

SITE PHOTO TOUR

Prepared By: UrbanSolutions Planning & Land Development Consultants Inc.
Prepared For: Design Review Panel Submission
Location: 173 Jackson Street East & 46 Ferguson Avenue South, Hamilton
Owner: Ferguson Jackson Inc.
Meeting Date: **August 10, 2023**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) has been retained to act as the authorized planning consultants for Jackson Ferguson Inc., the owner of 173 Jackson Street East & 46 Ferguson Avenue South in Hamilton, as shown in the image below.



Aerial Perspective of Subject Lands

On **December 22nd, 2022**, an application for Formal Consultation was submitted to the City of Hamilton regarding a proposal for the development of a 29-storey, 390-unit multiple dwelling with a 12-storey portion. During the subsequent Development Review Team meeting on **February 21st, 2023**, the details of the proposed development were reviewed alongside comments made by pertinent municipal agencies. The following assessment intends to provide a documentation of existing site conditions to provide context for the detailed architectural drawings associated with the proposal's urban design.

Site Location & Physical Context

The proposed development is situated on a 0.23 (+/-) hectare plot that adjoins Jackson Street East and Ferguson Avenue South in downtown Hamilton. The property is currently occupied by surface parking, a 1-storey commercial building, and a 2-storey building as discussed within the Cultural Heritage Impact Assessment prepared by AREA Architects.

Prior to the upcoming Design Panel Review Meeting, a Photo Tour was conducted to accurately portray the existing conditions of the subject lands. Included is a series of ground-level photos taken from six (6) different locations across the property, exhibiting both on-site and neighbouring conditions. Please refer to the following map below, which shows each photo location:



Key Map of Location Perspectives

Location 1:



Figure 1.1: View from southeast corner of Jackson and Ferguson Ave S. of subject lands.



Figure 1.2: North view looking down Ferguson Ave S. of subject lands on left.



Figure 1.3: Southeast view from subject lands on Jackson St. E.



Figure 1.4: Southeast view from subject lands.

Location 2:



Figure 2.1: North view of subject lands from Jackson St. E.



Figure 2.2: Northeast view of subject lands from Jackson St. E.



Figure 2.3: West view from southwest corner subject lands.



Figure 2.4: South view from southwest corner of subject lands.

Location 3:



Figure 3.1: View of buildings on southwest corner of subject lands Jackson St. E.



Figure 3.2: View of closed buildings on southwest corner of subject lands, Jackson St. E.



Figure 3.3: Northwest view of residence on Jackson St. E. and Walnut St. S.



Figure 3.4: South view of buildings across from subject lands on Jackson St. E.

Location 4:



Figure 4.1: South View of northwest side of subject lands.



Figure 4.2: South View of northwest side of subject lands.



Figure 4.3: View of properties to the North of subject lands.



Figure 4.4: Northeast view of subject land from north side of site.

Location 5:



Figure 5.1: View of subject lands from north side of site.



Figure 5.2: View of subject lands from Northwest corner of property.



Figure 5.3: Southwest view from north side of subject lands.



Figure 5.4: Northwest view from north side of subject lands.

Location 6:



Figure 6.1: Southeast view from northeast corner of subject lands.



Figure 6.2: Northwest view from northeast corner of subject lands.



Figure 6.3: Northeast view from northeast corner of subject lands.



Figure 6.4: Northeast view from northeast corner of subject lands.

We trust the enclosed is in order; however, please feel free to contact the undersigned with any questions.

Regards,
UrbanSolutions

A handwritten signature in black ink, appearing to read 'M Johnston', with a long horizontal flourish extending to the right.

Matt Johnston, MCIP, RPP
Principal

A handwritten signature in black ink, appearing to read 'Stefano Rosatone', with a long horizontal flourish extending to the right.

Stefano Rosatone, BES
Planner