

Schedule “1”

**Draft Urban Hamilton Official Plan
Amendment No. X**

The following text, together with:

Appendix “A”	Volume 1: Schedule E-1 – Urban Land Use Designations
Appendix “B”	Volume 2: Map B.7.7-1 – Trinity West Secondary Plan – Land Use Plan

attached hereto, 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 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 containing residential and commercial uses with building heights up to 12 storeys and a block to be severed for future low density residential development on the subject lands.

2.0 Location:

The lands affected by this Amendment are known municipally as 1809, 1817, 1821, 1825, 1829, 1831, 1835, 1837, 1841, and 1843 Rymal Road East, in the former City of Stoney Creek.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development supports the policies of the Urban Hamilton Official Plan and the Trinity West 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 Planning Statement, 2024.

4.0 Actual Changes:

4.1 Volume 1 – Parent Plan

Schedules and Appendices

4.1.2 Schedule

- a. That Volume 1: Schedule E-1 – Urban Land Use Designations be amended by redesignating the subject lands from “Mixed Use – Medium Density” to “Neighbourhoods”, as shown on Appendix “A”, attached to this Amendment.

4.2 Volume 2 – Secondary Plans

Text

4.2.1 Chapter B.7.0 – Stoney Creek Secondary Plans – Section B.7.7 – Trinity West Secondary Plan

- a. That Volume 2: Chapter B.7.0 – Stoney Creek Secondary Plans, Section B.7.7 – Trinity West Secondary Plan, be amended by adding a new Site Specific Policy as follows:

“Site Specific Policy – Area X

B.7.7.13.X For lands identified as Site Specific Policy – Area X on Map B.7.7-1 – Trinity West Secondary Plan, designated “Mixed Use – Medium Density”, and known as 1809, 1817, 1821, 1825, 1829, 1831, 1835, 1837, 1841, and 1843 Rymal Road East, the following policy shall apply:

- a) Notwithstanding Policy B.7.7.4.1 b) ii), a maximum building height of 12 storeys shall be permitted provided compliance with criteria a) through e) of Policy E.4.6.8 of Volume 1 is demonstrated.”

Maps and Appendices

4.2.2 Map

- a. That Volume 2: Map B.7.7-1 – Trinity West Secondary Plan – Land Use Plan be amended by redesignating the subject lands from “Mixed Use – Medium Density” to “Low Density Residential 2”, as shown on Appendix “B”, attached to this Amendment.
- b. That Volume 2: Map B.7.7-1 – Trinity West Secondary Plan – Land Use Plan be amended by identifying the subject lands as Site Specific Policy – Area “X”, as shown on Appendix “B”, attached to this Amendment.

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 ____th day of ___, 2025.

The City of Hamilton

A. Horwath
Mayor

M. Trennum
City Clerk



