



# City of Hamilton – Design Review Panel Applicant Project Summary Sheet

<b>Applicant Name:</b>	B&F Investments (Nova Scotia) Company and 201 Robert Street Company
<b>Panel Meeting Date:</b>	March 13, 2025
<b>Project Address:</b>	166 & 186 Ferguson Avenue North and 203 Robert Street, Hamilton
<b>Date of Panel Pre-Consult [if applicable]:</b>	

## Project Data

<b>Application Type</b> [e.g. Site Plan, Re-zoning]:	Official Plan Amendment and Zoning By-law Amendment
--	---

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

The proposed development will consist of a multi-phased high-rise development, consisting of residential and mixed-use buildings, a central plaza, and woonerf type interior streets. It will contain approximately 2,186 residential dwelling units, 1,883 square metres of commercial space and 1,642 parking spaces.

- Block 1: A 28-storey residential building, containing 303 units and 213 parking spaces;
- Block 2: A 28-storey residential building, containing 303 units and 168 parking spaces;
- Block 3: A 30-storey residential building, containing 324 units and 235 parking spaces;
- Block 4: A 30-storey residential building, containing 356 units and 249 parking spaces;
- Block 5: A 28-storey mixed-use building, containing 291 units, 264 square metres of commercial space, and 254 parking spaces;
- Block 6: A 26-storey mixed-use building, containing 301 units, 933 square metres of commercial space, and 303 parking spaces;
- Block 7: A 26-storey mixed-use building, containing 308 units, 686 square metres of ground floor community space, and 220 parking spaces;

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

#### **Urban Hamilton Official Plan**

##### **Chapter B - Communities**

Subsection 3.3 Urban Design Policies

Subsection 3.4 Cultural Heritage Resources

##### **Chapter E- Urban Systems and Designations**

Subsection 2.6 Neighbourhoods

Section 3.0 Neighbourhoods

#### **West Harbour Setting Sail Secondary Plan**

Section A.6.3.3.4 Urban Design

Section A.6.3.3.1.13 Medium Density Residential 1

Section A.6.3.3.1.14 Medium Density Residential 2

Section A.6.3.3.1.15 Mixed Use

Section A.6.3.5.3 Ferguson Wellington Corridor

**Hamilton -Wentworth Official Plan**

3.1 Urban Areas

**City of Hamilton Official Plan**

Section A.2.8 Central Policy Area

**Existing zoning:**

DE-2-H/S-1569” Multiple Dwellings, “H-H/S-1569” Community Shopping and Commercial, “H-H/S-1569b” Community Shopping and Commercial and “H-H/S-1569a” Community Shopping and Commercial

**Zoning/Site Plan Details** [complete relevant sections]

**Permitted height and/or permitted density:**

DE-2: Eight Storeys or 26.0 metres/ FAR: 0.9

**Proposed height and/or proposed density:**

30 storeys / FAR: 6.5

<b>Minimum Permitted Setbacks</b>	<b>Front Yard</b>	DE-2: 3.0 metres
	<b>Side Yard</b>	DE-2: 1.5 metres
	<b>Rear Yard</b>	DE-2: 3.0 metres

<b>Proposed Setbacks</b>	<b>Front Yard</b>	2.5 metres
	<b>Side Yard</b>	1.0 metres
	<b>Rear Yard</b>	2.0 metres

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

Zoning By-law 6593  
 Multiple Dwelling: 1.0 spaces per dwelling unit + 0.20 spaces per unit

Medical Office: 1 space per 19.0 square metres  
 General Office: 1 space per 31.0 square metres  
 Banks: 1 space per 31.01 square metres  
 Sales/ Retail Store: 1 space per 31.0 square metres

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

Zoning By-law 05-200 (under appeal)  
 Minimum: 2 visitor parking + 0.05 per unit  
 Maximum: 1 per unit, visitor parking inclusive

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

The proposed redevelopment of the subject lands from a parking lot will require a Zoning By-law Amendment to change the zoning from DE-2-H/S-1569” Multiple Dwellings, “H-H/S-1569” Community Shopping and Commercial, “H-H/S-1569b” Community Shopping and Commercial and “H-H/S-1569a” Community Shopping and Commercial to E3 – High Density Multiple Dwellings – Site Specific, which will permit high-density residential and mixed-use buildings. .

**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.

B and F Investments (Nova Scotia) Company c/o  
 Martin Hotz \_\_\_\_\_, 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.

Feb 13/25.

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.