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:
Schedule “1”

“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             R. Caterini
MAYOR                    CITY CLERK
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.