

Authority: Item 7, Planning Committee
Report: 19-006 (PED19030)
CM: April 24, 2019
Ward: 9

Bill No. 082

CITY OF HAMILTON

BY-LAW NO. 19-082

To Adopt:

**Official Plan Amendment No. 121 to the
Urban Hamilton Official Plan**

Respecting:

**1809, 1817 and 1821 Rymal Road East,
Stoney Creek**

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

1. Amendment No. 121 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 24th day of April, 2019.

F. Eisenberger
Mayor

J. Pilon
Acting City Clerk

Urban Hamilton Official Plan Amendment No. 121

The following text, together with:

Appendix “A” – Volume 1, Schedule E-1 – Urban Land Use Designations; and,

Appendix “B” – Volume 2, Map B.7.7-1 – Trinity West Secondary Plan – Land Use Plan

attached hereto, constitutes Official Plan Amendment No. 121 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to amend the Urban Hamilton Official Plan and Trinity West Secondary Plan by redesignating a portion of the subject lands from “Mixed Use – Medium Density” to “Medium Density Residential 2”, incorporating additional lands within Site Specific Area C to permit the development of multiple dwellings and street townhouses having a minimum net residential density of 55 units per hectare, creating a new Site Specific Policy to apply to a portion of the subject lands to permit the development of multiple dwellings and street townhouses having a minimum net residential density of 50 units per hectare, and creating a new Site Specific Policy to apply to a portion of the subject lands to permit the development of multiple dwellings having a maximum net residential density of 170 units per hectare.

2.0 Location:

The lands affected by this Amendment are known municipally as 1809, 1817 and 1821 Rymal Road East, in the former City of Stoney Creek.

3.0 **Basis:**

The basis for permitting this Amendment is:

- The proposed development provides for a range of housing types within the Trinity West Secondary Plan and is supported by transportation and service infrastructure;
- The proposed development considers the impact of the Karst feature and surrounding buffer within the subject lands;
- The proposed development is in keeping with the character of the surrounding neighbourhood; and,
- 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 **Volume 1 – Parent Plan**

Schedules and Appendices

4.1.2 Schedule

- a. That Volume 1, Schedule E-1 – Urban Land Use Designations be amended by redesignating the subject lands as follows:
 - i) from “Arterial Commercial” to “Mixed Use – Medium Density”; and,
 - ii) from “Mixed Use – Medium Density” to “Neighbourhoods” ,as shown on Appendix “A”, attached to this Amendment.

4.2 Volume 2 – Secondary Plans

Text

4.2.1 Chapter B.7 – Stoney Creek Secondary Plans – Section B.7.7 – Trinity West Secondary Plan

- a. That Volume 2, Chapter B.7 – Stoney Creek Secondary Plans, Section B.7.7 – Trinity West Secondary Plan, Subsection B.7.7.13.4 – Site Specific Policy – Area C be amended by adding the words “1809, 1817, 1821 and” between the words “located at” and “1831 Rymal Road East”, so that the policy reads as follows:

“Site Specific Policy – Area C

B.7.7.13.4 Notwithstanding Policy B.7.7.3.6 b), for the lands designated Medium Density Residential 2, located at the north east corner of Upper Red Hill Valley Parkway and Soho Street, the minimum net residential density of development shall not be less than 55 units per net hectare.”

- b. That Volume 2, Chapter B-7 – Stoney Creek Secondary Plans, Section B.7.7 – Trinity West Secondary Plan be amended by adding a new Site Specific Policy, as follows:

“Site Specific Policy – Area E

B.7.7.13.6 Notwithstanding Policy B.7.7.3.6 b), for the lands located at the south east corner of Upper Red Hill Valley Parkway and Soho Street, designated Medium Density Residential 2 lands and identified as Site Specific Policy Area “E” on Map B.7.7-1 – Trinity West Secondary Plan: Land Use Plan,, the net residential density of development shall not be less than 50 units per hectare, and shall not exceed 75 units per hectare.”

- c. That Volume 2, Chapter B-7 – Stoney Creek Secondary Plans, Section B.7.7 – Trinity West Secondary Plan be amended by adding a new Site Specific Policy, as follows:

“Site Specific Policy – Area F

B.7.7.13.7 For the lands located at the south east corner of Upper Red Hill Valley Parkway and Highland Road West, designated “Medium Density Residential 3 and identified as Site Specific Policy Area “F”, on Map B.7.7-1 – Trinity West Secondary Plan: Land Use Plan,” the following policy shall apply”

- a) Notwithstanding Section E.3.5.8 of Volume 1, the maximum height shall be 32.0 metres or eight storeys, whichever is less; and,
- b) Notwithstanding Policy B.7.7.3.7 a), the net residential density of development shall be greater than 75 units per hectare, and shall not exceed 170 units per hectare.”

Maps

4.2.2 Map

- a. That Volume 2, Map B. 7.7-1 – Trinity West Secondary Plan – Land Use Plan be amended by:
 - i) redesignating lands from “Mixed Use – Medium Density” to “Medium Density Residential 2”;
 - ii) deleting the proposed road and redesignating lands from “Low Density Residential 2” to “Medium Density Residential 2”;
 - iii) identifying portions of the subject lands as Site Specific Policy Area “C”;
 - iv) identifying portions of the subject lands as Site Specific Policy Area “E”;
and,
 - v) identifying portions of the subject lands as Site Specific Policy Area “F” ,as shown on Appendix “B”, attached to this Amendment.

5.0 Implementation:

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

This Official Plan Amendment is Schedule "1" to By-law No. 19-082 passed on the 24th day of April 2019.

**The
City of Hamilton**

F. Eisenberger
MAYOR

J. Pilon
ACTING CITY CLERK

Appendix A
APPROVED Amendment No.121
 to the Urban Hamilton Official Plan

- Lands to be redesignated from "Arterial Commercial" to "Mixed Use - Medium Density"
- Lands to be redesignated from "Mixed Use - Medium Density" to "Neighbourhoods"

Date:
 April 17, 2019

Revised By:
 YR/NB

Reference File No.:
 OPA-U-121(S)

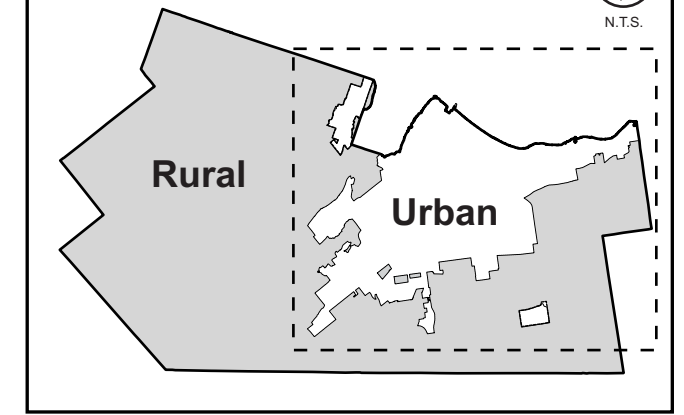
APPEALS

----- 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.

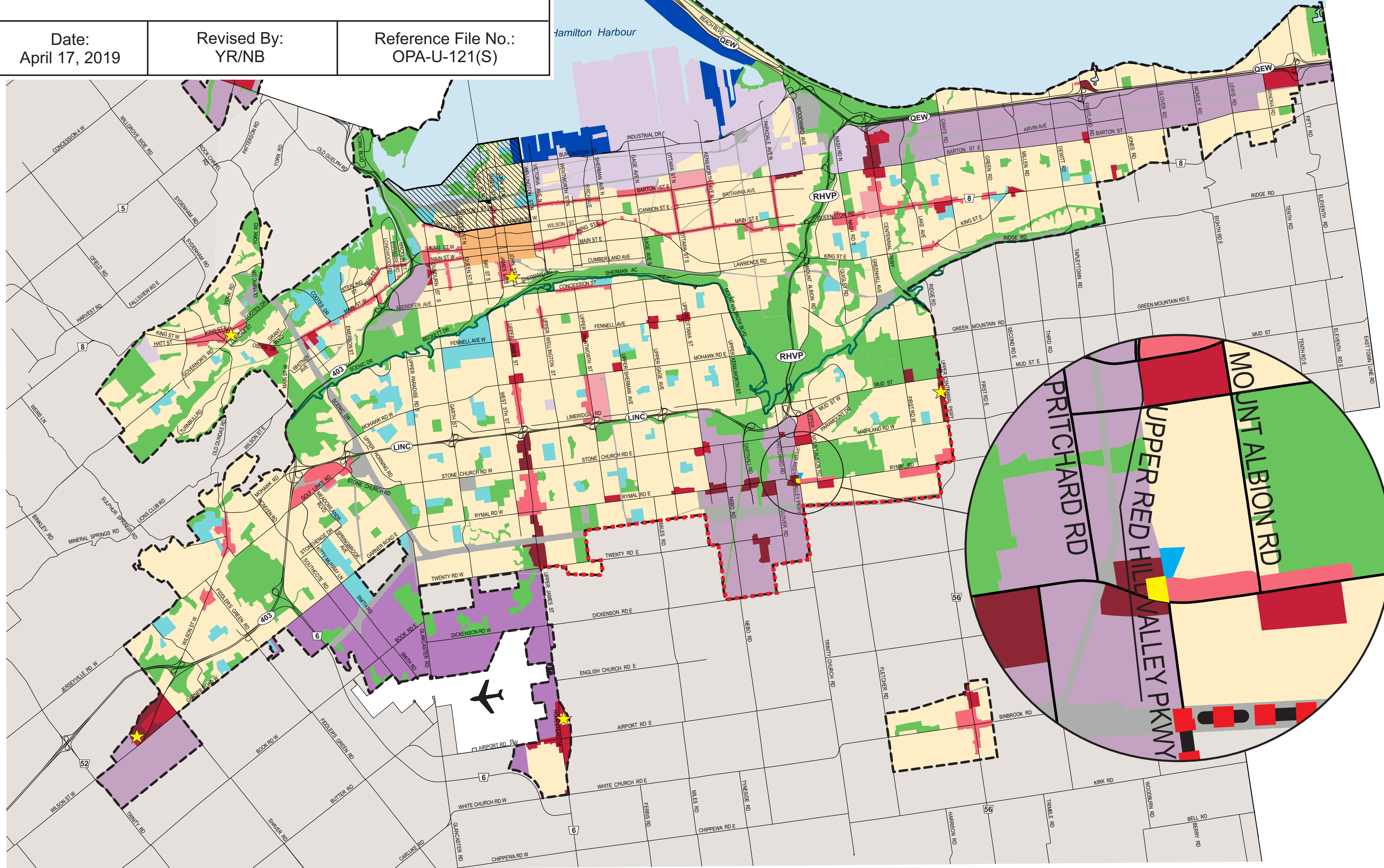
UHOA NO. 69 APPEALS - PL171450

- ★ - 71 Main Street West and 10 Baldwin Street, Appellant # 8
- 3011 Homestead Drive (Glanbrook), Appellant # 4
- Certain Lands between Wilson Street West and south and north of Portia Drive (Ancaster), Appellant # 15
- 221-225 John Street South and 70-78 Young Street (Hamilton), Appellant # 20
- 237 Upper Centennial Parkway (Stoney Creek), Appellant # 14

Key Map



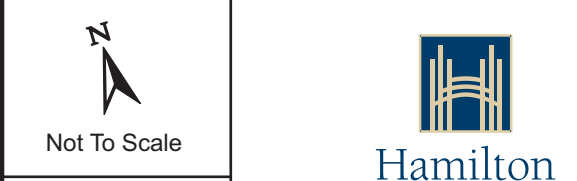
Note: For Rural Land Use Designations, refer to Schedule D of the Rural Hamilton Official Plan.



- Neighbourhoods
 - Open Space
 - Institutional
 - Utility
- Commercial and Mixed Use Designations**
- Downtown Mixed Use Area
 - Mixed Use - High Density
 - Mixed Use - Medium Density
 - District Commercial
 - Arterial Commercial
- Employment Area Designations**
- Industrial Land
 - Business Park
 - Airport Employment Growth District
 - Shipping & Navigation
- 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 E-1
Urban Land Use Designations



Not To Scale
 Date: Nov. 26, 2018

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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Appendix B
Approved Amendment No. 121
to the Urban Hamilton Official Plan

- Lands to be redesignated from "Mixed Use - Medium Density" to "Medium Density Residential 2"
 - Delete Proposed Roads and lands to be redesignated from "Low Density Residential 2" to "Medium Density Residential 2"
 - C Lands to be identified as Site Specific Policy Area "C"
 - E Lands to be identified as Site Specific Policy Area "E"
 - F Lands to be identified as Site Specific Policy Area "F"
- (1809, 1817 & 1821 Rymal Rd. E., Stoney Creek)

Date:
April 17, 2019

Revised By:
YR/NB

Reference File No.:
OPA-U-121(S)

Legend

Residential Designations

- Low Density Residential 1
- Low Density Residential 2
- Medium Density Residential 2
- Medium Density Residential 3

Parks and Open Space Designations

- Neighbourhood Park
- General Open Space
- Natural Open Space

Other Designations

- Mixed Use - Medium Density
- Utility
- SWM** Storm Water Management

Other Features

- Area or Site Specific Policy
- Road Closure
- Trail Links
- Proposed Roads
- Secondary Plan Boundary

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

Urban Hamilton Official Plan
Trinity West Secondary Plan
Land Use Plan
Map B.7.7-1

