

Authority: Item 6, Planning Committee
Report: 22-013 (PED22171)
CM: August 12, 2022
Ward: 6

Bill No. 213

CITY OF HAMILTON

BY-LAW NO. 22-213

To Adopt:

**Official Plan Amendment No. 172 to the
Urban Hamilton Official Plan**

Respecting:

705 and 713 Rymal Road East

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

1. Amendment No. 172 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 12th day of August, 2022.

F. Eisenberger
Mayor

A. Holland
City Clerk

Urban Hamilton Official Plan Amendment No. 172

The following text, together with Appendix "A" – Volume 3: Map 2 – Urban Site Specific Key Map attached hereto, constitutes Official Plan Amendment No. "172" to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to establish an Urban Site Specific Policy to permit a noise barrier adjacent to a Secondary Corridor and to permit a minimum net residential density of 50 units per hectare within a medium density residential area of the Neighbourhoods Designation.

2.0 Location:

The lands affected by this Amendment are known municipally as 705 and 713 Rymal Road East in the former City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development is consistent with the Neighbourhoods policies of the Urban Hamilton Official Plan, save and except the scale policies for net residential density for Medium Density Residential areas;
- The proposed development is compatible with existing and planned development in the immediate area, implements the Residential Greenfield Design policies of the Urban Hamilton Official Plan, and contributes to the development of a range of housing forms;
- The proposed development has demonstrated that the use of noise mitigation measures other than a noise barrier is impractical and unfeasible, and that the required noise barrier will be consistent with the design policies of the Urban Hamilton Official Plan and will be compatible with existing and planned development in the immediate area; 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 3 – Special Policy Areas, Area Specific Policies, and Site Specific Policies

Text

4.1.1 Chapter C – Urban Site Specific Policies

- a. That Volume 3, Chapter C – Urban Site Specific Policies – Hamilton Neighbourhoods be amended by adding a new Site Specific Policy, as follows:

“UHN-35 705 and 713 Rymal Road East, former City of Hamilton

- 1.0 For the lands located at 705 and 713 Rymal Road East, former City of Hamilton, designated “Neighbourhoods” and identified as Site Specific Area UHN-35, the following policies shall also apply:
- a) Notwithstanding Policy B.3.6.3.11 c) of Volume 1, the use of a noise barrier shall be permitted adjacent to a Secondary Corridor designated on Schedule E – Urban Structure, provided that sections a), b), and d) of Policy B.3.6.3.11 are satisfied.
 - b) Notwithstanding Policy E.3.5.7 of Volume 1, for medium density residential uses, the *net residential density* shall be greater than 50 units per hectare and not greater than 100 units per hectare.”

Maps and Appendices

4.1.2 Map

- a. That Volume 3: Map 2 – Urban Site Specific Key Map be amended by identifying the subject lands as UHN-35, as shown on Appendix “A”, attached to this Amendment.

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. 22-213 passed on the 12th day of August, 2022.


**The
City of Hamilton**

F. Eisenberger
Mayor

A. Holland
City Clerk

Not Final and Binding

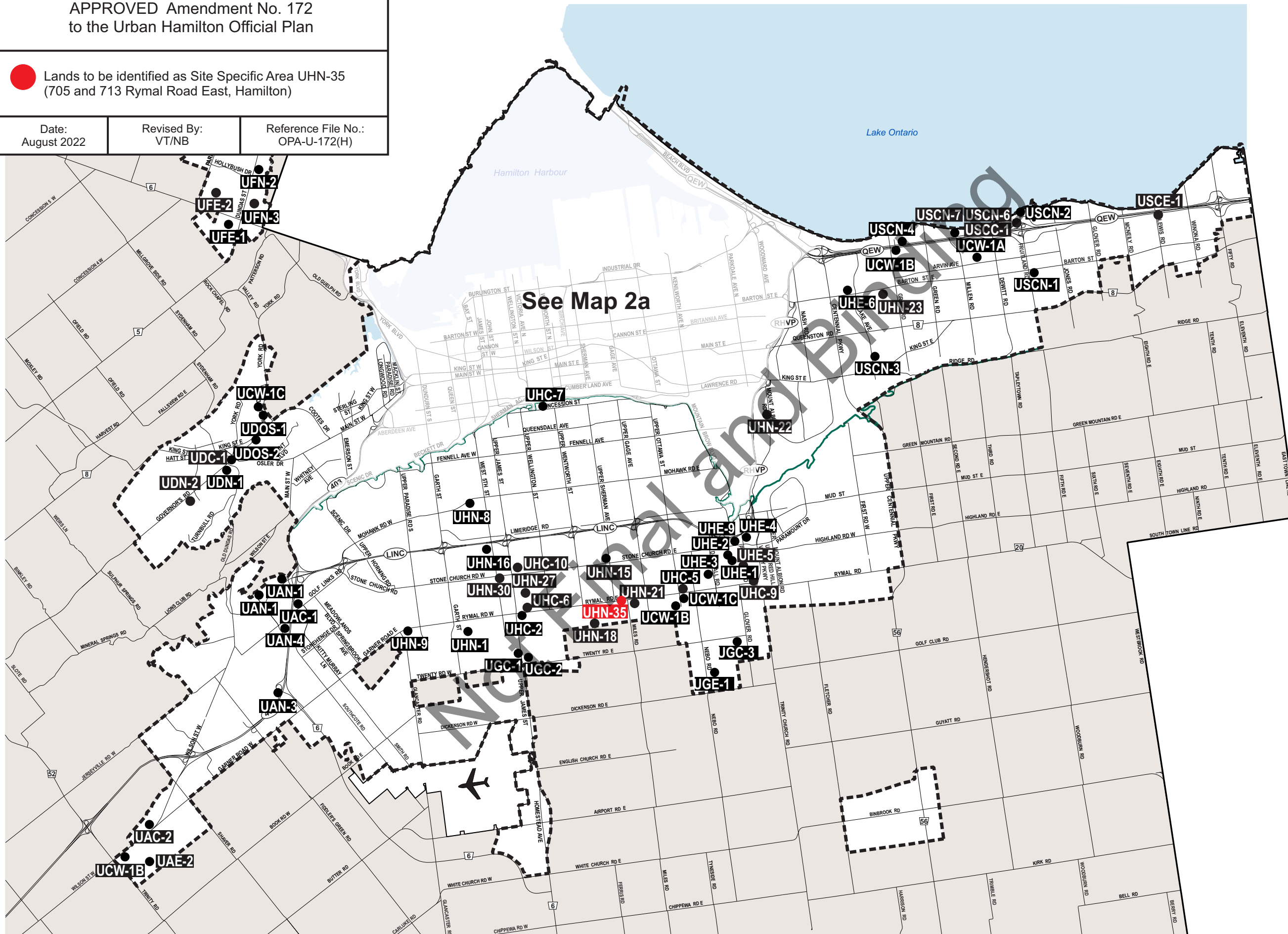
Appendix A
 APPROVED Amendment No. 172
 to the Urban Hamilton Official Plan

 Lands to be identified as Site Specific Area UHN-35
 (705 and 713 Rymal Road East, Hamilton)

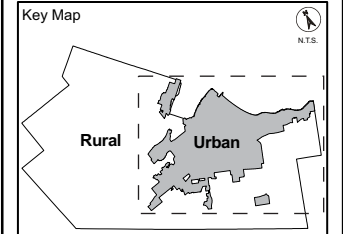
Date:
 August 2022

Revised By:
 VT/NB

Reference File No.:
 OPA-U-172(H)










See Map 2a



Note: For Rural Site Specific Areas, refer to Volume 3: Appendix A of the Rural Hamilton Official Plan.

APPEAL

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal – see illustration on Schedules E and E-1, Volume 1

- Legend**
-  Site Specific Areas (SSA)
 -  Refers to Urban Site Specific Area #, Volume 3, Chapter B
- Other Features**
-  Rural Area
 -  John C. Munro Hamilton International Airport
 -  Niagara Escarpment
 -  Urban Boundary
 -  Municipal Boundary

Council Adoption: July 9, 2009
 Ministerial Approval: March 16, 2011
 Effective Date: August 16, 2013

**Urban Hamilton Official Plan
 Volume 3: Map 2
 Urban Site Specific Key Map**

