



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



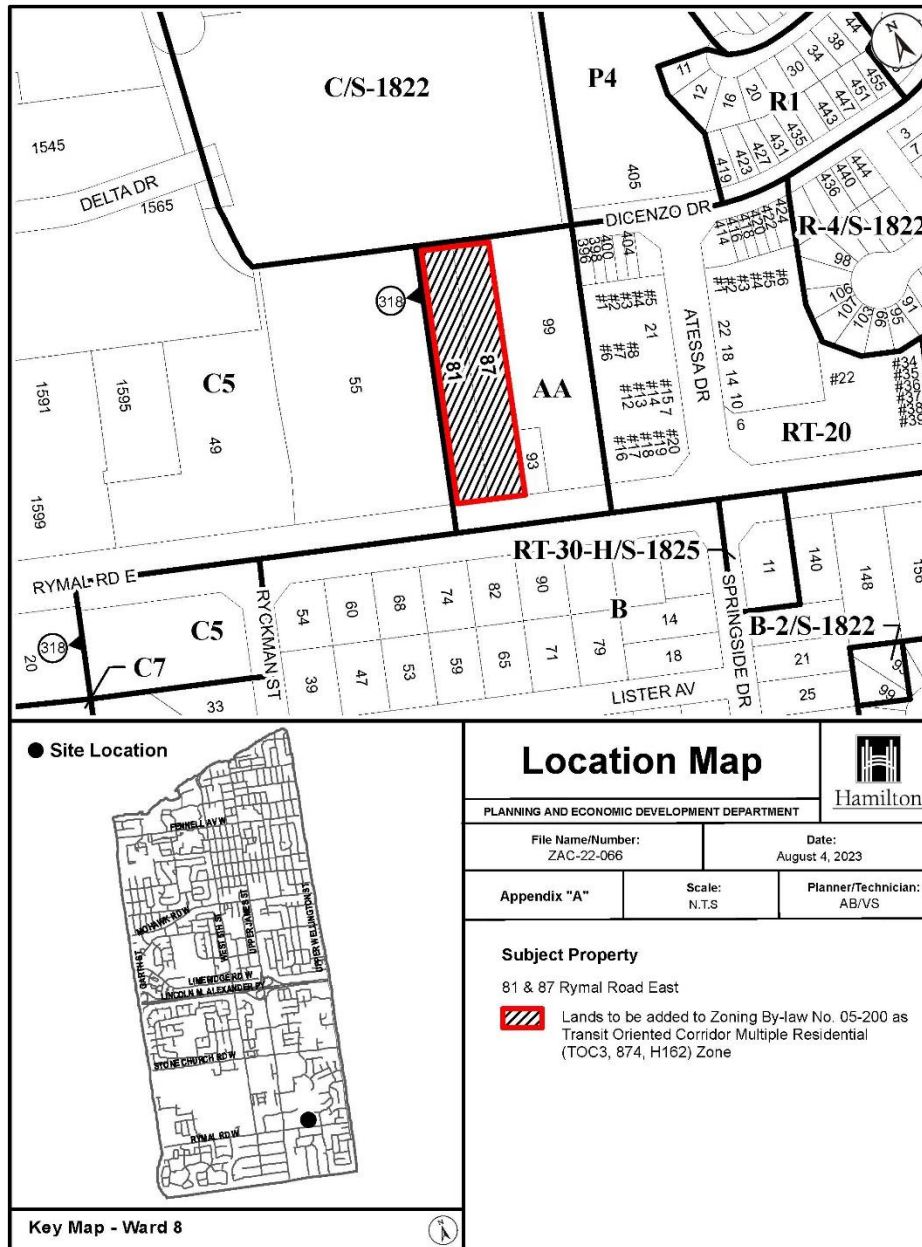
Hamilton Airphoto (2021)

SUBJECT PROPERTY



81 & 87 Rymal Road East, Hamilton





● Site Location



Key Map - Ward 8

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-22-066

Date:
August 4, 2023


Appendix "A"

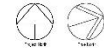
Scale:
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Planner/Technician:
AB/VS

Subject Property

81 & 87 Rymal Road East

 Lands to be added to Zoning By-law No. 05-200 as Transit Oriented Corridor Multiple Residential (TOC3, 874, H162) Zone



AMENITY / COMMERCIAL / RETAIL DATA			
DATA	PROVIDED		
COMMERCIAL RETAIL AREA (m ²)			
AMENITY AREA (m ²)	13 / 139 m ² (2/9 Fm ²)		
REQUIRED			
32 (150 m ²) @ 417 units = 326	12,443 m ² (1,156 m ²)		
28 (150 m ²) @ 100 units = 280			
10 (150 m ²) @ 317 units = 3170			
INDOOR AMENITY AREA (m ²)			
OUTDOOR AMENITY AREA (m ²)	11,528 m ² (1,204 m ²)		
(Level 4 Balconies)			

UNIT BREAKDOWN			
DATA	AMOUNT	%	AREA RANGE
STUDIO	2	0.5%	414 m ² - 526 m ²
1 BED	111	50.9%	498 m ² - 577 m ²
1 BED	77	32.3%	587 m ² - 745 m ²
2 BED	4	0.8%	122 m ² - 232 m ²
2 BED	8	3.6%	541 m ² - 1,143 m ²
3 BED	3	1.4%	710 m ² - 1,032 m ²
TOWNHOUSES	3	1.4%	(3 stories)
TOTAL	220	100%	

POTENTIAL UNIT BREAKDOWN (3-storey units on L3 to per single level)			
DATA	AMOUNT	%	AREA RANGE
STUDIO	17	5.9%	414 m ² - 526 m ²
1 BED	99	42.9%	440 m ² - 677 m ²
1 BED	59	26.2%	587 m ² - 745 m ²
2 BED	6	2.7%	775 m ² - 793 m ²
2 BED	3	0.3%	541 m ² - 1,148 m ²
3 BED	4	1.7%	1,204 m ² - 1,487 m ²
3 BED	3	1.4%	775 m ² - 1,032 m ²
TOWNHOUSES	3	1.4%	(3 stories)
TOTAL	266	100%	

BUILDING DATA (Apartment & townhouses)	
DATA	PROVIDED
TOTAL DENSITY (2 of units)	220 total units
APARTMENT	
DATA	PROVIDED
TOTAL DENSITY (2 of units)	210 apartment units
GROSS CONSTRUCTION FLOOR AREA (Level 1 Townhouse)	23,925 m ² (2,222 m ²)
TOWER FOOTPRINT	N/A
CROSS FLOOR AREA (Level 1 townhouse)	126,498 m ² (14,662 m ²)
UNDERGROUND PARKING AREA	36,372 m ² (3,931 m ²)
GROSS CONSTRUCTION FLOOR AREA (m ²)	234,566 m ² (22,145 m ²)
(INCLUDING UNDERGROUND EXCLUDING TOWNHOUSES & MECH. TR)	(N/C) (NOF RAMP)
1 TO 3 LEVELS	76 units
4 TO 8 LEVELS	105 units
NUMBER OF STOREYS	8 STOREYS
BUILDING HEIGHT (m) FROM AVG. GRADE	<= 20.5 m
TOWNHOUSES	
DATA	PROVIDED
TOTAL DENSITY (2 of units)	10 townhouse units
1 TOWNHOUSE BUILDING AREA (m ²)	3,000 m ² (301 m ²)
BUILDING AREA (Level 3 Apartment)	6,046 m ² (582 m ²)
GROSS CONSTRUCTION FLOOR AREA (m ²) (TOWNHOUSES)	6,008 m ² (564 m ²)
GROSS CONSTRUCTION FLOOR AREA (m ²) (TOWNHOUSES)	18,138 m ² (1,885 m ²)
NUMBER OF STOREYS	3
NUMBER OF BUILDINGS	2
BUILDING HEIGHT FROM AVERAGE GRADE (m)	1 TOWNHOUSE A = 17.00 m TOWNHOUSE B = 10.00 m

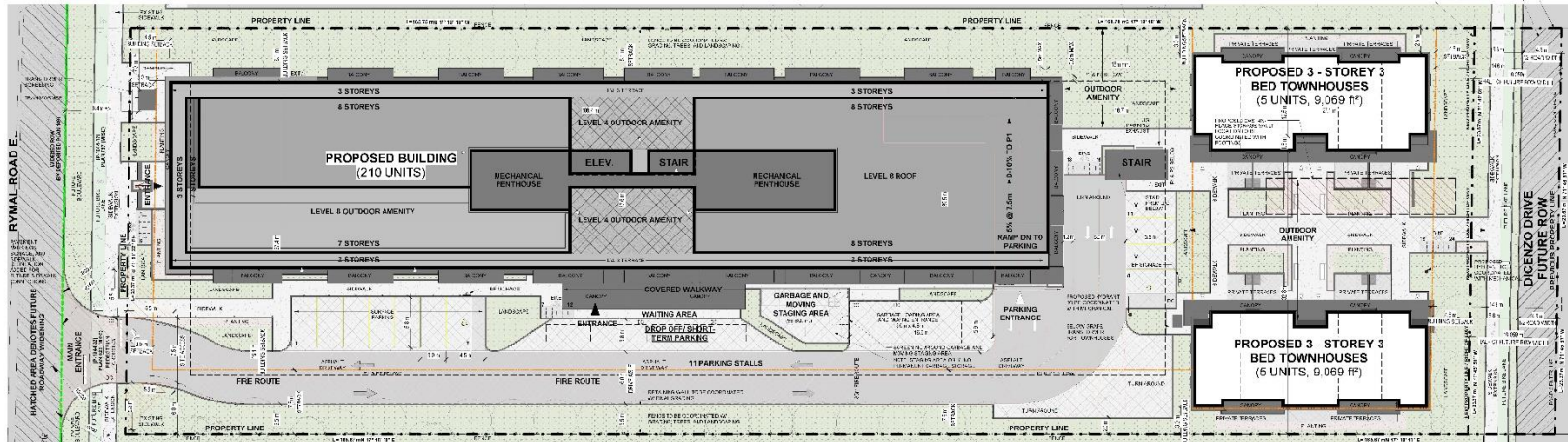
SITE DATA		
DATA	PROVIDED	
LOI AREA (m ²) (Level 1 - 0m NOOI)	78,929 m ² (7,323 m ²)	
Building Setback from street line (m) (Front Road)	4.8 m - APARTMENT	
INTERIOR SIDE YARD (West) (m)	3.0 m - TOWNHOUSES	
INTERIOR SIDE YARD (East) (m)	16.1 m - APARTMENT	
REAR YARD (m)	3.0 m - TOWNHOUSES	
Building Setback from street line (m) (Rear Road)	4.8 m - TOWNHOUSES	
LANDSCAPING DATA		
DATA	PROVIDED	
LANDSCAPE AREA (m ²)	2,949 m ² (2,028 m ²)	
LANDSCAPE AREA (%)	27.8%	
(NOT INCLUDING SETBACK SETBACKS)		
VEHICLE PARKING DATA		
DATA	REQUIRED	PROVIDED
PARKING NEAR/IN	154	157
PARKING BREAKDOWN	62 (150 m ²) @ 0.3 unit = 26	SURFACE = 11
	74 (150 m ²) @ 0.3 unit = 31	LEVEL P2 = 73
	36 (150 m ²) @ 0.3 unit = 31	LEVEL P2 = 73
	78 (150 m ²) @ 1.0 unit = 75	
	12 (50 m ²) @ 1.0 unit = 9	
BARRIER FREE PARKING		3 (150 m ²) @ 0.3 unit = 3
EXISTING VEHICLE PARKING		10 (150 m ²) @ 0.3 unit = 10
TOTAL	164	167
BICYCLE PARKING DATA		
DATA	REQUIRED	PROVIDED
ESSENTIAL BICYCLE PARKING	6 (50 m ²)	24
BIKE RAMP	1	1
LONG TERM	0 (50 m ²) (105)	122
TOTAL	7	127



2 SITE PLAN

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

EXISTING PROPERTY



1 SITE PLAN

EXISTING PROPERTY

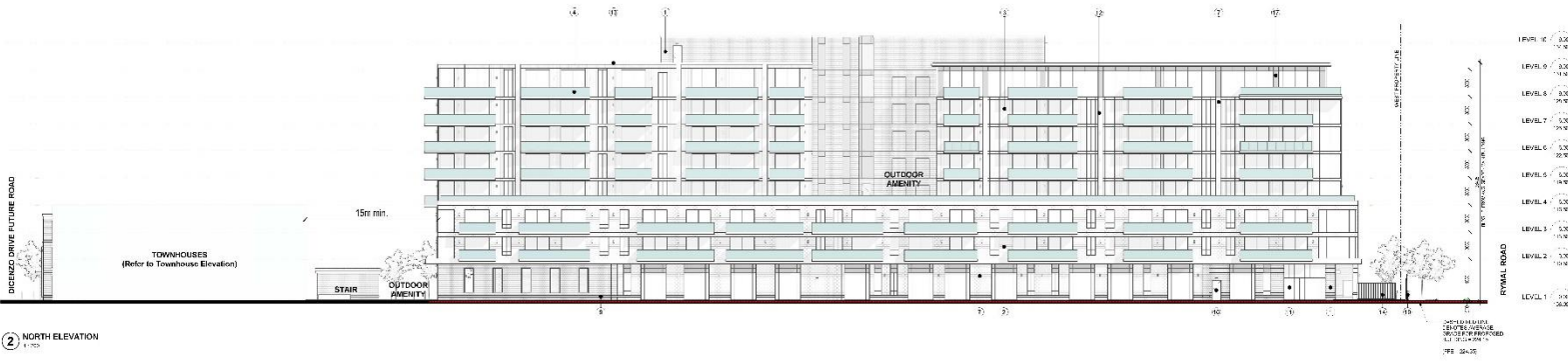
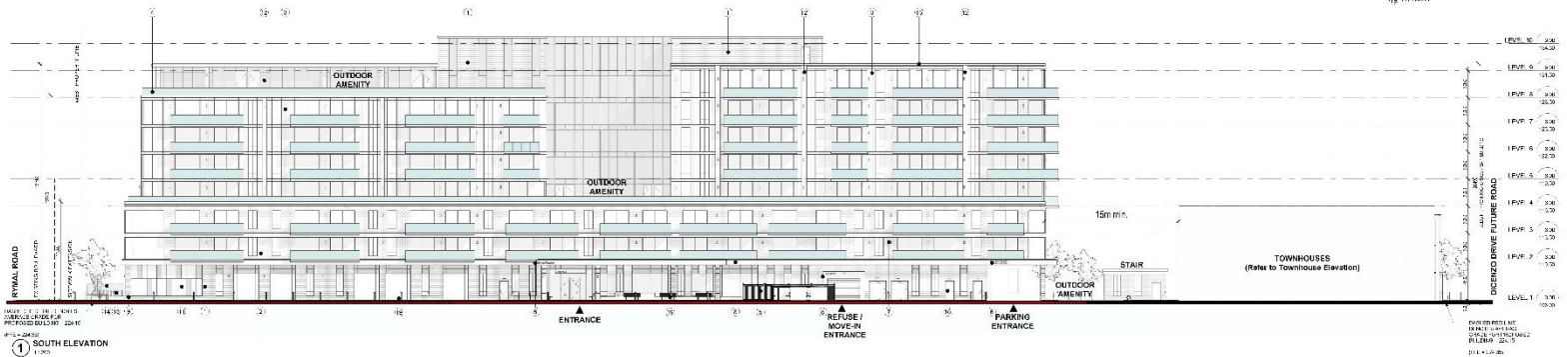
SITE PLAN
81 & 87 RYMAL RD, HAMILTON

21001
2023-03-14
SRM
SPECIALIZED REALTY MANAGEMENT
CORPORATION

Appendix "D" to Report PED23216
Page 2 of 3

MATERIALS LEGEND

- (1) BRICK CONCRETE FINISH
- (2) BRICK FINISH - 100% BRICK FINISH
- (3) POLYMER CONCRETE FINISH
- (4) BRICK CONCRETE FINISH
- (5) BRICK CONCRETE FINISH
- (6) BRICK CONCRETE FINISH
- (7) BRICK CONCRETE FINISH
- (8) BRICK CONCRETE FINISH
- (9) BRICK CONCRETE FINISH
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- (12) BRICK CONCRETE FINISH
- (13) BRICK CONCRETE FINISH
- (14) BRICK CONCRETE FINISH
- (15) BRICK CONCRETE FINISH
- (16) BRICK CONCRETE FINISH
- (17) BRICK CONCRETE FINISH
- (18) BRICK CONCRETE FINISH

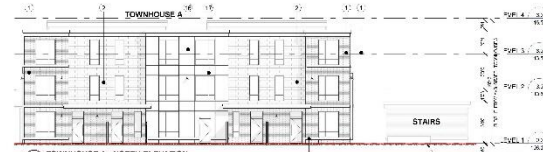


ELEVATIONS - NORTH & SOUTH
81 & 87 RYMAL RD, HAMILTON

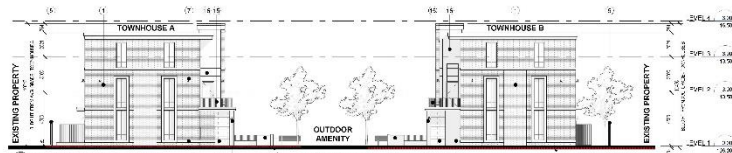
21001
2023-03-14
SRM
SRM GROUP INC.



4 TOWNHOUSE A - SOUTH ELEVATION



7 TOWNHOUSE A - NORTH ELEVATION



3 TOWNHOUSES WEST ELEVATION



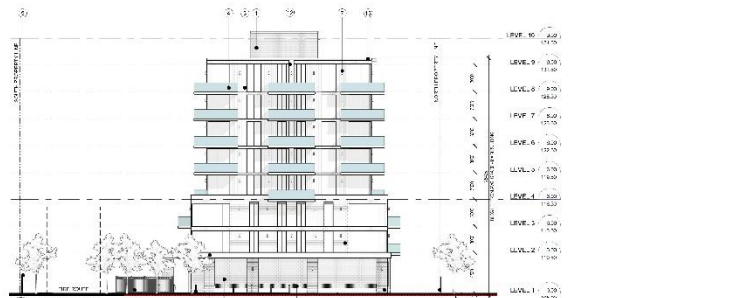
6 TOWNHOUSE B - NORTH ELEVATION



5 TOWNHOUSES EAST ELEVATION



8 TOWNHOUSE B - SOUTH ELEVATION



1 EAST ELEVATION



2 WEST ELEVATION

MATERIALS LEGEND

- 1 BRICK WALL (REF. 104.1)
- 2 BRICK FACED CONCRETE BLOCK (REF. 104.1)
- 3 BRICK FACED CONCRETE BLOCK (REF. 104.1)
- 4 ASPHALT ROOFING
- 5 FINISH TERRAZZO
- 6 FINISH
- 7 FINISH
- 8 FINISH
- 9 FINISH
- 10 FINISH
- 11 FINISH
- 12 FINISH
- 13 FINISH
- 14 FINISH
- 15 FINISH
- 16 FINISH
- 17 FINISH
- 18 FINISH

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

21001
2023-03-14
SRM
ARCHITECTS



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