



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

April 16, 2024

PED24055 – (UHOPA-22-005 / ZAC-22-012)

Appeal of Urban Hamilton Official Plan Amendment Application UHOPA-22-005 and Zoning By-law Amendment Application ZAC-22-012 to the Ontario Land Tribunal for Lack of Decision for Lands Located at 200 Market Street and 55 Queen Street North, Hamilton.

Presented by: Alaina Baldassarra

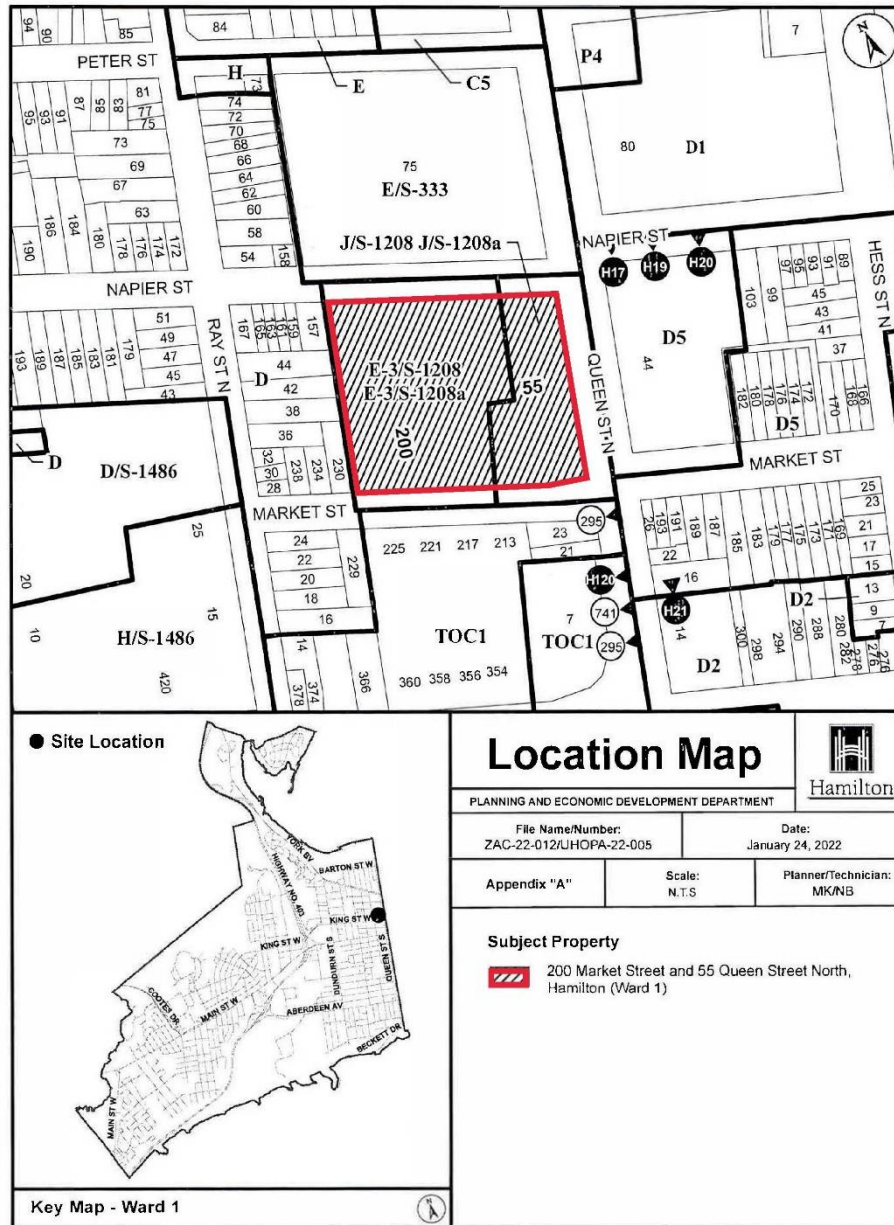


SUBJECT PROPERTY



200 Market Street & 55 Queen Street North, Hamilton





Location Map

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

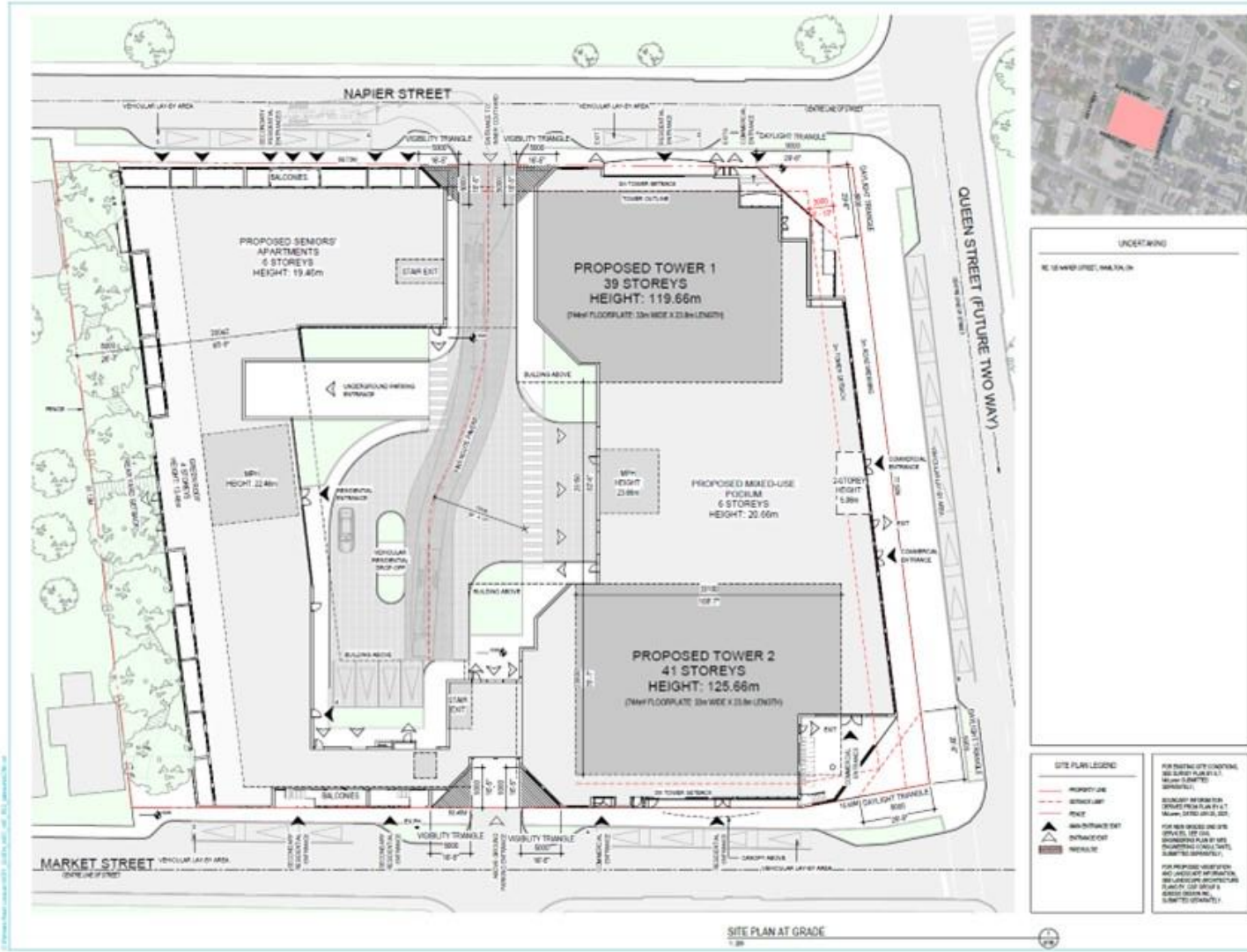
File Name/Number:
ZAC-22-012/UHOPA-22-005

Date:
January 24, 2022

Appendix "A"	Scale: N.T.S	Planner/Technician: MK/NB
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Subject Property

200 Market Street and 55 Queen Street North,
Hamilton (Ward 1)



1. The project is a proposed development of a multi-story residential and commercial building.

2. The project is located on the corner of Napier Street and Market Street.

3. The project is a proposed development of a multi-story residential and commercial building.

4. The project is a proposed development of a multi-story residential and commercial building.

A. J. Clarke and Associates Ltd.
1000 Highway 104, Suite 200, Hamilton, Ontario L8N 2R1
Tel: 905.571.1111

MTC Consultants Inc.
1000 Highway 104, Suite 200, Hamilton, Ontario L8N 2R1
Tel: 905.571.1111

DATE: 2023-01-10
SCALE: 1:1000
PROJECT: 125 NAPIER STREET

UNDERTAKING

RE: 125 NAPIER STREET, HAMILTON, ON

LANDOWNER:
MTC Consultants Inc.
1000 Highway 104, Suite 200, Hamilton, Ontario L8N 2R1
Tel: 905.571.1111

DESIGNER:
A. J. Clarke and Associates Ltd.
1000 Highway 104, Suite 200, Hamilton, Ontario L8N 2R1
Tel: 905.571.1111

DATE: 2023-01-10



PROJECT: 125 NAPIER STREET

ADDRESS: HAMILTON, ON N8B 1S1

DATE: 2023-01-10

SCALE: 1:1000

SITE PLAN LEGEND

- PROPERTY LINE
- CONCRETE
- ASPHALT
- PAVEMENT
- ENTRANCE NET
- ENTRANCE EXIT
- WALKWAY

FOR EXISTING CITY CONDITIONS, SEE SURVEY PLAN BY E.L. MURPHY DATED 2010-01-10.

FOR EXISTING PROPOSED DEVELOPMENT, SEE SURVEY PLAN BY E.L. MURPHY DATED 2010-01-10.

FOR NEW PROPOSED DEVELOPMENT, SEE THIS DOCUMENT AND ALL ATTACHED DOCUMENTS.

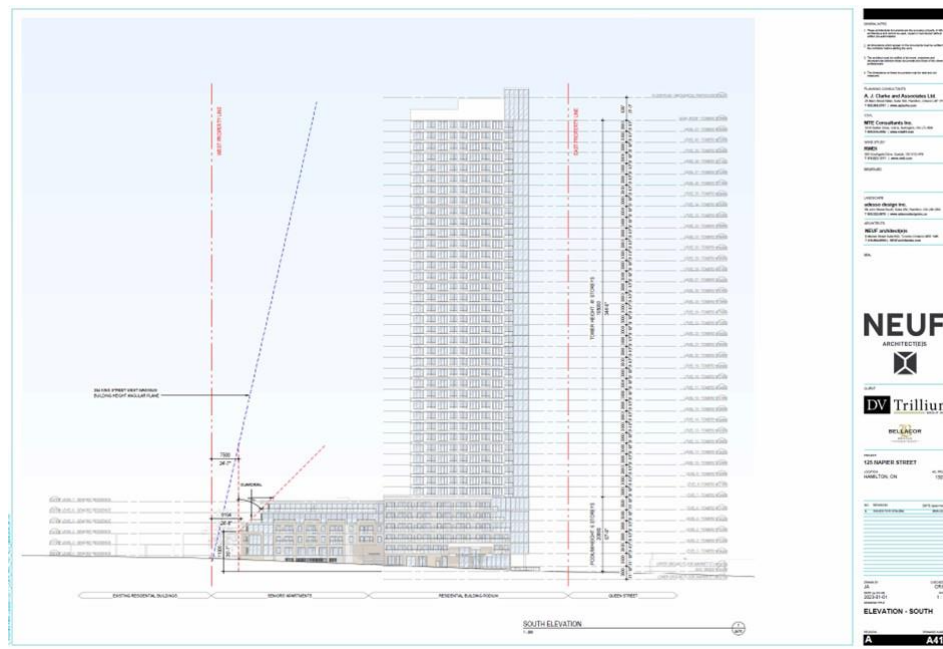
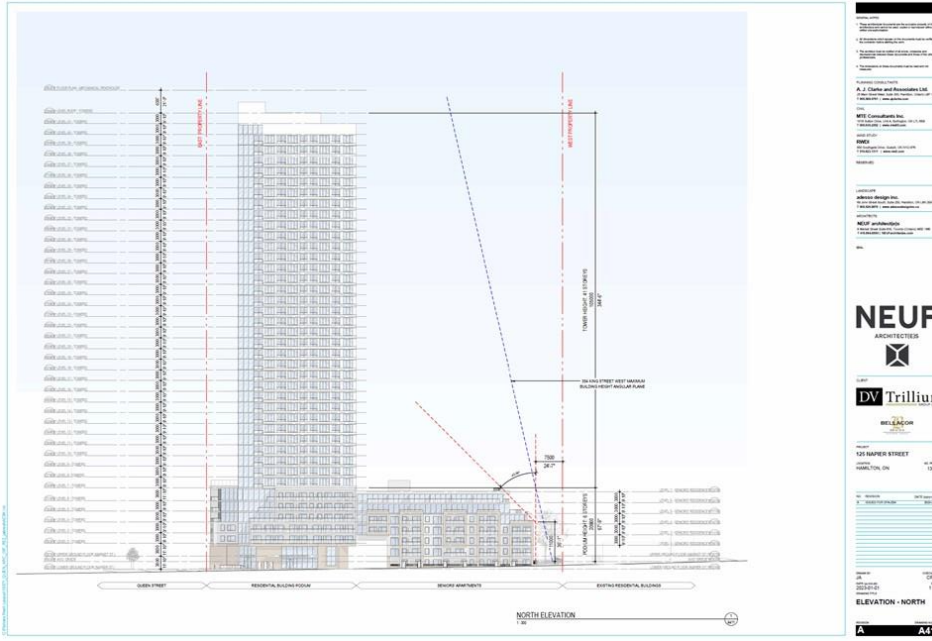
FOR PROPOSED DEVELOPMENT AND EXISTING PROPOSED DEVELOPMENT, SEE THIS DOCUMENT AND ALL ATTACHED DOCUMENTS.

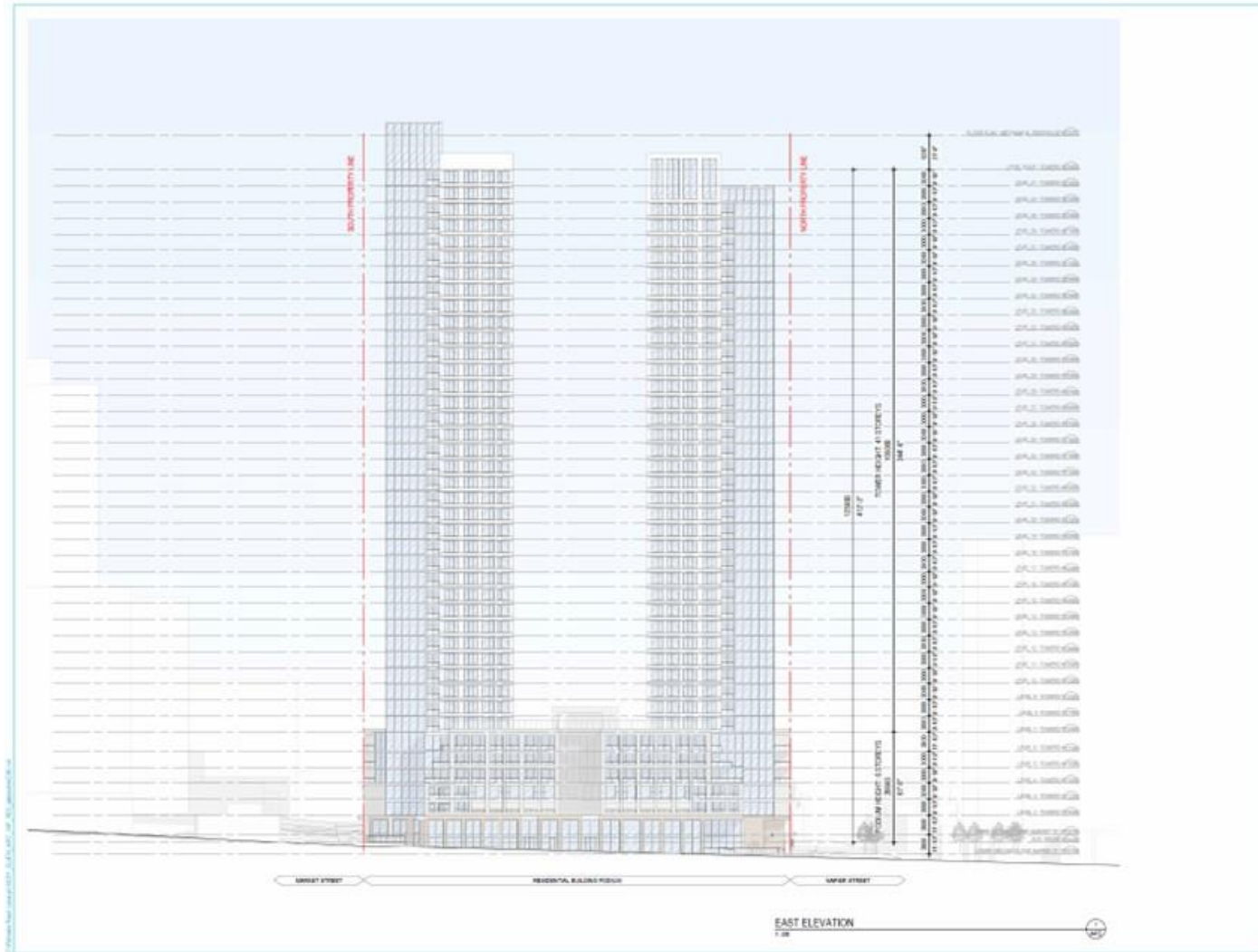
SITE PLAN AT GRADE

DATE: 2023-01-10

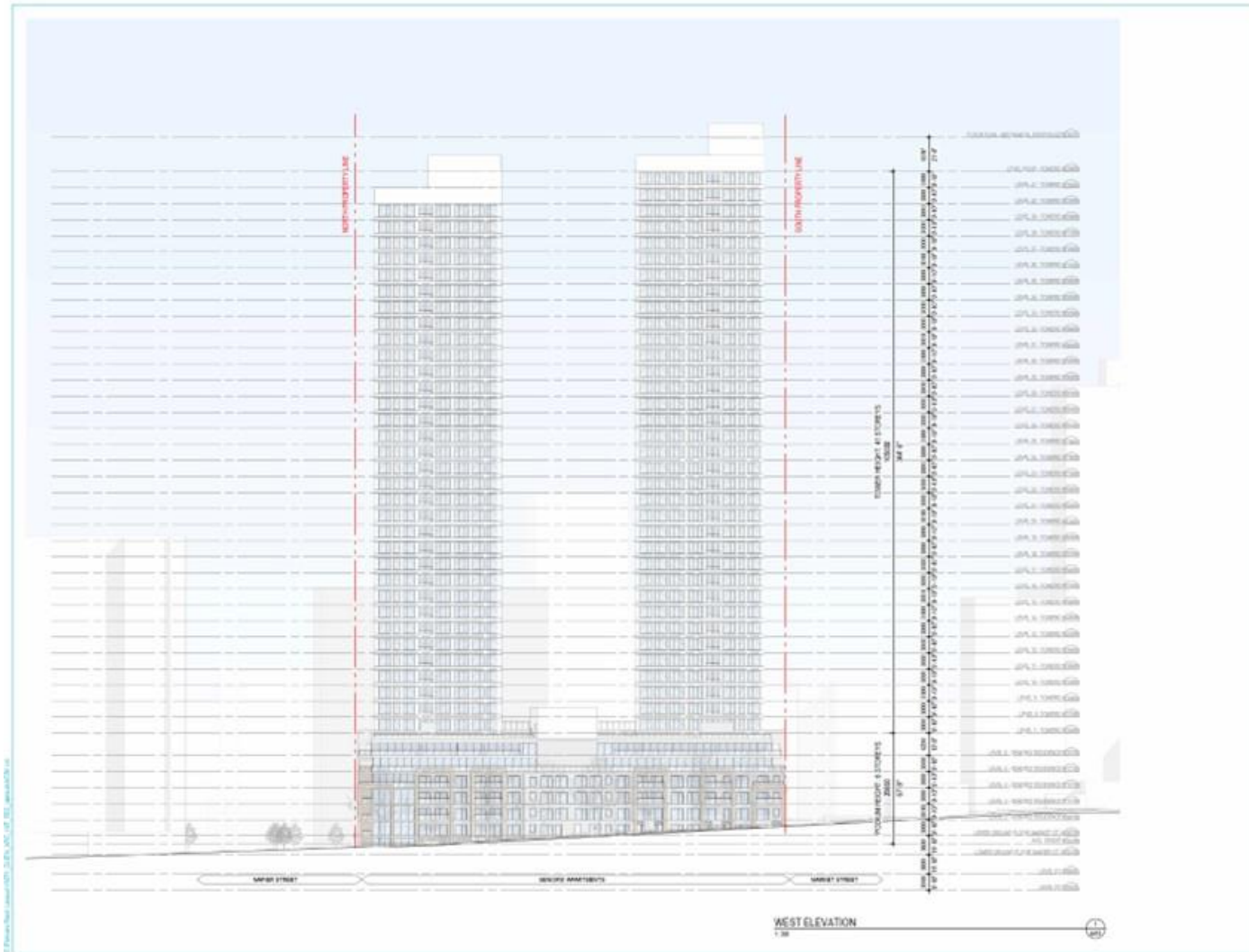
SCALE: 1:1000

PROJECT: 125 NAPIER STREET

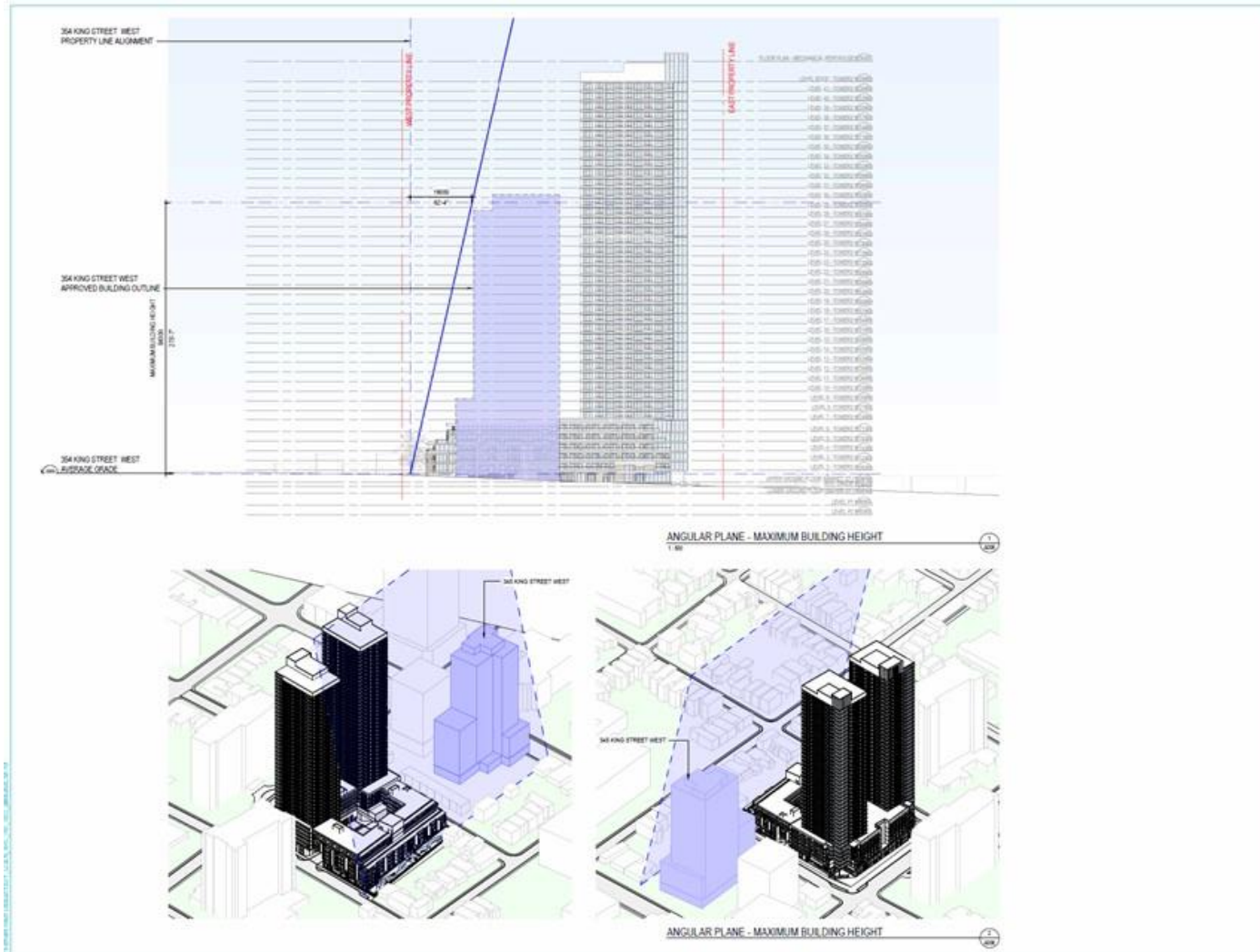




PROJECT DATA	
1. Project Name	125 NAPER STREET
2. Project Location	125 NAPER STREET, N. WING, 10TH FLOOR, HAMILTON, ON L8N 4E1
3. Project Description	RENOVATION AND ADDITION OF OFFICE SPACE
4. Project Status	CONCEPT DESIGN
CLIENT	
A. J. Clarke and Associates Ltd.	
1000 Dundas Street West, Suite 200, Hamilton, ON L8N 4E1	
Tel: (905) 571-1111 Fax: (905) 571-1112	
ARCHITECT	
NEUF Architects Inc.	
1000 Dundas Street West, Suite 200, Hamilton, ON L8N 4E1	
Tel: (905) 571-1111 Fax: (905) 571-1112	
ENGINEER	
MTC Consulting Inc.	
1000 Dundas Street West, Suite 200, Hamilton, ON L8N 4E1	
Tel: (905) 571-1111 Fax: (905) 571-1112	
LANDSCAPE ARCHITECT	
adrian design inc.	
1000 Dundas Street West, Suite 200, Hamilton, ON L8N 4E1	
Tel: (905) 571-1111 Fax: (905) 571-1112	
INTERIOR DESIGNER	
NEUF architects	
1000 Dundas Street West, Suite 200, Hamilton, ON L8N 4E1	
Tel: (905) 571-1111 Fax: (905) 571-1112	
DATE	
2024-07-01	
PROJECT ADDRESS	
125 NAPER STREET	HAMILTON, ON L8N 4E1
SCALE	
1:100	1:100
ELEVATION - EAST	
A	A412



PROJECT: 125 NAPIER STREET
 LOCATION: HAMILTON, ON
 ARCHITECT: NEUF ARCHITECTURES
 CLIENT: DV Trillium
 PROJECT NO: 125 NAPIER STREET
 DATE: 2023-01-01
 DRAWING NO: A413



GENERAL NOTES

- The architect shall be responsible for the coordination and integration of all building systems and services.
- All dimensions shall be taken from the finished floor unless otherwise indicated.
- The contractor shall be responsible for obtaining all necessary permits and approvals.
- The contractor shall be responsible for the construction of all building systems and services.

PLANNING NUMBER 24055

A. J. Carter and Associates Ltd.
200 West Beaver Creek Rd. Suite 100, Richmond Hill, ON L4B 1N2
Tel: 905.882.1111 | www.ajcarter.com

DATE: 2024-01-15

MTE Consultants Inc.
1000 Lakeshore Blvd. East, Suite 1000, Markham, ON L3R 9V7
Tel: 905.477.1111 | www.mte.ca

DATE: 2024-01-15

RWEC
1000 Lakeshore Blvd. East, Suite 1000, Markham, ON L3R 9V7
Tel: 905.477.1111 | www.rwec.ca

DATE: 2024-01-15

PROJECT:

NEUF ARCHITECTES
1000 Lakeshore Blvd. East, Suite 1000, Markham, ON L3R 9V7
Tel: 905.477.1111 | www.neufarchitectes.com

DATE: 2024-01-15

NEUF ARCHITECTES

PROJECT:

DV Trillium

BELLACOR

PROJECT:

125 HAPER STREET

LOCATION:

HAMILTON, ON

DATE: 2024-01-15

NO. REVISIONS

DATE REVISIONS

1. 2024-01-15

2. 2024-01-15

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Subject Site

PED24055

Photo 2



View From Market Street North of the Site



Looking South to Napier Street



View From the Site Looking at the West Side of Queen Street South 1



View From the Site Looking at the West Side of Queen Street South 2



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE