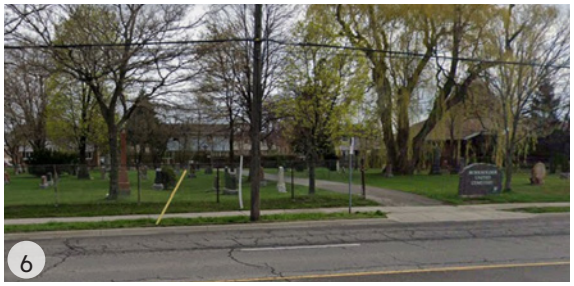
URBAN DESIGN SUMMARY

416 Mohawk Road East
Hamilton, ON

March 18 2026

Figure 3: 1.0 km Context Map



Burkholder Cemetery

Sackville Hill Seniors Recreation Centre

Kingfisher Square

Fortinos Grocery Store

Our Lady of Lourdes Catholic Elementary School

northwest Plaza

Thorner Park

Limeridge Mall

Danway Centre

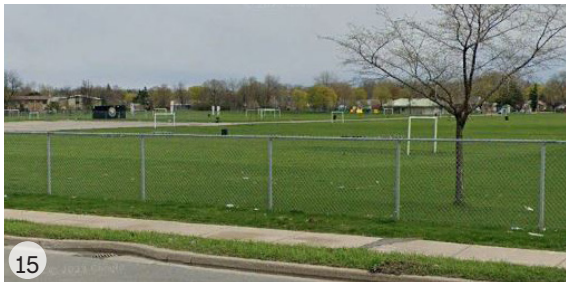
Bruville Park

Pauline Johnson Elementary School

Hill Park Learning/Recreation Centre and Park

Timothy Christian Schhol and Burkholder Park

Franklin Road Elementary School



Macassa Park

DESCRIPTION AND ANALYSIS OF SITE & SURROUNDING CONTEXT

COMMUNITY AND NEIGHBOURHOOD CONTEXT

The subject site is located on the Hamilton Mountain at the intersection of the Thorner and Burkholme neighbourhoods, and is in close proximity to the Hill Park and Bruleville communities.

The property directly abuts a Catholic elementary school to the east, separated from the school lands by a landscaped strip and an access driveway. Across Mohawk Road, the surrounding context includes established residential neighbourhoods consisting of one to two-storey single-detached dwellings to the east of the intersection and multi-storey apartment buildings to the west.

To the south, the site is bordered by a commercial plaza characterized by large surface parking areas (refer to the 1.0 km Context Map in Figure 3). Along the western limits of Mall Road, there are several small-scale commercial and residential buildings to the north, while multi-storey apartment buildings are located further south.

Mall Road is predominantly characterized by a strong commercial presence, terminating at the entrance of Lime Ridge Mall and connecting the site to several commercial plazas and services. Being located at the intersection of Mall Road and Mohawk Road East, the site offers a significant opportunity to strenghen the existing commercial identity south of the site, and create a strong entrance point that mixes commercial with residential.

VIEWS INTO AND OUT OF THE SITE

A site visit was completed in February 2026 to register existing site conditions and surrounding site context and views in and out of the property. Key view point locations are mapped in Figure 5.

Views from Location 1 are dominated by the adjacent school parking lot and building to the east, with more open views toward a commercial plaza and a hydro tower in the southeast background.
At the Mohawk Road corner, eastward views are largely open across the right-of-way toward a low-density built area, with Burkholder United Cemetery visible in the distant background, while westward views appear more urbanized with limited vegetation.

Views from Location 5 are generally open toward developed properties across Mall Road. From Location 6, views are primarily defined by multi-storey buildings and the commercial corridor along Mall Road.

Looking Sout -West into site from Our Lady Lourdes Elementary School driveway

Looking North-East into site from 18 Mall Road

Looking South-East into site from Mall Road and Mohawk Road East intersection

Figure 4: Views into Subject Site

Location 1:

Location 2:

Location 3:

Location 4:

Location 5:

Location 6:

Figure 5: Views In and Out of Subject Site

RELATIONSHIP TO PUBLIC OPEN SPACE/NATURAL HERITAGE FEATURES

The subject site is located within an established urban area with convenient access to a variety of parks, open spaces, and recreational amenities.

The City of Hamilton maintains an extensive Natural Heritage System, identified on the Urban Hamilton Official Plan Schedule B, which includes Core Areas, Linkages, parks, and key hydrologic features. (See figure 8).

Within approximately 1.0 km of the site, residents will have access to several neighbourhood parks, sports fields, and recreational facilities, including Hill Park Recreation Centre, Burkholder park, Thorner Park, and Massaca Park, see Figure 3. These spaces provide opportunities for active recreation, informal play, and community gathering, and are connected through local streets, bike lanes, and pedestrian sidewalks.

Together, this network of nearby parks, trails, and recreational amenities provides future residents with convenient access to a range of public open spaces within walking distance of the proposed development.

Figure 8: UHOP Natural heritage Features

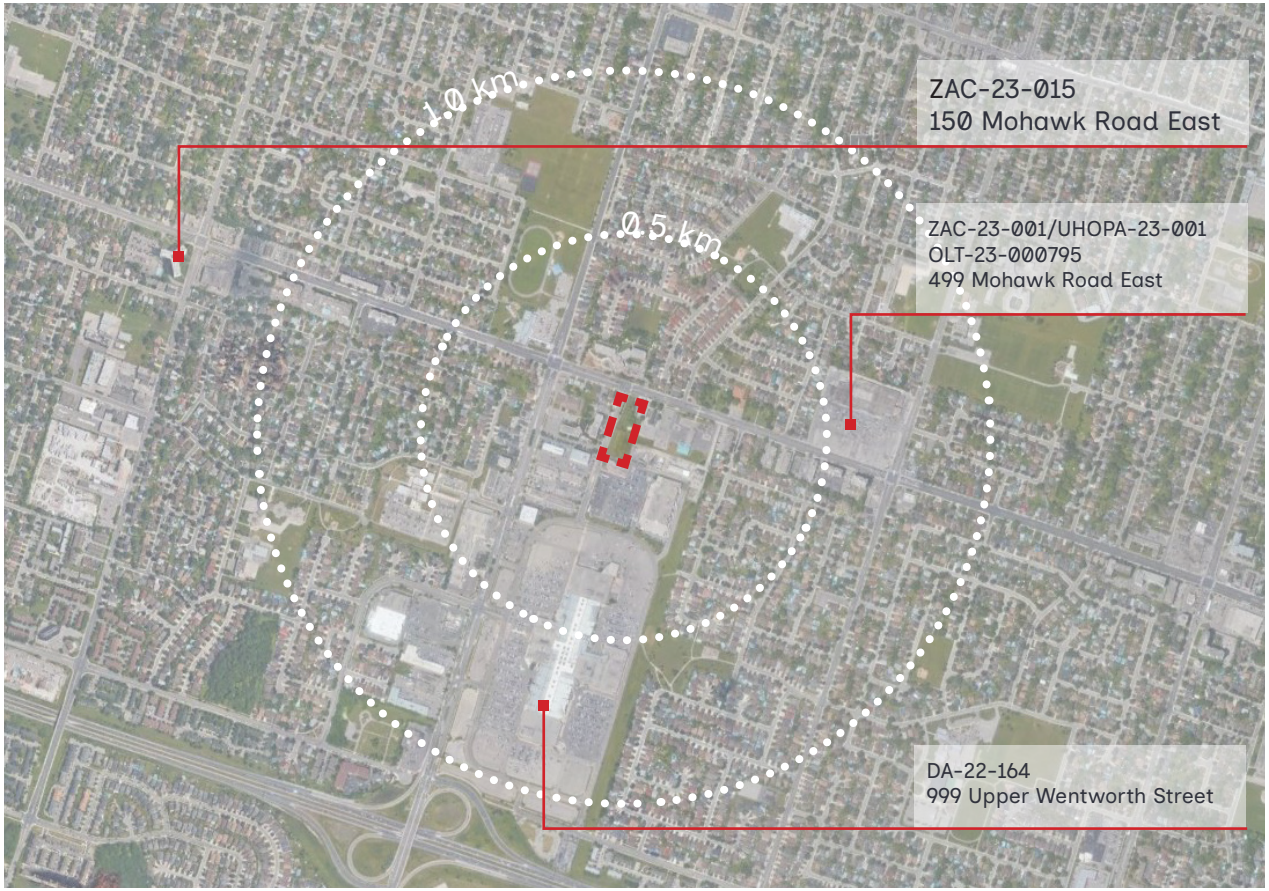


Figure 9: Proposed Intensification - Hamilton Mountain

SURROUNDING PROPOSED DEVELOPMENT CONTEXT

FUTURE AND CURRENT DEVELOPMENT CONTEXT

The site is located within the City's Urban Boundary in an area experiencing active growth, with a mix of residential and commercial development.Several development applications proposing similar density and character are currently under review within close proximity to the subject site, consistent with intensification planned for the East and West Hamilton Mountain areas. These include:

ZAC-23-001/UHOPA-23-001 (OLT-23-000795)

499 Mohawk Road East
The Ontario Land Tribunal approved three 20-storey buildings, two 16-storey buildings, one 14-storey building, and ten 3-storey back-to-back townhouse blocks, totaling 1,850 residential units and 1,054 m^2 of commercial space.

DA-22-164

999 Upper Wentworth Street
Proposes two 13-storey residential buildings and redevelopment of the existing retail space.

ZAC-23-015

150 Mohawk Road East
Proposes an 11-storey building containing 161 residential units.

RELEVANT DESIGN POLICY AND GUIDELINES

The subject lands are currently designated “Civic and Institutional” in the Thorner Neighbourhood Plan. The subject lands are not within a Secondary Plan. To facilitate development, a change to C4 Zone - Mixed Use High Density would be required in conjunction with a proposed Zoning By-law Amendment.

The subject property is designated Commercial and Mixed Use – High Density in the Urban Hamilton Official Plan Schedule E-1 – Urban Land Use Designations. This designation anticipates higher density mixed-use development that integrates residential and commercial uses in a form that supports transit, pedestrian activity, and vibrant urban streetscapes. The proposed mixed-use development is consistent with this planned urban structure.

The site is also located within one of two (2) Sub-Regional Service Nodes identified in the UHOP Schedule E - Urban structure, which is intended to function as a vibrant, mixed-use area supporting a broad range of housing, employment, retail, and service uses.

Chapter E Section 2.3.2 describes the design and planning principles to guide future development in this area. The proposed development advances the UHOP vision by supporting intensification, enhancing the pedestrian experience, and reinforcing the mixed-use, transit-supportive character of the Node.

Chapter B Section 3.3 of the Urban Hamilton Official Plan contains the Urban Design policies which are applicable to the proposed development. Key urban design principles applicable to the proposed development include:

INTEGRATION WITH THE PUBLIC REALM

Development should establish strong physical and visual relationships between buildings and the public realm. Buildings are oriented toward Mohawk Road and Mall Road with active ground floor uses, generous glazing, and clearly defined entrances to support pedestrian engagement and create a continuous urban street edge.

Ground floor commercial uses along the primary street frontages contribute to a vibrant and active streetscape. Opportunities for outdoor patios, seating areas, and small plaza spaces help animate the public realm and support commercial activity at grade.

PEDESTRIAN-ORIENTED DESIGN

Urban design policies prioritize safe, accessible, and comfortable pedestrian environments. The development incorporates clearly defined pedestrian routes and and pedestrian-scale design elements that enhance the walkability of the site and surrounding streets.

BUILT FORM AND STREET DEFINITION

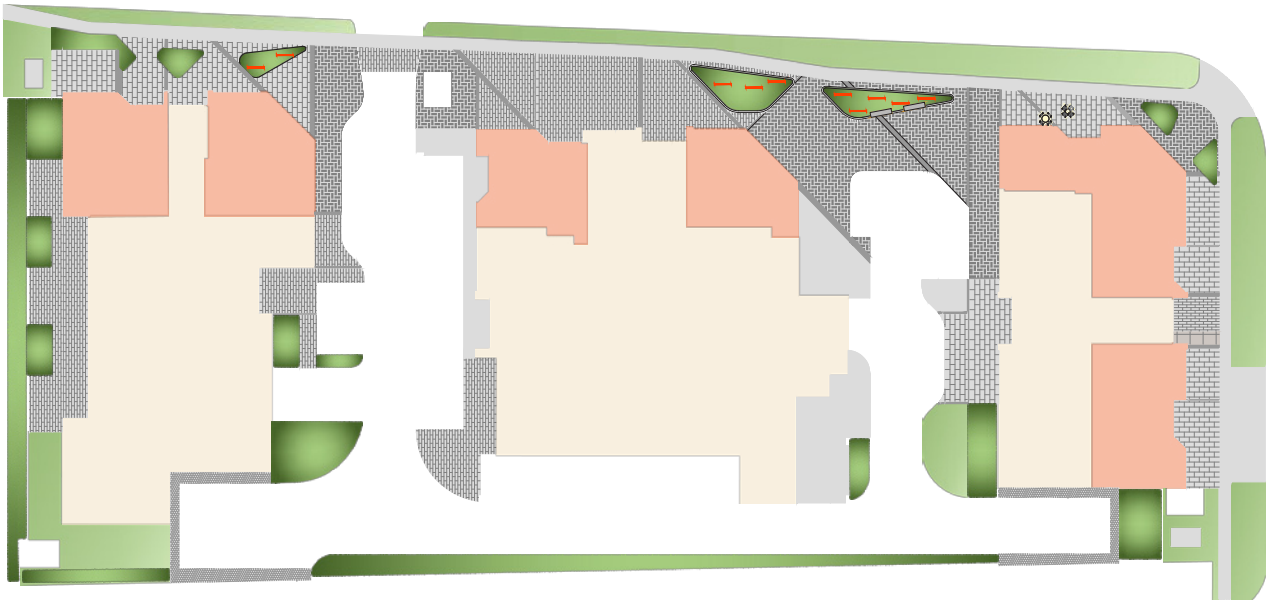
New development should define the street through appropriate setbacks, building massing, and architectural articulation. The proposed built form establishes a consistent street presence while incorporating design techniques such as façade articulation and step-backs to maintain comfortable street proportions and support sunlight access to the public realm.

QUALITY STREETSCAPES AND PUBLIC SPACES

Streets are intended to function as important public spaces as well as transportation corridors. Streetscape elements such as landscaping, street trees, lighting, and seating enhance the pedestrian experience, while the integration of publicly accessible at-grade spaces, including patios and plazas, contributes to a more vibrant and welcoming urban environment.

Overall, the proposed development supports the urban design objectives of the City of Hamilton by delivering a compact mixed-use form that strengthens the relationship between buildings and the street, enhances the public realm, and provides amenities that contribute to an active and attractive streetscape.

Figure 10: Proposed Activated Streetscape Elements



SITE DESIGN AND BUILDING FORM DISCUSSION

The building is anchored by a clearly defined podium that establishes a strong street presence along Mohawk Road East and Mall Road. The podium is articulated with a contemporary palette, including warm toned masonry, wood look accents, and contrasting dark metal panels, creating a cohesive and refined base that transitions to the tower elements above.

At grade, the design prioritizes transparency and activity. Glazed storefronts, frequent entrances, and commercial units animate the street edge and support an active, pedestrian oriented environment.

The public realm is enhanced through our landscape coordination, which introduces upgraded paving, street trees, and planting zones to define a comfortable pedestrian experience. Opportunities for outdoor patios, seating, and site furnishings further activate the streetscape and support everyday use.

Together, the podium design and landscape create a strong interface between the building and the public realm, reinforcing a vibrant streetscape.

Figure 12: Building C - North Elevation along Mohawk Road
Prepared by KNYMH Inc.

Figure 13: Buildings C, B, and A - West Elevations along Mall Road
Prepared by KNYMH Inc.

CONCLUSION

The proposed development at 416 Mohawk Road East represents an opportunity to introduce a compact, mixed-use form of development within an established urban corridor on Hamilton Mountain. The proposal responds to the site's strategic location at the intersection of Mohawk Road East and Mall Road, south of CF Lime Ridge Mall, and within an area identified for intensification within the Urban Hamilton Official Plan. The site's designation Commercial and Mixed Use – High Density recognizes the appropriateness of higher density mixed-use development in this location and supports the introduction of residential uses integrated with ground floor commercial activity.

Through the organization of three mixed-use buildings containing residential units and commercial space at grade, the proposal seeks to strengthen the relationship between buildings and the public realm while contributing to the evolution of the surrounding commercial corridor. The placement and orientation of buildings along Mohawk Road East and Mall Road establish an active street presence, with commercial frontages, pedestrian entrances, and opportunities for outdoor patios and plaza spaces that enhance the streetscape and encourage public activity at grade.

The design approach also responds to the broader neighbourhood context by reinforcing pedestrian connectivity, supporting transit access, and integrating streetscape improvements that contribute to a more comfortable and animated public realm. The site's proximity to transit routes, neighbourhood parks, community facilities, and nearby commercial services supports the creation of a complete, walkable environment for future residents.

Overall, the proposed development demonstrates how mixed-use intensification can be thoughtfully integrated within the existing urban fabric while contributing to the City's objectives for compact growth, transit-supportive development, and enhanced public realm design. The project is intended to establish a strong built form presence along this corridor and create a welcoming, pedestrian-oriented environment that supports the long-term vision of the City of Hamilton for vibrant mixed-use communities.