



City of Hamilton – Design Review Panel

Staff Project Summary Sheet

Project Data

Project address – 1866 Rymal Road

Applicant/Agent – Masri O Architects c/o Reema Masri

Brief description of the project – New construction of an 8 storey mixed-use building containing a retirement home, daycare and various small-scale commercial uses.

Brief description of existing and planned context – The subject lands are on the south east corner of Rymal Road and Dakota Boulevard. The UHOP classifies Rymal Road a Major Arterial and part of a Secondary Corridor. The subject lands are adjacent to low-density residential uses and Bishop Ryan Secondary School. The area is in transition with future development of an 8-storey mixed-use building conditionally approved at 1865 Rymal Road.

Urban Hamilton Official Plan Designation:

- **Schedule E** - Secondary Corridor
- **Schedule E-1** - District Commercial

Secondary Plan: Rymal Road Secondary Plan

- **Land Use Plan Map B.5.2-1** - Local Commercial

Applicable UHOP and/or Secondary Plan Policies:

Rymal Road Secondary Plan:

- B.5.2.3 (Commercial and Mixed-Use Designations)
- B.5.2.3.4 (Local Commercial Designation)
- B.5.2.8 (Transportation Policies)
- B.5.2.8.1 (Policy Goals)
- B.5.2.8.2 (General Policies)
- B.5.2.8.3 (Arterial Roads)
- B.5.2.8.6 (Sidewalks and Bicycle Paths)
- B.5.2.8.7 (Public Transportation)
- B.5.2.8.8 (Streetscape)
- B.5.2.9 (Infrastructure Policies)
- B.5.2.10 (Urban Design)
- B.5.2.12 (Phasing of Development)
- B.5.2.13 (Development Cost Sharing)

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

Volume 1 – UHOP

- B.3.3.2.3 (Respect for existing character, sensitivity toward community identity, design consistent with surrounding environment)
- B.3.3.2.4 (Organizing space in a logical manner, demonstrating visual cohesiveness, animating the street edge, providing transitional areas between public and private spaces, human-scale spaces, minimizing street noise)
- B.3.3.2.5 (Connecting spaces, shelter entrances visible from street, appropriate way finding signage, pedestrian scale lighting, real and perceived safety, urban braille, traffic calming, safe spaces)
- B.3.3.2.6 (Complimenting surroundings, adaptive built form, minimizing shadow and lighting impacts)
- B.3.3.2.7 (Spaces for a variety of uses, accommodating changing physical needs of people, innovative design)
- B.3.3.2.8 (Compact development, vegetative cover, green roof, green infrastructure, low impact development techniques, LEED, energy efficiency)
- B.3.3.3.5 (Safe streetscape, amenity areas, compact community, variety of uses, active transportation, landscape buffering, pavement treatments, energy efficiency)
- B.3.3.3.2 (Transitions in scale, adequate privacy and sunlight, minimizing shadow and wind impacts, massing)
- B.3.3.3.5 (Principal entrances close to street, ample glazing, quality landscaping, parking located at rear of site, setbacks)
- B.3.3.8.5 (Sufficient lighting, limited spillage, energy efficient lighting, dark sky compliant)
- B.3.3.10.4 (Parking located at rear of site, continuous street edge)
- B.3.3.10.7 (Landscape islands)
- B.3.3.10.10 (Bicycle parking, sheltered racks)
- B.3.3.11 (Barrier Free Design)
- B.3.5.2.1 (Accessibility, transit, barrier-free, limit noise, limit traffic limit privacy impacts, main entrances fronting road, parking at rear of site, connectivity, cycling infrastructure, high quality lighting and landscaping)
- B.3.5.2.5 (Transition area)
- B.3.6.3 (Noise)
- B.3.6.3.11 (Noise mitigation adjacent to Major Arterial Roads)
- E.2.4 (Urban Corridors)
- E.4.6.16, E.4.6.17, E.4.6.18 & E.4.6.22 (Pedestrian experience)
- E.4.6.24 (Compatibility with surrounding areas)

Rymal Road Secondary Plan Urban Design Guidelines:

- 5.2.10 (Urban Design)

Applicable Site Plan Guidelines:

- 2.2 Built Form, Public Realm, Streetscape
- 2.5 Safety and Security
- 2.6 Barrier-Free Design and Urban Braille
- 2.7 Public Art

- 3.2 Site Circulation
- 3.3 Landscape Design
- 3.4 Waste Management Services
- 3.5 Loading, Storage and Utility Area
- 3.6 Grading
- 3.7 Stormwater Management
- 3.8 Noise Attenuation
- 3.9 Lighting
- 3.10 Signage
- 4.2 Siting Buildings in a Neighbourhood
- 4.3 Microclimate Design
- 4.4 Massing and Building Design
- 4.6 Design of Buildings on Infill Sites

Zoning By-Law: City of Hamilton No. 05-200

Applicable Zoning: C3 Community Commercial

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

- **File No.:** FC-22-020
- **Proposal:** 6-storey mixed use building containing a retirement home (165 units), daycare and various small-scale commercial uses with 61 parking spaces.
- **Applicable Studies:**
 - Survey Plan
 - Concept Plan
 - Draft OPA and By-laws
 - Planning Justification Report
 - Site Plan and Building Elevations
 - Urban Design Report
 - Landscape Plan
 - Tree Management Plan/Study
 - Erosion and Sediment Control Plan
 - Preliminary Grading Plan (Summit Park Phase 1)
 - Stormwater Management Brief
 - Functional Servicing Report
 - Wastewater Servicing Study
 - Adequate Water Services
 - Required Fire Flow
 - Available Fire Flow
 - Watermain Hydraulic Analysis
 - Security Deposit
 - Transportation Impact Study

- Right-of-Way Dedications
- Cost Acknowledgement Agreement
- Public Consultation Strategy

2. Positive design elements of proposal:

- Orientation to street line
- Combination of uses (mixed-use)
- Housing/accommodation for seniors
- Within urban boundary

3. Staff design concerns regarding proposal:

- Site Statistics
- Affordability measure?
- Appropriate land use designation (TBD)
- Proposed Density
 - Number of units?
- Unit Configuration
 - Studio, 1-bedroom, 2-bedroom
- Type of Retirement Home (cooking facilities/bathroom in each unit?)
 - Anticipated staffing levels on-site?
- Balconies
- Consider a Green Roof/Green Wall
 - Green Wall facing residential uses
- Consider step-backs
 - Closest portion of building to adjacent residential land uses.
- Median Island (Extension)
 - Rymal Road
 - Dakota Boulevard
- Bollards to protect playground and children
- Design interventions to activate corner of Rymal Road and Dakota Boulevard
- All-season covering for bicycle storage
- Accessible parking should be closest to principal entrance(s)
- Parking arrangement
 - Dedicated parking for day care?
 - Dedicated parking for retirement home?
 - Dedicated parking for commercial uses?
- Drop-off and/or loading area?
- Amenity Area(s)?
 - Commercial
 - Residential
- Break up parking area with islands.
- Increase connectivity

- Dakota Boulevard
- Pedestrian walkway(s)
 - Change in pavement medium

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

- Is the proposal compatible with the surrounding area in terms of use, scale, form and character?
- Does the proposal organize space in a logical manner?
- Does the proposal complement surroundings through building design and placement and the provision of pedestrian amenities?