

Authority: Item 8.5, Planning Committee Minutes PLC 25-015 (PED22154(c))
CM: November 19, 2025 Ward: City Wide
Written approval for this by-law was given by Mayoral Decision MDE-2025-19
Dated November 19, 2025

Bill No. 215

CITY OF HAMILTON

BY-LAW NO. 25-215

To Adopt:

**Official Plan Amendment No. 256 to the
City of Hamilton Official Plan**

Respecting:

**Secondary Plan Amendments to Low Density Residential Designations
(Ward 2)**

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

1. Amendment No. 256 to the City of Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 19th day of November, 2025.

A. Horwath
Mayor

M. Trennum
City Clerk

Amendment No. 256 to the City of Hamilton Official Plan

The following text, together with Appendix “A”, attached hereto, constitutes Official Plan Amendment No. 256 to the City Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to amend existing policies and mapping within the West Harbour (Setting Sail) Secondary Plan to align with the structure of the residential policies in the Neighbourhoods Designation of Volume 1 of the Urban Hamilton Official Plan.

2.0 Location:

The lands affected by this Amendment are located within the West Harbour Setting Sail Secondary Plan of the City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is:

- The Amendment provides consistency between land use designations and permissions in the West Harbour (Setting Sail) Secondary Plan and the Urban Hamilton Official Plan, and the implementation of new Low Density Residential Zones.
- The Amendment is consistent with the Provincial Planning Statement, 2024.

4.0 Changes:

4.1 Text Changes

4.1.1 That the following policies of the West Harbour (Setting Sail) Secondary Plan be amended, added or deleted, as outlined in Appendix “A”, attached to this Amendment:

- A.6.3.3.1.9
- A.6.3.3.1.12
- A.6.3.3.1.12.3
- A.6.3.3.1.13.2
- A.6.3.3.1.13.3
- A.6.3.3.1.16.3.1
- A.6.3.3.1.16.3.4
- A.6.3.3.1.16.3.8
- A.6.3.3.1.16.3.9

- A.6.3.3.1.13
- A.6.3.3.1.13.1
- A.6.3.3.1.16.3.2
- A.6.3.3.1.16.3.3
- A.6.3.3.1.16.3.11
- A.6.3.7.1.1

4.2 Map / Schedule Changes

a. That Schedule M-2: West Harbour (Setting Sail) Secondary Plan – General Land Use Plan be amended, as shown on Appendix “B”, 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. 25-215 passed on the 19th day of November, 2025.

The City of Hamilton

A. Horwath
Mayor

M. Trennum
City Clerk

Appendix “A” – West Harbour Setting Sail Secondary Plan

Proposed Change	Proposed New / Revised Policy
<p>Grey highlighted strikethrough text = text to be deleted</p>	<p>Bolded text = text to be added</p>
<p>West Harbour Setting Sail Secondary Plan</p>	
<p>A.6.3.3.1.9 To encourage a broad mix of household types at varying income levels, West Harbour shall accommodate a diversity of housing types, including detached and semi-detached dwellings, and multiple dwellings.</p>	<p>A.6.3.3.1.9 To encourage a broad mix of household types at varying income levels, West Harbour shall accommodate a diversity of housing types.</p>
<p>A.6.3.3.1.12 In Low Density Residential areas: i) the scale, type and character of new development shall generally reflect existing low density development in the neighbourhood. When redevelopment occurs, to achieve compatibility, new residential infill development shall be evaluated based on the policies of Section A.6.3.3.4 – Urban Design as well as any relevant Urban Design Guidelines; ii) Uses permitted in low density residential areas shall include single-detached, semi-detached, duplex, triplex, and fourplex dwellings, and street townhouses are permitted; iii) For low density residential areas, the maximum height shall be three storeysthe density of development shall range from 25 to 60 units per gross hectare; iv) existing grid patterns of streets, blocks, and open space, and/or those proposed by this plan, shall be respected; v) lot dimensions and building setbacks shall be generally consistent with other Low Density Residential properties in the neighbourhood; vi) for streets where a road allowance widening is required, the setback under the zoning by-law must be taken from the widened road allowance; and vii) garages shall be located generally at the rear of properties and accessed from rear laneways where feasible.</p>	<p>A.6.3.3.1.12 In Low Density Residential areas: i) the scale, type and character of new development shall generally reflect existing low density development in the neighbourhood. When redevelopment occurs, to achieve compatibility, new residential infill development shall be evaluated based on the policies of Section A.6.3.3.4 – Urban Design as well as any relevant Urban Design Guidelines; ii) Uses permitted in low density residential areas shall include single-detached, semi-detached, duplex, triplex, and fourplex dwellings and street townhouses; iii) For low density residential areas, the maximum height shall be three storeys; iv) existing grid patterns of streets, blocks, and open space, and/or those proposed by this plan, shall be respected; v) lot dimensions and building setbacks shall be generally consistent with other Low Density Residential properties in the neighbourhood; vi) for streets where a road allowance widening is required, the setback under the zoning by-law must be taken from the widened road allowance; and vii) garages shall be located generally at the rear of properties and accessed from rear laneways where feasible.</p>
<p>A.6.3.3.1.12.3 The following shall apply to the lands known municipally as 125 and 129 Robert Street identified as Site Specific Policy Area – 12 on Schedule M-2: General Land Use Map of the West Harbour (Setting Sail) Secondary Plan: i) Notwithstanding Policy A.6.3.3.1.12 i), the height of a building shall be a maximum of 3 storeys; ii) Notwithstanding Policy A.6.3.3.1.12 ii), a multiple dwelling is permitted; and,</p>	<p>A.6.3.3.1.12.3 The following shall apply to the lands known municipally as 125 and 129 Robert Street identified as Site Specific Policy Area – 12 on Schedule M-2: General Land Use Map of the West Harbour (Setting Sail) Secondary Plan: i) Notwithstanding Policy A.6.3.3.1.12 ii), a multiple dwelling is permitted; and, ii) A maximum density of 142 units per gross hectare is permitted.</p>

<p>iii) Notwithstanding Policy A.6.3.3.1.12 iii), a A maximum density of 142 units per gross hectare is permitted.</p>	
<p>A.6.3.3.1.13 In Medium Density Residential 1 areas:</p> <ul style="list-style-type: none"> i) multiple dwellings are permitted; ii) the density of development shall be in the range of 60 – 150 units per gross hectare Deleted by OPA X; iii) the height of buildings shall range from 3 to 5 storeys; iv) existing grid patterns of streets, blocks and open spaces, and/or those proposed by this plan, shall be respected; v) front yard setbacks shall be generally consistent with the setbacks of adjacent buildings; vi) for streets where a road allowance widening is required, the setback under the zoning by-law must be taken from the widened road allowance; vii) parking areas generally shall be provided at the rear of sites or underground, with access from public streets or laneways; viii) direct driveway access to individual units, garages fronting public streets and front yard parking shall not be permitted; ix) the main entrances to buildings shall face public streets; x) private amenity space shall be provided on balconies and terraces, at the front or rear of individual ground-floor units, and/or within internal courtyards outdoors and indoors; xi) common amenity space shall be consolidated on the site to create useable spaces; xii) the design and massing of buildings shall minimize shadow and wind impacts on the public realm; and xiii) the design of new developments shall have respect for the light, views and privacy enjoyed by residents in adjacent buildings and areas. 	<p>A.6.3.3.1.13 In Medium Density Residential 1 areas:</p> <ul style="list-style-type: none"> i) multiple dwellings are permitted; ii) Deleted by OPA X; iii) the height of buildings shall range from 3 to 5 storeys; iv) existing grid patterns of streets, blocks and open spaces, and/or those proposed by this plan, shall be respected; v) front yard setbacks shall be generally consistent with the setbacks of adjacent buildings; vi) for streets where a road allowance widening is required, the setback under the zoning by-law must be taken from the widened road allowance; vii) parking areas generally shall be provided at the rear of sites or underground, with access from public streets or laneways; viii) direct driveway access to individual units, garages fronting public streets and front yard parking shall not be permitted; ix) the main entrances to buildings shall face public streets; x) private amenity space shall be provided on balconies and terraces, at the front or rear of individual ground-floor units, and/or within internal courtyards outdoors and indoors; xi) common amenity space shall be consolidated on the site to create useable spaces; xii) the design and massing of buildings shall minimize shadow and wind impacts on the public realm; and xiii) the design of new developments shall have respect for the light, views and privacy enjoyed by residents in adjacent buildings and areas.
<p>A.6.3.3.1.13.1 The following policies shall apply to the lands known municipally as 282 MacNab Street North, designated Medium Density Residential 1 and identified as Site Specific Policy Area 9 on Schedule M-2: General Land Use of West Harbour Secondary Plan:</p> <ul style="list-style-type: none"> i) Notwithstanding Policy A.6.3.3.1.13 ii), an 89 unit multiple dwelling with a A maximum residential density of 688 units per gross hectare shall be permitted; and, 	<p>A.6.3.3.1.13.1 The following policies shall apply to the lands known municipally as 282 MacNab Street North, designated Medium Density Residential 1 and identified as Site Specific Policy Area 9 on Schedule M-2: General Land Use of West Harbour Secondary Plan:</p> <ul style="list-style-type: none"> i) A maximum residential density of 688 units per gross hectare shall be permitted; and,

<p>ii) Notwithstanding Policy A.6.3.3.1.13 iii), the height of buildings shall range from 3 to 10 storeys. (OPA No. 244)</p>	<p>ii) Notwithstanding Policy A.6.3.3.1.13 ii), the height of buildings shall range from 3 to 10 storeys. (OPA No. 244)</p>
<p>A.6.3.3.1.13.2 The following shall apply to the lands known municipally as 179, 181, 183, 185, 187 and 189 Catharine Street North, designated Medium Density Residential 1 and identified as Site Specific Policy Area – 10 on Schedule M-2: General Land Use of West Harbour Secondary Plan:</p> <p>i) Notwithstanding Policy A.6.3.3.1.13 ii), a maximum residential density of 155 units per gross hectare shall be permitted; and,</p> <p>ii) The external appearance and character of the existing heritage dwelling known as 187 and 189 Catharine Street North shall be maintained.</p>	<p>A.6.3.3.1.13.2 The following shall apply to the lands known municipally as 179, 181, 183, 185, 187 and 189 Catharine Street North, designated Medium Density Residential 1 and identified as Site Specific Policy Area – 10 on Schedule M-2: General Land Use of West Harbour Secondary Plan:</p> <p>i) A maximum residential density of 155 units per gross hectare shall be permitted; and,</p> <p>ii) The external appearance and character of the existing heritage dwelling known as 187 and 189 Catharine Street North shall be maintained.</p>
<p>A.6.3.3.1.13.3 The following shall apply to the lands known municipally as 383 and 383 ½ Hughson Street North, designated Medium Density Residential 1 and identified as Special Policy Area 15 on Schedule M-2: General Land Use of West Harbour Secondary Plan:</p> <p>i) Notwithstanding Policy A.6.3.3.1.13 iii), the height of buildings shall range from 2 to 5 stories; and,</p> <p>ii) The external appearance and character of the existing heritage building (previously used as a church) constructed between 1850 and 1860 known as 383 Hughson Street North shall be maintained.</p>	<p>A.6.3.3.1.13.3 The following shall apply to the lands known municipally as 383 and 383 ½ Hughson Street North, designated Medium Density Residential 1 and identified as Special Policy Area 15 on Schedule M-2: General Land Use of West Harbour Secondary Plan:</p> <p>i) Notwithstanding Policy A.6.3.3.1.13 ii), the height of buildings shall range from 2 to 5 stories; and,</p> <p>ii) The external appearance and character of the existing heritage building (previously used as a church) constructed between 1850 and 1860 known as 383 Hughson Street North shall be maintained.</p>
<p>A.6.3.3.1.16.3.1 Notwithstanding Policy A.6.3.5.1.2.3 of this Plan, Policy A.6.3.3.1.12 shall apply to the following uses shall be permitted on lands designated Low- Density Residential on Schedule M-2a: - Barton-Tiffany Area General Land Use.</p> <p>i) single detached, semi detached, street townhouses and stacked townhouses; and</p> <p>ii) open space and parks.</p>	<p>A.6.3.3.1.16.3.1 Notwithstanding Policy A.6.3.5.1.2.3, Policy A.6.3.3.1.12 shall apply to lands designated Low Density Residential on Schedule M-2a - Barton-Tiffany Area General Land Use.</p>
<p>A.6.3.3.1.16.3.2 Building height shall be a maximum of 3 storeys. In addition to Policy A.6.3.3.1.12 ii), the following uses shall also be permitted on lands designated Low Density Residential on Schedule M-2a:</p> <p>i) stacked townhouses; and</p> <p>ii) open space and parks.</p>	<p>A.6.3.3.1.16.3.2 In addition to Policy A.6.3.3.1.12 ii), the following uses shall also be permitted on lands designated Low Density Residential on Schedule M-2a:</p> <p>i) stacked townhouses; and</p> <p>ii) open space and parks.</p>
<p>Delete policy A.6.3.3.1.16.3.3 in its entirety</p> <p>A.6.3.3.1.16.3.3 The density of development shall range from 25 to 60 units per gross hectare.</p>	
<p>Delete policy A.6.3.3.1.16.3.4 in its entirety</p>	

<p>A.6.3.3.1.16.3.4 Residential development within the Low Density Residential Designation shall be subject to Site Plan Control.</p>	
<p>Delete policy A.6.3.3.1.16.3.8 in its entirety A.6.3.3.1.16.3.8 The existing scale, type and character of new development shall generally reflect existing low density development in the neighbourhood.</p>	
<p>Delete policy A.6.3.3.1.16.3.9 in its entirety A.6.3.3.1.16.3.9 Lot dimensions and building setbacks shall be generally consistent with other Low Density Residential properties in the neighbourhood.</p>	
<p>Delete policy A.6.3.3.1.16.3.11 in its entirety A.6.3.3.1.16.3.11 For streets where a road allowance widening is required, the setback under the zoning by law must be taken from the widened road allowance.</p>	
<p>A.6.3.7.1.1 The predominant land use in Stable Areas shall be Low Density Residential, with detached, semi-detached and street townhouses being the predominant types of housing.</p>	<p>A.6.3.7.1.1 The predominant land use in Stable Areas shall be Low Density Residential.</p>



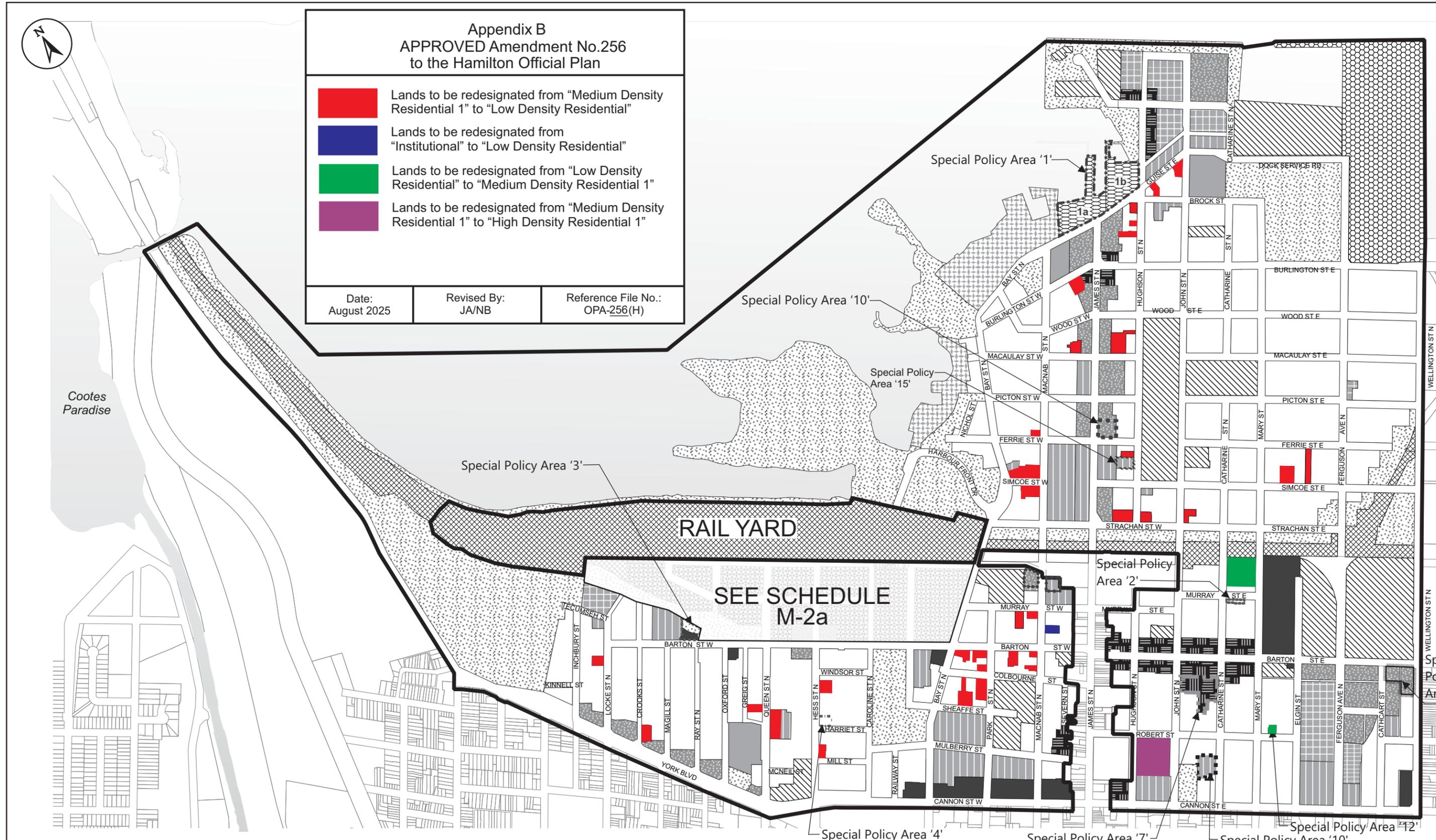
Appendix B
 APPROVED Amendment No.256
 to the Hamilton Official Plan

- Lands to be redesignated from "Medium Density Residential 1" to "Low Density Residential"
- Lands to be redesignated from "Institutional" to "Low Density Residential"
- Lands to be redesignated from "Low Density Residential" to "Medium Density Residential 1"
- Lands to be redesignated from "Medium Density Residential 1" to "High Density Residential 1"

Date:
August 2025

Revised By:
JA/NB

Reference File No.:
OPA-256(H)



Legend	<ul style="list-style-type: none"> Low Density Residential High Density Residential Institutional Marine Recreational Utilities and Transportation Medium Density Residential 1 Mixed Use Prime Retail Waterfront Commercial Special Policy Area Medium Density Residential 2 Local Commercial Open Space Shipping & Navigation Study Area Boundary 	<ul style="list-style-type: none"> Special Policy Area '1' Special Policy Area '2' Special Policy Area '3' Special Policy Area '4' Special Policy Area '7' Special Policy Area '8' Special Policy Area '9' Special Policy Area '10' Special Policy Area '12' Special Policy Area '13' Special Policy Area '15' 	<p>Hamilton West Harbour Planning Area Study</p> <p>Schedule M-2: General Land Use West Harbour Secondary Plan</p>
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