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LISA BARROSO, ACTING CITY CLERK
Dated this 14th day of OCTOBER 20 26
City of Hamilton

Authority

Item 8.3, Planning Committee Minutes 26-013 (PED23105(b))

Council Meeting October 7, 2026 Ward: City Wide

Mayoral Approval through Decision MDE-2026-21, October 7, 2026

Bill No. 175

City of Hamilton By-law No. 26-175

To Adopt Official Plan Amendment No. 262 to the City of Hamilton Official Plan Respecting Major Transit Station Areas and Protected Major Transit Station Areas (City Wide)

Now therefore be it resolved that the Council of the City of Hamilton enacts as follows:

1. Amendment No. 262 to the Urban Hamilton Official Plan consisting of Schedule "1" hereto annexed and forming part of this by-law, is hereby adopted.

Passed this 7th day of October, 2026.

Andrea Horwath (Oct 13, 2026 15:58:48 EDT)

Andrea Horwath

Mayor

Matthew Trennum (Oct 13, 2026 12:58:03 EDT)

Matthew Trennum

City Clerk

Schedule "1"

Draft Former City of Hamilton Official Plan Amendment No. 262

The following text, together with:

Appendix Letter	Appendix Volume and Title
Appendix A	Section A.2.12 – Major Transit Station Areas
Appendix B	Section A.2.13 – Protected Major Transit Station Areas
Appendix C	Schedule L– Major Transit Station Areas
Appendix D	Schedule L-1 - Minimum Densities for Protected Major Transit Station Areas – Dundurn and Queen
Appendix E	Schedule L-2 - Minimum Densities for Protected Major Transit Station Areas – West Harbour GO

attached hereto, constitutes Official Plan Amendment No. 262 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect

The purpose and effect of this Amendment is to amend the former City of Hamilton Official Plan to:

- delineate the boundaries of Major Transit Station Areas and establish minimum density targets;
- add policies to establish a policy framework applying to the Major Transit Station Areas; and,
- identify all Major Transit Station Areas as Protected Major Transit Station Areas and establish minimum densities.

as part of the City of Hamilton's Municipal Comprehensive Review.

2.0 Location

The lands affected by this Amendment are located within the West Harbour (Setting Sail) Secondary Plan of the City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed Amendment implements the general intent of the policies of the City of Hamilton Official Plan, and the West Harbour (Setting Sail) Secondary Plan;
- The Amendment is consistent with the Niagara Escarpment Plan; and,
- To update the Urban Hamilton Official Plan to be consistent with the Major Transit Station Area policies of the Provincial Planning Statement, 2024; and,

4.0 Actual Changes

4.1 Text Changes

4.1.1 Text

4.1.1.1 Section A.2 – Land Use Concept

a. That Subsection A.2.12 – Major Transit Station Areas of Section A.2 – Land Use Concept, be added to the former City of Hamilton Official Plan as outlined in Appendix "A", attached to this Amendment.

b. That Subsection A.2.13 – Protected Major Transit Station Areas of Section A.2 – Land Use Concept, be added to the former City of Hamilton Official Plan as outlined in Appendix "B", attached to this Amendment.

4.1.2 Schedules and Maps

4.1.2.1 Schedules

a. That Schedule L: Major Transit Station Areas be added to the City of Hamilton Official Plan, as shown on Appendix "C", attached to this Amendment.

b. That Schedule L-1: Protected Major Transit Station Areas – Minimum Densities Dundurn and Queen be added to the City of Hamilton Official Plan, as shown on Appendix "D", attached to this Amendment.

c. That Schedule L-2: Protected Major Transit Station Areas – Minimum Densities West Harbour GO be added to the City of Hamilton Official Plan, as shown on Appendix "E", attached to this Amendment.

5.0 Implementation

An implementing Zoning By-Law Amendment and Site Plan Approval will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule "1" to By-law No. 26-175 passed on the 7th day of October, 2026.

The City of Hamilton

Andrea Horwath (Oct 13, 2026 15:58:48 EDT)

A. Horwath

Mayor

Matthew Trennum (Oct 13, 2026 12:58:03 EDT)

M. Trennum

City Clerk

Appendix "A" – Subsection A.2.12 – Major Transit Station Areas

Insert new subsection A.2.12 – Major Transit Station Areas as follows:

"A.2.12 – Major Transit Station Areas

A.2.12.1 The delineations of all Major Transit Station Areas and the approximate location of approved higher order transit station or stop locations associated with Major Transit Station Areas are illustrated on Schedule L – Major Transit Station Areas.

A.2.12.2 The approximate location of approved higher order transit station or stop locations associated with Major Transit Station Areas are shown on Schedule L – Major Transit Station Areas.

A.2.1.12.3 At full build-out, the Major Transit Station Areas shall achieve the minimum density targets prescribed in Table 1.

Table 1: Minimum Density Targets for Major Transit Station Areas measured in combined persons and jobs per hectare (pjh)

Table 1 – Minimum Density Targets

Protected Major Transit Station Area	Higher Order Transit service	Planned minimum density of persons and jobs per hectare (pjh) combined at full build-out
Dundurn	Light Rail Transit	160 pjh
Queen	Light Rail Transit	160 pjh
West Harbour GO Station	GO Transit Rail	150 pjh

A.2.12.4 The density targets for each Major Transit Station Area represent minimum targets, and certain areas may exceed their target depending on the outcome of development approvals.

Appendix "B" – Section A.2 – Land Use Concept, Subsection A.2.13 – Protected Major Transit Station Areas

Insert new subsection A.2.13 – Protected Major Transit Station Areas as follows:

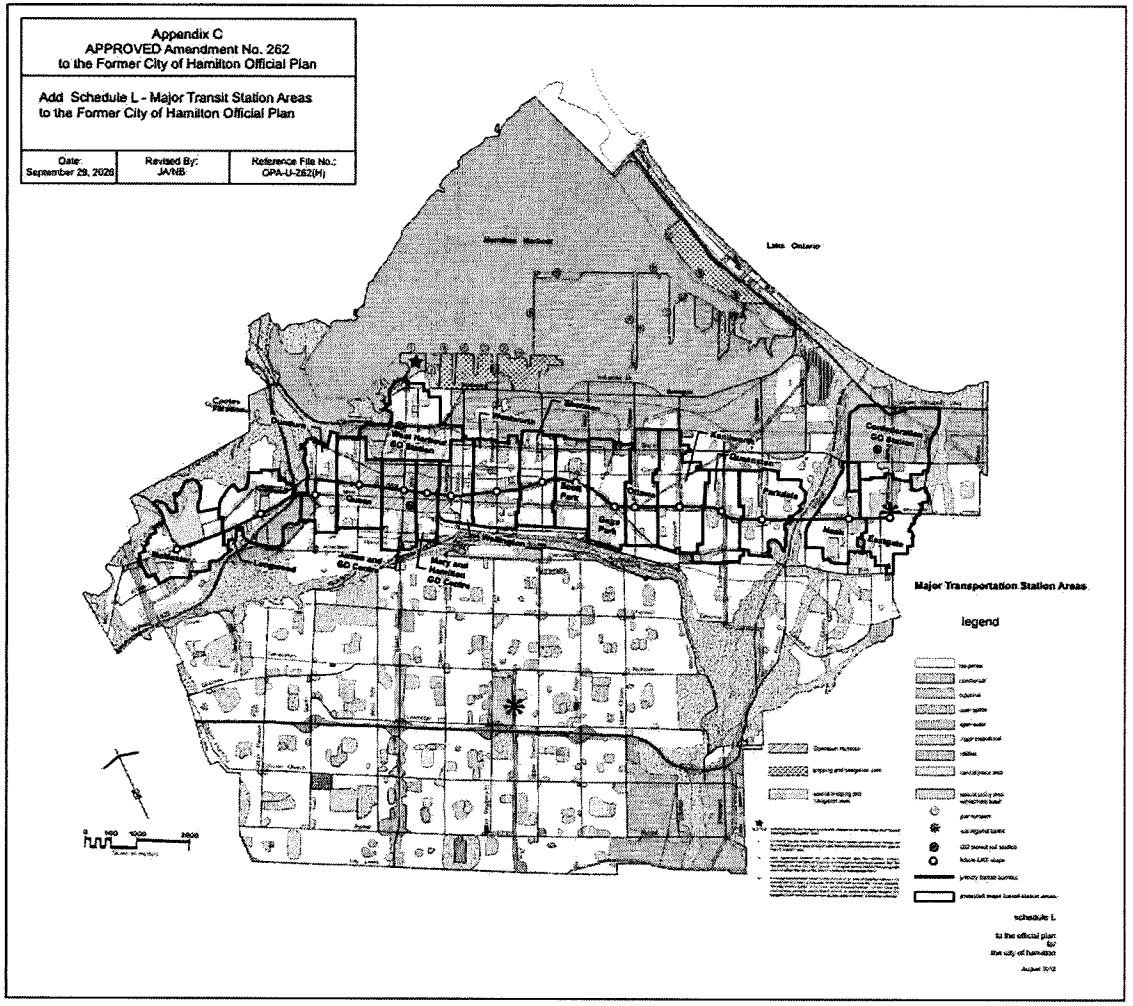
"A.2.13 – Protected Major Transit Station Areas

A.2.13.1 In addition to the policies of Subsection A.2.12 – Major Transit Station Areas, the following policies shall apply to lands located within a Protected Major Transit Station Area on Schedule L-1 and L-2 – Protected Major Transit Station Areas - Minimum Densities.

A.2.13.2 Development or redevelopment within a Protected Major Transit Station Area shall meet the minimum density identified on Schedule L-1 and L-2.

A.2.13.4 Notwithstanding Policy A.2.13.2 and the minimum density identified on Schedule L-1 and L-2, minor building additions, alterations or adaptive reuse of existing buildings may be permitted without an amendment to this Plan, where it is demonstrated that the proposed addition or alteration does not preclude the planned development of the Major Transit Station Area."

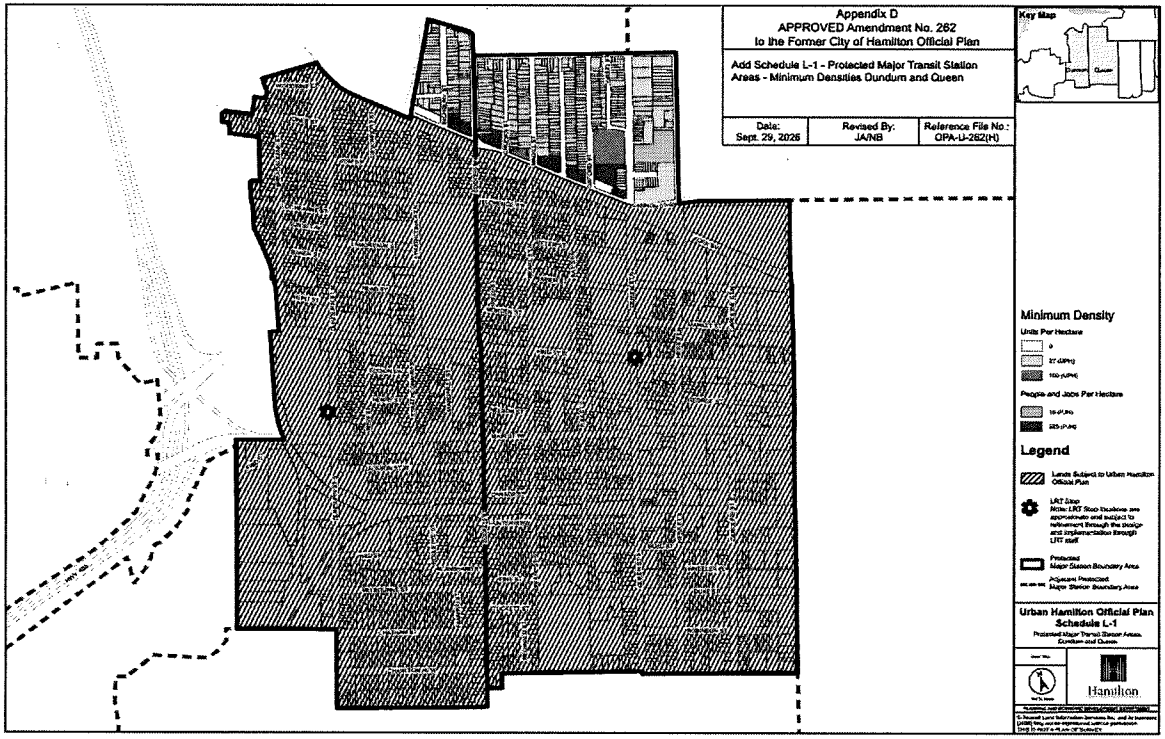
Appendix "C" – Schedule L: Major Transit Station Areas



Map Description

A copy of the new Schedule L: Major Transit Station Areas showing the delineation of Major Transit Station Areas within the Former City of Hamilton Official Plan.

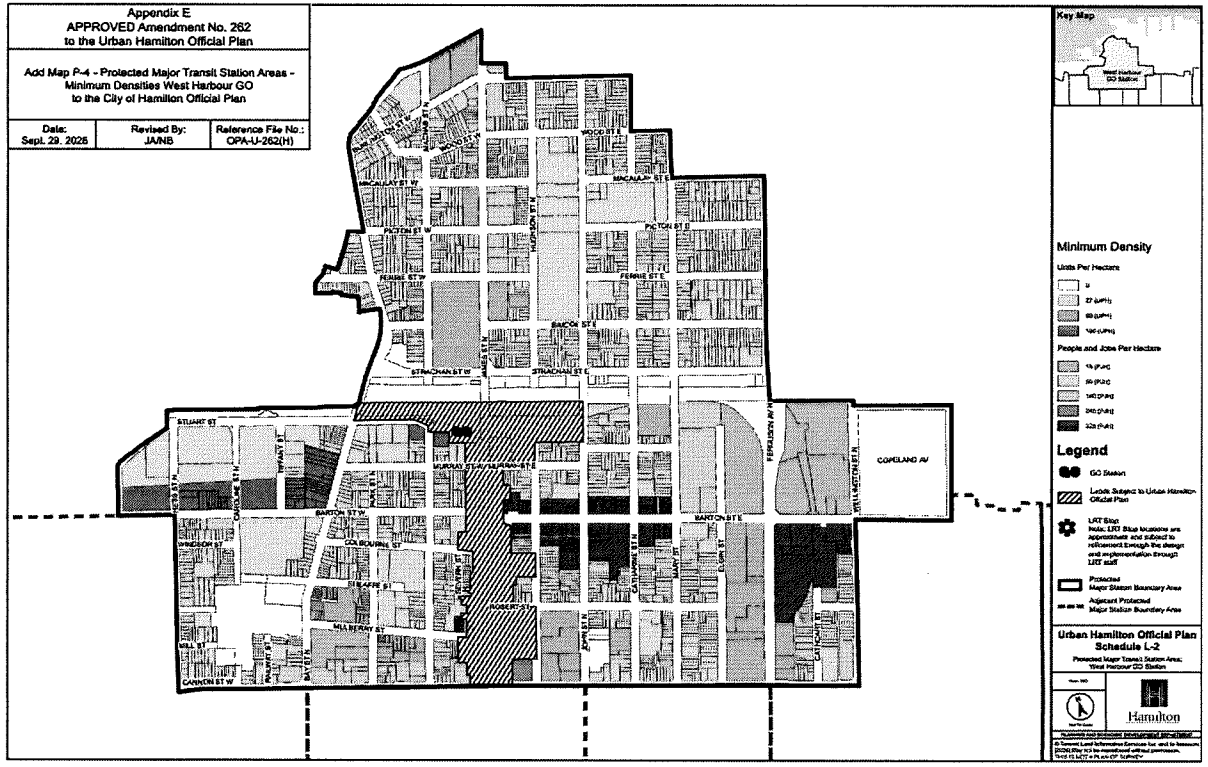
Appendix "D" – Schedule L-1: Protected Major Transit Station Areas – Minimum Densities Dundurn and Queen



Map Description

A copy of the new Schedule L-1– Protected Major Transit Station Areas – Minimum Densities (Dundurn and Queen) showing minimum densities assigned on a block by block basis within the Dundurn and Queen Protected Major Transit Station Areas in the Former City of Hamilton Official Plan.

Appendix "E" – Schedule L-2: Protected Major Transit Station Areas – Minimum Densities West Harbour GO



Map Description

A copy of the new Schedule L-2– Protected Major Transit Station Areas – Minimum Densities (West Harbour GO) showing minimum densities assigned on a block by block basis within the West Harbour GO Protected Major Transit Station Area in the Former City of Hamilton Official Plan.