

Authority: Item 8.4, Planning Committee Minutes (PED23069(b))

CM: October 8, 2025 Ward: City Wide

Written approval for this by-law was given by Mayoral Decision MDE-2025-16

Dated October 8, 2025

Bill No. 188

CITY OF HAMILTON

BY-LAW NO. 25-188

To Adopt:

**Official Plan Amendment No. 241 to the
Urban Hamilton Official Plan**

Respecting:

**1117 Garner Road East and 865 Queenston Road
Town of Ancaster and City of Hamilton**

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

1. Amendment No. 241 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 8 day of October, 2025.

A. Horwath
Mayor

M. Trennum
City Clerk

Urban Hamilton Official Plan Amendment No. 241

The following text, together with Appendix “A” – Volume 2: Map B.6.7-2 – Centennial Neighbourhoods Secondary Plan – Maximum Building Heights in the Node, attached hereto, constitutes Official Plan Amendment No. 241 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to amend the Centennial Neighbourhoods Secondary Plan and the Meadowlands Neighbourhood IV Secondary Plan to increase the height permissions for the subject properties to 12 storeys to facilitate the application of the Mid Rise Residential-Large Scale (R4a) Zone.

2.0 Location:

The lands affected by this Amendment are known municipally as 1117 Garner Road East and 865 Queenston Road, in the former Town of Ancaster and City of Hamilton respectively.

3.0 Basis:

The basis for permitting this Amendment is:

- The Amendment maintains the general intent of the policies of the Urban Hamilton Official Plan, Centennial Neighbourhoods and Meadowlands Neighbourhood IV Secondary Plans, as it contributes to a range of housing types and densities.
- 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 Policy Statement, 2024.

4.0 Actual Changes:

4.1 Volume 2 – Secondary Plans

Text

4.1.1 Chapter B.2.0 - Ancaster Secondary Plans – Section B.2.6 – Meadowlands Neighbourhood IV Secondary Plan

a. That Volume 2: Chapter B.2 – Ancaster Secondary Plans, Section B.6 – Meadowlands Neighbourhood IV Secondary Plan be amended by:

- i. Amending Policy B.2.6.8.6 – Site Specific Policy – Area F by:
 - 1) Deleting the words “nine (9)” and replacing it with “twelve (12)”;
 - 2) Deleting the phrase “with a maximum density of approximately 187 residential units per net hectare”;
 - 3) Adding the phrase “Local commercial uses shall be permitted on the ground floor of the *multiple dwelling* in accordance with Section E.3.8 – Local Commercial of Volume 1.” at the end of the policy.

So the policy reads as follows:

“B.2.6.8.6 Notwithstanding the Policy B.2.6.1.5 a), for the lands designated High Density Residential, known as 1117 Garner Road East, and identified on Map B.2.6-1 - Meadowlands Neighbourhood IV – Land Use Plan as Area Specific Policy – Area F, a twelve (12) storey condominium apartment building shall be permitted. Local commercial uses shall be permitted on the ground floor of the *multiple dwelling* in accordance with Section E.3.8 – Local Commercial of Volume 1.”

Maps and Appendices

4.1.2 Map

- a. That Volume 2: Map B.6.7-2 – Centennial Neighbourhoods Secondary Plan – Maximum Building Heights in the Node be amended by changing the height category for 865 Queenston Road from “Max. 6-8 Storeys” to “Max. 12 Storeys”, as shown on Appendix “A”, 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. 25-188 passed on the 8th day of October, 2025.

**The
City of Hamilton**

A. Horwath
MAYOR

M. Trennum
CITY CLERK

Appendix A

APPROVED Amendment No. 241
to the Urban Hamilton Official Plan

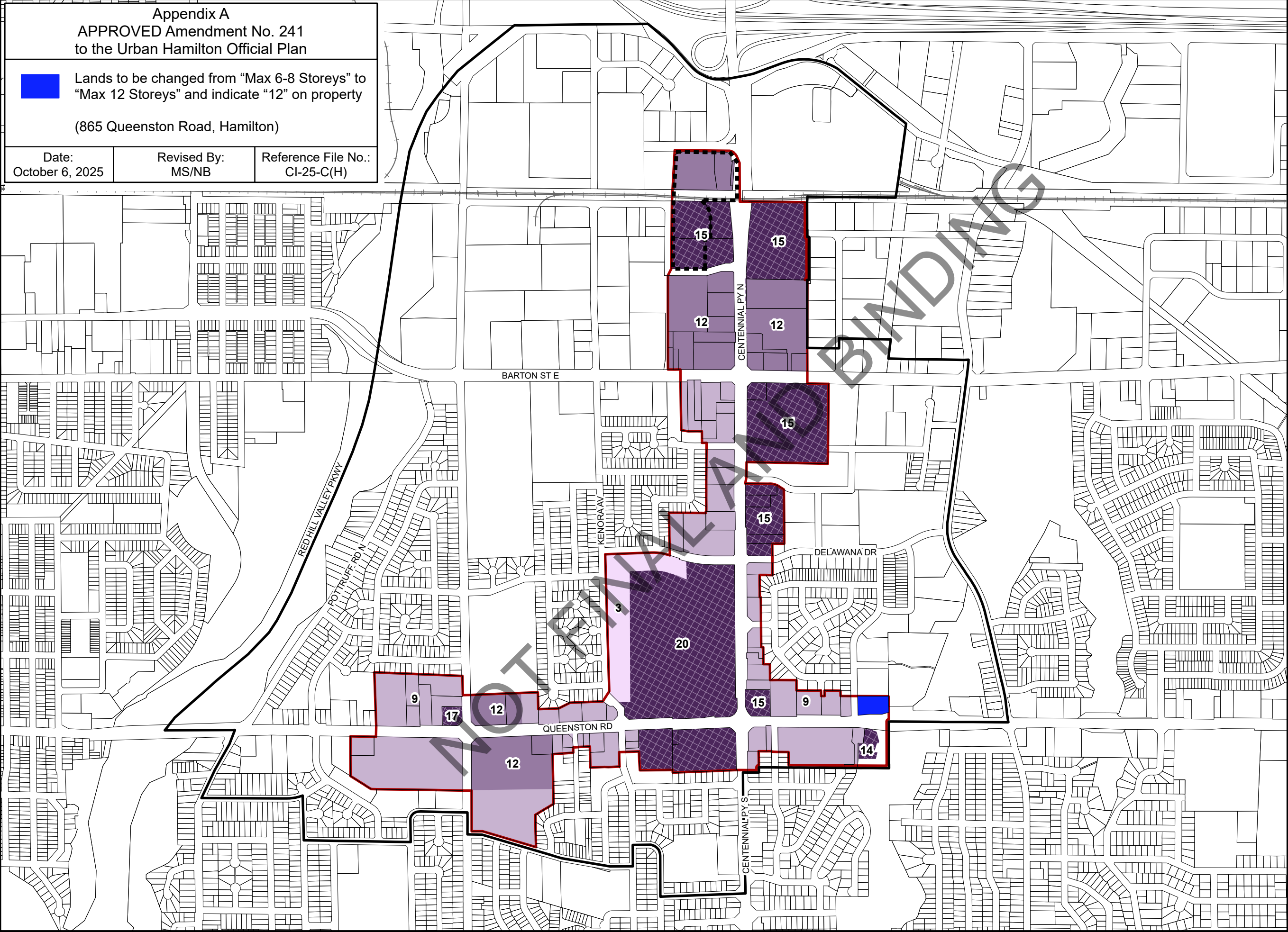
Lands to be changed from “Max 6-8 Storeys” to
“Max 12 Storeys” and indicate “12” on property

(865 Queenston Road, Hamilton)

Date:
October 6, 2025

Revised By:
MS/NB

Reference File No.:
CI-25-C(H)



Note: Building Heights
outside of Node Boundary
shall be recognized as of the
date of this Plan.

Legend

Max. 3 Storeys

Max. 6-8 Storeys
(9 where indicated)

Max. 12 Storeys

Greater than 15 Storeys

Railways

Commuter Bus and Rail
Station

Sub-Regional Service Node
Boundary

Secondary Plan Boundary

**Urban Hamilton Official Plan
Centennial Neighbourhoods
Secondary Plan**

Maximum Building Heights in the Node
Map B.6.7-2

Date: May 2024

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

© Teranet Land Information Services Inc. and its licensors.
[2025] May not be reproduced without permission.
THIS IS NOT A PLAN OF SURVEY.