



WELCOME TO THE CITY OF HAMILTON

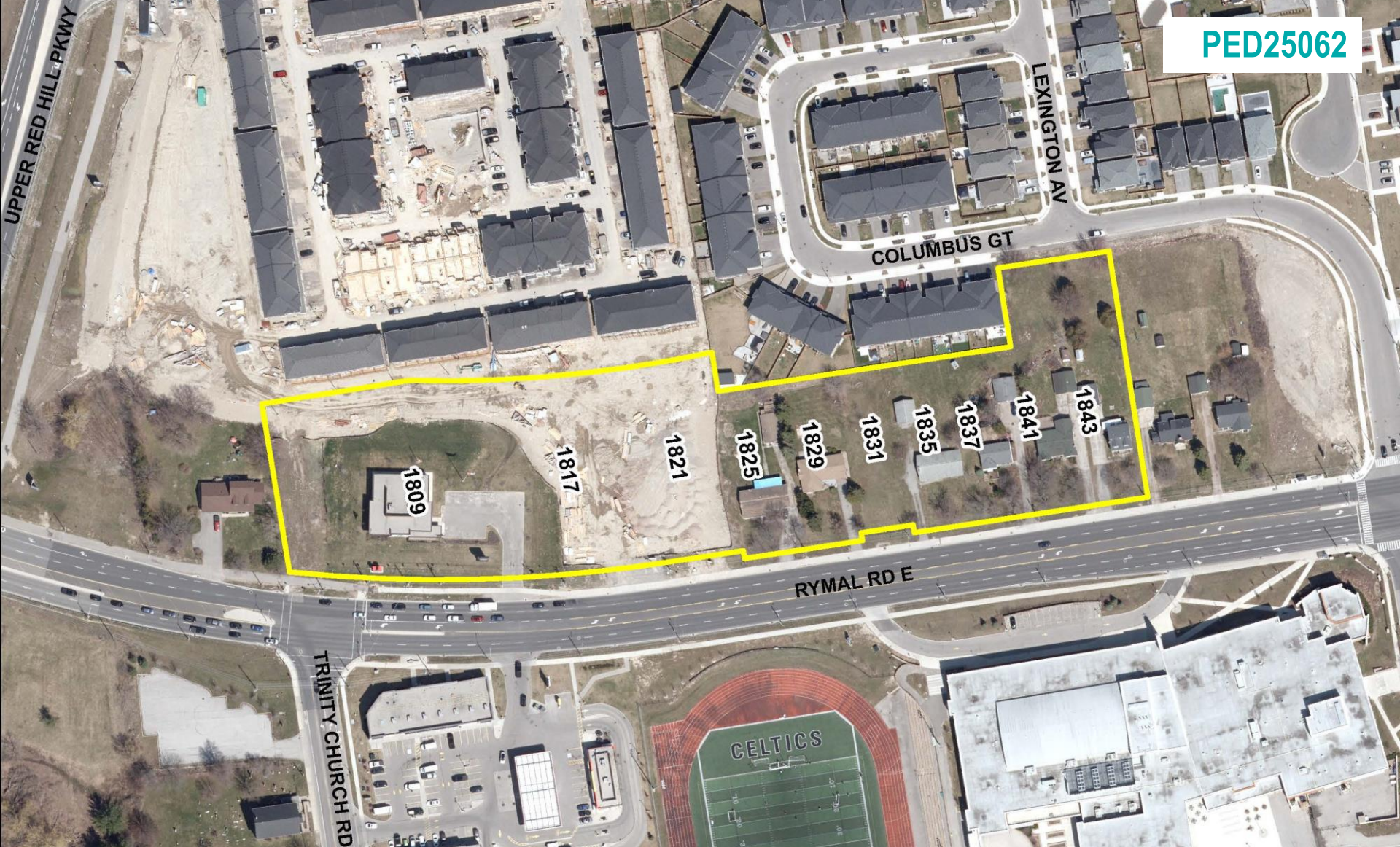
PLANNING COMMITTEE

July 8, 2025

PED25062 – (ZAC-24-026 & UHOPA-24-008)

Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 1809, 1817, 1821, 1825, 1829, 1831, 1835, 1837, 1841 and 1843 Rymal Road East, Stoney Creek.

Presented by: James Van Rooi

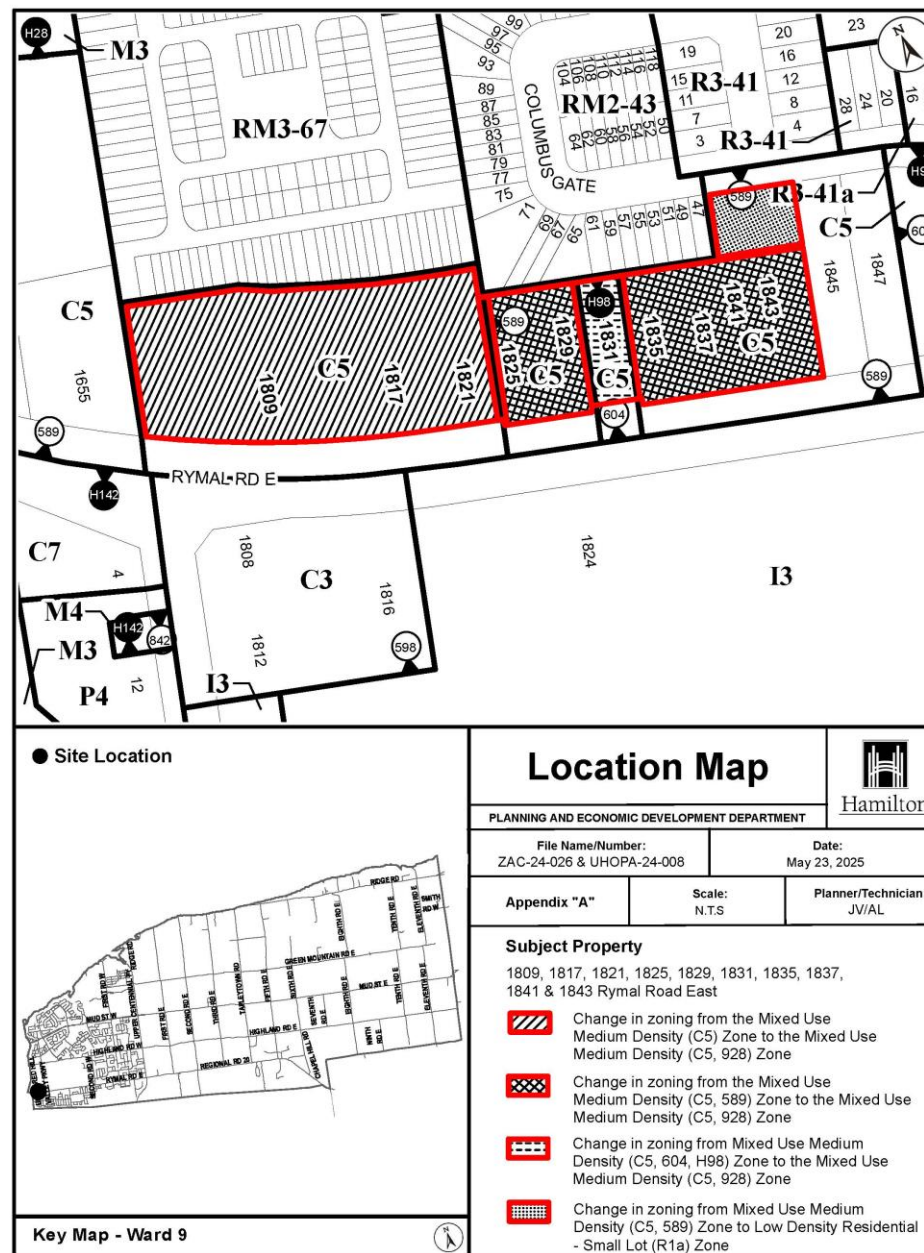


SUBJECT PROPERTY



1809-1843 Rymal Road East





Chamberlain Architects
Architects
Consultants
Engineers

Chamberlain Architects
Services Limited
4071 Palladium Way (Unit 1)
Burlington, Ontario L7R 6H8
CANADA
Phone: 905.639.7777
www.chamberlainpco.com

NO.	DATE	DESCRIPTION
1	08/08/2021	Issue for Review
2	09/08/2021	Issue for Review
3	10/08/2021	Issue for Review
4	11/08/2021	Issue for Review
5	12/08/2021	Issue for Review
6	13/08/2021	Issue for Review
7	14/08/2021	Issue for Review
8	15/08/2021	Issue for Review
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100	15/11/2021	Issue for Review

TO BE SEVERED



CONSTRUCTION NORTH

Rymal Rd Assembly

Rymal Rd, Hamilton, ON

DATE: 08/08/2021

SITE PLAN - OVERALL

DATE: 08/08/2021

SCALE: 1:450

PROJECT NO: 121002

DATE: 08/08/2021

SCALE: 1:450

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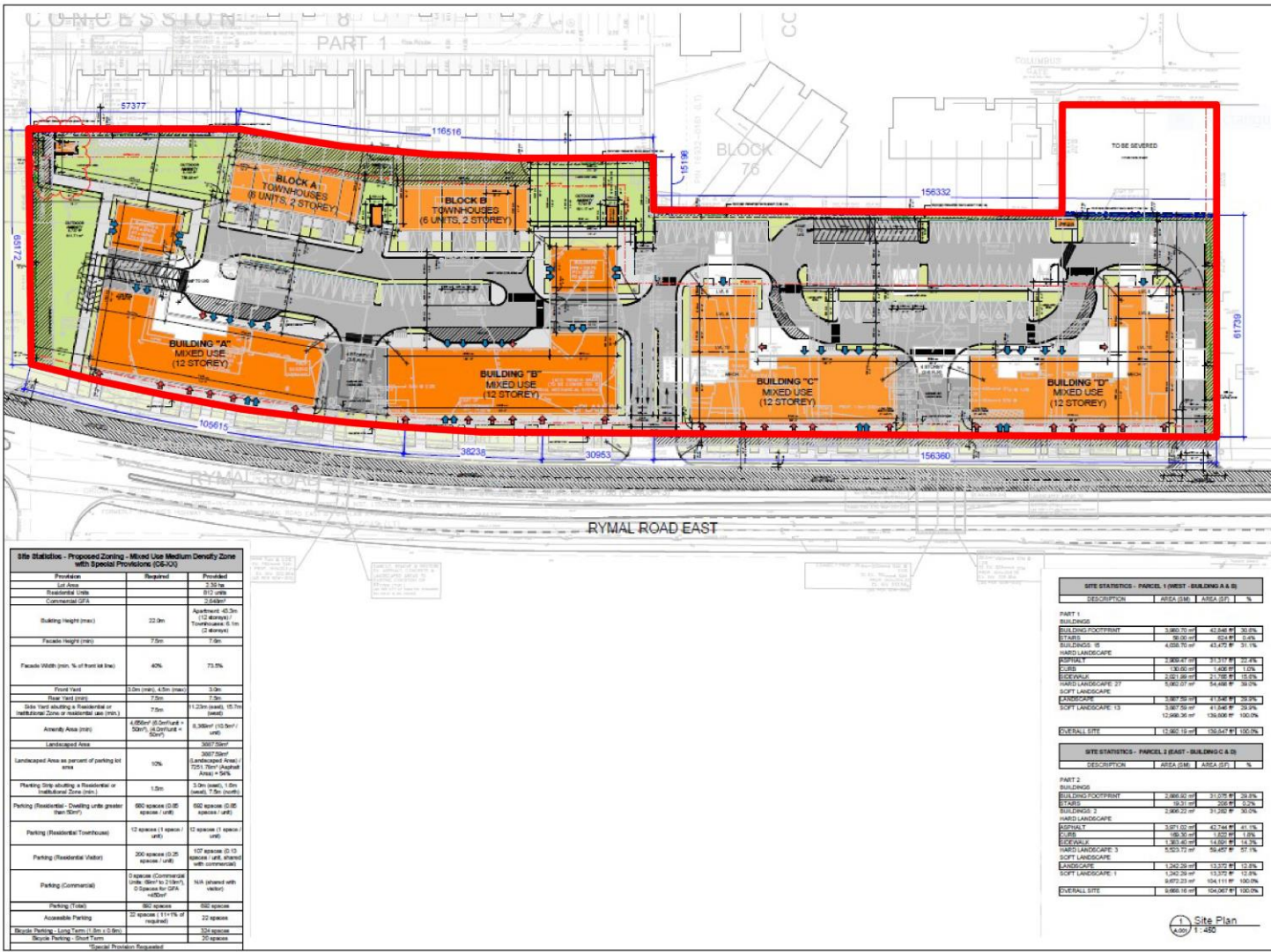
PROJECT NO: 121002

DATE: 08/08/2021

SCALE: 1:450

PROJECT NO: 121002

A.001



Site Statistics - Proposed Zoning - Mixed Use Medium Density Zone with Special Provisions (M6-MU)		
Provision	Required	Proposed
Lot Area	3,333 sqm	3,333 sqm
Residential Units	800 units	800 units
Commercial Units	2,500 sqm	2,500 sqm
Building Height (m)	22.3m	Apartment: 12.3m (12 stories) Townhouse: 6.1m (2 stories)
Facade Height (m)	7.5m	6.1m
Facade Width (m, % of front lot line)	40%	73.5%
Front Yard	3.0m (min), 4.5m (max)	3.0m
Side Yard	3.0m	3.0m
Side Yard abutting a Residential or Institutional Zone or Institutional Zone (m)	7.5m	11.25m (max), 15.75m (min)
Archeology Area (m)	4.00m (0.50m x 8.00m) or 5.00m (0.50m x 10.00m)	6.30m (0.50m x 12.60m)
Landscaped Area	3,000 sqm	3,000 sqm
Landscaped Area as percent of parking lot area	10%	10%
Parking Strip abutting a Residential or Institutional Zone (m)	1.5m	1.5m (min), 1.5m (max), 1.5m (min)
Parking (Residential - Single Unit)	600 spaces (0.80 spaces/unit)	600 spaces (0.80 spaces/unit)
Parking (Residential Townhouse)	12 spaces (1 space/unit)	12 spaces (1 space/unit)
Parking (Residential Visitor)	300 spaces (0.20 spaces/unit)	300 spaces (0.20 spaces/unit)
Parking (Commercial)	0 spaces (Commercial Units: 0.00 spaces/unit)	0 spaces (Commercial Units: 0.00 spaces/unit)
Parking (Total)	900 spaces	900 spaces
Accessible Parking	22 spaces (1.1% of required)	22 spaces
Bus Stop Parking - Long Term (1.5m x 3.0m)	0 spaces	0 spaces
Bus Stop Parking - Short Term	0 spaces	0 spaces

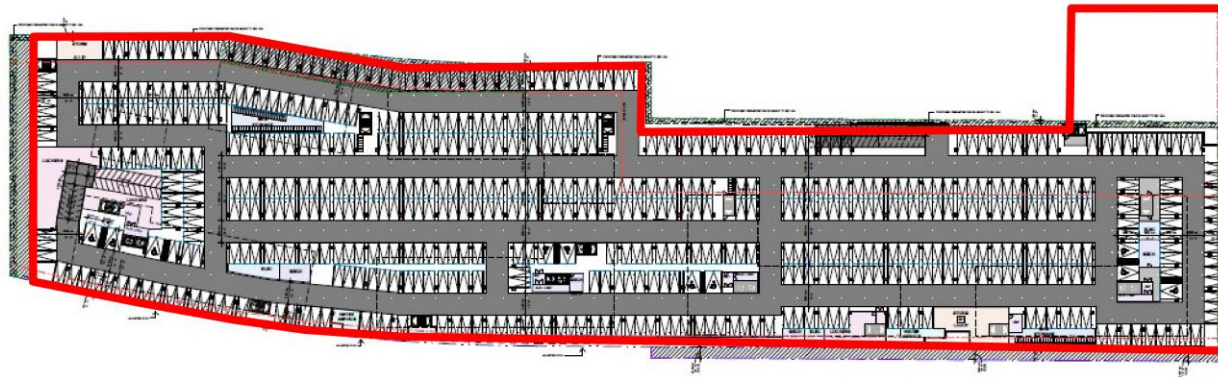
SITE STATISTICS - PARCEL 1 (WEST - BUILDING A & B)		
DESCRIPTION	AREA (SQM)	AREA (SQ FT)
PART 1		
BUILDING FOOTPRINT	3,000.00 sqm	32,280.00 sq ft
STAIRS	30.00 sqm	324.00 sq ft
LANDSCAPE 27	4,000.00 sqm	42,900.00 sq ft
HARD LANDSCAPE	3,000.00 sqm	32,280.00 sq ft
SOFT LANDSCAPE	1,000.00 sqm	10,760.00 sq ft
LANDSCAPE 27	2,000.00 sqm	21,520.00 sq ft
SOFT LANDSCAPE	3,000.00 sqm	32,280.00 sq ft
LANDSCAPE 13	1,000.00 sqm	10,760.00 sq ft
LANDSCAPE 13	1,000.00 sqm	10,760.00 sq ft
OVERALL SITE	11,000.00 sqm	118,800.00 sq ft
SITE STATISTICS - PARCEL 2 (EAST - BUILDING C & D)		
DESCRIPTION	AREA (SQM)	AREA (SQ FT)
PART 2		
BUILDING FOOTPRINT	3,000.00 sqm	32,280.00 sq ft
STAIRS	30.00 sqm	324.00 sq ft
LANDSCAPE 3	2,000.00 sqm	21,520.00 sq ft
HARD LANDSCAPE	3,000.00 sqm	32,280.00 sq ft
SOFT LANDSCAPE	1,000.00 sqm	10,760.00 sq ft
LANDSCAPE 3	2,000.00 sqm	21,520.00 sq ft
SOFT LANDSCAPE	3,000.00 sqm	32,280.00 sq ft
LANDSCAPE 1	1,000.00 sqm	10,760.00 sq ft
LANDSCAPE 1	1,000.00 sqm	10,760.00 sq ft
OVERALL SITE	9,000.00 sqm	96,960.00 sq ft

1 Site Plan
A.001

Chamberlain
Architects
Consultants
Managers

Chamberlain Architect
Services Limited
4071 Midland Way (Suite 1)
Burlington, Ontario L7R 3W9
CANADA
Phone: 905.631.7777
www.chamberlainpco.com

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	10/08/2021
2	REVISED FOR COMMENTS	10/15/2021
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97	REVISED FOR COMMENTS	08/10/2023
98	REVISED FOR COMMENTS	08/17/2023
99	REVISED FOR COMMENTS	08/24/2023
100	REVISED FOR COMMENTS	08/31/2023



DESIGN: RYMAL ASSEMBLY, 1000 RYMAL RD, RYMAL, ONTARIO L7R 3W9, CANADA. PROJECT NO. PED25062. DRAWING NO. A.200. SCALE: 1/8" = 1'-0". DATE: 10/08/2021. DRAWN BY: HK. CHECKED BY: CMG. APPROVED BY: [Signature].

ONTOARIO ASSOCIATION
OF
ARCHITECTS
REGISTERED PROFESSIONAL ARCHITECT
10/08/2021

CONSTRUCTION NORTH
TALK NORTH

Rymal Rd Assembly

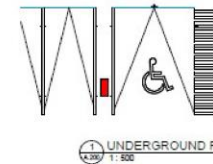
Rymal Rd, Hamilton, ON

Sheet 001

UNDERGROUND
PARKING PLAN

DATE: OCTOBER 2021
DRAWN BY: HK
CHECKED BY: CMG
APPROVED BY: As Indicated
PROJECT NO: 121002

A.200



PARKING SCHEDULE - BY USE		
Comments	Count	
WATERBURY PARK	100	
BUILDING C/D	10	
WATERHOUSE	10	
	120	

PARKING SCHEDULE - OVERALL		
TYPE	DESCRIPTION	COUNT
TYPICAL	0.5M X 2.5M	881
TYPICAL	0.5M X 2.5M	10
WATERHOUSE	0.5M X 2.5M	10
		891

PARKING SCHEDULE - OVERALL BY FLOOR		
TYPE	DESCRIPTION	COUNT
TO GROUND FLOOR	0.5M X 4.0M	10
ACCESSIBLE	0.5M X 4.0M	10
TYPICAL	0.5M X 2.5M	110
UNDERGROUND P1	0.5M X 4.0M	10
ACCESSIBLE	0.5M X 4.0M	10
TYPICAL	0.5M X 2.5M	10
		130

PARKING SCHEDULE - BUILDING A & B		
TYPE	DESCRIPTION	COUNT
TO GROUND FLOOR	0.5M X 4.0M	10
ACCESSIBLE	0.5M X 4.0M	10
TYPICAL	0.5M X 2.5M	10
UNDERGROUND P1	0.5M X 4.0M	10
ACCESSIBLE	0.5M X 4.0M	10
TYPICAL	0.5M X 2.5M	10
		130

PARKING SCHEDULE - BUILDING C & D		
TYPE	DESCRIPTION	COUNT
TO GROUND FLOOR	0.5M X 4.0M	10
ACCESSIBLE	0.5M X 4.0M	10
TYPICAL	0.5M X 2.5M	10
UNDERGROUND P1	0.5M X 4.0M	10
ACCESSIBLE	0.5M X 4.0M	10
TYPICAL	0.5M X 2.5M	10
		130

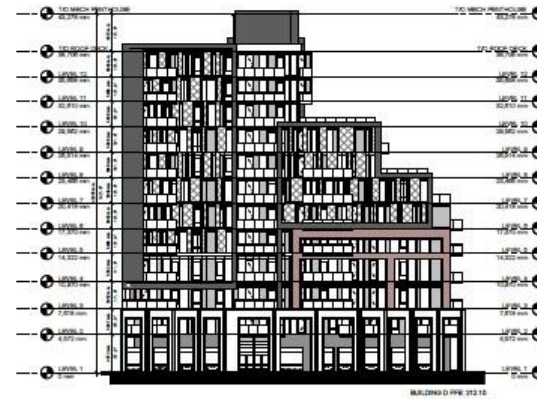




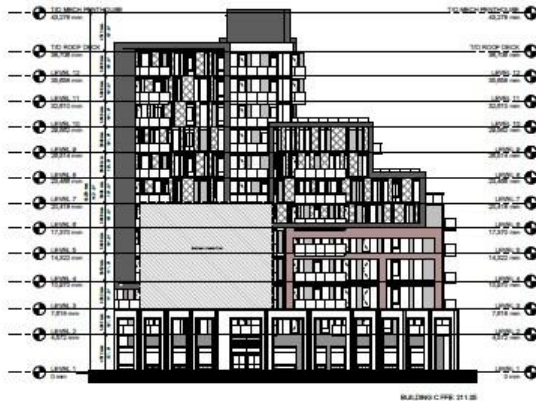




4 BUILDING D - WEST ELEVATION
1:325



2 BUILDING D - EAST ELEVATION
1:325



3 BUILDING C - EAST ELEVATION
1:325



1 BUILDING C - WEST ELEVATION
1:325





1809 Rymal Road East



Looking West on Rymal Road East



Looking East on Rymal Road East



1825 Rymal Road East



1835 Rymal Road East



1841 and 1843 Rymal Road East



Commercial Uses on south side of Rymal Road East



Bishop Ryan Highschool



Rymal Road East and Columbus Gate intersection looking north.



Looking west on Columbus Gate



Rear of 1841 and 1843 Rymal Road East



Properties on Columbus Gate



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE