

City of Hamilton**Design Review Panel****Meeting Summary – 1 Old Ancaster Road, Dundas**

The Design Review Panel met virtually at 1:30pm on Thursday July 9th, 2026, via WebEX.

Development Proposal	Type of Application	Applicant/ Agent	City Staff Planner
Mixed-Use Multiple Residence Proposed Development 1 Old Ancaster Road	Official Plan & Zoning By-law Amendments	Owner: Sandyford Holdings Limited Agent and Presentation: Urban Solutions	Abdullah Pasha, Planner 1

Panel Members Present:

- Jennifer Mallard, Chair
- Sharon Mittman
- Olga Pushkar
- Dennis Lago
- Eric Lucic
- Shadi Adab
- Tyler Walker
- Graham Taylor

Regrets: Jennifer Sisson

Declarations: None

Staff Present:

- Michael Votruba, Program Lead
Urban Design
- Samantha Carnevale, Planner 1-
Urban Design
- Abudullah Pasha, Planner 1,
West Team

Others Present:

- Scott Beedie, Urban Solutions
- Wayne Harrison, KNYMH
Architects
- LeAnn Whitehorse, Whitehorse
Urban Design

Summary of Comments: 1 Old Ancaster Road

Note: The Design Review Panel is strictly an advisory body and makes recommendations to Planning Division staff. These comments should be reviewed in conjunction with all comments received by commenting agencies and should be discussed with Planning Division staff prior to resubmission.

Key Discussion Topics suggested to the Panel by Planning Staff:

- 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 landscaping support the pedestrian realm sufficiently using landscaping features such as planters, furniture, canopies, etc.?

Panel Comments and Recommendations:

a) Overview and Response to Context

- Panel members agreed the site presents a complex development challenge – with natural features of two creeks, notable changes in topography, not to mention the challenge of addressing scale, proportions and transition to the natural features as well as the existing community conditions along Governor's Road.
- Panel members were concerned the proposed development is presenting as over-development in relationship to the surrounding community context.

b) Built Form and Character

- Panel members noted the proposed building represents nearly 100 percent of the developable land area – creating a building mass that feels large and imposing in both height and length.
- Panel members felt the building design did not build upon the natural features within the site, and would see the site area flattened for development when the

design should have engaged with the topography and natural features in a more sensitive manner.

- Panel members noted that the building is likely to be viewed from all four sides as trails and roads feature on all four sides, further commenting that this design need put additional pressure on the site location for access, amenity spaces, parking and utilities – all needing to be addressed in concert with the design of the exterior.
- The panel heard the proposal had increased in height from 9 to 12-storeys since Formal Consultation and had concerns the additional height was detrimental to the building and the ability to find transition, and scale that is appropriate and sensitive to the local (non-downtown) area of Dundas.

c) Site Layout and Circulation

- Panel members noted the building appears to turn it's back to the creek(s) and did not take the opportunity to develop these spaces for resident use.
- Panel members noted the proposed building using nearly all of the “developable lands” leaving little to no useable space for ground level amenity / resident use.
- Panel members noted the proposal appeared to treat the site as a flat surface rather than engaging the notable changes in topography – which produces a +/- 5m retaining wall at the NE extent of the building, creating a questionable connection or transition to the natural features running through the site.

d) Streetscape, the Pedestrian Realm & Landscape Strategy

- Panel members saw the need for the building to actively address the streets in a engaging way – possibly with townhouse units, better connection of entrances and resident spaces.
- Panel members saw the opportunity to move the proposed sidewalk away from the street and create a boulevard with trees along the street.
- Panel members appreciated the rooftop amenity space but were disappointed with the lack of engagement of any ground-related amenity space either along the creek or at the intersection of Governors' Road and Ogilvie Street which has a large municipal right of way.
- Panel members saw an opportunity for a POPS Privately-owned public space at the corner with the arrangement of a land purchase / swap.

- Panel members questioned the ability to provide meaningful landscaping around the building given the large footprint and the little available developable space outside of the protected creek boundaries.

Summary

The panel thanked the applicant team for a presentation and offered support for development at the site and offered some comments and suggestions that could improve the proposed development in terms of design, function and fit within the existing community. The panel noted the progress from preliminary concepts,

- The panel noted the complexity of development on this site, and the need to consult multiple sources for design guidelines to address both the natural features, street connections, and physical/engineering required to build on site.
- The Panel wants to see the proposed development respond to the presence of the two creeks running through the site and the topography rising across the site to arrive at a more sensitive site layout and building design.
- The panel states the building must be designed with the knowledge it will be seen from all four sides and cannot turn it's back to the creek due to the views that will be afforded with trails along Spencer Creek.
- The panel did not find the massing design sufficiently addressed the length of the building and bulky appearance and requested revisions to the massing that would provide a bigger break in the length of the building, and more sensitive treatment of the height and bulk of the upper part of the building in relation to the street and natural features.
- The panel was concerned over the size and scale of the proposed building in relation to its context – see it would be over-development and the pressures of which would be a detractor of the potential for a good development on this site.

The Meeting was adjourned at 2:30pm