



WELCOME TO THE CITY OF HAMILTON

# PLANNING COMMITTEE

December 5, 2023

# PED23216 – (ZAC-22-066)

Application for a Zoning By-law Amendment for Lands Located at  
81 and 87 Rymal Road East, Hamilton.

Presented by: Jennifer Catarino



Hamilton Airphoto (2021)

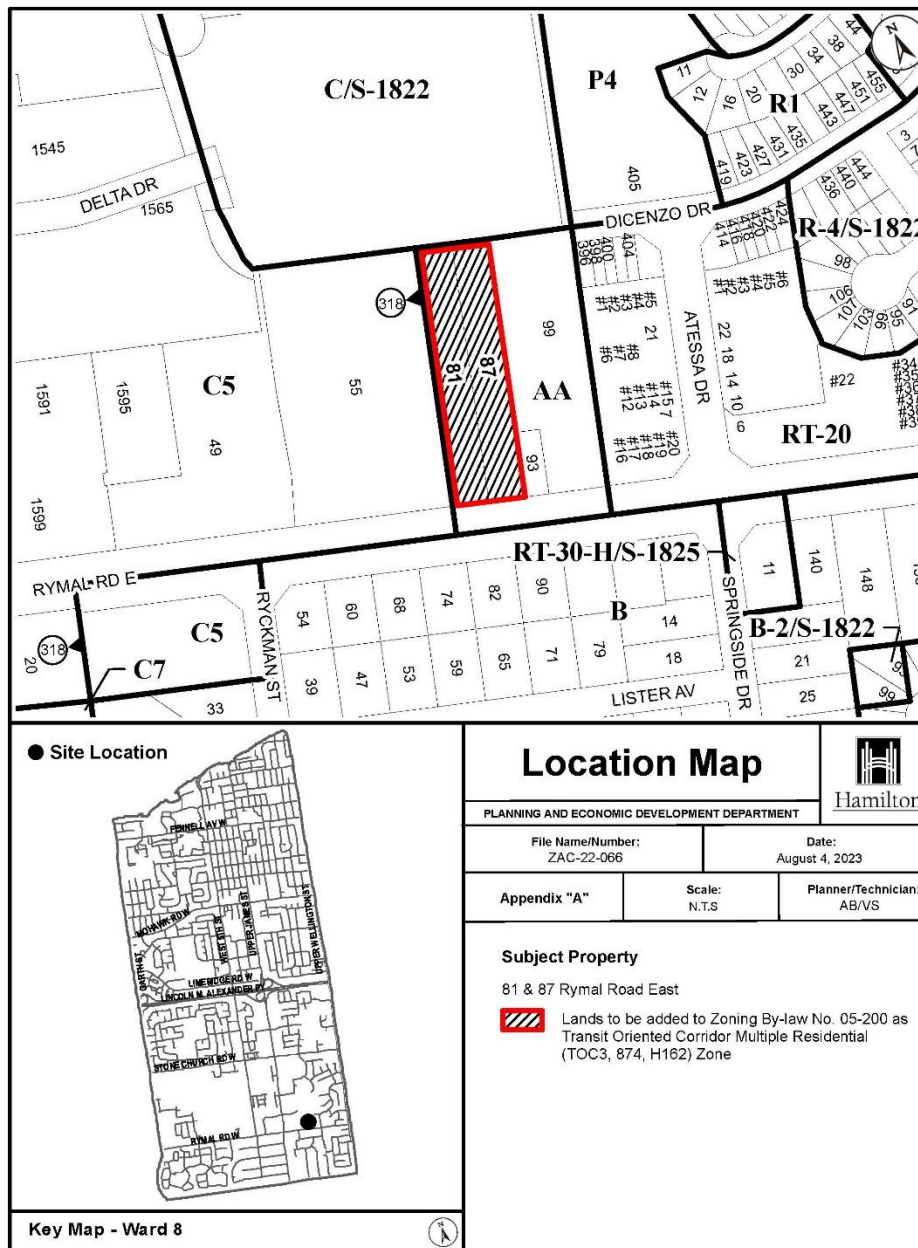
SUBJECT PROPERTY



81 & 87 Ryman Road East, Hamilton







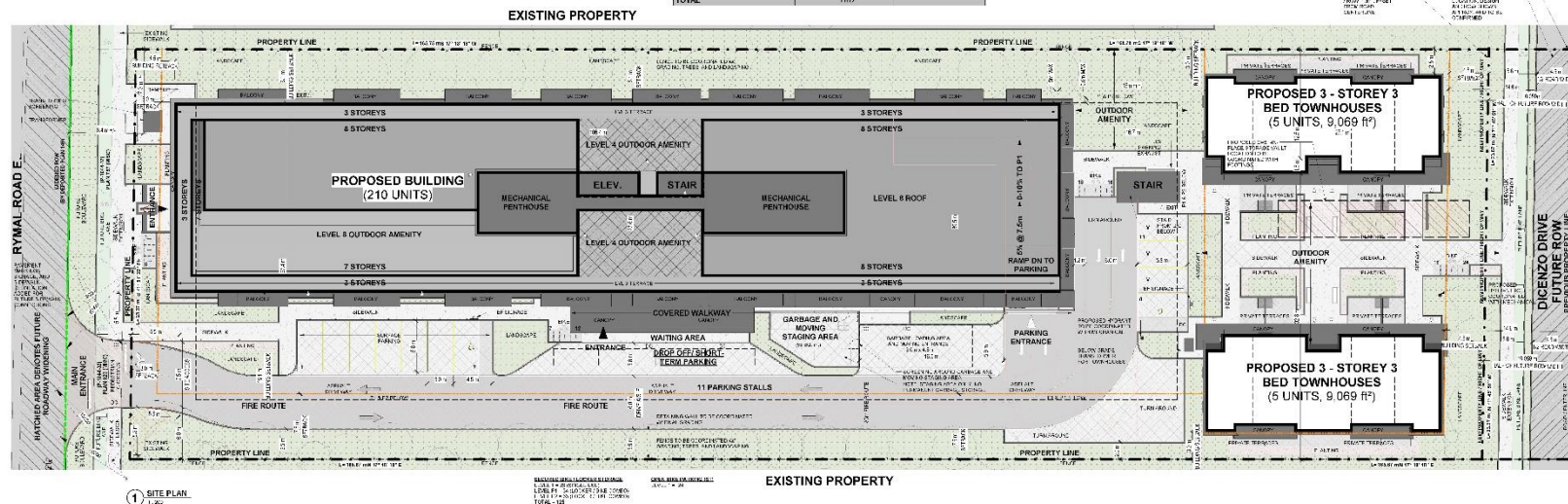
[illegible]

TOWNHOUSES	
DATA	PROVIDED
TOTAL DENSITY (# of units)	16 townhouse units
TOWNHOUSE BUILDING AREA (sq ft) PFR R.U. (sq ft)	3,025 sq ft (281 sq ft)
BUILDING AREA (Excl'd Apartment)	5,046 sq ft (282 sq ft)
GROSS CONSTRUCTION FLOOR AREA (sq ft) (PFR BUILDING)	5,088 sq ft (284 sq ft)
GROSS CONSTRUCTION FLOOR AREA (sq ft) (TOTAL CONSTRUCTION)	16,138 sq ft (1,555 sq ft)
NUMBER OF STOREYS PFR R.U. (FLOORS)	3
NUMBER OF BUILDINGS	2
BUILDING HEIGHT FROM AVERAGE GRADE (m)	TOWNHOUSE A 4.703 m TOWNHOUSE B 4.706 m

SITE DATA	
81 S 87th RD, HAMILTON	
DATA	PROVIDED
101 vehicle (passenger) (on HOV)	70,000 P.P. (2,000 P.P.)
waiting between from street line (on) (Normal Road)	6.8 ft. - ADAPTMENT
INTERIOR SIDE YARD	0.1 ft. - ADAPTMENT
Street line	0.1 ft. - TYPICAL HOUSES
INTERIOR SIDE YARD	16.1 ft. - ADAPTMENT
East line	3.0 ft. - TYPICAL HOUSES
INTERIOR YARD (on)	4.2 ft. - TYPICAL HOUSES
waiting between from street line (Normal Road)	
LANDSCAPING DATA	
DATA	PROVIDED
LANDSCAPE AREA (m <sup>2</sup> )	2,945 P.P. (2,025 P.P.)
LANDSCAPE AREA (%)	27.8%
not include a strip 3 ft. / sidewalk	
VEHICLE PARKING DATA	
	REQUIRED PROVIDED
PARKING NUMBER	154 157
PARKING BREAKDOWN	
62 (150 m <sup>2</sup> ) @ 30 Space = 25	SURFACE = 11
14 (300 m <sup>2</sup> ) @ 30 Space = 10	FURFILL = 73
10 (300 m <sup>2</sup> ) @ 30 Space = 10	
75 (150 m <sup>2</sup> ) @ 30 Space = 15	
20 (150 m <sup>2</sup> ) @ 30 Space = 10	
(TOWNS)	
BARBER FREE PARKING	10 (150 m <sup>2</sup> ) 10 (150 m <sup>2</sup> )
ELECTRIC VEHICLE PARKING	10 (150 m <sup>2</sup> ) 10 (150 m <sup>2</sup> )
BI-CYCLE PARKING DATA	
	REQUIRED PROVIDED
RESIDENTIAL BI-CYCLE PARKING	15 15
LONG TERM	15 15
SHORT TERM	24
TOTAL	63 (150 m <sup>2</sup> ) 123



NOTE: REFER TO LANDSCAPE AND TREE PROTECTION PLANS FOR LANDSCAPING, REMOVALS, PLANTINGS, AND TREE PROTECTION DETAILS.

[illegible]

SITE PLAN  
81 & 87 RYMAL RD. HAMILTON

21001  
2023-03-14

Appendix "D" to Report PED23216  
Page 2 of 3

### MATERIALS LEGEND

- (1) BRICK CONCRETE CLADDING
- (2) BRICK CONCRETE CLADDING
- (3) BRICK CONCRETE CLADDING
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ELEVATIONS - NORTH & SOUTH  
81 & 87 RYMAL RD, HAMILTON

21001  
2023-03-14  
SRM  
SRM  
SRM





ELEVATIONS - EAST & WEST, TOWNHOUSE  
81 & 87 RYMAL RD, HAMILTON

### MATERIALS LEGEND

- 1 BRICK VENEER (REF. 104-1)
- 2 BRICK FACED (REF. 104-1)
- 3 BRICK FACED (REF. 104-1)
- 4 BRICK FACED (REF. 104-1)
- 5 BRICK FACED (REF. 104-1)
- 6 BRICK FACED (REF. 104-1)
- 7 BRICK FACED (REF. 104-1)
- 8 BRICK FACED (REF. 104-1)
- 9 BRICK FACED (REF. 104-1)
- 10 BRICK FACED (REF. 104-1)
- 11 BRICK FACED (REF. 104-1)
- 12 BRICK FACED (REF. 104-1)
- 13 BRICK FACED (REF. 104-1)
- 14 BRICK FACED (REF. 104-1)
- 15 BRICK FACED (REF. 104-1)
- 16 BRICK FACED (REF. 104-1)
- 17 BRICK FACED (REF. 104-1)
- 18 BRICK FACED (REF. 104-1)





81 & 87 Rymal Road East





81 Rymal Road East - rear of property looking north





87 Rymal Road East - rear of property looking east





DiCenzo Drive dead end - looking west



DiCenzo Drive extension - looking west





Hamilton

# THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE