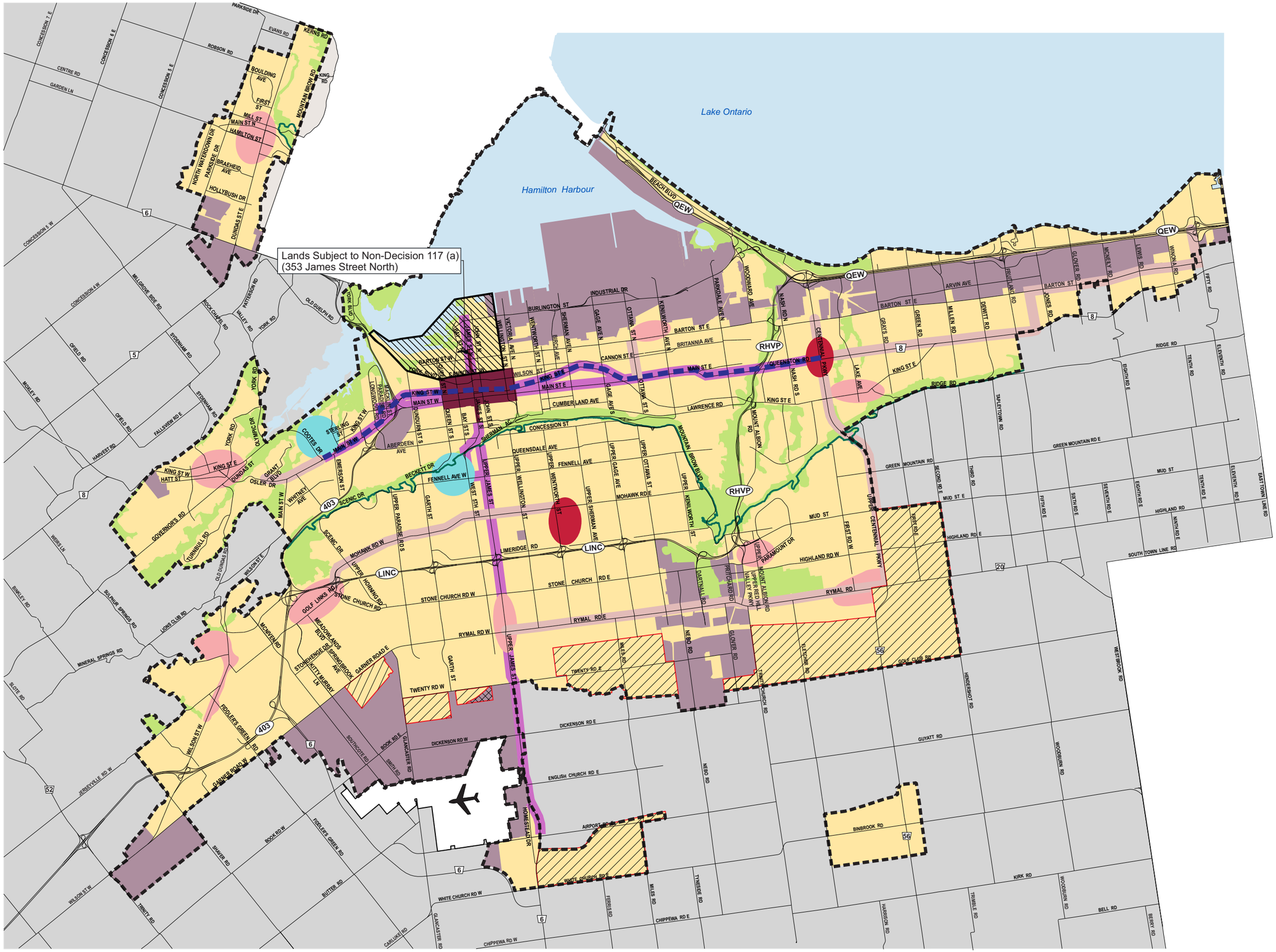
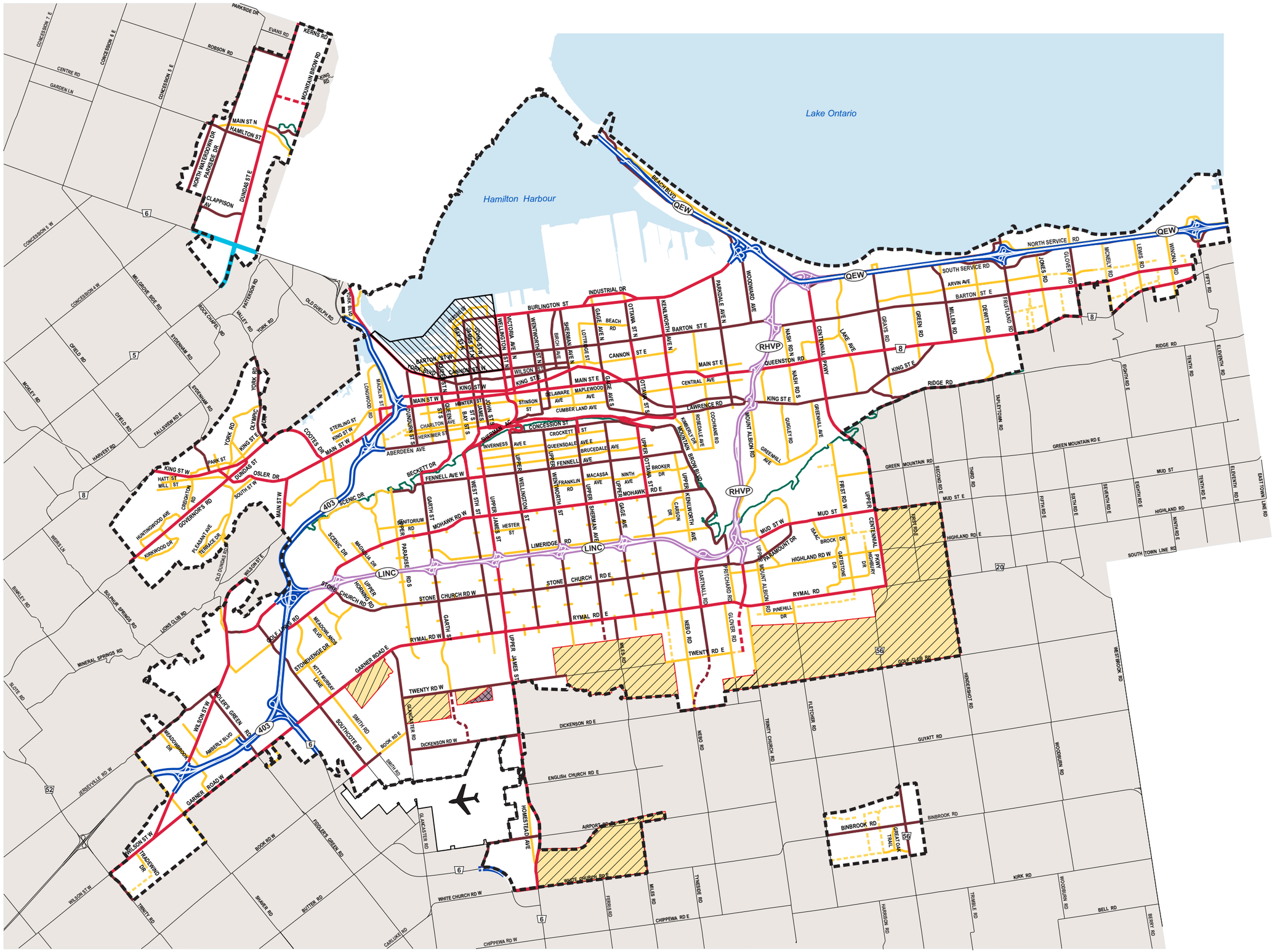
Appendix E

Socio-Economic Existing Conditions Background Information

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Lands Subject to Non-Decision 117 (a)
(353 James Street North)
Lake Ontario
Hamilton Harbour
QEW
RHVP
LINC
403
King St W
King St E
Main St W
Main St E
Barton St W
Barton St E
Cannon St E
Wilson St
Burlington St
Industrial Dr
Concession St
Queenston Rd
Lawrence Rd
Cumberland Ave
Aberdeen Ave
Fennell Ave W
Fennell Ave E
Queensdale Ave
Beckett Dr
Scenic Dr
Mohawk Rd W
Mohawk Rd E
Limeridge Rd
Upper James St
Upper Wellington St
Upper Gage Ave
Upper Ottawa St
Upper Kenilworth St
Upper Sherman Ave
Upper Paradise Rd
Garth St
Mountain Brow Blvd
Mountain Drive Park
Dundurn Castle
Cootes Drive
Sterling St
Bay St S
Queen St S
Dundurn St S
Sherman Ac
Mac Nab St N
Parkdale Ave N
Victoria Ave N
Wentworth St N
Birch Ave
Sherman Ave N
Gage Ave N
Ottawa St N
Kenilworth Ave N
Parkdale Ave N
Woodward Ave
Nash Rd N
Nash Rd S
Centennial Pkwy
Lake Ave
Gray's Rd
Green Rd
Millen Rd
Dewitt Rd
Fruitland Rd
Arvin Ave
Barton St E
Jones Rd
Glover Rd
Mcnely Rd
Lewis Rd
Winona Rd
Fifty Rd
Eleventh Rd
Tenth Rd
Eighth Rd E
Ridge Rd
Tapleytown Rd
Green Mountain Rd E
Green Mountain Rd
Second Rd E
Third Rd
Mud St E
Mud St
Fifth Rd E
Sixth Rd E
Seventh Rd E
Eighth Rd E
Highland Rd E
Highland Rd
Highland Rd W
Upper Centennial Pkwy
Upper Paramount Dr
Upper Mount Albion Rd
Upper Red Hill Valley Pkwy
Mount Albion Rd
Rymal Rd
Rymal Rd E
Rymal Rd W
Stone Church Rd E
Stone Church Rd W
Stone Church Rd
Golf Links Rd
Meadowlands Blvd
Stonehenge Dr
Springbrook Ave
Garner Road E
Garner Road W
Twenty Rd W
Twenty Rd E
Dartnall Rd
Hebo Rd
Glover Rd
Fiddlers Green Rd
Dickenson Rd E
Dickenson Rd W
English Church Rd E
Airport Rd E
Homestead Dr
White Church Rd E
White Church Rd W
Chippewa Rd E
Chippewa Rd W
Book Rd E
Book Rd W
Southcote Rd
Glancaster Rd
Smith Rd
Miles Rd
Ferris Rd
Tyneside Rd
Harrison Rd
Trimble Rd
Binbrook Rd
Guyatt Rd
Kirk Rd
Bell Rd
Smith Rd
Woodburn Rd
Westbrook Rd
Henderson Rd
Golf Club Rd
Prince Church Rd
Fletcher Rd
Book Chambers Rd
Millgrove Side Rd
Concession 1 W
Concession 1 E
Concession 6 E
Concession 5 E
Concession 4 W
Centre Rd
Garden Ln
Robson Rd
Evans Rd
Parkside Dr
Kerns Rd
Boulding Ave
First St
Mill St
Main St N
Hamilton St
Braeheid Ave
Hollybush Dr
North Waterdown Dr
Parkside Dr
Dundas St E
Old Guelph Rd
Patterson Rd
Valley Rd
York Rd
Sydenham Rd
Fallsview Rd E
Harvest Rd
Mosley Rd
Ofield Rd
Ofield Rd E
York Blvd
Old York Rd
Dundas St
Grant Blvd
Osler Dr
Governors Rd
Turnbull Rd
Whitney Ave
Main St W
Old Dundas Rd
Wilson St E
Wilson St W
Emerson St
Rimley Rd
Sulphur Springs Rd
Lions Club Rd
Mineral Springs Rd
Slote Rd
Jerseyville Rd W
Trinity Rd
Carluke Rd
Shaver Rd
Butter Rd
Mcnab St N
Mcnab St S
Hess St S
James St S
John St N
John St S
Caroline St N
Caroline St S
Hunter St W
Hunter St E
Park St N
Park St S
Queen St N
Bay St N
Dundurn St N
Aberdeen Ave
Sterling St
Cootes Dr
Beckett Dr
Fennell Ave W
Fennell Ave E
Queensdale Ave



Key Map

N.T.S.

Rural

Urban

Note: For Rural Functional Road Classification, refer to Schedule C-1 (future amendment).

Legend

- Urban Expansion Area - Neighbourhoods
- Urban Expansion Area - Employment
- Major Arterial
- Minor Arterial
- Collector
- Provincial Highway (Controlled Access)
- Provincial Highway
- Parkway

Proposed Roads

- Major Arterial
- Minor Arterial
- Collector

Other Features

- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary
- Lands 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 C
Functional Road Classification

Not To Scale

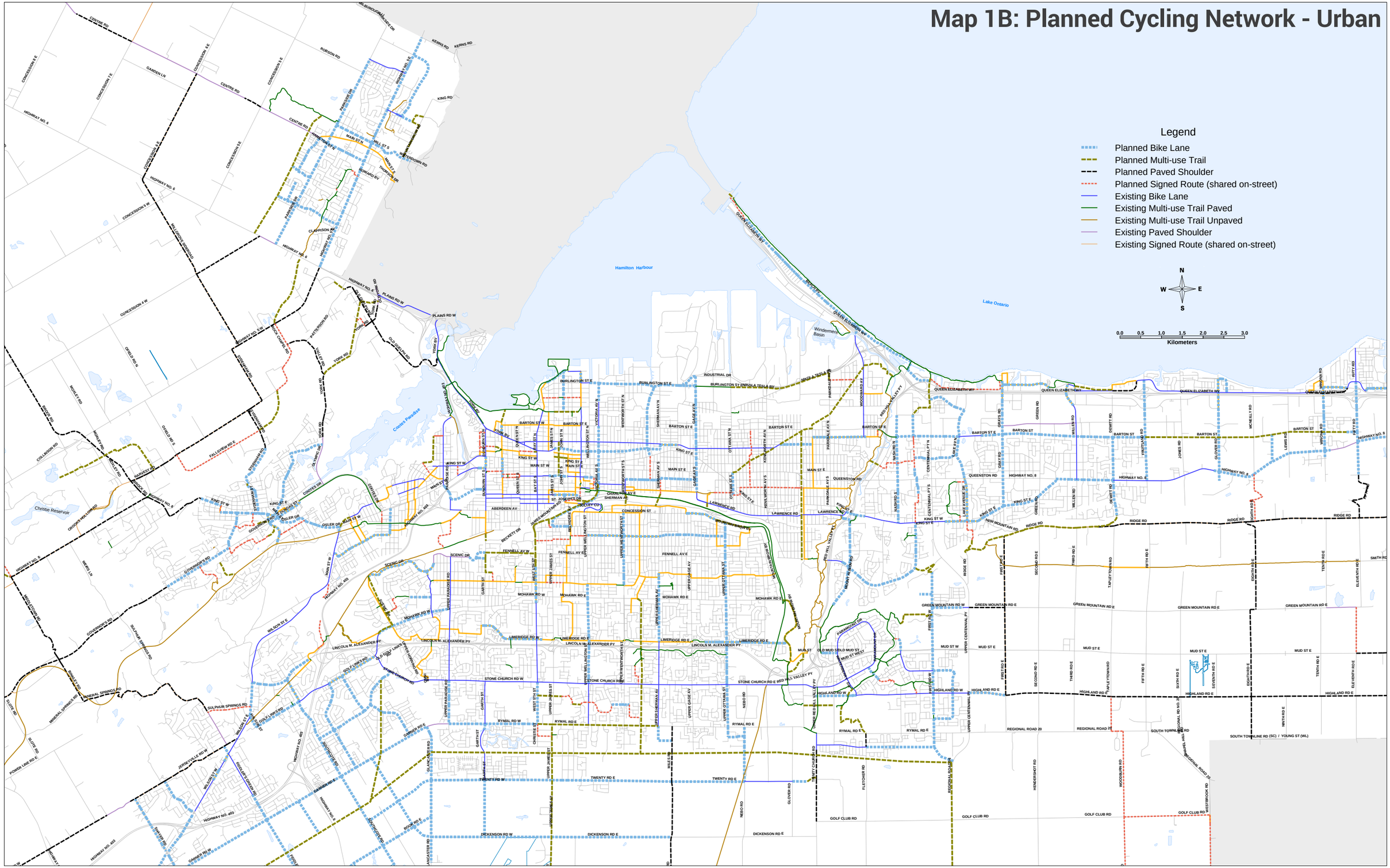
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PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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Map 1B: Planned Cycling Network - Urban


Legend
Planned Bike Lane
Planned Multi-use Trail
Planned Paved Shoulder
Planned Signed Route (shared on-street)
Existing Bike Lane
Existing Multi-use Trail Paved
Existing Multi-use Trail Unpaved
Existing Paved Shoulder
Existing Signed Route (shared on-street)
N
W
E
S
0.0 0.5 1.0 1.5 2.0 2.5 3.0
Kilometers
Hamilton Harbour
Lake Ontario
Cootes Paradise
Windermere Basin
Christie Reservoir
QUEEN ELIZABETH WY
BURLINGTON ST E
BARTON ST E
KING ST W
MAIN ST W
KING ST E
MAIN ST E
LAWRENCE RD
QUEENSTON RD
HIGHWAY NO. 8
RIDGE RD
GREEN MOUNTAIN RD E
MUD ST E
HIGHLAND RD E
REGIONAL ROAD 20
GOLF CLUB RD
DICKENSON RD E
TWENTY RD E
RYMAL RD E
STONE CHURCH RD E
LIMERIDGE RD E
MOHAWK RD E
FENNELL AV E
HIGHWAY NO. 6
PLAINS RD W
HIGHWAY NO. 5
HIGHWAY NO. 403
HIGHWAY NO. 403
HIGHWAY NO. 403

Map 2: Rapid Transit Map & Inter-Regional Connections

Legend

- Future Regional Express Bus
- Proposed Frequent Regional Express Bus
- Lakeshore West Rail Line
- Rapid Transit Blast Network
- Future GO Station
- GO Station
- Transit Hub

L B T A S

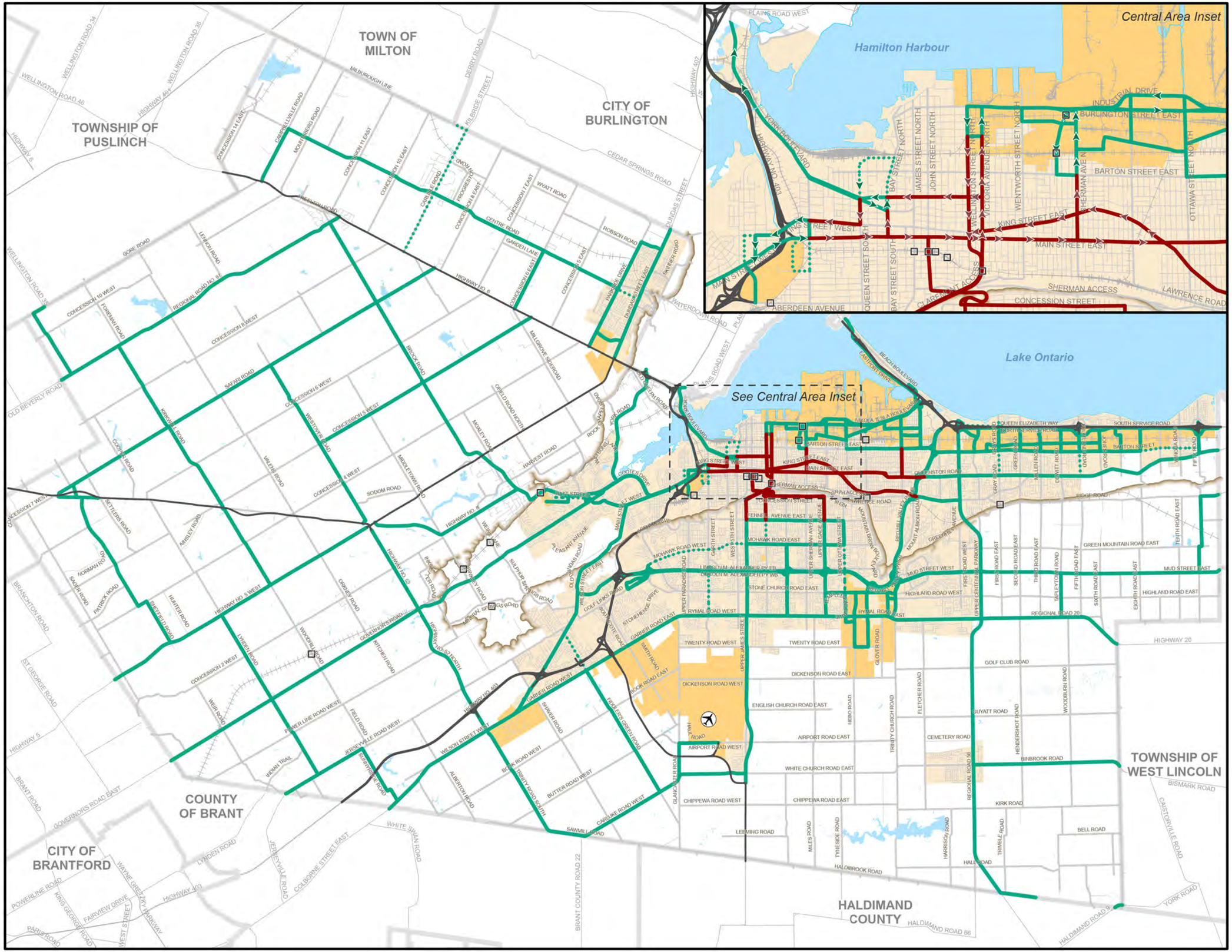
N E W S

0 3 6 9

Kilometers

HAMILTON TRUCK ROUTE MASTER PLAN

Truck Route Network



Truck Routes

- Full-Time (Provincial Highway)
- Full-Time
- Daytime Only (7am - 7pm)
- Max 4 Axles
- Low Clearance Bridge
- Employment / Business Area

Base Information

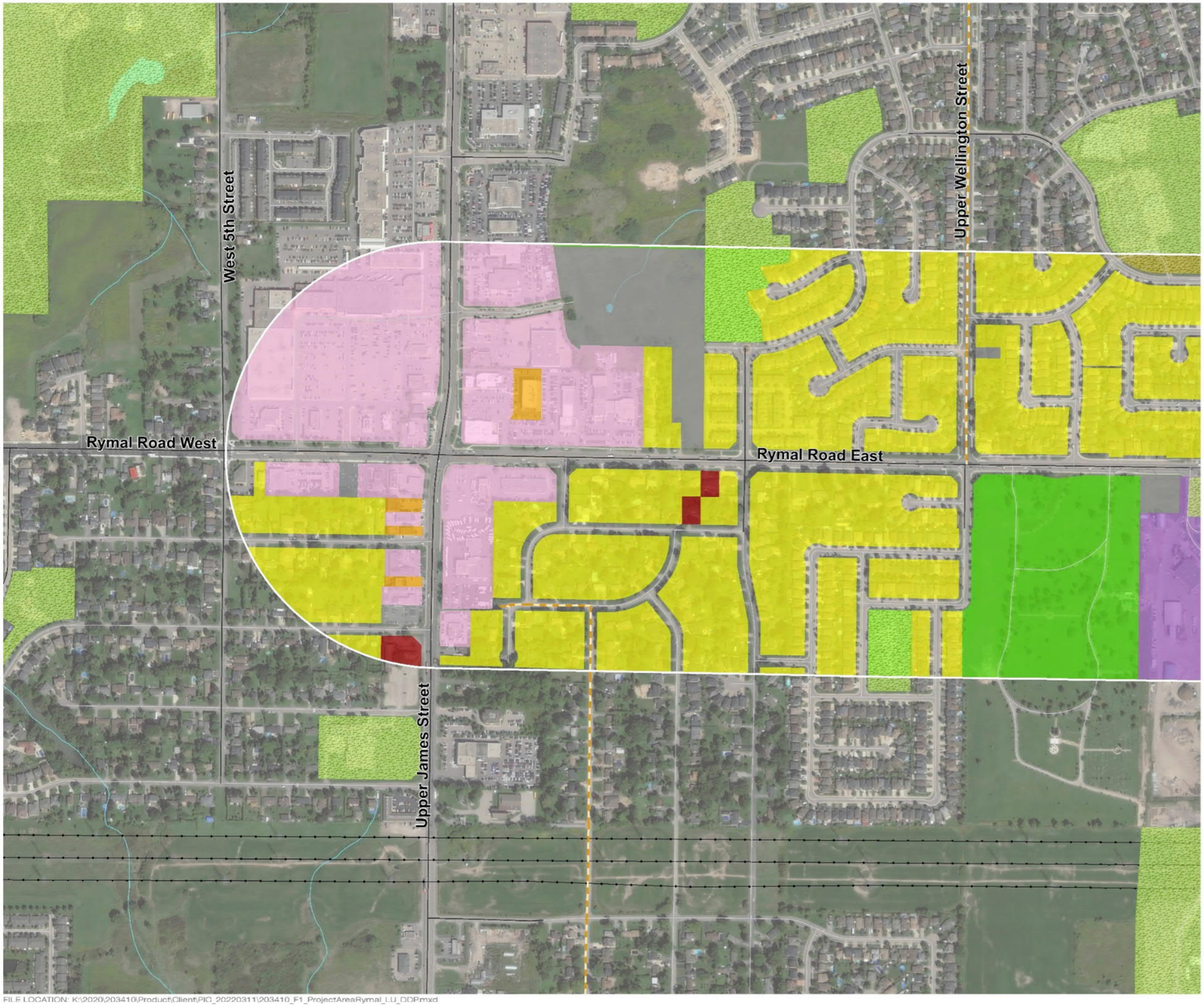
- Major Arterial Road
- Minor Arterial Road
- Collector Road
- Local Road
- Escarpment
- Urban Area

0 3.5 7 km

Hamilton

IBI

2022-06-29



RYMAL ROAD, HAMILTON, ON

RYMAL ROAD
LAND USE - FIGURE 1

Data Limit 350m Buffer

Hamilton Open Data

Bikeway

Road Class

Collector or Arterial Road

Local Road

Park

Land Use

Commercial

Institutional

Office

Open Space

Residential

Transportation and Utility

Vacant Land

LIO Base Data

Watercourse

Water Body

SCALE 1:3,000

0 40 80 160 m

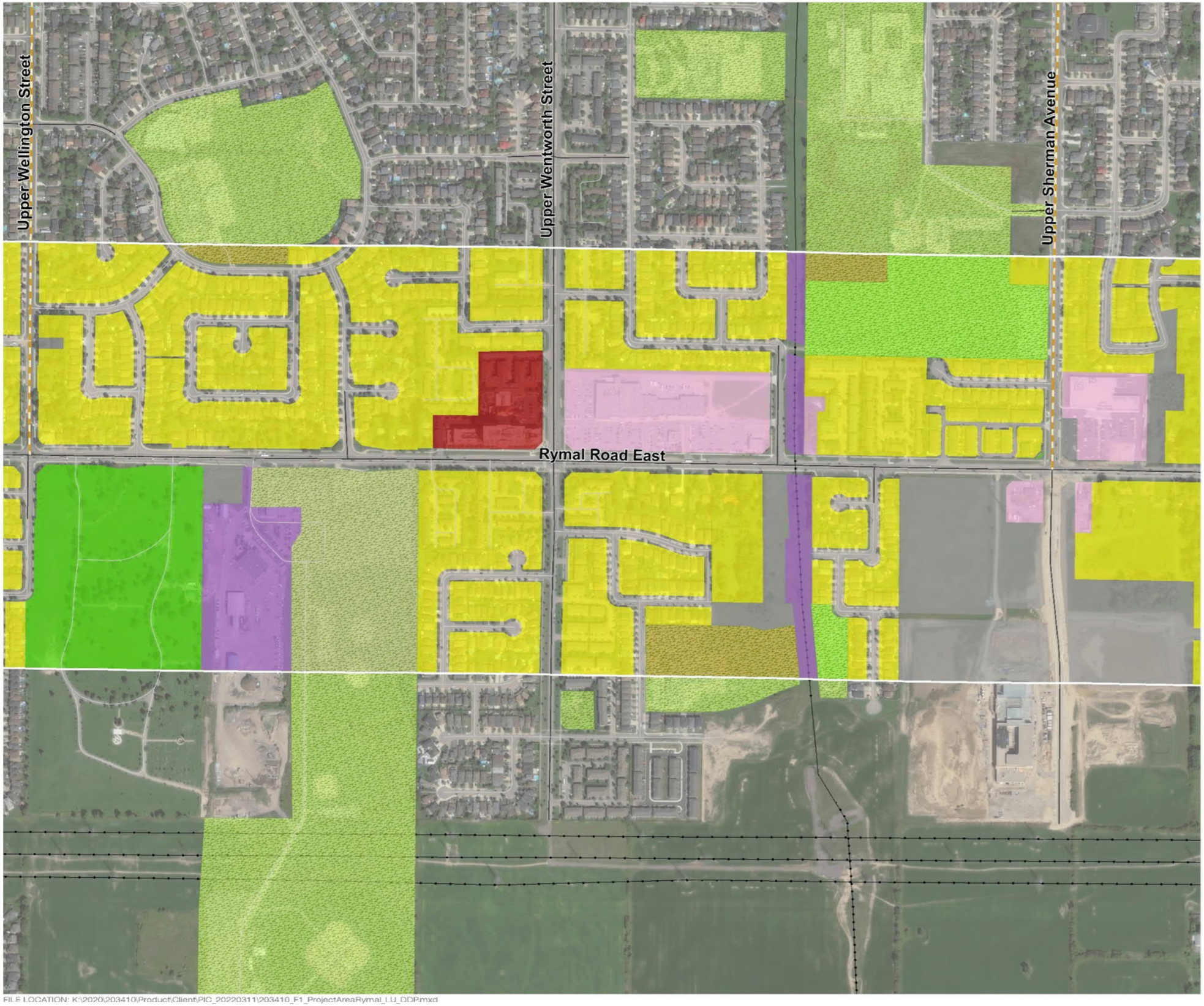
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RYMAL ROAD, HAMILTON, ON

RYMAL ROAD
LAND USE - FIGURE 2

Data Limit 350m Buffer

Hamilton Open Data

Bikeway

Road Class

Collector or Arterial Road

Local Road

Park

Land Use

Commercial

Institutional

Open Space

Residential

Transportation and Utility

Vacant Land

LIO Base Data

Utlitiy Line

Watercourse

SCALE 1:3,000

0 40 80 160 m

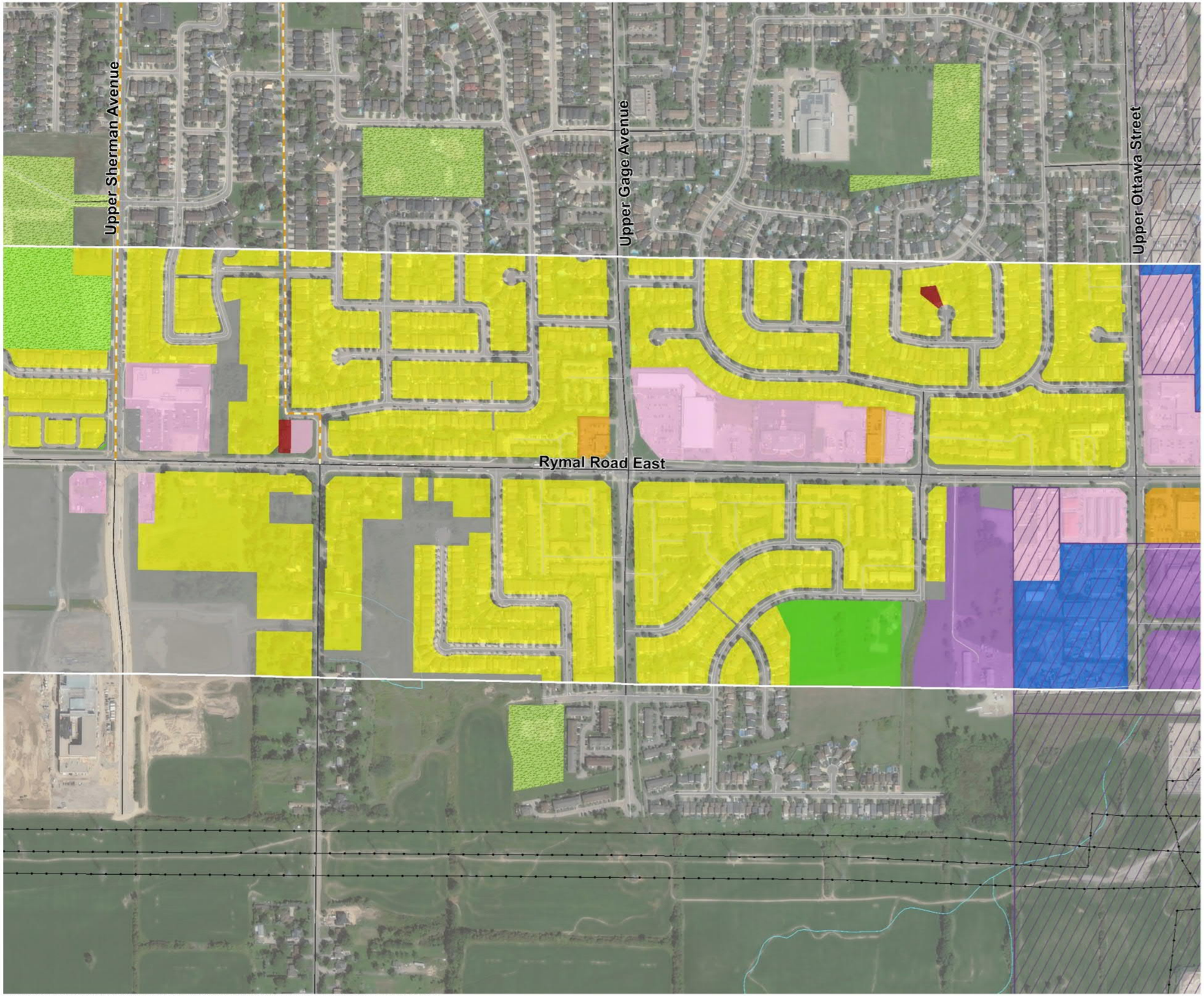
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RYMAL ROAD, HAMILTON, ON

RYMAL ROAD
LAND USE - FIGURE 3

Data Limit 350m Buffer

Hamilton Open Data

Bikeway

Road Class

Collector or Arterial Road

Local Road

Park

Empolyment Land

Land Use

Commercial

Industrial

Institutional

Office

Open Space

Residential

Transportation and Utility

Vacant Land

LIO Base Data

Utlitiy Line

Watercourse

SCALE 1:3,000

0 40 80 160 m

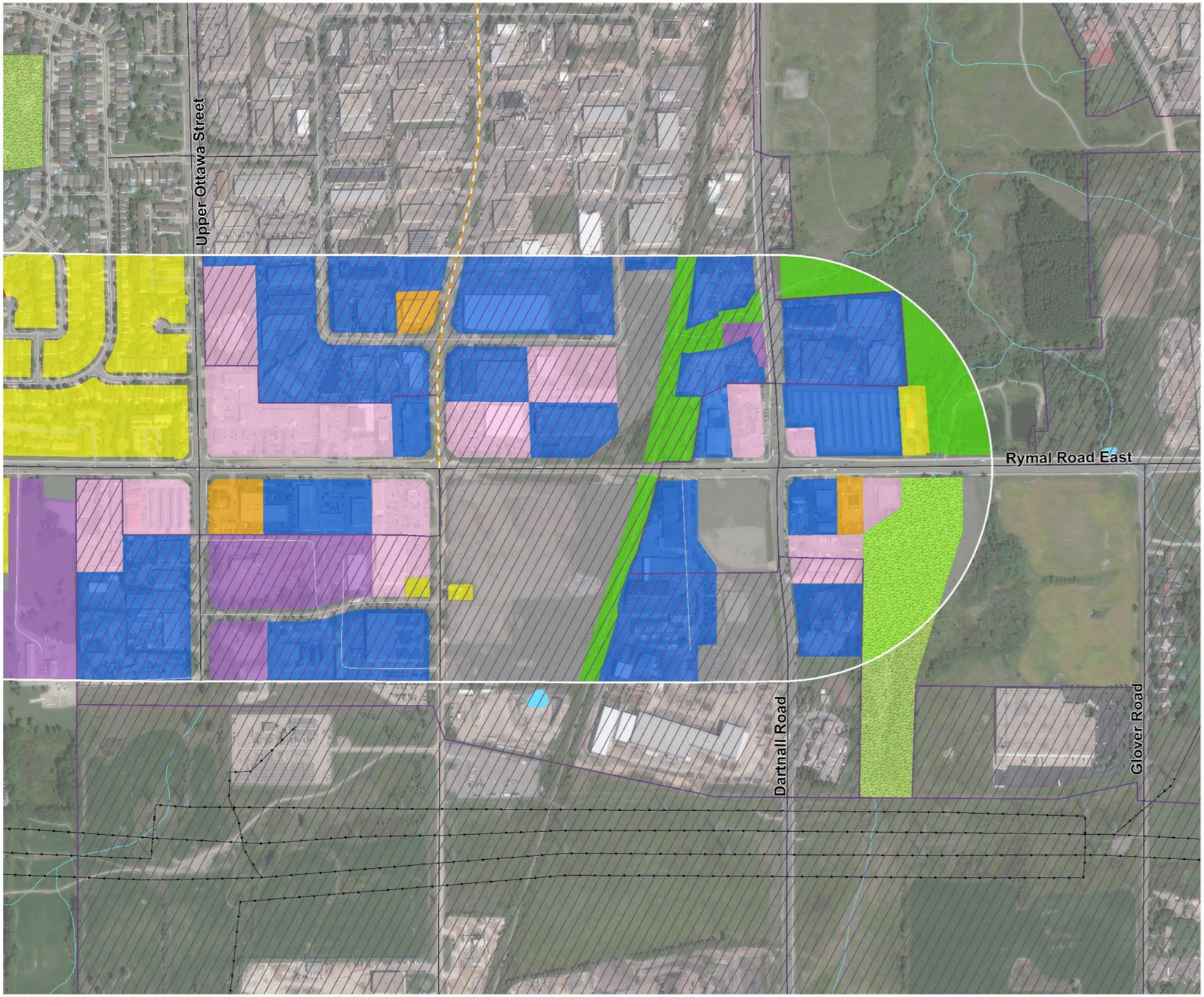
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RYMAL ROAD, HAMILTON, ON

RYMAL ROAD
LAND USE - FIGURE 4

- Data Limit 350m Buffer

Hamilton Open Data

- Bikeway

Road Class

- Collector or Arterial Road
- Local Road
- Park
- Empolyment Land

Land Use

- Commercial
- Industrial
- Institutional
- Office
- Open Space
- Residential
- Transportation and Utility
- Vacant Land

LIO Base Data

- Watercourse

SCALE 1:3,000

0 40 80 160 m

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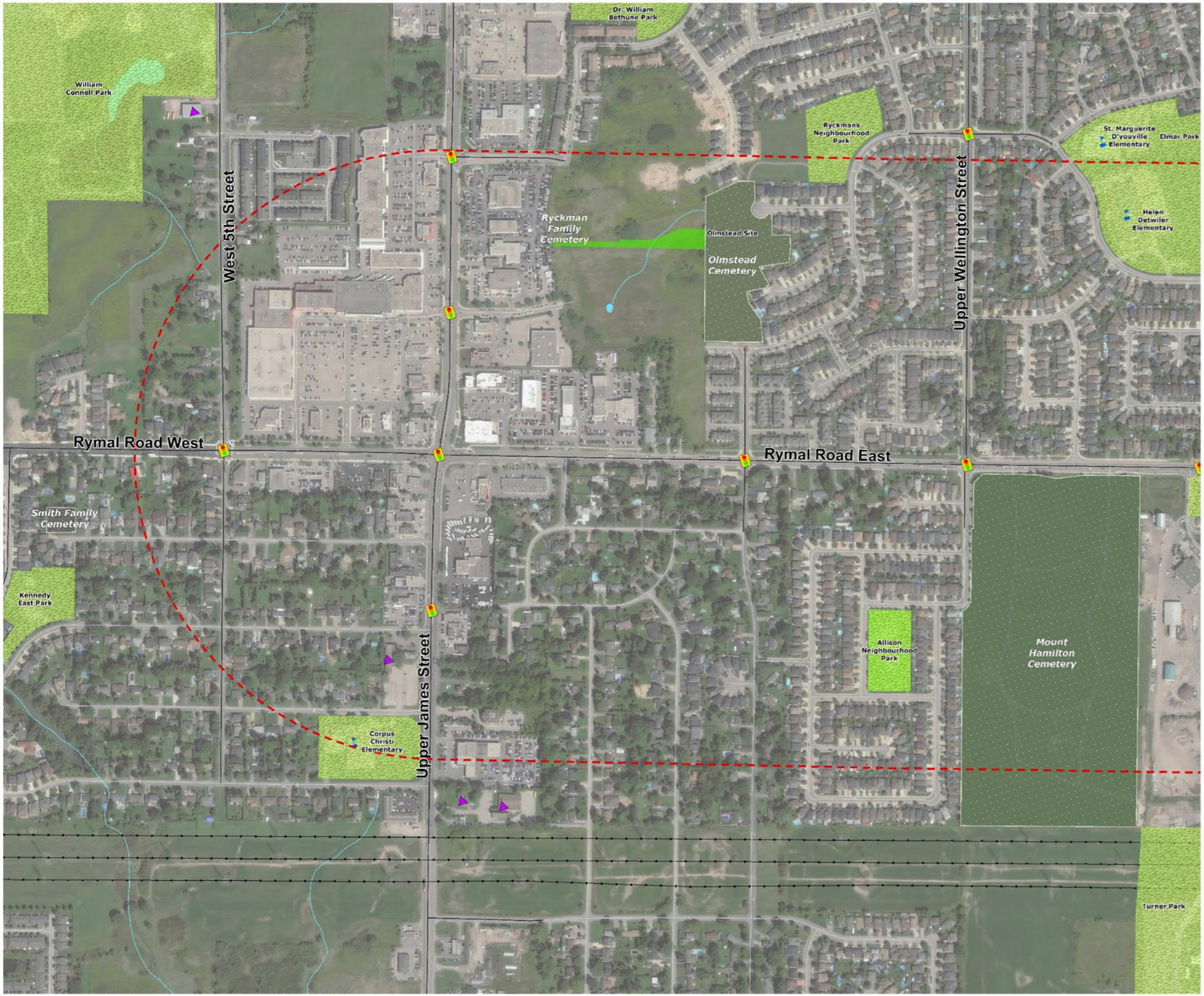
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Appendix B - Table 1
Rymal Road Class EA - Socio-Economic Existing Conditions - Inventory of Development Applications

Current as of: November 4, 2020

Application #	Application Type	Municipal Address	Description of Planned Development	Notes
PSR-17-133 & DA-18-030	Land Division/Site Plans	1324 Rymal Rd E	Petro-Can Station, Car wash, C-Store convenience, A&W	Temporarily used for asphalt processing plant for paving Red Hill Expressway
PSR-17-038 & DA-17-187	Land Division/Site Plans	385 Nebo Road at Rymal	Large Commercial Plaza (13,935 sq.m.)=car service stn, drive-thru restaurant, stand alone restaurant, retail units, office units, medical clinic, building supply store	Nebo Shopping Centre = Large land block between Nebo Rd and Trail.
DA-18-189	Site Plans	16 Broughton Ave	3-storey secondary school (12,239 sq.m.) for French Public and Separate School Boards (Broughton Ave School)	Entry from Rymal Road E onto Grayrocks Avenue. (potential needs: stoplight/pedestrian/bus shelter)
DA-18-123	Site Plans	820 Rymal Rd E	Condo-14 townhouses - 35 parking spaces	Showcase structure only as seen on Google Oct 2018.
		809 Rymal Rd E	Large empty Lot	No curb cut on Google Oct 2018.
DA-10-067	Site Plans	738 Rymal Rd E	2-storey mixed use-commercial on ground floor/res above with associated parking (assuming 2 units)	Large empty lot at corner of Rymal Rd E, Eva St and Eleanor Ave.
ZAR-19-026	Zoning Amendment	18 Miles Rd	4 single detached dwellings	Just behind house on corner of Rymal Rd E and Miles Rd (across from Eva St)
DA-18-211	Devpt Application	620 Rymal Rd E	Church (3,094 sq.m.) + priest house (375.6 sq.m.)	Vacant on Google June 2019.
DA-16-103/ZAC-14-033 /ZAH-16-032	Land Div/Site Plans	640 Rymal Rd E	Nora Frances Henderson Secondary School including parking 291 spaces	Vacant + new road construction from Rymal Rd E on Google June 2019.
HM/B-15:111	Land Division	662 Rymal Rd E	Future residential subdivision	Vacant + new road construction from Rymal Rd E on Google June 2019.
		705 Rymal Rd E	Large empty Lot	Beside No Frills Grocery Store. Potential for numerous housing units, or drainage area?
UHOPA-20-021/ ZAC-20-037	Zoning Amendment	544-550 Rymal Rd E	8 singles, 10 townhouses, 69 stacked towns, 203 apts = total 290 units plus parking	South side beside the Hydro ROW
DA-20-009	Devpt Application	333 Rymal Rd E	3-storey, 21 units, 26 parking spaces	with proposed in-ground garbage system
HM/B-12:01/ ZAC-19-056	Land Division/Zoning A	140 Rymal Rd E	3-storey Mixed use=commercial ground floor (607.5 sq.m.)+10 units above+parking	Corner of Rymal Rd E and Springside Dr.
		100 Rymal Rd E	Very large empty lot that wraps around back of other properties	Can join up with Delta Drive (off Upper James St). Google June 2019 shows two houses for sale between empty lot and Jeep dealership
Other Notable Development in Vicinity				
UHOPA-20-020/011	OP Amendment	555 Glancaster Rd	Proposed 2,450 units	Urban Boundary move (south side of Twenty Rd West)
RHOPA-20-022	OP Amendment	9285,9445,9511 Twenty Rd	Future residential subdivision	Urban Boundary move
Other Notable Features or Traffic Related				
		1307 Rymal Rd E	St George's Anglican Cemetery, Hannon	Small, unpaved entrance/roadway (Opened 1835 - still available for burial)
		1300/1301 Rymal Rd E	Rails to Trails unimproved trail (former Hamilton and Lake Erie Railroad Line) circa 1920	(west of St. George's Anglican Cemetery) with barriers
		947 Rymal Rd E	Bay Gardens Funeral Home	Large facility
		556 Rymal Rd E	Large Hydro Corridor N-S	Used as a Trail
		505 Rymal Rd E	Rymal Square Shopping Centre	
ZAC-16-074	Zoning Amendment	389-426 Rymal Rd E	Schlegel Villages Inc. Long-Term Retirement Facility	Recent build - 10-storeys w parking
		372 Rymal Rd E	Police Station	Recent build - w parking (maintaining access during constn)
		352-356 Rymal Rd E	Large YMCA facility	Recent build - w parking (maintaining access during constn)
		291 Rymal Rd E	Agricultural Lands with barns (potential development)	Google June 2019 shows fenced off at Rymal Rd E and site unused.
		287 Rymal Rd E	Mount Hamilton Cemetery	Corner of Rymal Rd E and Upper Wellington St - Large with paved roads.
		1550 Upper James St	South Hamilton Square Shopping Centre	NW Corner of Rymal Rd E and Upper James St.



RYMAL ROAD, HAMILTON, ON

RYMAL ROAD
COMMUNITY SERVICES - FIGURE 5

- Community Services Study Area 500m

Hamilton Open Data

- Traffic Signal
- Elementary School
- Place of Worship
- Cemetery

Road Class

- Collector or Arterial Road
- Local Road
- Park
- Open Space

LIO Base Data

- Utlitiy Line
- Watercourse
- Water Body

SCALE 1:3,000

0 40 80 160 m

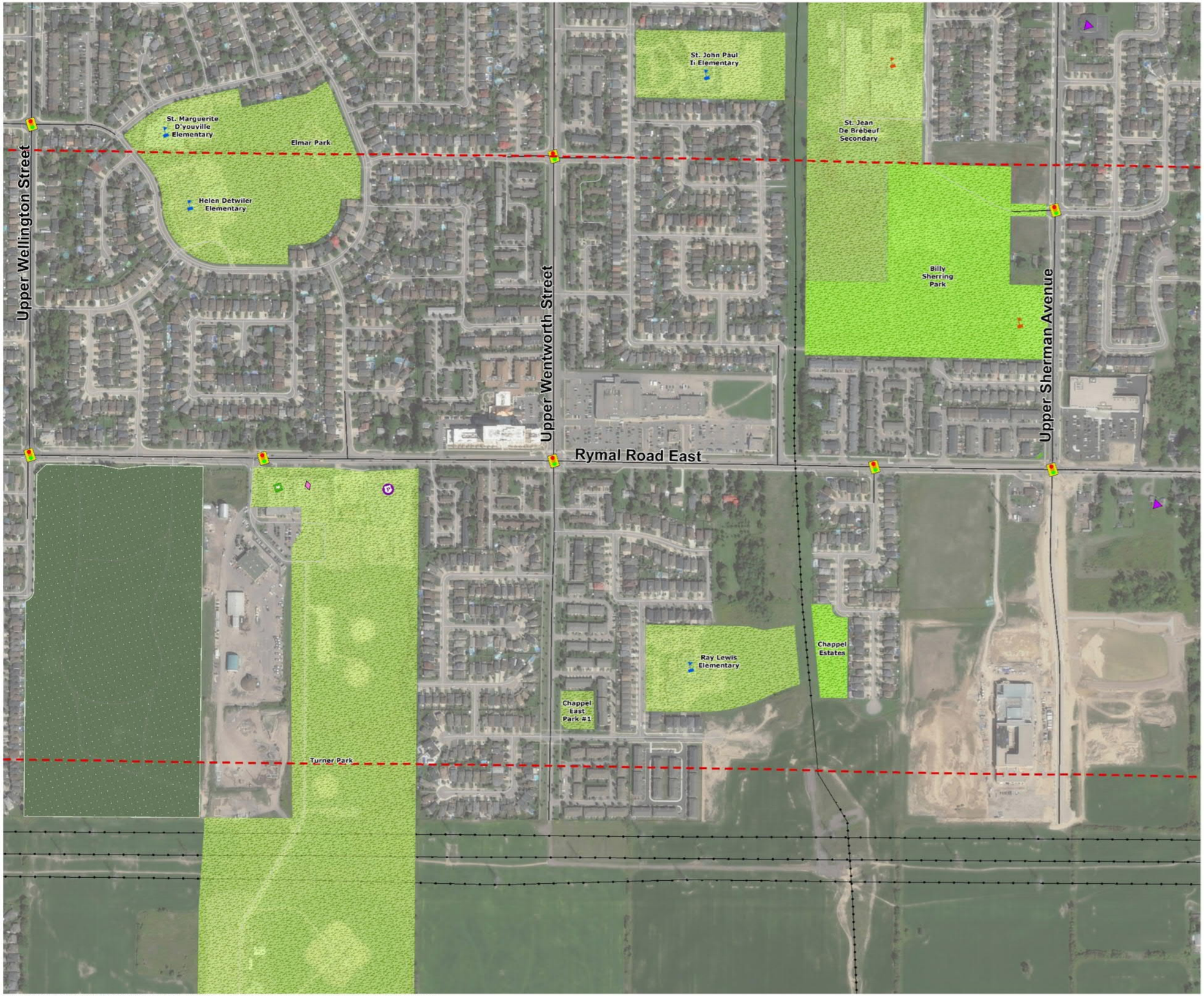
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RYMAL ROAD, HAMILTON, ON

RYMAL ROAD

COMMUNITY SERVICES - FIGURE 6

- Community Services Study Area 500m

Hamilton Open Data

- Rectration and Community Centre
- Police Station
- Library
- Traffic Signal
- Elementary School
- Secondary School
- Place of Worship
- Cemetery

Road Class

- Collector or Arterial Road
- Local Road
- Park
- Open Space

LIO Base Data

- Utlitiy Line
- Watercourse

SCALE 1:3,000

0 40 80 160 m

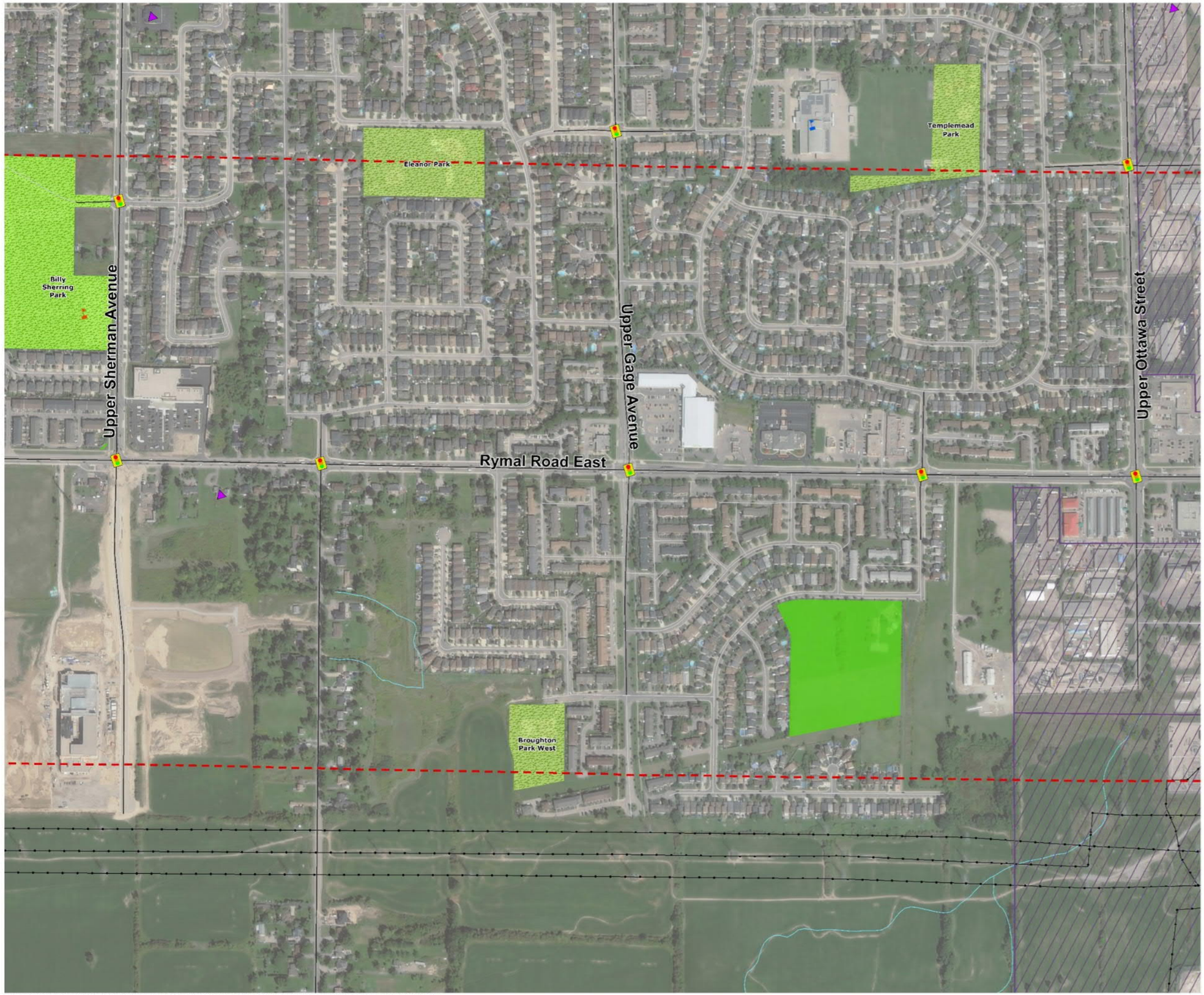
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RYMAL ROAD, HAMILTON, ON

RYMAL ROAD

COMMUNITY SERVICES - FIGURE 7

- Community Services Study Area 500m

Hamilton Open Data

- Traffic Signal
- Elementary School
- Secondary School
- Place of Worship

Road Class

- Collector or Arterial Road
- Local Road
- Empolyment Land
- Park
- Open Space

LIO Base Data

- Utlitiy Line
- Watercourse

SCALE 1:3,000

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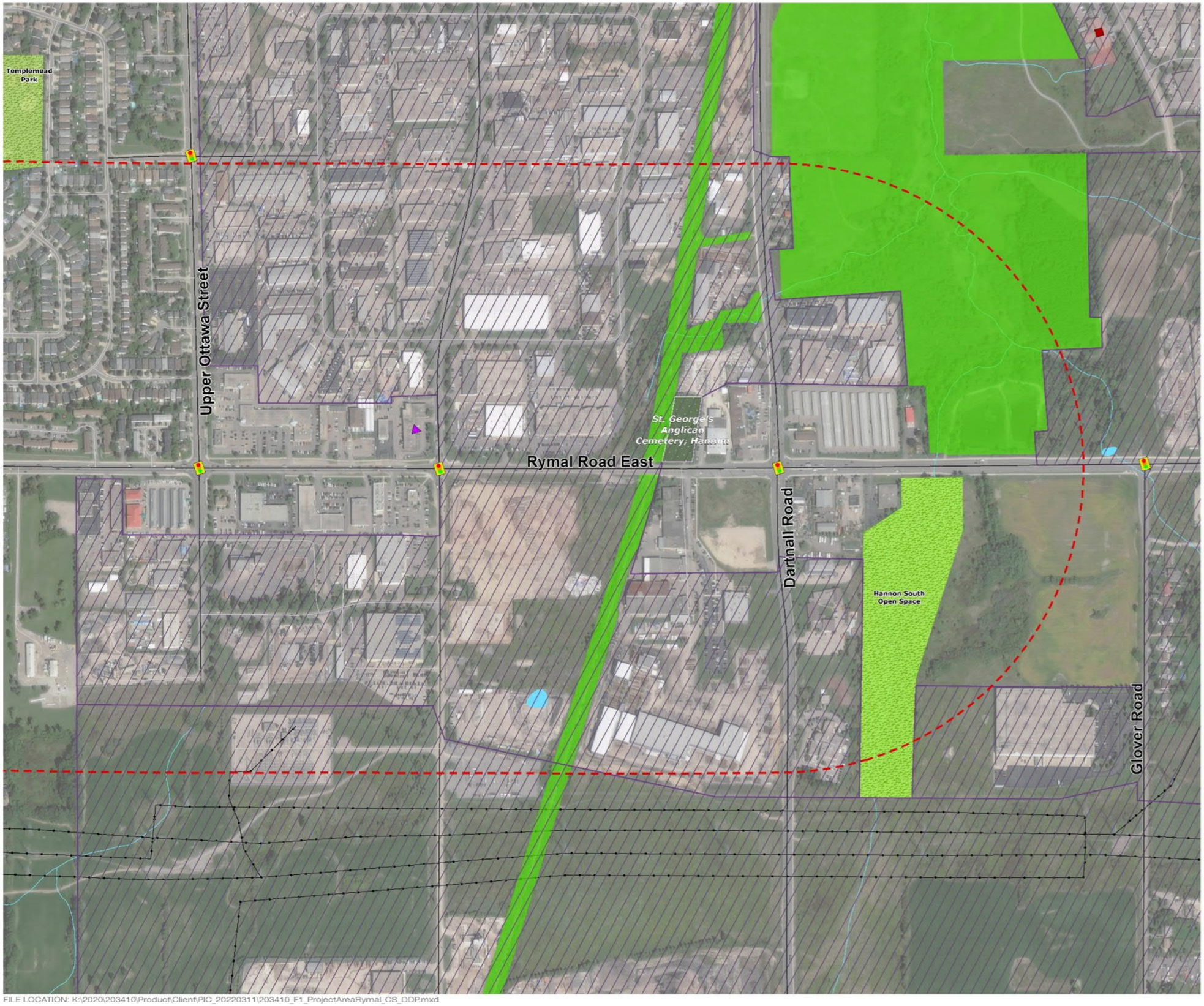
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RYMAL ROAD, HAMILTON, ON

RYMAL ROAD

COMMUNITY SERVICES - FIGURE 8

- Community Services Study Area 500m

Hamilton Open Data

- Traffic Signal
- Section 23 Program
- Place of Worship
- Cemetery

Road Class

- Collector or Arterial Road
- Local Road
- Empolyment Land
- Park
- Open Space

LIO Base Data

- Utlitiy Line
- Watercourse
- Water Body

SCALE 1:3,000

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