



WELCOME TO THE CITY OF HAMILTON

Ward 12 Townhall

June 24, 2025

Slide Presentation

- Boundary Expansion
- Official Plans and Secondary Plans
- Zoning
 - Residential Zones Project
 - Additional Dwelling Units (Urban and Rural)
 - Upcoming Initiatives
- Natural Heritage
- Tree Protection in Ward 12
 - Draft Plan of Subdivision, Official Plan Amendments, Site Plans and Building Permits
- Project Updates
 - UHOPA-25-001 – 392 - 412 Wilson St E and Lorne Avenue
 - UHOPA-25-009 – 442 - 446 Wilson Street East

Boundary Expansion

Applications and Review:

- Four (4) expansion applications received, to date:
 - White Church Lands
 - Elfrida Lands
 - 159 & 163 Sulphur Springs Road
 - Twenty Road West Lands
- Framework – approved April 16, 2025
- Peer Reviews

Next Steps:

- June 25, 2025 – Statutory Public Meeting for White Church and Elfrida
- July 10, 2025 – Virtual Open House for Sulphur Springs (link is forthcoming and will be posted on the City's website at www.hamilton.ca/UBE)
- Sept. 9, 2025 – Statutory Public Meeting for Sulphur Springs

Urban Boundary Email Notification List:

- Email urbanboundary@hamilton.ca to request to be added

Boundary Expansion – White Church

Size:

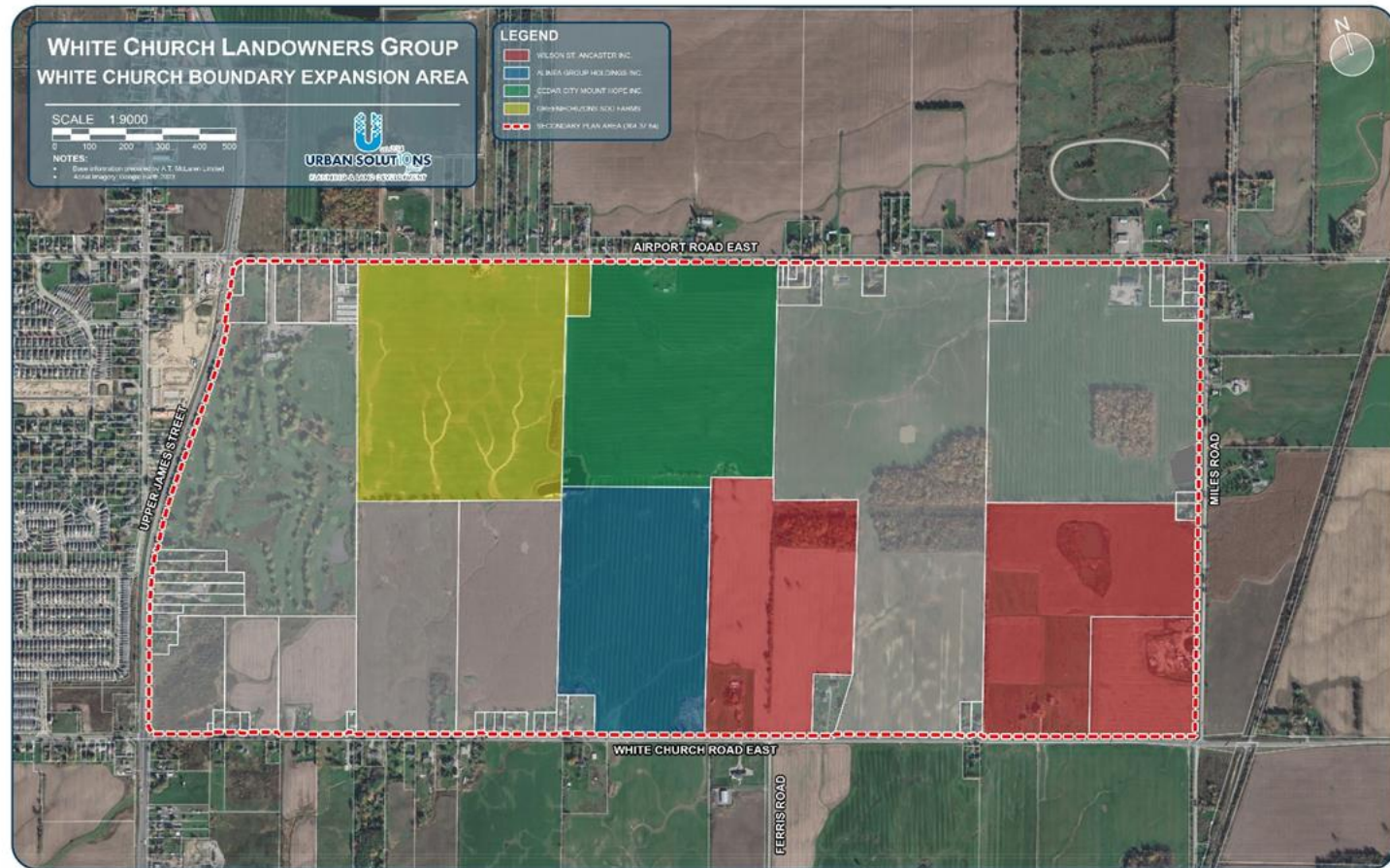
364 hectares

Current Use:

Agricultural,
Residential,
Commercial

Proposed Use:

- 7,600 residential units
- 27,000 people



Boundary Expansion - Elfrida Lands

Size:

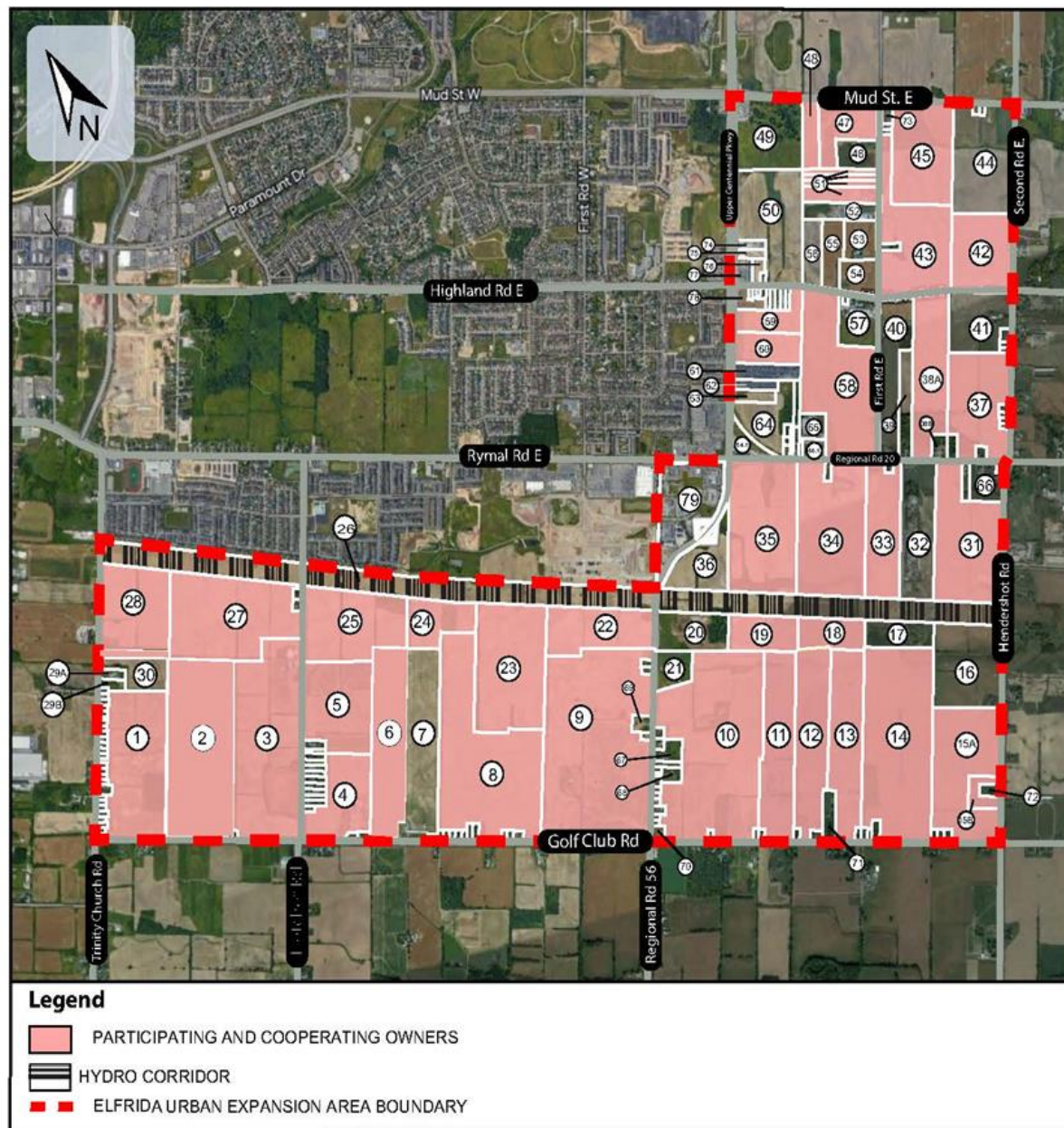
1,209 hectares

Current Use:

Agricultural, Residential, Institutional, Industrial, Commercial

Proposed Use:

- Approximately 40,000 residential units
- 114,900 residents and 14,360 jobs



Boundary Expansion – 159 & 163 Sulphur Springs

Size:

10 hectares

Current Use:

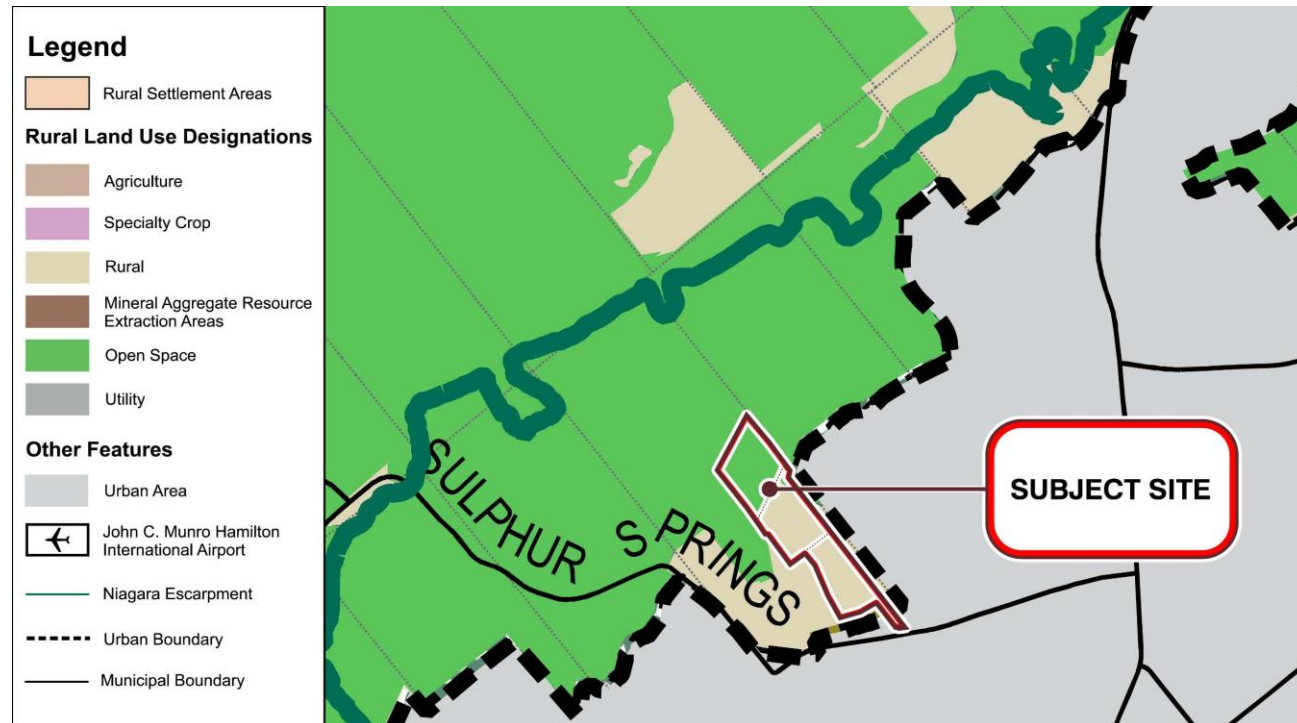
Residential

Proposed Use:

- 75 dwellings on a condominium road

Background:

- Received application December 19, 2024
- Deemed incomplete by staff January 15, 2025
- Appealed to OLT March 19, 2025
- Deemed complete by OLT May 26, 2025

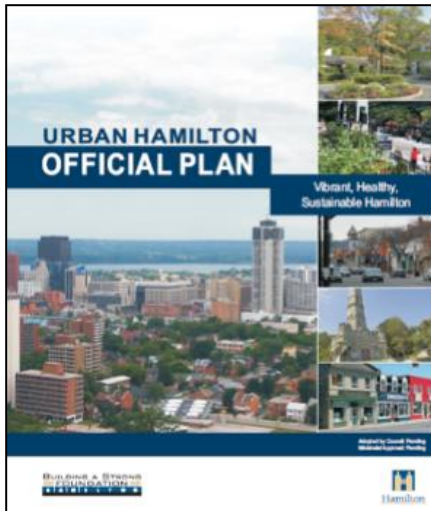
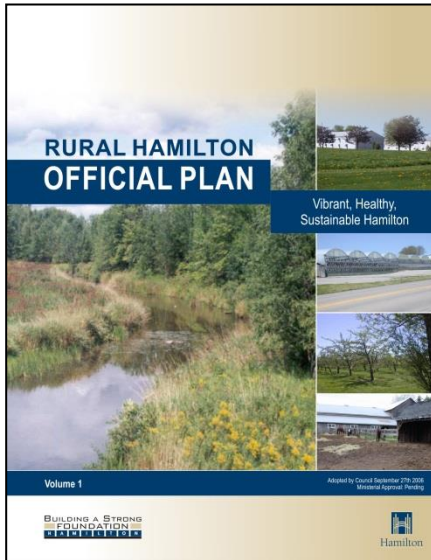


What is Urban Planning

Urban Planning (Regional Planning, Rural Planning) can be broadly described as a technical and political process that focuses on controlling and/or designing change and development in the built and physical environment.

Urban Planning is undertaken with the objective of:

- improving communities and quality of life;
- ensuring orderly and safe growth and development; and,
- protecting valuable resources (land, water, air, natural features, climate, culture).



What is an Official Plan?

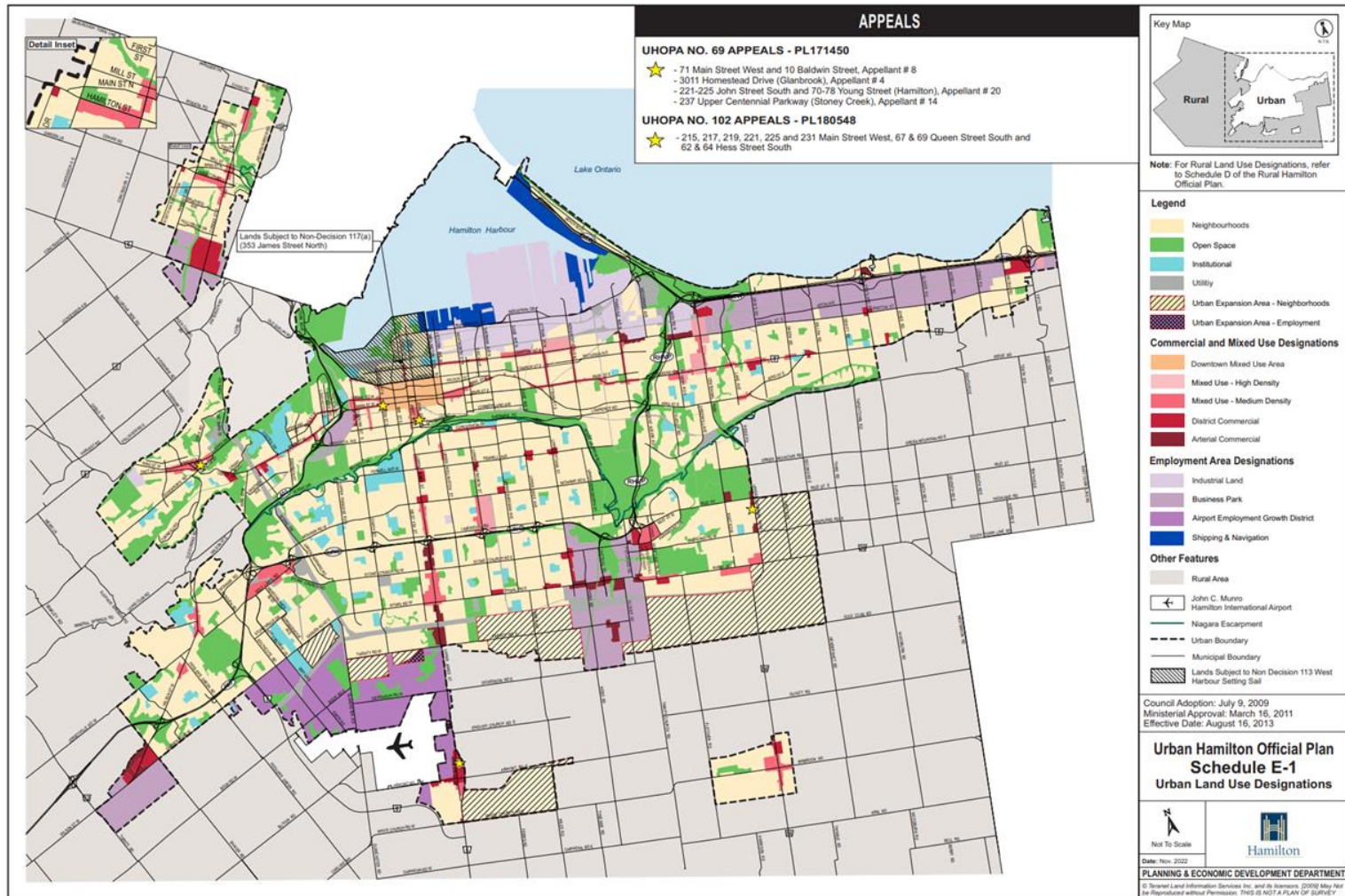
An Official Plan (OP) describes City council's policies on how land in the City should be used.

An OP mainly deals with the following issues:

- Lets the public know what the City's general land use planning policies are;
- Helps decide where roads, watermains, sewers, garbage dumps, parks and other services will be built;
- Provides a framework for establishing municipal zoning by-laws; and,
- Provides a way to evaluate and settle conflicting land uses while meeting local, regional and provincial interests.

<https://www.hamilton.ca/build-invest-grow/planning-development/official-plan>

What is an Official plan



What is a Secondary Plan?

Secondary Plans can be considered a second layer of the City-wide [Official Plan](#). They include a land use plan with implementing policies that are adopted into the Official Plan to ensure that their intent is legally binding.

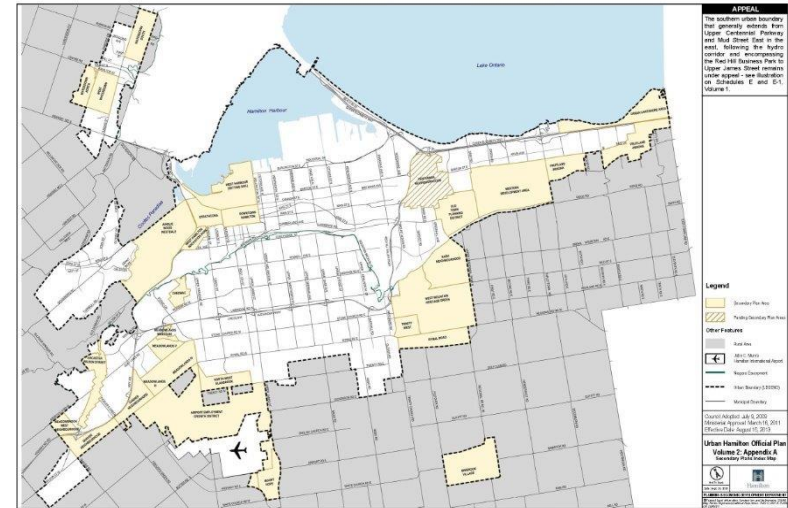
Secondary Planning is a specific tool, which:

- Helps understand opportunities and address issues related to land use in certain defined geographic areas.
- Provide specific policies for those areas of the City where more detailed direction is needed for matters beyond the general framework provided by the Official Plan.
- Provide an opportunity to promote consistency in new/developing areas and compatibility within existing areas that require revitalization.

The City of Hamilton has 31 existing Secondary Plans, which are found in [Volume 2 of the Urban Hamilton Official Plan](#).

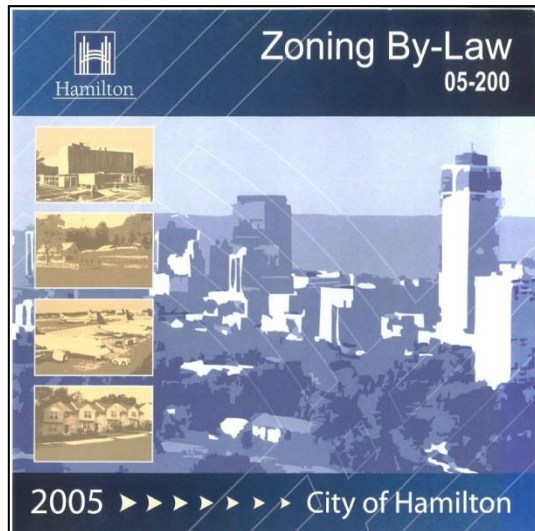
Major Secondary Plan Components

- Land Use
- Design
- Character/Heritage
- Environment
- Transportation/Transit
- Infrastructure



<https://www.hamilton.ca/build-invest-grow/planning-development/official-plan/secondary-plans>

What is a Zoning By-law



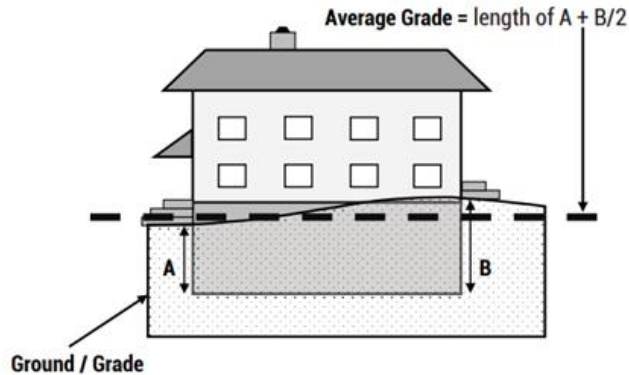
A Zoning By-law is a legal document that states exactly:

- how land may be used;
- where buildings and other structures can be located;
- the types of building that are permitted and how they may be used;
- the lot sizes, dimensions and coverage, parking requirements, building heights, setbacks, landscape requirements, etc.

What is a Zoning By-law

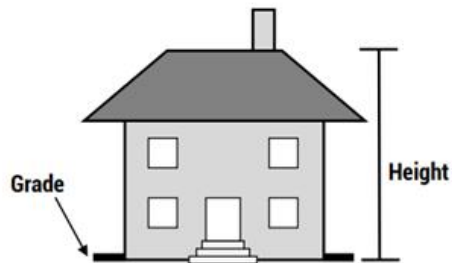
GRADE:

The average level of the ground along the exterior walls of a building.



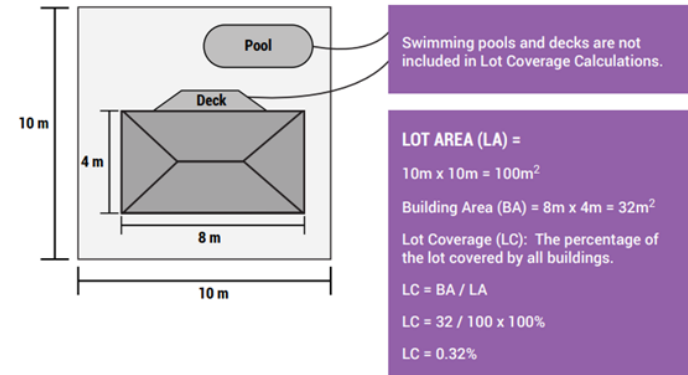
HEIGHT:

The vertical distance from the grade of the building to the uppermost point of the structures roof (not including chimneys, stairwells, mechanical penthouses, or any other similar structure).



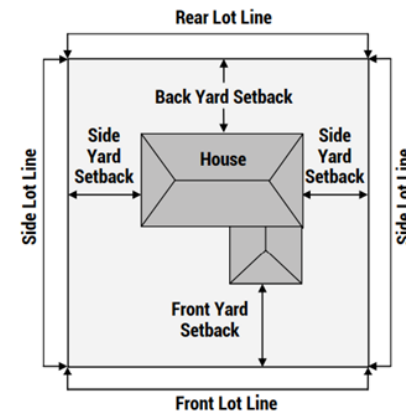
Lot Coverage:

The percentage of the lot covered by all buildings, not including swimming pools and decks.



Minimum Setback:

The minimum distance required between a property line and the nearest structure on the lot.



REIMAGINING NEIGHBOURHOODS



The Residential Zones Project is:

- Creating a new set of residential zones in Zoning By-law No. 05-200 so that all residentially zoned properties city-wide in the urban area are subject to a consistent set of zone standards.
- Expanding the types of housing permitted in residential zones to provide greater housing options within and along the periphery of neighbourhoods.

Changes to Low Density Residential Zones are intended to...

Removes the barriers of exclusionary zoning which restricts the types of housing permitted in neighbourhoods.



Promotes sustainable growth that makes use of existing infrastructure and services.

Provides housing choice and more affordable housing options for residents

Provides more housing options for residents at various stages of life.



Single Detached and Duplex Dwellings

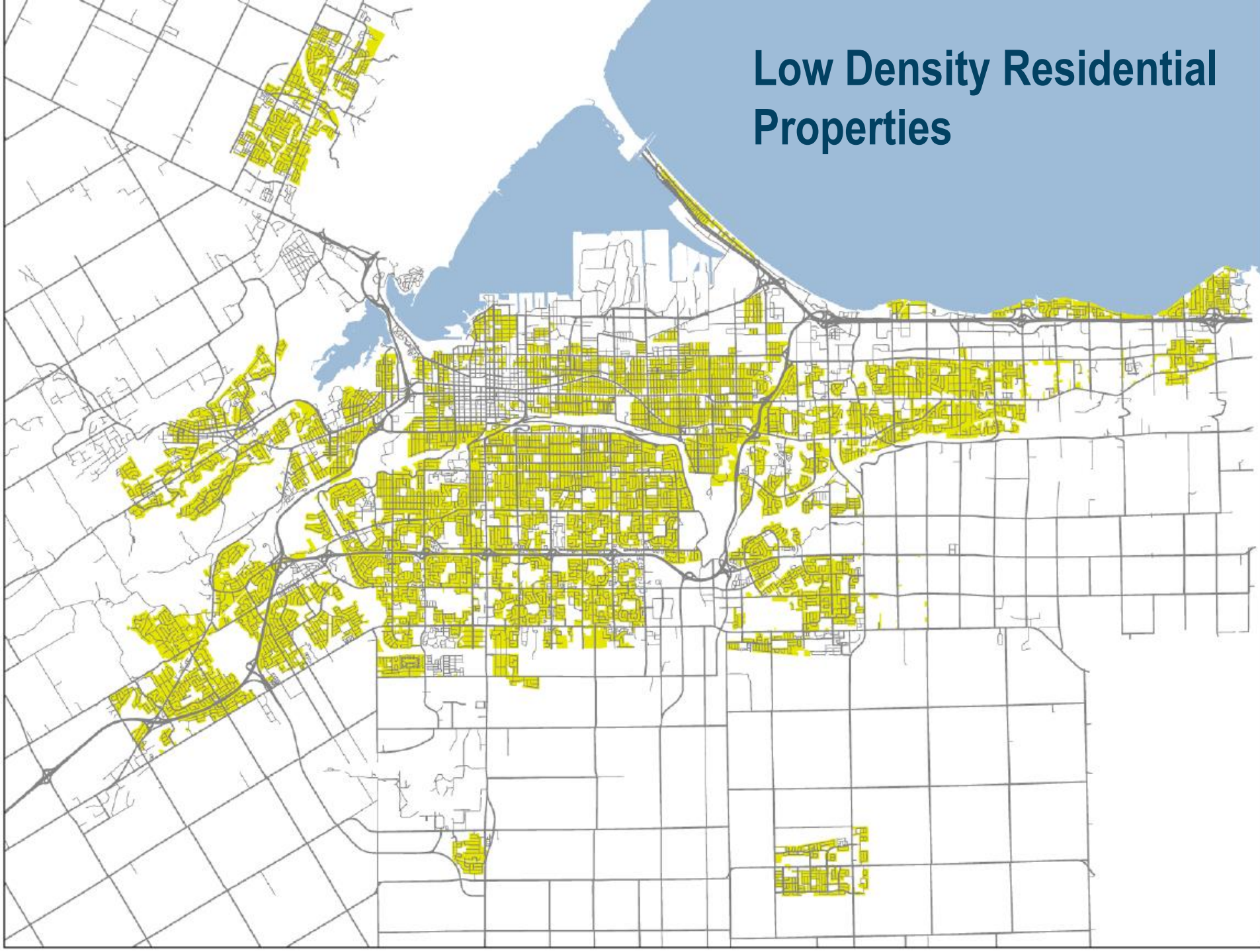
Semi-detached Dwellings

Triplex

Fourplex

Street Townhouse

Low Density Residential Properties

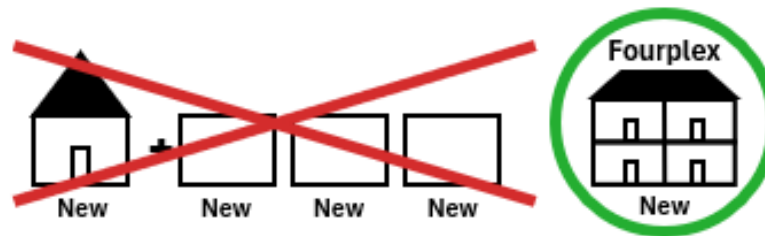


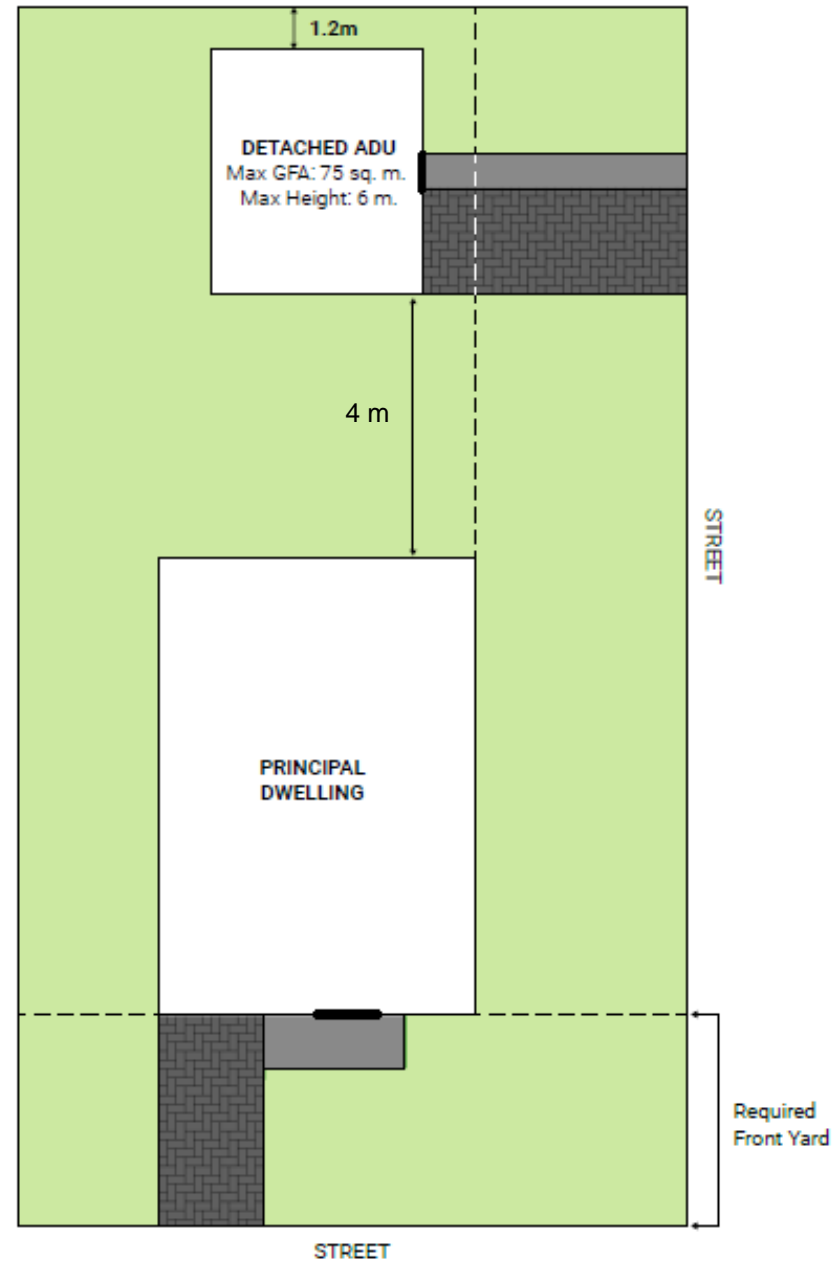
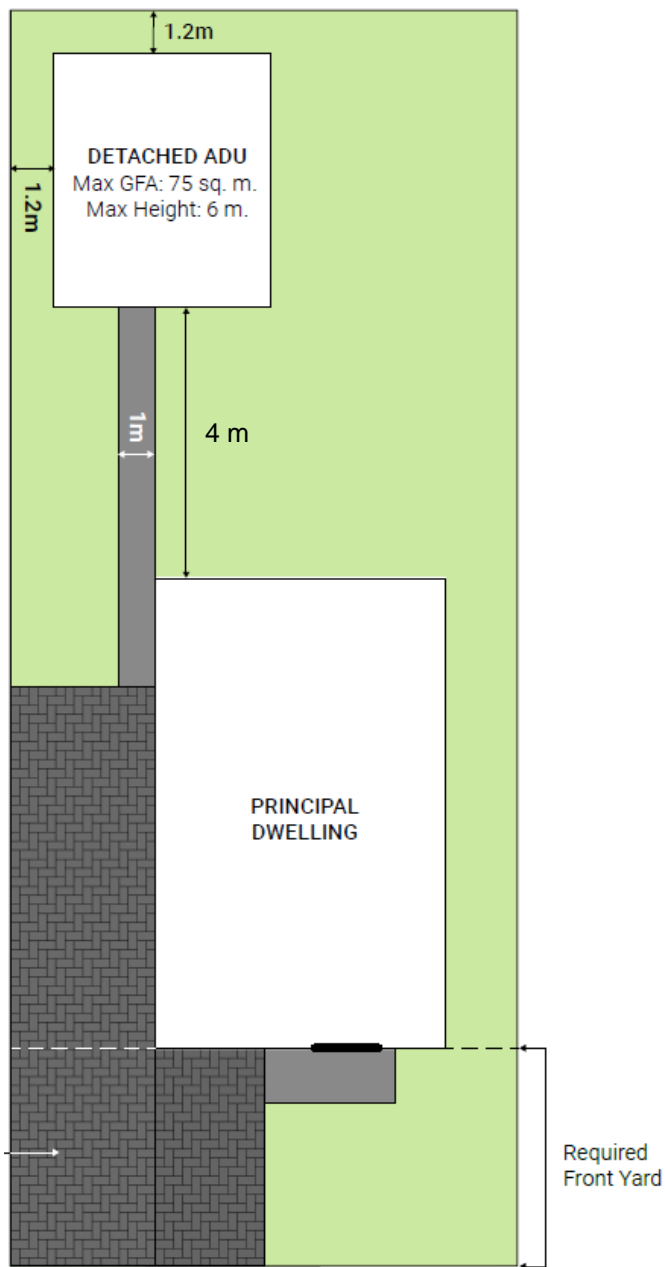
Additional Dwelling Units



Additional Dwelling Units

- Permitted as follows:
 - **Up to two** ADUs in a Single Detached Dwelling
 - **One** ADU in a Duplex Dwelling
 - **One** ADU in each semi-detached dwelling unit of a Semi-detached Dwelling
 - **One** ADU in a Street Townhouse Dwelling
- An **existing** dwelling may be converted to contain a fourth ADU.





ADUs in the Rural Area

- **One** ADU is permitted
 - Zones permitted: Agriculture (A1), Rural (A2), Settlement Residential (S1)
 - Minimum lot area: **0.6 ha**
- **One** Detached ADU is permitted
 - Zones: A1, A2, S1
 - Minimum lot area: **1.5 ha**
 - Legally established accessory building existing as of May 12, 2021 may be converted to a Detached ADU.
 - Maximum GFA cannot exceed that of the principal dwelling
- Total of **one** internal ADU and **one** Detached ADU permitted on a property in the rural area

Mid Rise Residential Zones

- The Mid Rise Residential Zones will:
 - Expand the uses permitted along the City's arterial roads;
 - Permit mixed use buildings;
 - Increase overall density more equitably across the City.
- The Mid Rise Residential Zones are intended to:
 - Improve housing choice for residents
 - Provide for a transition between Low Density Residential and more intense uses (High Density Residential, Commercial, etc.)

Mid Rise Residential Zones



Allowing more townhomes and multiplexes, as well as mixed use mid-rise buildings, to create more housing options near transit and services in the community.

What is Permitted in Mid-Rise Residential Zones?



Upcoming Initiatives

- Expanding Transit Oriented Corridor Zoning (TOC) to the BLAST-E Network
 - “S” – Rymal / Garner Road
 - “T” – Mohawk / Golf Links / Wilson / Main Street
- Residential Zones Project – Final Phase
 - Identify appropriate locations for high rise residential development.



Residential Zones Project

For questions or to be adding to our mailing list

Residential Zones Project Team

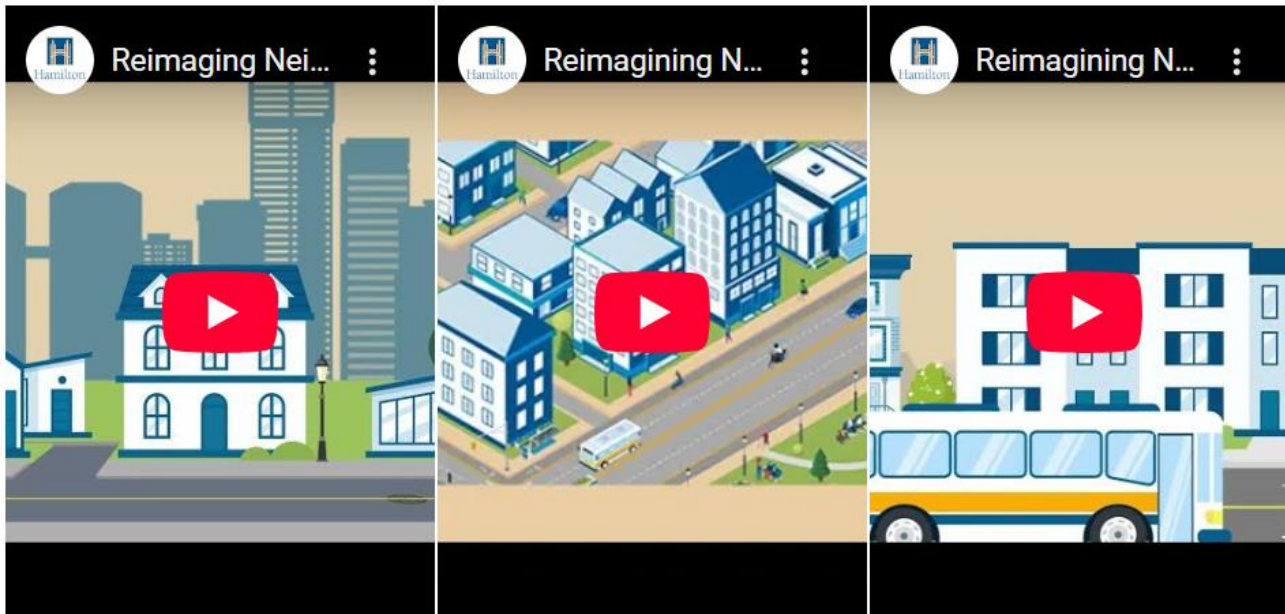
Email reszoning@hamilton.ca

Project Website:

www.hamilton.ca/residentialzoning

Engage Hamilton Website:

www.engage.hamilton.ca/reimagining-neighbourhoods



Natural Heritage

- Urban Forest
- Wetlands
- Watercourses
- Woodlots
- Natural Linkages
- Biodiversity



Tree Protection

How is Natural Heritage Protected?

- Legislation such as tree cutting by-laws
- Tree Protection Guidelines for new development

Appendix "A" to Report PD02229(f)
(Page 1 of 26)



City of Hamilton

TREE PROTECTION GUIDELINES - CITY WIDE
Community Planning and Design Section
Planning Division
Planning and Economic Development Department

Revised October 2010

Bill No. 212

CITY OF HAMILTON BY-LAW NO. 14-212

To Promote the Conservation and Sustainable Use of Woodlands on Private Property within the Urban Boundary of the City of Hamilton

WHEREAS Council desires to promote the conservation and sustainable use of woodlands on private property within the urban boundary of the City of Hamilton;

AND WHEREAS Sections 8, 9, and 10 of the Municipal Act, 2001 authorize the City of Hamilton to pass By-laws necessary or desirable for municipal purposes, and in particular, Paragraph 5 of Subsection 10(2) authorizes By-laws respecting the economic, social, and environmental well-being of the municipality;

AND WHEREAS Subsection 135(1) of the Municipal Act, 2001 provides that the City may prohibit or regulate the destruction or injuring of trees;

AND WHEREAS Subsection 135(7) of the Municipal Act, 2001 provides that the City may require that a Permit be obtained to injure or destroy trees and impose conditions to a Permit, including conditions relating to the manner in which destruction occurs and the qualifications of a person authorized to injure or destroy trees;

AND WHEREAS Section 425 of the Municipal Act, 2001 authorizes the City of Hamilton to pass By-laws providing that a person who contravenes a By-law of the City of Hamilton passed under that Act is guilty of an offence;

AND WHEREAS the Municipal Act, 2001 further authorizes the City of Hamilton, amongst other things, to delegate its authority, to impose fees or charges on persons for services or activities provided or done by or on behalf of it, to provide for inspections and inspection orders, and to make orders to discontinue activity or to do work.

Tree Protection

- Review of Specific Studies
 - Environmental Impact Statement (EIS) and Environmentally Significant Areas Impact Evaluation Group (ESAIEG)
 - General Vegetation Inventory (GVI)
 - Landscape Plan
 - Determination of Feature Limits
 - Linkage Assessment
 - Subwatershed Study
 - Tree Protection Plan (TPP)

ENVIRONMENTAL IMPACT STATEMENT (EIS) GUIDELINES

Revised March 2015

City of Hamilton

These Guidelines describe the purpose, and information Environmental Impact Statement (EIS). They have been prepared to help those individuals, agencies and environmental consultants who are involved in preparing Environmental Impact Statements in the City of Hamilton.

The EIS Guidelines were developed by City of Hamilton Development Department Staff and the Environmental Evaluation Group (ESAIEG). They were adopted by Hamilton City Council on March 31, 2015 and replace the 2004 EIS Guidelines.

Appendix 'A' to Report PD02229(f)
(Page 1 of 26)



City of Hamilton

TREE PROTECTION GUIDELINES - CITY WIDE
Community Planning and Design Section
Planning Division
Planning and Economic Development Department

Revised October 2010

LINKAGE ASSESSMENT (LA) GUIDELINES

March 2015

City of Hamilton

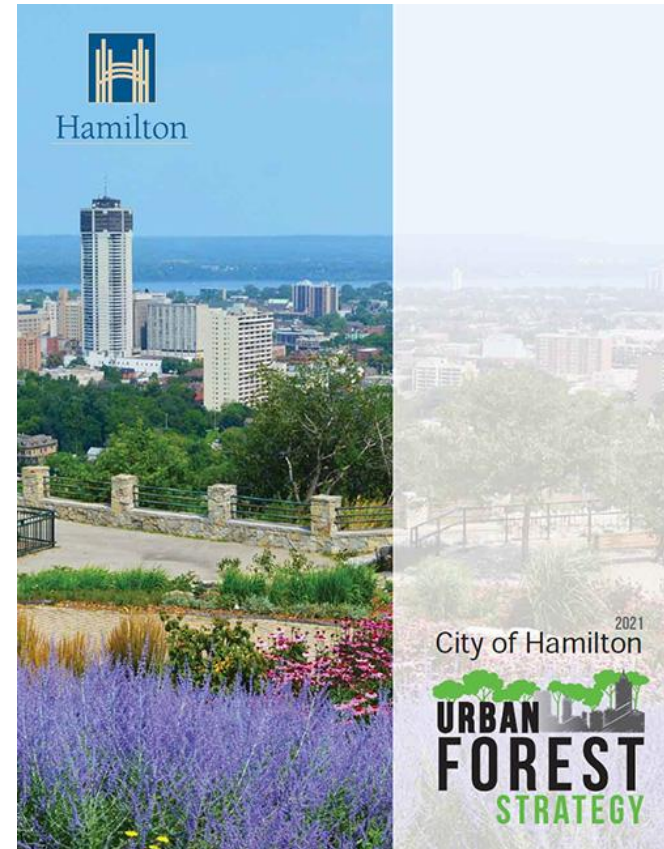
These Guidelines describe the purpose and information requirements for preparing a Linkage Assessment (LA). They have been prepared to help those individuals, agencies, and environmental consultants who will be involved with preparing Linkage Assessments in the City of Hamilton.

The LA Guidelines were developed by City of Hamilton Planning and Economic Development Department staff. They were adopted by Hamilton City Council on March 31, 2015.

Tree Protection

Urban Forest Strategy

- Increase canopy from 20% to 40% by 2050
- Tree Protection By-Laws and Tree Protection Policy updates
Public Consultation this fall.
- [Hamilton.ca/urbanforeststrategy](https://hamilton.ca/urbanforeststrategy)



Planning Applications Roles and Responsibilities

Proponent (Applicant, Agent, Owner)

Development Planner

Commenting Staff and Agencies

Members of the Public, Interested Parties

Decision Makers:

- Members of Council (Planning Committee)
 - Committee of Adjustment
 - Director/Manager of Planning

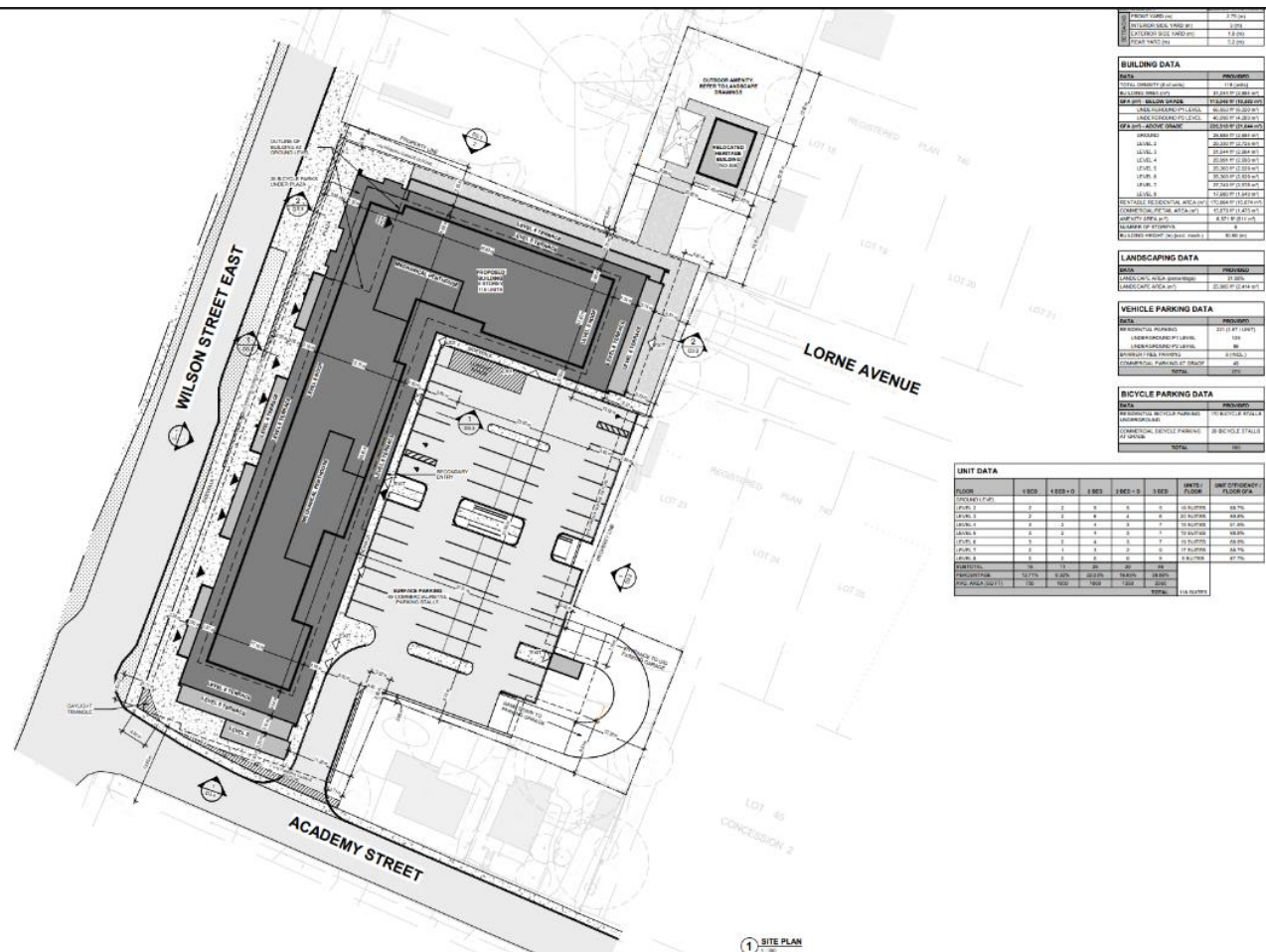
Project Update – UHOPA-25-001

392-412 Wilson St E and Lorne Ave



Project Update – UHOPA-25-001

392-412 Wilson St E and Lorne Ave



Project Update – UHOPA-25-001 392-412 Wilson St E and Lorne Ave

- The application is being reviewed by staff and external agencies.

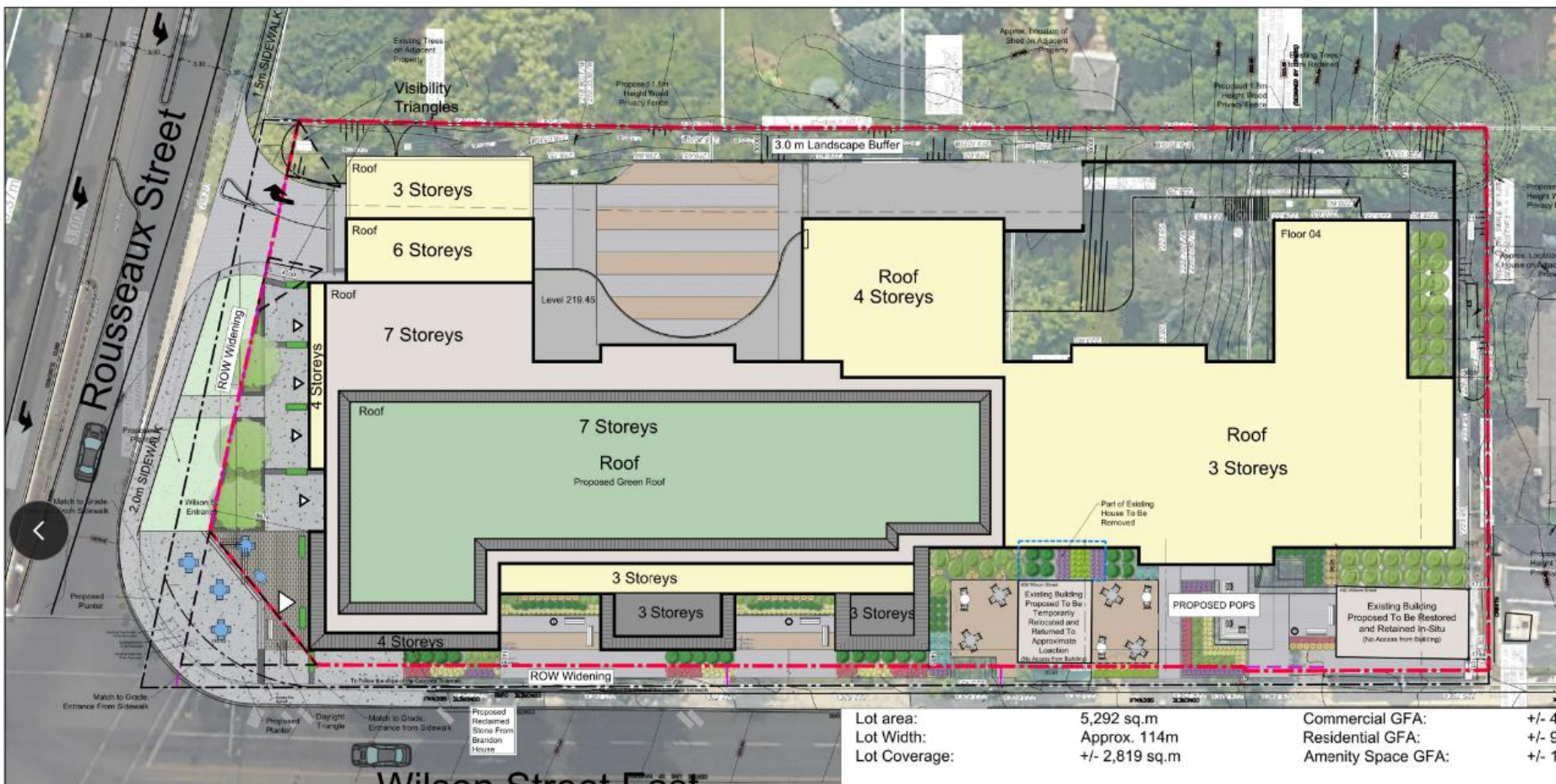
Project Update – UHOPA-25-009

442 – 446 Wilson St E



Project Update – UHOPA-25-009

442 – 446 Wilson St E



Project Update – UHOPA-25-009 442 – 446 Wilson St E

- The application is currently being reviewed by staff and external agencies.