



## City of Hamilton Report for Information

**To:** Chair and Members  
Planning Committee

**Date:** April 8, 2025

**Report No:** PED23069(a)

**Subject/Title:** Residential Zones Project: New Mid Rise Residential Zones in Zoning By-law No. 05-200 - Consultation Update (CI 25-C)

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

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### Recommendations

- 1) That Report PED23069(a) Residential Zones Project: New: Mid Rise Residential Zones - Consultation Update **BE RECEIVED**.

### Key Facts

- The purpose of this report is to inform Council of further engagement that has occurred for the draft Mid Rise Residential Zones, and to update Council on the progress of refining the draft Mid Rise Residential Zones through the engagement process.
- As authorized by Council in June 2023, through the Residential Zones Project, staff have implemented a robust consultation plan to inform the development of new Mid Rise Residential Zones in Zoning By-law No. 05-200.
- Since the kick off of the most recent round of engagement in November 2023, Planning staff have facilitated a range of engagement activities under the project banner of "Reimagining Neighbourhoods".
- Staff will continue to engage with the public and interested parties as the draft Mid Rise Residential Zones are finalized for Council's consideration later in 2025.

### Financial Considerations

N/A

## **Background**

On June 13, 2023, Planning Committee was introduced to two new draft Mid Rise Residential Zones that implemented the Medium Density Residential Designation policies of the Urban Hamilton Official Plan (Report PED23069). Council subsequently authorized staff to begin public engagement on the draft Mid Rise Residential Zones.

Staff retained WSP Canada Inc. to create and execute a comprehensive consultation plan for the Reimagining Neighbourhoods Residential Zones Project. The introduction of Residential Zones in Hamilton Zoning By-law No. 05-200 has an impact on a wide audience across the City and requires an innovative approach to community outreach and engagement activities.

Consultation events for the Residential Zones Project date back to 2018 when City staff engaged with the public about future growth and neighbourhood planning. The most recent round of engagement was launched in November 2023 under the banner of “Reimagining Neighbourhoods”. This first phase of the latest consultation on the Residential Zones Project consisted of a robust period of consultation on changes to housing options in neighbourhoods through new Low Density Residential Zones, and changes to built form along the periphery of neighbourhoods through new Mid Rise Residential Zones. The Consultation Summary Report, attached as Appendix A to Report PED23069(a), was prepared by WSP Canada Inc. and summarizes Phase 1 of the Reimagining Neighbourhoods consultation which took place between November 2023 and February 2024. Engagement events included virtual public information meetings, community pop-up events, a workshop with the development industry and other interested parties, presentations to two Advisory Committees and the Development Industry Liaison Group, and a public survey hosted on the Engage Hamilton – Reimagining Neighbourhoods webpage.

Since completion of the first phase of consultation summarized in Appendix A to this Report, staff have continued engagement to inform the completion of Mid Rise Residential Zones. Phase 1 of the overall Mid Rise Residential Zones project intends to introduce the Mid Rise Residential Zones to Zoning By-law No. 05-200 as well as bring in a number of properties to the Mid Rise Zones. Subsequent phases of the project will address properties within Secondary Plans and with special exceptions on existing zoning.

Phase 2 of the engagement has focused on proposed changes to the periphery of neighbourhoods through the Mid Rise Residential Zones and is summarized in an addendum to the Consultation Summary Report (attached as Appendix B to Report PED23069(a)). The purpose of Phase 2 of consultation has been to report back to the public and interested parties on changes that resulted from “What We Heard” in Phase 1 of the consultation and renew public interest and knowledge on the Residential Zones Project.

## **Analysis**

### Engagement

Throughout the Residential Zones Project, staff have incorporated multiple engagement strategies with the objective of transparency, creating an open dialogue, and collaborating with community partners, interested parties and members of the public.

Phase 1 of the engagement program took place from November 2023 to January 2024 and included a comprehensive plan that engaged the public using methods including two public information sessions, eight community pop-up events, one podcast interview, three advisory committee meetings, and a social media campaign. A fulsome summary of Phase 1 of the engagement program is attached to Report PED23069(a) as Appendix A.

During Phase 2 of the engagement program, the following consultation events have taken place:

- Facilitation of twelve in-person community pop-up events (Summer of 2024); and,
- Presentation to the Development Industry Liaison Group (February 2025).

Additionally, the Residential Zones Project Webpage on the City's Website, and the Engage Hamilton Reimagining Neighbourhoods webpage has continued to promote the project and has been updated regularly with new project information to engage with and keep residents informed.

In February of 2025, an update was posted on the Engage Hamilton Reimagining Neighbourhoods webpage to provide the public with updates to the draft Mid Rise Residential Zones resulting from feedback collected through the engagement process since the zones were first introduced in 2023. Also in February 2025, staff met with the Development Industry Liaison Group to present the updates to the Zones. The feedback collected through the latest engagement will inform refinement of the draft zones in preparation for the eventual public meeting of Planning Committee to present the Mid Rise Residential Zones. Prior to the future public meeting, the draft zones and draft mapping will be posted on the Engage Hamilton webpage for public viewing.

The Consultation Summary Report attached as Appendix A and addendum attached as Appendix B to Report PED23069(a) describe all communications and engagement activities undertaken and reports back on "what we heard" over the course of the engagement period from November 2023 – February 2025. It is anticipated that the consultation program will continue to reach residents to educate and engage on the City's continued progress in implementing updated Residential Zones.

### Updates to the Mid Rise Residential Zones

Through the Phase 1 and Phase 2 engagement activities, staff have received feedback that has informed the advancement of the Mid Rise Residential Zones. The feedback has informed the following changes:

- The introduction of a third Mid Rise Residential Zone to address small scale built forms e.g. townhouses, internal to neighbourhoods and in areas with transitions in built form;
- Expanding commercial permissions to both of the existing draft zones originally introduced in June 2023;
- Revising step-back regulations;
- Additional landscaped area and amenity area requirements to address comments received pertaining to family friendly development, loss of greenspace, privacy, and concern for maintaining tree canopy; and,
- Revised setback regulations to address transition to adjacent uses.

Moving forward through the Reimagining Neighbourhoods consultation program, further engagement is planned before a final recommendation is brought to Planning Committee in 2025.

Phase 1 of the Mid Rise Residential Zones project will introduce the three Mid Rise Residential Zones to Zoning By-law No. 05-200 and capture lands outside of secondary plans that are not subject to a special exception or holding, or subject to an active development application or Ontario Land Tribunal appeal. Due to the increased level of evaluation that is needed for these sites, that work will be brought forward in Phase 2 of the project. However, Phase 1 of the project will include evaluation of vacant sites subject to Mid Rise Residential zoning, including those with an existing special exception and/or holding. The purpose of this exception is due to the scoped number of properties this scenario applies to and the higher potential of development.

#### Future Zone Evaluations

As the Mid Rise Residential Zones are implemented and the Transit Oriented Corridor Zones expansion project as described in Reports PED23069 and PED24173 continues, a future work program will revisit the Commercial Mixed Use Zones to ensure alignment with the latest policy direction in the Urban Hamilton Official Plan and consistency across zones. Staff are taking a holistic approach to reviewing arterial roads across the City.

### **Alternatives**

Not Applicable.

### **Relationship to Council Strategic Priorities**

3. Responsiveness & Transparency
  - 3.1. Prioritize customer service and proactive communication
  - 3.2. Get more people involved in decision making and problem solving

## **Previous Reports Submitted**

- Mid Rise Residential Zones and Expanded Transit Oriented Corridor Zones in Zoning By-law No. 05-200 Public Consultation ([PED23069](#)) (Agenda Item 9.1).
- 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 ([PED22154\(a\)](#)) (Agenda Item 10.4).
- Consultation Summary Report (Appendix “F” to Report [PED22154\(a\)](#)).

## **Consultation**

In addition to the robust engagement program discussed above, staff have also engaged with multiple internal departments throughout the creation of the draft Mid Rise Residential Zones, including Infrastructure Planning, Urban Design, Municipal Land Development, Sustainable Communities, Development Planning, and Zoning Review.

## **Appendices and Schedules Attached**

- Appendix A: Consultation Summary Report (Phase 1)
- Appendix B: Addendum to Consultation Summary Report (Phase 2)

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