



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

February 6, 2024

PED24021 – (ZAC-23-050)

Application for Zoning By-law Amendment for Lands Located at
164, 168 and 176 Rymal Road East, Hamilton.

Presented by: Daniel Barnett

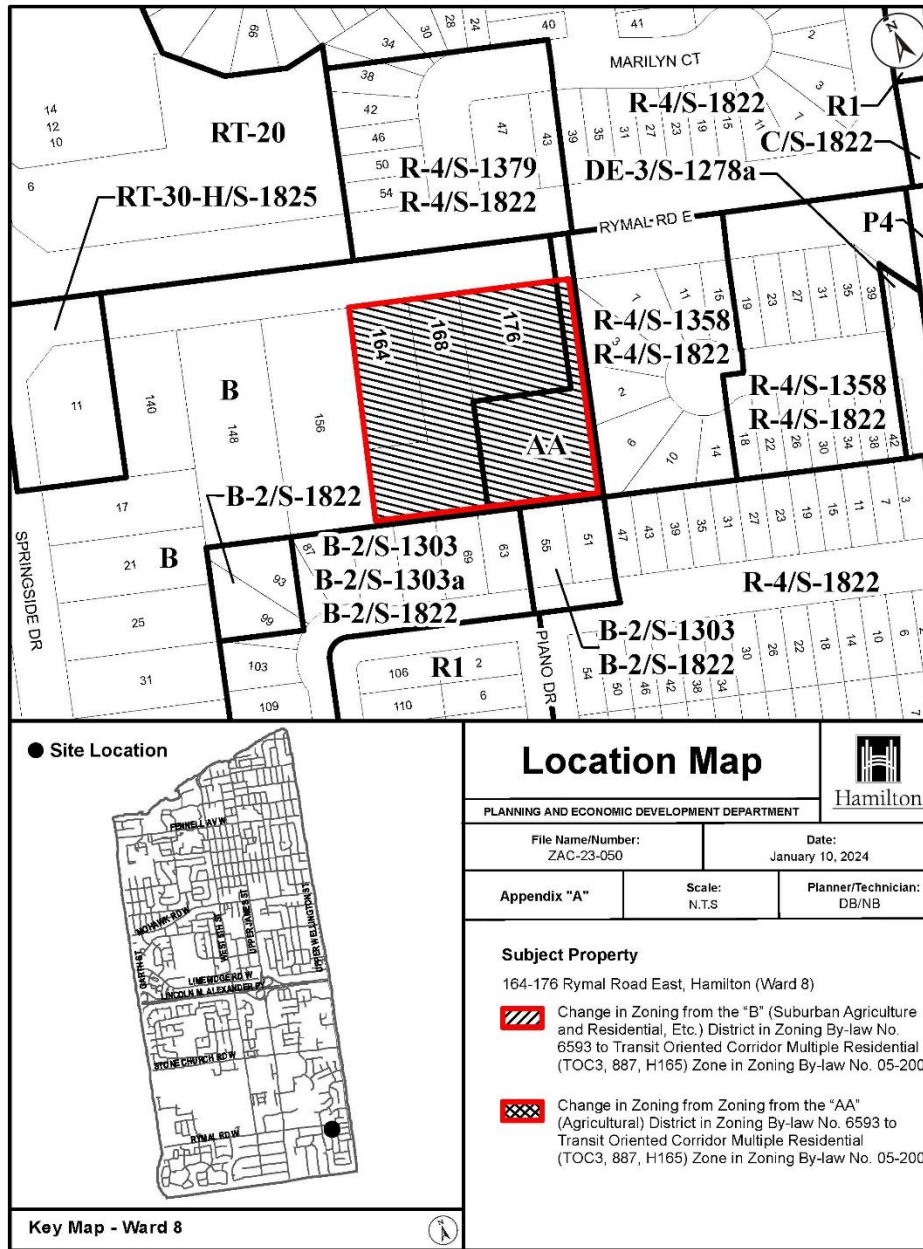


SUBJECT PROPERTY



164, 168 & 176 Rymal Road East, Hamilton





● Site Location



Key Map - Ward 8

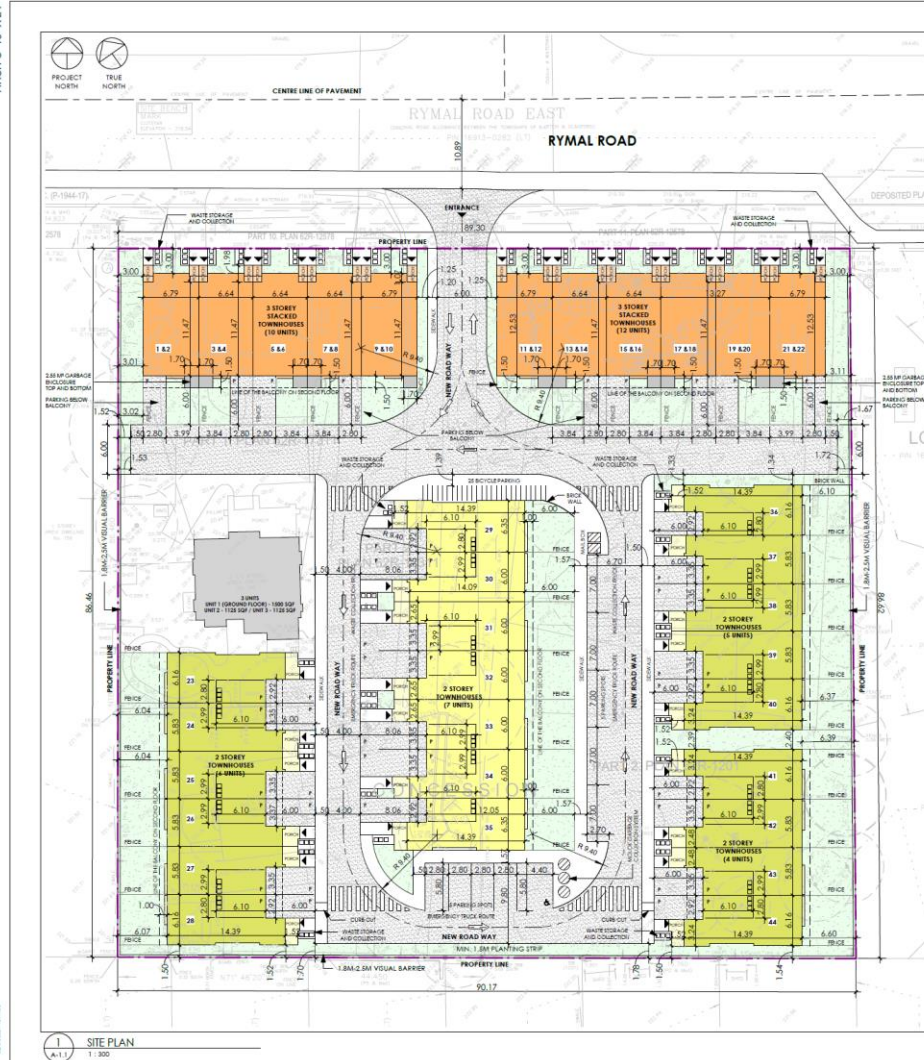
Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	
File Name/Number: ZAC-23-050	Date: January 10, 2024
Appendix "A"	Planner/Technician: DB/NB

- Subject Property**
164-176 Rymal Road East, Hamilton (Ward 8)
- Change in Zoning from the "B" (Suburban Agriculture and Residential, Etc.) District in Zoning By-law No. 6593 to Transit Oriented Corridor Multiple Residential (TOC3, 887, H165) Zone in Zoning By-law No. 05-200
 - Change in Zoning from Zoning from the "AA" (Agricultural) District in Zoning By-law No. 6593 to Transit Oriented Corridor Multiple Residential (TOC3, 887, H165) Zone in Zoning By-law No. 05-200

ARCH C-18' X 24'



KEY PLAN 164 & 174 RYMAL ROAD EAST, HAMILTON ONT.

STATISTICS

ITEM	UNIT	VALUE
LOT AREA	SQ. FT.	7,764.86SQ. FT.
TOTAL UNITS		44
Townhouse	32 units	
Stacked townhouse	12 units	
TOTAL GROSS FLOOR AREA	SQ. FT.	6,649.30SQ. FT.
FRONT SETBACK	FEET	3.00M
REAR SETBACK	FEET	1.80M
SIDE SETBACK	FEET	3.00M
TOWNHOUSES HEIGHT	FEET	6.43M
STACKED TOWNHOUSES HEIGHT	FEET	9.55M
AMENITY AREA	SQ. FT.	1,289.92SQ. FT.
Balcony total	SQ. FT.	213.72SQ. FT.
Backyard total	SQ. FT.	1,066.20SQ. FT.
LANDSCAPED AREA	SQ. FT.	1,465.80SQ. FT.
BUILDING GROUND COVERAGE	%	2.612.70M

PARKING STATISTICS

VEHICULAR PARKING DIMENSIONS	2.80M X 5.80M
PARALLEL PARKING DIMENSIONS	2.70M X 7.00M
ACCESSIBLE PARKING DIMENSIONS	4.40M X 5.80M
TOTAL PARKING SPACES	43
On street: 19 spaces	
Driveway: 22 spaces	
Garage: 22 spaces	
TOTAL ACCESSIBLE PARK. SPACES	1
BICYCLE PARKING SPACES	25

SITE PLAN LEGEND

2 STOREY TOWNHOUSES (TYPE A)	[Color swatch]
2 STOREY TOWNHOUSES (TYPE B)	[Color swatch]
3 STOREY STACKED TOWNHOUSES	[Color swatch]
TOWNHOUSE PORCH	[Color swatch]
STACKED TOWNHOUSES PORCH	[Color swatch]
LANDSCAPE	[Color swatch]
SIDEWALK	[Color swatch]
ROADWAY	[Color swatch]
SNOW STORAGE	[Color swatch]
PROPERTY LINE	[Line style]
VEHICAL BARRIER	[Line style]
FIRE ROUTE/NO PARKING SIGN LOCATION	[Symbol]
GARBAGE ENCLOSURE	[Symbol]
WASTE STORAGE	[Symbol]
PARKING SPACE	[Symbol]

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LATEST ONTARIO BUILDING CODE.

USE ONLY LATEST REVISED DRAWINGS MARKED AS "ISSUED FOR CONSTRUCTION".

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS, AND ON THE PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED OR REPRODUCED WITHOUT AUTHORIZATION. DOCUMENTS ARE TO BE RETURNED UPON COMPLETION OF THE PROJECT.

REVISIONS

#	DATE	REMARKS
08	2023 10 20	ISSUED FOR REVIEW
07	2023 10 18	ISSUED FOR REVIEW
06	2023 09 27	ISSUED FOR REVIEW
05	2023 09 08	RE ISSUED FOR COORDINATION
04	2023 05 31	ISSUED FOR COORDINATION
03	2023 05 30	STATISTICS REVIEW
02	2023 03 07	STATISTICS REVIEW
01	2022 11 02	ISSUED FOR COORDINATION

ARCHITECT

LIMA
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SEALS

PRELIMINARY

PROJECT TITLE

TOWNHOUSE DEVELOPMENT

164-168-176 Rymal Road East
Hamilton, Ontario

DRAWING TITLE

SITE PLAN

DRAWN BY

MB-TM-DS-CB

SCALE

1 : 300

DATE

MAY 09 2023

CHECKED BY

FL

PROJECT NUMBER

22-554

DRAWING NUMBER

A-1.1

ARCH-C-18 X 24'



1 TOWNHOUSES - VIEW 01



2 TOWNHOUSES - VIEW 02

30 0000 0000

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REVISIONS		
#	DATE	REMARKS
06	2023-10-30	ISSUED FOR REVIEW
07	2023-11-16	ISSUED FOR REVIEW
08	2023-10-27	ISSUED FOR REVIEW
09	2023-06-09	BE ISSUED FOR COORDINATION
10	2023-08-31	ISSUED FOR COORDINATION
11	2023-06-30	STATUTORY REVIEW
12	2023-08-07	STATUTORY REVIEW
13	2023-11-02	ISSUED FOR COORDINATION

ARCHITECT

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DEALS

PROJECT TITLE

TOWNHOUSE DEVELOPMENT

164-168-176 Rymal Road East
Hamilton, Ontario

DRAWING TITLE

TOWNHOUSE - 3D VIEWS

DRAWN BY

TM

SCALE

DATE

MAY 09 2023

CHECKED BY

FL

PROJECT NUMBER

22-554

DRAWING NUMBER

A-0.1

ARCH - 18" X 24"



1 STACKED TOWNHOUSE - VIEW 01



2 STACKED TOWNHOUSE - VIEW 02

ARCHITECT

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REVISIONS

#	DATE	REMARKS
06	2023-10-30	ISSUED FOR REVIEW
07	2023-10-18	ISSUED FOR REVIEW
08	2023-09-27	ISSUED FOR REVIEW
09	2023-06-06	RE ISSUED FOR COORDINATION
04	2023-05-31	ISSUED FOR COORDINATION
03	2023-05-30	STATISTICS REVIEW
02	2023-03-07	STATISTICS REVIEW
01	2022-11-02	ISSUED FOR COORDINATION

ARCHITECT



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DEAD

PROJECT TITLE

TOWNHOUSE DEVELOPMENT

164-168-176 Rymal Road East
 Hamilton, Ontario

DRAWING TITLE

STACKED TOWNHOUSE - 3D VIEWS

DRAWN BY

TM

SCALE

DATE

MAY 09 2023

CHECKED BY

FL

PROJECT NUMBER

22-554

DRAWING NUMBER

A-0.2



Subject property 164-176 Rymal Road East, containing existing single detached dwellings, as seen from Rymal Road East looking south



Rymal Road East and the lands to the west of the subject property, as seen from Rymal Road East looking south west



Properties at 148 and 156 Rymal Road East located to the west of the subject property, as seen from Rymal Road East looking south west



Existing dwellings to the east of the subject property, as seen from Rymal Road East looking south east



Dwellings along Marilyn Court located to the north of the subject property, as seen from Rymal Road East looking north



Dwellings on the north side of Rymal Road East, as seen from Rymal Road East looking east



Dwellings on the north side of Rymal Road East, as seen from Rymal Road East looking west



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE