



City of Hamilton – Design Review Panel Applicant Project Summary Sheet

Applicant Name:	Hughson Business Space Corporation c/o David Blanchard
Panel Meeting Date:	August 13, 2026
Project Address:	18-22, 24-28 and 30 King Street East and 4 Hughson Street South
Date of Panel Pre-Consult [if applicable]:	May 20, 2026 (File No. FCSP-2026-00060)

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. Office, Residential]:

18-22, 24-28 and 30 King Street East and 4 Hughson Street South in Hamilton ("subject lands") form a rectangular lot with an area of 2,570.18 m². The buildings at 18-22 and 24-28 King Street East collapsed and are now vacant. 30 King Street East is vacant, and 4 Hughson Street South is occupied by an existing 10-storey office building.

The subject lands are located in Central Hamilton within the Beasley neighbourhood, which is characterized by a mix of residential, commercial, institutional, and community uses. Residential neighbourhoods and higher-density developments are interspersed throughout the area, with commercial uses generally concentrated along major roadways. The surrounding area contains a variety of institutional and community uses such as community centres, public libraries, health centres, places of worship, arenas, and concert halls.

The proposed development is Phase 1 of a two-phased development with lands to the south (9–15 and 21 Main Street East and 37–39 James Street South). Phase 1 consists of a 12-storey mixed-use building featuring 159 residential units and 524.78 m² of ground-floor commercial space. The residential component offers a range of studio, one-bedroom, two-bedroom, and three-bedroom units. The project incorporates the adaptive reuse of the existing building at 4 Hughson Street South, complemented by a two-storey addition. The primary commercial space will occupy the ground floor of the retained building along King Street, with an additional smaller commercial unit fronting King Street on the west side of the new structure.

The building design includes setbacks at the sixth, eleventh, and twelfth storeys. A rooftop terrace with a pool is proposed on the sixth floor, accompanied by a suite of indoor amenities such as a gym, games room, party room, private dining room, lockers, and a pet lounge. A total of 130 parking spaces are proposed, distributed across one level of underground parking and five above-grade levels integrated into the building. Vehicular access to the parking structure will be provided from the rear laneway off Hughson Street South.

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

Urban Hamilton Official Plan
Downtown Hamilton Secondary Plan
Tall Buildings Guidelines
Hamilton By-law No. 18-321
Zoning By-law No. 05-200

Existing zoning:	"D2" and "D2, H21" (Downtown Mixed Use - Pedestrian Focus)
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Zoning/Site Plan Details [complete relevant sections]**Permitted height and/or permitted density:**

22 m

**Permitted
Setbacks**

Max 2.0m from street line for portion of building below 11.0m in height

Min 3.0m for portion of building above 22.0m in height from side or rear lot line

Proposed height and/or proposed density:

43.94 m

Proposed SetbacksFrom King St - 0.0m
From Hughson St - 0.12mFrom rear lot line - 3.87m
From flankage - 3.08m
From interior side - 0.05m**Permitted Parking** [please provide ratio and total e.g. 0.5/unit – 60 spaces]Multiple Dwelling: 2 + 0.05/unit (visitor) - 6 spaces
Retail: None**Proposed Parking** [please provide ratio and total e.g. 0.5/unit – 60 spaces]Multiple Dwelling: 125 spaces (incl. 6 visitor)
Retail: 5**If certain zoning provisions cannot be met, please explain why:**

Several variances from the Zoning By-law are required to facilitate the proposed infill development and adaptive reuse of the existing building. The requested variances are necessary to make efficient use of a constrained urban site and achieve a feasible density that contributes to the long-term viability of the development.

Disclosure of InformationConsent 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.

Hughson Business Space Corporation
c/o David Blanchard

(Print Name of Owner)

, the Owner, hereby agree and acknowledge that the information

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.

2026-07-21

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.