

Planning Status

The subject lands are designated “Downtown Mixed Use Area” in Volume 1 of the *Urban Hamilton Official Plan* and “Downtown Mixed Use” with a “Pedestrian Focus” overlay in the *Downtown Hamilton Secondary Plan*.

The subject lands are zoned Downtown Mixed Use - Pedestrian Focus (D2) Zone and Downtown Mixed Use - Pedestrian Focus (D2, H21) Zone, Holding, in the City of Hamilton Zoning By-law No. 05-200.

Proposed Development

The proposed development consists of a 12-storey mixed-use building featuring 159 residential units and 524.78 m² of ground-floor commercial space. The project incorporates the adaptive reuse of the existing building at 4 Hughson Street South, complemented by a two-storey addition. The residential component offers a range of studio, one-bedroom, two-bedroom, and three-bedroom units. 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 floors. 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. Ground-floor parking spaces will serve the commercial uses and visitors. Vehicular access to the parking structure will be provided from the rear laneway off James Street South.

Planning Applications

The enclosed submission to the Design Review Panel is in support of an application for Site Plan Control through the City’s ALL4ONE stream. An ALL4ONE Pre-Assessment was held on May 20, 2026, identifying a submission to the Design Review Panel as a requirement for a complete Site Plan Control application.

Landwise requests the circulation of this letter along with the enclosed documents to all relevant departments in support of the Design Review Panel application.

Please find the enclosed:

1. Applicant Summary Sheet;
2. Architectural Package including:
 - Site Plan;
 - Floor Plans;
 - Elevations; and
 - Sections;
3. Material Palette;
4. Renderings;
5. Phase 2 Concept Plan;
6. Landscape Plan;
7. Vehicle Plan;
8. Sun Shadow Study;
9. Wind Study;
10. Cultural Heritage Impact Assessment;
11. Visual Impact Assessment; and
12. Urban Design Brief.

Should you have any questions or require additional information, please do not hesitate to contact Edward John at 905-574-1993 ext. 202 or at edward.john@landwise.ca.

Respectfully submitted,

LANDWISE



Edward John, MRTPI

Partner/Principal Planner

Cc: Ninco Developments Inc. c/o Daniel Bragagnolo