

**Schedule “1”**

**DRAFT Urban Hamilton Official Plan  
Amendment No. X**

The following text, together with:

Appendix “A”	Volume 1: Chapter B – Communities
Appendix “B”	Volume 1: Chapter C – City Wide Systems and Designations
Appendix “C”	Volume 1: Chapter E – Urban Systems and Designations
Appendix “D”	Volume 1: Chapter G – Glossary

attached hereto, constitutes Official Plan Amendment No. “X” to the Urban Hamilton Official Plan.

**1.0 Purpose and Effect:**

The purpose and effect of this Amendment is to:

- amend the policies of the Urban Hamilton Official Plan to provide a clear distinction between the permissions for street townhouses and multiple dwellings, as well as between apartments and other forms of townhouse dwellings captured under the definition of Multiple Dwelling; and,
- amend the definition of Multiple Dwelling to include multiple separate buildings which form part of a comprehensive development, to address existing gaps respecting certain townhouse typologies captured under the definition.

**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 provides clarity on the permissions for street townhouses and the other townhouse typologies captured under the definition of Multiple Dwelling;

- The Amendment implements the policies of the Urban Hamilton Official Plan by addressing interpretation challenges and unintended implementation issues; and,
- The Amendment is consistent with the Provincial Planning Statement, 2024.

#### **4.0 Actual Changes:**

#### **4.1 Volume 1 – Parent Plan**

##### **Text**

##### **4.1.1 Chapter B – Communities**

- a. That Policy B.3.2.4.1 and B.3.2.4.4 of Volume 1: Chapter B – Communities be amended, as outlined in Appendix “A”, attached to this Amendment.

##### **4.1.2 Chapter C – City Wide Systems and Designations**

- a. That Policy C.3.2.2 of Volume 1: Chapter C – City Wide Systems and Designations be amended, as outlined in Appendix “B”, attached to this Amendment.

##### **4.1.2 Chapter E – Urban Systems and Designations**

- a. That Policy E.3.6.2 of Volume 1: Chapter E – Urban Systems and Designations be amended, as outlined in Appendix “C”, attached to this Amendment.

##### **4.1.3 Chapter G – Glossary**

- a. That the definition of Multiple Dwelling in Volume 1: Chapter G – Glossary be amended, as outlined in Appendix “D”, attached to this Amendment.

#### **5.0 Implementation:**

An implementing Zoning By-law Amendment will give effect to the amendments to the Urban Hamilton Official Plan.

This Official Plan Amendment is Schedule “1” to By-law No. \_\_\_\_\_ passed on the \_\_\_<sup>th</sup> day of \_\_\_, 2025.

**The  
City of Hamilton**

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A. Horwath  
MAYOR

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M. Trennum  
CITY CLERK

Appendix “A” – Volume 1: Chapter B – Communities

<b>Proposed Change</b>	<b>Proposed New / Revised Policy</b>
<p><del>Grey highlighted strikethrough text = text to be deleted</del></p>	<p><b>Bolded text = text to be added</b></p>
<p>B.3.2.4.1 The City shall plan for the full continuum of housing to ensure that an appropriate range and mix of housing forms, types, and densities to meet market-based and affordable housing needs of current and future residents through <i>residential intensification, new development, and redevelopment</i> is available. The full continuum of housing includes built form, tenure and affordability including single detached dwellings, semi-detached dwellings, duplexes, <b>triplexes, fourplexes, street</b> townhouses, <del>all of various types (street, block, stacked), apartments and other forms of multiple dwellings,</del> and lodging houses, built at a range of densities and ownership and rental tenures. (OPA 167)</p>	<p>B.3.2.4.1 The City shall plan for the full continuum of housing to ensure that an appropriate range and mix of housing forms, types, and densities to meet market-based and affordable housing needs of current and future residents through <i>residential intensification, new development, and redevelopment</i> is available. The full continuum of housing includes built form, tenure and affordability including single detached dwellings, semi-detached dwellings, duplexes, triplexes, fourplexes, street townhouses, all forms of <i>multiple dwellings</i>, and lodging houses, built at a range of densities and ownership and rental tenures. (OPA 167)</p>
<p>B.3.2.4.4 A <i>secondary dwelling unit</i> shall be permitted on a single, semi-detached or <b>street</b> townhouse lot in all Institutional, Neighbourhoods, Commercial and Mixed Use designations, as shown on Schedule E-1 – Urban Land Use Designations, provided it complies with all applicable policies and Zoning By-law regulations. (OPA 142)</p>	<p>B.3.2.4.4 A <i>secondary dwelling unit</i> shall be permitted on a single, semi-detached or street townhouse lot in all Institutional, Neighbourhoods, Commercial and Mixed Use designations, as shown on Schedule E-1 – Urban Land Use Designations, provided it complies with all applicable policies and Zoning By-law regulations. (OPA 142)</p>

Appendix "B" – Volume 1: Chapter C – City Wide Systems and Designations

<b>Proposed Change</b>	<b>Proposed New / Revised Policy</b>
<p><del>Grey highlighted strikethrough text = text to be deleted</del></p>	<p><b>Bolded text = text to be added</b></p>
<p>C.3.2.2 The following uses shall be permitted in the Neighbourhoods, Commercial and Mixed Use, and Institutional designations:</p> <p>...</p> <p>d) A secondary dwelling unit shall be permitted on a single, semi-detached or <b>street</b> townhouse lot, provided it complies with all applicable policies and the Zoning By-law. (OPA 142)</p>	<p>C.3.2.2 The following uses shall be permitted in the Neighbourhoods, Commercial and Mixed Use, and Institutional designations:</p> <p>...</p> <p>d) A secondary dwelling unit shall be permitted on a single, semi-detached or street townhouse lot, provided it complies with all applicable policies and the Zoning By-law. (OPA 142)</p>

Appendix "C" – Volume 1: Chapter E – Urban Systems and Designations

<b>Proposed Change</b>	<b>Proposed New / Revised Policy</b>
Grey highlighted strikethrough text = text to be deleted	<b>Bolded text</b> = text to be added
E.3.6.2 Uses permitted in high density residential areas include <del>multiple dwellings, except street townhouses.</del>	E.3.6.2 Uses permitted in high density residential areas include <b>multiple dwellings.</b>

Appendix “D” – Volume 1: Chapter G – Glossary

<b>Proposed Change</b>	<b>Proposed New / Revised Policy</b>
<p><del>Grey highlighted strikethrough text = text to be deleted</del></p>	<p><b>Bolded text = text to be added</b></p>
<p>Multiple Dwelling: means:  <b>a) a building or part thereof containing five or more dwelling units; and,</b>  <b>b) two or more separate buildings, each containing three or more dwelling units, which form one comprehensive development containing a total of five or more dwelling units.</b></p> <p>Examples of such dwellings include block townhouse dwellings, stacked townhouse dwellings, <del>back-to-back townhouse dwellings,</del> <b>back-to-back townhouse dwellings,</b> <del>street</del> townhouse dwellings fronting onto a condominium road, and apartment dwellings. <b>Street townhouse dwellings, which are located on a separate lot with direct access to a public street or laneway, are not examples of such dwellings.</b> (OPA 167)</p>	<p>Multiple Dwelling: means:  a) a building or part thereof containing five or more dwelling units; and,  b) two or more separate buildings, each containing three or more dwelling units, which form one comprehensive development containing a total of five or more dwelling units.</p> <p>Examples of such dwellings include block townhouse dwellings, stacked townhouse dwellings, back-to-back townhouse dwellings, townhouse dwellings fronting onto a condominium road, and apartment dwellings. Street townhouse dwellings, which are located on a separate lot with direct access to a public street or laneway, are not examples of such dwellings. (OPA 167)</p>