



City of Hamilton

Report for Consideration

To: Chair and Members
Planning Committee

Date: September 1, 2026

Report No: PED26140

Subject/Title: Applications for an Urban Hamilton Official Plan Amendment and a Zoning By-law Amendment for Lands Located at 520 Highway No. 8, Stoney Creek

Ward(s) Affected: Ward 10

Recommendations

- a) That Amended Official Plan Amendment Application DPA-2026-00023-OPA, by Gladki Planning Associates (c/o Robert Walter-Joseph) on behalf of One Way Path Communities (c/o Miriam Young), Owner, 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 adding a new Site Specific Policy – Area “X” to permit the development of a 12 storey multiple dwelling containing 161 residential units on lands located at 520 Highway No. 8, as shown on Appendix “A” to Report PED26140, **be approved** on the following basis:

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- i. That the draft Official Plan Amendment, attached as Appendix “B” to Report PED26140, be adopted by City Council;
 - ii. That the proposed Official Plan Amendment is consistent with the Provincial Planning Statement (2024) and will conform to the Niagara Escarpment Plan (2017) upon satisfaction of the Holding Provision.
- b) That Amended Zoning By-law Amendment Application DPA-2026-00023-ZBLA, by Gladki Planning Associates. (c/o Robert Walter-Joseph) on behalf of One Way Path Communities (c/o Miriam Young), Owner, to change the zoning from the Neighbourhood Commercial (C2, 579) Zone and the Single Residential “R3” Zone to the Mixed Use Medium Density (C5, 970, H220) Zone to permit the development of a 12 storey multiple dwelling containing 161 residential units for lands located at 520 Highway No. 8, as shown on Appendix “A” to Report PED26140, **be approved** on the following basis:
 - i. That the draft By-law, attached as Appendix “C” to Report PED26140, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
 - ii. That the amending By-law apply the Holding Provisions of Section 36(1) of the *Planning Act*, R.S.O. 1990 to the subject property by including the Holding symbol ‘H’ to the Mixed Use Medium Density (C5, 970, H220) Zone:
 - 1. That the Owner submit and receive approval of an updated Functional Servicing Report and supporting sanitary sewer analysis demonstrating that sufficient downstream sanitary sewer capacity is available to service the proposed development. The submission shall confirm that the necessary upgrades identified in the 466 Highway No. 8 Proposed LTS Servicing Analysis (GM BluePlan

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Engineering Limited, August 2019) for the drainage area that includes the subject site, are completed on Highway No. 8 and that any necessary payments are provided for the downstream works on Dewitt Road completed by others, to the satisfaction of the Manager of Development Engineering;

2. That the Owner submit and receive approval of a Watermain Hydraulic Analysis, identifying the modelled system pressures at the pressure district level under various boundary conditions and demand scenarios, to the satisfaction of the Manager of Development Engineering;
3. That the Owner submit and receive approval of a revised Visual Impact Assessment, to the satisfaction and approval of the Niagara Escarpment Commission;
- iii. That the proposed change in zoning is consistent with the Provincial Planning Statement (2024) and will conform to the Niagara Escarpment Plan (2017) upon satisfaction of the Holding Provision;
- iv. That the zoning will comply with the Urban Hamilton Official Plan and the Western Development Area Secondary Plan upon adoption of the Official Plan Amendment.

Key Facts

- The purpose of the applications is to redesignate the subject lands from “Local Commercial” to “Medium Density Residential 3”, to add a site-specific policy to the Western Development Area Secondary Plan and change the zoning from the

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Neighbourhood Commercial (C2, 579) Zone and Single Residential “R3” Zone to the Mixed Use Medium Density (C5, 970, H220) Zone.

- The original proposal was for an 11 storey, 161 unit multiple dwelling with 453 square metres of ground floor commercial area, 103 parking spaces, 124 bicycle parking spaces, and vehicular access from Dewitt Road. The revised proposal is for a 12 storey multiple dwelling with increased setbacks and stepbacks to the westerly lot line. The number of dwelling units remains the same, metric building height has increased from 38.3 metres to 39.15 metres, parking spaces increased to 106 spaces, and bicycle parking remains at 124 spaces.
- The subject lands are designated “Neighbourhoods” in the Urban Hamilton Official Plan and “Local Commercial” in the Western Development Area Secondary Plan – Land Use Plan.
- Staff recommend approval of the amended applications for Official Plan Amendment and Zoning By-law Amendment, as shown in Appendices “B” and “C” to Report PED26140.

Financial Considerations

Not Applicable.

Analysis

The subject lands municipally known as 520 Highway No. 8, are generally rectangular in shape and located at the southwest corner of the intersection of Highway No. 8 and Dewitt Road. The subject lands are approximately 0.32 hectares in size, with a frontage of approximately 47 metres on Highway No. 8 and 59 metres on Dewitt Road. There is an existing one storey commercial building on the property with two vehicular accesses, one from Highway No. 8 and one from Dewitt Road.

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To facilitate the redevelopment, the existing one storey commercial building will be demolished, and access from Highway No. 8 will be closed. No significant cultural or natural heritage resources have been identified on or in proximity to the subject lands. Surrounding land use details, the Concept Plan, and the Historical Background Factsheet are provided in Appendices “A1”, “D”, and “E” attached to Report PED26140.

A full review of the applicable Provincial Planning Statement (2024), Niagara Escarpment Plan (2017), and Urban Hamilton Official Plan policies are provided in Appendix “F” to Report PED26140.

Provincial Planning Statement (2024)

The Provincial planning policy framework is established through the *Planning Act* (Section 3) and the Provincial Planning Statement (2024). The *Planning Act* requires that all municipal land use decisions affecting planning matters be consistent with the Provincial Planning Statement (2024).

The proposal contributes to the achievement of a complete community by introducing a 12-storey residential building with a mix of one, two, and three bedroom units, thereby expanding housing choice for a range of household sizes and income levels. The proposal includes 453 square metres of ground floor commercial space contributing to a mix and range of land uses. The subject lands are well served by public transit, sidewalks, and existing and planned cycling infrastructure, supporting multimodal transportation options and reducing reliance on private automobiles. The development supports residential intensification within the built-up area of the City by efficiently utilizing existing land and infrastructure. The proposal promotes a compact, transit-supportive urban form and is well serviced by nearby schools, parks, recreation facilities, commercial services, and places of worship.

Based on the foregoing, the proposal is consistent with the Provincial Planning Statement (2024).

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Niagara Escarpment Plan (2017)

The subject lands are identified as “Urban Area” within the Niagara Escarpment Plan. The application was circulated to the Niagara Escarpment Commission who advised that a revised Visual Impact Assessment is required. A Holding Provision condition has been included that requires the approval of a revised Visual Impact Assessment to the satisfaction of the Niagara Escarpment Commission. Niagara Escarpment Commission Staff are supportive of this approach. The lands are not located within the area of development control and therefore do not require a permit from the Niagara Escarpment Commission.

Based on the foregoing and subject to satisfaction of the Holding Provision, the proposal is consistent with the Niagara Escarpment Plan (2017).

Urban Hamilton Official Plan and Western Development Area Secondary Plan

The subject lands are identified as “Secondary Corridor” on Schedule E – Urban Structure and designated “Neighbourhoods” on Schedule E-1 – Urban Land Use in Volume 1 of the Urban Hamilton Official Plan and are further designated “Local Commercial” on Map B.7.1.1 – Western Development Area Secondary Plan – Land Use Plan. The proposed development requires an Official Plan Amendment to the Western Development Area Secondary Plan to redesignate the lands to Medium Density Residential 3, which permits apartments up to nine storeys and with a density range of 50–99 units per net residential hectare. A Site-Specific Policy is required to permit a density of 503 units per net residential hectare and a maximum height of 12 storeys. No amendments to Volume 1 are proposed. The proposed amendment aligns with the Urban Hamilton Official Plan growth management framework, which focuses growth and residential intensification to Urban Corridors. The proposed density of approximately

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503 units per net hectare and height of 12 storeys represents an efficient use of land within the built-up area, contributing to the City's intensification targets.

The proposal is directly adjacent to a Major Arterial road (Highway No. 8) and a Collector road (Dewitt Road) as shown on Schedule C – Functional Road Classification. Further, the proposal is on the periphery of the Highway Valley neighbourhood as shown in the Western Development Area Secondary Plan. This meets the locational criteria for Medium Density Residential forms within the Neighbourhoods designation in Volume 1 of the Urban Hamilton Official Plan. The proposal considers 453 square metres of ground floor commercial space which will contribute to the mix of uses in the area. The proposal is within walking distance of parks, schools and other nearby commercial and institutional uses and is in proximity to existing transit and planned rapid transit. In Staff's opinion, the proposal is well integrated with the surrounding lands with the majority of parking being proposed underground, and the underground parking area features a parking stacking system allowing for more efficient development. The proposal exceeds the amenity area standards required for Medium Density Residential uses by providing a rooftop amenity area and indoor amenity areas. Access to the site is proposed from Dewitt Road which will minimize conflicts with traffic along Highway No. 8.

Shadowing and overlook mitigation measures have been incorporated into the design of the proposed building. Stepbacks from the rear lot line are provided to prevent overlook and mitigate shadowing. An increased setback and stepback have also been included along the western lot line in the revised proposal to address transition from the neighbouring residential uses to the west. The setback and stepback requirements are included in the amending by-law attached as Appendix "C" to Report PED26140. Further to this, at the Site Plan Control stage, design considerations such as the screening the roof gardens and limitation of windows for living areas along the western and southern building façades can be further reviewed to prevent privacy and overlook concerns onto neighbouring lands. A Sun Shadow Study, prepared by CS & P

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Architects, dated March 31, 2026, updated June 1, 2026, demonstrates that the neighbouring properties to the west and south meet or exceed the minimum required three hours of sunlight during the day of the spring equinox (March 21).

The development efficiently utilizes existing municipal infrastructure, with servicing capacity confirmed through the Functional Servicing and Stormwater Management Report, prepared by WalterFedy, dated March 9, 2026. A Holding Provision condition is included to ensure downstream sanitary sewer capacity is available prior to development.

Transportation impacts and parking have been assessed through the Transportation Impact Study, prepared by LEA Consulting Limited, dated December 2025, which concludes that the existing road network can accommodate the proposed development and that the proposed parking supply is sufficient. Additional technical studies, including an Urban Design Report and a Visual Impact Assessment, prepared by Gladki Planning Associates, dated December 2025, demonstrate that the proposal achieves appropriate built form, compatibility, and is well integrated with surrounding land uses. A Noise Study prepared by WSP, dated December 2025, updated June 2026, demonstrates compatibility from a noise perspective and recommends noise mitigation measures such as central air conditioning and warning clauses, all of which will be addressed at the future Site Plan Control stage. With regard to the Visual Impact Assessment, a Holding Provision has been included to address the Niagara Escarpment Commission's comments that are required to be addressed to ensure the development will have limited impact to viewpoints from and toward the escarpment. The development also promotes sustainable and transit-supportive design through proximity to public transit, sidewalks, and cycling infrastructure, and incorporates energy efficient building practices, landscaped open space, and indoor and outdoor amenity areas. The proposed development and associated amendments represent appropriate and desirable intensification that conform to the Urban Hamilton Official Plan, supports

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complete community objectives, and maintains compatibility with the surrounding neighbourhood. A full policy analysis is provided in Appendix “F” to Report PED26140.

Based on the foregoing and subject to the satisfaction of the Holding Provision, the proposal complies with the applicable policies of the Urban Hamilton Official Plan and the Western Development Area Secondary Plan.

City of Hamilton Zoning By-law No. 05-200

The purpose of the Zoning By-Law Amendment application is to change the zoning from the Neighbourhood Commercial (C2, 579) Zone and the Single Residential “R3” Zone to the Mixed-Use Medium Density (C5, 970, H220) Zone. A Modification Chart found in Appendix “I” to Report PED26140 provides an analysis of the site specific modifications required to implement the proposal.

Rationale For Recommendation

1. The proposal has merit and can be supported for the following reasons:
 - (i) It is consistent with the Provincial Planning Statement (2024) and conforms to the Niagara Escarpment Plan (2017);
 - (ii) It complies with the general intent and purpose of the Urban Hamilton Official Plan and the Western Development Area Secondary Plan; and,
 - (iii) It is compatible with existing land uses in the immediate area and represents good planning by, among other things, providing a compact and efficient urban form that provides an increased range and mix of housing forms, makes efficient use of existing infrastructure within the area, supports public transit, and contributes to the achievement of a complete community.

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2. Official Plan Amendment

The Official Plan Amendment can be supported as the proposal supports the development of healthy, liveable, and safe communities. The proposed development represents a compatible form of development and provides a greater range of housing options for people of all ages and income levels. The proposal will also support planned and existing transit within the area.

3. Zoning By-law Amendment

Staff are satisfied that the proposed Zoning By-law Amendment, as amended by staff, complies with the policies of the Urban Hamilton Official Plan, is compatible with the existing surrounding land uses, and aligns with the general intent of the Urban Hamilton Official Plan and Western Development Area Secondary Plan as outlined in the Policy Review summary in Appendix “F” to Report PED26140. The changes permit the development of a 12-storey multiple dwelling with site specific modifications to the Mixed Use Medium Density (C5, 970, H220) Zone to facilitate the development. Accordingly, staff support the proposed Zoning By-law Amendment.

Alternatives

Should the application be denied, the subject property can be used in accordance with the Neighbourhood Commercial (C2, 579) Zone in Zoning By-Law 05-200 and the Single Residential “R3” Zone in Former Town of Stoney Creek Zoning By-law No. 3692-92.

Relationship to Council Strategic Priorities

1. Sustainable Economic & Ecological Development
 - 1.2. Facilitate the growth of key sectors
2. Safe & Thriving Neighbourhoods
 - 2.1. Increase the supply of affordable and supportive housing and reduce chronic homelessness
3. Responsiveness & Transparency
 - 3.1. Prioritize customer service and proactive communication

Consultation

The applications were circulated to internal departments and external agencies. Refer to the comments provided in Appendix “G” to Report PED26140.

The Public Consultation Strategy included a Resident Open House conducted on March 12, 2026, for which invitations were sent on March 2, 2026, to all addresses within 300 metres of the subject lands. The Public Consultation Summary noted 53 residents were in attendance. A summary of the public comments received by staff through the notice of complete application and the applicant’s submitted Public Consultation Strategy can be found in Appendix “H” to Report PED26140.

On July 14, Notice of Cancellation of a public meeting previously scheduled for July 28, 2026, was circulated to those provided written comments and those within 240 metres of the subject lands, and was posted on the City’s website. A Notice of the Amended Application was circulated to those who provided written comments and those within 240 metres of the subject lands and was posted on the City’s website for review and comments from the public on July 24, 2026.

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On August 21, 2026, notice of the public meeting for September 1, 2026, was circulated to those that provided written comments and those within 240 metres of the subject lands, was posted on the City's website, and the Public Notice Sign was updated.

Appendices and Schedules Attached

Appendix A: Location Map

Appendix A1: Existing and Surrounding Land Uses and Zoning Chart

Appendix B: Amendment to Urban Hamilton Official Plan

Appendix C: Amendment to Zoning By-law No. 05-200

Appendix D: Concept Plan and Elevations

Appendix E: Historical Background Report Fact Sheet

Appendix F: Policy Review

Appendix G: Department and Agency Comments

Appendix H: Public Consultation Summary and Public Comments

Appendix I: Zoning Modification Chart

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