



PLANNING
URBAN DESIGN
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ARCHITECTURE

August 22, 2024

Urban Design Review Panel Coordinator
71 Main Street West
Hamilton, Ontario
L8P 4Y5

Via Email:
drp@hamilton.ca

To Whom it May Concern:

**RE: 25 Rymal Road West, Hamilton
Urban Design Review Panel Meeting Request
OUR FILE '21302F'**

On behalf of the registered owner, St. Michael Place (c/o Mike Bozzo), we are pleased to submit this request to attend the September 12th Urban Design Review Panel meeting. This request pertains to the proposed development of 25 Rymal Road West, Hamilton ("the subject lands").

The subject lands are located southwest of the intersection of Rymal Road West, Upper James Street, and Rymal Road East. The site has a total area of approximately 0.43 hectares and approximately 76.2 metres of frontage on Rymal Road West. The site presently contains a multi-tenant commercial building and associated surface parking. This building contains a Tim Hortons restaurant and drive-thru within the north portion of the building and a two-storey retail / office space located in the southern portion of the building. The surface parking which covers the entirety of the east side of the site is proposed to be redeveloped to accommodate the proposed building.

The development proposal generally seeks to construct a mixed-use building containing residential and commercial uses. The proposed building is 12-storeys in height and would contain a total of 88 residential dwelling units in the residential portion, for a total density of 205 units per hectare. A street fronting commercial unit is proposed on the north elevation facing Rymal Road West. The proposed development includes one level of underground parking, at-grade parking, and podium parking within the second storey of the building. In total, 120 parking spaces are proposed for a total of 1.36 parking spaces per dwelling unit. This includes unitized parking, barrier-free parking, visitor parking, and commercial parking as required.

A Site Plan Application was filed in 2023 with the intent of seeking zoning relief (primarily to permit increased height) via a Minor Variance application. Relief is also required to recognize the existing side yard setback and to modify the angular plane related zoning regulation. Through consultation with the City it was determined that a Zoning By-law Amendment would be the more appropriate process to increase the building height on the property. A Pre-Submission Consultation meeting was held in February 2024.

It was confirmed during the Pre-Submission Consultation meeting that a Neighbourhood Meeting and submission to the City's Urban Design Review Panel would both be required before a formal Zoning By-law Amendment application can be submitted. The Neighbourhood Meeting was held in June 2024. Following the URDP meeting we will consider the full range of comments provided by the City, the neighbourhood and the UDRP prior to filing a formal application.

We are pleased to provide the following materials to support our request to attend the September 12th URDP meeting date:

1. **Applicant Project Summary Sheet** prepared by MHBC Planning;
2. **Location Map**, prepared by MHBC Planning, dated July 2024;
3. **Context Map**, prepared by MHBC Planning, dated July 2024;
4. **Urban Design Brief**, prepared by MHBC Planning, dated August 2024;
5. **Renderings**, prepared by Reinders & Law in August 2024;
6. **Architectural Site Plan**, prepared by Reinders & Law, dated August 2024;
7. **Landscape Plan**, prepared by OMC Landscape Architecture, dated April 2023;
8. **Building Sections**, prepared by Reinders & Law, dated August 2024;
9. **Building Elevations**, prepared by Reinders & Law, dated August 2024;
10. **Building Floor Plans/Concept Plans**, prepared by Reinders & Law, dated August 2024;
11. **Wind Study**, prepared by The Boundary Layer Wind Tunnel Laboratory, dated August 2024;
12. **Shadow Study (Spring/Fall Equinox)**, prepared by Reinders & Law, dated August 2024.

Our Presentation File will be provided to the City minimum one week prior to the September 12th URDP meeting in accordance with the direction provided on the City's URDP webpage.

We appreciate your attention to our submission. Should you have any questions, please do not hesitate to reach out to the undersigned.

Yours truly,

MHBC



Andrea Sinclair, BES, MUDS, MCIP, RPP
Partner

Robyn McIntyre, BES
Intermediate Planner

*cc. Reinders & Law – Glenn Reinders, Kyle Reinders
St. Michael Place – Mike Bozzo*