**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. |            |  |
|---|------------|--|
|   |            |  |
| A. Horwath                                      | M. Trennum |  |
| Mayor   | 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

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|------------------------------|--------|----------|
| Amendment No. 236            | 1 of 3 | Hamilton |

the Urban Hamilton Official Plan; and,

• The Amendment is consistent with the Provincial Planning Statement, 2024.

#### 4.0 <u>Actual Changes</u>:

#### 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 <u>Chapter B.7.0 Stoney Creek Secondary Plans Section B.7.7 Trinity West Secondary Plan</u>
  - 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<br>City of Hamilton  |  |  |
|---------------------|--------------------------|--|--|
|                     |                          |  |  |
| A. Horwath<br>Mayor | M. Trennum<br>City Clerk |  |  |





