

WELCOME TO THE CITY OF HAMILTON

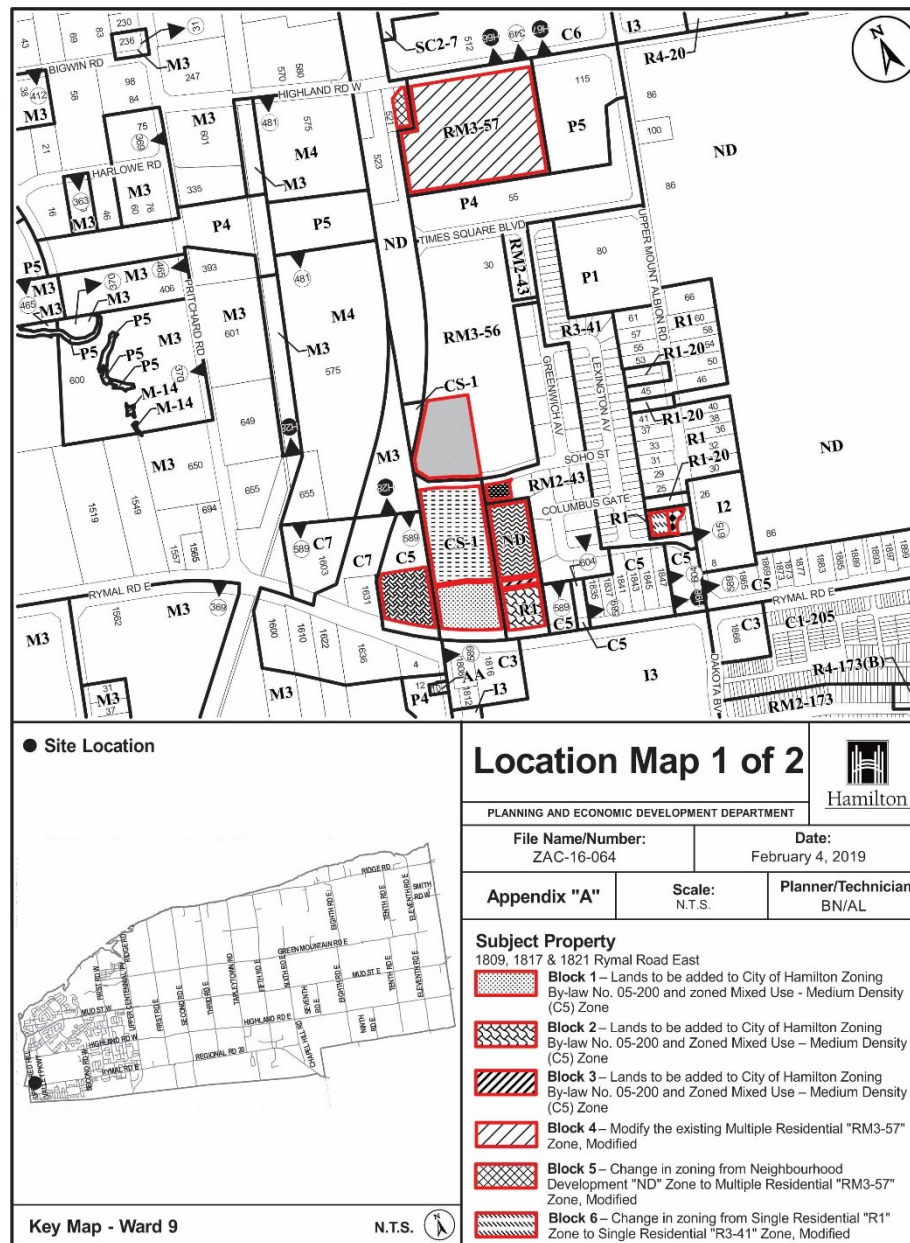
PLANNING COMMITTEE

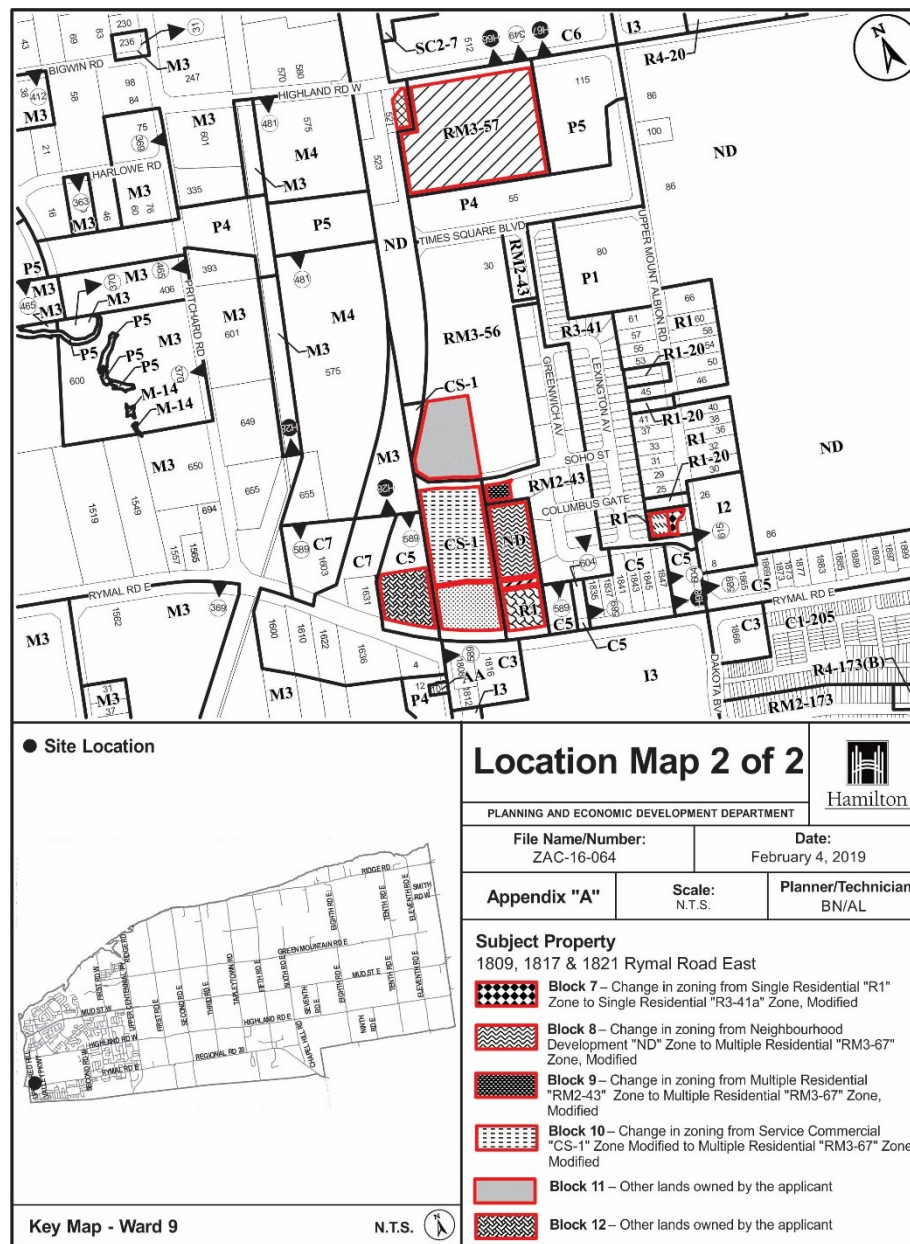
April 16, 2019

PED19030 – (ZAC-16-064)

Applications to Amend the Urban Hamilton Official Plan, Zoning By-law Nos. 3692-92 and 05-200, and Approval of a Draft Plan of Subdivision "Midtown" for lands located at 1809, 1817, 1821 Rymal Road East, Stoney Creek.

Presented by: Yvette Rybensky



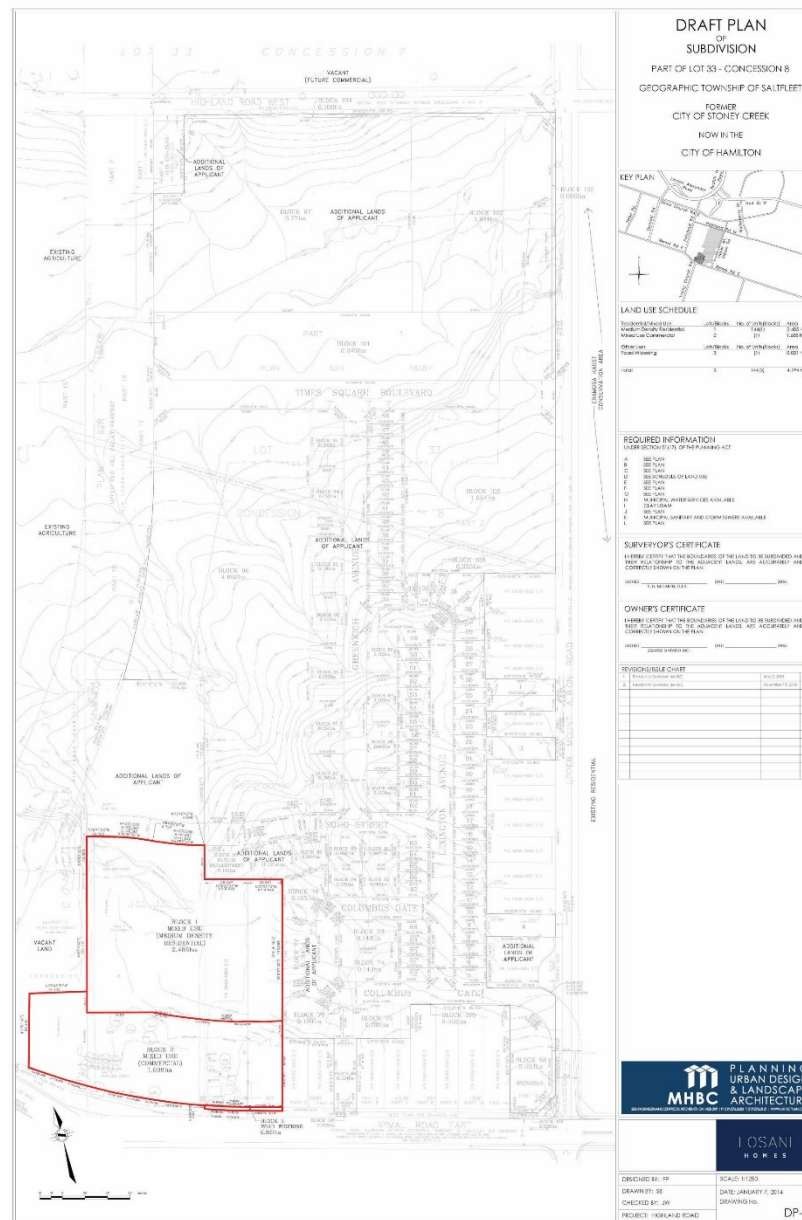




SUBJECT PROPERTY



1809, 1817 & 1821 Rymal Road East, Stoney Creek

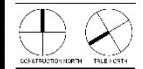


OVERALL SITE AREA			
DESCRIPTION	AREA (FAC)	AREA (EP)	PERCENTAGE
SITE TOTAL			
SITE TOTAL	43,078.36 sq ft	43,059.87	100.0%

PARKING	
REQUIRED PARKING	
- 1.25 / UNIT	820
- 0.25 / VISITOR	104
TOTAL	924
PROPOSED PARKING	
- 1.0 / UNIT	656
- 0.25 / VISITOR	164
TOTAL	820

[illegible]

1 Site Plan
1 : 500

[illegible]

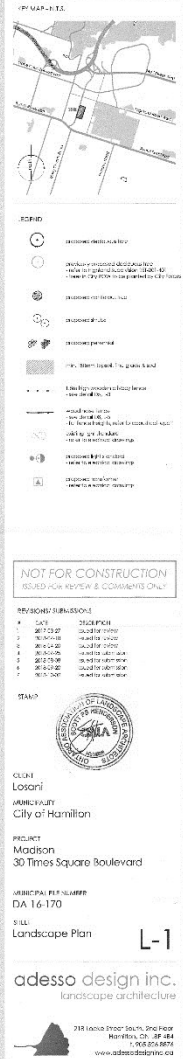
LOSANI HOMES
SOHO

UPPER RED HILL VALLEY
 PARKWAY / HIGH LAND
 ROAD WEST

SITE PLAN

DATE	Issue Date
ISSUE	CNC, ME, DM
COLOR	JM
FILE	1 : 500
FILE	118018

A001



[illegible]

Sc 13-18:123
Sc 13-18:124
Sc 13-18:125
Sketch.

(Concept plan for Blocks 1, 2, 3, 8, 9, 10 & 12)

Page 1 of 1

Required Reading Assignments

PED19030 Phasing Map

LANDS\ SUBJECT\
UHOA-16-025\ an
ZAC-16-064

PART\ OF\ LOT\ 33\ -\ CONCESS

GEOGRAPHIC\ TOWNSHIP\ OF\ SALTFL

FORMER
CITY\ OF\ STONEY\ CR

NOW\ IN\ T
CITY\ OF\ HAMILT

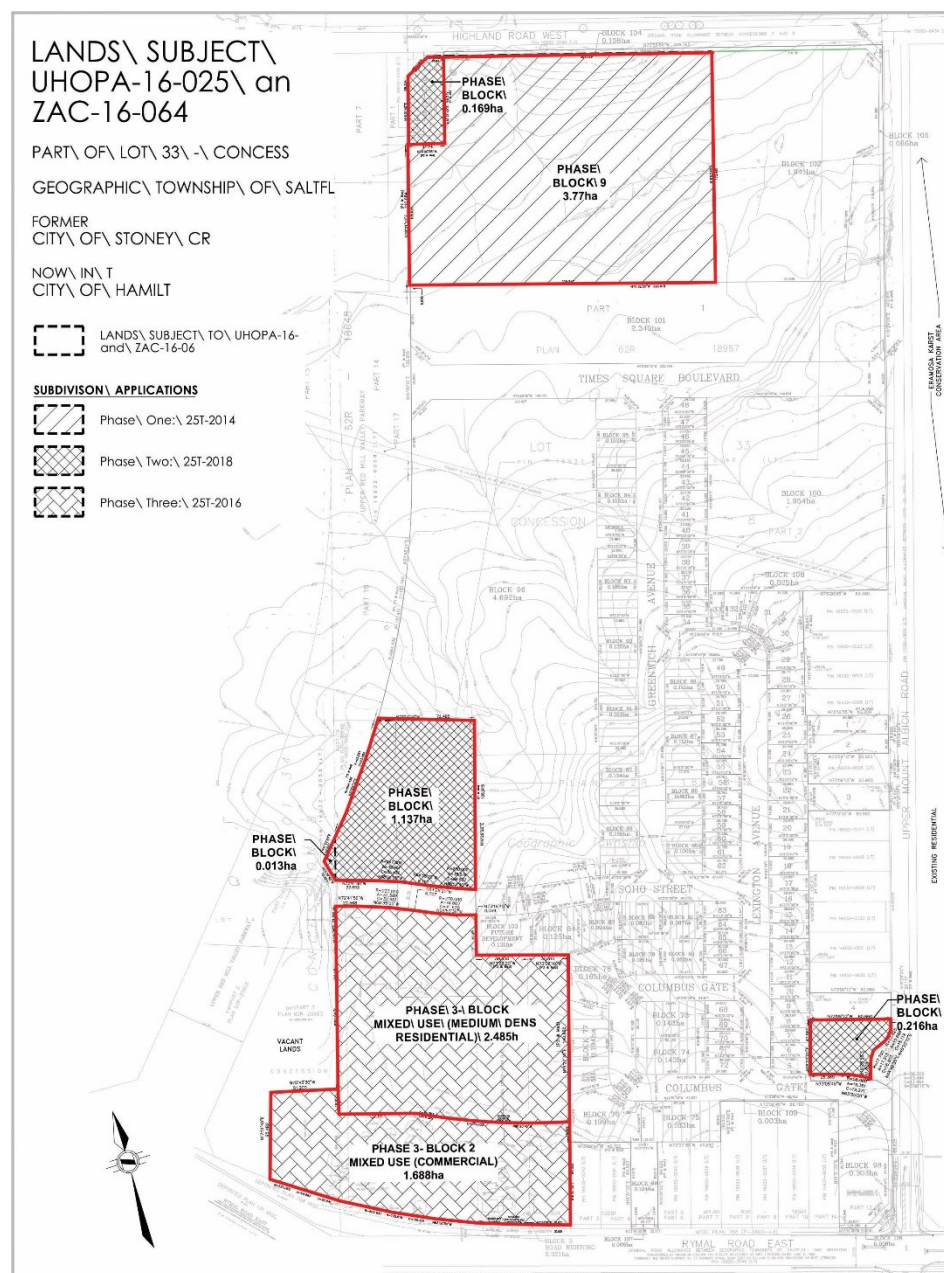
LANDS\ SUBJECT\ TO\ UHOA-16-
and\ ZAC-16-06

SUBDIVISION\ APPLICATIONS

Phase\ One\ 25T-2014

Phase\ Two\ 25T-2018

Phase\ Three\ 25T-2016





Existing secondary school south of Phase 3, Bishop Ryan Catholic Secondary School



Existing residential and institutional lands to the south



Upper Mount Albion Road



Phase 3 of Subject Lands, showing dwelling units under construction



Open Space block facing north to Highland Road West



Greenwich Avenue dwellings under construction



Upper Mount Albion from Rymal Road East



Phase 1 Block



Residential uses under construction in Phase 2



Phase 1 lands with open space block, looking west



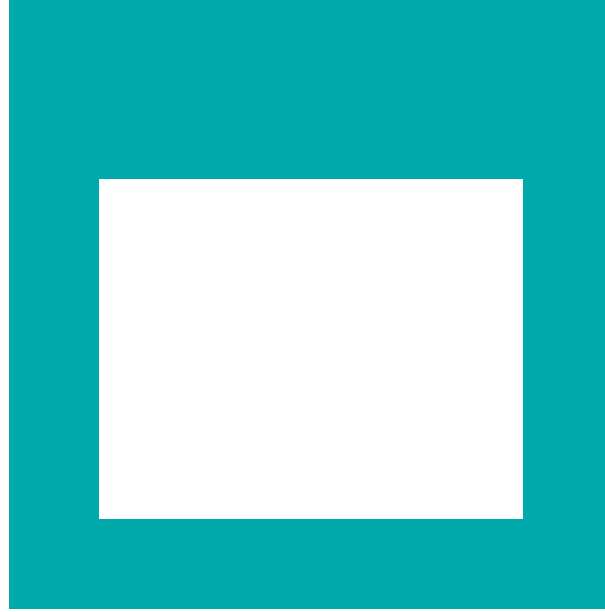
Rymal Road East, showing Phase 3 of Subject lands



Upper Red Hill Parkway from Times Square (South of Block 97 of Subject lands)



North of Phase 1 Block 97



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE