Hamilton

Planning Committee

September 1, 2026

PED26140

Applications for an Urhan Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at **520 Highway No. 8, Stoney Creek**.

Presented by: James Van Rooi

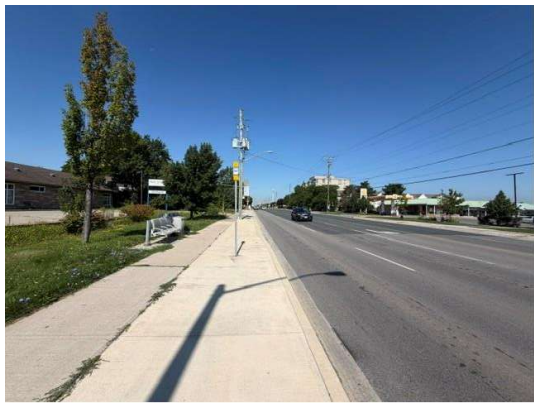
Location Map

Neighbourhoods
Institutional
Commercial
Open Space

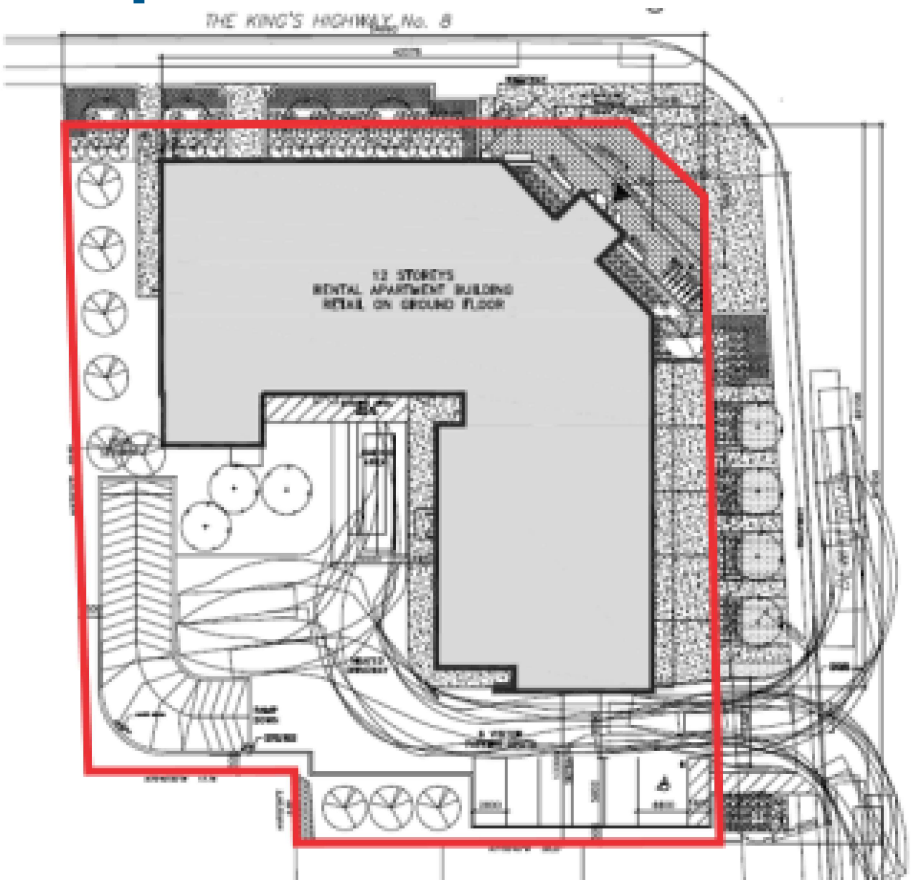
Subject Property

520 Highway No. 8, Stoney Creek

Site Photos



Proposal

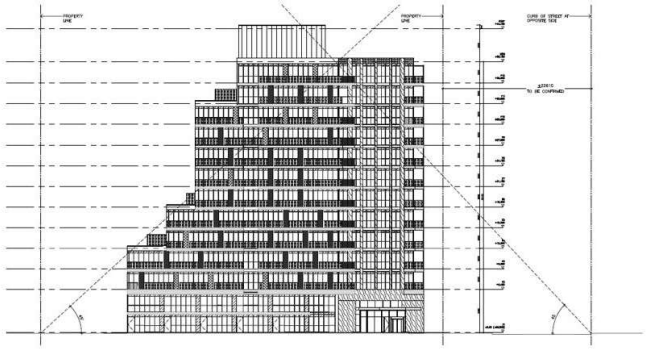


12 Storey Rental Apartment Building

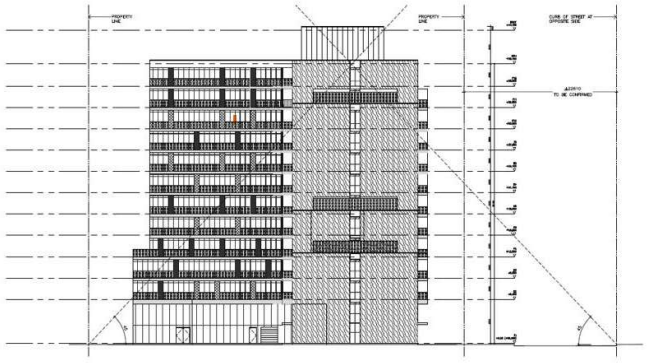
118 one bedroom units,
30 two bedroom units,
13 three bedroom units

106 Private Parking Spaces

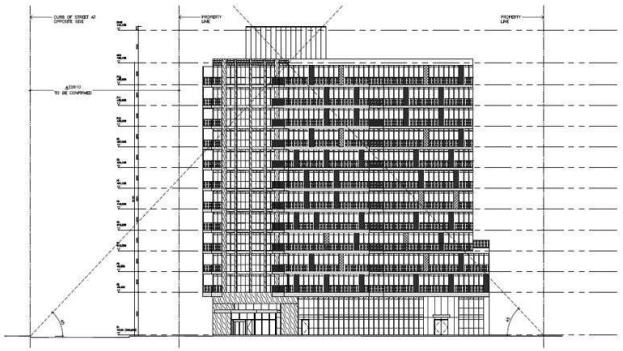
Elevations



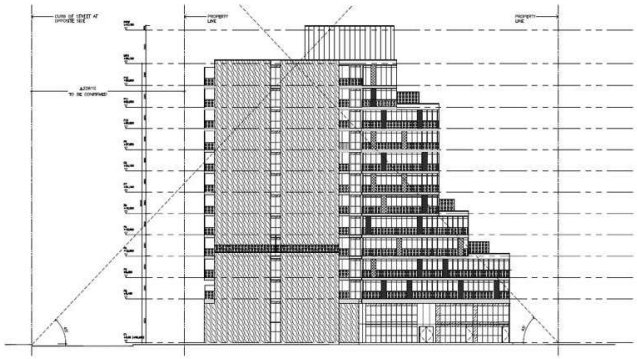
PROPOSED EAST ELEVATION
ONE PATH DEVELOPMENT – 520 HIGHWAY 8, STONEY CREEK
1:250
JUNE 01, 2026
CS&P Architects



PROPOSED SOUTH ELEVATION
ONE PATH DEVELOPMENT – 520 HIGHWAY 8, STONEY CREEK
1:250
JUNE 01, 2026
CS&P Architects



PROPOSED NORTH ELEVATION
ONE PATH DEVELOPMENT – 520 HIGHWAY 8, STONEY CREEK
1:250
JUNE 01, 2026
CS&P Architects



PROPOSED WEST ELEVATION
ONE PATH DEVELOPMENT – 520 HIGHWAY 8, STONEY CREEK
1:250
JUNE 01, 2026
CS&P Architects

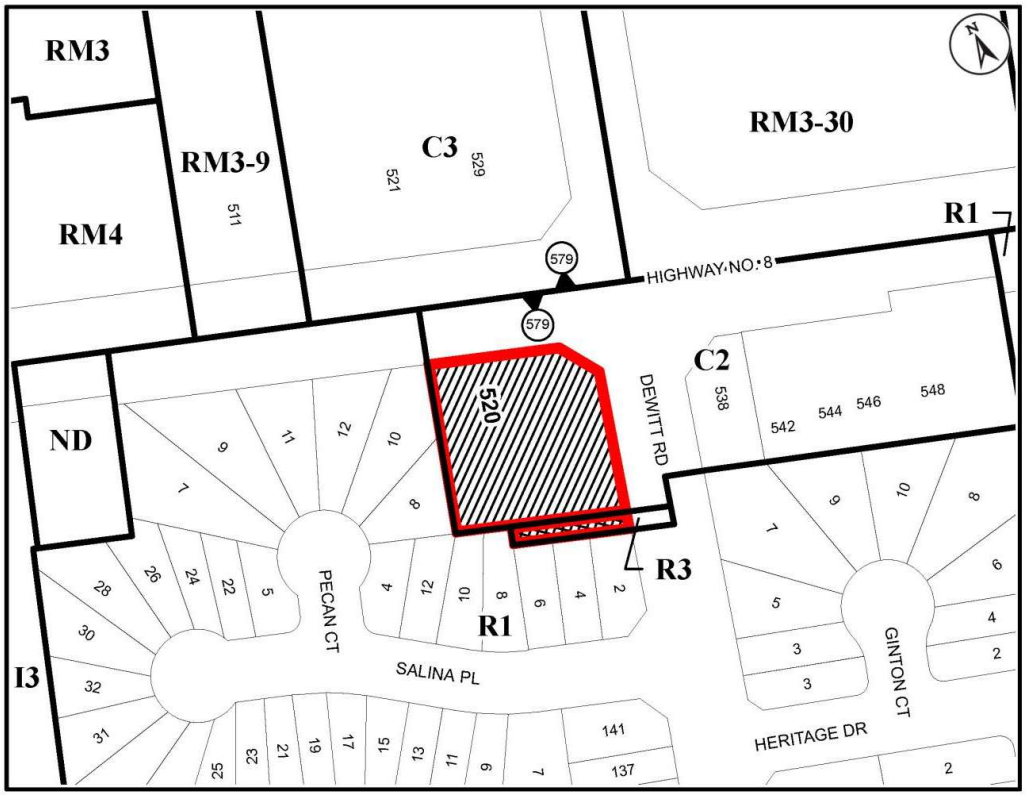
3D Model View Dewitt Road

Subject Property: **520 Highway No. 8, Stoney Creek**

3D Model View Highway No. 8

Subject Property: **520 Highway No. 8, Stoney Creek**

Proposed Zoning



Subject Property

520 Highway No. 8, Stoney Creek

Change in Zoning from Neighbourhood Commercial (C2, 579) Zone to Mixed Use Medium Density (C5, 970, H220) Zone

Lands being added as Mixed Use Medium Density (C5, 970, H220) Zone

Modifications

Modifications related to Permitted Uses, Parking Access, Finished Floor Elevation, Yard Setbacks, and Building Height.

Conclusion

Public Correspondence

- Received 134 pieces of correspondence from the public.
- Individuals expressed concern with scale and intensity, traffic, safety, decrease of property values, municipal service capacity and neighbourhood character.

Staff Recommendation

- **Approval**
- Planning staff support the proposed Official Plan Amendment and Zoning By-law Amendment as the proposal is consistent with the Provincial Planning Statement (2024), conforms to the Niagara Escarpment Plan (2017) subject to the inclusion of the Holding Provision and complies with the general intent and purpose of the Urban Hamilton Official Plan and Western Development Area Secondary Plan.

Hamilton

Thank you for attending the City of Hamilton Planning Committee