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

Council Meeting October 7, 2026 City Wide

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

Bill No. 173

City of Hamilton By-law NO. 26-

To Adopt

Official Plan Amendment No. 260 to the Urban 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. 260 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	Matthew Trennum
Mayor	City Clerk

Schedule "1"

Draft Urban Hamilton Official Plan Amendment No. 260

The following text, together with:

Appendix Letter	Appendix Volume and Title
Appendix A	Volume 1: Chapter E – Urban Systems and Designations
Appendix B	Volume 1: Schedule E – Urban Structure
Appendix C	Volume 1: Schedule E-2 – Major Transit Station Areas
Appendix D	Volume 3: Chapter B – Protected Major Transit Station Areas Area Specific Policies
Appendix E	Volume 3: Map P-1 – Protected Major Transit Station Areas Minimum Densities McMaster
Appendix F	Volume 3: Map P-2 – Protected Major Transit Station Areas Minimum Densities Longwood
Appendix G	Volume 3: Map P-3 – Protected Major Transit Station Areas Minimum Densities Dundurn and Queen
Appendix H	Volume 3: Map P-4 – Protected Major Transit Station Areas Minimum Densities West Harbour GO
Appendix I	Volume 3: Map P-5 – Protected Major Transit Station Areas Minimum Densities James, Mary and Hamilton GO
Appendix J	Volume 3: Map P-6 – Protected Major Transit Station Areas Minimum Densities Wellington and Wentworth
Appendix K	Volume 3: Map P-7 – Protected Major Transit Station Areas Minimum Densities Sherman and Scott Park
Appendix L	Volume 3: Map P-8 – Protected Major Transit Station Areas Minimum Densities Gage Park and Ottawa

Appendix Letter	Appendix Volume and Title
Appendix M	Volume 3: Map P-9 – Protected Major Transit Station Areas Minimum Densities Kenilworth
Appendix N	Volume 3: Map P-10 – Protected Major Transit Station Areas Minimum Densities Queenston and Parkdale
Appendix O	Volume 3: Map P-11 – Protected Major Transit Station Areas Minimum Densities Nash and Eastgate
Appendix P	Volume 3: Map P-12 – Protected Major Transit Station Areas Minimum Densities Confederation GO

attached hereto, constitutes Official Plan Amendment No. 260 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect

The purpose and effect of this Amendment is to:

- delineate the boundaries of Major Transit Station Areas and establish minimum density targets;
- amend, add and delete policies and definitions 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 Growth Related Integrated Development Strategy and Official Plan Review.

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 proposed Amendment implements the general intent of the policies of the Urban Hamilton Official Plan, the Ainslie Wood Westdale Secondary Plan, the Strathcona Secondary Plan, the West Hamilton Innovation District Secondary Plan, the Downtown Hamilton Secondary Plan, and the Centennial Neighbourhoods Secondary Plan;
- To update the Urban Hamilton Official Plan to be consistent with the Major Transit Station Area policies of the Provincial Planning Statement, 2024; and,
- The Amendment conforms to the Niagara Escarpment Plan.

4.0 Actual Changes

4.1 Volume 1 – Parent Plan

4.1.1 Text

4.1.1.1 Chapter B – Communities

a. That Volume 1: Chapter B – Communities, Section B.2.4 – Residential Intensification, Policy B.2.4.1.2 be amended by:

   i. Adding the phrase “and Schedule E-2 Major Transit Station Areas,” after the phrase “Schedule E – Urban Structure” so the policy reads as follows:

   “B.2.4.1.2 The City’s primary *strategic growth areas* shall be the *Urban Nodes* and *Major Transit Station Areas* as illustrated on Schedule E – Urban Structure and Schedule E-2 – Major Transit Station Areas, and as further defined in secondary plans and corridor studies for these areas, included in Volume 2. (OPA 167)”

b. That Volume 1: Chapter B – Communities, Section B.3.2 – Housing Policies, Policy B.3.2.3.7 be amended by:

   i. Adding the phrase “as illustrated on Schedule E-2 Major Transit Station Areas,” at the end of the policy so the policy reads as follows:

   “B.3.2.3.7 The City shall study the feasibility of implementing an *inclusionary zoning* framework to provide opportunities for *affordable* housing units within the City’s identified *Protected Major Transit Station Areas* as illustrated on Schedule E-2 – Major Transit Station Areas. (OPA 167)”

4.1.1.2 Chapter E – Urban Systems and Designations

That the following policies and subsections of Volume 1: Chapter E – Urban Systems and Designations be added and amended as outlined in Appendix "A", attached to this Amendment:

- E.2.2.1
- E.2.2.5
- E.2.5 (new)
- E.2.5.1 (new)
- E.2.5.2 (new)
- E.2.5.3 (new)
- E.2.5.4 (new)
- E.2.5.7.1 (new)
- E.2.5.7.2 (new)

4.1.2 Schedules and Appendices

4.1.2.1 Schedules

a. That Volume 1: Schedule E – Urban Structure be amended, as shown on Appendix "B", attached to this Amendment.

b. That Volume 1: Schedule E-2 – Major Transit Station Areas be added to the Urban Hamilton Official Plan, as shown on Appendix "C" attached to this Amendment.

4.2 Volume 3 – Special Policy Areas, Area Specific Policies & Site Specific Policies

4.2.1 Text

4.2.1.1 Chapter B – Protected Major Transit Station Areas Area Specific Policies

That Volume 3: Chapter B – Protected Major Transit Station Areas Area Specific Policies be added, as outlined in Appendix "D", attached to this Amendment.

4.2.2 Maps

4.2.2.1 Map

a. That Volume 3: Map P-1 – Protected Major Transit Station Areas – Minimum Densities (McMaster) be added to the Urban Hamilton Official Plan, as shown on Appendix “E”, attached to this Amendment.

b. That Volume 3: Map P-2 – Protected Major Transit Station Areas – Minimum Densities (Longwood) be added to the Urban Hamilton Official Plan, as shown on Appendix “F”, attached to this Amendment.

c. That Volume 3: Map P-3 – Protected Major Transit Station Areas – Minimum Densities (Dundurn and Queen) be added to the Urban Hamilton Official Plan, as shown on Appendix “G”, attached to this Amendment.

d. That Volume 3: Map P-4 – Protected Major Transit Station Areas – Minimum Densities (West Harbour GO) be added to the Urban Hamilton Official Plan, as shown on Appendix “H”, attached to this Amendment.

e. That Volume 3: Map P-5 – Protected Major Transit Station Areas – Minimum Densities (James, Mary and Hamilton GO) be added to the Urban Hamilton Official Plan, as shown on Appendix “I”, attached to this Amendment.

f. That Volume 3: Map P-6 – Protected Major Transit Station Areas – Minimum Densities (Wellington and Wentworth) be added to the Urban Hamilton Official Plan, as shown on Appendix “J”, attached to this Amendment.

g. That Volume 3: Map P-7 – Protected Major Transit Station Areas – Minimum Densities (Sherman and Scott Park) be added to the Urban Hamilton Official Plan, as shown on Appendix “K”, attached to this Amendment.

h. That Volume 3: Map P-8 – Protected Major Transit Station Areas – Minimum Densities (Gage Park and Ottawa) be added to the Urban Hamilton Official Plan, as shown on Appendix “L”, attached to this Amendment.

i. That Volume 3: Map P-9 – Protected Major Transit Station Areas – Minimum Densities (Kenilworth) be added to the Urban Hamilton Official Plan, as shown on Appendix “M”, attached to this Amendment.

j. That Volume 3: Map P-10 – Protected Major Transit Station Areas – Minimum Densities (Queenston and Parkdale) be added to the Urban Hamilton Official Plan, as shown on Appendix “N”, attached to this Amendment.

k. That Volume 3: Map P-11 – Protected Major Transit Station Areas – Minimum Densities (Nash and Eastgate) be added to the Urban Hamilton Official Plan, as shown on Appendix “O”, attached to this Amendment.

I. That Volume 3: Map P-12 – Protected Major Transit Station Areas – Minimum Densities (Confederation GO) be added to the Urban Hamilton Official Plan, as shown on Appendix “P”, attached to this Amendment.

5.0 Implementation

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

This Official Plan Amendment is Schedule “1” to By-law No.<text> passed on the <text> day of <text>, 2026.

The City of Hamilton

A. Horwath	M. Trennum
Mayor	City Clerk

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

~~Grey highlighted strikethrough text~~ = text to be deleted

Bolded text = text to be added

For readers using screen readers please turn on font styles to ensure that strikethrough and bolded text will be read accurately in Proposed Changes below.

Proposed Change	**Proposed New / Revised Policy**
E.2.2.1 In order to most efficiently use land and resources, the City has developed an urban structure, identified on Schedule E – Urban Structure, that includes the following structural elements: (OPA 167) … c) *Major Transit Station Areas* **and *Protected Major Transit Station Areas*** (OPA 167)	E.2.2.1 In order to most efficiently use land and resources, the City has developed an urban structure, identified on Schedule E – Urban Structure, that includes the following structural elements: (OPA 167) … c) *Major Transit Station Areas* and *Protected Major Transit Station Areas* (OPA 167)
E.2.2.5 The *Urban Nodes* and delineated *Major Transit Station Areas*, **as illustrated on Schedule E-2 – Major Transit Station Areas,** ~~referenced in Policy E.2.2.1~~ are *strategic growth areas*; and *intensification* and higher-density mixed uses in a *transit-supportive* and compact *built form* shall be encouraged and promoted in these areas. (OPA 167)	E.2.2.5 The *Urban Nodes* and delineated *Major Transit Station Areas*, as illustrated on Schedule E-2 – Major Transit Station Areas, are *strategic growth areas*; and *intensification* and higher-density mixed uses in a *transit-supportive* and compact *built form* shall be encouraged and promoted in these areas. (OPA 167)

Repeal Section E.2.5 - Major Transit Station Areas and replace as follows:

E.2.5 – Major Transit Station Areas

E.2.5.1 The delineations of all *Major Transit Station Areas* and Protected Major Transit Station Areas are illustrated on Schedule E – Urban Structure and Schedule E-2 – Major Transit Station Areas.

E.2.5.2 Detailed mapping of each *Protected Major Transit Station Area* is provided on Maps P-1 through Map P-12 Protected Major Transit Station Areas - Minimum Densities of Volume 3.

E.2.5.3 The approximate location of approved *higher order transit* station or stop locations associated with *Major Transit Station Areas* are shown on Schedule E-2 – Major Transit Station Areas and Appendix B – Major Transportation Facilities and Routes.

Function

E.2.5.4 *Development* in *Major Transit Station Areas* shall be implemented through land use designations shown on Schedule E-1 – Urban Land Use Designations and comply with the applicable policies of this Plan.

Scale

E.2.5.7 Minimum Density Targets

E.2.5.7.1 At full build-out, the *Major Transit Station Areas* shall achieve the minimum density targets prescribed in Table E.1.

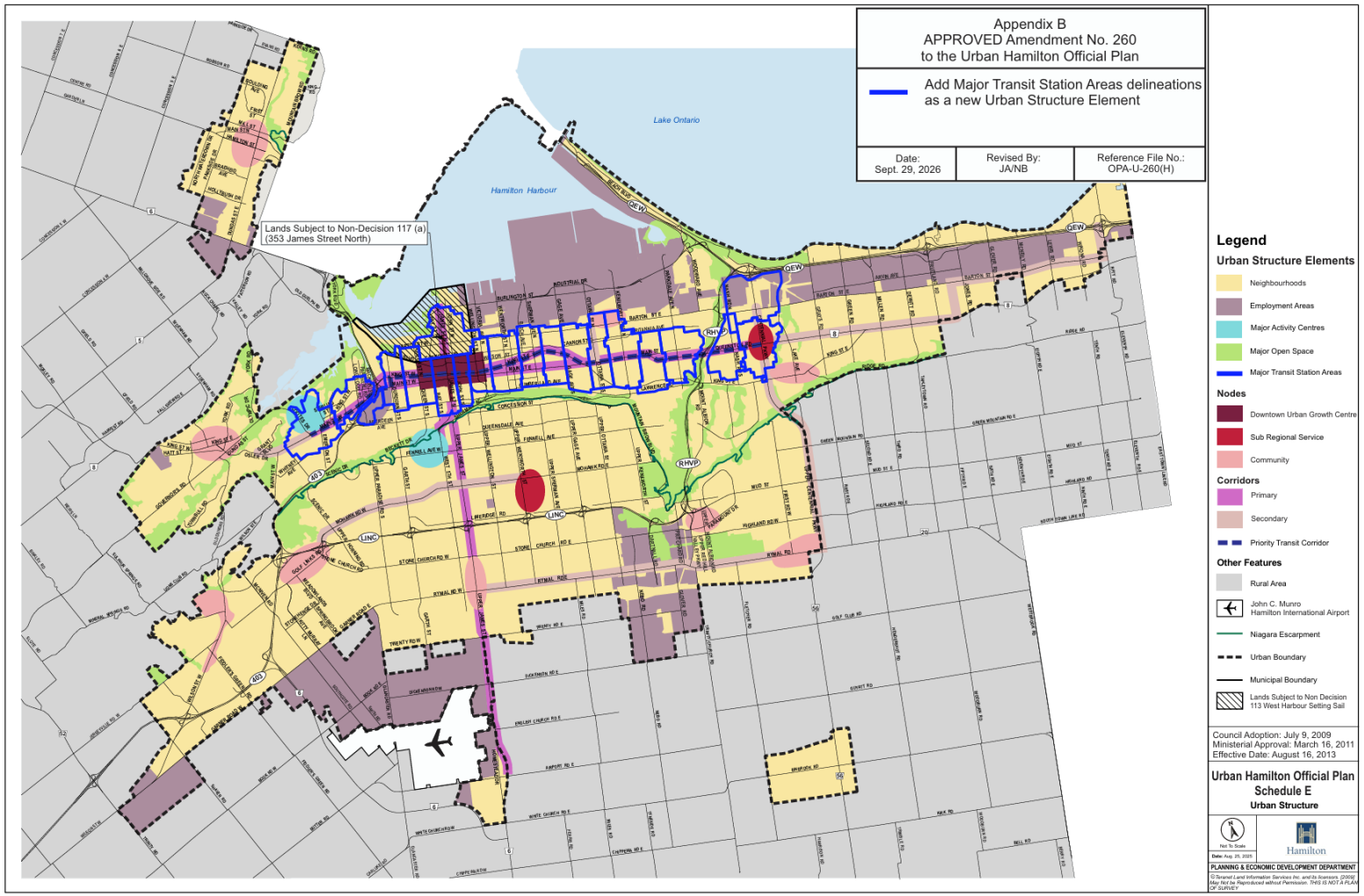
Table E-1

Protected Major Transit Station Area	**Higher Order Transit service**	**Planned minimum density of persons and jobs per hectare (pjh) combined at full build-out**
McMaster University	Light Rail Transit	160 pjh
Longwood	Light Rail Transit	160 pjh
Dundurn	Light Rail Transit	160 pjh
Queen	Light Rail Transit	160 pjh
James and Hamilton GO Centre	Light Rail Transit GO Transit Rail	500 pjh

Protected Major Transit Station Area	**Higher Order Transit service**	**Planned minimum density of persons and jobs per hectare (pjh) combined at full build-out**
Mary and Hamilton GO Centre	Light Rail Transit GO Transit Rail	500 pjh
Wellington	Light Rail Transit	160 pjh
Wentworth	Light Rail Transit	160 pjh
Sherman	Light Rail Transit	160 pjh
Scott Park	Light Rail Transit	160 pjh
Gage Park	Light Rail Transit	160 pjh
Ottawa	Light Rail Transit	160 pjh
Kenilworth	Light Rail Transit	160 pjh
Queenston	Light Rail Transit	160 pjh
Parkdale	Light Rail Transit	160 pjh
Nash	Light Rail Transit	160 pjh
Eastgate	Light Rail Transit	160 pjh
Confederation GO Station	GO Transit Rail	150 pjh
West Harbour GO Station	GO Transit Rail	150 pjh

E.2.5.7.2 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.

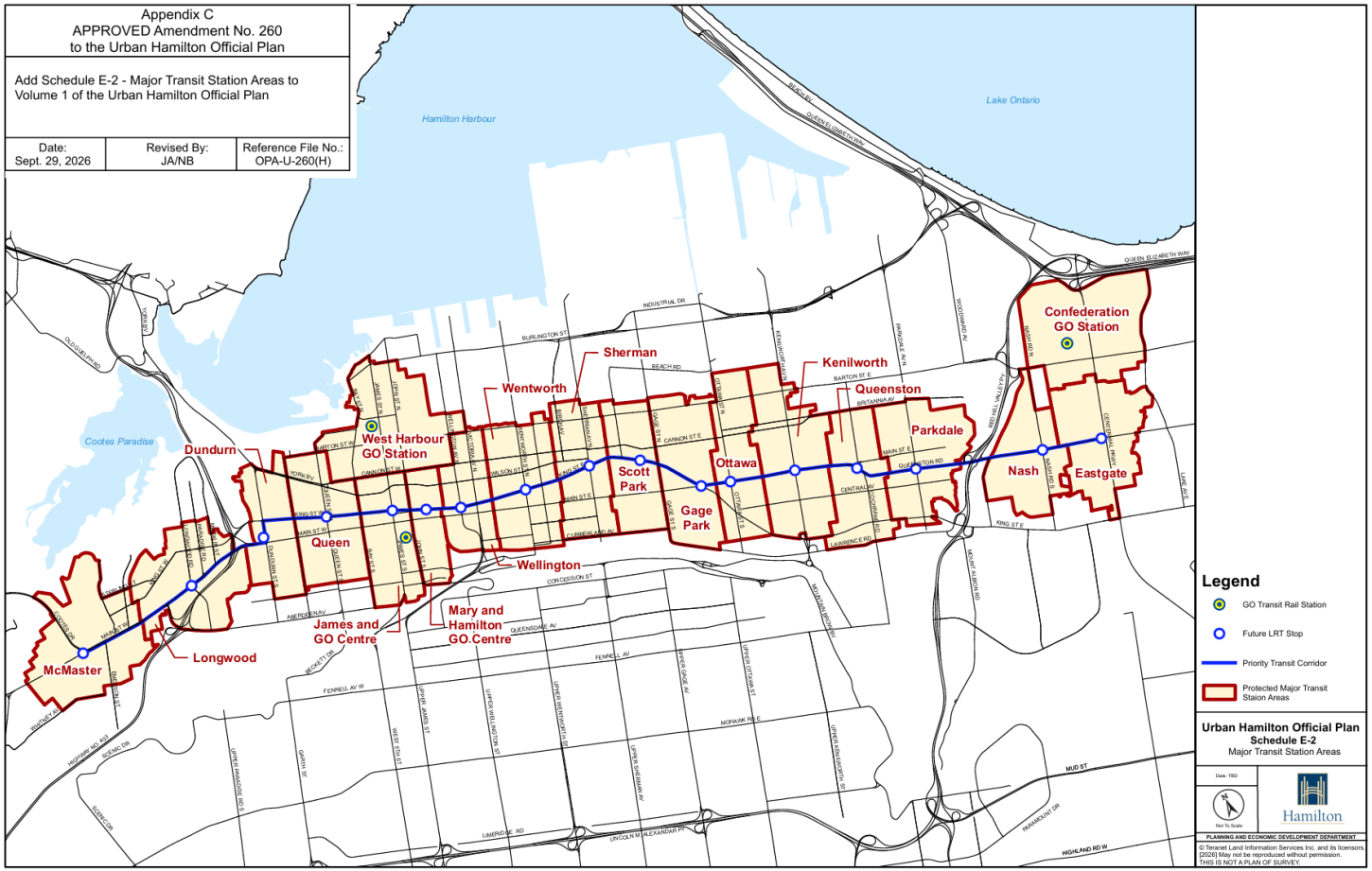
Appendix “B” – Volume 1: Schedule E – Urban Structure



Map Description

A copy of Schedule E - Urban Structure showing the delineation of the Major Transit Station Areas in the Urban Hamilton Official Plan.

Appendix “C” – Volume 1: Schedule E-2 – Major Transit Station Areas



Map Description

A copy of the new Schedule E-2 – Major Transit Station Areas showing the GO Transit rail stations and planned Light Rail Transit stops and the detailed delineation of the Major Transit Station Areas in the Urban Hamilton Official Plan.

Appendix “D” – Volume 3: Chapter B – Protected Major Transit Station Areas Area Specific Policies

Insert new Chapter B – Protected Major Transit Station Areas Area Specific Policies as follows:

UP-1 Lands located within a Protected Major Transit Station Area as identified on Maps P-1 through P12.

1.0 In addition to the policies of Section E.2.5 – Major Transit Station Areas of Volume 1, the following policies shall apply to the lands located within a Protected Major Transit Station Area as identified on Maps P-1 through P-12:

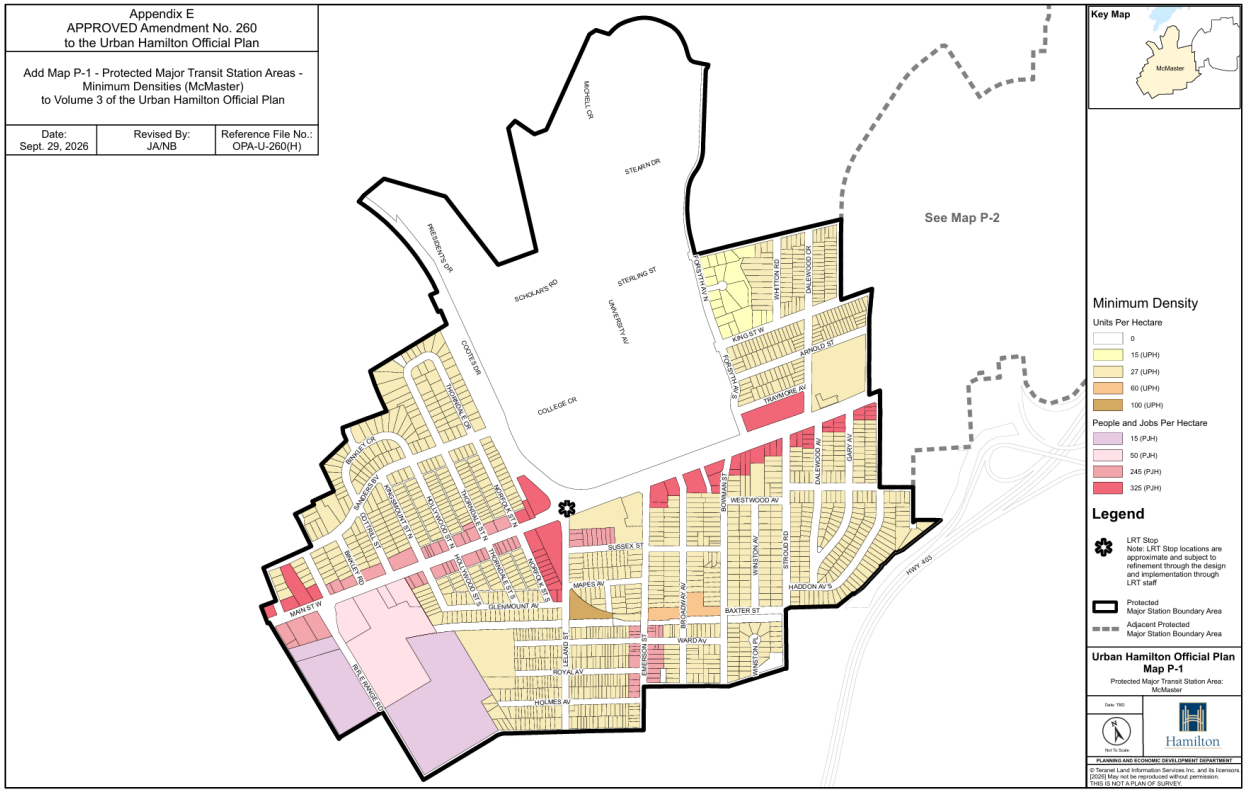
a) *Development* or *redevelopment* within a *Protected Major Transit Station Area* shall meet the minimum density identified on Map P-1 through P-12.

d) Notwithstanding Policy 1.0 a) and the minimum densities identified on Map P-1 through P-12, minor additions, renovations and adaptive reuse of existing buildings is permitted without an amendment to this Plan, where it is demonstrated the proposal does not preclude the planned development of the *Major Transit Station Area.*

f) Appendix A - Density Calculation Formulas of Volume 3 shall be used for the purposes of calculating the density of a *development* to demonstrate compliance with the minimum density identified on Map P-1 through P-12. The assumptions used for the calculation identified in Appendix A - Density Calculation Formulas may be updated from time to time based on updated information reported in the Development Charges Background Study or equivalent report.

i) Notwithstanding Policy UP-1.1 f), a proponent may calculate the density of a *development* using alternative assumptions as provided by a qualified professional to the satisfaction of the City.

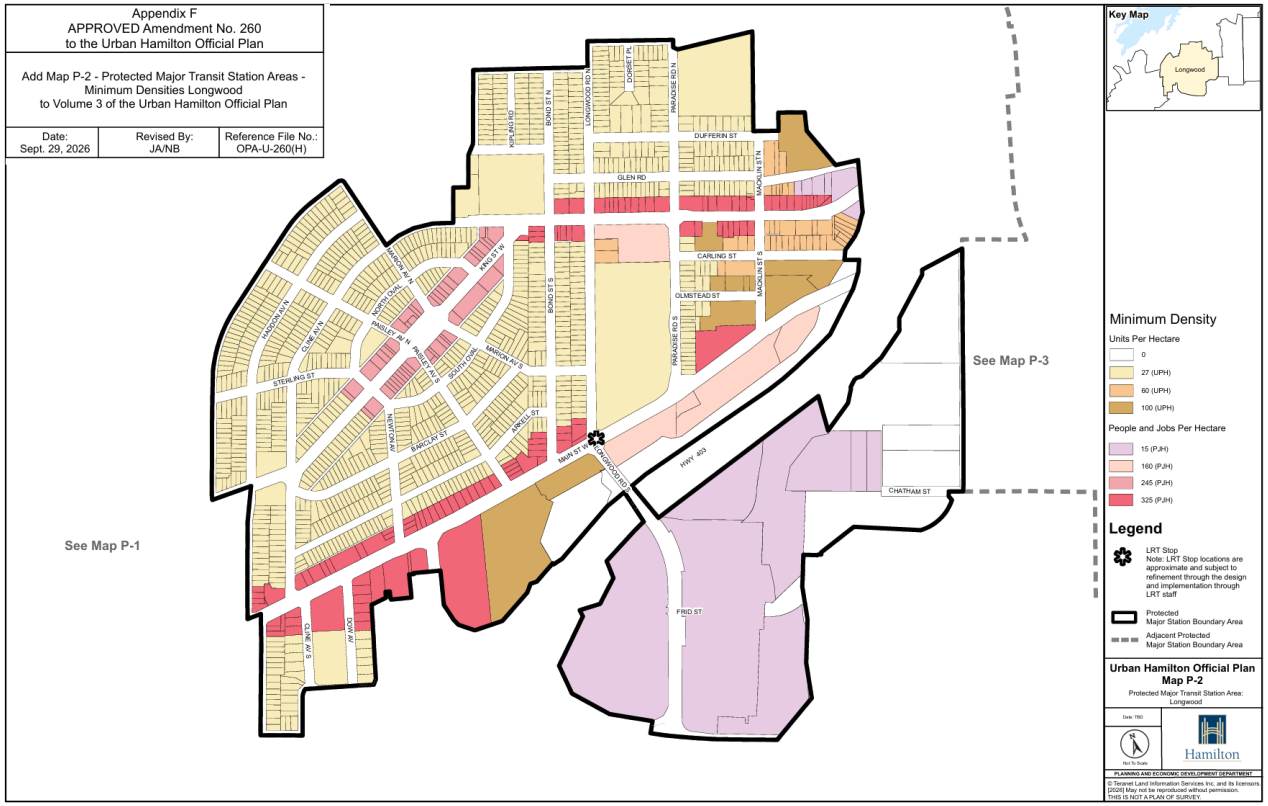
Appendix “E” – Volume 3: Map P-1 – Protected Major Transit Station Areas – Minimum Densities (McMaster)



Map Description

A copy of the new Map P-1 – Protected Major Transit Station Areas – Minimum Densities (McMaster) showing minimum densities assigned on a block by block basis within the McMaster Protected Major Transit Station Area in Volume 3 of the Urban Hamilton Official Plan.

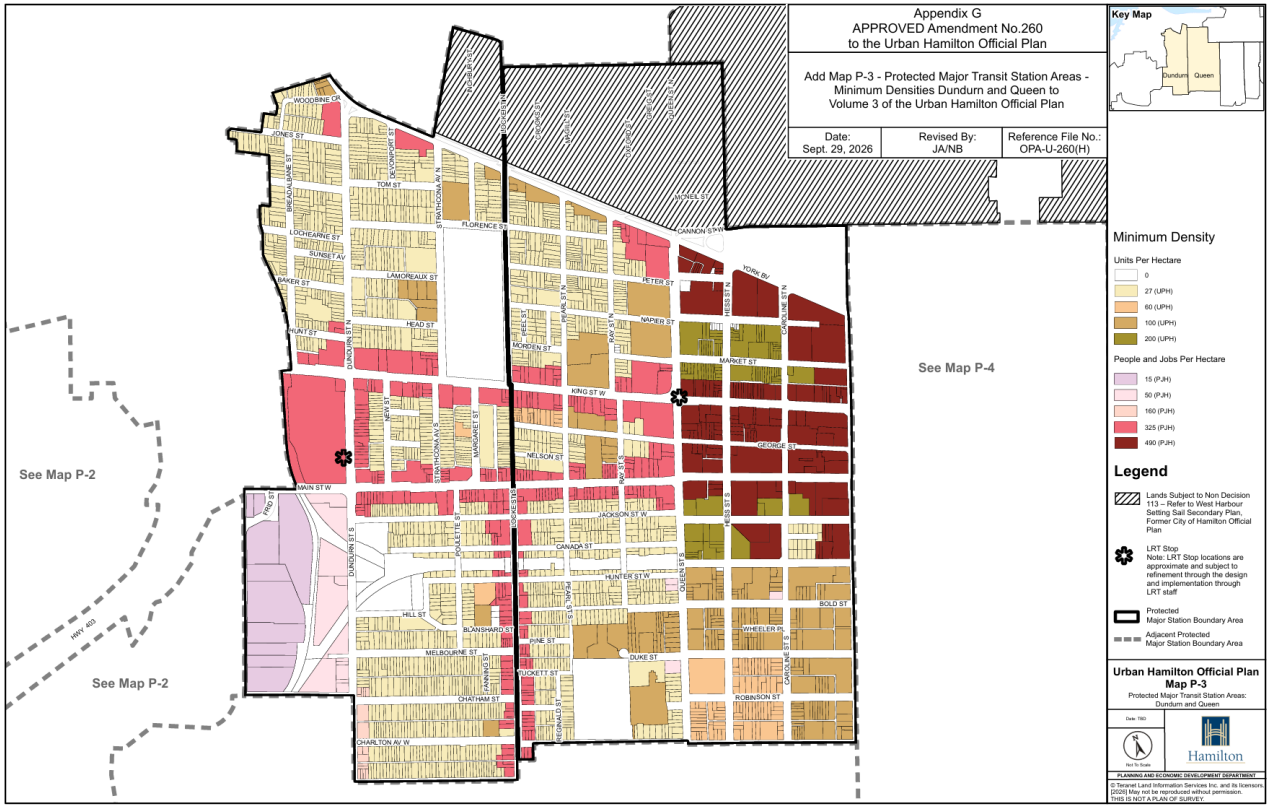
Appendix “F” – Volume 3: Map P-2 – Protected Major Transit Station Areas – Minimum Densities (Longwood)



Map Description

A copy of the new Map P-2: Protected Major Transit Station Areas – Minimum Densities (Longwood) showing minimum densities assigned on a block by block basis within the Longwood Protected Major Transit Station Area in Volume 3 of the Urban Hamilton Official Plan.

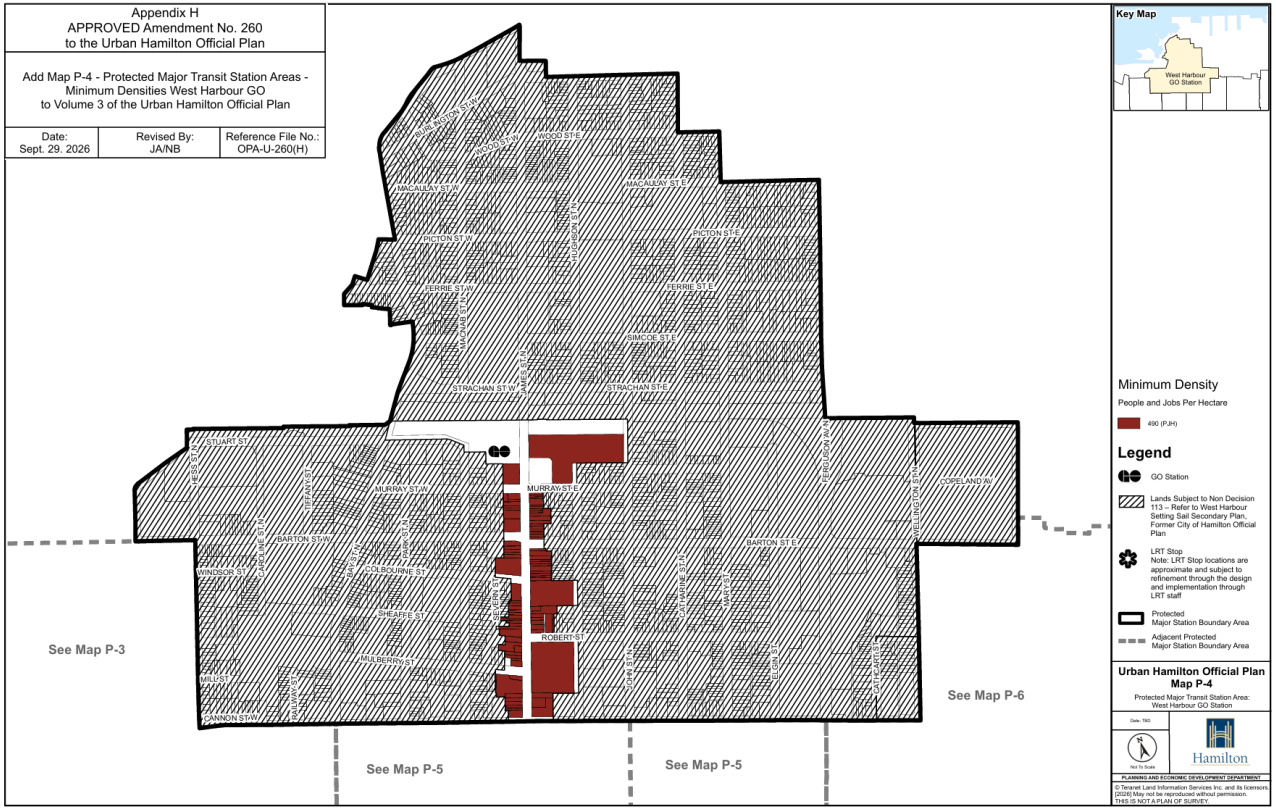
Appendix “G” – Volume 3: Map P-3 – Protected Major Transit Station Areas – Minimum Densities (Dundurn and Queen)



Map Description

A copy of the new Map P-3: 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 Volume 3 of the Urban Hamilton Official Plan.

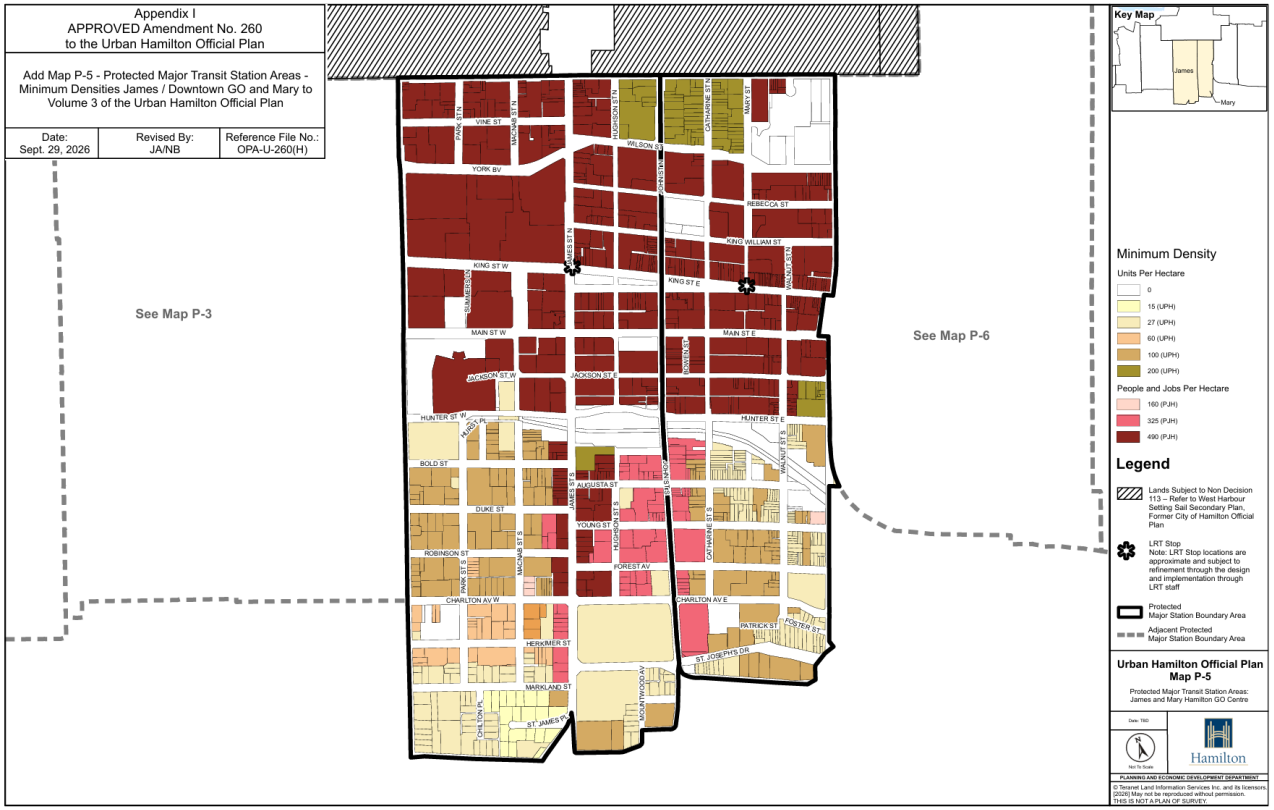
Appendix “H” – Volume 3: Map P-4 – Protected Major Transit Station Areas – Minimum Densities (West Harbour GO)



Map Description

A copy of the new Map P-4: 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 Volume 3 of the Urban Hamilton Official Plan.

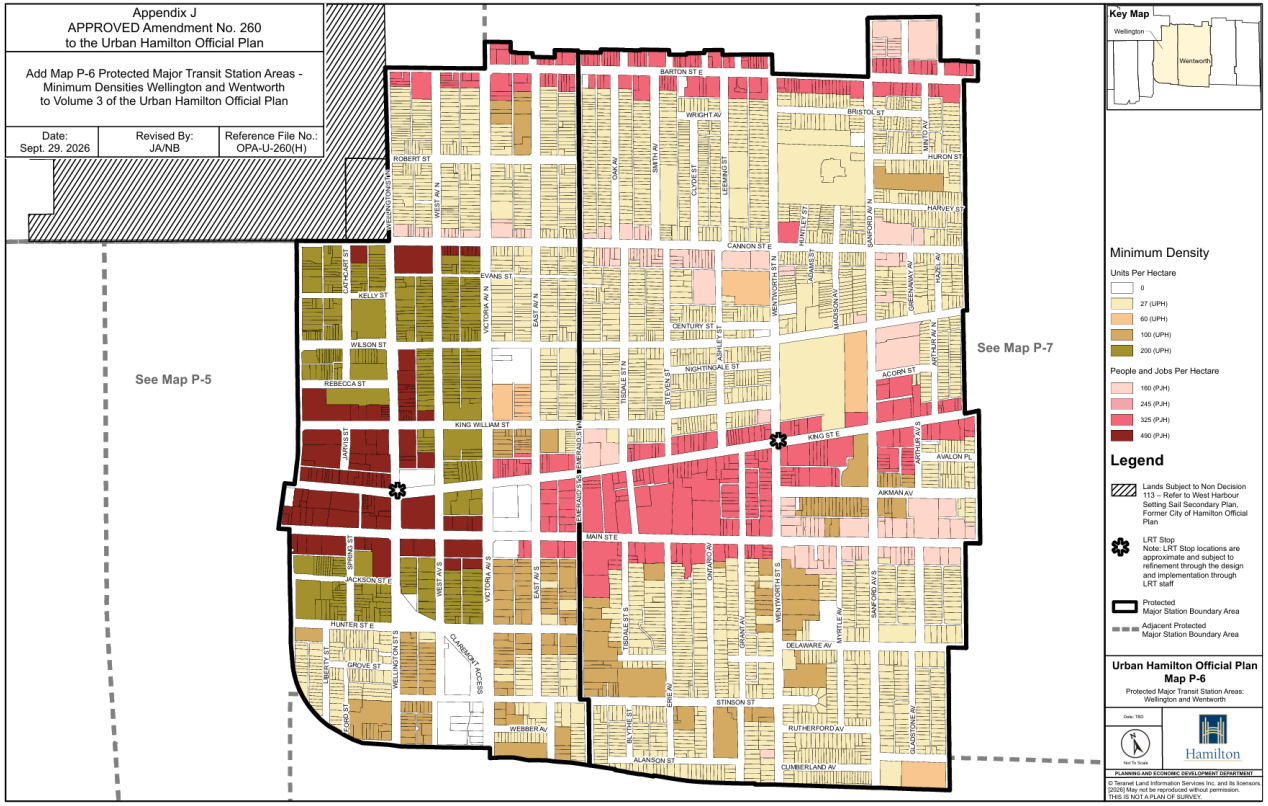
Appendix “I” – Volume 3: Map P-5 – Protected Major Transit Station Areas – Minimum Densities (James, Mary and Hamilton GO)



Map Description

A copy of the new Map P-5: Protected Major Transit Station Areas – Minimum Densities (James, Mary and Hamilton GO) showing minimum densities assigned on a block by block basis within the James/ Hamilton GO and Mary Protected Major Transit Station Areas in Volume 3 of the Urban Hamilton Official Plan.

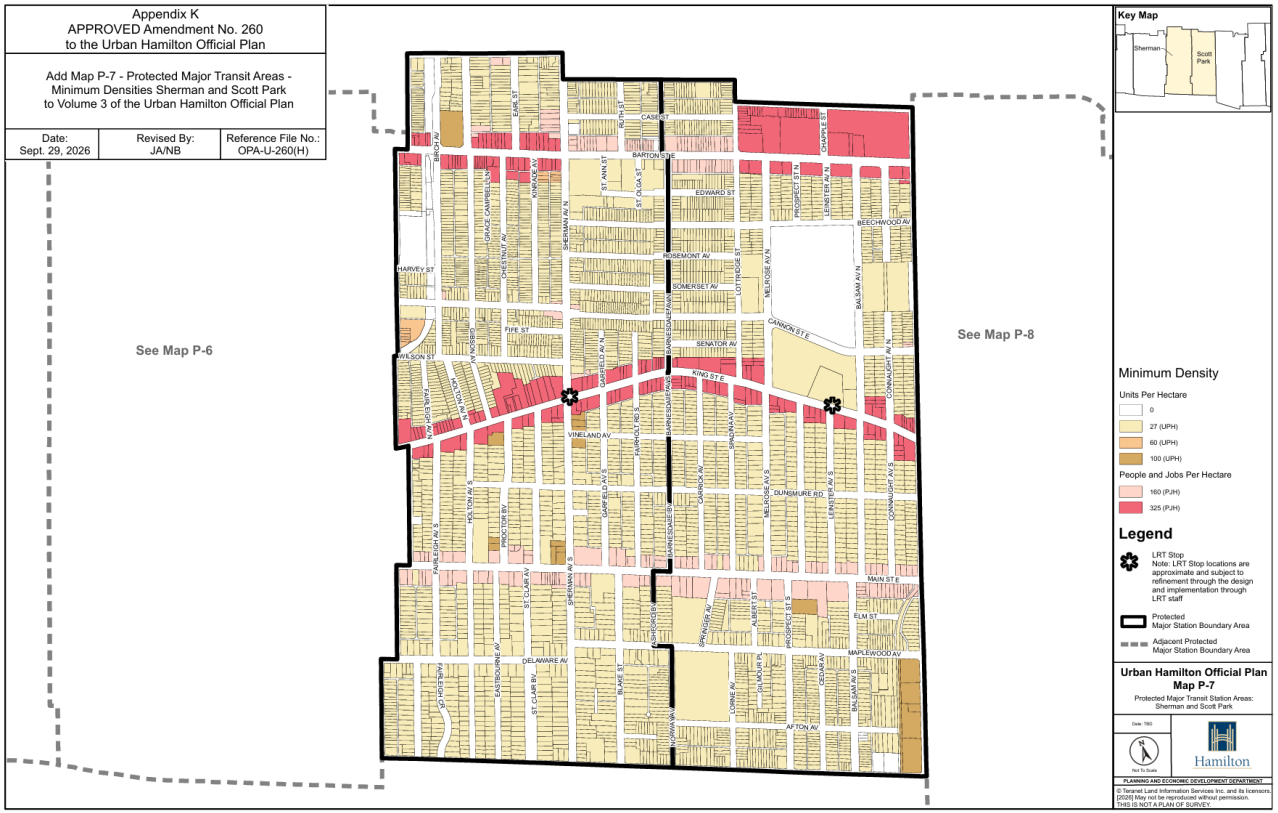
Appendix “J” – Volume 3: Map P-6 – Protected Major Transit Station Areas – Minimum Densities (Wellington and Wentworth)



Map Description

A copy of the new Map P-6: Protected Major Transit Station Areas – Minimum Densities (Wellington and Wentworth) showing minimum densities assigned on a block by block basis within the Wellington and Wentworth Protected Major Transit Station Areas in Volume 3 of the Urban Hamilton Official Plan.

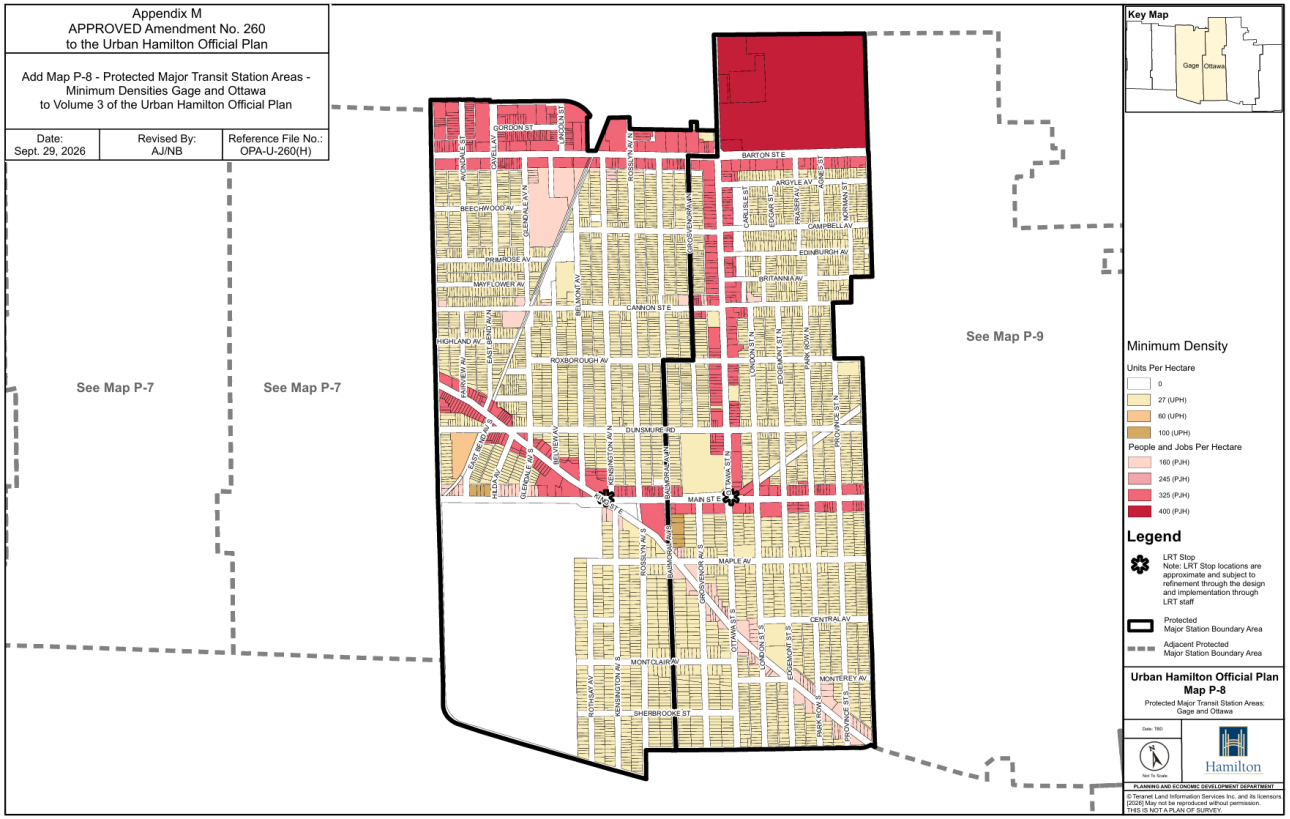
Appendix “K” – Volume 3: Map P-7 – Protected Major Transit Station Areas – Minimum Densities (Sherman and Scott Park)



Map Description

A copy of the new Map P-7: Protected Major Transit Station Areas – Minimum Densities (Sherman and Scott Park) showing minimum densities assigned on a block by block basis within the Sherman and Scott Park Protected Major Transit Station Areas in Volume 3 of the Urban Hamilton Official Plan.

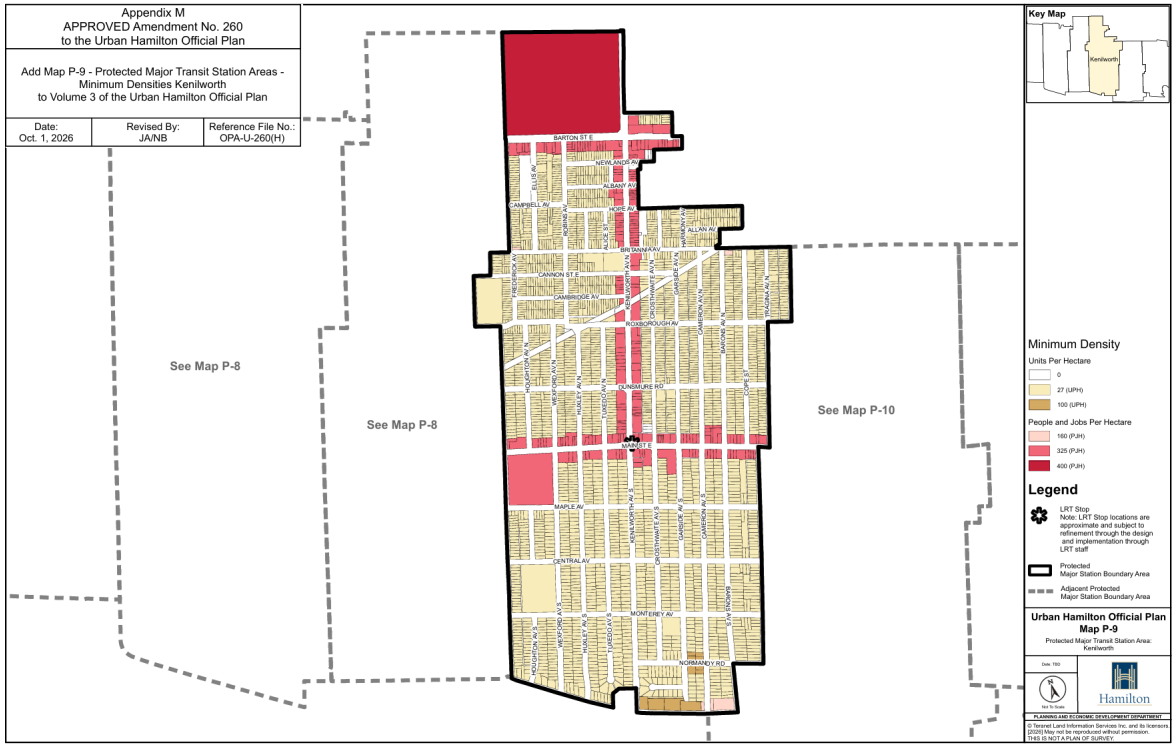
Appendix “L” – Volume 3: Map P-8 – Protected Major Transit Station Areas – Minimum Densities (Gage Park and Ottawa)



Map Description

A copy of the new Map P-8: Protected Major Transit Station Areas – Minimum Densities (Gage Park and Ottawa) showing minimum densities assigned on a block by block basis within the Gage Park and Ottawa Protected Major Transit Station Areas in Volume 3 of the Urban Hamilton Official Plan.

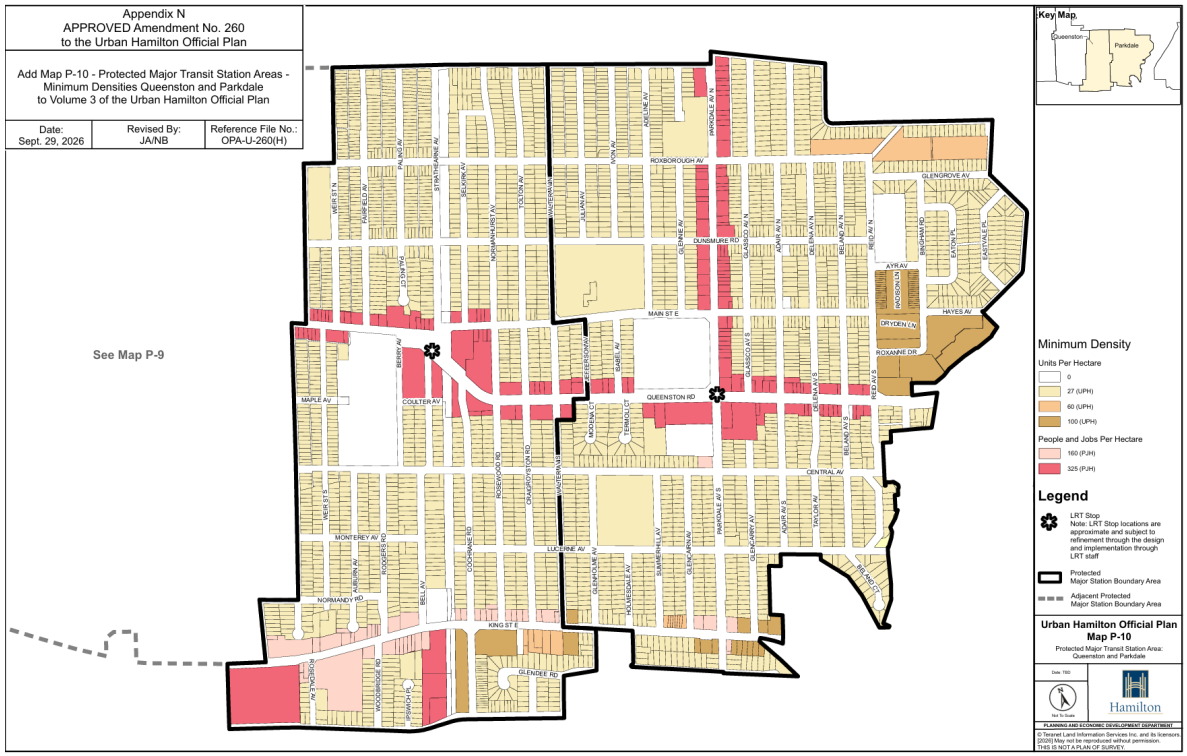
Appendix “M” – Volume 3: Map P-9 – Protected Major Transit Station Areas – Minimum Densities (Kenilworth)



Map Description

A copy of the new Map P-9: Protected Major Transit Station Areas – Minimum Densities (Kenilworth) showing minimum densities assigned on a block by block basis within the Kenilworth Protected Major Transit Station Areas in Volume 3 of the Urban Hamilton Official Plan.

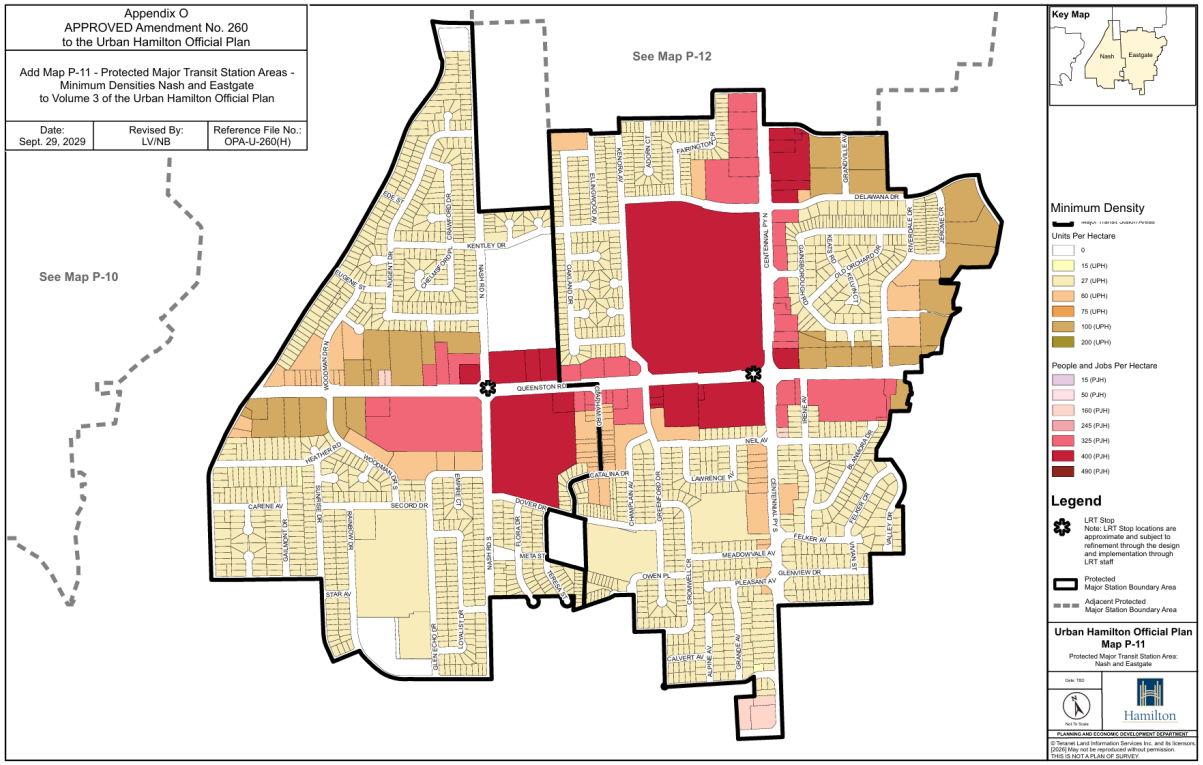
Appendix “N” – Volume 3: Map P-10 – Protected Major Transit Station Areas – Minimum Densities (Queenston and Parkdale)



Map Description

A copy of the new Map P-10: Protected Major Transit Station Areas – Minimum Densities (Queenston and Parkdale) showing minimum densities assigned on a block by block basis within the Queenston and Parkdale Protected Major Transit Station Areas in Volume 3 of the Urban Hamilton Official Plan.

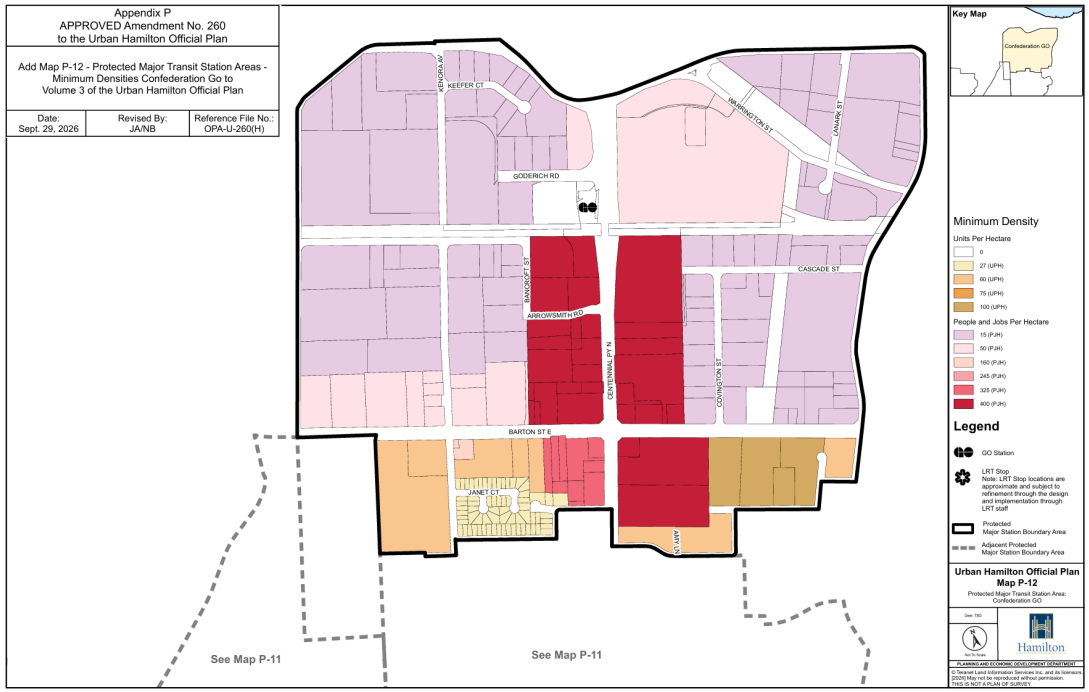
Appendix “O” – Volume 3: Map P-11 – Protected Major Transit Station Areas – Minimum Densities (Nash and Eastgate)



Map Description

A copy of the new Map P-11: Protected Major Transit Station Areas – Minimum Densities (Nash and Eastgate) showing minimum densities assigned on a block by block basis within the Nash and Eastgate Protected Major Transit Station Areas in Volume 3 of the Urban Hamilton Official Plan.

Appendix “P” – Volume 3: Map P-12 – Protected Major Transit Station Areas – Minimum Densities (Confederation GO)



Map Description

A copy of the new Map P-12: Protected Major Transit Station Areas – Minimum Densities (Confederation GO) showing minimum densities assigned on a block by block basis within the Confederation GO Protected Major Transit Station Area in Volume 3 of the Urban Hamilton Official Plan.