

Authority: Item 8.3, Planning Committee Minutes 25-003 (PED25053)
CM: March 5, 2025 Ward: 11

Bill No. 040

CITY OF HAMILTON

BY-LAW NO. 25-

To Adopt:

**Official Plan Amendment No. 229 to the
Urban Hamilton Official Plan**

Respecting:

**3530 Upper James Street
(former Township of Glanbrook)**

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

1. Amendment No. 229 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 5th day of March, 2025.

A. Horwath
Mayor

M. Trennum
City Clerk

Urban Hamilton Official Plan Amendment No. 229

The following text, together with Appendix “A” attached hereto, constitutes Official Plan Amendment No. “229” to the Urban Hamilton Official Plan.

1.0 **Purpose and Effect:**

The purpose and effect of this Amendment is to redesignate the subject lands from the “Institutional” designation to the “Low Density Residential 2c” designation and add a new Site Specific Policy within the Mount Hope Secondary Plan to permit the development of nine blocks of three storey townhouse dwellings containing a total of 56 dwelling units.

2.0 **Location:**

The lands affected by this Amendment are known municipally as 3530 Upper James Street, in the former Township of Glanbrook.

3.0 **Basis:**

The basis for permitting this Amendment is:

- The proposed development maintains the general intent of the policies of the Urban Hamilton Official Plan and Mount Hope Secondary Plan, as it contributes to a range of housing types and densities;
- The proposed development represents a compatible built form that integrates with the surrounding area in terms of use, scale, and character; and,
- The Amendment is consistent with the Provincial Planning Statement, 2024.

4.0 **Actual Changes:**

4.1 **Volume 2 – Secondary Plans**

Text

4.1.1 Chapter B.5.0 – Mount Hope Secondary Plan – Section B.5.4.11 – Area and Site Specific Policies

- a. That Volume 2: Chapter B.5.0 – Mount Hope Secondary Plan, Section B.5.4.11

– Area and Site Specific Policies be amended by adding a Site Specific Policy Area to the subject lands, as follows:

“Site Specific Policy – Area “M”

B.5.4.11.13 For the lands identified as Site Specific Policy – Area “M” on Map B.5 4-1 Mount Hope Secondary Plan – Land Use Plan, designated Low Density Residential 2c, and known as 3530 Upper James Street, the following policy shall apply:

- a) Notwithstanding policy B.5.4.2.2 b) ii), the density range shall be from 26 to 42 units per net hectare.”

Maps

4.1.2 Map

- a. That Volume 2: Map B.5.4-1 – Mount Hope Secondary Plan – Land Use Plan be amended by:
 - i) redesignating the subject lands from “Institutional” to “Low Density Residential 2c”; and,
 - ii) Identifying the subject lands as Site Specific Policy - Area “M”,as shown on Appendix “A”, attached to this Amendment.

5.0 Implementation:

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

This Official Plan Amendment is Schedule “1” to By-law No. 25-040 passed on the 5th day of March, 2025.

**The
City of Hamilton**

A. Horwath
Mayor

M. Trennum
City Clerk

Appendix A
APPROVED Amendment No. 229
to the Urban Hamilton Official Plan

Lands to be redesignated from "Institutional" to
"Low Density Residential 2c"

M

Lands to be identified as
Area or Site Specific Policy M

(3530 Upper James Street, Glanbrook)

Date:
February 27, 2025

Revised By:
MF/NB

Reference File No.:
OPA-U-229(G)

Legend

Residential Designations

Low Density Residential 2

Low Density Residential 2c

Low Density Residential 3f

Medium Density Residential 3

Parks and Open Space Designations

Neighbourhood Park

Community Park

General Open Space

Natural Open Space

Other Designations

Institutional

Mixed Use - Medium Density

District Commercial

ES

Elementary School

SES

Separate Elementary School

Utility

SWM

Storm Water Management

Other Features

Area or Site Specific Policy

Proposed Roads

Secondary Plan Boundary

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

Urban Hamilton Official Plan
Mount Hope
Secondary Plan
Land Use Plan
Map B.5.4-1

Date: March 5, 2024

Not To Scale

Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

© Teranet Land Information Services Inc. and its licensors.
[2025] May not be reproduced without permission.
THIS IS NOT A PLAN OF SURVEY.