

WELCOME TO THE CITY OF HAMILTON

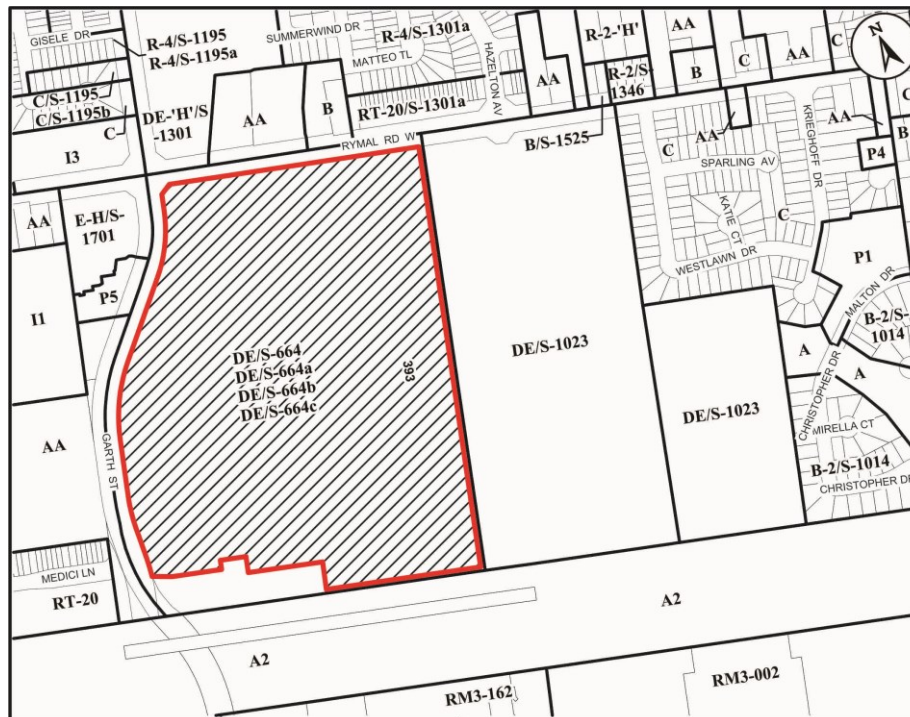
PLANNING COMMITTEE

August 14, 2018

PED18183 – (ZAC-16-075)

Application for Amendment to the City of Hamilton Zoning
By-law No. 6593, for Lands Located at 393 Rymal Road West , Hamilton.

Presented by: Michael Fiorino



● Site Location



Key Map - Ward 8

N.T.S.

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-16-075

Date:
May 25, 2018

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
MF/VS

Subject Property

393Rymal Road West



Change in zoning from the "DE/S-664", "DE/S-66a", "DE/S-664b", "DE/S-664c" (Low Density Multiple Dwellings) District, Modified to the "DE/S-664d" (Low Density Multiple Dwellings) District, Modified



SUBJECT PROPERTY 393 Rymal Road West, Hamilton



Change in zoning from the "DE/S-664", "DE/S-664a", "DE/S-664b" and "DE/S-664c" (Low Density Multiple Dwellings) District, Modified to the "DE/S-664d" (Low Density Multiple Dwellings) District, Modified





SUBJECT PROPERTY



393 Rymal Road West, Hamilton



393 Rymal Road East - Facing south



393 Rymal Road East - Facing southeast



393 Rymal Road East - Facing northeast



393 Rymal Road East - Facing north



393 Rymal Road East - Facing east



393 Rymal Road East - Facing east From Sister Varga

PED18183

Photo 8



393 Rymal Road East - Facing North from Father Biro 2

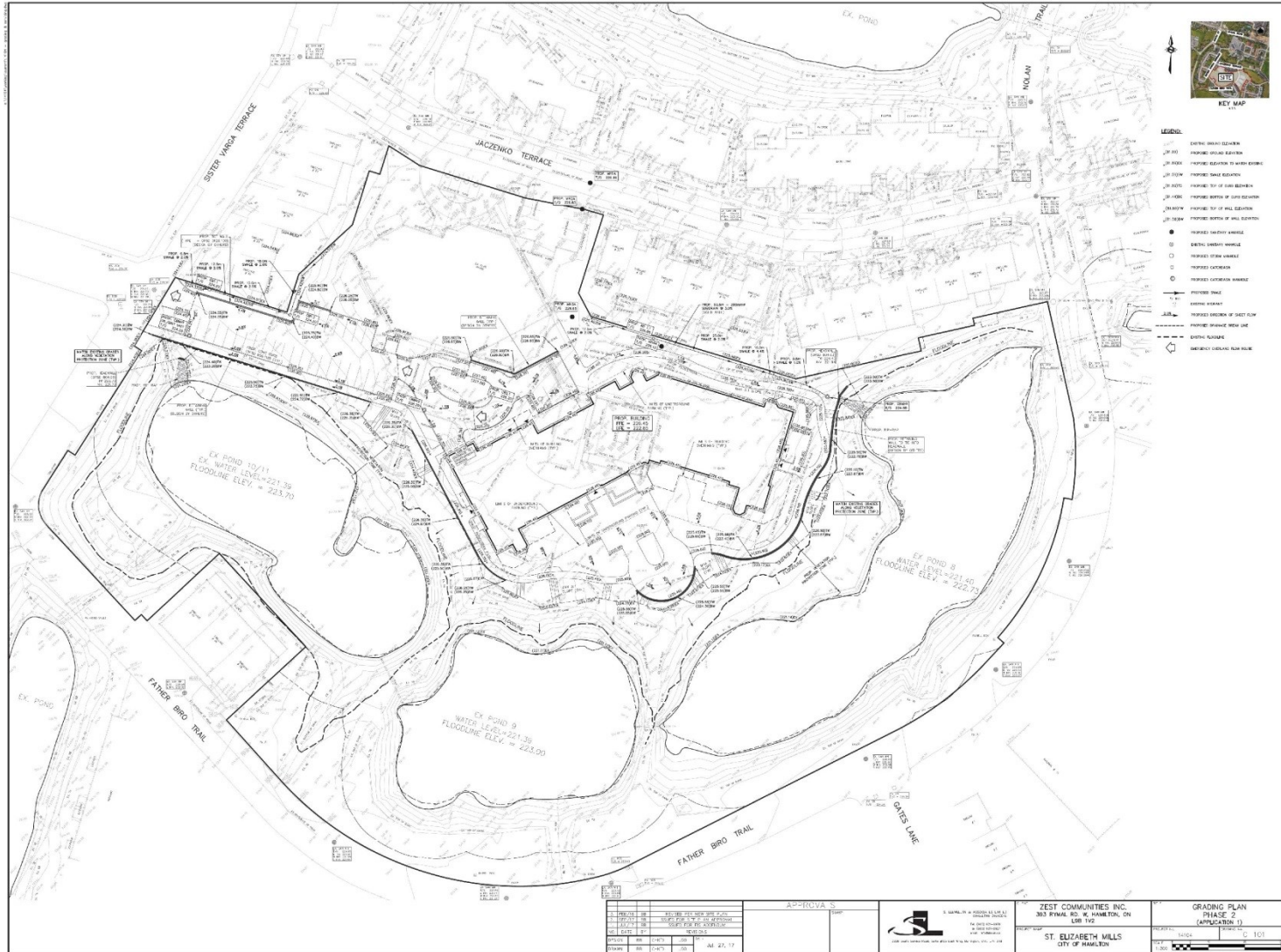


393 Rymal Road East - Facing West

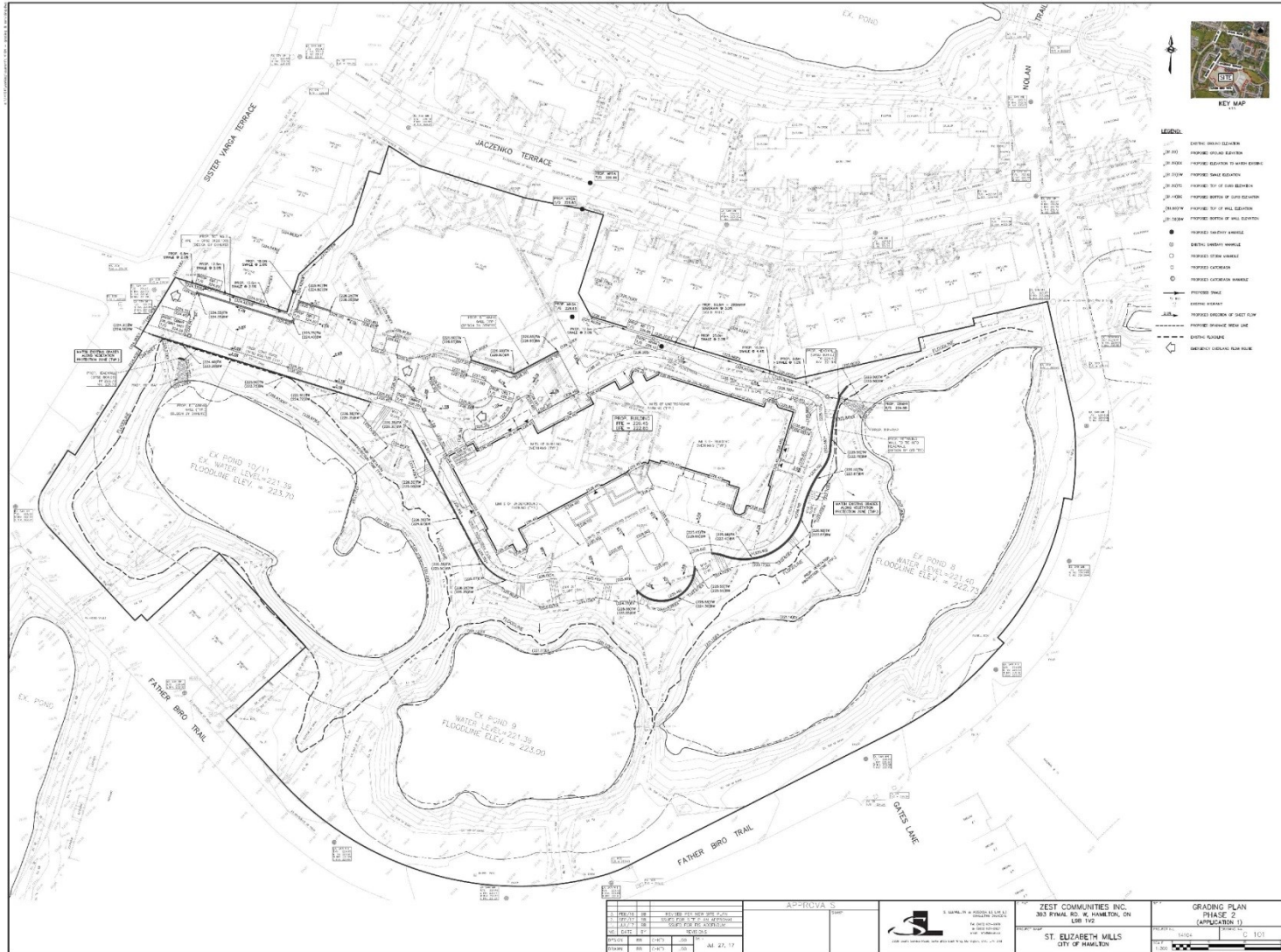


SITE STATISTICS

ITEM	DESCRIPTION	QUANTITY
LOT AREA	12,500 SQ. METERS	12,500
LOT FRONTAGE	100 METERS	100
LOT DEPTH	125 METERS	125
LOT COVERAGE	10%	1,250
LOT YIELD	10 UNITS	10
LOT DENSITY	0.8 UNITS PER 1,000 SQ. METERS	0.8
LOT VALUE	\$1,000,000	\$1,000,000
LOT ZONING	R-10	R-10
LOT STATUS	RESIDENTIAL	RESIDENTIAL
LOT TYPE	CONCRETE	CONCRETE
LOT FINISH	ASPHALT	ASPHALT
LOT UTILITIES	ELECTRICITY, WATER, SEWER	ELECTRICITY, WATER, SEWER
LOT ACCESS	PRIVATE DRIVE	PRIVATE DRIVE
LOT EGRESS	PRIVATE DRIVE	PRIVATE DRIVE
LOT SECURITY	PERIMETER WALL	PERIMETER WALL
LOT LIGHTING	PERIMETER LIGHTING	PERIMETER LIGHTING
LOT LANDSCAPING	PERIMETER LANDSCAPING	PERIMETER LANDSCAPING
LOT FURNITURE	PERIMETER FURNITURE	PERIMETER FURNITURE
LOT SIGNAGE	PERIMETER SIGNAGE	PERIMETER SIGNAGE
LOT MAINTENANCE	PERIMETER MAINTENANCE	PERIMETER MAINTENANCE
LOT INSPECTION	PERIMETER INSPECTION	PERIMETER INSPECTION
LOT RECORDS	PERIMETER RECORDS	PERIMETER RECORDS
LOT COMPLIANCE	PERIMETER COMPLIANCE	PERIMETER COMPLIANCE
LOT APPROVALS	PERIMETER APPROVALS	PERIMETER APPROVALS
LOT COSTS	PERIMETER COSTS	PERIMETER COSTS
LOT REVENUE	PERIMETER REVENUE	PERIMETER REVENUE
LOT PROFIT	PERIMETER PROFIT	PERIMETER PROFIT
LOT RISK	PERIMETER RISK	PERIMETER RISK
LOT OPPORTUNITIES	PERIMETER OPPORTUNITIES	PERIMETER OPPORTUNITIES
LOT CHALLENGES	PERIMETER CHALLENGES	PERIMETER CHALLENGES
LOT SOLUTIONS	PERIMETER SOLUTIONS	PERIMETER SOLUTIONS
LOT CONCLUSIONS	PERIMETER CONCLUSIONS	PERIMETER CONCLUSIONS
LOT RECOMMENDATIONS	PERIMETER RECOMMENDATIONS	PERIMETER RECOMMENDATIONS
LOT NOTES	PERIMETER NOTES	PERIMETER NOTES



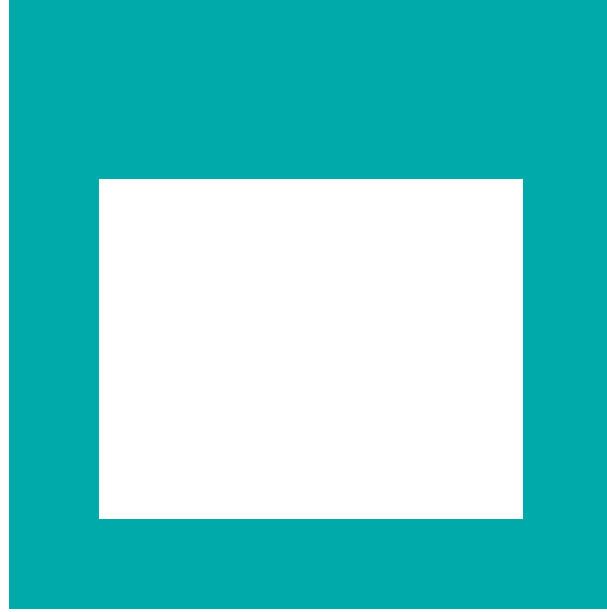
<table border="1"> <tr> <td>REV</td> <td>DATE</td> <td>DESCRIPTION</td> </tr> <tr> <td>1</td> <td>08/21/17</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>2</td> <td>08/21/17</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>3</td> <td>08/21/17</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>4</td> <td>08/21/17</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>5</td> <td>08/21/17</td> <td>ISSUED FOR PERMIT</td> </tr> </table>		REV	DATE	DESCRIPTION	1	08/21/17	ISSUED FOR PERMIT	2	08/21/17	ISSUED FOR PERMIT	3	08/21/17	ISSUED FOR PERMIT	4	08/21/17	ISSUED FOR PERMIT	5	08/21/17	ISSUED FOR PERMIT	APPENDIX D 	ZEST COMMUNITIES INC. 363 RYAN RD. W. HAMILTON, ON L8E 1Y2 ST. ELIZABETH MILLS CITY OF HAMILTON	GRADING PLAN PHASE 2 (APPLICATION 1) PROJECT: 18030 SHEET NO.: 101
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THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE