

Authority: Item 8.2, Planning Committee Minutes PLC 25-015 (PED22154(c))
CM: November 19, 2025 Ward: 2
Written approval for this by-law was given by Mayoral Decision MDE-2025-19
Dated November 19, 2025

Bill No. 217

CITY OF HAMILTON

BY-LAW NO. 25-217

**To Adopt:
Official Plan Amendment No. 255 to the
City of Hamilton Official Plan**

Respecting:

**175 John Street North
(Ward 2)**

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

1. Amendment No. 255 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. 255
to the
City of Hamilton Official Plan

The following text, together with Appendix “A”, attached hereto, constitutes Official Plan Amendment No. 255 of the City of Hamilton Official Plan:

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to amend the West Harbour (Setting Sail) Secondary Plan by establishing a new Special Policy Area to increase the maximum building height and to remove the residential density requirement.

2.0 Location:

The lands affected by this Amendment are located at 175 John Street North, in the City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed development efficiently utilizes existing infrastructure, and positively contributes to the streetscape;
- The proposed development implements the vision of the West Harbour (Setting Sail) Secondary Plan by providing intensification at a form and scale that is in keeping with the character of the surrounding neighbourhood and is in proximity to the Downtown and existing transit; and,
- The Amendment is consistent with the Provincial Planning Statement, 2024.

4.0 Changes:

4.1 Text Changes:

- 4.1.1 That Section A.6.3.3.1.13 be amended by adding Policy No. A.6.3.3.1.13.4:

“A.6.3.3.1.13.4 The following shall apply to the lands known municipally as 175 John Street North, designated Medium Density Residential 1 and identified as Special Policy Area - 17 on Schedule M-2: General Land Use of West Harbour Secondary Plan:

- i) Policy A.6.3.3.1.13 ii), shall not apply.
- ii) Notwithstanding Policy A.6.3.3.1.13 iii), a maximum building height of 12 storeys shall be permitted.”

4.2 Map/Schedule Changes:

4.2.1 That Schedule M-2: General Land Use, of the West Harbour (Setting Sail) Secondary Plan is amended by:

- a) identifying the subject lands at 175 John Street North as Special Policy Area – 17.

as shown on Appendix “A” to this Amendment.

5.0 Implementation:

An implementing Zoning By-law Amendment and Site Plan approval will give effect to the intended uses on the subject lands.

This is Schedule “1” to By-law No. 25-217 passed on the 19 day of November, 2025.

The City of Hamilton

A. Horwath
MAYOR

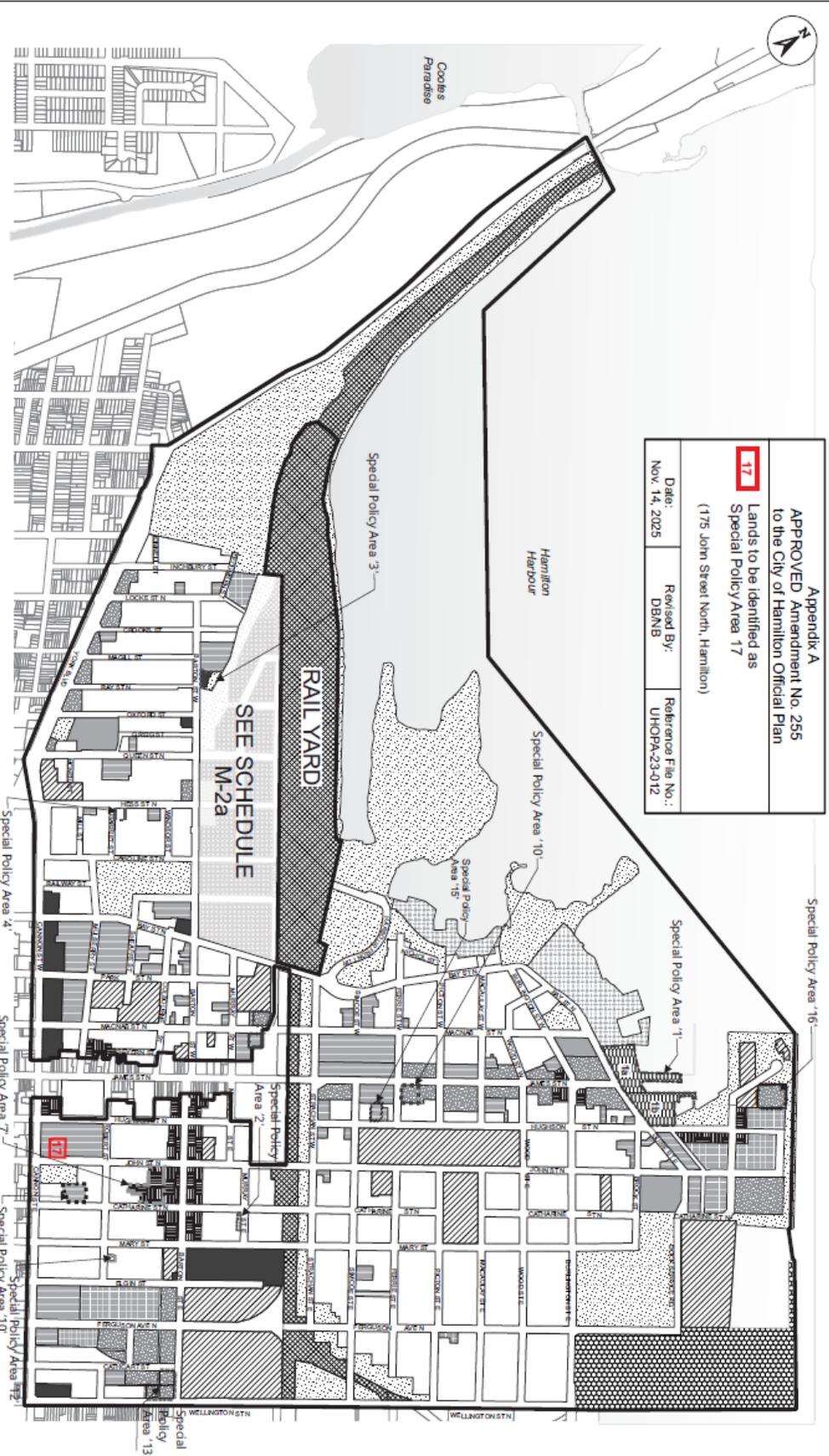
M. Trennum
CITY CLERK



Appendix A
 APPROVED Amendment No. 255
 to the City of Hamilton Official Plan

17 Lands to be identified as
 Special Policy Area 17
 (175 John Street North, Hamilton)

Date: Nov. 14, 2025
 Revised By: DBNB
 Reference File No.: UHOPA-23-012



- Legend**
- Low Density Residential
 - Medium Density Residential 1
 - Medium Density Residential 2
 - High Density Residential
 - Mixed Use
 - Local Commercial
 - Institutional
 - Prime Retail
 - Open Space
 - Marine Recreational
 - Waterfront Commercial
 - Shipping & Navigation
 - Utilities and Transportation
 - Special Policy Area 1
 - Special Policy Area 2
 - Special Policy Area 3
 - Special Policy Area 4
 - Special Policy Area 5
 - Special Policy Area 6
 - Special Policy Area 7
 - Special Policy Area 8
 - Special Policy Area 9
 - Special Policy Area 10
 - Special Policy Area 11
 - Special Policy Area 12
 - Special Policy Area 13
 - Special Policy Area 14
 - Special Policy Area 15
 - Special Policy Area 16
 - Special Policy Area 17
 - Study Area Boundary