



WELCOME TO THE CITY OF HAMILTON

# PLANNING COMMITTEE

September 17, 2024

# PED24159 – (ZAC-24-010 & UHOPA-24-004)

Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 1600 Upper James Street, Hamilton.

Presented by: Jennifer Catarino & Mark Michniak

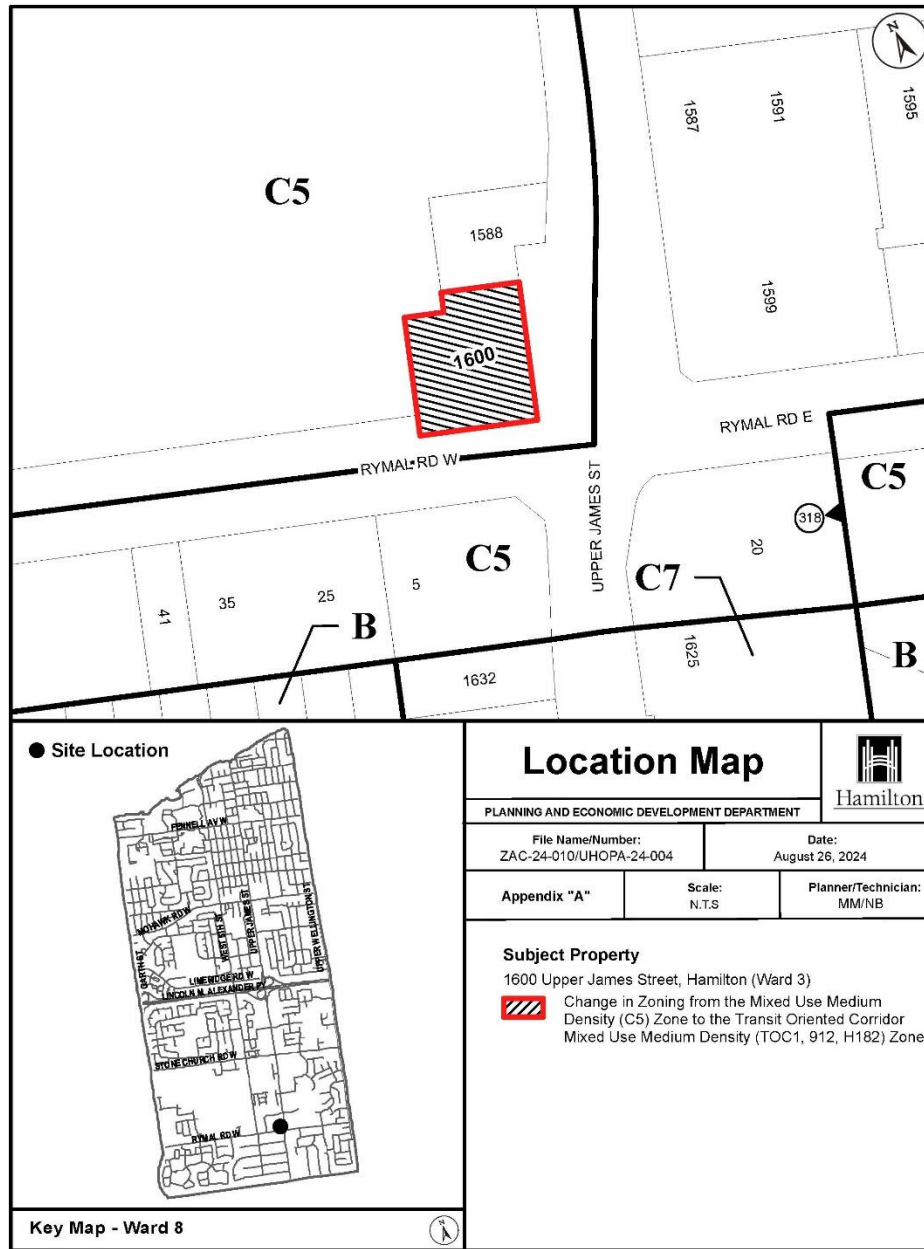


**SUBJECT PROPERTY**



**1600 Upper James Street, Hamilton**





● Site Location



Key Map - Ward 8



Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
ZAC-24-010/UHOPA-24-004

Date:  
August 26, 2024


Appendix "A"

Scale:  
N.T.S

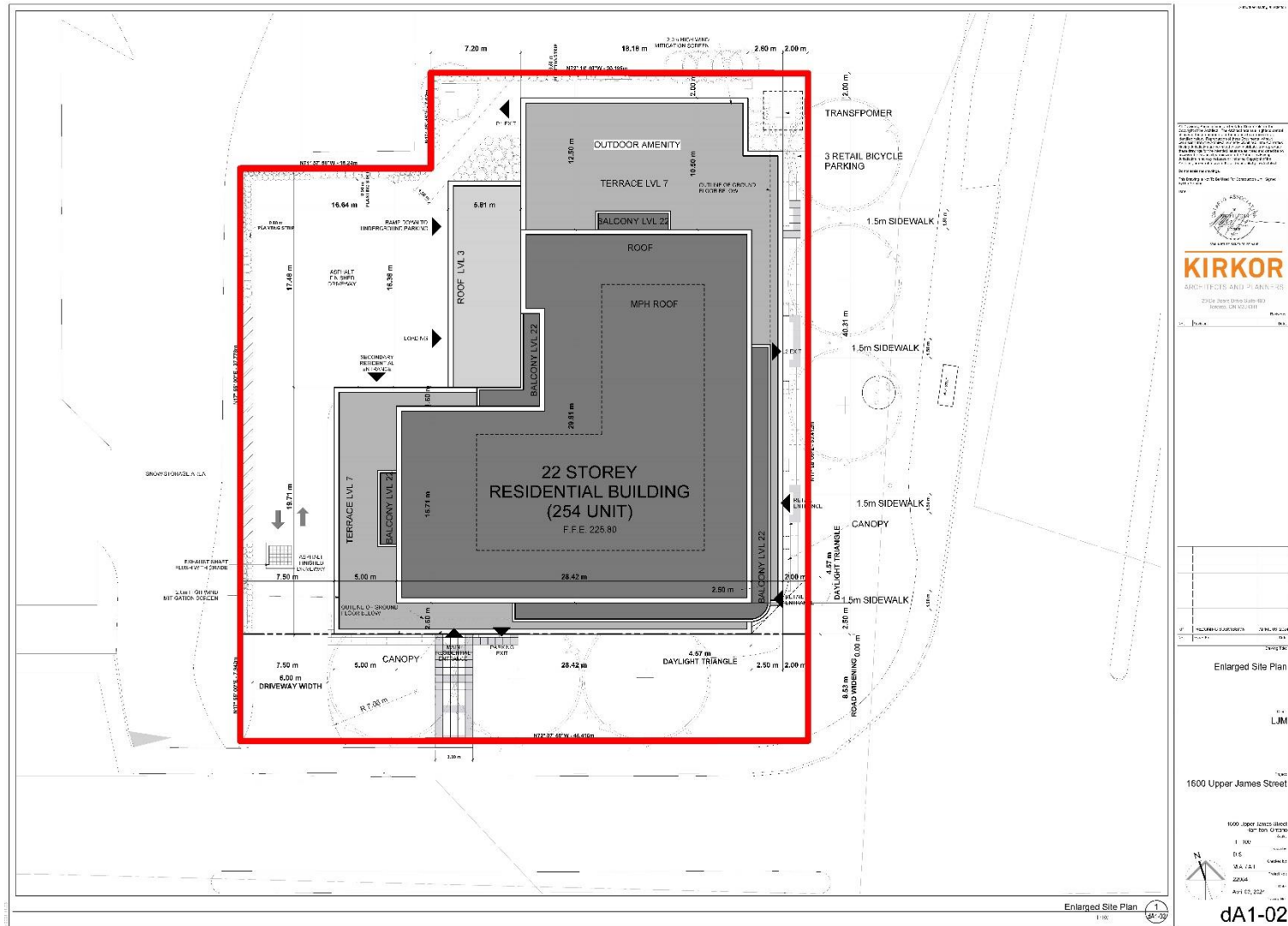
Planner/Technician:  
MM/NB

Subject Property

1600 Upper James Street, Hamilton (Ward 3)

 Change in Zoning from the Mixed Use Medium Density (C5) Zone to the Transit Oriented Corridor Mixed Use Medium Density (TOC1, 912, H182) Zone

Note: The concept has been revised to 20 storeys and 250 units



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Enlarged Site Plan  
 1600 Upper James Street  
 dA1-02

Note: The development proposal has been amended to a 20 storey mixed use building with a proposed height of 65 metres







Subject Site





Adjacent commercial building to the north



Adjacent commercial building to the west



Adjacent commercial plaza to the east



Adjacent commercial plaza to the south



Commercial development on the Southeast corner of the intersection



Rymal Road West looking west



Rymal Road East looking east



Upper James Street looking north





Upper James Street looking south



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE