CITY OF HAMILTON

BY-LAW NO. 20-236

To Adopt:

Official Plan Amendment No. 140 to the
Urban Hamilton Official Plan

Respecting:

1912 Rymal Road East

(Glanbrook)

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

1. Amendment No. 140 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 11th day of November, 2020.

F. Eisenberger
Mayor

A. Holland
City Clerk
The following text, together with Appendix "A", Volume 2: Map B.5.2-1 – Land Use Plan, Rymal Road Secondary Plan attached hereto, constitutes Official Plan Amendment No. 140 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to redesignate the subject lands from “Low Density Residential 2h” to “Medium Density Residential 2c” in the Rymal Road Secondary Plan, to facilitate the development of a five storey, 92 unit multiple dwelling.

2.0 Location:

The lands affected by this Amendment are known municipally as 1912 Rymal Road East, in the former Town of Glanbrook.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposal provides for a compact infill form of development along a Secondary Corridor.

- The proposal will provide for new housing form in an area primarily comprised of single detached dwellings.

- The Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended.
4.0 **Actual Changes:**

4.1 **Volume 2 – Secondary Plans**

**Maps**

4.1.1 **Map**

a. That Volume 2: Map B.5.2-1 – Rymal Road Secondary Plan – Land Use Plan be amended by redesignating lands from “Low Density Residential 2h” to “Medium Density Residential 2c”, 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 Official Plan Amendment is Schedule “1” to By-law No. 20-236 passed on the 11th day of November, 2020.

The City of Hamilton

F. Eisenberger  
MAYOR

A. Holland  
CITY CLERK
Appendix A
APPROVED Amendment No. 140
to the Urban Hamilton Official Plan

Reference File No.: OPA-U-140(G)

Revised By: MS/NB

Date: November 4, 2020

Lands to be redesignated from "Low Density Residential 2h" to "Medium Density Residential 2c"

Legend
Residential Designations
- Low Density Residential 2g
- Low Density Residential 2h
- Medium Density Residential 2b
- Medium Density Residential 2c

Commercial and Mixed Use Designations
- Local Commercial
- Mixed Use - Medium Density
- District Commercial

Parks and Open Space Designations
- Parkette
- Neighbourhood Park

Other Designations
- Institutional
- Public Elementary School
- Separate Elementary School
- Public Secondary School
- Utility
- Storm Water Management

Other Features
- Area or Site Specific Policy
- Proposed Roads
- Secondary Plan Boundary

Urban Hamilton Official Plan
Rymal Road
Secondary Plan
Land Use Plan
Map B.5.2-1

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