

**HISTORICAL BACKGROUND****Report Fact Sheet**

<b>Application Details</b>	
Owner:	2324780 Ontario Inc. (c/o Dianne Ramos).
Applicant:	MHBC Planning Ltd. (c/o Dave Aston).
File Number:	UHOPA-24-008 and ZAC-24-026.
Type of Applications:	Urban Hamilton Official Plan Amendment and Zoning By-law Amendment.
Proposal:	<p>The purpose of the staff 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”.</p> <p>The purpose of the staff amended 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.</p> <p>The effect of these applications is to facilitate the development of four 12 storey mixed use buildings, two blocks of two storey townhouse dwellings, and a block to be severed 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 556 parking spaces and 123 surface parking spaces, for a total 679 parking spaces is proposed. Two vehicular accesses to the site are proposed from Rymal Road East. The development is proposed to include 524 one bedroom units (64.5%) and 276 two bedroom units (34%). The two storey block townhouses are proposed to have 12 units in total; and while bedroom count was not specified for these units, it is likely they will be two or more bedrooms (1.5%).</p> <p>The existing buildings will be demolished.</p>

<b>Property Details</b>	
Municipal Address:	1809, 1817, 1821, 1825, 1829, 1831, 1835, 1837, 1841 and 1843 Rymal Road East.
Lot Area:	2.39 ha.
Servicing:	Existing full municipal services.
Existing Uses:	Commercial building, vacant lands, and existing single detached dwellings.
<b>Documents</b>	
Provincial Planning Statement:	The proposal is consistent with the Provincial Planning Statement (2024).
Official Plan Existing:	“Secondary Corridor” on Schedule E – Urban Structure and “Mixed Use – Medium Density” on Schedule E-1 – Urban Land Use Designations.
Official Plan Proposed:	Redesignation to “Neighbourhoods” on Schedule E-1 – Urban Land Use Designations for a portion of the subject lands fronting Columbus Gate.
Secondary Plan Existing:	“Mixed Use Medium Density” on Map B.7.7-1 – Trinity West Secondary Plan – Land Use Plan.
Secondary Plan Proposed:	Redesignation to “Low Density Residential 2” on the northwest portion of the subject lands and add a new “Site Specific Policy – Area X” on the balance of the subject lands within the Trinity West Secondary Plan to permit building heights up to 12 storeys.
Zoning Existing:	Mixed Use Medium Density (C5) Zone, Mixed Use Medium Density (C5, 589) Zone and Mixed Use Medium Density (C5, 604, H98) Zone.
Zoning Proposed:	Mixed Use Medium Density (C5, 928) Zone and Low Density Residential – Small Lot (R1a) Zone.
Modifications Proposed:	<p>The following modifications have been requested by the applicant and are supported by staff:</p> <ul style="list-style-type: none"> <li>• To provide a definition for “Stacked Townhouses”;</li> <li>• To deem the rear lot line as lot lines opposite the front lot line;</li> <li>• To permit encroachment of stairs to underground parking within the planting strip;</li> <li>• To increase the permitted encroachment for balconies into any required yard from a maximum of 1 metre to a maximum of 1.5 metres;</li> </ul>

<p>Modifications Proposed: (continued)</p>	<ul style="list-style-type: none"> <li>• To reduce the parking requirement for Multiple Dwellings from 0.85 per unit for residents, plus 0.25 for visitors to 0.7 per unit for units for residents, plus 0.1 for visitors;</li> <li>• To establish a minimum short term bicycle parking requirement of 0.05 per unit for multiple dwellings and 0.20 per 100 square metres of gross floor area for retail uses;</li> <li>• To establish a minimum long term bicycle parking requirement for of 0.60 per unit multiple dwellings and 0.10 per 100 square metres of gross floor area for retail uses;</li> <li>• To remove the requirement for finished floor elevation of any unit to be a minimum of 0.9 metres above grade;</li> <li>• To increase the maximum building setback from the street line from 4.5 metres to 5.1 metres for multiple dwellings and remove the requirement for townhouses;</li> <li>• To reduce the minimum rear yard setback from 7.5 metres to 5 metres for townhouses and stacked townhouses;</li> <li>• To maintain a minimum rear yard setback of 7.5 metres for multiple dwellings, with an exception to permit a stair enclosure with a minimum rear yard setback of 0.77 metres;</li> <li>• To establish a stepback from the rear lot line of 12.0 metres for any portion of a building greater than 12.0 metres in height; 22.0 metres for any portion of a building greater than 22.0 metres in height; 28.0 metres for any portion of a building greater than 30.0 metres in height; and,</li> <li>• To increase the building height from 22.0 metres to 44.0 metres.</li> </ul> <p>The following modification to Zoning By-law No. 05-200 was proposed by the applicant but is not supported by staff:</p> <ul style="list-style-type: none"> <li>• To not require electric vehicle parking for the multiple dwelling use or retail use.</li> </ul>
<b>Processing Details</b>	
Received:	August 23, 2024.
Deemed Complete:	August 29, 2024.
Notice of Complete Application:	Sent to 203 property owners within 120 m of the subject property on September 5, 2024.
Public Notice Sign:	Posted September 5, 2024, and updated April 30, 2025.
Notice of Public Meeting:	Sent to 203 property owners within 120 m of the subject property on May 9, 2025.
Staff and Agency Comments:	Staff and agency comments have been summarized in Appendix G attached to Report PED25062.

Public Consultation:	In addition to the requirements of the <i>Planning Act</i> , the applicants submitted a Public Consultation Strategy with the supporting materials. A Neighbourhood Information Meeting was hosted virtually on June 21, 2023. The summary response to comments received are included as Appendix H attached to Report PED250652.
Public Comments:	To date, a total of 22 comments in objection have been received and are included in Appendix H attached to Report PED25062.
Processing Time:	320 days, 202 days since resubmission, and 53 days from the amendment to include low density residential fronting Columbus Gate.