

Authority: Item 8.5, Planning Committee Minutes 25-013 (PED24173(a))
CM: October 8, 2025 Ward: 8
Written approval for this by-law was given by Mayoral Decision MDE-2025-16
Dated October 8, 2025

Bill No. 186

CITY OF HAMILTON

BY-LAW NO. 25-186

To Adopt:

**Official Plan Amendment No. 219 to the
Urban Hamilton Official Plan**

Respecting:

**Multiple Addresses along Upper James Street between the Lincoln Alexander
Parkway and the Hydro Corridor**

City of Hamilton

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

1. Amendment No. 219 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 8th day of October, 2025.

A. Horwath
Mayor

M. Trennum
City Clerk

Urban Hamilton Official Plan Amendment No. 219

The following text, together with:

Appendix "A"	Volume 1: Schedule E-1 – Urban Land Use Designations
Appendix "B"	Volume 3: Map 2 – Urban Site Specific Key Map

attached hereto, constitutes Official Plan Amendment No. 219 to the Urban Hamilton Official Plan.

1.0 **Purpose and Effect:**

The purpose and effect of this Amendment is to redesignate certain lands along Upper James Street to the "Mixed Use - Medium Density" designation to facilitate Transit Oriented Corridor Zoning along the Upper James Street corridor.

2.0 **Location:**

The lands affected by this Amendment are located on both the east and west sides of Upper James Street, between the Lincoln Alexander Parkway and Stone Church Road East, between Rymal Road East and the Utility corridor located south of Christopher Drive, in the City of Hamilton.

3.0 **Basis:**

The basis for permitting this Amendment is:

- The Amendment implements the Urban Hamilton Official Plan's Urban Structure Principles for Primary Corridors and Community Nodes as locations that are meant to evolve with higher residential densities and a mix of uses supported by higher order transit.
- The Amendment is consistent with the Provincial Planning Statement, 2024.

4.0 Actual Changes:

4.1 Volume 1 – Parent Plan

Schedules and Appendices

4.1.1 Schedule

a. That Volume 1: Schedule E-1 – Urban Land Use Designations be amended by:

- i) redesignating a portion of the subject lands from “Arterial Commercial” to “Mixed Use – Medium Density”; and,
- ii) redesignating a portion of the subject lands from “Neighbourhoods” to “Mixed Use – Medium Density”,

as shown on Appendix “A”, attached to this Amendment.

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

Text

4.2.1 Chapter C – Urban Site Specific Policies

a. That Volume 3: Chapter C – Urban Site Specific Policies be amended by deleting Site Specific Policy UHC-10, for lands located at 1289 Upper James Street, former City of Hamilton, in its entirety.

Maps and Appendices

4.2.2 Map

a. That Volume 3: Map 2 – Urban Site Specific Key Map be amended by deleting Urban Site Specific UHC-10, as shown on Appendix “B”, attached to this Amendment.

5.0 Implementation:

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

The
City of Hamilton

A. Horwath
Mayor

M. Trennum
City Clerk

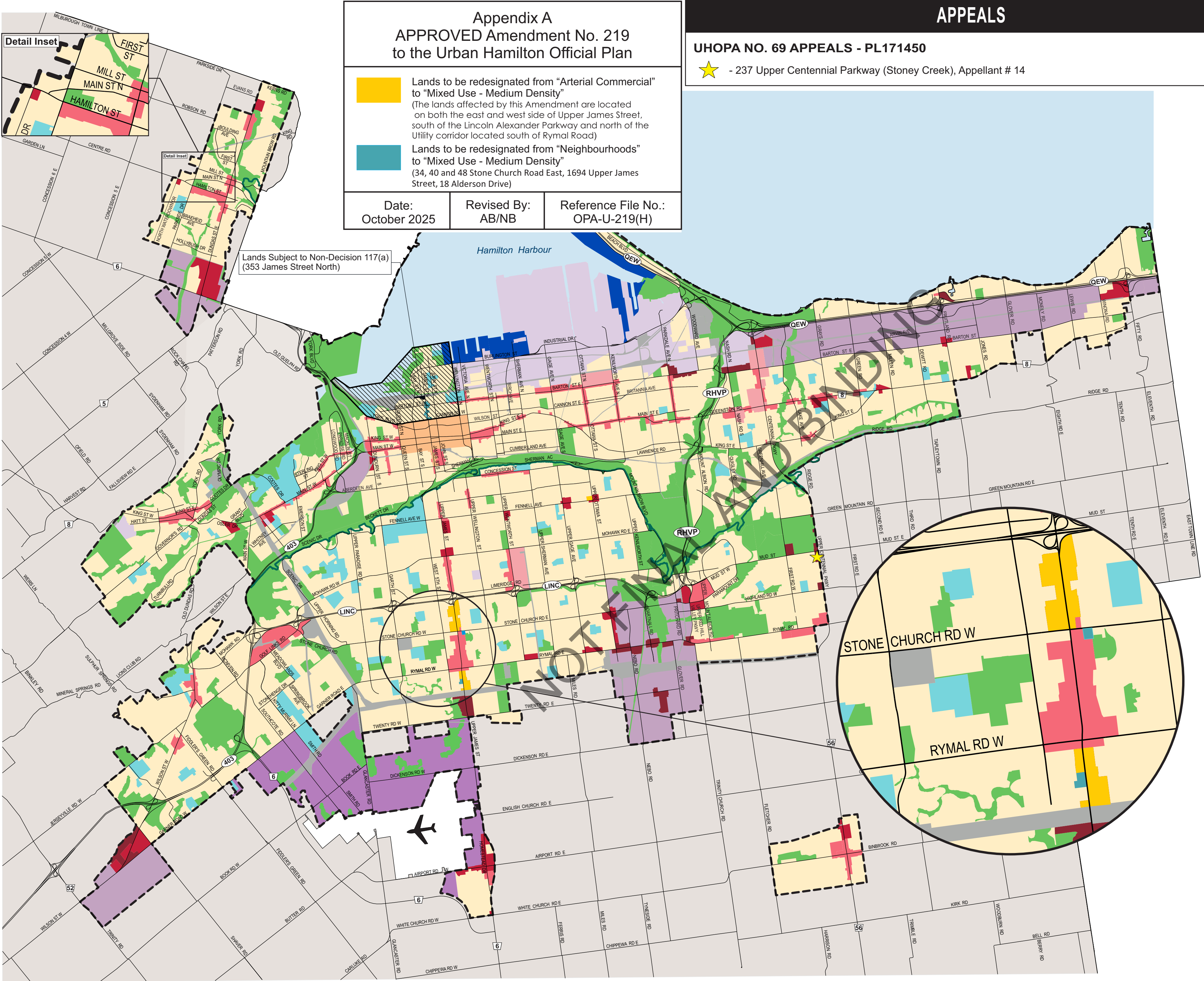
NOT FINAL AND BINDING

UHC-10 to be removed
(1289 Upper James Street, Hamilton)

Reference File No.:
OPA-U-219(H)

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

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Appendix A

APPROVED Amendment No. 219

to the Urban Hamilton Official Plan

Lands to be redesignated from “Arterial Commercial” to “Mixed Use - Medium Density”
(The lands affected by this Amendment are located on both the east and west side of Upper James Street, south of the Lincoln Alexander Parkway and north of the Utility corridor located south of Rymal Road)

Lands to be redesignated from “Neighbourhoods” to “Mixed Use - Medium Density”
(34, 40 and 48 Stone Church Road East, 1694 Upper James Street, 18 Alderson Drive)

Date:
October 2025

Revised By:
AB/NB

Reference File No.:
OPA-U-219(H)

APPEALS

UHOPA NO. 69 APPEALS - PL171450

★ - 237 Upper Centennial Parkway (Stoney Creek), Appellant # 14

Key Map

Note: For Rural Land Use Designations, refer to Schedule D of the Rural Hamilton Official Plan.

Legend

Neighbourhoods

Open Space

Institutional

Utility

Commercial and Mixed Use Designations

Downtown Mixed Use Area

Mixed Use - High Density

Mixed Use - Medium Density

District Commercial

Arterial Commercial

Employment Area Designations

Industrial Land

Business Park

Airport Employment Growth District

Shipping & Navigation

Other Features

Rural Area

John C. Munro Hamilton International Airport

Niagara Escarpment

Urban Boundary

Municipal Boundary

Lands Subject to Non Decision 113 West Harbour Setting Sail

Council Adoption: July 9, 2009

Ministerial Approval: March 16, 2011

Effective Date: August 16, 2013

Urban Hamilton Official Plan

Schedule E-1

Urban Land Use Designations

Not To Scale

Date: August 26, 2025

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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