



City of Hamilton – Design Review Panel Staff Project Summary Sheet

Project Data

Project address – 2153, 2155, and 2157 Rymal Road East

Applicant/Agent – **Bryanne Robinson, Weston Consulting.**

Brief description of the project – The applicant proposes to develop two 10-storey mixed use apartment buildings containing a total of 411 units and develop two 4-storey stacked townhouse blocks containing a total of 36 units to the rear of the subject lands. The mixed-use buildings would have 1,873 square metres of retail in the form of four commercial units at-grade. The development is proposing a total of 483 residential parking spaces which will be in two floors of underground parking as well as 14 spaces will be provided at-grade.

Brief description of existing and planned context – The subject lands are currently occupied as follows: 2153 Rymal Road East: vacant single detached residential dwelling; 2155 Rymal Road East: vacant single detached residential dwelling; 2157 Rymal Road East: vacant lot.

A wooded tree line exists at the north western extent of the subject lands. The site contains a relatively flat topography and several mature trees are dispersed throughout.

Surrounding Land Uses

The subject lands are located in the Highland Neighbourhood of Upper Stoney Creek, Highland Road to the north, Upper Centennial Parkway to the east, Rymal Road East to the south, and Second Road to the west.

North: Saint Mark Catholic Elementary School is located directly north of the subject lands. Whitedeer Park, associated with the school, directly abuts the northernmost property line of the subject lands.

South: Large scale retail department stores, commercial spaces and associated surface parking lots, exist south of the subject lands.

East: There is low-density residential neighbourhood, consisting of semi-detached and block townhouse dwellings. Directly across Whitedeer Road is a registered townhouse condominium development.

West: To the west is natural open space in the form of a woodlot, associated with Whitedeer Park. Fronting onto Rymal Road East are two lots occupied by single detached homes and storage sheds. Further west is a residential neighbourhood

Urban Hamilton Official Plan Designation *(check all that apply):*

Neighbourhoods
Open Space
Institutional

District Commercial
Arterial Commercial
Industrial Land

Utility	Business Park
Downtown Mixed Use Area	Airport Business Park
Mixed Use – High Density	Shipping & Navigation
Mixed Use – Medium Density	

Secondary Plan - West Mountain Area (Heritage Green) X

Applicable UHOP and Secondary Plan Policies:

Secondary Plan Area - West Mountain/Heritage Green:

Local Commercial (Map B.7.6-1 Land Use Plan)

The subject lands are designated “Local Commercial”, “Low Density Residential 2b” and “Neighbourhood Park” in the West Mountain/Heritage Green Secondary Plan.

The following policies apply:

7.6.2 Residential Designations

7.6.2.1 The residential areas for West Mountain (Heritage Green) Secondary Plan area are designated Low Density Residential 2b, Low Density Residential 3c, Medium Density Residential 3, and High Density Residential 1 on Map B.7.6-2 – West Mountain Area (Heritage Green) – Land Use Plan. (OPA 85)

7.6.2.2 Notwithstanding Section E.3.4 – Low Density Residential of Volume 1, the following policies shall apply to the lands designated Low Density Residential 2b and Low Density Residential 3c on Map B.7.6-1 – West Mountain Area (Heritage Green) – Land Use Plan:

a) Low Density Residential 2b designation:

- i) the permitted uses shall include single detached dwellings, duplex and semi-detached dwellings; and,
- ii) the density shall not exceed 29 units per net residential hectare.

7.6.2.4 Section E.3.6 – High Density Residential of Volume 1 shall apply to lands designated High Density Residential 1 on Map B.7.6-1 – West Mountain (Heritage Green) – Land Use Plan.

7.6.3 Commercial Designations

7.6.3.1 The commercial areas for the West Mountain (Heritage Green) Secondary Plan area are designated Local Commercial, District Commercial, Arterial Commercial and Mixed Use – Medium Density on Map B.7.6-1 – West Mountain (Heritage Green) – Land Use Plan. (OPA 142)

7.6.3.2 Local Commercial Designation

a) Sections E.3.8 – Local Commercial of Volume 1 shall apply to lands

designated Local Commercial on Map 7.6-1 – West Mountain Area
(Heritage Green) – Land Use Plan. (OPA 64)

b) Notwithstanding Section E.3.8.6 – Local Commercial of Volume 1, the maximum gross floor area of any individual commercial establishment shall be 500 square metres and the maximum gross floor areas of any grouping of local commercial uses shall be 1500 square metres.

Applicable UHOP Urban Design Guidelines and Policies:

UHOP Chapter B, Section 3.3 Urban Design Policies

Zoning By-Law No.05-200:

The property is zoned “Single Residential R1 Zone” and “Neighbourhood Development ND Zone” and Neighbourhood Commercial C2, 579 Zone”

The following special provisions shall apply:

The “R1 – Single Residential – One” zone under the Stoney Creek Zoning By-law 3292-92 permits single detached residential dwellings and accessory uses and buildings.

The “ND – Neighbourhood Development” zone permits a limited range of uses, including agricultural, single detached residential dwellings and accessory uses and buildings.

The “C2 Neighbourhood Commercial Zone – Exception 579” under the City of Hamilton Comprehensive Zoning By-law No. 05-200 permits commercial uses intended to serve residents within the surrounding neighbourhood, as well as dwelling units in conjunction with a commercial use.

Exception 579 provides site specific permissions for maximum gross floor area of commercial uses and establishments.

City of Hamilton No. 05-200

City of Hamilton No. 6593

City of Stoney Creek No. 3692-92

Town of Ancaster No. 87-57

Town of Dundas No. 3581-86

Town of Flamborough No. 90-145-Z

Township of Glanbrook No. 464

Applicable Zoning:

The property is zoned “Single Residential R1 Zone” and “Neighbourhood Development ND Zone” and Neighbourhood Commercial C2, 579 Zone”

1. Review of Formal Consultation Document (file number, proposal and applicable studies identified):

- Formal Consultation was on October 26, 2020, file FC-19-110.
- Urban Design Brief addressing the City of Hamilton’s Urban Design Guidelines.

- Shadow Impact Study as per the criteria outlined in the City- Wide Corridor Planning Principles and Urban Design
- Landscape Plan(s) & Details stamped and signed by a Landscape Architect, in good standing with the OALA. The landscape plans shall include all streetscape elements (public and private, existing and proposed), walkways, plantings, screening, materiality, site furnishings, fencing, etc.
- Building elevations required showing all sides and palette of materials, showing colours.

2. Positive design elements of proposal:

- Underground parking is being provided for the development.
- Park space is provided.
- Step back of the building to the rear adjacent to existing residential.

3. Staff design concerns regarding proposal:

- The separation between the townhomes and the proposed mixed-use building is undersized. The section functions as an urban street section, however there is little provision of space or amenity normally provided to make the space comfortable and pleasing for pedestrians.
- The adjacent single-dwelling to the north of the site appears to be impacted by shadows.
- The distinction between residential entrances and commercial units is not evident in the concept materials provided.
- The landscape setback to the existing residential dwelling to the north is a concern.
- The proposed townhouses are hidden by the mixed-use building, the units are separate from the rest of the development. They have no street presents.
- The proposed townhouses seem to be shadowed by the mixed- use building which is not ideal or follows policies.
- The entrance on Rymal Rd E is similarly awkward, turning and bending around to the north.
- The space between the west and central residential wings projecting north is dimensioned at 11.8m and appears to be undersized with 15m being more appropriate separation space.
- The separation of garbage (presumably commercial and residential is problematic as it requires two loading spaces and detracts from the proposed exterior amenity space at the west end of the building.
- The garbage storage and back-of house spaces which will presumably not have windows or other connections between the interior and exterior spaces. This is also problematic as it is largely what the proposed town-homes will face onto.
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4. Key questions for Panel (refer to Design Review Panel Questions):

- Do the townhouse units fit into this development or be part of the streetscape?
- Does the development address the single detached dwellings on either side of the development?
- Does the development complement the surrounding neighbourhood and the adjacent landuses?