

Authority: Item 5, Planning Committee Report 24-011 (PED24131)
CM: August 16, 2024 Ward: 9

Bill No. 150

CITY OF HAMILTON

BY-LAW NO. 24-

To Adopt:

**Official Plan Amendment No. 216 to the
Urban Hamilton Official Plan**

Respecting:

**2064 and 2070 Rymal Road East
(former Township of Glanbrook)**

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

1. Amendment No. 216 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 16th day of August, 2024.

A. Horwath
Mayor

M. Trennum
City Clerk

Urban Hamilton Official Plan Amendment No. 216

The following text constitutes Official Plan Amendment No. 216 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, 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 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 the 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 will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule "1" to By-law No. 24-150 passed on the 16th day of August, 2024.

**The
City of Hamilton**

A. Horwath
Mayor

M. Trennum
City Clerk