



Hamilton

City Clerk
Corporate Services Department
71 Main Street West, Hamilton ON L8P 4Y5
Phone: 905-546-2424 Fax: 905-546-2095
www.hamilton.ca

January 28, 2016

File: ZAR-15-049

**NOTICE OF PUBLIC MEETING
OF THE PLANNING COMMITTEE**

RECEIVED

JAN 29 2016

DATE: February 16, 2016

TIME: 9:30 a.m.

LOCATION: Council Chambers, 2nd Floor
City Hall
71 Main Street West, Hamilton

Owner: LIUNA Local 837 Lister Property Corp.
c/o Ricardo Persi
44 Hughson Street
Hamilton, ON, L8N 2A7

Applicant/Agent: The Hi-Rise Group (Applicant)/ Urban Solutions Inc. (Agent)

Subject Property: 46-52 James Street North, Hamilton

Purpose and Effect of Application:

Zoning By-law Amendment (File No. ZAR-15-049)

The purpose and effect of this application is to change the zoning in order to permit the construction of a terraced 20 storey Mixed Use Building that will accommodate at-grade commercial uses and 146 one, two and four bedroom multiple dwelling units that are geared to students (see Conceptual Site Plan and Elevations). The proposal will allow for the reconstruction of the original William Thomas Building façade and the development of a 16 storey tower above the 4th storey. The proposed development would require the consideration of special zoning provisions to permit the maximum height of the proposed building to be 65 metres instead of 44.5 metres, reduced parking requirements and specific building setbacks and step-backs.

Please refer to the attached Concept Plan and Elevation Plan

Public Input:

The Planning Committee will consider this application at a Public Meeting at the above noted time and location. You are invited to attend at that time to present your views regarding the proposal. You may also submit written comments to the Co-ordinator, Planning Committee, City of Hamilton, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5.

**Re: Application by the Hi-Rise Group/ Urban Solutions Inc. for
a Zoning By-law Amendment for Lands Located at 46-52
James Street North, Hamilton, (Ward 2)**

Page 2 of 2

If you wish to be notified of the adoption of the proposed Zoning By-law Amendment or of the refusal of a request to amend the zoning by-law, you must make a written request to the Co-ordinator, Planning Committee, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5.

Appeals:

In accordance with the provisions of the *Planning Act*,

Zoning By-Law Amendment Application

- i. If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the proposed by-law is passed, the person or public body is not entitled to appeal the decision of Council, City of Hamilton to the Ontario Municipal Board.
- ii. If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the proposed by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

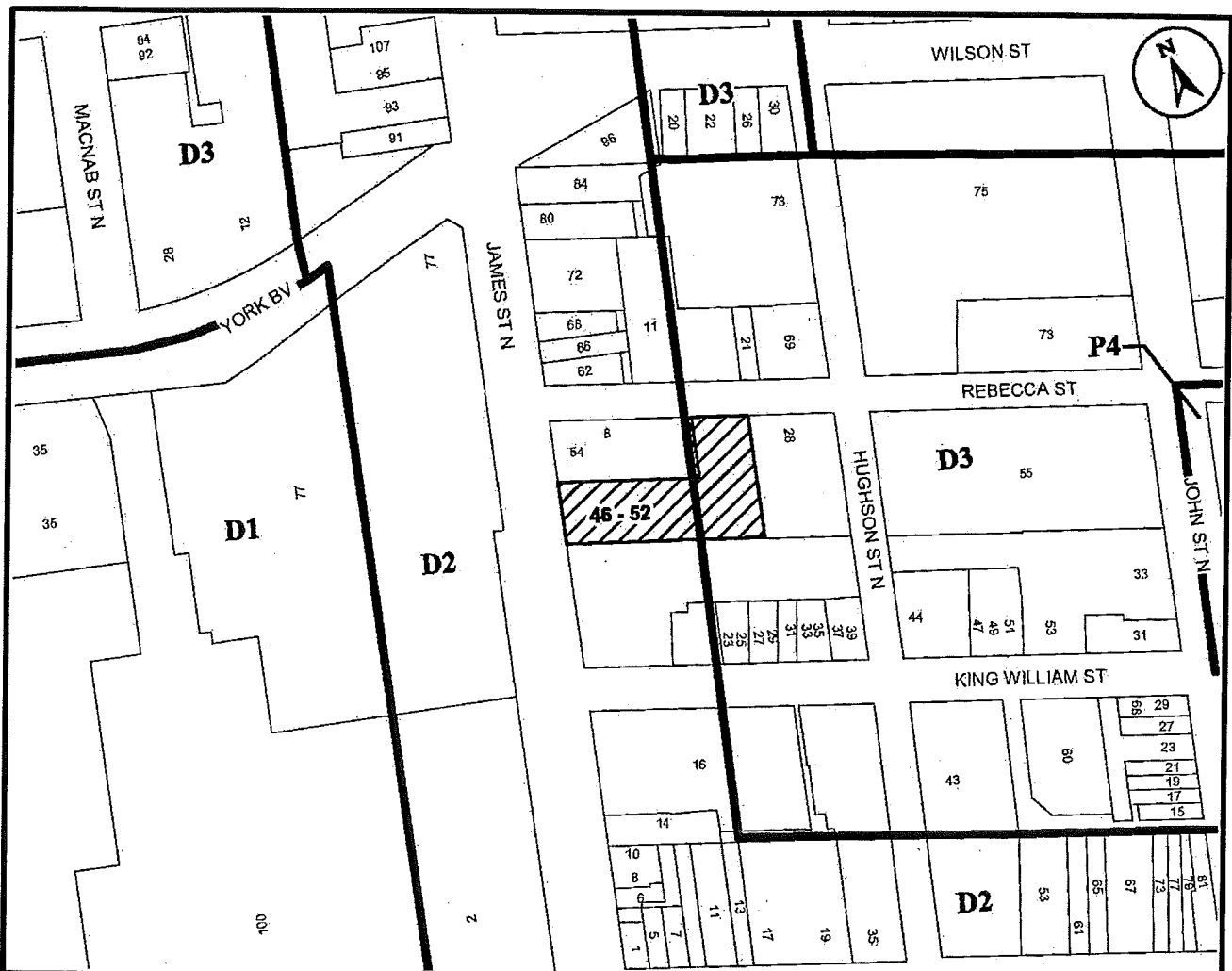
Collection of Information

Information respecting this application is being collected under the authority of the *Planning Act*, R.S.O. 1990, c.P.13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public **and will appear on the City's website unless you expressly request within your communication that City remove your personal information.**

Additional Information:

The staff report will be available to the public on or after February 12, 2016 and may be obtained from the Planning and Economic Development Department, Planning Division, 71 Main Street West, 5th Floor, Hamilton, between 8:30 a.m. and 4:30 p.m. If you require additional information, please contact Cam Thomas at 905.546.2424 ext. 4229 or by e-mail at Cameron.Thomas@hamilton.ca.


Co-ordinator,
Planning Committee



● Site Location



Key Map - Ward 2

N.T.S. 

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAR15-049

Date:
Sept. 11, 2015

Appendix "A"

Scale:
N.T.S.

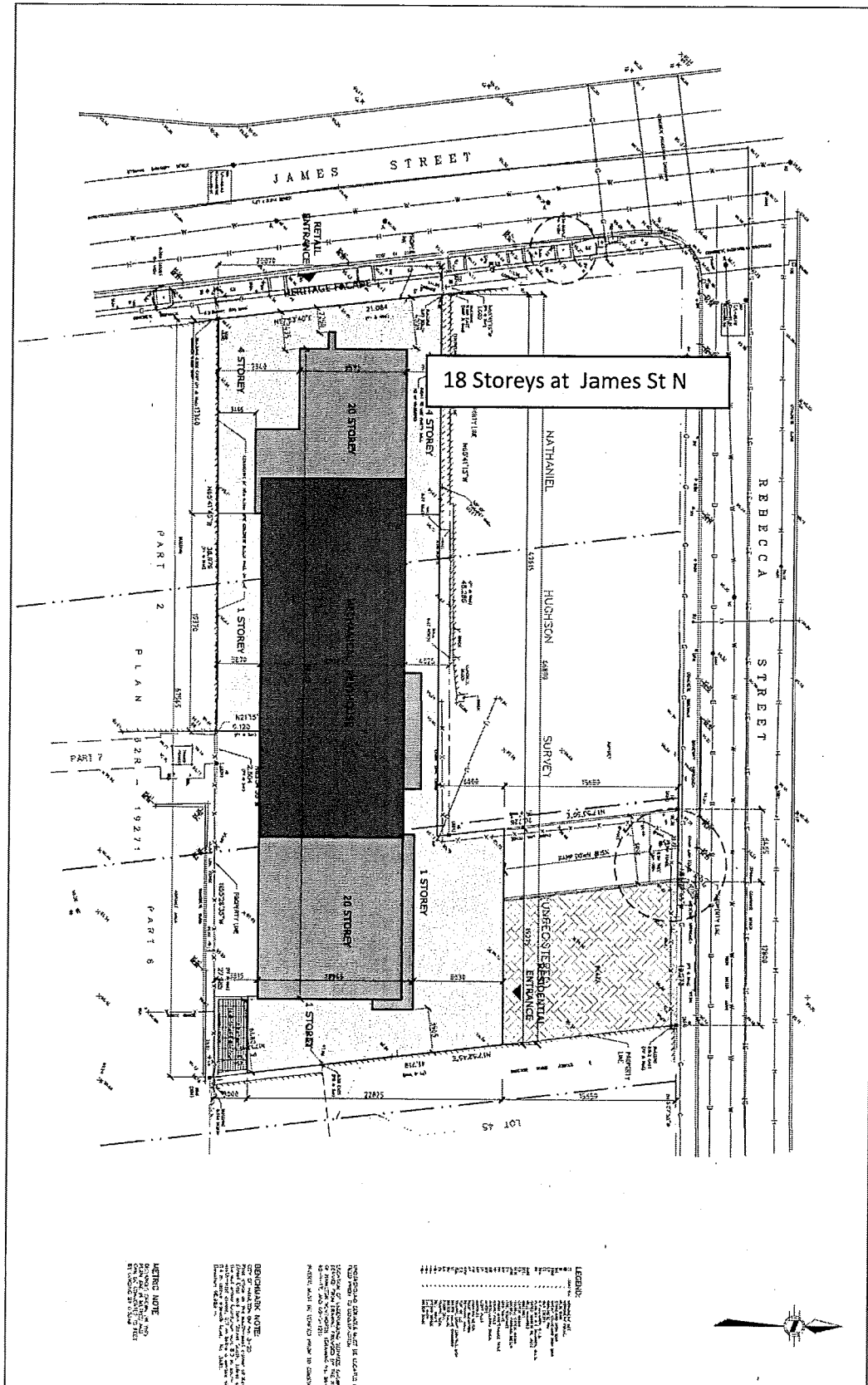
Planner/Technician:
CT/AL

Subject Property

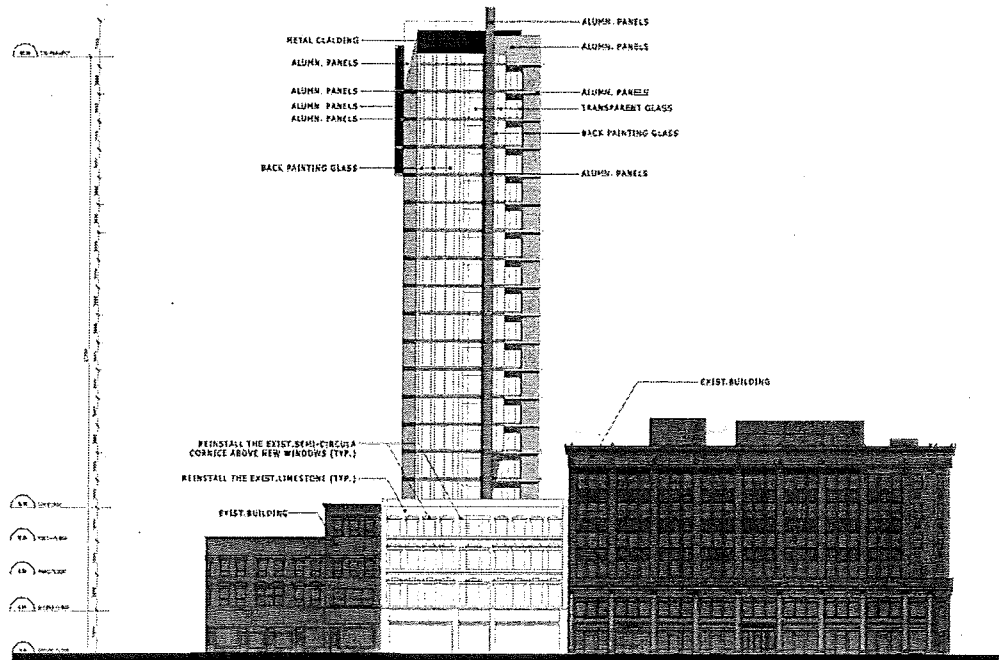


46 - 52 James Street North

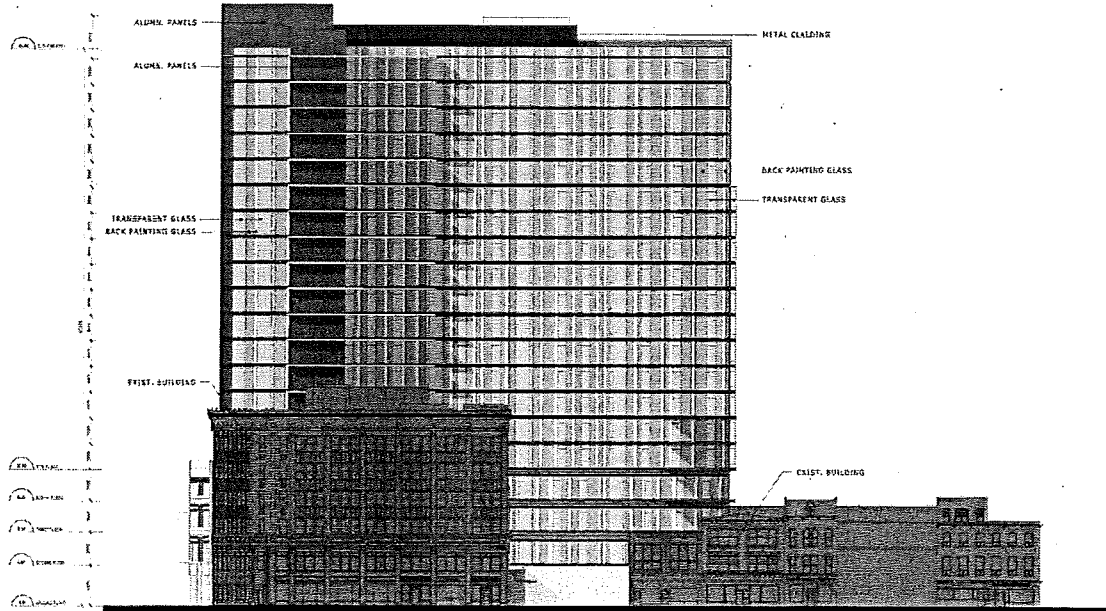
Conceptual Site Plan for Proposed 20 Storey 146 Unit /Mixed Use Building Located at 46-52 James Street North



Proposed Building Elevations for 46-52 James Street North



West Elevation (James Street North)



South Elevation (from King William Street)