

City Initiated Official Plan Amendments

Low Density Residential - Secondary Plan Updates

Presentation to the Development Industry Liaison Group (DILG)

November 18, 2024

Background

- The City's Official Plan Review and GRIDS 2 / Municipal Comprehensive Review implemented the City's 'No Urban Boundary Expansion' growth option and initiated various amendments to the Urban Hamilton Official Plan to permit an increased range of housing options within the built boundary including within the Low Density Residential areas.
- Zoning Amendments were brought forward through Phase 1 and Phase 2 of the Low Density Residential Zones project which eliminated exclusionary zoning on a total of 121,138 residential properties across the City.

**Phase 1:
Creation of
LDR Zones**

August
2022

**Phase 2:
Updates to
LDR Zones**

April
2024

**Phase 2a:
Secondary Plan
Updates**

January
2025

Phase 2a – Secondary Plan Updates

- Updates to all Secondary Plans with Low Density Residential designations to align permissions with the Low Density Residential policies in the Neighbourhoods Designation of Volume 1, including:
 - Establishing permissions for a wider range of dwelling types in the Low Density Residential designations;
 - Removal of minimum and maximum density ranges in the Low Density Residential designations; and
 - The consolidation of redundant Low Density Residential designations as a result of expanded permissions.
- The proposed amendments through Phase 2a apply to the Low Density Residential 1, 1a, 1b, 2, 2a, 2e and 2f designations in the Secondary Plans.
- Updates to the Low Density Residential 2h, 3, 3a to 3f designations will be completed through the subsequent Medium Density Residential phase of the Residential Zones project.

Next Steps

- The Statutory Public Meeting is targeted for Planning Committee January 2025.
- The Notice of Public Meeting will be posted in the Hamilton Spectator and sent to the Residential Zones project mailing list in advance of the Public Meeting. To be added to the list, contact rezoning@hamilton.ca.
- The Residential Zones Project will continue to be implemented in phases. The final phase of Low Density Residential will capture the remaining low density residential properties not yet incorporated into Zoning By-law No. 05-200.
- Consultation will continue as the Mid Rise Residential Zones (PED23069) and High Rise Residential Zones are completed.