



City of Hamilton – Design Review Panel

Applicant Project Summary Sheet

Applicant Name: 73 Hughson Project GP Inc. c/o Core Development Group Ltd. attn: Stephanie Bacani

Panel Meeting Date: July 12, 2023

Project Address: 73 Hughson Street North

Date of Panel Pre-Consult [if applicable]: September 7, 2022 - FC-22-106

Project Data

Application Type [e.g. Site Plan, Re-zoning]: Condominium, Site Plan, Minor Variance, Holding Removal

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

Development of a 31-storey mixed use development, with a 4 storey podium, containing 412 sq. m. of commercial gross floor area on the ground level, 380 residential units on floors 2-30, and a rooftop amenity area. 176 parking spaces are proposed.

Adjacent Uses

The city block directly east of the site is entirely parking.
The properties to the north, west, and south are all either historical Inventoried or Registered Properties. They are mixed use with commercial on the ground floor and residential/other above.
The 4 building on the north side front onto Wilson Street. They are 2 and 3 storeys. The properties on the south side front onto Rebecca and are between 2 and 4 storeys. On the west side they front onto James Street North and are between 3 and 5 storeys.

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

Planning Act, Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, Urban Hamilton Official Plan, Downtown Secondary Plan, City of Hamilton Zoning By-law No. 05-200, and Downtown Hamilton Tall Buildings Guidelines.

Existing zoning: Downtown Central Business District (D1, H17, H19, H20) Zone

Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

94.0 metres

Proposed height and/or proposed density:

104.1 metres /

Permitted Setbacks	Front Yard	0.00 m
	Side Yard	0.00 m
	Rear Yard	0.00 m

Proposed Setbacks	Front Yard	0.00 m
	Side Yard	1.29 m
	Rear Yard	13.27 m

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

174 spaces required. (0.45/unit)

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

176 spaces (0.46/unit)

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

By-law 05-200. 6.0.c.i and ii: 3m stepback from the front at 16m and the sides above 22m. The building design is creating the illusion of 3 buildings. The 23.1m high section on the north-east uses an articulated façade with balconies and little alcoves that exceed the setback to achieve this. 6.0.c.iii: 12.5m setback from the side and rear lot lines above 44m. The lot is a parallelogram, making it difficult to orient the building to the front and the sides. The SW corner is 10m from the side and the NE corner is 8.8m for the other side. 6.1.3.a.i, 6.1.3.c.ii: Max Building Setback of 4.5m. The street level uses a pulled back façade to create a sense of place and improve safety of vehicular access. 6.1.3.c.ii: Max Building Height of 94.0m. The intent to create a signature building in keeping with the provincial policy on height and density and in keeping with the existing view corridor along Hughson require a higher design.

Disclosure of Information

Consent of Owner to the Disclosure of Application Information and Supporting Documentation

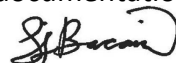
Application information is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13. In accordance with that Act, it is the policy of the City of Hamilton to provide public access to all Design Review Panel applications and supporting documentation submitted to the City.

73 Hughson Project GP Inc., the Owner, herby 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.

June 6, 2023

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.