



## City of Hamilton Report for Consideration

**To:** Chair and Members  
Planning Committee

**Date:** April 8, 2025

**Report No:** PED25038

**Subject/Title:** Strategic and Technical Amendments to the Urban Hamilton Official Plan and City of Hamilton Zoning By-law No. 05-200 to Implement the Residential Zones, and Strategic Amendments to Former City of Hamilton Zoning By-law No. 6593 (CI 25-A)

**Ward(s) Affected:** City Wide

---

### Recommendations

- 1) That City Initiative CI 25-A, respecting amendments to the Urban Hamilton Official Plan to amend the definition of a Multiple Dwelling to contemplate all built forms intended to be captured in the definition, and to provide a clear distinction between Street Townhouse Dwelling and Multiple Dwelling built forms, **BE APPROVED** on the following basis:
  - a) That the Urban Hamilton Official Plan Amendment, attached as Appendix A to Report PED25038, be adopted by Council;
  - b) That the proposed amendments to the Urban Hamilton Official Plan are consistent with the Provincial Planning Statement, 2024.
- 2) That City Initiative CI 25-A, respecting strategic and technical amendments to Low Density Residential permissions, dwelling definitions, Residential Care Facility regulations, and other strategic amendments to various sections in Zoning By-law No. 05-200, **BE APPROVED** on the following basis:
  - a) That the Draft By-law to amend Zoning By-law No. 05-200, attached as Appendix B to Report PED25038, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council; and,

- b) That the proposed changes in zoning are consistent with the Provincial Planning Statement, 2024, comply with the Rural Hamilton Official Plan, and will comply with the Urban Hamilton Official Plan upon approval of the Draft Urban Hamilton Official Plan Amendment, attached as Appendix A to Report PED25038;
- 3) That City Initiative CI 25-A, respecting strategic amendments to Residential Care Facility regulations in Former City of Hamilton Zoning By-law No. 6593, **BE APPROVED** on the following basis:
- a) That the Draft By-law to amend Former City of Hamilton Zoning By-law No. 6593, attached as Appendix C to Report PED25038, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council; and,
- b) That the proposed changes in zoning are consistent with the Provincial Planning Statement, 2024 and comply with the Urban Hamilton Official Plan.

## **Key Facts**

- The purpose of this report is to bring forward amendments to the Urban Hamilton Official Plan and Zoning By-law No. 05-200 to provide clarity on the permissions which relate to all forms of townhouse dwellings, to extend the applicable zoning standards of the Low Density Residential Zones to certain Downtown, Institutional and Commercial and Mixed Use Zones with residential permissions, and to make other technical changes which further implement the Residential Zones in Zoning By-law No. 05-200.
- The proposed amendments to the Urban Hamilton Official Plan, attached as Appendix A to Report PED25038, ensure the clear implementation and interpretation of the existing Official Plan policies which relate to different residential built forms, specifically townhouse typologies. Additionally, the proposed amendments to Zoning By-law No. 05-200, attached as Appendix B to Report PED25038, better differentiate between Street Townhouse Dwellings, which are considered Low Density Residential uses in the Urban Hamilton Official Plan, and other townhouse built forms that are considered multiple dwellings, to improve the application of the Zoning By-law and its alignment with the Urban Hamilton Official Plan.
- The proposed amendments to Zoning By-law No. 05-200 introduce a regulatory framework for the Mid Rise Residential Zones, which are to be introduced through the next phase of the Residential Zones Project.
- The proposed amendments to Residential Care Facility regulations in Zoning By-law No. 05-200 and Former City of Hamilton Zoning By-law No. 6593 implement the latest standards developed through the Residential Zones Project, as well as recommendations from Report PED19091(a) - "Public Engagement Results

Residential Care Facilities and Group Homes (Urban Area) - Human Rights and the Zoning By-law Discussion Paper”.

## **Financial Considerations**

There are no financial impacts associated with the recommendations of this report.

## **Background**

### **1.0 Residential Zones Implementation in Zoning By-law No. 05-200**

On June 8, 2022, Council approved Urban Hamilton Official Plan Amendment No. 167 which implemented the City’s “No Urban Boundary Expansion” growth option and included various amendments to permit an increased range of housing options within the built boundary. Amendments allowed for a greater range of uses in Low Density Residential areas by expanding the permitted uses to include Fourplexes and Multiple Dwellings containing a maximum of six units, subject to locational criteria.

The Residential Zones Project has been completed in phases to introduce Residential Zones to Zoning By-law No. 05-200, and to implement Official Plan Amendment No. 167. Amendments to the Urban Hamilton Official Plan and Zoning By-law No. 05-200 in 2022 (PED22154) and 2024 (PED22154(a)) have:

- Amended Volume 2 of the Urban Hamilton Official Plan to apply policies of the Low Density Residential areas within the “Neighbourhoods” Designation of Volume 1 to numerous Secondary Plan Low Density Residential designations;
- Introduced three Low Density Residential Zones to Zoning By-law No. 05-200;
- Expanded permissions in the City’s neighbourhoods to permit a greater range of built forms: Single Detached and Semi-Detached Dwellings, Duplex dwellings, Street Townhouse Dwellings, and Triplex and Fourplex Dwellings; and,
- Established and updated performance standards for uses in the Low Density Residential Zones.

Since the introduction of the City’s comprehensive Zoning By-law No. 05-200 in 2005, the Zoning By-law has contained two definitions which apply to townhouse forms: Street Townhouse Dwelling and Multiple Dwelling.

On June 13, 2023, Planning Division staff presented Report PED23069 which introduced draft Mid Rise Residential Zones. These zones are intended to permit and regulate a range of different townhouse forms in Zoning By-law No. 05-200.

## **2.0 Residential Care Facility Regulations in Zoning By-law No. 05-200**

In 2019, Planning staff presented the “Residential Care Facilities and Group Homes - Human Rights and the Zoning By-Laws within the Urban Area – March 2019” Discussion Paper to Planning Committee (PED19091). The Discussion Paper included preliminary recommendations for Zoning By-law changes including:

- Modifying the definition of Residential Care Facility;
- Modifying capacity limitations;
- Deletion of the radial separation distance requirement and moratorium area; and,
- Permitting counselling services in conjunction with a Residential Care Facility in specific zones.

Planning Committee approved recommendations to engage the public on the zoning changes and to include this with other housing issues as part of the Residential Zones Project.

Alongside the first phase of the Low Density Residential Zones Project (PED22154), approved by Council in 2022, amendments were made to modify the definition of Residential Care Facility and to omit any minimum radial separation distance requirements for Residential Care Facilities in the new Low Density Residential Zones. Through the second phase of the Low Density Residential Zones Project in 2024 (PED22154(a)), further amendments were made to permit Residential Care Facilities without maximum capacity restrictions in the Low Density Residential Zones, which provided additional flexibility for supportive housing.

## **3.0 Bill 185 and Strategic Amendments to Zoning By-law No. 05-200**

On June 6, 2024, Bill 185, *Cutting Red Tape to Build More Homes Act, 2024* received Royal Assent. Bill 185 contained various amendments to the *Planning Act*, which included exemption for post-secondary institutions from the requirements of the *Planning Act*. Report PED24097 outlined the City of Hamilton's response to the proposed *Planning Act* and *Municipal Act* changes in Bill 185. Subsequent reports have been brought forward to implement the changes within Bill 185, including amendments to the Urban Hamilton Official Plan and the Site Plan Control By-law.

## **Analysis**

### **1.0 Policy Implications and Legislated Requirements**

#### **1.1 Provincial Policy Framework**

The Provincial Planning Statement, 2024 continues to focus on building more homes and supports intensification in general, requiring planning authorities to establish and

maintain minimum targets for intensification and redevelopment within built-up areas, based on local conditions.

The proposed Official Plan and Zoning By-law Amendments implement the following policies of the Provincial Planning Statement, 2024:

- Permitting and facilitating all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities (Policy 2.2.1 b) 1.);
- Permitting and facilitating all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development, and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3 (Policy 2.2.1 b) 2.); and,
- Promoting densities for new housing which efficiently use land, resources, infrastructure, and public service facilities, and support the use of active transportation (Policy 2.2.1 c)).

Based on an assessment of the proposed amendments to the Urban Hamilton Official Plan, Zoning By-law No. 05-200, and Former City of Hamilton Zoning By-law No. 6593, it is staff's opinion that the amendments are:

- Consistent with Section 3 of the *Planning Act*; and,
- Consistent with the Provincial Planning Statement, 2024.

## **1.2 Urban Hamilton Official Plan**

The Urban Hamilton Official Plan includes policies that encourage increasing the range of residential uses throughout the City's Urban Area and promote a full range of tenure, affordability, and support services. The proposed Official Plan Amendments address existing interpretation challenges and unintended implementation issues respecting the permissions for certain townhouse uses and for Multiple Dwellings containing up to a maximum of six units. The proposed amendments provide clarification while maintaining the general intent of the Official Plan.

The proposed zoning amendments respecting the Low Density Residential permissions and regulations, and the regulations for Residential Care Facilities comply with the policies of the Urban Hamilton Official Plan.

The strategic updates and technical amendments comply with the Urban Hamilton Official Plan.

## **2.0 Rationale for Recommendation**

### **2.1 Official Plan Amendment**

The proposed Official Plan Amendment (attached as Appendix A to Report PED25038) is required to provide clarification on the built forms intended to be considered a Multiple Dwelling in the Urban Hamilton Official Plan by:

- amending the definition of Multiple Dwelling in the Urban Hamilton Official Plan to include multiple separate buildings which form part of a comprehensive development to address an existing policy gap. The existing definition of Multiple Dwelling refers to the number of units within a building but does not contemplate multiple buildings forming part of one comprehensive development. This creates an unintentional policy gap for situations where a block of townhouse dwellings comprises less than five dwelling units, but the entire development exceeds five dwelling units;
- adding clarification to the definition of Multiple Dwelling to ensure that Street Townhouse Dwellings are not considered a Multiple Dwelling; and,
- amending Volume 1 policies to provide clear distinction between Street Townhouse Dwellings and Multiple Dwellings.

The proposed amendments will facilitate clear interpretation of the residential policies of the Urban Hamilton Official Plan. The proposed amendments are technical in nature and do not change the intent or purpose of the amended policies.

### **2.2 Zoning By-law Amendment**

#### **2.2.1 Residential Zones Implementation in Zoning By-law No. 05-200**

With the three Low Density Residential Zones in place in Zoning By-law No. 05-200, and to ensure that Low Density Residential permissions and regulations are consistent and current throughout the Zoning By-law, it is recommended that the Low Density Residential Zone standards be applied to existing zones with residential permissions, namely, the Neighbourhood Institutional (I1) Zone and the Community Institutional (I2) Zone. Aligning Low Density Residential standards in these two zones with those of the existing Low Density Residential Zones is appropriate since each implements the Low Density Residential policies of the Urban Hamilton Official Plan.

Additionally, the proposed zoning amendments add permissions and regulations for a Triplex Dwelling and Fourplex Dwelling to the Downtown Residential (D5) Zone. The Downtown Residential (D5) Zone permits a full range of residential uses, including Low Density Residential uses and Multiple Dwellings. The performance standards applicable to Single Detached Dwellings and Duplex Dwellings are proposed to be extended to Triplex Dwellings and Fourplex Dwellings, which would establish consistent standards

for detached Low Density Residential buildings in the Downtown, where built form is intended to be more compact in comparison to the Low Density Residential areas outside of the Downtown. Similarly, it is proposed to add permissions for Triplex Dwellings in the Residential Character Commercial (C1) Zone, subject to the standards which currently apply to Single Detached Dwellings and Duplex Dwellings in the Zone. The Residential Character Commercial (C1) Zone currently permits detached residential buildings capable of conversion to and from commercial uses.

Details of the Low Density use permissions and standards to be applied to these four Zones are set out in Appendix D to Report PED25038.

The proposed zoning amendments also improve consistency among regulations for legal non-conforming Low Density Residential uses. Section 1.11 of Zoning By-law No. 05-200 currently provides recognition and limited permissions for alterations to Single Detached Dwellings and Duplex Dwellings where such uses are legal non-conforming. These regulations remove barriers to altering, repairing, or adding accessory buildings to such uses. The proposed amendments add Semi-Detached Dwellings, Street Townhouse Dwellings, Triplex Dwellings and Fourplex Dwellings to the uses subject to legal recognition and permissions.

Lastly, technical amendments are proposed which provide greater clarification respecting permissions and restrictions for Additional Dwelling Units, which do not change the intent or purpose of these regulations. Further details on all proposed zoning amendments are included in Appendix D to Report PED25038.

## **2.2.2 Townhouse Form Differentiation in Zoning By-law No. 05-200**

The proposed zoning amendments implement the Urban Hamilton Official Plan by amending the definition of Street Townhouse Dwelling and establishing a new Multiple Dwelling Townhouse definition in Zoning By-law No. 05-200. The proposed Multiple Dwelling Townhouse definition is intended to capture all townhouse forms included under the definition of Multiple Dwelling in the Urban Hamilton Official Plan. The amended Street Townhouse Dwelling definition is intended to capture townhouses which are not deemed Multiple Dwellings in the Urban Hamilton Official Plan, specifically, townhouse units located on their own lot with individual frontage onto a public street only. These amendments intend to improve alignment between Zoning By-law No. 05-200 and the Urban Hamilton Official Plan, thereby improving the efficacy of the Zoning By-law in giving effect to Official Plan policies and improving the ability to interpret and implement the Zoning By-law as intended.

Staff have previously identified that the Zoning By-law definition of Street Townhouse Dwelling, which currently includes townhouses fronting onto a condominium road, has the effect of permitting block townhouse dwellings where only street townhouse dwellings were intended (Report PED17089). The proposed amendments clarify that a

Street Townhouse Dwelling is a townhouse unit with direct, individual access on a street only, with any townhouse unit without direct public street frontage constituting a Multiple Dwelling Townhouse. This change resolves the concern previously noted by staff with respect to unintended permission for block townhouse dwellings.

The amended Street Townhouse Dwelling definition also removes townhouse units fronting onto laneways from its scope of inclusion. Subsequent to the initial establishment of the Street Townhouse Dwelling definition, the specific laneways which are deemed to be streets have been more fully set out in Section 4.14 of Zoning By-law No. 05-200. Removing laneways as an eligible frontage for Street Townhouse Dwellings ensures that infill development comprising Street Townhouse Dwellings within established neighbourhoods have adequate access to servicing and are compatible with their surrounding context.

The proposed Multiple Dwelling Townhouse definition is intended to capture a broad range of townhouse forms which all constitute a Multiple Dwelling as defined in the Urban Hamilton Official Plan. Townhouse forms which are intended to be captured include block townhouse dwellings, townhouse developments comprising units on parcels of tied land fronting a common element condominium road, stacked townhouses, maisonettes, back-to-back townhouses, and combinations of these forms. As a reflection of this intent, the definition describes the use through features of built form instead of tenure or ownership. Ensuring that all townhouse forms are consistently regulated, regardless of land ownership or tenure details, requires amendments to the definition of "Lot" and to requirements for frontage on a street in Section 4.3 of the Zoning By-law. These technical changes, as well as others, are explained in greater detail in Appendix D to Report PED25038.

To implement this change, permission and performance standards have been introduced for a Multiple Dwelling Townhouse in the Downtown Residential (D5) Zone, where a full range of residential uses are permitted, including Street Townhouse Dwellings and Multiple Dwellings. The proposed performance standards for a Multiple Dwelling Townhouse in the Downtown Residential (D5) Zone generally reflect a harmonization of the existing regulations for Street Townhouse Dwellings and Multiple Dwellings, as well as additional and updated form-specific regulations, which implement the objectives of the Downtown Secondary Plan.

The introduction of Mid Rise Residential Zones to Zoning By-law No. 05-200 through the next phase of the Residential Zones Project will introduce updated, consistent performance standards for townhouses captured under the Multiple Dwellings definition.



### **2.2.3 Residential Care Facility Regulations in Zoning By-law No. 05-200 and Zoning By-law No. 6593**

In 2021, Planning staff presented Information Report “Public Engagement Results Residential Care Facilities and Group Homes (Urban Area) - Human Rights and the Zoning By-law Discussion Paper” (PED19091(a)). The report summarized the results of consultation on preliminary recommendations for Zoning By-law changes to certain regulations (e.g. radial separation distance, capacity) and the definition of Residential Care Facility.

Building on the amendments that have already occurred, the proposed zoning amendments include three key changes to the standards for Residential Care Facilities in the urban area:

- Deletion of the radial separation distance requirement and moratorium area;
- Modifying capacity limitations; and,
- Permitting counselling services in conjunction with a Residential Care Facility in specific zones.

#### **2.2.3.1 Radial Separation Distance and Moratorium Areas**

With respect to required radial separation distance requirements and the moratorium area applying to Residential Care Facilities, it is recommended that these be removed from Zoning By-law No. 05-200, as had been preliminarily recommended in Report PED19091. As described in Report PED19091 and the accompanying Discussion Paper attached as Appendix A to Report PED19091, removing these restrictions will address the concerns identified by the Ontario Human Rights Commission and follow practices of other municipalities where such restrictions have been removed. Eliminating both restrictions removes barriers for housing options and increases opportunities for residents requiring supports to choose the community they prefer to live in. Former City of Hamilton Zoning By-law No. 6593 will also be amended to delete the moratorium area for Residential Care Facilities (see Appendix C to Report PED25038).

#### **2.2.3.2 Capacity Restrictions**

Respecting capacity limitations, the proposed amendments will maintain the approach taken for Low Density Residential Zones and apply it to other Zones in Zoning By-law No. 05-200 by removing capacity restrictions for Residential Care Facilities. The density, size and capacity of a Residential Care Facility will be regulated through built form restrictions such as minimum building setbacks and height restrictions, rather than the number of residents. Removing the capacity restriction increases availability of options for residents requiring supports throughout the urban area.

### **2.2.3.3 Co-location of Residential Care Facility and Social Services Establishment in the Same Building**

Report PED19091 and the Discussion Paper attached as Appendix A to Report PED19091 evaluated permitting counselling services in conjunction with a Residential Care Facility in response to evolving Residential Care Facility operations. Some operators have interest in providing counselling and other services to the broader public instead of solely to residents, and this constitutes a Social Services Establishment use under Zoning By-law No. 05-200. Since the associated definitions preclude co-location of these uses within a single building, a change to the Zoning By-law is necessary to permit their co-location.

It is recommended that a Residential Care Facility and a Social Services Establishment be permitted to co-locate in the same building in three Zones: Major Institutional (I3) Zone, Transit Oriented Corridor Mixed Use Medium Density (TOC1) Zone and Mixed Use Medium Density (C5) Zone. These Zones all permit both a Social Services Establishment and Residential Care Facility, are generally located on or near arterial roads and public transit and are intended to include uses which provide services to the community. As such, it is appropriate for these Zones to permit co-location of a Social Services Establishment and Residential Care Facility within the same building.

Regulations and restrictions for Residential Care Facilities outside of the urban area are not impacted by the proposed zoning amendments.

### **2.2.4 Strategic Updates**

A number of strategic updates are proposed to Zoning By-law No. 05-200 to implement Official Plan policy, update regulations to reflect updated standards, and address other matters of implementation and interpretation. The strategic updates addressed by Report PED25038 include:

- **Section 4 (General Provisions)**
  - To add a new regulation addressing the application of the Zoning By-law in the context of undertakings of a post-secondary institution for objects of the institution. Through Bill 185, the *Planning Act* was amended to exempt undertakings of a post-secondary institution for objects of the institution except if located within the Greenbelt Area. To reflect this change to the *Planning Act*, a new regulation is proposed stating that, in the case of such undertakings, zoning has no effect and is provided for informational purposes only. The implementation of required changes to the City's regulatory framework in response to Bill 185 has occurred in stages, and this amendment is proposed in addition to the commensurate changes to

the City's Site Plan Control By-law, which were approved as amended by  
Planning Committee on October 18, 2024, through Report PED24175.

- **Section 5** (Parking)
  - Since the enactment of the new Section 5 – Parking, approved in 2024 alongside the second phase of the Low Density Residential Zones Project, two inaccuracies in parking rates have been identified and are proposed to be corrected through this amendment to Zoning By-law No. 05-200. They are:
    - To raise the threshold at which visitor parking is required for Multiple Dwellings in Downtown Zones from five (5) to thirteen (13), which is consistent with the pre-existing parking exemption for the first twelve (12) dwelling units otherwise maintained in the Downtown Zones; and,
    - To modify the minimum parking requirements for Multiple Dwellings in Parking Rate Area 3 as they apply to the Mixed Use Medium Density (C5) Zone, Mixed Use Medium Density – Pedestrian Focus (C5a) Zone, and Transit Oriented Corridor Zones. Multiple Dwellings in these Zones are proposed to be subject to the lower minimum parking requirements for Multiple Dwellings in Parking Rate Area 2. Prior to enactment of By-law No. 24-052, Multiple Dwellings in these Zones were subject to lower parking requirements compared to when located in other Zones. With the establishment of Parking Rate Areas through By-law No. 24-052, the minimum parking requirement may have been increased for these uses in these Zones within Parking Rate Area 3 in certain circumstances. This change applies a lower minimum parking requirement for such uses.
- **Section 6** (Downtown Zones), **Section 10** (Commercial and Mixed Use Zones), and **Section 11** (Transit Oriented Corridor Zones)
  - To replace every instance of the words “Dwelling Unit(s)” with “Dwelling Unit, Mixed Use” to clarify that the intent is to permit and regulate a Dwelling Unit co-located in a building with a non-residential use in all instances. The term “Dwelling Unit(s)” is not intended to function as a standalone use. Rather, the number and configuration of Dwelling Units inform the type of dwelling, as defined in Section 3 – Definitions. Stand-alone residential buildings, including Multiple Dwellings, are each specifically listed in Zones where such use is intended, and such

permissions are to remain unaltered, except in the case of a Multiple Dwelling use in the Downtown Mixed Use – Pedestrian Focus (D2) Zone, as described below.

- **Section 6** (Downtown Zones)
  - To delete “Multiple Dwelling” from the permitted uses and restricted uses sections of the Downtown Mixed Use – Pedestrian Focus (D2) Zone. This Zone implements Pedestrian Focus Street policies of the Urban Hamilton Official Plan which restrict ground floor uses to commercial uses only. Consequently, any Dwelling Unit must be located in the same building as a non-residential use and thereby constitutes a “Dwelling Unit, Mixed Use”.
  
- **Section 10** (Commercial and Mixed Use Zones)
  - To add a use restriction for “Dwelling Unit, Mixed Use” in the Residential Character Commercial (C1) Zone limiting the number of Dwelling Units to a maximum of four. The C1 Zone is generally located abutting or within the interior of a residential neighbourhood and the intended residential uses are low density in nature. Restricting the maximum number of units to four aligns with the permission for up to four dwelling units per lot in Low Density Residential Zones.

## **Alternatives**

Council could choose to not approve the Draft Official Plan Amendment and Zoning By-law Amendments and instead require proponents to make either an application for a site-specific Zoning By-law Amendment or for a Minor Variance to permit the additional residential uses or modified standards for residential uses identified in the proposed zoning amendments. This may result in increased cost, timelines and uncertainty for proponents attempting to advance residential intensification projects.

If the Zoning By-law amendments respecting Residential Care Facilities are not approved, the previous approvals by Council will not be fully implemented and inconsistencies in the regulations for Residential Care Facilities will exist in the Zoning By-law between different zones.

Council could choose to modify any part of the recommended changes or direct staff to conduct further consultation regarding the proposed amendments. This alternative would delay implementation of the Residential Zones.

## **Relationship to Council Strategic Priorities**

1. Sustainable Economic & Ecological Development
  - 1.3 Accelerate our response to climate change
  - 1.4 Protect green space and waterways
2. Safe & Thriving Neighbourhoods
  - 2.1 Increase the supply of affordable and supportive housing and reduce chronic homelessness

## **Previous Reports Submitted**

- [PED19091](#) - Residential Care Facilities and Group Homes (Urban Area) - Human Rights and the Zoning By-law Discussion Paper
- [PED19091\(a\)](#) - Public Engagement Results Residential Care Facilities and Group Homes (Urban Area) - Human Rights and the Zoning By-law Discussion Paper
- [PED21067\(b\)](#) - Municipal Comprehensive Review / Official Plan Review – Phase 1 Amendments to the Urban Hamilton Official Plan and Rural Hamilton Official Plan
- [PED22154](#) - Amendments to Expand the Permitted Uses in the Low Density Residential Zones of the Former Community Zoning By-laws of the Town of Ancaster, Town of Dundas, Town of Flamborough, Township of Glanbrook, City of Hamilton, and City of Stoney Creek and Create Two New Low Density Residential Zones in Zoning By-law No. 05-200
- [PED22154\(a\)](#) - Updates and Amendments to the Low Density Residential (R1) and Low Density Residential (R1a) Zones, and Creation of a New Low Density Residential – Large Lot (R2) Zone, Creation of a New Section 5: Parking, and Technical Amendments to Zoning By-law No. 05-200 as Phase 2 of the Residential Zones Project
- [PED23069](#) - Mid Rise Residential Zones and Expanded Transit Oriented Corridor Zones in Zoning By-law No. 05-200 Public Consultation
- [PED24097](#) - City of Hamilton's Response to the proposed *Planning Act* and *Municipal Act* changes in Provincial Bill 185, Cutting Red Tape to *Build More Homes Act, 2024*
- [PED24175](#) - Implementation of Changes to Section 41 of the *Planning Act* - Site Plan Approval, in Response to Provincial Bill 185

## **Consultation**

Consultation has been undertaken with staff in Building Division, Development Planning Section and Zoning and Committee of Adjustment Section to discuss the proposed amendments respecting townhouse differentiation.

A summary of the proposed Zoning By-law amendments respecting townhouse form differentiation was presented to the Development Industry Liaison Group on February 12, 2025.

Notice of the proposed amendments was posted in the Hamilton Spectator on March 27, 2025.

## **Appendices and Schedules Attached**

Appendix A: Draft Urban Hamilton Official Plan Amendment

Appendix B: Draft Zoning By-law No. 05-200 Amendment

Appendix C: Draft Zoning By-law No. 6593 Amendment

Appendix D: Summary of Modifications to Zoning By-law No. 05-200

### **Prepared by:**

Sebastian Cuming, Planner II – Zoning By-law Reform  
Planning and Economic Development, Planning Division

Jennifer Allen, Planner I – Policy Planning  
Planning and Economic Development, Planning Division

### **Submitted and recommended by:**

Anita Fabac, Acting Director of Planning and Chief Planner  
Planning and Economic Development, Planning Division