

Proposed Text Amendments – Urban Structure

Grey highlighted strikethrough text = text to be deleted

Bolded text = text to be added

Policy Number	Proposed Change	Proposed New Policy	Why Change is Required	
			Provincial Conformity	Comments
Volume 1, Chapter E – Urban Systems and Designations				
E.1.0 c)	E.1.0 c) Develop Accommodate growth through the development of compact, mixed use urban environments that support existing or planned transit, including higher order transit , and active transportation.	E.1.0 c) Accommodate growth through the development of compact, mixed use urban environments that support existing or planned transit, including <i>higher order transit</i> , and <i>active transportation</i> .	√ Growth Plan Policy 2.2.1.2 c)	
E.1.0 g)	E.1.0 g) Promote and support appropriate <i>residential intensification</i> throughout the <i>urban area</i> with and focused attention to development in the strategic growth areas of the Urban Nodes, and Urban Corridors and Major Transit Station Areas .	E.1.0 g) Promote and support appropriate <i>residential intensification</i> throughout the <i>urban area</i> with focused attention to development in the <i>strategic growth areas</i> of the <i>Urban Nodes, Urban Corridors and Major Transit Station Areas</i> .	√ Growth Plan Policy 2.2.1.2 c)	Added reference to Strategic Growth Areas
E.1.0 h)	E.1.0 h) Recognize that Hamilton’s neighbourhoods will evolve over time to accommodate projected household growth, changing demographics, and respond to the changing needs of complete communities are stable, not static .	E.1.0 h) Recognize that Hamilton’s neighbourhoods will evolve over time to accommodate projected household growth, changing demographics, and respond to the changing needs of complete communities.	√ Growth Plan Policy 2.2.1.2 a)	
E.2.1 a)	E.2.1 a) Urban Nodes, and Urban corridors and delineated Major Transit Station Areas are shall be the focus of <i>intensification</i> and reurbanization activities (i.e. population growth, private and public <i>redevelopment</i> , and infrastructure investment).	E.2.1 a) <i>Urban Nodes, Urban corridors</i> and delineated <i>Major Transit Station Areas</i> shall be the focus of <i>intensification</i> and reurbanization activities (i.e. population growth, private and public <i>redevelopment</i> , and infrastructure investment).	√ Growth Plan Policy 2.2.1.2 c)	
E.2.1 e)	E.2.1 e) Nodes and corridors evolve with higher residential densities and mixed use <i>developments</i> to achieve their planned functions and support existing and planned transit, including higher order transit .	E.2.1 e) Nodes and corridors evolve with higher residential densities and mixed use <i>developments</i> to achieve their planned functions and support existing and planned transit, including <i>higher order transit</i> .	√ Growth Plan Policy 2.2.1.2 c)	

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E.2.2.1	In order to most efficiently use land and resources, the City has developed an Hamilton's urban structure, is identified on Schedule E – Urban Structure, and that includes the following structural elements:	In order to most efficiently use land and resources, the City has developed an urban structure, identified on Schedule E – Urban Structure, that includes the following structural elements:	√ PPS Policy 1.1.3.2 a)	
E.2.2.1 c) (New)	Insert new Policy E.2.2.1 c) and renumber subsequent policies accordingly. E.2.2.1 c) Major Transit Station Areas;	E.2.2.1 c) <i>Major Transit Station Areas;</i>	√ Growth Plan Policy 2.2.4	Added reference to Major Transit Station Areas as urban structure element.
E.2.2.5 (New)	E.2.2.5 The <i>Urban Nodes, Urban Corridors, and delineated Major Transit Station Areas</i> referenced in Policy E.2.2.1 are <i>strategic growth areas</i> and <i>intensification</i> and higher-density mixed uses in a <i>transit-supportive</i> and <i>compact built form</i> shall be encouraged and promoted in these areas.	E.2.2.5 The <i>Urban Nodes, Urban Corridors, and delineated Major Transit Station Areas</i> referenced in Policy E.2.2.1 are <i>strategic growth areas</i> and <i>intensification</i> and higher-density mixed uses in a <i>transit-supportive</i> and <i>compact built form</i> shall be encouraged and promoted in these areas.	√ Growth Plan Policy 2.2.1.2 c). 2.2.2.3 a) PPS Policy 1.1.3.2 f)	Added reference to strategic growth areas.
E.2.2.6 (New)	E.2.2.6 <i>Intensification, redevelopment</i> and compact form will be encouraged generally throughout the <i>built-up area</i> in accordance with appropriate development standards.	E.2.2.6 <i>Intensification, redevelopment</i> and compact form will be encouraged generally throughout the <i>built-up area</i> in accordance with appropriate development standards.	√ Growth Plan Policy 2.2.2.3 c) PPS Policy 1.1.3.4, 1.1.3.6	Encourages intensification throughout the built-up area. Implements the No Urban Boundary Expansion growth scenario.
E.2.3.1.4	E.2.3.1.4 The <i>Downtown Urban Growth Centre</i> shall function as a major employment centre for the City. Major office space for business, professional, and government offices services shall be directed to the <i>Downtown Urban Growth Centre</i> .	E.2.3.1.4 The <i>Downtown Urban Growth Centre</i> shall function as a major employment centre for the City. <i>Major office space for business, professional, and government services</i> shall be directed to the <i>Downtown Urban Growth Centre</i> .	√ Growth Plan Policy 2.2.5.2	

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E.2.3.1.9	E.2.3.1.9 The <i>Downtown Urban Growth Centre</i> shall generally have the higher highest aggregate density within the City with a minimum overall target density of 250 500 persons and jobs per hectare. The <i>Downtown Urban Growth Centre</i> may evolve over time to a higher density without an amendment to this Plan. Overall density in excess of this target may be achievable and warranted. Increases to this density target shall be considered as part of a review of the Downtown Hamilton Secondary Plan. The density targets shall be evaluated based, in part, on the results of the Downtown Office Strategy and the impacts on existing infrastructure and transportation networks.	E.2.3.1.9 The <i>Downtown Urban Growth Centre</i> shall generally have the highest aggregate density within the City with a minimum target density of 500 persons and jobs per hectare. The <i>Downtown Urban Growth Centre</i> may evolve over time to a higher density without an amendment to this Plan.	√ Growth Plan Policy 2.2.3.2	Updated density target reflective of No Urban Boundary Expansion growth scenario.
E.2.3.1.10	E.2.3.1.10 It is anticipated that the <i>Downtown Urban Growth Centre</i> will accommodate a Approximately 20 30% 30% of the City-wide <i>residential intensification</i> over the time period of this Plan which equates to a range of 5,000 to 6,000 approximately 30,000 new dwelling units will be accommodated within the <i>Downtown Urban Growth Centre</i>.	E.2.3.1.10 Approximately 30% of the City-wide <i>residential intensification</i> over the time period of this Plan which equates to approximately 30,000 new dwelling units will be accommodated within the <i>Downtown Urban Growth Centre</i> .	√ Growth Plan Policy, 2.2.1.2 c) 2.2.3.2	Updated intensification allocation reflective of No Urban Boundary Expansion growth scenario.
E.2.3.1.4	E.2.3.1.14 The <i>Downtown Urban Growth Centre</i> shall be designed to accommodate all modes of transportation with a focus on transit higher order transit and <i>active transportation</i> including pedestrian and cycling trips within the Downtown and between the Downtown and the surrounding Neighbourhoods.	E.2.3.1.14 The <i>Downtown Urban Growth Centre</i> shall be designed to accommodate all modes of transportation with a focus on <i>higher order transit</i> and <i>active transportation</i> including pedestrian and cycling trips within the Downtown and between the Downtown and the surrounding Neighbourhoods.	√ Growth Plan Policy, 2.2.3.1	
E.2.3.2.7	E.2.3.2.7 Sub-Regional Service Nodes shall generally have some of the higher densities within the City with be planned to achieve a target density of 400 to 150 to 200 persons and jobs per hectare measured across each node.	E.2.3.2.7 Sub-Regional Service Nodes shall generally be planned to achieve a target density of 150 to 200 persons and jobs per hectare measured across each node.	√ Growth Plan Policy, 2.2.1.2 c)	Updated density target reflective of No Urban Boundary Expansion growth scenario.

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E.2.3.3.7	E.2.3.3.7 Community Nodes shall generally be planned to achieve a target density of a 100 to 150 persons and jobs per hectare measured across each node .	E.2.3.3.7 Community Nodes shall generally be planned to achieve a target density of 100 to 150 persons and jobs per hectare measured across each node.	√ Growth Plan Policy, 2.2.1.2 c)	Updated density target reflective of No Urban Boundary Expansion growth scenario.
E.2.3.3.12	E.2.3.3.12 Notwithstanding Policy E.2.3.3.7, some through the preparation of a Secondary plan, a lower density target for a Community Nodes may be established where the Secondary Plan process determines it is developed as lower intensity nodes appropriate to be based on the character of their adjacent Neighbourhoods, other infrastructure, or transportation constraints as follows: a) For the Ancaster Community Node, a target density in the range of 50 persons and jobs per hectare shall apply; Due due to transportation constraints and the existing character of the adjacent neighbourhoods, a target density in the range 50 persons and jobs per hectare shall apply to the Ancaster Community Node. This target may be adjusted through the development of a secondary plan. b) Intensification shall not be permitted in the Waterdown Community Node until infrastructure and transportation constraints have been alleviated.	E.2.3.3.12 Notwithstanding Policy E.2.3.3.7, some Community Nodes may be developed as lower intensity nodes appropriate to the character of their adjacent Neighbourhoods, other infrastructure, or transportation constraints as follows: a) For the Ancaster Community Node, a target density in the range of 50 persons and jobs per hectare shall apply due to transportation constraints and the existing character of the adjacent neighbourhoods.	√ Growth Plan Policy, 2.2.1.2 c)	
E.2.5 (New)	Insert new Section E.2.5 and renumber subsequent Sections accordingly. E.2.5 Major Transit Station Areas	E.2.5 Major Transit Station Areas	√ Growth Plan Policy, 2.2.4	Added reference to Major Transit Station Areas as urban structure element.
E.2.5.1 (New)	E.2.5.1 A Major Transit Station Area is the area including and around any existing or planned higher order transit station or stop. Within the City, Major Transit Station Areas will include the Hamilton Centre	E.2.5.1 A Major Transit Station Area is the area including and around any existing or planned higher order transit station or stop. Within the City, Major Transit Station Areas will include the Hamilton	√ Growth Plan Policy, 2.2.4	

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	and West Harbour GO Stations, the future Centennial GO Station and future <i>higher order transit</i> station areas.	Centre and West Harbour GO Stations, the future Centennial GO Station and future <i>higher order transit</i> station areas.		
E.2.5.2 (New)	E.2.5.2 Major Transit Station Areas , including future <i>higher order transit</i> station areas along the City’s <i>priority transit corridor</i> , will be delineated through a future Amendment to this Plan, following the completion of detailed design review of the City’s preferred <i>higher order transit</i> option. The <i>priority transit corridor</i> is identified on Schedule E – Urban Structure and Appendix B – Major Transportation Facilities and Routes.	E.2.5.2 <i>Major Transit Station Areas</i> , including future <i>higher order transit</i> station areas along the City’s <i>priority transit corridor</i> , will be delineated through a future Amendment to this Plan, following the completion of detailed design review of the City’s preferred <i>higher order transit</i> option. The <i>priority transit corridor</i> is identified on Schedule E – Urban Structure and Appendix B – Major Transportation Facilities and Routes.	√ Growth Plan Policy, 2.2.4	Further MTSA density planning and policies to be addressed through future OPA.
E.2.5.3 (New)	E.2.5.3 Planned densities of future Major Transit Station Areas on the <i>priority transit corridor</i> shall be a minimum of 160 residents and jobs combined per hectare, or a lower target as approved by the Province, to be identified through a future Amendment to this Plan.	E.2.5.3 Planned densities of future <i>Major Transit Station Areas</i> on the <i>priority transit corridor</i> shall be a minimum of 160 residents and jobs combined per hectare, or a lower target as approved by the Province, to be identified through a future Amendment to this Plan.	√ Growth Plan Policy, 2.2.4	
E.2.5.4 (New)	E.2.5.4 Major Transit Station Areas that are not on the <i>priority transit corridor</i> shall be planned to achieve a mix of uses and densities which are supportive of <i>higher order transit</i> .	E.2.5.4 <i>Major Transit Station Areas</i> that are not on the <i>priority transit corridor</i> shall be planned to achieve a mix of uses and densities which are supportive of <i>higher order transit</i> .	√ Growth Plan Policy, 2.2.4	
E.3.4.3	E.3.4.3 Uses permitted in low density residential areas: a) shall include single-detached, semi-detached, duplex, triplex, fourplex , and street townhouse dwellings; and , b) may include multiple dwellings containing a maximum of 6 units for lots in proximity to collector roads or arterial roads.	E.3.4.3 Uses permitted in low density residential areas: a) shall include single-detached, semi-detached, duplex, triplex, fourplex, and street townhouse dwellings; and, b) may include <i>multiple dwellings</i> containing a maximum of 6 units for lots in proximity to collector roads or arterial roads.		Permits increased range of uses within low density residential areas to encourage intensification and redevelopment.

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E.3.4.4	E.3.4.4 For low density residential areas, the maximum <i>net residential density</i> for the purpose of estimating unit yield and/or population growth, as part of the preparation of Secondary Plans, Special Policy Areas, Infrastructure Master Plans and Community Plans, shall be 60 units per hectare.	E.3.4.4 For low density residential areas, the maximum <i>net residential density</i> for the purpose of estimating unit yield and/or population growth, as part of the preparation of Secondary Plans, Special Policy Areas, Infrastructure Master Plans and Community Plans, shall be 60 units per hectare.		Clarifies that density maximum is for the purpose of Secondary Planning / Master Planning etc. only. Allows greater flexibility for individual developments without triggering the need for an Official Plan Amendment.
E.3.5.2	E.3.5.2 Uses permitted in medium density residential areas shall include all forms of multiple dwellings except street townhouses. Multiple Dwellings include street townhouse units fronting onto a condominium road.	E.3.5.2 Uses permitted in medium density residential areas shall include all forms of <i>multiple dwellings</i> except street townhouses. Multiple Dwellings include street townhouse units fronting onto a condominium road.		Clarification.
E.3.5.3	E.3.5.3 Notwithstanding Policy E.3.5.2, street townhouses shall be permitted: a) for lands in Central Hamilton, identified on Appendix G – Boundaries Map; b) by secondary plan designations and policies in Central Hamilton, identified on Appendix G – Boundaries Map; and, c) by secondary plan designations and policies existing at the date of adoption of this Plan.	E.3.5.3 Notwithstanding Policy E.3.5.2, street townhouses shall be permitted: a) for lands in Central Hamilton, identified on Appendix G – Boundaries Map; b) by secondary plan designations and policies in Central Hamilton, identified on Appendix G – Boundaries Map; and, c) by secondary plan designations and policies.		
E.3.5.4	E.3.5.4 Local commercial uses may be permitted on the ground floor of buildings containing <i>multiple dwellings</i> , subject to provided the provisions of Section E.3.8 – Local Commercial are satisfied .	E.3.5.4 Local commercial uses may be permitted on the ground floor of buildings containing <i>multiple dwellings</i> , subject to the provisions of Section E.3.8 – Local Commercial.		Clarification.

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E.3.5.7	E.3.5.7 For medium density residential uses, the <i>net residential density</i> for the purpose of estimating unit yield and/or population growth, as part of the preparation of Secondary Plans, Special Policy Areas, Infrastructure Master Plans and Community Plans , shall be greater than 60 units per hectare and not greater than 100 units per hectare.	E.3.5.7 For medium density residential uses, the <i>net residential density</i> for the purpose of estimating unit yield and/or population growth, as part of the preparation of Secondary Plans, Special Policy Areas, Infrastructure Master Plans and Community Plans, shall be greater than 60 units per hectare and not greater than 100 units per hectare.		Clarifies that density maximum is for the purpose of Secondary Planning / Master Planning etc only. Allows greater flexibility for individual developments without triggering the need for an Official Plan Amendment.
E.3.5.8	E.3.5.8 For medium density residential uses, the maximum height shall be six storeys, but the height may be increased to 11 storeys without an amendment to this Plan, provided the applicant demonstrates: a) there are no adverse shadow impacts created on existing residential uses within adjacent lands designated Neighbourhoods; b) buildings are progressively stepped back from adjacent areas designated Neighbourhoods. The Zoning by-law may include an angular plane requirement to set out an appropriate transition and stepping back of heights; and, c) buildings are stepped back from the street to minimize the height appearance from the street, where necessary.	E.3.5.8 For medium density residential uses, the maximum height shall be six storeys, but the height may be increased to 11 storeys without an amendment to this Plan, provided the applicant demonstrates: a) there are no adverse shadow impacts created on existing residential uses within adjacent lands designated Neighbourhoods; b) buildings are progressively stepped back from adjacent areas designated Neighbourhoods. The Zoning by-law may include an angular plane requirement to set out an appropriate transition and stepping back of heights; and, c) buildings are stepped back from the street to minimize the height appearance from the street, where necessary.		Increased height permission for medium density uses to a maximum of 11 stories without an amendment to the Plan. Developments of 12 stories or greater would be considered high density.
E.3.6.6	E.3.6.6 In high density residential areas, for the purpose of estimating unit yield and/or population growth, as part of the preparation of Secondary Plans, Special	E.3.6.6 In high density residential areas, for the purpose of estimating unit yield and/or population growth, as part of the preparation of Secondary		Clarifies that density maximum is for the purpose of

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	<p>Policy Areas, Infrastructure Master Plans and Community Plans, the permitted net residential densities identified on Appendix G – Boundaries Map shall be:</p> <p>a) greater than 100 units per hectare and not greater than 500 units per hectare in Central Hamilton; and,</p> <p>b) greater than 100 units per hectare and not greater than 200 units per hectare in all other Neighbourhoods designation areas.</p> <p>c) Notwithstanding the maximum density requirement in Policy E.3.6.6 b), for smaller sites fronting on arterial roads, an increase in density may be considered, without an amendment to this Plan, provided the policies of this Plan are met.</p>	<p>Plans, Special Policy Areas, Infrastructure Master Plans and Community Plans, the net residential densities identified on Appendix G – Boundaries Map shall be:</p> <p>a) greater than 100 units per hectare and not greater than 500 units per hectare in Central Hamilton; and,</p> <p>b) greater than 100 units per hectare and not greater than 200 units per hectare in all other Neighbourhoods designation areas.</p>		<p>Secondary Planning / Master Planning etc only. Allows greater flexibility for individual developments without triggering the need for an Official Plan Amendment.</p>
E.3.6.7 (New)	<p>Insert new Policy E.3.6.7 and renumber subsequent policies.</p> <p>E.3.6.7 For high density residential uses, the maximum height shall be 30 storeys. For high density residential uses below the Niagara Escarpment, building height shall not exceed the height of the top of the Niagara Escarpment. Applicants shall demonstrate that the proposed development shall not exceed the height of the Niagara Escarpment, to the satisfaction of the City.</p>	<p>E.3.6.7 For high density residential uses, the maximum height shall be 30 storeys. For high density residential uses below the Niagara Escarpment, building height shall not exceed the height of the top of the Niagara Escarpment. Applicants shall demonstrate that the proposed development shall not exceed the height of the Niagara Escarpment, to the satisfaction of the City.</p>		<p>Allows maximum height of 30 stories for high density uses, except below the escarpment building heights shall not exceed the top of the escarpment.</p>
E.3.6.7 (Existing)	<p>E.3.6.7 Development within the high density residential category shall be evaluated on the basis of the following criteria:</p> <p>b) High profile Multiple dwellings 12 storeys or greater shall not generally be permitted immediately adjacent to low profile residential uses. A separation distance shall generally be required and may be in the form of a suitable intervening land use, such as a medium density residential</p>	<p>E.3.6.8 Development within the high density residential category shall be evaluated on the basis of the following criteria:</p> <p>b) <i>Multiple dwellings</i> 12 storeys or greater shall not generally be permitted immediately adjacent to low profile residential uses. A separation distance shall generally be required and may be in the form of a suitable intervening land use, such as a</p>		<p>Provides greater clarity for design requirements to demonstrate compatibility for building heights of 12 storeys or greater.</p>

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	<p>use. Where such separations cannot be achieved, transitional features such as effective screening, progressive building step backs, and/or other design features shall be incorporated into the design of the high density development to mitigate adverse impact on adjacent low profile residential uses.</p> <p>f) The City may require studies, in accordance with Chapter F - Implementation Policies, completed to the satisfaction of the City, to demonstrate that the height, orientation, design and massing of a building or structure shall not:</p> <p>i) unduly overshadow, or block light on adjacent sensitive land uses, the public realm and outdoor private amenity areas; and,</p> <p>ii) or result in the loss of privacy of adjacent residential uses.</p> <p>g) The orientation, design, and massing of a building or structure higher than six 12 storeys or greater shall take into account the impact on public view corridors and general public views of the area of the Niagara Escarpment, waterfront, and other parts of the City as identified through secondary plans or other studies.</p>	<p>medium density residential use. Where such separations cannot be achieved, transitional features such as effective screening, progressive building step backs, and/or other design features shall be incorporated into the design of the high density development to mitigate adverse impact on adjacent low profile residential uses.</p> <p>f) The City may require studies, in accordance with Chapter F - Implementation Policies, completed to the satisfaction of the City, to demonstrate that the height, orientation, design and massing of a building or structure shall not:</p> <p>i) unduly overshadow or block light on adjacent <i>sensitive land uses</i>, the public realm and outdoor private amenity areas; and,</p> <p>ii) or result in the loss of privacy of adjacent residential uses.</p> <p>g) The orientation, design, and massing of a building or structure 12 storeys or greater shall take into account the impact on public view corridors and general public views of the area of the Niagara Escarpment, waterfront, and other parts of the City as identified through secondary plans or other studies.</p>		<p>Additional consideration given to shadow impacts on adjacent sensitive land uses, the public realm and outdoor amenity areas.</p>
E.4.6.8	<p>E.4.6.8 Additional height up to a total of eight eleven storeys may be permitted without an amendment to this Plan, provided the applicant demonstrates:</p> <p>a) there are no adverse shadow impacts created on existing residential uses within adjacent lands designated Neighbourhoods;</p> <p>b) buildings are progressively stepped back from adjacent areas designated Neighbourhoods. The Zoning by-law may</p>	<p>E.4.6.8 Additional height up to a total of eleven storeys may be permitted without an amendment to this Plan, provided the applicant demonstrates:</p> <p>a) there are no adverse shadow impacts created on existing residential uses within adjacent lands designated Neighbourhoods;</p> <p>b) buildings are progressively stepped back from adjacent areas designated Neighbourhoods. The</p>		<p>Allows additional height up to 11 stories without an Amendment to the Plan for areas designated Mixed Use Medium. Encourages greater</p>

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	include an angular plane requirement to set out an appropriate transition and stepping back of heights; and, c) buildings are stepped back from the street to minimize the height appearance from the street, where necessary.	Zoning by-law may include an angular plane requirement to set out an appropriate transition and stepping back of heights; and, c) buildings are stepped back from the street to minimize the height appearance from the street, where necessary.		intensification within Mixed Use Medium areas.