



WELCOME TO THE CITY OF HAMILTON

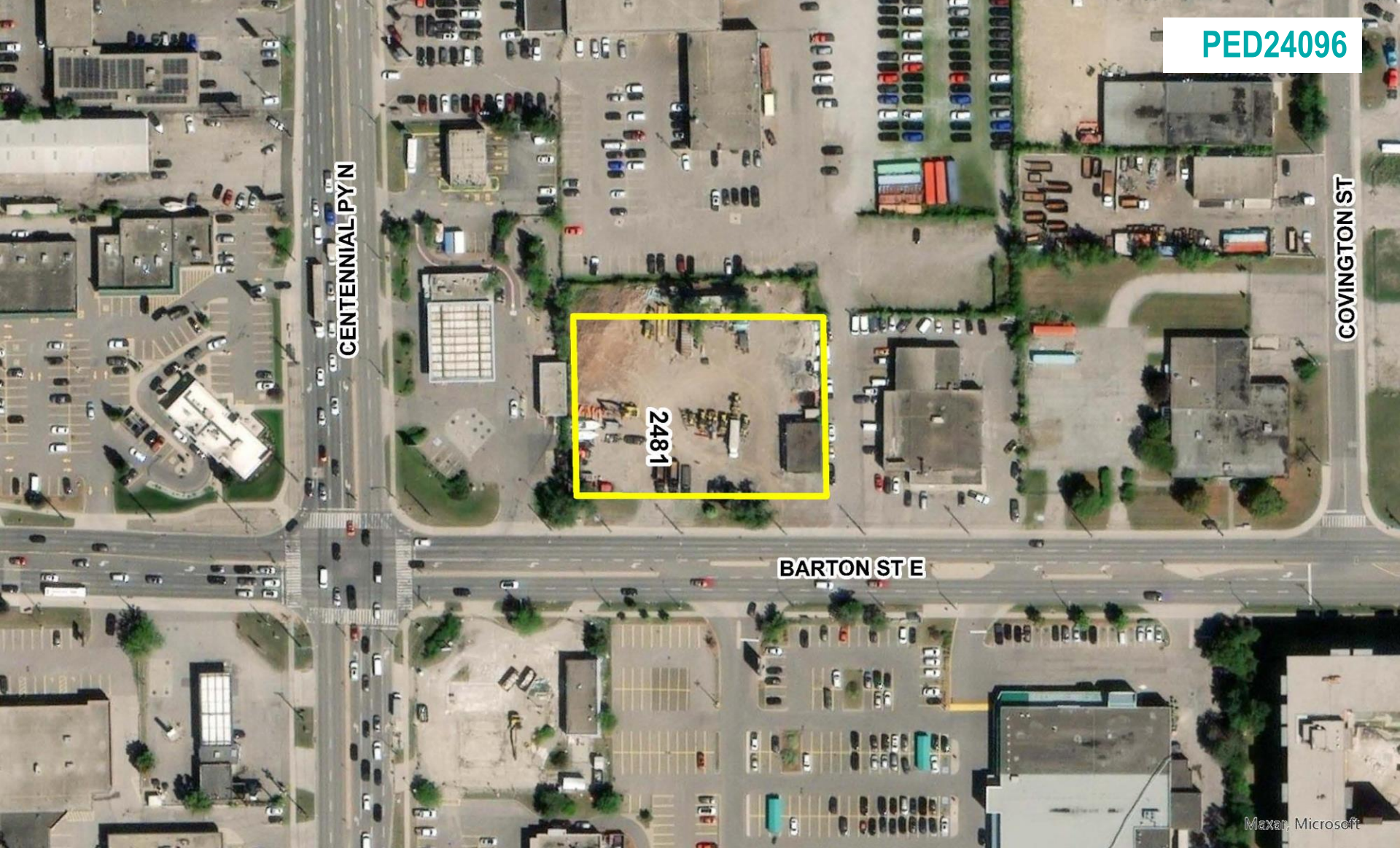
PLANNING COMMITTEE

June 18, 2024

PED24096 – (ZAC-23-023)

Application for a Zoning By-law Amendment for Lands Located at
2481 Barton Street East, Hamilton.

Presented by: Daniel Barnett

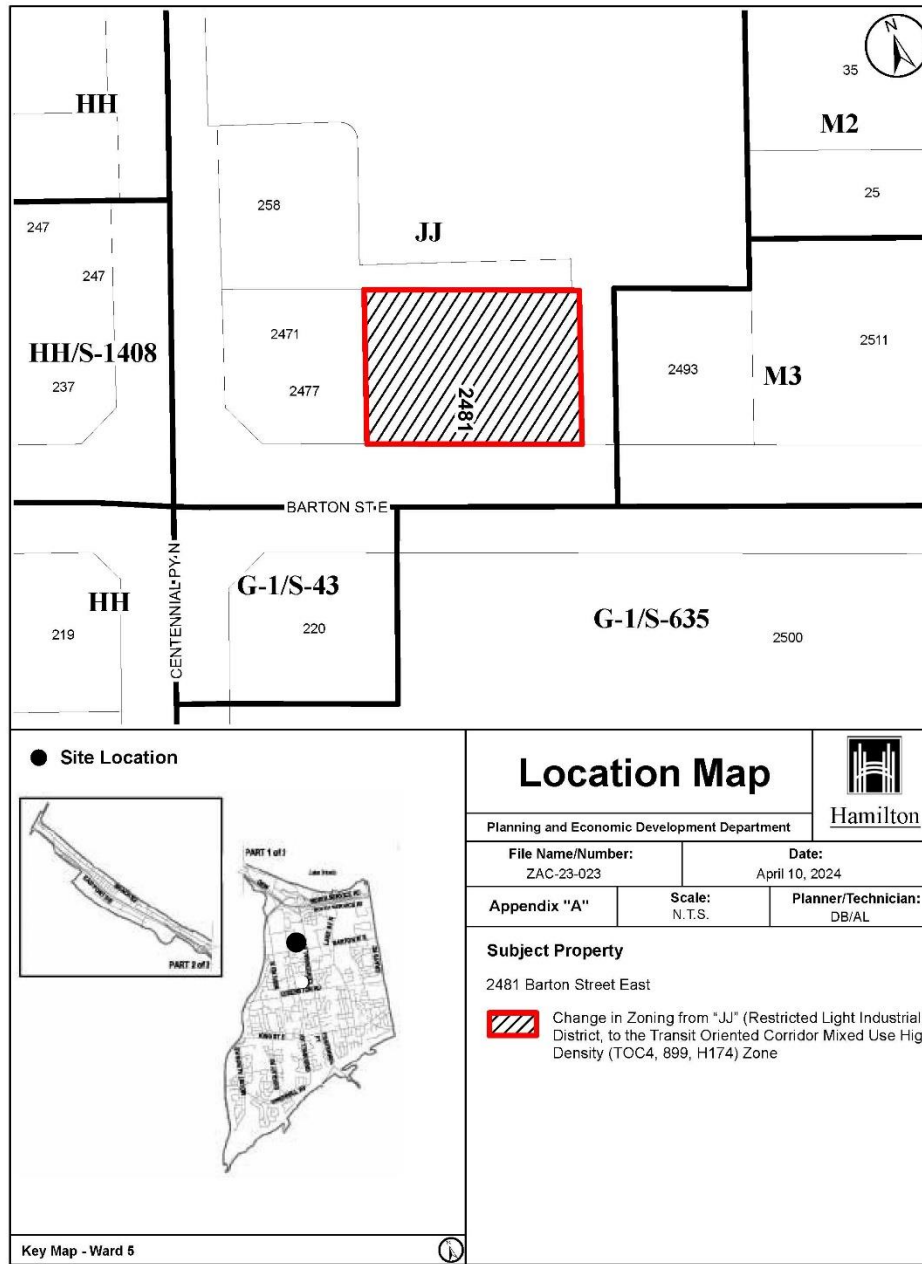


SUBJECT PROPERTY

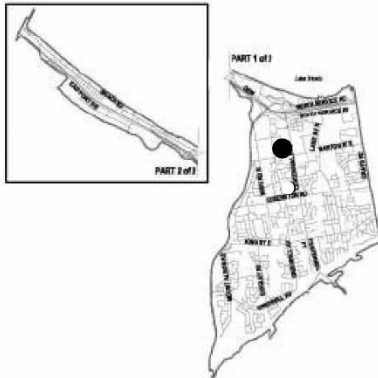


2481 Barton Street East, Hamilton





● Site Location



Key Map - Ward 5

Location Map



Hamilton

Planning and Economic Development Department

File Name/Number:
ZAC-23-023

Date:
April 10, 2024

Appendix "A"

Scale:
N.T.S.

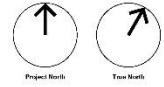
Planner/Technician:
DB/AL

Subject Property

2481 Barton Street East



Change in Zoning from "JJ" (Restricted Light Industrial) District, to the Transit Oriented Corridor Mixed Use High Density (TOC4, 899, H174) Zone



- GENERAL NOTES**
1. This site plan shows the proposed building layout and is not intended to be used for any other purpose.
 2. All dimensions are in meters unless otherwise specified.
 3. The site plan is based on the information provided in the application and is not intended to be used for any other purpose.
 4. All construction shall be in accordance with the applicable codes and regulations.
 5. The site plan is based on the information provided in the application and is not intended to be used for any other purpose.
 6. The site plan is based on the information provided in the application and is not intended to be used for any other purpose.



No.	Date	Revision
1	2024-09-27	PRELIMINARY

**2481 BARTON ST. E.
HAMILTON**

SRM
architects+
urban+designers

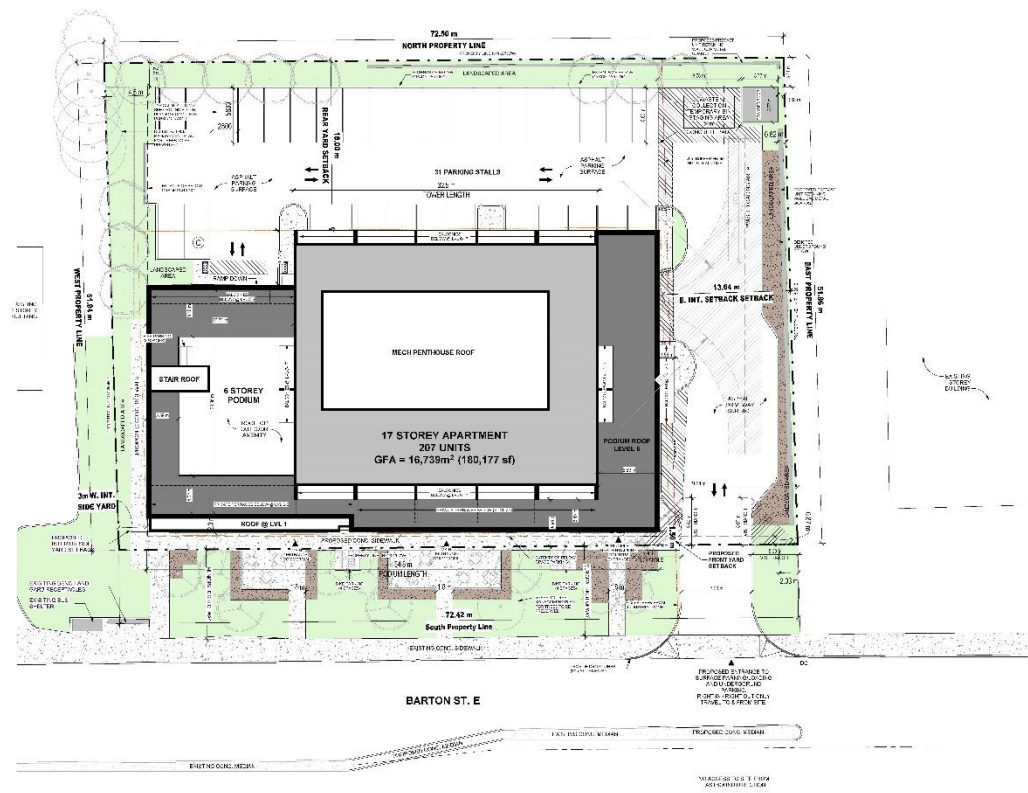
Project No: 2481
Date: 2024-09-27
Author: [Name]
Checked: [Name]
Scale: 1:500

SITE PLAN

PRELIMINARY

Scale	As Shown
Issue	ISSUED FOR PERMITS
Version	r3
Project No.	2481
Date	2024-09-27

D1.1



1 SITE PLAN



ARCHITECTURAL DRAWING LIST

Sheet Number	Description
PE-1	CONCEPT PLAN
PE-2	BUILDING FOOTPRINT/ENVELOPE
DE-1	RESIDENCES
DE-2	OFFICE
DE-3	LANDSCAPE ARCHITECTURE
DE-4	EXTERIOR LIGHTING
DE-5	EXTERIOR FURNITURE
DE-6	EXTERIOR SIGNAGE
DE-7	EXTERIOR MATERIALS
DE-8	EXTERIOR WALLS
DE-9	EXTERIOR ROOFING
DE-10	EXTERIOR CURB
DE-11	EXTERIOR DRIVEWAY
DE-12	EXTERIOR STAIRS
DE-13	EXTERIOR ELEVATIONS
DE-14	EXTERIOR SECTION
DE-15	EXTERIOR DETAIL
DE-16	EXTERIOR FINISHES
DE-17	EXTERIOR MATERIALS
DE-18	EXTERIOR LIGHTING
DE-19	EXTERIOR FURNITURE
DE-20	EXTERIOR SIGNAGE
DE-21	EXTERIOR MATERIALS
DE-22	EXTERIOR ROOFING
DE-23	EXTERIOR CURB
DE-24	EXTERIOR DRIVEWAY
DE-25	EXTERIOR STAIRS
DE-26	EXTERIOR ELEVATIONS
DE-27	EXTERIOR SECTION
DE-28	EXTERIOR DETAIL
DE-29	EXTERIOR FINISHES
DE-30	EXTERIOR MATERIALS
DE-31	EXTERIOR ROOFING
DE-32	EXTERIOR CURB
DE-33	EXTERIOR DRIVEWAY
DE-34	EXTERIOR STAIRS
DE-35	EXTERIOR ELEVATIONS
DE-36	EXTERIOR SECTION
DE-37	EXTERIOR DETAIL
DE-38	EXTERIOR FINISHES
DE-39	EXTERIOR MATERIALS
DE-40	EXTERIOR ROOFING
DE-41	EXTERIOR CURB
DE-42	EXTERIOR DRIVEWAY
DE-43	EXTERIOR STAIRS
DE-44	EXTERIOR ELEVATIONS
DE-45	EXTERIOR SECTION
DE-46	EXTERIOR DETAIL
DE-47	EXTERIOR FINISHES
DE-48	EXTERIOR MATERIALS
DE-49	EXTERIOR ROOFING
DE-50	EXTERIOR CURB
DE-51	EXTERIOR DRIVEWAY
DE-52	EXTERIOR STAIRS
DE-53	EXTERIOR ELEVATIONS
DE-54	EXTERIOR SECTION
DE-55	EXTERIOR DETAIL
DE-56	EXTERIOR FINISHES
DE-57	EXTERIOR MATERIALS
DE-58	EXTERIOR ROOFING
DE-59	EXTERIOR CURB
DE-60	EXTERIOR DRIVEWAY
DE-61	EXTERIOR STAIRS
DE-62	EXTERIOR ELEVATIONS
DE-63	EXTERIOR SECTION
DE-64	EXTERIOR DETAIL
DE-65	EXTERIOR FINISHES
DE-66	EXTERIOR MATERIALS
DE-67	EXTERIOR ROOFING
DE-68	EXTERIOR CURB
DE-69	EXTERIOR DRIVEWAY
DE-70	EXTERIOR STAIRS
DE-71	EXTERIOR ELEVATIONS
DE-72	EXTERIOR SECTION
DE-73	EXTERIOR DETAIL
DE-74	EXTERIOR FINISHES
DE-75	EXTERIOR MATERIALS
DE-76	EXTERIOR ROOFING
DE-77	EXTERIOR CURB
DE-78	EXTERIOR DRIVEWAY
DE-79	EXTERIOR STAIRS
DE-80	EXTERIOR ELEVATIONS
DE-81	EXTERIOR SECTION
DE-82	EXTERIOR DETAIL
DE-83	EXTERIOR FINISHES
DE-84	EXTERIOR MATERIALS
DE-85	EXTERIOR ROOFING
DE-86	EXTERIOR CURB
DE-87	EXTERIOR DRIVEWAY
DE-88	EXTERIOR STAIRS
DE-89	EXTERIOR ELEVATIONS
DE-90	EXTERIOR SECTION
DE-91	EXTERIOR DETAIL
DE-92	EXTERIOR FINISHES
DE-93	EXTERIOR MATERIALS
DE-94	EXTERIOR ROOFING
DE-95	EXTERIOR CURB
DE-96	EXTERIOR DRIVEWAY
DE-97	EXTERIOR STAIRS
DE-98	EXTERIOR ELEVATIONS
DE-99	EXTERIOR SECTION
DE-100	EXTERIOR DETAIL

2481 Barton St E, Hamilton

REISSUED FOR ZBA SUBMISSION

21033 | 2023-08-31





FRONT VIEW - BARTON STREET E.



SOUTH EAST - BARTON STREET E.



SOUTH WEST - BARTON STREET E.

- GENERAL NOTES**
1. These architectural drawings are the property of SRM architects+urban+designers.
 2. All work shall conform with the City of Hamilton Building Code and applicable regulations.
 3. Construction shall conform with the approved plans and specifications.
 4. All materials and workmanship shall conform to the applicable building codes and standards.
 5. The owner shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
 6. The owner shall be responsible for providing all necessary site information and data.
 7. The architect's liability is limited to the design and construction of the building as shown on these drawings.

No.	Date	Revision

2481 BARTON ST. E,
HAMILTON

SRM⁺
architects+
urban+designers

2024.07.23

RENDERINGS

PRELIMINARY

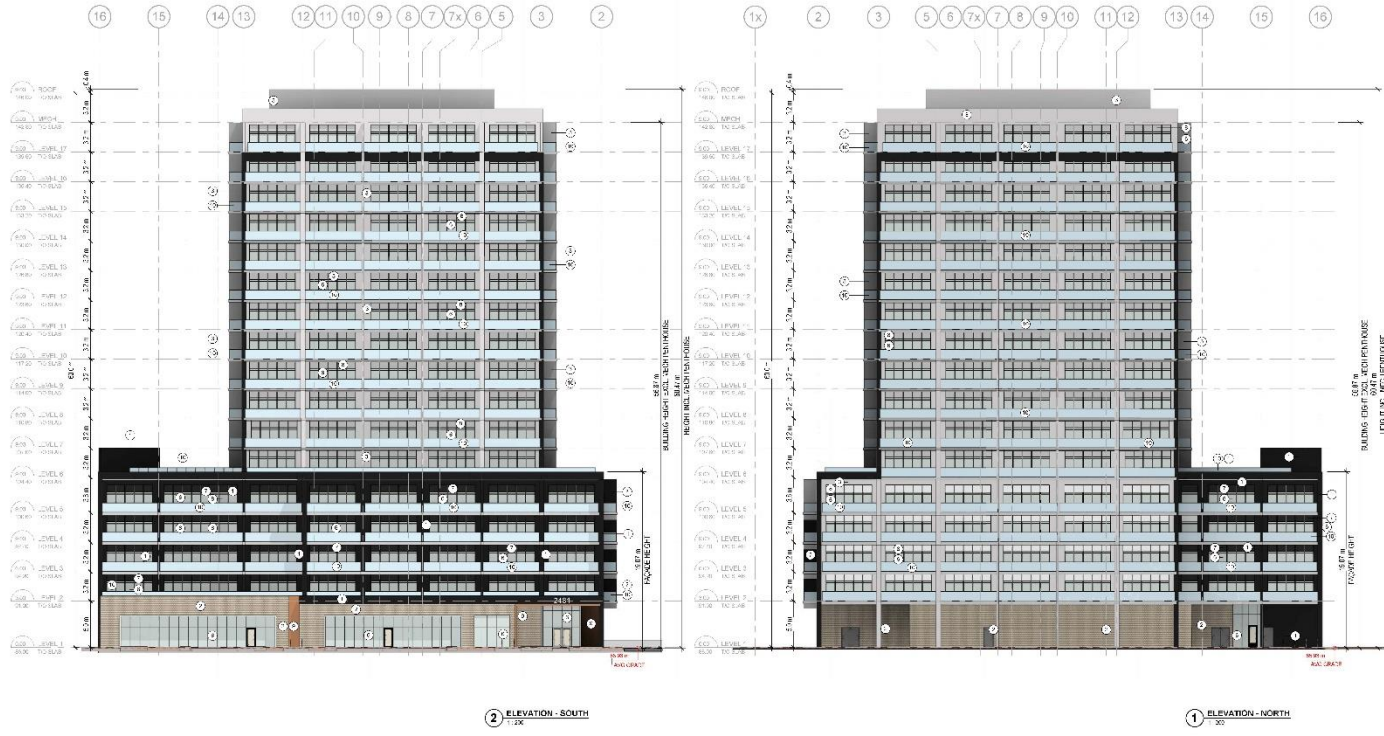
DATE: 2024.07.23

PROJECT: 2481 BARTON ST. E.

SCALE: 1:100

D0.3

2481 BARTON ST. E. PROJECT: 2024-09-02. DRAWING: 2481 BARTON ST. E. - ARCHITECTURAL - ELEVATIONS. DATE: 2024-09-02. DRAWING NO.: PED24096. PROJECT NO.: 2481 BARTON ST. E. PROJECT. DRAWN BY: J. B. PROJECT MANAGER: J. B. CHECKED BY: J. B. APPROVED BY: J. B.



- GENERAL NOTES**
1. General notes apply to all drawings unless otherwise noted.
 2. All work shall be in accordance with the 2024 Ontario Building Code and all applicable codes.
 3. Contractors shall verify the location and depth of all existing utilities before commencing work.
 4. All materials shall be of the highest quality and shall be approved by the architect.
 5. All work shall be in accordance with the 2024 Ontario Building Code and all applicable codes.
 6. The owner shall provide all necessary permits and approvals for this project.
 7. The contractor shall be responsible for all safety and security measures during the construction process.

MATERIAL LEGEND

1	PRECAST CONCRETE PANEL SYSTEM FOR EXTERIOR WALLS
2	PRECAST CONCRETE PANEL SYSTEM FOR INTERIOR WALLS
3	INSULATION SYSTEM FOR EXTERIOR WALLS
4	INSULATION SYSTEM FOR INTERIOR WALLS
5	GLAZED WINDOW SYSTEM FOR EXTERIOR WALLS
6	GLAZED WINDOW SYSTEM FOR INTERIOR WALLS
7	SPECIAL TYPICAL WINDOW SYSTEM
8	SPECIAL TYPICAL DOOR SYSTEM
9	FINISH SYSTEM - INTERIOR WALLS
10	FINISH SYSTEM - EXTERIOR WALLS

No. Date Revision

1	2024-09-02	ISSUED FOR PERMIT
2	2024-09-02	ISSUED FOR PERMIT
3	2024-09-02	ISSUED FOR PERMIT

2481 BARTON ST. E.
HAMILTON

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PROJECT NO.: 21523
DATE: 2024-09-02
SCALE: 1/8" = 1'-0"
DRAWN BY: J. B.
CHECKED BY: J. B.
APPROVED BY: J. B.

ELEVATIONS

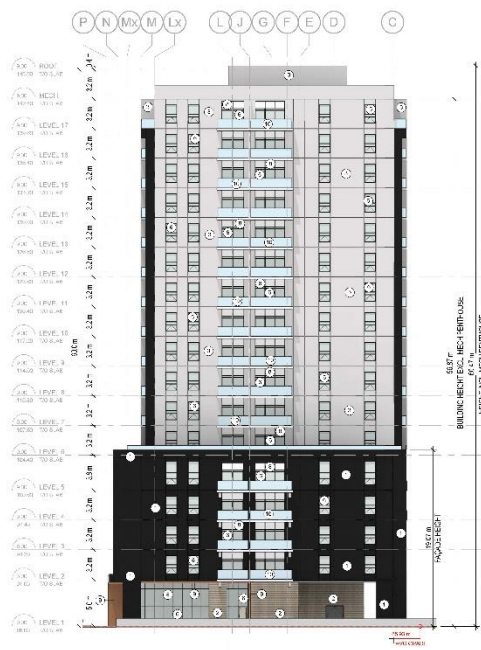
PRELIMINARY

APPROVED FOR PERMIT
DATE: 2024-09-02

D3.1

GENERAL NOTES

1. Do not scale drawings. All dimensions are in millimeters unless otherwise noted.
2. All work shall conform to the 2018 Ontario Building Code.
3. Concrete shall be cast in place and finished with a smooth, troweled surface.
4. All work shall be done in accordance with the Ontario Building Code and the approved drawings.
5. All work shall be done in accordance with the Ontario Building Code and the approved drawings.
6. The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.
7. The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.



2 EAST ELEVATION



1 WEST ELEVATION

MATERIAL LEGEND

1	CONCRETE
2	BRICK
3	GLASS
4	WOOD
5	STEEL
6	PAINT
7	LANDSCAPE
8	ROOFING
9	MECHANICAL
10	ELECTRICAL

No.	Date	Revision

2481 BARTON ST. E.
HAMILTON

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urban+designers

ELEVATIONS

DATE: 2103
 DRAWN BY: JH
 CHECKED BY: JH
 PROJECT NO: 2481 BARTON ST. E.
 SHEET NO: 02
 SCALE: AS SHOWN

PRELIMINARY

D3.2

- GENERAL NOTES**
1. This plan shows the proposed structure and site for the proposed development.
 2. It is not intended to be used for construction purposes.
 3. The plan is not intended to be used for construction purposes.
 4. All construction shall be in accordance with the proposed site plan and the applicable zoning bylaws.
 5. The plan is not intended to be used for construction purposes.
 6. The plan is not intended to be used for construction purposes.
 7. The plan is not intended to be used for construction purposes.



1 ANGULAR PLANE DIAGRAM
1:30

No.	Date	Revision
1		

2481 BARTON ST. E,
HAMILTON

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ANGULAR PLANE

PRELIMINARY
1:208
R2
D3.3



Subject property, as seen from the south side of Barton Street East looking north



West side of the subject property, as seen from the north side of Barton Street East looking north



East side of the subject property, as seen from the north side of Barton Street East looking north



Property at 2493 Barton Street East, as seen from the north side Barton Street East looking north east



Property at 2500 Barton Street East, as seen from the south side of Barton Street East looking south east



Property at 2500 Barton Street East, as seen from the south side of Barton Street East looking south



Property at 2471 and 2477 Barton Street East, as seen from the north side of Barton Street East looking north



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE