BOUSFIELDS INC.

Design Review Panel

639 Rymal Road West

City of Hamilton

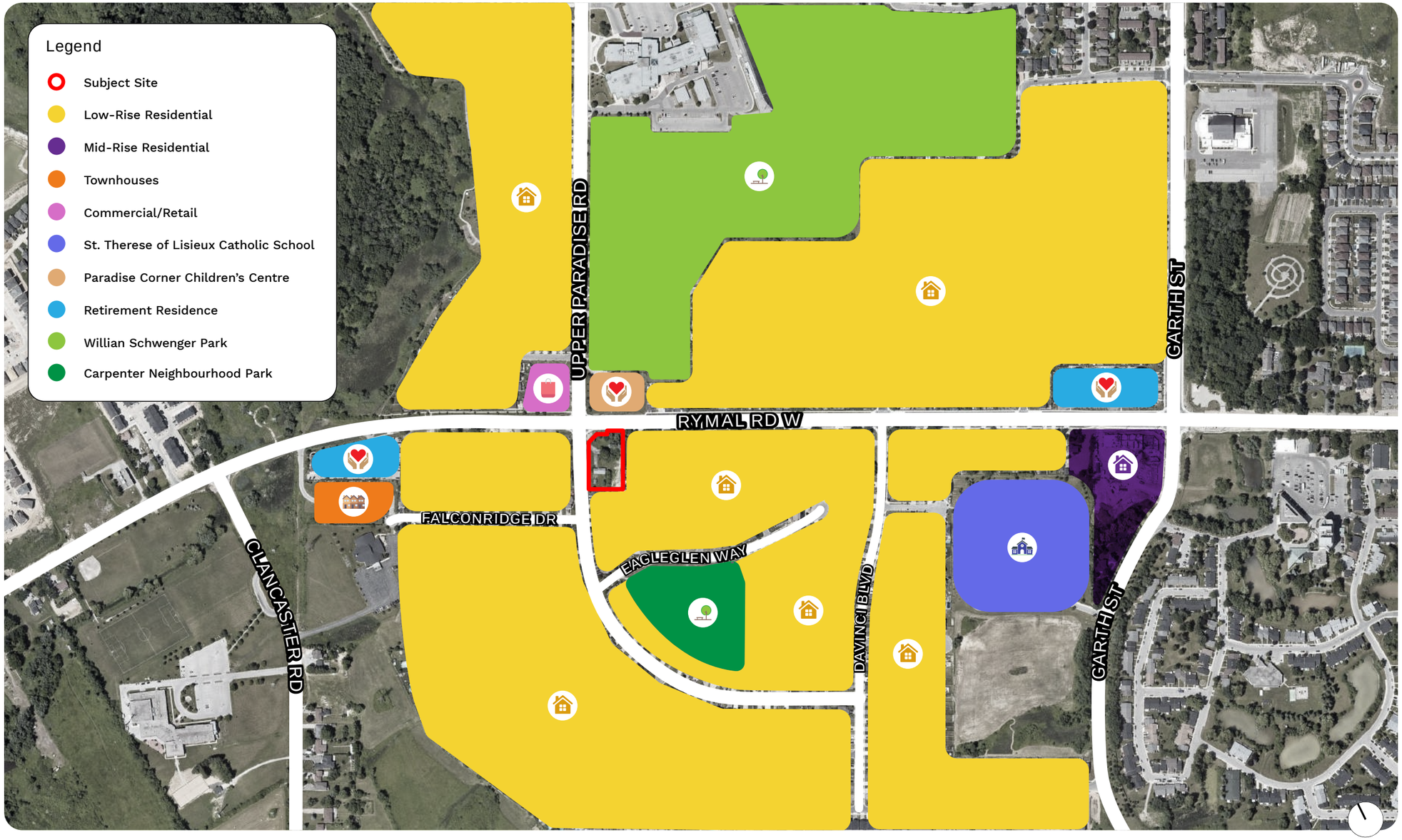
Prepared For

DiCenzo Construction Company Limited

July 2022

1

Surrounding Context Plan



Surrounding Context Plan
639 Rymal Road West, Hamilton

2

Neighbourhood Context

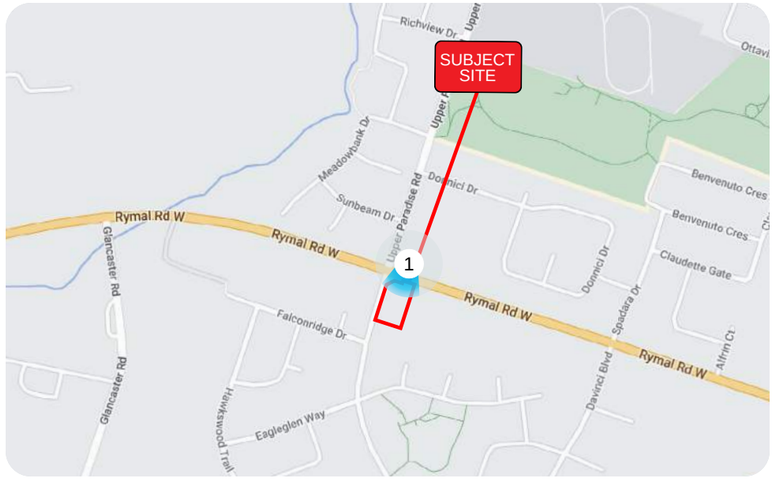
Neighbourhood Context
639 Rymal Road West, Hamilton

3 Site Context Photos

Photo taken on July 2020

Photo 1 - Existing vacant dwelling on subject site, looking south

Key Map



4

Design Brief

5.1 Intensification

7KH SURSRVHG VWRUH\ DSDUWPHQW GHYHORSPHQW UHSUHVHQWV DQ GHVLUDEOH IRU WKH VLWH DQG LWV FRQWH[W ,QWHQVLåFDWLRQ RQ WKH 3ROLF\ 6WDWHPHQW WKH *URZWK 3ODQ IRU WKH *UHDWHU *ROGHQ +RUVHVKRH DV DPHQGHG DQG WKH 8+23 DOO RI ZKLFK SURPRWH LQåOO GHYHORSPHQW DQG LQWHQVLåFDWLRQ RQ VLWHV VHUYLFHG E\ P[illegible]

,QWHQVLåFDWLRQ RQ WKH VXEMHFW VLWH LV LQ NHHSLQJ ZLWK WKH GL[illegible] *URZWK 3ODQ SURPRWLQJ WKH HIåFLHQW XVH RI ODQG DQG LQIUDVWUXF[illegible] WKH EXLOW XS DUHD ,W LV DOVR LQ NHHSLQJ ZLWK WKH SROLFLHV RI WKH 3URYLQFLDO 3ROLF\ [illegible] UDQJH DQG PL[RI KRXVLQJ RSWLRQV DQG GHQVLWLHV UHTXLUHG WR PHHW SURMHFWHG UHTXLUH[illegible]

$OWKRXJK WKH VLWH LV QRW ZLWKLQ D 0DMRU 7UDQVLW 6WDWLRQ $UHD RU 6WUDWHJLF *URZWK $UHD [illegible] LW LV ZLWKLQ D VKRUW ZDONLQJ GLVWDQFH WR PXOWLSOH QHDUE\ +65 EXV VWRSV WKDW SURYLGH [illegible] DQG DFURVV WKH &LW\ LQFOXGLQJ PDMRU WUDQVLW VWDWLRQV HPSOR\PHQW DUHDV DQG UHWDLO [illegible] ORFDWHG DORQJ WKH SODQQHG KLJKHU RUGHU 6 /LQH DV SDUW RI WKH &LW\×V %/$67 KLJKHU RUGHU [illegible]

:LWKLQ WKLV SROLF\ FRQWH[W LW LV LPSRUWDQW WR PDNH HIåFLHQW XVH RI VLWHV WKDW DUH [illegible] WKH UDWH RI RXWZDUG H[SDQVLRQ RI WKH XUEDQ ERXQGDU\ PLQLPL]H XVH RI WKH SULYDWH [illegible] H[LVWLQJ DQG SODQQHG WUDQVLW

7KH VXEMHFW VLWH LV FXUUHQWO\ RFFXSLHG E\ D YDFDQW VLQJOH GHW[illegible] GHWDFKHG GZHOOLQJ DQG D OLPLWHG QXPEHU RI RWKHU LQVWLWXWLRQ[illegible] VWRUH\V PHWUHV *LYHQ WKH VLWH×V ORFDWLRQ ZLWKLQ WKH H[L[illegible] SXEOLF WUDQVLW DQG IXWXUH KLJKHU RUGHU WUDQVLW LW LV RXU RS[illegible] RI DQ XQGHUXWLOL]HG VLWH ZLWK D KLJK TXDOLW\ UHVLGHQWLDO GHYHORSPHQW [illegible] UDQJH RI FRPPHUFLDO DPHQLWLHV DQG FRPPXQLW\ VHUYLFHV DQG IDFLOLWLHV [illegible] WUDQVLW VXSSRUWLYH LQWHQVLåFDWLRQ

Criteria	Response
D D EDODQFH HYDOXDWLRQ RI WKH FULWHULD LQ E WKURXJK I EHORZ [illegible]	[illegible]
E the relationship of the proposal to H[LVWLQJ QHLJKERXUKRRG FKDUDFWHU [illegible]	[illegible]
F WKH GHYHORSPHQW×V FRQWULEXWLRQ WR PDLQWDLQLQJ DQG DFKLHYLQJ D UDQJH RI GZHOOLQJ W\SHV DQG WHQXUHV	[illegible]
G WKH FRPSDWLEOH LQWHJUDWLRQ RI WKH GHYHORSPHQW ZLWK WKH VXUURXQGLQJ DUHD LQ WHUPV RI XVH VFDOH IRUP DQG FKDUDFWHU ,Q WKLV UHJDUG WKH &LW\ HQFRXUDJHV WKH XVH RI LQQRYDWLYH DQG FUHDWLYH XUEDQ GHVLJQ WHFKQLTXHV	[illegible]

Criteria	Response
H WKH GHYHORSPHQW×V FRQWULEXWLRQ WR DFKLHYLQJ WKH VWUXFWXUH DV GHVFULEHG LQ 6HFWLRQ (Ô 8UEDQ 6WUXFWXUH	7KH SURSRVHG GHYHORSHPHQW UHSUHVHQWV DQ DSSURSULDWH LQWHQVLÀFDWLRQ RI Neighbourhoods ZLWKLQ WKH 8UEDQ 6WUXFWXUH DORQJ D 0DMRU $UWHULDO 5RDG ... XQLWV ZLOO DGG WR WKH PL[UDQJH DQG DYDLO DUHD ZKLOH XWLOL]LQJ H[LVWLQJ WUDQVLW LQIUDVWUXFWXUH VWUHHWVFDSHV DQG PDNHV WKH &DUSHQWHU 1HL
I LQIUDVWUXFWXUH DQG WUDQVSRUWDWLRQ FDSDFLW\ DQG	$V SURYLGHG LQ WKH 7UDQVSRUWDWLRQ ,PSDFW 7UDQVSRUWDWLRQ 6ROXWLRQV DQG GDWHG)HEUXDU\ FDSDFLW\ WR DFFRPPRGDWH WKH SURSRVHG GHYHORSPHQW FDSDFLW\ VXJJHVWV WKDW WKH 7ZHQW\ 5RDG 6DQLWDU\ 3XPSLQJ VWDWLRQ DUH UHTXLUHG WR EH FRPSOHWHG SULRU WR WKH FRQVWUXFWLRQ RI WKH SURSRVHG GHYHORSPHQW WR KDQGOH WKH DSSURSULDWH VDQLWDU\ FDSDFLW\ 7KLV LV GHWDLOHG IXUWKHU LQ WKH 5HSRUW SUHSDUHG E\ 6,7(3/$17(&+ DQG GDWHG 0DUFK $ KROGLQJ SURYLVLRQ LV SURSRVHG WR EH DGGHG WR WKH VXEMHFW VLWH WR RQO\ DOORZ GHYHORSPHQW WR SURFHHG XSRQ FRPSOHWLWLRQ RI WKH 7ZHQW\ 5RDG 3XPSLQJ 6WDWLRQ XSJUDGHV
J the ability of the development to FRPSO\ ZLWK DOO DSSOLFDEOH SROLFLHV	,Q RXU RSLQLRQ WKH SURSRVHG GHYHORSPHQW FRQIRUPV WR WKH 8+23 DQG ZLOO VHH WKH GHYHORSPHQW RI DQ XQGHUXWLOL]HG VLWH DW WKH FRUQHU RI D 0DMRU $UWHULDO 5RDG DQG Neighbourhoods FRUULGRU 5RDG ZLWKLQ WKH GHVLJQDWLRQ

3ROLF\ % RI WKH 8+23 SURYLGHV HYDOXDWLRQ FULWHULD IRU UHVLGHQWLDO LQWHQVLÀFDWLRQ ZLWKLQ GHVLJQDWHG 1HLJKERXUKRRGV 7KH IROORZLQJ LV D VXPPDU\ RI KRZ WKH SURSRVDO DGGUHVVHV WKH FULWHULD LQ %

Criteria	Response
D WKH PDWWHUV OLVWHG LQ 3ROLF\ %	,Q RXU RSLQLRQ WKH SURSRVHG GHYHORSPHQW DGGUHVVHV WKH PDWWHUV OLVWHG LQ % DV GLVFXVVHG LQ GHWDLO LQ WKH WDEOH
E FRPSDWLELOLW\ ZLWK DGMDFHQW ODQG XVHV LQFOXGLQJ PDWWHUV VXFK DV VKDGRZLQJ RYHUORRN QRLVH OLJKWLQJ WUDIÀF DQG QXLVDQFH HIIHFWV	$ PRUH GHWDLOHG DQDO\VLV RI WKH EXLOW IRUP WKH SURSRVHG GHYHORSPHQW FDQ EH IRXQG EHO WKH SURSRVHG GHYHORSPHQW LV FRPSDWLEOH ZL DV LV RXWOLQHG LQ WKH VKDGRZ VWXG\ SUHSDUH WKH H[SHFWHG VKDGRZ LPSDFWV RQ WKH SXE SURSHUWLHV LV DFFHSWDEOH ,Q WHUPV RI RYHUORRN WKH SURSRVHG GHYHORSPHQW SURSRVHV D EXLOGLQJ GHVLJQHG ZLWK D GHJUHH DQJXODU SODQH WR PLQLPL]H RYHUORRN LPSDFWV 7KH 7UDQVSRUWDWLRQ ,PSDFW G%$ $FRXVWLFDO &RQVXOWDQWV ,QF DQG GDWHG 0DUFK PHDVXUHV QHFHVVDU\ WR PHHW WKH 0LQLVWU\ RI 8+23 UHTXLUHPHQWV ZKLFK KDYH EHHQ LQFRUSRUDWHG GXULQJ WKH GHWDLOHG GHVLJQ ZLOO EH DGGUHVVHG WKURXJK WKH UHT WKH 7UDQVSRUWDWLRQ ,PSDFW 6WXG\ SUHSDUHG GDWHG)HEUXDU\ FRQÀUPV WKDW WKHUH ZLOO EH QR LPSDFWV RQ WKH VXUURXQGLQJ
F the relationship of the proposed EXLOGLQJ V ZLWK WKH KHLJKW PDVVLQJ DQG VFDOH RI QHDUE\ UHVLGHQWLDO EXLOGLQJV	7KH QHDUE\ UHVLGHQWLDO EXLOGLQJV FDQ EH FKDUDFWHUL]HG E\ VLQJOH VWRUH\ VLQJOH GHWDFKHG GZHOOLQJV ZLWK VRPH WKH KHLJKW RI WKH &DUSHQWHU QHLJKERXUKRRG 7R PLWLJDWH LPSDFWV RQ WKH UHVLGHQWLDO EXLOGLQJV WKH SURSRVHG EXLOGLQJ KDV D GHJUHH DQJXODU SODQH IURP WKH VRXWK DQG HDVWHUQ ORW OLQHV SURYLGH D WUDQVLWLRQ LQ KHLJKW PDVVLQJ DQG VFDOH

Criteria	Response
G WKH FRQVLGHUDWLRQ RI WUDQVLWLRQ LQ KHLJKW DQG GHQVLW\ WR DGMDFHQW UHVLGHQWLDO EXLOGLQJV	7KH SURSRVHG GHYHORSPHQW LQFOXGHV D GHJUHH D VRXWKHUQ DQG HDVWHUQ ORW OLQHV
H the relationship of the proposed ORW V ZLWK WKH ORW SDWWHUQ DQG FRQÀJXUDWLRQ ZLWKLQ WKH QHLJKERXUKRRG	7KH VXEMHFW VLWH PHUJHV ZKDW XVHG WR EH LQGLYLGXDO GHWDFKHG GZHOOLQJV 7KH SURSRVHG ORW SDWWHUQ LV FRQVLVWHQW ZLWK WKH H[LVWLQJ ORW SDWWHUQ ORW OLQH LV FRQVLVWHQW ZLWK WKH ORW VLWH WKDW DOVR IURQW RQWR 5\PDO 5RDG :HVW
I WKH SURYLVLRQ RI DPHQLW\ VSDFH DQG WKH UHODWLRQVKLS RI WKH H[LVWLQJ DQG SURSRVHG DPHQLW\ VSDFH	7KH SURSRVHG GHYHORSPHQW LQFOXGHV ERWK FRPPXQDO DPHQLW\ VSDFH DV SHU WKH 5HJXODWLRQV RI WKH =RQLQJ %\ODZ ... 7KH SULYDWH DPHQLW\ RI WKHVH DUHDV ZLWKLQ WKH SURSRVHG GHYHORSPHQW ... ZLWK D VPDOOHU FRPPRQ RXWGRRU DPHQLW\ DUHD ... VRXWKHUQ ORW OLQH EHWZHHQ WKH VXUIDFH SDUNLQJ ... LQFOXGLQJ YLVXDO EDUULHUV DQG ODQGVFDSLQJ ... OLQH DV ZHOO DV DORQJ WKH QRUWK HDVW FRUQHU RI WKH ... PLQLPL]H RYHUORRN DQG SULYDF\ FRQFHUQV WR DGMDF
J WKH DELOLW\ WR UHVSHFW DQG PDLQWDLQ RU HQKDQFH WKH VWUHHWVFDSH SDWWHUQV LQFOXGLQJ EXW QRW OLPLWHG WR OHQJWK VHWEDFNV DQG VSDFLQJ	7KH SURSRVHG GHYHORSPHQW FRQWHPSODWHV D VWUH VHWEDFN IURP 5\PDO 5RDG ZKLFK UHSUHVHQWV D GHSDUWXUH IURP WKH H[LVWLQJ GHWDFKHG GZHOOLQJV WR WKH VWUHHWVFDSH DQG SODQQHG VWUHHW SDWWHUQ DQG YLVLELOLW\ 7KH SURSRVHG GHYHORSPHQW GRHV H[LVWLQJ EORFN OHQJWKV ZLWKLQ WKH DUHD
K WKH DELOLW\ WR FRPSOHPHQW WKH H[LVWLQJ IXQFWLRQV RI WKH QHLJKERXUKRRG	7KH SURSRVHG UHVLGHQWLDO DSDUWPHQW XQLWV ZLOO FRPSOHPHQW RI 5\PDO 5RDG :HVW
L WKH FRQVHUYDWLRQ RI FXOWXUDO KHULWDJH UHVRXUFHV	7KHUH DUH QR FXOWXUDO KHULWDJH UHVRXUFHV ORFDWHG RQ WKH VXEMHFW VLWH 7KH &LW\×V 0XQLFLSDO +HULWDJH 5HJLVWHU ... LPSDFWV ZKLFK DUH DVVHVVHG LQ PRUH GHWDLO
M LQIUDVWUXFWXUH DQG WUDQVSRUWDWLRQ FDSDFLW\	$V SURYLGHG LQ WKH 7UDQVSRUWDWLRQ ,PSDFW 6WXG\ 7UDQVSRUWDWLRQ 6ROXWLRQV DQG GDWHG)HEUXDU\ FDSDFLW\ WR DFFRPPRGDWH WKH SURSRVHG GHYHORSPHQW ... DSSURSULDWH VDQLWDU\ FDSDFLW\ 7KLV LV GHWDLOHG 5HSRUW SUHSDUHG E\ 6,7(3/$17(&+ DQG GDWHG 0DUFK LV SURSRVHG WR EH DGGHG WR WKH VXEMHFW VLWH WR XSRQ FRPSOHWLWLRQ RI WKH 7ZHQW\ 5RDG 3XPSLQJ 6WD

3ROLF\ (FRQWDLQV FULWHULD WKDW KLJK GHQVLW\ UHVLGHQWLDO GHYHORSPHQW ZLWKLQ WKH Neighbourhoods Designation VKRXOG EH HYDOXDWHG DJDLQVW 7KH IROORZLQJ LV DQ DQDO\VLV RI KRZ WKH VXEMHFW VLWH DQG SURSRVHG GHYHORSPHQW FRQIRUP WR WKHVH SROLFLHV

Criteria	Response
D 'HYHORSPHQW VKRXOG KDYH GLUHFW DFFHVV WR D FROOHFWRU RU PDMRU RU PLQRU DUWHULDO URDG ,I GLUHFW DFFHVV WR VXFK D URDG LV QRW SRVVLEOH WKH development may be permitted LQGLUHFW DFFHVV WR D FROOHFWRU RU PDMRU RU PLQRU DUWHULDO URDGV IURP D ORFDO URDG XSRQ ZKLFK RQO\ D VPDOO QXPEHU RI ORZ GHQVLW\ UHVLGHQWLDO GZHOOLQJV DUH IURQWLQJ RQ WKH ORFDO URDG	7KH VXEMHFW VLWH KDV GLUHFW DFFHVV WR ERWK D PDMRU DUWHULDO URDG DQG D FROOHFWRU URDG
E +LJK SUR¿OH PXOWLSOH GZHOOLQJV VKDOO QRW JHQHUDOO\ EH SHUPLWWHG LPPHGLDWHO\ DGMDFHQW WR ORZ SUR¿OH UHVLGHQWLDO XVHV 7KH JXLGDQFH VKDOO JHQHUDOO\ EH UHTXLUHG DQG PD\ EH LQ WKH IRUP RI D VXLWDEOH LQWHUYHQLQJ ODQG XVH VXFK DV D PHGLXP GHQVLW\ UHVLGHQWLDO XVH :KHUH VXFK VHSDUDWLRQ FDQQRW EH DFKLHYHG WUDQVLWLRQ DQG EXIIHULQJ DV HIIHFWLYH VFUHHQLQJ DQG RU GHVLJQ IHDWXUHV VKDOO EH LQFRUSRUDWHG LQWR WKH GHVLJQ RI WKH KLJK GHQVLW\ GHYHORSPHQW WR PLWLJDWH DGYHUVH LPSDFW RQ DGMDFHQW ORZ SUR¿OH UHVLGHQWLDO XVHV	7KH VXEMHFW VLWH DEXWV H[LVWLQJ ORZ ULVH UHVLGHQWLDO XVHV WR WKH ... 7UDQVLWLRQDO IHDWXUHV DUH SURSRVHG WR HQVXUH FRPSDWLELOLW\ ZLWK WKH VXUURXQGLQJ XVHV 7UDQVLWLRQDO IHDWXUHV LQFOXGH • $ VHULHV RI VWHSEDFNV DORQJ WKH 5\PDO 5RDG :HVW IURQWDJH ... WR D KHLJKW RI VWRUH\ • 3ODQWLQJ DQG ODQGVFDSLQJ DORQJ WKH ... ERXQGDULHV • /DQGVFDSLQJ DQG RU GHVLJQ HOHPHQWV ...
F +LJK SUR¿OH GHYHORSPHQW PD\ EH FRQVLGHUHG DSSURSULDWH VXEMHFW WR WKH RWKHU SROLFLHV RI WKLV 3ODQ ZKHUH LW ZRXOG UHVXOW LQ WKH SUHVHUYDWLRQ RI QDWXUDO KHULWDJH IHDWXUHV DUHDV RI SXEOLF YLHZ FRUULGRUV ZKLFK PD\ RWKHUZLVH EH FRPSURPLVHG E\ PRUH GLVSHUVHG ORZHU SUR¿OH GHYHORSPHQW	1RW DSSOLFDEOH

Criteria	Response
G 'HYHORSPHQW VKDOO H SURYLGH DGHTXDWH ODQGVFDSLQJ DPHQLW\ IHDWXUHV RQ VLWH SDUNLQJ DQG EXIIHULQJ ZKHUH UHTXLUHG	• $GHTXDWH ODQGVFDSLQJ DPHQLW\ IHDWXUHV RQ VLWH SDUNLQJ DQG EXIIHULQJ DUH SURYLGHG
I EH FRPSDWLEOH ZLWK H[LVWLQJ DQG IXWXUH XVHV LQ WKH VXUURXQGLQJ DUHD LQ WHUPV RI KHLJKWV PDVVLQJ DQG DQ DUUDQJHPHQW RI EXLOGLQJV DQG VWUXFWXUHV DQG	• 3URSRVHG VWRUH\ KHLJKW LV FRPSDWLEOH ZLWK WKH VXUURXQGLQJ DUHD JLYHQ LWV XUEDQ FRQWH[W ... DQG VWHSEDFNV WR SURYLGH IRU DSSURSULDWH WUDQVLWLRQ WR H[LVWLQJ
J SURYLGH DGHTXDWH DFFHVV WR WKH SURSHUW\ GHVLJQHG WR PLQLPL]H FRQ¿LFWV EHWZHHQ WUD¿F DQG pedestrians both on-site and on VXUURXQGLQJ VWUHHWV	• 2QH FRQVROLGDWHG DFFHVV LV SURYLGHG IURP ... YHKLFXODU PRYHPHQW ZKLFK ZLOO PLQLPL]H FRQ¿LFWV ZLWK pedestrians
K ,Q DFFRUGDQFH ZLWK WKH SROLFLHV RI 6HFWLRQ % Ô 8UEDQ 'HVLJQ 3ROLFLHV GHYHORSPHQW VKDOO DFKLHYH WKH IROORZLQJ D DWWUDFWLYH SXEOLF VWUHHWVFDSH VXSSRUWHG E\ DUFKLWHFWXUDO VW\OH ... L VXUIDFH SDUNLQJ DUHDV ... M SDUNLQJ VWUXFWXUHV ... N XWLOLW\ DQG VHUYLFH ... O H[SDQVHV RI EODQN ZDOOV	7KH PDMRULW\ RI WKH VXUIDFH SDUNLQJ DUHDV ... LQFOXGLQJ D VPDOO SRUWLRQ DORQJ 8SSHU 3DUDGLVH 5RDG ... • 7KH DERYH DQG EHORZ JUDGH SDUNLQJ VWUXFWXUH ... • 7KH XWLOLW\ VHUYLFH ZDVWH FROOHFWLRQ DUHD ... 1R EODQN ZDOOV DUH SURSRVHG
P 7KH &LW\ PD\ UHTXLUH VWXGLHV LQ DFFRUGDQFH ZLWK &KDSWHU) ,PSOHPHQWDWLRQ 3ROLFLHV FRPSOHWHG WR WKH VDWLVIDFWLRQ RI WKH &LW\ WR GHPRQVWUDWH WKH DSSURSULDWHQHVV RI WKH GHYHORSPHQW LQ D EXLOGLQJ RU VWUXFWXUH GXH WR XQGXO\ RYHUVKDGRZ EORFN OLJKW RU UHVXOW LQ WKH ORVV RI SULYDF\ RI DGMDFHQW UHVLGHQWLDO XVHV	$ 6KDGRZ ,PSDFW 6WXG\ KDV EHHQ SUHSDUHG E\ %RXVILHOGV ... WKH SURSRVHG EXLOGLQJ GRHV QRW XQGXO\ LPSDFW ... UHVLGHQWLDO XVHV
Q 7KH RULHQWDWLRQ GHVLJQ DQG PDVVLQJ RI D EXLOGLQJ RU VWUXFWXUH KLJKHU WKDQ VL[VWRUH\V VKDOO WDNH LQWR DFFRXQW WKH LPSDFW RQ SXEOLF YLHZ FRUULGRUV DQG JHQHUDO SXEOLF YLHZV RI WKH DUHD RI WKH 1LDJDUD (VFDUSPHQW ZDWHUIURQW DQG RWKHU SDUWV RI WKH &LW\ DV LGHQWL¿HG WKURXJK VHFRQGDU\ SODQV RU RWKHU VWXGLHV	1RW DSSOLFDEOH

5.2 Land Use

5.3 Height, Massing, and Density

5.4 Built Form Impacts

Light, View and Privacy (LVP)

5.5 Urban Design

Adjacent public spaces and the public sidewalk on one side of the street should receive a minimum of 5 hours of sunlight throughout the day measured on March 21st and September 21st.

5.6 Heritage Considerations

7KH VXEMHFW VLWH LV ORFDWHG DGMDFHQW DQ7KH FRQWHJRQXQ GWLRQ YHLGHWHQWLåHG KHULWDJH RSURS3HRWHQWLDO KHDQGWDJH5DPDWU1REDGWHVWR 5\PDO 5GHVLJQDWHGÚ SURSHUWLHV RI FXOWXUDO KHULWDJH VDOXH +HULWDJH 5HJLVWHU ÙWKH 5HJLVWHUÚ 7KH VWRUDQGLQJ SLåFDQWWY YLWZOYRFDWHGGWD1FHQQGHWRJQ5DWDHGG:HSWRSHUWWKHV)RQPWKH8QLRQVWHKRRQ EXOLGLQJ WKH VXEMHFW VLWH DW 5\PDO 5RDG :HVW DQG DLQV DQG ÙLQGHVLJQDWHGÚ 7KH 5HJLVWHU RI KHULWDJH SURSHUWLHV +DPLOWRQ DQG WKH KHULWDJH 2QWDULR KHULWDJH DFW 5HJLVWHUHG DQG 'HVLJQDWHG 3URSHUWLHV SRWHQWLDO 7KH VXEMHFW VLWH LV ORFDWHG DGMDFHQW WR 5\PDO 5RDG :HVW DQG DLQV DQG ÙLQGHVLJQDWHGÚ 7KH 5HJLVWHU RI KHULWDJH SURSHUWLHV +DPLOWRQ DQG WKH KHULWDJH 2QWDULR KHULWDJH DFW 5HJLVWHUHG DQG 'HVLJQDWHG 3URSHUWLHV SRWHQWLDO

%DVHG RQ DQ HPDLO GDWHG 0DUFK IURP 0LFKDHO)LRULOOR &LW\ RI +DPLOWRQ 3ODQQLQJ Ô 6XEXEDQ 7HDP LW ZDV FRQåUPHG WKURXJK FRQVXOWDWLRQ ZLWK &LW\ &XOWXUDO +HULWDJH VWDII WKDW DUH QR GLUHFW LPSDFWV DQWLFLSDWHG WR WKH OLVWHG RU LQYHQWRULHG5KRDGG:HVW UHVSHFWLYHO\ 1RWZLWKVWDQGLQJ WKH SURSHUWLHV DUH QRW &XOWXUDO +HULWDJH ,PSDFW $VVHVVPHQW 3ROLF\ % SURUR WR RU DW WKH WLPH RI $FW\ ,QSSGLFDWLRQ DXEPLWWHG a proposed development, site alteration, or redevelopment of lands has the SRWHQWLDO WR GDYHUHO\ DIIHFW WKH IROORZLQJ EXDLOGLQJ RWKHUV WKURXJK GLVSODFHPHQW RU GLVUXSWLYH RU FRQWH[WXDO YDOXH

L 3URSHUWLHV GHVLJQDWHG XQGHU DQ\ SDUW RI WKH 2QWDULR +HULWDJH $FW RU WKH GHVLJQDWHGÚ WR SURSHUWLHV GHVLJQDWHG XQGHU DQ\ SDUW RI WKH 2QWDULR +HULWDJH $FW

LL3URSHUWLHV WKDW DUH LQFOXGHG LQ WKH &LW\ÚV 5HJLVWHU RI &XOWXUDO +HULWDJH 9DOXH RU ,QWHUHVW RU DGMDFHQW WR 3URSHUWLHV RI 3URSHUW\ RI &XOWXUDO +HULWDJH 9DOXH RU ,QWHUHVW

)XUWKHUPRUH DQ +,$ PD\ EH UHTXLUHG E\ WKH &LW\ DQG \PDO5GHVLJQDWHG WKH WLPH RI DQ\ DSSOLFDWLRQ VXEPLVVLRQ ZKHQ DOWHUDWLRQ RU UHGHYHORSPHQW RI ODQGV KDV EHHQ SURSRVHG $UFKLWHFWXUDO RU +LVWRULFDO ,QWHUHVW RU 9DOXH

Where cultural heritage resources may be affected and staff is of the opinion that the potential impacts will be minor, the discussion of impacts to cultural heritage resources may be integrated into an Urban Design Brief or Urban Design Study.

'HYHORSPHQW LPSDFWV FDQ EH GLUHFW RU LQGLUHFW DQG VLWHV DQG ODQGVFDSHV GLIIHUHQWO\ RYHU WLPH 7KH FRQVWUXFWLRQ SURFHVV LWVHOI FDQ DIIHFW UHVRXUFHV DQG VLWHV DQG ODQGVFDSHV GXULQJ D SUH FRQVWUXFWLRQ SKDVH ZKHQ SUHSDULQJ D VLWH IRU FRQVWUXFWLRQ GXULQJ WKH FRQVWUXFWLRQ SKDVH DQG RU RQFH FRQVWUXFWLRQ LV FRPSOHWHG H J UHPRYLQJ SURWHFWLYH EDUULHUV ,PSDFWV WR D FXOWXUDO KHULWDJH UHVRXUFH RU ODQGVFDSH PD\ DOVR EH VLWH VSHFLåF RU ZLGHVSUHDG DQG DQ\ LPSDFWV FDQ KDYH GLIIHUHQW GHJUHHV RI VHYHULW\ IURP ORZ PRGHUDWH RU KLJK

$UFKLWHFWXUDO RU +LVWRULFDO ,QWHUHVW WKURXJK GLVSODFHPHQW RU GLVUXSWLRQ

&LW\ VWDII KDYH DVNHG WKDW SRWHQWLDO LPSDFWV RI WKH SURSRVHG GHYHORSPHQW RQ WKH &LW\ÚV &XOWXUDO +HULWDJH 5HVRXUFHV EH DVVHVVHG DQG GRFXPHQWHG 8UEDQ 'HVLJQ 5DWLRQDOH DQG KDYH FRQåUPHG WKDW 5\PDO 5RDG :HVW DQG DLQV DQG ÙLQGHVLJQDWHGÚ 7KH 5HJLVWHU RI &XOWXUDO +HULWDJH 9DOXH RU ,QWHUHVW RU DGMDFHQW WR 3URSHUWLHV RI 3URSHUW\ RI &XOWXUDO +HULWDJH 9DOXH RU ,QWHUHVW LQ WKLV LQVWDQFH 6SHFLåFDOO\ VWDII KDYH DVNHG IRU DQ +HULWDJH ,PSDFW $VVHVVPHQW 5HSRUW WR GHWHUPLQH WKH SRWHQWLDO LPSDFWV RI WKH &LW\ RI +DPLOWRQ×V +HULWDJH ,PSDFW $VVHVVPHQW 3URFHGXUHV

'HYHORSPHQW LPSDFWV FDQ EH GLUHFW RU LQGLUHFW DQG VLWHV DQG ODQGVFDSHV GLIIHUHQWO\ RYHU WLPH 7KH FRQVWUXFWLRQ SURFHVV LWVHOI FDQ DIIHFW UHVRXUFHV DQG VLWHV DQG ODQGVFDSHV GXULQJ D SUH FRQVWUXFWLRQ SKDVH ZKHQ SUHSDULQJ D VLWH IRU FRQVWUXFWLRQ GXULQJ WKH FRQVWUXFWLRQ SKDVH DQG RU RQFH FRQVWUXFWLRQ LV FRPSOHWHG H J UHPRYLQJ SURWHFWLYH EDUULHUV ,PSDFWV WR D FXOWXUDO KHULWDJH UHVRXUFH RU ODQGVFDSH PD\ DOVR EH VLWH VSHFLåF RU ZLGHVSUHDG DQG DQ\ LPSDFWV FDQ KDYH GLIIHUHQW GHJUHHV RI VHYHULW\ IURP ORZ PRGHUDWH RU KLJK

5\PDO 5RDG :HVW LV QRW FRQVLGHUHG WR KDYH FRQWH[WXDO YDOXH $FFRUGLQJ WR +DPLOWRQ×V RQOLQH KHULWDJH PDSSLQJ DSSOLFDWLRQ

The school building is in its original location; however, the context of the existing former Union School building has changed since its construction. The building is setback from the street and situated at a higher elevation than the surrounding lands, which provides the property a distinct character within the surrounding suburban fabric. The property is not considered to have contextual value.

5.7 Transportation and Servicing

3DUDGLJP 7UDQVSRUWDWLRQ 6ROXWLRQV KDV SUHSDUHG D 7UDQVSRUWDWLRQ 6XPPDU\ 5HSRUW WR GHWDLO WKH SURSRVHG GHYHORSPHQW DQG LWV SRWHQWLDO WUDQVSRUWDWLRQ LPSDFWV 7KLV UHSRUW LV VXEPLWWHG LQ VXSSRUW RI WKH 3DUNLQJ -XVWLåFDWLRQ DQG 7UDQVSRUWDWLRQ 'HPDQG 0DQDJHPHQW 3ODQ)HEUXDU\ Ù7,6Ú 7KLV UHSRUW GHWHUPLQHV WKH WUDQVSRUWDWLRQ LPSDFWV RI WKH SURSRVHG GHYHORSPHQW DQG SURYLGHV VXSSRUWLQJ LQIRUPDWLRQ WR GHPRQVWUDWH WKDW WKH H[LVWLQJ LQIUDVWUXFWXUH WR VXSSRUW WKH LPSURYHPHQWV WR DFFRPPRGDWH WKH VLWH JHQHUDWHG WUDIåF RQ WKH VXUURXQGLQJ URDG QHWZRUNV DQG LQWHUVHFWLRQV DQG WKH H[LVWLQJ LQIUDVWUXFWXUH WR VXSSRUW WKH HVWDEOLVKHG 0DQDJHPHQW PHDVXUHV WR VXSSRUW WKH GHYHORSPHQW 7KLV 7,6 FRQFOXGHG WKDW

- 7KH SURSRVHG GHYHORSPHQW LV HVWLPDWHG WR JHQHUDWH DSSUR[LPDWHO\ QHZ $0 SHDN KRXU YHKLFOH WULSV DQG QHZ 30 SHDN KRXU YHKLFOH WULSV
- 7KH VWXG\ DUHD LQWHUVHFWLRQV DUH IRUHFDVW WR RSHUDWH DW DQ DFFHSWDEOH /26 RI VHUYLFH DV WKH EDFNJURXQG WUDIåF FRQGLWLRQV ZLWK WKH DGGLWLRQ RI WKH JHQHUDWHG WUDIåF 0LQRU LQFUHDVHV LQ GHOD\ LQ TXHXH OHQJWK DUH LRUUHFDVW ZLWK WKH DGGLWLRQ RI VLWH JHQHUDWHG WUDIåF YROXPHV 1R DGGLWLRQDO FULWLFDO PRYHPHQWV DUH QRWHG DW WKH VWXG\ DUHD LQWHUVHFWLRQV DQG QR PRGLåFDWLRQV DUH UHTXLUHG WR PHHW FRQGLWLRQV

Stormwater Management

3ODQQXQGRU UDWHV WKH SURSRVHG GHYHORSPHQW ZHUH GHVLJQHG WR EH LQFOXVLYH RI DQ DGGLWLRQDO RQVLWH 6:0 DVVXPHG WR EH LPSOHPHQWHG WR DFKLHYH WKLV DQG ZLOO EH LPSOHPHQWHG WR DFKLHYH WKH VSHFLåHG 4XDQWLW\ FRQWURO ZLOO EH DFKLHYHG WKURXJK D WUHDWPHQW WUDLQ DSSURDFK WKDW LQFOXGHV D åOWUDWLRQ V\VWHP DQG XQGHUJURXQG VWRUDJH $Q RYHUDOO 766 UHPRYDO HIåFLHQF\ RI ZLOO EH DFKLHYHG

Sanitary Drainage

7KH GHVLJQ YHKLFOH FDQ WXUQ WR PHHW WKH SURSRVHG GHYHORSPHQW ZLOO EH GLUHFWHG WR WKH 3DUDGLVH 5RDG 7KLQRPSOHWLRQ RI WKH 7ZHQW\ 5RDG ZDVWHZDWHU SXPSLQJ VWDWLRQ XSJUDGHV ZLOO VDWLVI\ WKH FDSDFLW\ UHTXLUHPHQWV IRU WKH SURSRVHG GHYHORSPHQW

Water Supply

VLWH×V SDUNLQJ GHPDQG LQGLFDWHV WKH $FFRUGLQJ WR WKH EQCFXODWLRQV DQG K\GUDQW æRZ GDWD SURYLGHG E\ WKH &LW\ RI +DPLOWRQ SUHVHQWHG LQ WKLV UHSRUW WKH H[LVWLQJ PXQLFLSDO LQIUDVWUXFWXUH LV DGHTXDWH WR VXSSRUW WKH SURSRVHG GHYHORSPHQW 7KLV ZLOO EH FRQåUPHG ZLWK DQ LQGHSHQGHQW åUH æRZ WHVW RQFH LW LV SHUPLVVLEOH WR GR VR

Site Grading

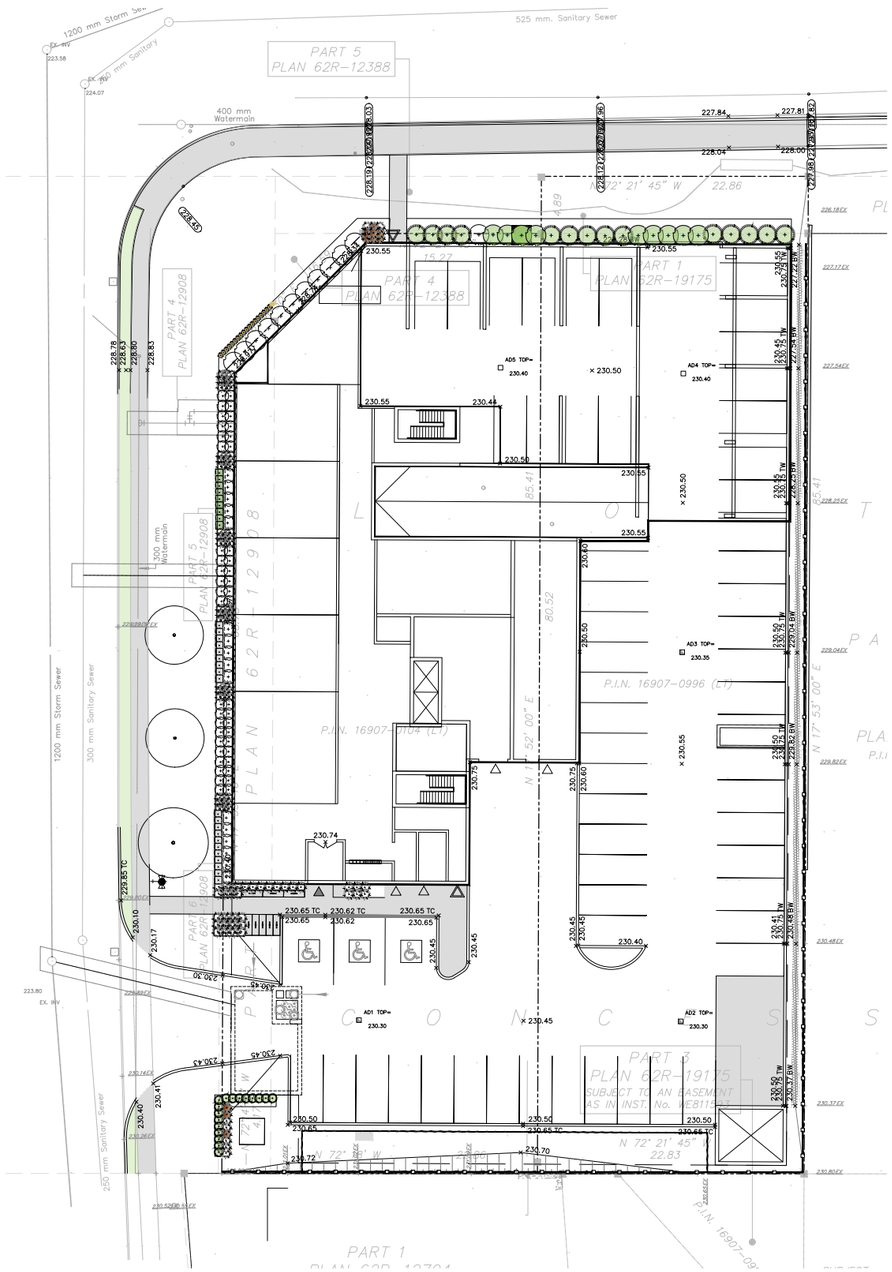
VLWH JUDGLQJ LV [HPSDWLEOH ZLWK [LVWLQJ 7KH SURSRVHG JUDGLQJ LV FRQVLVWHQW WKH H[LVWLQJ URDG QHWZRUN DQG WKH SURSRVHG GHYHORSPHQW SURSHUW\ OLPLW DQG ZLOO QRW DGYHUVHO\ DIIHFW DGMDFHQW SURSHUWLHV

Erosion and Sediment Control

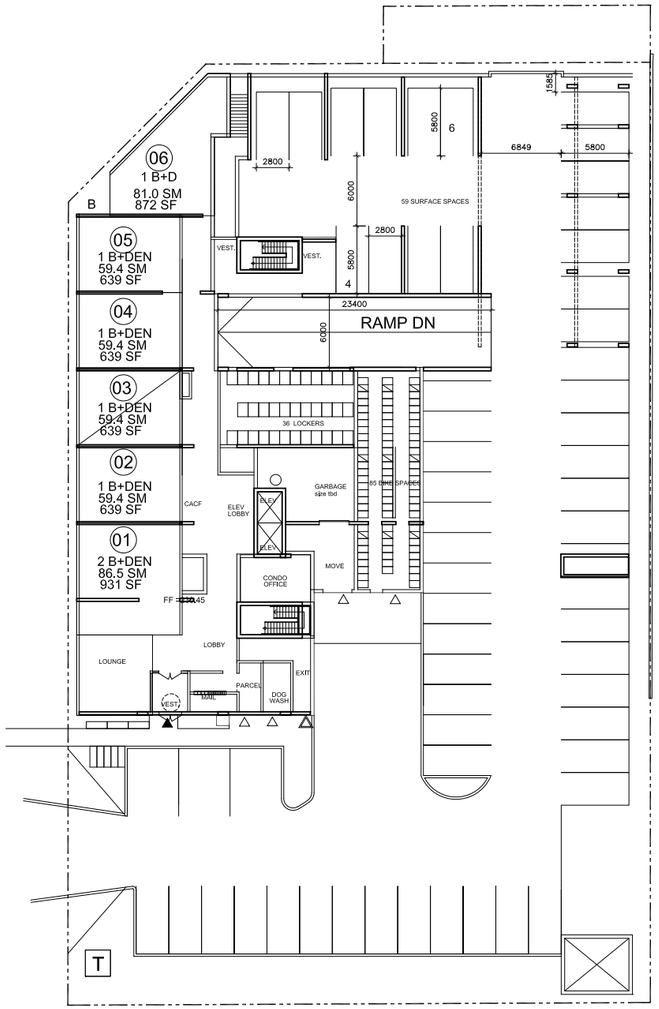
(6& PHDVXUHV ZLOO EH GHVLJQHG DV SHU WKH Ù(URVLRQ DQG 6HGLPHQW &RQWURO *XLGHOLQH IRU 8UEDQ &RQVWUXFWLRQÚ GRFXPHQW 'HFHPEHU 3URYLGHG WKDW WKHVH PHDVXUHV DUH LPSOHPHQWHG GXULQJ FRQVWUXFWLRQ WKHVH ZLOO EH DGHTXDWH WR PLQLPL]H VHGLPHQWV IURP HQWHULQJ WKH PXQLFLSDO LQIUDVWUXFWXUH

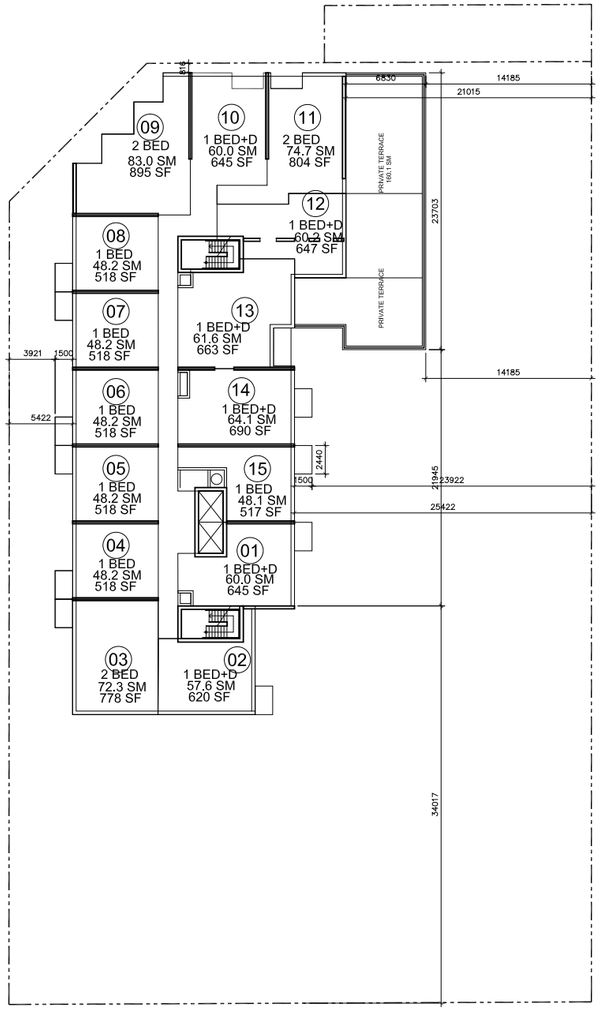
- WR VSDFHV GHSHQGLQJ XSRQ WKH PHWKRGRORJ\ XVHG WR IRUHFDVW WKH GHPDQG
- $OO WKUHH PHWKRGV XVHG WR HVWLPDWH WKH VLWH×V GHPDQG WR EH OHVV WKDQ WKH SURSRVHG VXSSO\ IRUHFDVW WR EH FRQWDLQHG RQ VLWH
- 7R PDQDJH WKH VLWH×V WUDQVSRUWDWLRQ DQG PDHWV USHUV PHDVXUHV EH LQWHJUDWHG LQWR WKH VLWH SODQ DQG GHYHORSPHQW SURJUDP
  - :DONLQJ Ô 3HGHVWULDQ DMHQLWLHV EHQFKHV SURYLGHG LQ WKH RQ VLWH FRPPRQ DUHD ZLWK FRQQHFWLRQV WR WKH H[LVWLQJ VLGHZDONV DFURVV WKH VLWH×V
  - IURQWDJH
  - &\FOLQJ Ô7KH ORQJ WHUP ELF\FOH SDUNLQJ DUHD LQFOXGH D ELF\FOH UHSDLU
  - 7UDQVLW Ô 7UDQVLW LQIRUPDWLRQ EH SURYLGHG WR RFFXSDQWV DQG 3UHVWRQ EH SURYLGHG WR RFFXSDQWV GXULQJ WKH åUVW \HDU RI RFFXSDQF\
  - :D\åQGLQJ DQG 7UDYHO 3ODQQLQJ Ô :D\åQGLQJ DQG 7UDYHO 3ODQQLQJ PDPV EH SURYLGHG WR UHVLGHQWV

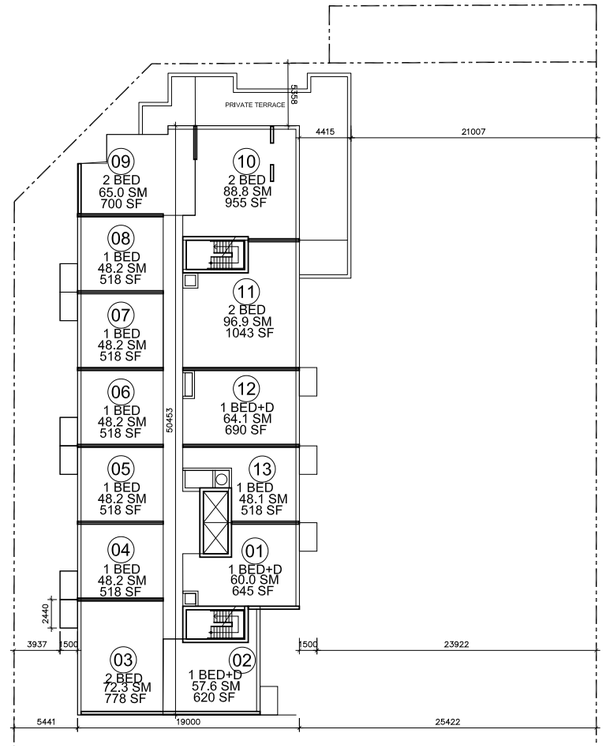
Landscape Plan



RYMAL ROAD


06
1 B+D
81.0 SM
872 SF
05
1 B+DEN
59.4 SM
639 SF
04
1 B+DEN
59.4 SM
639 SF
03
1 B+DEN
59.4 SM
639 SF
02
1 B+DEN
59.4 SM
639 SF
01
2 B+DEN
86.5 SM
931 SF
B
T
2800
6000
59 SURFACE SPACES
5800
6
6849
5800
1585
2800
VEST.
VEST.
5800
4
23400
RAMP DN
6000
36 LOCKERS
95 BIKE SPACES
GARBAGE
size tbd
ELEV
ELEV
CACF
ELEV
LOBBY
MOVE
CONDO
OFFICE
FF 330.45
LOBBY
LOUNGE
EXIT
PARCEL
DOG
WASH
VEST.
WML


09
2 BED
83.0 SM
895 SF
10
1 BED+D
60.0 SM
645 SF
11
2 BED
74.7 SM
804 SF
PRIVATE TERRACE
160.1 SM
12
1 BED+D
60.2 SM
647 SF
PRIVATE TERRACE
08
1 BED
48.2 SM
518 SF
07
1 BED
48.2 SM
518 SF
13
1 BED+D
61.6 SM
663 SF
06
1 BED
48.2 SM
518 SF
14
1 BED+D
64.1 SM
690 SF
05
1 BED
48.2 SM
518 SF
15
1 BED
48.1 SM
517 SF
04
1 BED
48.2 SM
518 SF
01
1 BED+D
60.0 SM
645 SF
03
2 BED
72.3 SM
778 SF
02
1 BED+D
57.6 SM
620 SF
6830
14185
21015
23703
14185
3921
500
5422
2440
500
21945
23922
25422
34017


PRIVATE TERRACE
6830
4415
21007
09
2 BED
65.0 SM
700 SF
10
2 BED
88.8 SM
955 SF
08
1 BED
48.2 SM
518 SF
11
2 BED
96.9 SM
1043 SF
07
1 BED
48.2 SM
518 SF
06
1 BED
48.2 SM
518 SF
12
1 BED+D
64.1 SM
690 SF
50453
05
1 BED
48.2 SM
518 SF
13
1 BED
48.1 SM
518 SF
04
1 BED
48.2 SM
518 SF
01
1 BED+D
60.0 SM
645 SF
2440
3937
500
03
2 BED
72.3 SM
778 SF
02
1 BED+D
57.6 SM
620 SF
500
23922
5441
19000
25422

/(*(1'

*/ */$=,1* 3$1(/

63 63$1'5$/ 3$1(/

6 678&&2 &2/285

6 (,)6 75,0 &2/285

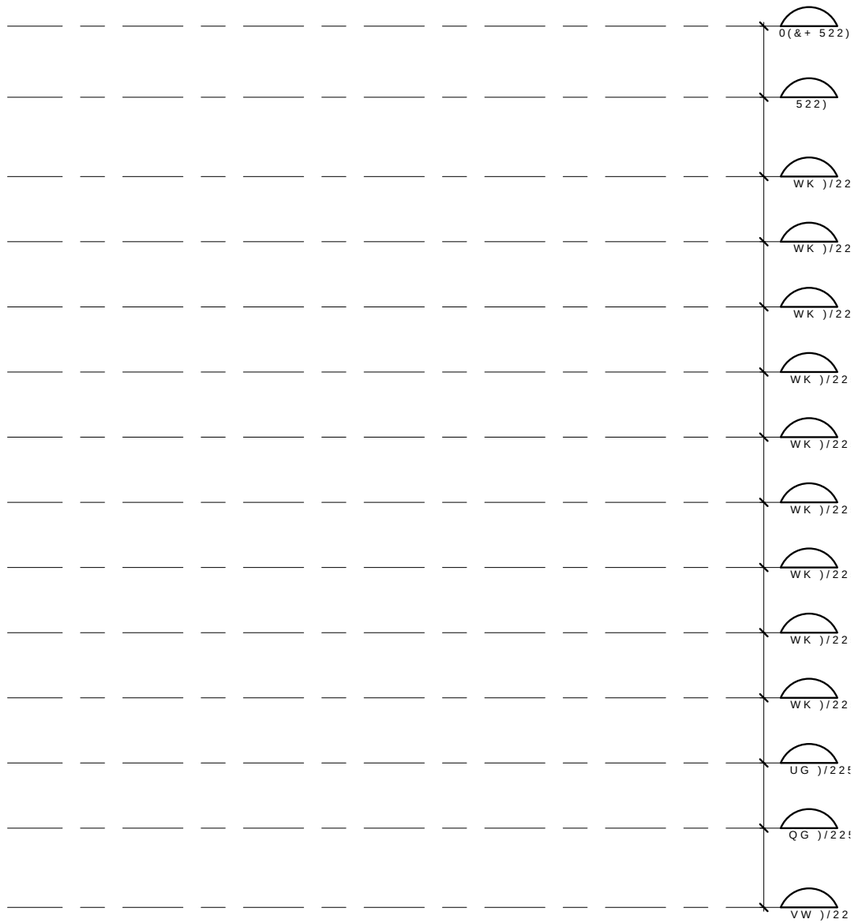
6 (,)6 75,0 &2/285

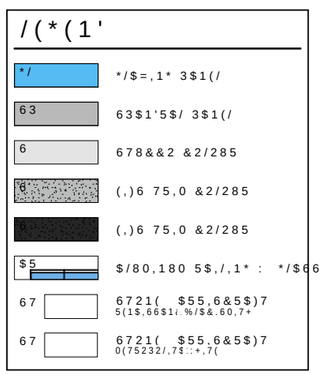
$5 $/80,180 5$,/,1* : */$66

67 6721($55,6&5$)7
5(1$,66$1&(%/$&.60,7+

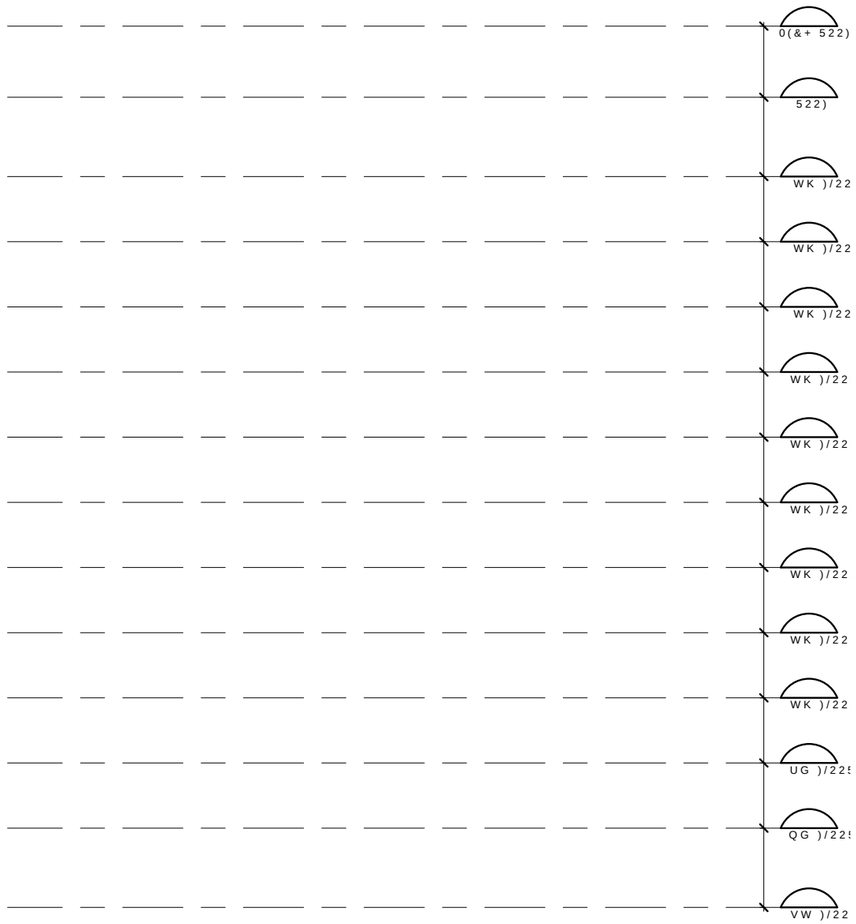
67 6721($55,6&5$)7
0(75232/,7$1:+,7(

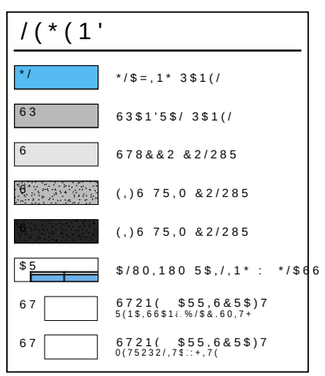
East Elevation



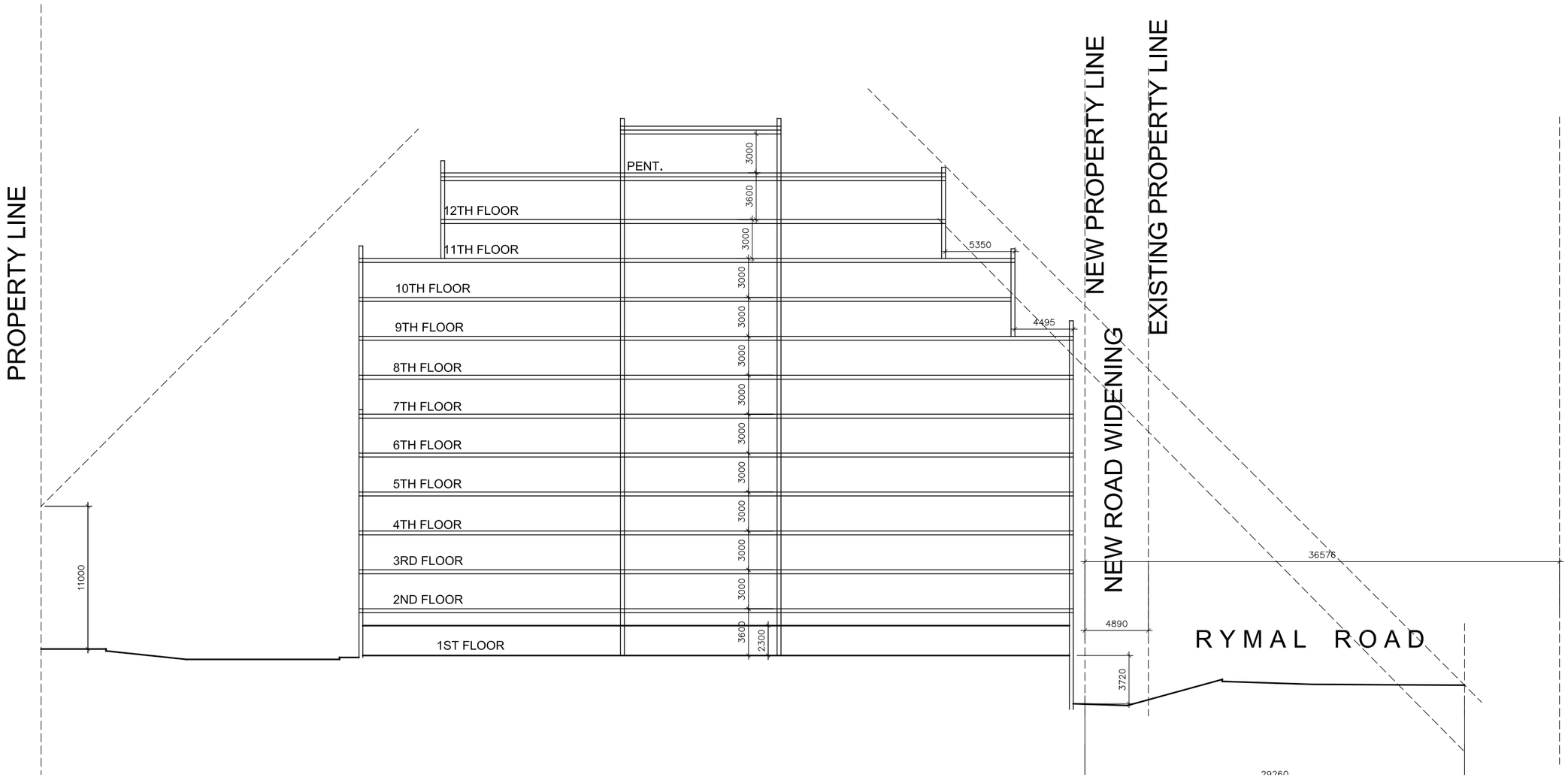


North Elevation

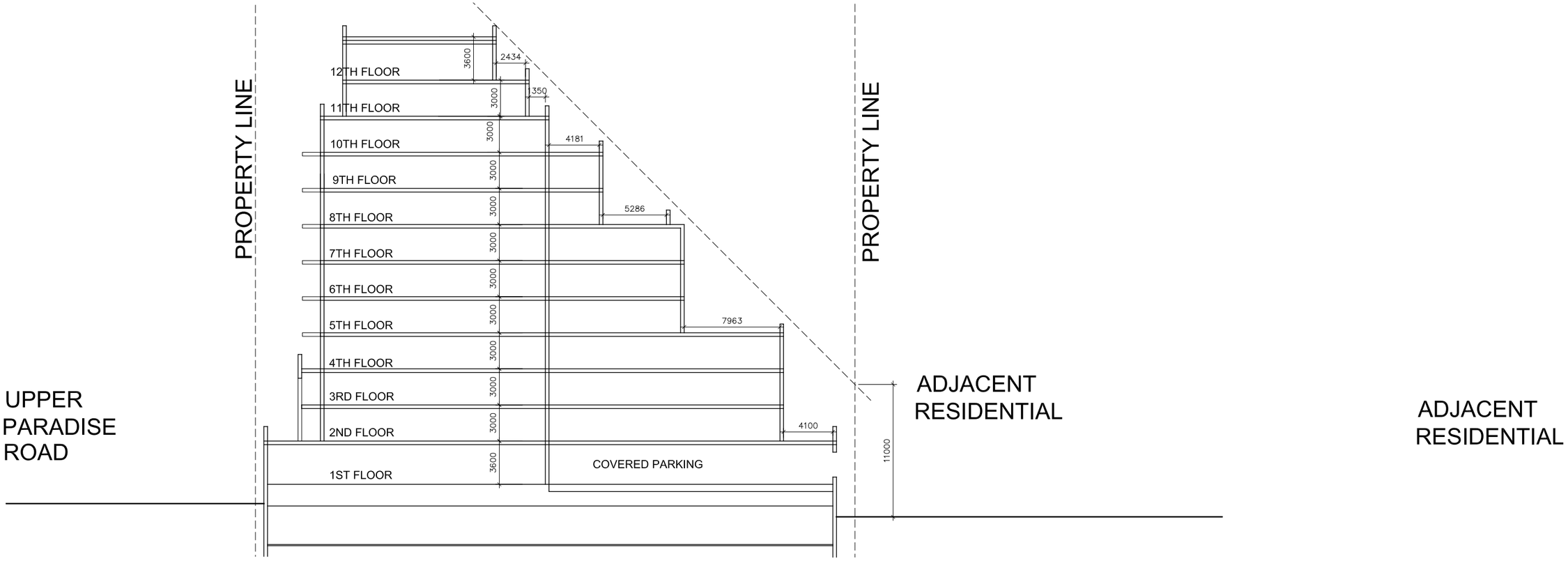




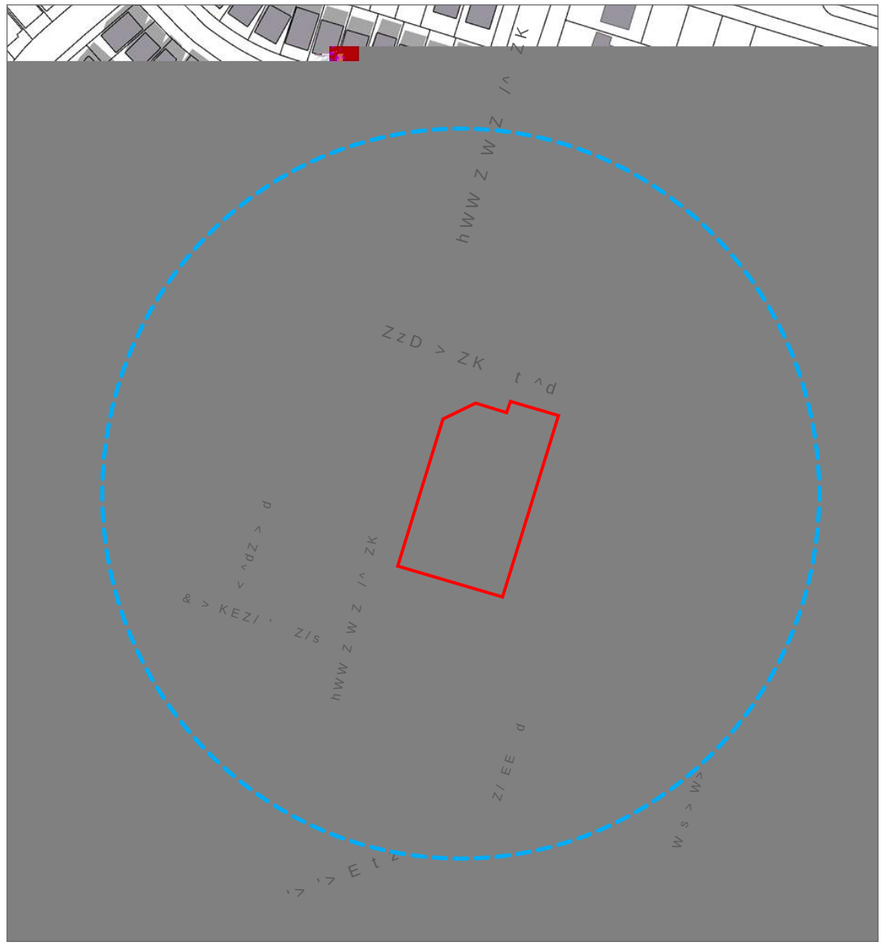
North Elevation


PROPERTY LINE
ADJACENT
RESIDENTIAL
PENT.
12TH FLOOR
11TH FLOOR
10TH FLOOR
9TH FLOOR
8TH FLOOR
7TH FLOOR
6TH FLOOR
5TH FLOOR
4TH FLOOR
3RD FLOOR
2ND FLOOR
1ST FLOOR
3000
3600
3000
3000
3000
3000
3000
3000
3000
3000
3600
2300
11000
5350
4495
NEW ROAD WIDENING
NEW PROPERTY LINE
EXISTING PROPERTY LINE
36576
4890
3720
RYMAL ROAD

Section A


PROPERTY LINE
PROPERTY LINE
12TH FLOOR
11TH FLOOR
10TH FLOOR
9TH FLOOR
8TH FLOOR
7TH FLOOR
6TH FLOOR
5TH FLOOR
4TH FLOOR
3RD FLOOR
2ND FLOOR
1ST FLOOR
3600
3000
3000
3000
3000
3000
3000
3000
3000
3600
2434
350
4181
5286
7963
4100
11000
COVERED PARKING
UPPER PARADISE ROAD
ADJACENT RESIDENTIAL
ADJACENT RESIDENTIAL

March 21st



^ µ i š ^ W Œ } ‰ Development Æ] • Ÿ v P µ] v Z • } Á • š Ç W Œ } ‰ } • À o } ‰ u v š

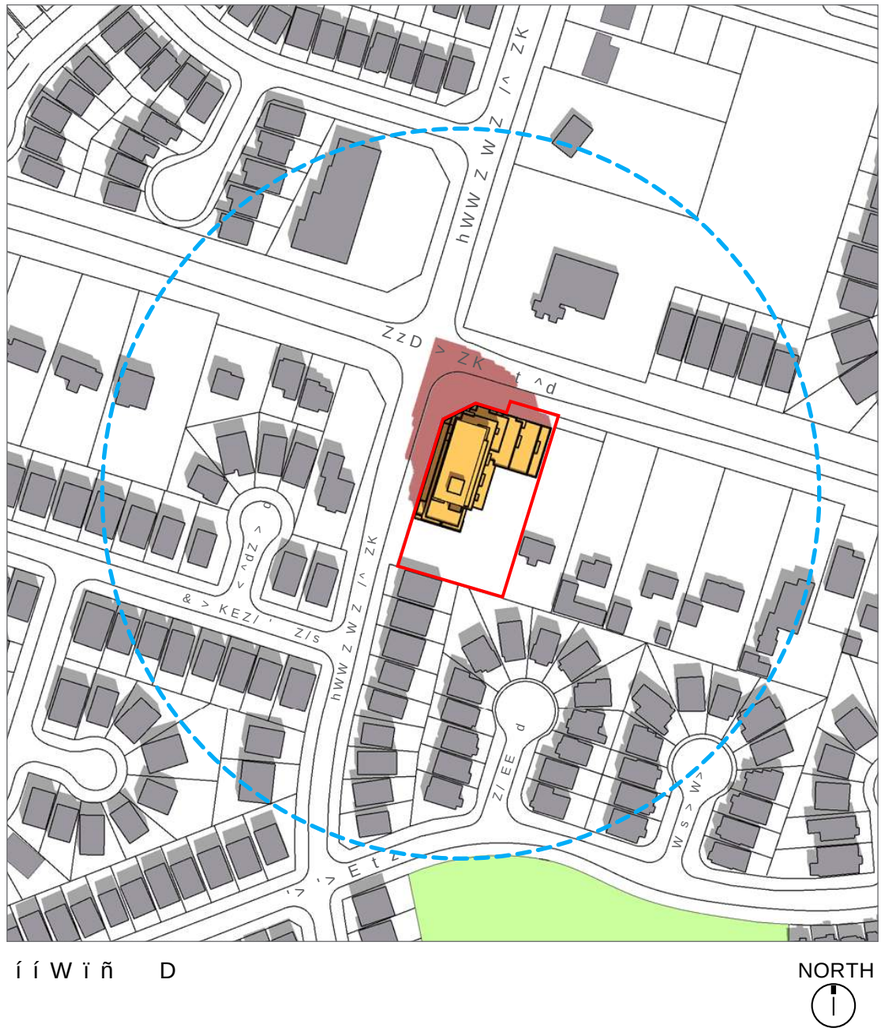
W Œ l • v K ‰ v ^ ‰] • š v K (^ Z } Á / u ‰ š

September 21st

^ µ i š ^ W Œ } ‰ D Development Æ] • Ÿ v P µ] v Z • } Á • š Ç W Œ } ‰ } • À o } ‰ u v š

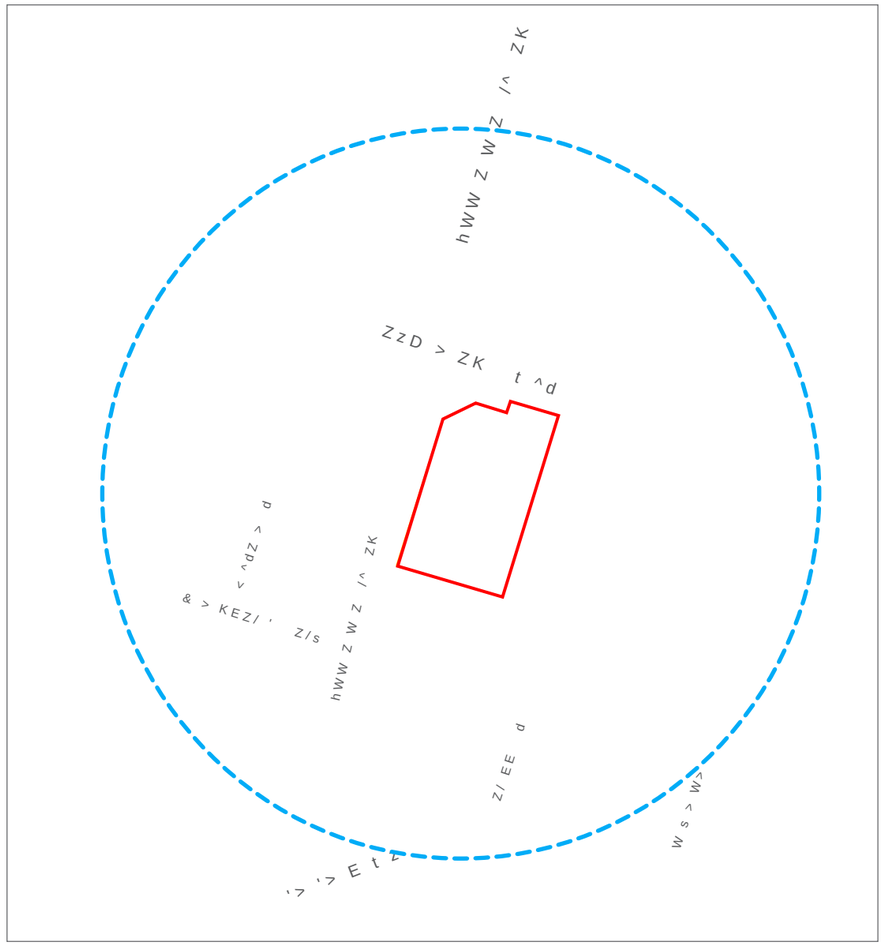
W Œ l • v K ‰ v ^ ‰] • š v K (^ Z } Á / u ‰ š

September 21st



September 21st

NORTH



í W í î W D ~ ^ Ê ½ ƒ Ù E Ê Ê Ä •

NORTH

^ µ i š ^ W Œ } ‰ } • Development Æ] • Ÿ v P µ] v Z • } Á • š Ç W Œ } ‰ } • À o } ‰ u v š

W Œ l • v K ‰ v ^ ‰] • š v K (^ Z } Á / u ‰ š