DESIGN REVIEW PANEL

2153, 2155 & 2157 RYMAL ROAD

STONEY CREEK, CITY OF HAMILTON

FEBRUARY 2022
WESTON FILE # 9359

WESTON CONSULTING

LEGEND

- Cultural Heritage Resources
- Parks
- Schools
- Child Care Centres
- Commercial/Retail
- Health Care Centres

Hamilton Street Railway Network

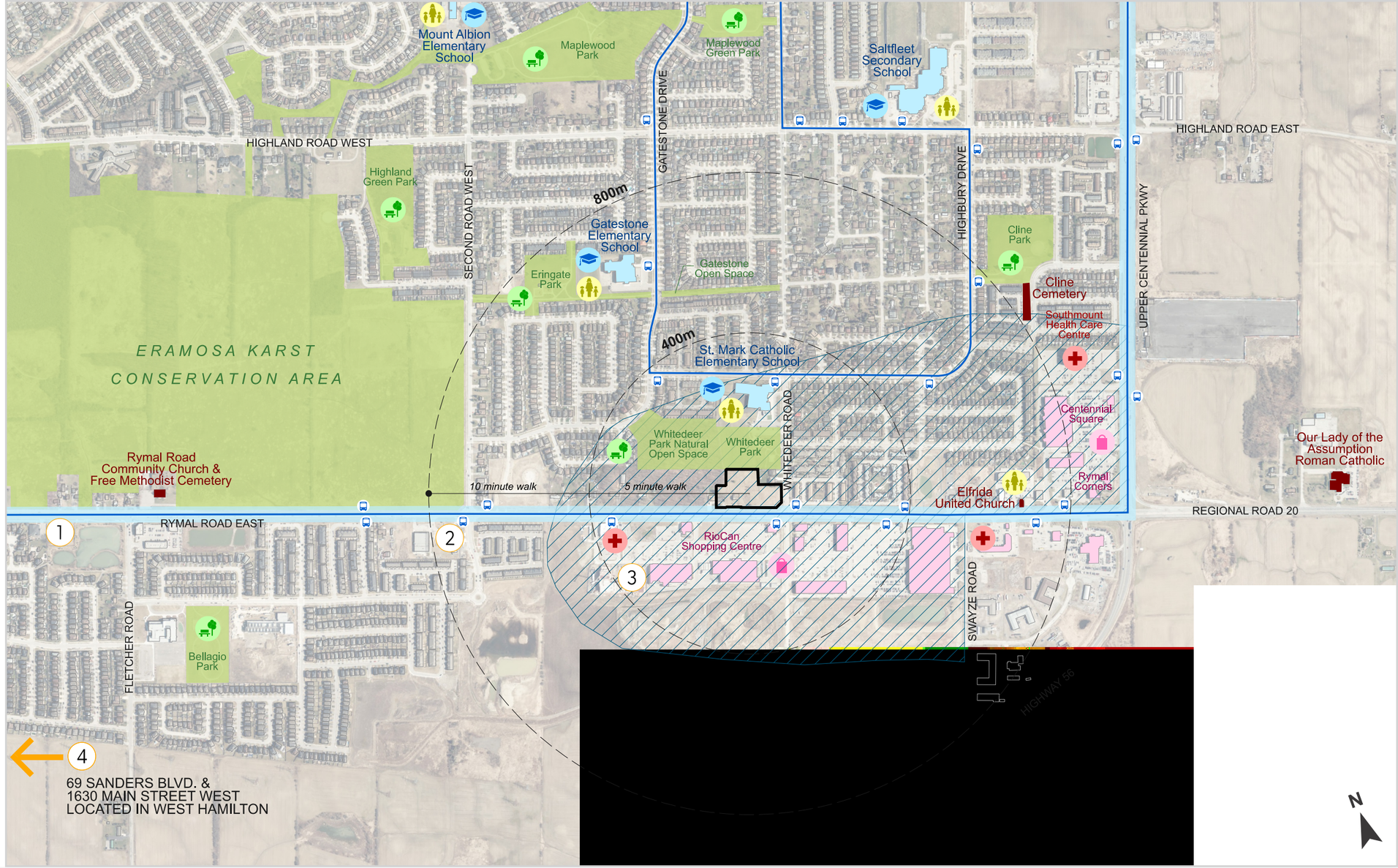
- Bus Routes
- Bus Stops

Official Plan Schedule E: Urban Structure

- Secondary Corridor
- Community Node

Relevant Development Applications

1. 1912 Rymal Road East
2. 2080 Rymal Road East
3. 2126 Rymal Road East
4. 69 Sanders Blvd. & 1630 Main Street West



Context Map Prepared by Weston Consulting Inc., Map Sourced from FBS MapCast, 2021.

SURROUNDING **CONTEXT PLAN**

View of Subject Property, Looking West

Existing Building on Subject Property

Adjacent Residential Buildings to the North of the Subject Property

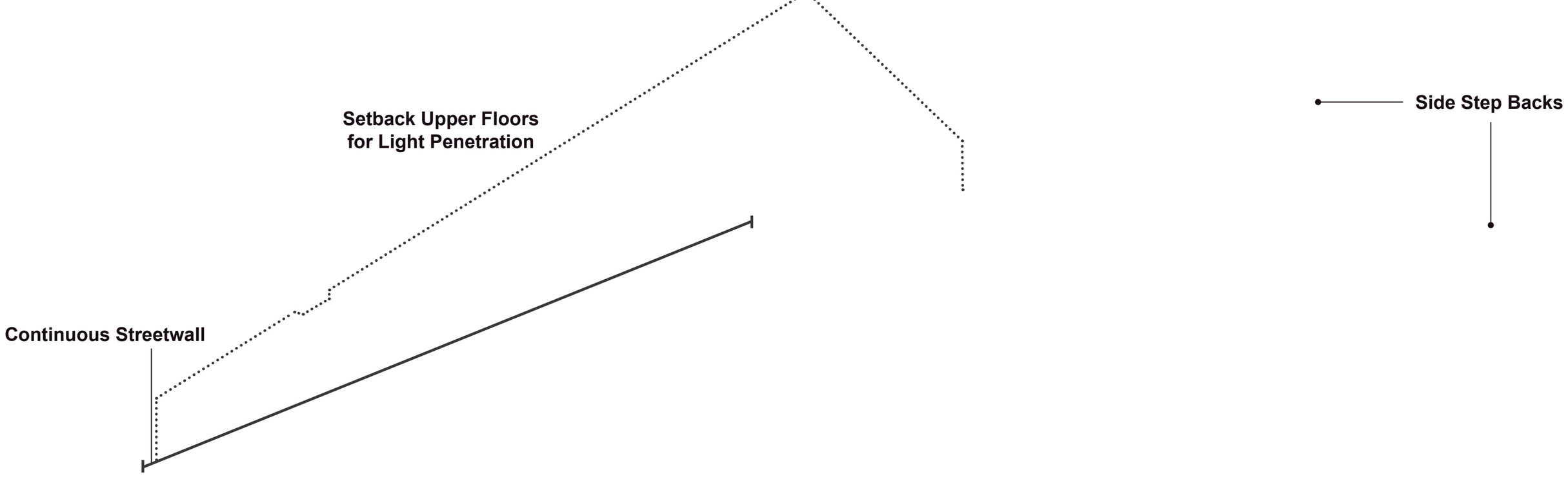
Looking East Along Rymal Road

Nearby Residential Neighbourhood

RioCan Shopping Centre

Site Photos Sourced from Google Images, 2022.

SITE **PHOTOS**

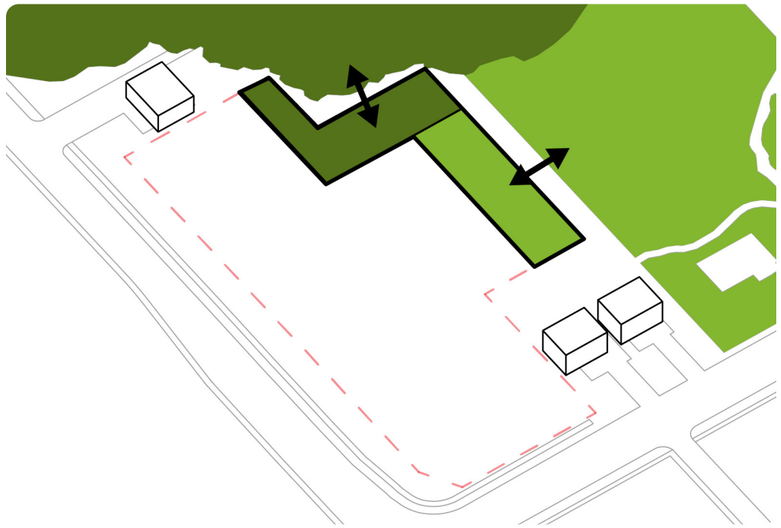


Left: Rymal Road at Whitedeer Intersection Looking East; Right Top: Perspective View from Whitedeer Road; Right Bottom: Perspective View of Residential Entrance; Renders Prepared by DPAI Architecture Inc.

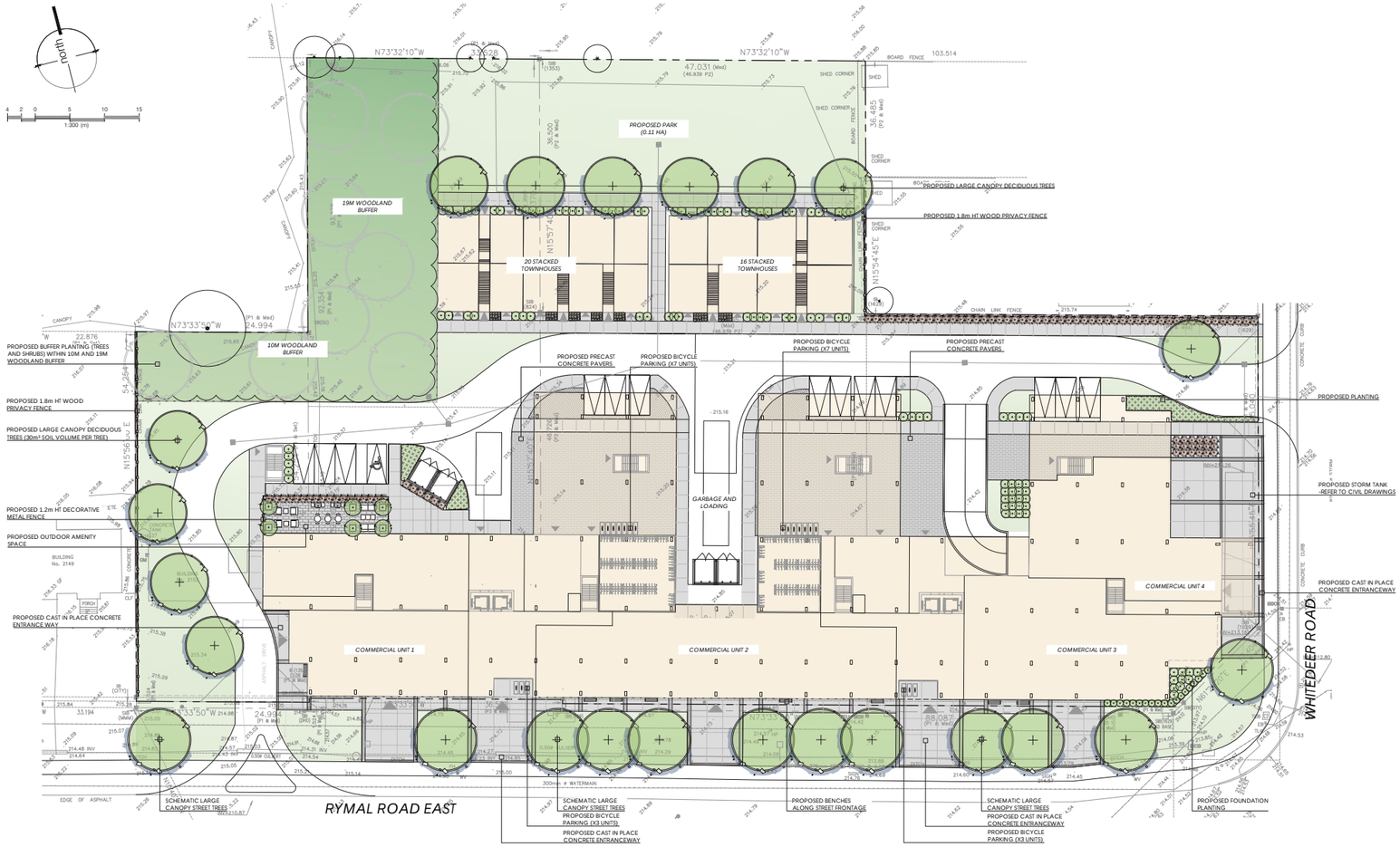
MASSING **GUIDELINES**

LANDSCAPING

Landscaping is incorporated into site design to mitigate impacts and integrate the adjacent residential dwellings to the west and northeast of the property. Site design uses landscape buffering in the form of planted areas and fencing around the perimeter of the property to provide privacy and screening and enhance the quality of the public realm. Landscaping includes native species throughout the property to better integrate with the surrounding natural environment. Along Rymal Road East, landscaping will conform to the existing enhancements made in the vicinity and provide a continuous streetwall consistent with the immediate surrounding area (Guideline 4.5).



Landscaping Buffer Prepared by DPAI Architecture Inc.



Landscaping Plan Prepared by DPAI Architecture Inc.

SIDEWALKS & STREETSCAPES

The site design locates the main entrances to the 10-storey building and ample windows along Rymal Road to enhance the building relationship to the street by a pedestrian-oriented streetwall and streetscape with proposed commercial units at-grade to support interaction between indoors and outdoors, activity and vitality. Opportunities to animate the streetscape along the corridor may be explored through signage and placemaking initiatives in the future (Guideline 4.7). Enhanced landscaping along the southside and high-quality design elements will lend to an animated public realm for residents and visitors alike. Newly proposed sidewalks along the rear of the property will promote pedestrian activity through accessible design elements (Guideline 4.10).