



WELCOME TO THE CITY OF HAMILTON

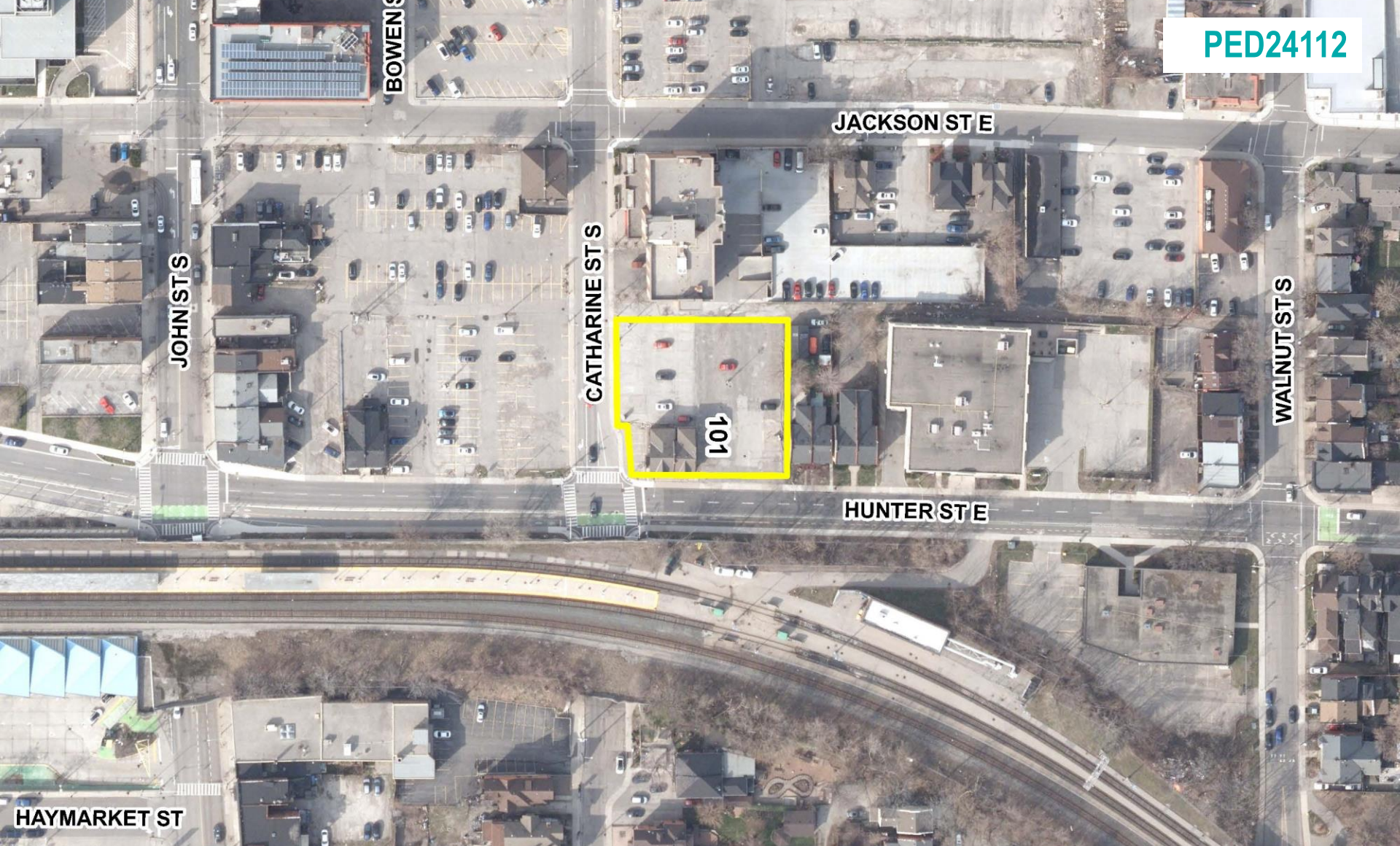
PLANNING COMMITTEE

July 9, 2024

PED24112 – (ZAC-21-014 & UHOPA-21-007)

Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 101 Hunter Street East, Hamilton.

Presented by: Daniel Barnett

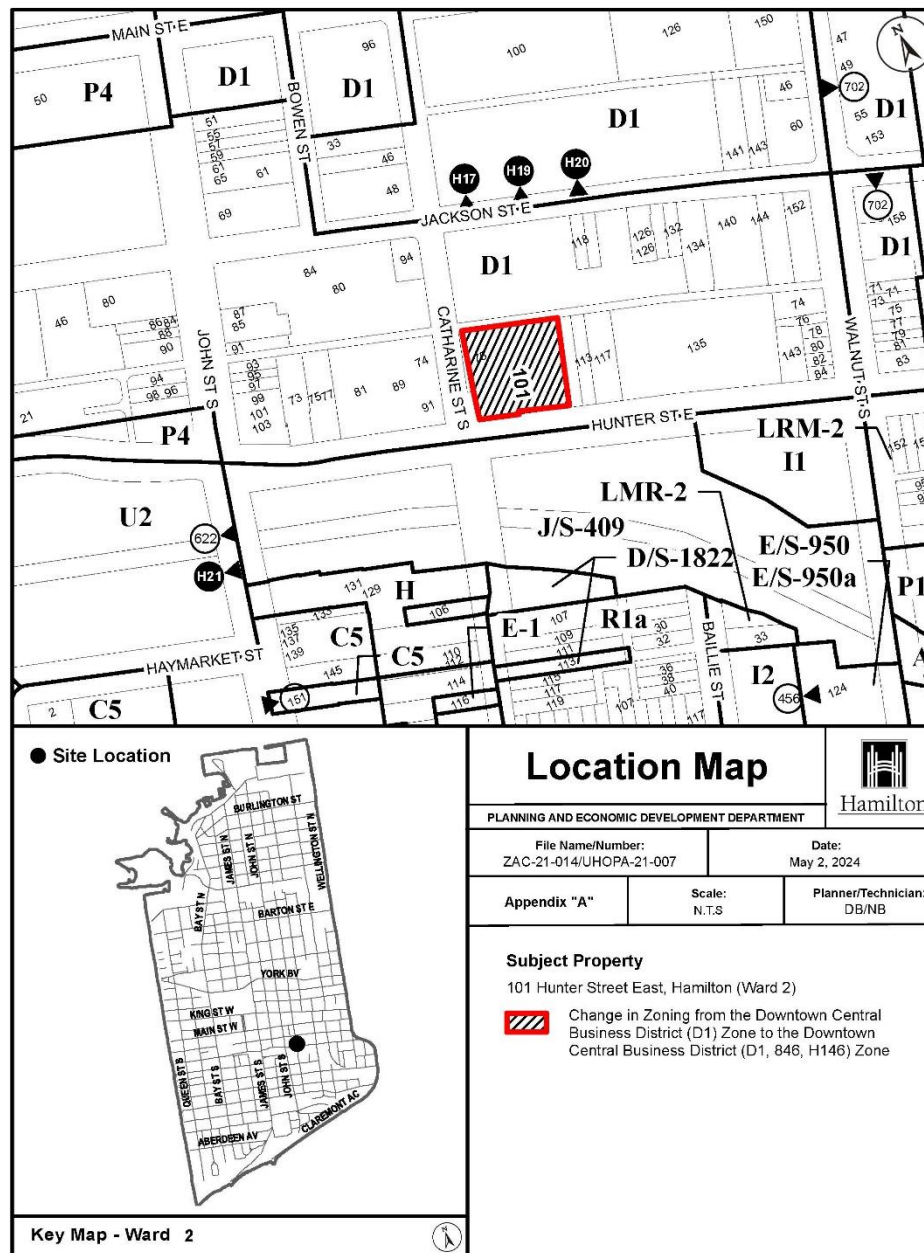


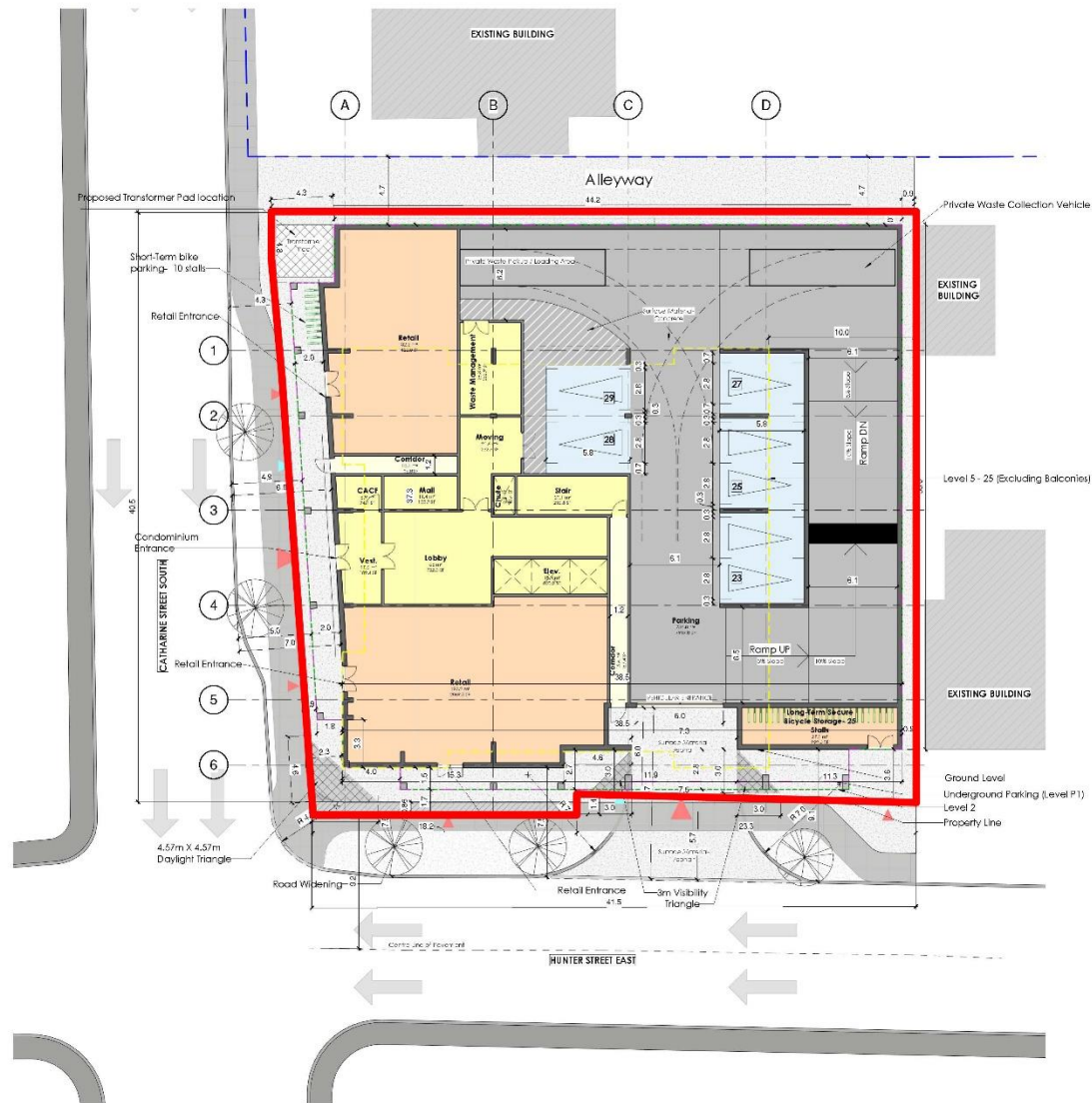
SUBJECT PROPERTY



101 Hunter Street East, Hamilton







GENERAL NOTES:

1. DO NOT SCALE DIMENSIONS. VERIFY "TWO'S END" FOR 1' X 6" FLOOR JOIST OVER 2ND FLOOR W4-30 BEAMS.
2. ALL WORK SHALL COMPLY WITH THE 2015 OHIO BUILDING CODE AND AMENDMENTS.
3. CONTRACTOR SHALL OBTAIN ALL NECESSARY "A" SIGNED AND STAMPED PERMITS FROM THE LOCAL BUILDING DEPARTMENT. THE PERMIT SHALL BE OBTAINED PRIOR TO BEGINNING OF CONSTRUCTION.
4. ALL EXIST. FACES AND DIMENSIONS SHALL BE VERIFIED PRIOR TO ANY CONSTRUCTION. CORRECT OR REPAIR AS NECESSARY.
5. ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE.
6. THE VERTICAL CURB-TO-SIDEWALK RISES SHALL BE CONSIDERED AS SHOWN ON THE PLAN. FOR INFORMATION, A STANDARD CURB RISE OF 4" IS RECOMMENDED. THE MAXIMUM CURB RISE SHALL BE 6" FOR ALL NEW CONSTRUCTION. THE MAXIMUM CURB RISE SHALL BE 4" FOR ALL EXISTING CONSTRUCTION. THE MAXIMUM CURB RISE SHALL BE 2" FOR ALL EXISTING CONSTRUCTION.



Rev	Date	Description
4	02/28/23	OPA/ZBA Submission 4
3	10/07/22	OPA/ZBA Submission 3
2	04/07/22	OPA/ZBA Submission 2
1	03/04/21	OPA/ZBA Submission 1

Conceptual Elevations-1

1:150

A110



Hamilton

COLETARA

Coletara Development
966 Fairbairn Drive Suite 22
Mississauga, Ontario L4W 2S1
Tel: 905.836.4100
www.coletara.com

GENERAL NOTES
1. ALL FLOOR FINISHES, NETTO FINISHES (N.F.), ARE PRELIMINARY AND SUBJECT TO CHANGE.
2. ALL VERTICAL DIMENSIONS ARE IN METERS AND ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL CONSTRUCTION AND FINISHES SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL BUILDING CODE (NBC) AND ALL APPLICABLE BY-LAWS.
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5. ALL CONSTRUCTION AND FINISHES SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL BUILDING CODE (NBC) AND ALL APPLICABLE BY-LAWS.
6. THE ARCHITECT'S OFFICE HAS REVIEWED THE CONSTRUCTION AND FINISHES AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL BUILDING CODE (NBC) AND ALL APPLICABLE BY-LAWS.
7. THE ARCHITECT'S OFFICE HAS REVIEWED THE CONSTRUCTION AND FINISHES AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL BUILDING CODE (NBC) AND ALL APPLICABLE BY-LAWS.



KEY PLAN

Rev	Date	Description
4	02/28/23	OPA/ZBA Submission 4
3	10/07/22	OPA/ZBA Submission 3
2	04/07/22	OPA/ZBA Submission 2
1	03/04/21	OPA/ZBA Submission 1

Genesis Condominiums

Project Address
101 Hunter Street East,
Hamilton, Ontario

Conceptual Elevations-2

OPA/ZBA Resubmission
UHOPA-21-007 &
ZAC-21-014

Revision:

VR

Date:

23-02-28

Project No.:

-

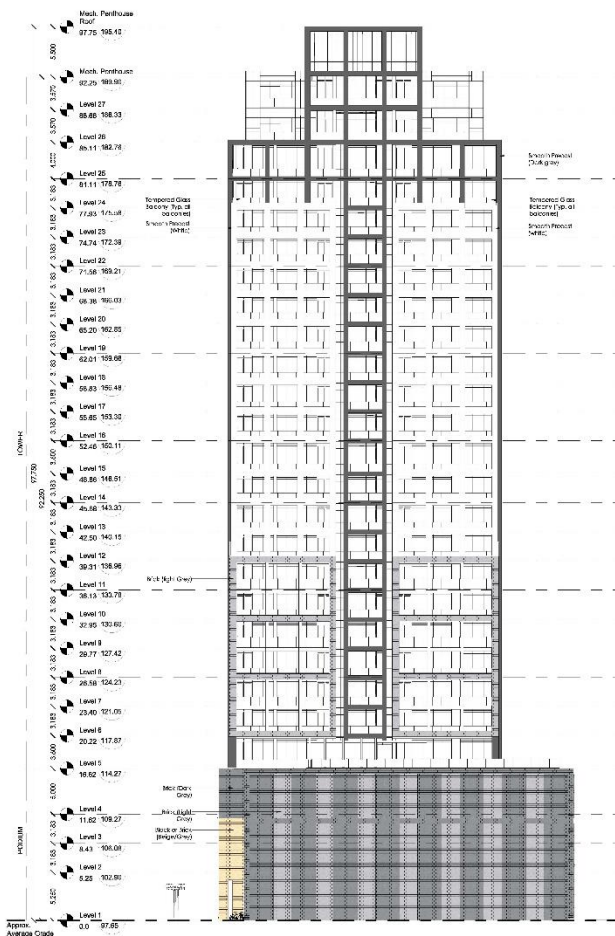
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Sheet No.
A111





SW CORNER VIEW- BUILDING



WEST VIEW- BUILDING



WEST VIEW 1- PODIUM



SOUTH VIEW- PODIUM



SE CORNER VIEW- PODIUM



SW CORNER VIEW- PODIUM



WEST VIEW 2- PODIUM



Coletara Development
966 Pandora Drive Suite 22
Mississauga, Ontario L4V 1S1
Ph: 905-605-4700
www.coletara.com

CONCEPT NOTES
THIS DOCUMENT IS A PRELIMINARY CONCEPTUAL DESIGN AND SHOULD NOT BE USED FOR ANY OTHER PURPOSES.
THE DESIGN IS SUBJECT TO CHANGE WITHOUT NOTICE.
THE DESIGN IS NOT A FINAL DESIGN AND SHOULD NOT BE USED FOR ANY OTHER PURPOSES.
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KEY PLAN

Rev	Date	Description
3	13/07/22	OPA/ZBA Submission 3
2	04/07/22	OPA/ZBA Submission 2
1	09/04/21	OPA/ZBA Submission 1

Genesis Condominiums

101 Hunter Street East,
Hamilton, Ontario

Conceptual 3D Views

OPA/ZBA Resubmission
UHOA-21-007 &
ZAC-21-014

Drawn By: [Name] Checked By: [Name]

Date: 22.10.07

Project No: [Number]

Scale: [Scale]

Notes: [Notes]

Revision: [Revision]

Author: [Author]

Checker: [Checker]

Approver: [Approver]

Project: [Project]

Location: [Location]

Client: [Client]

Project: [Project]

Location: [Location]

Client: [Client]

Project: [Project]

Location: [Location]

Client: [Client]

Project: [Project]

Location: [Location]



SE CORNER VIEW- BUILDING



NE CORNER VIEW- BUILDING



WEST VIEW- TOWER TOP



SW VIEW- TOWER TOP



NW VIEW- TOWER TOP



Coletara Development
101 Hunter Street East, 22nd
Hamilton, Ontario L8N 3Y1
PH: 905.524.4100
www.coletara.com

GENERAL NOTES
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL BUILDING CODE AND ALL APPLICABLE BY-LAWS.
5. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOTED ON THE CONSTRUCTION DOCUMENTS.
6. ALL EXISTING STRUCTURES SHALL BE DEMOLISHED AND NOTED ON THE CONSTRUCTION DOCUMENTS.
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KEY PLAN

Rev	Date	Description
3	10/07/22	OPA/ZBA Submission 3
2	06/07/22	OPA/ZBA Submission 2
1	03/07/21	OPA/ZBA Submission 1

Genesis Condominiums

101 Hunter Street East,
Hamilton, Ontario

Conceptual 3D
Views

OPA/ZBA Resubmission
UHOA-21-007 &
ZAC-21-014

Drawn by: VR

2024-10-07

Project No:

Scale:

Sheet No:

A101(b)



NE CORNER VIEW- PODIUM



SE CORNER VIEW- PODIUM



Westerly portion of the Subject lands, as seen from Hunter Street East looking north west



Easterly portion of the Subject Lands, as seen from Hunter Street East looking north



Property at 111 Hunter Street East located to the east of the Subject Lands, as seen from Hunter Street East looking north east



Raised railway lands located to the south of the Subject Lands, as seen from Hunter Street East looking south



Intersection of Hunter Street East and Catharine Street South and the raised railway lands located to the south of the subject property, as seen from Catharine Street South looking south



89 Hunter Street East located to the west of the Subject Lands, as seen from Catharine Street looking north west



55 Catharine Street South located to the north of the Subject Lands, as seen from Catharine Street South looking north east



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE