

Authority: Item 8.5, Planning Committee Minutes 25-005 (PED25038)
CM: April 16, 2025 Ward: City Wide
Written approval for this by-law was given by Mayoral Decision MDE-2025-07
Dated April 16, 2025

Bill No. 074

CITY OF HAMILTON

BY-LAW NO. 25-074

To Adopt:

Official Plan Amendment No. 233 to the

Urban Hamilton Official Plan

Respecting:

Strategic and Technical Amendments

(City Wide)

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

1. Amendment No. 233 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 16th day of April, 2025.

A. Horwath
Mayor

M. Trennum
City Clerk

Urban Hamilton Official Plan Amendment No. 233

The following text, together with:

Appendix “A”	Volume 1: Chapter B – Communities
Appendix “B”	Volume 1: Chapter C – City Wide Systems and Designations
Appendix “C”	Volume 1: Chapter E – Urban Systems and Designations
Appendix “D”	Volume 1: Chapter G – Glossary

attached hereto, constitutes Official Plan Amendment No. 233 to the Urban Hamilton Official Plan.

1.0 **Purpose and Effect:**

The purpose and effect of this Amendment is to:

- amend the policies of the Urban Hamilton Official Plan to provide a clear distinction between the permissions for street townhouses and multiple dwellings, as well as between apartments and other forms of townhouse dwellings captured under the definition of Multiple Dwelling; and,
- amend the definition of Multiple Dwelling to include multiple separate buildings which form part of a comprehensive development, to address existing gaps respecting certain townhouse typologies captured under the definition.

2.0 **Location:**

The lands affected by this Amendment are located within the Urban Area of the City of Hamilton.

3.0 **Basis:**

The basis for permitting this Amendment is:

- The Amendment provides clarity on the permissions for street townhouses and the other townhouse typologies captured under the definition of Multiple Dwelling;

- The Amendment implements the policies of the Urban Hamilton Official Plan by addressing interpretation challenges and unintended implementation issues; and,
- The Amendment is consistent with the Provincial Planning Statement, 2024.

4.0 Actual Changes:

4.1 Volume 1 – Parent Plan

Text

4.1.1 Chapter B – Communities

- a. That Policy B.3.2.4.1 and B.3.2.4.4 of Volume 1: Chapter B – Communities be amended, as outlined in Appendix “A”, attached to this Amendment.

4.1.2 Chapter C – City Wide Systems and Designations

- a. That Policy C.3.2.2 of Volume 1: Chapter C – City Wide Systems and Designations be amended, as outlined in Appendix “B”, attached to this Amendment.

4.1.3 Chapter E – Urban Systems and Designations

- a. That Policy E.3.6.2 of Volume 1: Chapter E – Urban Systems and Designations be amended, as outlined in Appendix “C”, attached to this Amendment.

4.1.4 Chapter G – Glossary

- a. That the definition of Multiple Dwelling in Volume 1: Chapter G – Glossary be amended, as outlined in Appendix “D”, attached to this Amendment.

5.0 Implementation:

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

This Official Plan Amendment is Schedule “1” to By-law No. 25-074 passed on the 16th day of April, 2025.

**The
City of Hamilton**

A. Horwath
Mayor

M. Trennum
City Clerk

Appendix “A” – Volume 1: Chapter B – Communities

Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
<p>B.3.2.4.1 The City shall plan for the full continuum of housing to ensure that an appropriate range and mix of housing forms, types, and densities to meet market-based and affordable housing needs of current and future residents through <i>residential intensification</i>, new development, and redevelopment is available. The full continuum of housing includes built form, tenure and affordability including single detached dwellings, semi-detached dwellings, duplexes, triplexes, fourplexes, street townhouses, all of various types (street, block, stacked), apartments and other forms of <i>multiple dwellings</i>, and lodging houses, built at a range of densities and ownership and rental tenures. (OPA 167)</p>	<p>B.3.2.4.1 The City shall plan for the full continuum of housing to ensure that an appropriate range and mix of housing forms, types, and densities to meet market-based and affordable housing needs of current and future residents through <i>residential intensification</i>, new development, and redevelopment is available. The full continuum of housing includes built form, tenure and affordability including single detached dwellings, semi-detached dwellings, duplexes, triplexes, fourplexes, street townhouses, all forms of <i>multiple dwellings</i>, and lodging houses, built at a range of densities and ownership and rental tenures. (OPA 167)</p>
<p>B.3.2.4.4 A <i>secondary dwelling unit</i> shall be permitted on a single, semi-detached or street townhouse lot in all Institutional, Neighbourhoods, Commercial and Mixed Use designations, as shown on Schedule E-1 – Urban Land Use Designations, provided it complies with all applicable policies and Zoning By-law regulations. (OPA 142)</p>	<p>B.3.2.4.4 A <i>secondary dwelling unit</i> shall be permitted on a single, semi-detached or street townhouse lot in all Institutional, Neighbourhoods, Commercial and Mixed Use designations, as shown on Schedule E-1 – Urban Land Use Designations, provided it complies with all applicable policies and Zoning By-law regulations. (OPA 142)</p>

Appendix "B" – Volume 1: Chapter C – City Wide Systems and Designations

Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
<p>C.3.2.2 The following uses shall be permitted in the Neighbourhoods, Commercial and Mixed Use, and Institutional designations:</p> <p>...</p> <p>d) A secondary dwelling unit shall be permitted on a single, semi-detached or street townhouse lot, provided it complies with all applicable policies and the Zoning By-law. (OPA 142)</p>	<p>C.3.2.2 The following uses shall be permitted in the Neighbourhoods, Commercial and Mixed Use, and Institutional designations:</p> <p>...</p> <p>d) A secondary dwelling unit shall be permitted on a single, semi-detached or street townhouse lot, provided it complies with all applicable policies and the Zoning By-law. (OPA 142)</p>

Appendix “C” – Volume 1: Chapter E – Urban Systems and Designations

Proposed Change	Proposed New / Revised Policy
<p>Grey highlighted strikethrough text = text to be deleted</p>	<p>Bolded text = text to be added</p>
<p>E.3.6.2 Uses permitted in high density residential areas include <i>multiple dwellings</i>, except street townhouses.</p>	<p>E.3.6.2 Uses permitted in high density residential areas include <i>multiple dwellings</i>.</p>

Appendix “D” – Volume 1: Chapter G – Glossary

Proposed Change	Proposed New / Revised Policy
<p>Grey highlighted strikethrough text = text to be deleted</p>	<p>Bolded text = text to be added</p>
<p>Multiple Dwelling: means:</p> <p>a) a building or part thereof containing five or more dwelling units; and,</p> <p>b) two or more separate buildings, each containing three or more dwelling units, which form one comprehensive development containing a total of five or more dwelling units.</p> <p>Examples of such dwellings include block townhouse dwellings, stacked townhouse dwellings, back-to-back townhouse dwellings, street townhouse dwellings fronting onto a condominium road, and apartment dwellings. Street townhouse dwellings, which are located on a separate lot with direct access to a public street or laneway, are not examples of such dwellings. (OPA 167)</p>	<p>Multiple Dwelling: means:</p> <p>a) a building or part thereof containing five or more dwelling units; and,</p> <p>b) two or more separate buildings, each containing three or more dwelling units, which form one comprehensive development containing a total of five or more dwelling units.</p> <p>Examples of such dwellings include block townhouse dwellings, stacked townhouse dwellings, back-to-back townhouse dwellings, townhouse dwellings fronting onto a condominium road, and apartment dwellings. Street townhouse dwellings, which are located on a separate lot with direct access to a public street or laneway, are not examples of such dwellings. (OPA 167)</p>