



August 8, 2022

File No: 21161

City of Hamilton
Office of the City Clerk
71 Main Street West, 1st Floor
Hamilton, ON L8P 4Y5

Attn: Members of Planning Committee & Council
c/o Lisa Kelsey (Chamberlain), Dip.M.A.
Legislative Coordinator

Re: **705 & 713 Rymal Road East, City of Hamilton
Official Plan Amendment (UHOPA-21-012) and
Zoning By-law Amendment Applications (ZAC-21-026)
Meeting 22-013, Item 9.4, PED 22171**

Our client, owns 727 Rymal Road East, located approximately 27 metres east of 705 and 713 Rymal Road East. As part of the staff report and recommendations for 705 and 713 Rymal Road East, it is recommended that *“the westerly extension of Eaglewood Drive be deleted from the subject lands in the Eleanor Neighbourhood Plan.”*

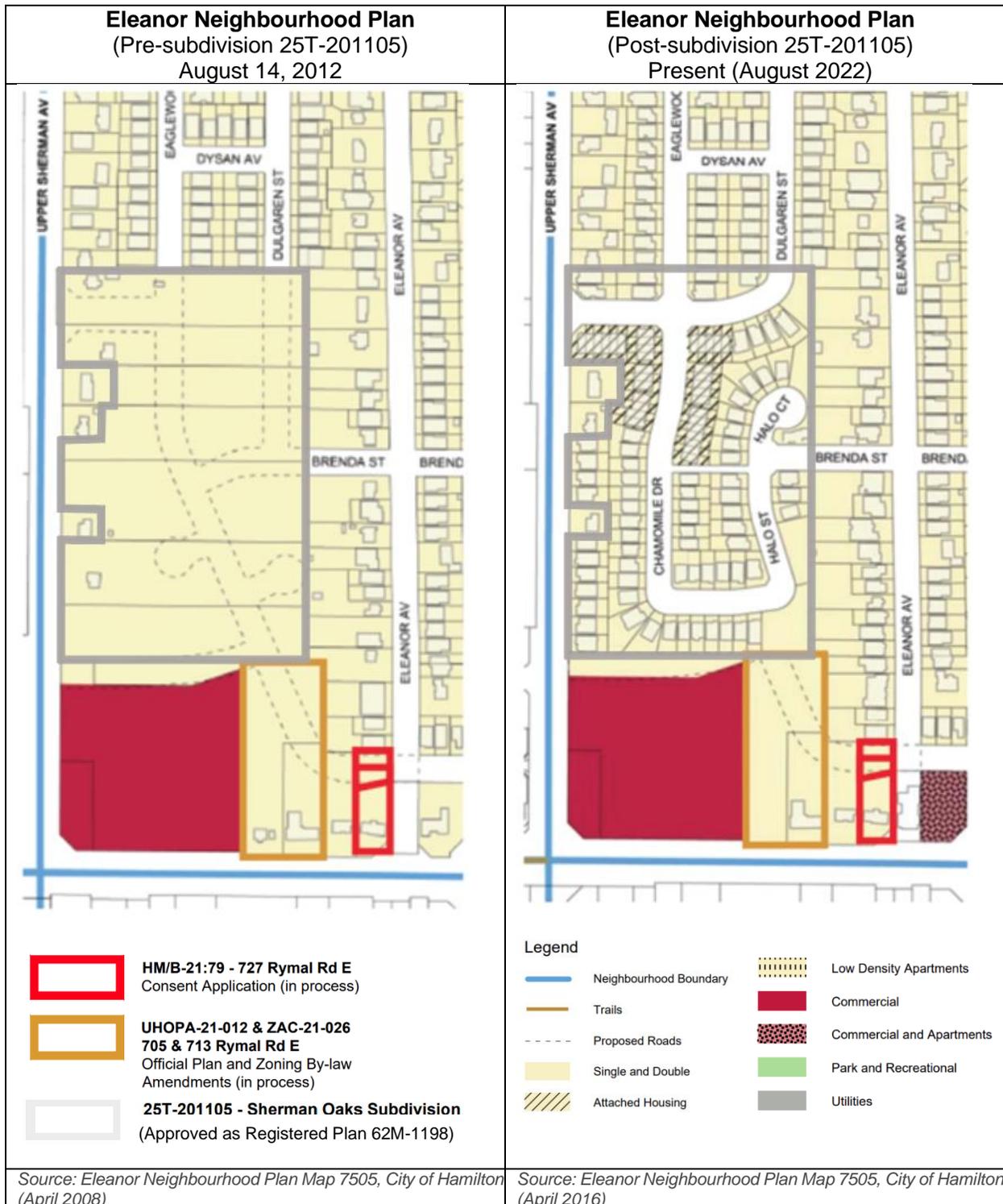
Our request, on behalf of our client, is that the remainder of the ‘proposed Eaglewood Drive extension’ (±49 metres) also be deleted. This decision by Planning Committee and Council will assist with providing a decision regarding our client’s Application for Consent (HM/B-21:079) currently tabled by the Committee of Adjustment, pending a decision on the proposed road extension.

Staff have stated that redevelopment can take place with or without the last remaining portion of the proposed Eaglewood Drive extension. The construction of a cul-de-sac extension from Eleanor Avenue, in lieu of the entire Eaglewood Drive extension is an inefficient use of land, that is costly to construct and not desirable under today’s compact growth/intensification provincial and local goals.

By way of background information, in 2012, the Eleanor Neighbourhood Plan showed the extension of the existing Eaglewood Drive through the south half of the Eleanor Neighbourhood to connect with Eleanor Avenue. The Eaglewood Drive extension was eliminated on the lands tied to the approval of Plan of Subdivision 25T-201105 (62M-1198) and construction, highlighted in grey below. That left the Eleanor Neighbourhood Plan showing an unconnected road through 705 and 713 Rymal Road East and a small portion to the east, connecting to Eleanor Avenue.

At this point in time, we have been advised that a separate application is required to amend the Eleanor Neighbourhood Plan for 727 Rymal Road East. This will require a fee, a Planning Justification Brief regarding the merits of removing the proposed road extension and a separate staff report written for consideration by Planning Committee. The rationale for the deleting the last small portion of the road from the last two lots is simply that the road extension did not take place as planned and has been entirely deleted to the north. The initial proposed road alignment and planned function of the road are

no longer relevant. Our client does not wish to build a portion of road on their lands. It does not benefit redevelopment of their lands or the lands to the west.



The Neighbourhood Plan is not part of the Urban Hamilton Official Plan and not subject to the same amendment provisions under the *Planning Act* as an Official Plan Amendment. The road can be removed from the mapping at Council’s discretion.

We agree with staff’s assessment that the proposed extension of Eaglewood Drive serves little benefit to the local road network of the Eleanor Neighbourhood.

We request that Planning Committee revise the **Recommendation (C)** of Report PED22171 as follows:

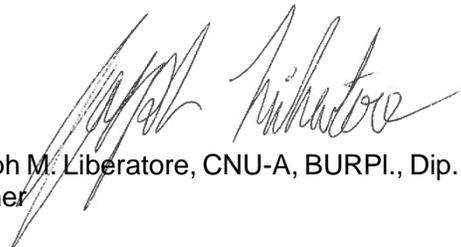
Existing Recommendation	Proposed Recommendation
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
That upon approval of Urban Hamilton Official Plan Amendment Application UHOPA-21-012 and Zoning By-law Amendment Application ZAC-21-026, the subject lands be re-designated from “Single and Double” to “Attached Housing” and the Proposed Roads being the westerly extension of Eaglewood Drive be deleted from the subject lands in the Eleanor Neighbourhood Plan.	That upon approval of Urban Hamilton Official Plan Amendment Application UHOPA-21-012 and Zoning By-law Amendment Application ZAC-21-026, the subject lands be re-designated from “Single and Double” to “Attached Housing” and the Proposed Roads being the westerly extension of Eaglewood Drive be deleted in the Eleanor Neighbourhood Plan.

We would appreciate being included on the notice list for this matter.

GSP Group Inc.



Nancy Frieday, MCIP, RPP
Senior Planner

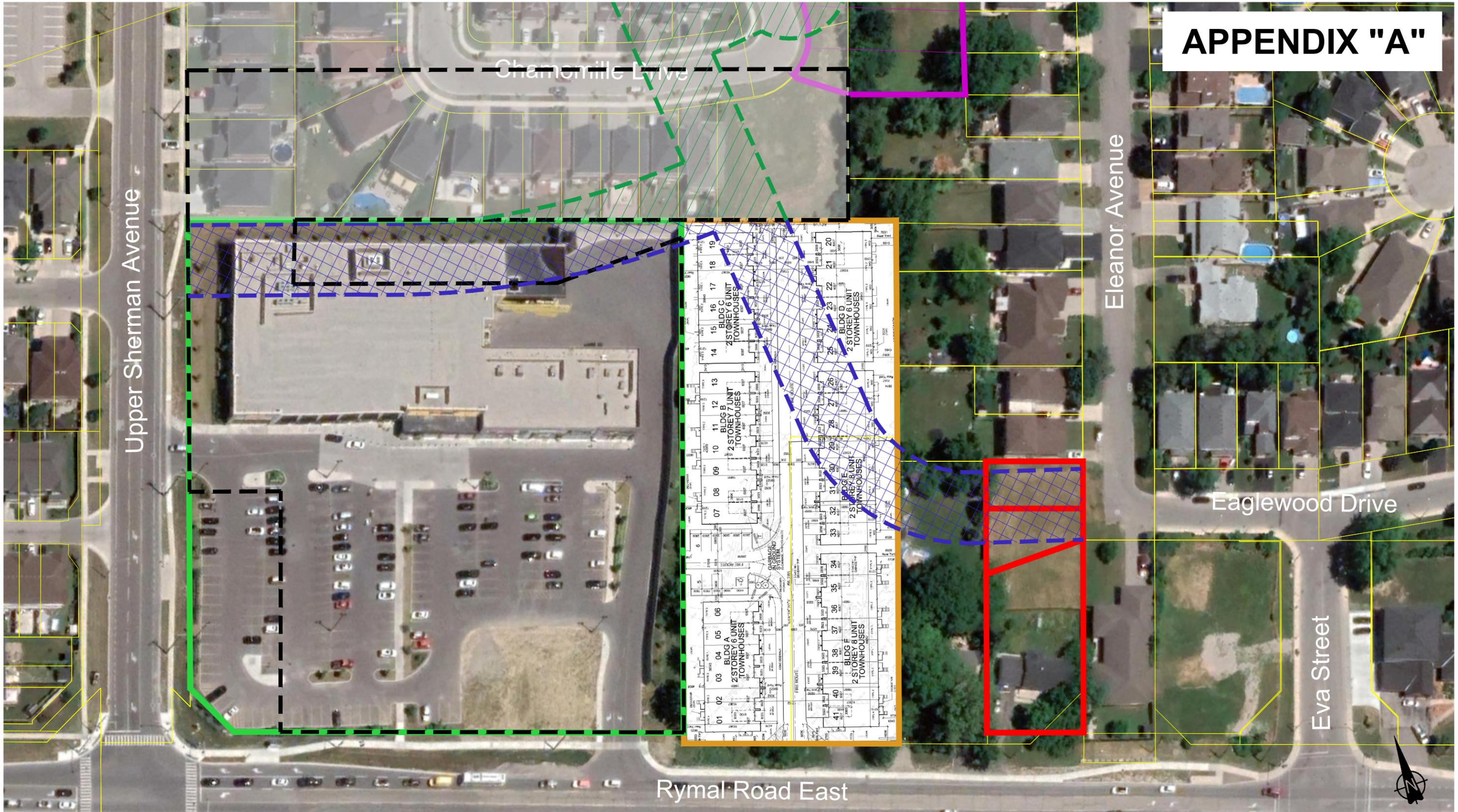


Joseph M. Liberatore, CNU-A, BURPI., Dip. GIS & PI.
Planner

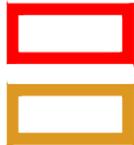
- cc:
- Client*
 - Councillor Tom Jackson, Ward 8, City of Hamilton*
 - Mr. Glenn Wellings, Authorized Agent for Applicant, Wellings Planning*
 - Mr. Charlie Toman, Senior Project Manager, Development Planning, City of Hamilton*
 - Mr. Tim Vrooman, Senior Planner, Development Planning, City of Hamilton*
 - Ms. Christine Newbold, Manager of Community Planning, Sustainable Communities, City of Hamilton*
 - Ms. Melanie Pham, Senior Planner, Sustainable Communities, City of Hamilton*
 - Mr. Ashraf Hanna, Director of Growth Management, City of Hamilton*

Attachments: *Appendix A – Site Composite Plan*

APPENDIX "A"



COMPOSITE PLAN 727 RYMAL ROAD EAST, HAMILTON



HM/B-21:79 - 727 Rymal Rd E
Consent Application (in process)

UHOPA-21-012 & ZAC-21-026
705 & 713 Rymal Rd E
Official Plan and Zoning By-law
Amendments (in process)



DA-10-079 & SPA-14-118
695 & 675 Rymal Rd E
Site Plan Application (Approved)

HM/B-21:09 & HM/B-21-10
Losani Homes - Sherman Oaks
Consent Application (Conditionally
Approved)



25T-201105 - Sherman Oaks Subdivision
Plan of Subdivision (Approved)

HM/B-09:32
1605 Upper Sherman Ave,
695 & 675 Rymal Rd E
Consent Application (Final Approval)



Road Extensions extracted from
2022 Eleanor
Neighbourhood Plan

Road Extensions deleted from
2012 Eleanor Neighbourhood
Plan

