



City of Hamilton – Design Review Panel Applicant Project Summary Sheet

Applicant Name: Hammer GP LP and Hammer GP Services Corporation

Panel Meeting Date: March 12, 2026

Project Address: 75 Centennial Parkway North (Block 6 of Approved Plan of Subdivision 25T-202305)

Date of Panel Pre-Consult [if applicable]: December 13, 2023 (updated checklist provided November 21, 2025)

Project Data

Application Type [e.g. Site Plan, Re-zoning]: Site Plan Control Application

Proposed Use, Description of Project and Brief description of adjacent uses: [e.g. Office, Residential]:

The proposed development includes the demolition of the existing building (Beer Store) on the subject site and construction of three 20-storey towers above a shared 5-storey podium fronting Queenston Road and Centennial Parkway North. A total gross floor area of 51,667.1 square metres, including 49,728.2 square metres of residential, and 1,938.9 square metres of non-residential floor space including 765 square metres of community space (i.e., specific use being worked through with City staff). The proposal will provide approximately 696 residential units.

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

Urban Hamilton Official Plan (UHOP)

- Mixed-Use High Density policies, Sub-Regional Service Node Policies, Pedestrian Focus Street Policies
- Centennial Neighbourhoods Secondary Plan, Site Specific Policy Area F policies

Downtown Hamilton Tall Building Guidelines

Existing zoning: TOC 4-633

Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

62.0 metres (Exception 633)

Permitted Setbacks	Front Yard	Max. 3.0 m from street line
	Side Yard	No side yard requirements (given the site doesn't abut a residential or institutional zone)
	Rear Yard	Max 3.0 m for rear lot lines abutting a street

Proposed height and/or proposed density:

68.23 metres

Proposed Setbacks	Front Yard	15.6 m (Queenston)
	Side Yard	3.0 m and 14.6 m
	Rear Yard	3.0 m

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

Resident: 0 spaces/unit (min)
 Visitor: 2 + 0.05 spaces/unit (min.)

Max. 1 space/unit (resident and visitor combined)

Non-Residential: Varies based on used.
 Retail/Restaurant: 2 spaces for each 100 sq m of GFA >450 sq m

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

~1 space/unit (resident and visitor combined)

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

It is anticipated the following variances will be required to permit the proposed development:

- Maximum building height - from 62.0 m to 68.23 m. Maximum height of 20-storeys to be maintained as per UHOP/Secondary Plan. Additional metric height needed to accommodate taller ground floor height and additional floor-to-ceiling height on each storey for mechanical/structural purposes.
- Total Floor Area for wholly enclosed or partially enclosed structure belonging to an amenity area, or portion of a building designed to provide access to a rooftop amenity area - from 10% to 20% of the area of the floor beneath the rooftop amenity.
- First storey maximum height - from 4.5 m to 5.5 m.

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.

Hammer GP LP and Hammer GP Services Corporation _____, 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.

2/13/2026 | 11:23:57 AM PST

DocuSigned by:

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Date

Signature of Owner

Mark Newman

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.