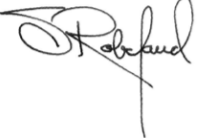




COMMUNICATION UPDATE

TO:	Mayor and Members City Council
DATE:	August 6, 2025
SUBJECT:	Upcoming Intensification Initiatives – Policy and Zoning Reform Projects (October 3 rd Planning Committee)
WARD(S) AFFECTED:	City-Wide
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

The purpose of this Communication Update is to inform Council of upcoming Reports from the Planning Division targeted for the October 3, 2025 Planning Committee meeting respecting land use policy and zoning reforms to support increasing housing supply and residential intensification.

The planned reports relate to the City's commitments to reduce barriers to housing construction and expand as-of-right zoning permissions under the Housing Accelerator Fund agreement with the Federal Government. The relationship of each initiative to the Housing Accelerator Fund agreement is noted in the discussion of each that follows.

Residential Intensification Work Plan / High Rise Residential Review

Planning staff will be submitting a report that summarizes City initiated projects and initiatives that support the increased residential intensification required to implement a firm urban boundary growth strategy. Direction for this report was provided by Planning Committee through the following motion adopted on May 14, 2024:

“That through the work on Major Transit Station Area planning, the next phase of the City's Municipal Comprehensive Review workplan, and the next phases of the Residential Zones Project for Mid Rise Residential and High Rise Residential zones, that staff review and report back on the review of the following:

(i) All existing nodes, corridors, and key intersections both within existing Secondary Plan areas and outside of existing Secondary Plan areas and planning permissions for increased heights/densities, to align with Council's intensification direction related to no urban boundary expansion and other more recent provincial policies.”

In addition, this report will present a work plan to undertake a review and update of the Urban Hamilton Official Plan's high rise policies, focusing on the Neighbourhoods designation. The main objective of this review is to identify policies that should be amended, repealed or added to provide greater clarity / certainty on where high rise residential is directed. The review will include community engagement including with the development industry.

Note: this report is not a requirement under the Housing Accelerator Fund Agreement with the Federal Government.

Secondary Plan Updates – Low Density Residential Designations and Medium Density Residential Designations (Phase One)

Planning staff will be presenting comprehensive Secondary Plan updates to Planning Committee on October 3rd to implement Council direction to permit a broader range of uses within Low Density Residential areas. Interim policy language was initially approved in a previous phase of the Residential Zones project to allow for the application of new zoning across some Secondary Plan areas. The comprehensive updates will support the further application of new zoning through the Residential Zones Project.

The October 3rd report will also address updating Secondary Plan designations for existing ground-oriented medium density residential designated sites, to align with changes that were made to Medium Density Residential policies in Volume 1 of the Urban Hamilton Official Plan through Official Plan Amendment 167, and recent clarification on the definition of a multiple dwelling. These changes will be followed by additional work on mid-rise and high-rise designations and policies as per the Residential Intensification work plan.

The project is being completed as a component of the Residential Zones Project and information and updates are available via the Residential Zones Project webpage at www.hamilton.ca/residentialzoning.

Note: this initiative supports the expansion of housing opportunities through the Residential Zones Project but is not a direct requirement under the Housing Accelerator Fund Agreement with the Federal Government.

Residential Zones Project – Mid Rise Residential Zones (Phase One)

Planning staff have completed the public engagement activities under the project banner of “Reimagining Neighbourhoods” as outlined in the Mid Rise Residential Zones Consultation Update report presented this past April (Report [PED23069\(a\)](#)). Three new Mid Rise Residential Zones in Zoning By-law No. 05-200 will be presented to Planning Committee on October 3rd. Through this first phase, the Mid Rise Residential Zones will be applied to lands outside of Secondary Plans, as well as a number of strategic sites within Secondary Plans. Project information and updates continue to be available via the:

1. Residential Zones Project webpage - www.hamilton.ca/residentialzoning; and,
2. Reimagining Neighbourhoods Engage Hamilton webpage at <https://engage.hamilton.ca/reimagining-neighbourhoods>.

Note: the expansion of housing opportunities through the introduction of Mid Rise Residential Zones is a requirement under the Housing Accelerator Fund Agreement with the Federal Government.

Transit Oriented Corridor Zones Expansion (Phase One)

Intensification opportunities along the City’s BLAST-E transit network are being increased through the expansion of the Transit Oriented Corridor Zones, which prioritize mixed use, pedestrian focused development along the City’s higher order transit corridors (first outlined in Report [PED23069](#)). The first phase of this expansion is occurring along a portion of Upper James Street from the Lincoln M. Alexander Parkway, to the hydro corridor south of Rymal Road. Draft Official Plan and Zoning By-law Amendments were first presented to Council in November 2024. Planning staff will be returning with draft amendments on October 3rd to extend Transit Oriented Corridor Zoning along this portion of Upper James Street.

Note: increasing housing opportunities through the expansion of transit oriented, mixed use zones is a requirement under the Housing Accelerator Fund Agreement with the Federal Government.

As projects supporting increasing housing supply and residential intensification move forward, project information and updates, and engagement opportunities will occur via centralized project and engagement webpages.

If you have any questions or would like to schedule a meeting with staff to discuss one of more of the projects, please contact Steve Burke, Manager of Sustainable

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Communities at Steve.Burke@hamilton.ca, or Emily Coe, Manager of Zoning and Committee of Adjustment at ext. 2575.

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OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.
OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.