



City of Hamilton – Design Review Panel

Applicant Project Summary Sheet

Applicant Name:	DiCenzo Construction Company Limited c/o Anthony Dicenzo
Panel Meeting Date:	March 9, 2023
Project Address:	117 Jackson Street East, Hamilton
Date of Panel Pre-Consult [if applicable]:	

Project Data

Application Type [e.g. Site Plan, Re-zoning]:	Official Plan Amendment & Re-zoning
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Proposed Use, Description of Project and Brief description of adjacent uses: [e.g. Office, Residential]:

The proposal contemplates the redevelopment of the existing surface parking lot with two mixed-use towers of thirty (30) storeys (94 m + 5.9 m Mechanical Penthouse) and thirty-nine (39) storeys (120.57 m + 5.9 m Mechanical Penthouse) set atop a 3-storey (14.5 m) podium with retail/commercial uses, the residential lobby, residential amenity space located on the ground floor, as well as ground floor residential units and private landscaped terraces along Jackson Street West. A total of 751 residential units are proposed within the two (2) towers. Parking is proposed to be provided in two (2) levels of underground parking and three (3) levels of parking above grade within an enclosed parking structure (366 spaces). A total of 388 indoor secure bicycle parking spaces are proposed. The above-grade parking will be located at the rear of the building and will be wrapped with residential units along the street-facing building facades.

The podium is proposed to be three storeys in height containing active uses along the street. Direct vehicle access from Catharine Street South is proposed with a residential lobby shared between the two towers along Jackson Street East. The podium is proposed to be designed with high quality brick material to respond to the fine-grained fabric, rhythm and massing of 19th century commercial and mixed-use building across Jackson Street East.

The west tower is a 30-storey tower with a small floor plate (665 square metres). The tower base is inset and provides different perspectives for its north/south and east/west facades. The east tower is 39-storeys and has a floor plate of 722 m² and is setback 3.0 metres from the building base façade along Jackson Street East. The fourth floor is comprised of central glass and steel component that links the two towers and is stepped back from the brick façade of the podium on Jackson Street. The tower setback at the fourth storey compliments the three storey-height of surrounding brick buildings. Level four (4) includes common outdoor amenity spaces (250 m² + 935 m²) and common indoor amenity space (560 m²).

Jackson Street East will include an enhanced public façade with building setbacks from the property line between 3.0 m and 6.0 m plus 3.5 m between the post-widened property line and the edge of the curb (for a sidewalk zone of between 6.5 m and 9.5 m) total setbacks between 3.0-metre wide setback to the street and access to retail ground floor uses as well as the residential lobby shared between the two towers along Jackson Street East.

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

PPS, 2020

Growth Plan 2020, as amended

Urban Hamilton Official Plan (Residential Intensification, Housing, Urban Design, Built Form, Storage, Service and Loading Area Policies, Access and Circulation Policies, Parking Policies, Cultural Heritage Resources, Air Quality and Climate Change, Road and Railway Traffic Noise and Vibration, Integrated Transportation Network, Stormwater Management, Urban Structure Policies, Downtown Mixed-Use Area Policies).

Downtown Hamilton Secondary Plan (Downtown Mixed-Use Designation: Building Height; High-Rise (Tall) Building Development; General Urban Design Policies; Views and Vistas; Heritage; Transportation; Rapid Transit)

Downtown Tall Buildings Guidelines

Transit Oriented Development Guidelines

Existing zoning:

Downtown Central Business District (D1) Holding H17, H19, and H20 in By-law 05-200

Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

93 metres (west), 89 metres (east), 7.5 metre façade height

Permitted Setbacks	Front Yard	N/A
	Side Yard	N/A
	Rear Yard	N/A

Proposed height and/or proposed density:

96 metres (west), 122 metres (east), 16.0 metre façade height

Proposed Setbacks	Front Yard	3 m
	Side Yard	1.96 m (east) 3.17 m (west)
	Rear Yard	4.5 m

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

0.3/unit below unit 50 sq.m. (13-347 units), 0.5/unit above 50 sq. m. (13-50), 0.7/unit above 50 sq. m. (51-404) = 366 spaces

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

0.3/unit below unit 50 sq.m. (13-347 units), 0.5/unit above 50 sq. m. (13-50), 0.7/unit above 50 sq. m. (51-404) = 366 spaces (including 36 visitor)

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

Proposed building height exceeds maximum permitted height under current zoning (west tower).
 Proposed façade height exceeds maximum permitted façade height under current zoning.
 Proposed minimum tower stepback from the building façade for a portion of a building exceeding 44 metres is not permitted under current zoning.

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.

DiCenzo Construction

Company Ltd.

(Print Name of Owner)

, the Owner, hereby agree and acknowledge that the information

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. 9, 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.