



City of Hamilton – Design Review Panel Staff Project Summary Sheet

Project Data

Project address: 1 Old Ancaster Road, Dundas

Applicant/Agent: Sandyford Holdings Limited, UrbanSolutions Planning & Land Development Consultants Inc.

Brief description of the project:

The applicant proposes to develop one 12 storey residential building with a total of 153 dwelling units, 1,052.0 square metres of amenity space, 181 parking spaces and 116 bicycle parking spaces.

Urban Hamilton Official Plan Designation:

“Community Node” in Schedule E: Urban Structure of the Urban Hamilton Official Plan.

“Open Space”, and “Neighbourhoods” on Schedule E-1: Urban Land Use Designations of the Urban Hamilton Official Plan.

“Core Areas” on Schedule B: Natural Heritage System of the Urban Hamilton Official Plan.

“Local Natural Area Environmentally Significant Area” ON Schedule B-6: Environmentally Significant Areas of the Urban Hamilton Official Plan.

“Key Hydrologic Feature Streams” on Schedule B-8: Key Hydrologic Feature Streams on the Urban Hamilton Official Plan.

“UD-1” on Map D-1: Area Specific Policies in Volume 3: SPA’s, Area Specific and Site Specific of the Urban Hamilton Official Plan.

Brief description of existing and planned context:

The subject lands are currently vacant and the entire property is regulated by the Hamilton Conservation Authority. Natural Heritage features within the subject property include a portion of the Dundas Valley Environmentally Significant Area (ESA), Spencer Creek and Spring Creek. Natural Heritage features found adjacent to the property include Dundas Valley ESA, Spencer Creek, Spring Creek, Significant Woodland, and unevaluated wetlands.

The subject lands are located within the “UD-1 Dundas Two Zone Floodplain Area” which is intended to limited development within the floodplain area and keep the floodway unobstructed.

Surrounding land uses include:

North – commercial rent-a-car building, commercial and retail stores.

East – industrial parcel and commercial buildings.

South –single detached dwellings.

West – open space parcels, 14 storey multiple dwelling and two 6 storey multiple dwellings

Review of Formal Consultation Comments (File Number: FC-24-060):

A Formal Consultation meeting was held on July 17, 2024, for a 9 storey mixed use building with 158 residential units, 895 square metres of commercial space, 204 vehicular parking spaces and 86 bicycle parking spaces.

Staff had concerns with the original proposal as it did not take into consideration the natural topography of the existing area. Hamilton Conservation Authority staff have indicated that the property is affected by flood and erosion hazards associated with Spencer Creek and Spring Creek and development of the subject lands will need to include the placement and stabilization of fill to or above the regional floodplain elevation and a freeboard of 0.3 metres. Furthermore, the proposed development will remove Core Areas, and an appropriate vegetation protection zone (buffer) is not being applied. The development also appears to put pressure on the existing site to contain the development, as it is evidenced by the retaining walls along the setback boundaries.

The proposal also did not provide a safe pedestrian connection between the main entrance and public sidewalk, and it did not activate the public realm along the streets. Staff recommended a redesign for the development as the proposal appears to be an over development of the site. Staff emphasized the requirement for new development to contribute to the creation of a vibrant pedestrian-oriented public realm as well as to incorporate and protect the existing natural heritage features.

Staff recommended that the following items be addressed in future submissions:

- That an appropriate setback from the Natural Heritage Core Areas be provided for any additional development.
- The existing Natural Heritage Core Areas be preserved and any development or site alteration should not negatively impact the features and functions of the Core Areas.
- Utilization of the existing natural features of the property would be recommended and should be incorporated in the design of the site.
- The proposal currently encompasses nearly all available property leaving no available space outside of the public right-of-way for landscaping and improvements to the streetscape. The proposal should be scaled appropriately to introduce additional landscaping that enhances the streetscape.
- The ground floor layout should be amended to support an active streetscape and should include a continuous pedestrian pathway to the proposed amenity spaces.
- The 4 storey podium design and function should be amended from what is currently a parking garage with no active units.
- The orientation of the building should be reconfigured to address the street with units on the podium levels.
- The concept plan should illustrate any improvements outside of the property lines and needs to include how the building will function and support existing streetscape and community.
- The setting of the floor levels should be addressed in order to minimize impact on the natural landscape and slope of the site.
- The proposed development should provide a safe pedestrian connection between the main entrance and the public sidewalk.
- The proposed development should consider the available developable space based on the road widening that is required along Governor's Road.
- The current proposal does not activate the Ground Level for pedestrians or demonstrate a Pedestrian Focus.
- Ensure that the pedestrian scale is addressed.

The following Urban Hamilton Official Plan policies apply to the proposed development:

- Residential Intensification Policies (UHOP, Vol. 1, Section B.2.4)
- Urban Design Policies (UHOP, Vol. 1, Section B.3.3)
- Medium Density Residential Policies (UHOP, Vol. 1, Section E.3.5)
- High Density Residential Policies (UHOP, Vol. 1, Section E.3.6)
- Mixed Use – High Density Policies (UHOP, Vol. 1, Section E.4.5)
- Community Nodes Policies – (UHOP, Vol. 1, Section E.2.3.3)

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

Staff are looking for feedback from the panelists on the following topics:

- Does the proposed building massing and height minimize impact on neighbouring buildings as well as public and private spaces by creating transitions in scale and respecting existing street proportions?
- Does the proposal create a pedestrian oriented place that is human-scale, comfortable, and connected and easy to navigate for people of all abilities?
- Does the proposal incorporate existing natural heritage features as part of the development and further enhance and protect the features within the surrounding area?
- Does the proposed building massing and height minimize impact on neighbouring buildings and public spaces by creating transitions in scale and respecting existing street proportions?
- Does the landscaping support the pedestrian realm sufficiently support the public realm using landscaping features such as planters, furniture, canopies, etc.?