



WELCOME TO THE CITY OF HAMILTON

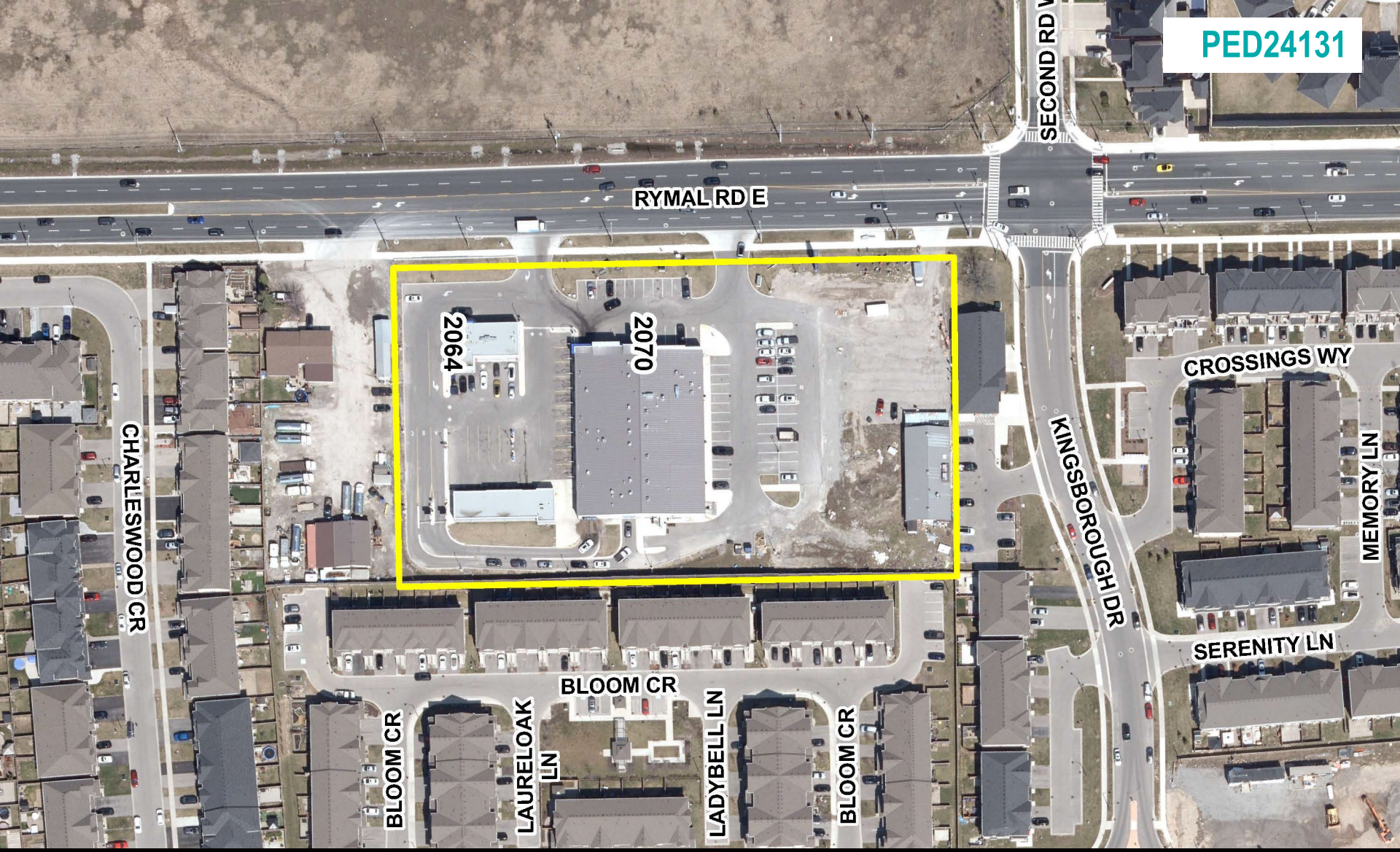
# PLANNING COMMITTEE

August 13, 2024

# PED24131 – (ZAC-23-017 & UHOPA-23-007)

Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 2064 and 2070 Rymal Road East, Glanbrook.

Presented by: Mark Michniak



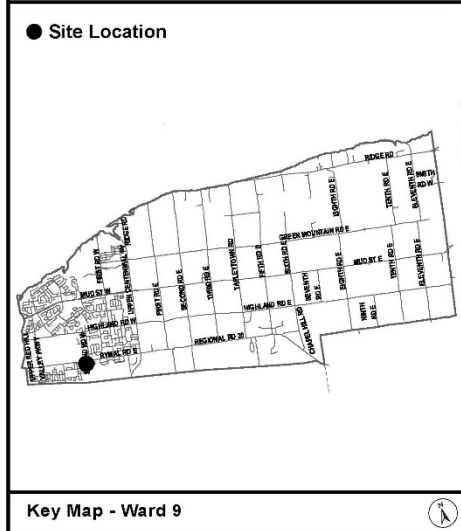
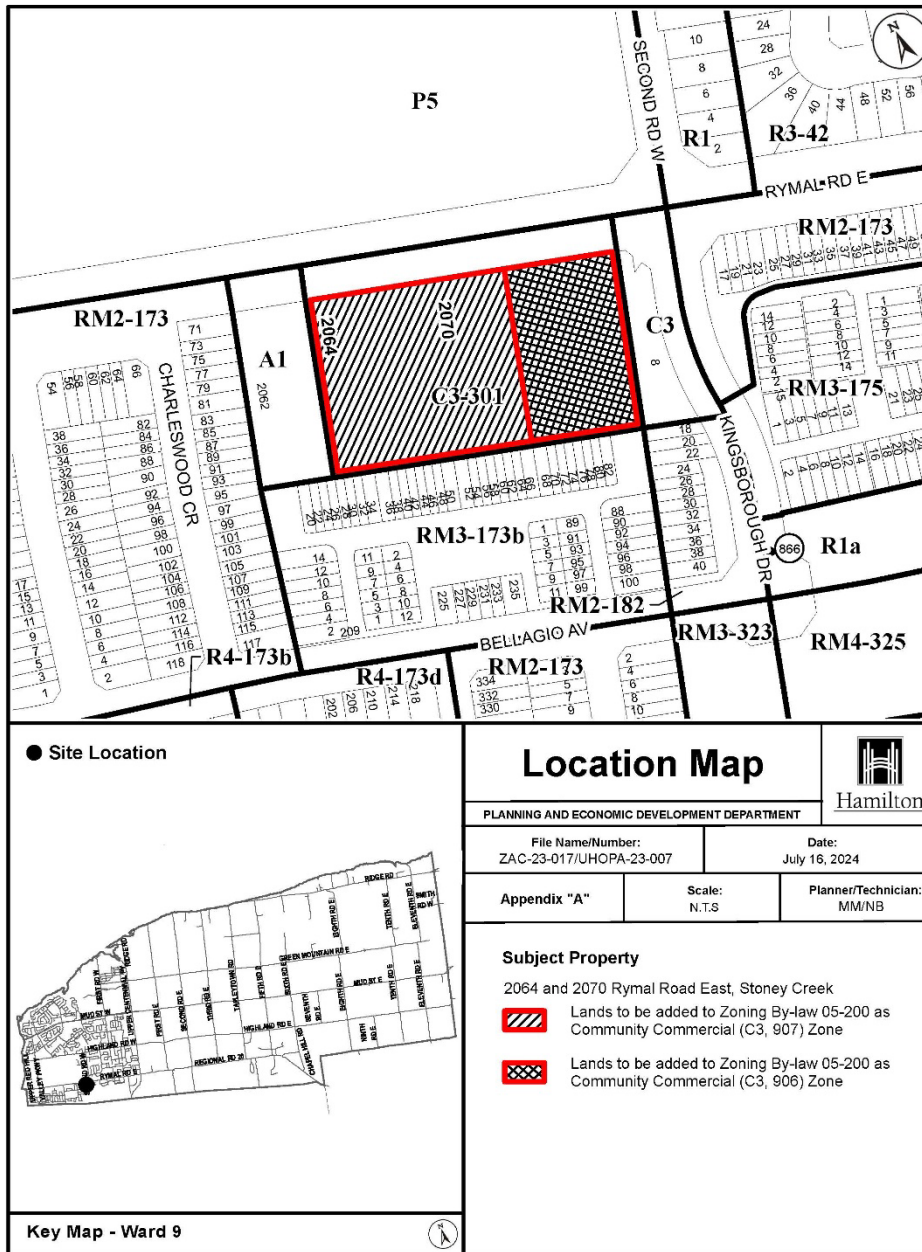
SUBJECT PROPERTY



2064 & 2070 Rymal Road East, Glanbrook







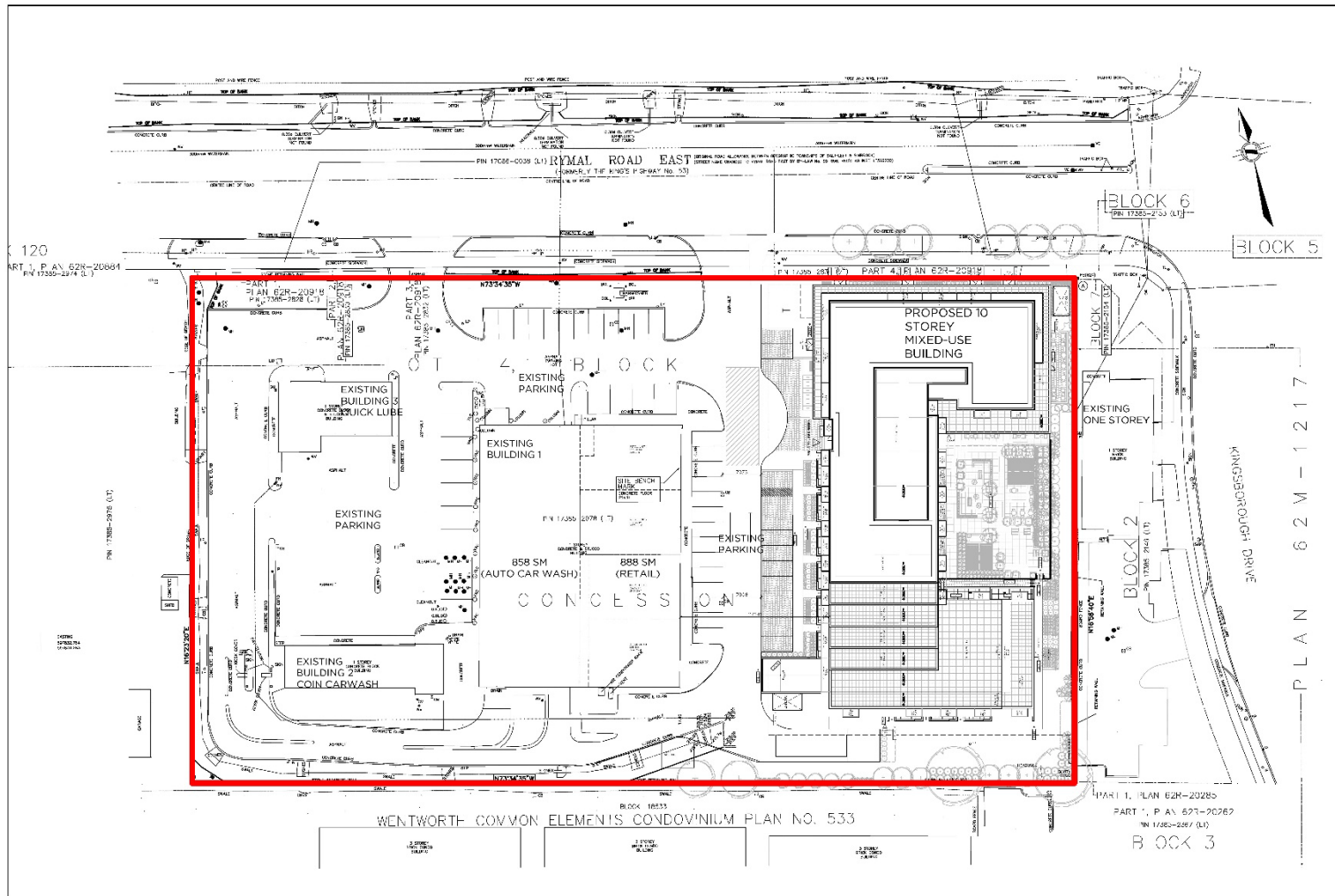
### Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	
File Name/Number: ZAC-23-017/UHOPA-23-007	Date: July 16, 2024
Appendix "A"	Planner/Technician: MM/NB

#### Subject Property

- 2064 and 2070 Rymal Road East, Stoney Creek
- Lands to be added to Zoning By-law 05-200 as Community Commercial (C3, 907) Zone
  - Lands to be added to Zoning By-law 05-200 as Community Commercial (C3, 906) Zone



This drawing is the property of the City of Hamilton and is not to be used for any other purpose without the written consent of the City of Hamilton. The City of Hamilton is not responsible for any errors or omissions in this drawing and does not warrant the accuracy of the information contained herein.

ISSUED RECORD  
 2024-06-10 11:00 AM  
 2024-06-10 11:00 AM

REVISION RECORD

RAW  
 405 BIRCHMEAD STREET WEST  
 10th FLOOR  
 21043  
 2070 RYMAL ROAD  
 HAMILTON, ON

1 CONTEXT PLAN  
 A001 SCALE: 1:500

11/20/2019 11:00 AM Hamilton Planning & Economic Development Department  
 11/20/2019 11:00 AM Hamilton Planning & Economic Development Department

CONTEXT PLAN  
 A001

**WASTE COLLECTION NOTES**

1. ALL WASTE SHALL BE COLLECTED IN A SEPARATE CONTAINER FOR EACH TYPE OF WASTE. THE CONTAINER SHALL BE Labeled AND MAINTAINED SEPARATELY FROM ALL OTHER WASTE. THE CONTAINER SHALL BE MAINTAINED SEPARATELY FROM ALL OTHER WASTE. THE CONTAINER SHALL BE MAINTAINED SEPARATELY FROM ALL OTHER WASTE.

**SITE PLAN NOTES**

1. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HAMILTON ZONING BY-LAW AND THE HAMILTON BUILDING BY-LAW. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HAMILTON ZONING BY-LAW AND THE HAMILTON BUILDING BY-LAW.

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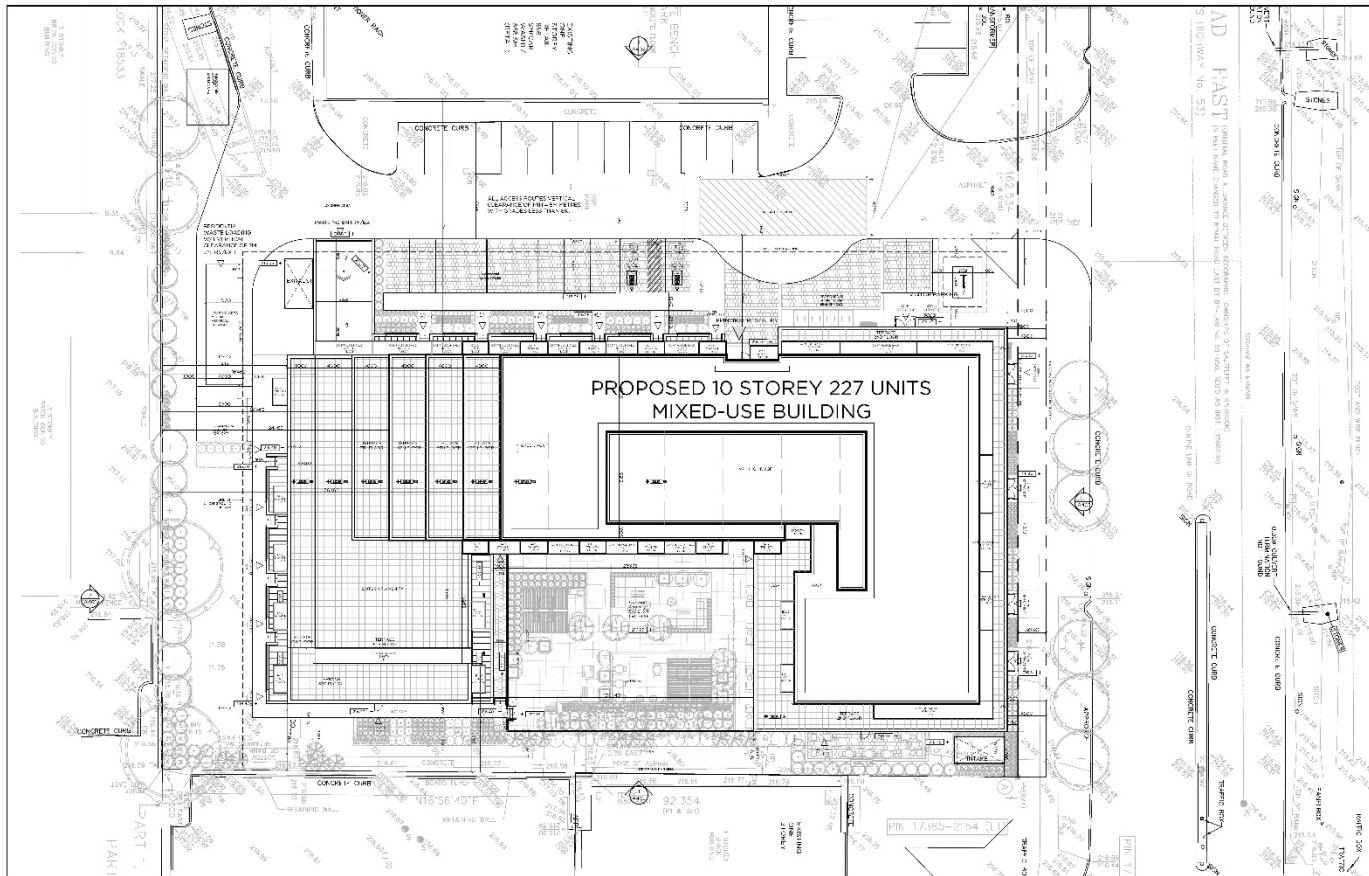
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**LEGEND**

1. PROPOSED BUILDING FOOTPRINT  
2. EXISTING BUILDING FOOTPRINT  
3. EXISTING DRIVEWAY  
4. EXISTING DRIVEWAY  
5. EXISTING DRIVEWAY  
6. EXISTING DRIVEWAY  
7. EXISTING DRIVEWAY  
8. EXISTING DRIVEWAY  
9. EXISTING DRIVEWAY  
10. EXISTING DRIVEWAY

**NOTES**

1. THIS DRAWING IS THE PROPERTY OF THE CITY OF HAMILTON AND SHALL BE USED ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CITY OF HAMILTON.

**SEAL RECORD**

1. 2024/04/01  
2. 2024/04/01  
3. 2024/04/01  
4. 2024/04/01  
5. 2024/04/01  
6. 2024/04/01  
7. 2024/04/01  
8. 2024/04/01  
9. 2024/04/01  
10. 2024/04/01

**REVISION RECORD**

1. 2024/04/01  
2. 2024/04/01  
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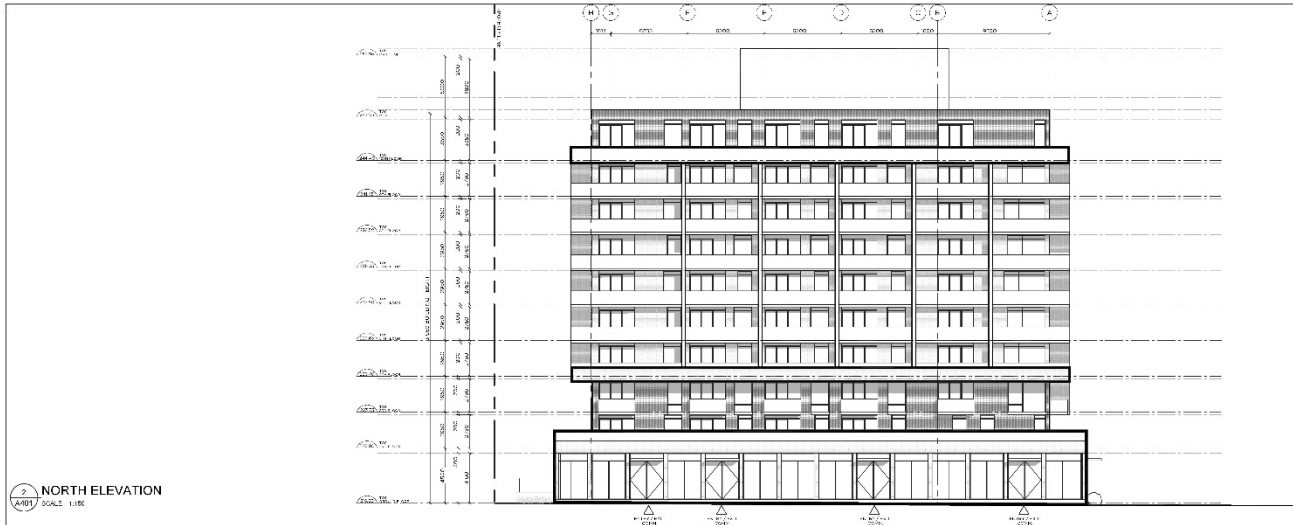


1 SITE PLAN  
SCALE: 1:200

SITE PLAN

1:200

A100

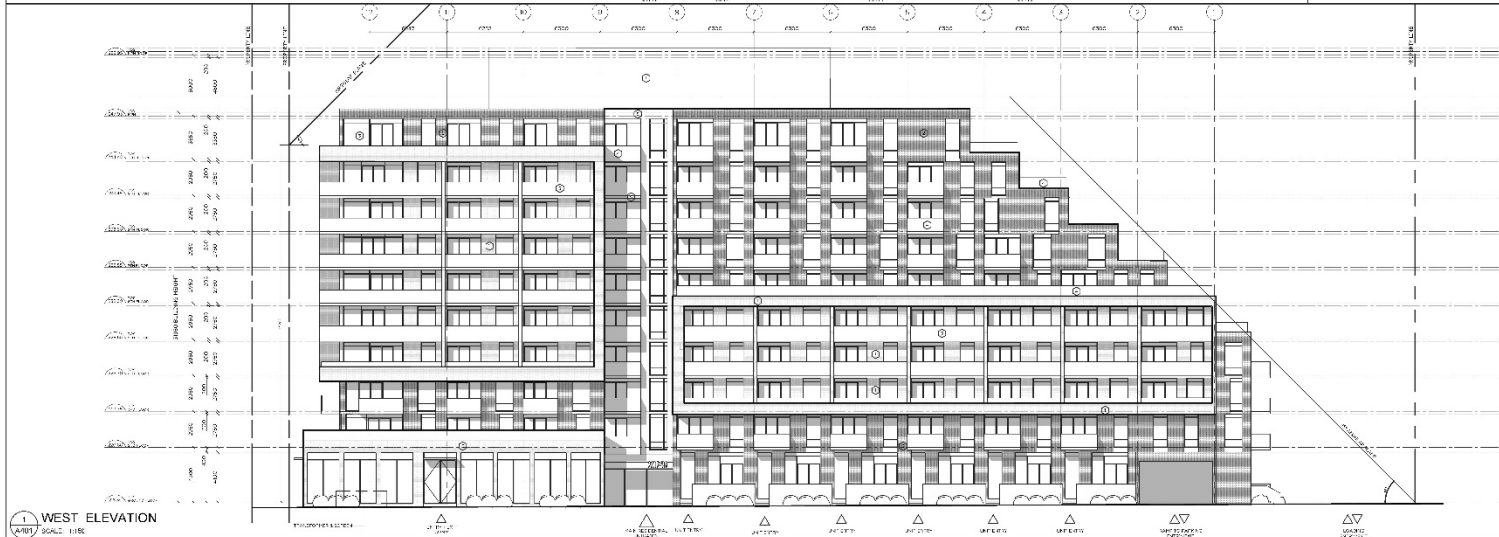


**MATERIAL LEGEND**

- 1 MASONRY BRICK - DE DE
- 2 MASONRY BRICK - (20)
- 3 GLASS - CLEAR
- 4 PL. TO SILENT METAL CHAIRSCALE COPY
- 5 FRIAL (20 MM) AND V. LITER - CERAMICOLOGY

The client is the property of the City of Hamilton. The project is a multi-story office building. The contractor is to provide the building with a modern, functional design. The building is to be constructed in accordance with the City of Hamilton's Building Code and the Ontario Building Code. The building is to be constructed in accordance with the City of Hamilton's Building Code and the Ontario Building Code.

**ISSUE'S RECORDED**  
DATE: 07/23/2024  
DRAWN BY: [Name]



**RAW**

2067 AVENUE DE BRISTOL WEST  
TORONTO, ONTARIO M6H 1R9  
416-593-9729  
WWW.RAWARCHITECTS.COM

21043  
2070 RYMAL ROAD  
HAMILTON, ON

**NORTH AND WEST ELEVATIONS**  
1:150  
**A401**









Subject site – Western Portion





Subject site – Eastern Portion





Adjacent commercial building to the east





Adjacent residential uses to the south





Open space to the north



Rymal Road East looking west





Rymal Road East looking east



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE