

Authority: Item 8.2, Planning Committee Minutes 25-013 (PED25150)
CM: October 8, 2025 Ward: 8
Written approval for this by-law was given by Mayoral Decision MDE-2025-16
Dated, October 8, 2025

Bill No. 182

CITY OF HAMILTON
BY-LAW NO. 25-182

To amend Zoning By-law No. 05-200 with respect to lands located at 25 & 35 Rymal Road West, Hamilton

WHEREAS Council approved Item 8.2 of Minutes 25-013 of the Planning Committee, at its meeting held on October 8, 2025;

AND WHEREAS this By-law conforms to the Urban Hamilton Official Plan;

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

1. That Schedule "A" – Zoning Maps, Map No. 1394 is amended by **changing the Mixed Use Medium Density (C5, 318) Zone to the Mixed Use Medium Density (C5, 944, H205) Zone**, for the lands known as 25 & 35 Rymal Road West, 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:
 - "944. Within the lands zoned Mixed Use Medium Density (C5, 944, H205) Zone, identified on 1394 of Schedule "A" – Zoning Maps and described as 25 & 35 Rymal Road West, Hamilton, the following special provisions shall apply:
 - a) That in addition to Section 10.5.1, and notwithstanding Section 10.5.2, the following uses shall also be permitted:
 - i) Commercial Motor Vehicle Sales, Rental and Service Establishment
 - ii) Equipment and Machinery Sales, Rental and Service Establishment
 - iii) Garden Centre
 - iv) Major Recreational Equipment Sales, Rental and Service Establishment
 - v) Motor Vehicle Dealership
 - vi) Motor Vehicle Rental Establishment

vii) Surveying, Engineering, Planning or Design Business
viii) Warehouse

b) That notwithstanding Sections 10.5.3 a), b), c), d), and k), the following regulations shall apply only to the uses listed in Subsection a):

- i) Minimum Front Yard 18.0 metres.
- ii) Minimum Rear Yard
 - A) 6.0 metres.
 - B) Notwithstanding Subsection b) ii) A) above, 7.5 metres abutting a Residential or Institutional Zone or a lot containing a residential use.
- iii) Minimum Interior Side Yard
 - A) 1.5 metres.
 - B) Notwithstanding Subsection b) iii) A) above, 4.5 metres abutting a Residential or Institutional Zone or a lot containing a residential use.
- iv) Building Height Maximum 14.0 metres.
- v) Outdoor Storage
 - A) No outdoor storage of goods, materials, or equipment shall be permitted except the display of goods or materials for retail purposes accessory to a Retail use.
 - B) Outdoor Storage shall not be located within a required parking or loading area.
 - C) Outdoor Storage shall be set back a minimum of 6.0 metres from a street line.
 - iv) Outdoor Storage shall be set back a minimum of 6.0 metres from a Residential or Institutional Zone or a lot containing a residential use,

and shall be screened by a Visual Barrier in accordance with Section 4.19 of this By-law.

- D) Outdoor Storage attached to a building shall not exceed 500 square metres, or 5% of the total Gross Floor Area of all buildings, whichever is lesser.

- c) That notwithstanding Section 4.6 e) and Sections 10.5.3 a) iii), b) i), d) ii) iii), and g) ii), the following regulations shall apply:

- i) Permitted Yard Encroachments

A balcony may encroach into any required yard, to a maximum of 1.0 metres, except into a required side yard of not more than one-third of its width or 1.0 metres, whichever is the lesser, and shall not project into a required rear yard.

- ii) Building Setback from a Street Line

A maximum 13.8 metres for that portion of a building providing an access driveway to a garage.

- iii) Minimum Rear Yard

- A) 9.0 metres for any portion of a building up to a maximum Building Height of 13.0 metres.

- B) 15.0 metres for any portion of a building greater than 13.0 metres in Building Height.

- iv) Building Height

Maximum 38.0 metres.

- v) Built form for New Development

For an interior lot or a through lot the minimum width of the ground floor

façade facing the front lot line shall be greater than or equal to 23% of the measurement of the front lot line.

d) That in addition to Section 10.5.3, the following regulations shall apply:

i) Minimum Ratio of Two and Three Bedroom Units

A minimum of 30% of dwelling units shall contain two or more bedrooms.

3. That Schedule "D" – Holding Provisions is amended by adding the additional Holding Provision as follows:

"205. Notwithstanding Section 10.5.1 of this By-law, on those lands zoned Mixed Use Medium Density (C5, 944) Zone, identified on Map 1394 of Schedule A – Zoning Maps and described as 25 and 35 Rymal Road West, Hamilton, development shall be restricted in accordance with the following:

a) Uses

For such time as the Holding Provision is in place, these lands shall only be used for permitted uses, buildings and structures listed in the Mixed Use Medium Density (C5, 318) Zone.

b) Regulations

For such time as the Holding Provision is in place, these lands shall be subject to the regulations of the Mixed Use Medium Density (C5, 318) Zone.

c) Conditions for Holding Removal

The Holding Provision shall, upon application by the landowner, be removed by way of an amending Zoning By-law, from all or part of the lands subject to this provision when the following condition(s) have been satisfied:

i) An updated Pedestrian Wind Study has been submitted and approved to the satisfaction of the Director of Planning and Chief Planner.

4. 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, 944, H205) Zone, subject to the special requirements referred to in Section No. 2 of this By-law.

5. 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*.

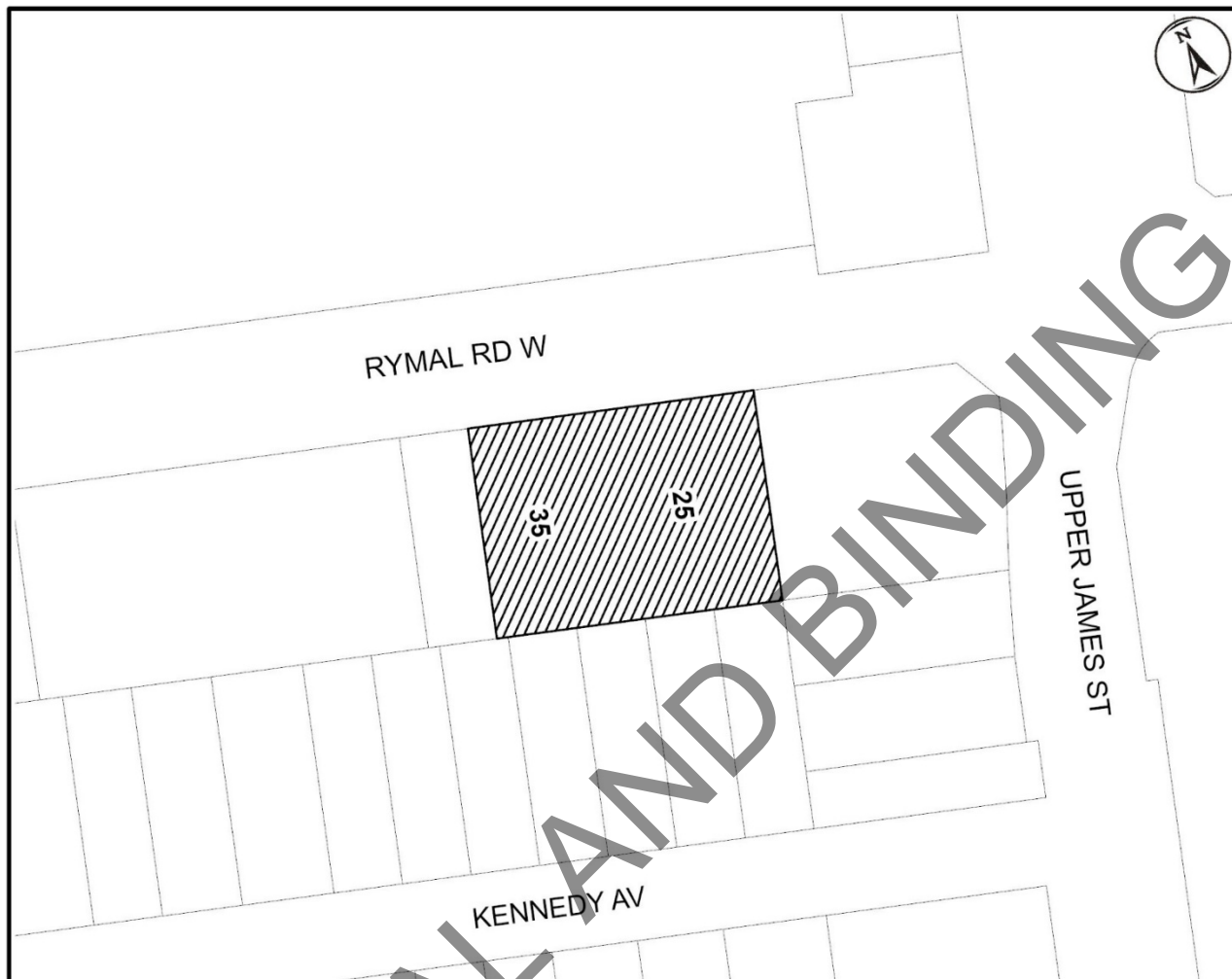
PASSED this 8th day of October, 2025

A. Horwath
Mayor

M. Trennum
City Clerk

ZAC-25-019

NOT FINAL AND BINDING



This is Schedule "A" to By-law No. 25-

Passed the day of, 2025

Mayor

Clerk

Schedule "A"

Map forming Part of
By-law No. 25-_____

to Amend By-law No. 05-200
Map 1394

Subject Property

25 & 35 Rymal Road West, Hamilton



Change in Zoning from the Mixed Use Medium
Density (C5, 318) Zone to the Mixed Use Medium
Density (C5, 944, H205) Zone

Scale:
N.T.S

File Name/Number:
ZAC-25-019

Date:
August 19, 2025

Planner/Technician:
SG/DR



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT