

Authority: Item 8.1, Planning Committee Minutes 25-011 (PED25158)
Ward: 4
CM: August 6, 2025
Written approval for this by-law was given by Mayoral Decision MDE-2025-13
Dated, August 6, 2025

Bill No. 150

CITY OF HAMILTON

BY-LAW NO. 25-150

To Adopt:

**Official Plan Amendment No. 234 to the
Urban Hamilton Official Plan**

Respecting:

**785 Britannia Avenue and 384 and 390 Melvin Avenue
(former City of Hamilton)**

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

1. Amendment No. 234 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 6th day of August, 2025.

A. Horwath
Mayor

J. Pilon
Acting City Clerk

Urban Hamilton Official Plan Amendment No. 234

The following text, together with Appendix "A", Volume 3: Map 2a – Urban Site Specific Key Map (Lower City) attached hereto, constitutes Official Plan Amendment No. "234" to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to add a new Site Specific Policy Area in Volume 3 to permit the development of a medium density residential use to front onto and have access to Melvin Avenue, which is a local road.

2.0 Location:

The lands affected by this Amendment are known municipally as 785 Britannia Avenue and 384 and 390 Melvin Avenue, in the former City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development supports the policies of the Urban Hamilton Official Plan, as it supports the achievement of a complete community and provides community services/facilities for the local community.
- The proposed development is compatible with the existing and planned development in the immediate area.
- The Amendment is consistent with the Provincial Planning Statement, 2024.

4.0 Actual Changes:

4.1 Volume 3 – Special Policy Areas, Area Specific Policies, and Site Specific Policies

Text

4.1.1 Chapter C – Urban Site Specific Policies

- a. That Volume 3: Chapter C – Urban Site Specific Policies be amended by adding a new Site Specific Policy, as follows:

“UHN-40 Lands located at 785 Britannia Avenue and 384 and 390 Melvin Avenue, Hamilton

1.0 For lands located at 785 Britannia Avenue and 384 and 390 Melvin Avenue, Hamilton, designated Neighbourhoods, and identified as Site Specific Area UHN-40, the following policies apply:

- a) Notwithstanding Policy E.3.5.9 a) of Volume 1, the development of a medium density residential use on the subject lands may be permitted to front onto and have access to Melvin Avenue, which is a local road.”

Maps and Appendices

4.1.2 Map 2a – Urban Site Specific Key Map (Lower City)

- a. That Volume 3: Map 2a – Urban Site Specific Key Map (Lower City) be amended by identifying the subject lands as UHN-40, as shown on Appendix “A”, attached to this Amendment.

5.0 Implementation:

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

This Official Plan Amendment is Schedule “1” to By-law No. 25-150 passed on the 6th day of August, 2025.

**The
City of Hamilton**

A. Horwath
Mayor

J. Pilon
Acting City Clerk

Appendix A
APPROVED Amendment No.234
to the Urban Hamilton Official Plan

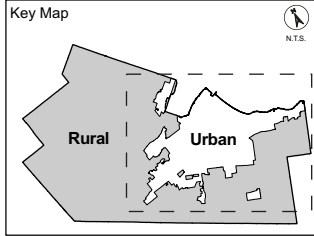
 Lands to be identified as
Site Specific Policy Area “UHN-40”

(785 Britannia Avenue & 384 & 390 Melvin Avenue,
Hamilton)

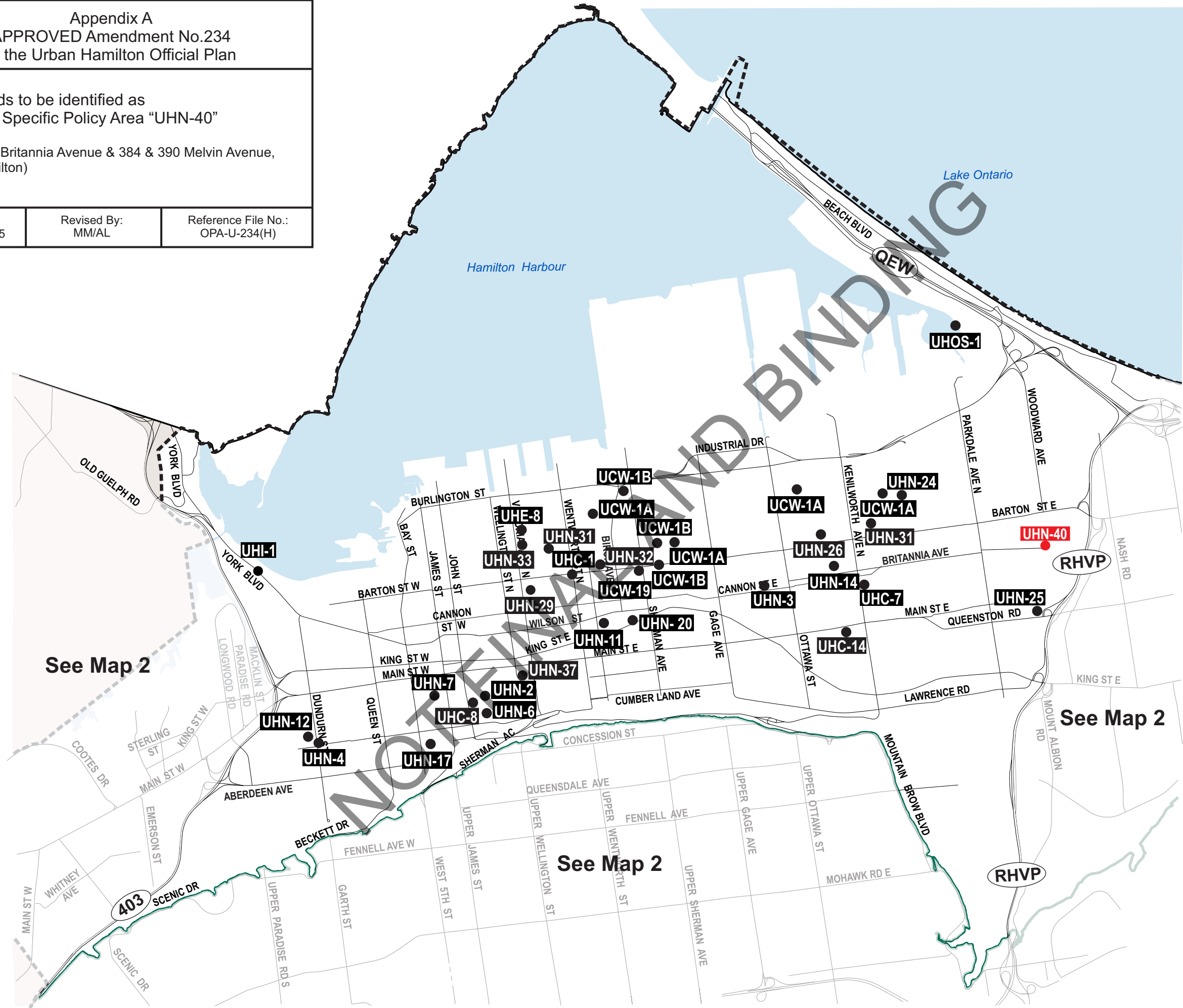
Date:
July 22, 2025

Revised By:
MM/AL

Reference File No.:
OPA-U-234(H)







Note: For Rural Site Specific Areas, refer
to Volume 3: Appendix A of the
Rural Hamilton Official Plan.



Legend

- Site Specific Areas (SSA)
- U- Refers to Urban Site Specific Area #, Volume 3, Chapter B

Other Features

-  Rural Area
-  Niagara Escarpment
-  Urban Boundary
-  Municipal Boundary

Council Adoption: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Volume 3: Map 2a
Urban Site Specific Key Map (Lower City)