

## DRAFT Urban Hamilton Official Plan Amendment No. X

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. X 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. \_\_\_\_\_ passed on the \_\_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 202X.

**The  
City of Hamilton**

\_\_\_\_\_  
A. Horwath  
MAYOR

\_\_\_\_\_  
J. Pilon  
ACTING CITY CLERK

