



City of Hamilton – Design Review Panel

Applicant Project Summary Sheet

Applicant Name:	Hamilton 188 GP Inc.
Panel Meeting Date:	April 11, 2024
Project Address:	188 Cannon Street, 134 – 136 Ferguson Avenue N
Date of Panel Pre-Consult [if applicable]:	N/A

Project Data

Application Type [e.g. Site Plan, Re-zoning]:	Site Plan Control Application
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Proposed Use, Description of Project and Brief description of adjacent uses: [e.g. Office, Residential]:

Proposed is a 32 storey Mixed-Use Building, including a five (5) storey podium containing 384 dwelling units. The Site comprises of 188 Cannon Street and 134-136 Ferguson Avenue N. Cannon Street is vacant while the Ferguson properties contain existing street townhouses that are on the City of Hamilton Heritage Inventory. The redevelopment proposes to repurpose the street townhouse dwellings for retail uses (188m²) at grade and will remain separate from the building podium. The rear portion of the townhouses will be demolished to facilitate the redevelopment.

Immediately west of the property is a commercial property and a City Park. East of the property is the Cannon Street corridor, containing low rise residential and commercial uses. Of note is an existing 12 storey residential building completed in 2016. South of the subject lands is the Ferguson Street corridor, containing low rise residential and commercial uses. North of the subject lands are commercial uses and an 8-storey residential building.

The podium level will contain 201m² of amenity at grade along with a residential entrance lobby fronting onto Ferguson. The podium will contain the residential parking garage and loading areas which will be accessed via the adjacent public alleyway to the east.

In total, 134 parking spaces are proposed along with 192 long term bicycle parking spaces. The unit mix will consist of 200 one-bedroom units, 164 two-bedroom units and 20 three-bedroom units. Both indoor and outdoor amenity space are provided on the 6th floor. The site will provide for a total of 3,745m² of amenity area, including balconies.

Policy and guideline documents examined in preparing proposal [please list specific guidelines examined]:

- City of Hamilton Tall Building Guidelines & Downtown Hamilton Tall Building Study
- Terms of Reference – Shadow Impact Study
- Urban Hamilton Official Plan
- Downtown Hamilton Secondary Plan
- Downtown Hamilton Zoning By-law 05-200
- City of Hamilton Site Plan Guidelines
- City of Hamilton Street Furniture Guidelines

Existing zoning:	Downtown Residential D5 (H17, H19, H20) Zone
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Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

99 metres in height / 186.9m asl

Proposed height and/or proposed density:

101.1m / 186.9 asl

Permitted Setbacks	Front Yard	0m
	Side Yard	0m
	Rear Yard	0m

Proposed Setbacks	Front Yard	0.0m
	Side Yard	3.0m
	Rear Yard	0.8m

Permitted Parking [please provide ratio and total e.g. 0.5/unit – 60 spaces]

Current – 154 spaces (0.4 spaces per unit)
 Future - 0 spaces are required

Proposed Parking [please provide ratio and total e.g. 0.5/unit – 60 spaces]

134 Spaces (0.36 spaces per unit)

If certain zoning provisions cannot be met, please explain why:

Note that Zoning By-law 05-200 is currently in the process of being amended to eliminate parking requirements within Downtown Hamilton. At the time of writing, the By-law has been recommended for approval but is yet to be ratified by City Council.

Building Height

The permitted building height is 99m (186.9m asl). An increase to 101m is required to facilitate the development. The proposed development remains below the geodetic elevation of the Niagara Escarpment (186.9m asl).

Disclosure of Information

Consent of Owner to the Disclosure of Application Information and Supporting Documentation

Application information is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13. In accordance with that Act, it is the policy of the City of Hamilton to provide public access to all Design Review Panel applications and supporting documentation submitted to the City.

Hamilton 188 GP Inc. (Shamil Jiwani / Alan Leela), the Owner, hereby agree and acknowledge that the information
(Print Name of Owner)

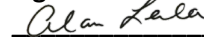
contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M. 56, I hereby consent to the City of Hamilton making this application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to any third party upon their request.

March 8, 2024

Date
 March 8, 2024



Signature of Owner



Signature of Owner

NOTE 1: Where owner or applicant is a corporation, the full name of the Corporation with name and title of signing officer must be set out.

NOTE 2: Design Review Panel meetings are public.