

**Authority:** Item 8.1, Planning Committee Minutes 26-002 (PED26022)  
CM: February 11, 2026 Ward: City Wide  
Written approval for this by-law was given by Mayoral Decision MDE-2026-04  
Dated February 11, 2026

**Bill No. 035**

**CITY OF HAMILTON**

**BY-LAW NO. 26-035**

**To Adopt:**

**Official Plan Amendment No. 249 to the  
Urban Hamilton Official Plan**

Respecting:

**Remnant Commercial Land Update  
(City Wide)**

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

1. Amendment No. 249 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 11<sup>th</sup> day of February, 2026.

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A. Horwath  
Mayor

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M. Trennum  
City Clerk

## Urban Hamilton Official Plan Amendment No. 249

The following text, together with:

Appendix “A”	Volume 1: Schedule E-1 – Urban Land Use Designations
Appendix “B”	Volume 2: Chapter B.6.0 – Hamilton Secondary Plans
Appendix “C”	Volume 2: Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan Land Use Plan
Appendix “D”	Volume 2: Map B.6.7-4 – Centennial Neighbourhoods Secondary Plan – Area and Site Specific Policy Areas
Appendix “E”	Volume 2: Map B.7.1-1 – Western Development Area Secondary Plan Land Use Plan
Appendix “F”	Volume 3: Map H-9 – Area Specific Policies
Appendix “G”	Volume 3: Map H-11 – Area Specific Policies

attached hereto, constitutes Official Plan Amendment No. 249 to the Urban Hamilton Official Plan.

### 1.0 Purpose and Effect:

The purpose and effect of this Amendment is to:

- amend the Urban Hamilton Official Plan by redesignating lands within Volume 1 and Volume 2, and adding lands to existing Area Specific Policies within Volume 3, to correct inconsistencies between existing land uses and the Urban Hamilton Official Plan designations to implement the Commercial and Mixed Use zoning; and,
- amend the Centennial Neighbourhoods Secondary Plan by amending an existing Site Specific Policy to implement the Commercial and Mixed Use zoning and remove redundant policies.

### 2.0 Location:

The lands affected by this Amendment are located within the Urban Area of the City of Hamilton.

### 3.0 **Basis:**

The basis for permitting this Amendment is:

- The Amendment creates consistency in implementation between the policies of the Urban Hamilton Official Plan and the regulations of the Commercial and Mixed Use (CMU) and Transit Oriented Corridor (TOC) Zones; and,
- 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 the following lands from “Neighbourhoods” to “Mixed Use – Medium Density”;
  - 1. Part of 975 Queenston Road, Hamilton;
  - 2. 17, 19, and 21 Crosthwaite Avenue North, Hamilton;
  - 3. 11 Arthur Avenue North, Hamilton;
  - 4. Part of 1510 Main Street West, Hamilton.
- ii) Redesignating parts of the lands located at 367, 369, and 385 Highway No. 8, Stoney Creek from “Neighbourhoods” to “District Commercial”;
- iii) Redesignating the following lands from “Neighbourhoods” to “Arterial Commercial”;
  - 1. 660, 670, 672, 674 Barton Street, Stoney Creek; and,
  - 2. 823 Highway No. 8, Stoney Creek.

- iv) Redesignating the lands located at 351 Highway No. 8, Stoney Creek from “District Commercial” to “Institutional”; and,
- v) Redesignating the lands located at 20 and 22 Deerhurst Road, Stoney Creek from “District Commercial” to “Neighbourhoods”;

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

## 4.2 Volume 2 – Secondary Plans

### *Text*

#### 4.2.1 Chapter B.6.0 – Hamilton Secondary Plans – Section B.6.7 – Centennial Neighbourhoods Secondary Plan

- a. That Volume 2: Chapter B.6.0 – Hamilton Secondary Plans, Section B.6.7 – Centennial Neighbourhoods Secondary Plan, Policy B.6.7.18.4 be amended as detailed in Appendix “B”, attached to this Amendment.

### *Maps*

#### 4.2.2 Maps

- a. That Volume 2: Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan be amended by:
  - i) redesignating part of 1510 Main Street West, Hamilton from “General Open Space” to “Mixed Use – Medium Density”; and,
  - ii) identifying the subject lands as part of Area Specific Policy – Area “E”,  
as shown in Appendix “C”, attached to this Amendment;
- b. That Volume 2: Map B.6.7-4 – Centennial Neighbourhoods Secondary Plan – Area and Site Specific Policy Area Map be amended by removing the Site Specific Policy Area – D-1 identification, as shown in Appendix “D”, attached to this Amendment.
- c. That Volume 2: Map B.7.1-1 – Western Development Area Secondary Plan – Land Use Plan be amended by redesignating part of 367, 369, and 385

Highway No. 8, Stoney Creek from “Low Density Residential 2b” to “District Commercial” as shown in Appendix “E”, attached to this Amendment.

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

**4.3.1 Maps**

- a. That Volume 3: Map H-9 – Hamilton Area Specific Policies be amended by identifying 11 Arthur Avenue North, Hamilton as part of Area Specific Policy UH-6, as shown in Appendix “F”, attached to this Amendment; and,
- b. That Volume 3: Map H-11 – Hamilton Area Specific Policies be amended by identifying 17, 19, and 21 Crosthwaite Avenue North, Hamilton as part of Area Specific Policy UH-6, as shown in Appendix “G”, 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. 26-035 passed on the 11<sup>th</sup> day of February, 2026.

**The  
City of Hamilton**

\_\_\_\_\_  
A. Horwath  
Mayor

\_\_\_\_\_  
M. Trennum  
City Clerk

# APPEALS

## UHOPA NO. 69 APPEALS - PL171450

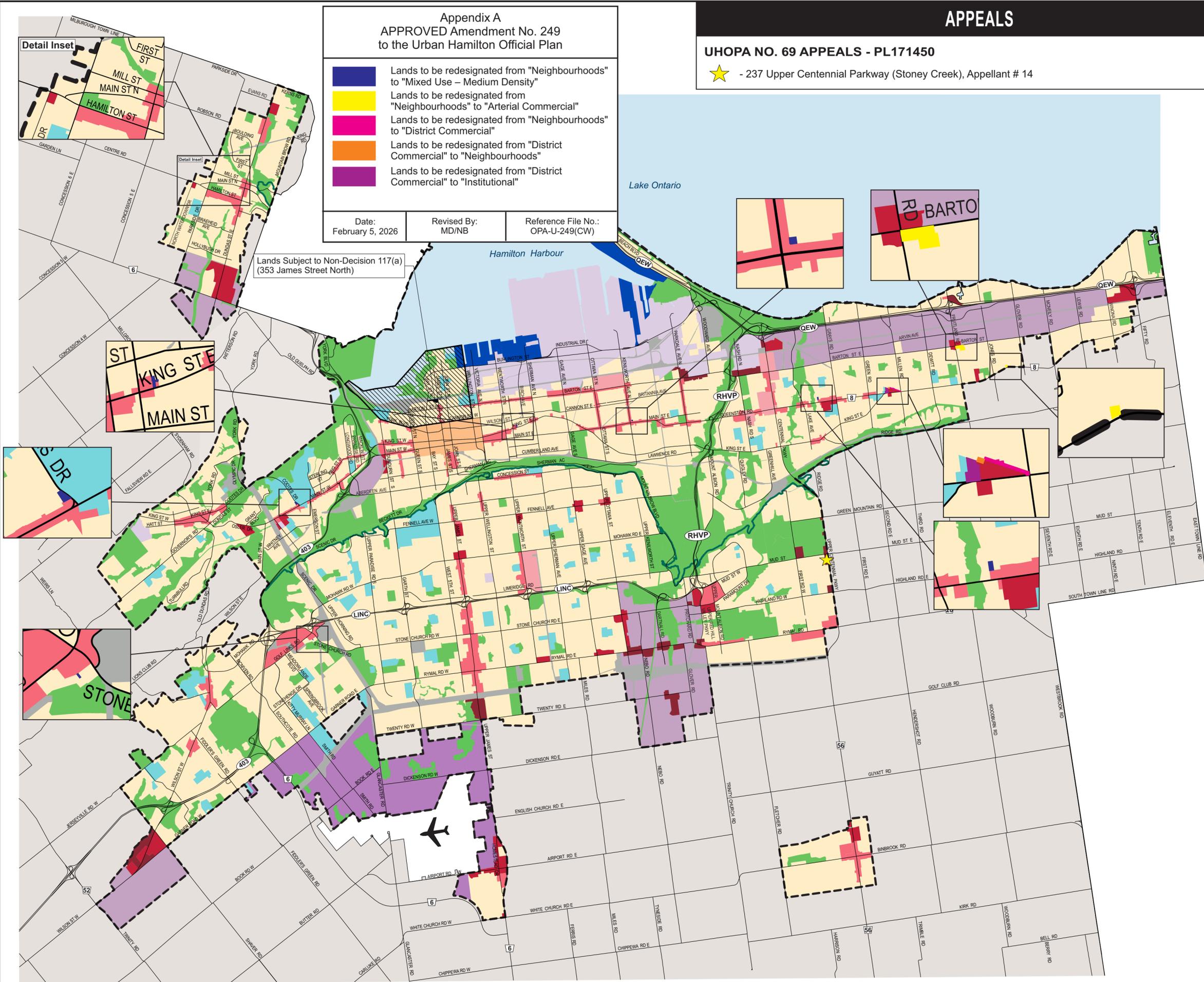
★ - 237 Upper Centennial Parkway (Stoney Creek), Appellant # 14

### Appendix A APPROVED Amendment No. 249 to the Urban Hamilton Official Plan

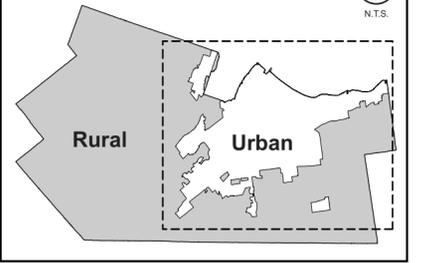
- Lands to be redesignated from "Neighbourhoods" to "Mixed Use – Medium Density"
- Lands to be redesignated from "Neighbourhoods" to "Arterial Commercial"
- Lands to be redesignated from "Neighbourhoods" to "District Commercial"
- Lands to be redesignated from "District Commercial" to "Neighbourhoods"
- Lands to be redesignated from "District Commercial" to "Institutional"

Date: February 5, 2026      Revised By: MD/NB      Reference File No.: OPA-U-249(CW)

Lands Subject to Non-Decision 117(a)  
(353 James Street North)



### 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: Nov. 18, 2025

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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Appendix "B" – Volume 2: Chapter B-6 – Hamilton Secondary Plans

Proposed Change	Proposed New / Revised Policy
<p><del>Grey highlighted strikethrough text = text to be deleted</del></p>	<p><b>Bolded text = text to be added</b></p>
<p>B.6.7.18.4 Site Specific Policy – Area D (502 to 560 Centennial Parkway North)</p> <p>For the lands located at 502 to 560 Centennial Parkway North, designated District Commercial and Business Park and shown as Site Specific Policy – Area D on Map B.6.7-4 – Centennial Neighbourhoods Secondary Plan – Area and Site Specific Policy Areas, the following policies shall apply: (OPA 142)</p> <p>a) The lands shall be developed with a mix of retail and non-retail uses and serve as a mixed use gateway into the City.</p> <p>b) <b>In addition to Policies E.4.7.3 c), E.4.7.7 and E.5.4.6 the maximum gross floor area for all development shall not exceed 45,058 square metres, excluding the gross floor area for a multi-storey self storage facility.</b></p> <p><del>b) c) On the lands designated District Commercial, the following policies shall apply:</del></p> <p>i) In addition to <del>the uses permitted in</del> Policy E.4.7.2 <del>– District Commercial</del> of Volume 1, the following uses shall also be permitted:</p> <ol style="list-style-type: none"> <li>1. one department store;</li> <li>2. hotel and convention centre;</li> <li>3. entertainment uses; <del>and</del></li> <li>4. arts and cultural uses; <b>and,</b></li> <li><b>5. one multi-storey self storage facility.</b></li> </ol> <p>ii) <del>Notwithstanding Policies E.4.7.2 b) and E.4.7.8 – District Commercial of Volume 1, main floor offices and stand alone office buildings shall be permitted in accordance with the Zoning By-law.</del></p> <p>iii) <del>Notwithstanding Policy E.4.7.2 b) c) – District Commercial</del> of Volume 1, no residential uses shall be permitted.</p> <p>iii) <del>v) Notwithstanding Policies E.4.7.3 c) and E.4.7.7 of Volume 1, the maximum amount of</del></p>	<p>B.6.7.18.4 Site Specific Policy – Area D (502 to 560 Centennial Parkway North)</p> <p>For the lands located at 502 to 560 Centennial Parkway North, designated District Commercial and Business Park and shown as Site Specific Policy – Area D on Map B.6.7-4 – Centennial Neighbourhoods Secondary Plan – Area and Site Specific Policy Areas, the following policies shall apply: (OPA 142)</p> <p>a) The lands shall be developed with a mix of retail and non-retail uses and serve as a mixed use gateway into the City.</p> <p>b) In addition to Policies E.4.7.3 c), E.4.7.7 and E.5.4.6 the maximum gross floor area for all development shall not exceed 45,058 square metres, excluding the gross floor area for a multi-storey self storage facility.</p> <p>c) On the lands designated District Commercial, the following policies shall apply:</p> <p>i) In addition to Policy E.4.7.2 of Volume 1, the following uses shall also be permitted:</p> <ol style="list-style-type: none"> <li>1. one department store;</li> <li>2. hotel and convention centre;</li> <li>3. entertainment uses;</li> <li>4. arts and cultural uses; and,</li> <li>5. one multi-storey self storage facility.</li> </ol> <p>ii) Notwithstanding Policy E.4.7.2 b) of Volume 1, no residential uses shall be permitted.</p> <p>iii) Notwithstanding Policies E.4.7.3 c) and E.4.7.7 of Volume 1, the maximum amount of gross floor area for one department store shall not exceed 18,581 square metres.</p> <p>iv) Notwithstanding Policy E.4.7.3 c) of Volume 1, a multi-storey self storage facility with a maximum gross floor area of 12,900 square meters shall be permitted.</p>

Proposed Change	Proposed New / Revised Policy
<p><del>Grey highlighted strikethrough text = text to be deleted</del></p>	<p><b>Bolded text = text to be added</b></p>
<p>gross floor area for one department store shall not exceed 18,581 square metres.</p> <p><b>iv) Notwithstanding Policy E.4.7.3 c) of Volume 1, a multi-storey self storage facility with a maximum gross floor area of 12,900 square meters shall be permitted.</b></p> <p><b>v) A multi-storey self storage facility shall not be located directly adjacent to Centennial Parkway North.</b></p> <p><b>vi) Notwithstanding Policy E.4.7.7 of Volume 1, the maximum gross floor area of retail and service commercial floor space permitted on the lands is 34,142 square metres.</b></p> <p><del>de) On the lands designated Business Park, the following policies shall apply:</del></p> <p><b>i) Notwithstanding Policy E.5.4.3 of Volume 1, <del>on the lands designated Business Park, the following policies shall apply:</del> <i>waste processing facilities and waste transfer facilities shall be prohibited.</i></b></p> <p><del>i) Notwithstanding the uses permitted in Policy E.5.4.3 of Volume 1, the following uses shall not be permitted:</del></p> <p><del>1. retail establishments as ancillary uses, except as provided in policy 6.7.18.4 c) ii);</del></p> <p><del>2. waste processing facilities and waste transfer facilities;</del></p> <p><del>ii) Notwithstanding Policies E.5.4.5 and E.5.4.6 of Volume 1, the following uses shall be permitted:</del></p> <p><del>1. office buildings with a minimum gross floor area of 2,000 square metres and a maximum gross floor area of 3,999 square metres; and</del></p> <p><del>2. limited ancillary uses and convenience retail, as defined in the Zoning By law, on the ground floor of an office building with a minimum gross floor area of 2,000 square metres and a maximum gross floor area of 3,999 square metres.</del></p>	<p>v) A multi-storey self storage facility shall not be located directly adjacent to Centennial Parkway North.</p> <p>iv) Notwithstanding Policy E.4.7.7 of Volume 1, the maximum gross floor area of retail and service commercial floor space permitted on the lands is 34,142 square metres.</p> <p>c) On the lands designated Business Park, the following policy shall apply:</p> <p>i) Notwithstanding Policy E.5.4.3 c) of Volume 1, <i>waste processing facilities and waste transfer facilities</i> shall be prohibited.</p> <p>d) <i>Development</i> shall be consistent with the urban design guidelines approved for the site and Policies B.6.7.8.14 e) and f).</p> <p>e) The following Design Principles shall apply: ...</p> <p>f) The lands shall be developed in accordance with the following urban design policies: ... iv) Vehicular Access</p> <p>1. The number and location of vehicular access points shall be limited so as to minimize disruption to traffic flow and to minimize the impact on local streets.</p>

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>d) Notwithstanding Policies E.4.7.3 c) and E.4.7.7 – District Commercial and Section E.5.4.6 and E.5.4.7 – Employment Area – Business Park Designation of Volume 1, the following provisions shall apply:</p> <p>i) The maximum gross floor area for all development shall not exceed 45,058 square metres.</p> <p>ii) Development of the site shall be completed in a phased manner consisting of an initial permitted development of 23,226 square metres of retail and service commercial uses. An additional 1 square metre of retail and service commercial uses shall be permitted for every 1 square metre of non-retail, employment and service uses, as identified in the Zoning Bylaw, for which construction has substantially commenced on the site.</p> <p>iii) Notwithstanding Policy 6.7.18.4 d) i) an increase in the total maximum gross floor area for all development may be permitted without amendment to this Plan subject to the following requirements:</p> <ol style="list-style-type: none"> <li>1. The maximum gross floor area for all retail and service commercial uses shall not exceed 34,142 square metres.</li> <li>2. Office uses shall be limited, and shall be secondary to the primary function of the lands to serve the daily and weekly shopping needs of residents in the surrounding neighbourhoods.</li> <li>3. The City may require the submission of studies to demonstrate that an increase in gross floor area can be appropriately accommodated on the site. Required studies may include, but are not limited to, a Servicing Report and a Transportation Impact Study. In this regard, the Zoning Bylaw may establish a holding provision on the lands for development in excess of 45,058 square metres of gross floor area, to implement this provision.</li> </ol> <p><b>d) Development shall be consistent with the urban design guidelines approved for the site and Policies B.6.7.8.14 e) and f).</b></p>	

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>e) Prior to development the proponent shall complete urban design guidelines for the development of the site, to the satisfaction of the City.</p> <p>f) Urban design guidelines shall be in accordance with the Design Principles and Policies in Policies B.6.7.18.4 g) and h). In the event that conditions and/or restrictions arise as a result of the Record of Site Condition, specific design solutions shall be incorporated in consultation with the City through the Site Plan approvals process.</p> <p>ge) The following Design Principles shall apply:</p> <p>...</p> <p>hf) The lands shall be developed in accordance with the following urban design policies:</p> <p>...</p> <p>iv) Vehicular Access</p> <p>1. The number and location of vehicular access points shall be limited so as to minimize disruption to traffic flow and to minimize the impact on local streets.</p> <p>i) For the lands known municipally as 510 Centennial Parkway North, designated District Commercial, shown as Site Specific Policy Area D-1 on Map B.6.7.4 Centennial Neighbourhood Secondary Plan Area and Site Specific Policy Area Map, the following policies shall also apply:</p> <p>i) That in addition to Policy B.6.7.18.4 b) i) of Volume 2, the use of a warehouse, including a maximum of one mini storage multi-storey facility shall also be permitted;</p> <p>ii) That notwithstanding Policy B.6.7.18.4 d) i) of Volume 2, the maximum gross floor area for all development shall not exceed 45,058 square metres. The gross floor area for a mini storage facility shall be excluded from the maximum total gross floor area; and,</p>	

Proposed Change	Proposed New / Revised Policy
<p>Grey highlighted strikethrough text = text to be deleted</p>	<p><b>Bolded text</b> = text to be added</p>
<p>iii) That notwithstanding <del>Policy E.4.7.3 c) of Volume 1, a single use over 10,000 square metres in gross floor area shall be prohibited,</del> except for one multi-storey warehouse (mini storage facility), which shall not exceed a maximum total gross floor area of 12,900 square metres, shall also be permitted. (OPA 176)</p>	

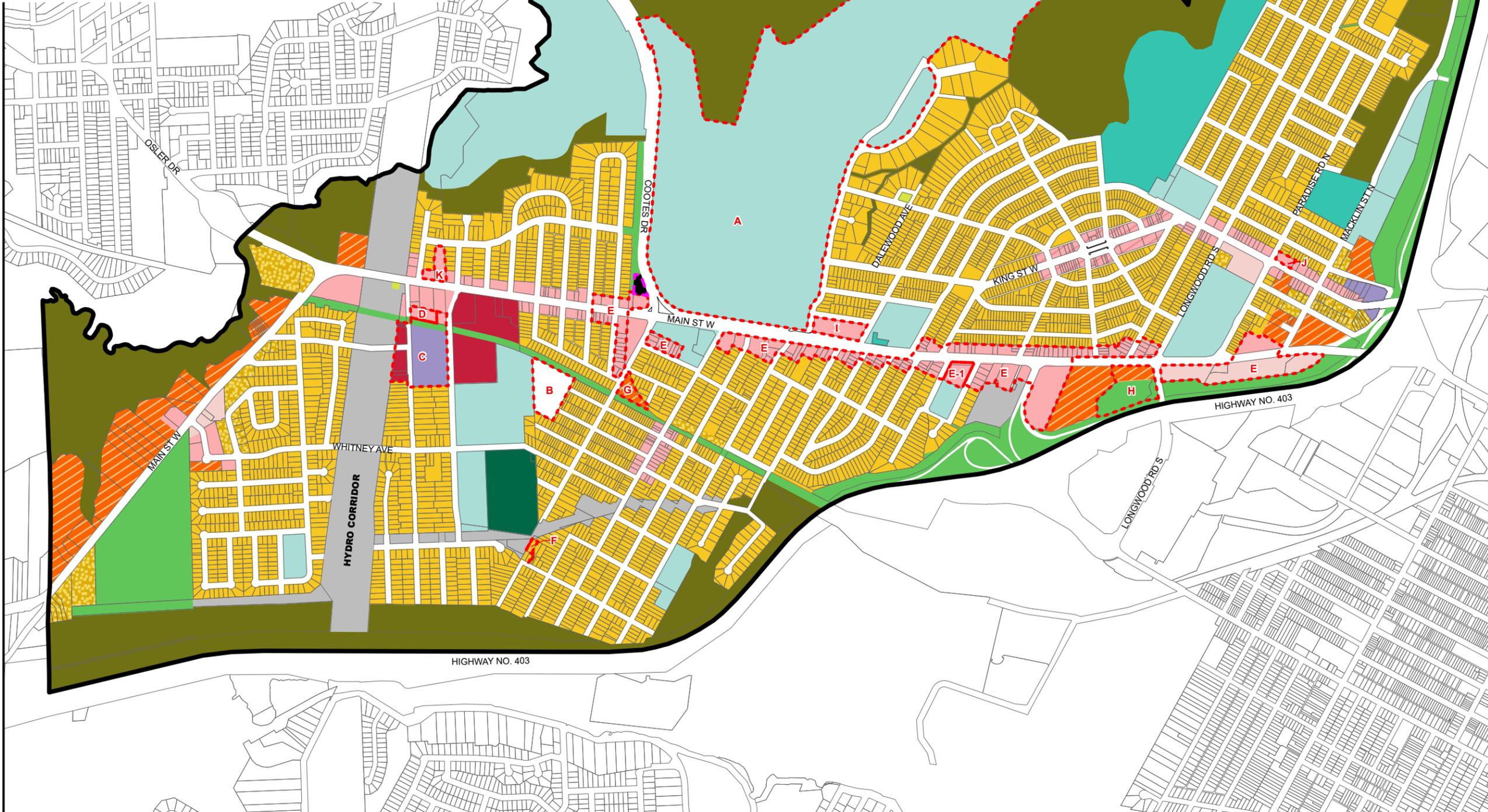
Appendix C  
 APPROVED Amendment No. 249  
 to the Urban Hamilton Official Plan

 Lands to be redesignated from "General Open Space" to "Mixed Use – Medium Density"

 Lands to be identified as part of  
 Area Specific Policy – Area E

(1510 Main Street West, Hamilton)

Date: February 5, 2026	Revised By: MD/NB	Reference File No.: OPA-U-249(H)
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**Legend**

**Residential Designations**

-  Low Density Residential 2
-  Low Density Residential 3c
-  High Density Residential 1

**Commercial and Mixed Use Designations**

-  Local Commercial
-  Mixed Use - Medium Density
-  Mixed Use - Medium Density - Pedestrian Focus
-  District Commercial

**Parks and Open Space Designations**

-  Parkette
-  Neighbourhood Park
-  Community Park
-  General Open Space
-  Natural Open Space

**Other Designations**

-  Institutional
-  Employment Area - Industrial Lands
-  Utility

**Other Features**

-  Area or Site Specific Policy
-  Secondary Plan Boundary

Council Adopted: July 9, 2009  
 Ministerial Approval: March 16, 2011  
 Effective Date: August 16, 2013

**Urban Hamilton Official Plan**  
**Ainslie Wood Westdale**  
**Secondary Plan**  
 Land Use Plan Map  
 Map B.6.2-1

Date: December 6, 2023



Not To Scale

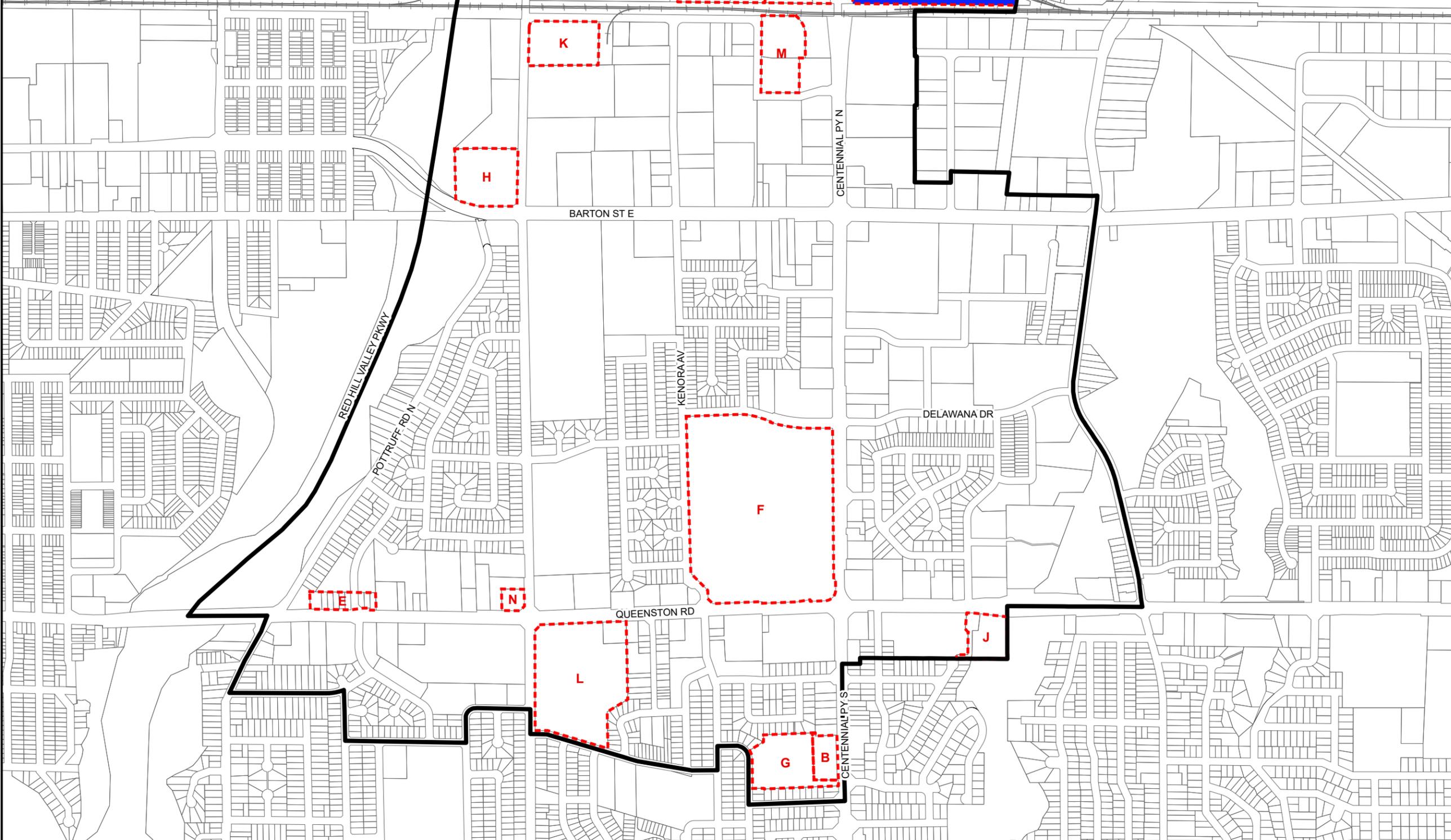


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Appendix D  
 APPROVED Amendment No. 249  
 to the Urban Hamilton Official Plan

 Remove Site Specific Policy - Area  
 D-1 identification

Date: February 5, 2026	Revised By: MD/NB	Reference File No.: OPA-U-249(H)
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- Legend**
-  Area or Site Specific Policy
  -  Railways
  -  Secondary Plan Boundary

**Urban Hamilton Official Plan  
 Centennial Neighbourhoods  
 Secondary Plan  
 Area and Site Specific Policy Area  
 Map B.6.7-4**

Date: May 2024	
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Appendix E  
 APPROVED Amendment No. 249  
 to the Urban Hamilton Official Plan

 Lands to be redesignated from "Low Density Residential 2b" to "District Commercial"

(367, 369, & 385 Highway No. 8, Stoney Creek)

Date: February 5, 2026	Revised By: MD/NB	Reference File No.: OPA-U-249(S)
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**Legend**

**Residential Designations**

-  Low Density Residential 2b
-  Low Density Residential 3c
-  Medium Density Residential 3
-  High Density Residential 1

**Commercial and Mixed Use Designations**

-  Local Commercial
-  Mixed Use - Medium Density
-  District Commercial

**Parks and Open Space Designations**

-  Parkette
-  Neighbourhood Park
-  Community Park
-  General Open Space
-  Natural Open Space

**Other Designations**

-  Institutional
- ES** Elementary School
- SS** Secondary School

**Other Features**

-  Area or Site Specific Policy
-  Secondary Plan Boundary

Council Adopted: July 9, 2009  
 Ministerial Approval: March 16, 2011  
 Effective Date: August 16, 2013

**Urban Hamilton Official Plan**  
**Western Development Area**  
**Secondary Plan**  
 Land Use Plan Map  
 Map B.7.1-1

Date: January 28, 2025



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Appendix F  
 APPROVED Amendment No. 249  
 to the Urban Hamilton Official Plan



Lands to be indentified as part of  
 Area Specific Policy UH-6

(11 Arthur Avenue North, Hamilton)

Date:  
 February 5, 2026

Revised By:  
 DM/NB

Reference File No.:  
 OPA-U-249(H)



Legend



UH-6

Urban Hamilton Official Plan  
 Volume 3: Map H-9  
 Area Specific Policies

Date:  
 June 2022



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Appendix G  
 APPROVED Amendment No. 249  
 to the Urban Hamilton Official Plan



Lands to be identified as part of  
 Area Specific Policy UH-6  
 (17, 19, 21 Crosthwaite Avenue North, Hamilton)

Date:  
 February 5, 2026

Revised By:  
 MD/NB

Reference File No.:  
 OPA-U-249(H)



Legend

UH-6

Urban Hamilton Official Plan  
 Volume 3: Map H-11  
 Area Specific Policies

Date:  
 May 1, 2017



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