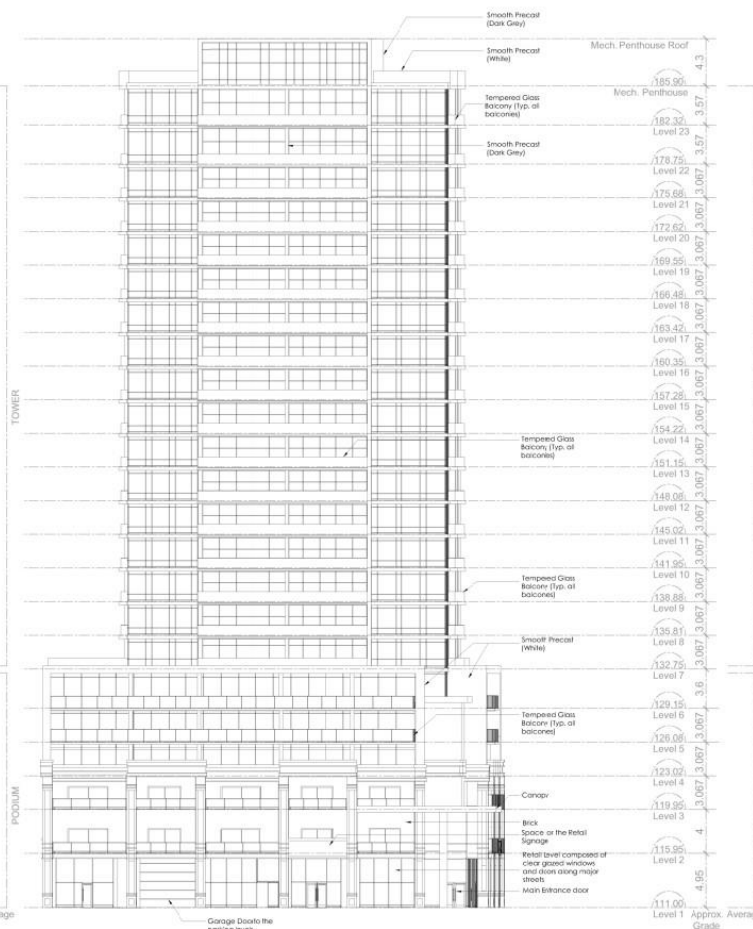
Project No.:

Scale:

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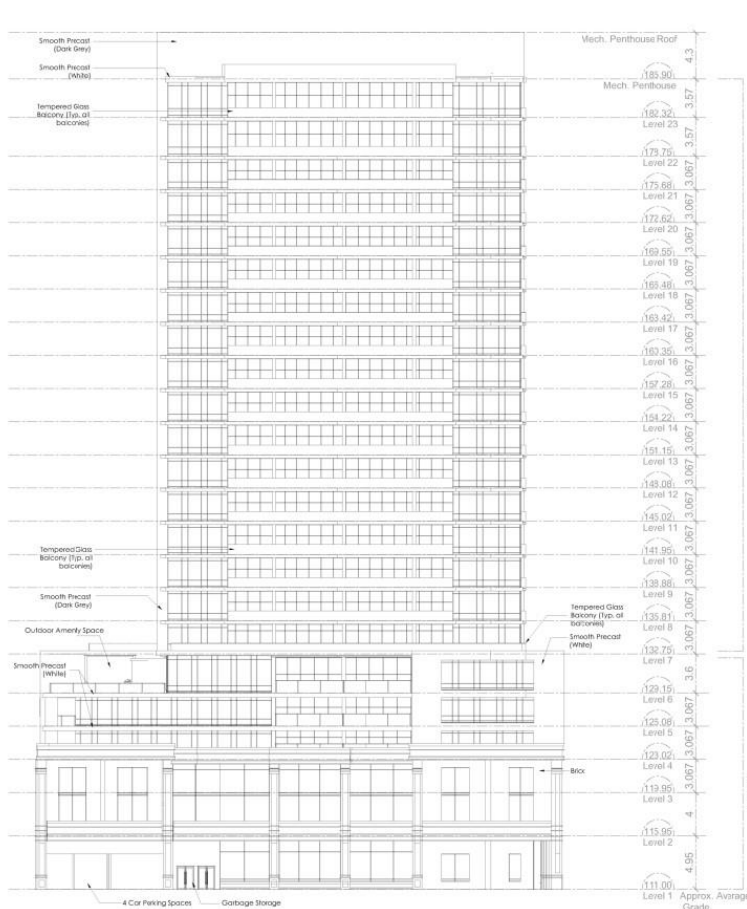
**Conceptual Elevation  
South**



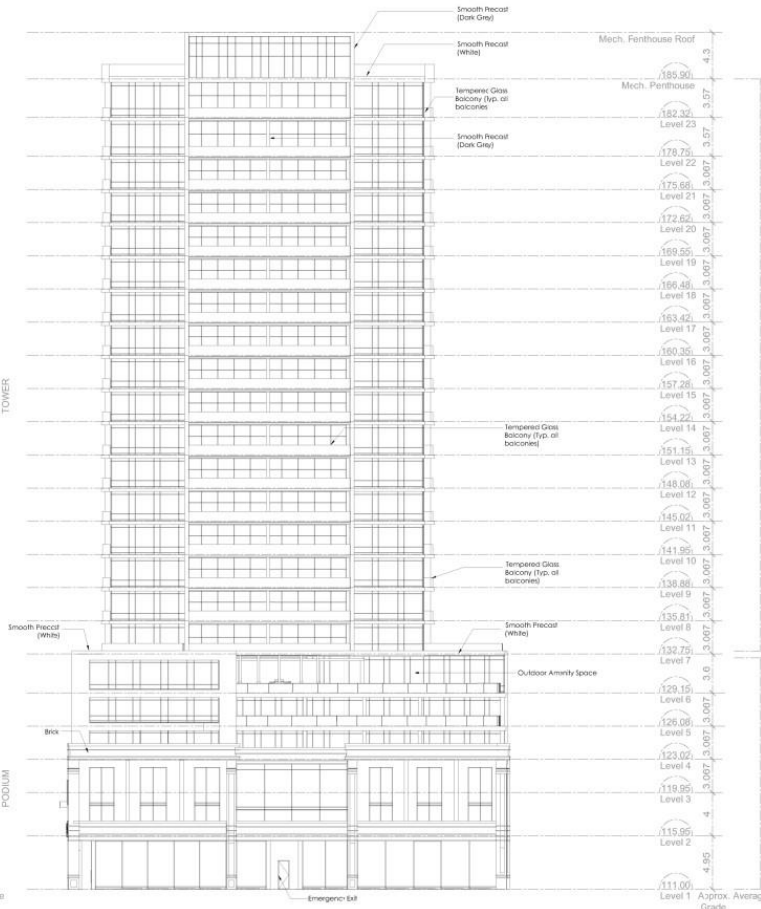
**Conceptual Elevation  
West**

**COLETARA**

Coletara Development  
384 Toronto Drive Suite 22  
Mississauga, Ontario L4W 2S1  
PH: 905.654.4105  
www.coletara.com



**Conceptual Elevation North**



**Conceptual Elevation East**

- GENERAL NOTES**
1. DO NOT SCALE DRAWINGS. VERIFY DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS.
  2. ALL WORK SHALL COMPLY WITH THE 2010 ONTARIO BUILDING CODE AND ALL APPLICABLE DIMENSIONS.
  3. CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
  4. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL HAVE A SIGNED APPROVED CONSTRUCTION DOCUMENTS ON FILE AT ALL TIMES.
  5. ALL DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT. UNAUTHORIZED USE, REPRODUCTION, OR DISSEMINATION OF THESE DOCUMENTS IS PROHIBITED WITHOUT WRITTEN PERMISSION. THE CONTRACT DOCUMENTS ARE PROVIDED TO THE CONTRACTOR FOR THE CONTRACTOR'S USE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND SECURITY OF THESE DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND SECURITY OF THESE DOCUMENTS.
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| No. | Date | Revision |
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**Oracle Condominiums**

220 - 222 Main Street West and  
115 - 117 George Street,  
Toronto, Ontario

**Conceptual Elevations North & East**

OPA/ZBA Resubmission

Date: 24-01-22  
Project No:

Scale: NTS  
Sheet No: A-111



**COLETARA**

Coletara Development  
 765 Portera Drive Suite 22  
 Mississauga, Ontario L4V 2Y1  
 Ph: No. 905-424-4100  
 www.coletara.com

- GENERAL NOTES**
1. **DO NOT SCALE DRAWINGS.** WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
  2. ALL WORK SHALL COMPLY WITH THE 2012 CANADIAN BUILDING CODE AND AMENDMENTS.
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  5. ALL DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT. UNAPPROVED USE, REPRODUCTION, AND/OR REPRODUCTION OF THESE DOCUMENTS IS PROHIBITED WITHOUT WRITTEN PERMISSION. THE CONTRACT DOCUMENTS WERE PREPARED BY THE CONSULTANT FOR THE ACCOUNT OF THE OWNER.
  6. THE MATERIAL CONTAINED HEREIN REFLECTS THE CONSULTANT'S BEST JUDGMENT IN LIGHT OF THE INFORMATION AVAILABLE TO HIM AT THE TIME OF PREPARATION. ANY DISCREPANCY BETWEEN THE MATERIALS OF THE CONTRACT DOCUMENTS OR ANY DISCREPANCY CONCERNING TO BE MADE BASED ON THEM ARE THE RESPONSIBILITY OF SUCH BIDDING PARTIES.
  7. THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR DAMAGES, IN ANY MANNER, BY ANY PARTY AS A RESULT OF DECISIONS MADE OR ACTIONS BASED IN THE CONTRACT DOCUMENTS.

| No. | Date | Revision |
|-----|------|----------|
| 00  | 00   | 00       |

### Oracle Condominiums

220 - 222 Main Street West and  
 115 - 117 George Street,  
 Hamilton, Ontario

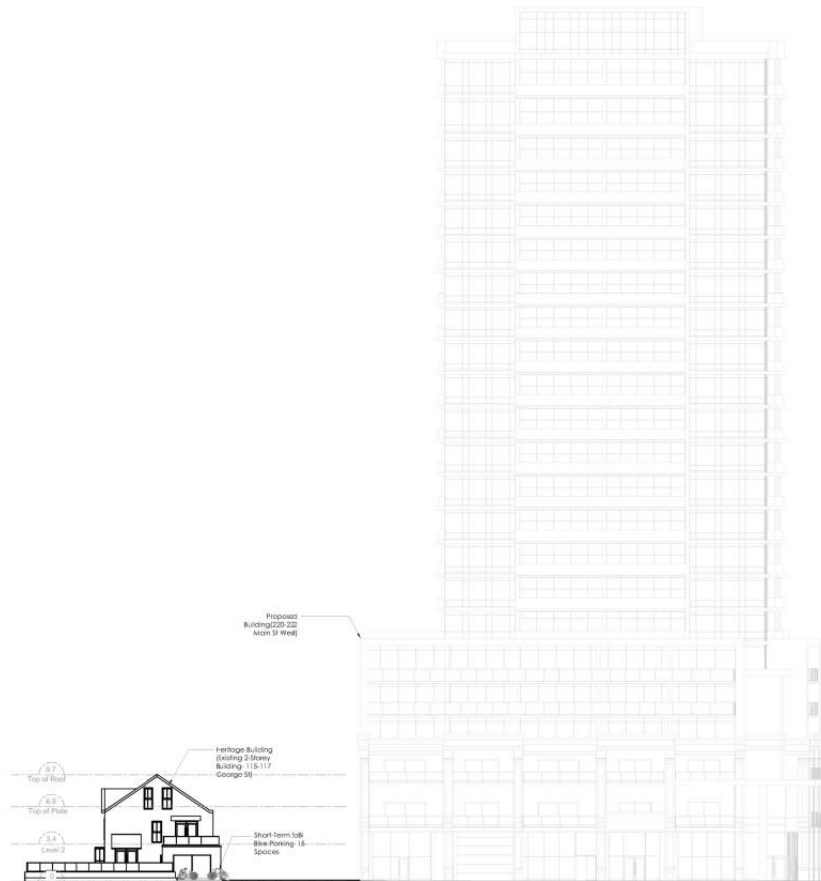
### Heritage Building Conceptual Elevations South & West

OPA/ZBA Resubmission

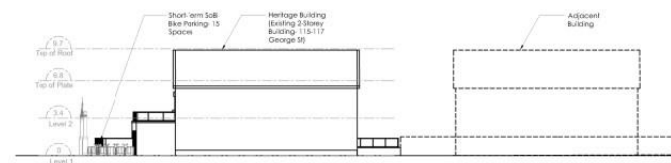
Date:  
 24-01-22  
 Project No.:



Scale: 1" = 10'-0"



**Conceptual Elevation  
 Heritage Building  
 West**



**Conceptual Elevation  
 Heritage Building  
 South**

**COLETARA**

Coletara Development  
961 Portview Drive Suite 22  
Mississauga, Ontario L4W 2S1  
PH: 905.624.4100  
www.coletara.com

- GENERAL NOTES:**
1. DO NOT SCALE DRAWINGS. VERIFY DIMENSIONS SHOWN ON THE DRAWINGS.
  2. ALL WORK SHALL COMPLY WITH THE 2012 ONTARIO BUILDING CODE AND AMENDMENTS.
  3. CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
  4. ALL CONTRACTORS AND SUB CONTRACTORS SHALL HAVE A REPUTABLE APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
  5. ALL DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT. UNAUTHORIZED USE, REPRODUCTION, AND/OR REPRODUCTION OF THIS DOCUMENT IS PROHIBITED WITHOUT WRITTEN PERMISSION. THE CONTRACT DOCUMENTS ARE PREPARED BY THE CONSULTANT FOR THE ACCOUNT OF THE OWNER.
  6. THE MATERIAL CONTAINED HEREIN REFLECTS THE CONSULTANT'S BEST JUDGMENT IN LIGHT OF THE INFORMATION AVAILABLE TO HIM AT THE TIME OF PREPARATION. ANY USE WHICH A THIRD PARTY MAKES OF THE CONTRACT DOCUMENTS, OR ANY REVISIONS THEREON, SHALL BE THE SOLE RESPONSIBILITY OF SUCH PARTY.
  7. THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR DAMAGES, LOSS, INJURY, DEATH, OR ANY OTHER PARTY AS A RESULT OF DECISIONS MADE OR ACTIONS BASED ON THE CONTRACT DOCUMENTS.

| No. | Date | Revision |
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| 00  | 00   | 00       |

### Oracle Condominiums

220 - 222 Main Street West and  
115 - 117 George Street,  
Toronto, Ontario

### Heritage Building Conceptual Elevations South & West

OPA/ZBA Resubmission

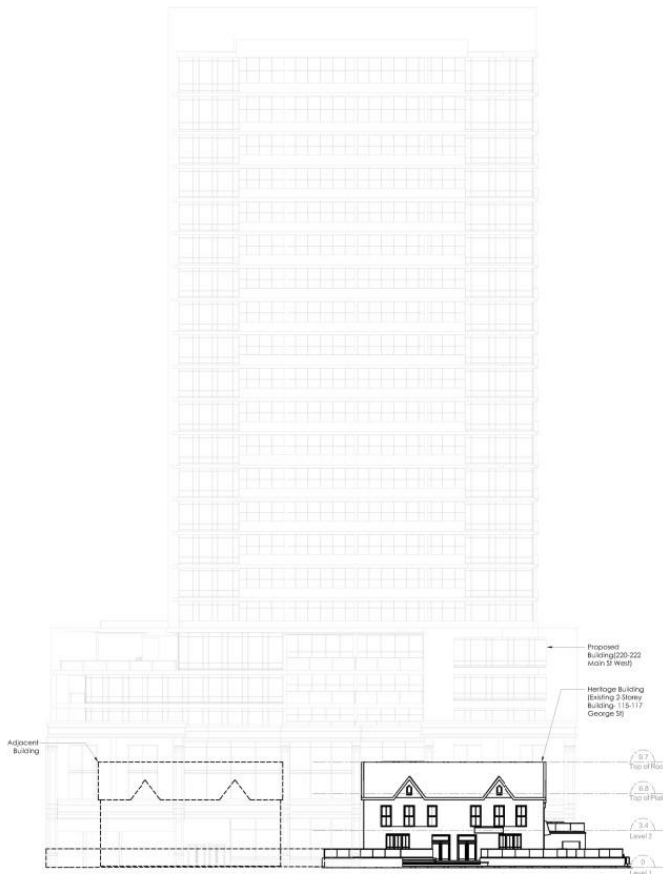
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24-01-22

Project No.

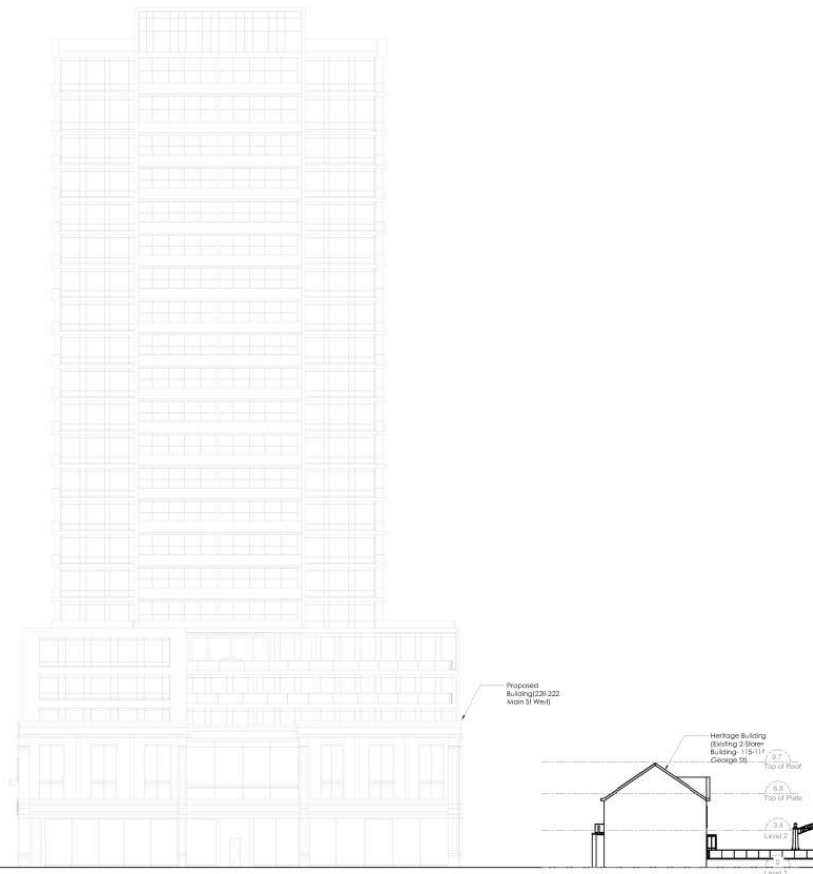
Author:  
NTS



Sheet:  
**A-113**



Conceptual Elevation  
Heritage Building  
North



Conceptual Elevation  
Heritage Building  
East



Looking north at the Subject Lands known as 220 and 222 Main Street West, buildings to be demolished



Looking south at the Subject Lands known as 220 and 222 Main Street West, buildings to be demolished





Looking at the Subject Lands known as 115, 117, 107 and 109 George Street, looking east towards Hess Village





Looking at the building of 115 and 117 George which will be retained as part of the application



Looking at the rear of the property for 115, 117, 107 and 109 George Street, Location of the private driveway for the proposed development





Looking west of the Subject Lands (Northwest corner of the intersection of Queen Street South and Main Street West)





Looking southwest of the Subject Lands at the corner of the intersection of Queen Street South and Main Street West



Looking south of the Subject Lands on Main Street West



Looking south of the Subject Lands on Main Street West



Hamilton

# THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE