

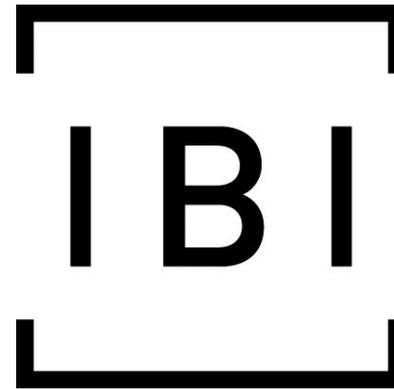
# Planning Committee

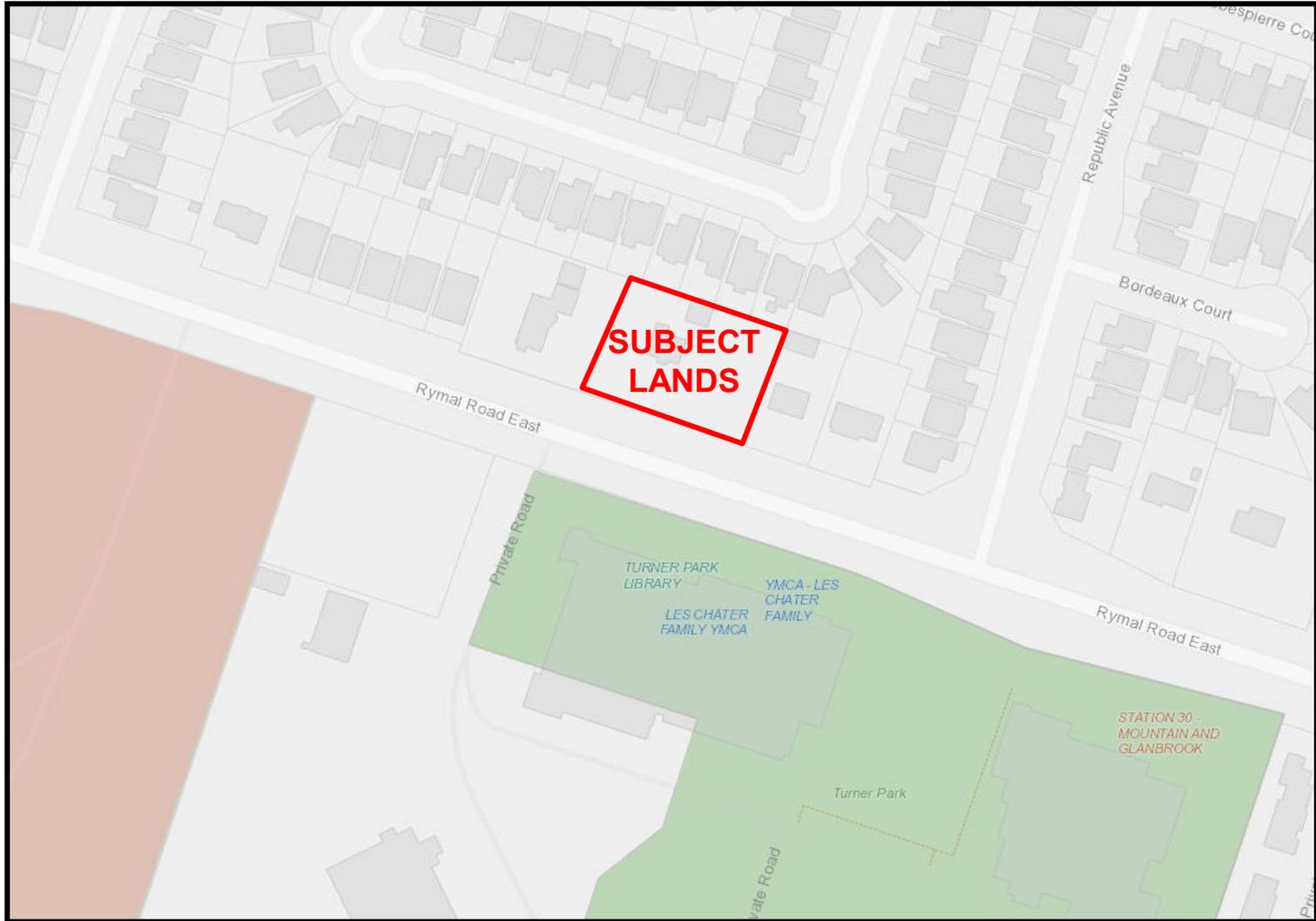
## Proposed Residential Development

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IBI Group  
Valvasori Properties  
323 Rymal Road East, Hamilton  
July 14, 2020

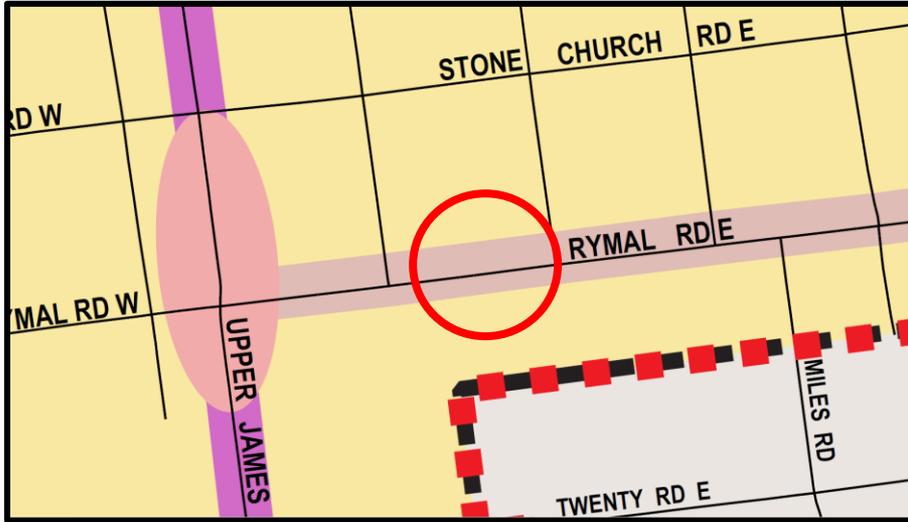




## Location Map



Air Photo

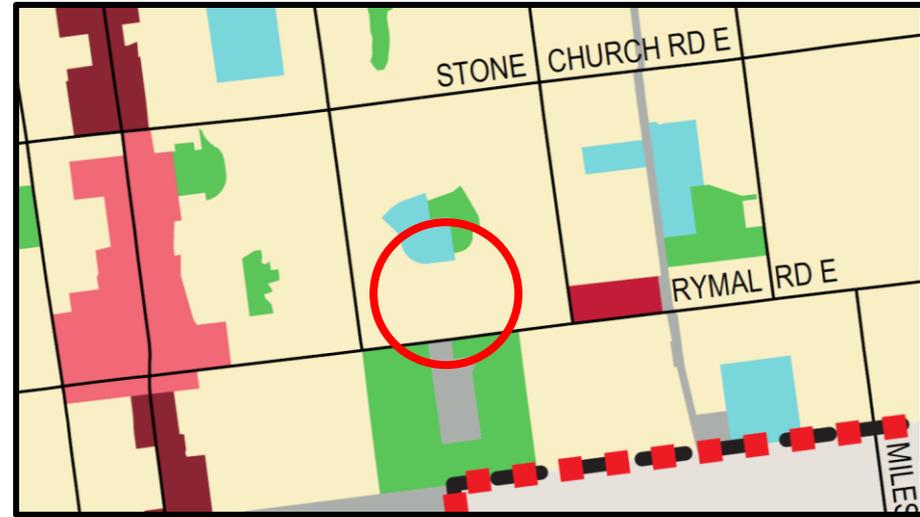


## Schedule E – Urban Structure

Secondary Corridor

Permits low- to mid-rise building forms;  
Permits a mix of uses, including residential;

Permits a mix of densities



## Schedule E1 – Urban Land Use Designations

Neighbourhoods Designation

Permits Medium Density Residential (60-99 units per hectare);

Permits Multiple Dwelling Forms

## Current Official Plan Status

## Required

Min. Front Yard – 3.18m

Min. Side Yard – 5.07m

Min. Rear Yard – 6.18m

Balcony Encroachment –  
1.0m but no closer than 1.5m to a  
street lot line

1.0m into the rear yard

## Parking

1.25 spaces/unit + 0.25 visitor  
space/unit (32 spaces)

## Loading Space

5-30 units = 1 space

## Proposed

Min. Front Yard – 3.0m

Min. Side Yard – 3.0m

Min. Rear Yard – 15.0m

Balcony Encroachment –  
1.5m, but no closer than 1.5m to a  
street line

1.5m into the rear yard

## Parking

1.23 spaces per unit, including  
visitor parking (26 spaces)

## Loading Space

No Loading space required



## Development Details

Site Area: 2,487m<sup>2</sup>

Number of Units: 21

Density: 85 UPH

Number of Parking Spaces: 26

Building Height: 12.6m

Landscaped Area: 29%

## Conceptual Site Plan



1 NORTH ELEVATION - COLOUR  
A400 1:100



2 EAST ELEVATION - COLOUR  
A400 1:100



3 SOUTH ELEVATION - COLOUR  
A400 1:100



4 WEST ELEVATION - COLOUR  
A400 1:100

## Proposed Building Elevations

# Thank you

