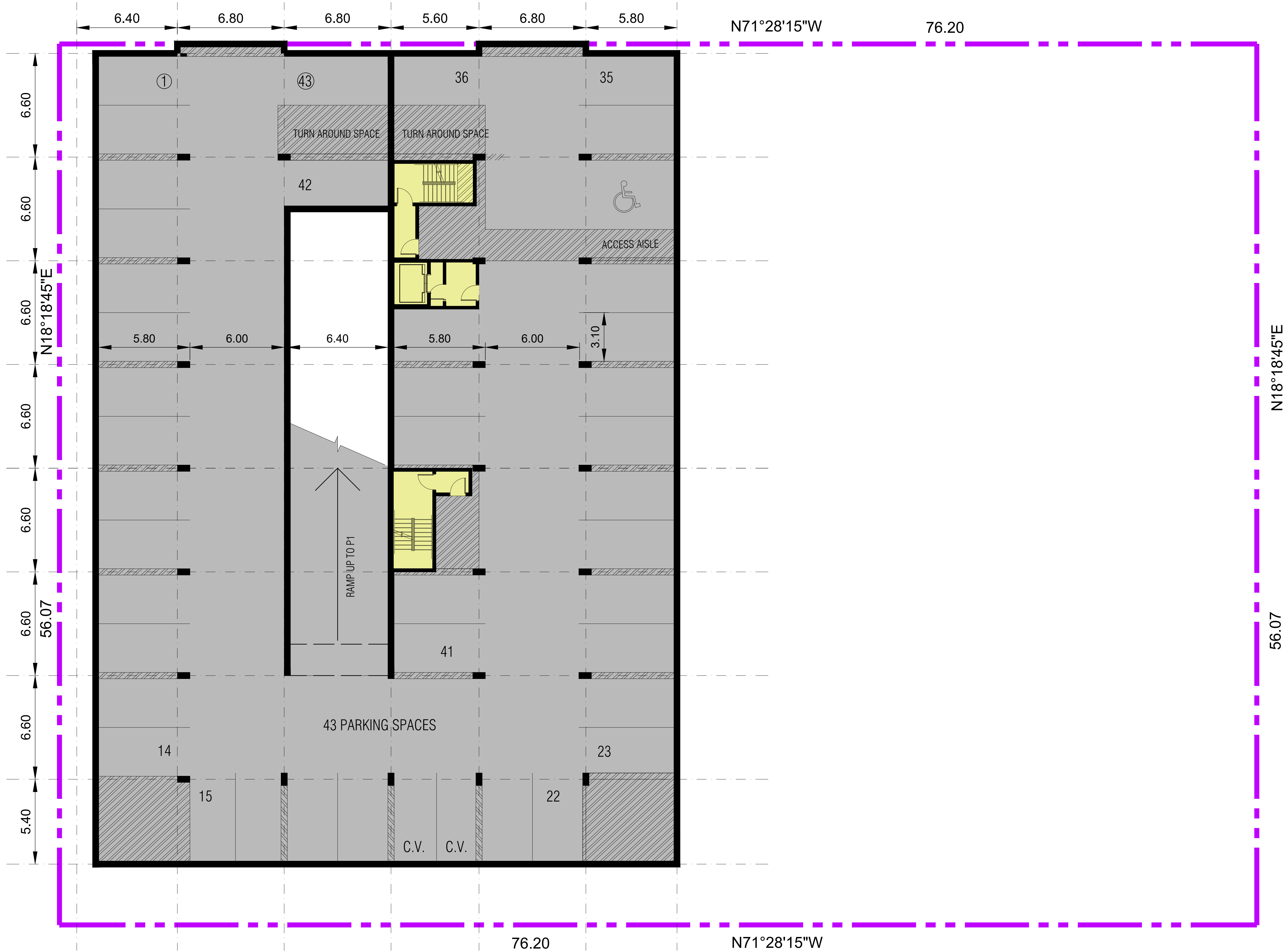



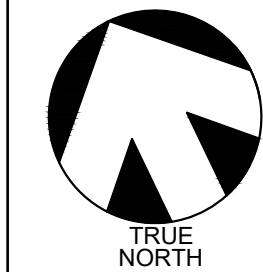
SHEET SIZE: A1 590.6mm X 914.4mm




SITE STATISTICS		
ITEM	EXISTING ZONING BYLAW REQUIREMENTS	PROPOSAL
ZONING CATEGORY	CS (EXCEPTION 318)	CS (EXCEPTION 318)
LOT AREA (sq. m)	0.4272	4.272 sq. m
LOT WIDTH (m)	76.2 m	76.2 m
GROUND FLOOR AREA (sq. m)	N/A	975.1 sq. m
LOT COVERAGE (max.)	75%	22.8% *
FRONT YD. (min.)	0 m	0.6 m
REAR YARD (min.)	7.5 m	8.87 m
SIDE YARD EAST (min.)	7.5 m	5.11 m *
SIDE YARD WEST (min.)	7.5 m	7.5 m
NUMBER OF PARKING SPACES	116	120
88 SPACES = 88 PARKING SPACES	88	88
RESERVED = 116 X 5.50m = 223.8 sq. m	88	88
NUMBER OF ACCESSIBLE PARKING SPACES	4.5	5
101 - 200 MIN. 1 SPACE = 3% TOTAL REQUIRED SPACES	116 * 3% = 3.5 = 1 + 4.5	
PARKING STALL DIMENSIONS (m)	2.8 m X 5.8 m	2.8 m X 5.8 m
PARKING WHEN ABUTTED BY COLUMN (m)	3.1 m X 5.8 m	3.1 m X 5.8 m
BARRIER FREE PARKING	4.4 m X 5.8 m	2.4 m X 6.0 m
PARKING AISLE	6.0 m	6.0 m
LOADING SPACE DIMENSIONS (m)	3.5 m X 12.0 m	3.50 m X 12.0 m
LOADING SPACE	1	1
PERCENTAGE OF LOT LANDSCAPED	20%	19.2% (918.9 sq. m)
MAX. BUILDING HEIGHT	22 m	36.0 m *
AMENITY AREA (sq. m PER DWELLING UNIT)	502 sq. m	607 sq. m
4.5 sq. m PER UNIT USED FOR TOTAL 120 UNITS = 540 sq. m		
PLANTING STRIPS AND FENCING SETBACK	1.5 m	1.5 m
* MINOR VARIANCE MAY BE REQUIRED		
COVERAGE:		
BUILDING FOOTPRINT AREA	= 975.1 m²	22.8%
ASPHALT PAVING	= 2,478.0 m²	58.0%
LANDSCAPE / OPEN SPACE	= 818.9 m²	19.2%
TOTAL	= 4,272 m²	100.00%

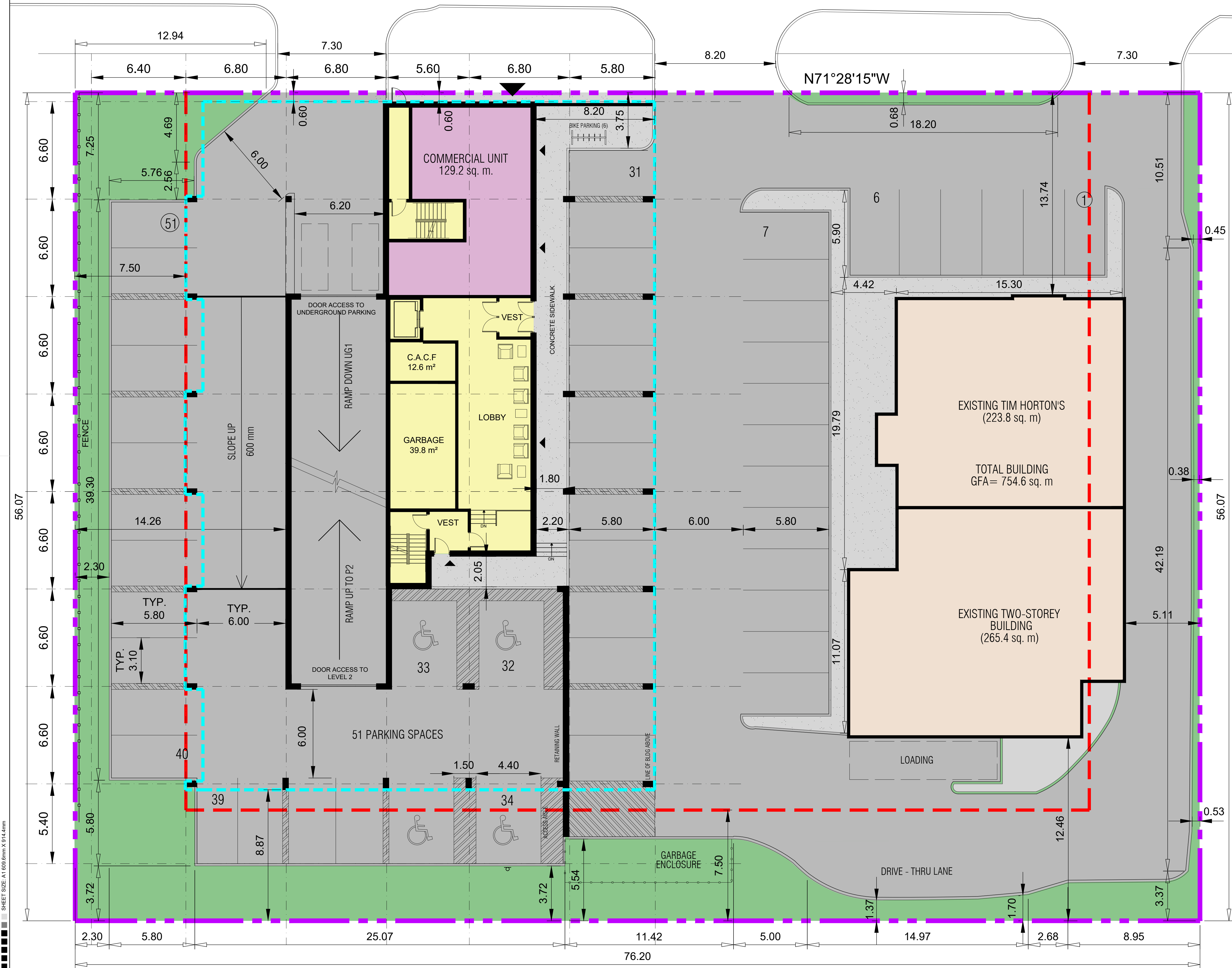
LEGEND	
PROPERTY LINE	— — — — —
BUILDING SETBACK	- - - - -
LINE OF BUILDING ABOVE	- . - . - .
<div></div> PARKING AREA	1,871.3 sq. m
<div></div> COMMON AREA	68.1 sq. m
TOTAL	1,939.4 sq. m

	1 BED	2 BED	3 BED	TOTAL
3RD FLOOR	1	8	1	10
4TH FLOOR	1	8	1	10
5TH FLOOR	1	8	1	10
6TH FLOOR	1	8	1	10
7TH FLOOR	2	7	0	9
8TH FLOOR	2	7	0	9
9TH FLOOR	2	7	0	9
10TH FLOOR	1	6	0	7
11TH FLOOR	1	6	0	7
12TH FLOOR	1	6	0	7
TOTAL	13	71	4	88



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no.	revisions	date	init.		
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cad file 22007		plot scale 1:125			
date plotted					
drawn	SM				
designed	GR				
reviewed	KR				
date	2024-02-22				
scale	1:125				
project	25 RYMAL ROAD WEST HAMILTON, ON				
drawing	UNDERGROUND PARKING				
 REINDERS + LAW LTD. ARCHITECTURE. ENGINEERING 64 ONTARIO STREET NORTH MILTON, ON L9T 2T1 T. 905.457.1618 F. 905.457.8852 EMAIL@REINDERS.CA WWW.REINDERS.CA					
drawing no.	22007_UG1		rev. no. 0		


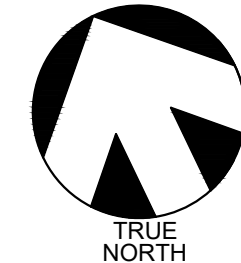
RYMAL ROAD WEST



SITE STATISTICS		
ITEM	EXISTING ZONING BYLAW REQUIREMENTS	PROPOSAL
ZONING CATEGORY	CS (EXCEPTION 318)	CS (EXCEPTION 318)
LOT AREA (sq. m)	0.4272	4.272 sq. m
LOT WIDTH (m)	76.2 m	76.2 m
GROUND FLOOR AREA (sq. m)	N/A	975.1 sq. m
LOT COVERAGE (max.)	75%	22.8% *
FRONT YD. (min.)	0 m	0.6 m
REAR YARD (min.)	7.5 m	8.87 m
SIDE YARD EAST (min.)	7.5 m	5.11 m *
SIDE YARD WEST (min.)	7.5 m	7.5 m
NUMBER OF PARKING SPACES	116	120
REQUIREMENT = 1 PER 4.5 SQ. M. (116 * 4.5 = 522) - 23.8 m x 10.0 = 238 PARKING SPACES	88	88
NUMBER OF ACCESSIBLE PARKING SPACES	4.5	5
REQUIREMENT = 1 PER 100 SQ. M. (4.5 * 100 = 450) - 23.8 m x 10.0 = 238 PARKING SPACES	116 * 3% = 3.5 = 1 = 4.5	1
PARKING STALL DIMENSIONS (m)	2.8 m x 5.8 m	2.8 m x 5.8 m
PARKING WHEN ABUTTED BY COLUMN (m)	3.1 m x 5.8 m	3.1 m x 5.8 m
BARRIER FREE PARKING	4.4 m x 5.8 m	2.4 m x 6.0 m
PARKING AISLE	6.0 m	6.0 m
LOADING SPACE DIMENSIONS (m)	3.5 m x 12.0 m	3.50 m x 12.0 m
LOADING SPACE	1	1
PERCENTAGE OF LOT LANDSCAPED	20%	19.2% (918.9 sq. m)
MAX. BUILDING HEIGHT	22 m	36.0 m *
AMENITY AREA (sq. m PER DWELLING UNIT)	500 sq. m	607 sq. m
REQUIREMENT = 1 PER UNIT (500 * 1.2 = 600) - 23.8 m x 10.0 = 238 PARKING SPACES	1.5 m	1.5 m
PLANTING STRIPS AND FENCING SETBACK	1.5 m	1.5 m
* MINOR VARIANCE MAY BE REQUIRED		
COVERAGE:		
BUILDING FOOTPRINT AREA	= 975.1 m²	22.8%
ASPHALT PAVING	= 2,478.0 m²	58.0%
LANDSCAPE / OPEN SPACE	= 818.9 m²	19.2%
TOTAL	= 4,272 m²	100.00%

LEGEND	
PROPERTY LINE	---
BUILDING SETBACK	---
LINE OF BUILDING ABOVE	---
PARKING AREA	2,652 sq. m
RESIDENTIAL LOBBY	157.4 sq. m
COMMERCIAL UNIT	129.2 sq. m
COMMON AREA	50.7 sq. m
EXISTING BUILDING	489.2 sq. m
TOTAL	3,478.5 sq. m

	1 BED	2 BED	3 BED	TOTAL
3RD FLOOR	1	8	1	10
4TH FLOOR	1	8	1	10
5TH FLOOR	1	8	1	10
6TH FLOOR	1	8	1	10
7TH FLOOR	2	7	0	9
8TH FLOOR	2	7	0	9
9TH FLOOR	2	7	0	9
10TH FLOOR	1	6	0	7
11TH FLOOR	1	6	0	7
12TH FLOOR	1	6	0	7
TOTAL	13	71	4	88



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2024-02-22 KR

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date

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cad file

22007

date plotted

10/24/2022

plot scale

1:125

drawn

SM

designed

GR

reviewed

KR

date

2022-12-22

scale


1:125

project

25 RYMAL ROAD WEST  
HAMILTON, ON

drawing

GROUND FLOOR PLAN



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drawing no.

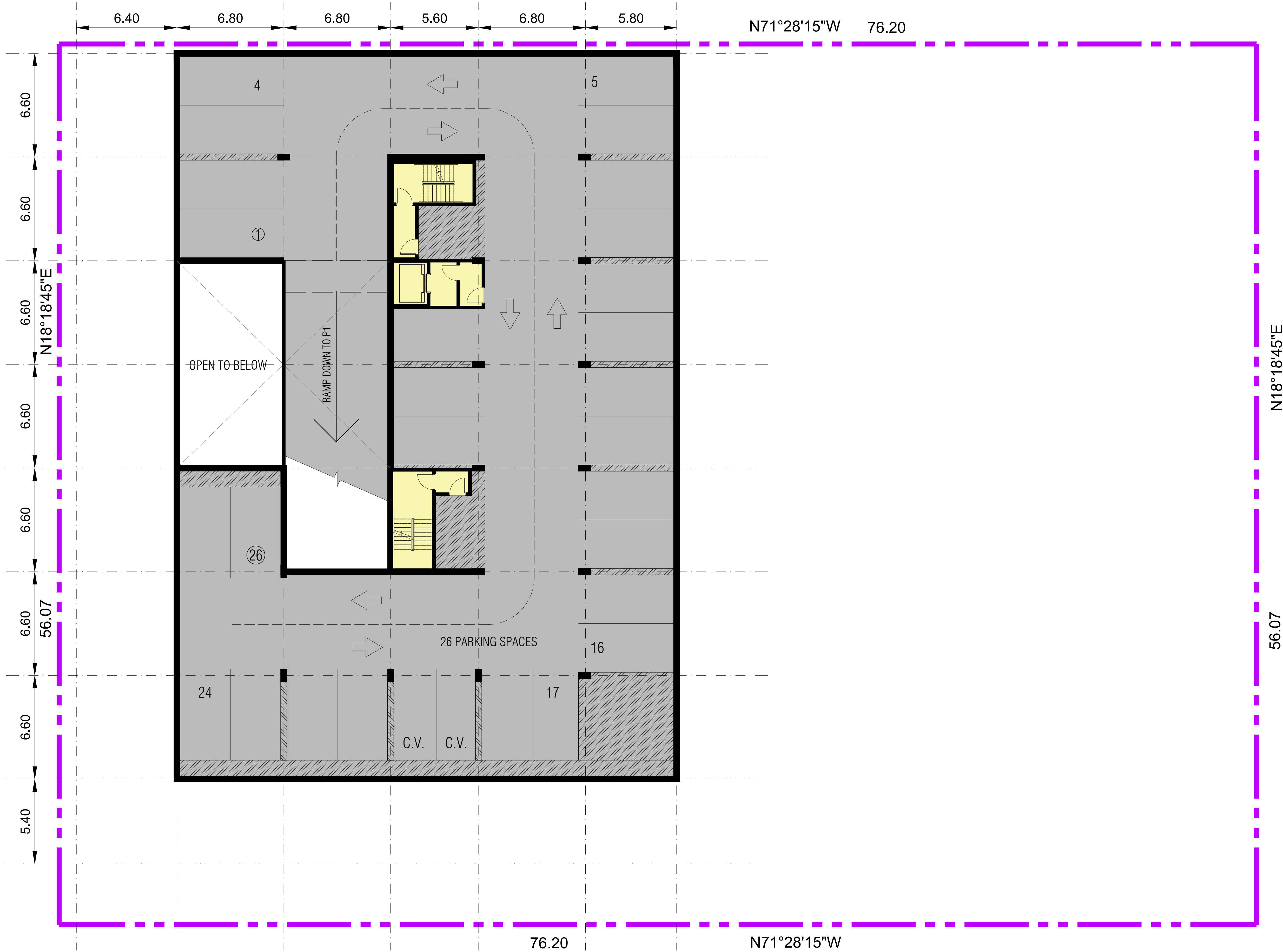
22007\_P1

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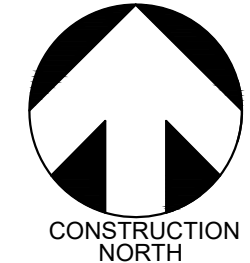
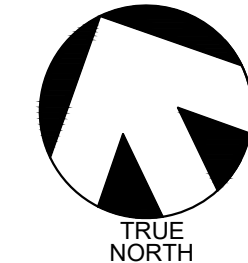
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SITE STATISTICS		
ITEM	EXISTING ZONING BYLAW REQUIREMENTS	PROPOSAL
ZONING CATEGORY	CS (EXCEPTION 318)	CS (EXCEPTION 318)
LOT AREA (sq)	0.4272	4.272 sq. m
LOT WIDTH (m)	76.2 m	76.2 m
GROUND FLOOR AREA (sqm)	N/A	975.1 sq. m
LOT COVERAGE (max.)	75%	22.8 % *
FRONT YD. (min.)	0 m	0.6 m
REAR YARD (min.)	7.5 m	8.87 m
SIDE YARD EAST (min.)	7.5 m	5.11 m *
SIDE YARD WEST (min.)	7.5 m	7.5 m
NUMBER OF PARKING SPACES	116	120
88 SPACES = 88 PARKING SPACES	88	88
REQUIREMENT = 1 PER 4.5 SQ. M = 213.8 sq. (48.0) = 28 PARKING SPACES	28	28
NUMBER OF ACCESSIBLE PARKING SPACES	4.5	5
101 - 200 MIN. 1 SPACE = 2% TOTAL REQUIRED SPACES	116 * 2% = 2.3 = 1 = 4.5	
PARKING STALL DIMENSIONS (m)	2.8 m X 5.8 m	2.8 m X 5.8 m
PARKING WHEN ABUTTED BY COLUMN (m)	3.1 m X 5.8 m	3.1 m X 5.8 m
BARRIER FREE PARKING	4.4 m X 5.8 m	2.4 m X 6.0 m
PARKING AISLE	6.0 m	6.0 m
LOADING SPACE DIMENSIONS (m)	3.5 m X 12.0 m	3.50 m X 12.0 m
LOADING SPACE	1	1
PERCENTAGE OF LOT LANDSCAPED	20%	19.2% (18.9 sqm)
MAX. BUILDING HEIGHT	22 m	36.0 m *
AMENITY AREA (sqm PER DWELLING UNIT)	502 sqm	607 sqm
4.5 sq. m PER UNIT (SEE REINDEERS.COM)		
PLANTING STRIPS AND FENCING SETBACK	1.5 m	1.5 m
* MINOR VARIANCE MAY BE REQUIRED		
COVERAGE:		
BUILDING FOOTPRINT AREA	= 975.1 m²	22.8%
ASPHALT PAVING	= 2,478.0 m²	58.0%
LANDSCAPE / OPEN SPACE	= 818.9 m²	19.2%
TOTAL	= 4,272 m²	100.00%

LEGEND	
PROPERTY LINE	---
BUILDING SETBACK	---
LINE OF BUILDING ABOVE	---
PARKING AREA	1,326.4 sq. m
COMMON AREA	68.1 sq. m
TOTAL	1,394.5 sq. m

	1 BED	2 BED	3 BED	TOTAL
3RD FLOOR	1	8	1	10
4TH FLOOR	1	8	1	10
5TH FLOOR	1	8	1	10
6TH FLOOR	1	8	1	10
7TH FLOOR	2	7	0	9
8TH FLOOR	2	7	0	9
9TH FLOOR	2	7	0	9
10TH FLOOR	1	6	0	7
11TH FLOOR	1	6	0	7
12TH FLOOR	1	6	0	7
TOTAL	13	71	4	88




0	ISSUED FOR SPA	2024-02-22	KR
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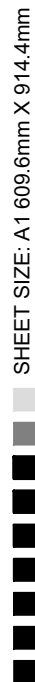
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date plotted 12/01/2022 plot scale 1:125

drawn SM  
designed GR  
reviewed KR  
date 2024-02-22  
scale 1:125  
project 25 RYMAL ROAD WEST HAMILTON, ON

drawing SECOND FLOOR PARKING



  
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drawing no.	22007_P2	rev. no.	0
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SITE STATISTICS			
ITEM	EXISTING ZONING BYLAW REQUIREMENTS	PROPOSAL	
ZONING CATEGORY	CS (EXCEPTION 31B)	CS (EXCEPTION 31B)	
LOT AREA (ha)	0.4272	4.272 sq m	
LOT WIDTH (m)	76.2 m	76.2 m	
GROUND FLOOR AREA (sqm)	N/A	975.1 sq m	
LOT COVERAGE (max.)	75%	22.8 % *	
FRONT YD. (min.)	0 m	0.6 m	
REAR YARD (min.)	7.5 m	8.87 m	
SIDE YARD EAST (min.)	7.5 m	5.11 m *	
SIDE YARD WEST (min.)	7.5 m	7.5 m	
NUMBER OF PARKING SPACES	116	120	
100 - 200 M <sup>2</sup> = 8 PARKING SPACES	06	08	
REQUIREMENT = 1 PER 8.0 CAR = 223.16 m <sup>2</sup> = 28 PARKING SPACES	06	08	
NUMBER OF ACCESSIBLE PARKING SPACES	45	5	
100 - 200 M <sup>2</sup> SPACE = 2% TOTAL REQUIRED SPACES	116 * 2% = 2.32	116 * 2% = 2.32 + 1.5	
PARKING SHALL DIMENSIONED (m)	2.8 m X 5.8 m	2.8 m X 5.8 m	
PARKING WHEN ABUTTED BY COLUMN (m)	3.1 m X 5.8 m	3.1 m X 5.8 m	
BARRED FREE PARKING	4.4 m X 5.8 m	2.4 m X 6.0 m	
PARKING AISLE	6.0 m	6.0 m	
LOADING SPACE DIMENSIONS (m)	3.5 m X 12.0 m	3.50 m X 12.0 m	
LOADING SPACE	1	1	
PERCENTAGE OF LOT LANDSCAPED	20%	19.2% (#18.9 sq m)	
MAX. BUILDING HEIGHT	22m	36.0 m *	
AMENITY AREA (sqm PER DWELLING UNIT)	502 sqm	627 sqm	
1 sq m PER UNIT LIVES PER EQUAL TO 10 sq m			
100 sq m PER UNIT LIVES PER EQUAL TO 100 sq m			
PLANTING STRIPS AND FENCING SETBACK	1.5 m	1.5 m	
* MINOR VARIANCE MAY BE REQUIRED			
<b>COVERAGE</b>			
BUILDING FOOTPRINT AREA	= 975.1 m <sup>2</sup>	19.2%	
ASPHALT PAVING	= 2,478.0 m <sup>2</sup>	58.0%	
LANDSCAPE / OPEN SPACE	= 810.9 m <sup>2</sup>	19.2%	
TOTAL	= 4,272 m <sup>2</sup>	100.00%	

PROPERTY LINE  
BUILDING SETBACK  
LINE OF BUILDING ABOVE

 RENTABLE AREA	949.0 sq. m
 COMMON AREA	101.4 sq. m
TOTAL	1,050.4 sq. m
EFFICIENCY	90.3%

	1 BED	2 BED	3 BED	TOTAL
3RD FLOOR	1	8	1	10
4TH FLOOR	1	8	1	10
5TH FLOOR	1	8	1	10
6TH FLOOR	1	8	1	10
7TH FLOOR	2	7	0	9
8TH FLOOR	2	7	0	9
9TH FLOOR	2	7	0	9
10TH FLOOR	1	6	0	7
1TH FLOOR	1	6	0	7
12TH FLOOR	1	6	0	7
TOTAL	13	71	4	88

TRUE NORTH

CONSTRUCTION NORTH


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cad file 22007  
date plotted 10/24/2022 plot scale 1:1

drawn	SM
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designed	GR
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reviewed	KR
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date 2024-02-22

scale 1:150

project
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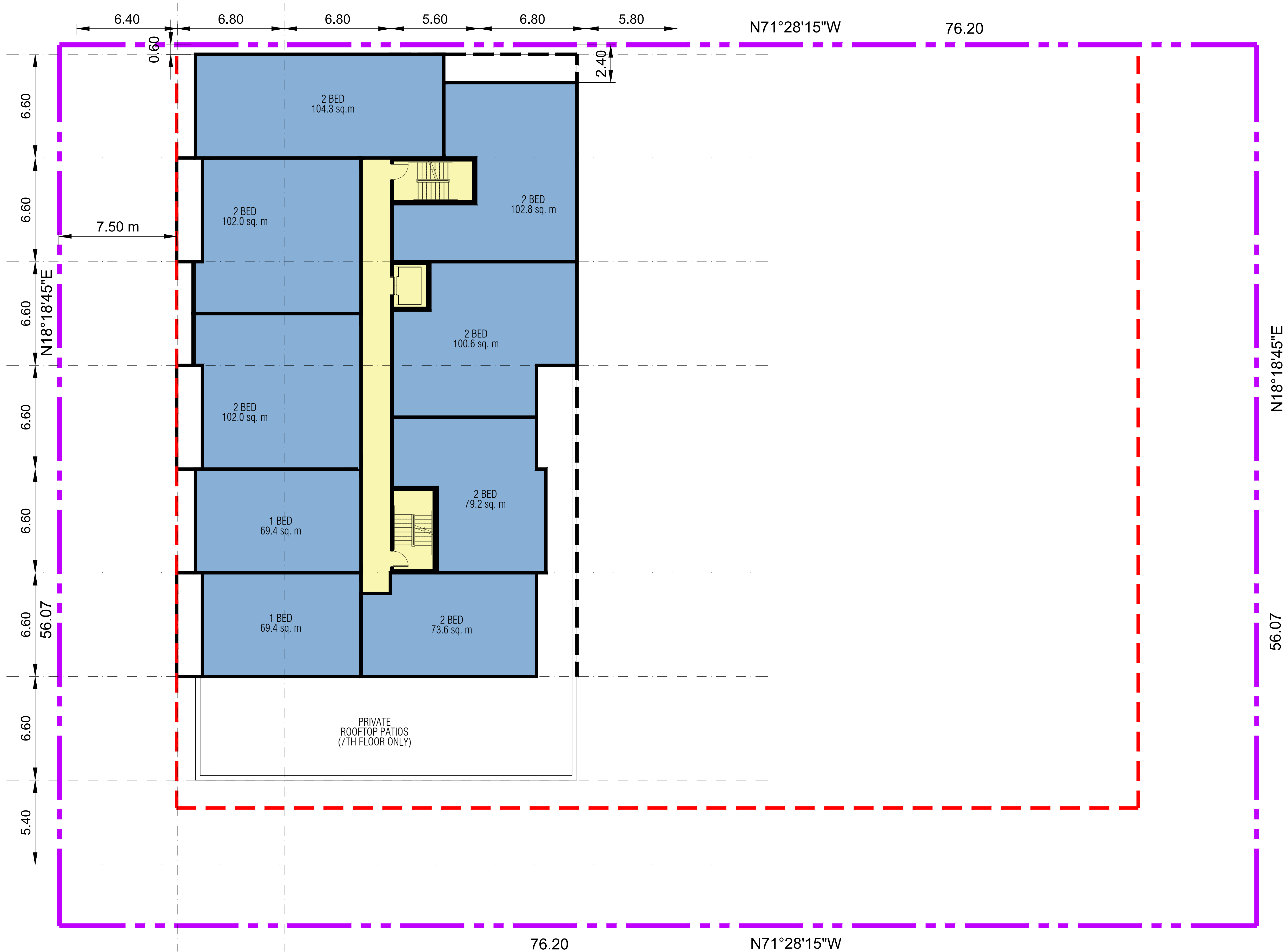
25 RYMAL ROAD WEST  
HAMILTON, ON

drawing  
3RD -6TH LEVEL  
FLOOR PLAN

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drawing no.	rev. n
22007_P3	0

SHEET SIZE: A1 590.6mm X 914.4mm



7TH - 9TH LEVEL  
1:150 SCALE

SITE STATISTICS		
ITEM	EXISTING ZONING BYLAW REQUIREMENTS	PROPOSAL
ZONING CATEGORY	CS (EXCEPTION 318)	CS (EXCEPTION 318)
LOT AREA (sq. m)	0.4272	4.272 sq. m
LOT WIDTH (m)	76.2 m	76.2 m
GROUND FLOOR AREA (sq. m)	N/A	975.1 sq. m
LOT COVERAGE (max.)	75%	22.8 % *
FRONT YD. (min.)	0 m	0.6 m
REAR YARD (min.)	7.5 m	8.87 m
SIDE YARD EAST (min.)	7.5 m	5.11 m *
SIDE YARD WEST (min.)	7.5 m	7.5 m
NUMBER OF PARKING SPACES	116	120
REQUIREMENT = 1 PER 10.0 SQ. M. = 233.8 sq. m/10.0 = 23 PARKING SPACES	88	88
NUMBER OF ACCESSIBLE PARKING SPACES	4.5	5
REQUIREMENT = 1 PER 1 SPACE = 2% TOTAL REQUIRED SPACES	116 * 2% = 2.32 = 1 + 4.5	
PARKING STALL DIMENSIONS (m)	2.8 m X 5.8 m	2.8 m X 5.8 m
PARKING WHEN ABUTTED BY COLUMN (m)	3.1 m X 5.8 m	3.1 m X 5.8 m
BARRIER FREE PARKING	4.4 m X 5.8 m	2.4 m X 6.0 m
PARKING AISLE	6.0 m	6.0 m
LOADING SPACE DIMENSIONS (m)	3.5 m X 12.0 m	3.50 m X 12.0 m
LOADING SPACE	1	1
PERCENTAGE OF LOT LANDSCAPED	20%	19.2% (18.9 sq. m)
MAX. BUILDING HEIGHT	22 m	36.0 m *
AMENITY AREA (sq. m PER DWELLING UNIT)	502 sq. m	607 sq. m
REQUIREMENT = 4.5 sq. m PER UNIT (SEE REINDEERS + LAW LTD. 2019)		
PLANTING STRIPS AND FENCING SETBACK	1.5 m	1.5 m
* MINOR VARIANCE MAY BE REQUIRED		
COVERAGE:		
BUILDING FOOTPRINT AREA	= 975.1 m²	22.8%
ASPHALT PAVING	= 2,478.0 m²	58.0%
LANDSCAPE / OPEN SPACE	= 818.9 m²	19.2%
TOTAL	= 4,272 m²	100.00%

LEGEND	
PROPERTY LINE	-----
BUILDING SETBACK	-----
LINE OF BUILDING ABOVE	-----
RENTABLE AREA	800.7 sq. m
COMMON AREA	91.6 sq. m
TOTAL	892.3 sq. m
EFFICIENCY	89.7%

	1 BED	2 BED	3 BED	TOTAL
3RD FLOOR	1	8	1	10
4TH FLOOR	1	8	1	10
5TH FLOOR	1	8	1	10
6TH FLOOR	1	8	1	10
7TH FLOOR	2	7	0	9
8TH FLOOR	2	7	0	9
9TH FLOOR	2	7	0	9
10TH FLOOR	1	6	0	7
11TH FLOOR	1	6	0	7
12TH FLOOR	1	6	0	7
TOTAL	13	71	4	88

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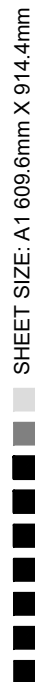
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drawn	SM
designed	GR
reviewed	KR
date	2024-02-22
scale	1:150
project	25 RYMAL ROAD WEST HAMILTON, ON
drawing	7TH TO 9TH LEVEL FLOOR PLAN

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drawing no.	22007_P4	rev. no.	0
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56.07 N18°18'45"E

## LEGEND

PROPERTY LINE	
BUILDING SETBACK	
LINE OF BUILDING ABOVE	

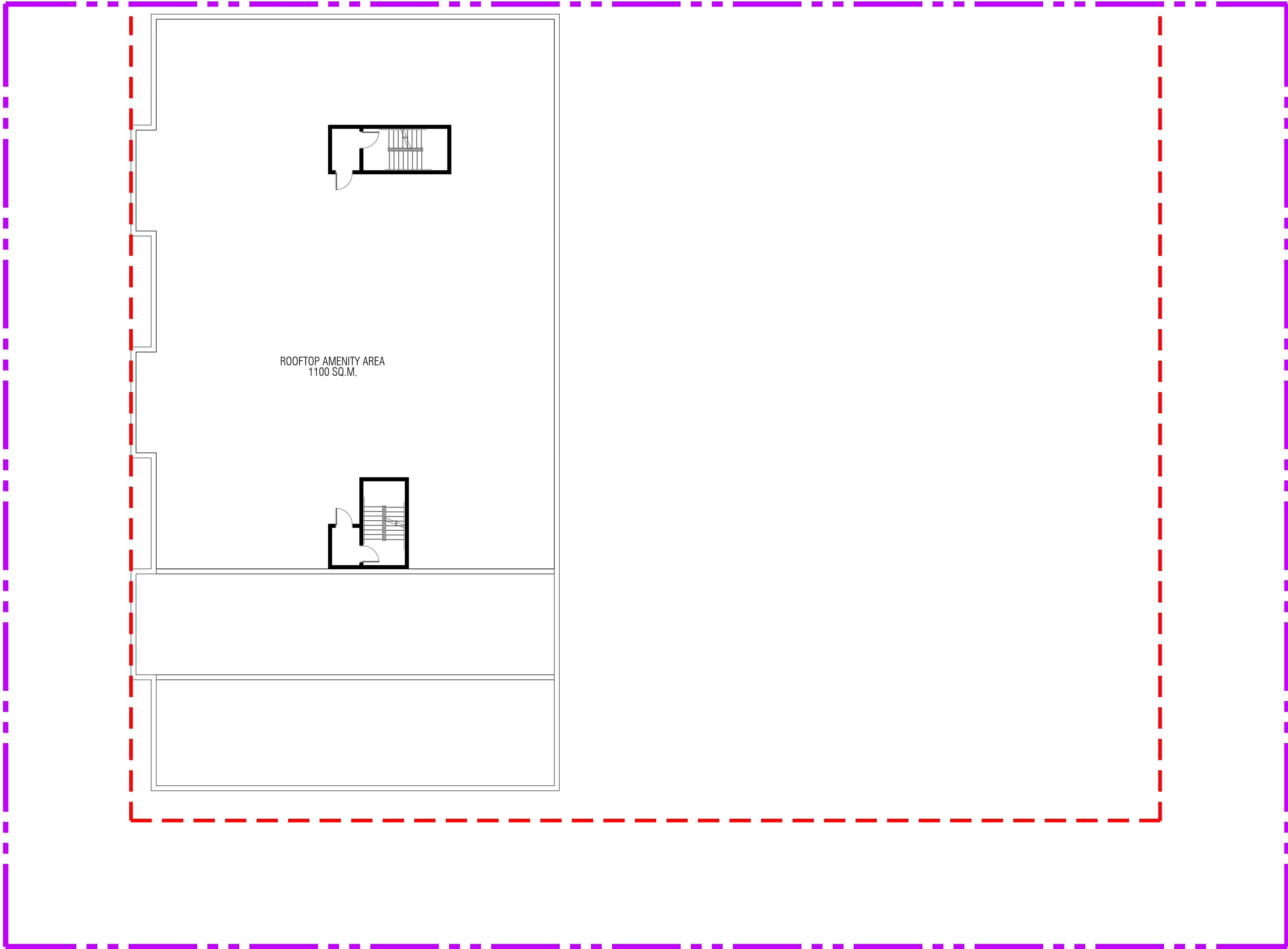
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4TH FLOOR	1	8	1	10
5TH FLOOR	1	8	1	10
6TH FLOOR	1	8	1	10
7TH FLOOR	2	7	0	9
8TH FLOOR	2	7	0	9
9TH FLOOR	2	7	0	9
10TH FLOOR	1	6	0	7
1TH FLOOR	1	6	0	7
12TH FLOOR	1	6	0	7
TOTAL	13	71	4	88

 **REINDERS  
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SHEET SIZE: A1 590.6mm X 914.4mm

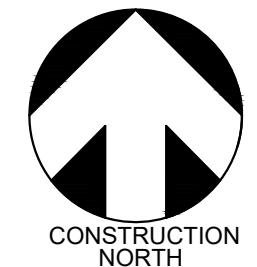
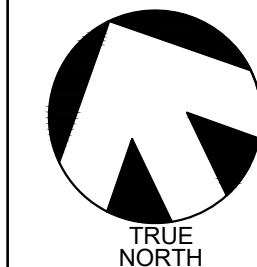



ROOFTOP PLAN  
1:150 SCALE

SITE STATISTICS		
ITEM	EXISTING ZONING BYLAW REQUIREMENTS	PROPOSAL
ZONING CATEGORY	CS (EXCEPTION 318)	CS (EXCEPTION 318)
LOT AREA (sq)	0.4272	4.272 sq. m
LOT WIDTH (m)	78.2 m	78.2 m
GROUND FLOOR AREA (sqm)	N/A	975.1 sq. m
LOT COVERAGE (max.)	75%	22.8% *
FRONT YD. (min.)	0 m	0.6 m
REAR YARD (min.)	7.5 m	8.87 m
SIDE YARD EAST (min.)	7.5 m	5.11 m *
SIDE YARD WEST (min.)	7.5 m	7.5 m
NUMBER OF PARKING SPACES	116	120
88 SPACES = 88 PARKING SPACES = 223.8 sq. m (9.0 = 28 PARKING SPACES)	88	88
REQUIREMENT = 1 PER 4.5 SQ.M. = 21.11 sq. m	88	88
NUMBER OF ACCESSIBLE PARKING SPACES	4.5	5
101 - 200 MIN. 1 SPACE = 2% TOTAL REQUIRED SPACES	116 * 2% = 2.3 = 1 + 4.5	
PARKING STALL DIMENSIONS (m)	2.8 m X 5.8 m	2.8 m X 5.8 m
PARKING WHEN ABUTTED BY COLUMN (m)	3.1 m X 5.8 m	3.1 m X 5.8 m
BARRIER FREE PARKING	4.4 m X 5.8 m	2.4 m X 6.0 m
PARKING AISLE	6.0 m	6.0 m
LOADING SPACE DIMENSIONS (m)	3.5 m X 12.0 m	3.50 m X 12.0 m
LOADING SPACE	1	1
PERCENTAGE OF LOT LANDSCAPED	20%	19.2% (918.9 sqm)
MAX. BUILDING HEIGHT	22 m	36.0 m *
AMENITY AREA (sqm PER DWELLING UNIT)	502 sqm	607 sqm
4.5 sq. m PER UNIT (SEE REINDEERS + LAW LTD. 2021)		
PLANTING STRIPS AND FENCING SETBACK	1.5 m	1.5 m
* MINOR VARIANCE MAY BE REQUIRED		
COVERAGE:		
BUILDING FOOTPRINT AREA	= 975.1 m²	22.8%
ASPHALT PAVING	= 2,478.0 m²	58.0%
LANDSCAPE / OPEN SPACE	= 818.9 m²	19.2%
TOTAL	= 4,272 m²	100.00%

LEGEND	
PROPERTY LINE	— — — — —
BUILDING SETBACK	- - - - -
LINE OF BUILDING ABOVE	- - - - -

	1 BED	2 BED	3 BED	TOTAL
3RD FLOOR	1	8	1	10
4TH FLOOR	1	8	1	10
5TH FLOOR	1	8	1	10
6TH FLOOR	1	8	1	10
7TH FLOOR	2	7	0	9
8TH FLOOR	2	7	0	9
9TH FLOOR	2	7	0	9
10TH FLOOR	1	6	0	7
11TH FLOOR	1	6	0	7
12TH FLOOR	1	6	0	7
TOTAL	13	71	4	88



0	ISSUED FOR SPA	10/04/2022	KR
no.	revisions	date	init.
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drawn SM			
designed GR			
reviewed KR			
date 2024-02-22			
scale 1:150			
project 25 RYMAL ROAD WEST HAMILTON, ON			
drawing ROOFTOP FLOOR PLAN			
 <p>REINDERS + LAW LTD. ARCHITECTURE. ENGINEERING</p> <p>64 ONTARIO STREET NORTH MILTON, ON L9T 2T1 T. 905.457.1618 F. 905.457.8852 EMAIL@REINDERS.CA WWW.REINDERS.CA</p>			
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