

1452 UPPER JAMES

DESIGN REVIEW PANEL
DATE MARCH 12 2026



armstrong
planning | project management

ELITE
DEVELOPMENTS



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SITE CONTEXT

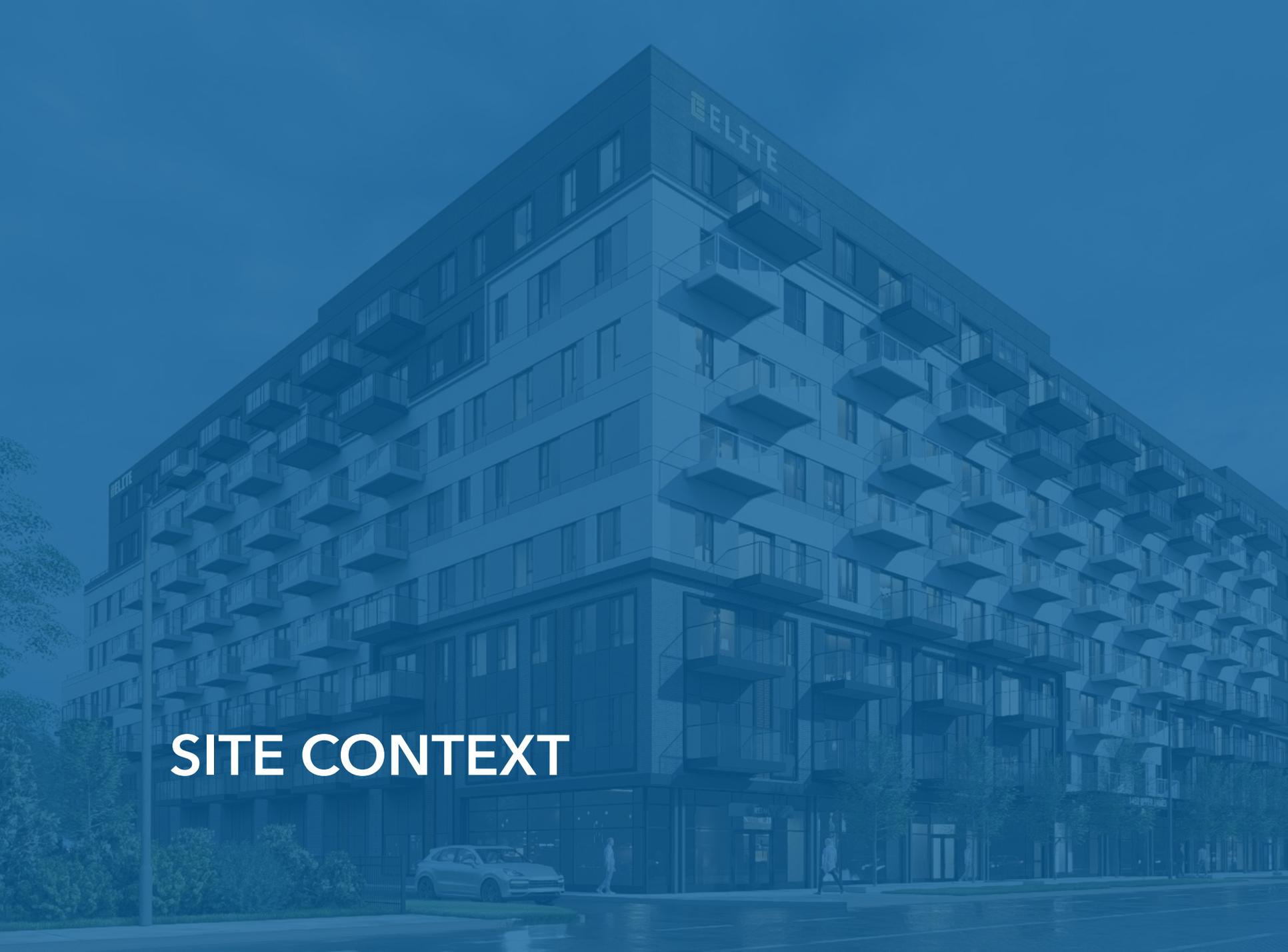
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SITE CONTEXT



STONE CHURCH ROAD

UPPER JAMES

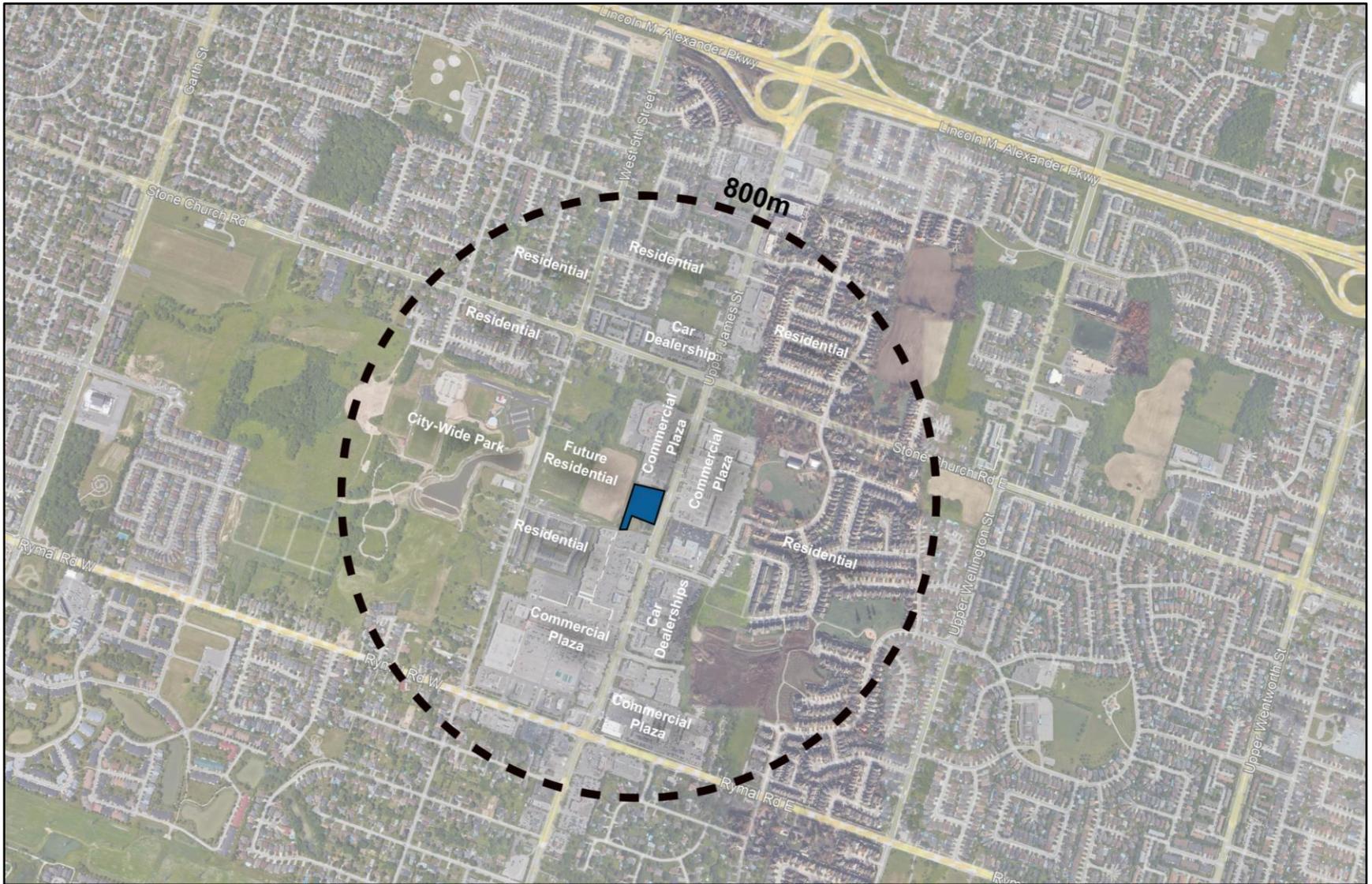
SUBJECT SITE

Upper James St

REGINA DR

DELTA DR

WEST 5TH STREET

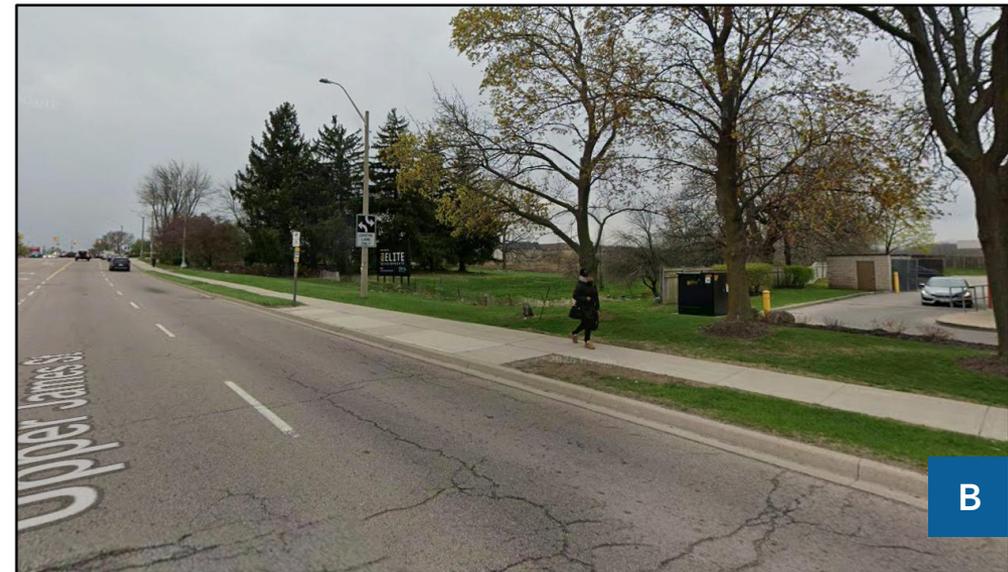


1425 Upper James

Situated along the Upper James Street corridor on the Mountain, the site benefits from strong visibility and direct access to a major north-south arterial road. Upper James Street is characterized by a mix of commercial, institutional, and residential uses, with frequent transit service and established pedestrian infrastructure. The corridor supports daily commercial activity and provides convenient connections to nearby neighborhoods, community amenities, and city-wide destinations, reinforcing its role as a key urban spine on the Mountain.



KEY MAP



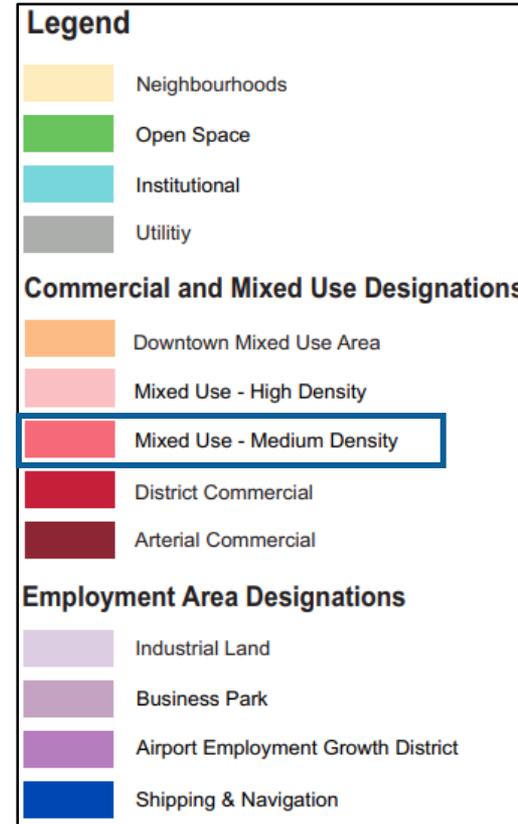
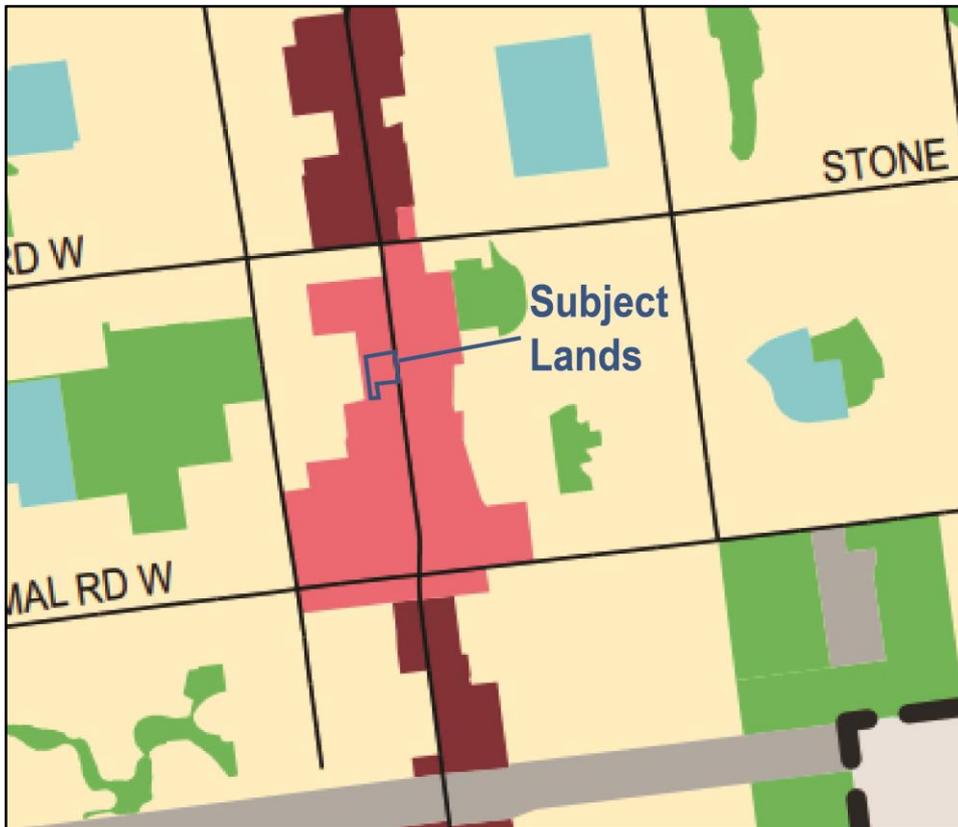
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SITE CONTEXT | EXISTING APPROACH TO SITE



KEY MAP





Designation

Mixed Use –
Medium Density

Permitted Uses:

Multiple dwellings, ground floor
commercial, entertainment,
institutional uses

Permitted Height

- 6 Storeys
Up to 12 storeys permitted subject to
certain criteria E.4.6.8 (mix of units, shadow
impacts, sustainable design & appropriate
setbacks)



Mixed Use Medium Density (C5) Zone

- Parking Rate Area 1
- Max Permitted Height: 22m
- Permitted Uses:
 - dwelling unit, mixed use,
 - multiple dwelling, commercial,
 - office,
 - Restaurant,
 - retail & more





PROPOSAL

252

UNITS

23,076sm

GFA (SQ.M.)

822sq.m.

RETAIL (SQ.M.)

8

STOREYS

26.6m

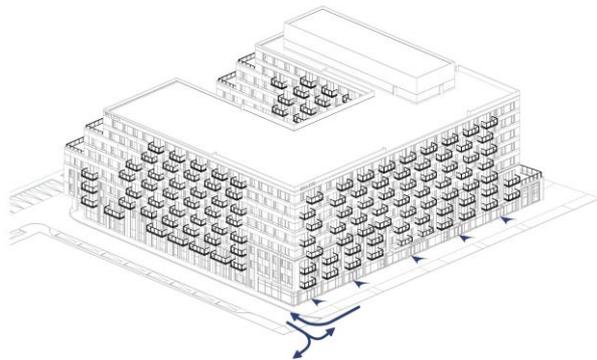
BUILDING HEIGHT (M)

285

PARKING SPACES

3,144sm

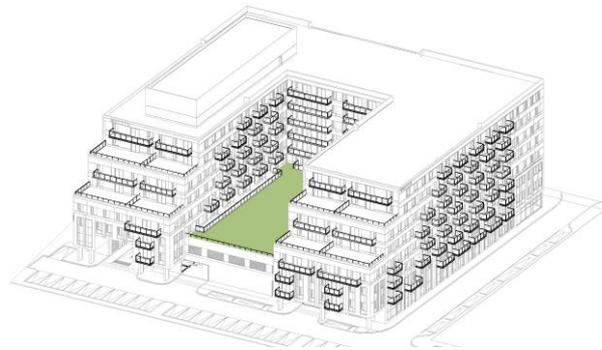
AMENITY AREA (SQ.M.)



ACCESS AND FLOW

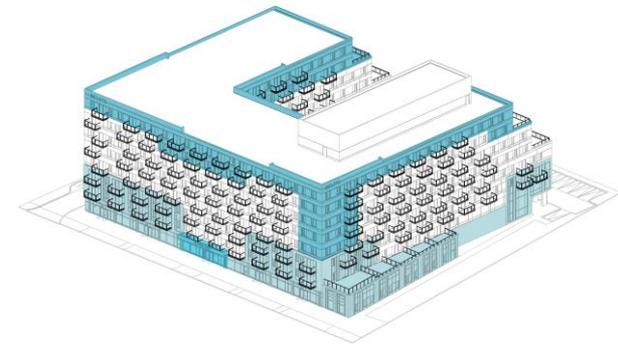
Vehicle routes through the site
to optimize circulation

Multiple pedestrian access points at grade



ACTIVE SPACES

Landscape integration
Human-scaled podium with
high-quality materials



BUILT FORM

Design elements that breakup the
building form to create visual interest

09:00 am



The shadow extends northwest off the property and onto adjacent properties with no building coverage.

12:00 pm



The shadow extends north off the property and onto adjacent properties with virtually no building coverage.

03:00 pm



The shadow extends north off the property and onto adjacent properties with minor building coverage.



HEIGHT MAP

- 8-storey mixed-use building along Upper James Street that reinforces the corridor's evolving mid-rise character while remaining sensitive to adjacent lower-scale uses.
- Height and massing respond to Upper James as a primary arterial, supporting transit, retail activity, and planned intensification.
- Modulated massing and step-backs reduce perceived height and maintain a comfortable pedestrian scale at grade.
- The height map demonstrates a clear transition in scale to surrounding properties, minimizing visual and shadow impacts.
- Active ground-floor uses and defined entrances strengthen the public realm and street presence.



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PROPOSAL | RENDERINGS



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PROPOSAL | EXTERIOR MATERIALS



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THANK YOU

1452 UPPER JAMES

DESIGN REVIEW PANEL



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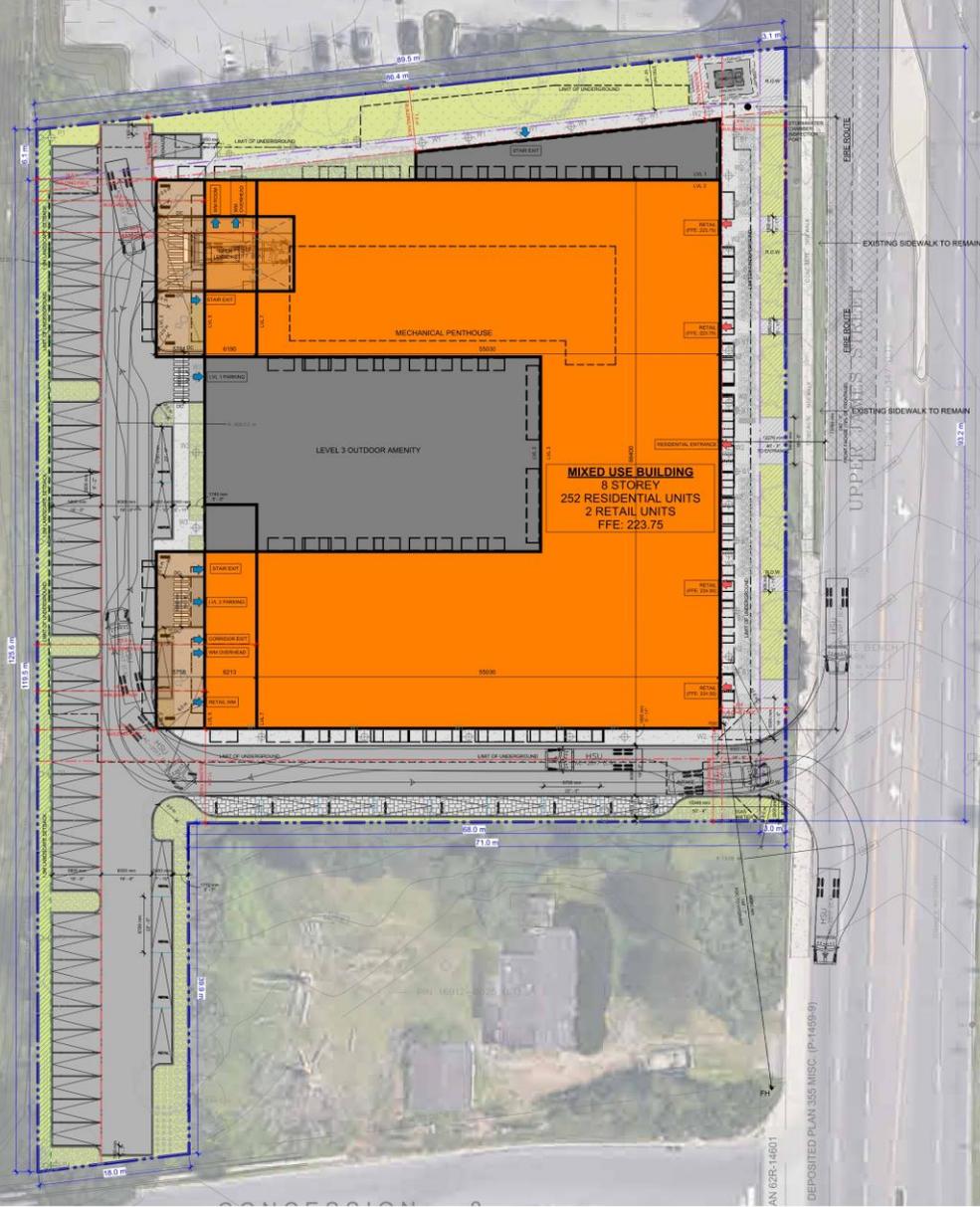


APPENDIX

GARN

PART 2
PLAN 62R-19988

PART 1, PLAN 62R-19988



AN 62R-14601
DEPOSITED PLAN 306 MISC. (P-1445949)

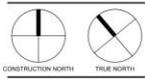


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UPPER JAMES MIXED USE

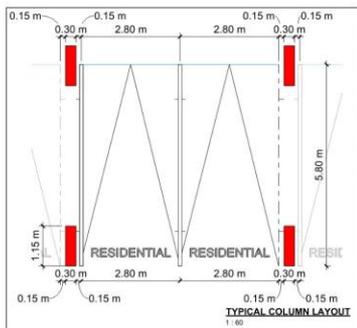
1452 UPPER JAMES ST.
 HAMILTON, ON

SITE PLAN

START DATE: AUGUST 2025
 DRAWN BY: HK
 CHECKED BY: CMC/JM
 SCALE: 1:250
 PROJECT NO: 125049

DRAWING: A001

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UPPER JAMES
MIXED USE

Hamilton, ON

SHEET NAME

UNDERGROUND
PARKING PLAN

ISSUE DATE: AUGUST 2025

DRAWN BY: HK

CHECKED BY: CMC/JM

SCALE: As indicated

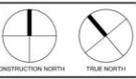
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A100

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**UPPER JAMES
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Hamilton, ON

SHEET NAME

**GROUND FLOOR
PLAN**

DATE: AUGUST 2025

DRAWN BY: HK

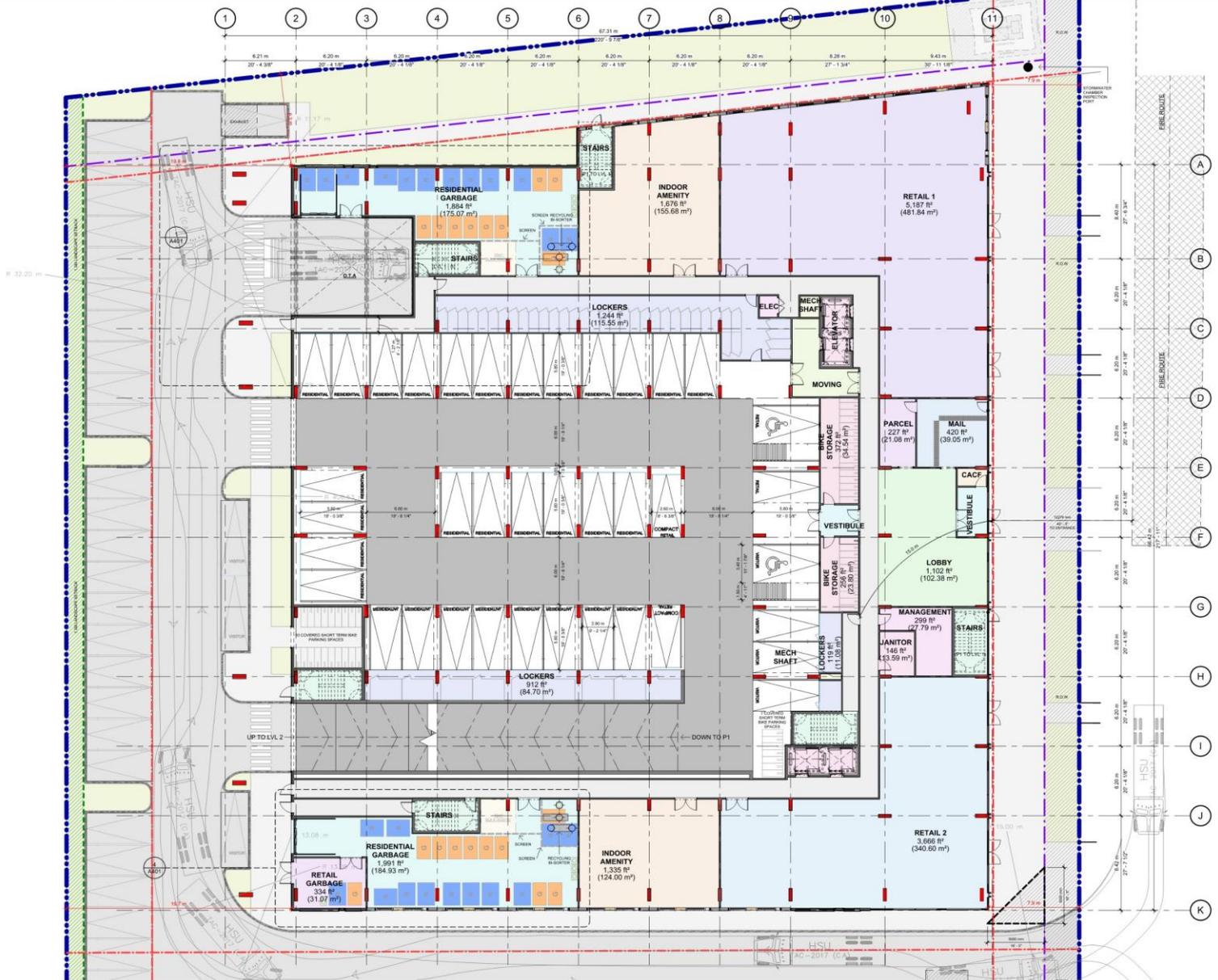
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SCALE: 1 : 150

PROJECT NO: 125049

DRAWING

A101

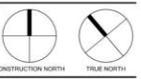


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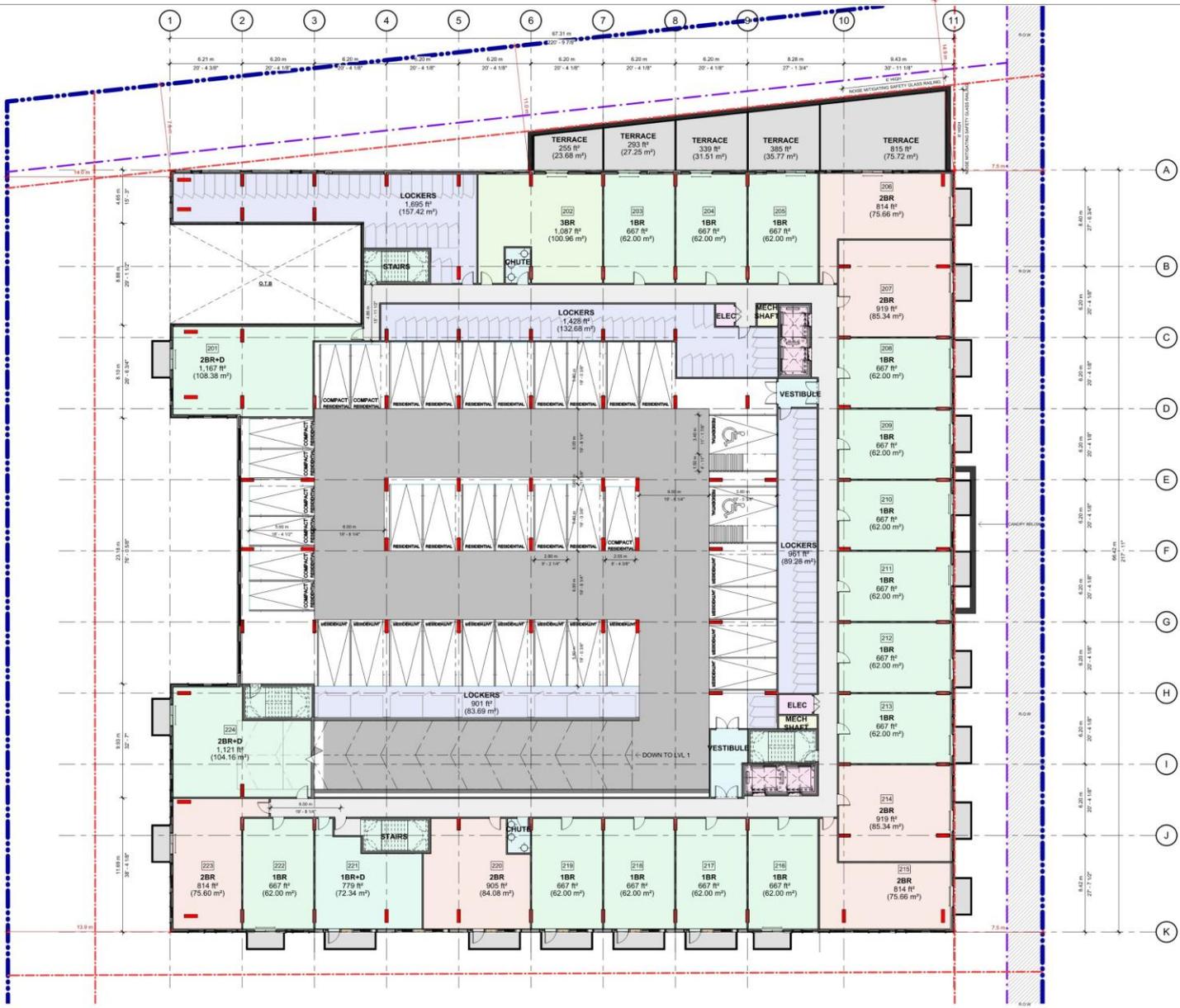
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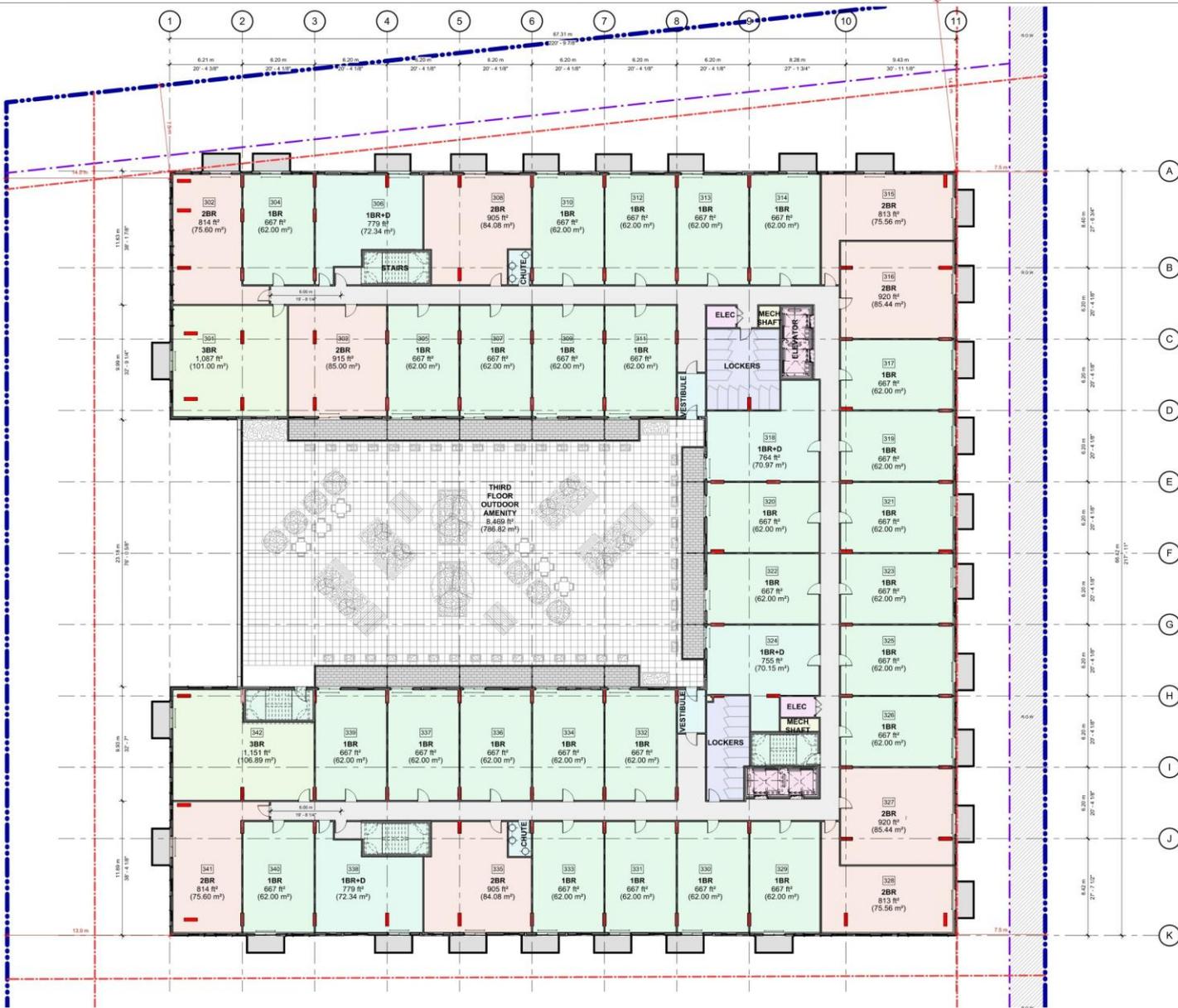
SECOND FLOOR PLAN

START DATE	AUGUST 2025
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SCALE	1 : 150
PROJECT NO.	125049

DRAWING
A102



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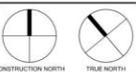


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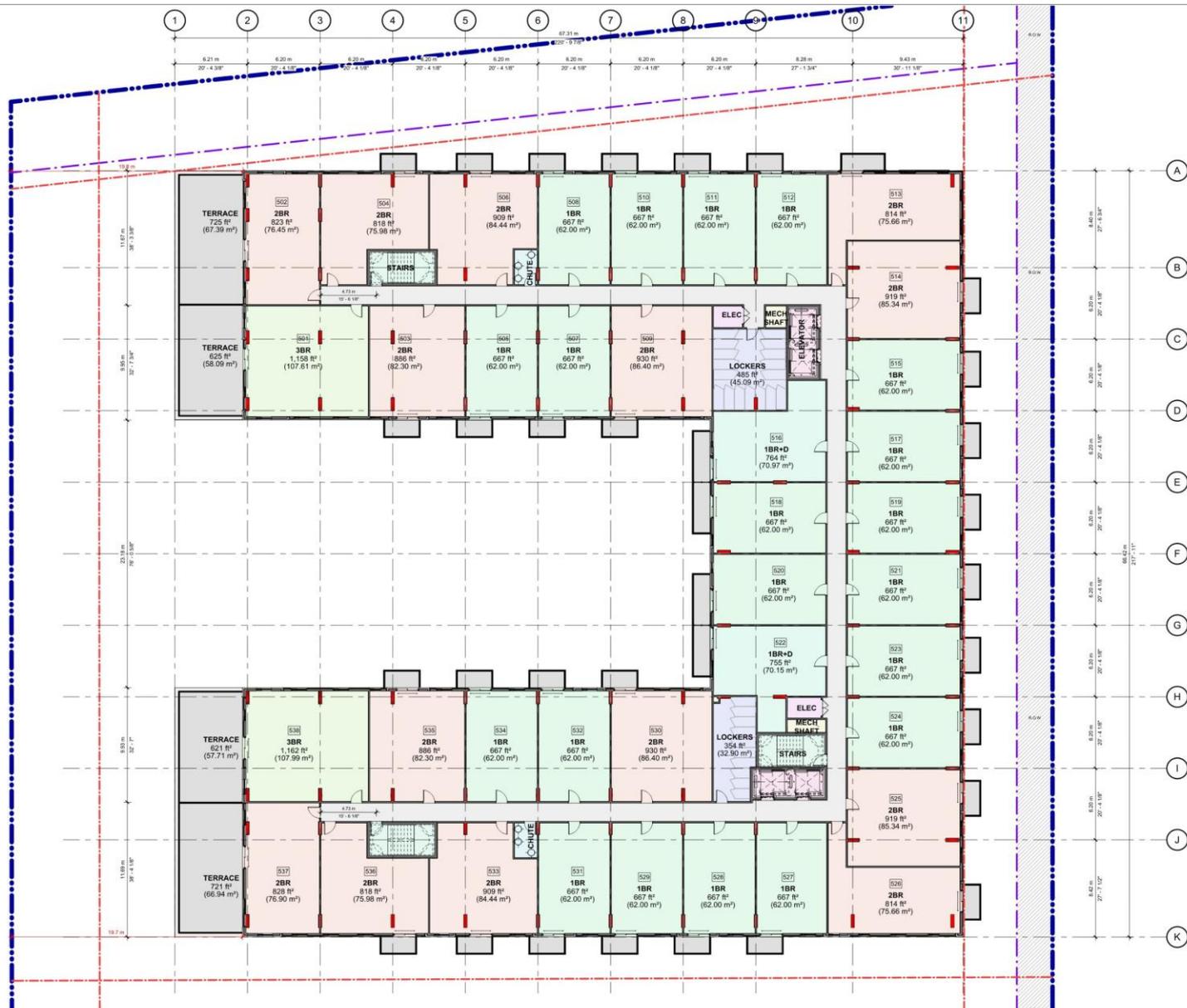
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THIRD FLOOR PLAN

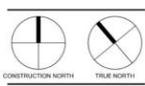
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A103



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SHEET NAME

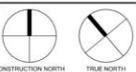
**FIFTH FLOOR
 PLAN**

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A105

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**EIGHTH FLOOR
PLAN**

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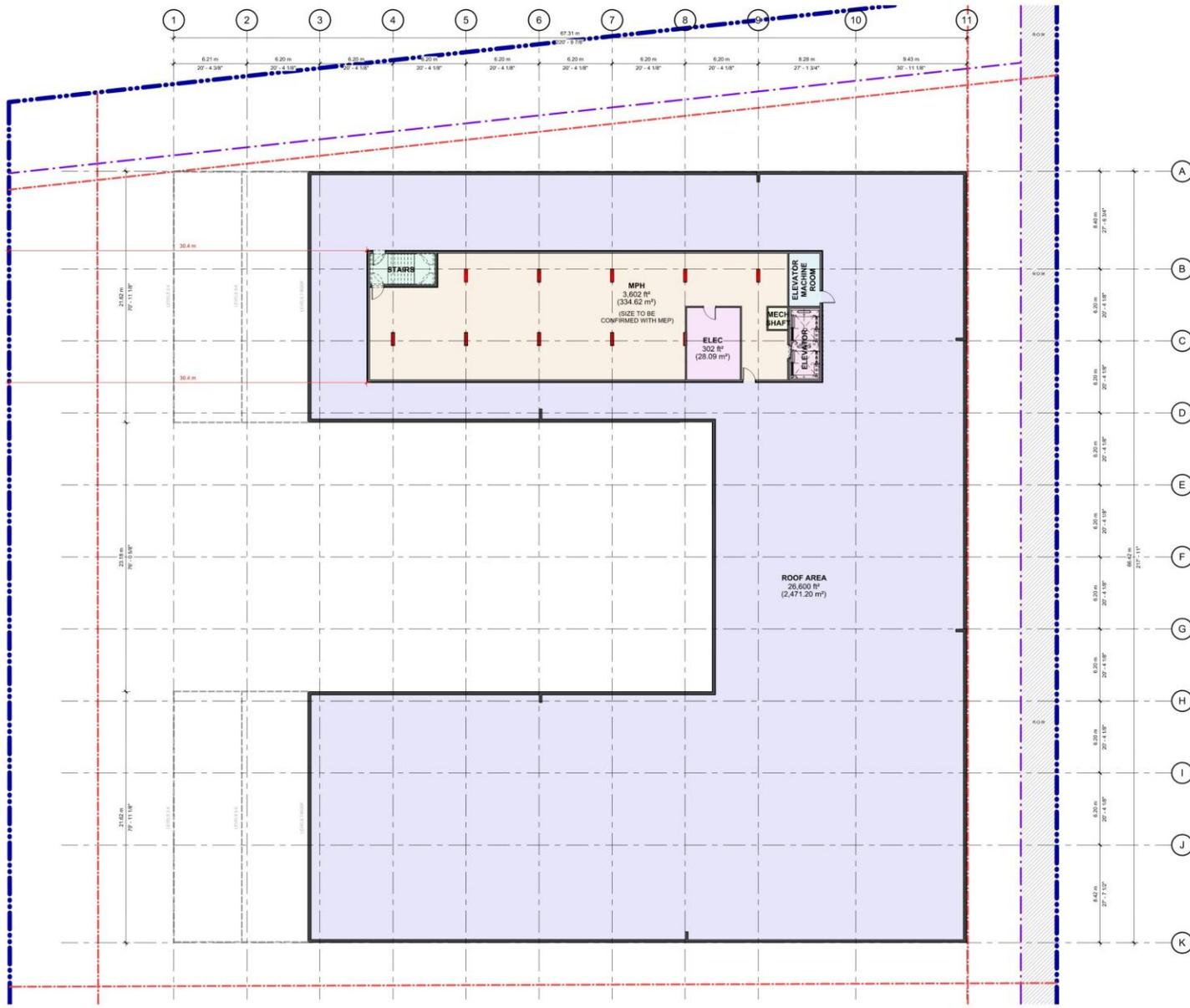
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A108



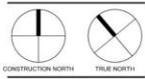


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PROJECT NO: **125049**

DRAWING

A109

C:\Users\james\Documents\Projects\UPPER JAMES MIXED USE\Drawings\2025-07-28\A109-ROOF.PLT

MATERIAL LEGEND	
1	GLAZING
2	SPANDREL
3	BALCONY GLASS
4	W/IN BALCONY ACENT
5	EIFS - GRAY BRICK FINISH
6	EIFS - WHITE
7	EIFS - TANPE
8	EIFS - DARK GRAY
9	EIFS - WOOD FINISH
10	EIFS - BLACK
11	EIFS - GRAY



2 WEST ELEVATION
A201 1:150



1 EAST ELEVATION
A201 1:150



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HEET NAME

EAST AND WEST ELEVATIONS

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SCALE As indicated

PROJECT NO 125049

DRAWING

A201

MATERIAL LEGEND	
1	GLAZING
2	SPANDREL
3	BALCONY GLASS
4	WOOD BALCONY ACCENT
5	EIFS - GRAY BRICK FINISH
6	EIFS - WHITE
7	EIFS - TAUPE
8	EIFS - DARK GRAY
9	EIFS - WOOD FINISH
10	EIFS - BLACK
11	EIFS - GRAY



1 NORTH ELEVATION
A202 1:150



2 SOUTH ELEVATION
A202 1:150



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Hamilton, ON

NORTH AND SOUTH ELEVATIONS

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A202

MATERIAL LEGEND	
1	GLAZING
2	SPANDREL
3	BALCONY GLASS
4	W/IN BALCONY ACCENT
5	EPS - GRAY BRICK FINISH
6	EPS - WHITE
7	EPS - TAN/P
8	EPS - DARK GRAY
9	EPS - WOOD FINISH
10	EPS - BLACK
11	EPS - GRAY



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Hamilton, ON

NORTH AND SOUTH INTERIOR ELEVATIONS

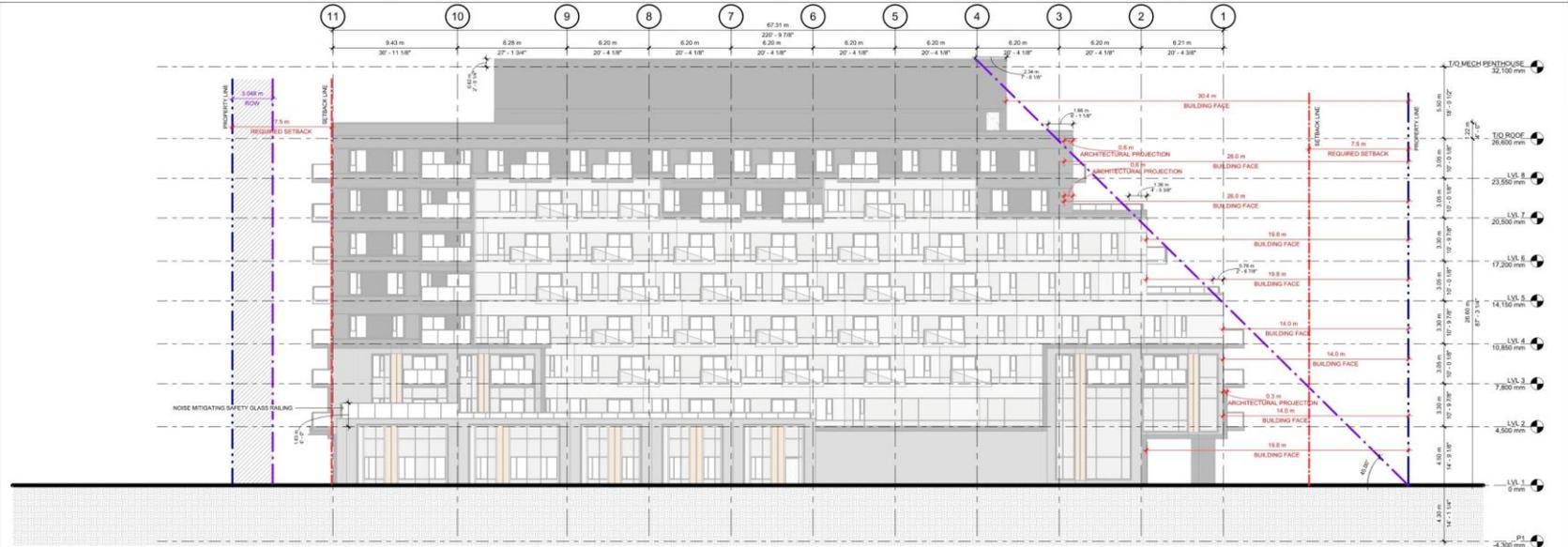
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SEAL



1 NORTH ANGULAR PLANE
A204 1:150



2 SOUTH ANGULAR PLANE
A204 1:150

UPPER JAMES
MIXED USE

Hamilton, ON

ANGULAR PLANES

SHEET DATE: AUGUST 2025
DRAWN BY: HK
CHECKED BY: CMC/JM
SCALE: 1:150
PROJECT NO: 125049

A204



4 SOUTH-WEST
A301



2 NORTH-WEST
A301



3 SOUTH-EAST
A301



1 NORTH-EAST
A301

NO.	REVISED	DATE

DO NOT SCALE DRAWINGS. USE ONLY DIMENSIONS
SHOWN. VERIFY FOR CORRECT DIMENSIONS
CONTRASTS AND DIMENSIONS ON ALL SETS ARE
FOR INFORMATION. VERIFY DIMENSIONS INDICATED
BY ANY SPECIAL CONDITIONS OF CONTRACT.
CHAMBERLAIN ARCHITECT SERVICES LIMITED AND
CHAMBERLAIN CONSTRUCTORS LIMITED
CHAMBERLAIN ARCHITECT SERVICES LIMITED
HAS VARIOUS CONSULTING AND ARCHITECTURAL
SERVICES INCLUDING PROJECT REPRESENTATION
SERVICES. THE COMPANY REPRESENTATION
SERVICES ARE LIMITED TO PLANNING ONLY AND
DO NOT INCLUDE ARCHITECTURAL REPRESENTATION
SERVICES. REPRESENTATION IS NOT A SERVICE TO
CONTRACT MANAGEMENT OR
S.A.L.

UPPER JAMES
MIXED USE

Hamilton, ON

SHEET NAME

AXONOMETRIC
VIEWS

START DATE AUGUST 2025

DRAWN BY HK

CHECKED BY CMC/JM

SCALE

PROJECT NO. 125049

DRAWING

A301

CHAMBERLAIN ARCHITECT SERVICES LIMITED - 4671 PALLADIUM WAY (UNIT 1) - BURLINGTON, ONTARIO L7M 0W9 - CANADA
 CHAMBERLAIN CONSTRUCTORS LIMITED - 4671 PALLADIUM WAY (UNIT 1) - BURLINGTON, ONTARIO L7M 0W9 - CANADA



001 - Mar 21 - 07_00 AM (SUNRISE AT 07_21 AM)



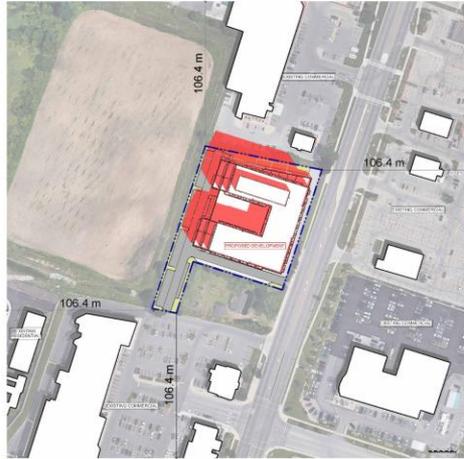
002 - Mar 21 - 08_00 AM



003 - Mar 21 - 09_00 AM



004 - Mar 21 - 10_00 AM



005 - Mar 21 - 11_00 AM



006 - Mar 21 - 12_00 PM

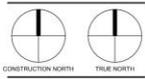
NEW NET SHADOWS EXISTING SHADOWS

NO.	ISSUED	DATE

DO NOT SCALE DRAWINGS. USE ONLY DIMENSIONS SHOWN. VERIFY THE LOCATION OF ALL FEATURES, CONTOUR LINES AND UNDERLAYS ON THE DRAWING. ENGINEERING DESIGN AND ARCHITECTURAL SERVICES OF ALL SERVICES, DRAWINGS OR DOCUMENTS SHALL HAVE SEPARATE OWNERSHIP.

CHAMBERLAIN ARCHITECT SERVICES LIMITED AND CHAMBERLAIN CONSTRUCTORS MANAGERS LIMITED HAVE SEPARATE OWNERSHIP.

CHAMBERLAIN ARCHITECT SERVICES LIMITED HAS CONTRACTED CONSTRUCTION A SUBSTANTIALLY SIMILAR BUILDING PROJECT PREVIOUSLY. REPAIRS AND CHANGES TO PLANS DO NOT NECESSARILY REFLECT CURRENT PERFORMANCE. REVISIONS TO DRAWINGS ARE NOT A SUBSTITUTE TO CURRENT PERFORMANCE.



**UPPER JAMES
MIXED USE**

1452 UPPER JAMES ST.
HAMILTON, ON

SHEET NAME
**SHADOW STUDY -
MARCH 21**

START DATE
AUGUST 2025

DRAWN BY
CMC

CHECKED BY
HK

SCALE

PROJECT NO.
125049

DRAWING
A005



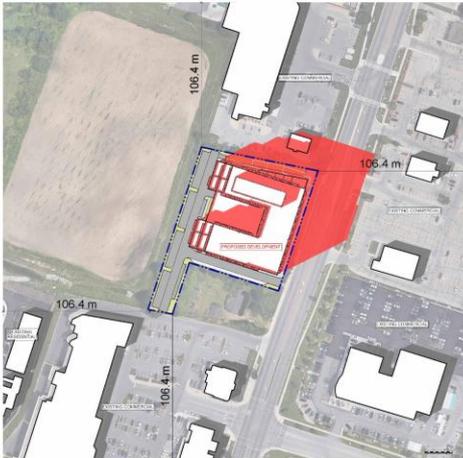
007 - Mar 21 - 01_00 PM



008 - Mar 21 - 02_00 PM



009 - Mar 21 - 03_00 PM



010 - Mar 21 - 04_00 PM



011 - Mar 21 - 05_00 PM



012 - Mar 21 - 06_00 PM

NEW NET SHADOWS EXISTING SHADOWS

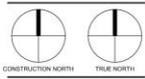
NO.	ISSUED	DATE



DO NOT SCALE (DRAWINGS USE ONLY DIMENSIONS SHOWN) THESE DRAWINGS ARE FOR INFORMATION ONLY. FOR CONSTRUCTION AND CONTRACTING USE ONLY. BEFORE BEGINNING WORK, VERIFY ALL DIMENSIONS AND CONDITIONS OF ANY SPECIAL CONDITIONS OF CONTRACT. CHAMBERLAIN ARCHITECT SERVICES LIMITED AND CHAMBERLAIN CONSTRUCTORS MANAGERS LIMITED HAVE SEVERAL COMPANIES.

CHAMBERLAIN ARCHITECT SERVICES LIMITED HAS CONTRACTED CONSTRUCTION A SUBSTANTIALLY SIMILAR BUILDING PROJECT PREVIOUSLY. REGARDING ANY CHANGES TO PLANS, THEY WILL BE INDICATED BY A NOTE. CONTRACT PERFORMANCE COULD VARY. PERFORMANCE IS NOT A DEFENSE TO COPYRIGHT INFRINGEMENT.

SCALE:



UPPER JAMES MIXED USE

1452 UPPER JAMES ST.
HAMILTON, ON

SHEET NAME

SHADOW STUDY - MARCH 21

START DATE: AUGUST 2025

DRAWN BY: CMC

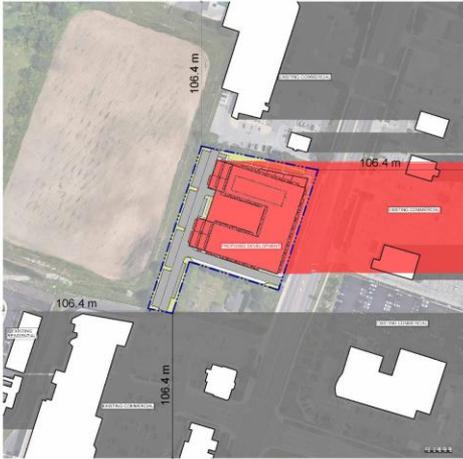
CHECKED BY: HK

SCALE:

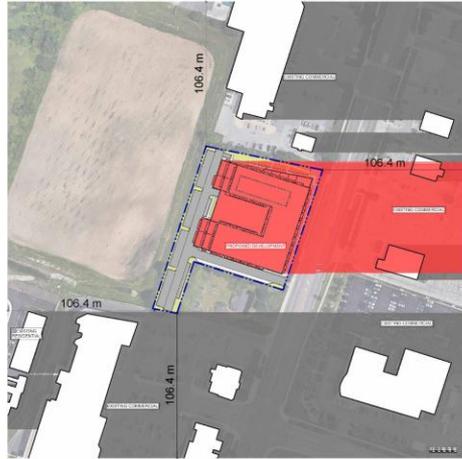
PROJECT NO: 125049

DRAWING:

A006



013 - Mar 21 - 07_00 PM



014 - Mar 21 - 08_00 PM [SUNSET AT 07_33 PM]

NEW NET SHADOWS EXISTING SHADOWS

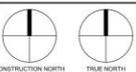


Chamberlain Architect Services Limited
 4671 Palladium Way (Unit 1)
 Burlington, Ontario, L7M 0W9
 CANADA
 Phone: 905.631.7777
 www.chamberlainPD.com

NO.	ISSUED	DATE



DO NOT SCALE DRAWINGS. USE ONLY DIMENSIONS SHOWN. VERIFY ALL DIMENSIONS AND CONDITIONS AND UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS AND CONDITIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND STANDARDS. CHAMBERLAIN ARCHITECT SERVICES LIMITED AND CHAMBERLAIN CONSTRUCTORS MANAGERS HAVE SIGNED AND SEALED THIS DRAWING. CHAMBERLAIN ARCHITECT SERVICES LIMITED HAS CONDUCTED CONSTRUCTION A SUBSTANTIALLY SIMILAR AS BUILT PRODUCT REPRESENTATION. REVISIONS CHANGES TO PLANS SHALL NOT BE CONSIDERED UNLESS COMPLETED AND APPROVED BY CHAMBERLAIN ARCHITECT SERVICES LIMITED. CHAMBERLAIN ARCHITECT SERVICES LIMITED IS NOT A DESIGNER TO THE PROJECT AS SHOWN.



UPPER JAMES MIXED USE

1452 UPPER JAMES ST.
 HAMILTON, ON

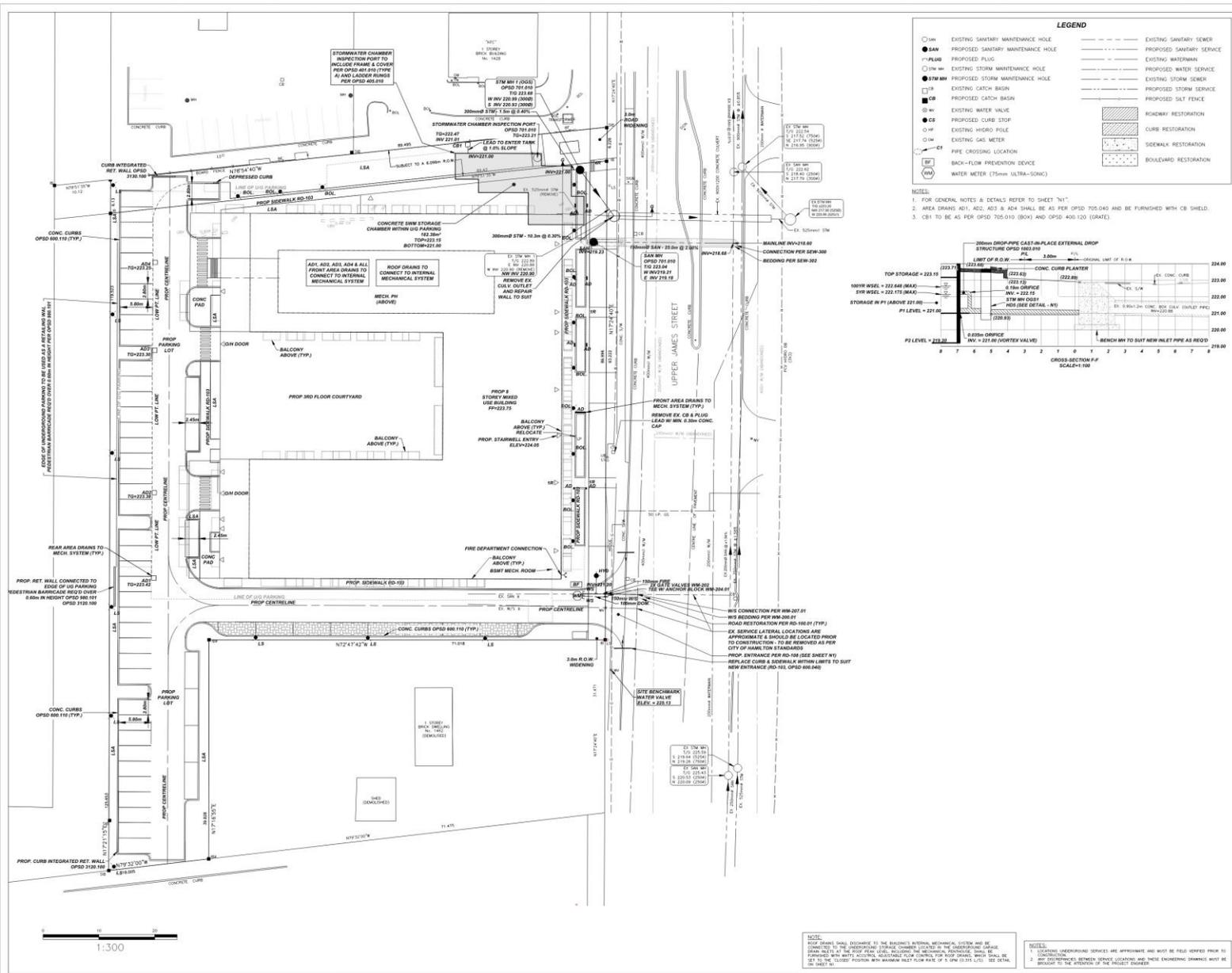
SHEET NAME

SHADOW STUDY - MARCH 21

START DATE: AUGUST 2025
 DRAWN BY: CMC
 CHECKED BY: HK
 SCALE:
 PROJECT NO: 125049

DRAWING: **A007**

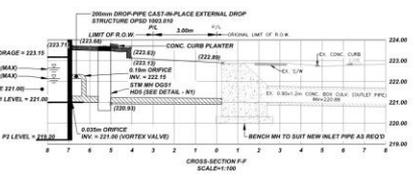
C:\Users\jmc\OneDrive\Documents\125049\125049.dwg



LEGEND

○ SW	EXISTING SANITARY MAINTENANCE HOLE	---	EXISTING SANITARY SEWER
● SAN	PROPOSED SANITARY MAINTENANCE HOLE	---	PROPOSED SANITARY SEWER
○ SW	EXISTING STORM MAINTENANCE HOLE	---	EXISTING WATERMAIN
● SW	PROPOSED STORM MAINTENANCE HOLE	---	EXISTING STORM SEWER
○ CB	EXISTING CATCH BASIN	---	PROPOSED STORM SEWER
● CB	PROPOSED CATCH BASIN	---	PROPOSED SILT FENCE
○ W	EXISTING WATER VALVE	---	ROADWAY RESTORATION
● CS	PROPOSED CURB STOP	---	CURB RESTORATION
○ W	EXISTING CURB POLE	---	SEWER/ALK RESTORATION
○ GM	EXISTING GAS METER	---	BOULEVARD RESTORATION
○ CF	PIPE CROSSING LOCATION		
○ BF	BACK-FLOW PREVENTION DEVICE		
○ WM	WATER METER (75mm ULTRA-SOUND)		

- NOTES:**
- FOR GENERAL NOTES & DETAILS REFER TO SHEET "N1".
 - AREA DRAINS AD1, AD2, AD3 & AD4 SHALL BE AS PER OPSD 705.040 AND BE FURNISHED WITH CB SHIELD.
 - CB1 TO BE AS PER OPSD 705.010 (SD4) AND OPSD 400.120 (SR4E).



KEY PLAN N.T.S.

BENCHMARK NOTE:
MONUMENT = 229.05m (CGD-1928-1978)
MONUMENT: 0770020668
ROUND IRON BAR WITH BRASS CAP - LOCATED IN GLASSBOOR 10.0m EAST OF THE CENTRELINE OF WEST PATH STREET 25.0m NORTH OF THE CENTRELINE OF AVENUE 3.0m EAST OF SIDERWALK 8.0m NORTHWEST OF TRAFFIC SIGNALBOX

SITE BENCHMARK:
WATER VALVE AS INDICATED ON PLAN
ELEVATION = 225.15m

- GENERAL NOTES:**
- TENDERER SHALL SATISFY THEMSELVES AS TO THE NATURE OF THE GROUND AND BUI ACCORDINGLY.
 - ALL BLOCK LINE INDICATIONS SHOWN ON THE PLAN MUST BE VERIFIED BY THE CONTRACTOR.
 - ALL CONFLICTS AND DISCREPANCIES AND REPORTS OF ALL EXISTING SANITARY AND STORM SEWERS AND WATERMAIN, PRIVATE DRAINAGE AND WATER SERVICES, GAS MAINS, CABLE TV, HYDRO AND TELEPHONE DUCTS ETC. AT START OF CONSTRUCTION.

NO.	DATE	DESCRIPTION
1	2024-03-05	ISSUED FOR SECOND SITE PLAN SUBMISSION
2	2024-03-27	FOR CLIENT REVIEW

REVISIONS

LandSmith
ENGINEERING & CONSULTING LTD.
1452 UPPER JAMES STREET, SUITE 207
HAMILTON, ON L8C 3A8
416.921.1111
LANDSMITHENGINEERING.COM
289-775-9374

CLIENT:
UPPER JAMES M.D. DEVELOPMENTS INC.

MUNICIPALITY:
CITY OF HAMILTON

PROJECT NAME:
1452 UPPER JAMES ST.
(DA-24-034)

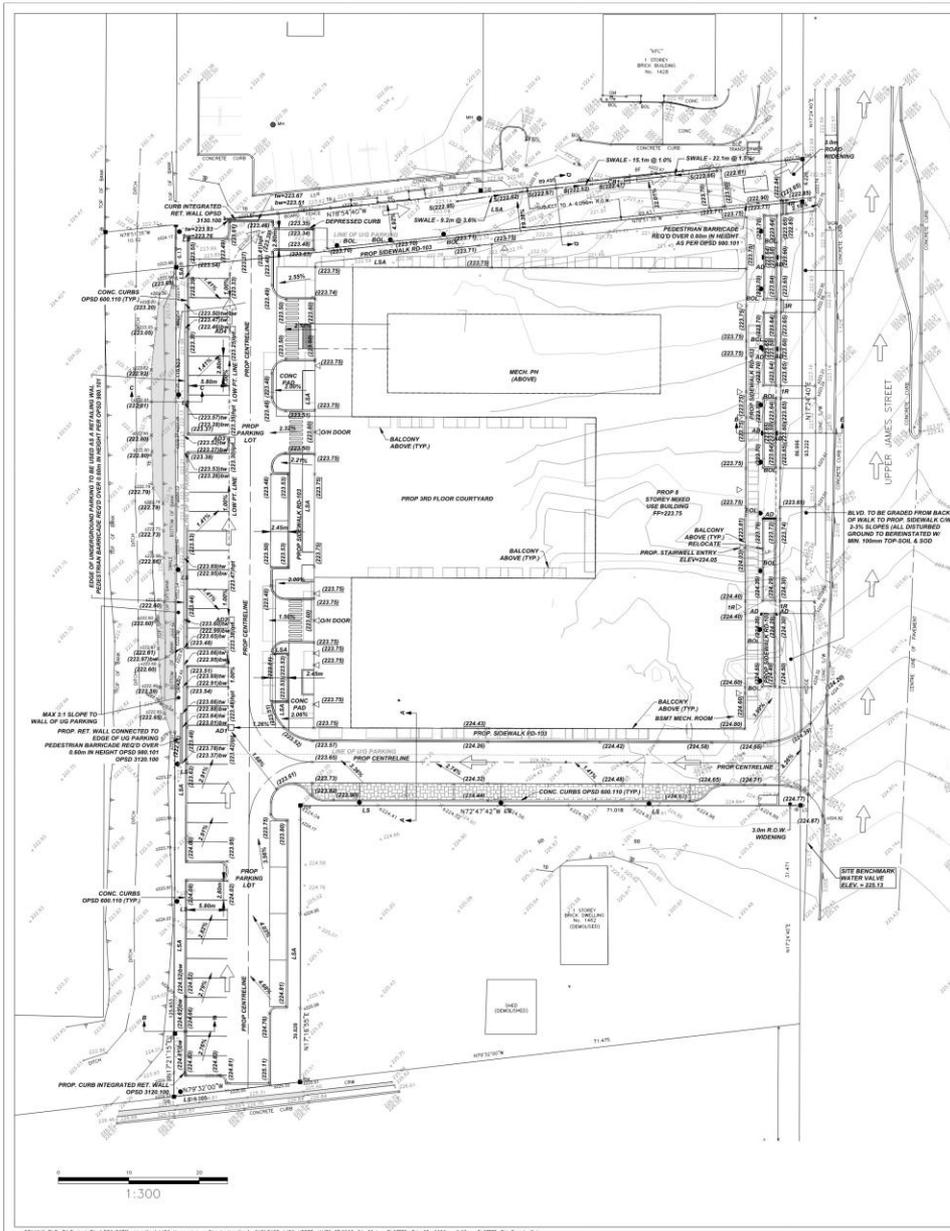
TITLE:
SITE SERVICING PLAN

SCALE: 1:300
DATE: 2023-07-12

DRAWN BY: AS
DESIGNED BY: BC

DWG NO.: 2302(FEU)
SHEET NO.: 51

- NOTES:**
- LOCATIONS UNDERGROUND SERVICES ARE APPROXIMATE AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 - ALL DISCREPANCIES BETWEEN SERVICE LOCATIONS AND THESE ENGINEERING DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER.



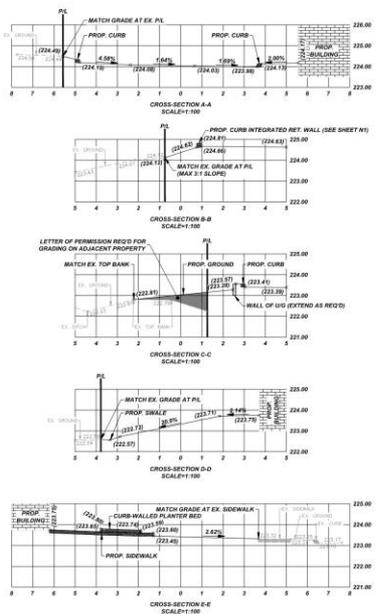
- Notes:**
- 1) MATCH existing grade of property / development limits with sloped slopes of maximum 3:1 and/or retaining walls as specified.
 - 2) When matching to existing grade at the limits of the development / property where 2:0% slope cannot be reasonably achieved a 1:0% grade is permitted provided a 150mm sub-drain is installed with the waste on per 80-121 and connected to a suitable outlet.
 - 3) Downside slopes shall not be less than 1:0% (sloped surface) and shall not be more than 7:0%. Reversed slope driveways are not allowed for any new construction.
 - 4) Garage floor elevation shall be set a minimum of 0.30m higher than the back of walk, unless otherwise specified.
 - 5) The top of foundation wall for the building shall be a minimum 150mm (6") above finished grade.
 - 6) Unless otherwise noted, the ground between proposed elevations shall be graded as a straight line.
 - 7) If grading is required on lands adjacent to the property / development which are not owned by the developer, then the developer must obtain written permission from the adjacent property owner, otherwise retaining walls must be used.
 - 8) All retaining walls shall be placed a minimum 0.5m from property lines.
 - 9) Any wall of greater height than 1.0m must be designed by a professional engineer.
 - 10) Top of retaining wall elevations shall be set a minimum of 150mm above the proposed side-yard setback.
 - 11) Retaining walls 0.60m and higher require the construction of a fence or guard rail at the top of the rear of the wall. Such fences or guard rails shall be designed and constructed in accordance with the requirements of the Ontario Building Code.
 - 12) All fill compacted on the lot shall be compacted to a minimum 95% SPG (unless otherwise recommended by a geotechnical engineer). Materials shall be placed in lifts not exceeding 300mm depth.
 - 13) For delineation of tree protection zones, buffers, removals, and protection schematics refer to the tree protection plan (if applicable).

LEGEND

- +---+---+ EXISTING ELEVATION
- +---+---+ EXISTING ELEVATION (CALCULATED)
- +---+---+ PROPOSED ELEVATION
- +---+---+ PROPOSED SWALE ELEVATION
- +---+---+ PROPOSED DOWNSPOUT
- +---+---+ PROPOSED SWALE W/ SUBDRAIN
- +---+---+ PROPOSED SALT FENCE
- +---+---+ PROPOSED ENTRANCE LOCATOR
- +---+---+ PROPOSED SLOPE & DIRECTION
- +---+---+ PROPOSED WALKOR OVERLAND FLOW ROUTE

NOTES:

- 1) LOCATING SUBDRAIN SPACES AND SUBDRAINS FOR WALK OR FALL-IMPEDING BARRIERS
- 2) LOCATING SUBDRAIN SPACES AND SUBDRAINS FOR WALK OR FALL-IMPEDING BARRIERS
- 3) LOCATING SUBDRAIN SPACES AND SUBDRAINS FOR WALK OR FALL-IMPEDING BARRIERS



KEY PLAN N.T.S.

BENCHMARK NOTE:
 ELEVATION = 229.005m (CGD-1928 1978)
 MONUMENT: 0720020068

ROUND IRON BAR WITH BRASS CAP - LOCATED IN GLASSBORO 10.0m EAST OF THE CENTRELINE OF WEST 10TH STREET 25.0m NORTH OF THE CENTRELINE OF 10TH ROAD 3.0m EAST OF SIDEWALK 8.0m NORTHWEST OF TRAFFIC SIGNAL/BOX

SITE BENCHMARK:
 WATER VALVE AS INDICATED ON PLAN
 ELEVATION = 225.15m

GENERAL NOTE:

- 1) TENDERER SHALL SATISFY THEMSELVES AS TO THE NATURE OF THE GROUND AND BED ACCORDINGLY.
- 2) ALL BLOCK LINE INDICATIONS SHOWN ON THE PLAN MUST BE VERIFIED BY THE CONTRACTOR AND REPORTED TO THE ARCHITECT. EXISTING SANITARY AND STORM SEWERS AND WATERMAIN, PRIVATE DRAINAGE AND WATER SERVICES (SEE MARKS, TABLE 1); HYDRO AND TELEPHONE DUCTS ETC. AT START OF CONSTRUCTION.

NO.	DATE	DESCRIPTION
1	2024-05	ISSUED FOR SECOND SITE PLAN SUBMISSION
2	2024-05-23	DRAFT FOR CLIENT REVIEW

REVISIONS

NO.	DATE	DESCRIPTION
1	2024-05	ISSUED FOR SECOND SITE PLAN SUBMISSION
2	2024-05-23	DRAFT FOR CLIENT REVIEW

SEAL:

CLIENT: UPPER JAMES M.D. DEVELOPMENTS INC.

MUNICIPALITY: CITY OF HAMILTON

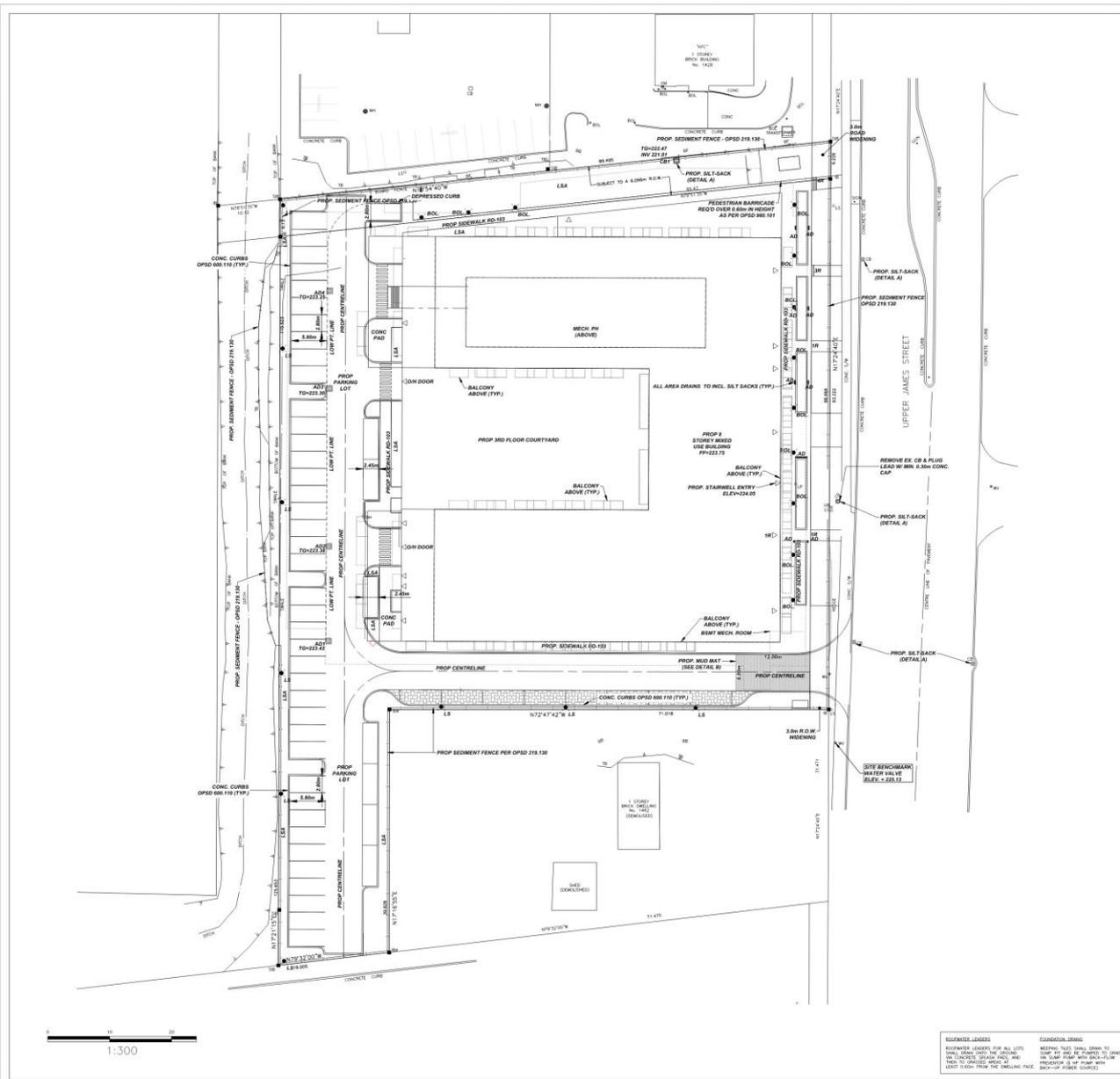
PROJECT NAME: 1452 UPPER JAMES ST. (DA-24-034)

TITLE: SITE GRADING PLAN

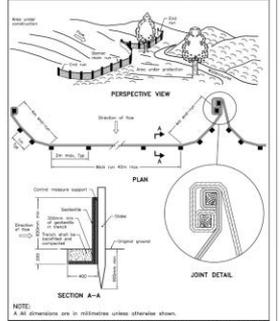
SCALE: 1:300 **DATE:** 2023-07-12

DRAWN BY: AS **DESIGNED BY:** BC

DWG NO.: 230214U **SHEET NO.:** 01

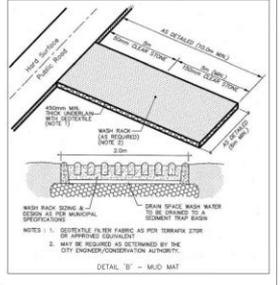
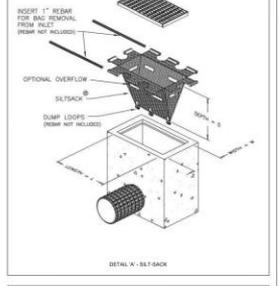


SILT SACK LINE LOCATION LOCATED:
 1. SILT SACK CONTROL MEASURES SHALL BE PLACED AS INDICATED ON THE PLAN ACCORDING TO DETAIL 'B' THIS SHEET.
 2. ALL SILT SACK CONTROL MEASURES SHALL BE CONSIDERED AND MAINTAINED UNTIL FINAL INSPECTION OF THE CITY OF HAMILTON.
 3. SILT SACKS SHALL BE PLACED AT THE END OF EACH DRIVEWAY OR APPROVED EQUIVALENT TO BE PLACED AS PER THE MANUFACTURER'S RECOMMENDATIONS IF APPLICABLE.
 4. ADDITIONAL SILT SACK CONTROL MEASURES MAY BE REQUIRED AS PER FIELD CONDITIONS AS DETERMINED BY THE CITY.
 5. SILT SACK CONTROL MEASURES SHALL BE PLACED IN PLACE UNTIL SUCH TIME AS FINAL COLOR IS ESTABLISHED.



NOTE:
 A. All dimensions are in millimeters unless otherwise shown.
 ONTARIO PROVINCIAL STANDARD DRAWING No. 2015 (Rev. 12)

HEAVY-DUTY SILT FENCE BARRIER
 OPSD 219.130



NOTES:
 1. LOCATING UNDERGROUND SERVICES ARE APPROPRIATE AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 2. ALL CONFLICTS BETWEEN THESE CONDITIONS AND OTHER ENGINEERING DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER.



KEY PLAN N.T.S.

BENCHMARK NOTE:
 ELEVATION = 229.005m (CGD-1928-1978)
 MONUMENT: 07720020668
 ROUND IRON BAR WITH BRASS CAP - LOCATED IN GLASSBOOR 10.0m EAST OF THE CENTRELINE OF WEST PATH STREET 25.0m NORTH OF THE CENTRELINE OF AVENUE ROAD 3.0m EAST OF SIDEWALK 8.0m NORTHWEST OF TRAFFIC SIGN/BOX

SITE BENCHMARK:
 WATER VALVE AS INDICATED ON PLAN
 ELEVATION = 225.15m

GENERAL NOTE:

- TENDERER SHALL SATISFY THEMSELVES AS TO THE NATURE OF THE GROUND AND BED ACCORDING.
- ALL ROCK LINE INDICATIONS SHOWN ON THE PLAN MUST BE VERIFIED BY THE CONTRACTOR AND REPORTS OF ALL EXISTING SANITARY AND STORM SEWERS AND WATERMAIN, PRIVATE DRAINAGE AND WATER SERVICES, GAS MAINS, CABLE TV, HYDRO AND TELEPHONE DUCTS ETC. AT START OF CONSTRUCTION.

NO.	DATE	DESCRIPTION	REVISIONS
1	2024-03-05	ISSUED FOR SECOND SITE PLAN SUBMISSION	
2	2024-03-15	FIRST SUBMISSION	



LandSmith ENGINEERING & CONSULTING LTD.
 1005 UPPER JAMES STREET, SUITE 207
 HAMILTON, ON L8C 5A6
 ANDREW@LANDSMITHINC.COM
 289-775-9374

CLIENT:
 UPPER JAMES M.D. DEVELOPMENTS INC.

MUNICIPALITY:
 CITY OF HAMILTON

PROJECT NAME:
 1452 UPPER JAMES ST.
 (DA-24-034)

TITLE:
 EROSION/SEDIMENT CONTROL PLAN

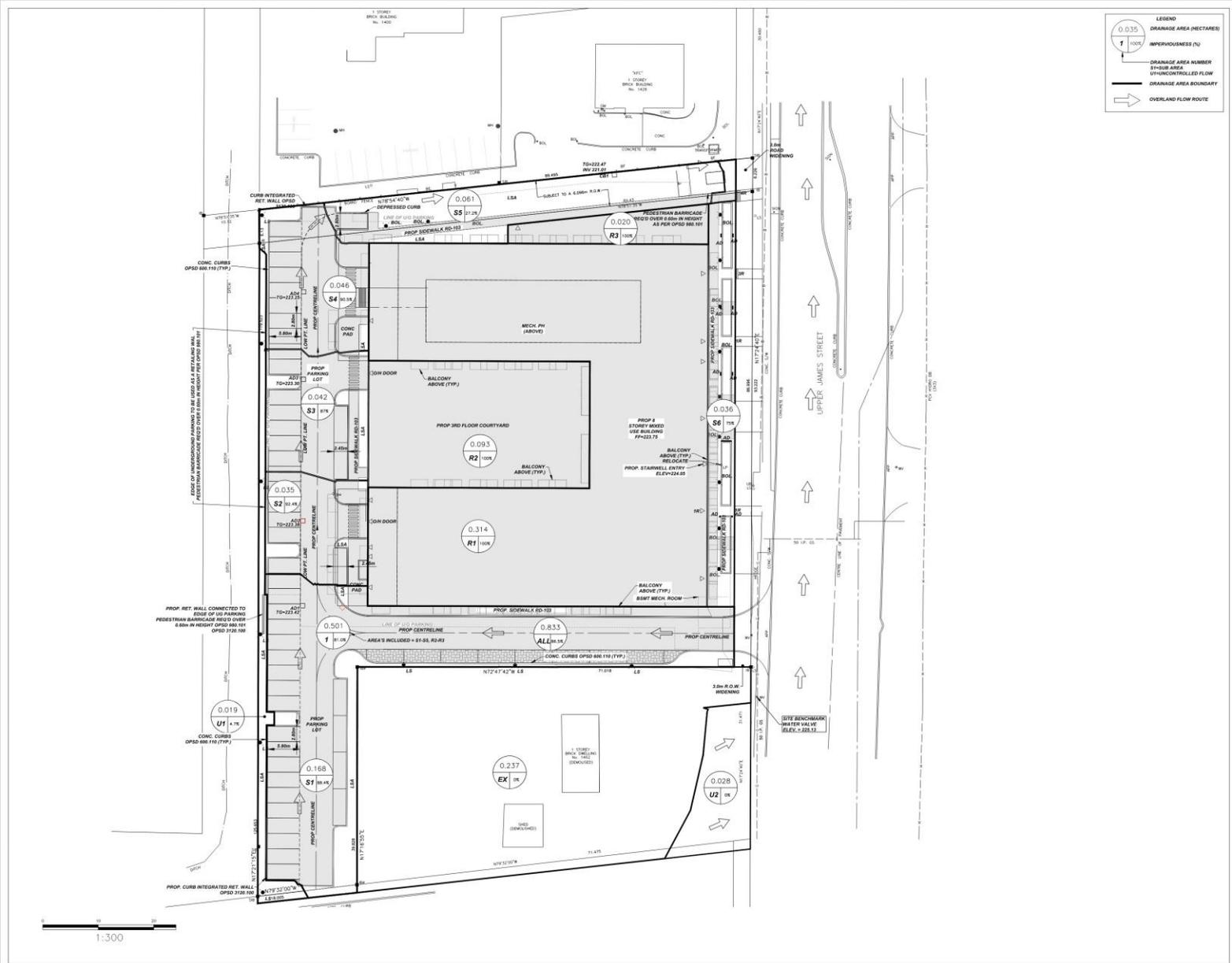
SCALE: 1:300
DATE: 2023-07-12

DRAWN BY: AS
DESIGNED BY: BC

DWG NO.: 230214U
SHEET NO.: SCP1

EQUIVALENT LOCATIONS:
 ENGINEER LOCATIONS FOR ALL LOTS SHALL BE PLACED AT THE END OF EACH DRIVEWAY OR APPROVED EQUIVALENT TO BE PLACED AS PER THE MANUFACTURER'S RECOMMENDATIONS IF APPLICABLE.

EQUIVALENT DRAINAGE:
 MUD MAT SHALL BE PLACED AT THE END OF EACH DRIVEWAY OR APPROVED EQUIVALENT TO BE PLACED AS PER THE MANUFACTURER'S RECOMMENDATIONS IF APPLICABLE.



LEGEND

0.035
1/1000

— DRAINAGE AREA NUMBER
— IMPERVIOUSNESS (%)

— DRAINAGE AREA NUMBER
— UNCONTROLLED FLOW

— DRAINAGE AREA BOUNDARY

→ OVERLAND FLOW ROUTE



KEY PLAN N.T.S.

BENCHMARK NOTE:
ELEVATION = 229.025m (CGD-1928-1978)
MONUMENT: 07720020068

MONUMENT: IRON BAR WITH BRASS CAP - LOCATED IN GLANBORO 10.0m EAST OF THE CENTRELINE OF WEST PATH STREET 25.0m NORTH OF THE CENTRELINE OF FURNACE ROAD 3.0m EAST OF SIDEWALK 8.0m NORTHWEST OF TRAFFIC SIGNALBOX

SITE BENCHMARK:
WATER VALVE AS INDICATED ON PLAN
ELEVATION = 225.13m

- GENERAL NOTE:**
1. TENDERER SHALL SATISFY THEMSELVES AS TO THE NATURE OF THE GROUND AND SOIL ACCORDINGLY.
 2. ALL BLOCK LINE INDICATIONS SHOWN ON THE PLAN MUST BE VERIFIED BY THE CONTRACTOR'S SURVEYORS AND SURVEYS OF ALL EXISTING SANITARY AND STORM SEWERS AND WATERING. PRIVATE DRAINAGE AND WATER SERVICES USE MARKING TABLE 17; HYDRO AND TELEPHONE DUCTS ETC. AT START OF CONSTRUCTION.

NO.	DATE	DESCRIPTION
1	2024-03-08	ISSUED FOR SECOND SITE PLAN SUBMISSION
2	2024-03-27	FOR CLIENT REVIEW

REVISIONS

NO.	DATE	DESCRIPTION

LandSmith ENGINEERING & CONSULTING LTD.
1008 UPPER JAMES STREET, SUITE 207
HAMILTON, ON L8C 3A6
416.529.2222
LANDSMITHENGINEERING.COM 289-775-9374

CLIENT: UPPER JAMES M.D. DEVELOPMENTS INC.

MUNICIPALITY: CITY OF HAMILTON

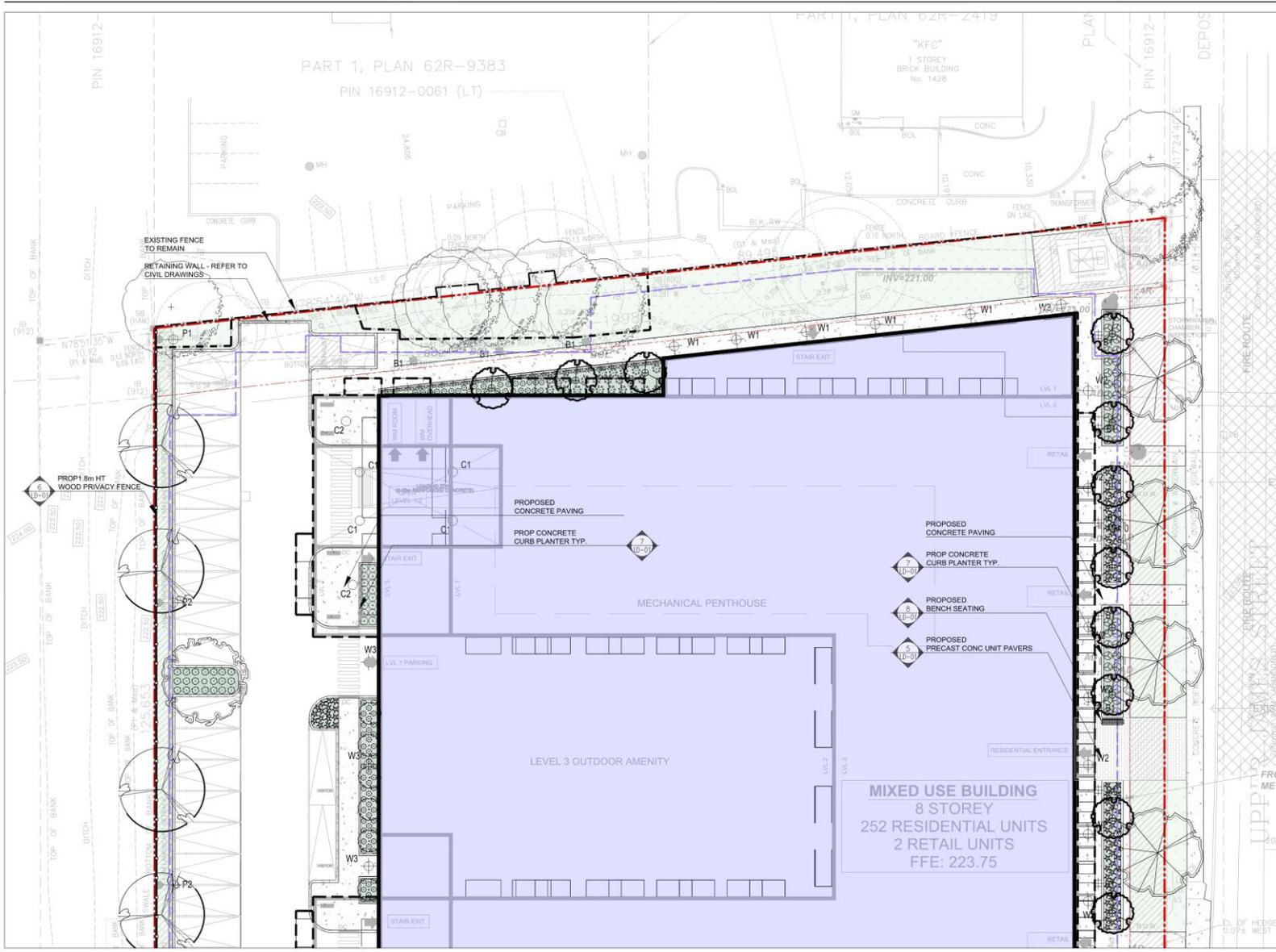
PROJECT NAME: 1452 UPPER JAMES ST. (DA-24-034)

TITLE: POST DEVELOPMENT DRAINAGE AREA PLAN

SCALE: 1:300 **DATE:** 2023-07-12

CHECKED BY: AS **DESIGNED BY:** BC

DWG No: 2302(FEU) **SHEET No.:** 001



Architect:
 Client/Owner:

ELITE DEVELOPMENTS
 3803 South Service Rd, Suite 100
 Burlington, ON L7R 3E2

Municipality:
Hamilton

Notes:

No.	Revision	Date
04	Issued for Submission	02/03/28
03	Issued for Coordination	01/26/28
02	Issued for 1st Submission	04/09/24
01	Issued for Coordination	03/04/24

North:

Stamp:

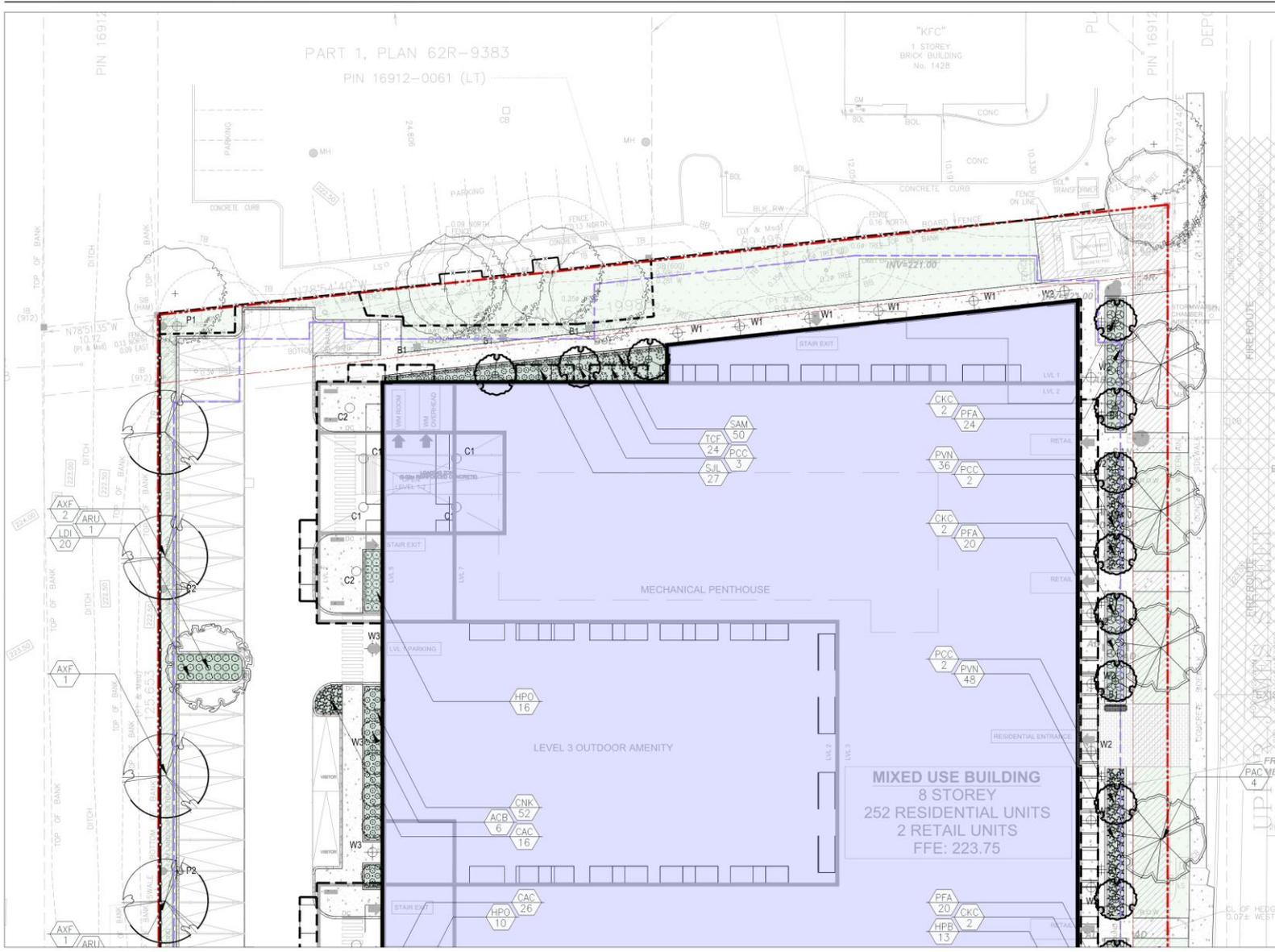
Project:
Proposed 8 Storey Residential Development
 1452 Upper James St.
 Hamilton, Ontario

Scale: **1:150** Date: **May 2021**
 Drawn By: **S.P.** Checked By: **L.M.**

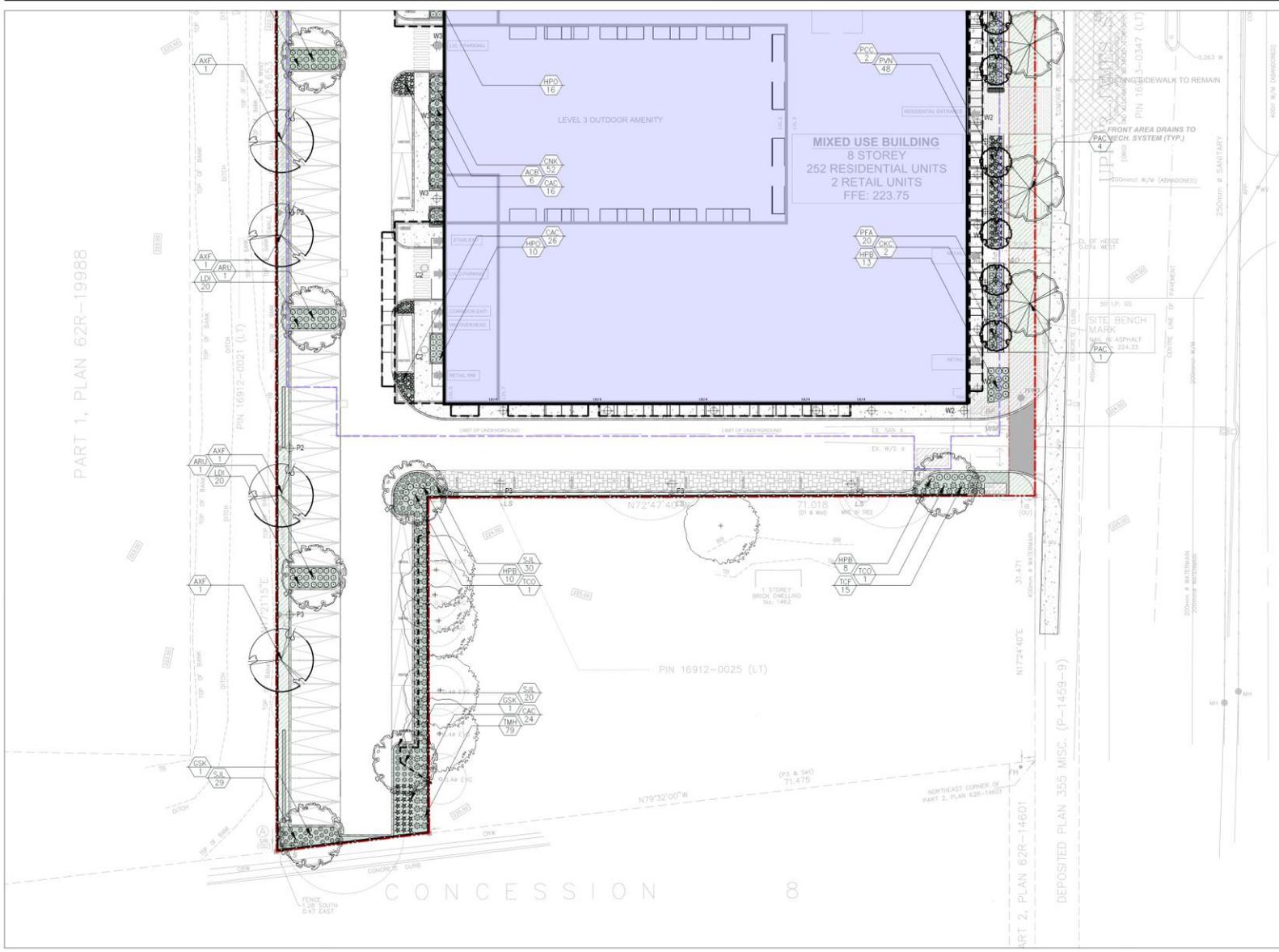
Drawing Title:
Landscape Enlargement A

Project No: **24106** Sheet No: **L1-02**

DO NOT SCALE DRAWINGS • PRELIMINARY FOR CONSTRUCTION • THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED BY AN ARCHITECT • MSLA



PART 1, PLAN 62R-1998



MARTON SMITH LANDSCAPE ARCHITECTS
 170 The Donway W Suite 206
 Toronto, Ontario, Canada, M5C 2E3
 Tel. 416-432-9966 | email: info@msla.ca

Architect:
 Client/Owner:



Notes:
 04 Issued for Submission 02/03/20
 03 Issued for Coordination 01/26/20
 02 Issued for 1st Submission 04/09/20
 01 Issued for Coordination 03/04/24

No. Revision Date

North:

Stamp:

Project:
Proposed 8 Storey Residential Development
 1452 Upper James St.
 Hamilton, Ontario

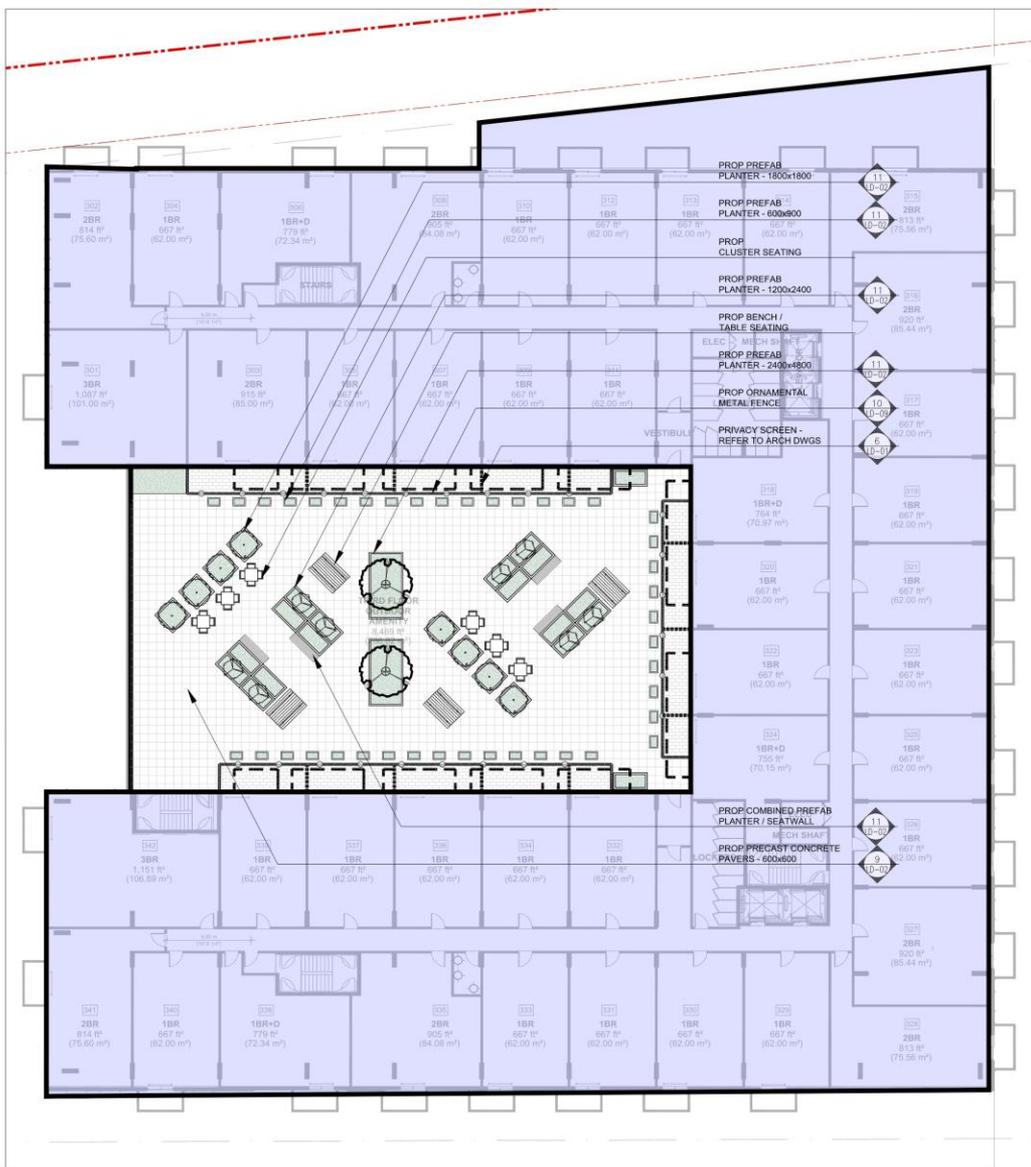
Scale: 1:200 Date: **May 2021**

Drawn By: S.P. Checked By: L.M.

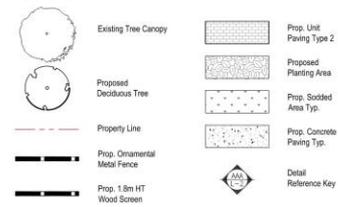
Drawing Title:
Planting Enlargement B

Project No. Sheet No.
24106 L1-05

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Legend



Proposed Plant Material List

REV	QTY	BOTANICAL NAME	COMMON NAME	HGTAL	SPREAD	ROOT SYSTEM	WETLAND	WIND	REMARKS
DECIDUOUS TREES									
010	2	Acer rubrum	Red Maple	20	8.0m	High	Yes	Ful Form	
011	6	Aster laevis 'Inferno'	Japanese Aster	20	8.0m	High	Yes	Ful Form	
012	5	Hydrangea serrata	London Hydrangea	20	8.0m	High	Yes	Ful Form	
013	2	Salix integra 'Japan'	Japanese Willow	20	8.0m	High	Yes	Ful Form	
014	2	Thuja occidentalis	Green Cedar	20	8.0m	High	Yes	Ful Form	
DECIDUOUS SPECIES TREES									
015	6	Quercus prinus 'Robusta'	Red Oak	20	8.0m	High	Yes	Ful Form	
016	6	Quercus macrocarpa	White Oak	20	8.0m	High	Yes	Ful Form	
017	6	Thuja occidentalis 'Danebury'	Green Cedar	20	8.0m	High	Yes	Ful Form	
DECIDUOUS SHRUBS									
018	32	Cornus alternifolia	Flowering Dogwood	60	6.0m	C.C.	Yes	Ful Form	
019	20	Hydrangea serrata 'Nancy'	London Hydrangea	60	6.0m	C.C.	Yes	Ful Form	
020	20	Hydrangea serrata 'Van Dyke'	London Hydrangea	60	6.0m	C.C.	Yes	Ful Form	
021	20	Hydrangea serrata 'Nancy'	London Hydrangea	60	6.0m	C.C.	Yes	Ful Form	
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 Toronto, Ontario, Canada, M3C 2G3
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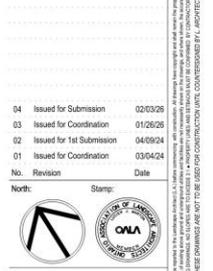
Client/Owner:
 Architect:
 Detail Reference Key



Notes:
 City of Hamilton to determine street tree planting locations and species

04 Issued for Submission 02/03/20
 03 Issued for Coordination 01/26/20
 02 Issued for 1st Submission 04/09/20
 01 Issued for Coordination 03/04/24

No. Revision Date



Project:
Proposed 8 Storey Residential Development
 1452 Upper James St.
 Hamilton, Ontario

Scale: 1:150 Date: May 2021
 Drawn By: S.P. Checked By: L.M.

Drawing Title:
Roof Amenity Plan

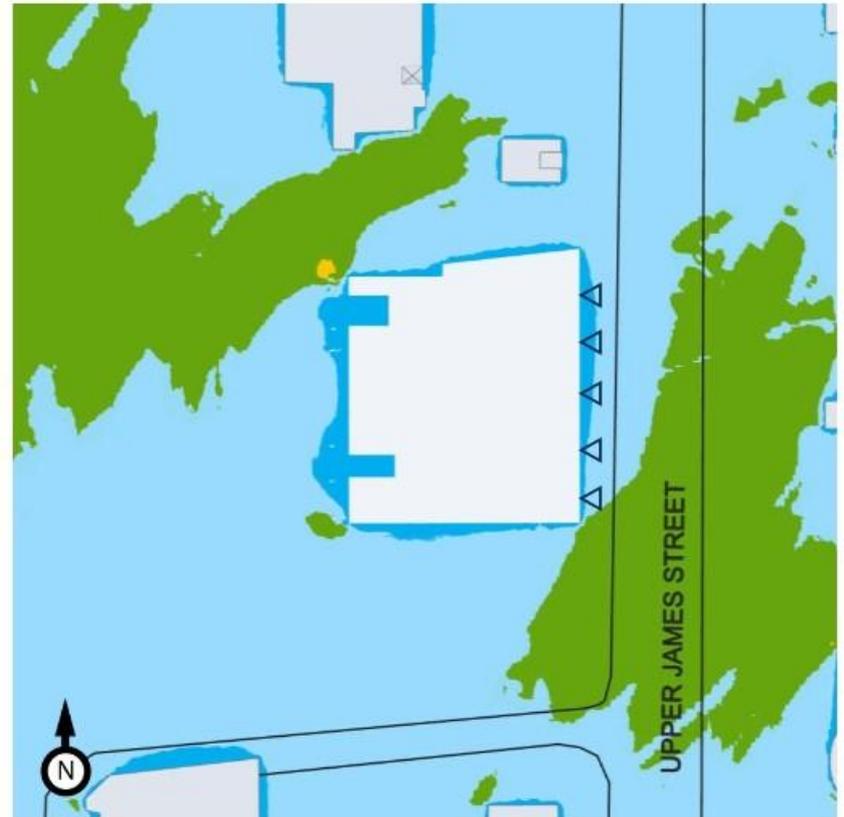
Project No. Sheet No.
24106 L2-01

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5. RESULTS AND DISCUSSION



(a) EXISTING SCENRARIO - SUMMER



(b) PROPOSED SCENARIO - SUMMER

COMFORT: SITTING STANDING STROLLING WALKING UNCOMFORTABLE

ENTRANCES
True North Project North

Image 8: Predicted wind conditions – GRADE LEVEL - SUMMER

5. RESULTS AND DISCUSSION



(b) EXISTING SCENARIO - WINTER

(b) PROPOSED SCENARIO - WINTER

COMFORT: SITTING STANDING STROLLING WALKING UNCOMFORTABLE

ENTRANCES
True North Project North

Image 9: Predicted wind conditions – GRADE LEVEL - WINTER