



City of Hamilton – Design Review Panel Applicant Project Summary Sheet

Applicant Name:	Ferguson Jackson Inc. c/o UrbanSolutions Planning & Land Development Consultants Inc.
Panel Meeting Date:	August 10, 2023
Project Address:	173 Jackson Street East & 46-48 Ferguson Avenue South, Hamilton
Date of Panel Pre-Consult [if applicable]:	February 21, 2023 (FC-23-022)

Project Data

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

The property is a 0.23-hectare, rectangularly-shaped parcel with approximately 56.4 metres of frontage onto Jackson Street East and 39.7 metres of frontage onto Ferguson Avenue South. The site is situated within the Corktown Neighbourhood.

The lands are currently designated as “Downtown Mixed-Use Area” in the Urban Hamilton Official Plan (UHOP), as “Downtown Mixed Use” in the Downtown Hamilton Secondary Plan, and are zoned “Downtown Central Business District (D1) Zone, H17, H19, and H20” in the City of Hamilton Zoning By-law No. 05-200. The lands are currently partially vacant, containing two existing buildings with one existing structure known as the “Radigan Building” (circa 1905) and the other being a generic low-rise commercial building with 2 units.

The proposed development consists of one (1) 30-storey multiple dwelling with a 13-storey portion and has setbacks on the 7th and 13th floors. The tower sits atop a 3-storey podium containing parking, commercial/office, and amenity space. The proposed development includes 402 residential dwelling units to be serviced by 271 vehicle parking spaces within the podium and 4 levels of underground parking. 198 bicycle parking spaces will be accommodated within long-term bicycle storage lockers across the various parking levels. In addition, there is proposed to be outdoor terrace amenity space atop the podium on the 4th level as well as atop the 13-storey portion of the building on the 14th level. This outdoor amenity combined with indoor amenity space will total approximately 4,295 m² of amenity space on the site.

The land uses surrounding the subject lands are generally composed of commercial, office, residential, and mixed-uses. The Hamilton GO Centre is less than 500 metres away from the site to the west. Main Street East, a Major Arterial Road, runs generally east-west just north of the subject lands. The property at 49 Walnut Street South (known as “Walnut Place”) contains a mixed-use high-rise building with at-grade commercial/office space fronting onto Main Street East and Walnut Street South. The property adjacent to the subject lands across Ferguson Avenue contains a 7-storey residential apartment building, with a Carstar Autobody Repair location kitty-corner to the lands.

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

Planning Act, Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, Urban Hamilton Official Plan, Downtown Hamilton Secondary Plan, City of Hamilton Zoning By-law No. 05-200.

Existing zoning:

Downtown Central Business District Commercial (D1), H17, H19, and H20: Hamilton Zoning By-law No. 05-200.

Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

Permitted Height: Min.: 7.5 m, Max: 91 m
Permitted Density: N/A

Permitted Setbacks	Front Yard	(Ferguson Avenue South) Min.: 0 m, Max.:4.5 m
	Side Yard	(Jackson Street East) Min.: 0 m, Max.:4.5 m
	Rear Yard	0 m

Proposed height and/or proposed density:

Proposed Height: 30 storeys (91 m) + 6 m MPH
Proposed Density: 1,747.83 Units/ha

Proposed Setbacks	Front Yard	0 m
	Side Yard	0 m
	Rear Yard	0 m

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

Less than 50m²:
 0 for units 1 to 12 = 0 spaces
 0.3 for units 13-132 = 36 spaces
 Greater than 50m²:
 0 for units 1 to 12 = 0 spaces
 0.5 for units 13 to 50 = 19 spaces
 0.7 for units 51 to 216 = 151 spaces
Total Required: 0.51 spaces/unit - 206 spaces

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

Total Proposed: 0.67 spaces/unit - 271 spaces

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

All zoning provisions are met on the subject lands for the proposed development. The current planning applications are for Site Plan Control only.

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.

Ferguson Jackson Inc.

_____, 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.

2023/07/18

Andrew Salomon

Date

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.