

## Draft Urban Hamilton Official Plan Amendment No. X

The following text constitutes Official Plan Amendment No. “X” to the Urban Hamilton Official Plan.

### **1.0 Purpose and Effect:**

The purpose and effect of this Amendment is to modify Site Specific Policy - Area A within the Rymal Road Secondary Plan to add permissions for multiple dwellings and permit the development of a ten storey mixed use building with a maximum density of 160 units per net hectare.

### **2.0 Location:**

The lands affected by this Amendment are known municipally as 2064 and 2070 Rymal Road East, 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 is a compact and efficient urban form, supports the development of a complete community, and contributes to the planned urban structure;
- The proposed development supports the Residential Intensification policies of the Urban Hamilton Official Plan; and,
- The 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.

#### 4.0 Actual Changes:

#### 4.1 Volume 2 – Secondary Plans

##### **Text**

##### 4.1.1 Chapter B.5 – Glanbrook Secondary Plans – Section B.5.2 – Rymal Road Secondary Plan

a. That Volume 2: Chapter B.5 – Glanbrook Secondary Plans, Section B.5.2 – Rymal Road Secondary Plan, Policy B.5.2.14.1 – Site Specific Policy – Area A be amended by:

- i. deleting the words “floor area; and,” in Policy B.5.2.14.1 a) and replacing it with “commercial floor area;”;
- ii. deleting the words “v) Farm Equipment Sales” and “xiv) Private or Commercial Club” in Policy B.5.2.14.1 b);
- iii. deleting the period at the end of Policy B.5.2.14.1 b) and replacing it with “; and,”;
- iv. adding a new policy B.5.2.14.1 c) as follows:

“c) In addition to Policy B.5.2.14.1 b), uses permitted may include *multiple dwellings* within a mixed use building subject to the following policies:

- i) The maximum height shall be ten storeys;
- ii) The maximum density shall be 160 units per net hectare;
- iii) The location of the mixed use building will be established through the implementing Zoning By-law; and,
- iv) Where *development* is proposed adjacent to lands designated Low Density Residential, consideration shall be given to the *compatible* integration of built form. *Compatibility* may be accomplished through architectural massing, lot setbacks, height, setbacks of upper floors, scale, buffering and landscaping.”

**5.0 Implementation:**

An implementing Zoning By-Law Amendment and Site Plan Control application 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 \_\_\_, 2024.

**The  
City of Hamilton**

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A. Horwath  
Mayor

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M. Trennum  
City Clerk