



City of Hamilton Report for Consideration

To: Chair and Members
Planning Committee

Date: July 8, 2025

Report No: PED25062

Subject/Title: Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 1809, 1817, 1821, 1825, 1829, 1831, 1835, 1837, 1841 and 1843 Rymal Road East

Ward(s) Affected: Ward 9

Recommendations

- 1) That **Amended Official Plan Amendment Application UHOPA-24-008, by MHBC Planning Ltd. (c/o Dave Aston) on behalf of 2324780 Ontario Inc. (c/o Dianne Ramos), Owner**, to amend the Urban Hamilton Official Plan by redesignating a portion of the subject lands from the “Mixed Use – Medium Density” designation to the “Neighbourhoods” designation and to amend the Trinity West Secondary Plan by redesignating a portion of the subject lands from the “Mixed Use – Medium Density” designation to the “Low Density Residential 2” designation and adding a new “Site Specific Policy – Area X” to permit the development of four mixed use buildings with building heights up to 12 storeys with residential and commercial uses and a block for future low density residential development, for lands located at 1809, 1817, 1821, 1825, 1829, 1831, 1835, 1837, 1841, and 1843 Rymal Road East, as shown in Appendix A attached to Report PED25062, **BE APPROVED** on the following basis:
 - a) That the draft Official Plan Amendment, attached as Appendix B to Report PED25062, be adopted by City Council;
 - b) That the proposed Official Plan Amendment is consistent with the Provincial Planning Statement (2024).
- 2) That **Amended Zoning By-law Amendment Application ZAC-24-026, by MHBC Planning Inc. (c/o Dave Aston) on behalf of 2324780 Ontario Inc. (c/o Dianne**

Ramos), Owner, for a change in zoning from the Mixed Use Medium Density (C5) Zone, the Mixed Use Medium Density (C5, 589) Zone and the Mixed Use Medium Density (C5, 604, H98) Zone to the Mixed Use Medium Density (C5, 928) Zone and the Low Density Residential – Small Lot (R1a) Zone, to permit four 12 storey mixed use buildings, two blocks of two storey townhouse dwellings and a block for future low density residential, for a total of 812 units, 2,650 square metres of ground floor commercial area, 575 underground parking spaces, and 113 surface parking spaces, for lands located at 1809, 1817, 1821, 1825, 1829, 1831, 1835, 1837, 1841, and 1843 Rymal Road East, as shown in Appendix A attached to Report PED25062, **BE APPROVED** on the following basis:

- a) That the draft By-law, attached as Appendix C to Report PED25062, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council; and,
- b) That the proposed changes in zoning are consistent with the Provincial Planning Statement (2024) and comply with the Urban Hamilton Official Plan and the Trinity West Secondary Plan upon adoption of the Official Plan Amendment.

Key Facts

- The proposal is for four 12 storey mixed use buildings, two blocks of two storey townhouse dwellings, and a block for future low density residential. A total of 812 units are proposed along with a total ground floor commercial area of approximately 2,650 square metres. One level of underground parking with 575 parking spaces and 113 surface parking spaces, for a total 688 parking spaces is proposed. Two vehicular accesses to the site are proposed from Rymal Road East. A concept plan is shown in Appendix E to Report PED25062.
- The purpose of the Official Plan Amendment is to amend the Urban Hamilton Official Plan by redesignating a portion of the subject lands from the “Mixed Use – Medium Density” designation to the “Neighbourhoods” designation and to amend the Trinity West Secondary Plan by redesignating a portion of the subject lands from the “Mixed Use – Medium Density” designation to the “Low Density Residential 2” designation and adding a new “Site Specific Policy – Area X” to permit four mixed use buildings with building heights up to 12 storeys with residential and commercial uses, two blocks of two storey townhouse dwellings, and a block for future low density residential.
- The purpose of the Zoning By-law Amendment is for a change in zoning from the Mixed Use Medium Density (C5) Zone, the Mixed Use Medium Density (C5, 589) Zone and the Mixed Use Medium Density (C5, 604, H98) Zone to the Mixed Use Medium Density (C5, 928) Zone and the Low Density Residential – Small Lot (R1a) Zone, to permit four 12 storey mixed use buildings, two blocks of two storey townhouse dwellings, and a block for future low density residential.
- The lands are identified as “Buried Eramosa Escarpment” within the Trinity West Secondary Plan. A geotechnical study was required to determine if karst formations exist and whether sinkholes should be protected. The proponents

prepared a Karst Assessment, which was reviewed by the Hamilton Conservation Authority. The Karst Assessment concluded that no karst hazards were identified at the surface, however there may be small karstic features beneath the site and further monitoring and assessment is required which will occur at the future Site Plan Control stage.

- Staff recommends approval of the proposed Official Plan Amendment and Zoning By-law Amendment as included in Appendix B and Appendix C attached to Report PED25062.

Financial Considerations

Not applicable.

Analysis

The proposal is to facilitate the development of four 12 storey mixed use buildings with a ground floor commercial area of approximately 2,650 square metres, two blocks of two storey townhouse dwellings, and one level of underground parking with 575 parking spaces and 113 surface parking spaces, for a total 688 parking spaces, and a block to be severed for future low density residential development, as shown in Appendix E to Report PED25062. The subject lands are municipally known as 1809, 1817, 1821, 1825, 1829, 1831, 1835, 1837, 1841, and 1843 Rymal Road East, Stoney Creek, and are located on the north side of Rymal Road East between Upper Red Hill Valley Parkway and Columbus Gate. The existing and surrounding land uses are provided in Appendix A1 to Report PED25062.

A full review of the applicable Provincial Policy Statement (2024), Urban Hamilton Official Plan Amendment, and Trinity West Secondary Plan is provided in Appendix F attached to Report PED25062.

Provincial Planning Statement (2024)

The proposal is for a range of residential units and commercial uses, contributing to a range and mix of uses. Hamilton Street Railway operates bus route 44 on Rymal Road East. In addition, Rymal Road East has been identified as a potential rapid transit route. Summit Park, Bishop Ryan Catholic Secondary School, and the Eramosa Karst Conservation Area are located within walking distance (400-500 metres) of the subject lands. The proposed development will provide a greater range of housing types and achieves the planned urban structure. The increased density will support the use of existing and planned transit and commercial uses.

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

Urban Hamilton Official Plan and Trinity West Secondary Plan

The subject lands are identified as “Secondary Corridor” on Schedule E – Urban Structure and designated “Mixed Use – Medium Density” on Schedule E-1 – Urban Land Use Designations in the Urban Hamilton Official Plan. The subject lands are further designated “Mixed Use – Medium Density” on Map B.7.7-1 – Trinity West Secondary Plan – Land Use Plan. A full policy analysis of the applicable Urban Hamilton Official Plan policies is provided in Appendix F attached to Report PED25062.

The purpose of the amended Official Plan Amendment is to amend the Urban Hamilton Official Plan by redesignating a portion of the subject lands from the “Mixed Use – Medium Density” designation to the “Neighbourhoods” designation and to amend the Trinity West Secondary Plan by redesignating a portion of the subject lands from the “Mixed Use – Medium Density” designation to the “Low Density Residential 2” designation and adding a new “Site Specific Policy – Area X” to permit multiple dwellings with a maximum height of 12 storeys. Staff have proposed to further amend the Official Plan Amendment to permit a block for future low density residential located at the rear of 1841 and 1843 Rymal Road East. This block measures approximately 43 metres along Columbus Gate and has a depth of 30.5 metres. The applicant is in support of the changes proposed by staff.

The proposed amendments can be supported as the proposed development will provide a range of housing types and achieve the planned urban structure. Areas identified as “Secondary Corridor” are intended to accommodate retail and mixed use forms in small clusters. The “Mixed Use – Medium Density” designation is intended to support urban nodes and corridors by attracting people and creating a vibrant area. The proposed mixed use buildings and two storey townhouse dwellings in the “Mixed Use – Medium Density” designation are assessed under the applicable policies of the Trinity West Secondary Plan as outlined in Appendix F attached to Report PED25062. The proposed modification to add “Site Specific Policy – Area X” is supported by both the “Secondary Corridor” and “Mixed Use – Medium Density” policies. The block for the future townhouse dwellings is intended to be severed. The proposed amendment for this block can be supported as the proposed uses are low density, in keeping with the surrounding land uses on Columbus Gate, and will have access to Columbus Gate only.

The proposed building height of 12 storeys (45 metres) can be supported as the proposed development meets the criteria to permit additional height above six storeys. The proposed development contains a mix of unit sizes and incorporates sustainable building and design principles, which will be implemented through a future Site Plan Control application. The proposal does not have any adverse shadow impacts, provides stepbacks from adjacent residential development, and provides minimized height appearance from the street, as outlined in Appendix F attached to Report PED25062.

Based on the foregoing, the proposal complies with the Urban Hamilton Official Plan and Trinity West Secondary Plan upon adoption of the Official Plan Amendment.

City of Hamilton Zoning By-law No. 05-200

The proposed Zoning By-law Amendment is for a change in zoning from the Mixed Use Medium Density (C5) Zone, the Mixed Use Medium Density (C5, 589) Zone and the Mixed Use Medium Density (C5, 604, H98) Zone to the Mixed Use Medium Density (C5, 928) Zone and the Low Density Residential – Small Lot (R1a) Zone to permit four 12 storey mixed use buildings with a ground floor commercial area of approximately 2,650 square metres, two blocks of two storey townhouse dwellings, and one level of underground parking with 575 parking spaces and 113 surface parking spaces, for a total 688 parking spaces. Staff have amended the application to permit a block for future low density residential located at the rear of 1841 and 1843 Rymal Road East, fronting onto Columbus Gate, which will be zoned Low Density Residential – Small Lot (R1a) Zone. The applicant is in support of the changes proposed by staff.

Modifications to the Mixed Use Medium Density (C5, 928) Zone are required to facilitate the proposed development. Appendix I attached to Report PED25062 provides a table outlining the modifications proposed.

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 general intent and purpose of the Urban Hamilton Official Plan and Trinity West Secondary Plan upon adoption of the Official Plan Amendment; and,
 - (iii) It is compatible with the existing land uses in the immediate area, represents good planning by, among other things, providing a compact and efficient urban form, provides additional housing units in the area, achieves the planned urban structure, and supports developing a complete community.

2. Official Plan Amendment

The Official Plan Amendment, as amended by staff, can be supported as the proposal supports the development of healthy, liveable, and safe communities. The proposed mixed use development represents a compatible form of development. It will provide a range of housing types and achieves the planned urban structure. The increased height is appropriate at this location as shadowing does not impact adjacent residential uses. Privacy and overlook impacts have been mitigated through the introduction of building setbacks and stepbacks above the fourth floor. The increased density will support the use of existing and planned transit and commercial uses.

Staff have proposed that a portion of the property be redesignated to permit Low Density Residential uses. This is supported as it meets function, scale, and design policies by providing low density residential within the interior of a neighbourhood and will provide a transition from low density to higher density from the interior of a neighbourhood to its periphery.

Therefore, staff support the proposed Official Plan Amendment.

3. Zoning By-law Amendment

The subject lands are zoned Mixed Use Medium Density (C5) Zone, Mixed Use Medium Density (C5, 589) Zone, and Mixed Use Medium Density (C5, 604, H98) Zone in City of Hamilton Zoning By-law No. 05-200. The Zoning By-law Amendment application, as amended by staff, proposes to change the zoning to the Mixed Use Medium Density (C5, 928) Zone and the Low Density Residential – Small Lot (R1a) Zone. Staff are satisfied that the proposal meets the intent of the “Mixed Use – Medium Density” and the “Neighbourhoods” designation policies in the Urban Hamilton Official Plan and the “Mixed Use – Medium Density” and “Low Density Residential 2” designation policies in the Trinity West Secondary Plan upon adoption of the proposed Official Plan Amendment, and the applicable urban design policies of the Urban Hamilton Official Plan as outlined in Appendix F attached to Report PED25062. The proposed Zoning By-law includes building setbacks and stepbacks above the fourth floor to mitigate any privacy and overlook impacts. The proposed amendments meet the general intent of the Zoning By-law. An analysis of the requested modifications is provided in attached Appendix I attached to Report PED25062.

There is currently a Holding Provision ‘H98’ which requires that the lands subject to the provision (1831 Rymal Road East) be consolidated with adjacent lands to a minimum of 1500 square metres or until such time as the owner / applicant has applied for and received final approval of a Site Plan Control application demonstrating a viable development. In this case the lands are being consolidated to achieve a total lot area of 2.39 hectares and will exceed the 0.15 hectare requirement of lot consolidation and therefore this Holding Provision is no longer required and will not be carried forward.

Therefore, staff support the proposed Zoning By-law Amendment.

Alternatives

Should the applications be denied, the subject property can be used in accordance with the Mixed Use Medium Density (C5) Zone, Mixed Use Medium Density (C5, 589) Zone and Mixed Use Medium Density (C5, 604, H98) Zone in City of Hamilton Zoning By-law No. 05-200.

Relationship to Council Strategic Priorities

Priority 1: Sustainable Economic & Ecological Development

- Facilitate the growth of key sectors.

Priority 2: Safe & Thriving Neighbourhoods

- Increase the supply of affordable and supportive housing and reduce chronic homelessness.

Consultation

The applications were circulated to internal departments and external agencies. A comment summary and response are provided in Appendix G attached to Report PED25062.

The applicants submitted a Public Consultation Strategy with the supporting materials. A Neighbourhood Information Meeting was hosted virtually on June 21, 2023, and the summary response to comments received are included in Appendix H to Report PED25062.

Appendices and Schedules Attached

Appendix A:	Location Map
Appendix A1:	Existing and Surrounding Land Uses and Zoning
Appendix B:	Amendment to Urban Hamilton Official Plan
Appendix C:	Amendment to Zoning By-law No. 05-200
Appendix D:	Historical Background Report Fact Sheet
Appendix E:	Concept Plan
Appendix F:	Policy Review
Appendix G:	Department and Agency Comments
Appendix H:	Public Comments and Summary of Public Consultation
Appendix I:	Zoning Modification Table

Prepared by: James Van Rooi, Senior Planner
Planning and Economic Development Department,
Development Planning

Submitted and recommended by: Anita Fabac, Acting Director of Planning and Chief Planner
Planning and Economic Development Department