

Authority: Item 8.1, Planning Committee Minutes 25-010 (PED25062)
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. 137

CITY OF HAMILTON

BY-LAW NO. 25-137

To Amend Zoning By-law No. 05-200 with Respect to Lands Located at 1809, 1817, 1821, 1825, 1829, 1831, 1835, 1837, 1841, 1843 Rymal Road East, Stoney Creek

WHEREAS Council approved Item 8.1 of Planning Committee Minutes 25-010, at its meeting held on July 16, 2025;

AND WHEREAS this By-law conforms with the Urban Hamilton Official Plan upon adoption of Official Plan Amendment No. 236;

NOW THEREFORE Council amends Zoning By-law No. 05-200 as follows:

1. That Schedule “A” – Zoning Maps, Map No. 1548 is amended by changing the zoning as follows:

- a) 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,
- b) from the Mixed Use Medium Density (C5, 589) Zone to the Low Density Residential – Small Lot (R1a) Zone;

for the lands known as 1809, 1817, 1821, 1825, 1829, 1831, 1835, 1837, 1841, and 1843 Rymal Road East, Stoney Creek, the extent and boundaries of which are shown on Schedule “A” to this By-law.

2. That Schedule “C”: Special Exceptions is amended by adding the following new Special Exception:

- “928. Within the lands zoned Mixed Use Medium Density (C5, 928) Zone, identified on Map Nos. 1548 and 1593 of Schedule “A” – Zoning Maps and described as 1809, 1817, 1821, 1825, 1829, 1831, 1835, 1837, 1841, and 1843 Rymal Road East, the following special provisions shall apply:

- a) In addition to Section 3: Definitions the following definition shall also apply:

Stacked Townhouse	Shall mean a multiple dwelling containing five or more dwelling units divided by common walls preventing internal access between units, with each dwelling unit having an independent entrance provided from outside the building.
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- b) That notwithstanding Section 3 as it relates to the definition of “Rear Lot Line”, “Rear Lot Line” shall mean any lot lines opposite the front lot line.
- c) That in addition to Section 3 as it relates to the definition of “Planting Strip”, an enclosed stair structure leading to an underground parking garage shall be permitted within a Planting Strip.
- d) That notwithstanding Section 4.6 e), a balcony may encroach into any required yard to a maximum of 1.5 metres.
- e) That notwithstanding Section 5.7.1 a) as it relates to a Multiple Dwelling, the following shall apply:

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| i) Multiple Dwelling | In PRA 3, 0.7 parking spaces per unit for residents, plus 0.1 visitor parking spaces per unit. |
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- f) That notwithstanding Section 5.7.5 a) i) as it relates to Multiple Dwellings and Retail Uses, the following shall apply:

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| i) Short Term Bicycle
Parking – Multiple
Dwelling | In PRA 3, 0.05 per unit. |
| ii) Short Term Bicycle
Parking – Retail | In PRA 3, 0.20 for each 100 square metres of gross floor area. |

- g) That notwithstanding Section 5.7.5 a) ii) as it relates to Multiple Dwellings and Retail Uses, the following shall apply:

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| i) Long Term Bicycle
Parking – Multiple
Dwelling | In PRA 3, 0.60 per unit. |
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| ii) Long Term Bicycle Parking – Retail | In PRA 3, 0.10 for each 100 square metres of gross floor area. |
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h) That notwithstanding Section 10.5.3 a) ii), 10.5.3 b) 10.5.3 c), and 10.5.3 d) ii), the following shall apply:

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| a) Building Setback from a Street Line | Maximum 5.1 metres for multiple dwellings, except no maximum for townhouses and stacked townhouses. |
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|----------------------|---|----|---|-----|--|----|---|----|--|----|---|------|---|
| d) Minimum Rear Yard | <table border="0"><tr><td style="vertical-align: top;">i)</td><td style="vertical-align: top;">5.0 metres for townhouses and stacked townhouses;</td></tr><tr><td style="vertical-align: top;">ii)</td><td style="vertical-align: top;">7.5 metres for multiple dwellings, except:<table border="0"><tr><td style="vertical-align: top;">1.</td><td style="vertical-align: top;">12.0 metres for any portion of a building greater than 12.0 metres in height;</td></tr><tr><td style="vertical-align: top;">2.</td><td style="vertical-align: top;">22.0 metres for any portion of a building greater than 22.0 metres in height; and,</td></tr><tr><td style="vertical-align: top;">3.</td><td style="vertical-align: top;">28.0 metres for any portion of a building exceeding a height of 30.0 metres in height; and,</td></tr></table></td></tr><tr><td style="vertical-align: top;">iii)</td><td style="vertical-align: top;">Underground parking stairs may be permitted within the rear yard.</td></tr></table> | i) | 5.0 metres for townhouses and stacked townhouses; | ii) | 7.5 metres for multiple dwellings, except: <table border="0"><tr><td style="vertical-align: top;">1.</td><td style="vertical-align: top;">12.0 metres for any portion of a building greater than 12.0 metres in height;</td></tr><tr><td style="vertical-align: top;">2.</td><td style="vertical-align: top;">22.0 metres for any portion of a building greater than 22.0 metres in height; and,</td></tr><tr><td style="vertical-align: top;">3.</td><td style="vertical-align: top;">28.0 metres for any portion of a building exceeding a height of 30.0 metres in height; and,</td></tr></table> | 1. | 12.0 metres for any portion of a building greater than 12.0 metres in height; | 2. | 22.0 metres for any portion of a building greater than 22.0 metres in height; and, | 3. | 28.0 metres for any portion of a building exceeding a height of 30.0 metres in height; and, | iii) | Underground parking stairs may be permitted within the rear yard. |
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| 1. | 12.0 metres for any portion of a building greater than 12.0 metres in height; | | | | | | | | | | | | |
| 2. | 22.0 metres for any portion of a building greater than 22.0 metres in height; and, | | | | | | | | | | | | |
| 3. | 28.0 metres for any portion of a building exceeding a height of 30.0 metres in height; and, | | | | | | | | | | | | |
| iii) | Underground parking stairs may be permitted within the rear yard. | | | | | | | | | | | | |

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| e) Building Height | Maximum 44.0 metres. |
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f) That Sections 10.5.1.1 i) 1. and 10.5.3 d) iii) shall not apply.”

3. That no building or structure shall be erected, altered, extended, or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the provisions of the Mixed Use Medium Density (C5, 928) Zone and the Low Density Residential – Small Lot (R1a) Zone, subject to the special requirements referred to in Section No. 2 of this By-law.
4. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the *Planning Act*.






PASSED this 16th day of July, 2025

A. Horwath
Mayor

M. Trennum
City Clerk

UHOPA-24-008
ZAC-24-026

Not Final and Binding

	
<p>This is Schedule "A" to By-law No. 25-</p> <p>Passed the day of, 2025</p>	
<p>----- Mayor</p> <p>----- Clerk</p>	
<p>Schedule "A"</p> <p>Map forming Part of By-law No. 25-_____</p> <p>to Amend By-law No. 05-200 Map 1548</p>	
<p>Scale: N.T.S.</p> <p>Date: May 23, 2025</p>	<p>File Name/Number: ZAC-24-026 & UHOPA-24-008</p> <p>Planner/Technician: JV/AL</p>
<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>	
<p>Subject Property</p> <p>1809, 1817, 1821, 1825, 1829, 1831, 1835, 1837, 1841 & 1843 Rymal Road East</p>	
<p> Change in zoning from the Mixed Use Medium Density (C5) Zone to the Mixed Use Medium Density (C5, 928) Zone</p>	
<p> Change in zoning from the Mixed Use Medium Density (C5, 589) Zone to the Mixed Use Medium Density (C5, 928) Zone</p>	
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