

Authority: Item 5, Planning Committee Report 23-019 (PED23232)
CM: November 22, 2023 Ward: 11
Written approval for this by-law was given by Mayoral Decision MDE-2023 10
dated November 22, 2023

Bill No. 217

CITY OF HAMILTON

BY-LAW NO. 23-217

**To Adopt Official Plan Amendment No. 195 to the
Urban Hamilton Official Plan Respecting
2080 Rymal Road (Glanbrook)**

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. Amendment No. 195 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 22nd day of November, 2023.

A. Horwath
Mayor

J. Pilon
Acting City Clerk

DRAFT Urban Hamilton Official Plan Amendment No. 195

The following text, together with Appendix "A" – Volume 2: Map B.5.2-1 Rymal Road Secondary Plan – Land Use Plan attached hereto, constitutes Official Plan Amendment No. 195 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose of this Amendment is to amend the Rymal Road Secondary Plan by redesignating the subject lands from "Institutional" (Public Elementary School), "Low Density Residential 2g", and "Medium Density Residential 2b" to "Low Density Residential 2h" and "Medium Density Residential 2c" to permit the development of 37 street townhouse dwellings, 189 block townhouse dwellings, and a multiple dwelling containing up to 80 units.

2.0 Location:

The lands affected by this Amendment are known municipally as 2080 Rymal Road East, in the former Township of Glanbrook.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development supports the policies of the Urban Hamilton Official Plan and the Rymal Road Secondary Plan, as it contributes to the range of housing forms and the efficient use of land;
- The proposed development supports Residential Intensification policies of the Urban Hamilton Official Plan by providing residential units adjacent to existing commercial uses and in proximity to existing transit; and,
- The proposed Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

4.0 Actual Changes:

4.1 Volume 2 – Secondary Plan

Maps

4.1.1 Map

a. That Volume 2: Map B.5.2-1 – Rymal Road Secondary Plan – Land Use Plan be amended by:

- i) Redesignating certain lands from "Institutional" (Public Elementary School) to "Low Density Residential 2h";
- ii) Redesignating certain lands from "Low Density Residential 2g" to "Low Density Residential 2h";
- iii) Redesignating certain lands from "Medium Density Residential 2b" to "Low Density Residential 2h"; and,
- iv) Redesignating certain lands from "Institutional" (Public Elementary School) to "Medium Density Residential 2c";

as shown on Appendix "A", attached to this Amendment.

5.0 Implementation:

An implementing Zoning By-Law Amendment, Draft Plan of Subdivision and Site Plan will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule "1" to By-law No. 23-217 passed on the 22nd day of November, 2023.

**The
City of Hamilton**

A. Horwath
Mayor

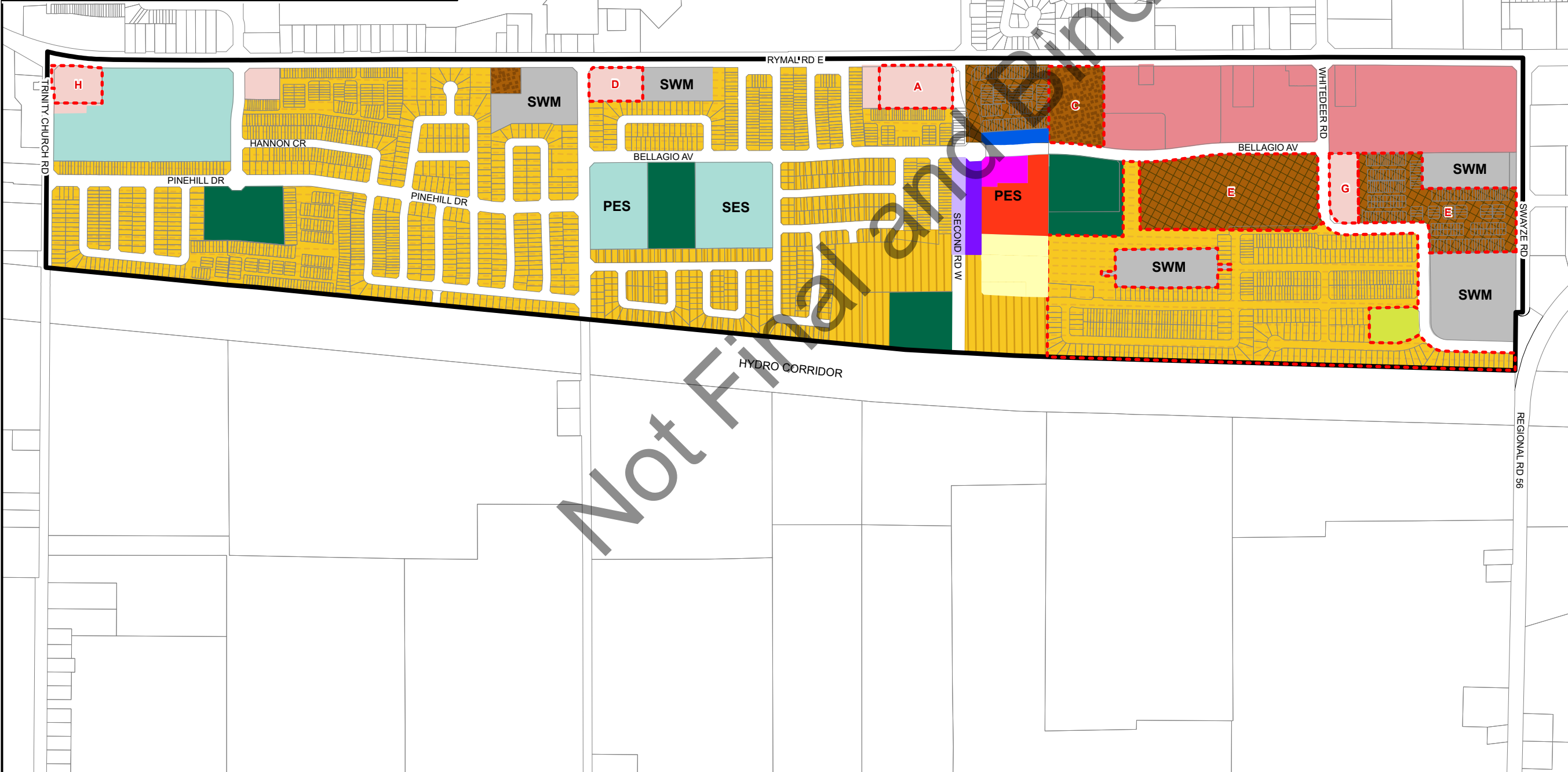
J. Pilon
Acting City Clerk

Appendix A
 APPROVED Amendment No.195
 to the Urban Hamilton Official Plan

- Lands to be redesignated from "Institutional (Public Elementary School)" to "Medium Density Residential 2c"
- Lands to be redesignated from "Institutional (Public Elementary School)" to "Low Density Residential 2h"
- Lands to be redesignated from "Medium Density Residential 2b" to "Low Density Residential 2h"
- Lands to be redesignated from "Low Density Residential 2g" to "Low Density Residential 2h"
- Lands to be removed from identification as part of the road for Second Road West and to be designated as "Low Density Residential 2h"
- Lands to be removed from the "Institutional" designation and identified as part of the road for "Kingsborough Drive"

(2080 Rymal Rd E, Glanbrook)

Date: Oct. 13, 2023	Revised By: JVR/NB	Reference File No.: OPA-U-195(G)
------------------------	-----------------------	-------------------------------------



Legend

Residential Designations

- Low Density Residential 2g
- Low Density Residential 2h
- Medium Density Residential 2b
- Medium Density Residential 2c

Commercial and Mixed Use Designations

- Local Commercial
- Mixed Use - Medium Density
- District Commercial

Parks and Open Space Designations

- Parkette
- Neighbourhood Park

Other Designations

- Institutional
- PES** Public Secondary School
- SES** Separate Elementary School
- PSS** Public Secondary School
- Utility
- SWM** Storm Water Management

Other Features

- Area or Site Specific Policy
- Proposed Roads
- Secondary Plan Boundary

Council Adopted: July 9, 2009
 Ministerial Approval: March 16, 2011
 Effective Date: August 16, 2013

Urban Hamilton Official Plan
Rymal Road Secondary Plan
 Land Use Plan
 Map B.5.2-1

Date: January 2021



Not To Scale



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
 © Teranet Land Information Services Inc. and its licensors.
 [2023] May not be reproduced without permission.
 THIS IS NOT A PLAN OF SURVEY.