



WELCOME TO THE CITY OF HAMILTON

# PLANNING COMMITTEE

March 24, 2026

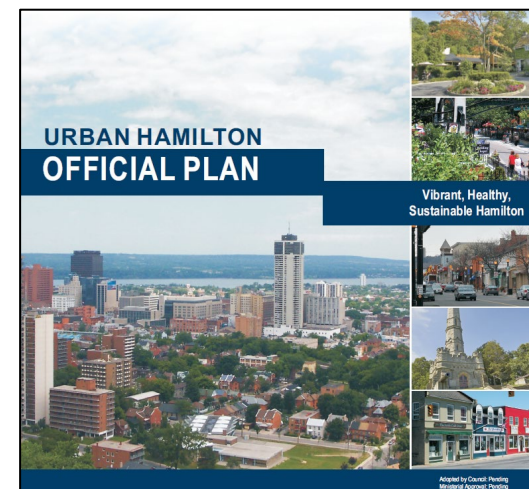
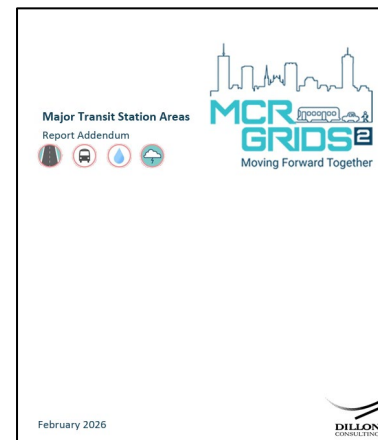
# **PED23105(a) – Major Transit Station Areas and Protected Major Transit Station Areas – Proposed Official Plan Amendments for Provincial Review and Public Consultation**

Presented by: Jennifer Allen, City of Hamilton  
Anni Buelles, Dillon Consulting

# Report Recommendations

PED23105a

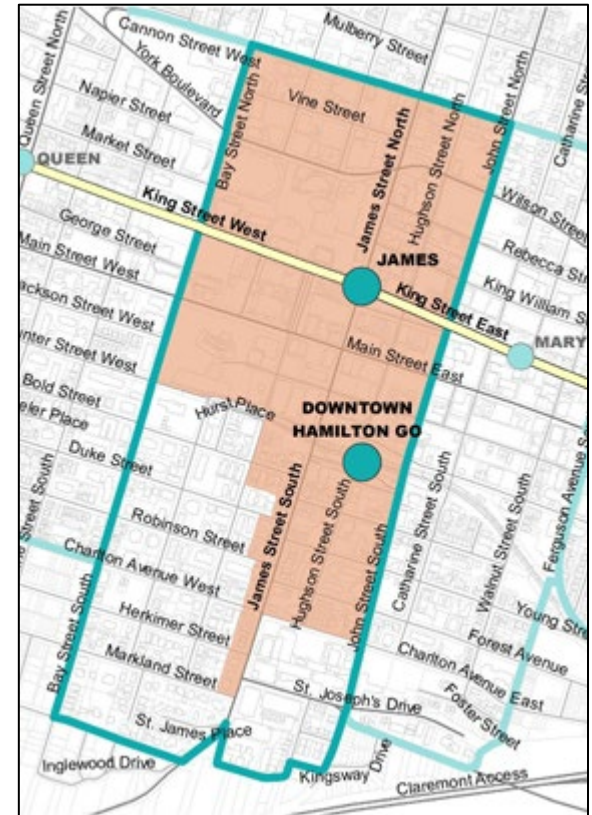
- To receive the Major Transit Station areas Report Addendum (February 2026) prepared by Dillon Consulting.
- To receive the proposed Official Plan Amendments to the Urban Hamilton Official Plan and City of Hamilton Official Plan and direct staff to send the MMAH for 90-day review period.
- To direct staff to schedule the statutory Open House to consider the proposed Official Plan Amendments.
- To direct staff to prepare draft Official Plan Amendments and schedule the combined statutory Public Meeting and Special Meeting to consider the draft Official Plan Amendments.



# Background

PED23105a

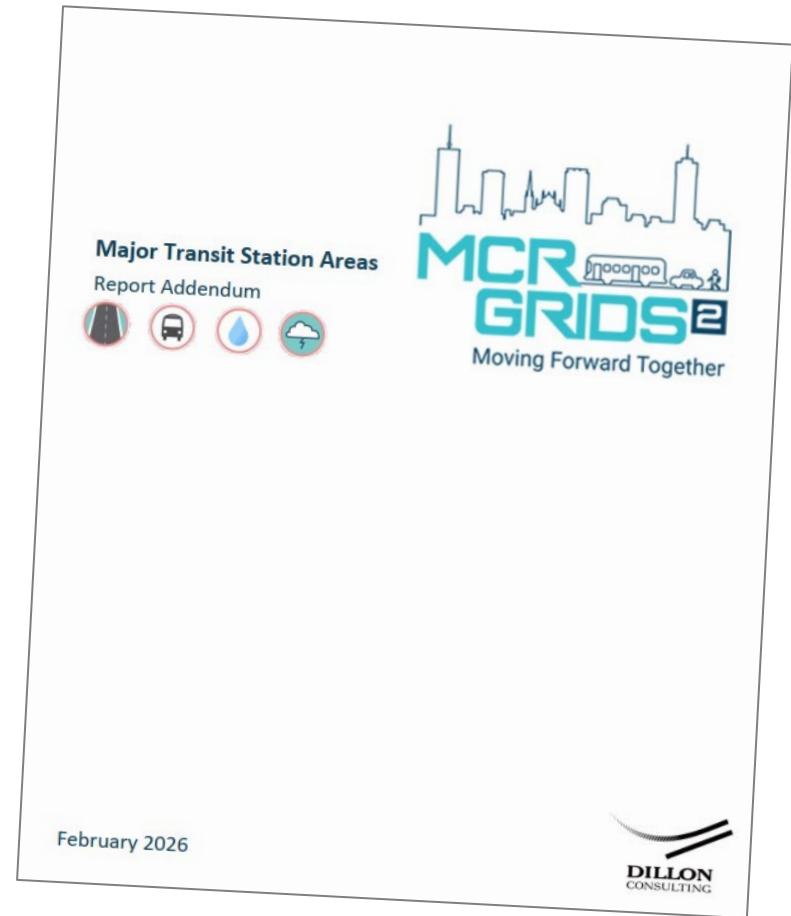
- Major Transit Station Areas are generally defined as the area within a 500 to 800 metre radius of a higher order transit station or stop representing about a 10-minute walk.
- The City of Hamilton has 19 Major Transit Station Areas surrounding the three existing GO stations and 17 planned Light Rail Transit stops.
- The Major Transit Station Area work is a Provincially mandated conformity exercise to demonstrate the City's existing land use permissions allow for sufficient people and jobs to meet the minimum density targets.



# Background

- Under the Provincial Planning Statement (2024) municipalities are required to delineate the boundaries of Major Transit Station Areas around higher order transit corridors and plan for a minimum density of people and jobs.
- Public engagement on the proposed boundaries of the Major Transit Station Areas was held in October 2023.
- The *Planning Act* and Provincial Planning Statement (2024) establish specific requirements and policies respecting the establishment of Major Transit Station Areas and identification of Protected Major Transit Station Areas.
- A Protected Major Transit Station Area is a sub-set of Major Transit Station Areas where Inclusionary Zoning (IZ) may be applied.

# Major Transit Station Areas Report Addendum



# Study Purpose

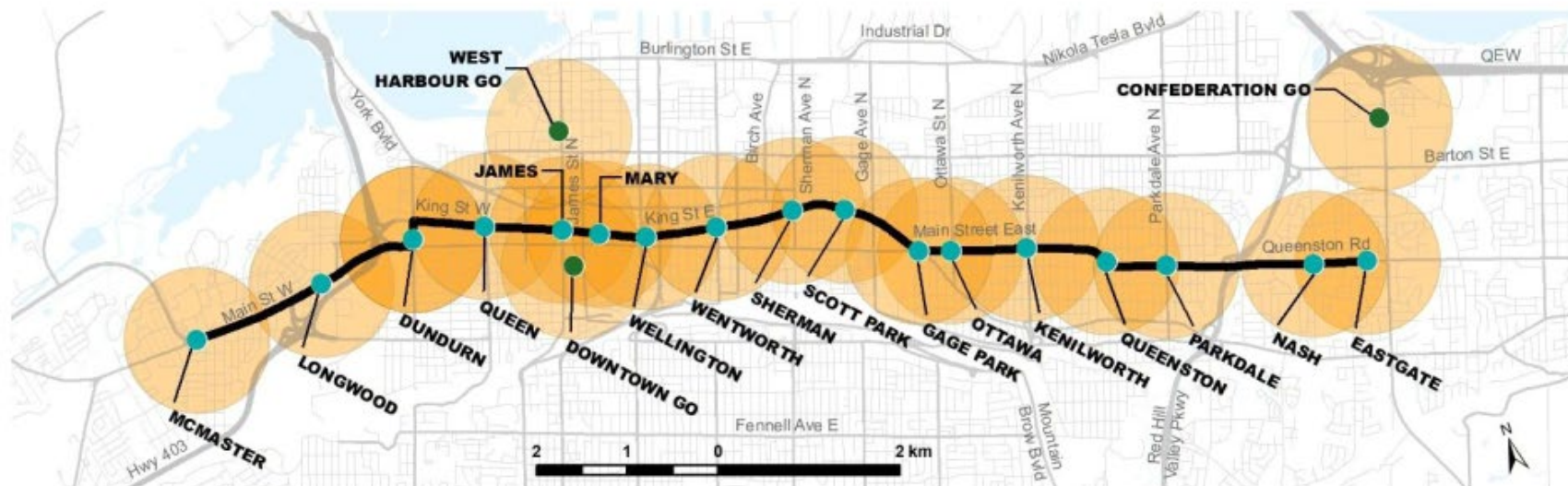
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1. Delineate the boundaries for the City's MTSAs.
2. Identify whether the City can meet the Provincial density targets for each MTSA.
3. Identify the need for alternative targets.
4. Recommend which MTSAs to identify as PMTSAs.
5. Provide potential approach to implement recommendations within Urban Hamilton Official Plan



# Major Transit Station Areas (MTSAs)

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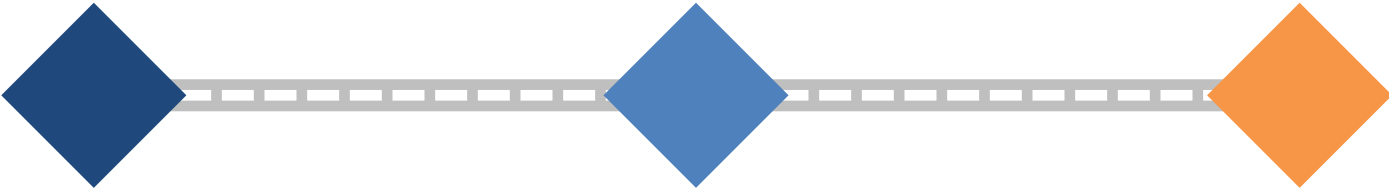


- 150 People and Jobs per hectare (min) land served by LRT
- 160 People and Jobs per hectare (min) lands served by Go Transit
- 800 metre radius

**August  
2023**

**October-November  
2023**

**February  
2026**



**Initial Major Transit  
Station Areas (MTSA)  
Report**

to establish methodology  
and build-out density  
estimates.

**Community  
Consultation**

to gather targeted  
feedback on boundaries  
and intensification  
locations from staff,  
residents, and business  
owners.

**Report Addendum**  
to update modeling  
assumptions.

# Approach / Methodology

1. Delineate  
MTSA  
Boundaries

2. Define  
Intensification  
Areas within  
MTSA

3. Model Build  
Out Growth  
Potential

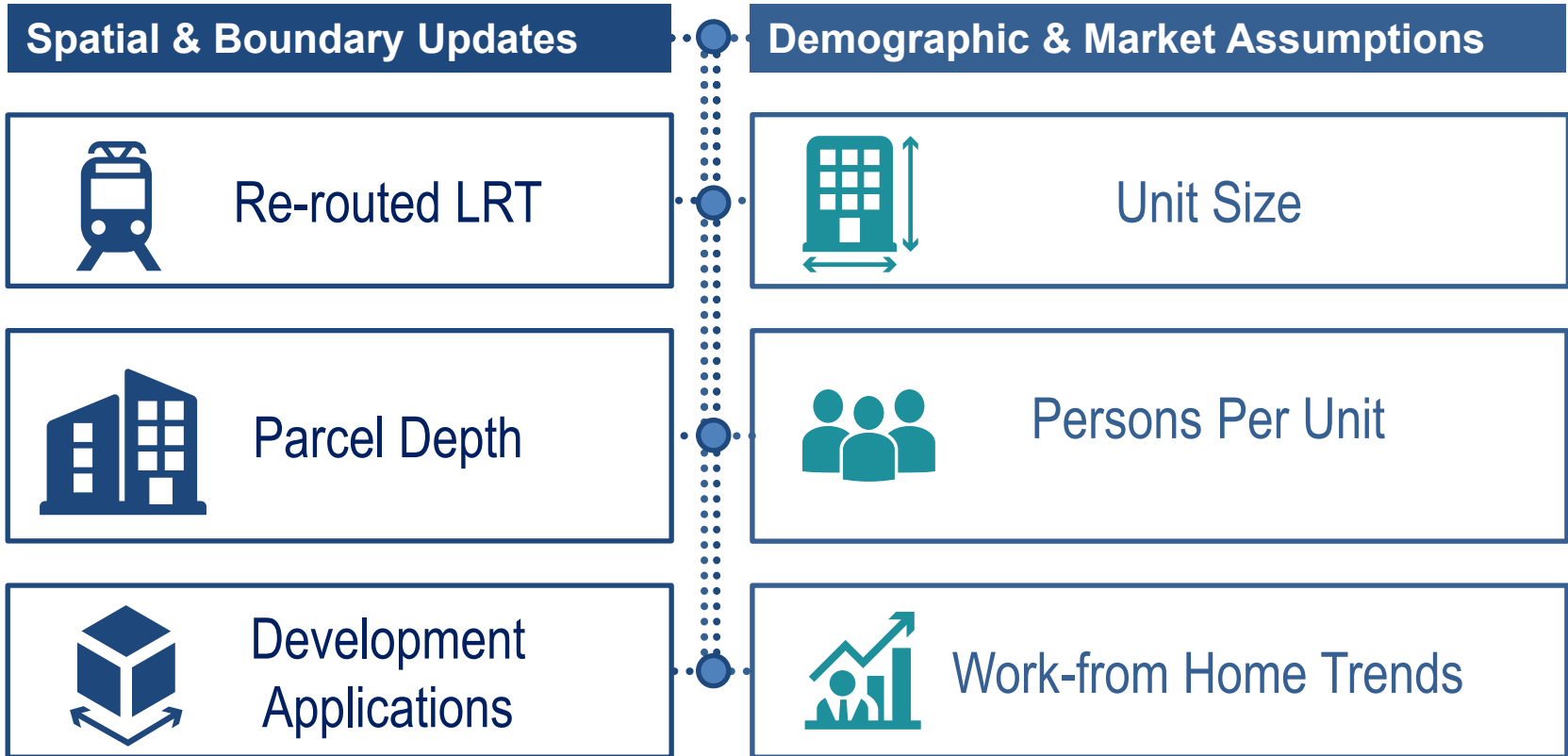
4. Identify Small  
Scale  
Intensification  
Opportunities

5. Estimate  
Pop/Employment  
Yields

6. Calculate  
Resulting Density

- 3D modelling used to confirm build out potential
- Majority of intensification is concentrated in lands along LRT corridor and is informed by the City's Transit-Oriented Zoning (TOC Zoning) and recent development applications
- Assumes residential neighbourhoods within the MTSA (but outside of intensification areas) will not be the focus of major intensification – however, opportunities for small-scale intensification and infilling were applied
- Considers restrictions on redevelopment for heritage buildings
- Considers urban design guidelines in the modelling
- People Per Units, unit mixes and GFA assumptions drawn from City's GRIDS MCR work, building heights based on blend of zoning and existing OP policies

# Model Refinements: What Changed?

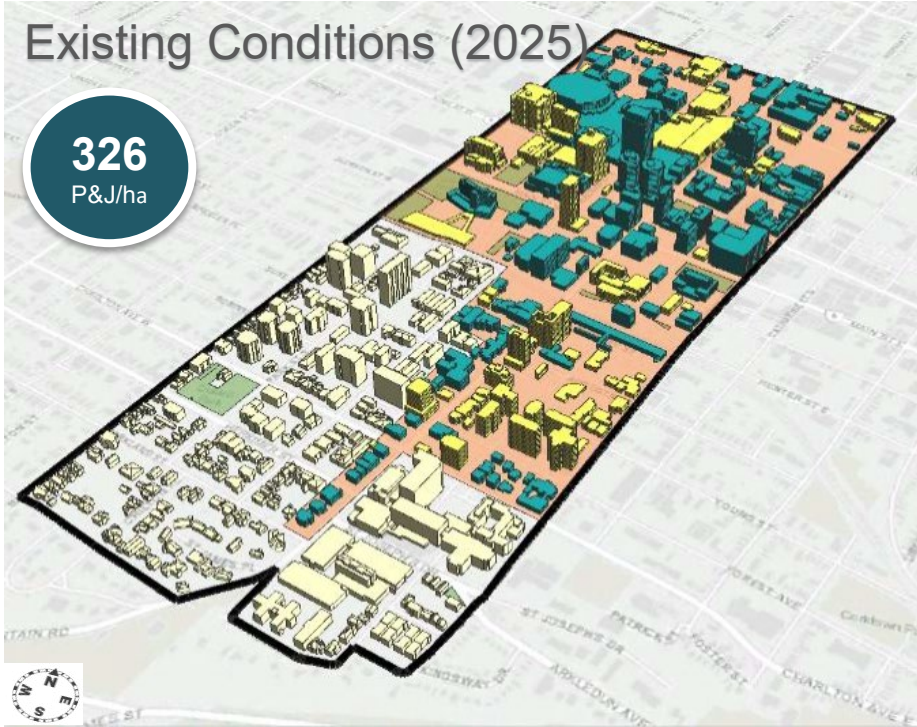


# Visualizing and Modelling Growth

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Existing Conditions (2025)

326  
P&J/ha



Build-Out

663  
P&J/ha



James MTSA

**All MTSAs can meet the  
minimum density target**

# Future State Build-Out

**111,044**

**Additional Units**

(Strategic corridor capacity, largely apartment-style dwellings).

**21,330**

**Small scale intensification**

(Accessory dwelling units, such as laneway housing, basement apartments).

**225,776**

**New Residents**

(Total net population growth potential).

**130,262**

**New Jobs**

(Total net employment growth potential).

Total projected capacity of 588,452 residents and jobs at full build-out.

# Recommendations

- Consider identifying all MTSAs as PMTSAs under the Planning Act:
  - Allow the City to maximum flexibility for implementation of Inclusionary Zoning
  - Provide greater certainty with respect to land use and built form
- Update Official Plan to include MTSAs as part of the planned urban structure (mapping alignment)

## *Key Policy Directions from Planning Act*

- Protected Major Transit Station Area land uses, heights and densities as well as inclusionary zoning policies cannot be appealed once the policy framework is in force and effect.

# Proposed Official Plan Amendments

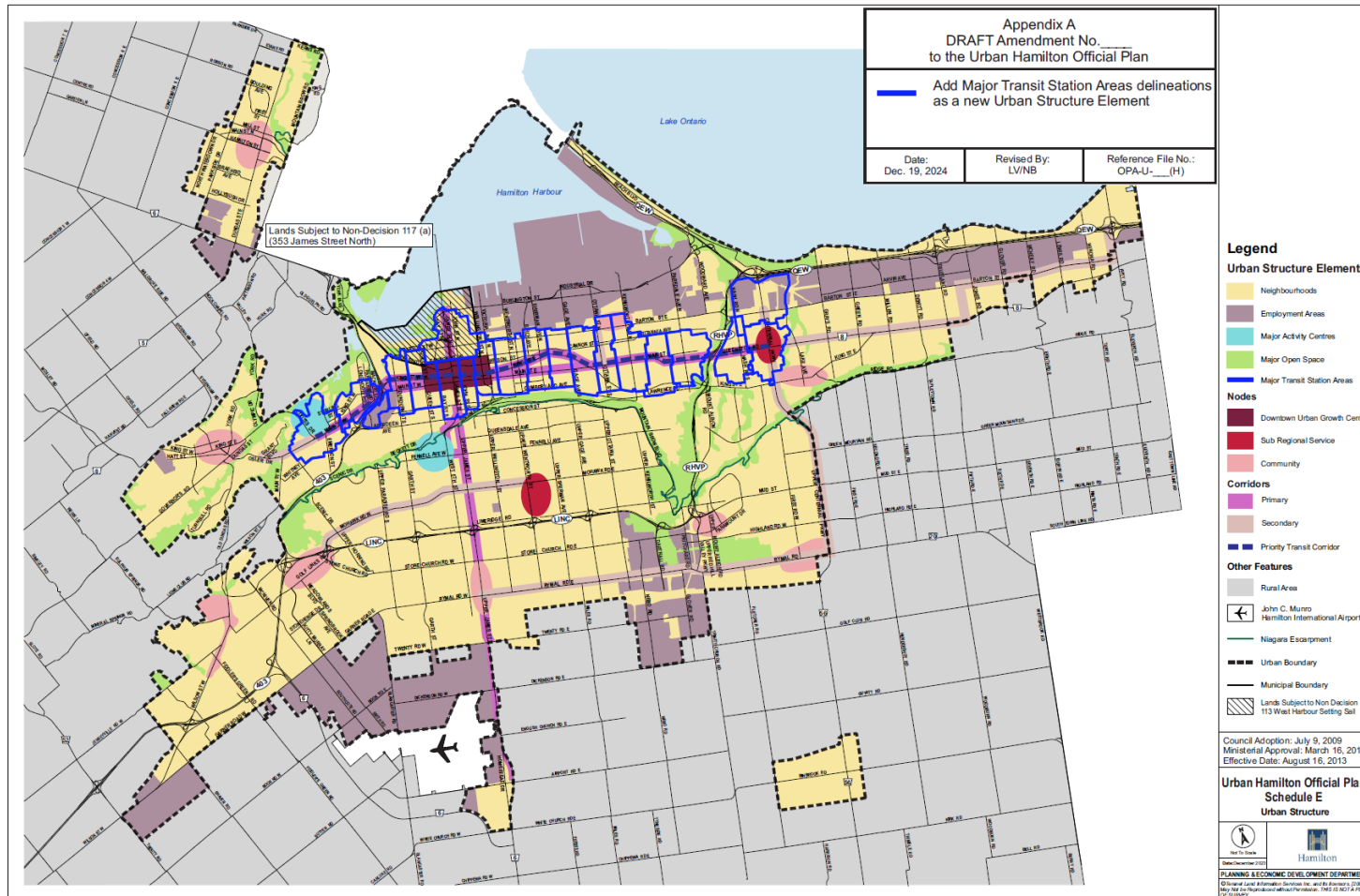
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- The proposed Official Plan Amendments implement the Major Transit Station Area policies of the Provincial Planning Statement (2024) and Protected Major Transit Station Area requirements of the *Planning Act*.
- The proposed policy amendments:
  - Establish minimum density targets for each Major Transit Station Area.
  - Establish policies which support lot consolidation along the LRT corridor.
  - Establish policies which remove parking minimums within Major Transit Station Areas.
  - Create a new Chapter in Volume 3 of the Urban Hamilton Official Plan to establish area specific policies for Protected Major Transit Station Areas.

# Proposed Official Plan Amendments

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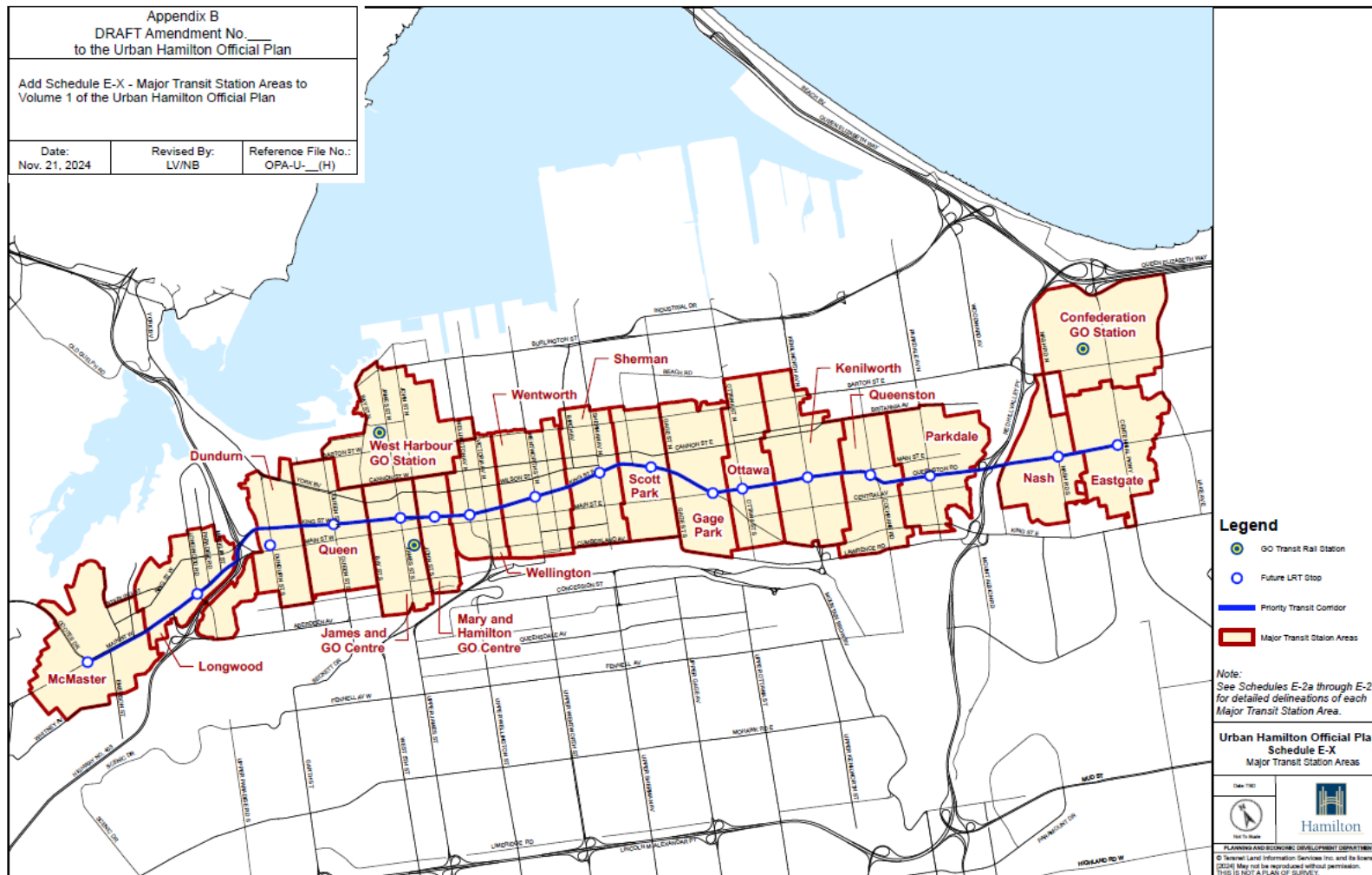
- Revise Schedule E – Urban Structure to delineate the Major Transit Station Areas.



# Proposed Official Plan Amendments

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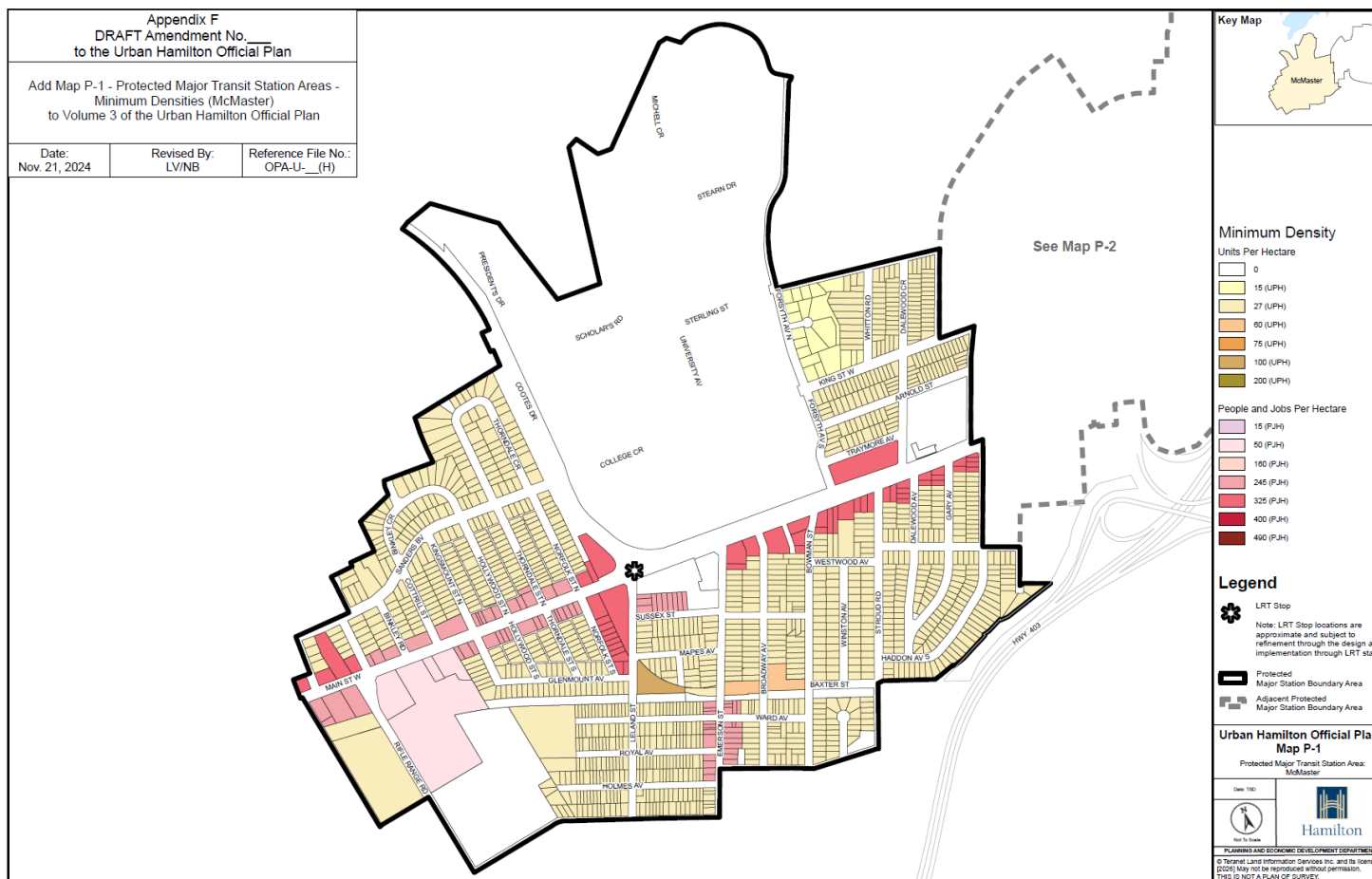
- Creation of a new schedule in Volume 1 to illustrate all Major Transit Station Areas.



# Proposed Official Plan Amendments

PED23105a

- Creation of new maps in Volume 3 for each Protected Major Transit Station Area to illustrate the assigned minimum densities for new buildings and structures per Section 16(15) of the *Planning Act*.



1. Send proposed Official Plan Amendments to MMAH for the 90-day review period.
2. Schedule and hold Statutory Public Open House to consider contents of proposed Official Plan Amendments.
3. Prepare Draft Official Plan Amendments based on MMAH comments and public feedback.
4. Schedule and hold combined Statutory Public Meeting and Special Meeting to consider draft Official Plan Amendments.
5. Send Official Plan Amendments to MMAH for approval.
6. The City must update the Zoning By-law to implement the Major Transit Station Areas within 3 years of the Ministry's approval.



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE