

April 27, 2021

**Submitted Digitally**

Ms. Anita Fabac  
Manager of Development Planning, Heritage and Design  
Planning and Economic Development Department  
71 Main Street West, 5<sup>th</sup> Floor  
Hamilton, Ontario  
L8P 4Y5

Dear Ms. Fabac:

**Re: Application to Amend Zoning By-law No. 6593  
Royal Living Development Group Inc.  
705 & 713 Rymal Road East  
City of Hamilton  
Our File No.: 2018/03**

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Wellings Planning Consultants Inc. has been retained by Royal Living Development Group Inc. with respect to the above-noted matter. On behalf of our client, we are pleased to submit an application to amend the Zoning By-law No. 6593 to facilitate the development of 41, two (2) storey street townhouses. Access for the proposed development will be to Rymal Road E. via a private condominium road.

The subject lands are approximately 0.88 hectares (2.18 acres) in size, having approximately 61 metres of frontage along Rymal Rd E. and a depth of approximately 147 metres. The subject lands are located near the northeast corner of Rymal Rd E. and Upper Sherman Ave., to the immediate east side of the newly-built 'No Frills' plaza.

The Urban Hamilton Official Plan (UHOP) designates the subject lands as "Neighbourhoods". Rymal Road East is classified as a "Major Arterial, a "Secondary (Urban) Corridor", and part of the future route of the B.L.A.S.T. rapid transit line. The Neighbourhoods designation permits street townhouses within the low density category with a density up to 60 units per net-residential hectare and a maximum of three (3) storeys in height. The proposed street townhouses conform to the UHOP. The townhouses are proposed at two (2) storeys with a density of development of approximately 53 units per net hectare.

The Eleanor Neighbourhood Plan, 1973 designates the subject lands as 'Single and Double' whereas the proposed development is considered 'Attached'. A modification to the Neighbourhood Plan is required.

Hamilton Zoning By-law No. 6593 presently zones the subject lands "AA" (Agricultural) on the north side of the property, and "C" (Urban Protected Residential) on the south side of the property. An amendment is required to a new RT-30-xx Zone (with special

provisions) for the subject lands to permit the street townhouse dwellings and bring the Zoning By-Law into conformity with the UHOP.

In support of the application, we provide the following materials digitally:

1. The completed and signed Application for Zoning By-law Amendment including the Owner's Authorization.
2. Formal Consultation Waiver dated October 16, 2020.
3. Copy of cheque payable to the City of Hamilton in the amount of \$24,255.00. The original cheque will be sent by courier to your attention.
4. Survey Plan completed by A.T. McLaren Ltd., dated November 24, 2020.
5. Architectural Package (Site Plan and Elevations) prepared by KNYMH Architecture + Solutions, dated March 22, 2021. A separate rendering has also been provided.
6. Planning Justification Report prepared by Wellings Planning Consultants Inc., dated April 2021.
7. Draft Zoning By-Law Amendment prepared by Wellings Planning Consultants Inc., dated April 2021.
8. Public Consultation Strategy prepared by Wellings Planning Consultants Inc., dated April 2021.
9. Functional Servicing and Stormwater Management Report with appendices prepared by ACIII Group Inc., dated March 29, 2021. Site Servicing Drawing have also been provided.
10. Geotechnical Report completed by Landtek Ltd., dated May 27, 2019.
11. Transportation Impact Study and Transportation Demand Management Report prepared by Paradigm Transportation Solutions Ltd., dated April 2021.
12. Stage 1-2 Archaeological Assessments completed by Detritus Consulting Ltd., dated November 2018 (individual assessment for each property). We have also included the Ministry's archaeological clearance for 705 Rymal Road E.
13. Tree Protection Plan completed by Adesso Design Inc., dated April 15, 2021.
14. Urban Design Brief completed by Adesso Design Inc., dated April 2021.
15. Environmental Noise Impact Study completed by dBA Acoustical Consultants Inc., dated April 2021.

If you require any further information to deem the application complete, please advise. Otherwise, it would be appreciated if you could commence circulation.

Yours truly,  
**WELLINGS PLANNING CONSULTANTS INC.**



Brad Bruder, BES



Glenn J. Wellings, MCIP, RPP.