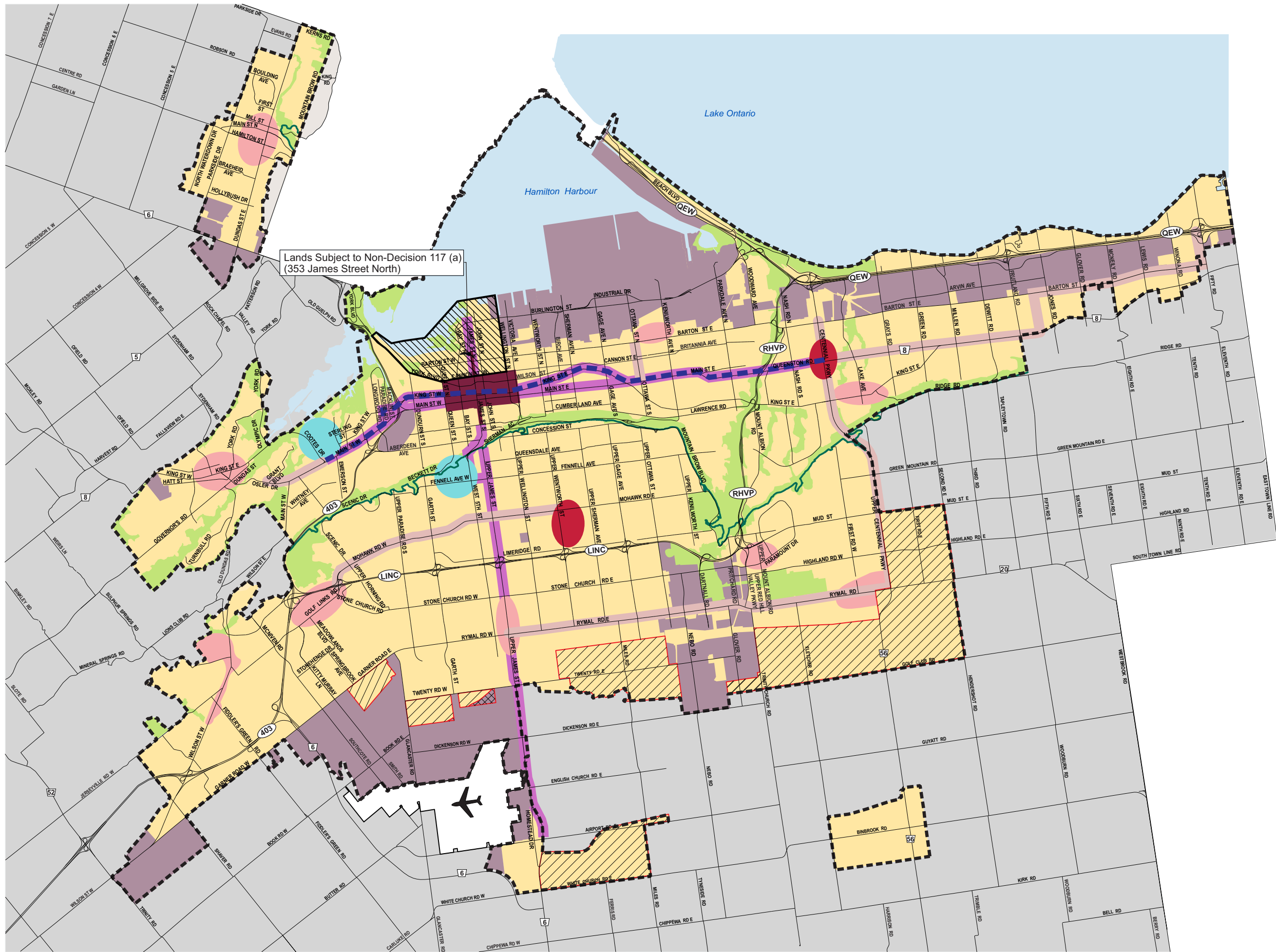


## **Appendix E**

### **Socio-Economic Existing Conditions Background Information**



**Legend**  
**Urban Structure Elements**

- Neighbourhoods
- Employment Areas
- Major Activity Centres
- Major Open Space
- Urban Expansion Area - Neighbourhoods
- Urban Expansion Area - Employment

- Nodes**
- Downtown Urban Growth Centre
  - Sub Regional Service
  - Community

- Corridors**
- Primary
  - Secondary
  - Priority Transit Corridor

- 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**  
**Urban Structure**



Not To Scale

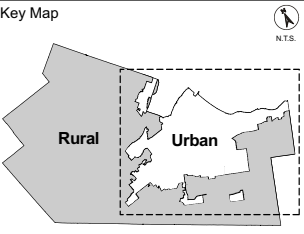
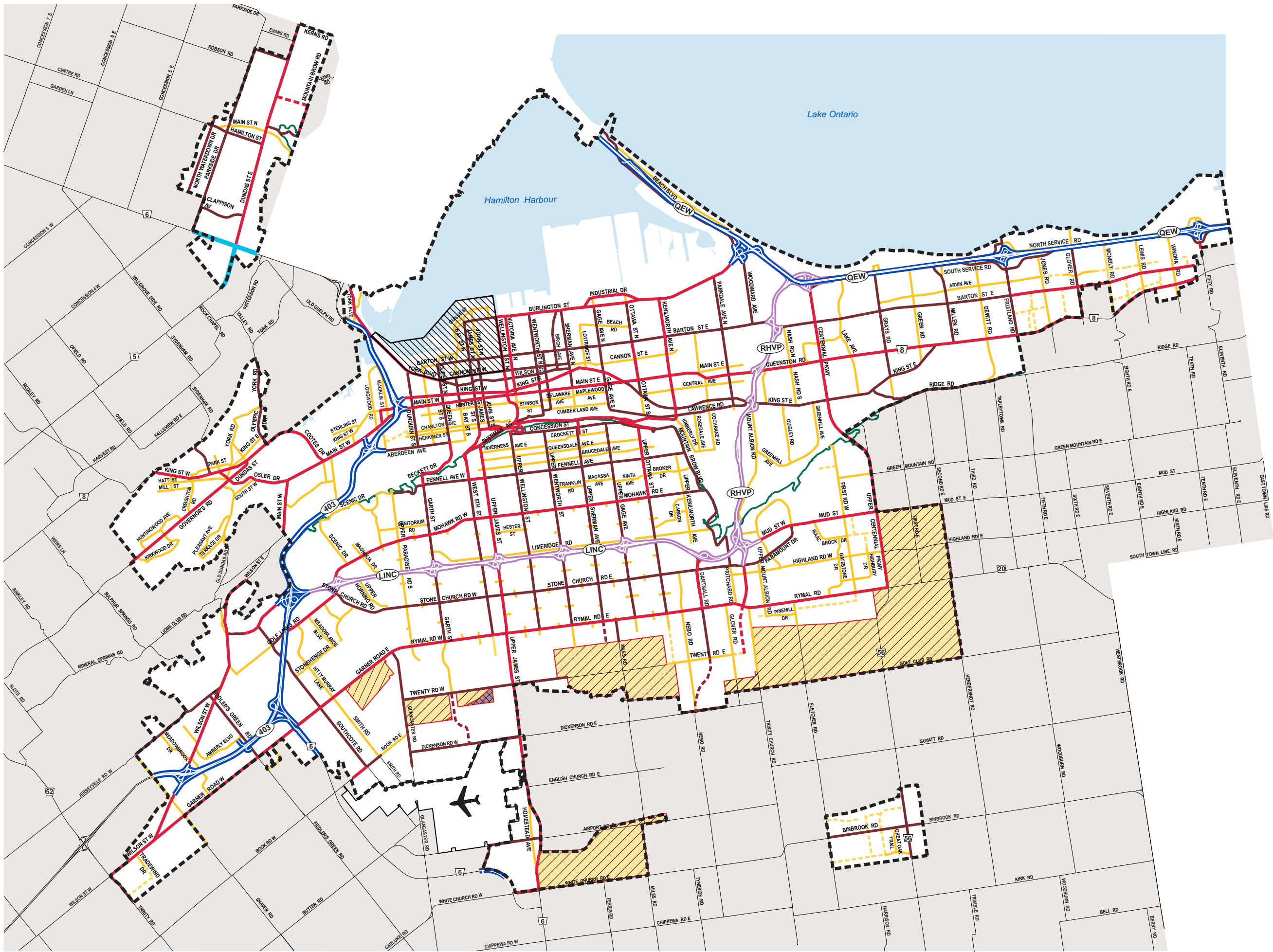


Hamilton

Date: Nov. 2022

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

© Teranet Land Information Services Inc. and its licensors. [2009]  
May Not be Reproduced without Permission. THIS IS NOT A PLAN OF SURVEY



**Note:** For Rural Functional Road Classification, refer to Schedule C-1 (future amendment).

**Legend**

- Urban Expansion Area - Neighbourhoods
- Urban Expansion Area - Employment
- Major Arterial
- Minor Arterial
- Collector
- Provincial Highway (Controlled Access)
- Provincial Highway
- Parkway

**Proposed Roads**

- Major Arterial
- Minor Arterial
- Collector

**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

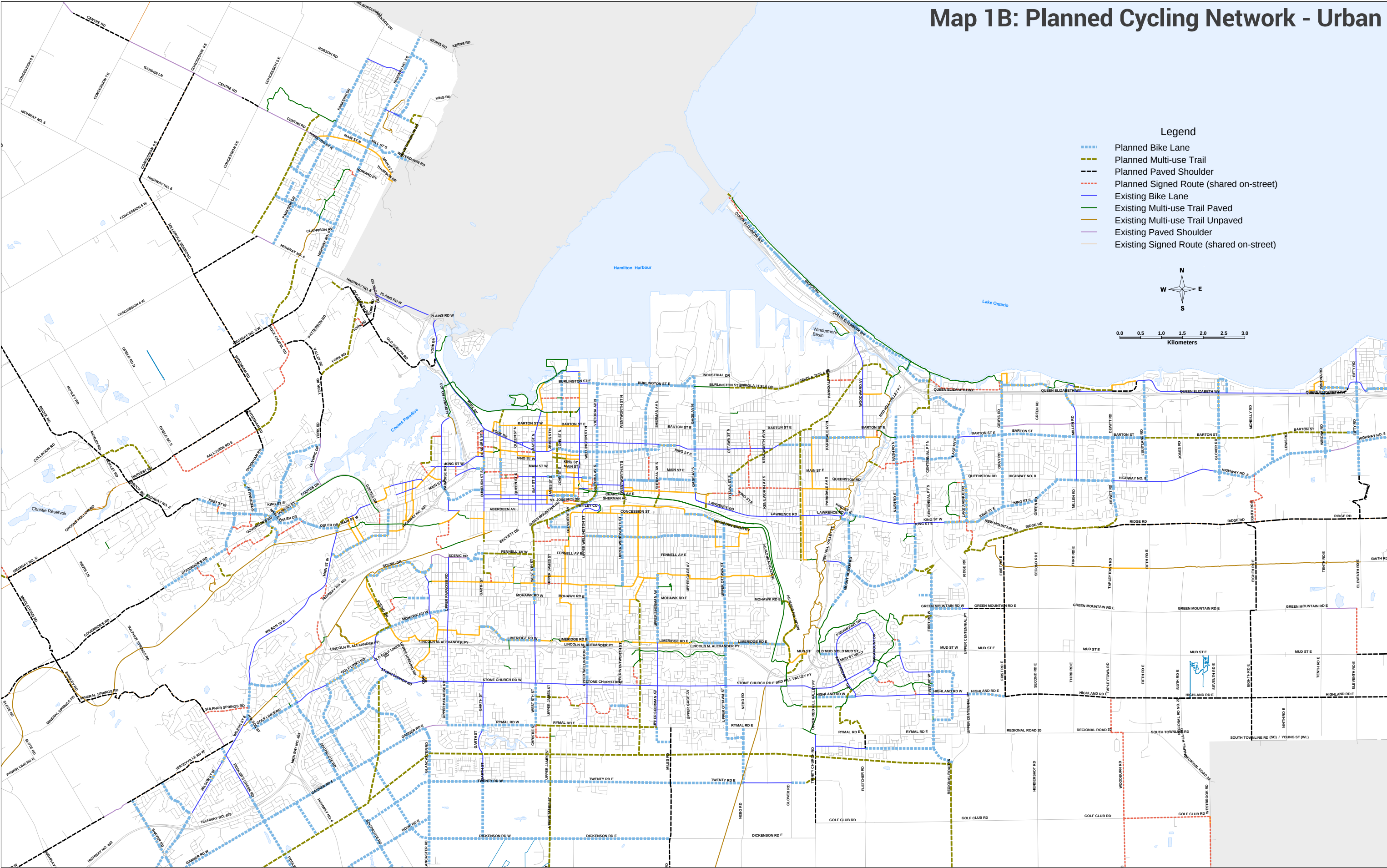
**Urban Hamilton Official Plan  
Schedule C  
Functional Road Classification**

Date: Nov. 2022

**PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT**

© Teranel Land Information Services Inc. and its licensors. [2009]  
May Not be Reproduced without Permission. THIS IS NOT A PLAN OF SURVEY

# Map 1B: Planned Cycling Network - Urban



# Map 2: Rapid Transit Map & Inter-Regional Connections

Legend

- Future Regional Express Bus

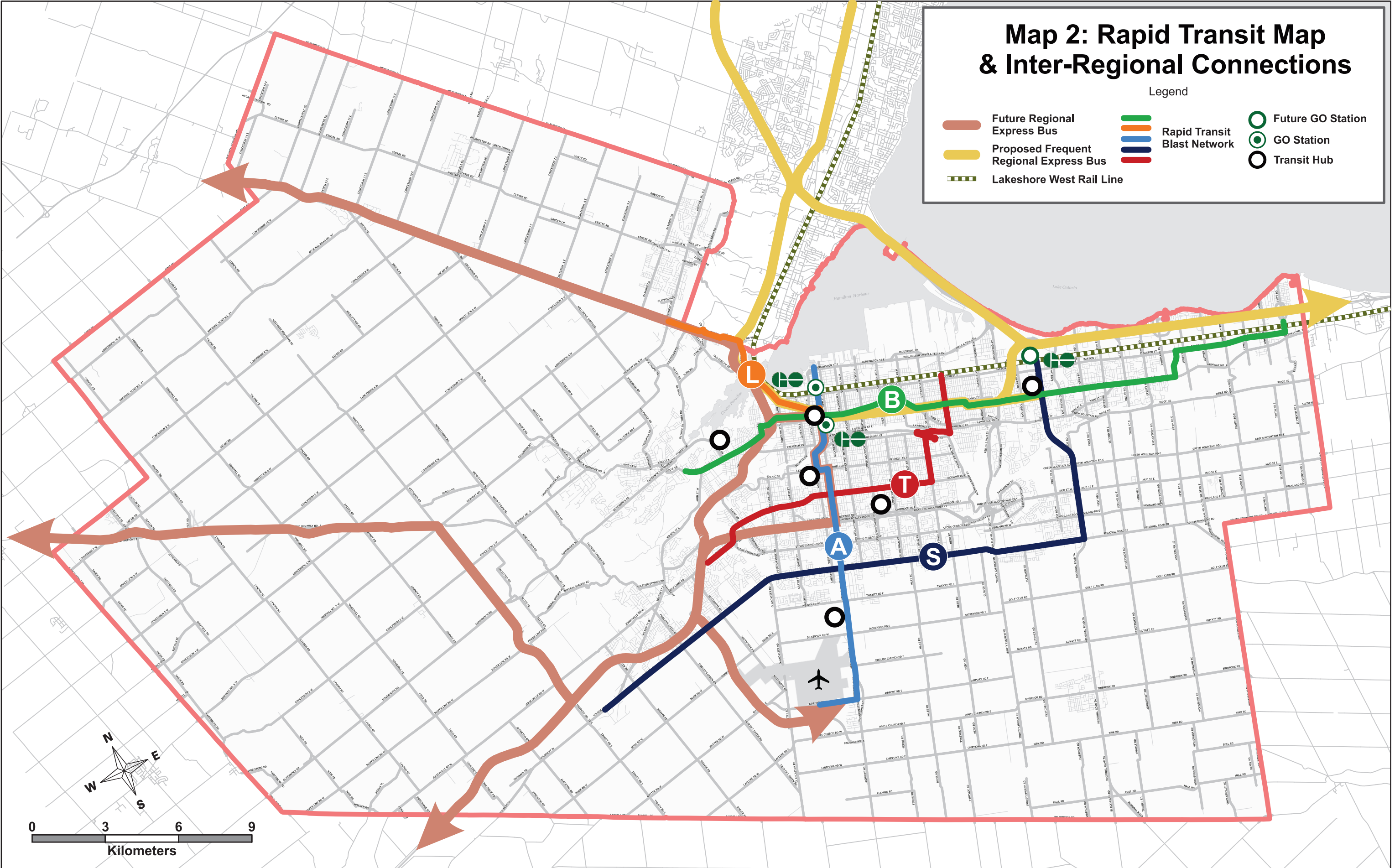
Proposed Frequent Regional Express Bus

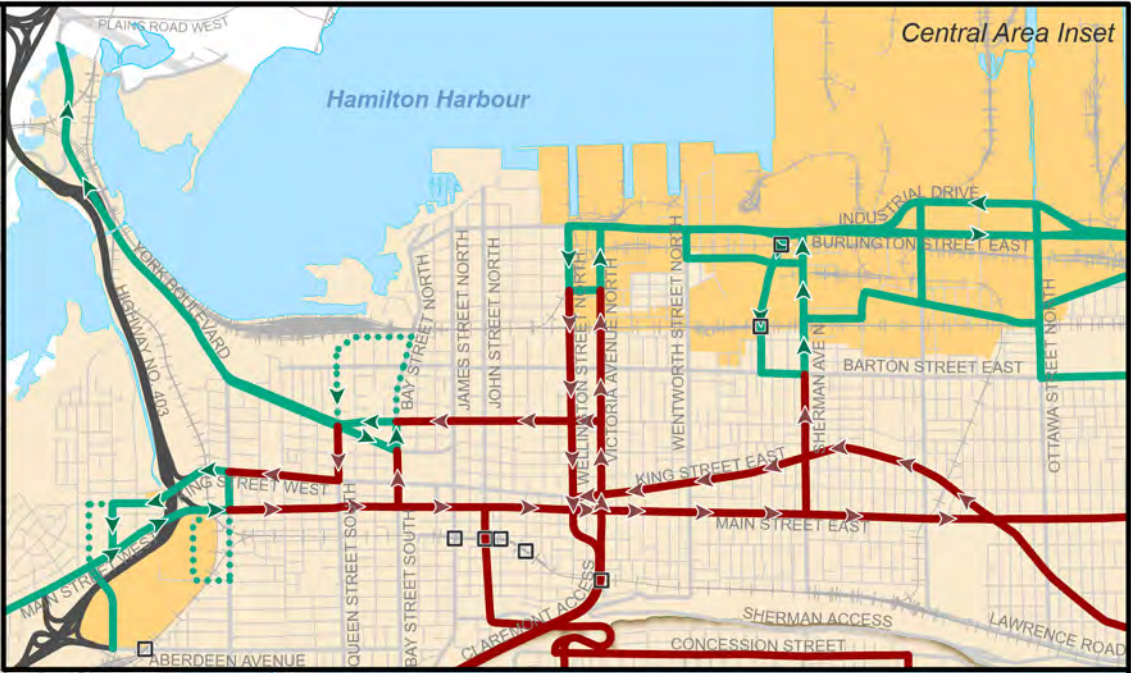
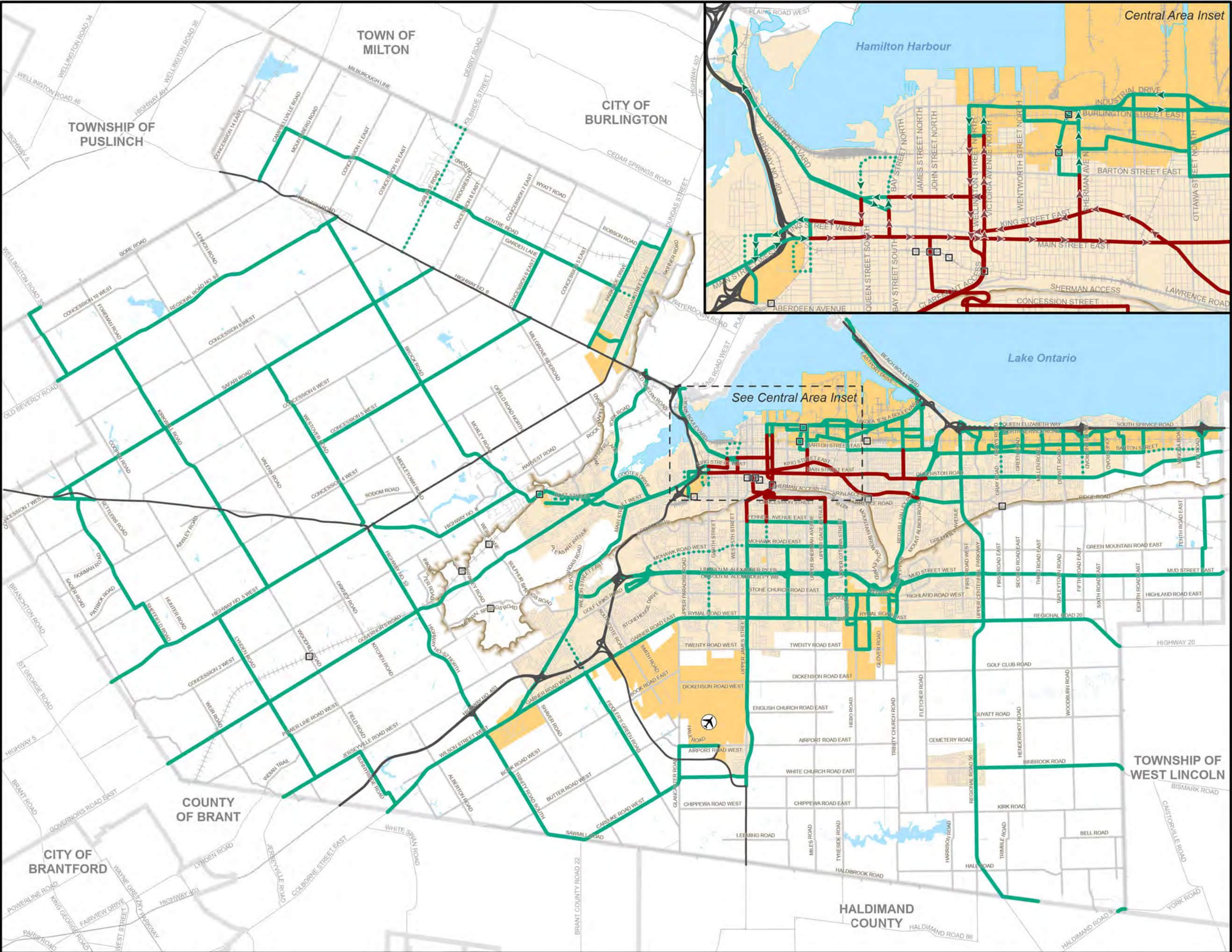
Lakeshore West Rail Line
- Rapid Transit Blast Network

Future GO Station

GO Station

Transit Hub





# HAMILTON TRUCK ROUTE MASTER PLAN

## Truck Route Network

**Truck Routes**

- Full-Time (Provincial Highway)
- Full-Time
- Daytime Only (7am - 7pm)
- Max 4 Axles
- Low Clearance Bridge
- Employment / Business Area

**Base Information**

- Major Arterial Road
- Minor Arterial Road
- Collector Road
- Local Road
- Escarpment
- Urban Area

0 3.5 7 km

RYMAL ROAD, HAMILTON, ON

RYMAL ROAD  
LAND USE - FIGURE 1

Data Limit 350m Buffer

Hamilton Open Data

Bikeway

Road Class

Collector or Arterial Road

Local Road

Park

Land Use

Commercial

Institutional

Office

Open Space

Residential

Transportation and Utility

Vacant Land

LIO Base Data

Watercourse

Water Body

SCALE 1:3,000

0 40 80 160 m



MAP DRAWING INFORMATION:  
Basedata provided by MNR/LIO. City of Hamilton Open Data Portal,  
Imagery from ESRI basemap

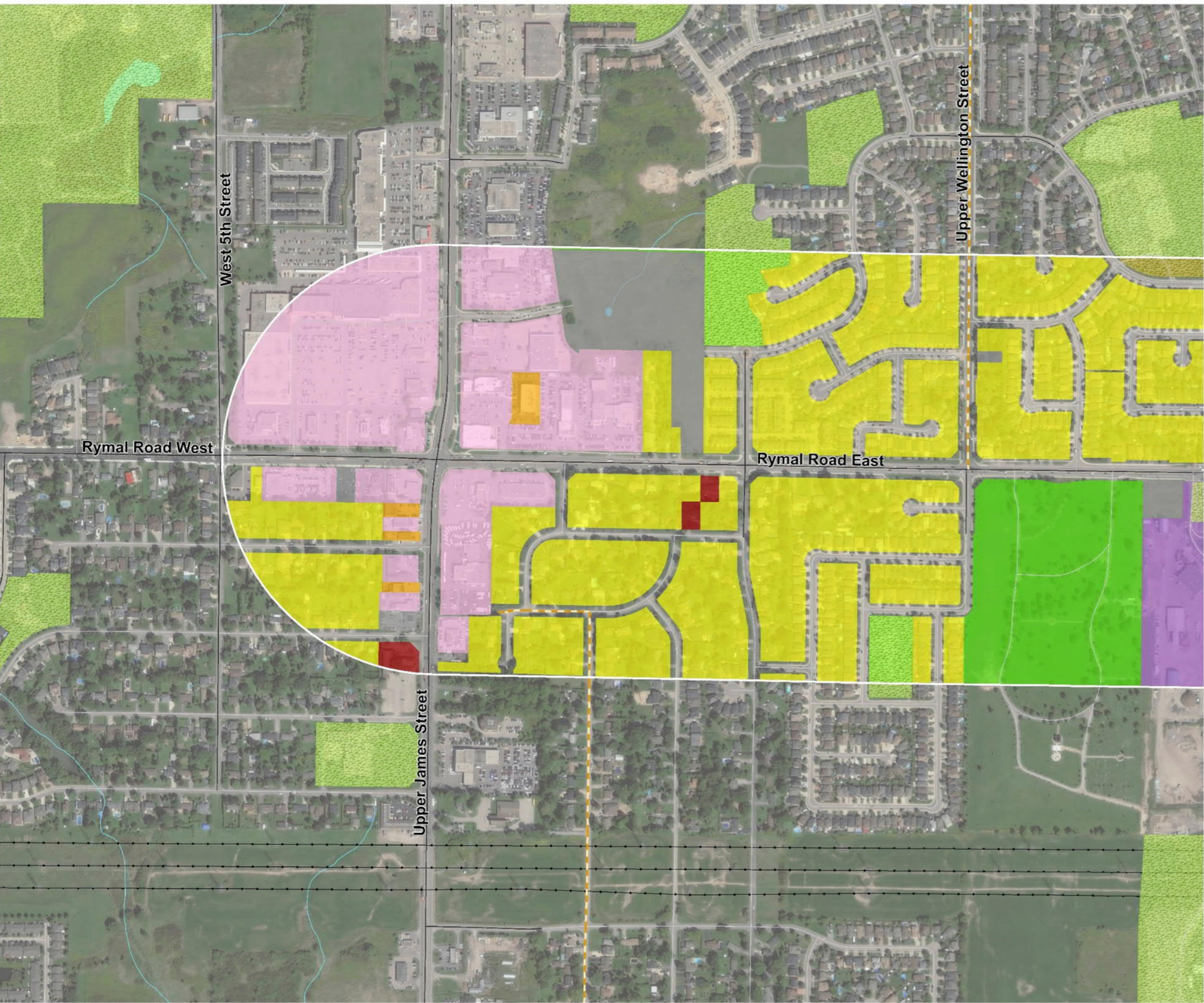
MAP CREATED BY: LMM  
MAP CHECKED BY: -  
MAP PROJECTION: NAD 1983 CSRS UTM Zone 17N

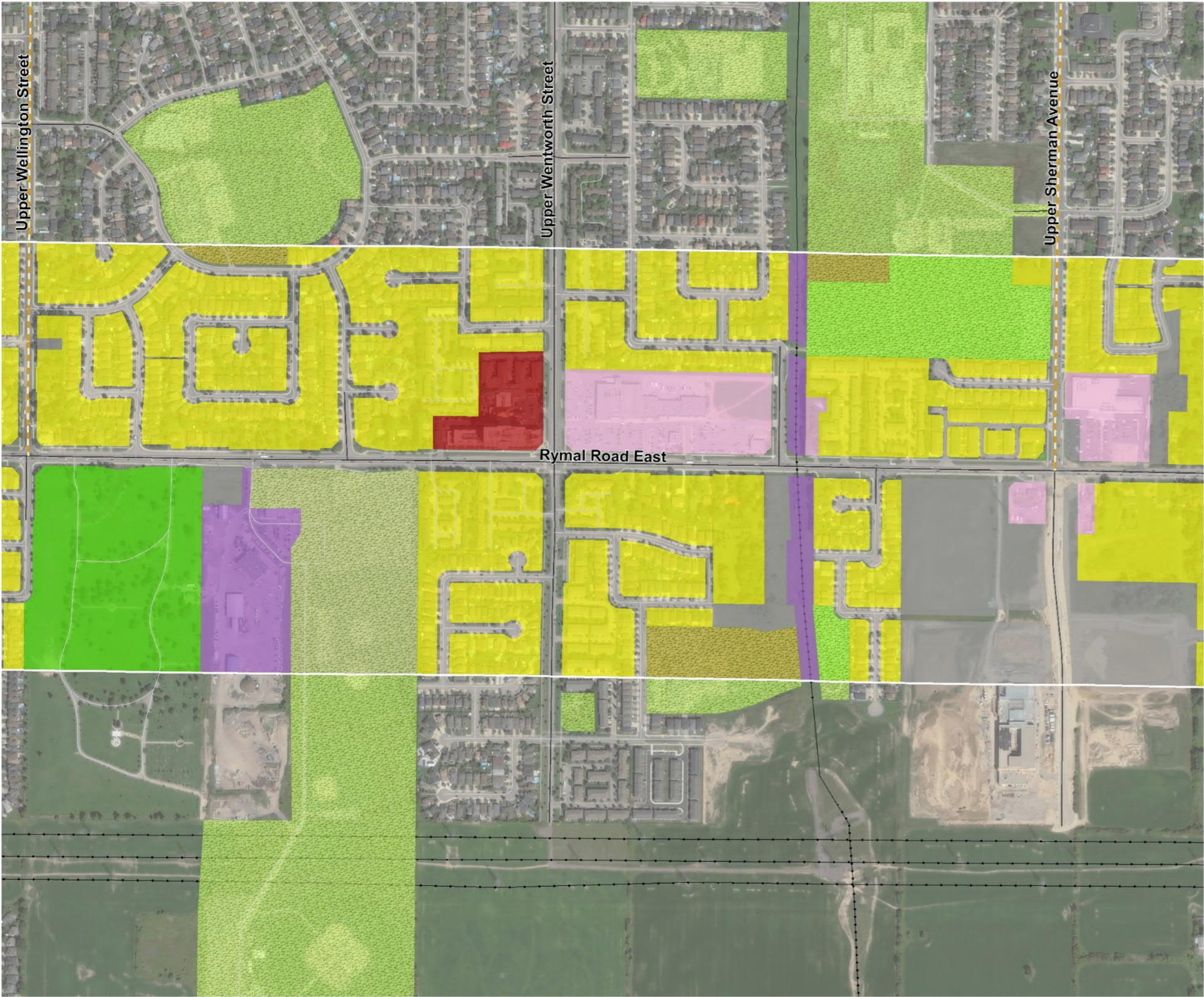


PROJECT: 20-3410

STATUS: DRAFT

DATE: 2022-05-25





RYMAL ROAD, HAMILTON, ON

RYMAL ROAD  
LAND USE - FIGURE 2

Data Limit 350m Buffer

Hamilton Open Data

Bikeway

Road Class

Collector or Arterial Road

Local Road

Park

Land Use

Commercial

Institutional

Open Space

Residential

Transportation and Utility

Vacant Land

LIO Base Data

Utilitiy Line

Watercourse

SCALE 1:3,000  
0 40 80 160 m

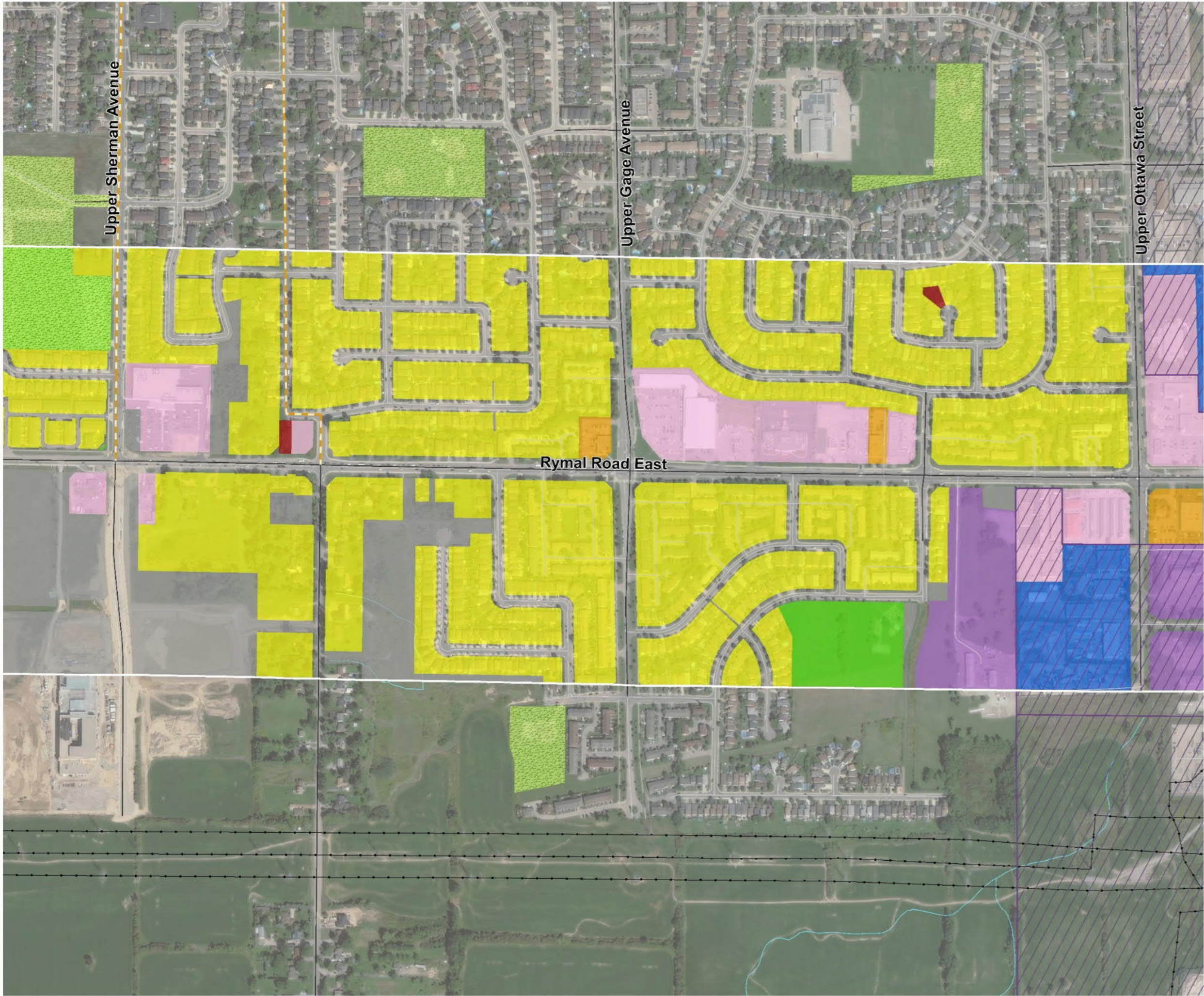


MAP DRAWING INFORMATION:  
Basedata provided by MNR/LIO, City of Hamilton Open Data Portal,  
Imagery from ESRI basemap

MAP CREATED BY: LMM  
MAP CHECKED BY: -  
MAP PROJECTION: NAD 1983 CSRS UTM Zone 17N



PROJECT: 20-3410  
STATUS: DRAFT  
DATE: 2022-05-25



RYMAL ROAD, HAMILTON, ON

RYMAL ROAD  
LAND USE - FIGURE 3

Data Limit 350m Buffer

Hamilton Open Data

Bikeway

Road Class

Collector or Arterial Road

Local Road

Park

Empolymnt Land

Land Use

Commercial

Industrial

Institutional

Office

Open Space

Residential

Transportation and Utility

Vacant Land

LIO Base Data

Utliitiy Line

Watercourse

SCALE 1:3,000

0 40 80 160 m



MAP DRAWING INFORMATION:  
Basedata provided by MNR/LIO. City of Hamilton Open Data Portal,  
Imagery from ESRI basemap

MAP CREATED BY: LMM  
MAP CHECKED BY: -  
MAP PROJECTION: NAD 1983 CSRS UTM Zone 17N



PROJECT: 20-3410  
STATUS: DRAFT  
DATE: 2022-05-25

RYMAL ROAD, HAMILTON, ON

RYMAL ROAD  
LAND USE - FIGURE 4

Data Limit 350m Buffer

Hamilton Open Data

Bikeway

Road Class

Collector or Arterial Road

Local Road

Park

Empolymnt Land

Land Use

Commercial

Industrial

Institutional

Office

Open Space

Residential

Transportation and Utility

Vacant Land

LIO Base Data

Watercourse

SCALE 1:3,000

0 40 80 160 m



MAP DRAWING INFORMATION:  
Basedata provided by MNR/LIO. City of Hamilton Open Data Portal,  
Imagery from ESRI basemap

MAP CREATED BY: LMM  
MAP CHECKED BY: -  
MAP PROJECTION: NAD 1983 CSRS UTM Zone 17N



PROJECT: 20-3410

STATUS: DRAFT

DATE: 2022-05-25

Upper Ottawa Street

Rymal Road East

Dartnall Road

Glover Road

**Appendix B - Table 1**  
**Rymal Road Class EA - Socio-Economic Existing Conditions - Inventory of Development Applications**

Current as of: November 4, 2020

| Application #                                    | Application Type         | Municipal Address        | Description of Planned Development                                                                                                                                      | Notes                                                                                                                               |
|--------------------------------------------------|--------------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| PSR-17-133 & DA-18-030                           | Land Division/Site Plans | 1324 Rymal Rd E          | Petro-Can Station, Car wash, C-Store convenience, A&W                                                                                                                   | Temporarily used for asphalt processing plant for paving Red Hill Expressway                                                        |
| PSR-17-038 & DA-17-187                           | Land Division/Site Plans | 385 Nebo Road at Rymal   | Large Commercial Plaza (13,935 sq.m.)=car service stn, drive-thru restaurant, stand alone restaurant, retail units, office units, medical clinic, building supply store | Nebo Shopping Centre = Large land block between Nebo Rd and Trail.                                                                  |
| DA-18-189                                        | Site Plans               | 16 Broughton Ave         | 3-storey secondary school (12,239 sq.m.) for French Public and Separate School Boards (Broughton Ave School)                                                            | Entry from Rymal Road E onto Grayrocks Avenue.<br>(potential needs: stoplight/pedestrian/bus shelter)                               |
| DA-18-123                                        | Site Plans               | 820 Rymal Rd E           | Condo-14 townhouses - 35 parking spaces                                                                                                                                 | Showcase structure only as seen on Google Oct 2018.                                                                                 |
|                                                  |                          | 809 Rymal Rd E           | Large empty Lot                                                                                                                                                         | No curb cut on Google Oct 2018.                                                                                                     |
| DA-10-067                                        | Site Plans               | 738 Rymal Rd E           | 2-storey mixed use-commercial on ground floor/res above with associated parking (assuming 2 units)                                                                      | Large empty lot at corner of Rymal Rd E, Eva St and Eleanor Ave.                                                                    |
| ZAR-19-026                                       | Zoning Amendment         | 18 Miles Rd              | 4 single detached dwellings                                                                                                                                             | Just behind house on corner of Rymal Rd E and Miles Rd (across from Eva St)                                                         |
| DA-18-211                                        | Devpt Application        | 620 Rymal Rd E           | Church (3,094 sq.m.) + priest house (375.6 sq.m.)                                                                                                                       | Vacant on Google June 2019.                                                                                                         |
| DA-16-103/ZAC-14-033 /ZAH-16-032                 | Land Div/Site Plans      | 640 Rymal Rd E           | Nora Frances Henderson Secondary School including parking 291 spaces                                                                                                    | Vacant + new road construction from Rymal Rd E on Google June 2019.                                                                 |
| HM/B-15:111                                      | Land Division            | 662 Rymal Rd E           | Future residential subdivision                                                                                                                                          | Vacant + new road construction from Rymal Rd E on Google June 2019.                                                                 |
|                                                  |                          | 705 Rymal Rd E           | Large empty Lot                                                                                                                                                         | Beside No Frills Grocery Store. Potential for numerous housing units, or drainage area?                                             |
| UHOA-20-021/ ZAC-20-037                          | Zoning Amendment         | 544-550 Rymal Rd E       | 8 singles, 10 townhouses, 69 stacked towns, 203 apts = total 290 units plus parking                                                                                     | South side beside the Hydro ROW                                                                                                     |
| DA-20-009                                        | Devpt Application        | 333 Rymal Rd E           | 3-storey, 21 units, 26 parking spaces                                                                                                                                   | with proposed in-ground garbage system                                                                                              |
| HM/B-12:01/ ZAC-19-056                           | Land Division/Zoning A   | 140 Rymal Rd E           | 3-storey Mixed use=commercial ground floor (607.5 sq.m.)+10 units above+parking                                                                                         | Corner of Rymal Rd E and Springside Dr.                                                                                             |
|                                                  |                          | 100 Rymal Rd E           | Very large empty lot that wraps around back of other properties                                                                                                         | Can join up with Delta Drive (off Upper James St). Google June 2019 shows two houses for sale between empty lot and Jeep dealership |
| <b>Other Notable Development in Vicinity</b>     |                          |                          |                                                                                                                                                                         |                                                                                                                                     |
| UHOA-20-020/011                                  | OP Amendment             | 555 Glancaster Rd        | Proposed 2,450 units                                                                                                                                                    | Urban Boundary move (south side of Twenty Rd West)                                                                                  |
| RHOA-20-022                                      | OP Amendment             | 9285,9445,9511 Twenty Rd | Future residential subdivision                                                                                                                                          | Urban Boundary move                                                                                                                 |
| <b>Other Notable Features or Traffic Related</b> |                          |                          |                                                                                                                                                                         |                                                                                                                                     |
|                                                  |                          | 1307 Rymal Rd E          | St George's Anglican Cemetery, Hannon                                                                                                                                   | Small, unpaved entrance/roadway (Opened 1835 - still available for burial)                                                          |
|                                                  |                          | 1300/1301 Rymal Rd E     | Rails to Trails unimproved trail (former Hamilton and Lake Erie Railroad Line) circa 1920                                                                               | (west of St. George's Anglican Cemetery) with barriers                                                                              |
|                                                  |                          | 947 Rymal Rd E           | Bay Gardens Funeral Home                                                                                                                                                | Large facility                                                                                                                      |
|                                                  |                          | 556 Rymal Rd E           | Large Hydro Corridor N-S                                                                                                                                                | Used as a Trail                                                                                                                     |
|                                                  |                          | 505 Rymal Rd E           | Rymal Square Shopping Centre                                                                                                                                            |                                                                                                                                     |
| ZAC-16-074                                       | Zoning Amendment         | 389-426 Rymal Rd E       | Schlegel Villages Inc. Long-Term Retirement Facility                                                                                                                    | Recent build - 10-storeys w parking                                                                                                 |
|                                                  |                          | 372 Rymal Rd E           | Police Station                                                                                                                                                          | Recent build - w parking (maintaining access during constn)                                                                         |
|                                                  |                          | 352-356 Rymal Rd E       | Large YMCA facility                                                                                                                                                     | Recent build - w parking (maintaining access during constn)                                                                         |
|                                                  |                          | 291 Rymal Rd E           | Agricultural Lands with barns (potential development)                                                                                                                   | Google June 2019 shows fenced off at Rymal Rd E and site unused.                                                                    |
|                                                  |                          | 287 Rymal Rd E           | Mount Hamilton Cemetery                                                                                                                                                 | Corner of Rymal Rd E and Upper Wellington St - Large with paved roads.                                                              |
|                                                  |                          | 1550 Upper James St      | South Hamilton Square Shopping Centre                                                                                                                                   | NW Corner of Rymal Rd E and Upper James St.                                                                                         |

RYMAL ROAD, HAMILTON, ON

RYMAL ROAD  
COMMUNITY SERVICES - FIGURE 5

 Community Services Study Area 500m

**Hamilton Open Data**

-  Traffic Signal
-  Elementary School
-  Place of Worship
-  Cemetery

**Road Class**

-  Collector or Arterial Road
-  Local Road
-  Park
-  Open Space

**LIO Base Data**

-  Utility Line
-  Watercourse
-  Water Body

SCALE 1:3,000  

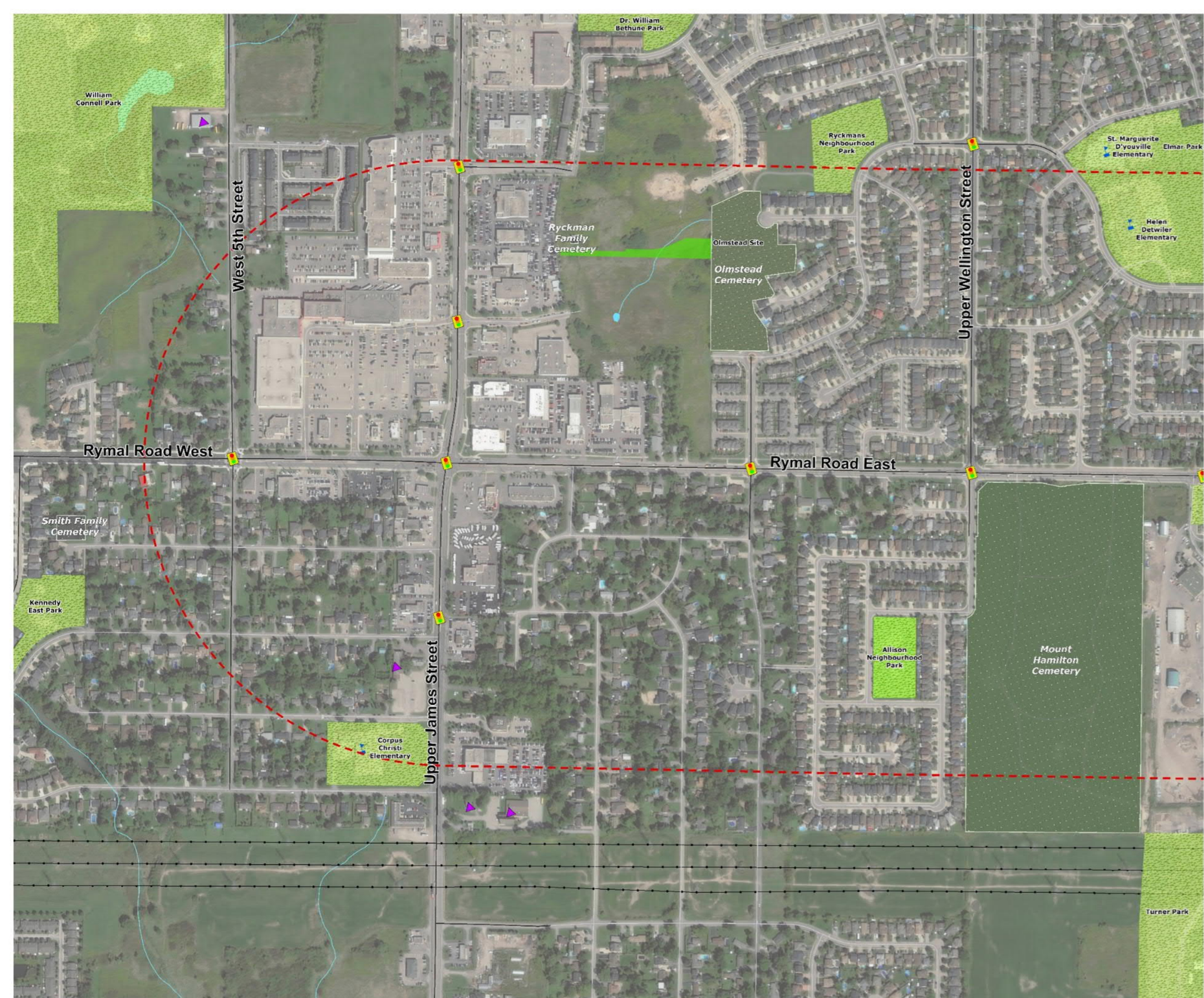



MAP DRAWING INFORMATION:  
Basedata provided by MNR/LIO, City of Hamilton Open Data Portal,  
Imagery from ESRI basemap

MAP CREATED BY: LMM  
MAP CHECKED BY: -  
MAP PROJECTION: NAD 1983 CSRS UTM Zone 17N



PROJECT: 20-3410  
STATUS: DRAFT  
DATE: 2022-05-25



**RYMAL ROAD**  
COMMUNITY SERVICES - FIGURE 6

 Community Services Study Area 500m

**Hamilton Open Data**

-  Recreation and Community Centre
-  Police Station
-  Library
-  Traffic Signal
-  Elementary School
-  Secondary School
-  Place of Worship
-  Cemetery

**Road Class**

-  Collector or Arterial Road
-  Local Road
-  Park
-  Open Space

**LIO Base Data**

-  Utility Line
-  Watercourse

SCALE 1:3,000

0 40 80 160 m



MAP DRAWING INFORMATION:  
Basedata provided by MNR/LIO, City of Hamilton Open Data Portal,  
Imagery from ESRI basemap

MAP CREATED BY: LMM  
MAP CHECKED BY: -  
MAP PROJECTION: NAD 1983 CSRS UTM Zone 17N



PROJECT: 20-3410  
STATUS: DRAFT  
DATE: 2022-05-25

RYMAL ROAD, HAMILTON, ON

RYMAL ROAD  
COMMUNITY SERVICES - FIGURE 7

 Community Services Study Area 500m

**Hamilton Open Data**

-  Traffic Signal
-  Elementary School
-  Secondary School
-  Place of Worship

**Road Class**

-  Collector or Arterial Road
-  Local Road

 Employment Land

 Park

 Open Space

**LIO Base Data**

-  Utility Line
-  Watercourse

SCALE 1:3,000

0 40 80 160 m



MAP DRAWING INFORMATION:  
Basedata provided by MNR/LIO. City of Hamilton Open Data Portal,  
Imagery from ESRI basemap

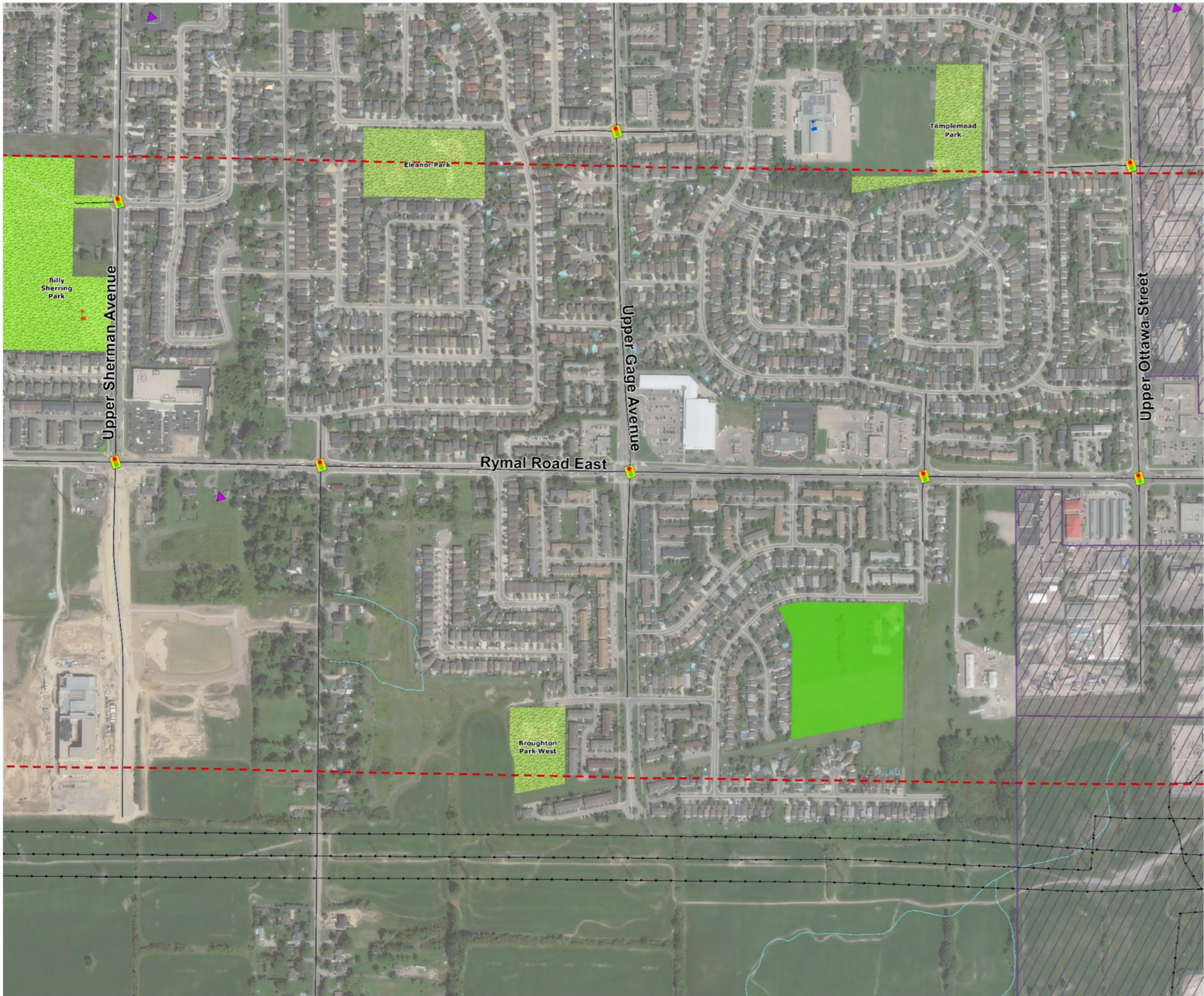
MAP CREATED BY: LMM  
MAP CHECKED BY: -  
MAP PROJECTION: NAD 1983 CSRS UTM Zone 17N

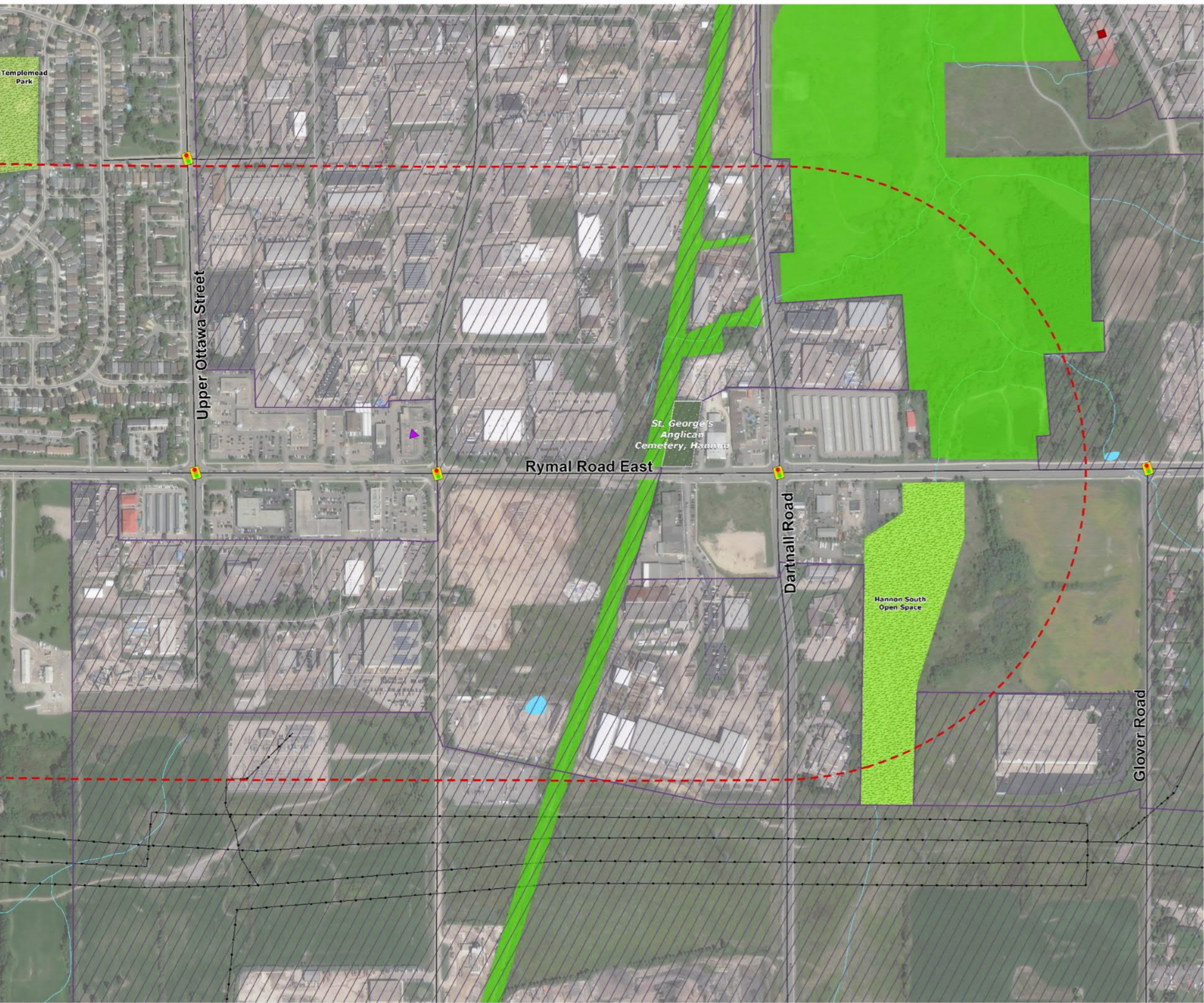


PROJECT: 20-3410

STATUS: DRAFT

DATE: 2022-05-25





RYMAL ROAD, HAMILTON, ON

RYMAL ROAD  
COMMUNITY SERVICES - FIGURE 8

- Community Services Study Area 500m
- Hamilton Open Data**
- Traffic Signal
  - Section 23 Program
  - Place of Worship
  - Cemetery
- Road Class**
- Collector or Arterial Road
  - Local Road
- Land Use**
- Employment Land
  - Park
  - Open Space
- LIO Base Data**
- Utility Line
  - Watercourse
  - Water Body

SCALE 1:3,000  
0 40 80 160 m



MAP DRAWING INFORMATION:  
Basedata provided by MNR/LIO. City of Hamilton Open Data Portal,  
Imagery from ESRI basemap

MAP CREATED BY: LMM  
MAP CHECKED BY: -  
MAP PROJECTION: NAD 1983 CSRS UTM Zone 17N



PROJECT: 20-3410  
STATUS: DRAFT  
DATE: 2022-05-25