

Authority: Item _____, Planning Committee
Report PED20164
CM: October 20, 2020

Bill No.

CITY OF HAMILTON

BY-LAW NO. _____

**To Amending Zoning By-law No. 464 (Glanbrook)
Respecting Lands Located at 1912 Rymal Road East (Glanbrook)**

WHEREAS the City of Hamilton Act, 1999, Statutes of Ontario, 1999 Chap 14, Sch. C. did incorporate, as of January 1, 2001, the municipality "City of Hamilton";

AND WHEREAS the City of Hamilton is the successor to certain area municipalities, including the former municipality known as the "The Corporation of the City of Hamilton" and is the successor to the former regional municipality, namely, "The Regional Municipality of Hamilton-Wentworth";

AND WHEREAS the *City of Hamilton Act, 1999* provides that the Zoning By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

AND WHEREAS the Council of the City of Hamilton, in adopting Item ___ of Report 20-___ of the Planning Committee at its meeting held on the 20th day of October 2020, recommended that Zoning By-law No. 464 (Glanbrook), be amended as hereinafter provided; and,

AND WHEREAS this By-law will be in conformity with the Urban Hamilton Official Plan, upon finalization of Official Plan Amendment No. _____.

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

1. That Schedule "J" – Rymal Road Planning Area, appended to and forming part of By-law No. 464 (Glanbrook), be amended by changing the zoning from Agricultural "A1" Zone to Residential Multiple "H-RM4-319" Zone, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".
2. That Section 44, "Exceptions to the Provisions of the By-law", as amended, of Zoning By-law No. 464, is hereby further amended by modifying **SECTION 20.2 – REGULATIONS FOR USES PERMITTED IN PARAGRAPH (a) OF**

SUBSECTION 20.1 (APARTMENT BUILDING), provisions (b), (d), (e), (f), (g), (h), (i), (k):

RM4-319

20.2 (b) Minimum Lot Area:	0.38 hectares
(d) Maximum Lot Coverage:	48 percent
(e) Maximum Density:	242 dwelling units per hectare
(f) Front Yard:	3.0 metres
(g) Minimum Side and Rear Yards	
(i) 3.0 metre easterly side yard	
(ii) 13.0 metre westerly side yard	
(iii) 3.0 metre rear yard	
(h) Minimum Floor Area per Dwelling Unit	Shall not apply
(i) Maximum Building Height	18.0 metres
(k) Minimum Landscaped Area	27 percent of the lot area excluding the Amenity Area

Notwithstanding the regulations of **SECTION 7: GENERAL PROVISIONS FOR ALL ZONES**, Sub-section 7.35 - MINIMUM PARKING REQUIREMENTS – Clause (b), the following provision shall apply:

(b) Off Street Parking Space Requirements

Parking Spaces shall be provided at a rate of 1 space per dwelling unit and 0.25 visitor parking spaces per dwelling unit.

3. That Section 44, "Exceptions to the Provisions of the By-law", as amended, of Zoning By-law No. 464, is hereby further amended by modifying the "RM4-319" Zone provisions as follows:

H-RM4-319

That the "H" symbol applicable to the lands zoned "H-RM4-319" may be removed by a further amendment to this By-law at such time that the applicant submits and implements a revised Traffic Impact Study to the satisfaction of the Manager of Transportation Planning.

4. That no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the Residential Multiple "RM4" Zone provisions, subject to the special requirements as referred to in Section 2 of this By-law.
5. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law, in accordance with the *Planning Act*.

PASSED and ENACTED this day of , 20 .

Fred Eisenberger
Mayor

A. Holland
City Clerk

ZAC-18-029
UHOPA-18-11



This is Schedule "A" to By-law No. 20- Passed the day of, 2020	----- Mayor ----- Clerk
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<h2>Schedule "A"</h2> <h3>Map forming Part of By-law No. 20-_____</h3> <h3>to Amend By-law No. 464</h3>	Subject Property 1912 Rymal Road East Change in zoning from the Agriculture "A1" Zone to the Residential Multiple "H-RM4-319" Zone, Modified, Holding
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Scale: N.T.S	File Name/Number: ZAC-18-029 & UHOPA-18-011	
Date: July 27, 2020	Planner/Technician: MS/VS	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		