

**Authority:** Item 8.1 Planning Committee Report: 25-010 (PED25195)

CM: July 16, 2025      Ward: 9

Written approval for this by-law was given by Mayoral Decision MDE-2025-12

Dated July 16, 2025

**Bill No. 136**

## **CITY OF HAMILTON**

### **BY-LAW NO. 25-136**

**To Adopt:**

**Official Plan Amendment No. 236 to the  
Urban Hamilton Official Plan**

**Respecting:**

**1809, 1817, 1821, 1825, 1829, 1831, 1835, 1837, 1841 and 1843 Rymal Road East  
(Stoney Creek)**

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

1. Amendment No. 236 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 16<sup>th</sup> day of July, 2025.

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A. Horwath  
Mayor

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M. Trennum  
City Clerk

## Urban Hamilton Official Plan Amendment No. 236

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. "236" 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 G" 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 G**

B.7.7.13.8 For lands identified as Site Specific Policy – Area G 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 “G”, 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.

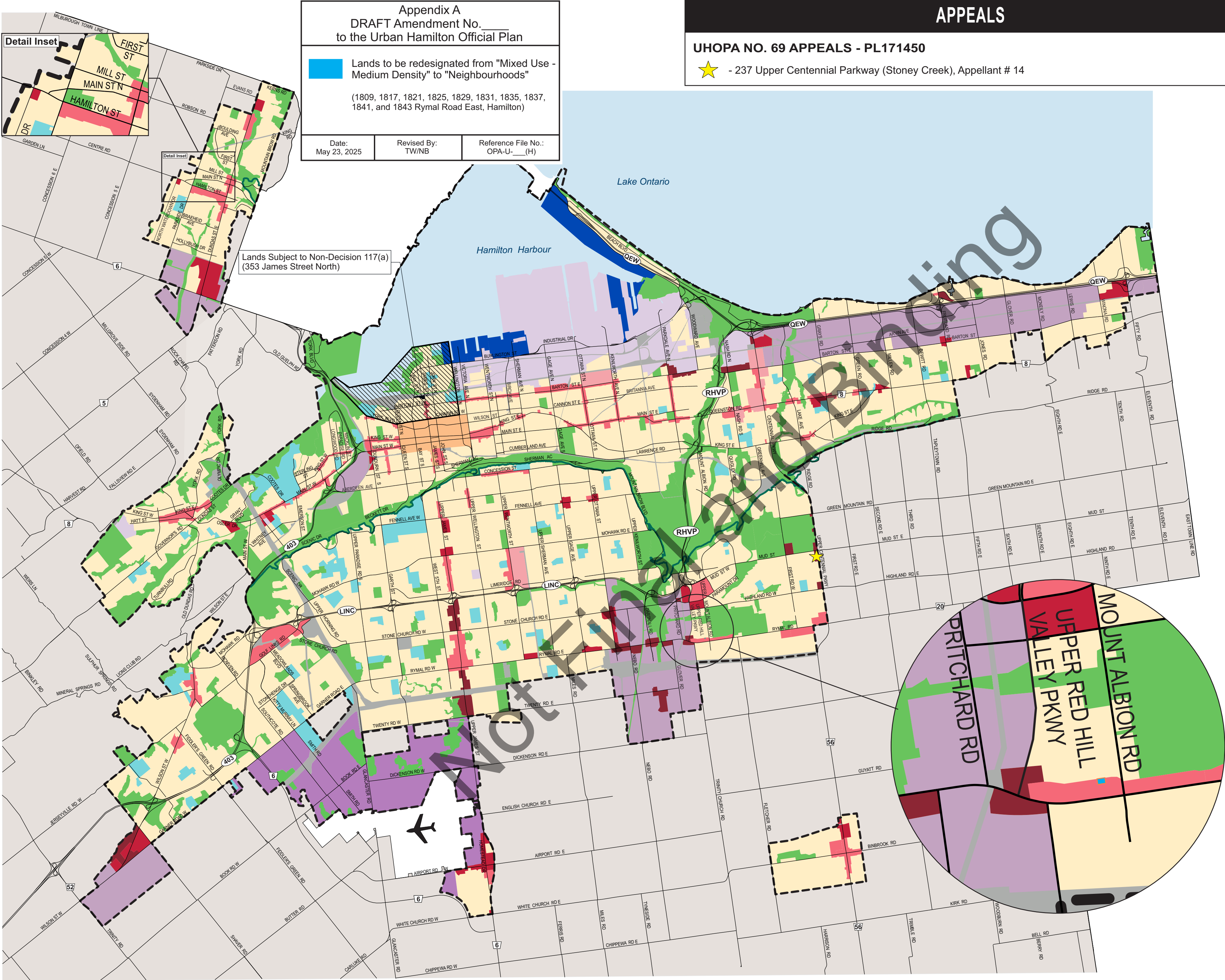
This Official Plan Amendment is Schedule “1” to By-law No. 25-136 passed on the 16<sup>th</sup> day of July, 2025.

**The  
City of Hamilton**

\_\_\_\_\_  
A. Horwath  
Mayor

\_\_\_\_\_  
M. Trennum  
City Clerk





Detail Inset

Appendix A  
DRAFT Amendment No. \_\_\_\_\_  
to the Urban Hamilton Official Plan

Lands to be redesignated from "Mixed Use - Medium Density" to "Neighbourhoods"  
  
(1809, 1817, 1821, 1825, 1829, 1831, 1835, 1837, 1841, and 1843 Rymal Road East, Hamilton)

Date:  
May 23, 2025

Revised By:  
TW/NB

Reference File No.:  
OPA-U-\_\_\_\_(H)

Lands Subject to Non-Decision 117(a)  
(353 James Street North)

APPEALS

UHOPA NO. 69 APPEALS - PL171450

- 237 Upper Centennial Parkway (Stoney Creek), Appellant # 14

Key Map

Note: For Rural Land Use Designations, refer to Schedule D of the Rural Hamilton Official Plan.

Legend

Neighbourhoods

Open Space

Institutional

Utility

Commercial and Mixed Use Designations

Downtown Mixed Use Area

Mixed Use - High Density

Mixed Use - Medium Density

District Commercial

Arterial Commercial

Employment Area Designations

Industrial LandBusiness ParkAirport Employment Growth DistrictShipping & Navigation

Other Features

Rural AreaJohn C. Munro Hamilton International AirportNiagara EscarpmentUrban BoundaryMunicipal BoundaryLands Subject to Non-Decision 113 West Harbour Setting Sail

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

Urban Hamilton Official Plan  
Schedule E-1  
Urban Land Use Designations

Not To Scale

Date: March 21, 2025

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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Appendix B  
DRAFT Amendment No.\_\_\_\_  
to the Urban Hamilton Official Plan

Lands to be redesignated from "Mixed Use - Medium Density" to "Low Density Residential 2"

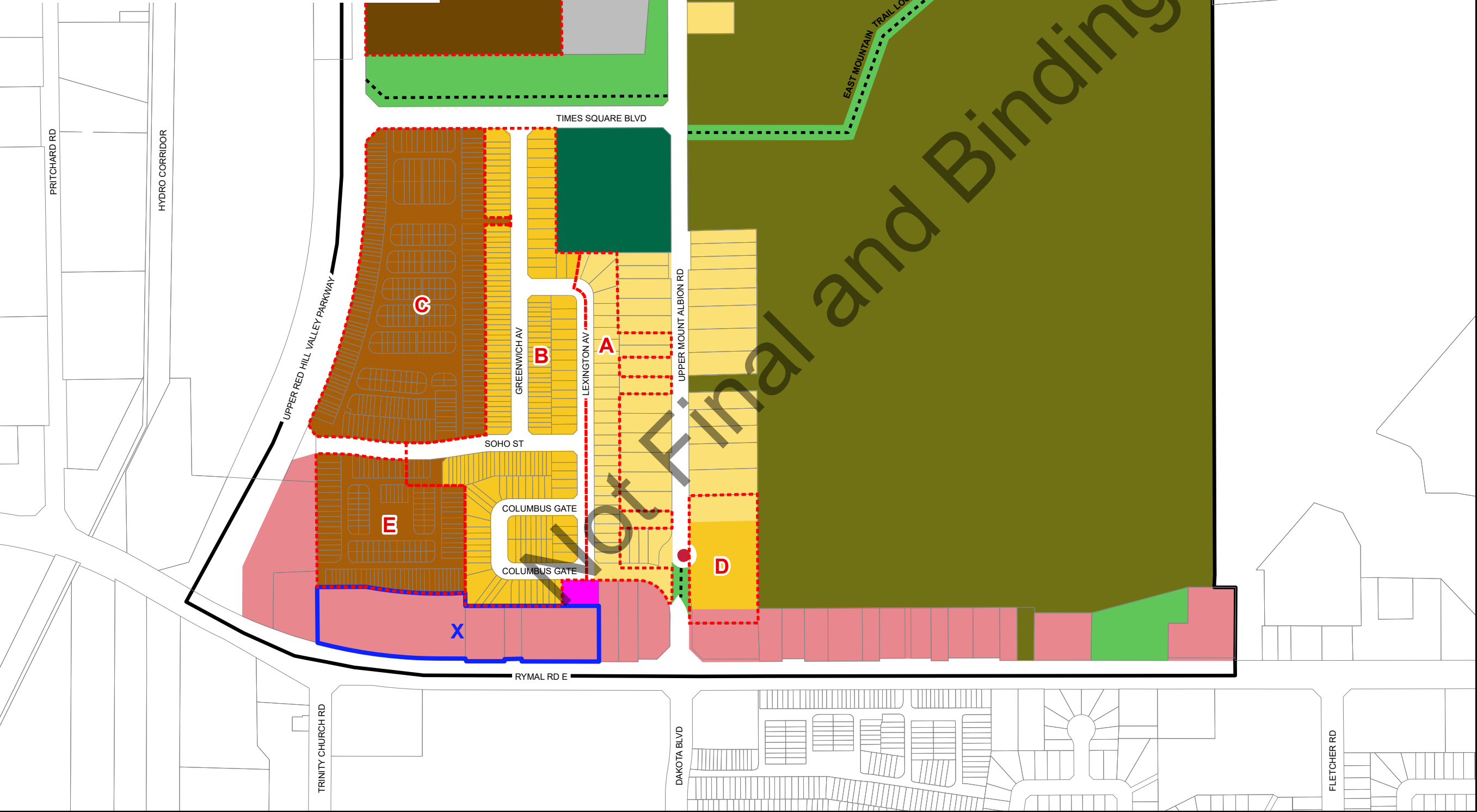
X

Lands to be identified as Site Specific Policy - Area X  
  
(1809, 1817, 1821, 1825, 1829, 1831, 1835, 1837, 1841, and 1843 Rymal Road East, Hamilton)

Date:  
May 23, 2025

Revised By:  
TV/NB

Reference File No.:  
OPA-U-\_\_(H)



### Legend

#### Residential Designations

- Low Density Residential 1
- Low Density Residential 2
- Medium Density Residential 2
- Medium Density Residential 3

#### Parks and Open Space Designations

- Neighbourhood Park
- General Open Space
- Natural Open Space

#### Other Designations

- Mixed Use - Medium Density
- Utility
- SWM Storm Water Management

#### Other Features

- Area or Site Specific Policy
- Road Closure
- Trail Links
- Proposed Roads
- Secondary Plan Boundary

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

**Urban Hamilton Official Plan**  
**Trinity West Secondary Plan**  
Land Use Plan  
Map B.7.7-1

Date: June 2019

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

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