

Authority: Item 4, Planning Committee
Report: 17-016 (PED17160)
CM: October 11, 2017
Ward: 6

Bill No. 217

CITY OF HAMILTON

BY-LAW NO. 17-217

**To Adopt Official Plan Amendment No. 84 to the
Urban Hamilton Official Plan**

Respecting:

**820 Rymal Road East
(former City of Hamilton)**

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

1. Amendment No. 84 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 25th day of October, 2017.

F. Eisenberger
Mayor

R. Caterini
City Clerk

Urban Hamilton Official Plan Amendment No. 84

The following text, together with Appendix A, constitutes Official Plan Amendment 84 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to establish Urban Site Specific Policy Area UHN-21 for the lands located at 820 Rymal Road East, to permit a maximum of 14 townhouse dwelling units on a private condominium road having a minimum density of 37 units per hectare for the Medium Density Residential development within the Neighbourhoods designation.

2.0 Location:

The lands affected by this Amendment are known municipally as 820 Rymal Road East, in the former City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed Amendment is compatible with the existing and planned development in the immediate area.
- The proposal satisfies all characteristics and requirements of the medium density residential policies, save and except the prescribed residential density range.
- The proposed Amendment is consistent with the Provincial Policy Statement, 2014 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2017.

4.0 Actual Changes:

4.1 Text Changes:

Volume 3 – Special Policy Areas, Area Specific Policies and Site Specific Policies

4.1.1. Urban Hamilton Official Plan Volume 3 Chapter C – Urban Site Specific Policies is amended by adding a new site specific policy as follows:

"UHN-21 – Lands located at 820 Rymal Road East, former City of Hamilton

- a) Notwithstanding Volume 1, Policy E.3.5.7, for lands located at 820 Rymal Road East, a maximum of 14 townhouse dwelling units on a private condominium road, having a minimum density of 37 units per hectare, may also be permitted."

4.2 Mapping Changes

Volume 3: Map 2 – Urban Site Specifics Key Map

4.2.1 Urban Hamilton Official Plan Volume 3 – Map 2 – Urban Site Specific Key Map be amended by adding "UHN-21" to the subject lands, as shown on Appendix "A", attached to this amendment.

5.0 Implementation:

An implementing Zoning By-Law Amendment and Site Plan will give effect to the intended uses on the subject lands.


This is Schedule "1" to By-law No. 17-217 passed on the 25th day of October, 2017.

**The
City of Hamilton**

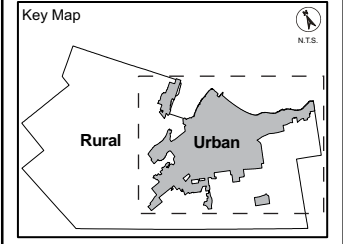
F. Eisenberger
MAYOR

R. Caterini
CITY CLERK

Appendix A
 APPROVED Amendment No. 84
 to the Urban Hamilton Official Plan

 Lands to be identified as Site Specific Policy Area UHN-21
 (820 Rymal Road East)

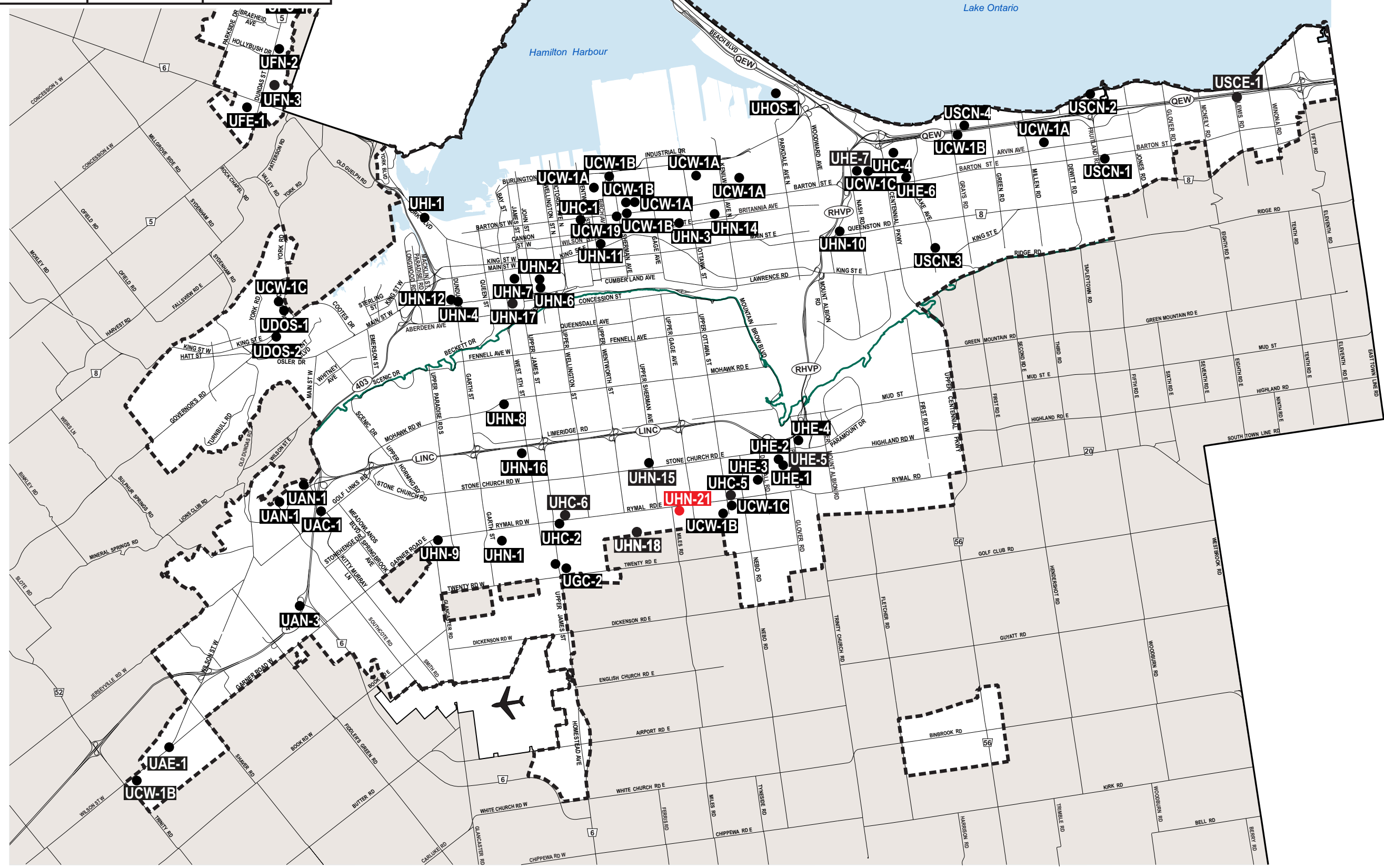
Date: October 2017
 Revised By: DB/NB
 Reference File No.: UHOPA-17-13



Note: For Rural Site Specific Areas, refer to Volume 3: Appendix A of the Rural Hamilton Official Plan.

APPEAL

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal – see illustration on Schedules E and E-1, Volume 1



Legend

- Site Specific Areas (SSA)
- U- Refers to Urban Site Specific Area #, Volume 3, Chapter B

Other Features

- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary

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

**Urban Hamilton Official Plan
 Volume 3: Map 2
 Urban Site Specific Key Map**

 Not To Scale

 Date: Sept. 11, 2017
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