

**Authority:** Item 1, Planning Committee Report 24-008 (PED24099)  
CM: June 12, 2024 Ward: 9  
Written approval for this by-law was given by Mayoral Decision MDE-2024-14  
Dated June 12, 2024

**Bill No. 088**

**CITY OF HAMILTON**  
**BY-LAW NO. 24-088**

**To Amend Zoning By-law No. 05-200 with Respect to Lands Located at 1866  
Rymal Road East, Glanbrook**

**WHEREAS** Council approved Item 1 of Report 24-008 of the Planning Committee, at its meeting held on June 12, 2024;

**AND WHEREAS** this By-law conforms with the Urban Hamilton Official Plan upon adoption of Official Plan Amendment No. 212;

**NOW THEREFORE** Council amends Zoning By-law No. 05-200 as follows:

1. That Schedule “A” – Zoning Maps, Map No. 1593 is amended by changing the zoning from the Community Commercial (C3) Zone to the Mixed Use Medium Density (C5, 895, H175) Zone, for the lands known as 1866 Rymal Road East, the extent, and boundaries of which are shown on Schedule “A” to this By-law.
2. That Schedule “C”: Special Exceptions is amended by adding the following new Special Exception:

“895. Within the lands zoned Mixed Use Medium Density (C5) Zone, identified on Map No. 1593 of Schedule “A” – Zoning Maps and described as 1866 Rymal Road East, Glanbrook the following special provisions shall apply:

- a) Notwithstanding Section 10.5.4, for the purposes of Special Exception 895, a Retirement Home shall be permitted in accordance with Section 10.5.3 and the following amendments.
- b) Notwithstanding Section 10.5.1, only the following uses shall be permitted: Artist Studio, Catering Service, Commercial School, Craftsperson Shop, Day Nursery, Dwelling Units(s), Emergency Shelter, Financial Establishment, Laboratory, Lodging House, Medical Clinic, Microbrewery, Multiple Dwelling, Office, Personal

Services, Place of Worship, Repair Service, Residential Care Facility, Restaurant, Retail, Retirement Home, Social Services Establishment, Tradesperson's Shop, Urban Farmers Market, and Veterinary Service.

- c) In addition to Section 10.5.1.1, the following uses shall only be permitted on the ground floor of a mixed use building: Artist Studio, Catering Service, Commercial School, Craftsperson Shop, Day Nursery, Financial Establishment, Laboratory, Medical Clinic, Microbrewery, Office, Personal Services, Place of Worship, Repair Service, Restaurant, Retail, Social Services Establishment, Tradesperson's Shop, Urban Farmers Market, and Veterinary Service.
- d) In addition to Section 10.5.3, and notwithstanding Sections 10.5.3 b), c), d) ii), d) iii), g) vii) 1., and i), the following regulations shall apply:
- i) Minimum Rear Yard 14.0 metres.
  - ii) Minimum Interior Side Yard 14.0 metres, except 17.0 metres for any portion of a building greater than 18.5 metres in height; 18.5 metres for any portion of a building greater than 22.0 metres in height; and, 20.0 metres for any portion of a building greater than 25.5 metres in height.
  - iii) Maximum Building Height 29.0 metres.
  - iv) Principal Entrance A minimum of one principal entrance shall be provided along the Rymal Road East façade.
  - v) Planting Strip
    - A) A minimum 3.0 metre wide Planting Strip shall be provided and maintained along a side lot line; and,
    - B) A minimum 1.5 metre wide Planting Strip shall be provided and maintained along a rear lot line.
  - vi) Minimum Density 60 units per net residential hectare.

vii) Maximum Density 360 units per net residential hectare.

3. That Schedule “D” – Holding Provisions be amended by adding the additional Holding Provision as follows:

“175. Notwithstanding Section 10.5 of this By-law, within land zoned Mixed Use Medium Density (C5, 895) Zone, identified on Map No. 1593 of Schedule “A” – Zoning Maps and described as 1866 Rymal Road East, Glanbrook, no development shall be permitted until such time as:

- a) That the owner submit and receive approval of an updated Transportation Impact Study, prepared by a qualified Professional Traffic Engineer, to the satisfaction of the Director of Transportation Planning and Parking;
- b) That the owner submit and receive approval of a Neighbourhood Traffic Calming Options Report, to the satisfaction of the Director of Transportation Planning and Parking; and,
- c) That the owner submit and receive approval of a Roadway Development Safety Audit, to the satisfaction of the Director of Transportation Planning and Parking.”

4. That no building or structure shall be erected, altered, extended, or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the provisions of the Mixed Use Medium Density (C5, 895, H175) Zone, subject to the special requirements referred to in Section Nos. 2 and 3 of this By-law.

5. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the *Planning Act*.

**PASSED** this 12<sup>th</sup> day of June, 2024.

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A. Horwath  
Mayor

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J. Pilon  
Acting City Clerk



This is Schedule "A" to By-law No. 24- Passed the ..... day of ....., 2024	----- Mayor ----- Clerk
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<h2 style="margin: 0;">Schedule 'A'</h2> <p style="margin: 5px 0;">Map forming part of By-law No. 24-_____</p> <p style="margin: 5px 0;">to Amend By-law No. 05-200 Map 1593</p>	<p><b>Subject Property</b> 1866 Rymal Road East</p> <p> Change in Zoning from the Community Commercial (C3) Zone to the Mixed Use Medium Density (C5, 895, H175) Zone</p>
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<b>Scale:</b> N.T.S.	<b>File Name/Number:</b> ZAC-24-006 & UHOPA-24-002	
<b>Date:</b> April 18, 2024	<b>Planner/Technician:</b> MM/AL	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		