



City of Hamilton – Design Review Panel Staff Project Summary Sheet

Project Data

Project address: 1809 – 1843 Rymal Road East, Glanbrook (Ward 8)

Applicant/Agent: MHBC Planning (c/o Dave Aston & Stephanie Mirtitsch)

Brief description of the project:

The applicant is proposing to develop four mixed-use buildings containing a mix of residential and retail uses and two blocks of two storey residential townhouse units. A total of 812 units are proposed (800 apartment units; 12 block townhouse units) with an overall density of 340 units per hectare. Retail units are proposed on a portion of the ground floor of each building, with the exception of the townhouse blocks, for a total retail floor area of 2,674 square metres. Two vehicular accesses are proposed from Rymal Road East and parking is provided at surface and within two (2) levels of underground. An overall total of 1078 parking spaces are proposed (1020 residential spaces; 58 retail spaces). The surrounding land uses include residential to the north, east and west, and institutional and commercial to the south.

Urban Hamilton Official Plan Designation: “Mixed Use – Medium Density” (Schedule E-1).

Secondary Plan Designation: Mixed Use – Medium Density

Brief description of existing and planned context:

The subject lands currently contain single-detached low rise residential dwellings and the Losani Central Park Sales Office. The surrounding land uses include the Central Park subdivision to the north, with a mix of residential uses, the Upper Redhill Valley Parkway to the west, a commercial/retail plaza and Bishop Ryan Catholic Secondary School to the south, as well as a mix of other residential and commercial uses.

North of the subject site is largely established with low and medium density development. To the south of the site the land uses have also largely been established. The remaining residential uses further east along Rymal Road East are planned for mixed use medium density, however their heights are limited to 3 storeys as the Eramosa Karst Conservation Area is adjacent to those sites.

Surrounding land uses include:

North – Residential Uses.

East – Commercial and Institutional Uses.

South – Commercial and Institutional Uses.

West – Commercial Uses (vacant).

Zoning By-Law: Existing & Proposed Zoning noting any Conflicts (if applicable): The lands are zoned Mixed Use Medium Density (C5) Zone; Mixed Use Medium Density (C5, 589) Zone and Mixed Use Medium Density (C5, 604) Zone. A change in zoning is required to permit four multiple dwellings of up to 12 storeys and the 2 storey townhouses.

Regulation	Existing (C5)	Proposed (C5, XXX)
Minimum Building Setback from a Street Line	3 m	3 m
Minimum Rear Yard	7.5m	20.6 m

Side yard a Residential or Institutional Zone or lot containing a residential use.	7.5 m	East – 11.5 m West – 15.71 m
Minimum Façade height along street	7.5 m	14.3 m
Maximum Height	22 m	38.7 m
Minimum Amenity Area 10 dwelling units or more	4 square metres for each dwelling unit <50 square metres 6 square metres for each dwelling unit >50 square metres	6 square metres for each dwelling unit >50 square metres
Planting Strip	1.5 m	7.5 m

Relevant or conflicting Urban Hamilton Official Plan and/or Secondary Plan Policies:

Volume 1 – Urban Hamilton Official Plan

Chapter B – Communities

- B.2.4.1 – General Residential Intensification Policies
- B.3.3.2 – Urban Design Principles
- B.3.3.3 – Built Form
- B.3.3.9 – Access and Circulation
- B.3.3.10 – Parking

Chapter C – City Wide Systems and Designations

- C.2.11 – Trees and Woodland Protection

Chapter E – Urban Systems and Designations

- E.2.4 – “Urban Corridors”
 - E.2.4.2 - E.4.2.9 – Function
 - E.2.4.10 - E.4.2.13 – Scale
 - E.2.4.14 – E.2.4.17 – Design
- E.4.2.4 – “Mixed Use – Medium Density”
 - E.4.6.1 – E.4.6.4 – Function
 - E.4.6.7 – E.4.6.29 – Scale and Design

Volume 2 – Trinity West Secondary Plan, Area and Site Specific Policies

- B.7.7.1 i) to ix) – Trinity West Secondary Plan Planning and Development Principles
- B.7.7.2 c) – Mixed Use Objectives
- B.7.7.2 h) – Urban Design Objectives
- B.7.7.4.1 a) – g) Mixed Use – Medium Density
- B.7.7.7 - Urban Design Principles
- B.7.7.7.3 Urban Design Principles (Commercial and Mixed Use Areas)
 - close to the street, barrier free

- principal entrances facing street
- loading and garbage screened, enhanced landscaping
- combined accesses
- window openings facing public street
- parking in the rear

B.7.7.7.5 Views and Vistas

- new developments to enhance views to the Eramosa Karst Conservation Area.

B.7.7.4.1 iii) “Within the Mixed-Use Medium Density Designation adjacent to Low Density Residential, the maximum building height shall be four storeys.”

1. **Review of Formal Consultation Document (File Number: FC-23-064):**

- A Formal Consultation document was prepared and sent on June 28, 2023. Staff noted that they were unable to support the proposal at the time as studies are necessary to inform compliance (are there mix of unit sizes, sustainable building and design principles, shadow impacts, angular plane requirements, step backs?). The applicant is required to demonstrate that the proposal is consistent with the Urban Hamilton Official Plan “Mixed Use – Medium Density” designations. Staff noted the applicant must demonstrate that proposal (i.e. built form and height) is compatible in the Planning Justification Report and Urban Design Report (with the relevant supporting studies).

Staff require a detailed review of the various technical submissions (i.e. Visual Impact Assessment, Sun Shadow Study, etc. sustainable building and site design principles) to determine compliance with the UHOP policies. Staff recognizes the proposal is preliminary, therefore technical details to support the specific design criteria are not available at this present time. Staff have some concern regarding the proposed building height and would suggest the Applicant consider lowering the proposed height of the buildings.

2. **Key questions for Panel (refer to Design Review Panel Questions):**

- Does the proposal represent compatible integration with the surrounding area in terms of use, scale, form and character noting the different uses to the south of Rymal Rd and north of the subject site?
- Does the proposal organize space in a logical manner through the design, placement and construction of new buildings, streets, structures and landscaping?
- Does the proposal connect buildings and spaces through an efficient, intuitive, and safe network of streets, roads, alleys, lanes, sidewalks and pathways? Does the proposal provide for an active and pleasant streetscape / pedestrian realm along Rymal Rd.
- Does the proposal provide for a mix of unit sizes to accommodate a range of household sizes and income levels?
- Does the proposal satisfy the criteria to achieve a 12 storey height?