



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	November 14, 2023
SUBJECT/REPORT NO:	Applications for an Official Plan Amendment, Zoning By-law Amendment and Revisions to a Draft Plan of Subdivision for Lands Located at 2080 Rymal Road East, Glanbrook (PED23232) (Ward 9)
WARD(S) AFFECTED:	Ward 9
PREPARED BY:	James Van Rooi (905) 546-2424 Ext. 4283
SUBMITTED BY:	Anita Fabac Acting Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That **Official Plan Amendment Application UHOPA-20-010, by A.J. Clarke and Associates (c/o Stephen Fraser), on behalf of A. DeSantis Developments Ltd. (c/o Anthony DeSantis Jr.), Owner**, to redesignate 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, on lands located at 2080 Rymal Road East, as shown in Appendix "A" attached to Report PED23232, be **APPROVED** on the following basis:
- (i) That the draft Official Plan Amendment attached as Appendix "B" to Report PED23232, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
 - (ii) That the proposed Official Plan Amendment is consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended);

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- (b) That **Zoning By-law Amendment Application ZAC-20-015, by A.J. Clarke and Associates (c/o Stephen Fraser), on behalf of A. DeSantis Developments Ltd. (c/o Anthony DeSantis Jr.), Owner**, for a change in zoning from the Residential Multiple "RM3-175" Zone, Modified, the Residential Multiple "RM2-182" Zone, Modified, the Residential "R4-182" Zone, Modified, and the Residential "R4-173b" Zone, Modified, to the Low Density Residential - Small Lot (R1a, 866) Zone, to permit the development of 37 street townhouse dwellings, on lands located at 2080 Rymal Road East, as shown in Appendix "A" attached to Report PED23232 be **APPROVED** on the following basis:
- (i) That the draft By-law attached as Appendix "C" to Report PED23232, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
 - (ii) That the proposed change in zoning is consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended);
 - (iii) That this amending By-law will comply with the Urban Hamilton Official Plan upon approval of Urban Hamilton Official Plan Amendment No. XX;
- (c) That **Zoning By-law Amendment Application ZAC-20-015, by A.J. Clarke and Associates (c/o Stephen Fraser), on behalf of A. DeSantis Developments Ltd. (c/o Anthony DeSantis Jr.), Owner**, for a change in zoning from the Residential Multiple "RM2-182" Zone, Modified to the Residential Multiple "RM3-323" Zone, Modified (Block 1); from the Residential Multiple "RM2-173" Zone, Modified and the Institutional "I-173" Zone, Modified to Residential Multiple "RM4-325" Zone, Modified (Blocks 2 and 3); and from the Residential Multiple "RM2-173" Zone, Modified, the Institutional "I-173" Zone, Modified, the Residential Multiple "RM2-182" Zone, Modified, the Residential "R4-173(B)" Zone, Modified and the Residential "R4-182" Zone, Modified, to the Residential Multiple "RM3-324" Zone, Modified (Blocks 4, 5, 6, 7 and 8), to permit the development of 189 block townhouse dwellings and an 80 unit, multiple dwelling, on lands located at 2080 Rymal Road East, as shown in Appendix "A" attached to Report PED23232, be **APPROVED** on the following basis:
- (i) That the draft By-law attached as Appendix "D" to Report PED23232, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;

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- (ii) That the proposed change in zoning is consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended);
- (iii) That this amending By-law will comply with the Urban Hamilton Official Plan upon approval of Urban Hamilton Official Plan Amendment No. XX;
- (d) That **Revisions to Approved Draft Plan of Subdivision 25T-200303R, by A.J. Clarke and Associates (c/o Stephen Fraser), on behalf of A. DeSantis Developments Ltd. (c/o Anthony DeSantis Jr.), Owner**, on lands located at 2080 Rymal Road East (Glanbrook), as shown on Appendix “A” to Report PED23232, be **APPROVED** in accordance with By-law No. 07-323 being the delegation of the City of Hamilton’s Assigned Authority Under the *Planning Act* for the Approval of Subdivisions and Condominiums, on the following basis:
 - (i) That this approval apply to the Draft Plan of Subdivision “Crossings Phase 3” 25T-200303R, prepared by A.J. Clarke and Associates Ltd., and certified by Nicholas P. Muth, O.L.S., dated September 07, 2022, consisting of two blocks for 37 street townhouse dwellings (Blocks 1 and 5); two blocks for 189 block townhouse dwellings (Blocks 2 and 4); one block for a multiple dwelling for up to 80 multiple dwelling units (Block 3); and the extension of Bellagio Avenue, as shown on the Draft Plan of Subdivision attached as Appendix “F” to Report PED23232;
 - (ii) That the Owner enter into a Standard form Subdivision agreement as approved by City Council and that the Special Conditions of Draft Plan of Subdivision Approval, 25T-200303R, as shown on Appendix “I” to Report PED23232, be received and endorsed by City Council;
 - (iii) That in accordance with the City’s Comprehensive Development Guidelines and Financial Policies Manual there will be no City of Hamilton cost sharing for this subdivision;
 - (iv) That payment of Cash-in-Lieu of Parkland will be required, pursuant to Section 51 of the *Planning Act*, prior to the issuance of each building permit. The calculation for the Cash-in-Lieu payment shall be based on the value of the lands on the day prior to the issuance of each building permit, all in accordance with the Financial Policies for Development and the City’s Parkland Dedication By-law, as approved by Council.

EXECUTIVE SUMMARY

The subject property is municipally known as 2080 Rymal Road and is located south and east of the intersection of Kingsborough Drive and Bellagio Avenue. The owner has applied for an Urban Hamilton Official Plan Amendment, a Zoning By-law Amendment, and Revisions to Approved Draft Plan of Subdivision 25T-200303.

The purpose of the Urban Hamilton Official Plan Amendment application is to redesignate the lands in the Rymal Road Secondary Plan from "Institutional" (Public Elementary School), "Low Density Residential 2g", and "Medium Density Residential 2b" to "Low Density Residential 2h" and "Medium Density Residential 2c".

The purpose of the Zoning By-law Amendment application is to change the zoning from Residential Multiple "RM3-175" Zone, Modified, Residential Multiple "RM2-182" Zone, Modified, and Residential "R4-173b" Zone, Modified to Low Density Residential - Small Lot (R1a, 866) Zone in City of Hamilton Zoning By-law No. 05-200 (as shown on Appendix "C" attached to Report PED23232); and, to change the zoning from the Residential Multiple "RM2-182" Zone, Modified, to Residential Multiple "RM3-323" Zone, Modified (Block 1); from Residential Multiple "RM2-173" Zone, Modified and Institutional "I-173" Zone, Modified to Residential Multiple "RM4-325" Zone, Modified (Blocks 2 and 3); and, from the Residential Multiple "RM2-173" Zone, Modified, Institutional "I-173" Zone, Modified, Residential Multiple "RM2-182" Zone, Modified, Residential "R4-173(B)" Zone, Modified and Residential "R4-182" Zone, Modified, to the Residential Multiple "RM3-324" Zone, Modified (Blocks 4, 5, 6, 7 and 8) in Township of Glanbrook Zoning By-law No. 464 (as shown on Appendix "D" attached to Report PED23232).

The proposed Revisions to Approved Draft Plan of Subdivision 25T-200303 (shown on Appendix "F" attached to Report PED23232) consists of two blocks for 37 street townhouses dwellings (Blocks 1 and 5), two blocks for 189 units of block townhouse dwellings (Blocks 2 and 4), one block for a multiple dwelling for up to 80 units (Block 3), and the extension of Bellagio Avenue. A large portion of the lands were previously being considered for an elementary school, however the elementary school is no longer required therefore a revised plan of subdivision application was submitted. The proposal now introduces a block for a multiple dwelling development, consolidates many of the former blocks, and removes the former institutional block, the former single detached dwelling lots and a cul-de-sac street.

The proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications have merit and can be supported as:

- They are consistent with the Provincial Policy Statement (2020);

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- They conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended);
- They comply with the general intent and purpose of the Urban Hamilton Official Plan and Rymal Road Secondary Plan, in particular the function, scale and design of the Low Density Residential policies as they relate to greenfield development in the “Neighbourhoods Designation”; and,
- The proposal is considered good planning by providing a compact compatible residential development that contributes to a complete community through the establishment of housing forms and densities that are in keeping with existing and planned land uses and development in the surrounding area, while making efficient use of a vacant parcel of land.

Alternatives for Consideration – See Page 17

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: As required by the *Planning Act*, Council shall hold a public meeting to consider an application for an Official Plan Amendment and Zoning By-law Amendment. *Bill 23* amended the *Planning Act* to remove the mandatory requirement for a public meeting to consider a proposed Draft Plan of Subdivision.

HISTORICAL BACKGROUND

Application Details	
Owner:	A. DeSantis Developments Ltd. (c/o Anthony DeSantis Jr.)
Applicant/Agent:	A.J. Clarke and Associates (c/o Stephen Fraser)
File Number:	UHOPA-20-010 ZAC-20-015 25T-200303R
Type of Application:	Urban Hamilton Official Plan Amendment Zoning By-law Amendment Revisions to Approved Draft Plan of Subdivision

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Application Details	
Proposal:	<p>The purpose of the Official Plan Amendment and Zoning By-law Amendment is to redesignate the lands and change the zoning of the lands to allow for the proposed development. The subdivision will establish the new blocks and lot lines and the extension of Bellagio Avenue.</p> <p>The proposal consists of:</p> <ul style="list-style-type: none"> • 37 street townhouse dwellings (Blocks 1 and 5); • 189 townhouse dwellings (Blocks 2 and 4); • A multiple dwelling with up to 80 units (Block 3); and, • Extension of Bellagio Avenue. <p>As shown on the revised Draft Plan of Subdivision attached as Appendix “F” to Report PED23232. A large portion of the lands were previously being considered for an elementary school, however the elementary school is no longer required therefore a revised plan of subdivision application was submitted. The proposal now introduces a block for a multiple dwelling development, consolidates many of the former blocks, and removes the former institutional block, the former single detached dwelling lots and a cul-de-sac street.</p>
Property Details	
Municipal Address:	2080 Rymal Road East, Glanbrook
Lot Area:	±6.23 ha (Irregular)
Servicing:	Full municipal services.
Existing Use:	Vacant lands.
Documents	
Provincial Policy Statement:	The proposal is consistent with the Provincial Policy Statement (2020).
A Place to Grow:	The proposal conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended).
Official Plan Existing:	“Neighbourhoods” on Schedule E-1 – Urban Land Use Designations.
Official Plan Proposed:	No amendment proposed to Volume 1.

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Documents	
Secondary Plan Existing:	“Low Density Residential 2g”; “Low Density Residential 2h”; “Medium Density Residential 2b”; and “Institutional” (Public Elementary School) on Map B.5.2-1 Land Use Plan.
Secondary Plan Proposed:	"Low Density Residential 2h" and "Medium Density Residential 2b".
Zoning Existing:	Glanbrook Zoning By-law No. 464: <ul style="list-style-type: none"> • Institutional “I-173” Zone, Modified; • Residential Multiple “RM2-173” Zone, Modified; • Residential Multiple “RM2-182” Zone, Modified; • Residential Multiple “RM3-175” Zone, Modified; • Residential “R4-173(B)” Zone, Modified; and, • Residential “R4-182” Zone, Modified.
Zoning Proposed:	City of Hamilton Zoning By-law No. 05-200: <ul style="list-style-type: none"> • Low Density Residential - Small Lot (R1a, 866) Zone. <p>(See Appendix “C” attached to Report PED23232.)</p> <p>Glanbrook Zoning By-law No. 464:</p> <ul style="list-style-type: none"> • Residential Multiple "RM3-323" Zone, Modified (Block 1); • Residential Multiple "RM4-325" Zone, Modified (Blocks 2 and 3); and, • Residential Multiple "RM3-324" Zone, Modified (Blocks 4, 5, 6, 7, and 8). <p>(See Appendix “D” attached to Report PED23232.)</p>
Modifications Proposed:	The following modifications are being proposed to Zoning By-law No. 05-200: <p>Low Density Residential – Small Lot (R1a, 866) Zone:</p> <ul style="list-style-type: none"> • To reduce the minimum lot area from 180 square metres to 160 square metres for each dwelling unit; • To reduce the minimum unit width of each dwelling unit from 6.0 metres to 5.7 metres; and, • To reduce the minimum setback from the rear lot line from 7.5 metres to 7.4 metres.

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Documents	
<p>Modifications Proposed Continued:</p>	<p>The following modifications are being proposed to Glanbrook Zoning By-law No. 464:</p> <p>Residential Multiple “RM3-323” Zone (Block 1):</p> <ul style="list-style-type: none"> • To deem the zoning boundaries as the lot lines and Kingsborough Drive as the front lot line; • To not require direct access to a parking space in a garage; • To reduce the parking space size from 3 metres by 6 metres to 3 metres by 5.8 metres; • To reduce the landscaped area from 3 metres to 1.45 metres along Kingsborough Drive and to 2.6 metres along the Hypotenuse of a Daylight Triangle; • To increase the maximum lot coverage from 30% to 33%; • To increase the maximum density from 35 dwelling units per hectare to 43 units per hectare; • To modify the minimum side and rear yards requirements from 7.5 metres to the following: <ul style="list-style-type: none"> ○ To reduce side yard to 2.5 metres; ○ To reduce rear yard to 7.1 metres, and, ○ To increase exterior side yard to 7.6 metres; • To reduce the minimum separation distance to 2 metres whereas 3, 9, or 15 metres may be required; • To reduce the minimum landscaped area requirement from 50% to 36%; • To allow for a parking space to be a minimum of 1.45 metres from the street line as opposed to a minimum of 6 metres; and, • To not require a Minimum Amenity Area whereas a minimum of 35 square metres per dwelling unit is required. <p>Residential Multiple “RM4-325” Zone (Blocks 2 and 3)</p> <ul style="list-style-type: none"> • To increase the maximum density to 127 dwelling units per hectare from 60 dwelling units per hectare; • To increase the minimum front yard to 11 metres from 9 metres; • To modify the minimum side and rear yard requirements from 9 metres to the following: <ul style="list-style-type: none"> ○ To reduce exterior side yard to 4.5 metres; ○ To increase the side yard to 35 metres; ○ To increase the rear yard to 27.3 metres; and, ○ To increase maximum height to 22 metres from 10.7 metres.

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Documents	
<p>Modifications Proposed Continued:</p>	<p>Residential Multiple “RM3-324” Zone (Blocks 4, 5, 6, 7 and 8):</p> <ul style="list-style-type: none"> • To apply particular definitions for lot lines (front, sides and rear) and boundaries; • To not require direct access to a parking space within a garage whereas a 6 metre wide direct access is required; • To reduce the minimum parking space size to 3 metres by 5.8 metres whereas 3 metres by 6 metres is required; • To reduce the minimum Landscaped Area to 2 metres which may also include a sidewalk whereas 3 metres is required; • To reduce the parking ratio to 2 spaces and 0.3 visitor parking spaces per unit whereas 2 spaces and 0.5 visitor spaces per unit is required; • To add “Back to back Townhouse” as a permitted use; • To increase the maximum lot coverage to 31 percent from 30 percent; • To increase the maximum density to 43 dwelling units per hectare from 35 dwelling units per hectare; • To reduce the minimum front yard to 5 metres from 9.0 metres; • To modify the minimum side and rear yard requirements from 7.5 metres to the following: <ul style="list-style-type: none"> ○ To reduce rear yard to 3.5 metres; ○ To reduce the east side yard to 7.4 metres; ○ To reduce west side yard to 2.0 metres for buildings 12, 16 and 17; and, ○ To increase the west side yard to 7.7 metres for buildings 25, 26 and 27 on Special Figure 3; • Minimum separation distance to 2 metres whereas 3, 9, or 15 metres may be required; • To increase the maximum height to 12 metres from 10.7 metres; • To require a maximum height of 10.7 metres abutting the easterly property line; • To reduce the minimum landscaped area to 34 percent from 50 percent; and, • To not require a minimum amenity area whereas a minimum area of 5 square metres is required. <p>(See Appendix “K” attached to Report PED23232.)</p>
Processing Details	
Received:	December 20, 2019

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Processing Details	
Deemed Incomplete:	January 20, 2020
Deemed Complete	January 31, 2020
Notice of Complete Application:	Sent to 226 property owners within 120 m of the subject lands on February 7, 2020.
Public Notice Sign:	Posted February 17, 2020 and updated with Public Meeting date October 18, 2023.
Notice of Public Meeting:	Sent to 226 property owners within 120 m of the subject lands on October 27, 2023.
Staff and Agency Comments:	Staff and agency comments have been summarized in Appendix "L" attached to Report PED23232.
Public Consultation:	The applicants prepared and circulated an information letter on October 6 to 226 residents/occupants within 120 metres of the subject lands.
Public Comments:	Two letters and a petition expressing concern were received (see Appendix "M" attached to Report PED23232).
Revised Submissions Received:	<ul style="list-style-type: none"> • December 20, 2019; • June 7, 2022; and • May 8, 2023.
Processing Time:	1,445 days from receipt of initial application, 212 days from receipt of final application submission.

Existing Land Use and Zoning

	Existing Land Use	Existing Zoning
Subject Lands:	Vacant Lands	Residential Multiple "RM3-175" Zone, Modified, Residential Multiple "RM2-182" Zone, Modified; Residential Multiple "RM2-173" Zone, Modified; Institutional "I-173" Zone, Modified; Residential "R4-182" Zone, Modified; and, Residential "R4-173 (B) Zone, Modified.

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Surrounding Land Uses:

North	Townhouse dwellings	Residential Multiple “RM2-182” Zone, Modified and Residential Multiple “RM3-175” Zone, Modified.
South	Vacant lands (preliminary grading for development)	Residential “R4-182” Zone, Modified, and Residential “R4-173(B) Zone, Modified.
East	Vacant lands (preliminary grading for development)	Residential Multiple – Holding “RM4-257-H” Zone, Modified; Public Open Space “OS2” Zone; and, Residential Multiple “RM3-173(B)” Zone, Modified.
West	Townhouse dwellings and vacant lands (preliminary grading for development)	Residential Multiple “RM2-182” Zone, Modified, Residential Multiple “RM2-173” Zone, Modified, Residential “R4-173(B)” Zone, Modified, and Public Open Space “OS2” Zone.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

A full policy review has been provided for the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended) in Appendix “J” to Report PED23232.

Provincial Policy Statement (2020)

The proposal provides for the efficient use of land and resources by directing growth towards the existing settlement area where there will be municipal water and wastewater services. The development of street townhouse dwellings, back-to-back townhouse dwellings, and a multiple dwelling are an efficient use of land and represent an appropriate development of the site which will contribute to the completion of the surrounding neighbourhood. The subject lands are serviced by a comprehensive street network with nearby open spaces which will encourage active transportation and the development will increase the viability for transit along Rymal Road which is a major arterial road. The proposal contributes to a range and mix of housing types in the immediate area, which mainly consist of existing and planned low rise residential units.

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Based on the foregoing, the proposal is consistent with the Provincial Policy Statement (2020).

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended)

The proposal conforms with A Place to Grow (2019), as it supports a range and mix of housing options, supports transit viability, and improves the integration of land use planning with planning and investment in infrastructure.

The subject lands are within the Urban Boundary in a settlement area and the proposal will provide the opportunity to complete the surrounding neighbourhood and street network with additional residential uses using existing and planned municipal services. The proposed development provides an efficient use of land with appropriate densities with nearby open spaces, which will encourage active transportation and increase the viability for introducing transit service to the area in the future.

Based on the foregoing, the proposal conforms with the applicable policies of A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended).

Urban Hamilton Official Plan

The subject lands are identified as “Neighbourhoods” on Schedule E – Urban Structure and designated “Neighbourhoods” on Schedule E-1 – Urban Land Use Designations. The subject lands are further found within the Rymal Road Secondary Plan and designated "Institutional" (Public Elementary School), "Low Density Residential 2g", and "Medium Density Residential 2b". The applicant is proposing to redesignate the lands to "Low Density Residential 2h" and “Medium Density Residential 2c” within the Rymal Road Secondary Plan. The applicant’s conceptual plans are attached as Appendix “E” to Report PED23232. A review of the applicable Official Plan policies is attached as Appendix “J” to Report PED23232.

Lands designated “Neighbourhoods” are characterized as complete communities that include a range of residential dwelling types, densities and supporting uses to serve local residents. The proposal, if approved, would facilitate the development of 226 townhouse units and up to 80 multiple dwelling units on the subject lands.

The proposal is designed to have a unique and cohesive character with the surrounding lands and its layout ensures clear and convenient connections from within the greenfield community and adjacent neighbourhoods. The proposal considers the use of private lanes/driveways and public roads that promote a compact development and the

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proposal is compatible with the existing and future uses in the area such as surrounding residential, open space and commercial uses.

Based on the foregoing, the proposal complies with the applicable policies of the Urban Hamilton Official Plan subject to the Official Plan Amendment.

Rymal Road Secondary Plan

The "Low Density Residential 2h" designation permits a range of low density, low rise built forms such as low rise apartments, single detached dwellings, and multiple attached dwelling unit types such as street townhouses and block townhouses. The proposed uses are street townhouse dwellings, block townhouse dwellings and back to back townhouse dwellings and these uses are permitted by the "Low Density Residential 2h" designation. The required density shall be between 24 to 50 units per residential hectare, and the proposed net residential density for lands being designated "Low Density Residential 2h" will be 43 units per hectare.

A portion of the lands are currently designated "Institutional" (Public Elementary School) and the Hamilton-Wentworth District School Board did not foresee the need for these lands to remain for their intended use, as Shannen Koostachin Elementary school is located at 110 Bellagio Avenue. The "Medium Density Residential 2c" designation permits apartments, townhouses and stacked townhouse dwellings. The proposed use of a multiple dwelling complies with the "Medium Density Residential 2c" designation. The maximum permitted height in the designation is nine storeys and the density requirement in the designation permits a minimum of 60 units per net residential hectare. The proposal exceeds the minimum density at 127 units per hectare (80 units/0.63 ha) and is a proposed height of six storeys. The Rymal Road Secondary Plan requires the implementing zoning by-law to set out a maximum density for the Medium Density Residential 2c designation, as such a maximum density of 127 units per hectare has been included in the draft amending By-law.

A maximum height of 22 metres has also been included in the amending by-law to ensure the built form is at six storeys or less (attached as Appendix "D" to Report PED23232). The proposed development offers a compact and efficient form of development that is in proximity to an existing bus route and potential rapid transit line and is located along a collector road (Bellagio Avenue), as such staff find the redesignation of the lands appropriate.

Based on the foregoing, the proposal complies with the applicable policies of the Urban Hamilton Official Plan and Rymal Road Secondary Plan subject to the Official Plan Amendment.

Glanbrook Zoning By-law No. 464 and Hamilton Zoning By-law No. 05-200

The proposed Zoning By-law Amendment to Glanbrook Zoning By-law No. 464 is for a change in zoning from:

- Residential Multiple "RM2-182" Zone, Modified, to the Residential Multiple "RM3-323" Zone, Modified (Block 1);
- Residential Multiple "RM2-173" Zone, Modified and the Institutional "I-173" Zone, Modified, to the Residential Multiple "RM4-325" Zone, Modified (Blocks 2 and 3); and,
- Residential Multiple "RM2-173" Zone, Modified, the Institutional "I-173" Zone, Modified, the Residential Multiple "RM2-182" Zone, Modified, the Residential "R4-173(B)" Zone, Modified and the Residential "R4-182" Zone, Modified to the Residential Multiple "RM3-324" Zone, Modified (Blocks 4, 5, 6, 7 and 8).

The effect of this Zoning By-law Amendment will permit the development of 189 units of block townhouse units and up to 80 multiple dwelling units.

The proposed Zoning By-law Amendment to Hamilton Zoning By-law No. 05-200 is for a change in zoning from the Residential Multiple "RM3-175" Zone, Modified, the Residential Multiple "RM2-182" Zone, Modified, and the Residential "R4-173b" Zone, Modified to the Low Density Residential - Small Lot (R1a, 866) Zone to permit the development of 37 street townhouse dwellings.

Modifications to the Residential Multiple "RM3" Zones, Residential Multiple "RM4" Zone, and Low Density Residential - Small Lot (R1a) Zone are required to facilitate the development and are summarized in Appendix "K" attached to Report PED23232. The proposed zoning will be discussed in the Analysis and Rationale section of this Report.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

1. The proposal has merit and can be supported for the following reasons:
 - (i) It is consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended);
 - (ii) It complies with the general intent and purpose of the Urban Hamilton Official Plan and will comply with the Rymal Road Secondary Plan, subject to the adoption of the proposed Official Plan Amendment; and,

- (iii) The proposal represents good planning by providing, among other things, a compatible residential development that contributes to a complete community through the establishment of housing forms and densities that are in keeping with existing and planned land uses and development in the surrounding area, while making efficient use of a vacant parcel of land that is compatible with the area and achieves the planned public road network envisioned by the Plan which ensures land, municipal services, and transportation systems are used efficiently.
2. The purpose of the Official Plan 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.

The Official Plan Amendment can be supported as the development proposes an appropriate density, achieves the planned local road network, and utilizes existing and planned infrastructure. The Hamilton-Wentworth School Board has indicated that the lands are no longer required for an Elementary School which were deemed surplus in 2017. The proposed development will support the achievement of a complete community, by providing residential uses in proximity to institutional, recreational, and commercial uses. The proposed development is in proximity to an existing bus route and potential rapid transit line and is located along a collector road which is an appropriate location for a multiple dwelling. The proposal, through the implementation of the draft amending zoning by-law, also limits the built form to a mid-rise built form that is appropriate in the context of the surrounding area. Furthermore, the proposal builds on the existing patterns and built form of the area and provides additional housing opportunities.

Therefore, staff supports the proposed Official Plan Amendment.

3. The proposed Zoning By-law Amendment is for changes to the Township of Glanbrook Zoning By-law No. 464 and Hamilton Zoning By-law No. 05-200 to permit the development of 37 street townhouse dwellings, 189 townhouse dwellings and up to 80 multiple dwelling units.

The proposed amendment to Hamilton Zoning By-law No. 05-200 will remove a portion of the subject lands which are zoned Residential Multiple "RM3-175" Zone, Modified, Residential Multiple "RM2-182" Zone, Modified and Residential "R4-173(B)" Zone, Modified, in the Township of Glanbrook Zoning By-law No.

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464 and add them to Hamilton Zoning By-law No. 05-200. The intent is to rezone them to the Low Density Residential - Small Lot Residential (R1a, 866) Zone to permit 37 street townhouse dwellings.

The proposed amendment to Township of Glanbrook Zoning By-law No. 464 is to rezone the lands to the Residential Multiple "RM3-323" Zone, Modified, the Residential Multiple "RM3-324" Zone, Modified, and the Residential Multiple "RM4-325" Zone, Modified, to permit 33 townhouse dwellings, 156 townhouse dwellings, and up to an 80 unit multiple dwelling.

Modifications to the Residential Multiple "RM3" Zones, Residential Multiple "RM4" Zone, and Low Density Residential - Small Lot (R1a) Zone are discussed in Appendix "K" attached to Report PED23232. The modifications will complement the existing and planned surrounding neighbourhood envisioned by the Rymal Road Secondary Plan, providing a mixture of lots and block sizes compatible with existing and planned development in the area and will be consistent with the character of the surrounding area.

As such, staff are satisfied that the proposal complies with the general intent of the Urban Hamilton Official Plan and the Rymal Road Secondary Plan, subject to the Official Plan Amendment, and are supportive of the Zoning By-law Amendments.

4. In review of Sub-section 51(24) of the *Planning Act*, to assess the appropriateness of the proposed subdivision, staff advise that:
 - (a) It is consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended);
 - (b) The proposal represents a logical and timely extension of existing development and services and is in the public interest;
 - (c) It will comply with the applicable policies of the Urban Hamilton Official Plan and Rymal Road Secondary Plan upon approval of the Urban Hamilton Official Plan Amendment;
 - (d) The land is suitable for the purposes for which it is to be divided;
 - (e) The proposed roads will adequately service the proposed subdivision and can connect with the current road system;

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- (f) The dimensions and shape of the lots and blocks are appropriate;
- (g) Restrictions and regulations for the development of the subdivision are included in the implementing Zoning By-law Amendment, conditions of draft plan approval and Subdivision Agreement;
- (h) The subject lands can be appropriately used for the purposes for which it is to be subdivided and will not negatively impact natural heritage features, and flood control will be addressed through stormwater management plans that will be required as standard conditions of draft plan approval;
- (i) Adequate utility and municipal services will be available, the particulars of which will be determined as part of the conditions of draft plan approval and Subdivision Agreement;
- (j) The lands do not require a school block and School Boards have no comments on the requirement for such;
- (k) Public land will be conveyed to create road rights-of-way, the particulars of which will be determined as part of the Standard Subdivision Agreement and final registration of the Plan of Subdivision; and,
- (l) The proposed development of the subject land is interrelated with site plan control matters that will include further review of landscaping, lighting, waste collection and urban design.

Therefore, staff are supportive of the proposed Draft Plan of Subdivision and recommend its approval.

ALTERNATIVES FOR CONSIDERATION

Should the applications be denied, the subject property can be used in accordance with the Institutional "I-173" Zone, Modified, the Residential Multiple "RM2-173" Zone, Modified, the Residential Multiple "RM2-182" Zone, Modified, the Residential Multiple "RM3-175" Zone, Modified, the Residential "R4-173(B)" Zone, Modified, and the Residential "R4-182" Zone, Modified. If the applications were denied the lands would be permitted to develop as a Public or Separate Elementary School or as single detached dwellings in accordance with the existing modified Institutional Zone and would be permitted to develop street townhouse dwellings, single detached dwellings in accordance with existing modified Residential Zones in Glanbrook Zoning By-law No. 464.

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" to Report PED23232 – Location Map
Appendix "B" to Report PED23232 – Official Plan Amendment
Appendix "C" to Report PED23232 – Draft Amendment to Zoning By-law No. 05-200
Appendix "D" to Report PED23232 – Draft Amendment to Zoning By-law No. 464
Appendix "E" to Report PED23232 – Concept Plan
Appendix "F" to Report PED23232 – Revised Draft Plan of Subdivision
Appendix "G" to Report PED23232 – Approved Draft Plan of Subdivision 25T-200303
Appendix "H" to Report PED23232 – Original Conditions of Draft Plan of Subdivision
Approval (File No. 25T-200303)
Appendix "I" to Report PED23232 – Draft Plan of Subdivision Special Conditions
Appendix "J" to Report PED23232 – Policy Review
Appendix "K" to Report PED23232 – Zoning Modification Chart
Appendix "L" to Report PED23232 – Staff and Agency Comments
Appendix "M" to Report PED23232 – Public Comments

JVR:sd