

1809-1843 Rymal Road East

DESIGN REVIEW PANEL



1809-1843 Rymal Road East

Design Review Panel Submission

November 9, 2023 - Design Review Panel



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PROJECT BACKGROUND & PROPOSAL

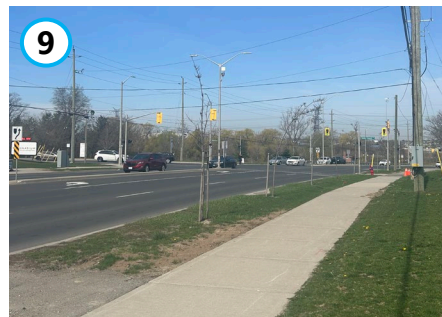
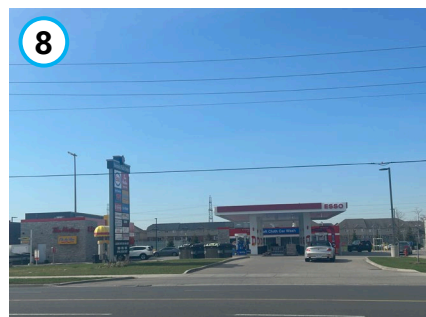
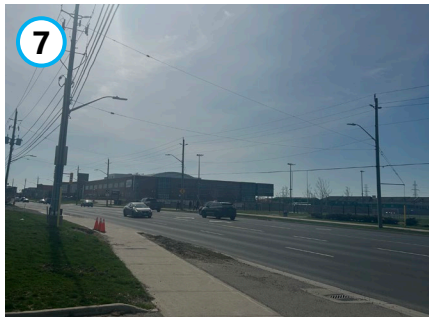
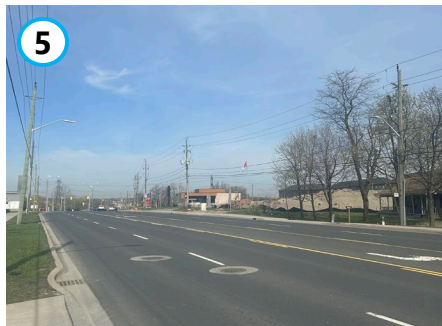
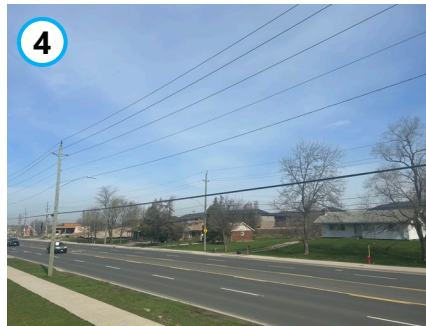
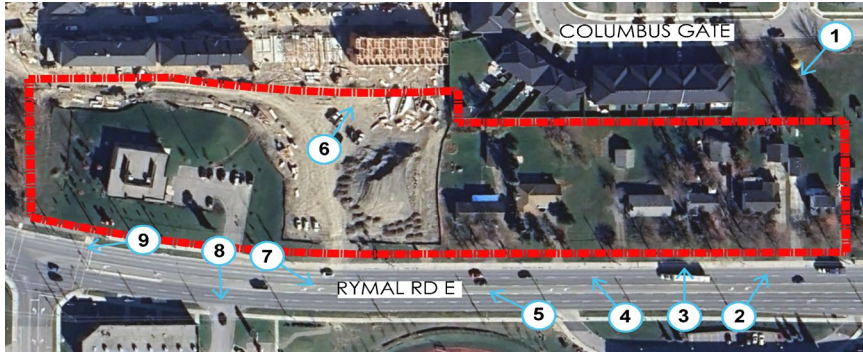
- The proposal is for two 12 storey mixed use buildings and block townhouse units
 - 800 apartment units
 - 12 townhouse units
- Building height ranges from 4 to 12 storeys for the mixed use buildings and 2 storeys for townhouse units
- The proposal requires a Secondary Plan Amendment and Zoning By-law Amendment.



LOCATION



CONTEXTUAL ANALYSIS - PHOTO SURVEY



CONTEXTUAL ANALYSIS - SURROUNDINGS



1809-1843 Rymal Rd
City of Hamilton, ON

Legend

- Subject Lands
- 400 m & 800 m Buffer
- Parks
- Commercial/Retail
- Proposed Development
- Planned Industrial
- Schools
- Places of Worship
- Existing Trails
- Watercourse

Transportation

- Parkway
- Major Arterial
- Major Arterial (Proposed)
- Minor Arterial
- Bus Stop
- HSR Route #21
- HSR Route #44
- HSR Route #46

URBAN DESIGN POLICIES

Urban Hamilton Official Plan

Chapter B.3.3.3 - Built Form

Chapter E.2.4 - Secondary Corridor

Chapter E.4.6 - Mixed Use

Trinity West Secondary Plan

Policy B.7.7.4.1 – Mixed Use –
Medium Density

Chapter B.7.7.7 – Urban Design

Response:

- Supports objectives of Mixed-Use Medium Density designation by providing a mixed-use built form up to 12 storeys
- Height transitions down to 4 storeys adjacent to existing residential uses with step-backs
- Building base frames the street and unifies the built form, while creating a comfortable pedestrian environment
- Use of high-quality, sustainable materials that are compatible with the surrounding neighbourhood
- Outdoor at grade and rooftop amenity area
- Landscaping screens loading areas from view and landscape buffers provided along property boundaries

URBAN DESIGN POLICIES

City-Wide Corridor Planning Principles and Design Guidelines

Provides direction for new development along Corridors, including Rymal Road.

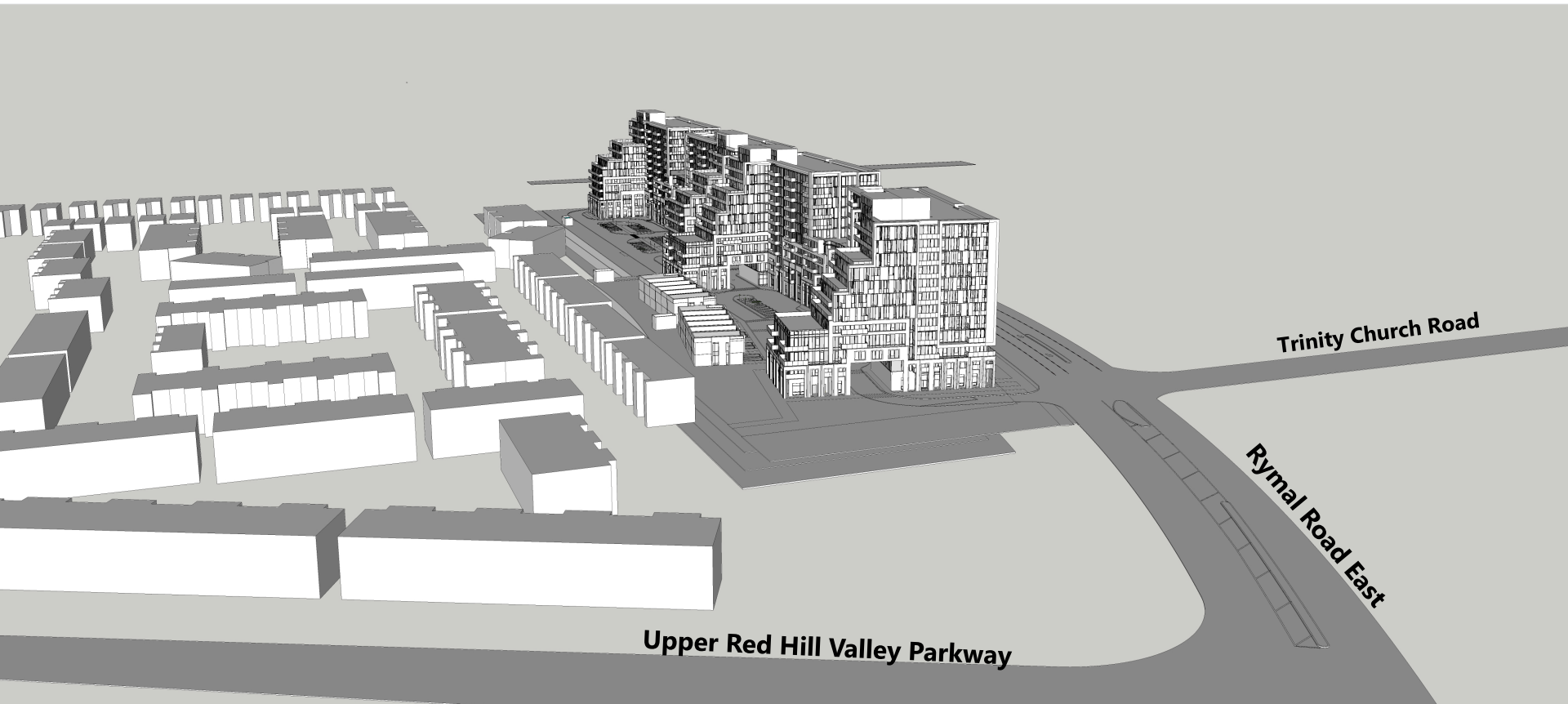


Rymal Road façade, and building base with different materials and street facing windows, entrances and landscaping

Response:

- Larger scale, mixed-use intensification development
- Stepbacks and breaks in the building massing minimize adverse shadow impacts on public realm and adjacent properties
- Façade along Rymal Road is varied with different colours and materials, to limit continuous building base
- Building base designed to appear at 2 storeys from pedestrian realm, with street facing window openings and several entrances from the public street and landscaping
- Proposal maintains angular plane of 45 degrees to the adjacent low rise dwellings and considers the angular plane from Rymal Road

MASSING



CONTEXT RENDERINGS



View from Trinity Church Road Looking North

CONTEXT RENDERINGS



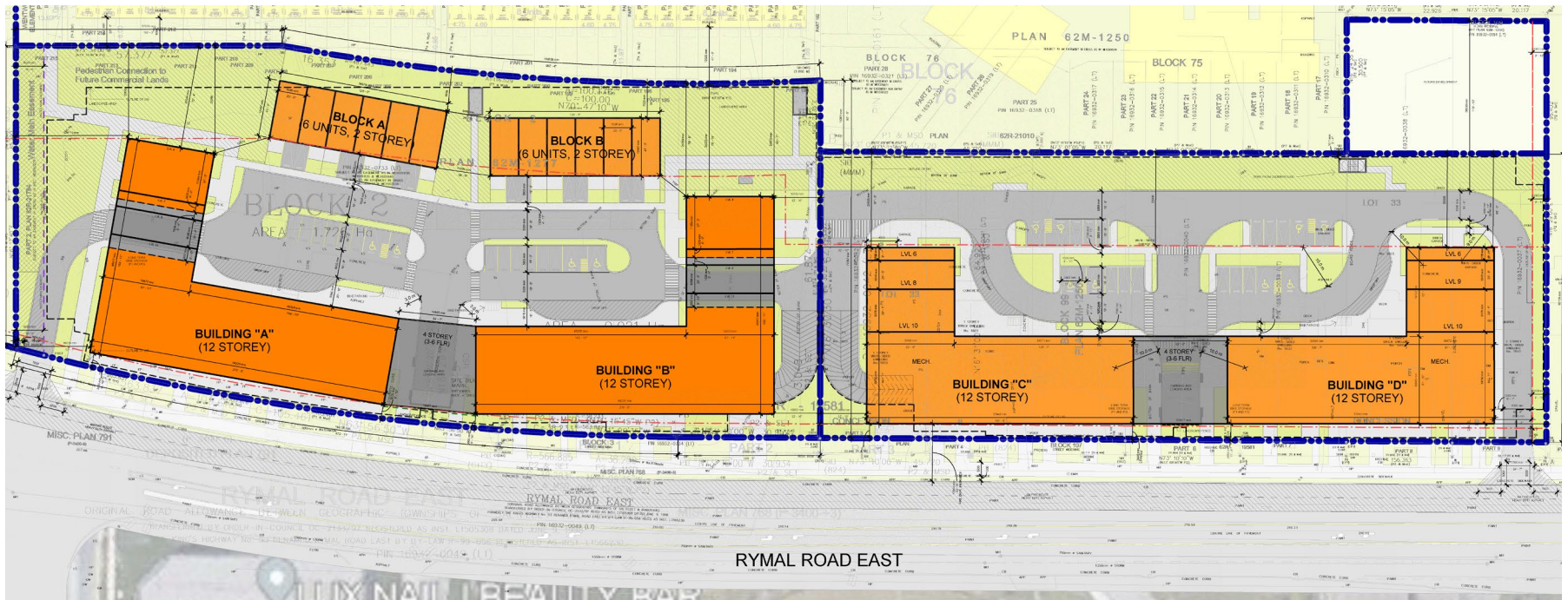
View from Columbus Gate / Lexington Ave Looking Southwest

CONTEXT RENDERINGS

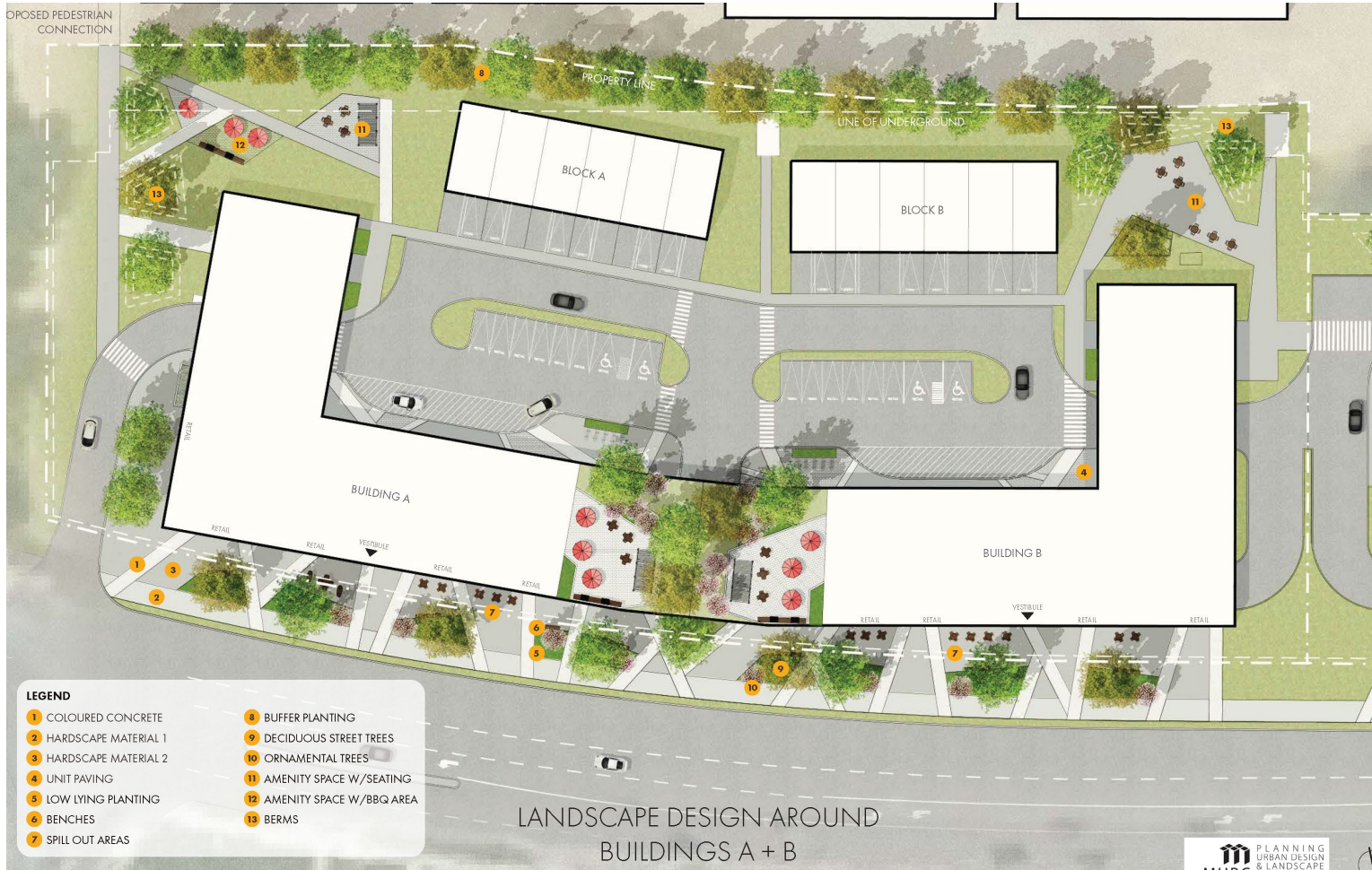


View from Rymal Road East Looking Northwest

CONCEPTUAL SITE PLAN



LANDSCAPE CONCEPT



Building A

LANDSCAPE CONCEPT - ROOFTOPS



BUILDING A + B - FLOOR 7



BUILDING C + D - FLOOR 7

LEGEND

- 1 UNIT PAVING
- 2 CLUSTER SEATING
- 3 CLUSTER SEATING W/ UMBRELLA
- 4 PAVILION
- 5 BBQ
- 6 LOW LYING PLANTING
- 7 ORNAMENTAL GRASSES
- 8 DECIDUOUS TREES
- 9 ORNAMENTAL TREES



TECHNICAL CONSIDERATIONS

SERVICING

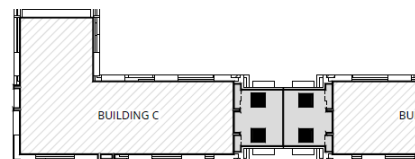
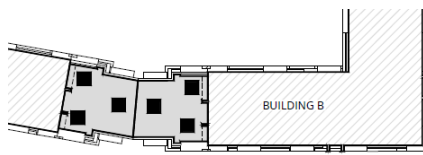
- Proposed sanitary sewer system connects to existing sanitary trunk sewer on Rymal Road East.
- Site serviced by private domestic and private fire water services.
- Private internal hydrants provided within site

Stormwater Management

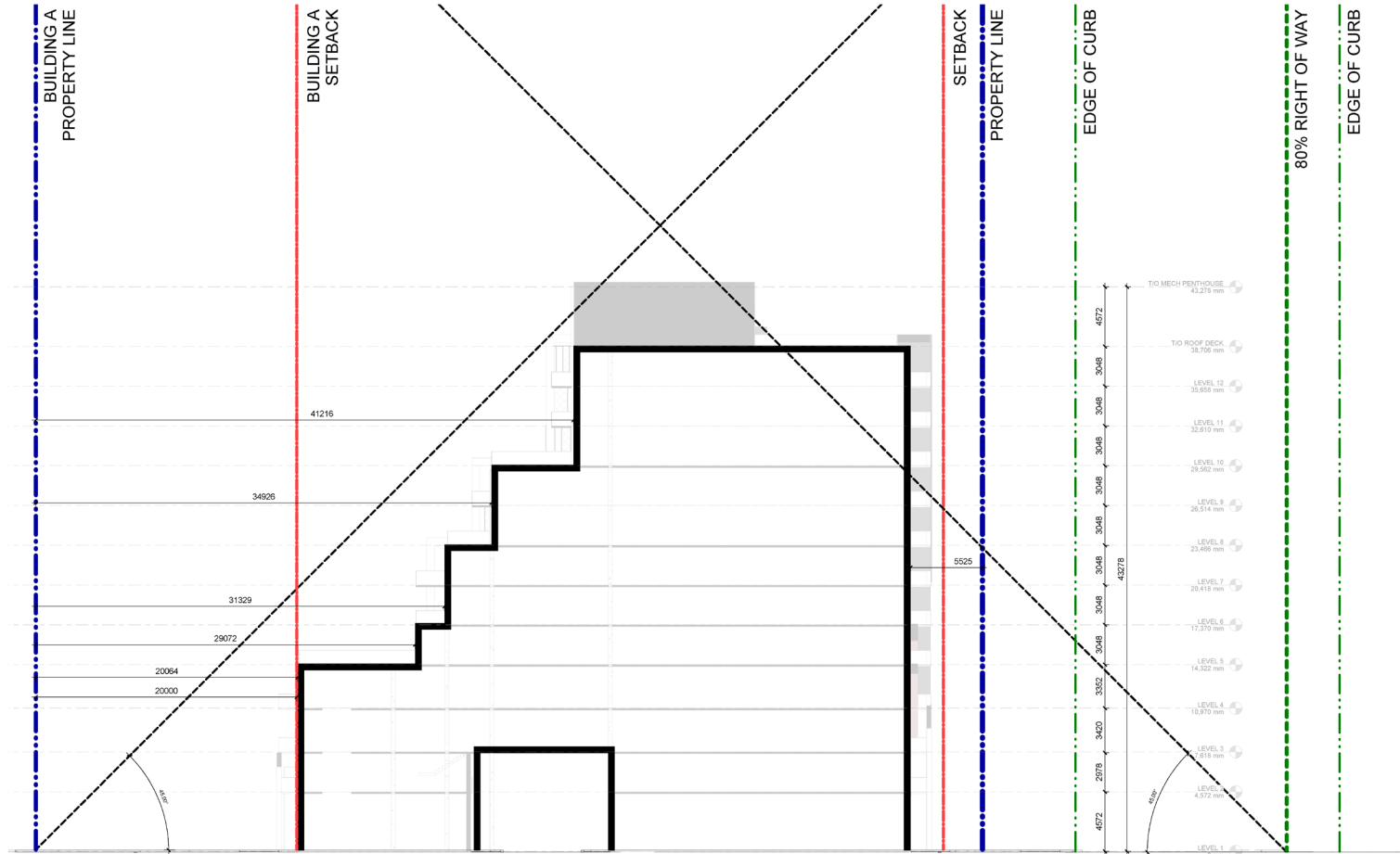
- Quantity control via underground storage tanks and orifice control devices
- Quality control via oil/grit separators and Isolator Row within underground storage tank

WIND

- A wind study is being completed to assess the existing built environment
- Building massing will be modeled to understand potential impacts to the public realm, including building entrances and outdoor amenity spaces and assess the comfort level of these areas.
- Recommendations for mitigation strategies will be implemented through the detailed design of the proposal and the site plan control process if required ie) wind screens, coniferous landscaping

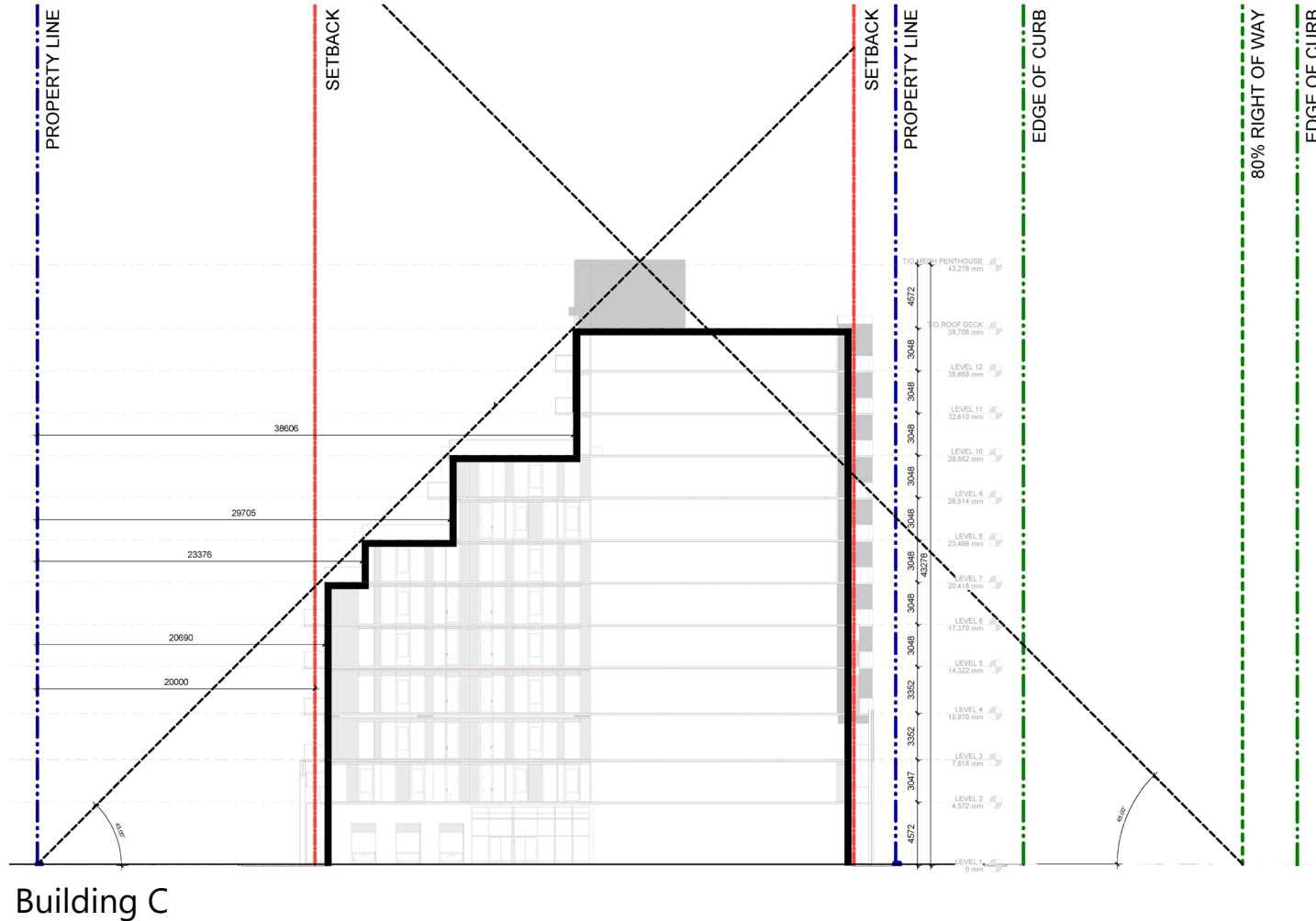


HEIGHT ANALYSIS



Building A

HEIGHT ANALYSIS



SHADOW STUDY



MARCH 21

ELEVATIONS – EAST AND WEST



Building A – East



Building B – West



Building B - West

ELEVATIONS – NORTH AND SOUTH



Building C&D – South



Building A - North



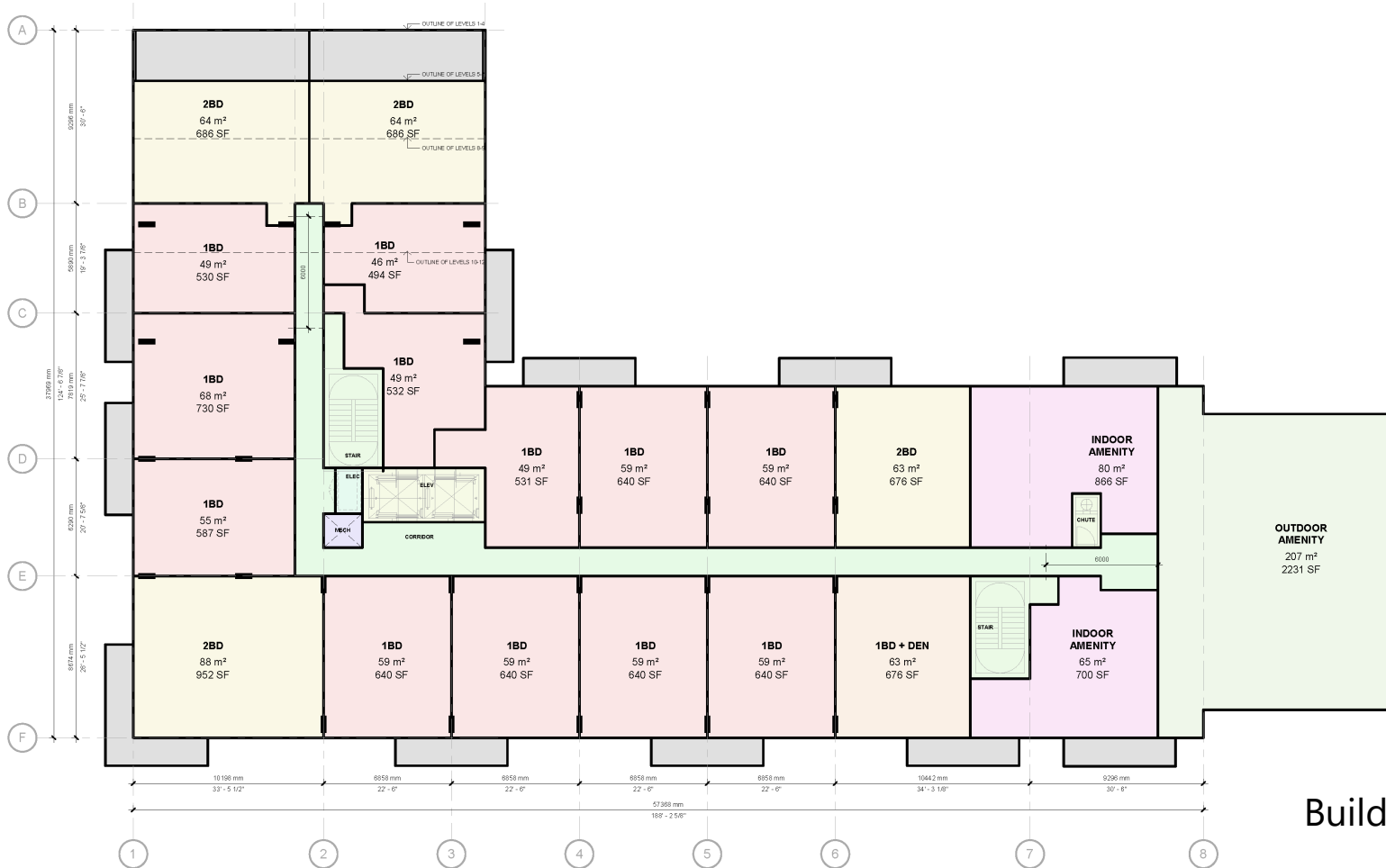
Building D - South

FLOOR PLANS – Ground Floor



Building A

FLOOR PLANS – 7th Floor



Building C

THANK YOU