



**166 & 186 Ferguson Avenue
North and 203 Robert Street**
Design Review Panel Presentation
February 2025





Community Center

Community Center

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Executive Summary

Introduction



Executive Summary

Introduction

Arcadis (Architects) has prepared this DRP (Design Review Panel) package on behalf of B & F Investments (Nova Scotia) for the proposed redevelopment at Barton & Ferguson (166 & 186 Ferguson Avenue North and 203 Robert Street) in Hamilton, Ontario.

Summary

The intent of this document is to:

- 1) Introduce the site context, planning principles, and adjacent developments.
- 2) Illustrate the design evolution of this project.
- 3) Describe the proposed architectural and landscape vision for the site, including massing, materiality, height and character.



Site Analysis

Planning

Context Map

Site Views



Planning



Land Use

Urban Hamilton Official Plan - Schedule E-1

LEGEND

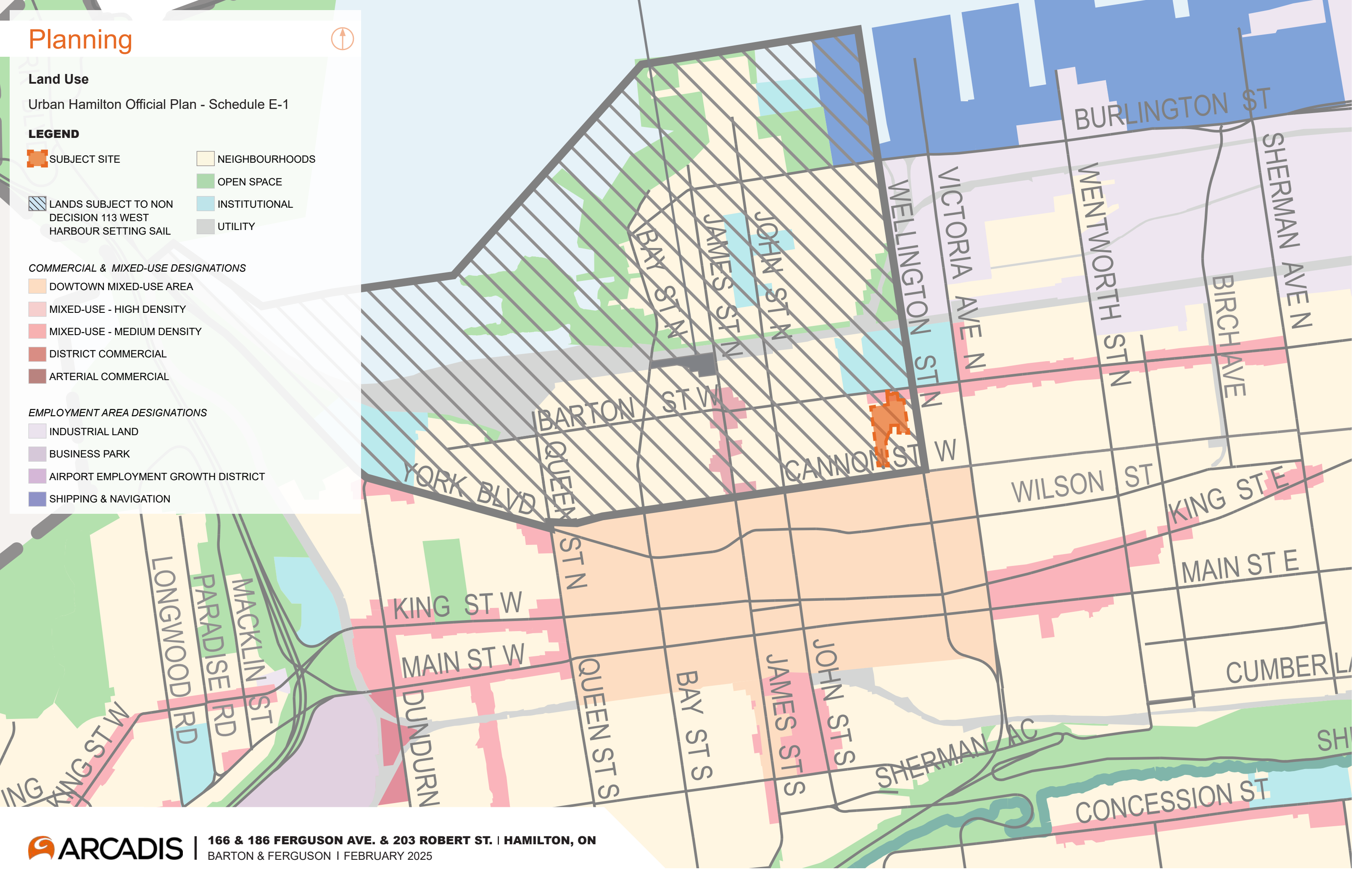
- SUBJECT SITE
- LANDS SUBJECT TO NON DECISION 113 WEST HARBOUR SETTING SAIL
- NEIGHBOURHOODS
- OPEN SPACE
- INSTITUTIONAL
- UTILITY

COMMERCIAL & MIXED-USE DESIGNATIONS

- DOWNTOWN MIXED-USE AREA
- MIXED-USE - HIGH DENSITY
- MIXED-USE - MEDIUM DENSITY
- DISTRICT COMMERCIAL
- ARTERIAL COMMERCIAL

EMPLOYMENT AREA DESIGNATIONS

- INDUSTRIAL LAND
- BUSINESS PARK
- AIRPORT EMPLOYMENT GROWTH DISTRICT
- SHIPPING & NAVIGATION



Planning

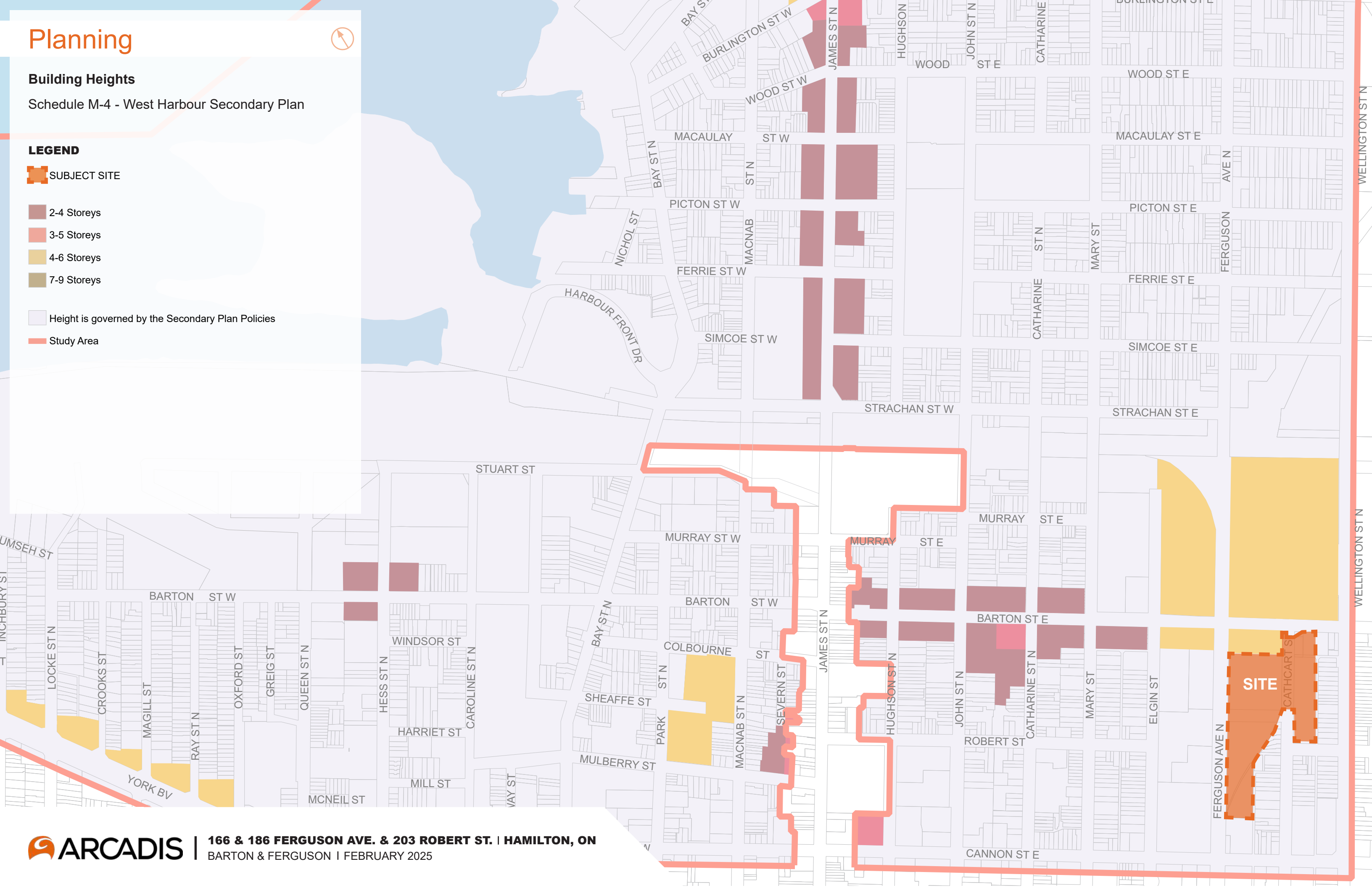


Building Heights

Schedule M-4 - West Harbour Secondary Plan

LEGEND

- SUBJECT SITE
- 2-4 Storeys
- 3-5 Storeys
- 4-6 Storeys
- 7-9 Storeys
- Height is governed by the Secondary Plan Policies
- Study Area
















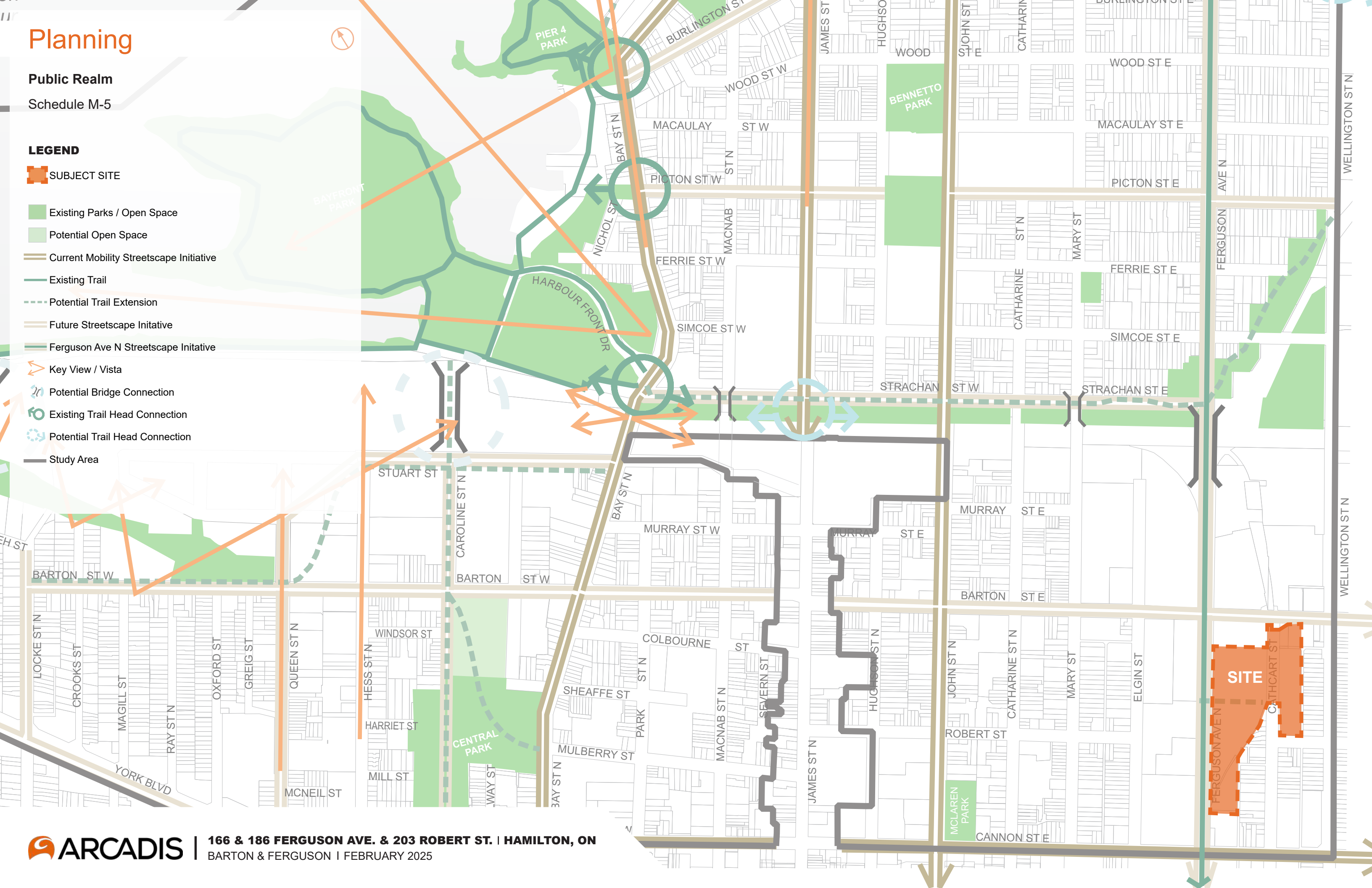
Planning

Public Realm

Schedule M-5

LEGEND

-  SUBJECT SITE
-  Existing Parks / Open Space
-  Potential Open Space
-  Current Mobility Streetscape Initiative
-  Existing Trail
-  Potential Trail Extension
-  Future Streetscape Initiative
-  Ferguson Ave N Streetscape Initiative
-  Key View / Vista
-  Potential Bridge Connection
-  Existing Trail Head Connection
-  Potential Trail Head Connection
-  Study Area














APPROVED DEVELOPMENTS IN THE AREA

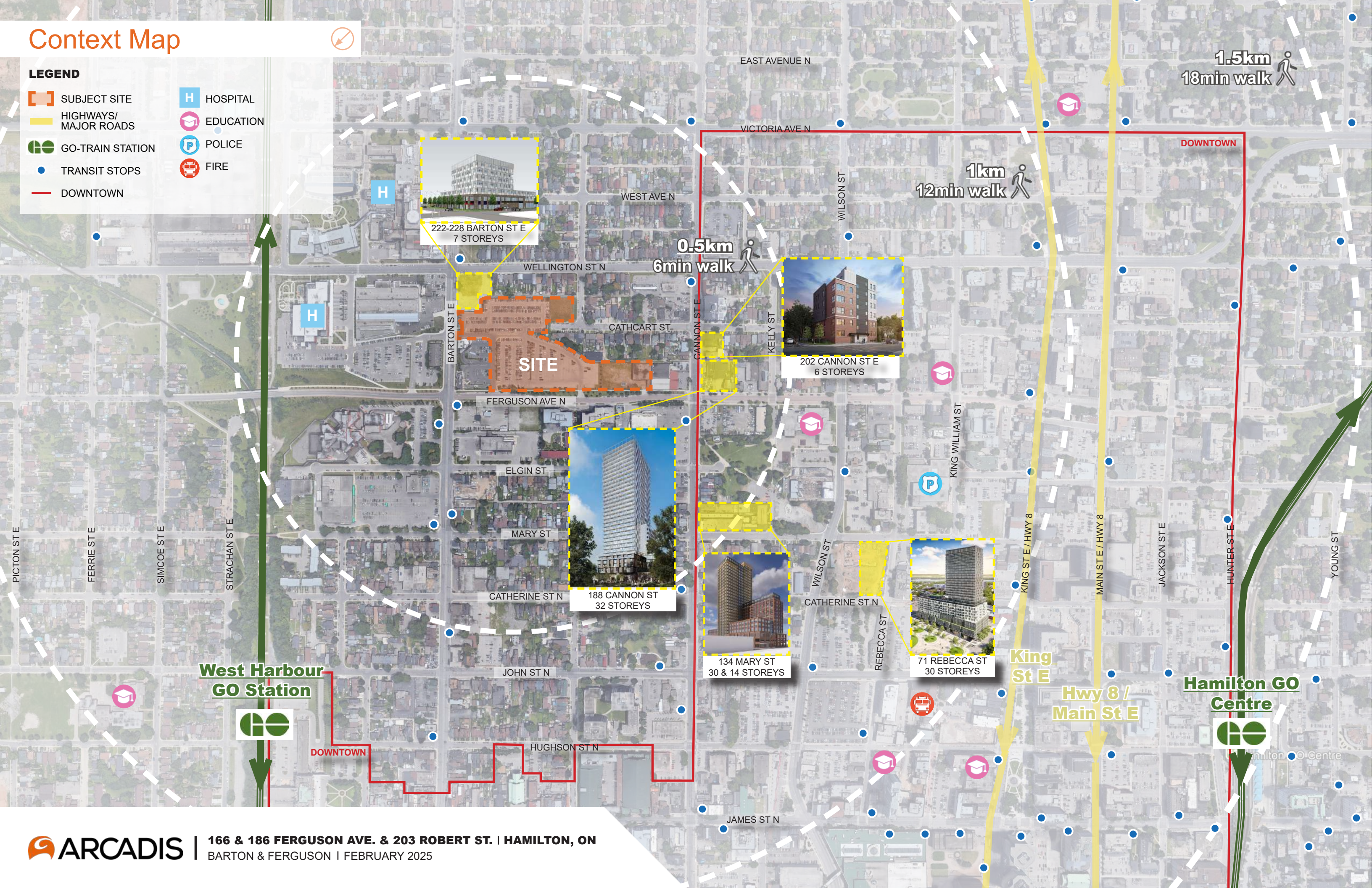
- | | | | |
|---|--|---|---|
| 1) 98-206 Wellington St S - 6 Storeys (Proposed*) | 6) 186 Hunter St E - 14 Storeys (Proposed**) | 11) 71 Rebecca St - 30 Storeys (Conditional Site Plan Approval) | 16) 600 James St N - 9 Storeys (Proposed**) |
| 2) 195 Wellington St S - 9 Storeys (Proposed*) | 7) 46-48 Ferguson Ave S - 29 Storeys (Proposed**) | 12) 80 John St N - 30 Storeys (Proposed**) | |
| 3) 304-314 Main St E - 25/25 Storeys (Proposed) | 8) 117 Jackson St E - 30/39 Storeys (Proposed*) | 13) 92 John St N - 31 Storeys (Conditional Site Plan Approval) | |
| 4) 188 Cannon St E - 32 Storeys (Proposed**) | 9) 108-114 James St N - 35 Storeys (Proposed) | 14) 134 Mary St - 30 Storeys (Proposed) | |
| 5) 100 Ferguson Ave S - 12 Storeys (Proposed**) | 10) 41 Wilson St - 31/31/31 Storeys (Under Construction) | 15) 0 Harbourside Way - 45 Storeys (Proposed) | |

Note: The developments shown unless under construction, are subject to revision or cancellation. () Meaning the development is proposed with an approved planning application such as an Official Plan or Zoning Bylaw Amendment. (**) Meaning the development is proposed and has submitted an application for Site Plan Approval with an approved planning application such as an Official Plan or Zoning Bylaw Amendment.*

Context Map

LEGEND

-  SUBJECT SITE
-  HIGHWAYS/ MAJOR ROADS
-  GO-TRAIN STATION
-  TRANSIT STOPS
-  DOWNTOWN
-  HOSPITAL
-  EDUCATION
-  POLICE
-  FIRE



**West Harbour
GO Station**

**Hamilton GO
Centre**

222-228 BARTON ST E
7 STOREYS

202 CANNON ST E
6 STOREYS

188 CANNON ST
32 STOREYS

134 MARY ST
30 & 14 STOREYS

71 REBECCA ST
30 STOREYS

1km
12min walk

0.5km
6min walk

1.5km
18min walk

Site Views



VIEW #1



VIEW #2



VIEW #3



VIEW #4



VIEW #5



VIEW #6

Design

Project Narrative

Architectural Vision

Visualizations

Landscape Vision

Conclusion

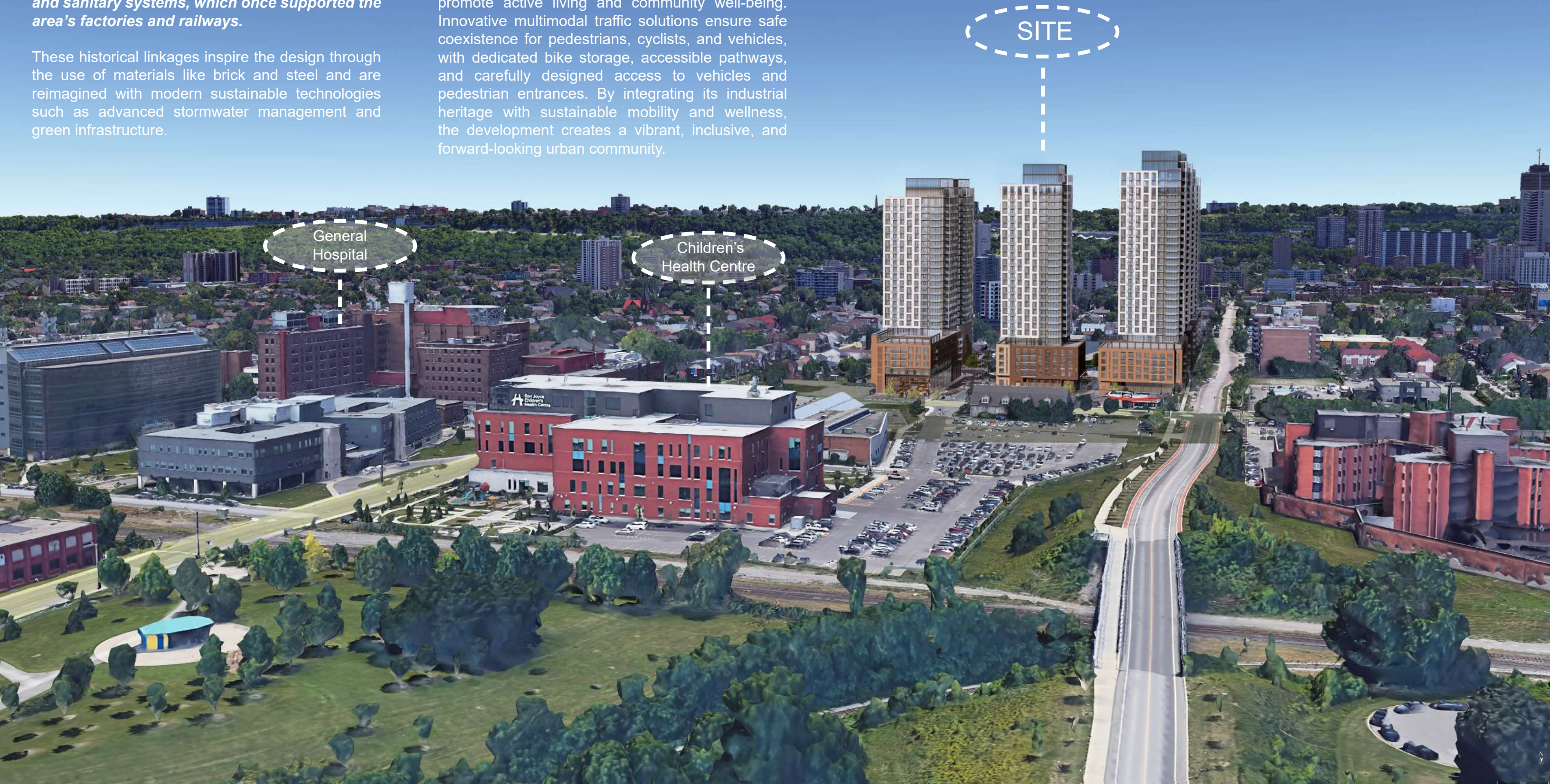


Project Narrative

The Barton - Ferguson development bridges Hamilton's industrial past with a sustainable future by celebrating the site's historic water and sanitary systems, which once supported the area's factories and railways.

These historical linkages inspire the design through the use of materials like brick and steel and are reimagined with modern sustainable technologies such as advanced stormwater management and green infrastructure.

Located near Hamilton General Hospital, the project emphasizes health and wellness through light-filled spaces, green pathways, and amenities that promote active living and community well-being. Innovative multimodal traffic solutions ensure safe coexistence for pedestrians, cyclists, and vehicles, with dedicated bike storage, accessible pathways, and carefully designed access to vehicles and pedestrian entrances. By integrating its industrial heritage with sustainable mobility and wellness, the development creates a vibrant, inclusive, and forward-looking urban community.



Project Narrative

The architectural designs of the current master plan aim to create a vibrant community by balancing density, height, and character, establishing a strong sense of place.

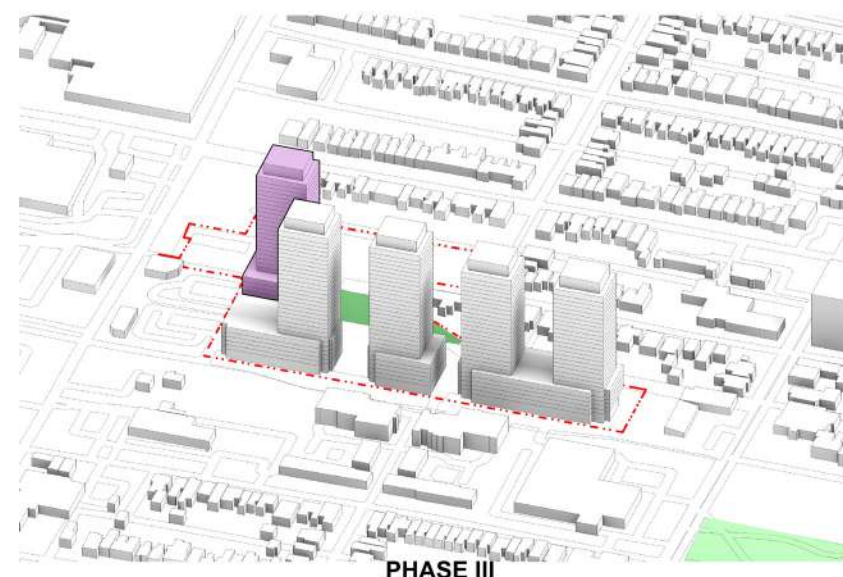
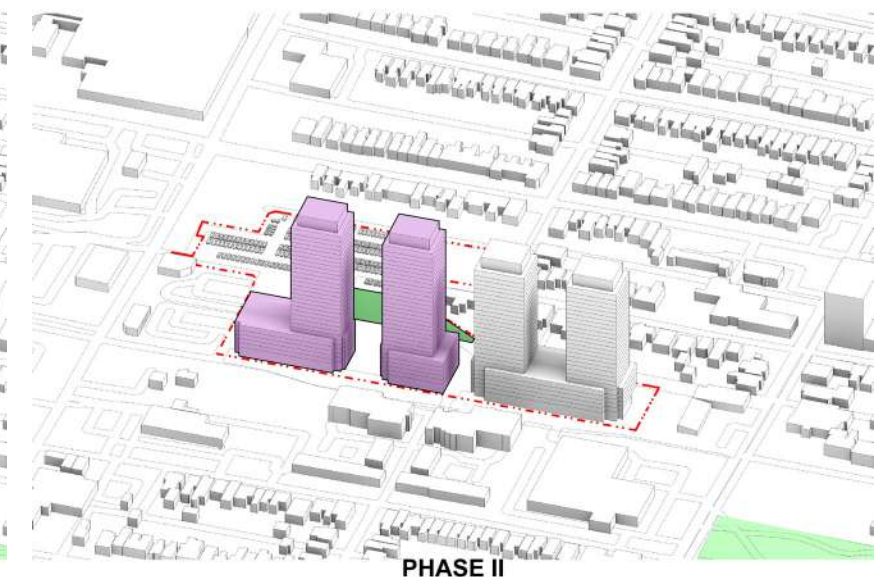
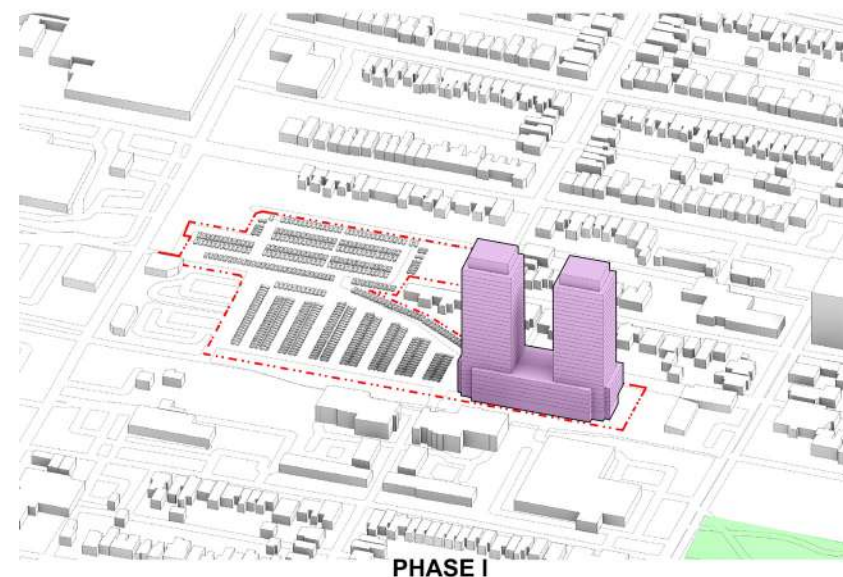
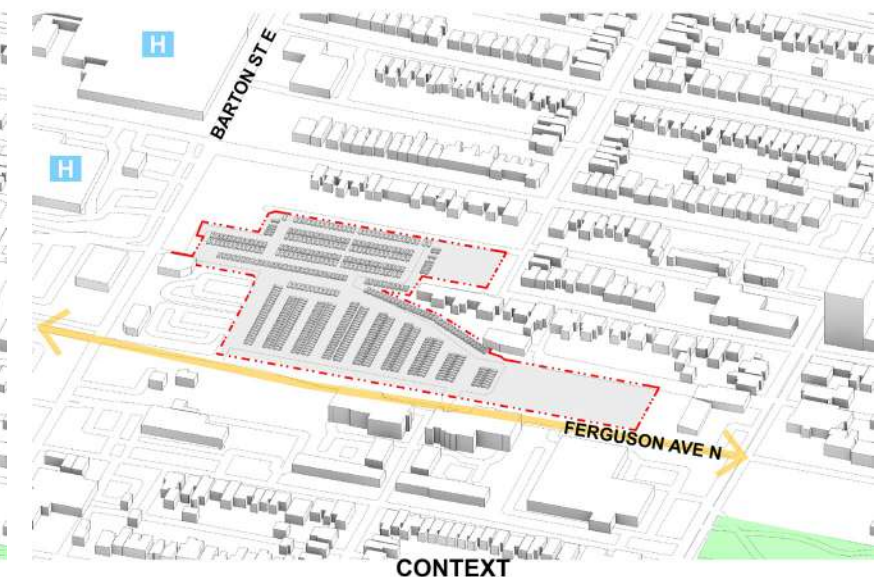
The repeated use of materials, details, and building elements creates visual cohesion and reflects the site's industrial heritage, where uniformity once symbolized function and purpose. This approach ensures the development feels unified and intentional while allowing for gradual evolution.

Over time, subtle design variations will add individuality without compromising the neighborhood's overall identity, creating a dynamic and cohesive community where heritage, health, and sustainability converge. The plan also reduces vehicular access points along Ferguson Avenue to improve connectivity and circulation while minimizing traffic impact.

This approach preserves Ferguson Avenue's character as a key feature of the site, enhancing the pedestrian experience and strengthening its role as a vital part of the community's identity. Ferguson Avenue's unique multimodal character presents an opportunity to transform it into a complete street with continuous frontages and an urban street wall.

The plan also provides public access to a landscaped central area that honors the site's heritage and importance to the community. This importance reflects the site's history as the homestead of Peter Ferguson, who, in 1802, was granted 100 acres by the Crown and established a farm that extended to the bay shore before the area became dominated by industrial uses and parking lots.

By integrating pedestrian-friendly design, public spaces, and historical context, Ferguson Avenue will become a defining element of a vibrant, inclusive, and connected neighborhood.



Project Narrative



Project Narrative



1795 1802 1851 1856 1859 1876 1898 1911 2005 2020 2025

PETER FERGUSON ARRIVES AT THE HEAD OF THE LAKE (HAMILTON)
 FERGUSON HOMESTEAD WITH A HOUSE, GARDEN, WOODS AND A STREAM
 MARCUS SMITH MAP SHOWS ESTATE OF THE LATE ARCHIBALD FERGUSON, PETER FERGUSON'S SON
 SUBDIVISION OF THE FERGUSON FARM FOR 194 LOTS REGISTERED BY JOHN FERGUSON, PETER FERGUSON'S SON
 WATER & SEWER INFRASTRUCTURE MAINTENANCE COVER ROBERT STREET SOUTH OF BARTON PARCELLED INTO LOTS
 LAKING, THOMSON PATERSON & CO LUMBER YARD NORTH OF BARTON DEVELOPED
 1st FACTORY ON CATHCART ST BRICK WORKERS' COTTAGES
 2nd FACTORY ON ROBERT ST
 UNDERUSED PLOT
 IMPLEMENTATION OF THE PARKING LOT
 IMPROVING QUALITY OF LIFE WITH HERITAGE AWARENESS

A romantic conception of the Dundas Valley in 1855, looking eastward from Dundas to Coote's Paradise, with the newly constructed Great Western Railway on the left.
-Robert Whale



Current living, We want to root our proposed community in heritage and innovation that embodies the evolution of Hamilton from an industrial powerhouse to a modern, health focused city.

HAMILTON

Architectural Precedents



304 Main St. E., Hamilton, Ontario
Arcadis



188 Cannon Street E., Hamilton, Ontario
Arcadis



2075 Kennedy Rd, Scarborough, Ontario
Arcadis



Goodyear Factory, Bowmanville, Ontario
Arcadis



55 Mercer, Toronto, Ontario
Arcadis



860 Pharmacy Ave, Toronto, Ontario
Arcadis

Architectural Vision

Materials Palette



Visualizations



Visualizations



Visualizations



Visualizations



Landscape Precedents

Streetscapes

Urban Art, Pedestrian Oriented Spaces, 3D Site Elements



Entrance Feature
Sculptural Art on Barton St E



Stair / Ramp Feature
Access to and from Cathcart St



Opportunities to Gather
Stacked Box Seating



Flex Plaza
Summer Possibilities - Wading Pool



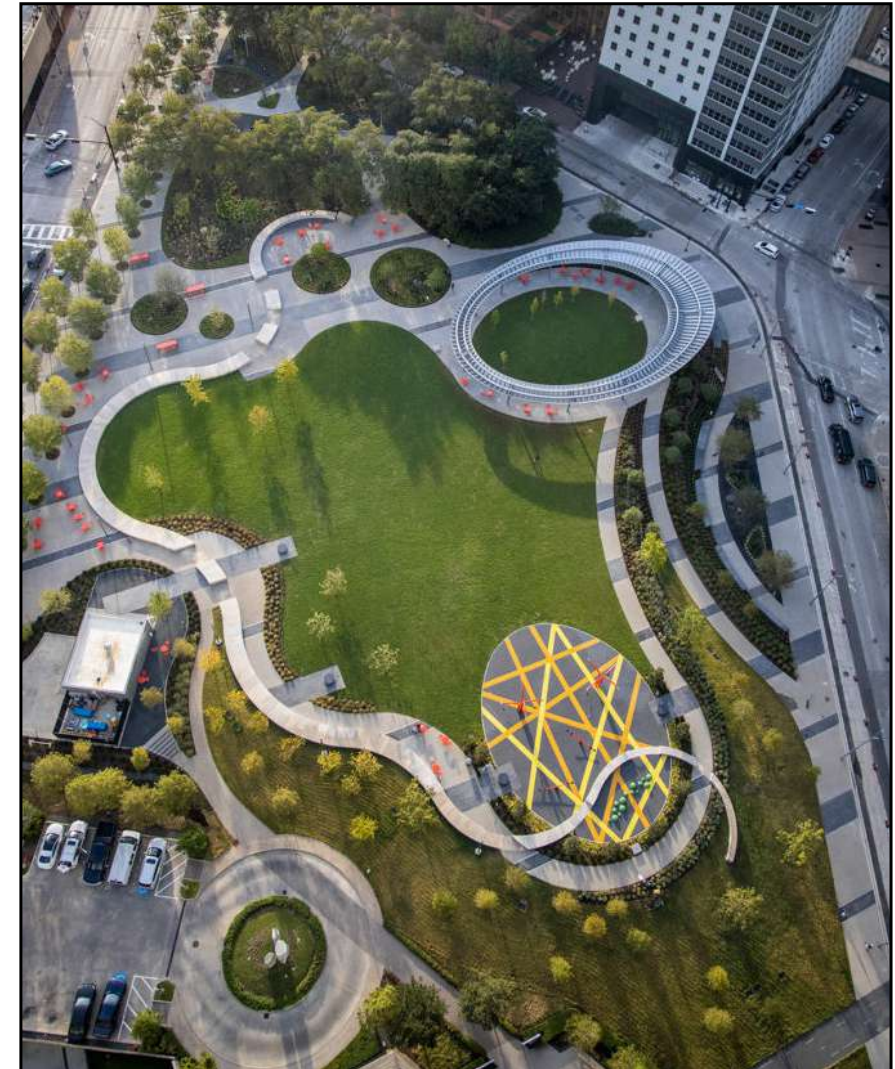
Flex Plaza
Winter Possibilities - Ice Rink



Animating the Street
Pedestrian Focused Spaces



Feature Structures
Three Dimensional & Railway Inspired



Curvilinear and Linear Forms
A mixture of hard and softscape

Rooftop Amenity

Programmed Spaces and Greenery Intergrated Throughout



55 Mercer, Toronto, Ontario
ARCADIS



One Wellington, Brantford, Ontario
ARCADIS

Landscape Vision

Ground Floor Plan



Landscape Vision

The Barton and Ferguson landscape **brings new life** to the community, offering amenities and pedestrian vibrancy to an area currently lacking these features.

The Vision

Inspired by the past use of the site, the landscape incorporates elements that recognize the former hub for rail workers who lived, worked, and played here. What is currently a highly exposed site will soon feature extensive vegetation and comfortable pedestrian spaces, in and amongst the attractive built forms. The streets will become more vibrant, safe, and attractive - revitalizing this high-profile location.

Frontages

The streetscape frontages are designed to prioritize pedestrian safety and comfort and support an attractive and quality streetscape. They will complement the existing character of the surrounding neighborhoods and accent the new architectural aesthetic. Pedestrian right-of-ways with trees and greenery provide shaded walkways, permeating into and out of the site's interior, which will have its own internal frontage character. Street furniture, such as benches, bike racks, and trash receptacles, will be coordinated to enhance convenience and comfort, and to maintain balance between private and public space. This too will provide a clear design language starting at the street frontages and permeating throughout the site.



Landscape Vision

Connections

Proposed multi-modal connections between the site and the existing community will create a more coherent, safe, and functional block for the community. The connections will feed the internal circulation, which will be pedestrian-focused. Main entry points to the site will be emphasized and illustrated by both the proposed built form and landscape. Focal points and curated views are provided using strategic sightlines to establish a sense of place, define a hierarchy of movement, and provide a clear understanding of the site.

Central Park

The site's interior offers a lively experience for users, featuring a mix of passive and active spaces directly connected to the proposed development and surrounding context. Anchored by a central flex-space that can be seasonally programmed – into a plaza, ice rink, or wading pool - it serves as a pedestrian playground with areas for events, recreation, rest, and leisure. The ground floors of the development seamlessly integrate into the courtyard, providing modern amenities in a convenient and comfortable location.

Cultural History

The proposed landscape is grounded in the site's cultural history. The layout, function, and program of the landscape elements draw inspiration from the area's materiality, the historic use of the site as an industrial hub, and its unique spirit of being a place for living, work, and play. A railway theme permeates the landscape through materials, paving patterns, shade structures, and site furnishings; a contrast of linear and curved elements inspired by railyards adds interest and reminds users of the site's history and its place in Hamilton.



Landscape Vision

Rooftop Amenities



Conclusion



Appendix

Statistics

Architectural Plans

Elevations & Sections

Sun Shadow Study

Sustainability Considerations

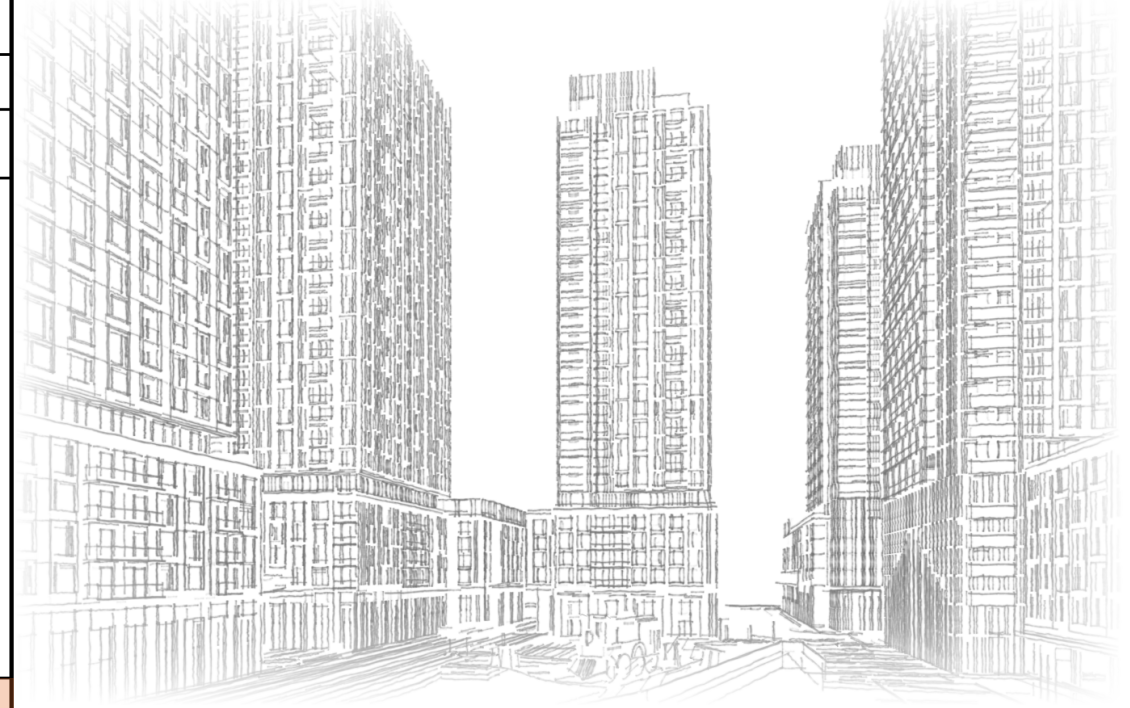
Cultural Heritage Impact Assessment

Urban Design Brief Report

Visual Impact Assessment Report

Statistics

BLOCK NO	NO OF STOREYS	UNIT COUNT	PROPOSED GCA ABOVE & BELOW GRADE		PROPOSED ZONING GFA			
					RESIDENTIAL		COMMERCIAL	
			m ²	ft ²	m ²	ft ²	m ²	ft ²
BLOCK 1	28	303	34,098	367,028	22,795	245,363		
BLOCK 2	28	303	33,450	360,053	22,818	245,615		
BLOCK 3	30	324	35,850	385,886	27,534	296,370		
BLOCK 4	30	356	41,189	443,359	27,534	296,370		
BLOCK 5	28	291	33,696	362,695	21,114	227,269	264	2,842
BLOCK 6	26	301	40,681	437,889	23,325	251,066	933	10,041
BLOCK 7	26	308	35,862	386,015	22,986	247,419	686	7,384
TOTAL		2,186	254,826	2,742,925	168,106	1,809,474	1,883	20,266



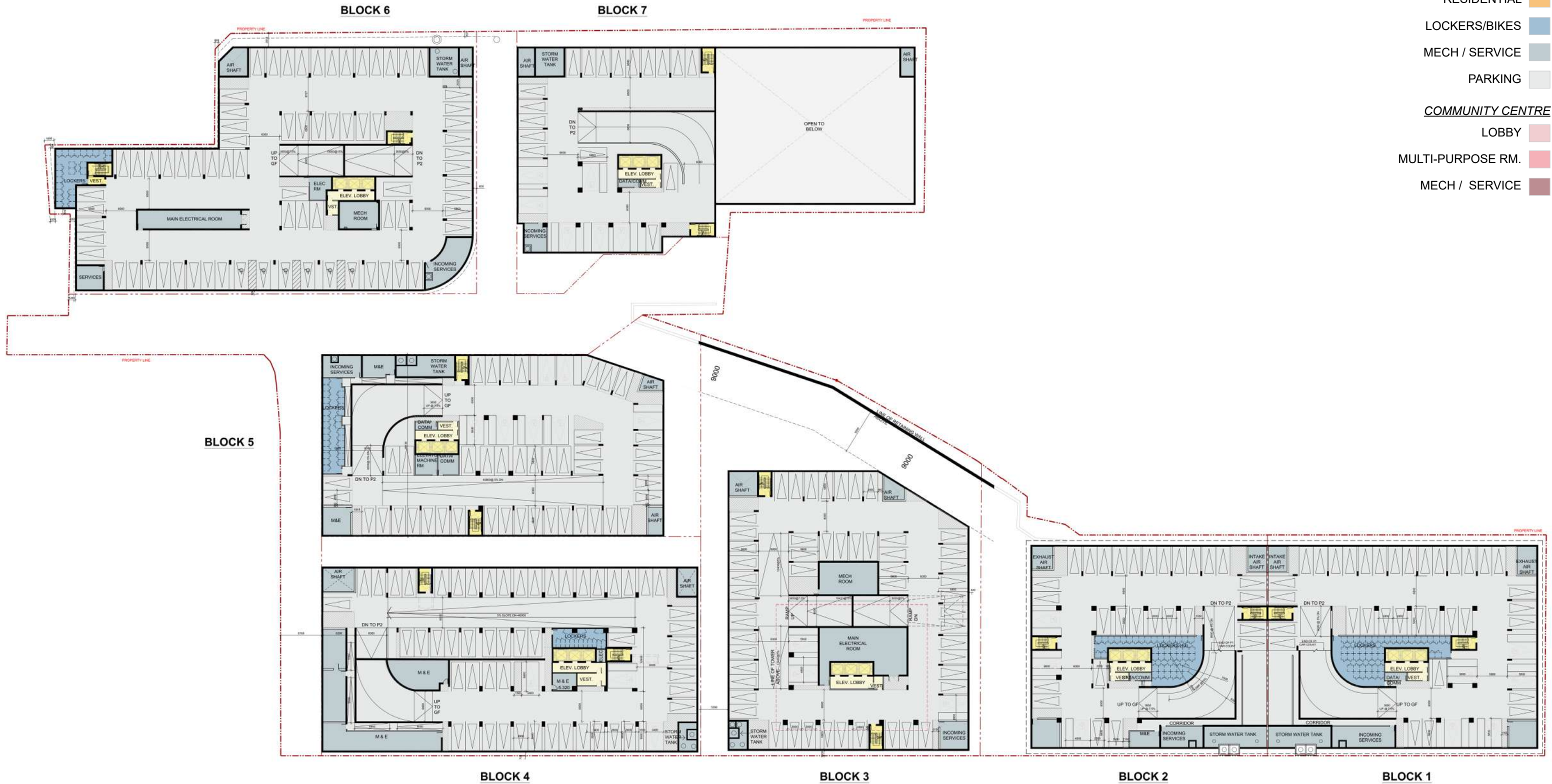
CAR PARKING		BIKE STORAGE SHORT TERM		BIKE STORAGE LONG TERM		AMENITY	AMENITY INDOOR	AMENITY OUTDOOR	GARBAGE ROOM		NET SALEABLE AREA		EFFICIENCY
REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	PROPOSED	REQUIRED	PROPOSED			NSA/GFA
						m ²	m ²	m ²	m ²	m ²	m ²	ft ²	%
212	213	30	32	212	210	N/A	350	233	120	122	18,659	200,844	81.9%
212	168	30	32	212	210	N/A	410	233	120	122	18,659	200,844	81.8%
227	235	32	32	227	228	N/A	486	1,039	120	117	19,466	209,530	70.7%
249	249	36	40	249	254	N/A	486	1,039	120	118.9	21,649	233,030	78.6%
204	254	29	30	204	212	N/A	342	284	120	125	17,292	186,132	81.9%
211	303	30	30	211	216	N/A	359	846	120	136	18,579	199,979	79.7%
216	220	31	36	216	234	N/A	403	734	120	136	17,038	183,395	74.1%
1,530	1,642	219	232	1,530	1,564		2,836	4,407			131,342	1,413,754	

Architectural Plans

Parking Floor Plan

LEGEND

- LOBBY/CORRIDOR
 - CORE (ELEV. / STAIR)
 - RETAIL
 - TOWNHOMES
 - RESIDENTIAL
 - LOCKERS/BIKES
 - MECH / SERVICE
 - PARKING
- COMMUNITY CENTRE**
- LOBBY
 - MULTI-PURPOSE RM.
 - MECH / SERVICE



Architectural Plans

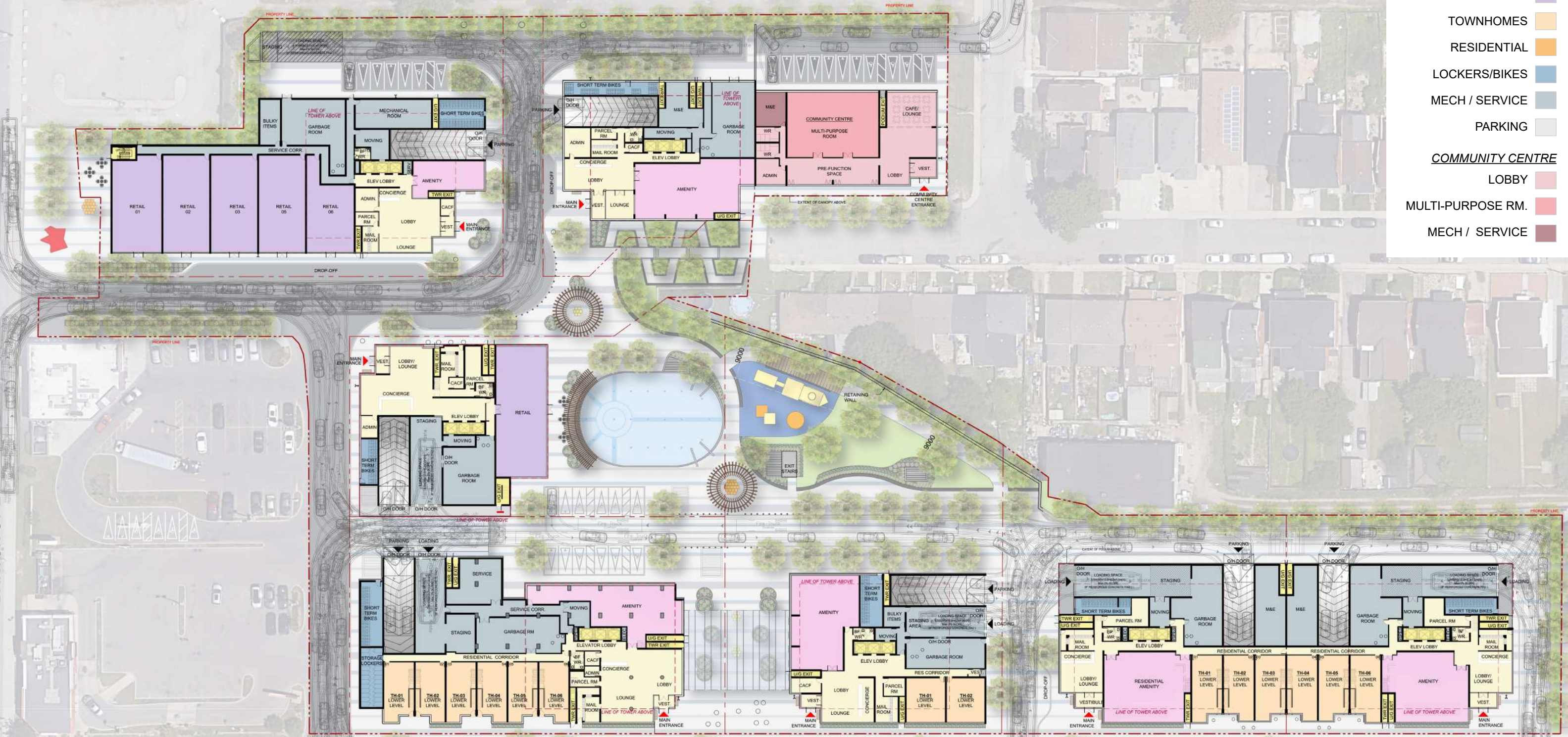
Ground Floor Plan

LEGEND

- LOBBY/CORRIDOR
 - CORE (ELEV. / STAIR)
 - RETAIL
 - TOWNHOMES
 - RESIDENTIAL
 - LOCKERS/BIKES
 - MECH / SERVICE
 - PARKING
- COMMUNITY CENTRE**
- LOBBY
 - MULTI-PURPOSE RM.
 - MECH / SERVICE

BARTON ST E

FERGUSON AVE N



Architectural Plans

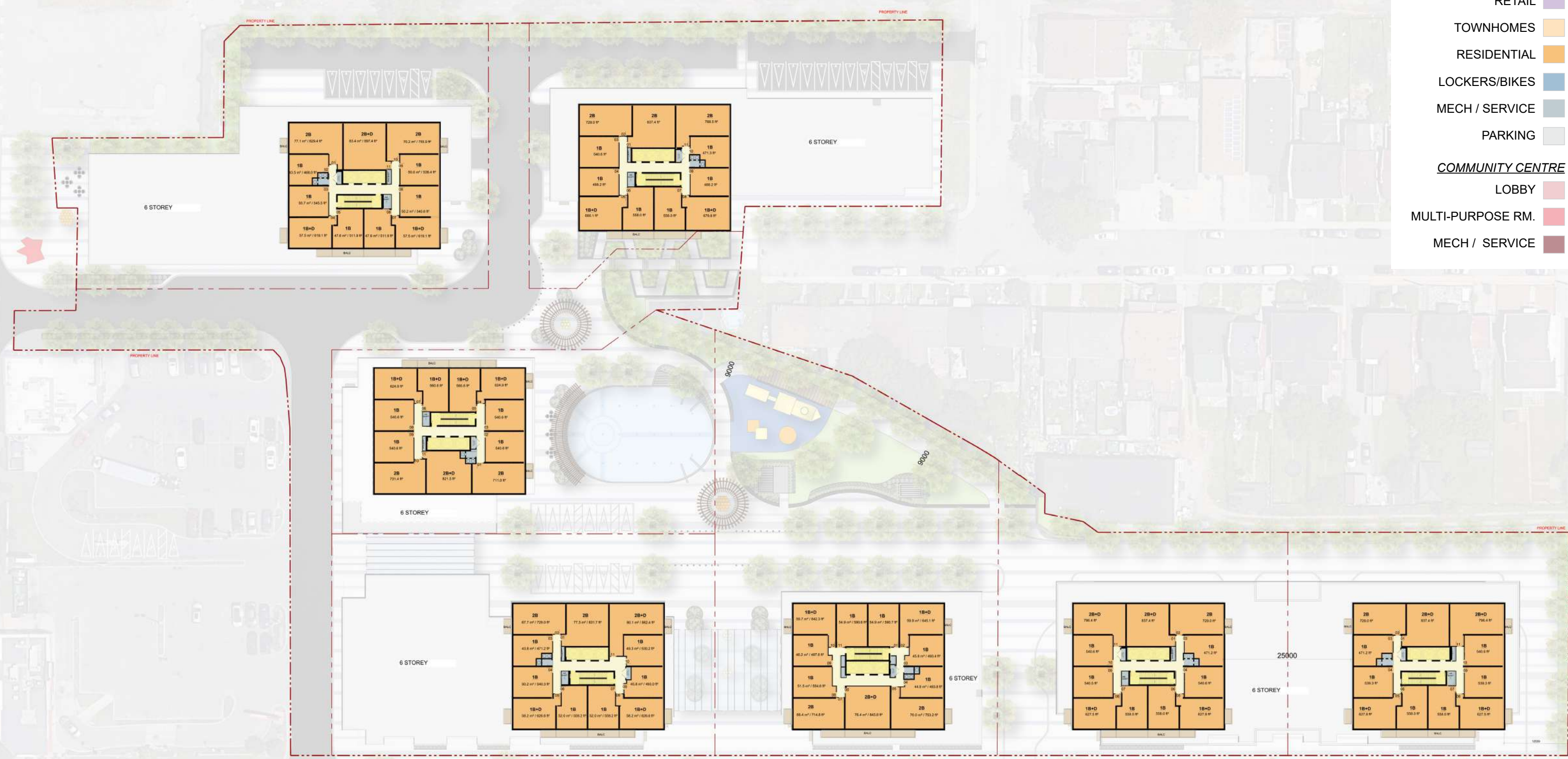
Typical Tower Floor Plan

LEGEND

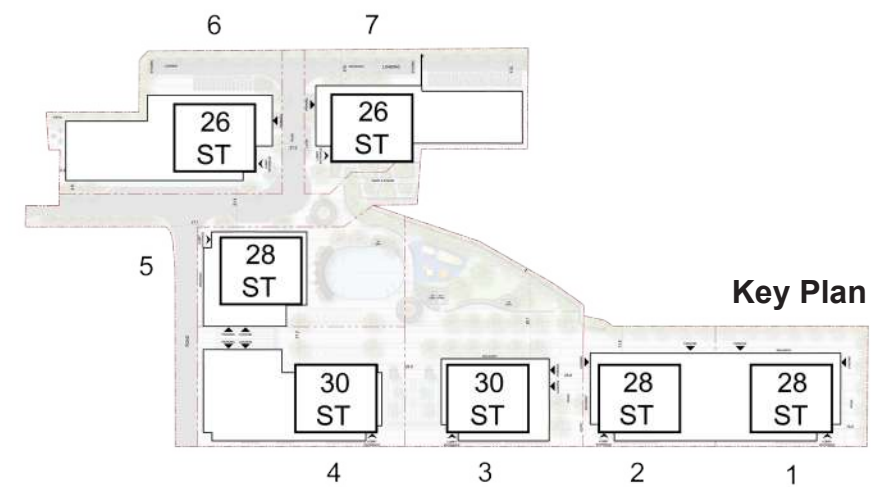
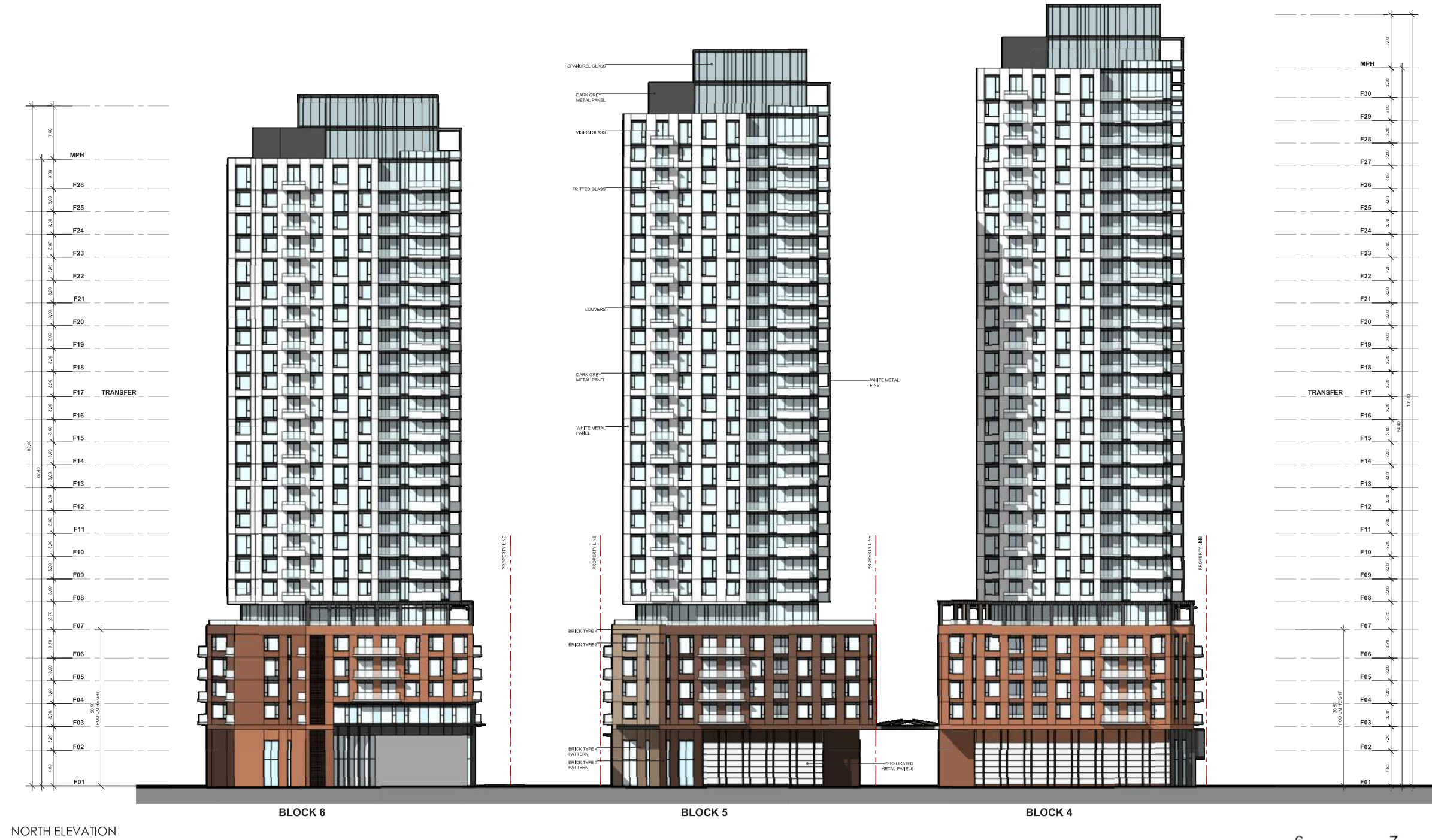
- LOBBY/CORRIDOR
- CORE (ELEV. / STAIR)
- RETAIL
- TOWNHOMES
- RESIDENTIAL
- LOCKERS/BIKES
- MECH / SERVICE
- PARKING

COMMUNITY CENTRE

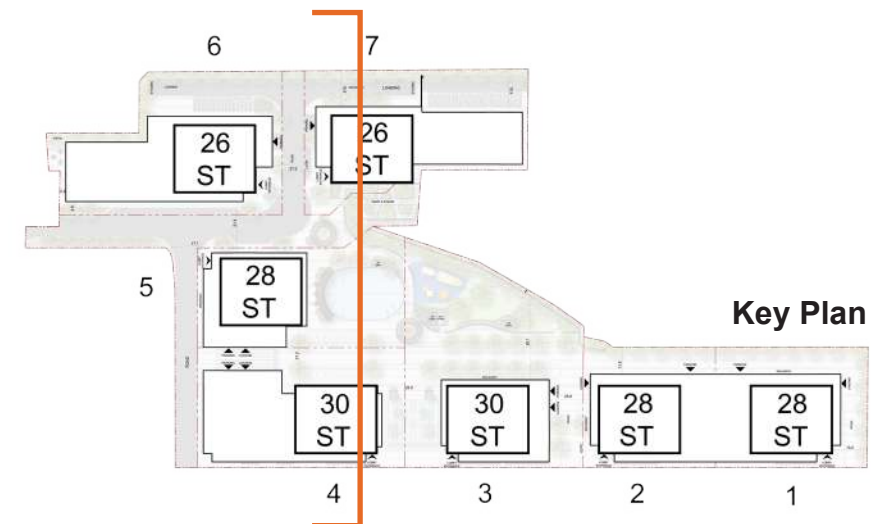
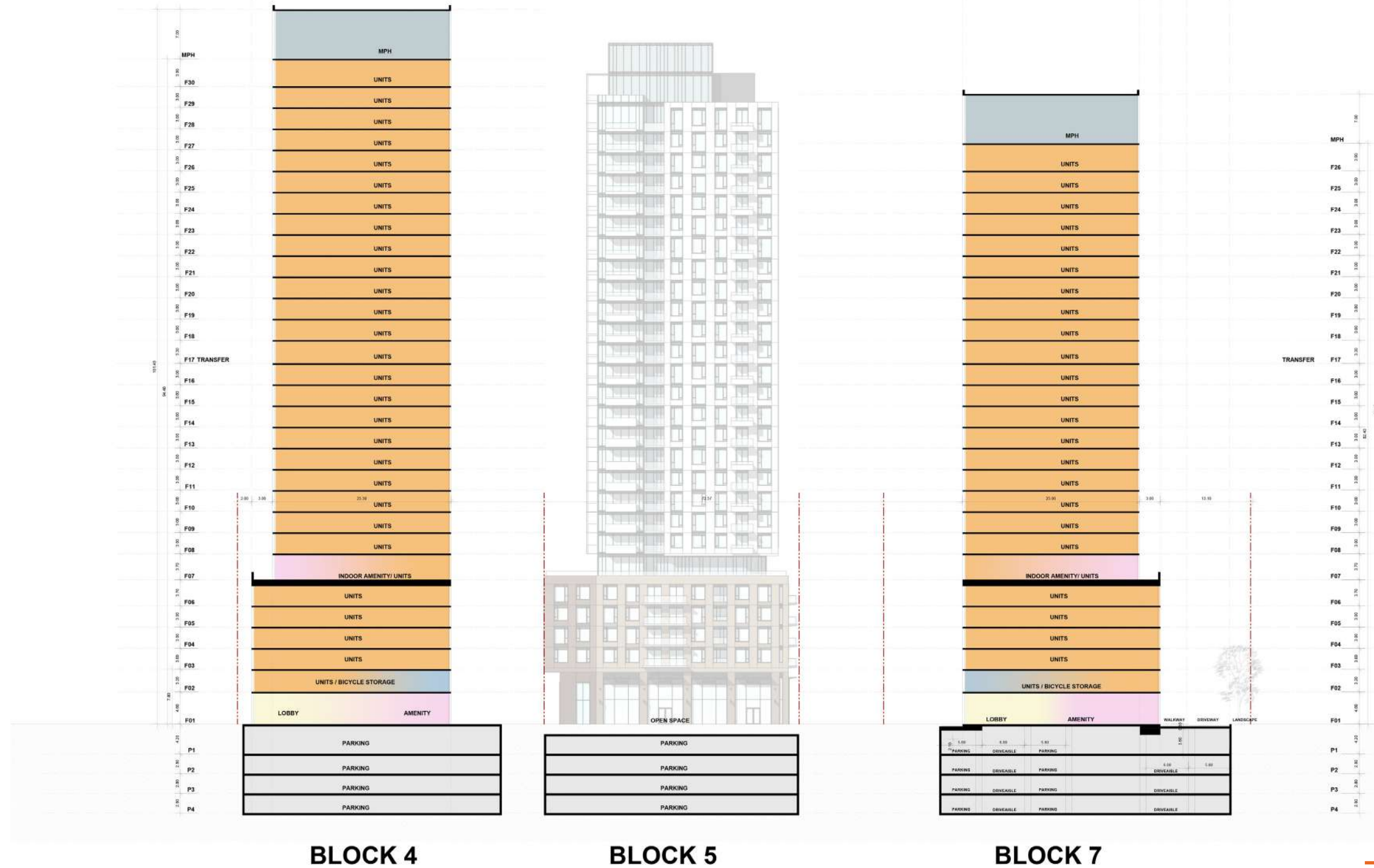
- LOBBY
- MULTI-PURPOSE RM.
- MECH / SERVICE



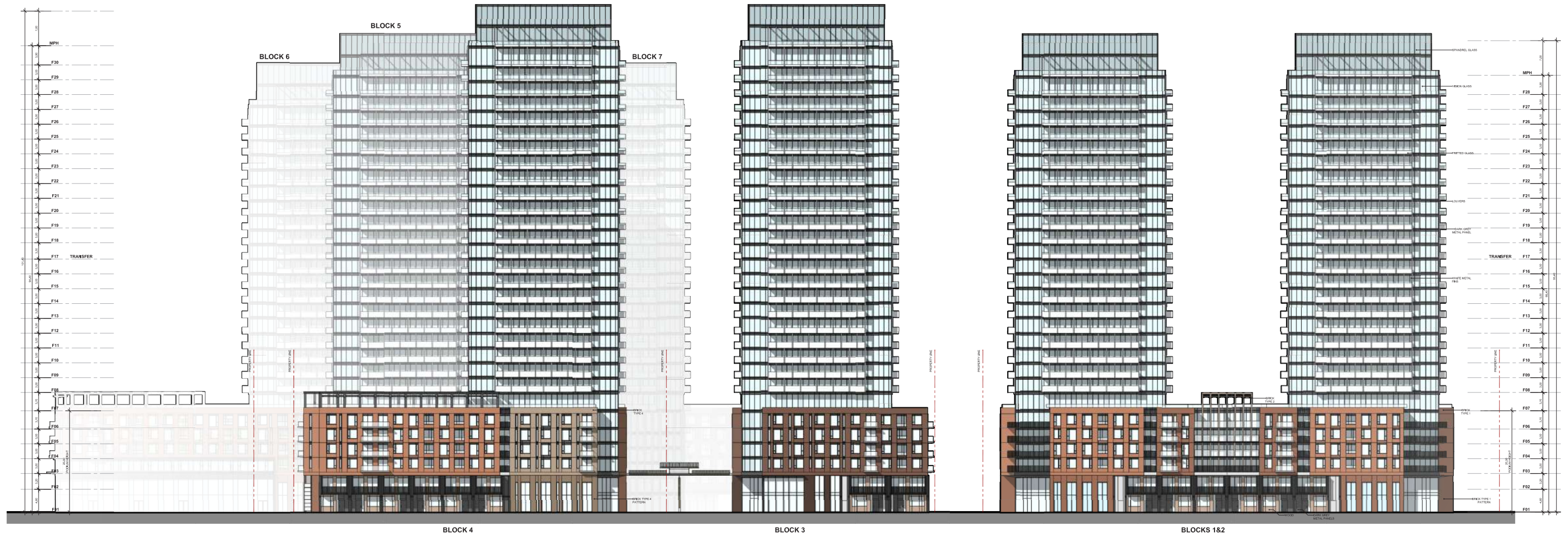
Elevations & Sections



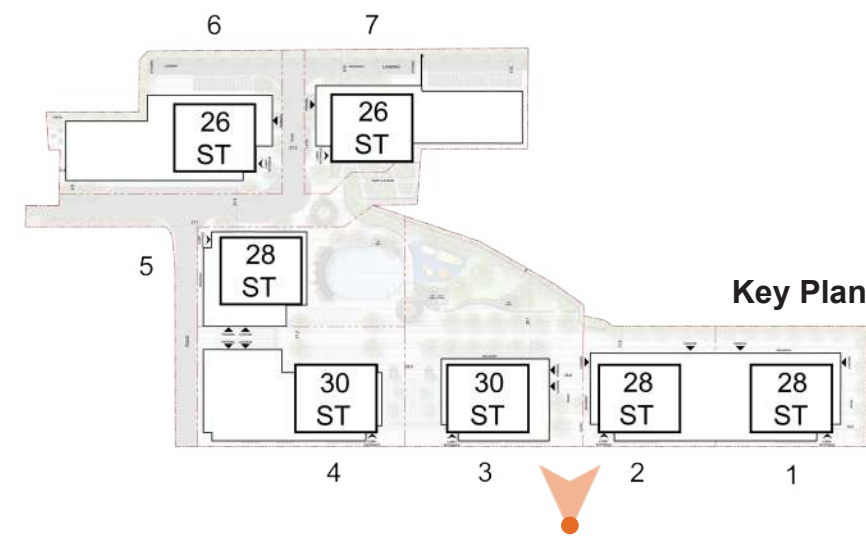
Elevations & Sections



Elevations & Sections



WEST ELEVATION

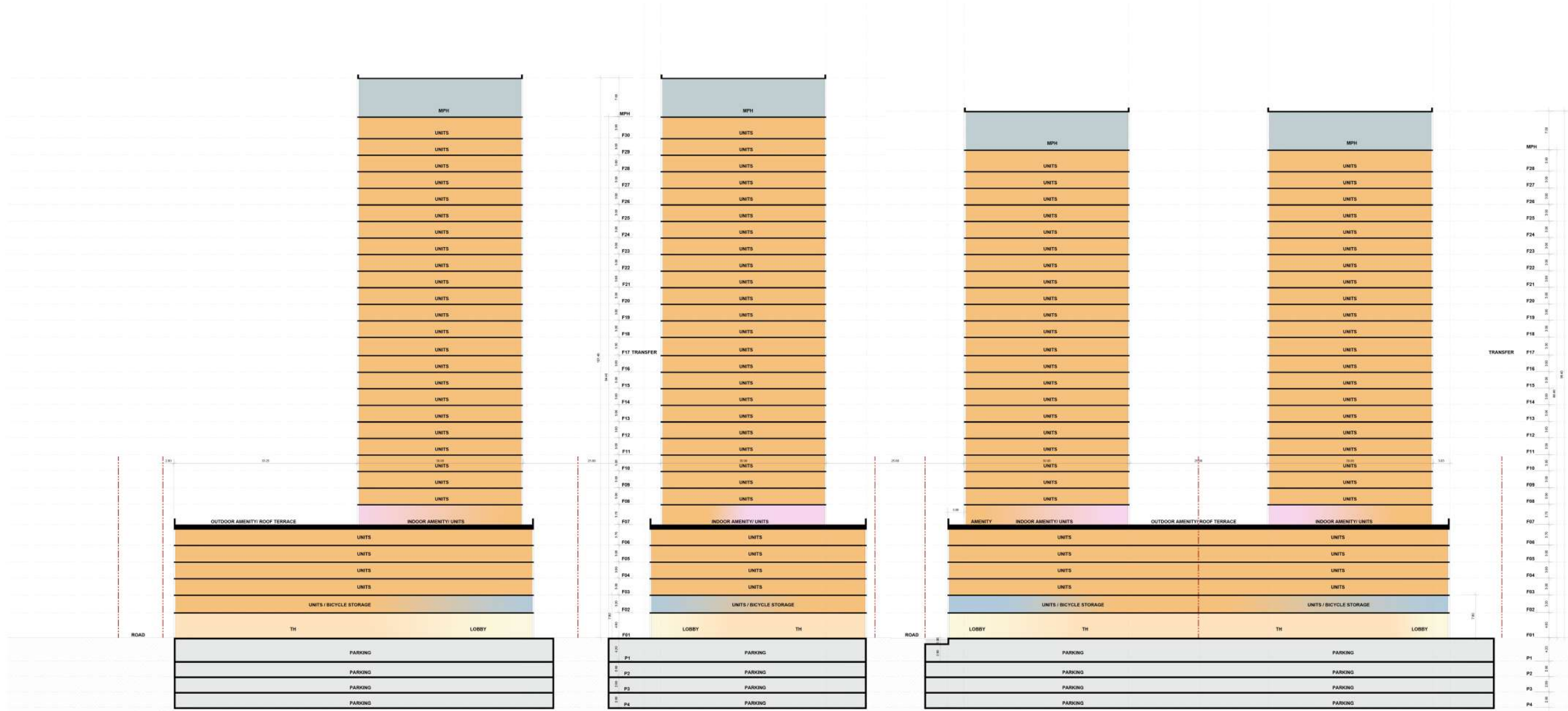


Key Plan

Elevations & Sections

LEGEND

- LOBBY/CORRIDOR
- CORE (ELEV. / STAIR)
- RETAIL
- TOWNHOMES
- RESIDENTIAL
- LOCKERS/BIKES
- MECH / SERVICE
- PARKING
- COMMUNITY CENTRE
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- MECH / SERVICE

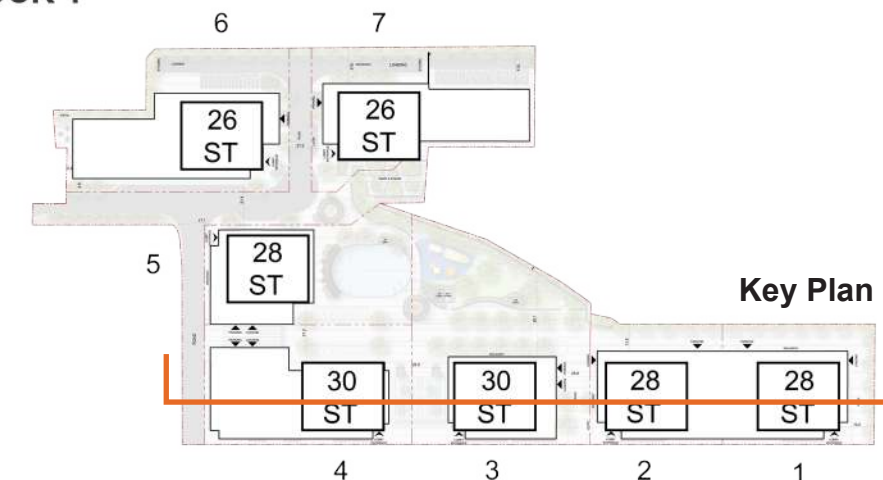


BLOCK 4

BLOCK 3

BLOCK 2

BLOCK 1

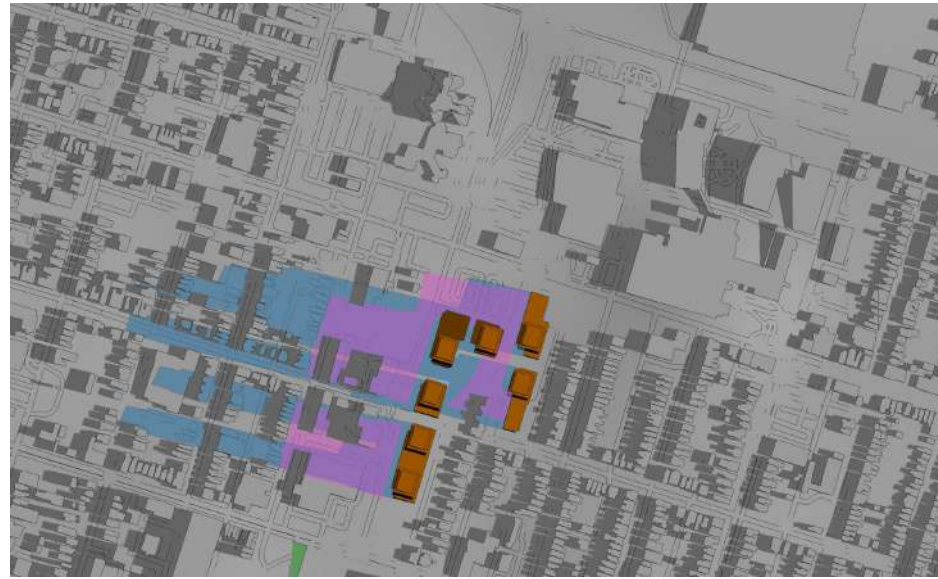


Key Plan

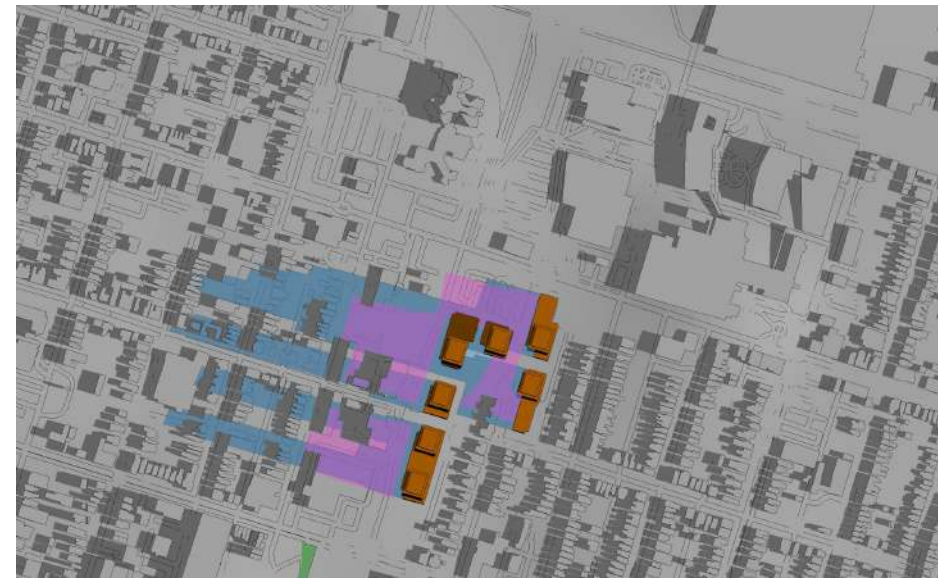
Sun Shadow Study - March 21st 8:49 am - 1:00 pm

The following report presents a Sun Shadow Study Analysis for a planned residential development at 166-186 Ferguson Ave N & 203 Robert St in Hamilton Ontario.

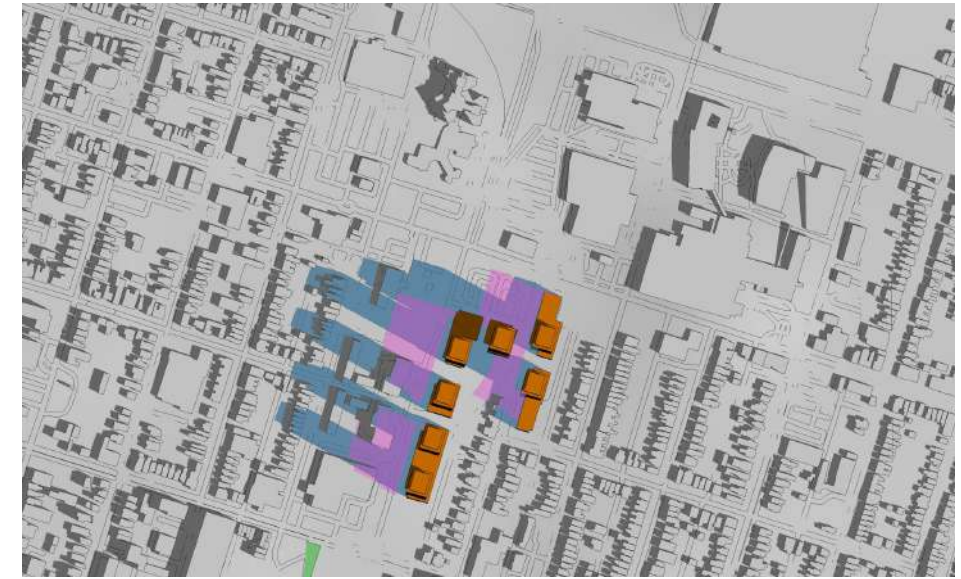
The Shadow Study Analysis demonstrates that the proposed development meets the City's standards for sun across the public realm, common amenity areas and primary gathering spaces in downtown Hamilton.



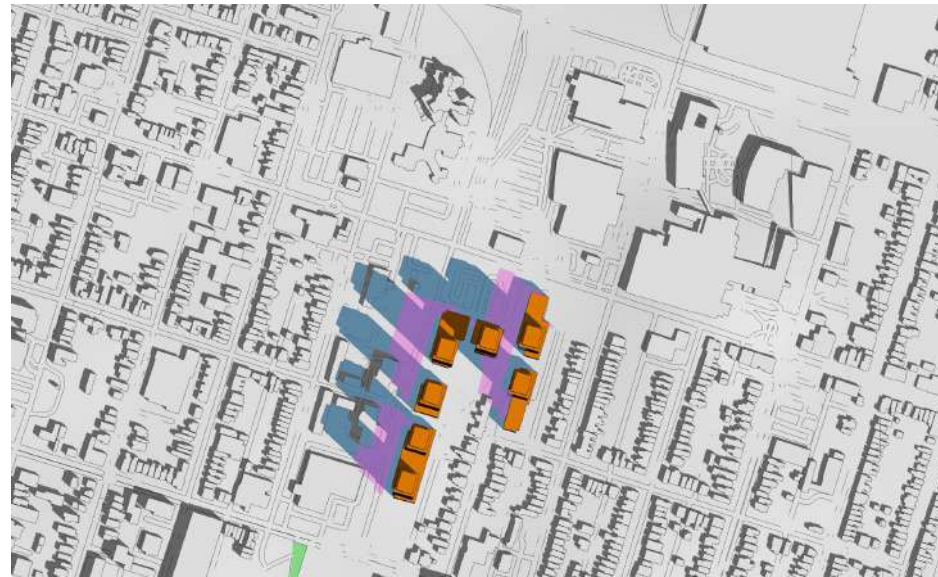
March 21 - 8:49 am (1.5 Hours After Sunrise)



March 21 - 9:00 am



March 21 - 10:00 am



March 21 - 11:00 am



March 21 - 12:00 pm



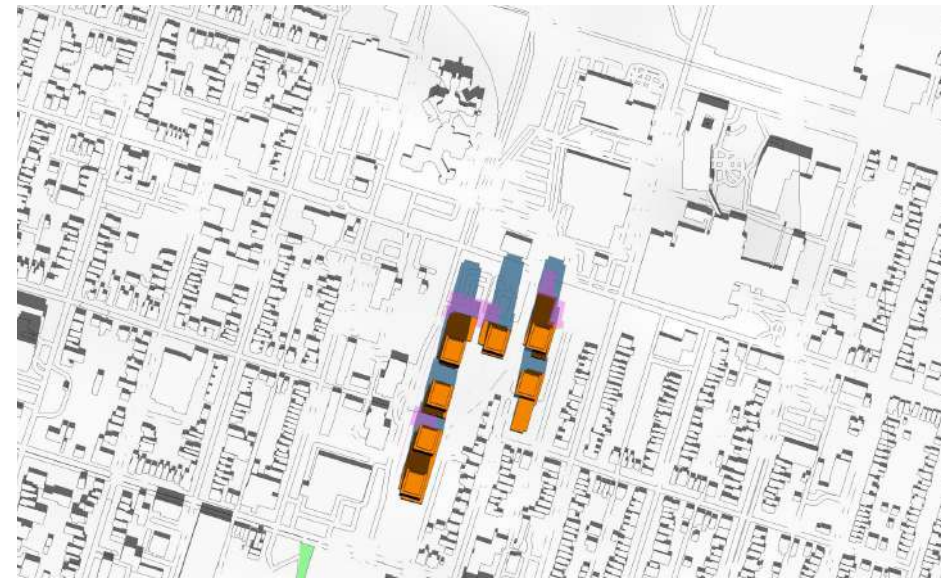
March 21 - 1:00 pm



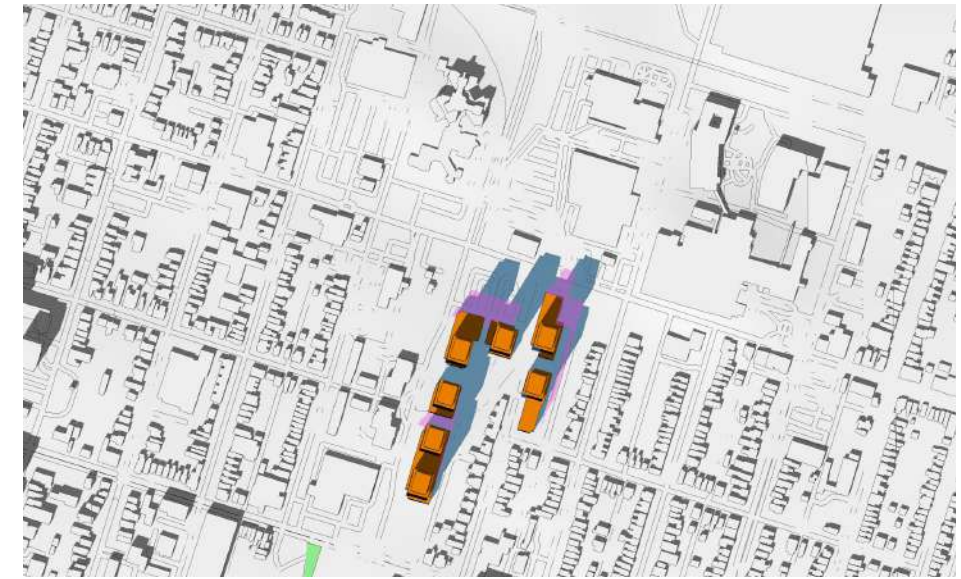
Sun Shadow Study - March 21st 1:26 pm - 6:03 pm



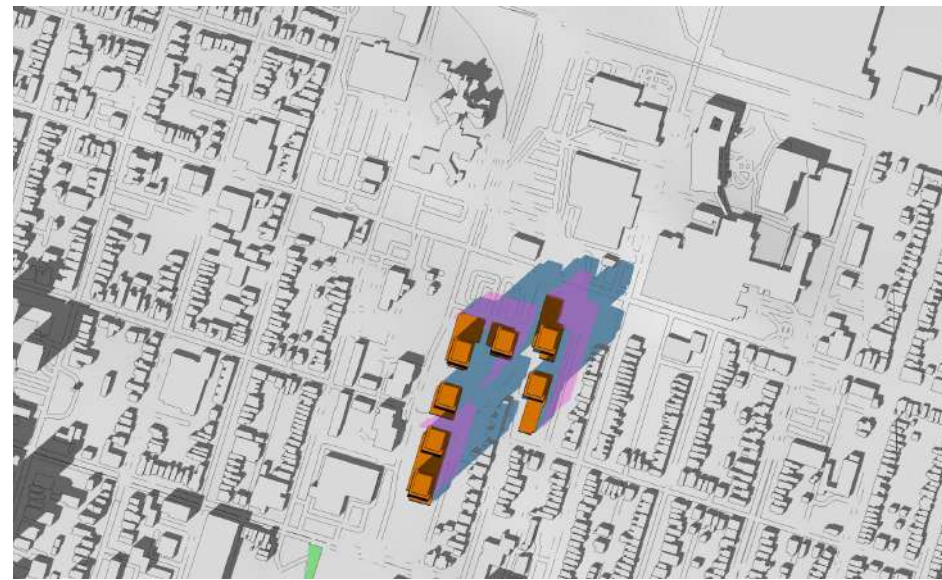
March 21 - 1:26 pm (Solar Noon)



March 21 - 2:00 pm



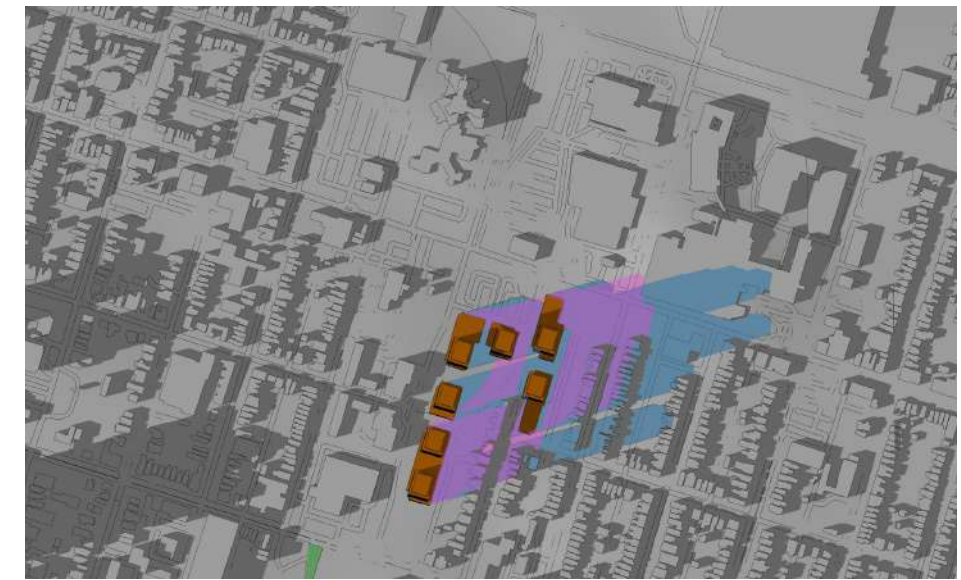
March 21 - 3:00 pm









March 21 - 4:00 pm



March 21 - 5:00 pm



March 21 - 6:00

- | | | |
|---|---|---|
|  SITE BOUNDARY |  EXISTING SHADOWS |  AS OF RIGHT SHADOWS |
|  PROPOSED SITE SHADOWS/
NET SHADOWS |  OVERLAPPING SHADOWS |  PROPOSED SITE PLAN |








March 21 - 6:03 (1.5 Hours Before Sunset)

Sustainability Considerations

Arcadis will implement an environmental sustainability strategy for the proposed development by implementing the requirements set forth by the Ontario Building Code. This will ensure that the project complies with the mandatory regulations while also adhering to the best practices in environmental sustainability.

Potentially incorporating Hamilton's city-wide green building standards draft will involve a comprehensive approach that considers the five impact categories defining performance requirements:

 <h3>Energy and Carbon</h3> <p>Implementing energy-efficient systems and renewable energy sources to minimize carbon footprint and increase overall energy efficiency of the development.</p> <ul style="list-style-type: none">✓ Installing energy-efficient HVAC systems and appliances.✓ Incorporating passive design strategies such as natural daylighting and shading to reduce the need for artificial lighting and cooling.✓ Roughing in for solar panels or other renewable energy sources to generate on-site clean energy.	 <h3>Ecology and Biodiversity</h3> <p>Preserving and enhancing local ecosystems by incorporating green spaces, landscaping with native flora, and implementing measures to protect biodiversity.</p> <ul style="list-style-type: none">✓ Creating green roofs or green walls where possible and appropriate to support local biodiversity.✓ Implementing landscaping with native plants to promote biodiversity and reduce maintenance needs while designing the site to ensure vegetation and trees can grow.✓ Incorporating Light pollution mitigation measures and bird friendly design strategies.	 <h3>Water</h3> <p>Utilizing water-efficient fixtures, implementing rainwater harvesting systems, and employing sustainable drainage solutions to reduce water consumption and manage stormwater effectively.</p> <ul style="list-style-type: none">✓ Installing low-flow fixtures and toilets to reduce water consumption.✓ Implementing greywater recycling systems for non-potable water uses like irrigation or toilet flushing.✓ Incorporating permeable paving and rain gardens to manage stormwater on-site and reduce runoff.	 <h3>Waste Management and Materials</h3> <p>Emphasizing waste reduction, recycling programs, use of sustainable materials, and construction practices that minimize environmental impact throughout the project lifecycle.</p> <ul style="list-style-type: none">✓ Designing to minimize waste during construction and incorporating high flexibility future renovations and alternative configurations.✓ Incorporating enclosed waste and loading facilities that accommodate separate organic, recycling and waste streams.✓ Using sustainable, durable and locally sourced materials with high recycled content to reduce environmental impact.	 <h3>Community and Urban Design</h3> <p>Designing the development to promote walkability, accessibility, social interaction, and overall well-being of residents while contributing positively to the urban fabric of Hamilton</p> <ul style="list-style-type: none">✓ Designing pedestrian-friendly streetscapes with wide sidewalks, bike lanes, mid-block and alley-way connections and public transit access to promote active transportation.✓ Creating community spaces such as a small community garden, and semi-private corner gathering space to enhance social interactions and well-being.✓ Incorporating the possibility of mixed uses to support a vibrant and diverse urban environment with access to amenities and services within walking distance.
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By integrating these categories into the sustainability strategy, Arcadis aims to create a development that not only meets the regulatory requirements but also aligns with Hamilton's vision for green building standards and contributes to a more sustainable and resilient urban environment.

Cultural Heritage Impact Assessment

Hobson Built Heritage has been retained to undertake a Cultural Heritage Impact Assessment (CHIA).

The Draft HIA has been completed and submitted with the Design Review panel package. The historic analysis provided by the heritage consultant has informed the design response to the site. The Final CHIA will be submitted with the formal Site Plan application.

A Community Rooted in Heritage and Innovation

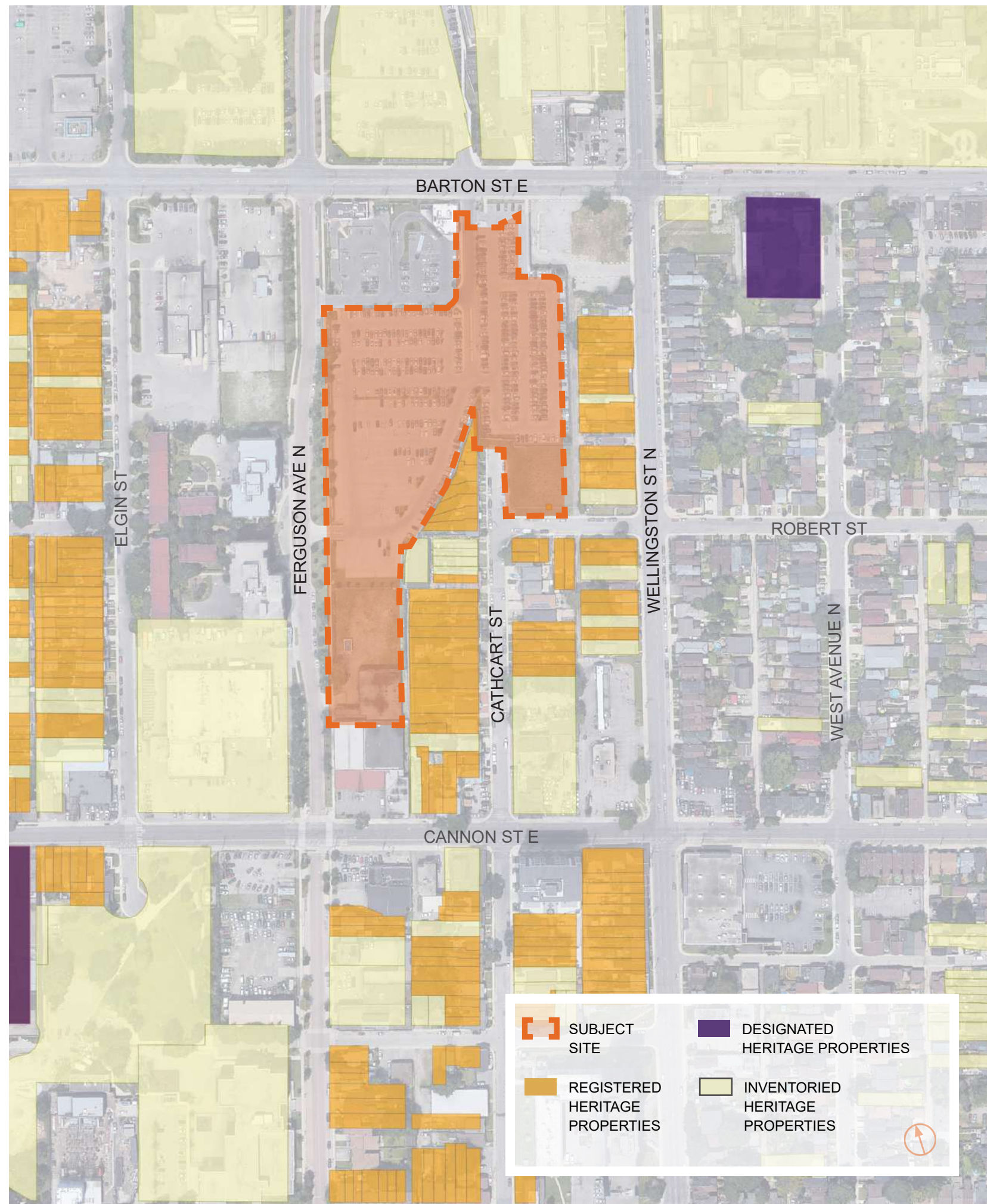
The central open space of the development symbolizes this connection between past and future. Designed as both a gathering place and a functional hub, it incorporates water features and landscaping that reference the historical flow of water through the site. These elements not only provide aesthetic and recreational value but also reinforce the narrative of resilience and adaptability that defines Hamilton's industrial heritage.

Transformative Impact

The Barton-Ferguson project embodies the evolution of Hamilton from an industrial powerhouse to a modern, health-focused city. By celebrating the site's historical water and sanitary systems and integrating them into a visionary urban design, the development creates a community that is both rooted in its past and equipped for the future. This thoughtful approach ensures a sustainable, connected neighborhood that honors the ingenuity of its heritage while paving the way for innovation and growth.



WELLINGTON STREET HERITAGE BUILDINGS



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The Future of Barton & Ferguson

February 2025



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