




CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	January 14, 2025
SUBJECT/REPORT NO:	Application for a Draft Plan of Subdivision for Lands Located at 1898 and 1900 Rymal Road East, Glanbrook (PED25020) (Ward 9)
WARD(S) AFFECTED:	Ward 9
PREPARED BY:	Michael Fiorino (905) 546-2424 Ext. 4424
SUBMITTED BY:	Anita Fabac Acting Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

That **Draft Plan of Subdivision Application 25T-202404, by Weston Consulting (c/o Kayly Robbins, on behalf of Komil Jasdev Bhalla and Jasdev Singh Bhalla and 1900 Holdco Inc. (c/o Mackenzie Paterson), Owner**, on lands located at 1898 and 1900 Rymal Road East, as shown on Appendix “A” attached to Report PED25020, 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:

- (a) That this approval apply to the Draft Plan of Subdivision “Part of Lot 7 – Block 5 Concession 1” certified by N. P. Muth, O.L.S., dated November 22, 2024, consisting of one residential block (Block 1) to facilitate the development of 19 street townhouse dwellings with 38 parking spaces including four visitor parking spaces, as shown on the Draft Plan of Subdivision on Appendix “B” attached to Report PED25020;
- (b) That the Owner enter into a Standard form Subdivision Agreement as approved by City Council and with the Special Conditions as shown on Appendix “C” attached to Report PED25020;

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- (c) That the Special Conditions of Draft Plan of Subdivision Approval, 25T-202404, as shown in Appendix “C” attached to Report PED25020, be received and endorsed by City Council;
- (d) 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; and,
- (e) 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 lands are municipally known as 1898 and 1900 Rymal Road East. The applicant, Weston Consulting, c/o Kayly Robbins on behalf of Komil Jasdev Bhalla and Jasdev Singh Bhalla and 1900 Holdco Inc., has applied for a Draft Plan of Subdivision to establish one block (Block 1), as shown on the Draft Plan of Subdivision in Appendix “B” attached to Report PED25020, to facilitate the development of eight, three storey townhouse dwellings and 11 two storey townhouse dwellings on a private condominium road with 38 parking spaces and four visitor parking spaces inclusive of one barrier free parking space through a future Part Lot Control application and a Common Element Condominium application.

The proposed Draft Plan of Subdivision has merit and can be supported for the following reasons:

- It is consistent with the Provincial Planning Statement (2024);
- It complies with the Urban Hamilton Official Plan, the Rymal Road Secondary Plan and site specific Zoning By-law No. 23-186; and,
- The proposed development is compatible with existing land uses in the immediate area and represents good planning by, among other things, increasing the supply of housing units, making efficient use of existing infrastructure within the urban boundary, and supporting public transit.

Alternatives for Consideration – See Page 9

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: *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

Report Fact Sheet

Application Details	
Owner:	Komil Jasdev Bhalla and Jasdev Singh Bhalla and 1900 Holdco Inc. (c/o Mackenzie Paterson)
Applicant:	Weston Consulting c/o Kayly Robbins
File Number:	25T-202404.
Type of Applications:	Draft Plan of Subdivision.
Proposal:	<p>The proposed Draft Plan of Subdivision consists of one residential block (Block 1), as shown on the Draft Plan of Subdivision in Appendix “B” attached to Report PED25020.</p> <p>The effect of this application is to facilitate the development of a total of eight, three storey townhouse dwellings and 11 two storey townhouse dwellings on a private condominium road with 38 parking spaces and four visitor parking spaces inclusive of one barrier free parking space.</p> <p>Access to the subject lands will be from Rymal Road East.</p>
Property Details	
Municipal Address:	1898 and 1900 Rymal Road East.
Lot Area:	0.45 hectares.
Servicing:	Existing municipal services.

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Existing Use:	1898 Rymal Road East is occupied by a single detached dwelling. 1900 Rymal Road East is occupied by a single detached dwelling.
Documents	
Provincial Planning Statement:	The proposal is consistent with the Provincial Planning Statement (2024).
Official Plan Existing:	“Secondary Corridor” on Schedule E – Urban Structure and “Neighbourhoods” on Schedule E-1 – Land Use Designations.
Secondary Plan Existing:	“Low Density Residential 2h” on Map B.5.2-1 – Rymal Road Secondary Plan – Land Use Plan.
Zoning Existing:	Residential Multiple – Holding “H-RM2-328” Zone, Modified.
Processing Details	
Received:	August 16, 2024
Deemed Complete:	August 28, 2024
Notice of Complete Application:	Sent to 145 property owners within 120 metres of the subject property on September 5, 2024.
Public Notice Sign:	Posted on September 13, 2024, and updated with Public Meeting date on December 17, 2024.
Notice of Public Meeting:	Sent to 145 property owners within 120 metres of the subject property on January 3, 2025. The Notice for the Public Meeting was published in the Hamilton Spectator on January 3, 2025.
Staff and Agency Comments:	Staff and agency comments have been summarized in Appendix “F” attached to Report PED25020.
Public Consultation:	In addition to the requirements of the <i>Planning Act</i> , the applicants held an Open House relating to a previous Zoning By-law Amendment application ZAC-23-036 at Valley Park Community Centre (970 Paramount Drive, Stoney Creek), by Weston Consulting on Thursday, April 27, 2023. As the application implements the site specific zoning approved by City Council on October 11, 2023, further public

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Public Consultation: (continued)	consultation beyond giving notice of complete application prior to the submission of the Draft Plan of Subdivision application did not occur.
Public Comments:	No comments were received.
Processing Time:	156 days.

Existing Land Use and Zoning

	Existing Land Use	Existing Zoning
Subject Lands:	Single detached dwellings.	Residential Multiple – Holding “H-RM2-328” Zone, Modified.
Surrounding Lands:		
North	Single detached dwellings; and Eramosa Karst Conservation Area.	Mixed Use Medium Density (C5, 589) Zone and Neighbourhood Development “ND” Zone.
South	Single detached dwellings.	Residential “R4-173(B)” Zone, Modified.
East	Single detached dwellings.	Residential “R4-173(A)” Zone, Modified.
West	Residential - Townhouses.	Neighbourhood Commercial (C1, 205) Zone.

Previous Applications

Zoning By-law Amendment Application ZAC-23-036

A Zoning By-law Amendment application for a change in zoning from the General Agricultural “A1” Zone to the Residential Multiple – Holding “H-RM2-328” Zone, Modified, to permit the development of eight, three storey townhouse dwellings and 11, two storey townhouse dwellings including 38 parking spaces and four visitor parking spaces inclusive of one barrier free was approved by Council on October 11, 2023 (By-law No. 23-186).

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Provincial Planning Statement (2024)

A full review of the applicable Provincial Policy Statement (2024) policies is provided in Appendix “E” attached to Report PED25020.

The proposal supports the development of healthy, liveable, and complete communities establishing and implementing the targets for housing while intensifying underutilized lands for residential redevelopment. The subject lands are located on Rymal Road East which is identified as a “Secondary Corridor” on Schedule E – Urban Structure of the Urban Hamilton Official Plan which is intended for higher order transit. The proposal can be supported as it is a compatible form of intensification. In addition to the proposed potential rapid transit route, Hamilton Street Railway operates bus route 44 which is located along Rymal Road East. An elementary school is located within the surrounding neighbourhood and a secondary school is located west of the subject lands at the intersection of Rymal Road East and Dakota Boulevard.

Based on the foregoing, the proposal is consistent with the Provincial Planning Statement (2024).

Urban Hamilton Official Plan and Rymal Road Secondary Plan

The subject lands are identified as “Secondary Corridor” on Schedule E – Urban Structure and designated “Neighbourhoods” on Schedule E-1 – Urban Land Use Designations in the Urban Hamilton Official Plan. The subject lands are further designated “Low Density Residential 2h” in the Rymal Road Secondary Plan. A full policy analysis of the applicable Urban Hamilton Official Plan policies is provided in Appendix “E” attached to Report PED25020.

The Draft Plan of Subdivision application will implement the approved Zoning By-law Amendment (By-law No. 23-186) and permit the further subdivision of the lands through a future Part Lot Control application to create freehold street townhouse units.

The proposed redevelopment of the subject lands for 19 townhouse dwellings meets the intent of the policies of the Urban Hamilton Official Plan and more specifically the Rymal Road Secondary Plan. The proposed use is considered appropriate development as it is compatible with and respects the existing surrounding built form which includes two and three storey townhouses and one and two storey single detached dwellings. The proposed townhouses will appear as a continuation of the existing townhouse development to the west, with similar height and setbacks to Rymal Road East and will

represent a compact form with the orientation of the massing along Rymal Road East which enhances the streetscape.

The proposed Draft Plan of Subdivision will implement the proposal which introduces a low-rise residential development with a density of 42 units per hectare complying with the density of the “Low Density Residential 2h” designation and is consistent with the surrounding area in terms of use, density, height and built form. The proposed elevations for the development are compatible with the surrounding area and assist in enhancing architectural variation in the neighbourhood.

Detailed design information will be required as part of a future Site Plan Control application for the subject lands. Through amending By-law No. 23-186, Holding provisions for a Transportation Impact Study, revised Tree Protection Plan, and a Watermain Hydraulic Analysis were included and remain in effect.

Based on the foregoing, the proposal complies with the Urban Hamilton Official Plan and Rymal Road Secondary Plan.

Glanbrook Zoning By-law No. 464

The subject lands are zoned Residential Multiple – Holding “H-RM2-328” Zone, Modified, which permits the development proposal of eight, three storey townhouse dwellings and 11, two storey townhouse dwellings including 38 parking spaces and four visitor parking spaces inclusive of one barrier free space, subject to the removal Holding Provisions for a Transportation Impact Study, Watermain Hydraulic Analysis, and a Tree Protection Plan. The Holding Provisions will remain in place with the approval of the Draft Plan of Subdivision, a detailed review will occur through the future Site Plan Control application and no development can occur until the applicant satisfies the holding provision and the proposed conditions of draft approval.

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 Planning Statement (2024);
 - (ii) It complies with the policies of the Urban Hamilton Official Plan and the Rymal Road Secondary Plan; and,
 - (iii) It is compatible with existing land uses in the immediate area and represents good planning by, among other things, increasing the supply of housing units, enhances the pedestrian environment along Rymal Road

East, makes efficient use of existing infrastructure within the urban boundary, and supports public transit.

2. Draft Plan of Subdivision

Staff reviewed the application against criteria set out in Sub-section 51(24) of the *Planning Act*, to assess the appropriateness of the proposed subdivision, staff advise that:

- (a) The proposal is consistent with the Provincial Planning Statement (2024);
- (b) The proposal represents a logical and timely extension of existing development and services and is in the public interest;
- (c) It complies with the applicable policies of the Urban Hamilton Official Plan and the Rymal Road Secondary Plan;
- (d) The land is suitable for the purposes for which it is to be subdivided;
- (e) The proposed subdivision will be adequately serviced and can connect with the current road system;
- (f) The dimensions and shape of the lots and blocks are appropriate;
- (g) The proposed restrictions, set out in the Special Conditions of draft plan approval in Appendix "C" attached to Report PED25020 and in the Standard Form Subdivision Agreement, are appropriate;
- (h) The subject lands can be appropriately used for the purposes for which it is to be subdivided and will not 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 the Subdivision Agreement;
- (j) Adequate school sites are available, the particulars of which were determined as part of the preparation and consultation through the development of the Rymal Road Secondary Plan;

- (k) Public land has been conveyed to create road rights-of-way, the particulars of which determined as part of the Standard Subdivision Agreement and final registration of the Plan of Subdivision;
- (l) The proposed subdivision optimizes the available supply, and the proposed development will implement an efficient use of the land; and,
- (m) The proposed development of the subject land is interrelated with site plan control matters that include further review of landscaping, lighting, waste collection and urban design and must be in accordance with the Residential Multiple – Holding “H-RM2-328” Zone, Modified.

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

ALTERNATIVES FOR CONSIDERATION

Should the proposed Draft Plan of Subdivision not be approved, townhouses would be permitted fronting on a private road as per the Residential Multiple – Holding “H-RM2-328” Zone, Modified and subject to the removal of the applicable Holding Provisions, but the lands would not be permitted to be further subdivided through Part Lot Control, limiting the form of tenure permitted through future Draft Plan of Condominium applications.

APPENDICES AND SCHEDULES ATTACHED

Appendix “A” to Report PED25020 – Location Map
Appendix “B” to Report PED25020 – Proposed Draft Plan of Subdivision
Appendix “C” to Report PED25020 – Draft Plan of Subdivision Special Conditions
Appendix “D” to Report PED25020 – Concept Plan
Appendix “E” to Report PED25020 – Policy Review
Appendix “F” to Report PED25020 – Staff and Agency Comments

MF/mb