

Historical Background

Application Details

Owner:	One Way Path Communities (c/o M.Young).
Applicant:	Gladki Planning Associates Ltd.
File Number:	DPA-2026-00023.
Type of Applications:	Official Plan Amendment and Zoning By-law Amendment.
Proposal:	<p>The purpose of the Official Plan Amendment is to amend the Western Development Area Secondary Plan – Land Use Plan by redesignating the subject lands from “Local Commercial” to “Medium Density Residential 3” and to add a Site Specific Policy Area to permit a multiple dwelling with maximum height of 12 storeys and a maximum density of 503 units per net hectare.</p> <p>The purpose of the Zoning By-law Amendment is to change the zoning from the Neighbourhood Commercial (C2, 579) Zone in Zoning By-law No. 05-200 and from the Single Residential “R3” Zone in the former Stoney Creek Zoning By-law 3692-92 to the Mixed Use Medium Density (C5, 970, H220) Zone in City of Hamilton Zoning By-law No. 05-200.</p>

The effect of these applications is to permit the development of a 12 storey multiple dwelling containing 161 residential units with 453 square metres of ground floor commercial area.

Property Details

Municipal Address:	520 Highway No. 8.
Lot Area:	Approximately 0.32 hectares.
Servicing:	Municipal water and municipal sewage.
Existing Use:	Commercial plaza.
Proposed Use:	Mixed use building.

Documents

Provincial Planning Statement:	The proposal is consistent with the Provincial Planning Statement (2024).
Niagara Escarpment Plan:	The amended proposal conforms to the Niagara Escarpment Plan (2017), upon satisfaction of the recommended Holding Provision.

Official Plan Existing:	“Local Commercial” on Map B.7.1.1 – Western Development Area Secondary Plan – Land Use Plan.
Official Plan Proposed:	“Medium Density Residential 3” on Map B.7.1.1 – Western Development Area Secondary Plan – Land Use Plan and adding a site specific policy to permit a maximum height of 12 storeys and a maximum density of 503 units per net residential hectare.
Zoning Existing:	Neighbourhood Commercial (C2, 579) Zone; and, Single Residential “R3” Zone.
Zoning Proposed:	Mixed Use Medium Density (C5, 970, H220) Zone.
Modifications Proposed:	<p>The following modifications have been requested by the applicant:</p> <ul style="list-style-type: none">• To remove the tandem and stacked parking restriction specifically for a parking stacker system;• To prohibit select commercial uses;• To remove the minimum required finished floor elevation for dwelling units along Dewitt Road;• To include a minimum setback of 4.5 metres for dwelling units along Dewitt Road;• To increase the maximum setback from a street line from 4.5 metres to 6.5 metres along Dewitt Road;

- To maintain a maximum 4.5 metre setback for Highway No. 8;
- To increase the minimum rear yard from 7.5 metres to 13 metres, and increase the minimum setback to 17.5 metres for portions of a building exceeding 13 metres in height, and increase the setback to 25 metres for portions of a building exceeding 19 metres in height;
- To increase the minimum side yard setback to 7.5 metres and increase to a 10 metre setback for portions of a building exceeding 14 metres in height;
- To increase the maximum building height to 40 metres; and,
- To increase the maximum height for a rooftop structure from 3 metres to 5 metres.

Processing Details

Received:	April 14, 2026.
Deemed Complete:	April 15, 2026.
Notice of Complete Application:	Sent to 494 property owners within 240 metres of the subject property on April 24, 2026. The notice was also published in the Hamilton Spectator on April 24, 2026.
Revised Submission:	On June 16, 2026 a revised submission was received. The revised submission provided

transition to the low-rise properties to the west along Pecan Court. The Gross Floor Area (GFA), unit mix, and unit count were unchanged, the height of the proposed building slightly increased (38.3 metres to 39.15 metres), however the number of storeys changed from eleven to twelve storeys, accommodated through reduced floor-to-floor heights.

Notice of Cancellation of

Public Meeting:

Sent to 494 property owners within 240 metres of the subject property on July 14, 2026. Emailed to those who provided written comments (90 individuals) on July 14, 2026, and City's website was updated on July 14, 2026.

Public Notice Sign:

Posted April 24, 2026. Updated August 24, 2026 with the rescheduled public meeting date.

Notice of Public Meeting

Sent to 494 property owners within 240 metres of the subject property and to those who provided written comments (94 individuals) on August 21, 2026.

Staff and Agency Comments

Staff and agency comments have been summarized in Appendix "G" to Report PED26140.

Public Consultation:

An Open House was also conducted on March 12, 2026, for which invitations were sent on March 2, 2026, to all the addresses within 300

metres of the subject lands. The Ward Councillor and City staff were notified through a mailout letter.

Public Comments:

At the time of writing the report, a number of concerns were received from the public. Concerns primarily relate to the scale and intensity of the proposed development, including increased density, building height, and potential incompatibility with the existing neighbourhood character. Residents also expressed concerns regarding increased traffic, safety, and potential impacts on crime. Additional concerns include the loss of existing commercial use.

Staff note a community led website was provided along with a link to an online petition. At the time of preparing this report, the online petition has collected 537 signatures.

The public comments with staff responses are summarized in Appendix "H" to Report PED26140.

Processing time

141 days.