

**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 6<sup>th</sup> day of August, 2025.

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A. Horwath  
Mayor

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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 6<sup>th</sup> day of August, 2025.

**The  
City of Hamilton**

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A. Horwath  
Mayor

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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)

Not To Scale

Hamilton

Date: Jan. 17, 2025

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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