

Authority: Item 4, Planning Committee Report 24-003 (PED22154(a))
CM: March 27, 2024 Ward: City Wide
Written approval for this by-law was given by Mayoral Decision MDE-2024 10
Dated April 10, 2024

Bill No. 050

CITY OF HAMILTON

BY-LAW NO. 24-050

To Adopt:

**Official Plan Amendment No. 202 to
the Urban Hamilton Official Plan**

Respecting:

**Low Density Residential Policies in
Secondary Plans**

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

1. Amendment No. 202 to the Urban Hamilton Official Plan consisting of Appendix "A", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 10th day of April, 2024.

A. Horwath
Mayor

J. Pilon
Acting City Clerk

Urban Hamilton Official Plan Amendment No. 202

The following text constitutes Official Plan Amendment No. 202 to the Urban Hamilton Official Plan.

1.0 **Purpose and Effect:**

The purpose and effect of this Amendment is:

- To establish a policy within Volume 2, to allow certain Low Density Residential policies of Volume 1 to take precedence over certain Low Density Residential policies in secondary plans for the purposes of permitted density ranges, built form, and height.
- To establish a policy within Volume 1 to require the Neighbourhood Infill Design Guidelines be evaluated when considering an application for residential intensification for permitted low density residential uses.

2.0 **Location:**

The lands affected by this Amendment are located within certain Secondary Plan areas in the former municipalities of Ancaster, Flamborough, Glanbrook, Hamilton, and Stoney Creek.

3.0 **Basis:**

The basis for permitting this Amendment is:

- The Amendment provides consistency between the policies of the Urban Hamilton Official Plan and the implementation of new Low Density Residential zoning with expanded permissions as it applies to lands within certain secondary plans.
- The Amendment implements the objectives of the Urban Hamilton Official Plan to provide a range and mix of housing types and assists in achieving residential intensification goals.
- The proposed 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 1 – Parent Plan

Text

4.1.1 Chapter B – Communities

a. That Volume 1: Chapter B – Communities, Section 2.4 – Residential Intensification, Policy B.2.4.2.2 be amended by:

- i) deleting the “and,” in Policy B.2.4.2.2 i);
- ii) deleting the period at the end of Policy B.2.4.2.2 j) and replacing it with “and,”; and,
- iii) by adding new Policy B.2.4.2.2 k) as follows:

“k) for uses permitted in Volume 1 Policy E.3.4.3, the ability to meet the Neighbourhood Infill Design Guidelines.”

4.2 Volume 2 – Secondary Plans

Text

4.2.1 Chapter B – Secondary Plans – Section B.1.0 – General Policies

a. That Volume 2: Chapter B – Secondary Plans - Section B.1.0 – General Policies be amended by adding Policies B.1.5 a), b), and c) as follows:

“B.1.5 a) Notwithstanding Policies B.1.2, B.1.5, and the policies contained in Sections B.2.0 to B.7, and Volume 1 Policy F.1.2.2, for all lands designated Low Density Residential 1, 1a, 1b, 2, 2a, 2b, 2e, and 2f on the land use plans appended to each secondary plan area, and for lands designed Low Density Residential 3 on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, Policies E.3.4.3, E.3.4.4, and E.3.4.5 of Volume 1 shall apply for the purposes of permitted density ranges, built form, and height.

b) Policy B.1.5 a) shall not apply to the following:

- i) Section B.4.4 – Waterdown Community Node Secondary Plan;
- ii) Policy B.5.3.8. – Area Specific Policies in the North-West Glanbrook Secondary Plan;
- iii) Policy B.5.4.11.10 – Site Specific Policy – Area J in the Mount Hope Secondary Plan; and,
- iv) Section B.7.4 – Fruitland-Winona Secondary Plan.

b) An enacted Zoning By-law Amendment shall be required to give effect to Section B.1.5 a) and b).”

5.0 Implementation:

An implementing Zoning By-law Amendment will give effect to the intended permissions on the subject Secondary Plan lands.

This Official Plan Amendment is Schedule “1” to By-law No. 24-050 passed on the 10th day of April, 2024.

**The
City of Hamilton**

A. Horwath
Mayor

J. Pilon
Acting City Clerk