



City of Hamilton – Design Review Panel

Staff Project Summary Sheet

Project Data

Project address – 631 and 639 Rymal Road West, Hamilton (Ward 14)

Applicant – Bousfield Inc. c/o David Falletta

Brief description of the project – The proposal is for a 12-storey multiple dwelling with 165 multiple dwelling units, a mix of below-grade and surface parking (198 total parking spaces), and direct vehicular access from Upper Paradise Road.

Brief description of existing and planned context – The subject land, located on the southeast corner of Rymal Road West and Upper Paradise Road, currently has a vacant single detached dwelling.

Surrounding land uses consist of:

- North: Rymal Road West and an Early Childhood Education centre (634 Rymal Road West (Former Union School), a property included on the City’s Register of Property of Cultural Heritage Value or Interest and an identified candidate for designation under the *Ontario Heritage Act*).
- East: Single detached dwellings.
- South: Single detached dwellings.
- West: Upper Paradise Road and single detached dwellings.

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

- | | | |
|---|--|--|
| <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Neighbourhoods <input type="checkbox"/> Open Space <input type="checkbox"/> Institutional <input type="checkbox"/> Utility <input type="checkbox"/> Downtown Mixed-Use Area <input type="checkbox"/> Mixed Use – High Density <input type="checkbox"/> Mixed Use – Medium Density | <ul style="list-style-type: none"> <input type="checkbox"/> District Commercial <input type="checkbox"/> Arterial Commercial <input type="checkbox"/> Industrial Land <input type="checkbox"/> Business Park <input type="checkbox"/> Airport Business Park <input type="checkbox"/> Shipping & Navigation | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Neighbourhood Plan: <input type="checkbox"/> Carpenter Neighbourhood Plan – “Single and Double” |
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Applicable UHOP and/or Secondary Plan Policies:

Volume 1 – UHOP

Schedule E – Neighbourhoods

- E.2.6 (Neighbourhoods)

Schedule E-1 – Neighbourhoods

- E.3.1 (Neighbourhoods Policy Goals)
- E.3.2 (Neighbourhoods Designation – General Policies)

- E.3.3 (Residential Uses – General Policies)
- E.3.6 (High Density Residential – note E.3.6.7 b))

An amendment to the UHOP (maximum density) is required to facilitate the proposed development.

Applicable UHOP and/or Secondary Plan Urban Design Guidelines and Policies:

Volume 1 – UHOP

- B.3.3.1 (Urban Design Goals)
- B.3.3.2 (General Policies and Principles)
- B.3.3.3 (Built Form)
- B.3.3.10 (Parking)

Applicable Site Plan Guidelines:

- 2.2 (Built Form, Public Realm and Streetscape)
- 2.4 (Heritage Resources)
- 2.5 (Safety and Security)
- 2.6 (Barrier-Free Design and Urban Braille)
- 3.2 (Site Circulation)
- 3.3 (Landscape Design)
- 3.4 (Waste Management Services)
- 3.5 (Loading, Storage and Utility Areas)
- 3.6 & 3.7 (Grading and Stormwater Management)
- 4.2 (Siting Buildings in a Neighbourhood)
- 4.3 (Microclimate Design)
- 4.4 (Massing and Building Design)
- 4.5 (Skyline and Rooftops)
- 4.6 (Design of Buildings on Infill Sites)
- 6.4 (Multiple Unit – Residential)

Zoning By-Law:

City of Hamilton No. 05-200

x 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:

- “B” (Suburban Agriculture And Residential, Etc.) District and “C” (Urban Protected Residential, Etc.) District
- A zoning by-law amendment is required to facilitate the proposed development.

1. Review of Formal Consultation Document:

- **File No.:** FC-20-098
- **Proposal:**
 - A 12-storey multiple dwelling containing 163 residential units. The proposal includes a total of 165 parking spaces of which 99 parking spaces are located underground, 8 enclosed at grade spaces and 58 unenclosed surface parking spaces.
- **Applications Required:**
 - Urban Hamilton Official Plan Amendment;
 - Zoning By-law Amendment (Complex);
 - Condominium; and,
 - Site Plan Control.
- **Required Information and Materials:**
 - Survey Plan;
 - Concept Plan;
 - Planning Justification Report;
 - Draft Official Plan Amendment and Zoning By-law Amendment;
 - Public Consultation Strategy;
 - Site Plan and Building Elevations;
 - Urban Design Report;
 - Cultural Heritage Impact Assessment;
 - Landscape Plan;
 - Tree Management/Protection Plan/Study;
 - Functional Servicing & Stormwater Management Report c/w prelim. Grading & Servicing Plans;
 - Geotechnical Report;
 - Hydrogeological Study;
 - Servicing Options Report;
 - Water and Wastewater Servicing Studies;
 - Noise Impact Study;
 - Transportation Impact Study; and,
 - Transportation Demand Management Options Report.

2. Positive design elements of proposal:

- The development proposal can achieve several planning objectives for intensification within the urban boundary area.
- The proposal provides for an attractive street edge by positioning the building mass to the street, with well articulated built form to animate the public realm.
- The proposal provides for transition in height and massing from the street edge to the lower profile dwellings adjacent to the site.

3. Staff design concerns regarding proposal:

- The proposed setbacks of 0.5 metres along both Rymal Road West and Upper Paradise Road, along with the incorrect application of the angular plane at 11 metres above grade (as opposed to at grade along the property line) and lack of buffers from the underground parking structure to the property lines adjacent to the lower profile dwellings, presents compatibility issues and potential overdevelopment of the site.
- The principal entrance to the building should be located in a more prominent location along the street line.
- The interior of the first storey along the Rymal Road West frontage is a parking area. While the elevations indicate this wall provides glazing and articulation, more information on how this street edge is being animated is required.
- Additional landscaping is recommended around the proposed driveway to screen views of the parking and loading areas from the street.

4. 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? (B.2.1.4 d))
- What is the relationship of the proposal with the height, massing and scale of nearby residential buildings? (B.2.4.2.2 c))
- Does the proposal consider transition in height and density to adjacent residential buildings? (B.2.4.2.2 d))
- Does the proposal include the provision of amenity space and what is the relationship to existing patterns of private and public amenity space? (B.2.4.2.2 f))
- Does the proposal create comfortable pedestrian environments by:
 - Locating principal facades and primary building entrances parallel to and as close to the street as possible;
 - Including ample glazing on ground floors to create visibility to and from the public sidewalk;
 - Including a quality landscape edge along frontages where buildings are set back from the street; and,
 - Using design techniques, such as building step-backs, to maximize sunlight to pedestrian areas. (B.3.3.3.5)