City of Hamilton
PLANNING COMMITTEE REVISED AGENDA

Meeting #: 26-006
Date: May 5, 2026
Time: 9:30 a.m.
Location: Council Chambers
Hamilton City Hall
71 Main Street West

Lisa Kelsey, Legislative Coordinator (905) 546-2424 ext. 4605

Pages

1. CALL TO ORDER

2. CEREMONIAL ACTIVITIES

3. APPROVAL OF AGENDA
(Added Items, if applicable, will be noted with *)

4. DECLARATIONS OF INTEREST

5. ADOPTION OF MINUTES OF PREVIOUS MEETING

5.1 April 14, 2026 — 5

6. DELEGATIONS

*6.1 Delegations respecting Appeal of Decision to Approve Minor Variance Application for 84 York Blvd and 89 Park St N (Item 9.3)
(i) Jackson Theune, Philpott Church (in-person)
(ii) David Falletta, Bousfields Inc. (in-person)

7. ITEMS FOR INFORMATION

8. PUBLIC HEARINGS

8.1 PED26091 27
Application for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 471 Moxley Road, Flamborough (Ward 13)

a. Registered Delegations:
(i) Paul Agar - WITHDRAWN
(ii) Amanda Andrews
(iii) Anne Pedersen - WITHDRAWN
(iv) Mark Osborne (in-person)
(v) Jane Lewis

*a. Added Registered Delegations:
(vi) Tara and Felix Bisson (pre-recorded)

b. Written Submissions: 158
(i) Peter Appleton
(ii) Drew Neven
(iii) Nadim Kiani
(iv) Tammy Francoeur

*a. Added Written Submissions: *163*
(v) Renate Eschlboeck
(vi) Paul Agar
(vii) Marianne and Arie Vogel
(viii) Susan and Hub Kennedy

8.2 PED24140(c) 175
Recommendation to Designate the Melville-Park West Heritage Conservation District under Part V of the *Ontario Heritage Act* (Ward 13)

9. ITEMS FOR CONSIDERATION

9.1 PED25248(a) 331
Comprehensive Neighbourhood Plans Review – Status Update (City Wide)

*a. Written Submissions: *497*
(i) Mike Collins-Williams, West End Home Builders' Association
(ii) Bryan Ogryzlo

9.2 PED26095 523
Request for Direction to Proceed with Appeal of Committee of Adjustment Decision to Approve Consent to Sever Application B-25:087 for Lands Located at 117 Lowden Avenue, Ancaster (Ward 12)

9.3 PED26124
Request for Direction to Proceed with Appeal of Committee of Adjustment Decision to Approve Minor Variance Application A-26:023 for Lands Located at 84 York Boulevard and 89 Park Street North, Hamilton (Ward 2)

(Being Deferred to a future meeting)

*a. Written Submissions: *568*
(i) David Faletta, Bousfields Inc.

9.4 Hamilton Municipal Heritage Committee Minutes 26-004 579

10. MOTIONS

10.1 Infill Cost Recovery From Public Damage 583

11. NOTICES OF MOTION

12. PRIVATE AND CONFIDENTIAL

12.1 LS26003
Appeal to the Ontario Land Tribunal of Urban Hamilton Official Plan Amendment No. 232 and Rural Hamilton Official Plan Amendment No. 44 (Framework for Processing and Evaluating Urban Boundary Expansion Applications) (City Wide)

Pursuant to Section 9.3, Sub-sections (e), (f) and (k) of the City's Procedural By-law 21-021, as amended; and, Section 239(2), Subsections (e), (f) and (k) of the *Ontario Municipal Act*, 2001, as amended, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

12.2 LS24020(b)
Appeal to the Ontario Land Tribunal for lands located at 9285, 9445, 9511, 9625 and 9751 Twenty Road West and 555 Glancaster Road, Glanbrook for Lack of Decision on Urban Hamilton Official Plan Amendment Applications (UHOPA-20-018, UHOPA-20-019 and UHOPA-20-020) (Ward 11)

Pursuant to Section 9.3, Sub-sections (e), (f) and (k) of the City's Procedural By-law 21-021, as amended; and, Section 239(2), Subsections (e), (f) and (k) of the *Ontario Municipal Act*, 2001, as amended, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

13. ADJOURNMENT

PLANNING COMMITTEE
MINUTES PLC 26-005

9:30 a.m.
April 14, 2025
Council Chambers (Hybrid), City Hall, 2nd Floor
71 Main Street West, Hamilton, Ontario

Present: Councillors M. Tadeson (Chair), M. Wilson (Vice-Chair), T. Hwang (2nd Vice-Chair), J. Beattie, C. Cassar, C. Kroetsch, E. Pauls, T. McMeekin, A. Wilson, M. Francis, N. Nann (virtual), R. Cooper

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1. CALL TO ORDER

Committee Chair M. Tadeson called the meeting to order at 9:30 a.m.

2. CEREMONIAL ACTIVITIES

There were no ceremonial activities.

3. APPROVAL OF AGENDA

The Committee Clerk advised of the following change to the agenda:

8.4(b)(i) Delegation from John Urbanek - WITHDRAWN

(Kroetsch/Francis)
That the agenda for the April 14, 2026 Planning Committee meeting, **BE APPROVED**, as amended.

CARRIED

4. DECLARATIONS OF INTEREST

There were no declarations of interest.

Please refer to the April 22, 2026 Council minutes for the disposition of these matters.

5. ADOPTION OF MINUTES OF PREVIOUS MEETING

5.1 March 24, 2026

(Pauls/Cooper)
That the minutes of the March 24, 2026 Planning Committee, **BE ADOPTED**, as presented.

CARRIED

6. DELEGATIONS

There were no Delegations.

7. ITEMS FOR INFORMATION

There were no Items for Information.

8. PUBLIC HEARINGS

In accordance with the *Planning Act*, Chair M. Tadeson advised those viewing the meeting that the public had been advised of how to pre-register to be a delegate at the Public Meetings on today's agenda.

If a specified person or public body would otherwise have an ability to appeal the decision of Council, City of Hamilton to the Ontario Land Tribunal but the specified person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the by-law is passed, the specified person or public body is not entitled to appeal the decision.

If a specified person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the by-law is passed, the specified person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

8.1 PED26024
Application for a Zoning By-law Amendment for Lands Located at 1042 and 1050 West 5th Street, Hamilton (Ward 8)

(i) **(Cooper/Pauls)**
That the staff presentation from Abdullah Pasha, Planner I, respecting Application for a Zoning By-law Amendment for Lands Located at 1042 and 1050 West 5th Street, Hamilton (Ward 8), **BE WAIVED**.

CARRIED

(ii) James Thomas from A.J. Clarke and Associates Ltd., were in attendance and indicated they were in support of the staff report.

Please refer to the April 22, 2026 Council minutes for the disposition of these matters.

(Cooper/Pauls)
That the delegation James Thomas from A.J. Clarke and Associates Ltd., **BE RECEIVED**.

CARRIED

Chair Tadeson called three times for public delegations and no one came forward.

(iii) (Cooper/Hwang)

(i) That the public submissions were **RECEIVED** and **CONSIDERED** by Committee; and,

(a) Written Submissions (Item 8.1(a)):

(i) Glenn Davies – In support of the development
(ii) Seth Floyd – In support of the development

(ii) That the public meeting **BE CLOSED**.

Result: Motion CARRIED by a vote of 12 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin
YES – Ward 8 Councillor R. Cooper

(iv) (Cooper/Hwang)
That Report PED26024, dated April 14, 2026, respecting Application for a Zoning By-law Amendment for Lands Located at 1042 and 1050 West 5th Street, Hamilton (Ward 8), be received, and the following recommendations **BE APPROVED**:

(a) That Amended Zoning By-law Amendment Application ZAC-25-031, by A.J. Clarke and Associates Ltd. (c/o Steve Fraser and James Thomas), on behalf of 1000259434 Ontario Inc. (c/o Anukur Patel), Owner, for a change in zoning from “C/S-1822” (Urban Protected Residential, etc.) District, Modified, to “DE-2/S-1844” (Multiple Dwellings) District, Modified, to permit the

development of 18 multiple dwelling townhouse units, on the lands located at 1042 and 1050 West 5th Street, Hamilton, as shown in Appendix "A" attached to Report PED26024, **BE APPROVED** on the following basis:

(i) That the draft amending By-law, attached as Appendix "B" to Report PED26024, which has been prepared in a form satisfactory to the City Solicitor, **BE ENACTED** by City Council;

(ii) That the proposed change in zoning is consistent with the Provincial Planning Statement (2024) and complies with the Urban Hamilton Official Plan;

(iii) That upon finalization of the amending By-law, the subject lands, known municipally as 1042 and 1050 West 5th Street and as shown in Appendix "A" attached to Report PED26024, **BE REDESIGNATED** from "Single and Double" to "Attached Housing" in the Sheldon Neighbourhood Plan, as shown in Appendix "J" attached to Report PED26024.

Result: Motion CARRIED by a vote of 12 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin
YES – Ward 8 Councillor R. Cooper

8.2 PED26083
Applications for a Zoning By-law Amendment and Draft Plan of Subdivision for Lands Located at 36 Taylor Crescent, Flamborough (Ward 13)

(i) (A. Wilson/McMeekin)
That the staff presentation from Daniel Barnett, Planner II, respecting Applications for a Zoning By-law Amendment and Draft Plan of Subdivision for Lands Located at 36 Taylor Crescent, Flamborough (Ward 13), **BE WAIVED**.

Please refer to the April 22, 2026 Council minutes for the disposition of these matters.

CARRIED

(ii) Craig Rohe from GSP Group Inc. was in attendance and indicated they were not in support of the staff report.

(A. Wilson/Hwang)
That the delegation Craig Rohe from GSP Group Inc., **BE RECEIVED**.
CARRIED

Chair Tadeson called three times for public delegations and the following individuals came forward:

(i) Renata Tejada Paredes – Concerns with the development
(ii) Kyle Dewbury – In support of the development

(iii) (A. Wilson/McMeekin)
(i) That the public submissions were received and considered by Committee; and,

(a) Written Submissions (Item 8.2(a)):

(i) Amanda Andrews – Opposed to the development
(ii) Barbara Beardwood – Opposed to the development
(iii) Mark Osborne – Opposed to the development
(iv) Jay Miller – In support of the development

(b) Delegations:

(i) Renata Tejada Paredes – Concerns with the development
(ii) Kyle Dewbury – In support of the development

(ii) That the public meeting **BE CLOSED**.

Result: Motion CARRIED by a vote of 12 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin
YES – Ward 8 Councillor R. Cooper

(iv) (A. Wilson/McMeekin)
That Report PED26083, dated April 14, 2026, respecting Applications for a Zoning By-law Amendment and Draft Plan of Subdivision for Lands Located at 36 Taylor Crescent, Flamborough (Ward 13), **BE RECEIVED** and the following recommendations **BE APPROVED**:

(a) That Zoning By-law Amendment Application ZAC-25-037, by GSP Group Inc. (c/o Craig Rohe) on behalf of LaRey Homes (Group) Ltd., Owner, for a change in zoning from the Settlement Residential (R2-14(H)) Zone, Modified, Holding, to a site specific Settlement Residential (S1) Zone, to permit the development of 12 single detached dwellings, for lands located at 36 Taylor Crescent, as shown in Appendix “A” to Report PED26083, **BE DENIED** on the following basis:

(i) The proposal does not have regard for Section 2 of the *Planning Act*, is not consistent with the Provincial Planning Statement (2024), does not conform to the Greenbelt Plan (2017), and does not comply with the Rural Hamilton Official Plan and the Greensville Rural Settlement Area Secondary Plan as:

(1) It does not comply with infrastructure policies for private water and sewage disposal, stormwater management policies, and policies with respect to hydrogeological studies, in the Rural Hamilton Official Plan;
(2) It does not comply with the City’s servicing policies, stormwater management policies, and phasing policies of the Greensville Rural Settlement Area Secondary Plan;

Please refer to the April 22, 2026 Council minutes for the disposition of these matters.

(3) It has not been demonstrated that there is adequate groundwater to service the proposed development and that it will not adversely impact the available groundwater of the surrounding area;
(4) It has not been demonstrated that the lots will be of sufficient size to provide a sustainable sewage disposal system that complies with the Ontario Drinking Water Standard;
(5) It does not comply with the Mid-Spencer Creek/Greensville Rural Settlement Area Subwatershed Study;
(6) It has not satisfied the City of Hamilton Guidelines for Hydrogeological Studies and Technical Standards for Private Services;
(7) It has not been demonstrated that areas of archaeological potential are sufficiently assessed;
(8) It has not been demonstrated that trees have been sufficiently protected;
(9) It has not been demonstrated that matters of odour and noise impacts have been adequately assessed; and,
(10) It is not considered to be good planning as the reduction in lot size represents an overdevelopment of the subject lands.

(b) That Draft Plan of Subdivision 25T-202508, by GSP Group Inc. (c/o Craig Rohe) on behalf of LaRey Homes (Group) Ltd., Owner, to establish a Draft Plan of Subdivision consisting of 12 lots, a municipal right-of-way (Street “A”) and pedestrian walkway, on lands located at 36 Taylor Crescent, as shown on Appendix “A” to Report PED26083, **BE DENIED** in accordance with By-law No. 07-323 being the delegation of the City of Hamilton’s Assigned Authority Under the *Planning Act* for the Approval of Subdivisions and Condominiums, on the following basis:

(i) The Draft Plan of Subdivision does not have regard to the *Planning Act* for matters of provincial interest in Section 2, and does not appropriately address the criteria set out in Sub-Section 51(24);

(ii) The Draft Plan of Subdivision is not consistent with the Provincial Planning Statement (2024);

(iii) The Draft Plan of Subdivision does not conform to the Greenbelt Plan (2017);

Please refer to the April 22, 2026 Council minutes for the disposition of these matters.

(iv) The Draft Plan of Subdivision does not comply with the Rural Hamilton Official Plan and Greensville Rural Settlement Area Plan as:

(1) It does not comply with infrastructure policies for private water and sewage disposal, stormwater management policies, land division policies, and policies with respect to Hydrogeological Studies;
(2) It does not comply with City's servicing policies, stormwater management policies, and phasing policies of the Greensville Rural Settlement Area Secondary Plan;
(3) It has not been demonstrated that there is adequate ground water to service the proposed development and that it will not adversely impact the available groundwater of the surrounding area;
(4) It has not been demonstrated that the lots will be of sufficient size to provide a sustainable sewage disposal system that complies with the Ontario Drinking Water Standard;
(5) It does not comply with the recommendations of the Mid-Spencer Creek/Greensville Rural Settlement Area Subwatershed Study;
(6) It has not satisfied the City of Hamilton's Guidelines for Hydrogeological Studies and Technical Standards for Private Services;
(7) It has not been demonstrated that areas of archaeological potential are sufficiently assessed;
(8) It has not been demonstrated that trees have been sufficiently protected;
(9) It has not been demonstrated that matters of odour and noise impacts have been adequately assessed; and,
(10) It is not considered to be good planning as the proposed lot sizes represents an overdevelopment of the subject lands.

Result: Motion CARRIED by a vote of 12 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin
YES – Ward 8 Councillor R. Cooper

8.3 PED26063
Application for an Urban Hamilton Official Plan Amendment for Lands Located at 392, 398, 400, 406 and 412 Wilson Street East and 15 Lorne Avenue, Ancaster (Ward 12)

(i) Alaina Baldassarra, Senior Planner, addressed the Committee respecting Application for an Urban Hamilton Official Plan Amendment for Lands Located at 392, 398, 400, 406 and 412 Wilson Street East and 15 Lorne Avenue, Ancaster (Ward 12), with the aid of a presentation.

(Cassar/Hwang)
That the staff presentation from Alaina Baldassarra, Senior Planner, respecting Application for an Urban Hamilton Official Plan Amendment for Lands Located at 392, 398, 400, 406 and 412 Wilson Street East and 15 Lorne Avenue, Ancaster (Ward 12), **BE RECEIVED**.

CARRIED

(ii) Matt Johnston from UrbanSolutions Inc. was in attendance and indicated they were in support of the staff report.

(Cassar/Hwang)
That the delegation Matt Johnston from UrbanSolutions Inc., **BE RECEIVED**.

CARRIED

(iii) Registered Delegations

(i) Rives Dalley Barbour, Ancaster Village Heritage Community (in-person)

Please refer to the April 22, 2026 Council minutes for the disposition of these matters.

(ii) Jennifer Asimoudis (virtual) – was unable to delegate due to technical difficulties

Chair Tadeson called three times for public delegations and the following individuals came forward:

(iii) Linda Hughes (in-person)
(iv) Gillian Anchel (in-person)
(v) Kyle Dewbury (in-person)
(vi) Cayley Firth (in-person)

(iv) (Cassar/A. Wilson)

(i) That the following public submissions were received and considered by Committee; and,

(a) Written Submissions (Item 8.3(a)):

(i) Suzanne Cooper – Opposed to the development
(ii) Seth Floyd – In support of the development with concerns
(iii) Paul and Sylvia Wentworth – Opposed to the development
(iv) Patrick Harrington, Aird & Berlis LLP – In support of the development
(v) Marion Urquhart – Opposed to the development
(vi) Brian Karschti – Opposed to the development
(vii) Patrick DeNardis – Opposed to the development
(viii) Honor Hughes – Opposed to the development
(ix) Karen Reid – Opposed to the development
(x) Marilyn Daniels – Opposed to the development
(xi) Laurie and Colin Maier – Opposed to the development
(xii) Wayne Cook – Opposed to the development
(xiii) Lori and Brian Dale – Opposed to the development
(xii) Wayne Cook – Opposed to the development
(xiii) Lori and Brian Dale – Opposed to the development
(xiv) Samantha Vandermark – Opposed to the development
(xv) Lynne Bulger – Opposed to the development
(xvi) Lee and Wendy Cormie – Opposed to the development
(xvii) Robyn Covre – Opposed to the development
(xviii) Shauna Cone – Opposed to the development
(xix) Nicole McArthur-Newton – Opposed to the development

Please refer to the April 22, 2026 Council minutes for the disposition of these matters.

(xx) Marianne Morton – Opposed to the development
(xxi) Sharon Hall – Opposed to the development
(xxii) Katherine Smith – Opposed to the development
(xxiii) David Buck – Opposed to the development
(xxiv) Andy Hvizd – Opposed to the development
(xxv) Roy De Matos – Opposed to the development
(xxvi) Janelle Lanza – Opposed to the development
(xxvii) Genevieve Anson – Opposed to the development
(xxviii) Monica McCrory – Opposed to the development
(xxix) Andrea Spitale – Opposed to the development
(xxx) Chris Asimoudis – Opposed to the development
(xxxi) John Olmsted – Opposed to the development
(xxxii) Kathryn Hennessey – Opposed to the development
(xxxiii) Leslie Brown – Opposed to the development
(xxxiv) Maya Bartels – Opposed to the development
(xxxv) Tony Stillo – Opposed to the development
(xxxvi) Nonni Iler – Opposed to the development
(xxxvii) Mary Jo Glassco-Sinclair – Opposed to the development
(xxxviii) Debbie Mikalauskas – Opposed to the development
(xxxix) Jennifer Pate – Opposed to the development
(xl) John and Jan Allan – Opposed to the development
(xli) Erin Davis – Opposed to the development
(xlii) Julie Adams – Opposed to the development
(xliii) Ashlee Taylor – Opposed to the development
(xliv) Christine Nash – Opposed to the development
(xlv) Sadaf Ali – In support of the development
(xlvi) Anne Newbigging – Opposed to the development
(xlvii) Kari Morrow-Floren – Opposed to the development
(xlviii) Wendi Van Exan – Opposed to the development
(xlix) Olga Rosenbloom – Opposed to the development
(l) Matthew Rosenbloom – Opposed to the development
(li) Janice Currie – Opposed to the development
(lii) Howie Keown – Opposed to the development
(liii) Eric Cone – Opposed to the development
(liv) Lynsie Alkema – Opposed to the development
(lv) Rebecca Ripco – Opposed to the development
(lvi) Carol Donahoe – Opposed to the development
(lvii) Bonnie Buchko – Opposed to the development
(lviii) Elizabeth Gail Moffatt – Opposed to the development

Please refer to the April 22, 2026 Council minutes for the disposition of these matters.

(lix) Jan Bondy & Richard Chorney – Opposed to the development
(lx) Stephanie Gomes Wynne – Opposed to the development
(lxi) Karen Lane-Groen – Opposed to the development
(lxii) Kathleen Wheeler – Opposed to the development
(lxiii) Shaila Sinke – Opposed to the development
(lxiv) Karen Hanna – Opposed to the development
(lxv) Sarah King – Opposed to the development
(lxvi) Marg Peppler – Opposed to the development
(lxvii) Lynn Bommarito – Opposed to the development
(lxviii) Dave Howitt – Opposed to the development
(lxix) Min Sun and Bernd Zabel – In support of the development
(lxx) Katie Rebelo – Opposed to the development
(lxxi) Laura Donahoe – Opposed to the development
(lxxii) Jennifer Haverty – Opposed to the development
(lxxiii) Kara O'Donnell – Opposed to the development
(lxxiv) Paul Shields – Opposed to the development
(lxxv) Trudy Mcgovern – Opposed to the development
(lxxvi) Cynthia Watson – Opposed to the development
(lxxvii) Tim and Tara Lawr – Opposed to the development
(lxxviii) Cate Banfield – Opposed to the development
(lxxix) Sharon Mikula – Opposed to the development
(lxxx) Kristina Westbrook – Opposed to the development
(lxxxi) Allyson Short – Opposed to the development
(lxxxii) Danielle Molon – Opposed to the development
(lxxxiii) Nanda Cozzi – Opposed to the development
(lxxxiv) Paige Kaleci – Opposed to the development
(lxxxv) Ron and Grace Soldaat – Opposed to the development
(lxxxvi) Dianne Bender – Opposed to the development
(lxxxvii) Karen Shields – Opposed to the development
(lxxxviii) Annette Vedelago – Opposed to the development
(lxxxix) Hailey Cone – Opposed to the development
(xc) Mark Collings – Opposed to the development
(xci) Amy Telford – Opposed to the development
(xcii) Chris and Jennifer Asimoudis – Opposed to the development
(xciii) Hughanne and Paul Nopper – Opposed to the development
(xciv) Laura Hutchinson – Opposed to the development
(xcv) Marilyn Stewart – Opposed to the development

Please refer to the April 22, 2026 Council minutes for the disposition of these matters.

(xcvi) Peter Sommer – Opposed to the development
(xcvii) Brian and Susan Hamilton – Opposed to the development
(xcviii) Fran Welsh and David Repchuck – Opposed to the development
(xcix) Bonnie Angelini – Opposed to the development
(c) Leslie and Valda Farrington – Opposed to the development
(ci) Melissa Jeffrey – Opposed to the development
(cii) Margarita De Antuñano – Opposed to the development
(ciii) Muna and Zainab Pirbhai – Opposed to the development
(civ) Noora Grifi – Opposed to the development
(cv) Jill Custeau-Maida - Opposed to the development
(cvi) Evan Ferber - Opposed to the development
(cvii) Drew Bednar - Opposed to the development
(cviii) Katia Harvie – Opposed to the development
(cix) Ann Cunningham – Opposed to the development
(cx) Matt Handyside - Opposed to the development
(cxi) Dr. Sakhi Naimpoor – Opposed to the development
(cxii) Shannon Eves – Opposed to the development
(cxiii) Donald Firth – Opposed to the development
(cxiv) Luisa Da Silva – Opposed to the development
(cxv) Cynthia Watson – Opposed to the development
(cxvi) Jennifer Kershaw – Opposed to the development
(cxvii) Hazel Ryan – Opposed to the development
(cxviii) Dan and Rita Faulkner – Opposed to the development

(b) Delegation (Item 8.4(b)):

(i) Rives Dalley Barbour, Ancaster Village Heritage Community – Opposed to the development
(ii) Linda Hughes – Concerns with the development
(iii) Gillian Anchel – Concerns with the development
(iv) Kyle Dewbury – Opposed to the development
(v) Cayley Firth - Concerns with the development

(ii) That the public meeting **BE CLOSED**.

Please refer to the April 22, 2026 Council minutes for the disposition of these matters.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
NOT PRESENT – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin
YES – Ward 8 Councillor R. Cooper

(v) (Cassar/Francis)

That Report PED26063, dated March 24, 2026, respecting Application for an Urban Hamilton Official Plan Amendment for Lands Located at 392, 398, 400, 406 and 412 Wilson Street East and 15 Lorne Avenue, Ancaster (Ward 12), **BE RECEIVED** and the following recommendations **BE APPROVED**:

(a) That Urban Hamilton Official Plan Amendment Application UHOPA-25-001, by Urban Solutions Planning and Land Development Inc. (c/o Matt Johnston), on behalf of Wilson Street Ancaster Inc., Owner, for a change in designation on a portion of the lands from “Low Density Residential 1” to “Mixed Use Medium Density – Pedestrian Focus” and adding a new site specific policy to permit a maximum height of eight storeys in the Ancaster Wilson Street Secondary Plan, to facilitate the development of an eight storey mixed use building, on the lands located at 392, 398, 400, 406 and 412 Wilson Street East and 15 Lorne Street, Ancaster, as shown on Appendix “A” attached to Report PED26063, **BE APPROVED** on the following basis:

(i) That the Draft Official Plan Amendment, attached as Appendix “B” to Report PED26063, **BE ADOPTED** by City Council;

(ii) That the proposed Official Plan Amendment is consistent with the Provincial Planning Statement (2024).

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
NOT PRESENT – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin
YES – Ward 8 Councillor R. Cooper

The Committee recessed from 12:24 p.m. to 1:00 p.m.

The Committee reconvened at 1:02 p.m.

8.4 PED26053
Application for a Zoning By-law Amendment for Lands Located at 974 and 980 Upper Paradise Road, Hamilton (Ward 14)

(i) (Cooper/Beattie)
That the staff presentation from Mark Michniak, Senior Planner, respecting Application for a Zoning By-law Amendment for Lands Located at 974 and 980 Upper Paradise Road, Hamilton (Ward 14), **BE WAIVED**.

CARRIED

(ii) Katelyn Gillis from Landwise was in attendance and indicated they are in support of the staff report.

(Cassar/Cooper)
That the delegation Katelyn Gillis from Landwise, **BE RECEIVED**.

CARRIED

(iii) Registered Delegations

(i) John Urbanek was not in attendance when called upon to speak.

Chair Tadeson called three times for public delegations and no one came forward.

(iv) (McMeekin/Beattie)
(i) That the public submissions were received and considered by Committee; and,

Please refer to the April 22, 2026 Council minutes for the disposition of these matters.

Written Submissions (Item 8.4(a)):

(i) Seth Floyd – In support of the development
(ii) Sandra Serafini – Concerns with the development
(iii) John Urbanek – Opposed to the development

(ii) That the public meeting **BE CLOSED**.

Result: Motion CARRIED by a vote of 8 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
NOT PRESENT – Ward 3 Councillor N. Nann
NOT PRESENT – Ward 4 Councillor T. Hwang
NOT PRESENT – Ward 5 Councillor M. Francis
NOT PRESENT – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin
YES – Ward 8 Councillor R. Cooper

(iv) (Beattie/Kroetsch)
That Report PED26053, dated April 14, 2026, respecting Application for a Zoning By-law Amendment for Lands Located at 974 and 980 Upper Paradise Road, Hamilton (Ward 14), be received and the following recommendations be approved:

(a) That Revised Zoning By-law Amendment Application ZAC-25-034, by Landwise (c/o Katelyn Gillis) on behalf of Winzen Ancaster Homes Limited (c/o Raymond Zenkovich), Owner, for a change in zoning from the “C/S-1822” (Urban Protected Residential, etc.) District, Modified, to Low Density Residential (R1, 960) Zone, to permit 12 three-storey townhouse dwelling units, as shown in Appendix “A” to Report PED26053, BE APPROVED on the following basis:

(i) That the Revised Zoning By-law, attached as Appendix “B” to Report PED26053, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;

(ii) That the proposed change in zoning is consistent with the Provincial Planning Statement (2024) and complies with the Urban Hamilton Official Plan;

(iii) That upon finalization of the amending By-law, the subject lands known municipally as 974 and 980 Upper Paradise Road and shown in Appendix "A" to Report PED26053, be redesignated from "Single and Double" to "Attached Housing" in the Falkirk West Neighbourhood Plan as shown on Appendix "I" to Report PED26053.

Result: Motion CARRIED by a vote of 8 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
NOT PRESENT – Ward 3 Councillor N. Nann
NOT PRESENT – Ward 4 Councillor T. Hwang
NOT PRESENT – Ward 5 Councillor M. Francis
NOT PRESENT – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin
YES – Ward 8 Councillor R. Cooper

9. ITEMS FOR CONSIDERATION

9.1 PED26057

Application to Deem Lands Being Lots 1 and 2 of Registered Plan 62M-1229, known as 50 Aeropark Boulevard, and Block 7 of Registered Plan 62M-1229, known as Part of 110 Aeropark Boulevard, Glanbrook, not to be Part of a Registered Plan of Subdivision for the Purposes of Subsection 50(3) of the *Planning Act* (Ward 11)

(Beattie/Cooper)
That Report PED26057, dated April 14, 2026, respecting Application to Deem Lands Being Lots 1 and 2 of Registered Plan 62M-1229, known as 50 Aeropark Boulevard, and Block 7 of Registered Plan 62M-1229, known as Part of 110 Aeropark Boulevard, Glanbrook, not to be Part of a Registered Plan of Subdivision for the Purposes of Subsection 50(3) of the Planning Act (Ward 11), **BE RECEIVED** and the following recommendations **BE APPROVED**:

a) That the application to deem Lots 1 and 2 of Registered Plan 62M-1229, known as 50 Aeropark Boulevard, and Block 7 of Registered Plan 62M-1229, known as Part of 110 Aeropark Boulevard,

Please refer to the April 22, 2026 Council minutes for the disposition of these matters.

Glanbrook, as shown on Appendix "A" to Report PED26057, not to be Part of a Registered Plan of Subdivision for the purposes of Subsection 50(3) of the *Planning Act*, **BE APPROVED**; and,

b) That the draft By-law, attached as Appendix "E" to Report PED26057, which has been prepared in a form satisfactory to the City Solicitor, **BE ENACTED**.

Result: Motion CARRIED by a vote of 8 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
NOT PRESENT – Ward 3 Councillor N. Nann
NOT PRESENT – Ward 4 Councillor T. Hwang
NOT PRESENT – Ward 5 Councillor M. Francis
NOT PRESENT – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin
YES – Ward 8 Councillor R. Cooper

9.2 PED26038
Fee and Process Review for Formal Consultation and Holding Removal Applications (City Wide)

(i) Joseph Sanseverino, Business Facilitator - Development Planning, addressed the Committee respecting Fee and Process Review for Formal Consultation and Holding Removal Applications (City Wide), with the aid of a presentation.

(Cooper/M. Wilson)
That the staff presentation from Joseph Sanseverino, Business Facilitator - Development Planning, respecting Fee and Process Review for Formal Consultation and Holding Removal Applications (City Wide), **BE RECEIVED**.

CARRIED

(ii) **(Cassar/Cooper)**
That Report PED26038, dated April 14, 2026, respecting Fee and Process Review for Formal Consultation and Holding Removal Applications (City Wide), **BE RECEIVED** and the recommendations contained therein **BE APPROVED**:

a) That the draft By-law to amend By-law No. 12-282, as amended, attached as Appendix "A" to Report PED26038, which has been prepared in a form satisfactory to the City Solicitor, **BE APPROVED**.

(b) That the written submission from Mike Collins-Williams, West End Home Builders' Association (Item 9.2 (a)(i)), **BE RECEIVED**.

Result: Motion CARRIED by a vote of 8 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
NOT PRESENT – Ward 4 Councillor T. Hwang
NOT PRESENT – Ward 5 Councillor M. Francis
NOT PRESENT – Ward 7 Councillor E. Pauls
NOT PRESENT – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin
YES – Ward 8 Councillor R. Cooper

9.3 HMHC 26-003
Hamilton Municipal Heritage Committee Minutes dated March 27, 2026

(Kroetsch/McMeekin)
That Hamilton Municipal Heritage Committees Minutes dated March 27, 2026, be received and the recommendations contained therein **BE APPROVED**.

Result: Motion CARRIED by a vote of 8 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
NOT PRESENT – Ward 4 Councillor T. Hwang
NOT PRESENT – Ward 5 Councillor M. Francis
NOT PRESENT – Ward 7 Councillor E. Pauls
NOT PRESENT – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin
YES – Ward 8 Councillor R. Cooper

Please refer to the April 22, 2026 Council minutes for the disposition of these matters.

10. MOTIONS

10.1 Reducing Demolition by Neglect

(Kroetsch/Nann)
WHEREAS, the current economic climate is slowing development which may result in stalled development proposals and buildings vacated for re-development remaining vacant for longer times and in greater numbers;

WHEREAS, the Hamilton Municipal Heritage Committee values early proactive enforcement of property standards regarding building maintenance such as roof repairs, heating and securing a site, and that this proactive enforcement is essential to preventing future unsafe buildings and demolition by neglect for vacant heritage and non-heritage buildings across the city;

WHEREAS, the proactive and effective management of vacant buildings can result in their re-use for housing and other uses supporting city goals, maintaining the tax base, helping keep neighborhoods safe and in the case of heritage buildings, preserving and celebrating our City's irreplaceable built heritage; and

WHEREAS, the Built Heritage Emergency Protocol that provides guidance for the use of Structural Engineers with heritage expertise and the roles of the Building and Planning Divisions with respect to recognized heritage buildings under threat was approved in 2005 and has not been updated to include Licensing and By-law Services as well as and current policy and legislative changes.

THEREFORE, BE IT RESOLVED:

(a) That staff **BE DIRECTED** to review current resources, processes and policies in Licensing and By-law Services, Building, and Planning Divisions and recommend options to implement proactive enforcement of property standards associated with the City's Vacant Building Registry By-law to minimize situations where demolition by neglect occurs and future unsafe building orders are required, considering but not limited to the following:

(i) A review and update of the Built Heritage Emergency Protocol to include both Building and Licensing and By-law Services Divisions and to address current policy and legislative changes;

(ii) To apply current legislation and ensure structural engineers and other consultants with appropriate expertise in heritage buildings are available in a timely manner to address building maintenance issues; and

Please refer to the April 22, 2026 Council minutes for the disposition of these matters.

(iii) Resource considerations to ensure proactive enforcement of property standards associated with the Vacant Building Registry By-law can be actioned with appropriate expertise to manage vacant building files with heritage interests.

(b) That staff **BE DIRECTED** to consult with the Municipal Heritage Committee on the review and update of the Built Heritage Emergency Protocol by Q4 2026; and,

(c) That staff **BE DIRECTED** to report back on recommendations for any proposed policy or process changes and any staffing and financial impacts by Q1 2027.

Result: Motion CARRIED by a vote of 8 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
NOT PRESENT – Ward 4 Councillor T. Hwang
NOT PRESENT – Ward 5 Councillor M. Francis
NOT PRESENT – Ward 7 Councillor E. Pauls
NOT PRESENT – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin
YES – Ward 8 Councillor R. Cooper

11. NOTICES OF MOTION

Councillor M. Wilson introduced the following Notice of Motion:

11.1 Infill Cost Recovery from Public Damage

That staff **BE REQUESTED** to report back in early Q2 on how the City ensures that private infill development assumes the full cost of renewing any damage to the public realm resulting from construction.

12. PRIVATE & CONFIDENTIAL

Committee determined that discussion of Item 12.1 was not required in Closed Session; therefore, the matter was addressed in Open Session, as follows:

Please refer to the April 22, 2026 Council minutes for the disposition of these matters.

12.1 Closed Session Minutes – March 24, 2026

(Beattie/Kroetsch)
That the Closed Session Minutes of the March 24, 2026 Planning Committee meeting, **BE ADOPTED** and **REMAIN CONFIDENTIAL**.

Result: Motion CARRIED by a vote of 9 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
NOT PRESENT – Ward 4 Councillor T. Hwang
NOT PRESENT – Ward 5 Councillor M. Francis
NOT PRESENT – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin
YES – Ward 8 Councillor R. Cooper

13. ADJOURNMENT

There being no further business, the Planning Committee adjourned at 1:52 p.m.

Respectfully submitted,

Lisa Kelsey
Legislative Coordinator
Office of the City Clerk

Councillor M. Tadeson,
Chair, Planning Committee

Please refer to the April 22, 2026 Council minutes for the disposition of these matters.

City of Hamilton

Report for Consideration

To:	Chair and Members Planning Committee
Date:	May 5, 2026
Report No:	PED26091
Subject/Title:	Application for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 471 Moxley Road, Flamborough
Ward(s) Affected:	Ward 13

Recommendations

1. That **Amended Official Plan Amendment Application RHOPA-26-001, by The Angrish Group (c/o Ruchika Angrish), on behalf of Wingbury Holdings Inc. (c/o Walter Koppelaar),** to amend the Rural Hamilton Official Plan by adding a new "Rural Site Specific Area – Area X" within the Greensville Rural Settlement Area, to permit a tradesperson's shop, a commercial school, and an art gallery, for lands located at 471 Moxley Road, Flamborough, as shown in Appendix "A" to Report PED26091, **BE APPROVED** on the following basis:

    (a) That the draft Official Plan Amendment, attached as Appendix "B" to Report PED26063, be adopted by City Council; and,

(b) That the proposed Official Plan Amendment is consistent with the Provincial Planning Statement (2024) and conforms to the Greenbelt Plan (2017).

2. That **Amended Zoning By-law Amendment Application ZAC-26-004 by The Angrish Group (c/o Ruchika Angrish), on behalf of Wingbury Holdings Inc. (c/o Walter Koppelaar),** for a change in zoning from the Agriculture (A) Zone to the Settlement Commercial (S2, 967, H217) Zone, to permit the development of a commercial plaza containing seven buildings and 289 parking spaces, for lands located at 471 Moxley Road, as shown in Appendix "A" to Report PED26091, **BE APPROVED** on the following basis:

(a) That the draft amending By-law, attached as Appendix "C" to Report PED26091, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;

(b) That the proposed change in zoning is consistent with the Provincial Planning Statement (2024), conforms to the Greenbelt Plan (2017), and complies with the Rural Hamilton Official Plan and Greensville Rural Settlement Area Plan upon adoption of the Official Plan Amendment; and,

(c) That the amending By-law apply 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 proposed Settlement Commercial (S2, 967, H217) Zone.

The Holding Provision "217" is to be removed conditional upon:

(i) An updated Stormwater Management design as per the Mid-Spencer/Greensville Rural Settlement Area Subwatershed Study, Aquafor Beech Limited, April 2016, be submitted and approved, to the satisfaction of the Director of Development Engineering.

(ii) That an updated Servicing Plan is submitted and approved that demonstrates that adequate land is dedicated for the required wet pond facility, and on-site septic system, as well as clarify the location of the onsite well on the civil plans that will be used to meet domestic water demand, to the satisfaction of the Director of Development Engineering.

(iii) A Hydrogeological Assessment prepared by a Qualified Professional (P.GEO., P.Eng) is submitted and approved following the City of Hamilton Guidelines for Hydrogeological Studies and Technical Standards for Private Servicing, to the satisfaction of the Director of Development Engineering.

(iv) A Chloride Impact Assessment prepared by a qualified professional (P.Geo., P.Eng.), is submitted and approved to evaluate if the chloride loading due to winter de-icing activities will result in adverse source water quality concerns in the context of the MECP Reasonable Use Concept (RUC) water quality guidelines ('MOE Guideline B-7'), to the satisfaction of the Director of Development Engineering.

(v) That a Tree Protection Plan is submitted and approved, to the satisfaction of the Director of Heritage and Urban Design. The submission of this Plan would include the applicable Tree Protection Plan review fee payable to the City of Hamilton.

(vi) That an updated Transportation Assessment, be submitted and approved to address concerns related to the left turn lane parallel and taper segments and meet the range prescribed by the Transportation Association of Canada Geometric Design Guidelines, 2017, to the satisfaction of the Manager of Transportation Planning.

Key Facts

- The purpose of the applications is to add a new “Rural Site Specific Area” to permit a tradesperson’s shop, a commercial school, and an art gallery within the Greensville Rural Settlement Area Plan and to change the zoning from the Agriculture (A) Zone to the Settlement Commercial (S2, 967, H217) Zone.
- The proposed commercial development contains 12,374 square metres of commercial space, 289 parking spaces, 26 bicycle parking spaces, and will be on private services, as shown in Appendix “E”.
- Staff recommends approval of the Official Plan Amendment and Zoning By-law Amendment applications.

Financial Considerations

Not applicable.

Analysis

The subject property is approximately 5.04 hectares in area and located within the northern portion of the Greensville Rural Settlement Plan Area. The property has frontage onto Highway No. 5, Brock Road and Moxley Road, and is currently utilized for agricultural purposes.

The proposal is to develop a commercial plaza with expanded permitted uses which includes a tradesperson’s shop, commercial school, and art gallery. The proposed commercial plaza will consist of 21 units within seven buildings, private water and sewage services and a stormwater management facility. Six of the seven commercial buildings will be located along the frontage of Brock Road and Highway No. 5. The remaining commercial building, the communal sewage system, and the stormwater management facility will be located along the frontage of Moxley Road.

Details on the surrounding land uses, the Historical Background and Concept Plan are included in Appendices “A1”, “D” and “E”.

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 proposed development is located within a rural settlement area and is designed to promote efficient use of land by providing local and rural residents with access to daily necessities and provide opportunities for businesses to operate and serve the local community. Private servicing infrastructure is required due to the unavailability of municipal servicing. Furthermore, the proposed development acts as a buffer between the existing residential and an existing extractive industrial operation, providing effective mitigation from the potential noise and visual impacts of the operation.

Based on the foregoing, the proposal represents appropriate development within a rural settlement area and is consistent with the Provincial Planning Statement (2024).

Greenbelt Plan (2017)

The subject lands are located within the Greensville Rural Settlement Area which is identified as a Settlement Area (Hamlet) within the Protected Countryside of the Greenbelt Plan. Settlement areas within the Greenbelt support as well as provide economic and commercial functions to prime agriculture areas and rural lands. The proposed commercial development introduces uses that would support the surrounding community. Staff have recommended amendments to the uses proposed by the applicant to align with the objective of supporting the settlement area and the surrounding rural area.

Based on the foregoing, the proposal is for commercial development that serves the local community in a settlement area and conforms to the policies of the Greenbelt Plan.

Rural Hamilton Official Plan

The subject land is designated “Settlement Commercial” on Map 8a – Greensville Rural Settlement Area Plan. The subject land has frontage along Highway No. 5, Brock Road and Moxley Road which are designated “Provincial Highway”, “Arterial Road” and “Collector Road” on Schedule C – Rural Functional Road Classification. A full review of applicable Urban Hamilton Official Plan policies is provided in Appendix “F”.

“Rural Settlement Area” are areas where a variety of land uses are clustered together on a small scale outside the designated urban area. These settlement areas are intended to include residential and service centres that serve the immediate community and the surrounding rural area.

The subject lands are further designated as “Settlement Commercial” on Map 8A – Greensville Rural Settlement Area Plan, which allows for the development of small-scale commercial uses and professional or personal service uses, further enforcing the objective of creating local community supportive uses that serve the needs of the residents in the settlement area and surrounding rural community. The Greensville Settlement Area Plan includes policies permitting uses that include convenience commercial, professional, and personal services, automotive service stations and antique shops and art galleries that contribute to the character of the area. The proposal is to add commercial uses such as tradesperson’s shop, commercial school, and art gallery. The additional uses provide residents as well as the broader rural community opportunities for additional trades businesses (i.e carpentry, plumbing shops) and provides access to uses not widely available to the larger rural community.

The Greensville Rural Settlement Area is subject to additional servicing policies through the Mid-Spencer/Greensville Rural Settlement Area Subwatershed Study dated April 2016. The settlement area and surrounding lands are experiencing growth in terms of

additional residential and industrial uses. Approximately 25 metres east of the subject lands is an extractive industrial use, and approximately 35 metres to the west of the subject site is a residential subdivision. To address potential land use conflicts, staff have limited the uses permitted on the subject lands as well as modified the existing definition related to medical clinics to prevent overnight accommodation through the Zoning By-law Amendment attached as Appendix “B”.

Development on the subject lands must consider the requirements of the Mid-Spencer Creek/Greensville Subwatershed Study. The study identified the target to maintain or enhance predevelopment groundwater recharge. The proposed development includes private water and sewage services which will draw from the groundwater. The proposal includes a stormwater management facility that will address stormwater runoff from the proposed development to surrounding right of ways and abutting properties. To ensure the servicing policies of the Official Plan are satisfied, staff require an updated Stormwater Management Design, Hydrogeological Assessment and Chloride Impact Assessment to address existing hydrogeological concerns and potential impacts as part of the Holding ‘H’ Provisions contained in Appendix “C”.

The subject site is predominantly an agricultural field; however, the boundaries of the property contain significant mature trees that would need to be preserved. The submitted Tree Protection Plan was not prepared in accordance with the City’s Tree Protection Guidelines and therefore, an updated Tree Protection Plan is required to be submitted and approved as part of the Holding ‘H’ Provision.

Staff have identified concerns with the proposed driveway and entrance plans for the proposed development that will need to be addressed during the Site Plan Control application. Due to the concerns related to the proposed turn lanes and reduced parking spaces within the “Rural Settlement Area”, an Updated Transportation Assessment, has been required as part of the Holding “H” Provision.

Staff are of the opinion that the overall development maintains the general intent of the Rural Hamilton Official Plan and Greensville Rural Settlement Area Plan, as it creates

an opportunity for commercial and personal service uses that will serve the community as well as the surrounding rural area.

Based on the foregoing, the proposal complies with the applicable policies of the Rural Hamilton Official Plan and the Greensville Rural Settlement Area Plan upon adoption of the Official Plan Amendment, subject to the recommended Holding 'H' Provisions.

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

The purpose of the Zoning By-law Amendment application is to change the zoning from Agriculture (A) Zone to the Settlement Commercial (S2, 967, H217) Zone. Modifications proposed by the applicant and staff as well as Holding "H" Provisions proposed by staff are required to facilitate the proposal and are discussed in Appendix "H".

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 Greenbelt Plan (2017);

    (ii) It complies with the general intent and purpose of the Rural Hamilton Official Plan and the Greensville Rural Settlement Area Plan; and,

    (iii) It is compatible with the existing land uses in the settlement area and the surrounding rural community, represents good planning, provides additional commercial uses that can support the existing rural area, and supports developing a complete community.

2. Official Plan Amendment

    The Official Plan Amendment can be supported as the proposal contributes to the development of healthy, liveable, and safe communities. The proposal will

foster employment, will retain the character of the hamlet, and provide commercial space that will serve the surrounding community. The proposal will also involve developing private water and wastewater services and a stormwater solution that are subject to Holding “H” Provisions and will need to adhere to the objectives and conclusions of the Mid Spencer/Greensville Rural Settlement Area Subwatershed Study.

Therefore, staff support the proposed Official Plan Amendment.

3. Zoning By-law Amendment and Holding “H” Provisions

Planning staff are satisfied that the proposal is consistent with the Rural Hamilton Official Plan, subject to the inclusion of the recommended Holding ‘H’ Provisions. In addition, the proposal is subject to obtaining Site Plan approval prior to development.

Although the Rural Hamilton Official Plan permits commercial uses on the subject land, the property was not zoned to reflect the commercial permissions due to the Mid Spencer/Greensville Rural Settlement Area Subwatershed Study. The Study provided recommendations related to private water and sewage servicing as well as stormwater management that are required to be addressed prior to any development occurring on the subject land. The expanded commercial uses of a tradesperson’s shop, commercial school, and art gallery reflect uses that are compatible with the existing lands uses and will support the existing settlement area as well as surrounding rural area. Therefore, the proposal complies with the general intent of the Rural Hamilton Official Plan as outlined in the Policy Review summary in Appendix “F”.

The application requires modifications to the landscaping requirements related to the parking spaces, reduction to the parking rate, and a reduction in the number of long term bicycle parking spaces. The reductions are requested to accommodate the scale and orientation of the proposed development.

Therefore, staff support the proposed Zoning By-law Amendment with the recommended modifications, subject to the Holding ‘H’ Provisions.

Alternatives

Should the applications be denied, the subject lands can be used in accordance with the applicable regulations of the Agriculture (A) Zone in the Flamborough Zoning By-law No. 90-145-Z.

Relationship to Council Strategic Priorities

1. Priority 1: Sustainable Economic & Ecological Development
   1.1. 1.2: Facilitate the growth of key sectors.
2. Priority 2: Responsiveness & Transparency
   2.1. 2.1: Prioritize customer service and proactive communication.

Consultation

The applications were circulated to internal departments and external agencies. Refer to the comment summary and responses provided in Appendix “I”.

The applicant held a community meeting on July 9, 2025, and a public mailout was delivered to surrounding landowners within a 500 metre radius of the subject lands. There were 27 people in attendance at the meeting. The response to the public consultation that occurred prior to the submission of the application is included as Appendix “I”. The public expressed concerns regarding the impacts generated by the commercial plaza on existing private water services as well as the potential to contaminate the existing groundwater supply. Concerns related to the increase in traffic were also noted.

At the time of writing this report, approximately 18 submissions were received from the public regarding the proposed development, and a summary is included in Appendix "J".

Appendices and Schedules Attached

Appendix A: Location Map
Appendix A1: Existing and Surrounding Land Uses and Zoning
Appendix B: Draft Rural Hamilton Official Plan Amendment
Appendix C: Draft Zoning By-law Amendment
Appendix D: Historical Background Report Fact Sheet
Appendix E: Concept Plan
Appendix F: Policy Review
Appendix G: Staff and Agency Comments
Appendix H: Zoning Modification Table
Appendix I: Public Consultation Summary
Appendix J: Public Comments Received

Prepared by:

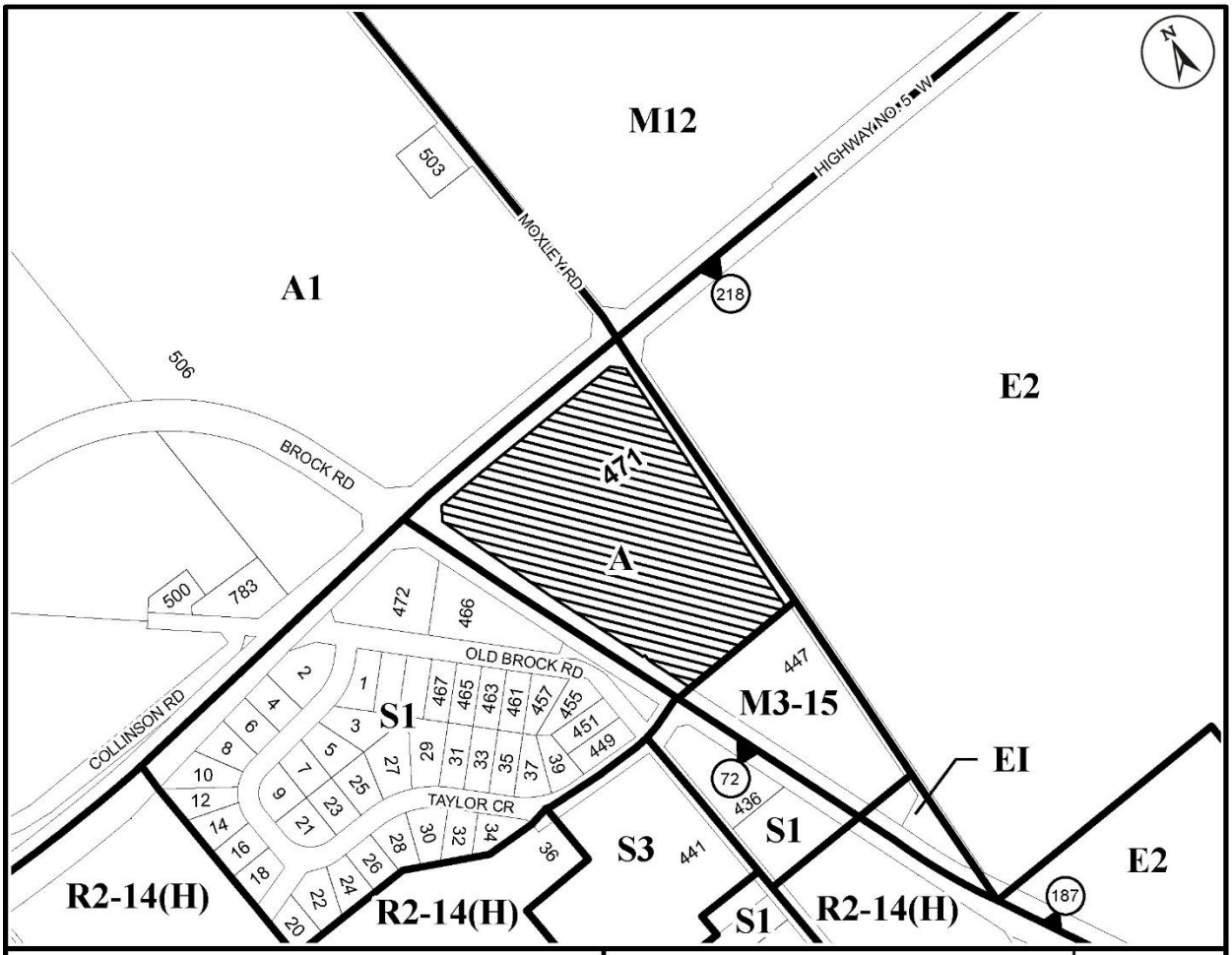
Abdullah Pasha, Planner I,

Planning and Economic Development Department

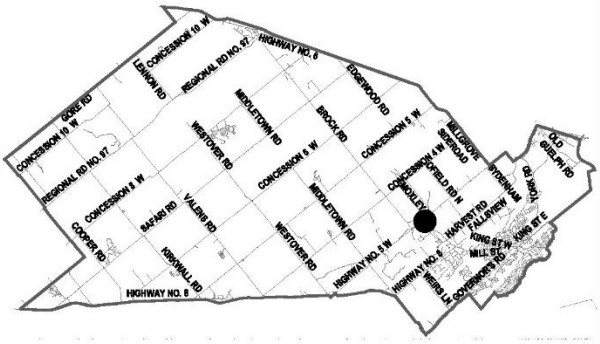
Submitted and Recommended by:

Anita Fabac, Acting Director of Planning and Chief Planner,

Planning and Economic Development Department



● Site Location



Key Map - Ward 13

Location Map

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

Hamilton

File Name/Number:	Date:	
ZAC-26-004 & UHOPA-26-001	March 10, 2026	
Appendix "A"	**Scale:** N.T.S	**Planner/Technician:** AP/AL

Subject Property

471 Moxley Road, Flamborough

Lands to be added to By-law 05-200 and zoned Settlement Commercial (S2, 967, H 217) Zone

Existing and Surrounding Land Uses and Zoning

Subject Lands

Existing Land Use

Agriculture.

Existing Zoning

Agriculture (A) Zone in the Town of Flamborough Zoning By-Law No. 90-145-Z.

Surrounding Land Uses

Surrounding Land	Existing Land Use	Existing Zoning
North	Agriculture.	Agriculture (A1) Zone.
South	Rural industrial use.	Rural Industrial (M3-15) Zone, Modified.
East	Aggregate resource facility.	Existing Rural Industrial (E2, 218) Zone.
West	Single detached dwellings.	Settlement Residential (S1) Zone.

DRAFT Rural Hamilton Official Plan

Amendment No. X

The following text, together with Appendix "A" attached hereto, constitutes Official Plan Amendment No. "X" to the Rural Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to add a new Site Specific Area to the Greensville Rural Settlement Area Plan to permit additional commercial uses on the subject lands.

2.0 Location:

The lands affected by this Amendment are known municipally as 471 Moxley Road, in the former Town of Flamborough.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed Amendment maintains the general intent of the policies of the Rural Hamilton Official Plan and Greensville Rural Settlement Area Plan, as it contributes to a range of employment uses supporting the surrounding rural community and makes efficient use of land;

- The proposed development implements the Rural Settlement Area policies of the Rural Hamilton Official Plan; and,

- The Amendment is consistent with the Provincial Planning Statement, 2024 and conforms to the Greenbelt Plan, 2017.

4.0 Actual Changes:

4.1 Volume 2 – Secondary Plans and Rural Settlement Areas

Text

4.1.1 Chapter A – Rural Settlement Areas

a. That Volume 2: Chapter A.3.0 – Flamborough Rural Settlement Area Plans, Section A.3.5 – Greensville Rural Settlement Area Plan be amended by adding a new Site Specific Area, as follows:

"A.3.5.18.X In addition to the uses permitted in Section A.3.5.6, for lands identified as Site Specific Area "X" on Map 8a - Greensville Rural Settlement Area Plan, designated Settlement Commercial, and known municipally as 471 Moxley Road, the following commercial uses shall be permitted:

a) Tradesperson's Shop

b) Commercial School

c) Art Gallery

Maps and Appendices

4.1.2 Map

a. That Volume 2: Map 8a – Greensville Rural Settlement Area Plan be amended by identifying the subject lands as Site Specific Area "4", as shown on Appendix "A", attached to this amendment.

5.0 Implementation:

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

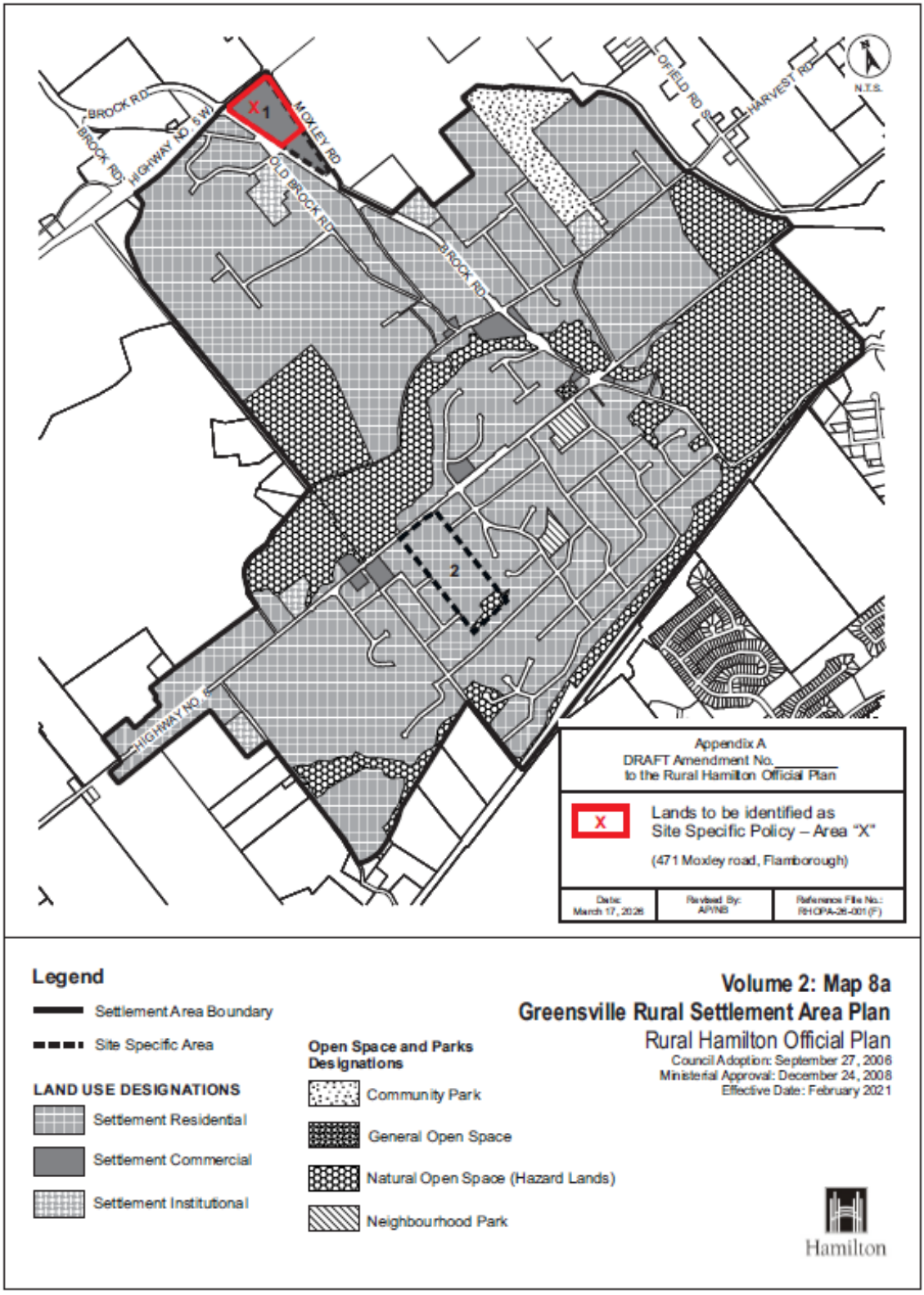
This Official Plan Amendment is Schedule "1" to By-law No. ____ passed on the ____th of _____, 2026.

The
City of Hamilton

A. Horwath
MAYOR

M. Trennum
CITY CLERK

DRAFT Urban Hamilton Official Plan Appendix A



Authority: Item,
Report (PED)
CM:
Ward: X

Bill No.

CITY OF HAMILTON

BY-LAW NO.

To amend Zoning By-law No. 05-200 with respect to lands located at 471 Moxley Road, Flamborough.

WHEREAS Council approved Item __ of Report _____ of the Planning Committee, at its meeting held on May 5, 2026;

AND WHEREAS this By-law conforms with the Rural Hamilton Official Plan upon adoption of Official Plan Amendment No. ____;

NOW THEREFORE Council amends Zoning By-law No. 05-200 as follows:

1. That Schedule "A" – Zoning Maps, Map No. 94 is amended by adding the Settlement Commercial (S2, 967, H217) Zone for the lands known as 471 Moxley Road, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A" to this By-law.

2. That Schedule "C": Special Exceptions is amended by adding the following new Special Exception:

   "967. Within the lands zoned Settlement Commercial (S2, 967, H217) Zone, identified on Map No. 94 of Schedule "A" – Zoning Maps and described as 471 Moxley Road, Flamborough, the following special provisions shall apply:

   a) In addition to Section 3, the following shall apply:

Art Gallery	Shall mean the use of land, building or structure where works of art, such as paintings, sculpture, pottery, glass, and weaving are displayed for public viewing, and may include

	accessory retail sales.
Limited Medical Clinic	Shall mean a building, or part thereof, which is used by health professionals for the purpose of consultation, diagnosis and/or treatment of persons and shall include but not be limited to laboratories, dispensaries, or other similar facilities, however, it shall not include overnight accommodation.

b) Notwithstanding Section 3 as it relates to the definition of Front Lot Line, the lot line abutting Highway No. 5 shall be deemed the Front Lot Line.

c) Notwithstanding Section 5.3.1 e) i), the following shall apply:

   i) Landscaped Area(s) and Landscaped Parking Island(s) with a minimum combined area of 6% of the area of the Parking Lot and associated access driveway and manoeuvring areas shall be provided and maintained.

d) In addition to Section 5.4.2 a) ii), the following shall apply:

   ii) Long-term Bicycle Parking Spaces shall also be located at grade, exterior to the building.

e) Notwithstanding Section 5.7.1, as it relates to the minimum number of required Parking Spaces for all buildings and structures, the following shall apply:

   i) 2.34 parking spaces for each 100 square metres of gross floor area.

f) Notwithstanding Section 5.7.5 a), as it relates to the minimum number of required Long-term Bicycle Parking Spaces, the following shall apply:

i)	Long-term Bicycle Parking	0.06 for each 100 square metres of gross floor area.

g) Notwithstanding Section 12.4.1, the uses permitted on the subject lands shall be limited to the following:

i)	Permitted Uses	Agriculture Art Gallery Artist Studio Catering Service Commercial School Commercial Recreation Craftsperson Shop Tradesperson Shop Farm Product Supply Dealer Financial Establishment Motor Vehicle Service Station Office Personal Service Private Club or Lodge Repair Service Restaurant Retail Veterinary Service Veterinary Service – Farm Animal Limited Medical Clinic

3. That Schedule “D” – Holding Provisions is amended by adding the additional Holding Provision as follows:

217. Notwithstanding Section 12.4 of this By-law, on those lands zoned Settlement Commercial (S2, 967, H217) Zone, identified on Map No. RU94 of Schedule A – Zoning Maps and described as 471 Moxley Road, Flamborough, no development shall be permitted until such time as:

a. An updated Stormwater Management design as per the Mid-Spencer/Greensville Rural Settlement Area Subwatershed Study, Aquafor Beech Limited, April 2016 be submitted and approved, to the satisfaction of the Director of Development Engineering.

b. That an updated Servicing Plan is submitted and approved that demonstrates that adequate land is dedicated for the required wet pond facility, and on-site septic system, as well as clarify the location of the onsite well on the civil plans that will be used to meet domestic water demand, to the satisfaction of the Director of Development Engineering.

c. A Hydrogeological Assessment prepared by a Qualified Professional (P.GEO., P.Eng) is submitted and approved following the City of Hamilton Guidelines for Hydrogeological Studies and Technical

Standards for Private Servicing, to the satisfaction of the Director of Development Engineering.

d. A Chloride Impact Assessment prepared by a qualified professional (P.Geo., P.Eng.) is submitted and approved to evaluate if the chloride loading due to winter de-icing activities will result in adverse source water quality concerns in the context of the MECP Reasonable Use Concept (RUC) water quality guidelines ('MOE Guideline B-7'), to the satisfaction of the Director of Development Engineering.

e. That a Tree Protection Plan is submitted and approved, to the satisfaction of the Director of Heritage and Urban Design. The submission of this Plan would include the applicable Tree Protection Plan review fee payable to the City of Hamilton.

f. That an updated Transportation Assessment, be submitted and approved to address concerns related to the left turn lane parallel and taper segments and meet the range prescribed by the Transportation Association of Canada Geometric Design Guidelines, 2017, to the satisfaction of the Manager of Transportation Planning.

4. That no building or structure shall be erected, altered, extended, or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the provisions of the Settlement Commercial (S2, 967, H217) Zone, subject to the special requirements referred to in Section No. 2 of this By-law.

5. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the *Planning Act.*

PASSED this _____ ____ , 2026

A. Horwath	M. Trennum
Mayor	City Clerk

ZAC-26-004

This is Schedule "A" to By-law No. 26-

Mayor

Passed the ..... day of ....., 2026

Clerk

Schedule "A"

Map forming Part of
By-law No. 26-_____

to Amend By-law No. 05-200
Map RU94

Scale: N.T.S	File Name/Number: ZAC-26-004 & UHOPA-26-001
Date: March 10, 2026	Planner/Technician: AP/AL

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

Hamilton

Subject Property

471 Moxley Road, Flamborough

Lands to be added to By-law 05-200 and zoned Settlement Commercial (S2, 967, H 217) Zone

Historical Background

Application Details	
Owner:	Wingbury Holdings Inc. c/o Walter Koppelaar.
Applicant:	The Angrish Group (c/o Ruchika Angrish).
File Number:	RHOPA-26-001 and ZAC-26-004.
Type of Applications:	Official Plan Amendment and Zoning By-law Amendment.
Proposal:	The amended Official Plan Amendment is to add a new site specific policy to the Greensville Rural Settlement Area Plan to permit three additional commercial uses including a tradesperson's shop, commercial school and art gallery, on private services for the development of the subject land. The original application requested various industrial and manufacturing uses, whereas it has now been scoped to accommodate uses that align with the "Settlement Commercial" designation. The amended Zoning By-law Amendment is for a change in zoning from the Agriculture (A) Zone to the Settlement Commercial (S2, 967, H217) Zone. Staff recommended modifications to remove sensitive land uses currently permitted within the Settlement Commercial (S2) Zone to ensure compatibility with the adjacent extractive industrial land use and residential uses. The proposal is to develop a commercial plaza which will include a tradesperson's shop, commercial school, art gallery, and other commercial uses permitted under the "Settlement Commercial" designation of the Greensville Rural Settlement Area Plan. The commercial plaza will consist of three entrances, seven buildings with a total of 21 commercial units,

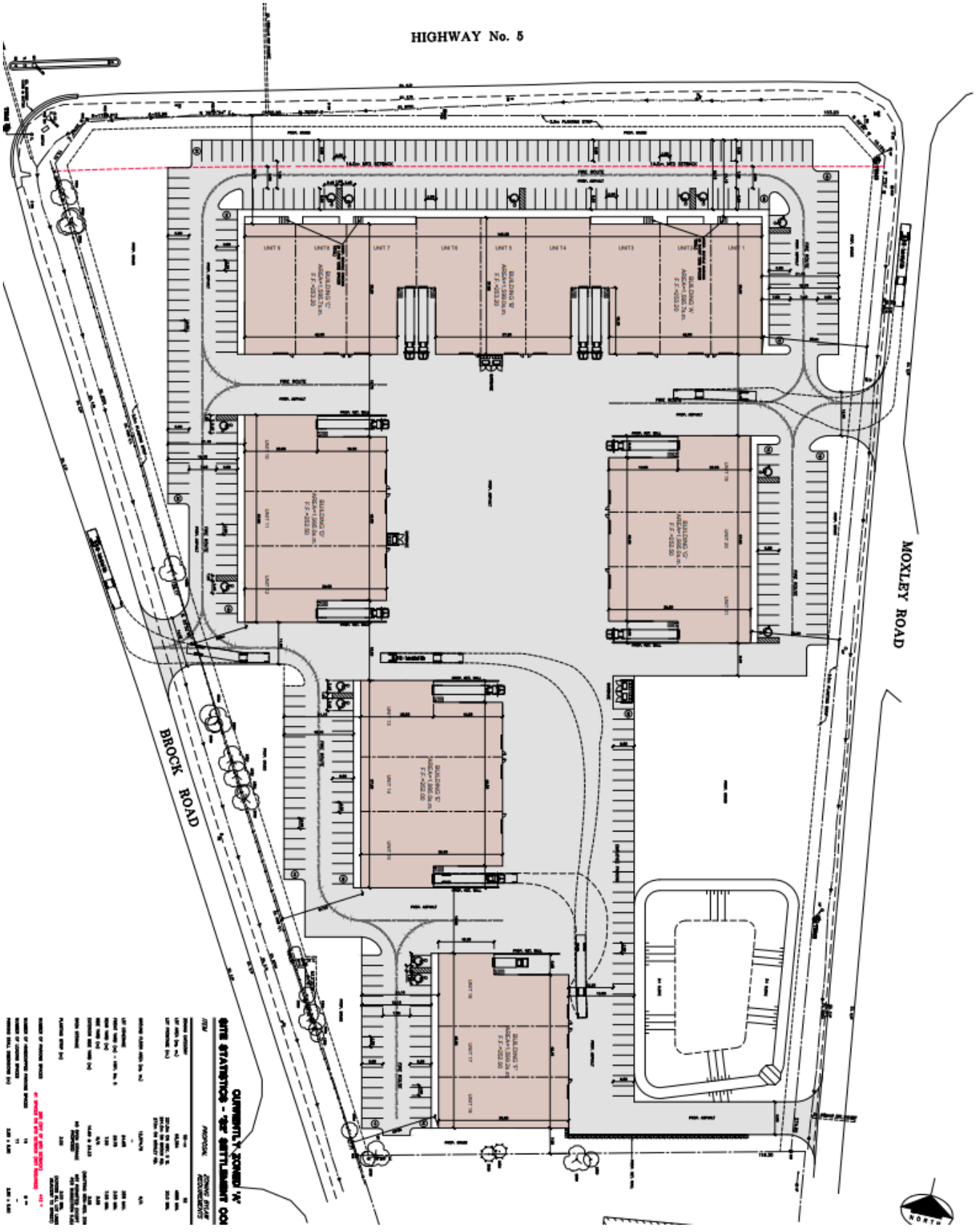
	290 parking spaces, a storm water management pond as well as a communal septic system. The proposal also includes an additional 61 parking spaces; however, these spaces are located within the Ministry of Transportation Setback. A reduced parking rate of 2.34 parking spaces for every 100 square metres of gross floor area is also proposed.
Property Details	
Municipal Address:	471 Moxley Road.
Lot Area:	5.04 Hectares.
Servicing:	Private water and private sewage.
Existing Use:	Agriculture.
Proposed Use:	Commercial.
Documents	
Provincial Planning Statement and Greenbelt Plan:	The amended proposal is consistent with the Provincial Planning Statement (2024) and conforms with the Greenbelt Plan (2017).
Official Plan Existing:	“Rural Settlement Area” on Schedule D – Rural Land Use Designation, “Settlement Commercial” on Map 8a – Greensville Rural Settlement Area Plan.
Official Plan Proposed:	“Rural Settlement Area” on Schedule D – Rural Land Use Designation, “Settlement Commercial” with a new “Rural Site Specific Area – Area X” on Map 8a – Greensville Rural Settlement Area Plan.
Zoning Existing:	Agriculture (A) Zone.
Zoning Proposed:	Settlement Commercial (S2, 967, H217) Zone.
Modifications Proposed:	The following modifications have been requested by the applicant: • The following definitions be added: o An Art Gallery means the viewing, display and retail

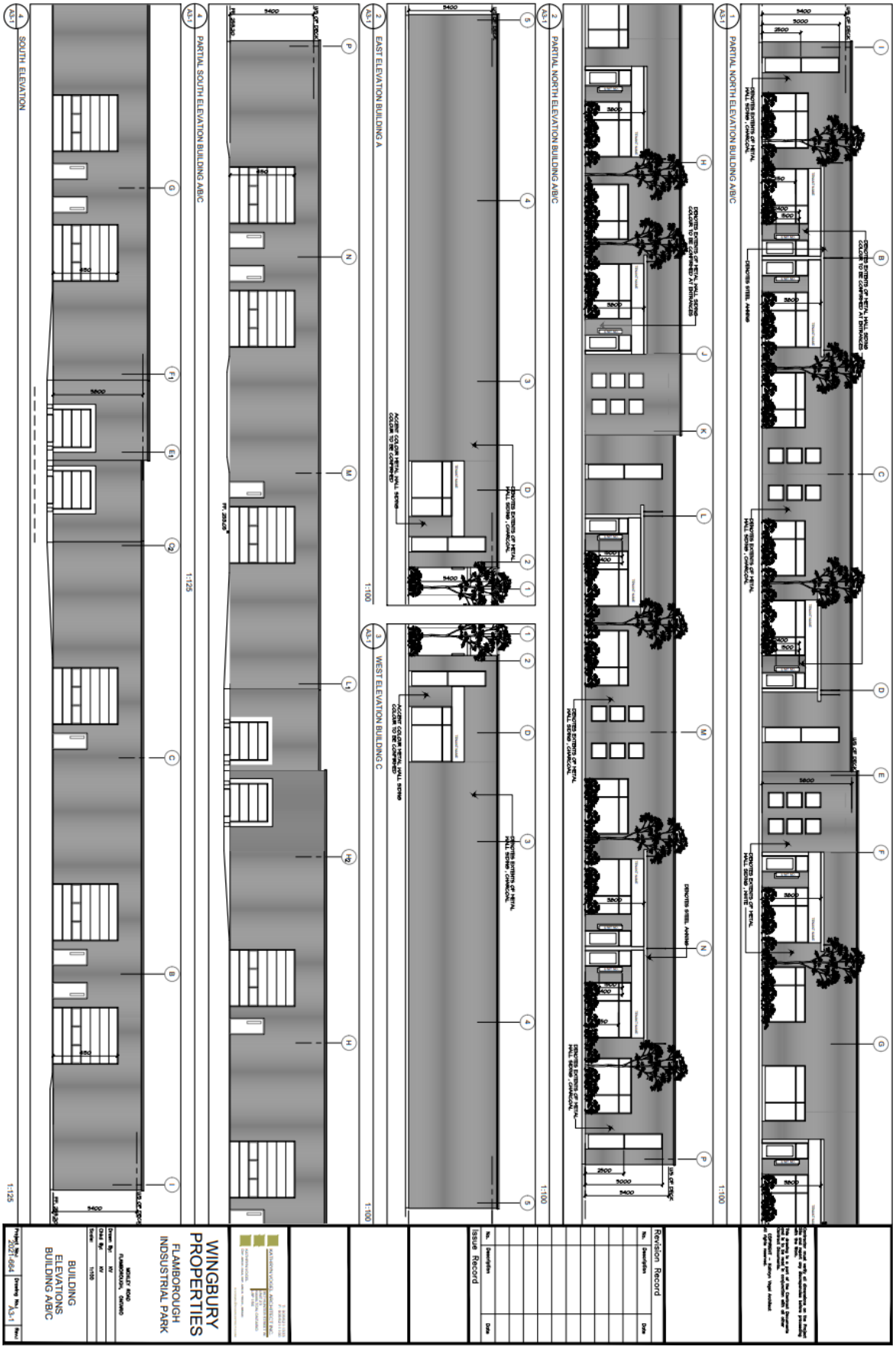
	sales for works of art; and, ○ A Limited Medical Clinic definition means all activities attributed to a Medical Clinic except for overnight stays. • Highway No. 5 is identified as the Front Lot Line for the subject lands; • Minimum landscaped area for the parking lot will be reduced from 10% to 6% of the parking area; • Long term bicycle parking spaces will be located at grade to the exterior of a building; • The long term bicycle parking space rate will be reduced from 0.10 space for each 100 square metres of gross floor area to 0.06 for each 100 square metres of gross floor area. • A parking rate of 2.34 parking spaces for each 100 square metres of gross floor area. The following modifications have been requested by staff: • Limited Medical Clinic definition is added to the amendment which states the following: ○ Shall mean a building, or part thereof, which is used by health professionals for the purpose of consultation, diagnosis and/or treatment of persons and shall include but not be limited to laboratories, dispensaries or other similar facilities, however, it shall not include overnight accommodation. • Limiting permitted uses on the subject lands to the following: ○ Agriculture; ○ Artist Studio;

	○ Art Gallery; ○ Catering Service; ○ Commercial Recreation; ○ Commercial Shop; ○ Craftsperson Shop; ○ Farm Product Supply Dealer; ○ Financial Establishment; ○ Motor Vehicle Service Station; ○ Office; ○ Personal Service; ○ Private Club or Lodge; ○ Repair Service; ○ Restaurant; ○ Retail; ○ Tradesperson's Shop; ○ Veterinary Service; ○ Veterinary Service – Farm Animal; and, ○ Limited Medical Clinic. The applicants are supportive of the staff proposed modifications.
Processing Details	
Received:	January 21, 2026.
Deemed Complete:	January 21, 2026.
Notice of Complete Application:	Sent to 46 property owners within 240 metres of the subject property on February 9, 2026. The notice was also published in the Hamilton Spectator on February 11, 2026.
Public Notice Sign:	Posted February 6, 2026.
Notice of Public Meeting:	Sent to 46 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.

Staff and Agency Comments:	Staff and agency comments have been summarized in Appendix “G”.
Public Consultation:	A Community Meeting was held on July 9, 2025, and a public mailout was delivered to surrounding landowners within a 500 metre radius of the subject lands. The Ward Councillor and City staff were notified through a mailout letter. The public feedback raised concerns about the required water and sanitary services for the specific development and the potential impacts to the ground water of the surrounding area, design and height of the built form, traffic generated from the development and entrances, as well as the general uses proposed for the subject lands. The response to the public consultation that occurred prior to the submission of the application is included as Appendix “I”.
Public Comments:	At the time of writing the report, two concerns were received from the public. The first concern is related to the adverse impact generated by the proposed commercial development on existing private water services as well as the contamination of the existing groundwater resource. Secondly, residents noted concern related to the increase in traffic generated through the proposed development and surrounding area. The public comments with staff responses are summarized in Appendix “J”.
Processing Time:	105 days.

HIGHWAY No. 5
MOXLEY ROAD
BROCK ROAD


HIGHWAY No. 5
MOXLEY ROAD
BROCK ROAD
NORTH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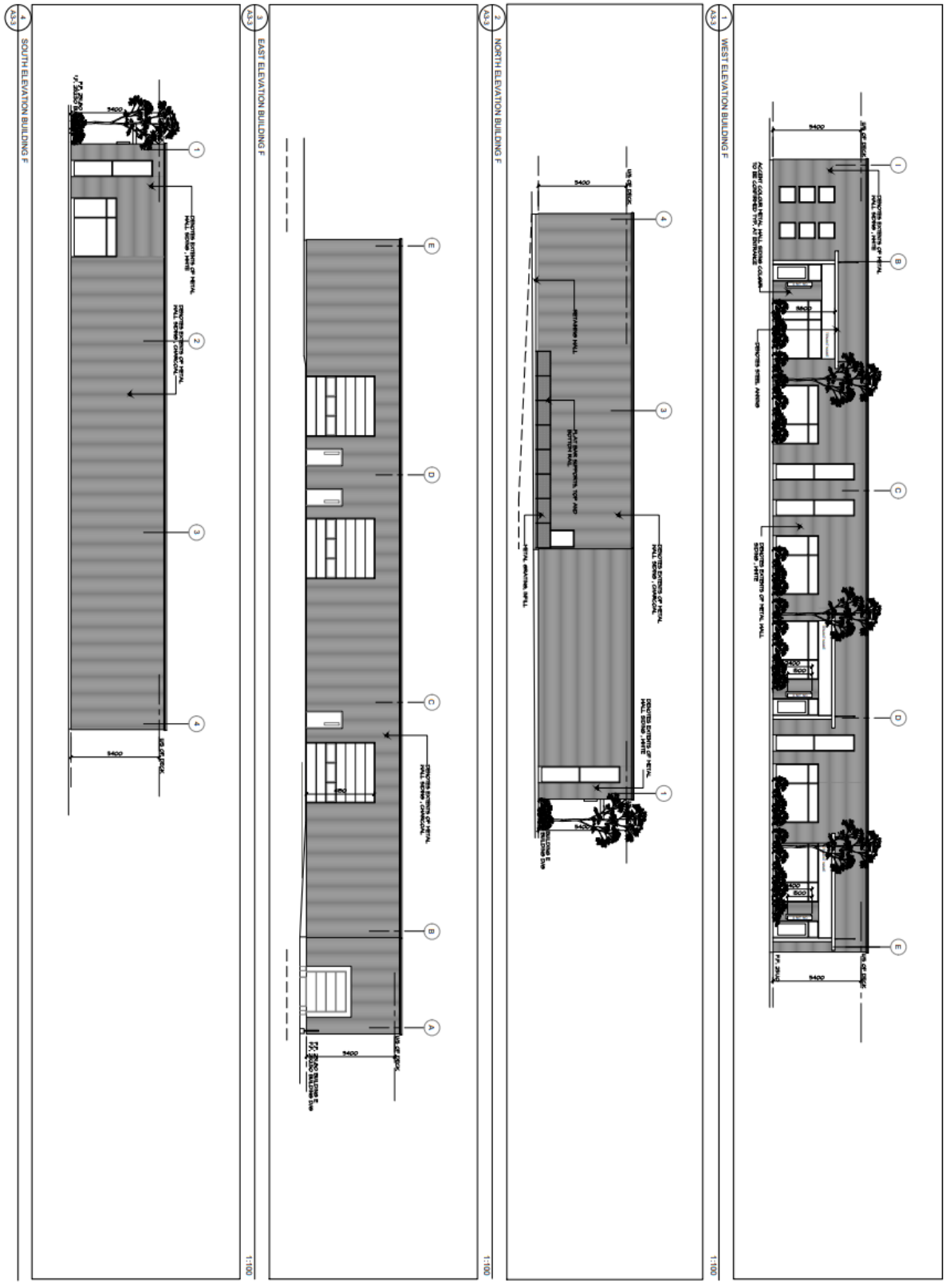
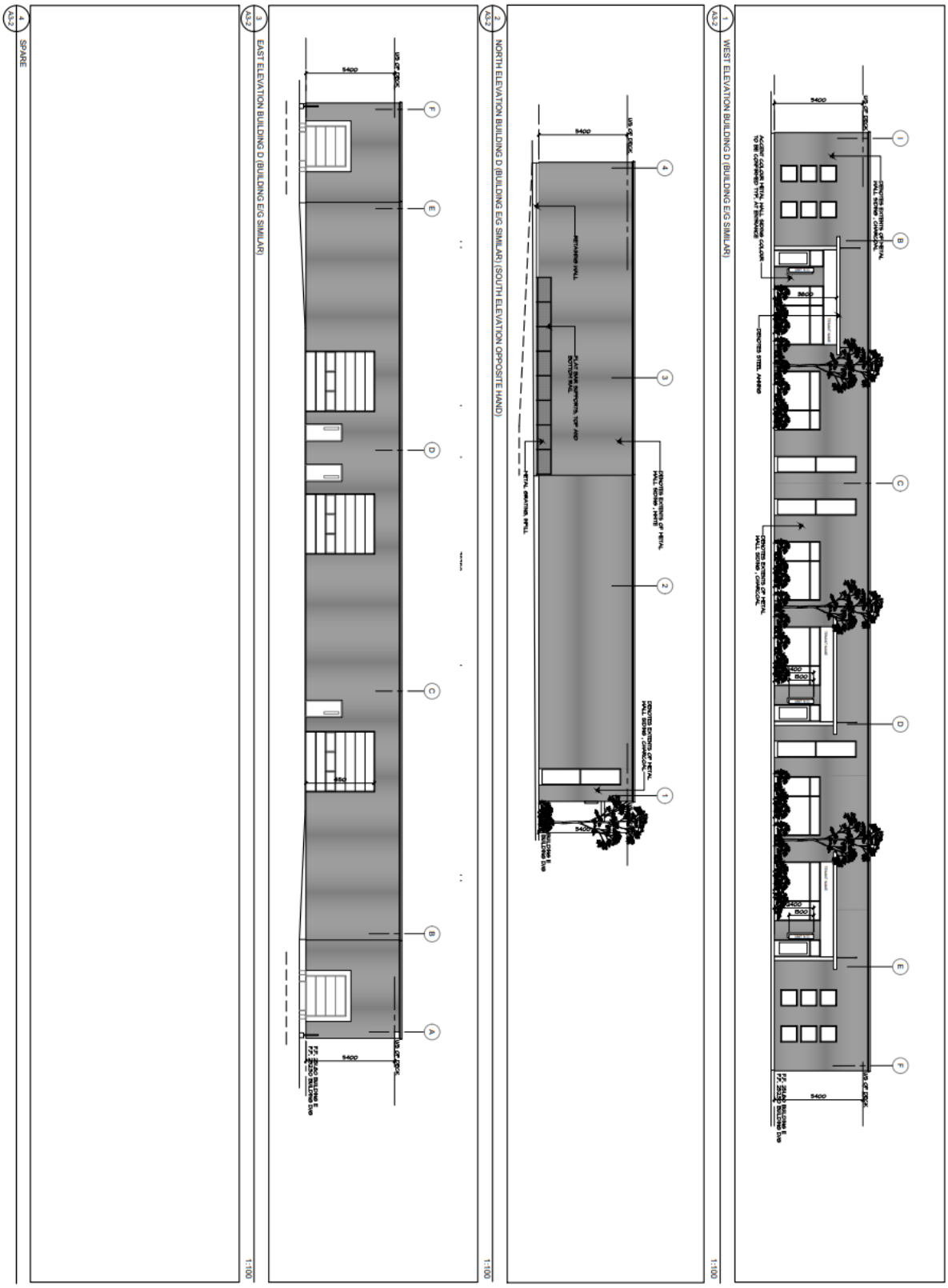
2 A3-1 PARTIAL NORTH ELEVATION BUILDING A/B/C 1:100
2 A3-1 EAST ELEVATION BUILDING A 1:100
3 A3-1 WEST ELEVATION BUILDING C 1:100
4 A3-1 PARTIAL SOUTH ELEVATION BUILDING A/B/C 1:125
4 A3-1 SOUTH ELEVATION 1:125
WINGBURY PROPERTIES
FLAMBOROUGH INDUSTRIAL PARK
BUILDING ELEVATIONS BUILDING A/B/C
Revision Record
Issue Record


1 WEST ELEVATION BUILDING F
A3-3
1:100
2 NORTH ELEVATION BUILDING F
A3-3
1:100
3 EAST ELEVATION BUILDING F
A3-3
1:100
4 SOUTH ELEVATION BUILDING F
A3-3
1:100
Revision Record
Issue Record
WINGBURY PROPERTIES
FLAMBOROUGH INDUSTRIAL PARK
BUILDING ELEVATIONS BUILDING F
Project No. 2021-664
Drawing No. A3-3


1 A3-2
WEST ELEVATION BUILDING D (BUILDING E/G SIMILAR)
1:100
2 A3-2
NORTH ELEVATION BUILDING D (BUILDING E/G SIMILAR) (SOUTH ELEVATION OPPOSITE HAND)
1:100
3 A3-2
EAST ELEVATION BUILDING D (BUILDING E/G SIMILAR)
1:100
4 A3-2
SPARE
Revision Record
Issue Record
WINGBURY PROPERTIES
FLAMBOROUGH INDUSTRIAL PARK
BUILDING ELEVATIONS BUILDING D/E/G
Project No. 20121-664
Drawing No. A3-2

Summary of Policy Review

The following policies, amongst others, apply to the proposal.

Provincial Planning Statement (2024)

Theme and Policy	**Summary of Policy or Issue**	**Staff Response**
Planning for People and Homes Policies: 2.1.6. a), b), and, c)	Planning authorities should promote complete communities by accommodating a diverse mix of land uses, housing, transportation options, employment, and public services to meet long term needs; enhancing accessibility for people of all ages and abilities by addressing land use barriers; as well as improving social equity and quality of life for all, including equity deserving groups.	The proposed development including the additional uses provides an opportunity for diversification of the economic base and employment opportunities within the area. The addition of a tradesperson's shop, commercial school, and art gallery provides the local and broader rural community with services that are not readily available within the surrounding area. The subject lands are designated to promote convenience commercial uses that support the surrounding community and achieve the objective of creating a complete community. The proposal is consistent with these policies.

Theme and Policy	Summary of Policy or Issue	Staff Response
Settlement Areas and Settlement Area Boundary Expansions Policies: 2.3.1.1, and 2.3.1.2	Settlement areas shall be the primary focus of growth and development, with an emphasis on strategic growth areas, including major transit station areas. Land use patterns should be based on densities and a mix of land uses which efficiently use land and resources, optimize existing infrastructure and public services, support active transportation, and be transit supportive. The proposal must demonstrate that it encourages intensification and redevelopment to promote complete communities which provide diversification of housing options and prioritize the necessary infrastructure and local services to support growth.	The proposed development is within the Greensville Rural Settlement Area. The proposed development introduces additional commercial uses that will serve the surrounding residential and agricultural community. The proposed site layout is organized in such a way as to make the subject property freight supportive. The property contains three accesses, two of which are located on Moxley Road and one of which is located on Brock Road. Furthermore, the access along Moxley Street provides a direct route for large storage vehicles to enter the rear loading areas of the proposed commercial plaza, reducing the interaction between commercial and residential vehicles. The proposal includes private water and wastewater services as well as a storm water management facility. The proposal is an efficient use of the subject lands as it converts an undersized agricultural parcel to a

Theme and Policy	Summary of Policy or Issue	Staff Response
		commercial development that can support the Greensville Rural Settlement Area. The proposal is consistent with these policies.
Rural Areas Policies: 2.5.1 a), d), e), g), 2.5.2, and, 2.5.3	Rural Areas should be supported by building on the rural character and utilizing rural amenities; using rural infrastructure efficiently, promoting diversification of economic base and employment opportunities, and conserving biodiversity. Rural settlement areas shall be the focus of growth and development. When directing development in rural settlement areas, consideration shall be given to locally appropriate rural characteristics, scale of development and provision of appropriate service levels.	The proposed commercial development utilizes the existing rural amenities and assets and introduces a diversification of the economic base and employment opportunities through permissions for additional commercial uses, that will support the surrounding rural area. However, the proposal has not adequately demonstrated that it can be appropriately serviced and that it will not negatively impact the servicing for the surrounding area. The proposal has not demonstrated that the existing vegetation on the subject lands will not be impacted. To address this, staff have requested Holding 'H' Provisions related to the provision of an updated transportation assessment, an updated hydrogeological assessment, an updated stormwater

Theme and Policy	Summary of Policy or Issue	Staff Response
		management design, a chloride assessment and an updated tree protection plan. With the recommended Holding “H” Provisions, staff are satisfied that the proposed development is consistent with these policies.
Employment Policy: 2.8.1.1	Planning authorities shall promote economic development and competitiveness by, providing for an appropriate mix and range of employment, institutional and broader mixed uses to meet long-term needs, providing opportunities for a diversified economic base and addressing land use compatibility by providing an appropriate transition to sensitive land uses.	The subject lands are designated “Settlement Commercial” as per the Greensville Rural Settlement Area Plan and are planned to provide convenience commercial uses that actively service the existing residential and employment uses. The property to the east of the subject lands contains an extractive industrial use and the land to the west of the subject lands contains a residential subdivision. The uses proposed are compatible with the surrounding land uses and support the existing community. The proposal is consistent with this policy.

Theme and Policy	Summary of Policy or Issue	Staff Response
General Policies for Infrastructure and Public Service Facilities Policy: 3.1.1	Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs.	The proposal requires the development of a private water and private sewage system and a stormwater management facility to address the excessive storm runoff due to the increased hard surface that is a result of the proposal. For the proposal to be consistent with the policies, staff have requested Holding 'H' Provisions to require an updated stormwater management brief, a hydrogeological assessment, and a chloride impact assessment. With the recommended Holding "H" Provisions, staff are satisfied that the proposed development is consistent with this policy.

Theme and Policy	Summary of Policy or Issue	Staff Response
Land Use Compatibility Policy: 3.5	Major facilities and sensitive land uses shall be planned and developed to avoid or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, and minimize risk to public health and safety. Where avoidance is not possible, planning authorities shall protect the long term viability of existing or planned industrial, manufacturing or other major facilities that are vulnerable.	The original proposal introduced uses such as agricultural storage facilities, manufacturing uses, and day care facilities that are not compatible with the surrounding lands as they would be impacted by the abutting extractive industrial use to the east and would impact the abutting residential uses to the west. Staff worked with the applicant to refine the additional permitted uses to be consistent with this policy. The proposed development now consists of uses that are compatible with the existing land uses. The proposal is consistent with this policy.
Sewage, Water and Stormwater Policies: 3.6.1, 3.6.4, and, 3.6.8	Planning for sewage and water services shall accommodate forecasted growth in a timely manner; ensure that these services are provided in a manner that can be sustained by the water resources upon which such services rely on and protects	The subject lands are intended to be serviced by private water and sewage services. Development Engineering staff have reviewed the proposal and have indicated that the proposed uses within the subject lands may require an Environmental Compliance Approval from the Ministry of

Theme and Policy	Summary of Policy or Issue	Staff Response
	human health and safety and the natural environment, including the quality and quantity of water. Where municipal services and private communal services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.	Environment, Conservation and Parks and further revision to the Servicing Plan are required to address incomplete information. For the proposal to be consistent with these policies, staff have requested Holding 'H' Provisions to address the stormwater management design, a hydrogeological assessment, clarification on the location of the onsite private services, and a chloride impact assessment. With the recommended Holding "H" Provisions, staff are satisfied that the proposed development is consistent with these policies.
Water Policy: 4.2.1	Planning authorities shall protect, improve or restore the quality and quantity of water by using the watershed as the ecologically meaningful scale for integrated and long	471 Moxley Road is a property that was included within the study area of the Mid-Spencer Creek/Greensville Sub-watershed Study. The objective of this study is to provide a basis for the

Theme and Policy	Summary of Policy or Issue	Staff Response
	term planning; minimizing potential negative impacts; implementing necessary restriction of development and site alteration to protect all municipal drinking water supplies and designated vulnerable areas and protect, improve or restore vulnerable surface and ground water, and their hydrologic functions.	protection, maintenance and enhancement of surface water and groundwater quantity and quality. For the proposal to be consistent with these policies, staff have requested Holding 'H' Provisions that require an updated stormwater management design be submitted and approved, a hydrogeological assessment, clarification on the location of the onsite private services, and a chloride impact assessment. With the recommended Holding "H" Provisions, staff are satisfied that the proposed development is consistent with this policy.
Cultural Heritage and Archaeology Policy: 4.6.2	Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential. Furthermore, Planning authorities shall not	Staff have reviewed the submitted Stage 1 and Stage 2 Archaeological Assessment for the subject property and are of the opinion that the municipal interest in the archaeology of this portion of the site that is proposed to be developed has been satisfied. Although the

Theme and Policy	Summary of Policy or Issue	Staff Response
	permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.	subject lands are within the Greensville Cultural Heritage Landscape and adjacent to 525 Moxley Road, staff are of the opinion that the cultural heritage value of the landscape will be conserved. The proposal is consistent with this policy.

Greenbelt Plan (2017)

Theme and Policy	Summary of Policy or Issue	Staff Response
Settlement Areas Policy: 3.4.1	Settlement areas within the Greenbelt support and provide significant economic, social and commercial functions to prime agriculture areas and rural lands. Land use patterns within settlement areas shall support the achievement of complete communities.	The Greensville Rural Settlement Area is identified as “Hamlets” within Schedule 1 - Greenbelt Area within the Greenbelt Plan and the subject lands are designated “Protected Countryside” as per the Greenbelt Plan. The proposed commercial development is a form of infill intensification within a hamlet. The proposed development will be serviced through individual onsite

Theme and Policy	Summary of Policy or Issue	Staff Response
	Hamlets are substantially smaller than Towns/Villages and play a significantly lesser role in accommodating concentrations of residential, commercial, industrial, and institutional development. Further, they are typically serviced with individual onsite sewage and water services and thus are not locations which growth should be directed.	water and sewage services and will contain a stormwater management facility. Staff recommend that a Holding 'H' Provision be applied that requires the submission and approval of a stormwater management design consistent with the Mid-Spencer/Greensville Rural Settlement Area Subwatershed Study. With the recommended Holding "H" Provisions, staff are satisfied that the proposed development is consistent with this policy.
Hamlet Policies Policy: 3.4.4	For lands within Hamlets, in the Protected Countryside, the following policy shall apply: Hamlets are subject to the policies of the Growth Plan and continue to be governed by official plans and related programs or	As "Hamlets" are substantially smaller than towns and villages and depend on private servicing, growth within the settlement area should generally be limited to supporting the rural settlement area and surrounding rural area. Based on the submitted material, the proposed uses contain elements that would support the surrounding community.

Theme and Policy	Summary of Policy or Issue	Staff Response
	initiatives and are not subject to the policies of this Plan, save for policies related to Agri-food Network, Water Resource Systems, External Connections, Parkland and General Settlement area policies.	The proposal is consistent with this policy.
General Infrastructure Policies Policy: 4.2.1.1.a)	All new infrastructure subject to and approved under the *Canadian Environmental Assessment Act*, the *Environmental Assessment Act*, the *Planning Act*, the *Aggregate Resources Act* or the *Telecommunications Act* or by the National or Ontario Energy Boards, is permitted provided it meets one of the following objectives: • The new infrastructure, supports agriculture, recreation and tourism, Towns/Villages and Hamlets, resource use or the rural economic activity that	The proposed development requires private water and sewage to support the proposed uses on the subject lands. Staff have requested Holding 'H' Provisions to address concerns related to the proposed private water and sewage systems pond and for updated studies to support the proposed systems and proposed stormwater management pond. Through the Mid-Spencer/Greensville Rural Settlement Area Subwatershed Study, staff have determined that development within the subject lands and surrounding areas may impact the existing groundwater quality and quantity which has the

Theme and Policy	Summary of Policy or Issue	Staff Response
	exists and is permitted within the greenbelt.	potential to negatively impact the surrounding community. Through the Holding 'H' Provisions, staff will evaluate the proposed infrastructure solutions and identify mitigation measures to prevent further impacts to the existing watershed before development can occur on the subject lands. With the recommended Holding "H" Provisions, staff are satisfied that the proposed development is consistent with this policy.

Rural Hamilton Official Plan

Theme and Policy	Summary of Policy or Issue	Staff Response
Archaeology Policies Policy: B.3.4.4.5	In areas of archaeological potential, an archaeological assessment shall be required demonstrating that there are no further archaeological concerns with the property.	Cultural Heritage staff have reviewed the Archaeological Assessment submitted as part of the complete application. Staff have concluded that the submitted Stage 1 and 2 archaeological report demonstrates that the municipal interest in the

		archaeology of this portion of the site has been satisfied. The proposal complies with this policy.
Road and Railway Traffic Noise and Vibration Policy: B.3.6.3.9 a)	A noise feasibility study and detailed noise study, shall be required as determined by the City prior to or at the time of application submission, for development of residential or other noise sensitive land uses on lands that are within 400 metres of an arterial road, as identified on Schedule C – Rural Functional Road Classification.	J.E. Coulter Associates Limited has prepared a Noise and Vibration Impact Study titled “Preliminary Noise Impact Study Industrial/Commercial Site Buildings A-G Moxley Road City of Hamilton”, dated May 6, 2025. The study found that the predicted sound levels resulting from the proposed stationary sources (truck bays/loading doors, truck idling and manoeuvring, and HVAC equipment) onto nearby outdoor living areas of nearby residential properties would be between 35 - 42 dBA during the hours of operation between 7:00 am and 7:00 pm, where the Ministry of Environment, Conservation and Parks noise guidelines require that noise emissions be 50 dBA or less in outdoor living areas. The applicant has indicated that no loading,

		unloading, or shunting will take place during between 7:00 pm and 7:00 am and only HVAC systems would remain operational. The study found that at night the sound levels from the rooftop HVAC units are expected to be between 6 to 15 dBA, which is below provincial sound level limit of 45 dBA. Detailed noise studies will be required at the time of the Site Plan Control application when individual uses are likely to be identified, and specific mitigation measures can be required. The proposal complies with this policy.
Tree and Woodland Protection Policy: C.2.10.1	The City recognizes the importance of trees and woodlands to the health and quality of life in our community. The City shall encourage sustainable forestry practices and the protection and restoration of trees and forests, including significant woodlands, wooded areas,	In support of the subject application, a Tree Protection Plan was prepared by J.H. Cohoon Engineering Limited, dated January 16, 2026. The Tree Protection Plan has not been approved by staff, and it is required to be submitted again. The Tree Protection Plan does not accurately depict the trees existing on the subject property and the surrounding area. Staff require an updated Tree Protection Plan that accurately illustrates the trees situated on the subject property

	hedgerows, and tree cover within Urban and Rural Settlement Areas.	and how they will be protected through the development process. Staff have recommended a Holding 'H' Provision that requires the submission of an updated Tree Protection Plan to address staff comments. With the recommended Holding "H" Provisions, staff are satisfied that the proposed development is consistent with this policy.
Active Transportation Network Policy: C.4.3.3	The City shall design pedestrian friendly streets where appropriate within large Rural Settlement Areas by: a) making streetscapes visually appealing to make walking more inviting; b) discouraging the placement of objects which will impede pedestrian movements; c) reducing motor vehicle traffic in areas of high pedestrian activity by design or other means;	The Greensville Rural Settlement Area is one of the larger settlement areas within the City of Hamilton. The subject lands have frontage along three roads (Highway No. 5 West, Moxley Road and Brock Road). The majority of the proposed built form will be oriented towards Brock Road, which abuts residential uses and Highway No. 5. There are three entrances planned for the proposed development, two of which are located on Moxley Road and one of which is located on Brock Road.

	d) establishing exclusive pedestrian links in areas of high pedestrian activity and vehicular traffic; e) providing adequate lighting; f) providing active transportation facilities; and, g) applying other means as specified in the policies of Section B.3.3 – Design, where applicable.	The proposed development creates a visually appealing streetscape through the addition of vegetation and landscaping along the edges of the subject lands. The concept plan locates the freight delivery entrances along Moxley Road, which abuts an existing resource extraction use. The orientation of the proposed development reduces the impact on pedestrian activity as loading and freight vehicles will be more inclined to utilize entrances suitable for their vehicles along Moxley Road. Regular vehicles can utilize the entrance located along Brock Road where the majority of the commercial unit frontages will be located. Revisions and updates to the driveway locations will be reviewed by staff during the future Site Plan Control application. The proposal complies with this policy.
Infrastructure	Prior to or at the time of application for a proposal that could impact existing private services or involves proposed private	Staff have reviewed the draft servicing plan, stormwater management plan, and hydrogeological assessment submitted with the applications and

Policies: C.5.1.1 a), and e)	services, development proponents shall submit complete information regarding existing or proposed private water and wastewater services. This information shall be complete to the satisfaction of the City. Where sufficient information is not available to enable a full assessment of on-site and off-site water supply and/or sewage disposal impacts or if the proponent does not agree with the City's calculations, the proponent shall be required to submit a hydrogeological study report completed in accordance with Section F.3.2.5 – Hydrogeological Studies of this Plan and Hydrogeological Study Guidelines as may be approved or amended from time to time. (OPA 23) The private water supply and sewage disposal systems shall be capable of	require updates to the studies. According to the Mid-Spencer/Greensville Rural Settlement Area Subwatershed Study, a dry pond is to be included within the stormwater management strategy for the subject lands. The submitted Hydrogeological Assessment provides preliminary information, and a more detailed analysis is required as the proposed design for the subject lands is developed. Staff recommends that Holding 'H' Provisions be applied to the subject lands to ensure that the owner submits and receives approval of an updated stormwater management design, updated servicing plan, a hydrogeological assessment, and a chloride impact assessment. With the recommended Holding "H" Provisions, staff are satisfied that the proposed development is consistent with these policies.

	sustaining the proposed and existing uses within acceptable levels of on-site and off-site water quantity and quality impacts, including nitrate impact.	
Rural Settlement Areas Policy: D.5.0	The Rural Settlement Area designation on Schedule D – Rural Land Use Designations, designates those areas where a variety of land uses and developments have clustered together on a small scale outside the designated Urban Area. These areas are intended to be residential and service centres that serve the immediate community and the surrounding rural area. Nineteen Rural Settlement Areas have been identified and designated on Schedule D – Rural Land Use Designations. Lands designated Rural Settlement Area shall be subject to Rural Settlement Area general policies and Secondary Plan policies for each Rural	Staff are of the opinion that the proposed commercial uses comply with the policy, and the uses proposed aim to support the Greensville Rural Settlement Area as well as the surrounding rural and agricultural community. The proposed uses meet land use compatibility requirements regarding noise with the abutting extractive industrial, residential and agricultural uses. The proposal complies with this policy.

	Settlement Area set out in Volume 2 of this Plan.	

General Settlement Area Plans, and Greensville Rural Settlement Area Plan

Theme and Policy	**Summary of Policy or Issue**	**Staff Response**
General Objectives Policies: A.1.1.1, A.1.2.3, A.1.2.4.a), and A.1.2.7	Rural non-farm development serving the rural area should be directed to the Rural Settlement Areas to reduce impact on rural resources, agriculture and natural heritage features. Predominant use of land in Rural Settlement Areas shall be single detached residential development. Small scale commercial uses that serve the rural community may also be permitted.	The proposed development will introduce additional commercial uses in the form of a tradesperson's shop, commercial school, and art gallery to the Greensville Rural Settlement Area. The additional permitted uses are convenience commercial uses and professional services that will support the settlement area as well as the broader rural and agriculture community. The proposed development requires a private water, sewage and stormwater solution to address servicing constraints occurring within Greensville. Updated servicing studies will need to be provided to address concerns related to the private water and sewage services proposed on site. Staff recommend that

	All development shall be required to obtain approval from the City for servicing, and development shall be serviced in accordance with Section C.5.1 of this plan. Where the policies of Greenville Rural Settlement Area Plan conflicts, the policies of the Rural Settlement Area Plan shall prevail.	additional updates to the servicing be provided through a Holding 'H' Provision which will prevent development from occurring on the subject lands prior to the submission of the necessary materials. With the recommended Holding "H" Provisions, staff are satisfied that the proposed development is consistent with these policies.
Settlement Commercial Policy: A.1.4.1	On lands designated "Settlement Commercial", small scale commercial, professional or personal service uses primarily related to the needs of the residents in the Rural Settlement Area and ***the*** surrounding Rural Area shall be permitted subject to: Commercial uses are of a size and nature that serves the needs primarily of the local.	The subject lands are designated "Settlement Commercial" as per Map 8a – Greensville Rural Settlement Area Plan. The proposal is to convert the existing agricultural property to a commercial plaza containing a variety of commercial uses meant to support the surrounding community. The uses range from clinics meant for human and livestock health, as well as retail, office and commercial business uses. The proposal complies with this policy.

Greenville Settlement Commercial Policies: A.3.5.6.1, A.3.5.6.2, and A.3.5.6.3.5.6.3	Settlement Commercial uses are those which are intended to service the Rural Settlement Area. Permitted uses include convenience commercial and professional and personal services related to the needs of the Rural Settlement Area residents and the nearby rural community. Automotive service stations may be permitted subject to an appropriate Zoning By-law which establishes adequate building setbacks, landscaping and buffering provisions to mitigate negative impacts on the residential community. It is recognized that other commercial uses exist but not specifically identified as Settlement Commercial, that do not serve the Rural Settlement Area but contribute to the character of the area. Such uses shall	The subject lands are designated “Settlement Commercial” as per Map 8a – Greensville Rural Settlement Area Plan. The proposed uses fall within the convenience commercial and professional service parameters indicated as per the Settlement Commercial Policies. The proposal also includes motor vehicle service stations in accordance with the setbacks required by the Settlement Commercial (S2) Zone. The applicant has included additional commercial uses such as art gallery, tradesperson’s shop, and commercial school. The added uses will enhance the character of the area and will provide additional commercial opportunities that will serve the rural and local community. The proposal complies with these policies.

	be permitted to continue. Any expansion or change in use shall be permitted only by Zoning By-law Amendment.	
Greensville Servicing Policies: A.3.13.2, A.3.13.3, and A.3.5.13.5	Development in the Rural Settlement Area may occur on the basis of private water supply or a communal water system approved by the City and development shall take place on private sewage disposal systems. It should be determined that an adequate supply of potable water is available to service the proposed development and that there will no unacceptable adverse effect on the quality and quantity of ground and surface waters as a result of the proposed development.	The subject lands are intended to be serviced by private water and sewage services. Development Engineering staff have reviewed the proposal and have concerns with the proposed private water and sewage solutions. The submission does not adequately demonstrate that it can be appropriately serviced and does not negatively impact the servicing for the surrounding area. Staff recommends that Holding 'H' Provisions be applied to the subject lands to ensure that the owner submits and receives approval of an updated stormwater management design, updated servicing plan, a hydrogeological assessment, and a chloride impact assessment. With the recommended Holding

		“H” Provisions, staff are satisfied that the proposed development is consistent with these policies.

CONSULTATION – DEPARTMENTS AND AGENCIES

Department/Agency	**Comment**	**Staff Response**
• Hamilton Fire Department, Healthy and Safety Communities • Corporate Real Estate, Economic Development, Planning and Economic Development Department. • Hamilton Conservation Authority, • Waste Policy and Planning Section, Waste Management Division, Public Works Department • Hamilton Street Railway, Transit Planning	No objections or concerns.	Noted.

Department/Agency	**Comment**	**Staff Response**
Division, Department of Public Works • Hamilton Conservation Authority		
Development Engineering Section, Growth Management Division, Planning and Economic Development Department	• Mid-Spencer/Greensville Rural Settlement Area Subwatershed Study, Aquafor Beech Limited, April 2016 established the requirement of a wet pond for stormwater quantity and quality control for the site however, the proposed stormwater management design has not considered a wet pond for the proposed development. Revisions to the stormwater management design, as per the Subwatershed Study, are required. **Stormwater Management Report** • The design shall demonstrate how the erosion and water balance requirements as per the subwatershed study will be achieved. Retention	The subject lands are located within the Greensville Rural Settlement Area Plan which was the subject of the Mid-Spencer/Greensville Rural Settlement Area Subwatershed Study. Staff recommends the following Holding 'H' Provisions be applied to the subject lands and be addressed prior to development: a) An updated stormwater management design is submitted and approved.

Department/Agency	Comment	Staff Response
	target volumes must also meet the recommendations of the City of Hamilton Green Standards and Guidelines. • Generally, it is not best practice to use Modified Rational Method for calculating storage for large sites like this one. Please also provide storage determined through hydraulic modeling to determine the required storage. In addition, with regards to the hydraulic modelling: • SWMF shall be designed considering governing/conservative storm distribution; several temporal storm distributions (Chicago 3hr, 6hr, 12hr and SCS 6, 12 & 24hr Type II) should be used to determine governing design storm for allowable flow and storage volume determination. Please provide a table summarizing the model results including predevelopment flows, post development flows and required storage volume for all storm distribution.	b) An updated servicing study is submitted and approved to confirm is adequate area is provided for the private sewage system and if water demand can be met. c) An updated hydrogeological assessment is submitted and approved. d) An updated chloride impact assessment is submitted and approved. Staff have included the recommended Holding ‘H’ Provisions as part of the draft Zoning By-law attached as Appendix “C”.

Department/Agency	Comment	Staff Response
	• Oil Grid Separator sizing shall be based on TSS Particle Size Distribution. Please note Stormceptor models cannot achieve standalone 80% TSS removal. As per comment 1 above, a wet pond is required that will provide Level 1 quality control. **Sourcewater Protection:** • While the Hydrogeology Report was provided, the previous comments have yet to be addressed, and an updated finalized report must be provided addressing all of previous comments as follows: • Based on the information provided, the proposed paved surfaces would be approx. 2.5 ha (24,629.24 m2). The property is located within a Wellhead Protection Area (WHPA) Q and a Highly Vulnerable Aquifer (HVA). It is noted based on Drawing 10252-3 titled "Servicing Plan, Proposed Development Part	

Department/Agency	Comment	Staff Response
	of Lots 7 & 9, Concession 2, Moxley Road, City of Hamilton" by J.H. Cohoon Engineering Limited, dated March 15, 2023, File No.: 10252, that the proposed structures would be serviced by a common septic system and water supply well. • A Hydrogeological Assessment prepared by a Qualified Professional (P.Geo., P.Eng.) should be provided. **Water Supply** • The water supply assessment should include an assessment of the daily water demand for all on-site water takings and the capability of the water supply well and aquifer (quantity and quality) to meet such requirements without unreasonably interfering with the well supplies of existing users in the area.	

Department/Agency	Comment	Staff Response
	• If a Permit to Take Water (PTTW) from the Ministry of the Environment, Conservation and Parks (MECP) is required, all technical documents shall be circulated to Source Protection Planning for review and comments. • As per Ontario Regulation 903, if any wells on site are to be abandoned, they should be decommissioned by a licensed water well contractor. **Wastewater** • Given that the rezoning would include conversion to allow several commercial uses, the total combined daily sewage flows from all uses onsite would likely require an Environmental Compliance Approval (ECA) from the MECP. • The applicant shall demonstrate on a site plan that the minimum clearance requirements for	

Department/Agency	Comment	Staff Response
	the sewage and water supply components as required under Section 8 of the Ontario Building Codes (OBC) are maintained. **Chloride Impact Assessment** • As the property is located within a Highly Vulnerable Aquifer, and the proposal would include an increase in the paved surfaces by 2.5 ha, the applicant will be required to prepare a Chloride Impact Assessment by a Qualified Professional (P.Geo., P.Eng.). **WHPA-Q** • As the property is located within a Wellhead Area Protection Area (WHPA) Q, the applicant is advised that Halton-Hamilton Source Protection Plan policies may apply.	

Department/Agency	Comment	Staff Response
	Development Engineering Recommendation Staff recommends that a **Holding Provision** until: • An updated stormwater management design, updated servicing plan, a hydrogeological assessment, and a chloride impact assessment is provided.	
Forestry and Horticulture Section, Environmental Services Division, Public Works Department	It has been determined that there are potential conflicts with existing public trees or trees that may become publicly owned trees through a right of way dedication. A permit is required to remove municipal trees to address potential conflicts with publicly owned trees. An updated Landscape Plan is required.	Forestry staff require an updated Tree Management Plan and Landscape Plan to address the tree planting located around the subject property. The amended resubmission will be addressed at the Site Plan Control application stage.
Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development	**Transportation Assessment – Resubmission Required** The findings of the Transportation Assessment (Study) regarding the left turn lane parallel and	Staff have requested an update Transportation Assessment be submitted as part of a Holding ‘H’ Provision.

Department/Agency	Comment	Staff Response
	taper segments have not explicitly shown that the lengths are substandard, i.e., are outside of the range prescribed by the Transportation Association of Canada Geometric Design Guidelines, 2017. **Right-of-Way Dedications – Not Required** Brock Road is to be 30.480 metres from North of Harvest Road to Highway 5. The existing right-of-way at the subject property is approximately ±30.48 metres. No additional right-of-way dedication is required for Brock Road. Without setting a precedent, Transportation Planning accepts the existing right-of-way width of Moxley Road as an approximate ±20.0 metre right-of-way width. As such, right-of-way dedications along Moxley Road are not required. Additional Information:	Amendments to the concept plan related to the roads and entrances within the City of Hamilton's jurisdiction will be addressed during the Site Plan Control application stage.

Department/Agency	Comment	Staff Response
	Highway #5 is under the Ministry of Transportation's (Ministry of Transportation) jurisdiction. The Applicant/Owner must contact the Ministry of Transportation for right of-way requirements. **Daylighting Triangle Dedications – Deferred** Transportation Planning notes that this section of Highway 5, adjacent to the subject property, is under the jurisdiction of the Ministry of Transportation. Transportation Planning defers comments on daylighting triangle requirements at the Highway 5 and Moxley Road and Brock Road and Highway 5 intersections to Ministry of Transportation. **Site Plan – Future Requirements** • The Applicant/Owner is required to provide a turning plan showing the trucks egressing the site without limitations.	

Department/Agency	**Comment**	**Staff Response**
	• The driveway access for trucks must be designed with a radius greater than 9 metres as a truck apron. The driveway access for passenger vehicles must be designed with a maximum radius of 7 metres. • 5.0 metre by 5.0 metre visibility triangles must be provided for each driveway access. No object or mature vegetation can exceed a height of 0.6 metres above the corresponding perpendicular centreline elevation of the adjacent street. Information Only • Access location on Brock and Moxley is acceptable in principle.	
Legislative Approvals, Growth Management Plan, Planning and Economic Development Department	According to information provided with the application, the intent for tenure is rental. The Owner and Agent should be made aware that the municipal addressing for the proposed development	Noted.

Department/Agency	**Comment**	**Staff Response**
	will be determined after conditional Site Plan approval is granted.	
Six Nations of the Grand River Elected Council	**Treaty Rights Accommodation and Compensation** Further development of the land infringes on Six Nations Aboriginal and Treaty Rights by essentially guaranteeing land will not be returned to a natural state and by negatively impacting the environment through emissions and use of resources. Developments on this land fall under the Duty to Consult and Accommodate, meaning Six Nations of the Grand River must be consulted with and accommodated for impacts to their rights. SNGREC requires that this development is paired with compensation for impacts to these rights and to the environment. Compensation should include environmental enhancement, financial compensation, and other forms of compensation such as increased numbers of affordable units and	Noted.

Department/Agency	Comment	Staff Response
	discounts for Six Nations people. Please contact lrlust@sixnations.ca to schedule a meeting to collaborate on determining compensation. **Grass Area** Please clarify if the grass area has been left empty due to a septic system. If yes, SNGREC encourages edge naturalization with native species and implementation as a simple amenity space especially for employee use, and if not, then SNGREC encourages naturalization with native species. **Central Asphalt Area** The massive area of asphalt in the centre of the property, which appears to only exist for truck movement, is a major stormwater and solar heat absorption concern while being a wasteful land use.	

Department/Agency	Comment	Staff Response
	SNGREC encourages implementing additional uses for this space or at least including a patch for infiltration. **Landscaping** Overall, the landscaping plan is acceptable, however it does include non-native species which are less ecologically beneficial. SNGREC encourages the replacement of these species with native species and particularly requests the replacement of London planetree as it is considered ecologically sterile as it hosts and feeds virtually no insect species in North America. Additionally, SNGREC encourages using the natural version instead of cultivars where possible, as simple changes such as a different colour can result in reduced ecological benefits.	

Department/Agency	Comment	Staff Response
	Bird and Light Friendly Design SNGREC requests that the buildings and streetscapes are designed using bird and light friendly practices. This includes minimizing reflective surfaces, creating visual markers on windows, and using warmer lights that are directed downwards and away from natural areas. SNGREC requests commitment at this stage of development to explore and implement thorough bird and light friendly practices during the appropriate phases. **Green Roofs** SNGREC encourages the use of green roofs whenever feasible. Green roofs reduce the heat island effect, reduce cooling costs in the summer,	

Department/Agency	**Comment**	**Staff Response**
	can benefit stormwater management, and can serve ecological functions.	
Ministry of Transportation	The number of parking spaces is based on a reduced rate, which is 290 spaces. 351 spaces is tallied and the zoning matrix table states 61 spaces are within the 14 metre setback. The removal of 61 parking spaces (within the 14 metre setback) meets the zoning by-law requirement (351-61=290), which is based on the reduced rate. The proposed access on Moxley Road measures to 60 metres (approx.) and does not meet 85 metre minimum spacing requirement. At the Site Plan Application stage, the Site Plan must be updated to show that the proposed access meets the 85 metre minimum; the separation distance needs to be measured from end of radius from the Highway No. 5 curve to the start of the radius for the entrance along Moxley Road.	Noted. Staff will work with the applicant to address entrance and fire route concerns as well as any additional concerns provided by the Ministry of Transportation at the Site Plan Control application stage. City staff have reviewed the reduced parking rate proposed and staff are supportive of the reduced rate as it provides an acceptable amount of parking for the density of the proposed built form on the subject lands.

Department/Agency	**Comment**	**Staff Response**
	Depending on the TIS recommendation/conclusion and our review, Ministry of Transportation may require the separation distance to be greater than 85 metre. The 7.5 metre wide fire route encroaches onto the 14 metre setback. An update to the site plan is requires so that all essential features meet the 14 metre setback, which includes the fire route. **Pending** – Our Traffic Office requires a 10-week turnaround to time to provide comments Ministry of Transportation requires a detailed Stormwater Management Report, Site, Servicing, Grading and Erosion and Sediment Control plans at a later design stage.	

Department/Agency	**Comment**	**Staff Response**
Alectra Utilities	The applicant was provided with information for the developer's consideration regarding electrical service requirements.	Noted.

Site Specific Modifications to the Settlement Commercial (S2) Zone in Zoning By-law No. 05-200

Regulation	Required	Modification	Analysis
Section 3 Definitions: **Art Gallery, Limited Medical Clinic.**	Art Gallery: No Definition Medical Clinic: Shall mean a building, or part thereof, which is used by health professionals for the purpose of consultation, diagnosis and/or treatment of persons and shall include but not be limited to laboratories, dispensaries or other	Art Gallery: Shall mean the use of land, building or structure where works of art, such as paintings, sculpture, pottery, glass and weaving are displayed for public viewing, and may include accessory retail sales. Limited Medical Clinic: Shall mean a building, or part thereof, which is used by health professionals for the	The applicant has included art gallery as a permitted use and has provided a definition for the use. The definition involves the use of lands to craft works of art and access for public viewing and accessory retail. Art galleries are a permitted use according to the "Settlement Commercial" designation of the Greensville Rural Settlement Area Plan and the proposed additional uses comply with the intent of the designation. Staff have added an additional modification to address the overnight accommodation provided within some medical clinics. Uses which provide sleeping quarters or overnight accommodations constitute a sensitive land use. Due to the proximity of the abutting extractive industrial use, sensitive

Regulation	Required	Modification	Analysis
	similar facilities, and may include overnight accommodation.	purpose of consultation, diagnosis and/or treatment of persons and shall include but not be limited to laboratories, dispensaries or other similar facilities, however, it shall not include overnight accommodation.	land uses will cause potential land use conflicts. To address this, staff have modified the medical clinic definition remove overnight accommodations. The proposed modifications allow for the subject lands to be used for commercial uses that will serve the local community and will not create a land use compatibility conflict. Staff support the modification.
Landscape Area and Landscaped Parking Island Requirements for Surface Parking Lots Containing 50	In addition to Section 5.3.1 b), the following requirements shall apply to surface Parking Lots in all zones which contain 50 or more parking spaces:	Landscaped Area(s) and Landscaped Parking Island(s) with a minimum combined area of 6% of the area of the Parking Lot and associated access driveway and manoeuvring areas.	The proposed modification will reduce the landscaped area for landscaped parking islands to 6.0% of the area of the parking lot whereas the Zoning By-law requires 10%. The proposal includes a larger landscaped area located along the edges and northern portion of the property not associated with the parking space. The intent of the existing provision is to "soften" larger parking areas by expanding requirements beyond landscaping along

Regulation	Required	Modification	Analysis
or More Parking Spaces in All Zones Section 5.3.1(e)	i) Landscaped Area(s) and Landscaped Parking Island(s) with a minimum combined area of 10% of the area of the Parking Lot and associated access driveway and manoeuvring areas shall be provided and maintained; ii) Each Landscaped Area and Landscaped Parking Island shall have a minimum area of 10.0 square metres;		the periphery of the parking area. The provision will reduce the heat island effect and improve on-site drainage. The reduction is appropriate due to the size of the subject lands. The property is approximately 5.04 hectares in area with the parking lots encompassing approximately 24,414 square metres. The landscape area would need to encompass approximately 2,441 square metres. The landscape reduction would permit a landscaped parking area to be a minimum of 776 square metres; however, it does not take away from the overall landscaped area of the subject lands. The proposal also includes a stormwater management pond as well as a large field that is to be utilized for private servicing that balances the reduction of the landscaped parking area. Staff are supportive of the modification.

Regulation	Required	Modification	Analysis
	iii) The calculation for Landscaped Area(s) and Landscaped Parking Island(s) shall not include the area of landscaping provided to satisfy the minimum requirement of any other Section of this By-law, iv) A Landscaped Area or Landscaped Parking Island may be traversed by a pedestrian walkway; and,		

Regulation	Required	Modification	Analysis
	v) When calculating the minimum number of parking spaces in accordance with Section 5.7.1, such number may be reduced by the number needed to accommodate the minimum Landscaped Parking Island requirement of this section, up to a maximum of 10% of the required parking spaces.		
Bicycle Parking Locational Requirements	i) Short-term Bicycle Parking Spaces shall be publicly accessible and	In addition to Section 5.4.2 (a) ii, Long-term Bicycle Parking Spaces shall be located at	The proposed modification further defines the location of Long-term Bicycle Parking spaces and indicates that the spaces shall be located exterior

Regulation	Required	Modification	Analysis
Section 5.4.2(a)	located within a bicycle parking area at grade, which includes the first floor of a building or an exterior surface area ii) Long-term Bicycle Parking Spaces shall be located in a secure enclosed bicycle parking area.	grade, exterior to the building.	to the building. The spaces will still need to be in a secure enclosed bicycle parking area. Staff are supportive of the modification.
Minimum Number of Required Parking Spaces Section 5.7.1(a)(i)	Following are the required parking space for each use: Commercial School: 2 Spaces for each 100 square metres of gross floor area in	Reduced Parking Rate of 2.34 spaces per 100 sq. m. of gross floor area, where 3.33 spaces per 100 sq. m. of gross floor area is required.	The proposal requests the reduction from 412 parking spaces to 289 parking spaces. The proposal has been amended to incorporate only commercial uses. The seven proposed buildings are sized with an average approximate area between 1,600 square metres to 2,000 square metres. Each building will consist of three units with an average area of approximately 550 square metres to 700 square metres per unit. The

Regulation	Required	Modification	Analysis
NOTE: The subject lot is not identified on Schedule "A" to Appendix "D" as a Parking Rate Area. **NOTE: Where the application of the parking standards in Section 5.7.1, 5.7.2, 5.7.4, and 5.7.5 results in a numeric fraction,**	excess of 450 square metres. Tradesperson's Shop: 3.33 for each 100.0 square metres of gross floor area which accommodates the Office, Retail and Showroom component of the use. Farm Product Supply: Dealer 3.33 for each 100.0 square metres of gross floor area which		proposed parking modification provides a specific rate to the commercial plaza that can efficiently address the potential uses permitted within the subject lands. The existing parking space provisions for certain uses require parking spaces when a proposed use is in excess of a specific area threshold. The proposed modification will provide a specific rate to the entire property which will accommodate the small-scale commercial uses proposed on the subject site. Staff are supportive of the modification.

Regulation	Required	Modification	Analysis
fractions shall be rounded down to the nearest whole number	accommodates the Showroom component of the use. Financial Establishment: In all other areas, 3.33 spaces for each 100 square metres of gross floor area. Motor Vehicle Service Station: 4 for each service bay. Office: In all other areas, 3 spaces for each 100.0 square metres of gross floor		

Regulation	Required	Modification	Analysis
	area in excess of 450 square metres. Personal Service: In all other areas, 6.25 for each 100.0 square metres of gross floor area in excess of 450 square metres. Repair Service: 3.33 for each 100.0 square metres of gross floor area in excess of 450 square metres which accommodates the Office, Retail, and Showroom		

Regulation	Required	Modification	Analysis
	component of the use. Restaurant: In all other areas, 12.5 for each 100.0 square metres of gross floor area in excess of 450 square metres which accommodates such use. Retail: 5.5 for each 100.0 square metres of gross floor area between 450.0 square metres and 4,000 square metres; and,		

Regulation	Required	Modification	Analysis
	Other commercial uses not listed: In all other areas, 3.33 for each 100.0 square metres of gross floor area.		
Minimum Bicycle Parking Rate Schedule Section 5.7.5(a) **NOTE: The subject lot is not identified on Schedule "A" to**	Long-term Bicycle Parking: b) In all other areas, 0.1 for each 100 square metres of gross floor area.	Long-term Bicycle parking 0.06 for each 100 square metres of gross floor area for a total of eight long-term bicycle parking spaces.	The proposed modification will reduce the required bicycle parking spaces from 30 total spaces (18 short-term bicycle parking spaces and 12 long-term bicycle parking spaces) to 26 total spaces (18 short-term bicycle parking spaces and eight long-term bicycle parking spaces). The subject lands are situated along a provincial highway as well as an arterial and a collector road with an average motor vehicle speed limit ranging between 60 to 100 kilometres per hour. The speed limit along with the lack of bicycle infrastructure on the surrounding

Regulation	Required	Modification	Analysis
Appendix "D" as a Parking Rate Area			roads reduce the number of cyclists who may access the subject land by bicycle. The reduced number of long-term bicycle parking spaces will not impact the overall usability of the site as there will be opportunities for the long-term storage of bicycles. Given the location of the subject lands and the existing infrastructure, the reduced bicycle parking space will not impact the usability of the subject lands. Staff are supportive of the modification.
12.4.1) Permitted Uses	Agriculture, Catering Service, Child Care Centre, Commercial Recreation, Craftsperson Shop,	Agriculture, Art Gallery, Artist Studio, Catering Service, Commercial School, Commercial Recreation,	Staff have considered the permitted uses in the Settlement Commercial (S2) Zone and compared it to the proposal. The permitted uses within the Zoning By-law Amendment have been limited to the uses permitted within the Settlement Commercial (S2) Zone and include an art gallery, tradesperson's

Regulation	Required	Modification	Analysis
	Farm Product Supply Dealer, Financial Establishment, Medical Clinic Motor Vehicle Service Station, Office, Personal Service, Private Club or Lodge Repair Service, Restaurant, Retail, Studio, Veterinary Service, Veterinary Service – Farm Animal	Craftsperson Shop, Tradesperson Shop, Farm Product Supply, Dealer, Financial Establishment, Motor Vehicle Service, Station, Office, Personal Service, Private Club or Lodge, Repair Service, Restaurant, Retail, Veterinary Service, Veterinary Service – Farm Animal, Limited Medical Clinic	shop, and commercial school. The definition for medical clinic use has been amended to remove overnight accommodation, and the childcare centre use has been removed to address land use compatibility issues occurring from the abutting industrial extractive use. The zoning modification includes uses that will serve the Greensville Settlement Area as well as the surrounding rural community. The proposed uses do not negatively impact the existing residential and industrial uses, and do not create land use compatibility concerns. Staff support the modification.

THE ANGRISH GROUP
156 Charing Cross Street, Brantford, ON N3R 2J4

July 22, 2024 *File: 2023_145_471 Moxley Rd*

Public Open House Minutes

Subject Property: **471 Moxley Road, Hamilton**
Date Held: Tuesday July 9, 2024 (6-8 PM)
Location: Millgrove Community Centre

Ms. Ruchika Angrish – Planner at The Angrish Group, Mr. Bob Phillips – Engineer at JH Cohoon Engineering Ltd., Ms. Geraldine de Boer & Mr. Peter Van Brugge – Representatives from Wingbury Holdings Inc/Wingbury Properties Ltd. organized the open house. A total of 27 attendees, including a Councillor Representative from Ward 13 were present.

Around 71 notices were mailed out via Canada Post on June 5th to the residents within approximately 500 meters of the subject property located at 471 Moxley Road.

This Public Open House Meeting was used as an opportunity to let the immediate community know about the proposed commercial development, answer any questions that they have, and receive feedback from the local residents.

The development concept was presented to the community explaining the applications involved and types of commercial uses that are being sought for the lands. It was explained that various technical studies are underway to support the development of the commercial designated lands located within the existing built boundary of the Greensville Rural Settlement Area.

Below you will find a summary of the comments from the Public Open House Meeting for the. These have been organized in main topics that were discussed at the meeting.

- **Water & Septic –** Residents asked about how water would be supplied to the site, and how they could get peace of mind knowing that their wells wouldn't be significantly affected. Residents also asked who will be responsible to maintain the well. It was also asked about how many septic systems were proposed.

It was mentioned that the proposed development will have one well to service the commercial plaza that is maintained by Wingbury Properties Ltd. Each unit will have its own separate line for running water. One septic is proposed for the entire site, with separate lines running from each unit to the septic system that will be on the east side of the property by Moxley Road. As part of the application process, a Hydrogeological Study is being conducted to investigate the current and future of the water in and around the area and to determine the viability of the proposed 21 commercial units. Since the development is on private well, only low-consumption water businesses that use water for basic uses will be allowed to rent these units to help with preserving water in the area.

- **Design Details and Height of buildings –** Attendees asked about what the proposed design would look like and if it would be relevant to the area, and how many storeys were proposed.

  The final design and building materials will be part of the Site Plan Control Application stage and would be determined then. Each of the 21 units are going to be single storey and consideration will be given to complement the surrounding rural context.

- **Traffic and entrances –** Residents asked about how traffic would be handled and how many entrances were proposed in and out of the plaza.

  It was mentioned that talks with the MTO regarding the traffic and entrances on Highway 5 are ongoing which will form the base for the Traffic Impact Study. The site is currently proposed to have one entrance/exit on Brock Road, and two on Moxley Road. It was also mentioned that there has to be at least two entrances/exists for fire code reasons. All final access decisions are up to the MTO & The City of Hamilton.

- **For Sale or Rent–** Attendees asked if the units would be going up for sale or for lease.

  The units would be rented.

- **Proposed Businesses –** An attendee asked what were the proposed commercial businesses to fill these units.

  It was noted that some examples of proposed businesses may include convenience stores, offices, professional offices, retail stores, banks, storage

units, and automotive shops.

- **Demand –** A resident asked if a “demand study” had been done and how do we know that the units will be leased in the future.

  It was mentioned that there was previously a sign up on the subject lands for inquiries and interest from several users was evident. The owners currently own commercial spaces in the Ancaster area, where they have had small “Ma & Pa” businesses inquire about future lease opportunities. The development is proposed to be a gradual build focusing on a specific section of buildings at a time and phased construction will take place based on the demand in the market.

- **Public Notice –** A resident asked about what methodology was used to notify residents.

  It was noted that the radius for notifying residents is only 120m from the subject lands according to the Planning Act, but we mailed out notices to residents approximately 500m away from the site. A total of 71 notices were mailed out. After speaking with the City of Hamilton planning staff, it was suggested to reach out to the Councillor of Ward 13 for suggestions for the Open House, and we planned accordingly.

- **Timeline –** Questions were asked about the timeline for the start of the development, and what the next steps are in the process.

  Information was provided related to the rezoning process and the future Site Plan Control Process. The hope is that development begins in 2025.

- **Second Public Open House Meeting –** Residents asked how they can connect with us so that they could know the results of the hydrogeological study.

  Contact information was provided to the residents and due to high interest, it was mentioned that we would definitely be willing to meet again once the results come back from the remaining studies, prior to submitting.

Attached you will find the following:

- Sign in sheets
- Public Open House Notice

Regards,

TAG – The Angrish Group

Ruchika Angrish, MPlan, B.Tech, MCIP, RPP
Co-Founder

Cc: Bob Phillips, J. H. Cohoon Engineering Ltd.
Wingbury Properties Ltd./Wingbury Holdings Inc. c/o Geraldine de Boer & Peter Van Brugge

LOCATION:	**471 Moxley Road, Hamilton**
TYPE OF APPLICATION:	Zoning By-Law Amendment
DATE AND TIME:	**Tuesday July 9, 2024**
	6:00pm to 8:00pm
LOCATION OF OPEN HOUSE:	***Millgrove Community Centre***
	855 Millgrove Side Road, Millgrove, ON
City File Number:	**FC-23-100**

Please RSVP by Wednesday July 3, 2024 if you are attending to: info@theangrishgroup.com or by phone to 519-953-8200 (The Angrish Group)

Date of Notice: June 4, 2024

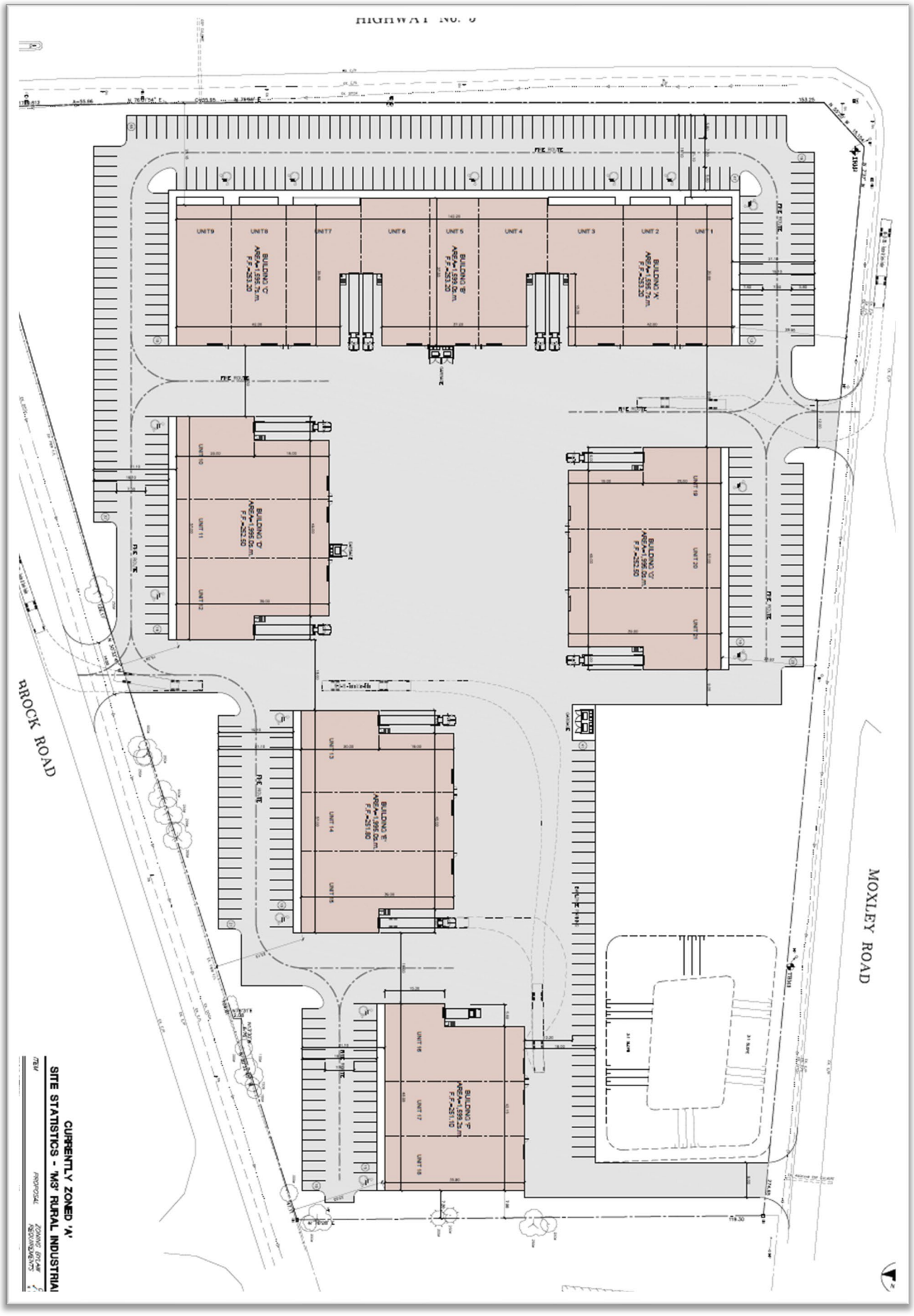
This is an invitation to a Public Open House Meeting regarding a proposed development of the lands located at 471 Moxley Road, in Hamilton. With support of their subconsultants, J.H Cohoon Engineering (Engineer) and The Angrish Group (Planner), the owners of the subject lands (Wingbury Holdings Inc.) are submitting an application for a Zoning By-Law Amendment to permit commercial uses to serve the rural community, including convenience commercial, professional, and personal services. The subject lands are currently zoned Agricultural(A) in the Town of Flamborough (Now City of Hamilton) Zoning By-Law 90-145-Z. This proposal would change the zoning to Site Specific Settlement Commercial (SC-xx) to allow the commercial uses.

The proposed development plan is included in this notice.

Comments & More Information

The public meeting, in an open house setting, will be an opportunity for community members to learn about the project, ask questions, and provide valuable feedback on the proposal of the lands.

If you are unable to attend and would like to provide your feedback then you may email The Angrish Group at info@theangrishgroup.com


HIGHWAY No. 6
ROCK ROAD
MOXLEY ROAD
UNIT 9
UNIT 8
UNIT 7
UNIT 6
UNIT 5
UNIT 4
UNIT 3
UNIT 2
UNIT 1
BUILDING 'C'
BUILDING 'B'
BUILDING 'A'
BUILDING 'D'
BUILDING 'E'
BUILDING 'F'
CURRENTLY ZONED 'A'
SITE STATISTICS - 'M3' RURAL INDUSTRIAL
ITEM
PROPOSAL
ZONING BY-LAW REGULATIONS

Summary of Public Comments Received

Comment Received	**Staff Response**
Support was expressed regarding the addition of commercial uses and businesses to meet the community needs.	Noted.
Opposition regarding the proposed commercial development was expressed due to the impact it will have on the existing ground water resource and the compounded impact it will have on existing residential communities. In addition, there was concern regarding the impact the proposed development will have on the existing natural landscape.	The Greensville Rural Settlement Area is currently experiencing issues related to the quantity and quality of ground water available for daily needs. The abutting quarry is also a factor in the reduction of groundwater resources. Through a review of the submitted studies, Development Engineering staff have determined that revisions are required to ensure that the proposed plan aligns with the requirements of the Mid-Spencer/Greensville Rural Settlement Area Subwatershed Study, Aquafor Beech Limited, April 2016. Staff have included development controls through Holding 'H' Provisions that can only be lifted when concerns related to servicing and stormwater management have been addressed.

Comment Received	**Staff Response**
Opposition was expressed regarding the size of the commercial plaza, increased traffic, and truck activity as well as excessive impervious surface coverage to accommodate the proposed development.	The lands are designated “Settlement Commercial” as per the Greensville Rural Settlement Area Plan and the subject lands are to be utilized for convenience commercial uses. The proposal is to develop the land for commercial uses provided that all concerns related to the private water, sewage and stormwater runoff can be addressed. The proposed site configuration is oriented to have commercial vehicles enter the subject property via Moxley Road, mitigating traffic impacts along Brock Road where many residential uses are located. Staff have reviewed the stormwater management solution and require amendments to the proposal. A stormwater management solution is required to be approved before construction can occur on site. Staff have recommended a Holding ‘H’ Provision to ensure that the owner submits and receives approval of a stormwater management design.

Dear Pasha
I personally welcome the development in the Greensville Flamborough area. The parcel of land has been sitting dormant for years and locals are forced to drive 10-15 minutes to stores and business. The community needs more affordable homes, mixed commercial and commercial businesses. Currently highway 5 is a hodge podge of commercial and agricultural land and some homes on large acreage. Some of the land isn't even being used for crops. I would like to see zoning changed to allow for growth In order to get cars off the highways we need to create self sustainable communities. Many of these commercial and industrial parks have parking lots filled with cars owned by workers who must commute. There needs to be more homes build as well and more commercial businesses.

Thanks for allowing me to share my thoughts

Tammy Francoeur

Dear Councillors,

I am writing to you as a concerned resident regarding the proposed rezoning of 471 Moxley Rd from agricultural land to commercial use in our community.
While I understand the pressures of growth and economic development, I am deeply concerned that the current review process is not adequately addressing the cumulative environmental and infrastructure impacts of this proposal, especially given the highly sensitive location: a UNESCO World Heritage Site, within a protected water zone, and an area that relies heavily on private wells drawing from a shared aquifer.
Cumulative Impact Must Be the Primary Lens
This proposal cannot be evaluated in isolation. It must be reviewed in the context of the broader development pressures already underway. At minimum, this includes two additional estate developments currently under review in the same area.
Individually, each project may appear manageable on paper, but collectively, they represent a significant and potentially irreversible burden on our water supply, land stability, and road infrastructure.
Aquifer Risk: Water Demand Without Water Security
This commercial development would place an enormous new demand on the same groundwater system that local families depend on for drinking water. Unlike municipal water systems, private wells have no redundancy. If the aquifer is depleted or contaminated, residents have no alternative supply.
A development of this scale, particularly with loading docks and commercial operations, raises serious concerns regarding:
increased groundwater extraction,
potential contamination risks,
long-term aquifer depletion,
and the absence of clear safeguards to protect existing well users.
A rezoning decision that enables intensive commercial activity must not proceed without a comprehensive hydrogeological study that evaluates not only this project, but the combined drawdown and contamination risks of all projects currently proposed.
Runoff & Paving: No Meaningful Stormwater Plan
The proposed scale of paving is staggering. 375 parking spaces represents an enormous impervious surface area. Without a robust stormwater management plan, this introduces major risks including:
polluted runoff entering the watershed,
erosion and sediment displacement,
impacts to wetlands and surrounding conservation lands,
and contamination of the groundwater recharge system.

If stormwater is not managed with proven, enforceable infrastructure, the result will be increased flooding, degraded water quality, and damage to downstream ecosystems—including those tied to our waterfall and tourism areas.

Traffic & Safety: Already Over Capacity

This area already has a serious traffic problem. A commercial operation with this number of parking spaces and loading docks will dramatically increase:

heavy truck traffic,
congestion,
road degradation,
and public safety concerns for residents, cyclists, and pedestrians.

This is not simply an inconvenience, it is a fundamental infrastructure issue. Increased truck traffic also raises noise and air pollution concerns that directly affect residents and the natural character of this protected area.

Contradiction With Tourism and Conservation Commitments

The City has invested heavily in a long-term waterfall tourism initiative, promoting this region as a natural destination. Yet development decisions appear to be moving forward without the conservation planning required to protect:

the waterfalls,
the surrounding land,
the watershed,
and the source of water that makes these attractions viable in the first place.

Tourism depends on conservation. If the aquifer is compromised, if the landscape becomes industrialized, or if runoff damages the watershed, the long-term tourism strategy will be undermined. This is a direct contradiction in planning priorities.

UNESCO & Protected Water Zone: Higher Standard Required

This is not a typical parcel of land. It is located in a globally significant and environmentally sensitive area. Rezoning agricultural land to enable large-scale commercial development in a protected water zone sets a precedent that may encourage further similar proposals, permanently changing the character and sustainability of this region.

Request to Council

I respectfully urge the committee to require the following before considering approval:

A full cumulative impact assessment incorporating all current and pending developments in the area
Independent hydrogeological review addressing aquifer drawdown and contamination risks
A detailed stormwater management and runoff mitigation plan with enforceable requirements
A traffic impact study that includes heavy truck volumes and long-term road capacity
Confirmation that the proposal aligns with the City's obligations and commitments related to:
UNESCO designation,
protected water zone requirements,
conservation planning,
and long-term tourism sustainability

Closing

This decision is not only about a single development, it is about whether we are prepared to compromise the very water system and natural landscape that residents rely on, and that the City itself is promoting as a tourism and heritage asset.

Once an aquifer is damaged or depleted, it is not easily restored. Once agricultural and conservation lands are paved over, the loss is permanent. Council has a responsibility to ensure that growth does not come at the cost of irreversible harm.

Thank you for your time and careful consideration. I strongly encourage the committee to delay or deny this rezoning until the full cumulative impacts are properly studied and publicly

Erica Smith.

I am writing to you as a concerned resident regarding the proposed rezoning of 471 Moxley Rd from agricultural land to commercial use in our community.

While I understand the pressures of growth and economic development, I am deeply concerned that the current review process is not adequately addressing the cumulative environmental and infrastructure impacts of this proposal, especially given the highly sensitive location: a UNESCO World Heritage Site, within a protected water zone, and an area that relies heavily on private wells drawing from a shared aquifer.

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and the source of water that makes these attractions viable in the first place.
Tourism depends on conservation. If the aquifer is compromised, if the landscape becomes industrialized, or if runoff damages the watershed, the long-term tourism strategy will be undermined. This is a direct contradiction in planning priorities.
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protected water zone requirements,
conservation planning,
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This decision is not only about a single development, it is about whether we are prepared to compromise the very water system and natural landscape that residents rely on, and that the City itself is promoting as a tourism and heritage asset.
Once an aquifer is damaged or depleted, it is not easily restored. Once agricultural and conservation lands are paved over, the loss is permanent. Council has a responsibility to ensure that growth does not come at the cost of irreversible harm.
Thank you for your time and careful consideration. I strongly encourage the committee to delay or deny this rezoning until the full cumulative impacts are properly studied and publicly addressed.

Respectfully,

M Smith
A very concerned Greensville Resident

To Whom It May Concern,

I am submitting this letter as a formal statement of concern and objection regarding the following development applications within the Greensville community:

- 36 Taylor Crescent — File ZAC-25-037 and 25T-202508
- 190 Highway 8 at Crooks Hollow Road and Highway 8 — File B-25:094
- 471 Moxley Road — Files RHOPA-26-001, ZAC-25-001 and ZAC-26-004

My family has lived in Greensville for more than sixty years. The concerns outlined below are not new; they are consistent with issues raised in my letter of June 2006 and in correspondence submitted by my father in 1995 voicing water concerns. Over several decades, residents have repeatedly expressed concern regarding the environmental limits of development within this groundwater-dependent rural community.

Primary Concerns

1. Groundwater Quantity and Quality
   The cumulative increase in water demand associated with proposed residential and commercial growth raises serious concern regarding groundwater recharge capacity and long-term water security. Existing residents rely primarily on private wells and have already experienced declining water availability.
2. Stormwater Management and Flooding
   Increased hard surfaces and altered drainage patterns contribute to greater stormwater runoff, surface flooding, erosion, and the transport of contaminants into sensitive natural systems. Residents have observed measurable changes in flooding patterns over time.
3. Risk of Groundwater Contamination
   Proposed or existing landfill and dump activities, including those associated with the north site gravel pit, present a potential long-term threat to groundwater quality and the safety of residential drinking water supplies.
4. Environmental Accountability and Monitoring
   Hydrologic and environmental studies are frequently prepared by consultants retained by developers. Without standardized, long-term baseline data and independent monitoring, these studies do not adequately reflect real-world conditions experienced by residents. Numerous households have incurred significant costs after wells ran dry, requiring cistern installation or the trucking of potable water.

Community Need and Planning Justification

The commercial uses proposed for the Moxley Road development do not appear to respond to demonstrated community need. Residents have not requested additional large-scale commercial services, particularly where such development may place essential water resources at risk. The potential loss of reliable drinking water cannot reasonably be balanced against convenience-based commercial expansion already available nearby.

Similarly, anticipated large residential construction along Highway 8 and Taylor Crescent will likely increase water consumption significantly, compounding existing pressures on the groundwater system.

Planning Considerations

Meaningful planning decisions require reliable data capable of evaluating cumulative and long-term impacts. At present, there remains insufficient evidence to assure residents that groundwater supply, water quality, and flooding conditions will not worsen as a result of these projects.

Conclusion

I respectfully submit that approval of these developments should only be considered where enforceable guarantees, supported by independent and ongoing monitoring, demonstrate that there will be no detrimental impacts to groundwater quantity, groundwater quality, or flooding conditions affecting existing residents.

As a long-time Greensville resident, I have personally witnessed environmental changes over many years. These lived experiences must be weighed alongside technical studies when evaluating the appropriateness of further development in this area.

Thank you for your careful consideration of these concerns.

Respectfully submitted,

Betty-Jean Price

Good morning Abdullah,

I am a resident of Greensville and I am very concerned about the commercial development proposed at 471 Moxley Rd.
Our main concern is that this is a sizable development with no dedicated water source, meaning that all units draw from the same aquifer that supplies local wells.

Greensville sits on a designated protected water source area. Our aquifer is sensitive to overuse, vulnerable to contamination and shared by hundreds of homes.
The oversite/lack of planning for this commercial development to have a separate water source poses a real risk to our water quality, quantity and safety.

I opposed this development and I am writing to you asking you to oppose commercial rezoning at 471 Moxley Rd.

Please provide follow up and let me know how you are working to protect Greensville's water aquifer.

Thank you
Peppy E.Tew

Good morning Abdullah,

I am a resident of Greensville and I am very concerned about the commercial development proposed at 471 Moxley Rd.
Our main concern is that this is a sizable development with no dedicated water source, meaning that all units draw from the same aquifer that supplies local wells.

Greensville sits on a designated protected water source area. Our aquifer is sensitive to overuse, vulnerable to contamination and shared by hundreds of homes.
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Please provide follow up and let me know how you are working to protect Greensville's water aquifer.

Thank you
Shannon Tew

I live on [redacted]. I am gravely concerned that any major commercial unit there will adversely affect my well. There is a history of unstable water flow issues in the area and I strongly believe that a new development will only continue to create instability with our access to water. I vehemently object to the project and will do so at the public meeting. If you have any questions, please feel free to contact me.

Darren Smith

Hi Abdullah,

As a resident of Dundas, I am writing to formally express my objection to the proposed commercial rezoning and development at 471 Moxley Road.

Greensville sits on a designated protected water source area, and the aquifer that supplies our community is both sensitive and shared by hundreds of homes. The proposed development raises serious concerns, particularly given that it does not include a dedicated water source and would draw from the same aquifer that supplies local wells. Introducing a large-scale commercial project of this nature significantly increases the risk of overuse and contamination of a water system that is already vulnerable.

In addition to water security concerns, the development would bring increased runoff from large paved and roofed areas, contributing to drainage and erosion issues. Increased truck traffic, noise, and daily deliveries would also negatively impact road safety, accessibility, and the quiet residential character of our community. These changes risk diminishing both quality of life and nearby property values.

This land is currently zoned agricultural for good reason. Rezoning it for commercial use sets a troubling precedent that prioritizes short-term development over long-term environmental stewardship and community well-being.

I urge you to reject the proposed commercial rezoning at 471 Moxley Road, protect Greensville's designated water source, and put residents' water security and safety first.

Thank you for your time and consideration.

--
Thank you,

Tara-Rose Bourgeois

471 Moxley - RHOPA-26-001 ZAC-26-004 – February 18, 2026

I would like to have my comments included in this application.

1. Myself and the community at large here in Greensville object to this proposal for several reasons. I have lived here for over 35 years and I am quite familiar with the terrain.

2. This property is zoned agricultural and should remain as such. We are losing to much farm land to these developments. This property has been farmed most recently with corn and other crops and is sustainable as such. It grows our food and supports wildlife and biodiversity. It cleans our water and provides resilience to flooding and helps combat climate change.

3. Greensville as you know depends on the aquifer for drinking water. The quarries and other businesses in the area have already affected the water table by de-watering operations and reducing the amount of groundwater available to residents. These operations have required the quarries to drill new wells for residents or to buy out their properties. (Ask Lafarge for these records)

4. Drilling a bore hole in the winter does not provide enough information as the water table would be at its best. Droughts and climate change have affected the water tables with many residents already experiencing draw down in their wells to the point that Taylor Crescent residents adjacent to the proposal don't have have enough water for laundry. During my 35 years here and speaking with residents it gets worse year after year. My own well here at 663 Harvest as declined in water levels over the years. To allow more water extraction just worsens the situation.

5. The community is very well educated on the hydro-geology in this area because of many years with EA hearings in the 1980's over a landfill proposal in the Lafarge South Quarry with consultants from Golder and Associates, Conestoga Rovers etc., all at odds over the potential effects on our water table in the area during a 7 year long EA hearing.

6. The applicant has said publicly on July 10, 2024 that he has not done a project like this before, which does not instill any confidence for the residents. There is no benefit to Greensville residents only cost.

7. This parcel of land is one of the last active recharge zones for this area and to pave this over with commercial units, 300+ parking spaces, loading docks is quite frankly unacceptable. We need rain to percolate down to the aquifer to continue to supply wells and the watershed.

8. Residents will have to endure water issues, noise, tractor trailers, lighting issues from this development right next door to where they live. Along with tractor trailer traffic next to the school. Not a good mix. Add to that all the existing quarry traffic plus a huge project to rehab the North Quarry under a recent application from Amrize (formerly Lafarge) with trucks hauling soil along Highway 5. The highway is already at capacity and is very dangerous with speeding quarry trucks and lots of accidents and near misses. Continuing accidents on Highway 5 forces all truck traffic through Greensville along Harvest Road, past the elementary school on a road not designed for heavy traffic.

9. Greensville has been designated by the City as a "Water Protection Zone" The city also has a communal well on Harvest and the rest on private wells. This area can no longer accept further water extraction. The Greensville School and Library are also reliant on the aquifer. The risk of low levels and possible contamination must be avoided.

10. There are other development proposals within 1 Km in the application process for the Greensville area. The city insists that development needs to happen within the urban boundary but accepts residential and commercial developments on a one by one basis knowing that these areas have no city services? In my view the city needs to start looking at the cumulative effects of these proposals that can and will affect the rural residents and their quality of life which is sustained by water, quantity and quality. Our community has taken pride in protecting our land, water and natural surroundings and this proposal as others in this area puts that at risk.

11. There are no guarantees the landlord will make sure that water is only used for sinks and toilets as he stated. This contradicts his proposed use of our water. How would this be enforced? It Can't. A landlord will rent space to anyone who pays and is less concerned then about water use.

12. In terms of water use the proponent lists several uses that in fact would use a substantial amount of water. i.e. car dealership, car rentals and washing of cars, garden center all of these require extensive water extraction.

13. We also see no comments from the public from the meeting on July 10, 2024 where objections were relayed to Angrish. There has been no attempt since then for further discussion.

14. The documents suggest that heavy equipment will be needed to deal with the bedrock beneath the site for the construction of the piers, what effect will that have on the water table, noise, dust and the impact to the residents adjacent to the site? The proponent has mentioned that groundwater may provide serious design constraints and that the proximity of the ground water table will be problematic to disturbance at some of the locations. Also that de-watering may also be considered, These again are risks to our groundwater in the area.

15. The Greensville community has been actively involved in the City Waterfall Master Plan and MT Planners hired by the City agree the aquifer and watershed is critical is maintaining the sustainability and attractiveness of Websters and Tews Falls.

16. We are concerned that the city will take at face value the application as I am not sure the city has any hydro-geology expertise in house or any studies relating to the aquifer in this area. In dealing with consultants for a proponent over the many years they will always provide the positive side for their clients.

17. Does the city take into account the amount of money a developer may have spent before approval?

18. Any approval of any one of these proposed developments could be the one that pushes a slow recharge system past sustainability. We all know that ground water is finite and is not replaceable.

19. The community respectfully urge you to reject the proposed commercial rezoning at 471 Moxley and to prioritize the protection of our water resources, environment and rural community. Planning should place residents long-term well being ahead of short-term commercial interests.

M. Osborne – DGEC - Dundas and Greensville Environmental Concern

> I think most residents who reside in Greensville (especially
> Taylor/Old Brock Rd) are very concerned about the water situation related to the request for zoning change at 471 Moxley Road If this developer is willing to provide its own independent water source that will not use the existing aquifer that would be one hurdle for them to overcome.
> The residents are also concerned about what type of commercial businesses would be going into these units - rezoning from agriculture to commercial leaves it open for any type of business.
> This is a pretty quiet neighbourhood (we don't even have street lights!) we don't want lights on 24/7, access to these businesses 24/7 and what do they need 375 parking spots for - that's 17 cars per business ! Seems a bit excessive.
>
> But again - the biggest concern is safe-guarding our water source - is this developer willing to pay for each of us to get a water cistern and pay to have a water truck fill them regularly - if they do affect the aquifer ?
>
> Regards,
> Lisa Brooker

Dear Abdullah
I am a home owner and resident of Greensville. My family and I live at 6 Cedar Avenue. I strongly oppose the commercial development at Moxley due to concerns about the negative impact on water supply and possible environmental contamination.
Please keep me informed about possible developments in this application.
Thank you
Robin Mitchell

Dear Abdullah
I am a home owner and resident of Greensville. My family and I live at [redacted]. I strongly oppose the commercial development at Moxley due to concerns about the negative impact on water supply and possible environmental contamination.
Please keep me informed about possible developments in this application.
Thank you
Robin Mitchell

Dear Abdullah Pasha:

I am writing as a concerned resident to express my strong opposition to the proposed commercial development at 471 Moxley Road.

One of my greatest concerns is the impact this development will have on our shared well water system. Many residents in our community already experience periods where their wells struggle to provide enough water. Adding dozens of commercial units that rely on the same groundwater source places an unreasonable strain on an already vulnerable system. This raises serious concerns about long-term water availability, water quality, and the security of our community's most essential resource.

In addition, the increase in truck traffic, delivery vehicles, and daily commuters will significantly change the character of our quiet rural community. Greenville/Dundas has long been valued for its peaceful environment, low traffic, and safe roads. This proposed development represents urban sprawl that will disrupt daily life, increase noise and safety risks, and diminish the rural lifestyle that residents have chosen and worked hard to protect.

Many people move from large cities to rural areas in search of peace, quiet, and a closer connection to nature. Developments of this scale undermine those values. There is also concern that newcomers attracted by large commercial sites may not share the same respect for the environment that long-term residents have demonstrated. Our community has taken pride in protecting our land, water, and natural surroundings, and this proposal puts that at risk.

This development threatens not only our water supply, but also our quality of life, property values, and the unique character of Greenville/Dundas and surrounding area. Once these changes are made, they cannot be easily reversed.

I respectfully urge you to reject the proposed commercial rezoning at 471 Moxley Road and to prioritize the protection of our water resources, environment, and rural community. Sustainable planning should place residents' long-term wellbeing ahead of short-term commercial interests.

Thank you for taking the time to consider the concerns of local residents. I hope you will stand with our community and work to preserve the qualities that make these rural towns such special places to live.

Sincerely,

Ruth Castellanos

Afternoon all,

I am reaching out as a nearby resident of 471 Moxley Road and trying to appeal to your team to act in the best interests of your constituents or are long-standing tax payers of this city – specifically to oppose the rezoning.

471 Moxley Road Commercial Development File - RHOPA-26-001 and ZAC-26-004
The recent purchases of this farm land are looking to rezone the property to commercial property. It will comprise of multiple commercial units, 11 loading docks, tractor trailers, etc... right next to residential properties that will result in:

1. drain on our local aquifer that residents rely on, vital to preserve from a sustainability perspective for our community. Please remember that residents of this area are very high paying municipal tax payers ($10-20k/year) and outside of services such as snow plows, garbage/recycling and availability of public spaces such as community parks, our services or limited (no city water or sewage). The city will have no plans to provide such amenities, so any damage/drain costs on our water availability will come at the expense of residents.

The primary and most urgent concern is water security. This proposed development would draw from the same local aquifer that supplies the private wells for hundreds of nearby homes. Greensville sits within a protected water source area, and our aquifer is already under strain. Many residents have experienced well failures, declining water levels, and costly repairs, with no guarantee that deeper drilling will resolve these issues.

Allowing a large-scale commercial development, without a dedicated or municipal water source, to draw from this aquifer poses an unacceptable risk to both water quantity and water quality. Once an aquifer is compromised, the damage is often irreversible, and the financial and personal burden falls entirely on residents.

2. increased traffic – this area currently does not have sidewalks, raise safety concerns for folks that walk/bike in the area in addition to congestion, noise, road wear and tear. These rural roads are non designed for high-volume commercial use.

3. location selection -> HWY 5/6 is already in full expansion for commercial projects, not sure why it is appropriate to rezone agricultural land to commercial when there are much more appropriate locations 5 mins drive closer to Waterdown. **The permanent loss of additional agricultural land through commercial rezoning, setting a precedent that further erodes the rural and agricultural character of Greensville.**

4. Negative financial impact to residents – this will ultimately negatively impact the most vital asset of our residents – the value of our homes.

5. The city has partnered well with Greensville in the past – we recognize the importance it plays in the environment as home to more than 1 conservation area – we urge you not to take action that would be contradictory to such.

I would comment, I know there are a couple other residential projects within this area – some may be reluctant about – I take no issue with these residential based projects as long as developments are meeting requirements/safety/permit/environmental etc... requirements. But with additional residential development set to take place, only more reason to limit how much development should be taking place in this residential area and what kind – i.e. all the more reason to pause if commercial development is really appropriate.

We trust again that you will act in the best interest of your residents, who you are meant to serve in your current capacity. We must act in the best interest of the community vs. the commercial interest of 1.

I urge the committee to reject the proposed commercial rezoning at 471 Moxley Road and to prioritize the protection of Greensville's aquifer, agricultural land, and the health and safety of the community.

Thank you for your time and consideration of the voices of the residents most directly impacted by this decision.

Sincerely,

Christina Wood

Dear Mr. Pasha,

I am writing to express my concern over the application to rezone and develop the land at 471 Moxley Rd in Greensville. This area is a protected water area with concerns over diminishing ground water sources. We have received letters from the city and conservation authority indicating that the water level is low and that we should be conserving water. Wells in the area continue to fail with many homes requiring delivered water to cisterns. On my street, the water truck is now seen every week as each home requires periodic delivery. When I first moved to the area 18 years ago, all wells were performing adequately and water delivery was rare and usually related only to backyard pools. As the quarry in the area expanded and the dam was removed from Crooks Hollow, the ground water was impacted and wells began to fail. Even the commercial plaza at Kirby and Highway 8 had to have a new well drilled. Further development in the Greensville area will surely have an impact on water supply. I am opposed to this development for this reason and also the loss of green space to the area, and potential for increased traffic.

Sincerely,

Natalya Kosubovich

This project has possible drastic impact on local residential areas with limited water sources, infrastructure and vehicular . In addition, the waste created by this increase in density could cause irreparable damage to the ecosystem in the area. While these changes would be very damaging, the increase in truck and vehicular traffic would cause extreme danger in the already overloaded access roads to Waterdown and surrounding residential areas!

Bryan LeGallais

Dear Mr. Pasha,

I am writing to express my concern over the application to rezone and develop the land at 471 Moxley Rd in Greensville. This area is a protected water area with concerns over diminishing ground water sources. We have received letters from the city and conservation authority indicating that the water level is low and that we should be conserving water. Wells in the area continue to fail with many homes requiring delivered water to cisterns. On my street, the water truck is now seen every week as each home requires periodic delivery. When I first moved to the area 18 years ago, all wells were performing adequately and water delivery was rare and usually related only to backyard pools. As the quarry in the area expanded and the dam was removed from Crooks Hollow, the ground water was impacted and wells began to fail. Even the commercial plaza at Kirby and Highway 8 had to have a new well drilled. Further development in the Greensville area will surely have an impact on water supply. I am opposed to this development for this reason and also the loss of greenspace to the area.

Sincerely,

Amber Kosubovich

Dear members of the Planning Committee,

I am writing to submit this letter as formal public comment regarding the proposed Official Plan Amendment and Zoning By-law Amendment for **471 Moxley Road**.

After reviewing the applicant's submitted planning and technical materials, I am strongly opposed to this rezoning. In my view, the proposal represents an inappropriate intensification of land use in a rural, groundwater-dependent area and introduces unacceptable risks to public safety, environmental protection, water resources, traffic operations, and long-term community planning objectives.

The following concerns are based on the applicant's own documentation, including the Planning Justification Report, Stormwater Management Brief, Traffic Impact Study correspondence, and Geotechnical Assessment.

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1. Inappropriate Land Use Intensification in a Rural Area

The proposed rezoning would permit a major commercial/industrial-style development in an area that is currently agricultural/rural in character. This is not a minor change or small-scale neighbourhood service use. The development is of a scale and intensity that would permanently alter the character of the Greensville Rural Settlement Area.

The size of the site design, the need for extensive parking and loading infrastructure, and the range of intended commercial uses indicate that this is a large intensification project rather than a modest local commercial use. Approving this rezoning would represent a significant departure from the intent of existing land use planning policies and zoning frameworks.

Additionally, the applicant's planning materials repeatedly frame this proposal as an intensification initiative, which should raise concern regarding long-term precedent-setting impacts in a rural settlement area.

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2. Reliance on Private Well and Septic Raises Serious Water and Environmental Concerns

The applicant's materials confirm the development will be serviced by a **private on-site well and private septic system**, as municipal water and sanitary servicing are not available in this area.

This is a critical concern because the surrounding community relies on groundwater as a primary drinking water source. A development of this scale will introduce significant new demand on the aquifer system and raises legitimate concerns about both water quantity and water quality over the long term.

A large commercial development relying on private water extraction and private sewage treatment is not comparable to existing rural residential use. It represents a fundamental shift in risk exposure for the surrounding community. Many residents are already experiencing a problem accessing water to sustain life in this community and have had to invest thousands of dollars to truck water.

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3. Shallow Groundwater and Dewatering Requirements Increase Risk to Surrounding Wells

The Geotechnical Assessment identifies groundwater as being encountered at relatively shallow depths across the site, with groundwater levels observed as close as approximately 1.4 to 1.8 metres below ground surface in multiple boreholes. The report notes that groundwater conditions can vary seasonally.

Further, the Planning Justification materials confirm that **temporary groundwater controls will be required during construction**, including the use of a **dewatering system**.

This is an important point for Council to consider. Dewatering activities can alter groundwater flow and reduce water availability in nearby wells, even temporarily. In an area where residents depend on well water for daily living, any interference with groundwater conditions creates a legitimate risk to drinking water reliability and security.

The fact that dewatering is explicitly anticipated confirms that groundwater conditions are not trivial and should be treated as a serious environmental and community impact.

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4. Excessive Impervious Surface Coverage (Paving) Will Permanently Alter Drainage and Recharge

The Stormwater Management Brief models the primary drainage catchment area of the proposed development (approximately 4.332 hectares) as being **85.7% impervious**.

This is an exceptionally high level of impervious coverage and demonstrates that the proposal is effectively a large paved commercial facility. This level of land coverage is incompatible with the natural infiltration and groundwater recharge functions of the current landscape.

Converting a largely permeable rural site into an 85%+ impervious development has long-term consequences including:

- reduced groundwater recharge
- increased runoff volume and speed
- increased downstream erosion and ditch impacts
- greater risk of flooding and ponding
- increased pollutant loading into the local watershed

Even with engineered stormwater controls, the land itself is being fundamentally transformed in a way that is not reversible.

5. Stormwater Management Approach Relies on Municipal Ditch Discharge and Includes Uncontrolled Drainage

The Stormwater Management Brief confirms that runoff from the development will discharge into the **municipal ditch along Moxley Road**, which is identified as the "legal outlet."

In addition, the stormwater report states that approximately **0.708 hectares** of the site will drain **uncontrolled** into adjacent roadway ditches due to grading constraints.

These are serious concerns. The municipal ditch system is not designed to function as a high-capacity stormwater conveyance system for large-scale commercial development. Reliance on ditch discharge shifts risk and responsibility onto public infrastructure and creates downstream impacts that may not be fully understood at this stage.

The fact that part of the site drains uncontrolled raises additional concern that runoff impacts are not being fully mitigated or contained within engineered systems.

6. Documented Oil/Fuel Spill Risk Confirms Industrial-Scale Environmental Threat

The stormwater documentation explicitly identifies the site as an **oil/fuel spill risk location**, and the design includes an Oil Grit Separator (OGS) system.

This designation is extremely important. It confirms that the anticipated land use includes activities where spill and contamination risks are real and must be planned for.

In a rural settlement area reliant on groundwater wells, spill risk is not a minor technical detail—it is a direct threat to drinking water quality and environmental integrity. Council must consider the long-term risk exposure created by a development that is acknowledged in its own technical documents as a fuel/oil spill risk site. I remind you that Greensville is a UNESCO world heritage site AND a protected water zone. This proposal does not align with either of those designations.

7. Major Traffic and Truck Activity is Incompatible with Existing Rural Road Conditions

The traffic documentation confirms a development of substantial scale, including **365 parking spaces** and **11 loading spaces**.

A development designed for hundreds of vehicles and frequent loading activity will inevitably generate significant daily traffic, including heavy truck traffic. This is not a minor increase in local trips. It is a commercial hub-style traffic load being introduced into a rural road network.

The documentation also notes that Moxley Road is a cul-de-sac, which further raises concerns regarding road capacity, congestion, turning movements, and emergency access.

This rezoning would therefore contribute to:

- increased safety risks for local residents
- increased congestion and vehicle conflict points
- increased heavy truck movement on rural roads
- noise and air pollution impacts
- increased maintenance burden on local roads

The community should not be required to absorb this traffic burden as a condition of rezoning agricultural land to commercial use.

8. The Proposal Requires Site-Specific Zoning Exceptions and Reduced Standards

The Planning Justification Report confirms that the proposal does not comply with existing zoning parking requirements and seeks a site-specific reduced parking ratio (2.34 spaces per 100 square metres rather than the standard 3.33 spaces per 100 square metres).

This request for special exception zoning should be treated as a warning sign that the project is not naturally compatible with the zoning intent or site capacity. If the proposal requires reduced standards and special treatment to be feasible, that suggests the development is being forced into an area where it does not belong.

Council should not be asked to weaken established standards to accommodate a private development proposal that is already intensive in scale.

9. Cumulative Development Impacts Are Not Being Adequately Addressed

One of the most significant planning issues is that this proposal is being reviewed in isolation when it is part of a broader wave of development pressure in the Greensville area.

The applicant's own documentation cites the Subwatershed Study and acknowledges that there are **nine new development areas**, of which this site is one.

This is a direct confirmation that the rezoning must be evaluated through a cumulative impact lens, particularly with respect to:

- groundwater supply reliability
- stormwater runoff and drainage system impacts
- traffic congestion and road safety
- land use creep and loss of rural character
- increased infrastructure burdens and long-term municipal liability

Approving a rezoning of this scale without requiring a cumulative assessment sets Council up for long-term environmental and infrastructure consequences that will be difficult or impossible to reverse.

10. Public Interest, Environmental Stewardship, and Long-Term Sustainability

This proposal is not simply a landowner's request to change zoning. It is a decision with long-term consequences for the community, for the local water system, and for the environmental integrity of the surrounding area.

Once land is rezoned from agricultural/rural designation to permit intensive commercial use, the precedent is established. Future applications become harder to refuse. The result is incremental loss of rural land, increased paving, increased water demand, and increased infrastructure strain—none of which align with responsible long-term planning.

Council has a responsibility to protect the long-term sustainability of the Greensville Rural Settlement Area, particularly where groundwater is

Request to the Planning Committee

Based on the issues outlined above, I respectfully request that the Planning Committee:

1. **Reject the proposed rezoning application**, or
2. At minimum, **defer any decision** until a full cumulative impact assessment is completed that addresses:
    - groundwater extraction and aquifer impacts
    - risk to existing residential wells
    - stormwater and ditch capacity impacts
    - pollution and spill risk mitigation
    - long-term traffic and truck movement impacts
    - compatibility with rural settlement planning objectives

Conclusion

The applicant's own materials demonstrate that this is a large-scale, high-impact development proposal, including major impervious paving coverage, reliance on private well and septic, acknowledged fuel spill risk, uncontrolled drainage to municipal ditches, shallow groundwater conditions requiring dewatering, and significant traffic and loading activity.

These factors make the proposed rezoning inappropriate for this location and inconsistent with the long-term protection of water resources and rural land use integrity.

Thank you for considering this submission. I appreciate the Committee's responsibility in making decisions that balance growth with environmental stewardship and community safety.

Respectfully submitted,

Amanda Andrews

To whom it may concern, specifically the Planning Department Committee and Council, and our esteemed Mayor,

Regarding 471 Moxley Road, Flamborough (Ward 13)

I am writing about the proposed zoning changes (and consequent construction) that are being proposed for the field that lies directly across from my home. I need you to hear my concerns – I am desperate for you to understand how negatively you will impact my life if this project goes ahead. PLEASE.

Due to numerous health issues, I haven't been able to get out since before Christmas – it is now the middle of March. I am forcing myself to go to the library today (I can't afford the internet or even a cell phone) to get this letter to the Planning Division. It is so hard to do this, I don't even have words... but I feel this is my only chance to speak up, so I am determined to get this done. I had hoped to have it completed long before now, but my health keeps getting in the way.

In 1963 my parents chose this property precisely because of the surroundings - a small group of close neighbours in a rural setting. I have lived here my whole life – this is home in every sense of the word. In fact, everyone who has chosen to make a life here has done so for the same reasons – location, environment, community. You are now, with no good explanation, trying to take that away with your shocking proposal to change the zoning from Agricultural to Settlement Commercial, and build an obnoxious complex of buildings that are neither wanted nor needed. This has hit all of us really hard. You are like a dark foreboding cloud now that hangs over us, threatening to destroy all we hold dear about this area. Our quiet, clean, contented little crescent, where each morning and evening people happily walk their dogs and their children, ride their bikes, where there's minimal traffic, and friendly neighbours – it's a good little life and we don't take it for granted – we cherish it. But now, out of the blue, here you are, trying to push your own agenda onto an already established community, chosen by many BECAUSE of that beautiful, open expanse of field – it quietly but perfectly keeps the quarry at bay, allowing our crescent to exist and thrive. How would you feel if something similar was done to you where you live? Strangers coming along, wanting to completely change the life you had built, with no regard for your feelings, your wants or needs, just a desire to make money, to hell with what it was that made you choose where you live – you don't matter or fit anywhere in their plans. Seriously, <u>how would you feel?</u> We all know that if this happens, property values will go down – some are already saying they will sell immediately if this goes through. But what about those of us who can't move, or really don't want to – and why should we have to change our lives because some selfish developers see an opportunity?! Why should we have to tolerate losing out on potential profit when we do sell? People move to this Flamborough area knowing that (aside from it being just what they wanted) property values will continue to rise, as homes like these in established, quiet, small rural communities, are harder and harder to find. We all make our choices, based on individual desires, and then we invest huge sums of money, hard-earned for years (the biggest purchase most of us will ever make), and we do it knowing it's an investment in our future. But then you come along – who do you think you are? You

who will drive down property values without a care as to whose life you are impacting. You seem to think you're pretty important, and that you can just plow ahead with your plans, with absolutely no regard to what you're doing to the people who call this place home. Your first step wasn't even to survey the community, do an assessment of what people here actually want. Yours was to send out one inane water assessment after another, asking us to draw our entire water system, wells, weeping tiles (to scale no less), technical questions, too, that most normal people have no knowledge of – basically asking us to do your work for you. FYI – everyone was disgusted and insulted by these questionnaires, and your complete lack of interest as to what you were actually doing to the residents – you were telling us that we didn't matter. Again, how would you feel if this was being done to you? I ask it again because I really want you to think about it. As for the water, the field is downhill – it will probably always have enough. But those of us who live here, who actually need that water? Already there are houses in the back of the crescent, a little uphill from the field, who don't even have enough water to do a load of laundry. We can't afford anyone else taking from the water table. There are plans to build 12 new houses back there too – there goes more water. DO NOT continue to threaten our already delicate water supply!!! We were here first. We matter!

We are a close-knit group and I have yet to speak to even one person who wants what you are proposing. The area, as it is now, is what we all chose, just as you chose the area you live, rightfully expecting it to remain the same. But there you are now, looming over us like a dark cloud – we feel the threat of you every day. We shouldn't have to. As I said – nobody wants your project! If we want anything shopping-wise, doctors, dentists, veterinarians, both Waterdown and Dundas are mere minutes away. If our cars need service, the garage is just up the road (I can see it from here). There are new little boutiques and a spa just down the street in Greensville. Nothing you could add would enrich our lives - we don't want you here, we don't need you here. And you are already causing damage to people, those people you clearly think very little of, so, let me tell you about one of them – me.

I am unwell. Every day is a struggle. You wouldn't know it to look at me. I don't normally tell people what's going on, but you need to know. First, I have depression, anxiety, and PTSD, none of which can be treated medically, since I am allergic to all the possible meds that would help – yes ALL (I've tried over 20 now – every time, I have unbearable side effects, so I must somehow continue on with no medicinal help – it's hell). Other therapies have been ineffective in giving me any relief. Anything else is either inapplicable, or costs a fortune (that I don't have). I am on Ontario Disability (or ODSP) which puts me way below the poverty line. WAY. Just having enough food to eat is not even a challenge – it's impossible. What does help? My environment, my surroundings. Every day, I feel a little peace looking out my front window at our field, watching the weather, the birds, squirrels, and other assorted wildlife. I watch the trees sway with the winds that sweep freely across its expanse, the nighttime thunderstorms that light up its beauty. If I can't go out, I wave to my neighbours with their kids and dogs – oftentimes we end up with a little group that's randomly joined up at the end of the driveway. We're able to talk at a normal volume (not yelling over traffic or construction), as we share a few minutes, talking about something (or nothing much). Often it's people caring about each other, asking how we can help if someone is in need. When I'm by myself, I find I'm comforted by the sounds of the birds, the breeze in the trees in summer, the squeals of kids playing outside - even the chipmunks who relentlessly scold,

then somehow change their minds and come to play around my feet (seriously!). I can smell newly planted flowers, or flowering trees, or just fresh air. If it's warm enough, I open the windows so I can enjoy the seasons and those happy sounds that distract me to some degree – all of that makes me feel a bit better, a bit more normal. Saving money is paramount, so being able to open up the house and rely on the breeze and not the A/C is something I depend on. It brings the outside in, and helps to draw me outside, which always makes me feel better. Since learning of you, my anxiety is worse. All of this will be changed to some degree, or altered completely if you go ahead with your project, that again, NOBODY HERE WANTS!

Have you even given any thought to the problems you will be putting onto us? In the beginning, noise, dust and dirt constantly blowing into our homes, exhaust fumes, tar, an assortment of odours that choke someone like me with asthma (yes, I have that, too). Construction brings unique torture – all kinds of vehicles, mostly huge, with diesel stench, the endless noise of hammering, drilling, pounding that reverberates through the ground and the air, overwhelming the senses, again, especially painful for those of us with PTSD, depression, anxiety – all of these things extremely triggering. The noise feels endless with backup beeping alarms, men yelling at each other, trying to be heard while adding to the cacophony of aural assaults. It's beyond exhausting. I also suffer from migraines, at least twice a week now. Any noise at all induces vomiting and partial temporary blind spots. My life is hard now – I can' t even imagine how sick I'll be if this hellscape gets approved. I will lose all of those good things I mentioned above as windows will have to be shut, both to block out the air pollution and the noise. You will be taking away the simple things that bring comfort to what is currently a very difficult life. Please don't do this. We didn't choose it, nor do you have the right to infringe upon our peaceful lives! Seriously – ask yourselves, if you were in my shoes, or you had a loved one, even a child who required a peaceful, clean environment, the one that you chose to try to keep them as well as possible – how would you react if someone came along with plans that would challenge their health, their very existence? Would you be angry at even the suggestion, the threat of something like this? Think about it.

It gets worse. As if the depression, anxiety, PTSD, and asthma attacks aren't enough. In the past few years, I've had several emergency surgeries. I needed peace and quiet to recover. Thankfully, I had that here at home. Since that time, something changed. I now have a serious heart and lung condition, with blood clots that form in my now painfully swollen legs, then travel to various parts. Most recently, they lodged in my lungs making breathing even more difficult. (It's called pulmonary embolism – it's what recently killed actress Catherine O'Hara). I have been told that I could die suddenly, especially if one travels to my brain. When they initially diagnosed me, I was put on meds (thankfully I tolerated these) to dissolve the clots and normalize my blood. It worked temporarily – bloodwork shows I'm back in the danger zone. My doctors aren't sure what to do next. This is quite literally a silent killer. My sister lives in fear that she'll find me gone one day. I hate that my health impacts those I love. Aside from praying that today won't be the day, I've been told that the #1 thing I can do is keep myself as calm as possible – the high blood pressure (that also suddenly showed up) is dangerous in so many ways, including being able to dislodge clots that might be in my legs, throwing them into my circulation to land who knows where – frankly, it's terrifying.

Just learning of what you want to do has exacerbated ALL of my health issues – I am so scared every day that that beautiful field will be destroyed, and this community's way of life with it. Even writing this letter, I've been in tears, and can feel my heart beating irregularly – it's a very frightening feeling. Let me be very clear - I'm not just speaking hypothetically, like *if* you go ahead with your plans – the looming possibility of what you are proposing, is, right now, making my health worse. You are threatening all I hold dear about my life, and my ability to calm myself when I feel the overwhelming sense of dread again.

Tell me, when you start these projects, why is the effect you would have on the lives of the community not your #1 concern? You didn't send surveys asking if people wanted your proposal, or asking how it might impact their lives. You asked about the water because that was what would affect YOU, your project – nevermind the people. You show a shocking lack of judgement and even humanity in your self-serving approach.

If this development were to happen, there's something else that is guaranteed. What is it that always (not sometimes - ALWAYS) comes with urbanization? Crime. It's inevitable. You draw people to whatever it is you're building, you put our houses on peoples' radar. I have lived here my whole life, over 50 years. And in all that time, do you know how many crimes there have been? One. Back in the 1970's. A burglary. They caught the guy. One incident in all that time. No wonder people want to raise their families here.

Please, PLEASE put yourself in my shoes and try to empathize. Is it really okay with you to damage another person's health, literally endanger their life (my doctors have verified that you are, even now, doing just that, as the stress you are directly causing is having a negative effect on my heart and brain) just to make some money? The question should never just be, "Can we do this?", but rather, "***Should*** we do this?". Or even "Should we do this HERE?". It may sound stupid to you, but that field is precious to me, my whole life. It's so peaceful and it helps me feel peaceful. Lots of little creatures make it their home; when the crops are in, they quietly help shield us from the quarry. And regarding crops, the soil here is some of the best you can find – my dad grew up farming and the soil here is what sold him on the property (everyone had huge vegetable gardens growing up – weeding in the sun sucked, but the food tasted awesome). It would be a crime to pave over that land.

This is obviously incredibly important to me. There has got to be some other place you can go, where you won't be destroying an entire community's way of life, or the health of vulnerable individuals. You have got to care about people's quality of life, and whether you are contributing in a positive or a negative way. Helping each other and being a source of goodness in the world matters. The last thing I wanted to do was to have to write this letter – it's been exhausting, and painful laying out my weaknesses, so scared I'm going to be let down and not having a clue how I'll survive. Literally.

I am so sick and tired - I never wanted this to be my life. Most of the time I can hardly believe it is. But here we are, and no matter how exhausted/angry/sad/afraid I am, I will fight for what's right, for myself and for our neighbourhood. We are not just talking about the arbitrary administration of a zoning by-law amendment, nor just about engineering and construction. You have to understand that what you are suggesting would seriously impact the lives of many people in ways that they may not be able to handle, or come back from, myself included. It's not fair. This community should always have been your first concern – people should always come before profit. Do I seriously need to say that? Apparently I do. That in itself is depressing as hell. I am begging you to leave our field alone. Let us live our lives in peace. You have no idea the harm you have already caused – please, PLEASE stop now before you make things worse. This hasn't been easy for me, and I am reaching out to you from the bottom of my heart. Please.

Sincerely,

Barbara Guild

Hamilton

Planning Committee

Welcome to the City of Hamilton

Planning & Economic Development

PEDPED26091 = (ZAC-26-004 & UHOPA-26-001)

Application for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 471 Moxley Road, Flamborough.

Presented by: Abdullah Pasha

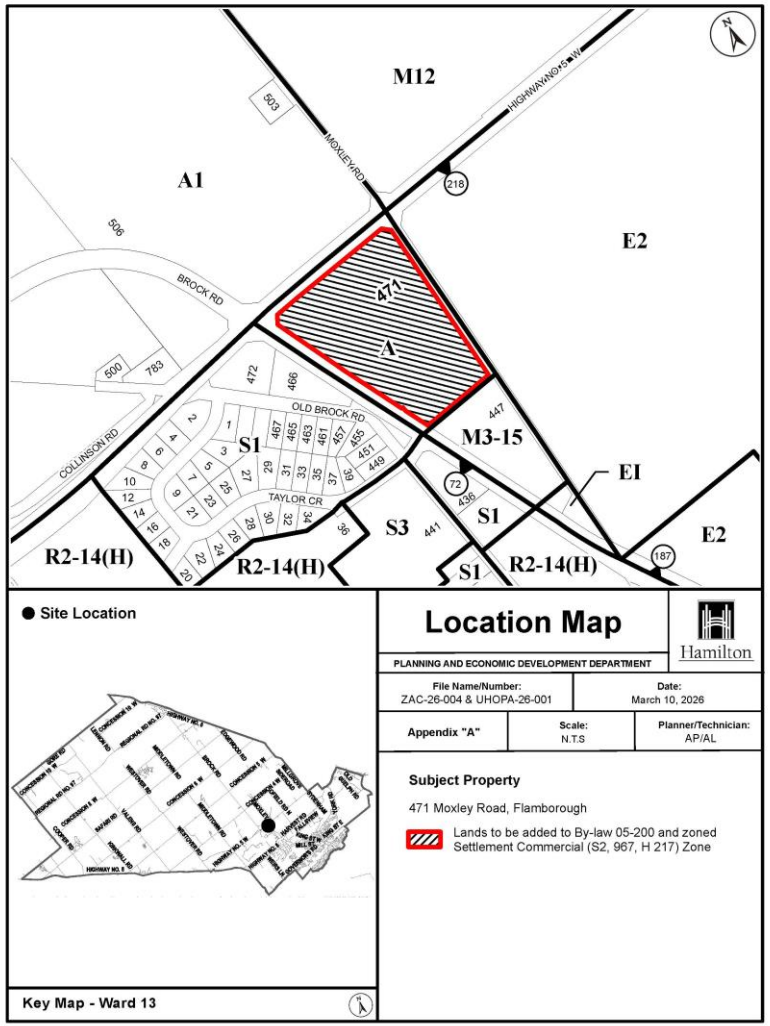
Hamilton

PED26091: Subject Lands

Subject Property: 471 Moxley Road, Flamborough

Hamilton

PED26091: Appendix A



Hamilton

PED26091: Appendix E

PED26091: Appendix E

PED26091: Photos 1 & 2

View of the public notice along Moxley Road

View of the Subject Lands from Highway No. 5 West

PED26091: Photos 3 & 4

View looking south along Moxley Road

View looking north along Moxley Road

PED26091: Photos 5 & 6

View looking east along Highway No. 5 West

View looking west along Highway No. 5 West

Hamilton

PED26091: Photos 7 & 8

View looking north along Brock Road

View looking south along Brock Road

PED26091: Photos 9 & 10

View of lands to the east of 471 Moxley Road

View of lands to the west of 471 Moxley Road

Hamilton

Thank you for attending the City of Hamilton Planning Committee

Hamilton

From: Peter Appleton
Sent: Wednesday, March 4, 2026 12:25 PM
To: clerk@hamilton.ca
Cc: Tadeson, Mark ; Nann, Nrinder ; Kroetsch, Cameron ; Clark, Brad ; Cassar, Craig ; Beattie, Jeff ; Francis, Matt ; Jackson, Tom ; Wilson, Maureen ; Pauls, Esther ; Wilson, Alex ; Cooper, Rob ; Spadafora, Mike
Subject: Moxley Road

Hello Clerk and Councilors,
I would like to have my comments submitted to the amendment application at 471 moxley rd

1. Yet again we are proposing taking agricultural lands and turning them into industrial. We are in a food security situation, we cannot rely on USA for food anymore. We need to keep every inch of viable farmland we have.
2. Water tables: the surrounding area has been suffering a drought for over 8 months now with no let up in sight. Our wells are completely dry!!!!! Next door is a gravel pit that continues to alter the ground water table even further. Putting on non pervious concrete, steel and glass will mean this naturally falling water will wash away quickly down the escarpment and NOT be able to recharge local aquifers.
3. Climate emergency: adding more heat absorbing areas like these are the worst possible scenario when we have a climate change emergency. This will only retain more heat and push up local temps.
4. Stop Sprawl: the entire council voted against sprawl in Hamilton and its time to reject these zoning amendments

please reject this proposal

thank you

Peter

https://www.hamilton.ca/city-council/news-notices/news-releases/complete-application-471-moxley-road-flamborough

From: Drew Neven
Sent: April 24, 2026 8:15 AM
To: clerk@hamilton.ca
Subject: 471 Moxley

External Email: Use caution with links and attachments.

I'm pleased to see this type of project being developed. As a small business owner in Flamborough myself I know how hard it is to find a place to operate a trade or service type business. If Hamilton is serious about enforcing zoning laws and keep rural properties from becoming illegal commercial spaces, this is the sort of site we need to develop.

Thank you

--

Drew Neven

From: Nadim Kiani
Sent: Friday, April 24, 2026 11:16 PM
To: Pasha, Abdullah
Subject: 471 Moxley Road, Flamborough (Ward 13) | File Numbers: RHOPA-26-001, ZAC-26-004

External Email: Use caution with links and attachments.
Hello Mr.Pasha,

My wife and I live just down the street from the propose development. Unfortunately, we won't be able to make the meeting on May 5 because we're out of the country for that week. We wanted to share our opposition to creating a commercial property in this location because we've seen what it has done to Waterdown where they built all that commercial property. We moved to this area for the nature and tranquility and Brock Rd already has a lot of traffic. This development will exponentially increase usage of this road in and out of Dundas. I'm not sure if this is the right way to share my concerns, but thank you for listening.

Sincerely,

Nadim Kiani

From: Tammy Francoeur
Sent: Friday, April 24, 2026 3:48 PM
To: Pasha, Abdullah
Subject: File Numbers: RHOPA-26-001, ZAC-26-004
External Email: Use caution with links and attachments.
Hello Pasha

I am writing to endorse this development at moxley rd and brock rd in West Flamborough. The community would benefit from having local businesses in the area. These businesses would also pay business tax to city.

I would think they could install a cistern to supply their own water vs a well

I would also assume storm catchers would be implemented Into their plans for the parking lot and access to the businesses could be from moxley Ave.

Lastly I would like to see if the city will be mandating residential apts on top of commercial building and also solar power. Many countries and cities are implementing this strategy to help with work/ live environments , as well as helping with housing shortage. Having solar helps to reduce demand on electrical grid.

Thank you

Tammy Francoeur

From: Renate Eschlboeck
Sent: Thursday, April 16, 2026 9:53 AM
To: Pasha, Abdullah
Subject: Wingbury Properties/Moxley Road

External Email: Use caution with links and attachments.

Dear Fellow Citizen:

This Brantford based developer will not make this escarpment community more livable and resilient to climate change impacts, from extreme heat to flooding. Converting erable, flat, nutrient dense fields to plazas based outside of town, on the periphery where it is not walkable is a terrible idea. It does not conform to climate goals or sustainable living.

The water table in this area is already under assault from the quarry across the road. In the town of Waterdown, there are already industrial warehouses that sit empty (we went to all of them last summer to fundraise for a hockey team and three- quarters of them were empty!!!).

It would be shameful and a dereliction of your fiduciary duty to the citizens of Hamilton to issue these permits.

Thank you for listening!!

Opposition & Concerns regarding File # RHOPA-26-001 / ZAC-26-004
471 Moxley Road, Greensville

Good morning Mayor and Members of Council,
My name is Paul Agar, and I am a resident of Greensville.
I would like to strongly oppose the proposed rezoning and development at 471 Moxley Road based on the concerns below.

Core Concern
This planning request seeks approval for a high-intensity commercial development with unspecified future uses in a rural area that depends entirely on a fragile and already stressed groundwater system. This is not simply a land-use change—it is a decision about whether the existing water supply in Greensville can sustain a meaningful and permanent increase in demand. Based on the available evidence, including documented well failures, constrained aquifer conditions, and the absence of comprehensive hydrogeological validation, there is no basis to conclude that it can.
As a resident of Greensville since 2004 who relies on a private well, I have seen firsthand the limits of this aquifer system, and those limits are already being reached.

Water Demand – Scale of Impact
Using standard municipal planning assumptions (such as those applied by the Region of Peel), a development consisting of 10 office-type businesses (10 employees each) and 10 light industrial/workshop businesses (20 employees each) would be expected to generate a total daily water demand in the range of approximately **25,000 to 38,000 litres per day**. This estimate is based on typical usage rates of **50–75 litres** per employee per day for office uses and **100–150** litres per employee per day for light industrial uses. While this volume may appear modest compared to large industrial users, it represents a continuous, fully consumptive groundwater demand in a rural setting, where water is drawn from a shared aquifer system. As a result, even at this scale, the cumulative impact can contribute to localized drawdown, well interference,

and increased stress on a fractured bedrock aquifer, particularly when combined with existing demand in the area.
This estimate does not include customers or visitors, so the real number is likely significantly higher. This is the equivalent of building 28 to 42 new homes for a family of four.

There is already clear, real-world evidence that the local groundwater system is under stress. In 2022–2023, multiple residential wells in the Greensville area - including homes in the Grand Vista neighbourhood - experienced failure, requiring costly re-drilling or deepening. Similar issues have been reported at nearby and adjacent properties to 471 Moxley Road, pointing not to isolated incidents but to a broader pattern of instability within the local aquifer. In a fractured bedrock system like this, such failures are widely recognized as indicators of constrained supply and sensitivity to additional draw.
This concern is reinforced by the municipality's own actions under the Ontario Ministry of Natural Resources and Forestry Low Water Response Program. This framework escalates from Level I (awareness) to Level III (critical shortages), and in 2020 the City of Hamilton issued conservation advisories that ultimately escalated to a mandatory ban on non-essential water use. The implication is straightforward: the City has already acknowledged system-wide water stress. Approving additional groundwater demand in this context introduces a clear and avoidable risk of worsening well interference and supply instability for existing residents.

The reality of the Greensville groundwater system is that it is inherently constrained and vulnerable. The aquifer is largely dependent on rainfall and snowmelt for recharge, has limited storage capacity, and replenishes slowly over time. It is also highly sensitive to drought conditions, meaning that even short periods of reduced precipitation can have measurable impacts on water availability. This is not a deep, resilient aquifer with strong buffering capacity—it is a shallow, locally influenced system that responds quickly to stress.

Studies by the City of Hamilton and local watershed authorities have confirmed these limitations. Evidence shows that wells in the area have run dry when precipitation falls below approximately 75% of normal levels, including the public well in Greensville that serves approximately 100 residences. Along with these challenges the local soil conditions further restrict the ability of water to infiltrate and recharge the aquifer. Together, these factors demonstrate that this is not a robust or self-sustaining water system - it is a constrained one, already operating close to its limits under existing conditions.

Provincial well records point to a consistent and concerning pattern in the local area: low-yield wells, increasing drilling depths over time, and a growing number of replacement or re-drilled wells. This trend is characteristic of a fractured bedrock aquifer, where groundwater is not stored in a single, continuous reservoir but instead moves through small, disconnected fractures in the rock. As a result, water availability is inherently limited and unpredictable, and wells often compete with one another for the same constrained supply.

In practical terms, this means there is no large, reliable underground water source—only a series of smaller, fragile pockets that can be easily depleted. Adding new demand into this type of system increases the likelihood of well interference, reduced water availability for existing users, broader system decline and significant increase in costs to re-drill or relocate private wells. In an already stressed aquifer, even modest increases in withdrawal can have disproportionate and lasting impacts on neighbouring wells and the overall sustainability of the groundwater supply.

Despite the clear evidence of a constrained and sensitive groundwater system, there is no publicly available comprehensive hydrogeological study demonstrating that this development can be supported without risk. Specifically, there is no analysis confirming a sustainable long-term water supply, no assurance that surrounding private wells will remain unaffected, and no evaluation of how the system would perform under drought conditions. In a rural, well-dependent community, these are not secondary considerations - they are essential safeguards. Proceeding without this level of due

diligence represents a significant and unacceptable gap in the evidence required to support approval.

The application also lacks sufficient hydrogeological information to assess impacts on the local aquifer and groundwater movement. In a rural area dependent on private wells, this is a critical omission. There is no clear analysis of groundwater flow direction—particularly whether flows extend south of the site—nor any assessment of how increased water demand, reduced recharge, or potential contaminants from a large paved commercial site may affect surrounding properties. Without this information, Council cannot determine whether the proposal is consistent with the Provincial Policy Statement's requirement to protect water resources, and approval would be premature.

This proposal places existing residents at real and measurable risk for their water security. Additional groundwater demand in an already constrained system can lead to reduced water availability, well interference, and, in some cases, complete well failure. For homeowners, the consequences are significant: the cost of drilling deeper or replacing a well can be substantial, and ongoing uncertainty around water supply can negatively affect property values and long-term livability. These are not abstract concerns - they reflect impacts that residents in the area have already begun to experience for a number of years.
Compounding this risk is the absence of any viable municipal backup. Residents in Greensville, apart from approximately 100 residences on a community well, rely entirely on private wells and based on direct communications with the City of Hamilton building department, extending municipal water servicing to the area has been deemed cost-prohibitive. In practical terms, this means that if groundwater supply is compromised, there is no alternative source of water. The burden falls entirely on individual homeowners, making the protection of the existing aquifer not just important, but essential.

A review of well records from the Water Well Information System for the Greensville / Moxley Road area **indicates a consistent pattern of constrained groundwater**

supply typical of fractured bedrock aquifers. Numerous wells in the surrounding area report low yields frequently below 2 gallons per minute - which falls well short of commonly accepted standards for reliable domestic use. In addition, records show increasing well depths over time and multiple instances of wells being deepened, replaced, or abandoned.

These patterns are not isolated anomalies but occur within a relatively concentrated geographic area, indicating that groundwater availability is both limited and inconsistent. The recurrence of such conditions across multiple properties supports the conclusion that this is not a site-specific issue, but rather a broader hydrogeological constraint affecting the local groundwater system.

This pattern of low yield, repeated drilling, and escalating well depths is widely recognized as an indicator of aquifer stress and declining reliability. The presence of multiple wells on single properties, along with documented alterations such as deepening or replacement, strongly suggests that existing wells have been unable to sustain adequate supply over time. In the absence of a comprehensive hydrogeological study demonstrating long-term aquifer capacity and recharge characteristics, these documented conditions raise serious concerns about the cumulative impact of additional groundwater demand. Approving further development in such a context risks exacerbating drawdown, increasing well interference, and compromising the already limited water supply available to existing residents.

Further, the presence of multiple replacement wells within a localized area, including sequences where earlier wells have been abandoned and superseded by deeper installations, strongly suggests that initial water supplies have proven unsustainable. This pattern is widely understood in hydrogeological practice as a response to inadequate yield or declining performance over time. The progressive increase in well depths, coupled with repeated drilling efforts on individual properties, reflects attempts to access diminishing or difficult-to-reach water sources, rather than the existence of a stable and productive aquifer.

Taken together, these indicators are consistent with a constrained fractured bedrock aquifer, where groundwater is not stored in a continuous, high-capacity formation but

instead occurs within discrete and discontinuous fractures. Such systems are inherently sensitive to increased demand and are prone to localized drawdown and well interference. In the absence of a comprehensive hydrogeological assessment demonstrating sustainable yield and recharge capacity, the existing record provides clear and credible evidence that groundwater resources in this area are already under stress. Introducing additional demand through new development would therefore pose a measurable risk to both existing and future water supply reliability.

In closing - Members of Council,

You have already provided preliminary support for this application without clear, substantiated evidence on the most critical issue before you: water.

There has been no demonstrated confirmation that the existing groundwater supply can sustain this development. There is no reliable estimate of the expected water usage from the proposed businesses—businesses which, notably, have not yet even been identified. There has been no comprehensive, documented assessment of the current condition and performance of private wells in the surrounding community.

Approving a development of this scale without that information is not simply incomplete - it is premature, and it introduces real, measurable risk to an already constrained aquifer system relied upon by existing residents.

Decisions like this set a precedent. When Council moves forward in the absence of fundamental evidence, it undermines confidence in the planning process and in the responsibility to safeguard essential resources.

In planning, especially where a resource as fundamental as water is concerned, the standard must be clear: capacity is not assumed - it is demonstrated.

In this case, that demonstration has not been made. This is not just about development. It is about protecting a limited and essential resource for the residents who already depend on it and are already experiencing constraints.

For that reason, I respectfully submit that this application should not proceed.

Thank you for your time.

Paul Agar

From: Marianne Vogel
Sent: May 4, 2026 12:16 PM
To: clerk@hamilton.ca; Ward 13
Subject: re: development at 471 Moxley Road Dundas (Greensville) May 5th meeting

External Email: Use caution with links and attachments.

Hi... As a home owner for 48 years south of this property.....I would like to attend the meeting on May 5th as well.. if possible...

I am really concerned about the water problems this will cause... i.e. shortage of water for the homes around this proposed new development used by it...high traffic and more strain on already over stressed area caused by the quarry... more industrial space is not needed as there are so many empty places around the area already...stores and buildings empty and more and more of this happening due to high costs of fuel and the extra traffic this will cause, is another thing that is not being addressed... the infrastructure is not in place for this type of

First of all, Hwy 5 is extremely busy most times of the day but especially in the morning and evening hours... as people living out of the area working in Toronto or Hamilton drive that stretch of road...then the Casino, just down the road it also creates mega traffic... especially when it is horse racing evenings... the quarry located next door and the quarry located on Brock Road and 4th concession create mega truck traffic all day long but especially when the trucks are waiting on Hwy 5 to enter those respective properties... a recipe for more accidents... and you want to add to this more, but putting in an industrial park? with how many parking spots? truck loading docks... really? obviously you folks only care about your pay cheques or who is paying your staff off, to push this through... no thought whatsoever has been given to this, the community it affects and it will affect the tax base... definitely won't lower it, but will raise it through the roof to pay for new infrastructure required to make this work the commercial property owner won't be affected but the homeowners will feel the increase and the pain

of the extra traffic! ... especially without the proper infrastructure re roads and traffic control...or thoughts about water availability...

So you tested at a "high" water level at the time of testing. according to your information... and wondered why more people did not want their wells tested... when most did not know about that possibility or were warned off on doing so for fear of repercussions later, if they did run out or something happened due to their building activities... it would become a he said /she said situation... with the property owners of the commercial property, getting out of having to pay restitution to us, saying all tested fine... believe me that rumor, whether fact or fiction, is what has been going around... ! and then I hear only 2 people had their wells tested? mmm...wonder how that happened...?

Our water will definitely will be affected... either by loss or contamination... orby run off caused by this... after all we are located on a lower level and you know what runs downhill...? We have already experienced lower level of water pressure due to the quarry pumping away constantly and new builds around the area... and the quality of our water has down graded to the point we now need water conditioners to get the lime and other materials, out of our water, something that we never had a problem with before... ! With the water table being weak already, and locals having to get cisterns installed and deal with water deliveries... I think it needs to be re-addressed and not just a blanket OK given for development... Is the owner prepared to pay for the next 99 years for new water systems at everyone's home to make up for the water reduction caused by his need to develop? Leave is as farmland to at least allow the land to absorb the water and not having it whisked away by commercial development
Please reconsider allowing this unnecessary development

Marianne & Arie Vogel

From: Hub Kennedy
Sent: May 4, 2026 11:14 AM
To: clerk@hamilton.ca
Subject: 471 Moxley Road Development proposal
Monday May 4th, 2026

Attention Legislative Co-ordination, Planning Committee

We have serious concerns about the proposed rezoning of the property at 471 Moxley Road, Flamborough (Ward 13) File # RHOPA-26-001;ZAC-26-004. If approved this would change the zoning from Agriculture to Commercial/Industrial, thus allowing a large-scale Commercial/Industrial development to occur in rural Greensville. It is well documented among local residents that water shortages are an ongoing concern. With no access to municipal water services, residents and businesses rely on their own wells to obtain water from an already stressed aquifer; this proposed commercial development could further compromise the aquifer. We need to consider the long-term effects of commercial/industrial access to an aquifer shared by local residents and existing businesses. Currently the property at 471 Moxley Road acts as a natural filter, recharging the local aquifer. The Stormwater Management Brief models that the proposed primary drainage area would be 85.7 % impervious which represents a major conversion of permeable land to paved surfaces. If the zoning is approved, the contaminated runoff from the industry would flow into storm drains potentially impacting shallow water tables and the health of Spencer Creek. With these contamination risks how can we guarantee a healthy and abundant supply of clean drinking water in the future?

Zoning bylaws have been designed to regulate land use and ensure community safety. Amending the bylaw in question would detrimentally change how this piece of land will be used. We can’t look at this proposal in isolation. We must look at the cumulative impact this proposed development and others will have for the residents. Numerous

development proposals are currently being proposed in the Greensville area, all of which will impact the fragile water infrastructure.

Why should we rezone our pressure farmland for commercial purposes? Greensville is a rural community. Do you know that an estimated 319 acres of farmland is being lost everyday in Ontario. In Hamilton alone total farmland declined by approximately 8.1% between 2016 and 2021. Much of the threatened land is high-value land loss which is rare and essential for food production. (2022/2023 Agriculture in Hamilton prepared by Invest in Hamilton)

To appeal to the community's water concerns the Angrish Group/Winbury Holdings Inc. solution is to only accept tenants that who will agree to minimize their water use. Not only is it impossible to manage such a request but it's unreasonable to request this at all. It also demonstrates that the developers are well aware of the fragile water system in the area. How will the local residents and businesses react to water scarcity due to an increase draw on the aquifer from the new commercial tenants?

Good quality drinking water is essential for life. While many take it for granted, this resource still requires our protection. If our wells become contaminated and the aquifer runs dry what will happen to the Greensville school, local businesses and community? The proposed development is in a rural area without sidewalks, streetlights or access to public transit.

Increased truck traffic volume already is an issue from the Amrize Quarry next door. This commercial proposal of 7 buildings and 21-unit business park will not only increase traffic flow but also compromise the safety of all local residents.

We are asking for forward thinking, while there may be increased jobs in the short term what will be impact on our environment in the long term? Will these proposed businesses be sustainable? It is for these reasons that we are asking you to not approve this proposal.

Mr. and Mrs. Kennedy

City of Hamilton

Report for Consideration

To:	Chair and Members Planning Committee
Date:	May 5, 2026
Report No:	PED24140(c)
Subject/Title:	Recommendation to Designate the Melville-Park West Heritage Conservation District under Part V of the *Ontario Heritage Act*
Ward(s) Affected:	13

Recommendations

a) That the Melville-Park West Heritage Conservation District Plan, attached as Appendix "A" to Report PED24140(c), **BE ADOPTED**;

b) That the draft by-law to designate the Melville-Park West Heritage Conservation District area under Part V of the *Ontario Heritage Act*, prepared in a form satisfactory to the City Solicitor and attached as Appendix "B" to Report PED24140(c), **BE ENACTED**; and,

c) That the membership composition in the Terms of Reference for the Heritage Permit Review Sub-committee **BE AMENDED** to include "One (1) representative from Melville-Park West, Dundas".

Key Facts

- This Report summarizes the final Melville-Park West Heritage Conservation District Plan and recommends that Council adopt the proposed District Plan and pass a by-law designating the proposed district under Part V of the *Ontario Heritage Act.*
- Property owners and the community were consulted and engaged throughout the Heritage Conservation District process, including the initial Study phase, and this final Plan phase (see the Public Consultation and Engagement Summary attached as Appendix “C” to Report PED24140(c)).
- Feedback from owners and residents was addressed and incorporated into the final Heritage Conservation District Plan (see the Comment Response Matrix attached as Appendix “D” to Report PED24140(c)).
- One formal objection letter was received, submitted on behalf of four separate property owners in the proposed District (attached as Appendix “E” to Report PED24140(c)).
- The Hamilton Municipal Heritage Committee was consulted and has advised Council that the District be designated.
- This Report also recommends that the membership composition of the Heritage Permit Review Sub-committee be amended to include a representative from the new Melville-Park West District.

Financial Considerations

There are no budgetary impacts from the recommendations of this Report.

Background

On September 11, 2024, Hamilton City Council approved the recommendations contained in Hamilton Municipal Heritage Committee Report 24-007 and Report

PED24140, resulting from the final Melville Street Heritage Conservation District Study, and directed staff to proceed with preparing a Plan for the proposed District, renamed the Melville-Park West Heritage Conservation District. The Melville-Park West District is comprised of 331 properties in the historic residential area of Dundas generally bounded by Sydenham Street to the east, Park Street West to the south, Brock Street South to the west, and Victoria Street and Melville Streets to the north.

The City retained MHBC Planning to complete the Heritage Conservation District Plan in January 2025. Two public open houses and online surveys gathered feedback from property owners and interested stakeholders to inform the contents of the Plan. A summary of the public consultation and engagement efforts for this project are attached as Appendix “C” to Report PED24140(c). One objection letter was received in response to the draft Plan, submitted by four property owners in the District (attached as Appendix “E” to Report PED24140(c). On March 27, 2026, Hamilton Municipal Heritage Committee received the Melville-Park West Heritage Conservation District Plan and advised Council to designate the District under Part V of the *Ontario Heritage Act* (see Report PED24140(b)).

Analysis

Designation under Part V of the *Ontario Heritage Act* allows municipalities to recognize the cultural heritage value or interest of an area, known as a heritage conservation district, and to conserve and manage the properties and public realm within the district through the Heritage Permit process enabled under Sections 42(1) (erection, demolition, or removal) and 42(2.1) (alterations) of the Act. Municipalities can also define classes of alterations within a district that do not require a Heritage Permit, as per Section 41(2) of the Act. The area known as Melville-Park West meets the provincial criteria for designation as a heritage conservation district under Part V of the *Ontario Heritage Act* (see previous Report PED24140).

The Melville-Park West Heritage Conservation District Plan, attached as Appendix “A” to Report PED24140(c), was prepared in accordance with the requirements of the *Ontario Heritage Act*. An overview and key questions about the Plan are summarized below:

What is the purpose of the Heritage Conservation District Plan?

The Plan for the Melville-Park West Heritage Conservation District provides policies and guidelines for the wise management of cultural heritage resources located within the District boundary. The Plan is not intended to prohibit development within the District, but rather to manage change to ensure that the unique character and sense of place is conserved and enhanced.

What are the contents of the Plan?

- A statement of the objectives to be achieved in designating the area as a District;
- A statement explaining the cultural heritage value or interest of the District;
- A description of the heritage attributes of the District and of properties within the District;
- Policies for both contributing and non-contributing resources to provide a balance between the conservation of the heritage character of the area, while guiding compatible new development;
- Design guidelines for alterations and additions to contributing buildings and structures;
- Design guidelines for alterations and additions to non-contributing buildings and structures;
- Policies regarding the demolition and removal of buildings and structures;
- Landscape conservation guidelines for both public and private property;
- Funding initiatives;

- Recommended changes to municipal planning and administrative procedures; and,
- Descriptions of alterations or classes of alterations that can be carried out without obtaining a heritage permit under the *Ontario Heritage Act*.

How does the Plan affect private and public property?

The Plan includes policies and guidelines to guide future changes in the Melville-Park West District so that the area's cultural heritage value is conserved. A policy is a rule that must be adhered to. A guideline constitutes best practice that will be encouraged. Changes within the District (e.g. changes to exteriors of properties, demolition, new construction, public works, etc.) are guided by, and must be consistent with, the Plan. Heritage Permits are required for these identified changes, except for certain types of alterations exempted from requiring a Heritage Permit, as identified in Part III of the Plan. Designation alone does not restrict the legal use of a property and has not been demonstrated to negatively affect its resale value. However, district designation does allow the municipality to manage change to the heritage attributes of the district through the Heritage Permit process. It also provides eligibility for the City's financial incentives for heritage properties, including development charge exemption and grant and loan programs.

Public Comments and Notification

Staff received feedback from residents and affected property owners on the draft District Plan circulated for comment in the fall of 2025. A summary of the comments and staff's responses including how the final Plan addresses the comments, where applicable, is attached as Appendix "D" to Report PED24140(c). Staff note that one objection letter was received in response to the draft Plan, submitted on behalf of four separate property owners in the District, attached as Appendix "E" to Report PED24140(c).

Staff's response to the main points made in the objection letter are also included in the comment response matrix attached as Appendix "D" to Report PED24140(c).

Staff provided the required notice of the timing of this Report being considered by Planning Committee, a formal public meeting under Section 41.1(6)(b) of the *Ontario Heritage Act*, to the affected property owners in the District in accordance with the Act. The notices were sent by regular mail on March 6, 2026.

Planning Context

Recent changes to the *Planning Act*, implemented as part of Bill 23, *More Homes Built Faster Act, 2022*, have limited the City's ability to control design features of development. This, in addition to as-of-right zoning that permits much needed intensification in existing neighbourhoods, may result in an increase in demolitions and new unsympathetic development in historic neighbourhoods. The designation of a heritage conservation district for this historic Dundas neighbourhood allows the City to guide compatible new development and facilitate intensification that is sympathetic to, and enhances, the heritage character of the area.

Conclusion

City Council, as advised by the Hamilton Municipal Heritage Committee, previously confirmed that the Melville-Park West area is worthy of designation under Part V of the *Ontario Heritage Act* and directed staff to prepare a Plan for the District (see Report PED24140). Staff recommend that the Melville-Park West Heritage Conservation District Plan, attached as Appendix "A" to Report PED24140(c), be adopted and that the draft by-law to designate the District, attached as Appendix "B" to Report PED24140(c), be enacted, as per Recommendations (a) and (b) of this Report.

Should Council approve the Recommendations of this Report, staff will provide notice of passing of the designation by-law in accordance with Section 41 of the *Ontario Heritage Act*. Any person who objects to the by-law may appeal to the Ontario Land Tribunal by giving notice of appeal to the Tribunal and the City Clerk within 30 days of the notice, in accordance with Section 41(4) of the *Ontario Heritage Act*.

Staff also recommend that the Terms of Reference for the Heritage Permit Review Sub-committee be amended to include representation from the new Melville-Park West District, as per Recommendation (c) of this Report.

Finally, staff note that references to the protection of trees on designated heritage property will be addressed as part of the City's ongoing harmonized private tree by-law project.

The Recommendations of this Report are consistent with municipal and provincial legislation, including:

- Ensuring that protected heritage property is conserved (*Provincial Planning Statement*, 2024, Sub-section 4.6.1);
- Designation of a defined area as a heritage conservation district where the area meets the prescribed provincial criteria (*Ontario Heritage Act*, Section 41(1)(b); Ontario Regulation 9/06);
- Designating groups of properties of cultural heritage value under Part V of the *Ontario Heritage Act* (*Ontario Heritage Act*, Section 41(1)(a); Urban Hamilton Official Plan, Section B.3.4.2.3); and,
- Protecting and conserving the tangible cultural heritage resources of the City, including archaeological resources, built heritage resources, and cultural heritage landscapes (*Urban Hamilton Official Plan*, Section B.3.4.2.1(a)).

Alternatives

Under Part V of the *Ontario Heritage Act,* the designation of a heritage district is a discretionary activity on the part of Council. Council, as advised by the Municipal Heritage Committee, may direct staff to designate a district, in accordance with the provisions of the *Ontario Heritage Act*.

Not Advise the District to be Designated

By not adopting the district plan and designating the area, the municipality would be unable to provide long-term, legal protection to this significant cultural heritage landscape and the contributing properties located within the district boundary (designation provides protection against inappropriate alterations and demolition) and would not fulfil the expectations established by existing municipal and provincial policies. Without district designation, there is a risk of unsympathetic change and development in the area that could erode the historic character and sense of place of the neighbourhood. Without designation, the contributing properties in the District would not be eligible for the City's financial incentives for heritage properties.

Relationship to Council Strategic Priorities

Safe & Thriving Neighbourhoods

- Provide vibrant parks, recreation, and public space.

Responsiveness & Transparency

- Prioritize customer service and proactive communication.
- Get more people involved in decision making and problem solving.

Previous Reports Submitted

- PED24140(b) – Melville-Park West Heritage Conservation District Plan in Dundas
- PED24140(a) – Update on the Melville-Park West Heritage Conservation District Plan
- PED25220 – Update on the Melville Street Heritage Conservation District Plan
- PED24140 – Melville Street Heritage Conservation District Study

Consultation

A detailed summary of all public consultation and engagement initiatives as part of this project is attached as Appendix “C” to Report PED24140(c).

Staff consulted with affected City sections in the preparation of the District Study and Plan, including circulating the draft Plan through the internal Technical Advisory Committee, and follow-up meetings and emails with staff from the Climate Change Initiatives, Environmental Services, Forestry, Hamilton Fire, Legal Services, and Natural Heritage Planning.

The Ward 13 Councillor was notified and engaged at key milestones throughout this project and was advised of the Recommendations of this Report.

Appendices and Schedules Attached

Appendix A: Melville Park West Heritage Conservation District Plan

Appendix B: Draft By-law to Designate the Melville-Park West Heritage Conservation District

Appendix C: Public Consultation and Engagement Summary

Appendix D: Comment Response Matrix

Appendix E: Objection Letter

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HERITAGE CONSERVATION DISTRICT PLAN

MELVILLE-PARK WEST

CITY OF HAMILTON, ONTARIO

February 2026

Prepared for: The City of Hamilton

Image source: MHBC Archives

MHBC

Project no. 0727AV

ACKNOWLEDGEMENT OF INDIGENOUS COMMUNITIES

The City of Hamilton is situated on the traditional territories of the Erie, Neutral, Huron-Wendat, Haudenosaunee and Mississaugas. This land is covered by the Dish With One Spoon Wampum Belt Covenant, which was an agreement between the Haudenosaunee and Anishinaabek to share and care for the resources around the Great Lakes.

We further acknowledge that this land is covered by the Between the Lakes Purchase, 1792, between the Crown and the Mississaugas of the Credit First Nation. Today, the City of Hamilton is home to many Indigenous people from across Turtle Island (North America) and we recognize that we must do more to learn about the rich history of this land so that we can better understand our roles as residents, neighbours, partners and caretakers.

This Plan takes into consideration the cultural heritage of Indigenous Communities, including their oral traditions and history when available and related to the scope of work.

OTHER ACKNOWLEDGEMENTS

MHBC Planning Ltd. would like to thank the following organizations and individuals for their generous assistance in the completion of this document:

- City of Hamilton staff;
- The Hamilton Municipal Heritage Committee (HMHC);
- The Dundas Museum and Archives;
- The Hamilton Public Library; and
- The Dundas Heritage Association.

Prepared for the City of Hamilton
Prepared by:

MHBC | PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

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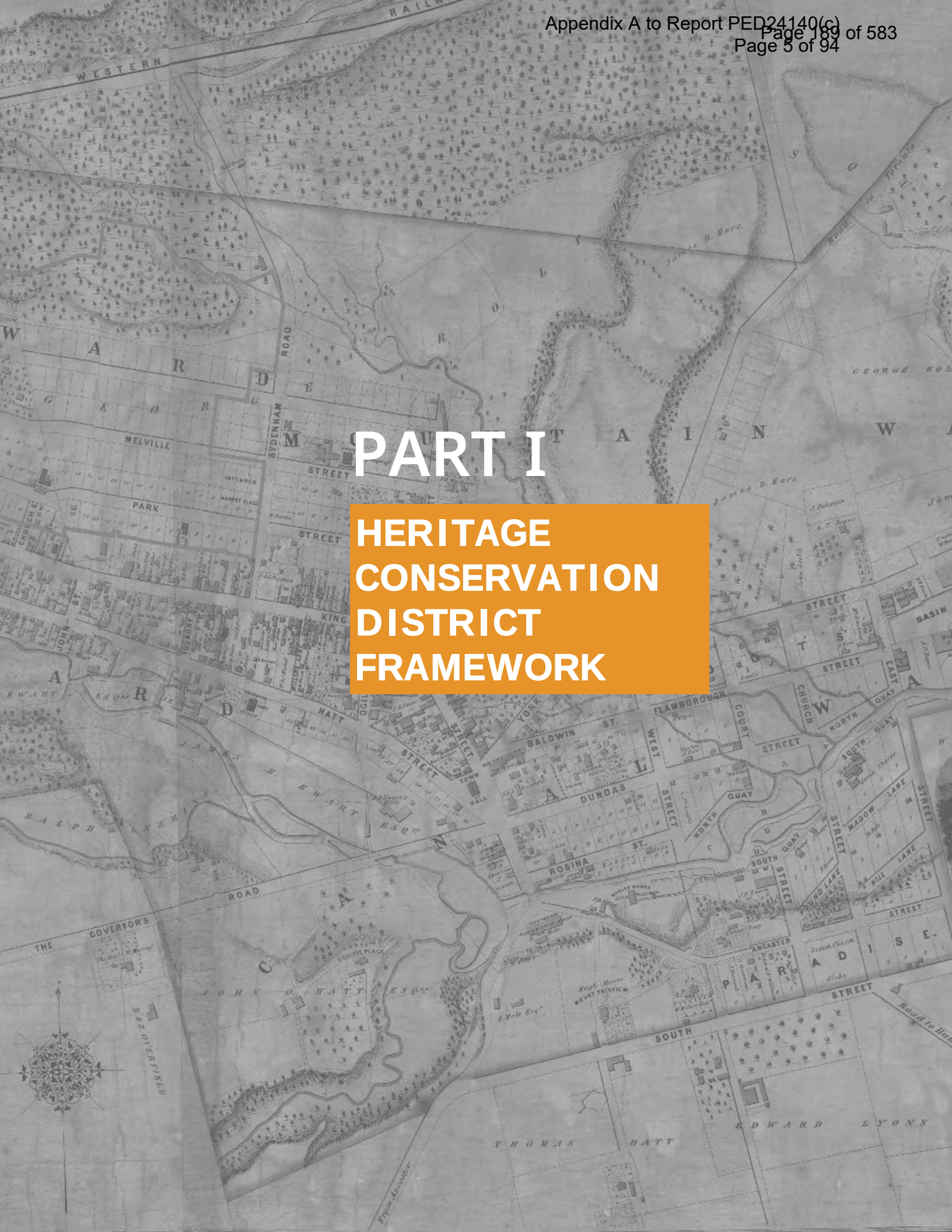
Appendix A: Listing of 'contributing' and 'non-contributing' properties
Appendix B: Glossary
Appendix C: Adjacent properties figure
Appendix D: Summary of works not requiring a heritage permit



PART I

HERITAGE CONSERVATION DISTRICT FRAMEWORK

1.0 INTRODUCTION

1.1 Background

The portion of Melville Street between Sydenham Street and Wellington Street North in the community of Dundas was designated as a Heritage Conservation District Study Area by City Council on September 28th, 2022 (By-law 22-258). This By-law was enacted for one year in order to allow for the City to undertake a Heritage Conservation District Study. While enacted, the by-law may prohibit or set limitations with respect to the alteration of property and the erection or demolition of buildings or structures within the Study Area.

"A heritage conservation district is a geographically defined area with distinct heritage character that is protected by a municipal bylaw under the Ontario Heritage Act. Subsection 41 (1) in Part V of the Ontario Heritage Act enables the council of a municipality to designate the entire municipality or any defined area or areas of the municipality as a heritage conservation district (HCD)." (OHTK Heritage Conservation Districts section 1.1)

The City embarked on a Heritage Conservation District Study process in late 2022. The Melville Street HCD Study examined an area larger than the initial section of Melville Street and determined that there was merit for establishing an HCD through designation under Part V of the *Ontario Heritage Act* (OHA). Boundary recommendations were provided and Council approved the designation of the boundary area and adopted the Study in September of 2024. The approved Boundary subject to this Plan is illustrated in **Figure 1**, on the next page.

The Melville-Park West HCD Plan has been prepared to reflect the adopted recommendations by Council and implements the HCD Study findings. The HCD Plan is based on the best practices as expressed in the Standards and Guidelines for the Conservation of Historic Places in Canada, as well as the guidance provided in the Melville Street HCD Study previously prepared by a project team led by MHBC. The Plan is prepared in accordance with the OHA (as amended), the Provincial Planning Statement (PPS)[1] and the Ontario Heritage Toolkit (OHTK).

1 A new Provincial Planning Statement was released in August 2024, and came into force on October 20th, 2024. The direction related to cultural heritage resource conservation is very similar to the 2020 PPS and does not change the approach to the evaluation undertaken as part of this report or the previous HCD Study.

Figure 1 - Approved HCD boundary

1.2 Purpose of the Heritage Conservation District (HCD) Plan

The Ontario Heritage Act, R.S.O, 1990, c.0.18 (OHA) is the guiding legislation for the conservation of significant cultural heritage resources in Ontario. It gives the Province and municipalities the ability to offer certain protections to designated properties and districts which have heritage value.

This HCD Plan provides policies and guidelines for the wise management of cultural heritage resources located within the HCD Boundary. **The intent of this Plan is not to prohibit development within the HCD, but to ensure that change within the HCD Boundary is managed and the unique character and sense of place is conserved and enhanced.**

This Plan should be used by property owners, tenants, and/or residents, City Staff, the Hamilton Municipal Heritage Committee and City Council in the fulfillment of their responsibilities related to the conservation of the heritage character and attributes of the District and in making decisions on heritage permits under Part V of the OHA. Under Section 42 of the OHA, a heritage permit is required for the erection, demolition, removal or external alteration of a building, structure, or any part of a property within a designated HCD.

1.3 How to read this Heritage Conservation District (HCD) Plan

Contributing 'A' properties are representative of a predominant architectural style, are a landmark, or are designated under the Ontario Heritage Act.

Contributing 'B' properties are vernacular and other representative architectural styles that support the character of the area.

Properties not captured by the above were classified as 'non-contributing'

The HCD Plan is organized to offer information and guidance to those who are directly responsible for conserving the heritage character and attributes of the District. This includes owners/residents/tenants whose buildings make up the heritage character of the District. The HCD Plan is split into Parts, which contain the HCD Framework (Part I), Policies and Guidelines for Managing Change (Part II), Work Not Requiring a Heritage Permit (Part III), and Municipal Implementation (Part IV). This HCD Plan is therefore organized as follows:

- Introduction, policy framework overview;
- Description of significance of resources and character areas;
- Alterations and additions to 'contributing' properties;
- Policies and guidelines for 'non-contributing' properties;
- Guidance for infill development;
- General guidance applicable to all properties;
- Policies and guidelines for the public realm;
- Work not requiring a heritage permit.

Property owners within the HCD District are encouraged to review the entire Plan to understand its intent and contents. To understand which policies and/or guidelines apply to a property, owners should refer to Appendix A to determine whether their property is classified as "contributing," meaning it has heritage value that contributes to the historic character of the area, or "non-contributing." There are policies and/or guidelines which apply to both contributing and non-

contributing properties, however, they are addressed differently in some cases within the framework of this HCD Plan.

City of Hamilton Heritage Planning staff can assist with the interpretation of this HCD Plan. This includes assisting with providing clarification of when a Heritage Permit application is required before changing or altering a property in the District.

1.3.1 Who should use this HCD Plan

This HCD Plan is intended to be used by the those who are proposing and managing change within the District, including:

- Property owners, residents, and tenants; and
- City staff responsible for undertaking public works projects and reviewing development applications.

The policies and guidelines of the HCD Plan are also to be used by the Hamilton Municipal Heritage Committee and City staff to provide advice to Council for making decisions on heritage permits under Part V of the OHA. Under Section 42 of the OHA, a heritage permit is required for the erection, demolition, removal or external alteration of a building or structure within a designated HCD. This HCD Plan also provides policies and guidelines for the conservation of features which contribute to the character of the area, including (but not limited to) lot fabric, trees and vegetation, landscape features and views.

1963 aerial photograph of Dundas (source: National Air Photo Library (Canada), McMaster University Digital Archive)

1.4 Statement of Goals

The designation of this Heritage Conservation District has the following goals:

Goals – Broad, long-term outcomes which are appropriate and desirable.

1 ***Recognize & Protect***
Recognize, protect and enhance cultural heritage resources and identify their valuable contribution to the community, including structures, landmarks, gateways, landscapes and neighbourhood contextual characteristics;

2 ***Regulate***
Regulate and guide the demolition and/or alteration of cultural heritage resources;

3 ***Enhance Character***
Identify opportunities to maintain and enhance the built form of the HCD, including: the public realm, streetscaping, public open spaces, neighbourhood character and block patterns;

4 ***Educate***
Increase public awareness regarding the history of the City and communicate the cultural, social and economic benefits that a unique sense of place contributes to the ongoing success of the City;

5 ***Manage Change***
Manage change and guide opportunities for new construction and infill projects that will have regard for the existing architectural character, massing, siting and scale of existing cultural heritage resources; and

6 ***Effectiveness***
Ensure the plan, guidelines and processes are easily understood and streamlined, including: property owner requirements/responsibilities, administrative processes, development requirements and any guidelines.

1.5 Statement of Objectives

The primary objective of the proposed designation of the Heritage Conservation District, as determined through the approved HCD Study, is to manage change in a manner that results in the conservation of its unique cultural heritage character and heritage attributes.

The term "conservation" is defined by the *Parks Canada Standards & Guidelines for the Conservation of Historic Places in Canada* as follows:

> *All actions or processes that are aimed at safeguarding the character defining elements of a cultural resource so as to retain its heritage value and extend its physical life. This may involve "Preservation," "Rehabilitation," "Restoration," or a combination of these actions or processes.*

Objectives – Short-term measurable actions for how to achieve those goals.

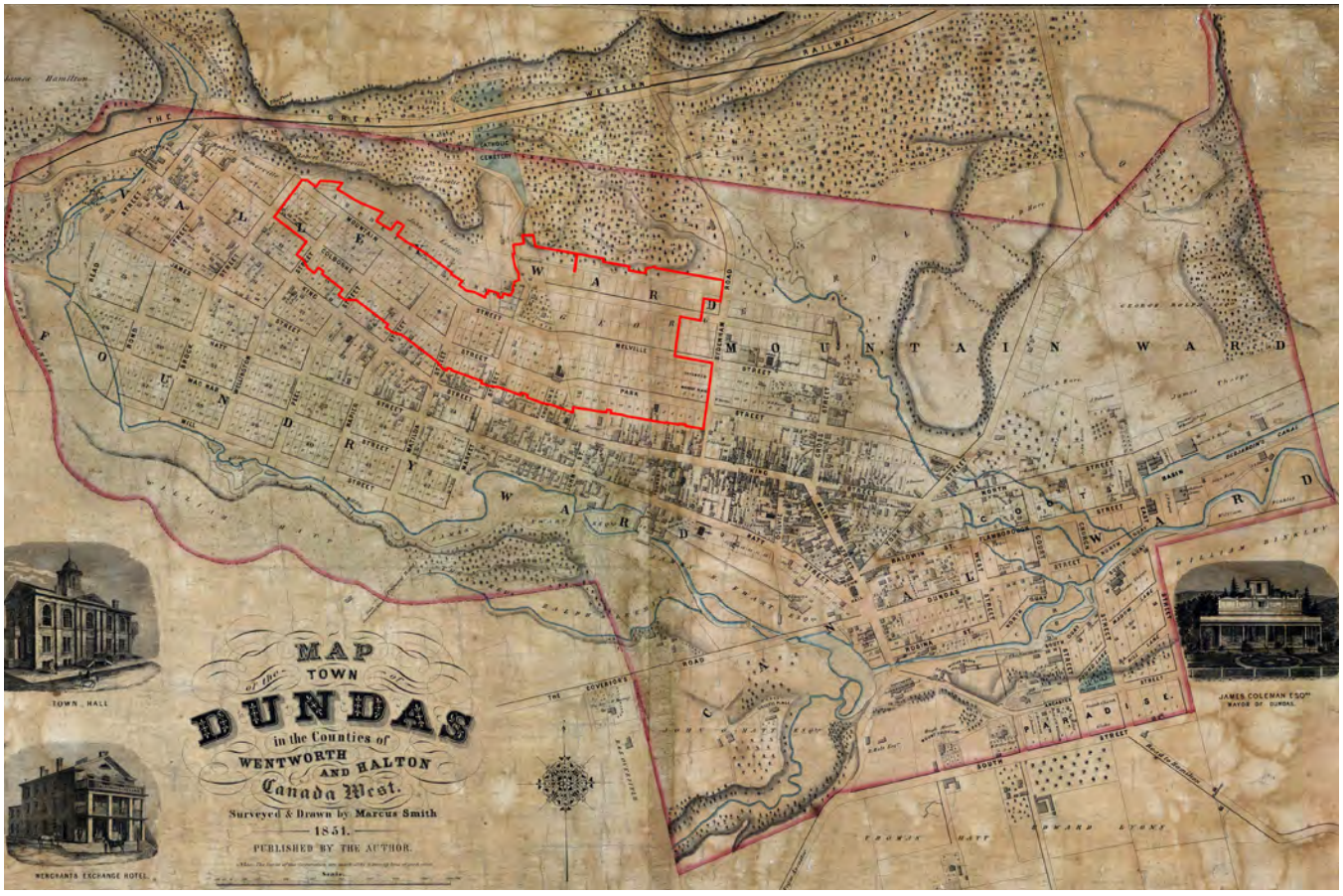
The purpose of an HCD is not to "freeze" or restore the physical components of a historic place to a particular period of time. Instead, the goal of conservation (through the HCD Plan) is to retain and maintain the identified character; this is achieved through providing policies and guidelines for appropriate change management of a designed cultural heritage landscape, which continues to evolve.

In designating the HCD under Part V of the OHA, several key objectives are sought as follows:

- To maintain and conserve the cultural heritage character and heritage attributes within the Boundary;
- To ensure the continued appreciation, enhancement and interpretation of the heritage resources located within the HCD boundary;
- To avoid the loss or removal of heritage buildings and landscape features and encourage only those changes that are undertaken in a manner that if such alterations were removed in the future, impacts to the essential form and integrity of the heritage property and materials would be minimized or avoided;
- To encourage building and property owners to make repairs and undertake maintenance of property in order to conserve the overall character and appearance of the HCD and preserve authentic heritage fabric;
- To retain and maintain the low-profile built form within the HCD, which is generally that of a 1.5 to 2.5 storey building height, and to permit greater heights where it is compatible with the HCD objectives;
- To support existing uses and the appropriate adaptive re-use of heritage buildings;

- To prevent the establishment of those land uses and associated built forms which would be out of keeping with, or have adverse effects on, the identified character of the HCD;
- To prevent the demolition of existing buildings, natural features, or structures which are contributing to the identified heritage character, unless necessary for matters related to public safety;
- To facilitate appropriate new development, infill and alterations (such as Accessory Dwelling Units / Secondary Dwelling Units), that are sensitive to, compatible with, and distinguishable from, the character of the HCD;
- To support the continuing care, conservation and maintenance of heritage properties, wherever appropriate, by providing guidance on sound conservation practice and encouraging applications for funding for eligible work; and,
- To examine available financial incentive programs and funding sources and support the adoption of other appropriate funding programs within the City's capability to provide ongoing support to HCD property owners for applicable projects.

Map of the Town of Dundas in the Counties of Wentworth and Halton, Canada West. Map. 1851



1.6 *Ontario Heritage Act* requirements

The designation of an HCD under Part V of the OHA is typically completed in two phases: (1) an HCD Study, then if the area warrants designation (and is approved by Council) (2) an HCD Plan. As discussed, the Study prepared for this project determined that the area identified as the HCD Boundary meets the legislated criteria under Part V of the OHA (Study is available on from the City by request). This Report constitutes phase two (the HCD Plan). Public engagement with property owners, residents, community historic groups and the Hamilton Municipal Heritage Committee has been a component of the project throughout both phases.

Subsection 41.1(5) of the OHA indicates that an HCD Plan shall include the following:

> *(a) a statement of the objectives to be achieved in designating the area as a heritage conservation district;*
>
> *(b) a statement explaining the cultural heritage value or interest of the heritage conservation district;*
>
> *(c) a description of the heritage attributes of the heritage conservation district and of properties in the district;*
>
> *(d) policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and*
>
> *(e) a description of the alterations or classes of alterations that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42. 2005, c. 6, s. 31.*

Section 2 of this HCD Plan contains the OHA required components for (a) above, while, the required components in (b) and (c) are contained in Section 3. The requirements set out in (d) are found in Sections 4 through 10 and those in (e) are described in Section 11.

2.0 SIGNIFICANCE AND RESOURCES

2.1 Statement of Cultural Heritage Value or Interest (SCHVI)

"The statement explaining the cultural heritage value or interest of the property conveys why the property is important and merits designation, explaining cultural meanings, associations and connections the property holds for the community." (OHTK Designating Heritage Properties Section 3.2.2.)

The HCD represents and reflects a working-class residential neighbourhood of the Victorian (1837-1901) and Edwardian (1901-1914) eras within the community of the former Town of Dundas. The neighbourhood was largely developed between 1880 and 1930 between the Late Victorian and Edwardian eras primarily for workers' housing that supported the Town's machine tool and cotton factories. The majority of original owners included skilled industrial workers such as: machinists, millwrights, carpenters, tinsmiths, and manufacturers in addition to general labourers. The neighbourhood included a stock of rental housing for general labourers and skilled workers, but also for notable local businessmen, specifically manor houses constructed along the eastern end of Melville Street. During this time period, the area supported the Town's labour force when it was recognized as a 'manufacturing' hub in the latter half of the 19th century and early half of the 20th century.

The topography of the Niagara Escarpment guided the formation of the surveys that would be the blueprint for this community. The Hatt Plan of 1837 included the early formation of Mountain Street (which would become an extension of Melville Street) and Colborne Street (which would become an extension of Park Street West). The Allan and Mathieson Plan of 1855 included the formation of the consistent grid pattern of east-west streets of Alma, Victoria, Melville and Park Streets and north-south streets of Elgin, Albert, and Princess Streets. These circulation patterns, established pre-confederation, are still present. The junction of Witherspoon Street, Victoria Street and Market Street North emerges as a geographical anomaly, the result of the limitations of three historical surveys of Hatt (1837), Allan and Mathieson (1855) and Witherspoon (1873) terminating in this area, creating a unique physical and visual relationship within its surroundings.

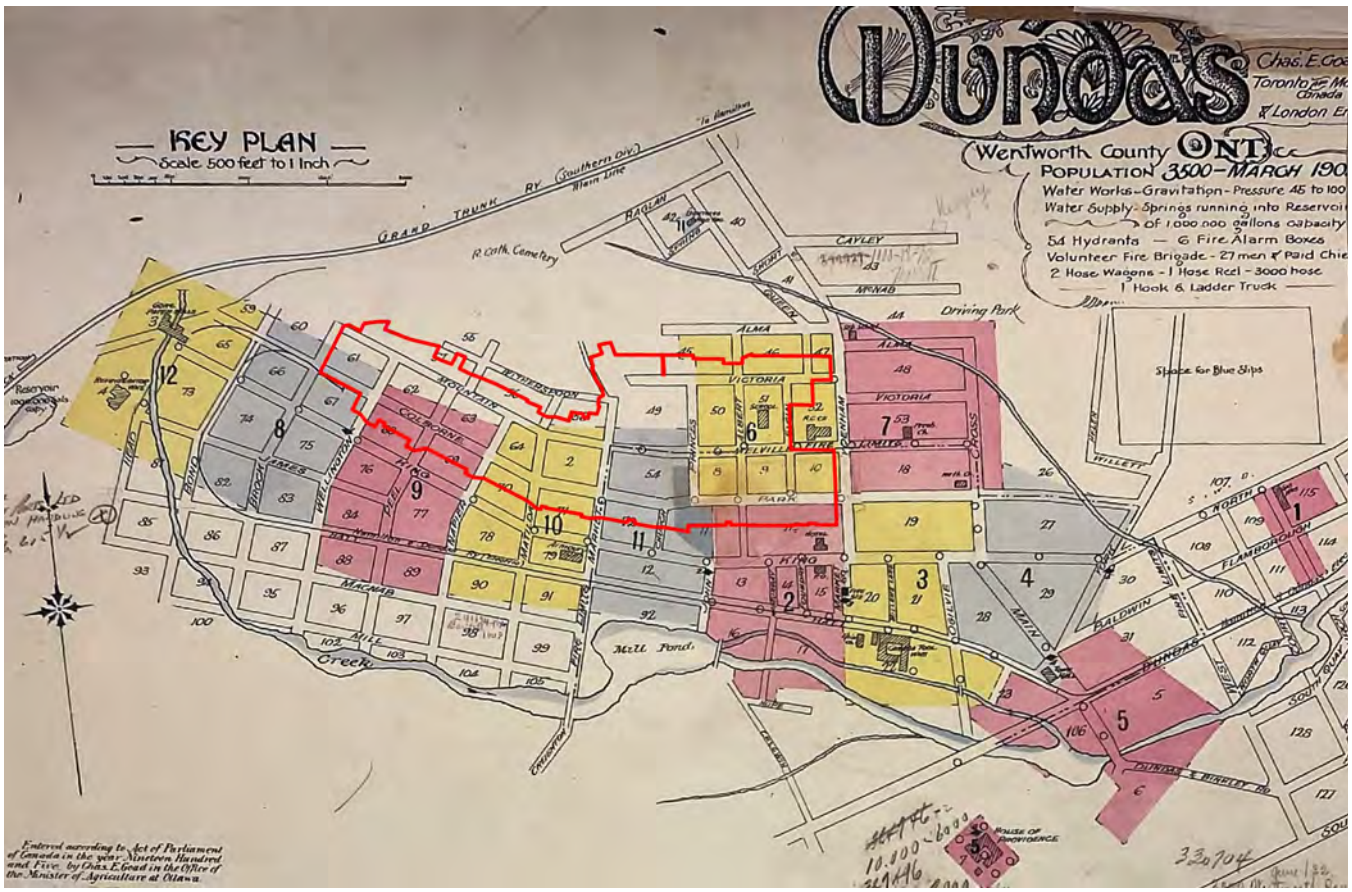
Examples of Late Victorian (A), Edwardian (B), Ontario cottage (C), workers' cottage (D) and Gothic cottage architectural styles (E)

The predominant architectural styles are: Late Victorian (including Queen Anne Revival), Cottages (Worker's, Ontario, and Gothic Revival) and Edwardian Classicism (including American Foursquare). The neighbourhood includes several Worker's Cottages which were both owned and rented to general labourers. The use of red brick is prevalent throughout the neighbourhood due to the local brickyards in the 19th century (located just north of Victoria Street and Market Street North). The use of stucco, particularly rough cast/pebbledash, is also a common form of building cladding. Architectural features that are consistent throughout the neighbourhood include: gabled and hipped rooflines, decorative brickwork (including voussoirs and a variety of brick coursing), Classical elements (i.e. dentil moulding, pediment porch rooflines, Ionic columns) of front porches; verandahs, bay and Palladian windows, transom and sidelights indicative of the Victorian and Edwardian eras. In general, a heightened level of integrity of built form is concentrated towards the eastern end of the Study Area in addition to the landmarks and identified groupings in the overall area.

There is a concentration of particular architectural styles, subsequently resulting in similar massing, scale, and material, as well as similar shallow setbacks that define, maintain and support the surrounding area. Clusters of buildings with the same architectural style, including semi-detached units, create a visual linkage. Builders such as Casey Mercer and Patrick O'Connor who constructed buildings along Park Street West create historical linkages within the neighbourhood.

The second industrial revolution and its impact on the development of communities within southwestern Ontario, particularly its manufacturing prowess, is an over-arching theme in the context of Dundas and particularly within this community during the Victorian and Edwardian eras. Several notable families lived in the Study Area including, but limited to: Burton, O'Connor, Baker, Lennard, Clarke, Hatt, Scott, and Pennington.

The area contains several landmarks including: the Dundas Central Public School, the St. James Anglican Church, Dundas Baptist Church and Sunday School and the Dundas Museum and Archives. The early residents of the community were primarily of Irish descent, many of whom were immigrants or descendants of immigrants who left Ireland at the time of the Irish Potato Famine (1846-1849), although there were also many Scottish (Lowland) families as well. The inclusion of both Protestant and Catholic Places of Worship (St. Augustine's Parish-although within the Cross-Melville HCD, St. James Anglican Church, and Dundas Baptist Church) reflect the social-cultural background of the neighbourhood which consisted of Scottish Protestants and Irish Catholics. The residential community originated in the 1860s simultaneous with the establishment of Dundas Central Public School in 1857, Places of Worship including St. Augustine's Parish (1863) and Dundas Baptist Church (1866), and the proximity to industrial places of employment.



Dundas Wentworth County, Ont. Fire Insurance Plan. March 1905 revised May 1914

The Dundas Central Public School, constructed in 1857, was one of the earliest buildings in the neighbourhood and dominates the entirety of the block bound by Melville, Albert, Elgin, and Victoria Streets. Its Neo-Classical architectural articulations and spatial organization within the context of the parcel results in a grandeur positioning and appearance as a landmark. Although it does not appear as if the surrounding development was in concert with its unique positioning, its function as an educational institution naturally would have been an impetus to residential development.

Heritage Attributes:

- Concentration of building stock constructed between 1880 and 1930 which include a collection of prevalent representative architectural styles including: Late Victorian (including Queen Anne Revival), Edwardian Classicism (including the American Foursquare variation); and Cottages (including Worker's Cottages, Ontario Cottages, Gothic Revival Cottages);
- Concentration of supportive architecture constructed within historic era including: modest vernacular architecture, Colonial Revivals, Period Revivals and Bungalows;
- Building cladding primarily includes: brick, stone and stucco;
- General massing of one to two-and-a-half storeys of buildings;
- Pre-confederation survey areas and their lotting patterns and streets (1837-51- RP-1443, Pt 2, Hatt Plan and 1855-RP-1446_Plan for Allan and Mathieson); applies to Melville

Photographs of Dundas Central School in 19th century

Street, Park Street West, Victoria Street, Elgin Street, Albert Street, Princess Street, Market Street North, Matilda Street, Napier Street, Peel Street, Wellington Street and Brock Street;

- Interrelationship between historic residential dwellings, educational institutions, places of worship and places of work;
- Collection of landmarks including: the Dundas Central Public School, the St. James Anglican Church, Dundas Baptist Church and Sunday School and the Dundas Museum and Archives;
- Unique junction of Witherspoon Street, Victoria Street and Market Street North;
- Narrow treed boulevard and related tree canopy elements along Melville Street between Sydenham Street, Albert Street and Matilda Street;
- Modest front yard landscaping, including low-lying plantings, hedgerows and small fencing (on corner or double wide lots) and hardscaped walkways; and,
- Narrow, one laneway driveways with parking located to the rear.

3.0 POLICY FRAMEWORK AND GUIDANCE

3.1 *Ontario Heritage Act* (OHA)

3.1.1 Part V Designation

The OHA is the primary piece of legislation that governs the designation, conservation and management of cultural heritage resources in the Province. Part V of the OHA allows municipalities to designate lands as an HCD. Moreover, Section 41(1) allows the Council of the municipality to pass a by-law designating an area as an HCD as long as (a) the municipal Official Plan includes framework for establishing an HCD, and (b) the area meets the prescribed criteria for designation.

As required under Section 41(1) of the OHA, the HCD Study for this project (then known as the Melville Street HCD) provided a review of the provisions of the Urban Hamilton Official Plan (including policies 3.4.6.3 - 3.4.6.5 which include directions for establishing HCDs) and evaluated the HCD in the context of the prescribed criteria of Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest (O. Reg. 9/06), as amended by the More Homes Built Faster Act. The Study determined that the Boundary meets the criteria of O. Reg. 9/06 and merits designation as an HCD.

As described earlier in this HCD Plan, Section 41.1(5) of the OHA provides a list of required information to be included in an HCD Plan. This Plan contains the required contents, as described in the aforementioned Section of this document.

Further to the above, Section 41.2 the OHA provides guidance for matters of consistency and conflicts with an HCD Plan:

> *(1) Despite any other general or special Act, if a heritage conservation district plan is in effect in a municipality, the council of the municipality shall not,*
>
> *(a) carry out any public work in the district that is contrary to the objectives set out in the plan; or*
>
> *(b) pass a by-law for any purpose that is contrary to the objectives set out in the plan. 2005, c. 6, s. 31.*
>
> *(2) In the event of a conflict between a heritage conservation district plan and a municipal by-law that affects the designated district, the plan prevails to the extent of the conflict, but in all other respects the by-law remains in full force. 2005, c. 6, s. 31.*

Section 41(1) of the OHA provides direction for alteration, erection, demolition and removal of buildings, structures and/or attributes:

> *No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so:*
>
> 1. *Alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property.*
>
> 2. *Erect any building or structure on the property or permit the erection of such a building or structure.*
>
> 3. *Demolish or remove, or permit the demolition or removal of, any attribute of the property if the demolition or removal would affect a heritage attribute described in the heritage conservation district plan that was adopted for the heritage conservation district in a by-law registered under subsection 41 (10.1).*
>
> 4. *Demolish or remove a building or structure on the property or permit the demolition or removal of a building or structure on the property. 2005, c. 6, s. 32 (1); 2019, c. 9, Sched. 11, s. 19 (1); 2022, c. 21, Sched. 6, s. 7 (1).*

Further to the above, Section 41(2) of the OHA provides that minor alterations or classes of alterations described in the HCD Plan in accordance with clause 41.1(5)(e) of the OHA may be carried out without a permit from the municipality.

3.1.2 Part IV Designations

Part IV of the OHA enables a municipality to "list" or "designate" individual properties that are of CHVI. Properties that are listed (non-designated) are included on the City of Hamilton's Municipal Heritage Register. Properties that are designated are recognized by way of a by-law registered on-title. The District includes a number of municipally designated and listed (non-designated) properties under Part IV of the OHA.

The OHA provides that a property that is designated under Part IV may also be designated under Part V of the OHA and is subject to the HCD Plan as it relates to alterations and demolition and/or removals. Accordingly, this HCD Plan provides for the dual-designation of properties under both Part IV and Part V of the OHA. Properties previously listed in the City of Hamilton Heritage Register no longer

have a listed status once they are Designated as Part V.

3.2 Planning Act and the Provincial Planning Statement (PPS)

Planning legislation in Ontario requires that protected cultural heritage resources, including built heritage resources, cultural heritage landscapes and archaeological resources are conserved. Cultural heritage resources are managed by legislation under the Ontario Heritage Act. Both municipal governments and private property owners are required to adhere to the policies of the Act.

The Provincial Planning Statement (PPS) provides policy direction on matters of Provincial interest related to land use planning and development, and sets the policy foundation for regulating the development and use of land. The PPS is to be read in its entirety and the relevant policies applied to each situation. All municipal decisions must be consistent with the policy direction contained within the PPS.

The PPS contains policies related to cultural heritage and archaeological resources in Section 4.6. This Section directs that *protected heritage properties,* which may contain built heritage resources or cultural heritage landscapes, shall be *conserved*, and that planning authorities shall not permit development and site alteration on adjacent lands to *protected heritage property* unless the heritage attributes of the protected heritage property will be conserved.

Examples of Part IV designations within the HCD

Per Section 2, item (d) of the Planning Act, the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest is considered a matter of Provincial interest. The Provincial Planning Statement (PPS 2024) is issued under section 3 of the Planning Act, which requires that all decisions affecting planning matters shall be consistent with the minimum standards set in the Provincial Planning Statement.

Protected heritage property: means property designated under Part IV or VI of the *Ontario Heritage Act;* property included in an area designated as a heritage conservation district under Part V of the *Ontario Heritage Act*; property subject to a heritage conservation easement or covenant under Part II or IV of the *Ontario Heritage Act*; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.

Conserved: means the identification, protection, management and use of *built heritage resources, cultural heritage landscapes* and *archaeological resources* in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches should be included in these plans and assessments.

Additional definitions related to cultural heritage matters are included in the PPS and have been incorporated into **Appendix B** of this HCD Plan.

3.3 Standards and Guidelines for the Conservation of Historic Places in Canada

The Standards and Guidelines for the Conservation of Historic Places in Canada is a document which provides best practice for the conservation of built heritage resources and Cultural Heritage Landscapes.

Examples of architectural styles in HCD

Parks Canada adopted the updated Standards and Guidelines for the Conservation of Historic Places in Canada ("Standards and Guidelines") in 2010. This document (available at: http://www.historicplaces.ca/en/pages/standards-normes.aspx) contains applicable guidance related to understanding historic resources and determining types of interventions, as well as best practices related to cultural heritage landscape conservation and building conservation. The Standards and Guidelines for the Conservation of Historic Places in Canada has also been referenced by many municipalities as a source of best practices related to heritage conservation.

The Standards and Guidelines contain the following fourteen standards related to the conservation of historic places in Canada:

General Standards for Preservation, Rehabilitation and Restoration

1. *Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character defining elements. Do not move a part of an historic place if its current location is a character-defining element.*

2. *Conserve changes to an historic place that, over time, have become character-defining elements in their own right.*

3. *Conserve heritage value by adopting an approach calling for minimal intervention.*

4. *Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.*

5. *Find a use for an historic place that requires minimal or no change to its character-defining elements.*

6. *Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.*

7. *Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the*

gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

8. *Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.*

9. *Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.*

Additional Standards Relating to Rehabilitation

10. *Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.*

11. *Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.*

12. *Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.*

Additional Standards Relating to Restoration

13. *Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.*

14. *Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.*

The Standards and Guidelines also include direction for the conservation of historic places, including cultural heritage landscapes (particularly applicable to HCDs), archaeological sites, buildings, engineering works, and materials. Section 4.1 entitled "Guidelines for Cultural Landscapes Including Heritage Districts" of the Standards and Guidelines was considered in the Study Report for the preparation of this HCD Plan.

The policies and guidelines in this Plan are consistent with the best practices laid out in the Standards and Guidelines.

3.4 Ontario Heritage Toolkit

The Ministry of Citizenship and Multiculturalism (MCM) provides guidance for the OHA through the Ontario Heritage Toolkit (OHTK). The OHTK was published in 2006 and updated in 2025. One of the five guides of the OHTK is entitled: "Heritage Conservation Districts". The introduction of this Guide notes that the designation of an HCD enables a municipality to manage and guide future change within the Boundary through the adoption of an HCD Plan with policies and guidelines for conservation, protection and enhancement of the area's character or appearance. This Guide also provided additional direction on the identification of HCDs that was considered in the Study for this project.

3.5 Additional Resources

The Province also previously published Information Sheets from time to time, and one such publication is entitled "Eight Guiding Principles in the Conservation of Built Heritage Properties" (2007). Decisions related to the conservation of historic structures may be guided by the following principles which lay out a straightforward approach to planning for the conservation of these resources:

1. ***Respect for documentary evidence:*** *Do not base restoration on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.*

2. ***Respect for the original location:*** *Do not move buildings unless there is no other means to save them. Site is an integral component of a building or structure. Change in site diminishes cultural heritage value considerably.*

3. ***Respect for historic material:*** *Repair/conserve - rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the heritage content of the built resource.*

4. ***Respect for original fabric:*** *Repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.*

5. ***Respect for the building's history:*** *Do not restore to one period at the expense of another period. Do not destroy later additions to a building or structure solely to restore to a single time period.*

6. ***Reversibility:*** *Alterations should be able to be returned to original conditions. This conserves earlier building design and technique, e.g. When a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.*

7. ***Legibility:*** *New work should be distinguishable from old. Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new.*

8. ***Maintenance:*** *With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided."*

There is a wide variety of literature available with respect to the conservation of heritage properties. Publications and websites are easily accessible to the public, and rather than repeat this information, property owners are encouraged to review these sources in order to acquaint themselves with current building and landscape conservation best practices. Some applicable sources are outlined below.

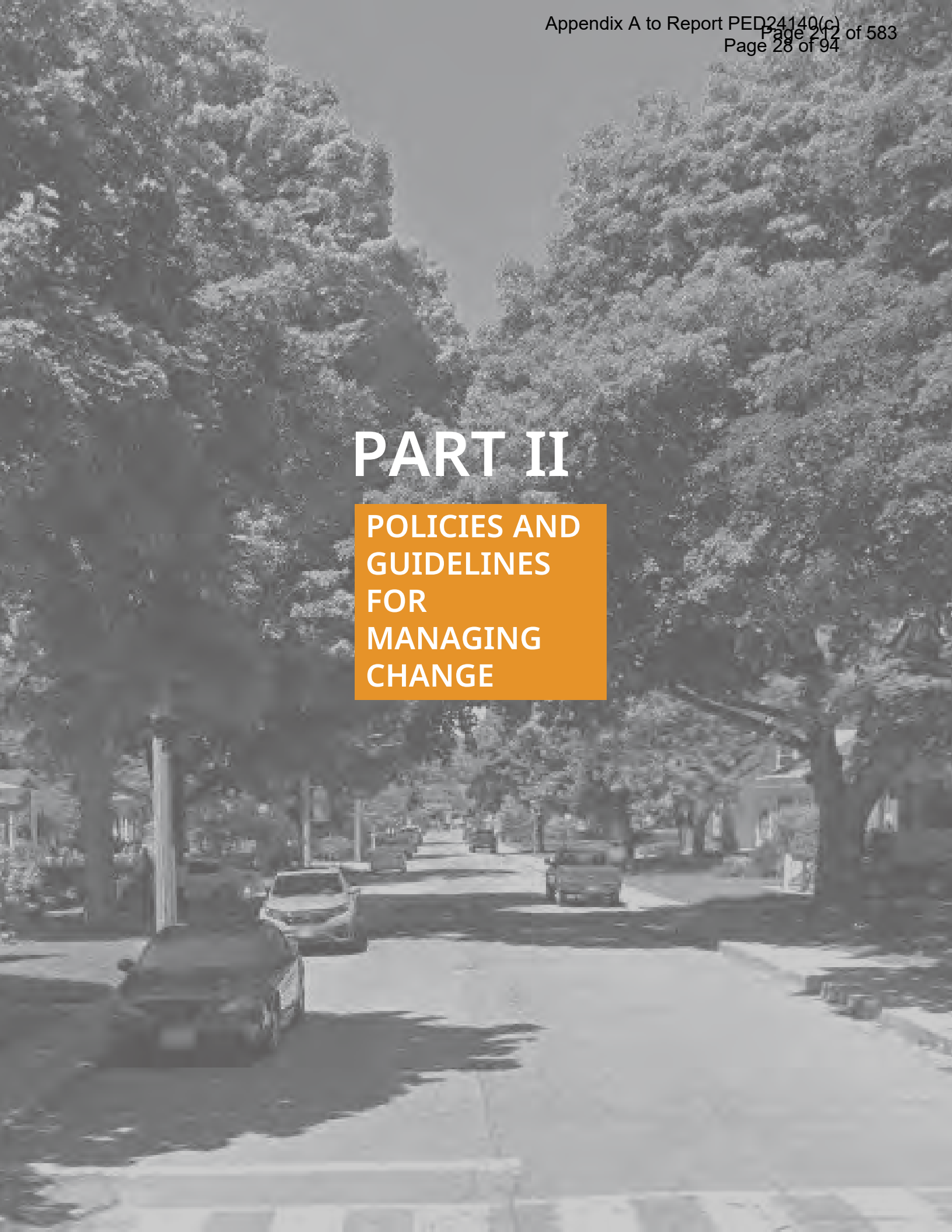
Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation can be used for an introduction and practical guide to *restoration* and *rehabilitation* of heritage architecture (available at: http://www.heritagetrust.on.ca/en/index.php/pages/publications/well-preserved).

For additional detail, a series of bulletins entitled Preservation Briefs (published by Technical Preservation Services, US National Park Service) also address a comprehensive array of topics. Representative Preservation Brief titles of interest to owners of property in the District include:

- (2) Re-pointing Mortar Joints in Historic Buildings;
- (3) Improving Energy Efficiency in Historic Buildings;
- (9) The Repair of Historic Wooden Windows;

- (10) Exterior Paint Problems on Historic Woodwork;
- (16) The Use of Substitute Materials on Historic Building Exteriors.
- (32) Making Historic Properties Accessible; and
- (47) Maintaining the Exterior of Small and Medium Size Historic Buildings.

The above papers (and others that may be of interest) are available at: https://www.nps.gov/orgs/1739/preservation-briefs.htm). Where not directly applicable, these papers provide advice on how to analyze a property, as well as the process to follow when selecting a plan for an alteration.



PART II

POLICIES AND GUIDELINES FOR MANAGING CHANGE

4.0 INTRODUCTION

This HCD Plan follows from the Heritage Conservation District Study process previously completed on behalf of the City of Hamilton. This HCD Plan should be read with reference to the preceding HCD Study (available from the City by request) and property inventory undertaken through that process.

The purpose of this HCD Plan is to ensure that change is managed in a way that protects and conserves the character and heritage attributes of the District. An important overall objective in the District guidelines is to encourage change that is in keeping with, and respects, the existing character and cultural heritage values and attributes of the District. Changes to the District shall not diminish or detract from the character, history, cultural heritage values and integrity of the District. Physical change is expected to include alterations and additions to properties, new construction and infill development, and works undertaken within the public realm.

The guidelines recognize that there is a role for both restoration of historical features and the addition of complementary design that will add features which comply with the requirements. Over the long-term, it is intended that neighbourhood character will be conserved and enhanced. As such, the HCD Plan serves to guide physical change over time so it contributes to, and does not detract from, the District's historical character.

4.1 Classification of Properties

Based on the work conducted through the previous HCD Study process, properties were evaluated in order to determine which were 'contributing' to the character of the HCD Study Area, and which properties were 'non-contributing'. The HCD Study determined that some properties maintain and define the character of the area while others support the historic character. As a result, properties are divided into two categories under the contributing status: Contributing 'A' and Contributing 'B.' Contributing 'A' includes properties which are representative of a predominant architectural style and Contributing 'B' includes properties which are vernacular and other representative architectural styles that support the character of the area.

The following criteria were used in order to determine if a property should be identified as Contributing A, Contributing B, or Non-contributing:

Example of Contributing A Property

Contributing A

- The property is a *protected heritage property* including properties designated pursuant to Part IV of the *Ontario Heritage Act* and subject to a heritage conservation easement; or
- The property includes a built feature that is representative of an architectural style which maintains and defines the character of the area and retains the majority of its heritage integrity or may include limited minor alterations; *or*
- The property includes built feature that is considered rare, unique, or early; *or*
- The property includes a community recognized landmark; *and/or*
- The property includes key landscape feature(s); *or*
- The property has historical/associative value in addition to one of the above.

Example of Contributing B Property

Contributing B

- The property includes a built feature that is an example of a vernacular design common in the area with limited minor alterations that supports the character of the area; this may include former representative buildings that have undergone minor to moderate alterations that have removed or concealed attributes portraying a particular architectural design, but continue to present a form and massing similar to the representative historic building stock associated with the character of the area; *or*;
- The property includes a built feature of a representative architectural style constructed within the general historic era of similar massing and scale that supports the character area, but determined not to be a prominent style;
- The property includes supportive landscape feature(s) *or*,
- The property has historical/associative value in addition to one of the above.

Example of Non-Contributing Property

Non-contributing

- The property includes a built feature wherein the original architectural details have been irreversibility lost or covered; and/or,
- The property includes a built feature with a form, massing and/or material that is not consistent with the historic building stock; and/or,
- The property includes a built feature that has an orientation and setback that is inconsistent with that of the historic character of the area;

- The property includes a built feature that is considered contemporary infill (constructed after 1983-4); *or*
- The property is vacant and does not include contributing landscape features.

Figure 2 identifies the Contributing A and Contributing B properties within the HCD boundary. A listing of all HCD properties and their classifications of Contributing 'A', Contributing 'B' or Non-contributing can found in Appendix A.

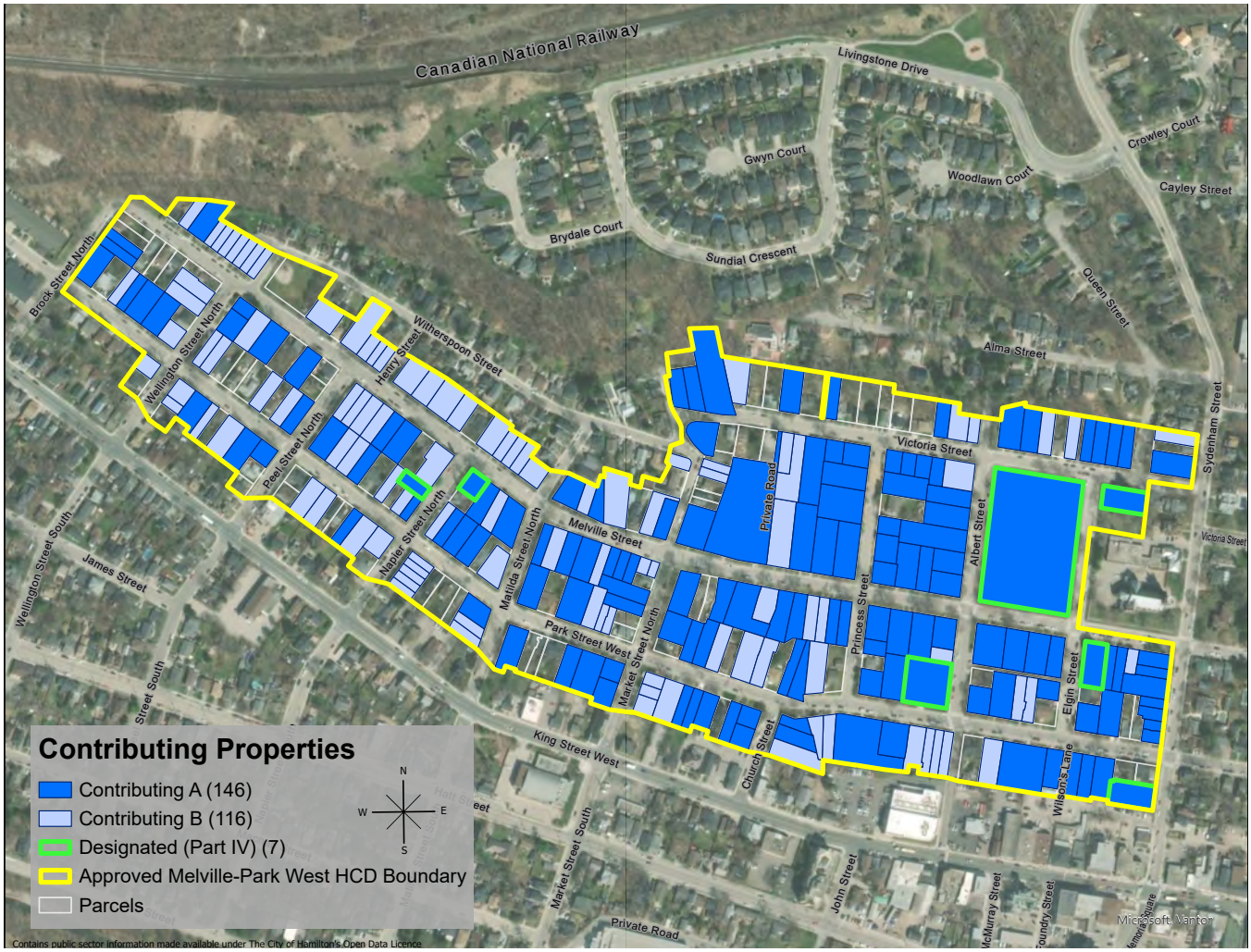


Figure 2 - Contributing properties in the HCD

4.2 Policies vs. Guidelines

A policy is a rule that must be adhered to.

A guideline constitutes best practice that will be encouraged.

The subsections have been further organized into 'policies' and 'guidelines' where applicable. ***Policies*** are requirements that must be followed when undertaking alterations to buildings or changes to properties. ***Guidelines*** are best-practice suggestions to be considered when undertaking alterations to buildings or changes to properties.

Not all policies and guidelines will apply in every case, and their application will depend on the nature of each proposal being evaluated. Where an alteration or change is proposed and there is no corresponding policy provided in this HCD Plan that would reasonably apply, the general intent, goals, and objectives should be referenced.

In addition to the following guidelines, reference may also be made to more technical advice and conservation best practices referred to earlier in this document, namely the *Standards and Guidelines for the Conservation of Historic Places in Canada* and the US National Park Service *Preservation Briefs*, as noted earlier in this report. Other publications on the subject may be relevant and may be consulted for detailed advice and conservation techniques.

5.0 ALTERATIONS TO CONTRIBUTING PROPERTIES

The policies and guidelines in this section address alterations to existing buildings, including the exterior walls and roofs. Additions that involve more substantial work that extends beyond the existing building envelope can be found in Section 6.0. The intent of these guidelines is to allow for alterations, repairs and upgrading to buildings in a manner that respects the form and integrity of the heritage attributes and building fabric.

Property and building conservation involve maintenance, repair, *restoration*, *alteration* and new work in the form of additions. Maintenance and repair are activities that are done throughout the life of the property. An owner may also wish to restore architectural elements that have been lost, *alter* architectural elements in order to meet new demands, and add new rooms or features. While regular maintenance and necessary repair are always encouraged, returning a *contributing* property or one of its features to its original appearance or to another documented point in the property's history is an option for owners to consider, but is not required.

CONTRIBUTING PROPERTY ALTERATIONS
FOUNDATIONS & WALLS
ROOFS
WINDOWS
ENTRANCES
FEATURES & SPACES AROUND BUILDINGS
REMOVAL OF HERITAGE BUILDING FABRIC

5.1 Foundations and Walls

Policies

a) Original/historic wall materials shall be retained and conserved where feasible. Replacement with modern materials in a sympathetic style is permitted.
b) Protect original wall surfaces from cleaning methods that may permanently alter or damage the appearance of the surface or give a radically new look to the building. Sandblasting, strong chemical cleaning solutions or high-pressure water blasting of historic masonry (i.e. brick and stone) are not permitted. Other methods of cleaning which are in accordance with the City's Masonry Restoration Guidelines will be considered on a case-by-case basis, subject to successful test patches being conducted.
c) The painting of previously unpainted masonry is not permitted.
d) Ensure that surface drainage, especially from downpipes, is directed away from foundation walls.
e) Hard, cement-based mortars are more rigid during freeze-thaw cycles and can cause brick units to deteriorate, and shall not be permitted for repointing historic masonry.

Guidelines

f) Historic masonry requires re-pointing from time to time and this process should be undertaken by tradespeople with experience in historic masonry techniques and materials. Mortar testing should be undertaken to ensure compatibility.
g) Generally, lime-based mortar should be used, and joints should replicate the original in finish, colour and texture.
h) The application of waterproofing and water repellant coatings should be avoided.
i) Avoid the application of new finishes or coatings that alter the appearance of the original material, especially where they are substitutes for repair. Alterations that comprise unacceptable materials include water repellant coatings, paint on brick or stone, aluminum or vinyl siding. Materials such as concrete fibre board and synthetic wood products will be considered on a case-by-case basis, and should have finishes and design compatible with historic wood cladding.

Masonry may need to be re-pointed over time to extend its lifespan and avoid damage. Care should be taken when re-pointing to match mortars and techniques (unlike the example in the centre). Painting of previously unpainted masonry surfaces is not permitted (as in the example on the bottom).

CONTRIBUTING PROPERTY ALTERATIONS
FOUNDATIONS & WALLS
ROOFS
WINDOWS
ENTRANCES
FEATURES & SPACES AROUND BUILDINGS
REMOVAL OF HERITAGE BUILDING FABRIC

5.2 Roofs

Policies

a) Decorative roof features shall be retained and conserved wherever possible. Replacement materials, if required, shall complement the original and/or historic materials.

b) Many roofs within the District have asphalt shingles or metal roofing, which may be replaced in kind.

Guidelines

c) Vents, skylights and other new roof elements should be sympathetic in type and material and shall be located out of general view from the public realm where possible.

d) Roof drainage should be maintained and directed away from building foundations.

e) Maintenance of original roof shape is encouraged. Dormers may be considered through the heritage permit process and should be designed in a manner that does not overpower the original roof shape.

f) The addition of solar panels or solar hot water heaters may be permitted on roofs but should not damage or remove heritage fabric (e.g. historic roof materials). The installation of this type of equipment should be in the same plane as the roof, with wiring / cabling placed in an inconspicuous location or not visible from the public right-of-way wherever feasible.

g) Chimneys can be important heritage attributes and should be retained. Non-functioning chimneys should be retained, capped and re-pointed where they are considered a heritage attribute of the building.

Various roof styles and materials within the HCD

CONTRIBUTING PROPERTY ALTERATIONS
FOUNDATIONS & WALLS
ROOFS
WINDOWS
ENTRANCES
FEATURES & SPACES AROUND BUILDINGS
REMOVAL OF HERITAGE BUILDING FABRIC

5.3 Windows

Policies

a) Maintain original window openings and entrances as well as their distinguishing features such as materials, surrounds, frames, shutters, sash and glazing.

b) The removing or blocking up of window and entrance openings that are important to the architectural character and symmetry of the building is not permitted.

c) New replacement windows shall be compatible with the original/historic windows in terms of material (utilizing wood is encouraged, proportions (such as ratio of horizontal to vertical dimensions), rhythm and scale (such as placement and number of openings per building façade). Replacement windows shall convey the same appearance as the historic window and be physically and visually compatible.

Changes to original window openings, as in the examples above, shall be avoided.

CONTRIBUTING PROPERTY ALTERATIONS
FOUNDATIONS & WALLS
ROOFS
WINDOWS
ENTRANCES
FEATURES & SPACES AROUND BUILDINGS
REMOVAL OF HERITAGE BUILDING FABRIC

Guidelines

d) Repairing, rather than replacing original/historic windows is encouraged, and should focus on the minimal intervention required in order to ensure the integrity of the resource. This includes limited replacement in kind, or replacement with appropriate substitute material of irreparable elements, based on documentary or physical evidence where possible.

e) Replacing irreparable windows in kind should be based on physical and documentary evidence where possible. New wood windows with true or simulated divided lites are encouraged.

f) If using the same materials and design details is not technically or economically feasible, then compatible substitute materials or details may be considered. The addition of aluminum-clad exterior finishes to new wood windows may be appropriate.

g) Improvement in energy efficiency of single glazed units may be achieved with traditional exterior wood storm windows or contemporary interior magnetic storm glazing.

h) Where historic documentation is available, replacement windows may be reproductions of earlier windows.

Maintain original openings and replace materials in kind or with sympathetic materials.

CONTRIBUTING PROPERTY ALTERATIONS
FOUNDATIONS & WALLS
ROOFS
WINDOWS
ENTRANCES
FEATURES & SPACES AROUND BUILDINGS
REMOVAL OF HERITAGE BUILDING FABRIC

5.4 Entrances and Porches

Policies

a) Protect and maintain original and/or historic entrances on principal elevations.

b) Character-defining porches or verandahs (e.g. part of the original design and facing the street) shall only be removed where they pose a life/safety threat. In such cases, they shall be thoroughly recorded prior to removal to allow for their accurate reconstruction.

c) The design and construction of a new entrance/porch is required to be compatible with the character of the building. Restoration of a missing porch must be based upon historical, pictorial and physical documentation.

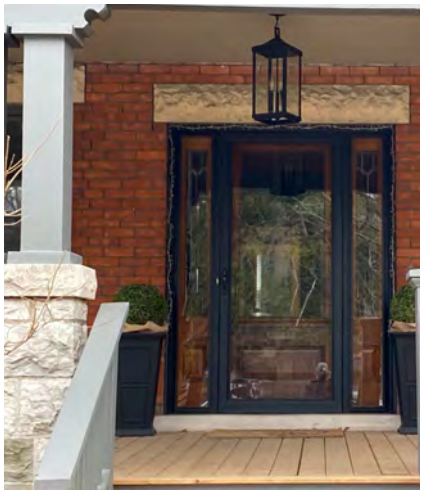
Guidelines

d) Entrance ramps may be permitted for barrier-free access in accordance with applicable legislation, but should not be physically attached to avoid damage to the heritage building fabric.

e) Important historic entrance features such as doors, glazing, lighting, railings, steps, columns and door surrounds should be conserved, wherever possible.

f) Where new entrances or exterior staircases are required, they should be installed on secondary elevations wherever possible.

g) Wood is encouraged to be used in the construction of new entrances and porches. Other materials, such as synthetic wood products will be considered on a case-by-case basis through the heritage permit process.



Entrances and porches contribute to the heritage character of the facade

CONTRIBUTING PROPERTY ALTERATIONS
FOUNDATIONS & WALLS
ROOFS
WINDOWS
ENTRANCES
FEATURES & SPACES AROUND BUILDINGS
REMOVAL OF HERITAGE BUILDING FABRIC

5.5 Landscape Features

Policies

a) Driveways, walkways, fences and walls that contribute to the character of the space around a heritage building shall be maintained.
b) Widening of driveways (including curb cuts) and installation of new walkways may be considered where they do not impact heritage attributes such as trees or other landscape features.
c) Keep parking areas, ancillary structures, and utilities, such as heat pumps and air conditioning units, to the side or rear. In the case of corner lots, additional screening should be considered.
d) Proper site drainage shall be maintained to ensure that water does not damage foundation walls, and pool or drain towards the building
e) Small scale signs, such as address signs or commemorative plaques, or small business signs are appropriate landscape features and are permitted.

Guidelines

f) Landscaping such as front gardens are encouraged in order to enhance the interface between buildings and the street. Native plantings are encouraged to be utilized.
g) The long-term maintenance and retention of canopy trees is encouraged.

5.6 Removal of Heritage Building Fabric

Policies

a) Heritage building fabric shall be repaired rather than replaced, where possible. When undertaking repair, replacement or restoration, use the same materials as the original.
b) The removal of heritage building fabric shall be kept to a minimum and only permitted where required to integrate an addition with the original building.

Guidelines

c) Where original material is removed for new openings, it should be kept on-site and protected from the elements, and its original location documented so that it may be utilized in the future so the alteration may be reversible.

The elements surrounding a heritage building contribute to the overall character of the space

CONTRIBUTING PROPERTY ADDITIONS
LOCATION, MASSING & HEIGHT
DESIGN & CLADDING
ROOF TYPES
WINDOWS & ENTRANCES
OUTBUILDINGS & ADDITIONAL RESIDENTIAL UNITS

6.0 ADDITIONS TO CONTRIBUTING PROPERTIES

This section outlines guidelines for additions to contributing buildings within the District. Additions are an important aspect of building evolution. The intent of these guidelines is to ensure that additions to contributing buildings do not result in the loss of heritage building fabric, are designed in a way that clearly differentiates them from the original historic building fabric and are compatible with the character of the District. The following guidelines apply to the construction of additions to contributing heritage buildings, including attached garages:

6.1 Location, Massing and Height

Policies

a) Additions are not permitted on the front façade and shall be located at the rear or to the side of the main building.
b) Where located at the side, the addition shall be set back from the front façade of the existing main building.
c) Additions shall not remove historically accurate features such as porches or vestibules.
d) The height of the roof ridge in new additions shall not exceed the height of the ridge of the original building.
e) Additions shall be limited in size and scale in order to complement, but not overpower, the existing building and neighbouring properties.

Example of addition located to the side and rear of the main building

CONTRIBUTING PROPERTY ADDITIONS
LOCATION, MASSING & HEIGHT
DESIGN & CLADDING
ROOF TYPES
WINDOWS & ENTRANCES
OUTBUILDINGS & ADDITIONAL RESIDENTIAL UNITS

***Compatibility/ Compatible** - land uses and building forms that are mutually tolerant and capable of existing together in harmony within an area without causing unacceptable adverse effects, adverse environmental impacts or adverse impacts. Compatibility or compatible should not be narrowly interpreted to mean "the same as" or even as "being similar to"*

6.2 Design and Cladding

Policies

a) New additions shall be designed in a manner which distinguishes between old and new, and that is compatible with the architectural style of the existing building.

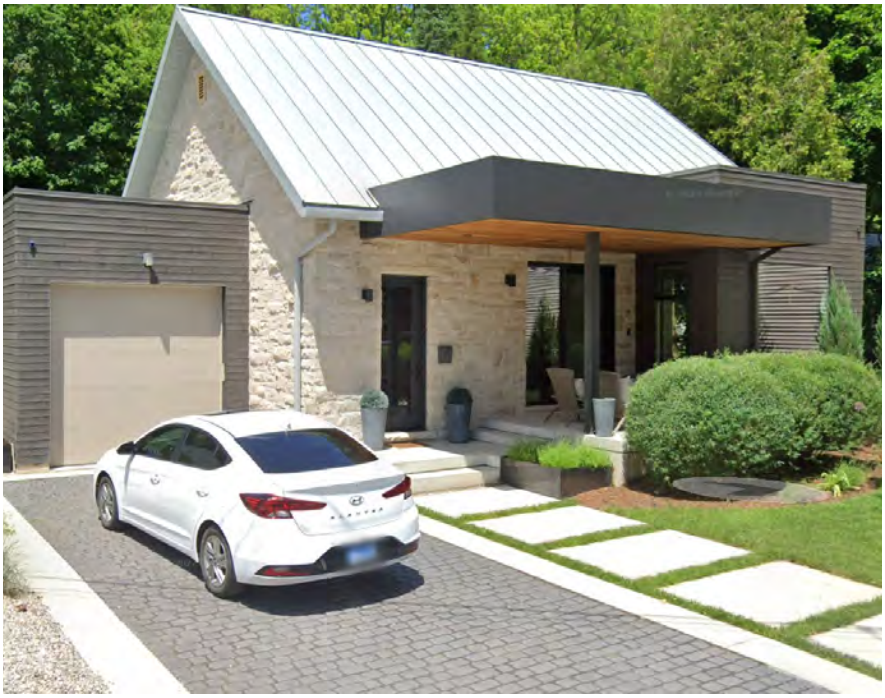
b) Exterior cladding on additions to residential buildings shall be compatible with the cladding material of the original structure, but should be a different and distinct material from the original building in order to be distinguishable as a later addition. Additions replicating the original cladding material are discouraged.

c) The application of new cladding, surfaces or coatings, including synthetic materials such as vinyl or aluminum siding, acrylic stucco, and Exterior Insulation and Finish Systems (EIFS) shall not be permitted on building facades facing the public realm

Guidelines

d) Materials such as fibre cement board, metal panels, synthetic wood products, and other modern materials will be considered on a case-by-case basis through the heritage permit process.

e) Design of additions or those additions that reference design motifs of the existing building is to be encouraged. Compatible additions are complementary in terms of scale, mass, materials, form and colour.



Examples of design and cladding

CONTRIBUTING PROPERTY ADDITIONS
LOCATION, MASSING & HEIGHT
DESIGN & CLADDING
ROOF TYPES
WINDOWS & ENTRANCES
OUTBUILDINGS & ADDITIONAL RESIDENTIAL UNITS

6.3 Roof Types

Policies

a) The original roof configuration at the front of the building shall be maintained and not obscured by any addition. Similarly, roofing materials and associated features, such as fascia, trim, and brackets shall be retained and not obstructed.
b) Ensure that vents, skylights and other new roof elements are sympathetic in type and material and that they are discretely placed out of general view from the street and public rights-of-way.
c) Roof drainage shall be maintained and directed away from building foundations.

Guidelines

d) Roof types encouraged in new construction are front, side, and cross gabled. Roof types should be compatible with or sympathetic to the roof type of the main structure. In some cases, alternative roof types may be explored in order to be compatible with the existing building.
e) Decorative roof features and original roofing materials should be retained and conserved, wherever possible.

6.4 Windows and Entrances

Policies

a) Additions to residential buildings shall protect and maintain original and/or historic window openings as well as distinguishing features such as materials, surrounds, frames, shutters, sash and glazing on principal façades.
b) Additions to residential buildings shall avoid removing or blocking up window openings that are important to the architectural character and symmetry of the building.
c) Ramps may be permitted for barrier-free access in accordance with applicable legislation, but shall not be physically attached to avoid damage to the heritage building fabric.

Guidelines

Principle façades are the sides of a building which face the public street or sidewalk.

d) New windows on additions visible from the public realm should be compatible with the windows of the original structure in terms of proportions (such as ratio of horizontal to vertical dimensions), rhythm and scale (such as number of openings per building façade). However, it is not necessary to replicate original windows in terms of their historical details.
e) Additions to residential buildings should protect and maintain entrances on principal elevations that are key elements in defining the character of a building. Conserve important features such as doors, glazing, lighting, steps and door surrounds.
f) Where new entrances or exterior staircases are required, they should be installed on secondary elevations and/or set back from the existing front building elevation.

CONTRIBUTING PROPERTY ADDITIONS
LOCATION, MASSING & HEIGHT
DESIGN & CLADDING
ROOF TYPES
WINDOWS & ENTRANCES
OUTBUILDINGS & ADDITIONAL RESIDENTIAL UNITS

Credit City of Hamilton

6.5 Outbuildings and Detached Additional Residential Units

Policies

a) The preferred means of intensification in the District is through additional units in existing dwellings and compatible/ sympathetic detached ADUs.

b) Outbuildings on residential property may be permitted, but shall be located behind the wall plane of the front façade of the main residential building.

c) The construction of small-scale outbuildings in the rear yard (garden sheds, green houses, etc.) shall be permitted.

d) The construction of detached additional dwelling units (ADUs) shall be permitted, in accordance with City and Provincial policies and regulations.

e) Outbuildings shall not be taller than the existing residential structure on the property.

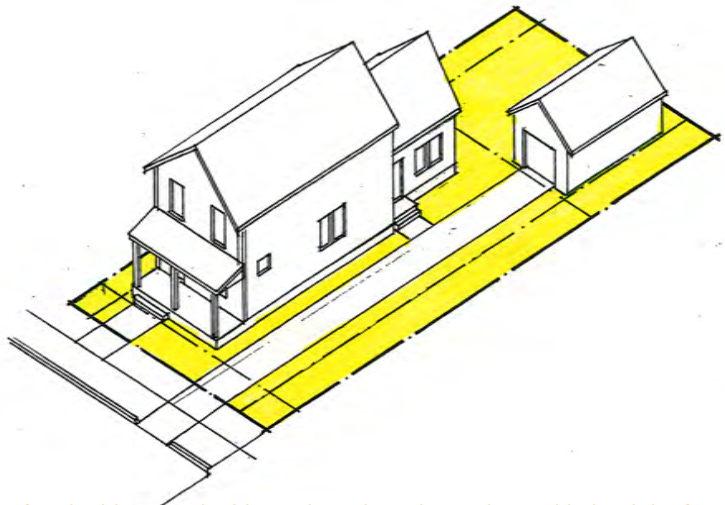
f) Parking and garages, where added, shall be compatible with the predominant pattern and character of the District. Parking shall be added in an unobtrusive manner so that large portions of property frontages are not dedicated to parking or garages. Garages shall be set behind the front face of the house.

Guidelines

g) Severances of existing lots are discouraged where there is potential to impact heritage attributes of the District.

h) New outbuildings should be distinct from heritage buildings with regard to materials and detailing. Replicas of historic outbuildings are not required.

i) New outbuildings should be compatible with the existing residential structure in terms of material, design and rooflines as noted elsewhere in this section.



Examples of outbuildings and additional residential units located behind the front building facade

7.0 NON-CONTRIBUTING PROPERTIES

This section outlines policies and guidelines related to change on non-contributing properties (identified in the HCD Study) within the HCD. It is important for non-contributing properties to follow the applicable guidance, so that changes remain compatible with the District. The following applies to non-contributing properties:

Policies

a) When additions to buildings on non-contributing properties are proposed, the design will respect the District's general historical character but integrate with the existing building.
b) In designing additions, property owners will also have regard for any impact the addition may have on adjacent contributing properties in terms of scale, massing, height and setback.
c) The replacement in kind of siding, windows and doors on non-contributing properties does not require a heritage permit.
d) The installation of Exterior Insulation and Finish Systems (EIFS) on buildings on non-contributing properties is not permitted within the District.

Guidelines

e) Exterior additions are encouraged to be located at the rear or on an inconspicuous side of the building, limited in size and scale to complement the existing building and neighbouring properties.
f) New additions are encouraged to be no higher than the existing building height. Where additions are proposed that exceed the existing building height, a Heritage Impact Assessment may be required, in order to demonstrate that the additional height does not negatively impact the overall character of the District.
g) New additions should be designed with a building massing that extends to the rear of the lot, rather than along the horizontal width.
h) In streetscapes of similar building setbacks, new construction should match existing setbacks so that the overall character remains.
i) Flat roof types are discouraged in new construction.
j) Materials such as brick, and siding (wood and wood composite) are encouraged. Materials such as aluminum, vinyl, concrete

fibre board, concrete panels and synthetic wood products will be considered on a case-by-case basis.

Examples of suitable new construction which fits into the neighbourhood scale and form, but which is also distinct from historic homes.

8.0 INFILL DEVELOPMENT

There may be locations within the District where infill development may occur over time, if buildings that do not contribute to the historic or architectural character are demolished or other circumstances arise to allow infill construction. New construction is permitted, provided it is compatible with the heritage character and conforms to the policies in this section. New infill shall follow other applicable City of Hamilton guidance regarding site design and urban design.

Policies

a) New freestanding construction will be required to be compatible with the heritage character and attributes of adjacent heritage properties and the cultural heritage value of the District. This means adhering to the character of the surrounding neighbourhood of the District with regards to lot patterns, heights, massing, setback, building scale, roof pitches and exterior materials.

b) Maintain the height and rhythm of the existing streetscape to unify the District. Blank façades that face the street or are easily visible from the street are not permitted.

c) The District contains a variety of roof forms, including front gable, side gable, cross gable, and hip. Any of these roof forms in a low to moderate pitch are appropriate for new infill. Where a dominant or consistent pattern exists within the streetscape, this shall be followed.

d) Windows and entrance doors on the primary elevations of new buildings shall be compatible with the character of the neighbourhood, reflecting typical shapes, orientation and composition found within the District.

e) Parking and garages, where added, shall be compatible with the predominant pattern and character of the District. Parking shall be added in an unobtrusive manner so that large portions of property frontages are not dedicated to parking or garages.

Guidelines

f) New design may be a modern interpretation of historic forms and styles, but replicas of historic buildings are discouraged.

ALL PROPERTIES
PART IV DESIGNATIONS
DEMOLITION & REMOVAL OF BUILDINGS & STRUCTURES
ACCESSIBILITY
ENERGY CONSERVATION & SUSTAINABILITY
LOT CREATION & CONSOLIDATION
LANDS ADJACENT TO HCDs

9.0 GENERAL GUIDANCE APPLICABLE TO ALL PROPERTIES

9.1 Part IV Designations within the HCD

It should be noted that this Plan is also relevant to owners/stewards of both public and private property which is designated under Part IV of the *Ontario Heritage Act* and included within the boundary of the HCD. As noted earlier in this HCD Plan, the *Ontario Heritage Act* provides that existing Part IV designations may be included in a subsequent HCD, and that future Part IV designations within the HCD may be considered by the City. As such, this section addresses Part IV designation.

Policies

a) Properties which are designated under Part IV and Part V of the *Ontario Heritage Act* as part of the HCD are subject to the HCD Plan as it relates to alterations, demolition or removal. However, there may be exceptions, including situations where the interior of a building designated under Part IV includes (but is not limited to) designated heritage attributes at the interior of the building.

b) In cases where a Heritage Permit is submitted to the City for alterations, demolitions, or removal, it will be processed by City staff under Part V of the *Ontario Heritage Act*. In other cases, such as the alteration of designated interior attributes which are identified in the Part IV Designation By-law, a Heritage Permit Application would be processed under Part IV of the *Ontario Heritage Act*. Therefore, alterations to properties on Part IV properties must conserve the property's identified heritage value as identified in the Part IV Designation By-law.

c) Any alterations to properties which are designated under Part IV of the *Ontario Heritage Act* and are located within the boundary of the HCD shall prioritize the conservation of the individual property's cultural heritage values while making every effort to come into conformity with the policies and guidelines of this HCD Plan.

d) The designation of this HCD does not preclude the ability to designate additional properties in the District under Part IV or entering into new heritage conservation easement or covenant agreements under the *Ontario Heritage Act* in the future.

9.2 Demolition and Removal of Buildings and Structures

Contributing properties and buildings, including their unique heritage building fabric and features are fundamental to the character of the HCD. Generally, there shall be a presumption against the removal and/or relocation of heritage fabric.

Building demolition is not prohibited by the *Ontario Heritage Act*, but it will be actively discouraged within the HCD. Property owners are encouraged to work with existing heritage buildings, altering and adding to them in a sympathetic manner, rather than demolishing and building anew.

Policies

a) The demolition of buildings and structures on non-contributing properties may be permitted, subject to approval of an applicable Heritage Permit. The Heritage Permit shall address the removal of the building or structure, as well as include plans for a new building or structure on the property.

b) The demolition of non-heritage buildings/structures on contributing properties (i.e. contemporary detached garages or sheds, etc.) may be permitted, subject to approval of an applicable Heritage Permit which addresses the removal of the building or structure.

c) The demolition of buildings and structures on Contributing A properties (as classified in 4.1) shall not be permitted. The demolition of buildings and structures on Contributing B properties is strongly discouraged. Exceptions may only be considered:
   - In extenuating circumstances such as natural disasters (e.g. fire, flood, tornado, and earthquake),
   - Where there is a greater public interest served (e.g. health and safety concern), as determined by Council, through the demolition of the building or structure, or
   - Where it is determined through a Heritage Impact Assessment that the building is not a contributing structure to the heritage character of the District.

d) Further to 9.2.a), other extenuating circumstances shall generally constitute those situations where public health and safety is considered to be compromised and the City of Hamilton's Chief Building Official has received structural assessment advising that a building or structure is beyond repair and has been determined to be unsafe. The structural assessment must be prepared by a professional engineer with expertise and experience in heritage buildings and structures.

e) The property owner shall demonstrate that all other options have been investigated including: preservation; rehabilitation; restoration; retrofitting; re-use; mothballing; etc. and that they are not viable options.

f) Where Council considers an application for demolition, financial impact shall not be the sole reason in determining that demolition is a greater public interest.

g) In those circumstances where a building is demolished and a new building is being contemplated, the proposed new building shall not be designed as an attempt to re-create the building which was removed/demolished. Any new design shall follow the guidance of this HCD Plan.

h) Should a heritage permit for demolition of a building that contributes to the heritage character or heritage attributes of the District be submitted to the City, the following conditions shall be met:

- The property owner shall retain an appropriately qualified heritage professional to evaluate the impacts of the loss of the heritage resource. The submission of a Heritage Impact Assessment in support of the demolition request, may be required, at the discretion of City staff.
- It shall be required that the property owner provide plans and elevations for any new building/site landscaping with the Heritage Permit Application for demolition.
- For contributing buildings, the property owner shall demonstrate that all other options have been investigated including: preservation; rehabilitation; restoration; retro-fitting; re-use; mothballing; etc. and that these options are not feasible.
- In circumstances where demolition has been required as a result of natural disaster or public safety concerns, once a building has been demolished and the property is considered to be in a stable and safe condition, the property owner may submit the required heritage permit application for a new building and/or site landscaping within a time frame as determined by the City.
- A record of the building (or the remains of the building in the event of a natural disaster, fire, or similar situation) through photography and/or measured drawings may be required as a condition of demolition approval, at the discretion of City Heritage Planning staff and/or

the Heritage Committee.
- Within two years of that submission, or as mutually agreed upon by the property owner and the City (but in no case greater than 5 years), if new construction has not been completed, the provisions of the *Ontario Heritage Act* regarding enforcement shall apply with respect to contraventions of the Act (see Section 69).

i) The removal and/or relocation of heritage fabric, including contributing buildings and structures shall generally not be permitted. Exceptions may only be considered in certain extraordinary and/or temporary situations.

j) The removal and/or re-location of contributing buildings and structures shall require the submission of a Heritage Permit, and must be accompanied by Heritage Impact Assessment and any other information as the City may require. The Heritage Impact Assessment must provide an analysis of impacts as a result of the proposed development and conclude that the removal and/or relocation *is supported*.

k) Situations where buildings are removed and/or re-located on-site shall be considered favorable to those situations where buildings are permanently re-located off-site.

l) Where buildings are re-located on-site, they shall maintain their original orientation to the street.

m) Should any development be approved which includes removal and/or relocation, other work may be required as a condition of Approval of a Heritage Permit Application, including (but not limited to) documentation, salvage, commemoration, conservation, and letters of credit, as required by the City.

Guidelines

n) Where original materials and features are removed from contributing buildings, these may be recommended to be kept on-site and documented such that the alteration or removal can be made reversible.

9.3 Accessibility

The *Accessibility for Ontarians with Disabilities Act* became law on June 13, 2005. The Act's overall intent is to make the province accessible by 2025 through establishing a variety of accessibility standards (i.e. mandatory rules) for customer service, transportation, information and communication, employment and the built environment. It is intended that accessibility standards will be phased in over time and are to be developed by people from the business and disability communities. As outlined in Ontario Regulation 191/11 of the AODA, the goal of the *Accessibility Standards for the Built Environment* is to remove barriers in public spaces and buildings. The standards for public spaces apply to new construction and planned redevelopment. It is anticipated that enhancements to accessibility in buildings will happen at a later date through *The Ontario Building Code*, which governs new construction and renovations in buildings.

The issue of compliance for heritage properties, specifically those designated under the *Ontario Heritage Act* has yet to be fully addressed in legislation. Past practice suggests that greater accessibility must be met, but with a modified standard for designated heritage properties. This is intended to take into account the value of heritage building fabric, historical spaces and architectural features, and find a balance between conservation of these features with accessibility. The HCD Plan encourages accessibility to heritage properties, but attempts to ensure that, as with other alterations, there is minimal or no intrusion into the heritage building fabric or impacts on the heritage attributes.

Some clarification has been provided through regulation (O.Reg. 191/11) related to outdoor walkways or sidewalks, and it is noted that exceptions from complying with the AODA, as outlined in Section 80.15, are permitted in several situations:

1. *The requirements, or some of them, would likely affect the cultural heritage value or interest of a property identified, designated or otherwise protected under the Ontario Heritage Act as being of cultural heritage value or interest.*
2. *The requirements, or some of them, would affect the preservation of places set apart as National Historic Sites of Canada by the Minister of the Environment for Canada under the Canada National Parks Act (Canada).*
3. *The requirements, or some of them, would affect the national historic interest or significance of historic places marked or commemorated under the Historic Sites and Monuments Act (Canada).*

4. *The requirements, or some of them, might damage, directly or indirectly, the cultural heritage or natural heritage on a property included in the United Nations Educational, Scientific and Cultural Organisation's World Heritage List of sites under the Convention Concerning the Protection of the World Cultural and Natural Heritage.*
5. *There is a significant risk that the requirements, or some of them, would adversely affect water, fish, wildlife, plants, invertebrates, species at risk, ecological integrity or natural heritage values, whether the adverse effects are direct or indirect.*
6. *It is not practicable to comply with the requirements, or some of them, because existing physical or site constraints prohibit modification or addition of elements, spaces or features, such as where increasing the width of the exterior path would narrow the width of the adjacent highway or locating an accessible pedestrian signal pole within 1,500 mm of the curb edge is not feasible because of existing underground utilities.*

Exceptions #1 and #6 are applicable to the Heritage Conservation District, in that complying with accessibility standards would affect, or could likely affect, the cultural heritage value of a property designated under the *Ontario Heritage Act*, and the existing building, street and sidewalk layout present physical limitations that prevent compliance with accessibility standards.

The following guidelines provide some specific guidance related to a variety of accessibility-related matters:

Guidelines

a) Modifications to buildings and public spaces are permitted and encouraged in order to improve accessibility. Depending on the scope of work, a heritage permit may be required.
b) As outlined in the regulations associated with the *Accessibility for Ontarians with Disabilities Act,* the City is permitted to vary some of the standards associated with public walkways. Additional exceptions may be added in the future. It is important that any exceptions to compliance with standard accessibility requirements are implemented in such a manner as to not put people at risk.

c) Entrance ramps may be permitted for barrier-free access in accordance with applicable legislation, but should not be physically attached in order to avoid damage to the heritage building fabric. In some circumstances, attachments may be permitted where they cause the least amount of damage to heritage building fabric. Care should be taken in these circumstances.

d) Accessibility should be considered in the selection of materials and installation (refer to the *Accessibility for Ontarians with Disabilities Act* guidelines).

e) It is important that any alterations or additions to the streetscape ensure that there is accommodation and safety for pedestrians, as well as for a wide variety of other users and in particular cyclists, public transit, and people with mobility limitations and partial vision.

f) The underlying principle for additions and alterations to sidewalks is that they should sustain accessibility and barrier-free travel for pedestrians with a variety of challenges. Intersections may be altered with the addition of low contrast surface textures.

g) There is a balance to be made between the smooth surface required by mobility devices and the identification of landings at intersections for those with partial vision. It is important that the choice of materials for alterations or additions complements the traditional streetscape now found within the District. Concrete continues to be well suited for the continuation for sidewalks, curbs, landings and other features in the streetscape.

9.4 Environmental Sustainability

Energy conservation and sustainability are often linked to each other. Energy conservation typically involves making buildings more efficient, and may also include installations of green energy projects. Energy conservation can also be thought of in the sense of sustainability, as retaining existing building fabric, including entire buildings as well as the features thereof (e.g. windows and doors) saves the energy required to fabricate new materials. Space is also saved in landfill sites in relation to construction debris if existing materials are retained. It is often said that the greenest building is the one that is already built. This HCD Plan permits the consideration of green energy and alternative energy projects. The following is provided to manage these projects and initiatives:

Guidelines

a) The addition of personal wind turbines, solar panels or solar hot water heaters may be permitted on roofs but should not damage or remove heritage fabric (e.g. historic roof materials). The installation of this type of equipment should be in the same plane as the roof, with wiring / cabling placed in an inconspicuous location or not visible from the public right-of-way where possible. The removal of authentic heritage fabric shall be minimized, wherever feasible. Further, these alterations should be reversible as to not permanently impact heritage features.

b) The installation of solar panels, geothermal systems, heat pumps, electric vehicle charging stations, and other mechanical and electrical systems are encouraged to be located in places that are generally out of view from the public right-of-way, wherever feasible.

c) The replacement of original wood windows is discouraged. Home energy efficiency should be addressed by increasing interior insulation and through retrofitting existing historic wood windows by reglazing, weather stripping and adding historically appropriate wood storms.

d) It is anticipated that technology related to renewable energy production will continue to evolve. The evaluation of future projects not specifically covered by these guidelines will be based on the protection and conservation of the cultural heritage value and attributes of the District.

e) When undertaking landscape works, the use of native plant species, permeable surfaces such as pavers and gravel driveways, new tree plantings, and green space are encouraged.

9.5 Lot Creation and Consolidation

Lot creation and consolidation is governed by the policies of the Urban Hamilton Official Plan and zoning by-laws. However, severances and consolidated lots should not be permitted where it would result in adverse impacts to cultural heritage resources and the identified character of the area.

Policies

a) Lot severances shall consider the context of the area, as described in this HCD Plan, as well as applicable components of the City's Zoning By-law.
b) Any lot creation, severance, or consolidation shall be subject to a Heritage Impact Assessment, at the discretion of City staff, in order to identify potential adverse impacts, alternative development options, and mitigation recommendations. The lot creation, severance, or consolidation must be demonstrated to be in conformity with the goals and objectives of this HCD Plan.
c) As a condition of a severance application, the City may require an archaeological assessment in accordance with municipal and Provincial policies to ensure archaeological resources are not affected.

9.6 Lands Adjacent to Heritage Conservation Districts

Lands adjacent to a heritage conservation district are not subject to the policies and guidelines contained within a heritage conservation district plan. This section outlines the requirements related to development adjacent to heritage properties, as well as how this topic is assessed in the City of Hamilton.

The goal is to design any future adjacent development without negatively impacting the heritage attributes of the District, as listed in Section 3.

9.6.1 Existing Policy Context Summary

The Provincial Planning Statement (PPS) provides direction for the development of properties adjacent to a protected heritage property. As noted earlier this report, Section 4.6.3 of the PPS states that development and site alteration is not permitted on adjacent lands to protected heritage property except where it has been demonstrated that the heritage attributes of the property will be conserved.

For reference, the PPS defines adjacent as it relates to cultural heritage resources states: "*those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan*".

The existing Official Plan notes that for the purposes of protected heritage property, adjacent shall mean "*those lands contiguous to, or located within 50 metres of, a protected heritage property*". Given the definition, the City's criteria for 'adjacent' shall be utilized for the purposes of implementing the District Plan for adjacent lands.

In determining the negative impacts that may result from a proposed development on adjacent lands, the City will use the guidance of the Ontario Heritage Toolkit. Examples of possible negative impacts provided in the Ontario Heritage Toolkit include, but are not limited to, the following:

- Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings;
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.

9.6.2 Requirements for Adjacent Properties

The Provincial Planning Statement sets the framework for addressing the potential impacts associated with development on lands adjacent to protected heritage properties. The designation of this Heritage Conservation District means that properties within the boundaries of the District are protected heritage properties.

Therefore, if development or site *alteration* is proposed on lands adjacent (meaning contiguous or located within 50 metres) to the heritage conservation district (see Figure 1), the proponent of such development shall be required to undertake the preparation of a *Heritage Impact Assessment*, as outlined in the Urban Hamilton Official Plan and the Province of Ontario in the Ontario Heritage Toolkit. City staff have the ability to scope or waive such studies accordingly, depending on the specifics of the development proposed. Where required, the report shall demonstrate how the proposed development is *compatible* with the *heritage attributes* and objectives of the HCD.

10.0 PUBLIC REALM

10.1 Parks and Public Spaces

Policies

a) The parks and public open spaces within the District provide residents and visitors with opportunities to rest and enjoy the area. These areas should be maintained and made available for future enjoyment.
b) Additional features can be considered by City staff in order to enhance the area and usage.

10.2 Streets

Sidewalks Guidelines

h) The underlying principle for additions and alterations to sidewalks is that they should sustain accessibility and barrier-free travel for pedestrians with a variety of mobility needs. Intersections may be altered with the addition of low-contrast surface textures.
i) There is a balance to be made between the smooth surface required by wheelchairs and the identification of landings at intersections for those with visual challenges. It is important that the choice of materials for alterations or additions complements the traditional streetscape now found within the District. Concrete continues to be well-suited for the continuation for sidewalks, curbs, landings and other features in the streetscape accented with decorative pavers.
j) Sidewalks may be widened to better accommodate accessibility needs.

Street Trees Guidelines

k) Street trees should be monitored to ensure that they remain in healthy condition.
l) Trees deemed hazardous (e.g. dead, dying or structurally compromised) that are required to be removed should be replaced.
m) It is important that dead trees be removed and replanted in prompt succession. This is to ensure that the vitality of the streetscape is maintained. Succession planning prior to the removal of existing trees is strongly encouraged.All other applicable City standards and by-laws for tree planting, removal, and maintenance will be followed.

Street Lighting Guidelines

n) Pedestrian and street lighting within the District is encouraged.
o) The replacement of street lighting shall be permitted.
p) Replacement street lighting is not required to replicate historic light standards, but should be complementary to the HCD.

10.3 Public Parking and Utilities

Guidelines

a) Should additional parking areas be added in the future, edges of parking lots should be clearly defined with hedges or low walls.

10.4 Signs

Guidelines

a) Regulatory signs, such as traffic control signs, are permitted within the District.
b) Additional signs that distinguish the area as a Heritage Conservation District are encouraged.
c) Backlit box signs, neon, and directly lit LED lighting are discouraged. Instead, indirect lighting for signs is encouraged.
d) Ground signs should be low to the ground.
e) In addition to these guidelines, the City Sign By-law shall also be followed, including those specific to the HCD.

PART III

WORK NOT REQUIRING A HERITAGE PERMIT

11.0 EXEMPT ALTERATIONS

The *Ontario Heritage Act* allows a heritage conservation district plan to exempt some forms of alterations from the requirement for a heritage permit by providing that a heritage conservation district plan shall include:

> *"(e) a description of the alterations or classes of alterations that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42.2005, c.6,s.31."*

As such, this section includes a list of alterations that are considered to be "minor in nature" and that may be carried out without first obtaining a heritage permit. The various minor alteration types below have the same status as 'policies' found elsewhere in this document, in that they are required to be followed. These minor alterations have been guided generally by the principles of either being undertaken within a small area, confined to areas that are generally out of sight from the public right-of-way, constitute routine maintenance, or are easily reversible. It should be noted that some of the exemptions listed in this section may not apply to properties designated under Part IV of the *Ontario Heritage Act,* where features listed within this section are included as heritage attributes of the property.

Consultation with City of Hamilton Heritage Planning staff is required before commencing any minor alterations to property, in order to confirm that a heritage permit is not required. In addition, consultation with Building Division staff is recommended to determine if a building permit is required even if a Heritage Permit is not.

11.1 Exemptions for Contributing and Non-Contributing Properties

Alterations in accordance with City-approved heritage policies, such as the existing Masonry Restoration Guidelines do not require a heritage permit. Appendix D contains a summary of the requirements for convenience.

The following alterations which may be carried out without obtaining a heritage permit under Section 42 of the *Ontario Heritage Act* are subject to the discretion of Heritage Planning staff:

a) ***Interior modifications:*** The interiors of buildings or structures are not subject to regulation within the Heritage Conservation District.

   Note: Structural interventions, as well as those interior features designated under Part IV of the *Ontario Heritage Act* or interior features that have an exterior presence, such as windows and doors in building façades require a heritage permit.

b) ***Roof materials:*** Replacement of existing non-historic roof materials in kind does not require a heritage permit, for example, replacement in kind or with supportable new material of an asphalt or metal-clad roof, replacement of asphalt with metal, or vice versa.

   Note: Replacing or removing original roofing materials including metal, slates, tiles or wood shingles with other materials requires a heritage permit.

c) ***Eavestrough and downspouts:*** The removal and/or installation of new eavestroughs and downspouts in the same material as the previously existing does not require a heritage permit. This includes the addition of supporting features such as rain barrels.

d) ***Solar panels:*** The installation of solar panels located in the same plane as the roof where installation does not damage or remove heritage fabric does not require a heritage permit.

   Note: Freestanding panels on poles or those requiring a structural frame for support, or result in damage / removal of heritage fabric, require a heritage permit.

e) ***Security lighting and alarm systems:*** The installation of security lighting and/or alarm systems does not require a heritage permit.

f) ***Amenity lighting:*** The installation of porch lighting or other amenity or seasonal lighting does not require a Heritage Permit.

g) ***Landscaping, soft:*** The removal and/or installation of vegetative landscaping, such as planting beds, shrubbery and small ornamental trees and the pruning and maintenance of trees or the removal of dead branches or limbs does not require a heritage permit.

h) ***Landscaping, hard:*** The replacement of hard landscaping, such as driveways, entranceways, paths and parking areas in the same area and dimensions as existing does not require a heritage permit. Driveways (i.e. access with a curb cut) may be widened by 10% without a heritage permit and walkways by 30% without a heritage permit if the change also complies with the City's Zoning By-laws.

   Note: The widening or expansion of the footprint of an existing driveway or walkway beyond the percentages outlined above requires a heritage permit. The installation of a new driveway or walkway requires a heritage permit.

i) ***Fencing:*** The removal of contemporary fencing does not require a heritage permit. The installation of fencing in the rear yard of a property and behind the mid-point of the side façade of a building does not require a heritage permit. The replacement of existing contemporary fencing in-kind does not require a heritage permit, regardless of where it is located.

   Note: The removal of historic fencing visible from the public realm (e.g. in the front or side yards) requires a heritage permit. The installation of new fencing in the front yard of a property requires a heritage permit.

j) ***Porches, verandahs and decks:*** The installation and/or removal of single-storey porches, verandahs and decks located within the rear yard and away from views from the street or, in the case of corner lots, the frontage of the property, do not require a heritage permit.

   Note: The removal and/or installation of porches, verandahs and decks in the front yard or side yard that are visible from the public realm require a heritage permit.

k) ***Replacement windows and doors:*** The replacement of non-historic windows and doors of the same size and dimensions does not require a heritage permit.

l) ***Storm windows and doors:*** The seasonal installation and/or removal of storm windows and screen doors do not require a heritage permit.

m) ***Stairs and steps:*** The removal of stairs or steps and replacement in kind (same dimensions and materials) does not require a heritage permit.

n) ***Signage:*** The installation of street number signs on building façades or on free-standing supports does not require a heritage permit.

o) ***Maintenance:*** Ongoing maintenance or small repairs to buildings, structures or small areas of paving that do not significantly affect the appearance of the outside of the property and do not involve the permanent removal or loss of heritage attributes do not require a heritage permit. This includes new installation or replacement of HVAC systems, utilities, EV chargers in an inconspicuous area of the property. Seasonal cleaning or power-washing of building exteriors does not require a heritage permit.

   Note: The cleaning of any masonry facade surface (using any method of cleaning such as sandblasting, chemical cleaning, and pressurized water) requires a heritage permit. Carrying out test patches in any location for any cleaning method requires a heritage permit. The removal of any paintwork from a masonry building façade surface requires a heritage permit.

p) ***Cladding:*** The replacement in-kind of non-historic cladding visible from the public right-of-way, such as vinyl or aluminum siding, does not require a heritage permit. The replacement of cladding not visible from the public right-of-way does not require a heritage permit.

q) ***Painting:*** The painting of doors, window frames, muntins and mullions, trim, eavestroughs, downspouts, siding and minor architectural detailing do not require a heritage permit.

   Note: The painting of any previously unpainted masonry materials requires a heritage permit.

11.2 Exemptions for Public Realm Properties

Alterations that may be carried out without obtaining a heritage permit under Section 42 of the *Ontario Heritage Act* are:

a) ***Maintenance or minor repairs:*** Ongoing maintenance or minor repairs to road or sidewalks surfaces and areas of paving that do not significantly affect the appearance of the surface or change the surface material and that are exempt from review or pre-approval under the Municipal Class Environmental Assessment do not require a heritage permit.

   Note: The installation of any streetscape device (not including traffic related signs), new road or sidewalk surfaces that increase the width, new crosswalk surfaces or motifs and new boulevards require a heritage permit.

b) ***Installation and/or repair of underground utilities or services:*** Subsurface excavation for the installation and/or repair of utilities (water, sewage, gas, or communications) do not require a heritage permit provided that the surface is returned/restored to its original condition with like materials.

c) ***Installation and/or repair of aboveground utilities or services:*** Work undertaken for the installation and/or repair of above-ground utilities (hydro, communications and lighting), including conduits, poles, associated boxes or covers, fire hydrants or meters, in accordance with this Plan do not require a heritage permit, provided that the surface is returned/ restored to its original condition with like materials.

d) ***Installation and/or repair of street furniture:*** Work undertaken for the installation and/or repair of non-permanent street furniture including but not restricted to seating, planters, tree grates, banners, hanging baskets, garbage receptacles and bike racks in accordance with this Plan.

e) ***Landscaping, soft:*** The installation and removal of any soft or vegetative landscaping confined to boulevard installation and/or planting beds.

f) ***Landscaping, hard:*** The removal and installation of hard landscaping, such as driveways, entranceways, paths and parking areas of the same area and dimensions as existing.

g) ***Trails and bicycle lanes:*** The addition of bicycle lanes within the existing road right-of-way does not require a heritage permit, provided it only includes surface treatment. Should bollards, separated lanes, or additional features beyond surface treatment be necessary, a heritage permit may be required. The installation of trails on existing public open space does not require a heritage permit.

11.3 Emergency Work

In some extraordinary instances, emergency work may have to be carried out to public or private property without the benefit of a Heritage Permit or ascertaining whether such work is exempt from regulation. These extraordinary circumstances are as follows:

- Natural disasters (e.g. fire, flood, tornado, earthquake, etc.)
- Emergency health and safety circumstances where the time of repairs makes it impossible to consult with municipal staff.

Required emergency work may be permitted where the timing of repairs makes it impossible to consult with municipal staff regarding a Heritage Permit. Notwithstanding this provision, all work should be undertaken in a manner that does not destroy valued heritage building fabric. Photographs of 'before and after' should be taken to confirm the condition of the building or property and the nature of the finished repairs, and supplied to City staff as a record of the work.

Additionally, a retroactive Heritage Permit may be required. Where possible, an owner should consult with City staff before undertaking the work to discuss the scope and apply for approval of the work afterwards to come into compliance with the *Ontario Heritage Act*.

PART IV
IMPLEMENTATION

12.0 IMPLEMENTATION DIRECTION

Successful implementation of a heritage conservation district and the management of change within a district is typically achieved through the review and approval of heritage permit applications under Section 42 of the *Ontario Heritage Act*. There are other mechanisms, tools and actions both under the *Ontario Heritage Act* as well as other Ontario statutes, such as the *Planning Act*, that can also help complement municipal heritage initiatives.

The successful implementation of the HCD will also rely on other initiatives and planning policies that directly support or provide a framework for focusing and implementing district conservation efforts. A number of initiatives are proposed in the following sections, to assist City staff, Council and the community in implementing the recommendations contained within the HCD Plan.

12.1 Heritage Permit Applications

The efficient administration of a heritage conservation district relies on both clear guidelines as well as a complementary system of processing heritage permit applications for alterations to property, the erection of buildings and structures and the demolition or removals of buildings and structures. Section 42 (1) of the *Ontario Heritage Act* requires that none of the foregoing may be undertaken "unless the owner obtains a permit from the municipality to do so".

Section 42(3) also requires that where Council receives such an application a notice of receipt shall be served on the applicant. Notice of receipt essentially starts the formal maximum 90 day review process during which a decision must be made by Council. Only with the adoption of a heritage permit application form can a permit be appropriately tracked and processed from submission to decision.

The following lists provide direction on which activities undertaken with the HCD Boundary require a Heritage Permit from the City and which activities are exempt from obtaining permission.

Activities that do not require a permit include:

- Exterior works not visible from the public right-of-way;
- Interior works;
- Works listed in the 'exemption' table.

Where a heritage permit is required, the process shall follow the typical process undertaken by municipalities across Ontario. This involves an

applicant submitting a heritage permit application, City staff review of the application materials, consultation with the Municipal Heritage Committee as appropriate, and Council consultation where necessary.

Regarding heritage permit review, it is recommended that the: Heritage Permit Review Subcommittee By-law and Terms of Reference be updated to include representation from the new district on the Subcommittee.

12.2 Municipal Policy Framework

As part of the preparation of the Melville Street Heritage Conservation District Study and Plan, a review was undertaken of municipal policies and regulations, in order to identify any significant conflicts or inconsistencies between the conservation initiatives anticipated in the HCD Plan and those broader municipal objectives and strategies. The following summarizes the results of this analysis.

Official Plan Policies
The City currently has two Official Plans – the Rural Hamilton Official Plan and the Urban Hamilton Official Plan. The UHOP applies to land within the Urban Boundary, including the former communities of Dundas, Ancaster, Waterdown Binbrook and the new Urban Expansion Areas. Designations in the UHOP include various residential, commercial, and mixed use, and employment areas, as well as urban nodes, urban corridors, major transit station areas and major activity centres.

The UHOP, which applies the Study Area, was adopted by Council on July 9, 2009, approved by the Ministry of Municipal Affairs and Housing on March 16, 2011, and in full force and effect as of August 16, 2013.

Many policy changes have been introduced or amended by the Provincial government in recent years. As a result, several of the City's policy documents, guidelines and application processes will be updated or amended to address these changes. As a result, modifications to policies surrounding the protection of heritage resources, what qualifies as a heritage resource, along with requirements and permissions for assessing properties may be impacted. There may be an opportunity for the City to utilize more generalized wording in order to ensure that any current or future Heritage Conservation Districts are included in any specific requirements or processes.

Additionally, it is recommended that the City continue to monitor development applications within the District in the coming years. It may be appropriate for the City to implement additional policies and guidelines within the Established Historical Neighbourhoods policy section of the UHOPA to further enforce and ensure compatible built

form.

Zoning By-law Regulations

As a result of the review undertaken during the HCD Study process and further through the HCD Plan preparation, no significant concerns were identified through the review of the existing zoning within the HCD boundary. The zones generally provide for a range of appropriate regulations related to building location and orientation within the proposed district, and the proposed HCD Plan provides additional direction regarding development.

Planning and Development Applications

In some instances, building or heritage permits within the Heritage Conservation District may be preceded by applications for a planning approval pursuant to the *Planning Act,* e.g., plans of subdivisions, severances, minor variances, etc. These planning applications may involve development that has the potential to affect the character of the districts. It is important that appropriate heritage planning input be gained at the earliest opportunity, prior to any approvals that may compromise consideration of a heritage permit application, later in the approvals process.

Accordingly, it is recommended that where any application or proposal for one of the following is located within or partially within the designated district:

- a variance or a consent;
- a plan of subdivision;
- zoning amendment;
- road closure/widening; or
- any public works and improvements by a municipal authority or local utility,

that the municipal heritage committee/Planning staff will be consulted and provide advice regarding the application given the intent of the HCD Plan.

12.3 Tree preservation

Tree Preservation By-law 4513-99 that applies to specific areas within Dundas would be required to be amended to include any new Heritage Conservation District boundaries as a result of designating this new District. Given mature vegetation is typically an attribute that contributes to the character of an HCD, should the City of Hamilton proceed with a City-Wide Tree Preservation By-law, it is suggested that wording be included that speaks to Heritage Conservation Districts in general, rather than specific mention of each district. This would reduce the administrative tasks associated with amending the By-law as new Heritage Conservation Districts are approved.

12.4 Financial Incentives

Introduction

Successful HCDs typically include two key components:

1) A system for regulating change to the cultural heritage resource, such as the process laid out in this HCD Plan
2) A complementary program of financial assistance to aid in conserving valued heritage resources. Financial incentives vary across municipalities, often dependent on municipal or provincial budget commitments that may change from year to year.

Types of Financial Incentives

The City of Hamilton offers a number of municipal incentive programs to assist property owners and developers in off-setting costs of improvements and developments. There are two programs that would apply to Contributing A and B properties designated under Part V of the OHA to assist with costs associated with the restoration and conservation of designated heritage features.

Existing programs

Heritage Revitalization Loan Program: This program offers a 0% interest loan up to a maximum of $100,000 for properties and buildings designated under Part IV or V of the OHA. This loan would apply to work associated with the restoration and conservation of designated heritage features.

Heritage Revitalization Grant: This program provides financial assistance for conserving, developing and reusing designated heritage properties. For certain residential properties, such a single-detached homes, a matching grant of up to $10,000 is available for eligible work and a grant of up to $1,500 for eligible reports. For all other types of

properties (e.g. institutional, commercial, etc.), the program provides a matching grant of up to $150,000 for eligible work and up to $20,000 for eligible reports.

Other incentives

Another potential financial incentive that may apply to properties within the District include Development Charge (DC) exemptions. A variety of exemptions apply to affordable housing, rental housing, secondary dwelling units (SDUs), places of worship (excluding revenue generating space), and the adaptive reuse of heritage buildings within existing building envelopes (excluding sections that are not covered by heritage designation).

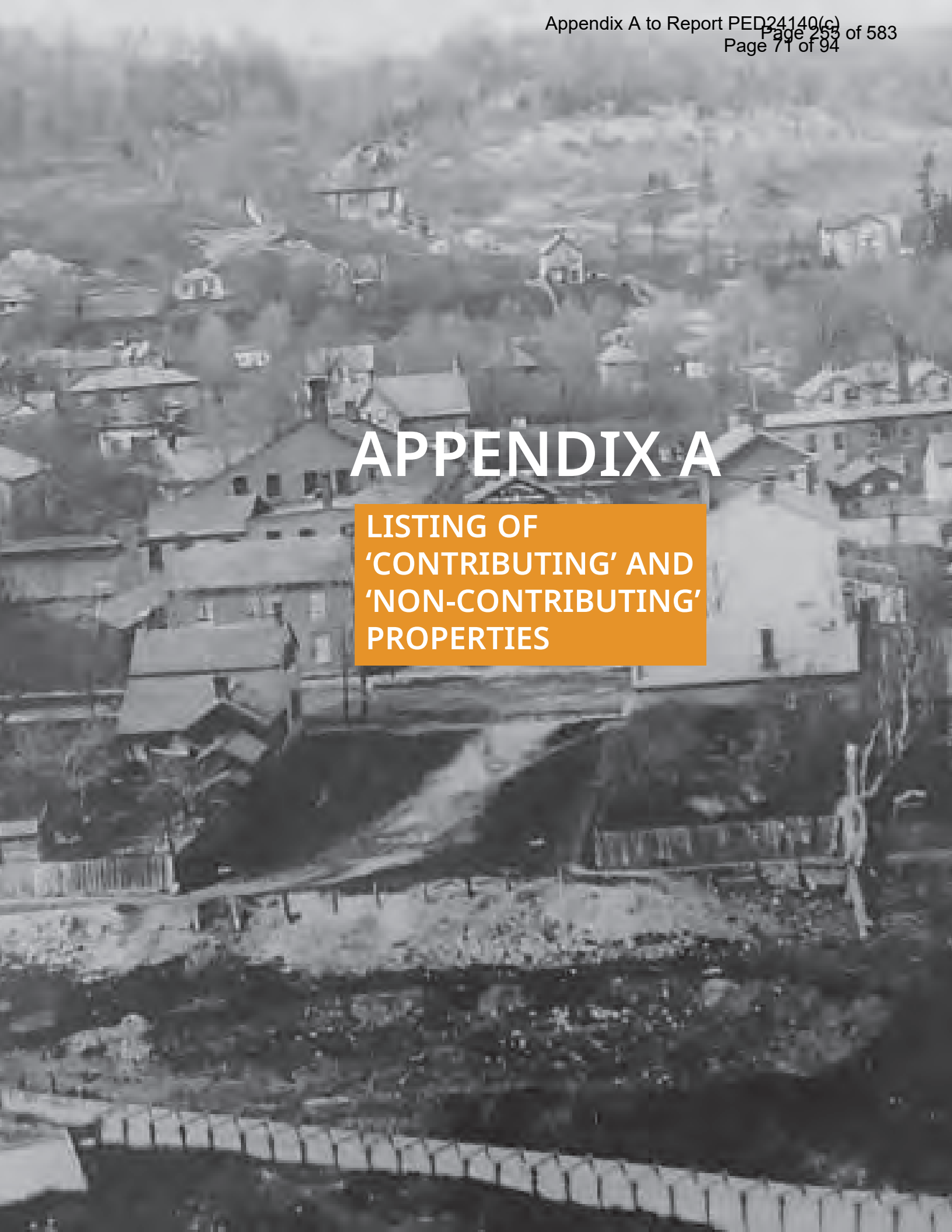
Recommendation

It is recommended that the City of Hamilton monitor the existing financial incentives programs in place as it relates to properties within the District. Should existing levels of funding not be appropriate for the demand, further expansion of the program could be considered as municipal budgets allow. It should be noted that any work that conserves or enhances the heritage attributes of the District or identified in Part IV designating by-laws should be capable of being grant assisted.

In combination with a grants program that potentially targets specific work on properties, the City could also investigate an expanded financial incentive program that includes property tax incentives. This could complement the grants program in order to provide a comprehensive set of financial incentives available to property owners.

12.5 Periodic Review of this Plan

It is recommended that the City of Hamilton revisit the HCD Plan every 5-7 years, in order to assess the success of the implementation and respond to any new/emerging issues or as provincial legislative changes may require. In addition, the City should plan on comprehensively updating the HCD Plan a minimum every 20 years in order to align with existing planning objectives and policy framework.



APPENDIX A

LISTING OF 'CONTRIBUTING' AND 'NON-CONTRIBUTING' PROPERTIES

Address	Contributing Status
35 Albert St	Non-contributing
36 Albert St	Contributing B
42 Albert St	Contributing A
46 Albert St	Contributing A
50 Albert St	Contributing A
52 Albert St	Contributing A
56 Albert St	Contributing B
21 Brock St N	Contributing A
23 Brock St N	Contributing A
25 Brock St N	Non-contributing
27 Brock St N	Non-contributing
10 Church St	Contributing A
11 Church St	Contributing B
15 Church St	Contributing A
17 Church St	Contributing A
6 Elgin St	Contributing A
7 Elgin St	Non-contributing
39 Elgin St	Contributing A
0 Market St N	Non-contributing
8 Market St N	Contributing A
11 Market St N	Contributing B
13 Market St N	Contributing B
14 Market St N	Contributing A
17 Market St N	Contributing B
18 Market St N	Non-contributing
20 Market St N	Non-contributing
21 Market St N	Non-contributing
22 Market St N	Contributing A
23 Market St N	Contributing A

Address	Contributing Status
24 Market St N	Contributing A
28 Market St N	Non-contributing
35 Market St N	Non-contributing
37 Market St N	Non-contributing
38 Market St N	Non-contributing
39 Market St N	Non-contributing
40 Market St N	Contributing B
41 Market St N	Contributing B
43 Market St N	Contributing B
45 Market St N	Non-contributing
47 Market St N	Contributing A
8 Matilda St N	Contributing B
10 Matilda St N	Contributing B
11 Matilda St N	Contributing A
12 Matilda St N	Contributing A
48 Melville St	Contributing A
54 Melville St	Contributing B
56 Melville St	Contributing A
58 Melville St	Contributing A
60 Melville St	Contributing A
70 Melville St	Contributing A
72 Melville St	Contributing A
73 Melville St	Contributing A
78 Melville St	Contributing A
84 Melville St	Contributing A
92 Melville St	Contributing A
93 Melville St	Contributing A
96 Melville St	Contributing A
99 Melville St	Contributing A

Address	Contributing Status
100 Melville St	Contributing A
101 Melville St	Contributing A
106 Melville St	Contributing A
107 Melville St	Contributing A
112 Melville St	Contributing A
113 Melville St	Contributing A
114 Melville St	Contributing A
116 Melville St	Contributing B
117 Melville St	Contributing A
118 Melville St	Contributing B
119 Melville St	Contributing A
120 Melville St	Contributing A
122 Melville St	Contributing A
124 Melville St	Contributing B
125 Melville St	Contributing B
132 Melville St	Contributing A
134 Melville St	Contributing A
136 Melville St	Non-contributing
137 Melville St	Contributing A
138 Melville St	Non-contributing
141 Melville St	Contributing A
144 Melville St	Contributing A
149 Melville St	Contributing A
150 Melville St	Contributing B
151 Melville St	Contributing B
152 Melville St	Contributing B
153 Melville St	Non-contributing
154 Melville St	Contributing A
156 Melville St	Contributing A

Address	Contributing Status
157 Melville St	Contributing B
158 Melville St	Contributing A
160 Melville St	Contributing B
161 Melville St	Contributing A
162 Melville St	Contributing A
163 Melville St	Contributing B
166 Melville St	Contributing A
171 Melville St	Contributing A
172 Melville St	Contributing B
174 Melville St	Contributing A
179 Melville St	Contributing B
181 Melville St	Contributing B
182 Melville St	Contributing A
183 Melville St	Contributing B
185 Melville St	Contributing B
188 Melville St	Contributing B
189 Melville St	Contributing B
190 Melville St	Contributing A
191 Melville St	Non-contributing
197 Melville St	Contributing B
201 Melville St	Contributing B
204 Melville St	Contributing B
208 Melville St	Non-contributing
209 Melville St	Contributing B
214 Melville St	Contributing A
215 Melville St	Contributing B
216 Melville St	Contributing A
218 Melville St	Contributing B
221 Melville St	Contributing B

Address	Contributing Status
222 Melville St	Contributing B
223 Melville St	Contributing B
224 Melville St	Contributing B
226 Melville St	Contributing B
227 Melville St	Contributing B
230 Melville St	Non-contributing
233 Melville St	Contributing B
235 Melville St	Non-contributing
238 Melville St	Contributing A
239 Melville St	Contributing B
242 Melville St	Non-contributing
250 Melville St	Contributing A
252 Melville St	Contributing B
263 Melville St	Contributing B
265 Melville St	Contributing B
267 Melville St	Contributing B
269 Melville St	Contributing B
271 Melville St	Contributing B
273 Melville St	Contributing B
275 Melville St	Contributing B
277 Melville St	Contributing A
280 Melville St	Non-contributing
281 Melville St	Contributing B
282 Melville St	Non-contributing
283 Melville St	Non-contributing
284 Melville St	Non-contributing
9 Napier St N	Contributing B
11 Napier St N	Contributing B
12 Napier St N	Non-contributing

Address	Contributing Status
13 Napier St N	Contributing B
15 Napier St N	Contributing B
16 Napier St N	Contributing B
17 Napier St N	Contributing B
24 Napier St N	Contributing A
27 Napier St N	Non-contributing
31 Napier St N	Contributing A
90 Park St W	Non-contributing
91 Park St W	Non-contributing
93 Park St W	Non-contributing
96 Park St W	Contributing A
97 Park St W	Contributing A
100 Park St W	Contributing A
101 Park St W	Contributing A
102 Park St W	Contributing A
101 Park St W	Contributing A
104 Park St W	Contributing A
108 Park St W	Contributing A
109 Park St W	Non-contributing
115 Park St W	Contributing B
117 Park St W	Contributing B
118 Park St W	Contributing B
121 Park St W	Contributing A
122 Park St W	Non-contributing
125 Park St W	Contributing A
128 Park St W	Contributing B
130 Park St W	Contributing B
132 Park St W	Contributing B
133 Park St W	Contributing A

Address	Contributing Status
134 Park St W	Contributing B
138 Park St W	Contributing A
143 Park St W	Contributing A
146 Park St W	Contributing A
147 Park St W	Contributing A
152 Park St W	Contributing B
153 Park St W	Non-contributing
154 Park St W	Contributing B
155 Park St W	Contributing B
161 Park St W	Contributing A
163 Park St W	Contributing A
165 Park St W	Non-contributing
169 Park St W	Contributing B
170 Park St W	Contributing A
171 Park St W	Contributing B
172 Park St W	Contributing A
174 Park St W	Non-contributing
175 Park St W	Non-contributing
176 Park St W	Contributing A
178 Park St W	Contributing A
179 Park St W	Contributing B
180 Park St W	Contributing A
181 Park St W	Contributing A
183 Park St W	Contributing A
184 Park St W	Contributing B
214 Park St W	Contributing A
215 Park St W	Contributing B
217 Park St W	Contributing B
218 Park St W	Contributing A

Address	Contributing Status
219 Park St W	Contributing B
220 Park St W	Non-contributing
223 Park St W	Contributing A
224 Park St W	Non-contributing
226 Park St W	Non-contributing
229 Park St W	Non-contributing
233 Park St W	Contributing A
239 Park St W	Contributing B
241 Park St W	Non-contributing
245 Park St W	Contributing A
246 Park St W	Non-contributing
248 Park St W	Non-contributing
249 Park St W	Contributing A
251 Park St W	Contributing A
252 Park St W	Non-contributing
253 Park St W	Contributing B
263 Park St W	Contributing A
265 Park St W	Contributing B
267 Park St W	Non-contributing
269 Park St W	Contributing B
270 Park St W	Contributing B
271 Park St W	Non-contributing
274 Park St W	Contributing A
275 Park St W	Contributing A
276 Park St W	Non-contributing
278 Park St W	Non-contributing
279 Park St W	Contributing B
280 Park St W	Contributing B
283 Park St W	Contributing B

Address	Contributing Status
284 Park St W	Contributing B
287 Park St W	Contributing A
288 Park St W	Non-contributing
289 Park St W	Contributing A
293 Park St W	Contributing B
295 Park St W	Non-contributing
296 Park St W	Contributing A
297 Park St W	Contributing B
300 Park St W	Contributing B
301 Park St W	Non-contributing
302 Park St W	Non-contributing
303 Park St W	Non-contributing
304 Park St W	Contributing B
307 Park St W	Non-contributing
308 Park St W	Contributing A
309 Park St W	Contributing B
311 Park St W	Contributing B
314 Park St W	Contributing B
315 Park St W	Contributing B
321 Park St W	Contributing A
325 Park St W	Contributing A
327 Park St W	Contributing A
329 Park St W	Contributing B
333 Park St W	Non-contributing
337 Park St W	Contributing A
8 Peel St N	Non-contributing
10 Peel St N	Non-contributing
11 Peel St N	Non-contributing
14 Peel St N	Contributing A

Address	Contributing Status
24 Peel St N	Non-contributing
5 Princess St	Non-contributing
7 Princess St	Contributing A
19 Princess St	Contributing A
23 Princess St	Contributing A
25 Princess St	Non-contributing
26 Princess St	Contributing A
31 Princess St	Contributing A
32 Princess St	Contributing A
36 Princess St	Contributing A
16 Sydenham St	Contributing A
20 Sydenham St	Non-contributing
24 Sydenham St	Contributing A
26 Sydenham St	Contributing A
30 Sydenham St	Contributing A
32 Sydenham St	Contributing A
34 Sydenham St	Contributing A
38 Sydenham St	Contributing A
64 Sydenham St	Contributing A
66 Sydenham St	Non-contributing
68 Sydenham St	Contributing B
53 Victoria St	Contributing A
55 Victoria St	Contributing A
57 Victoria St	Contributing A
59 Victoria St	Contributing A
61 Victoria St	Contributing B
63 Victoria St	Non-contributing
65 Victoria St	Contributing B
69 Victoria St	Contributing A

Address	Contributing Status
73 Victoria St	Contributing A
75 Victoria St	Contributing B
79 Victoria St	Contributing B
82 Victoria St	Contributing A
83 Victoria St	Contributing A
84 Victoria St	Contributing A
87 Victoria St	Non-contributing
88 Victoria St	Contributing A
90 Victoria St	Contributing A
91 Victoria St	Non-contributing
93 Victoria St	Non-contributing
99 Victoria St	Non-contributing
100 Victoria St	Contributing A
102 Victoria St	Contributing A
103 Victoria St	Non-contributing
105 Victoria St	Contributing A
106 Victoria St	Contributing B
107 Victoria St	Non-contributing
108 Victoria St	Contributing B
109 Victoria St	Contributing A
110 Victoria St	Non-contributing
113 Victoria St	Non-contributing
115 Victoria St	Non-contributing
116 Victoria St	Non-contributing
118 Victoria St	Non-contributing
119 Victoria St	Contributing B
121 Victoria St	Contributing A
123 Victoria St	Contributing A
125 Victoria St	Contributing A

Address	*Contributing Status*
9 Wellington St N	Non-contributing
11 Wellington St N	Contributing B
12 Wellington St N	Non-contributing
14 Wellington St N	Contributing B
22 Wellington St N	Non-contributing
24 Wellington St N	Contributing B
26 Wellington St N	Contributing B
27 Wellington St N	Contributing A
28 Wellington St N	Non-contributing
29 Wellington St N	Contributing A
0 Wilson's Lane	Non-contributing
70 Witherspoon St	Non-contributing

APPENDIX B

GLOSSARY

Glossary

The following comprises a list of some of the more commonly used terms and definitions in this District Plan. Where applicable, sources are indicated to show where the term has been derived.

Alter: To change in any manner and includes to restore, renovate, repair or disturb and ***"alteration"*** has a corresponding meaning (Source: *Ontario Heritage Act)*.

Built heritage resource: A building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. (Source: 2024 Provincial Planning Statement)

Buffering: Allowing filtered views through material such as a deciduous shrub border or a partially enclosed fence (e.g. picket fencing). "Buffer" has a corresponding meaning.

Character: The collective physical qualities and visual attributes that distinguish a particular area or neighbourhood.

Compatible: Land uses and building forms that are mutually tolerant and capable of existing together in harmony within an area without causing unacceptable adverse effects, adverse environmental impacts or adverse impacts. Compatible should not be narrowly interpreted to mean 'the same as' or even as 'being similar to'. ***"Compatibility"*** has a corresponding meaning.

Conservation: All actions or processes that are aimed at safeguarding the character-defining elements of a cultural resource so as to retain its heritage value and extend its physical life. This may involve "Preservation," "Rehabilitation," "Restoration," or a combination of these actions or processes. (Source: Standards and Guidelines for the Conservation of Historic Places in Canada)

Conserved: The identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments. (Source: 2024 Provincial Planning Statement)

Cultural heritage landscape: A defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as

buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. (Source: 2024 Provincial Planning Statement)

Effects, adverse: Include those conditions resulting in the attrition of protected heritage properties and include: the destruction, loss, removal or incompatible alteration of all or part of a protected heritage property; the isolation of a protected heritage property from its surrounding streetscape or setting; or the introduction of physical, visual, audible or atmospheric elements that are not in character with a heritage property and/or its setting. "Adversely affected" and "adversely affects" have a corresponding meaning.

Effects, beneficial: Include those conditions resulting in: the protection of heritage properties from demolition or removal; the retention of a protected heritage property in situ in a structurally stable and sound condition or state of repair; accurate restoration of a protected heritage property; the sympathetic alteration or repair of a protected heritage property to permit an existing or new use; enhancement of a protected heritage property by accommodating compatible new development; or maintenance of a protected heritage property through the repair and replacement of worn-out components and using compatible materials and techniques.

Fenestration: The placement, size, and type of windows within a building.

Heritage attributes: In relation to real property and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest (Source: *Ontario Heritage Act*).

Heritage building fabric: The physical components relating to the layout, materials and details of built and landscape heritage resources.

Heritage value: The aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations. The heritage value of an historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings. (Source: Standards and Guidelines for the Conservation of Historic Places in Canada)

Infill development: The construction of new buildings on vacant lands located within previously built-up areas of urban settlements. Infill often occurs within residential neighbourhoods or historic commercial areas.

Preservation: The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value. (Source: Standards and Guidelines for the Conservation of Historic Places in Canada)

Principal Façade: The sides of a building which face the public street or sidewalk.

Property: Real property and includes all buildings and structures thereon (Source: *Ontario Heritage Act*).

Protected heritage property: Property designated under Part IV or VI of the *Ontario Heritage Act*; property included in an area designated as a heritage conservation district under Part V of the *Ontario Heritage Act*; property subject to a heritage conservation easement or covenant under Part II or IV of the *Ontario Heritage Act*; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites. (Source: 2024 Provincial Planning Statement)

Rehabilitation: The action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, while protecting its heritage value. (Source: Standards and Guidelines for the Conservation of Historic Places in Canada)

Restoration: The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value. (Source: Standards and Guidelines for the Conservation of Historic Places in Canada)

Screening: The blocking of views through the use of solid fencing or evergreen material.

Significant: In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act. (Source: 2024 Provincial Planning Statement)

Subordinate: Designed in such a way that there is no distraction from original building features. Typically used in describing design direction for building additions.

APPENDIX C

ADJACENT PROPERTIES FIGURE

Canadian National Railway
Livingstone Drive
Crowley Court
Cayley Court
Cayley Street
Gwyn Court
Woodlawn Court
Brydale Court
Sundial Crescent
Queen Street
Alma Street
Victoria Street
Sydenham Street
Brock Street North
Brock Street South
Wellington Street North
Wellington Street South
Henry Street
Witherspoon Street
Peel Street North
Peel Street South
Napier Street North
Napier Street South
Matilda Street North
Matilda Street South
Melville Street
Park Street West
Hatt Street
King Street West
Market Street North
Market Street South
Princess Street
Albert Street
Elgin Street
Church Street
John Street
McMurray Street
Foundry Street
Wilson's Lane
Private Road
James Street
Bond Street North
Private Road
Memorial Square
Miller's Lane

24, 139, 341, 346, 67, 65, 63, 57, 55, 47, 45, 54, 48, 46, 49, 1, 11, 340, 338, 336, 334, 332, 315, 313, 311, 303, 305 & 307, 299, 295, 291, 287, 48, 46, 42, 40, 36, 26, 24, 22, 20, 18, 16, 26, 24, 29, 25, 10, 8, 6, 2, 108, 104, 102, 98, 96, 92, 90, 84, 78, 76, 65, 66, 64, 62, 60, 58, 54, 70, 71, 69, 67, 63 & 65, 62, 60, 54 & 58, 45, 46, 31, 27, 23, 21, 15, 13, 9 & 11, 279, 275, 273, 269, 267, 2 & 4, 255 & 257, 249 & 251, 247, 241, 235, 231 & 233, 229, 225, 219, 215, 211, 207 & 209, 207, 199, 195, 179 & 181, 173, 153, 133 & 137, 169 & 171, 165, 159, 161 & 163, 1, 3 & 5, 15, 113, 115 & 117, 105 & 107, 93 & 101, 83

Legend

Approved Melville-Park West HCD

Property Bordering HCD

N
W
E
S

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APPENDIX D

SUMMARY OF WORKS NOT REQUIRING A HERITAGE PERMIT

When is a heritage permit not required?

The following summarizes the contents of Part III of the Melville-Park West HCD Plan, identifying types of work not requiring a Heritage Permit. While this summary aims to capture the various elements of Part III, reference should be made to the full HCD Plan sections in order to confirm requirements. Consultation with City of Hamilton Heritage Planning staff is required before commencing any alterations to the property to confirm that a heritage permit is not required.

Exempt alterations for Contributing and Non-Contributing Properties

Alterations which may be carried out without obtaining a Heritage Permit under Section 42 of the *Ontario Heritage Act* are:

	Type of Work	Notes
a)	Interior modifications.	See HCD Plan (11.1.a) for exceptions, which include interiors included in Part IV designation.
b)	Roof materials replacement, where non-historic / in-kind.	See HCD Plan (11.1.b) for specifics and exceptions, which includes changing historic materials.
c)	Eavestrough and downspouts removal or installation.	See HCD Plan (11.1.c) for specifics, which includes same materials.
d)	Solar panel installation, located in same plane as roof.	See HCD Plan (11.1.d) for specifics (e.g. not damaging historic fabric) and exceptions (e.g. freestanding panels).
e)	Security lighting and alarm systems installation.	See HCD Plan (11.1.e).
f)	Amenity lighting installation.	See HCD Plan (11.1.f) for specifics, which includes porch or seasonal lighting.
g)	Vegetative landscaping installation or removal (e.g. planting beds, shrubbery) and tree husbandry.	See HCD Plan (11.1.g) for specifics and additional details regarding exempted work.
h)	Hand landscaping removal or installation (i.e. driveways, walkways) of same area / location, or minimal permitted widening.	See HCD Plan (11.1.h) for specifics and exceptions, including criteria for enlarging driveways / walkways.

i)	Fencing removal (where non-historic), installation (in rear yard or portions of side yard), and replacement in-kind.	See HCD Plan (11.1.i) for specifics, including definition of yard areas.
j)	Porches, verandahs or deck installation or removal within the rear yard and not visible from the public realm.	See HCD Plan (11.1.j) for specifics and exceptions, including where abutting the street.
k)	Window and door replacement, where non-historic and same size.	See HCD Plan (11.1.k) for specifics, including maintaining same size and dimensions.
l)	Storm window and door installation or removal (e.g. seasonal).	See HCD Plan (11.1.l).
m)	Stairs and steps, removal / replacement in-kind.	See HCD Plan (11.1.m) for specifics, including maintaining dimensions and area.
n)	Street number sign installation.	See HCD Plan (11.1.n) for specifics, including location and support guidance.
o)	Maintenance or minor repairs, where no removal or loss of heritage attributes.	See HCD Plan (11.1.o) for specifics and exceptions, including details for cleaning masonry surfaces.
p)	Cladding replacement, where in-kind and non-historic. Any cladding in rear yard also exempt from permit.	See HCD Plan (11.1.p) for specifics, including visibility from public right-of-way.
q)	Painting of building features (e.g. doors, windows, eavestrough / downspouts, siding).	See HCD Plan (11.1.q) for specifics and exceptions, including painting of unpainted masonry.

Exempt alterations for Public Realm Properties

Alterations which may be carried out without obtaining a Heritage Permit under Section 42 of the *Ontario Heritage Act* are:

	Activity	Notes
a)	Maintenance or minor repairs (e.g. to roads or sidewalks) where appearance or surface not significantly affected.	See HCD Plan (11.2.a) for exceptions, which include new streetscape device, new / expanded road or sidewalks.

b)	Underground utility installation or repairs.	See HCD Plan (11.2.b) for examples, including subsurface excavation of water / gas / sewer / communications.
c)	Aboveground utilities or services installation or repair, where surface restored with like materials.	See HCD Plan (11.2.c) for examples, including hydro, lighting, communications, fire.
d)	Street furniture installation or repair (e.g. seating, planters, tree grates, garbage, bike racks).	See HCD Plan (11.2.d) for full list of examples.
e)	Landscaping installation or removal, when confined to boulevard and/or same area.	See HCD Plan (11.2.e & 11.2.f) for examples, including vegetative landscaping, driveways, paths, parking).
f)	Trails and bicycle lanes.	See HCD Plan (11.2.g) for specifics, including addition of bike lanes in current ROW and trails in existing open space areas.

Hamilton

Authority: Item X, Planning Committee Minutes PLC 26-XXX (PED24140(c))
CM: May X, 2026 City Wide
Written approval for this by-law was given by Mayoral Decision MDE-2026-XXX
Dated X, 2026

Bill No.

CITY OF HAMILTON

BY-LAW NO. 26-___

Being a By-law to designate the Melville-Park West Heritage Conservation District and adopt the Melville-Park West Heritage Conservation District Plan under Part V of the *Ontario Heritage Act*

WHEREAS the Official Plan of the City of Hamilton contains provisions relating to the establishment of heritage conservation districts;

AND WHEREAS pursuant to Section 41(1) of the *Ontario Heritage Act*, R.S.O 1990, c. O.18 the council of a municipality may by by-law designate the municipality or any defined area or areas thereof as a heritage conservation district;

AND WHEREAS the Council of the City of Hamilton undertook a heritage conservation district study of the Melville-Park West Heritage Conservation District area;

AND WHEREAS the boundary for the Melville-Park West Heritage Conservation District was approved by the Council of the City of Hamilton on September 11, 2024, and the district meets the criteria for determining cultural heritage value or interest as required by Section 41(1)(b) of the *Ontario Heritage Act* and as set out in Ontario Regulation 9/06;

AND WHEREAS pursuant to subsection 41.1(1) of the *Ontario Heritage Act*, a municipality shall adopt a heritage conservation district plan for each district that is designated by by-law;

AND WHEREAS the Council of the City of Hamilton consulted with its municipal heritage committee on the Melville-Park West Heritage Conservation District Plan on March 27, 2026, in accordance with the *Ontario Heritage Act*;

AND WHEREAS a public meeting with respect to the Melville-Park West Heritage Conservation District Plan was held on May 5, 2026, with the required notice of the public meeting given in accordance with the *Ontario Heritage Act;*

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. That the area outlined on the map attached hereto as Schedule “A” and comprising the properties listed in Schedule “B” to this by-law is designated as a heritage conservation district under Part V of the *Ontario Heritage Act,* to be known as the Melville-Park West Heritage Conservation District.

2. That the Melville-Park West Heritage Conservation District Plan, dated February 2026, is adopted as the district plan for the Melville-Park West Heritage Conservation District. A copy of the Melville-Park West Heritage Conservation District Plan and any schedules or amendments thereto is available online for public inspection at the City of Hamilton’s website (as may be updated from time to time) and is also available at the Office of the City Clerk during business hours.

3. The City Clerk is hereby authorized and directed,

    a. to cause a copy of this by-law to be served on each owner of property located in the heritage conservation district and on the Ontario Heritage Trust, by a method permitted by the *Ontario Heritage Act*; and,

b. to publish a notice of passing of this by-law in a newspaper having general circulation in the City of Hamilton.

4. The By-law comes into force and effect:

a. If no appeals are received by the City Clerk within the 30-day appeal period outlined in section 41(4) of the *Ontario Heritage Act*, on the last day of the 30-day appeal period or,

b. If one or more notices of appeal are received by the City Clerk during the 30-day appeal period outlined in section 41(4) of the *Ontario Heritage Act*, in accordance with section 41(10) of the *Ontario Heritage Act,* namely:

i. when all of such appeals have been withdrawn or dismissed;

ii. if the by-law is amended by the Ontario Land Tribunal under subclause 41(7)(b)(ii) of the *Ontario Heritage Act*, the by-law, as amended by the Ontario Land Tribunal, comes into force on the day it is so amended; and,

iii. if the by-law is amended by Council of the City of Hamilton pursuant to subclause 41(7)(b)(iv) of the *Ontario Heritage Act*, the by-law, as amended by Council of the City of Hamilton, comes into force on the day it is so amended.

5. Once the by-law comes into force and effect, the City Clerk shall ensure that a copy of the by-law is registered against the properties affected by the by-law in the appropriate land registry office and that a copy of the registered by-law is served on the Ontario Heritage Trust.

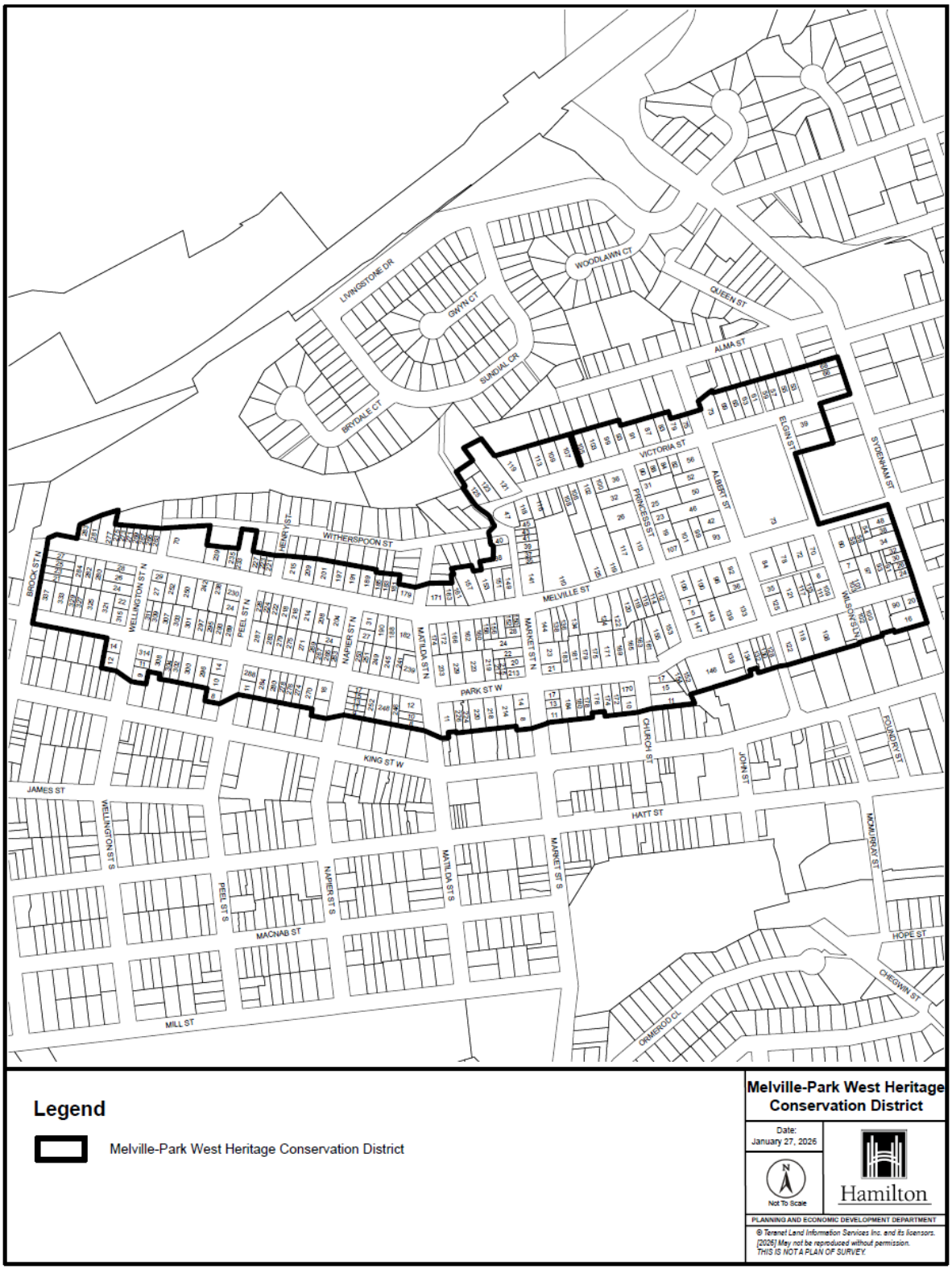
PASSED this ___ day of May, 2026

A. Horwath	M. Trennum
Mayor	City Clerk

Schedule "A"

To

By-law No. 26-XXX



Legend

Melville-Park West Heritage Conservation District

Melville-Park West Heritage Conservation District

Date: January 27, 2026

Not To Scale

Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

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Schedule "B"

To

By-law No. 26-XXX

Street Number	Street Name	Property Number
35	ALBERT ST	251826017008600
36	ALBERT ST	251826017015800
42	ALBERT ST	251826018002200
46	ALBERT ST	251826018002000
50	ALBERT ST	251826018001800
52	ALBERT ST	251826018001600
56	ALBERT ST	251826018001400
21	BROCK ST N	251826016023200
23	BROCK ST N	251826016023400
25	BROCK ST N	251826016023600
27	BROCK ST N	251826016023700
10	CHURCH ST	251826017021010
11	CHURCH ST	251826017011600
15	CHURCH ST	251826017011800
17	CHURCH ST	251826017012000
6	ELGIN ST	251826017009500
7	ELGIN ST	251826017005600
39	ELGIN ST	251826018001000
8	MARKET ST N	251826017025600
11	MARKET ST N	251826017021080
13	MARKET ST N	251826017021090
14	MARKET ST N	251826017025400
17	MARKET ST N	251826017021100
18	MARKET ST N	251826017022000
20	MARKET ST N	251826017021800
21	MARKET ST N	251826017018200
22	MARKET ST N	251826017021600

Street Number	Street Name	Property Number
23	MARKET ST N	251826017018400
24	MARKET ST N	251826017021400
28	MARKET ST N	251826017021200
35	MARKET ST N	251826018006600
37	MARKET ST N	251826018006800
38	MARKET ST N	251826018009500
39	MARKET ST N	251826018007000
40	MARKET ST N	251826018009400
41	MARKET ST N	251826018007200
43	MARKET ST N	251826018007400
45	MARKET ST N	251826018007600
47	MARKET ST N	251826018007800
	MARKET ST N	251826018026400
8	MATILDA ST N	251826016003400
10	MATILDA ST N	251826016003200
11	MATILDA ST N	251826017027200
12	MATILDA ST N	251826016003000
48	MELVILLE ST	251826017006600
54	MELVILLE ST	251826017006400
56	MELVILLE ST	251826017006200
58	MELVILLE ST	251826017006000
60	MELVILLE ST	251826017005800
70	MELVILLE ST	251826017009400
72	MELVILLE ST	251826017009200
73	MELVILLE ST	251826018001200
78	MELVILLE ST	251826017009000
84	MELVILLE ST	251826017008800
92	MELVILLE ST	251826017015600
93	MELVILLE ST	251826018002400
96	MELVILLE ST	251826017015400

Street Number	Street Name	Property Number
99	MELVILLE ST	251826018002600
100	MELVILLE ST	251826017015200
101	MELVILLE ST	251826018002800
106	MELVILLE ST	251826017015000
107	MELVILLE ST	251826018003000
112	MELVILLE ST	251826017021000
113	MELVILLE ST	251826018005400
114	MELVILLE ST	251826017020800
116	MELVILLE ST	251826017020600
117	MELVILLE ST	251826018005600
118	MELVILLE ST	251826017020400
119	MELVILLE ST	251826018005800
120	MELVILLE ST	251826017020200
122	MELVILLE ST	251826017020000
124	MELVILLE ST	251826017019800
125	MELVILLE ST	251826018006000
132	MELVILLE ST	251826017019400
134	MELVILLE ST	251826017019200
136	MELVILLE ST	251826017019000
137	MELVILLE ST	251826018006200
138	MELVILLE ST	251826017018800
141	MELVILLE ST	251826018006400
144	MELVILLE ST	251826017018600
149	MELVILLE ST	251826018009800
150	MELVILLE ST	251826017025200
151	MELVILLE ST	251826018010000
152	MELVILLE ST	251826017025000
153	MELVILLE ST	251826018010200
154	MELVILLE ST	251826017024800
156	MELVILLE ST	251826017024600

Street Number	Street Name	Property Number
157	MELVILLE ST	251826018010400
158	MELVILLE ST	251826017024400
160	MELVILLE ST	251826017024200
161	MELVILLE ST	251826018010600
162	MELVILLE ST	251826017024000
163	MELVILLE ST	251826018010800
166	MELVILLE ST	251826017023800
171	MELVILLE ST	251826018011000
172	MELVILLE ST	251826017023600
174	MELVILLE ST	251826017023400
179	MELVILLE ST	251826018012800
181	MELVILLE ST	251826018013000
182	MELVILLE ST	251826016005600
183	MELVILLE ST	251826018013200
185	MELVILLE ST	251826018013400
188	MELVILLE ST	251826016005400
189	MELVILLE ST	251826018013600
190	MELVILLE ST	251826016005200
191	MELVILLE ST	251826018013800
197	MELVILLE ST	251826018014000
201	MELVILLE ST	251826018014200
204	MELVILLE ST	251826016011800
208	MELVILLE ST	251826016011600
209	MELVILLE ST	251826018014400
214	MELVILLE ST	251826016011400
215	MELVILLE ST	251826018014600
216	MELVILLE ST	251826016011200
218	MELVILLE ST	251826016011000
221	MELVILLE ST	251826018016600
222	MELVILLE ST	251826016010800

Street Number	Street Name	Property Number
223	MELVILLE ST	251826018016800
224	MELVILLE ST	251826016010600
226	MELVILLE ST	251826016010400
227	MELVILLE ST	251826018017000
230	MELVILLE ST	251826016018600
233	MELVILLE ST	251826018017200
235	MELVILLE ST	251826018017400
238	MELVILLE ST	251826016018400
239	MELVILLE ST	251826018017600
242	MELVILLE ST	251826016018200
250	MELVILLE ST	251826016018000
252	MELVILLE ST	251826016017800
263	MELVILLE ST	251826018020600
265	MELVILLE ST	251826018020400
267	MELVILLE ST	251826018020200
269	MELVILLE ST	251826018020000
271	MELVILLE ST	251826018019800
273	MELVILLE ST	251826018019600
275	MELVILLE ST	251826018019400
277	MELVILLE ST	251826018019200
280	MELVILLE ST	251826016024200
281	MELVILLE ST	251826018019000
282	MELVILLE ST	251826016024000
283	MELVILLE ST	251826018018800
284	MELVILLE ST	251826016023800
9	NAPIER ST N	251826016001400
11	NAPIER ST N	251826016001600
12	NAPIER ST N	251826016005800
13	NAPIER ST N	251826016001800
15	NAPIER ST N	251826016002000

Street Number	Street Name	Property Number
16	NAPIER ST N	251826016005750
17	NAPIER ST N	251826016002200
24	NAPIER ST N	251826016012000
27	NAPIER ST N	251826016004800
31	NAPIER ST N	251826016005000
90	PARK ST W	251826017003800
91	PARK ST W	251826017004800
93	PARK ST W	251826017005000
96	PARK ST W	251826017003600
97	PARK ST W	251826017005200
100	PARK ST W	251826017003400
101	PARK ST W	251826017005400
102	PARK ST W	251826017003200
104	PARK ST W	251826017002850
108	PARK ST W	251826017002800
109	PARK ST W	251826017009600
115	PARK ST W	251826017007850
117	PARK ST W	251826017007900
118	PARK ST W	251826017002600
121	PARK ST W	251826017008200
122	PARK ST W	251826017002500
125	PARK ST W	251826017008400
128	PARK ST W	251826017013600
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133	PARK ST W	251826017014000
134	PARK ST W	251826017013000
138	PARK ST W	251826017012800
143	PARK ST W	251826017014200
146	PARK ST W	251826017012600

Street Number	Street Name	Property Number
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152	PARK ST W	251826017012400
153	PARK ST W	251826017016000
154	PARK ST W	251826017012200
155	PARK ST W	251826017016200
161	PARK ST W	251826017016400
163	PARK ST W	251826017016600
165	PARK ST W	251826017016800
169	PARK ST W	251826017017000
170	PARK ST W	251826017021170
171	PARK ST W	251826017017200
172	PARK ST W	251826017021160
174	PARK ST W	251826017021145
175	PARK ST W	251826017017400
176	PARK ST W	251826017021140
178	PARK ST W	251826017021130
179	PARK ST W	251826017017600
180	PARK ST W	251826017021120
181	PARK ST W	251826017017800
183	PARK ST W	251826017018000
184	PARK ST W	251826017021110
214	PARK ST W	251826017028800
215	PARK ST W	251826017022200
217	PARK ST W	251826017022400
218	PARK ST W	251826017028400
219	PARK ST W	251826017022600
220	PARK ST W	251826017027800
223	PARK ST W	251826017022800
224	PARK ST W	251826017027600
226	PARK ST W	251826017027400

Street Number	Street Name	Property Number
229	PARK ST W	251826017023000
233	PARK ST W	251826017023200
239	PARK ST W	251826016003600
241	PARK ST W	251826016003800
245	PARK ST W	251826016004000
246	PARK ST W	251826016002800
248	PARK ST W	251826016002600
249	PARK ST W	251826016004200
251	PARK ST W	251826016004400
252	PARK ST W	251826016002400
253	PARK ST W	251826016004600
263	PARK ST W	251826016008600
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274	PARK ST W	251826016008200
275	PARK ST W	251826016009600
276	PARK ST W	251826016008000
278	PARK ST W	251826016007800
279	PARK ST W	251826016009800
280	PARK ST W	251826016007600
283	PARK ST W	251826016010000
284	PARK ST W	251826016007400
287	PARK ST W	251826016010200
288	PARK ST W	251826016007200
289	PARK ST W	251826016015600
293	PARK ST W	251826016015800
295	PARK ST W	251826016016000

Street Number	Street Name	Property Number
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302	PARK ST W	251826016015000
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307	PARK ST W	251826016016800
308	PARK ST W	251826016014600
309	PARK ST W	251826016017000
311	PARK ST W	251826016017200
314	PARK ST W	251826016014400
315	PARK ST W	251826016021800
321	PARK ST W	251826016022000
325	PARK ST W	251826016022200
327	PARK ST W	251826016022400
329	PARK ST W	251826016022600
333	PARK ST W	251826016022800
337	PARK ST W	251826016023000
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10	PEEL ST N	251826016012400
11	PEEL ST N	251826016007000
14	PEEL ST N	251826016012200
24	PEEL ST N	251826016018800
5	PRINCESS ST	251826017014600
7	PRINCESS ST	251826017014800
19	PRINCESS ST	251826018003200
23	PRINCESS ST	251826018003400
25	PRINCESS ST	251826018003600
26	PRINCESS ST	251826018005200

Street Number	Street Name	Property Number
31	PRINCESS ST	251826018003800
32	PRINCESS ST	251826018005000
36	PRINCESS ST	251826018004800
16	SYDENHAM ST	251826017004200
20	SYDENHAM ST	251826017004000
24	SYDENHAM ST	251826017007800
26	SYDENHAM ST	251826017007600
30	SYDENHAM ST	251826017007400
32	SYDENHAM ST	251826017007200
34	SYDENHAM ST	251826017007000
38	SYDENHAM ST	251826017006800
54	SYDENHAM ST	251826018000800
64	SYDENHAM ST	251826018041200
66	SYDENHAM ST	251826018041000
68	SYDENHAM ST	251826018040800
53	VICTORIA ST	251826018035400
55	VICTORIA ST	251826018035600
57	VICTORIA ST	251826018035800
59	VICTORIA ST	251826018036000
61	VICTORIA ST	251826018036200
63	VICTORIA ST	251826018036400
65	VICTORIA ST	251826018036600
69	VICTORIA ST	251826018036800
73	VICTORIA ST	251826018037000
75	VICTORIA ST	251826018030000
79	VICTORIA ST	251826018029800
82	VICTORIA ST	251826018004600
83	VICTORIA ST	251826018029600
84	VICTORIA ST	251826018004400
87	VICTORIA ST	251826018029300

Street Number	Street Name	Property Number
88	VICTORIA ST	251826018004200
90	VICTORIA ST	251826018004000
91	VICTORIA ST	251826018029200
93	VICTORIA ST	251826018029000
99	VICTORIA ST	251826018028800
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102	VICTORIA ST	251826018009000
103	VICTORIA ST	251826018028600
105	VICTORIA ST	251826018028400
106	VICTORIA ST	251826018008800
107	VICTORIA ST	251826018028000
108	VICTORIA ST	251826018008600
109	VICTORIA ST	251826018027800
110	VICTORIA ST	251826018008400
112	VICTORIA ST	251826018008202
113	VICTORIA ST	251826018027600
115	VICTORIA ST	251826018027400
116	VICTORIA ST	251826018008200
118	VICTORIA ST	251826018008000
119	VICTORIA ST	251826018027200
121	VICTORIA ST	251826018027000
123	VICTORIA ST	251826018026800
125	VICTORIA ST	251826018026600
9	WELLINGTON ST N	251826016014000
11	WELLINGTON ST N	251826016014200
12	WELLINGTON ST N	251826016019400
14	WELLINGTON ST N	251826016019200
22	WELLINGTON ST N	251826016025000
24	WELLINGTON ST N	251826016024800
26	WELLINGTON ST N	251826016024600

Street Number	Street Name	Property Number
27	WELLINGTON ST N	251826016017400
28	WELLINGTON ST N	251826016024400
29	WELLINGTON ST N	251826016017600
	WILSON'S LANE	251826017003000
70	WITHERSPOON ST	251826018017800

Public Consultation and Engagement Summary

Interim HCD Study By-law No. 22-258

- Council approval of HCD Study By-law - September 28, 2022
- Notice of by-law passing sent to property owners and published in the Hamilton Spectator – October 19, 2022

Phase I - HCD Study

- Heritage Committee - Update Report (PED23083) - April 28, 2023
- Post card sent to all property owners in the study area – May 29, 2023
- Public Open House - June 14, 2023
- Ward 13 E-newsletter Update - July 8, 2023
- Online survey on HCD Study – Closed July 19, 2023
- Notice sent to affected property owners of final HCD Study posted online - June 17, 2024
- Project Email List Update - June 19, 2024
- Ward 13 E-newsletter Update - June 21, 2024
- Heritage Committee Meeting – Endorsement of final HCD Study Report (PED24140) - August 19, 2024
- Ward 13 E-newsletter Update - September 10, 2024
- Council Meeting - Approval of final HCD Study and direction to prepare HCD Plan - September 11, 2024
- Notice sent to affected property owners of Register listings – October 1, 2024

Phase II - HCD Plan

- Public Open House #1 – April 8, 2025
    - Post card sent to all property owners in HCD area – March 14, 2025
    - Project Email List Update – March 19, 2025
    - Online survey #1 – April 7- May 8, 2025

- Ward 13 E-newsletter Update - April 17, 2025
- Heritage Committee - Update Report (PED25220) - August 22, 2025
- Project Email List Update - August 17, 2025
- Planning Committee - Update Report with Draft Plan (PED24140(a)) - October 21, 2025
- Draft HCD Plan made available on the website – November 2025
- Public Open House #2 – November 27, 2025
    - Draft HCD Plan posted on the project webpage November 3, 2025
    - Mail out to property owners within HCD Area – November 7, 2025
    - Online Survey #2 - November – December 2025
- Final HCD Plan available on the project website – February 27, 2026
- Heritage Committee – Report on Final HCD Plan (Public Meeting) – March 27, 2026
- Statutory Public Meeting – Planning Committee – Tentatively May 5, 2026
    - Mail out to property owners in HCD area (March 6, 2026)

Comment Response Matrix

Date	Comment Type	Comment Summary	Staff Response
11/27/2025	Survey Form	1. Treescapes/ mature tree protection is not addressed adequately.	1. Policy b) in Section 5.5 Landscape Features notes that widening of driveways and walkways must not impact heritage attributes such as trees and other landscape features. The final Plan includes an additional guideline 5.5(g), encouraging long-term maintenance and retention of canopy trees. Section 12.3 Tree preservation discusses the amendment to Tree Preservation By-law No. 4513-99 in Dundas which would require amending to include any new HCD boundaries.
		2. What happens if Council does not approve the HCD Plan?	2. If Council decides to not designate the area as a new HCD, the municipality would be unable to provide long-term, legal protection to this significant cultural heritage landscape and the

Date	Comment Type	Comment Summary	Staff Response
			contributing properties located within the district boundary (designation provides protection against inappropriate alterations and demolition). Without district designation, there is a risk of unsympathetic change and development in the area that could erode the historic character and sense of place of the neighbourhood. Without designation, the contributing properties in the District would not be eligible for the City's financial incentives for heritage properties.
11/27/2025	Survey Form	The neighbourhood is a special place for residents and visitors – maintaining the character is important. Appreciates the work related to the HCD.	N/A
11/27/2025	Comment Form	The HCD Plan is a positive action for local cultural heritage. Thanked City staff for positive action for the community.	N/A

Date	Comment Type	Comment Summary	Staff Response
12/02/2025	Online Survey	1. Is a permit required for routine pruning and maintenance of trees on Contributing properties? 2. Are there financial incentives available to assist property owners with the cost of necessary tree maintenance? If no such incentives currently exist, I would encourage the City to consider establishing them. Supporting regular maintenance would help ensure the long-term health of mature trees, reduce the likelihood of property damage, and align with the City's goals of preservation.	As a general rule, as noted on the City's website for Heritage Permits, planting and/or removal of minor vegetation does not require a Heritage Permit. However, if a tree is related to tree canopy elements along Melville Street between Sydenham Street, Albert Street and Matilda Street, which are listed as Heritage Attributes in the HCD's Statement of Significance, maintenance on these trees may require a Heritage Permit. Please check with staff to confirm. General maintenance of trees is not currently eligible for heritage grant or loan funding. However, if a tree is listed as a heritage attribute in the HCD or in a Part IV designation by-law, work to ensure its conservation may qualify for grant funding through the City's Heritage Revitalization Grant Program, subject to its terms and conditions.

Date	Comment Type	Comment Summary	Staff Response
12/04/2025	Email	Expressed concerns about the feasibility of labelling and storing historic materials for future repairs on-site.	Section 3.4 Additional Resources identifies other helpful resources in understanding the best practice for heritage conservation, such as labelling, numbering, and storing masonry to be re-used / reinstalled later. Similarly, section 5.7 Removal of Heritage Building Fabric – Guidelines notes that salvaged materials should be kept on site and documented to be used in a future alteration. Staff note that for many historic masonry buildings, it can be difficult to find replacement materials when making repairs, closing in openings, etc. Therefore, it is encouraged that owners store salvaged materials on site (if feasible), to assist with this future work. However, both of these sections do not contain mandatory policies in this HCD Plan.

Date	Comment Type	Comment Summary	Staff Response
		Did not want the plan to control fencing or other changes to yards/ landscaping and wanted to clarify what types of significant disturbances to landscape features would require an archaeological assessment.	The HCD Study phase of this project assessed the heritage value of the area and identified key heritage attributes that contribute to that character, including landscape features. The HCD Plan is meant to provide policies and guidelines for conserving the identified heritage attributes. Fence guidelines are not meant to require an owner to get a heritage permit to replace an existing wood fence with a similar fence in size, material, and design. Additional clarification has been added to Part III – Work Not Requiring a Heritage Permit, under Section 11.1 (i), indicating that the removal or replacement of contemporary fencing does not require a heritage permit. The revised Plan also clarifies that archaeological assessment work is not required as part of the regular heritage permit process for changes to a property in the District. However, an archaeological assessment may be required as part of a Committee of Adjustment application for

Date	Comment Type	Comment Summary	Staff Response
			a severance for lot creation under the *Planning Act* (see Section 9.5(c) of the Plan).
		Concerned about the cost of repairs within the new HCD and accessibility of grant funding.	The City wants to support owners who are undertaking appropriate heritage conservation and restoration work and to assist them with these costs. The City offers two heritage funding programs that we recently updated the terms of and increased the available funding amounts for: - Heritage Revitalization Grant; - Heritage Revitalization Loan. As an example, a single-detached home would be eligible for a matching grant of up to $10,000 per year for eligible heritage conservation work (as per the terms of the program). There is also a $1,500 study grant component, for when a technical or consultant study is required to support a project. For later and unexpected projects that have significant up-front costs, the loan programs

Date	Comment Type	Comment Summary	Staff Response
			offer a $100,000 10-year interest free loan for eligible conservation work (as per the terms of the program). You can read more about these programs at investinhamilton.ca/incentives and summarized in Section 12.4 of the Plan.
12/10/2025	Emailed letter (See objection letter attached as Appendix “E” of Report PED24140(b))	1. The designation process was politically driven, not community-driven or initiated in reps. 2. The plan relies on subjective, unchallengeable assumptions.	**Response to 1 & 2** The new HCD stems from the City’s Built Heritage Inventory work that began with the Downtown Built Heritage Inventory pilot in 2014. The Built Heritage Inventory Strategy update in August 2020 (PED20133) noted that the evaluation of Downtown Dundas was a short-term priority in staff’s workplan. All Designation work is informed by research to determine that a building or potential district meet the appropriate number of criteria as legislated. The criteria is outlined in Ontario Regulation 9/06.

Date	Comment Type	Comment Summary	Staff Response
			In the spring of 2022, the City of Hamilton's Tourism and Culture Division launched an updated heritage survey of Downtown Dundas as part of the Built Heritage Inventory Strategy. Research and engagement on the Downtown Dundas Inventory were undertaken in 2022, including the preparation of a preliminary Historic Context Statement and the calling of a Downtown Dundas Heritage Focus Group. On September 28, 2022, the local Ward Councillor brought forward a motion, which resulted in the passing of a by-law to designate a portion of Melville Street, located in the Downtown Dundas Inventory project area, as a Heritage Conservation District Study Area and directing staff to initiate a heritage conservation district study. An evaluation of cultural heritage value or interest of the properties located in the proposed Melville Street Heritage Conservation District boundary

Date	Comment Type	Comment Summary	Staff Response
			was completed by MHBC Planning Ltd., in consultation with Cultural Heritage Planning staff, and was informed by input from the community. Two open houses were held during the Study phase, and two open houses were held during the Plan phase, as well as an online surveys, with feedback informing the final HCD Plan.
		3. The plan offers no credible evidence on property-value impacts.	**Response to 3** Studies have shown that designation does not negatively impact price and may be correlated with increases in property values. See **Report PED20030** and the recent 2023 McMaster Study investigating this topic in the Hamilton context, **Investigating the Impact of Heritage Property Designation on Real Estate Value**. There are also previous studies which focus on designated heritage districts, in particular. You can find these through the University of Waterloo's Heritage Resources Centre, and one of their key

Date	Comment Type	Comment Summary	Staff Response
		4. The plan imposes onerous, unfunded, and vague compliance restrictions on private homeowners.	summary reports found here. These indicate that, “real estate values in Heritage Conservation Districts generally rise more consistently than surrounding areas”. **Response to 4** The owners of designated heritage properties are required to obtain Heritage Permits to make any changes that may impact the designated heritage features and, in the case of a heritage district, scopes of work identified in the HCD Plan requiring a permit. The municipality manages change to designated properties through the Heritage Permit process. A Heritage Permit approval outlines scopes of work and methods for undertaking the work but does not dictate or require who does the work. For example, an owner undertaking their own work on their property can do so, in accordance with any

Date	Comment Type	Comment Summary	Staff Response
			requirements of the Heritage Permit or Building Permit processes. The City also provides financial incentives for designated property owners to assist with eligible heritage conservation and maintenance work. More information on these incentives can be found at https://investinhamilton.ca/incentives. Please note that there are some eligibility requirements to use licensed contractors when receiving City funding for heritage conservation work, outlined in the program terms.
12/24/2025	Email	Policies to protect windows should only apply to windows visible from the public realm and to character defining windows.	The intention is that only heritage features visible from the public realm will be subject to heritage permits. Section 12.1 of the revised Plan clarifies what activities do not require a heritage permit, including exterior works not visible from the public right-of-way. Additional clarification has been provided under Part III – Work Not Requiring a Heritage Permit, in particular Section 11.1(k).

Date	Comment Type	Comment Summary	Staff Response
		Disagrees with the proposed guidelines for the location of solar panels. The installation of solar panels constitutes meaningful action to address climate change and should not be restricted.	The intent of the previous draft Plan policies and guidelines was not to prevent the installation of solar panels, but to encourage them to be located in inconspicuous areas (when feasible) and that any installations visible from the public right-of-way affecting heritage attributes in the District would require a Permit to ensure any impacts are minimized (see Sections 5.2 (f) and 9.4 (a) and (b)). Further clarification has been added to the Plan, including Section 11.1(d) which indicates that the installation of solar panels located in the same plane as the roof, where installation does not damage or remove heritage fabric, does not require a heritage permit. Staff also note that City's Climate Change Office was consulted in the preparation of this Plan.
		Restrictions on non-contributing properties are too onerous (i.e.	The revised Plan includes additional exemptions for hard landscaping under Section 11.1(h). In

Date	Comment Type	Comment Summary	Staff Response
		widening driveways/ walkways, replacing vinyl siding and windows) and should be adjusted to capture major modifications that would impact the character of the HCD.	addition to the already exempted replacement in kind of hard landscaping, driveways may be also widened by 10% and walkways by 30% without a heritage permit if the change also complies with the City's Zoning By-laws. Revisions have been made to the Plan under Part III – Work Not Requiring a Heritage Permit, clarifying that the replacement in kind of non-historic material such as vinyl siding and windows do not require a heritage permit (see Section 11.1(p) and (k) respectively.
		Plan needs to be clearer about which alterations require a Heritage Permit. Helpful to include a table similar to Kitchener Civic Centre Neighbourhood HCD Plan.	This was a very helpful suggestion. The Plan has been updated to include a summary table to clarify the work that will require a heritage permit, which is included as Appendix D of the Plan.

December 10, 2025

Alissa Golden MCIP RPP
Program Lead, Cultural Heritage
Planning and Economic Development
City of Hamilton
Via Alissa.Golden@hamilton.ca

Dear Ms. Golden,

Thank you for the opportunity to respond to the Melville Street Heritage Conservation District Plan. As we could not attend the public meetings, we are submitting our comments here, signed by four homeowners in the proposed district. We reject the plan for the following reasons:

1) The designation process was politically driven, not community-driven or initiated in reps. The push for a concurrent heritage district review in 2022—despite the City's typical one-at-a-time policy—was triggered by election-year politics and a small group's objection to a single teardown, not by broad local demand. Taxpayer resources were used to advance what appears to be an election tactic rather than a justified planning need. Continuing the process seems to reflect sunk-cost fallacy, more than community support or present threats to heritage.

2) The plan relies on subjective, unchallengeable assumptions. The HCD plan and the Ontario Heritage Act embed subjective definitions of "heritage," "value," and "equity," presented as objective findings but effectively delivered as a *fait accompli*. There is no mechanism—such as a binding vote per property and majority decision—to test actual community support, something that is critical for the success of heritage plans as noted by several heritage agencies.

3) The plan offers no credible evidence on property-value impacts. City-provided sources claiming a "potential" positive effect of designation suffer from weak methodology, outdated data, causal confusion, and clear author bias. They fail to show that designation improves home prices, or even that it is neutral or predictive of home values. While property values are not an official heritage criterion, they are central to many homeowners' decision-making, and the evidence presented does not withstand scrutiny. **Following this letter, we have dissected the findings of the sources City staff provided on the issue, we encourage Council and all homeowners in the proposed district to read our overview.**

4) The plan imposes onerous, unfunded, and vague compliance restrictions on private homeowners. Section 5.0 lists extensive repair and renovation controls, sometimes vaguely worded, enforceable through a City approval process that may take up to 90 days. Homeowners outside the district with similar homes and taxes face none of these constraints.

5) The plan raises significant equity concerns. Two "tiers" of contributing properties were assigned based solely on the consultant's assessment—not on ability to afford compliance, length of ownership, recent purchase price, willingness to participate, or evidence of local support. No

phase-in period is offered. An informal review shows that larger, higher-value homes east of Market have already undergone major exterior renovations, rendering restrictions largely irrelevant to those owners — who also likely have greater means. Indifference to the proposal is not support.

Our conclusion:

• The plan favours owners who have already renovated; is neutral to those who have no intention to; and disadvantages those planning to live or sell without undertaking heritage-style upgrades that buyers may demand.

• Vague definitions of what requires approval—and which materials are allowed—create legal and financial risk for owners who misinterpret the rules.

• Requesting permission to alter our own homes is effectively a tax, through potentially higher material/service costs and the burden of navigating approvals. Grants and loans are not guaranteed, cover only part of eligible projects, and may push owners toward more expensive "approved" work they would not otherwise choose. This risks turning the district into a zone where only higher-income owners can afford compliance.

• The plan is only the beginning; future regulations may expand, imposing further obligations on owners who never agreed to any of this when they bought their homes.

• Heritage character has already been preserved organically by owners with the means or good fortune to have homes that fit the historic aesthetic.

• ***There are ~250 contributing properties proposed as designated A or B.*** Is a decision of this magnitude to be determined solely by Council—including only a single Dundas representative who lives, but does not own property, in the district?

• Voluntary preservation has already worked. If further action is needed, less invasive options exist:

- ❖ Exempting current homes while requiring new builds or teardowns to meet heritage criteria, combined with zoning to prevent non-heritage developments—especially noteworthy given the proposed Brock/Melville multi-unit project will be conveniently excluded.
- ❖ Requiring compliance only if the City compensates owners proportionately.
- ❖ Targeting specific homes for restoration grants without imposing district-wide financial or procedural burdens.

Apologies for the length; as Mark Twain said, we didn't have time to write a shorter letter. Thank you for considering our feedback.

Brad Hussey, Homeowner — Melville St., Dundas (Contributing A property)
Joe Emberson, Homeowner — Melville St., Dundas
Rob Bell, Homeowner — Park St. W., Dundas (Contributing A property)
Randy Cameron, Homeowner — Park St. W., Dundas (Contributing A property)

Assessing Evidence for Claims that Heritage Designation Positively or Neutrally Affects Home Prices

The following sources or references were directly (shared by City staff) or indirectly (cited within documents shared with me) sent in response to concerns over how heritage designation might affect the value of homes in the proposed district:

a) A non-peer-reviewed McMaster University report (Correia *et. al* 2023), prepared for the City's Planning and Economic Development Department that concluded there "is strong evidence to suggest heritage designation is associated with an increase in property sale values, **though we cannot accurately determine the magnitude of this association**." This is based on the sale of 222 heritage properties between 1983 and 2022; using a model with several noted limitations in the report, and citing studies with several additional limitations noted. This is far from definitive from an evidence point of view, and the (potential) conflicts of interest baked into the methodology (a report commissioned by the City, involving "regular" meeting with a "City representative" and including among its inputs "13 sources of data" provided by that representative) weakens the veracity of the report (even the appearance of a conflict of interest is, in fact, a conflict of interest).

b) An Information Report (Effect of Heritage Designations on Property Values in Hamilton (report by Robichaud, #PED20030) that notes "concerns of a negative correlation have largely been anecdotal and based on individual perceptions instead of supporting data." Part of this report notes that a request put to the local Realtors Association noted their organization "did not have data, sales analysis or studies that indicated that heritage protection through inclusion of a property on the Municipal Heritage Register or through designation has led to lower local property values." **Which also means they had no data, sales analysis or studies that indicated that heritage protection through inclusion of a property on the Municipal Heritage Register or through designation has led to *higher* local property values.**

c) The report then cites 25-, 20-, 14- and 13-year-old papers/reports as data supporting increased property values for designated properties (Galvin 2012; Shipley, 2011 and 2000; Singbeil, 2005). Here's a breakdown of those studies:

    i) **Shipley 2000** appears to present research paid for by the Ontario Ministry of Culture, Recreation and Citizenship and the Architectural Conservancy of Ontario in 1996, involving volunteers from both organizations (there's that pesky conflict of interest again), using data from 208 properties with sufficient sales history between 1976 and 1997. It is rife with serious study limitations, including vague comparators for several data.

    Shipley concludes that 59% [of designated heritage properties] performed better than average in their "value history trend" compared to average property-value trends (including non-heritage properties) in their communities; 15% performed in line with average performance of all properties; and 25% performed below average community pricing trends. **Note, the degree to which heritage properties**

outperformed other properties in average sales prices (i.e., how much more or less money they were worth in the eyes of buyers) is not captured; 41% of properties nonetheless either only performed on par with average prices, or underperformed.

Note also that Shipley uses an observational trend comparison (designated properties vs. community averages), and using only graphical trend comparisons and not rigorous statistical analysis) which at best can only show weak association, and not causation.

ii) **Singbeil 2005** is a non-peer-reviewed report commissioned by the Vancouver Heritage Foundation, which seeks to preserve what it considers heritage properties (a less than objective start to things there). Shipley (whose credentials are not revealed in the report) looked at the value of 45 heritage properties in the Kitsilano, Mt. Pleasant, Strathcona and Sunrise Hastings areas of Vancouver over 1998-2004. **The very small sample size uses *only lot size and exterior descriptions of the houses* and does not consider any other factors in the values of the homes (i.e., square footage of the homes, nor their interior condition or included amenities).**

Growth in property value was similar between designated (a legal means of heritage protection) and nondesignated heritage properties (a city-maintained list of buildings and structures recognized for their heritage value, but not legally protected or administered): Kitsalono (Designated Heritage 40% growth; Non-Designated Heritage Register 31% growth); Mt. Pleasant (Designated Heritage 45.6% growth; Non-Designated Heritage 47% growth); Strathcona (Designated Heritage 39% growth/Non-Designated Heritage 43.5% growth); Hastings (Designated Heritage 51% growth; Non-Designated Heritage 39.75% growth). Note that all properties, including non-heritage, increased in value in all areas except Kitsilano.

The author concludes: "Designated heritage properties and non-designated heritage properties equaled each other in increased value (630% and 631%), while nonheritage homes increased by 587%." In other words, designation (legal heritage status) statistically performed as well as non-designated heritage properties.

iii) **Shipley 2011** mixes qualitative and quantitative data to assess both residents' satisfaction with living in heritage districts and the effect of heritage designation on price. The authors report that 75% of home owners were happy living or owning property in a district, noting "It appears that the stability and predictability of living in a heritage district outweigh the concern about restriction once people become accustomed to it." **Yet, what the authors did not ask was "Were you happy living in the district *before it was given legal heritage designation status?"*** Of course people are happy living in neighbourhoods like Melville and Park Streets – we bought homes and continue to live here, in some cases for decades, because we are happy here, and/or because property values have increased and we enjoy our investment – but legal heritage designations had nothing to do with this.

The authors also report that, of the 431 properties in the districts that had sales histories, 44% showed above average sales history trajectories when compared to the properties in surrounding neighborhoods, 34%) had average trajectories, and "only" 22% performed below average. **As with the 2 studies above, they do not provide an account of the effect of square footage of homes or interior/exterior condition or amenities in determining sales prices, and therefore cannot realistically determine whether this effect is causative or merely a correlation.**

iv) **Galvin 2012** is a Trillium Foundation-funded report by the Heritage Resources Centre at the University of Waterloo. Looking at 871 properties in 32 established Heritage Conservation Districts (HCDs) across Ontario, the authors found 42% showed above average sales history trajectories; 34% had average trajectories; and "only" 23% performed below average. (NB: Numbers don't add to 100 due to rounding.)

A survey of residents in the HCDs revealed 80% were happy living or owning property in a district – **here again, we see a loaded question as we cannot rule out that they were happy before designation, or that they would report happiness regardless of designation status.**

Based on methodologies and strength of data/sample sizes, neither Shipley (in either study), Galvine or Singbeil can rule out that higher-performing properties were already more desirable before designation, and/or existed in highly desirable locations during times of heated real estate sales, and/or contained interior or exterior amenities that would affect price/value regardless of heritage designation, which drove higher values for some properties regardless of heritage status. Nor, by failing to systematically test which local policies or conditions produce stronger or weaker price effects, can they make any reliable conclusions about what effect heritage policies/frameworks have, or not, nor which specific policies/approaches can be connected to price/value increases or decreases.

The reported effect on sales prices is wildly uneven and uncertain, based on small sample sizes and plagued with limitations such as to render them hardly better than opinion expressed as science by people with an interest in heritage preservations, in at least 3 cases paid for by organizations whose stated goals are to create and enforce heritage protections. Galvin makes broad conclusions based on only 871 properties located in 32 highly variable communities.

Although perhaps well-intentioned, these are at best weak and possibly dubious conclusions from an evidence standpoint.

Hamilton

Melville-Park West Heritage Conservation District Plan

Planning Committee
May 5, 2026

Alissa Golden, Cultural Heritage Program Lead

PLANNING AND ECONOMIC DEVELOPMENT
HERITAGE AND URBAN DESIGN

Presentation Overview

- What is an HCD?
- Project Background
- Contents of the HCD Plan
- Policies and Guidelines
- Public Feedback
- Recommendations
- Next Steps

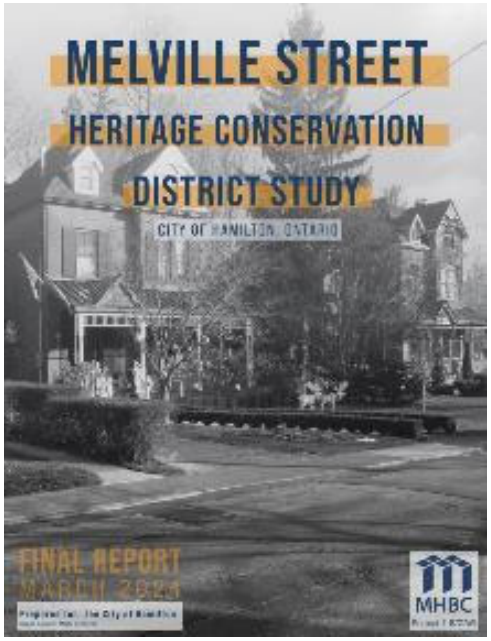
What is a Heritage Conservation District?

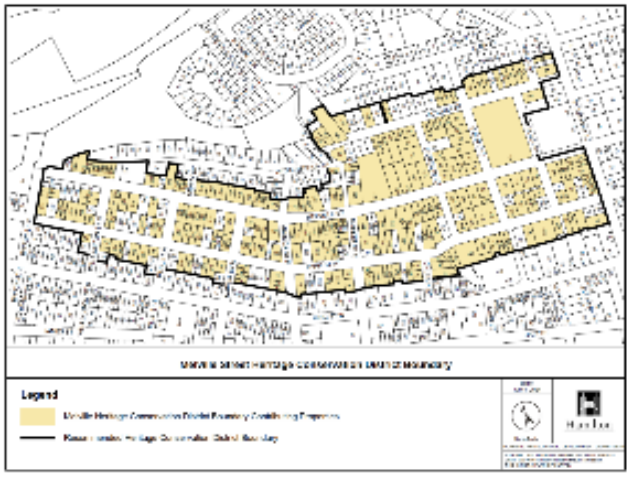
- An area comprised of a **concentration** of heritage resources with **special character** or historical association, that distinguishes itself from its surroundings
- HCDs are protected by **designation** under Part V of the *Ontario Heritage Act*
- Designation helps a municipality **manage** and **guide future change** in the district
- **District plans** are adopted for each HCD, with policies and guidelines for conservation, protection and enhancement of the area's **special character**
- **Heritage Permits** are required when changes are proposed in a district, including:
  - Demolition or removal of buildings or structures
  - Construction of new buildings or structures
  - Exterior Alterations and additions to existing buildings visible from the public right-of-way
  - Changes to the private and public realm landscape features visible from the public right-of-way

Project Background

Phase I – HCD Study

- HCD Study By-law approved by Council on September 28, 2022
- Public Open House on June 14, 2023
- HCD Study confirms area worthy of designation
- HMHC endorsement of final HCD Study on August 19, 2024
- Council approval of HCD Study and direction to prepare an HCD Plan on September 11, 2024
- Contributing properties listed on the Municipal Heritage Register

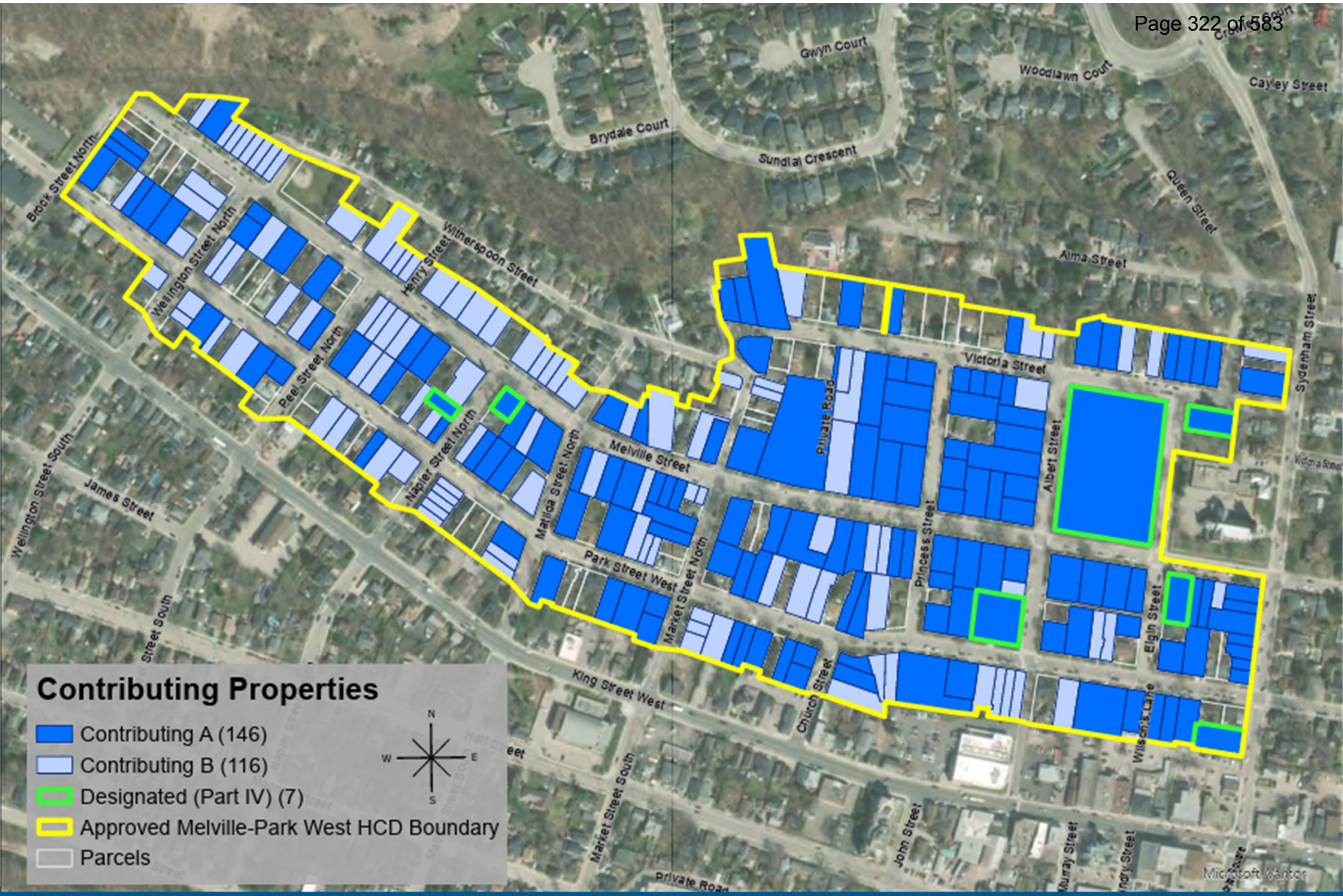




Council-approved Melville-Park West HCD Boundary

Categorization of Heritage Value

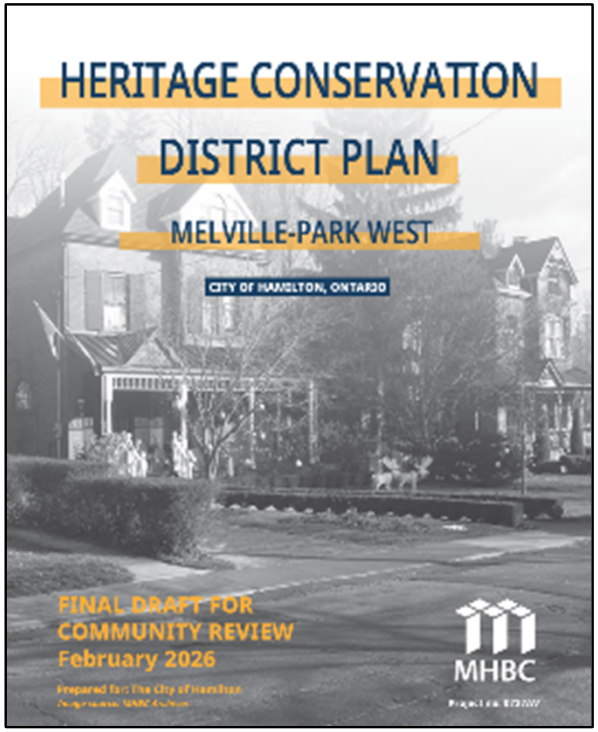
Contributing A	Contributing B
• Protected heritage property (designated/easement); or • Representative architectural style with high integrity of remaining features, defines the character of the area; or • Rare, unique, or early example; or • Landmark; or • Key landscape feature(s); or • Historical/ associative value in addition to one of the above.	• Representative of vernacular design that supports the character of the area; or • Representative architectural style (less integrity of features); or • Supportive landscape feature(s); or, • Historical/ associative value in addition to one of the above.


Contributing Properties
Contributing A (146)
Contributing B (116)
Designated (Part IV) (7)
Approved Melville-Park West HCD Boundary
Parcels
N
W
E
S
Gwyn Court
Woodlawn Court
Cayley Street
Brydale Court
Sundial Crescent
Queen Street
Brock Street North
Wellington Street North
Henry Street
Witherspoon Street
Alma Street
Victoria Street
Sydenham Street
Peel Street North
Napier Street North
Melville Street
Private Road
Albert Street
Wellington Street South
James Street
Matilda Street North
Park Street West
Market Street North
Princess Street
Elgin Street
King Street West
Church Street
Wilson's Lane
Market Street South
John Street
Murray Street
Private Road

Project Background

Phase II – HCD Plan

- Public Open Houses on April 8 and November 27, 2025
- Final HCD Plan posted online on February 27, 2026
- Public Meeting notices sent to owners on March 6, 2026
- Consultation with Heritage Committee on March 27, 2026



A detailed list of consultation on this project is attached as Appendix "C" of this Report.

What are the contents of the Plan?

- Objectives of the Plan;
- A statement explaining the heritage significance of the District;
- A description of the heritage attributes (features) of the District;
- Policies for balancing the conservation of the heritage character while guiding compatible new development;
- Design guidelines for alterations and additions to existing buildings;
- Demolition policies;
- Guidelines for conserving the landscape (on both public and private property);
- Heritage funding programs;
- Implementation recommendations; and,
- Identification of types of work that don't require a heritage permit.

Policies and Guidelines in the HCD Plan

*A **policy** is a rule that must be adhered to.*
*A **guideline** constitutes best practice that will be encouraged.*

- **Part II** of the Plan outlines the Policies and Guidelines, including:
  - Section 5 – Alterations to Contributing Properties
  - Section 6 – Additions to Contributing Properties
  - Section 7 – Non-Contributing Properties
  - Section 8 – Infill Development
  - Section 9.2 – General Guidance for all properties (demolition, accessibility, sustainability, lot creation)
  - Section 10 – Public Realm

- **Part III** of the Plan identifies work that does not require a heritage permit
  - Also summarized in a chart in Appendix D of the Plan

Public Feedback

- Public consultation and engagement summary – see **Appendix "C"**
- Summary of public comments and staff responses – see **Appendix "D"**
  - Desire for stronger landscape and tree protection policies
  - Clarification and expansion of certain Heritage Permit exemptions (fencing, solar panels, replacement of non-heritage materials in kind)
- Objection letter – see **Appendix "E"**
  - Feels the process was politically-driven, not community-driven
  - Concerned about impacts of designation on property value
  - Believes the Plan imposes onerous restrictions on private homeowners

Staff Recommendations

a) That the Melville-Park West Heritage Conservation District Plan, attached as Appendix "A" to Report PED24140(c), **BE ADOPTED**;

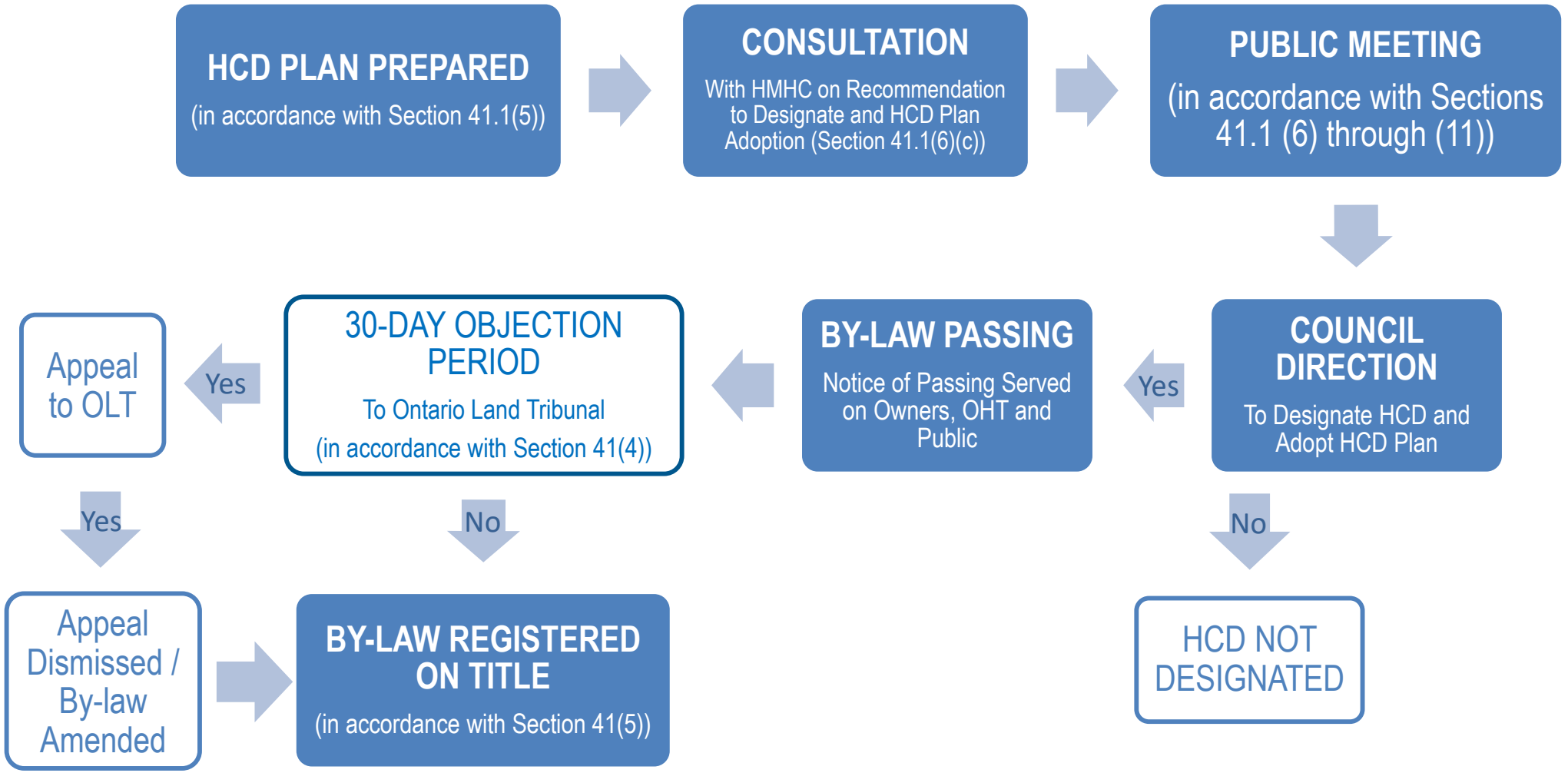
b) That the draft by-law to designate the Melville-Park West Heritage Conservation District area under Part V of the *Ontario Heritage Act*, prepared in a form satisfactory to the City Solicitor and attached as Appendix "B" to Report PED24140(c), **BE ENACTED**; and,

c) That the membership composition in the Terms of Reference for the Heritage Permit Review Sub-committee **BE AMENDED** to include "One (1) representative from Melville-Park West, Dundas".

Next Steps

- Consideration by Council:
  - Adoption of HCD Plan
  - Passing of designation by-law
- Notices of by-law passing sent to property owners
- 30-day objection period for any appeals to the OLT

District Plan Process



Thank you!
Questions?

City of Hamilton

Report for Consideration

To:	Chair and Members Planning Committee
Date:	May 5, 2026
Report No:	PED25248(a)
Subject/Title:	Comprehensive Neighbourhood Plans Review – Status Update
Ward(s) Affected:	City Wide

Recommendations

a) That Planning Division staff **BE DIRECTED** to consult with community partners and the public on the draft criteria for evaluating existing Neighbourhood Plans, as contained in Appendix “A” to Report PED25248.

b) That Planning Division staff **BE DIRECTED** to report back to Planning Committee with the results of the consultation, the final criteria for evaluating existing Neighbourhood Plans, and the results of a preliminary review of the Neighbourhood Plans against the criteria.

Key Facts

- On November 14, 2025, Planning Committee deferred a decision on Report PED25248 – Comprehensive Neighbourhood Plans Review, requesting a fulsome communication and engagement strategy and plan, and that copies of all Neighbourhood Plans be provided as Appendices to the report as information to Council and the public.
- The purpose of this report is to provide details to Planning Committee on the communication and engagement plan for the Neighbourhood Plans Review, and to provide copies of existing Neighbourhood Plans.

Financial Considerations

Existing funds in Project Account No. 8120955900 (Community Planning Studies) will be used for costs associated with public consultations.

Background

A Neighbourhood Plan is a detailed plan for an individual neighbourhood that provides guidance about intended land uses and may also contain policies that are relevant to that specific area. Neighbourhood Plans are separate from the Official Plan but can be implemented through the Official Plan and amendments to the Official Plan, including Secondary Plans, and through Zoning By-laws, and other strategies and initiatives. They can also be used to assist in evaluating development proposals.

On November 14, 2025, Planning Committee deferred a decision on Report PED25248, which recommended public consultation on the draft criteria for evaluating the future need for the City's 90 Neighbourhood Plans. Planning Committee requested additional information prior to making a decision, including a communication and engagement strategy and plan, and that copies of all Neighbourhood Plans be provided for the information of Council and the public.

Staff anticipate that through the Neighbourhood Plans Review some neighbourhood plans may be recommended for removal. To provide transparency into the process and

decision-making, a set of preliminary review criteria have been developed. To allow the public to provide informed feedback, a major component of this project will also involve informing the public of the history and role of Neighbourhood Plans within the City's land use planning framework.

Appendix "A" contains the Public Engagement and Communication Plan which outlines the scope and the communication goals and objectives of the engagement. The Plan recommends that public engagement be conducted in two phases, the first to gather initial input on the proposed evaluation criteria and the second to report back to the public on how their feedback has been addressed in the decision-making process. Engagement is proposed to take place both virtually and in-person, with opportunities for in-person engagement within all three of the former municipalities (Hamilton, Stoney Creek and Dundas) which contain Neighbourhood Plans.

Appendices "B" and "C" contain a list of all Neighbourhood Plans and a copy of each Neighbourhood Plan map.

Analysis

Neighbourhood Plans do not form part of the Urban Hamilton Official Plan, however there are policies in the Official Plan that make reference to the type of guidance that they may provide, and how amendments to Neighbourhood Plans are to be considered. Neighbourhood Plans are referenced in parkland policies and in urban area general provisions, as well as in Chapter F – Implementation. A full list of Official Plan policies which reference Neighbourhood Plans is included in Appendix "C" to Report PED25248.

In Chapter F, the Urban Hamilton Official Plan states that "Neighbourhood plans are policies adopted by council resolution and do not form part of the Official Plan. Any proposal for development or redevelopment must conform to the designations, and policies in the Neighbourhood Plan" (Policy F.1.2.10).

Policy F.1.2.11 directs that any amendments to a Neighbourhood Plan must be evaluated using the provisions of Policies F.1.1.3 and F.1.1.4 and shall require a formal Council decision to enact the amendment.

Staff are completing a review of the Neighbourhood Plans to update them in accordance with new provincial and municipal policies, and to streamline municipal planning processes. This is consistent with the policies of the Urban Hamilton Official Plan regarding making changes to Neighbourhood Plans.

Rationale for Recommendations

Recent changes to zoning and associated official plan changes for Low Density Residential areas have increased permissions within “Neighbourhoods” designated areas to allow for a greater variety of housing types. These changes are meant to provide more diverse and affordable housing options but are now in conflict with more restrictive land use policies found within the City’s Neighbourhood Plans.

To align with the Low Density Residential zoning, a review of existing Neighbourhood Plans is needed to determine the relevance of each of these plans and whether existing Neighbourhood Plans should be retained and updated in accordance with the permissions provided for under the new Low Density Residential zoning.

If the recommendations of this report are approved, staff will advance consultation in accordance with the Public Engagement and Communication Plan attached as Appendix “A”. The public engagement will take place in Q2 of 2026 with a feedback report to be shared in Q3. After the incorporation of feedback, staff will report back to Planning Committee in Q1 2027 with preliminary recommendations for plans to be repealed. Following this, staff will finalize detailed proposed updates for plans recommended to be retained, to implement the new Low Density Residential Zones and make any other required changes needed to align with the Urban Hamilton Official Plan.

Alternatives

1. Council could decide to not conduct public consultation on the criteria and amend all Neighbourhood Plans to comply with updated Low Density Residential zoning, not considering more comprehensive amendments. Staff do not recommend this as many of the Neighbourhood Plans would continue to be misaligned with current Official Plan policies and other Council approved plans and strategies.

2. Council could decide to repeal Neighbourhood Plans that fall within Secondary Plan areas that are still in effect ahead of public consultation on the draft criteria for the Neighbourhood Plans review, as the Council approved Secondary Plan areas provide more detailed and recent planning policy direction for those neighbourhoods. Staff do not recommend this option as it would circumvent a fulsome public engagement process on all plans.

3. Council could decide to repeal all the Neighbourhood Plans instead of going forward with public consultation on the evaluation criteria for Neighbourhood Plans. Staff do not recommend this option as it would not give opportunity to involve the public in the decision-making process.

Relationship to Council Strategic Priorities

Priority 3: Responsiveness & Transparency

- 3.1 Prioritize customer service and proactive communication.
    - 3.2 Get more people involved in decision making and problem solving.

Previous Reports Submitted

- PED22154 Amendments to Expand the Permitted Uses in the Low Density Residential Zones of the Former Community Zoning By-laws of the Town of Ancaster, Township of Glanbrook, City of Hamilton, and City of Stoney Creek and Create Two New Low Density Residential Zones in Zoning By-law No. 05-200

- PED22154(a) Updates and Amendments to the Low Density Residential (R1) and Low Density Residential (R1a) Zones, and Creation of a New Low Density Residential – Large Lot (R2) Zone, Creation of a New Section 5: Parking, and Technical Amendments to Zoning By-law No. 05-200 as Phase 2 of the Residential Zones Project
- PED25248 Comprehensive Neighbourhood Plans Review

Consultation

The City's internal Technical Advisory Committee was consulted on the Neighbourhood Plans Review project in October 2024. Feedback was provided on the development of draft criteria for the evaluation of Neighbourhood Plans. Staff and members of the Technical Advisory Committee were also consulted on the relevance and significance of Neighbourhood Plans to their work, and potential changes to Neighbourhood Plans including repeal of Neighbourhood Plans or policies. These comments are summarized in Appendix D attached to Report PED25248. The Public Engagement Office was also consulted on the creation of the Public Engagement and Communication Plan.

Appendices and Schedules Attached

Appendix A: Public Engagement and Communication Plan

Appendix B: List of Neighbourhood Plans

Appendix C: Existing Neighbourhood Plans

Prepared by:

Dmitriy Kharena, Community Planner 1

Sustainable Communities, Planning and Economic Development.

Submitted and Recommended by:

Anita Fabac, Acting Director of Planning & Chief Planner.

Planning and Economic Development, Planning Division.

Neighbourhood Plans Review

Public Engagement and Communication Plan

1.0 Background and Project Overview

The Neighbourhood Plans Review project is a comprehensive review of the City's 90 Council approved Neighbourhood Plans. It is being conducted in response to directions received through the Residential Zones - Reimagining Neighbourhoods project.

Staff anticipate that through this review, updates to some Neighbourhood Plans will be made and some Neighbourhood Plans may be recommended for removal. To provide transparency into the decision-making process, a set of preliminary review criteria have been developed. To assist members of the public in providing informed feedback, a major component of this project will also involve informing the public of the history and role of Neighbourhood Plans within the City's land use planning framework.

2.0 Decision Process

2.1 Goal

Facilitate public participation in the review of Neighbourhood Plans to enhance transparency and clarify the basis for decisions. Community input will help validate and refine the criteria used in the review process.

Scope

The scope of this engagement is to obtain input on the criteria to be used for reviewing Neighbourhood Plans, and on the recommendations for changes to Neighbourhood Plans as a result of applying the criteria.

- Phase 1: Gather feedback on the preliminary review criteria for Neighbourhood Plans.

- Phase 2: Report back on the final Council approved criteria to the public and identify preliminary recommendations for each Neighbourhood Plan (repeal or update). Gather feedback from the public on those preliminary recommendations.

Out of scope

- Creation of new Neighbourhood Plans.
- Engagement on Residential Zones - Reimagining Neighbourhoods.

2.2 Process and Timeline

Preparations in advance of initiating engagement include:

- Securing accessible facilities within Hamilton, Stoney Creek and Dundas for public engagement.
- Identifying any special considerations and adaptations to engagement that may be necessary such as schedule adjustments and translated material.
- Developing a set of questions and guiding material for public consultation.
- Developing informational content, including background information on the Neighbourhood Plans history and the Provincial land use planning framework.
- Creating an Engage Hamilton page for digital engagement.

Phase 1: Gathering Feedback on the Preliminary Criteria

- The process will include three Public Information Centres (one for each of the former Municipalities that contain Neighbourhood Plans: Hamilton, Dundas and Stoney Creek) and one virtual information meeting for those unable to attend in person. An Engage Hamilton webpage will be created and used for online engagement and feedback. The Engage Hamilton webpage will be used as a tool for online comments on the preliminary criteria. Comments will also be collected through feedback forms and displays at in-person events.

Timing:

- The public engagement events are planned to take place in Q2 of 2026 with a feedback report to be shared with participants and staff for analysis in Q3. A report back to Council on the final criteria and preliminary recommendations resulting from the criteria is planned for Q1 of 2027.

Phase 2: Report Back

- This phase would involve providing notice to everyone that was circulated and/or provided input in Phase 1 of the engagement and asking for comments on preliminary recommendations for the Neighbourhood Plans resulting from the application of the final Council approved review criteria. The Engage Hamilton webpage, a mailing list of agencies and community partners, previous email submissions received, and the collected contact information of those interested in staying updated on the project during the in-person Public Information Centres in Phase 1 would be used to solicit input on Phase 2.

Timing:

- The commenting and final report on Phase 2 of the engagement would occur Q2 2027.

3.0 Situation Analysis and Audience Identification

3.1 Demographics

Consultation should be planned to reflect Hamilton's diversity of population. Some neighbourhoods have higher proportions of first-generation Canadians, visible minorities, and Indigenous residents than the city overall. Engagement should intentionally include these communities to ensure decisions reflect the people most affected. This would be achieved by intentionally locating Public Information Centres within areas that have a higher proportion of underrepresented groups, within accessible locations and during times that would be convenient to residents (i.e. after typical working hours). In-person engagements will be supplemented with virtual engagement and online engagement through the Engage Hamilton webpage,

communicated to residents and landowners in the City using the communication strategy outlined in the communication plan section of this report.

3.2 Issue Identification

On February 23, 2024, Council provided direction to update the City's Neighbourhood Plans to reflect a broadening of land use permissions within low density residential areas. With recent changes to provincial planning policy and updates to Hamilton's Official Plan to encourage residential intensification, this review is a response to these recent changes.

3.3 Audience Identification (Interested, Involved, Impacted and Affected Communities and Agencies)

Audience Group	Who
Interested Communities • General interest • May hold traditional power • Contribute/influence decisions • Keep informed, nice if engaged	• Residents • Landowners • Councillors • Neighbourhood Associations • Development Industry • Business Improvement Areas
Involved Communities • Previously engaged • Usually hold traditional power • Contribute to/influence decision • Keep informed, nice if engaged	• Residents • Landowners • Councillors • Neighbourhood Associations • Development Industry • Business Improvement Areas
Impacted Communities • Proximity to location • Impacted • Should be engaged in process	• Residents or landowners whose property is located in an existing Neighbourhood Plan

	• Residents who tie their identity to a neighbourhood • Development Industry
Affected Communities • Traditionally under-represented in decision-making, low level of power • Barriers to participation • Rely on advocacy • Must be engaged	• Residents • Landowners • Development Industry

4.0 Role of Community: Defining Engagement Level

Engagement is based on a "Consult" level of engagement in accordance with Hamilton's public engagement levels.

The Consult engagement levels promise to:

- Keep the public informed about the project.
- Listen to and acknowledge concerns or hopes for the project.
- Provide feedback on how the input received was used to inform the project.

5.0 Public Engagement and Communication Goals and Objectives

5.1 Communication Goals

- Provide a clear understanding of what Neighbourhood Plans are.
- Inform the public about the role of Neighbourhood Plans within the land use planning framework.

- Explain the impact of Provincial and Federal housing initiatives on traditional residential/neighbourhoods land use policies and how current Neighbourhood Plans are not consistent with recent changes introduced to the Urban Hamilton Official Plan.
- Explain why it is important to review the Neighbourhood Plans.
- Explain the rationale for the criteria.
- Clearly define how input will be used in the decision-making process.

5.2 Communication Objectives

1. Provide a clear understanding of what Neighbourhood Plans are.
    - Develop plain language explanations and visuals that describe the purpose, scope, and function of Neighbourhood Plans.
    - Explain the historical context of Neighbourhood Plans.
    - Ensure audiences can distinguish Neighbourhood Plans from other planning tools (e.g., Secondary Plans, the Official Plan).

2. Outline the legal authority of Neighbourhood Plans
    - Communicate how Neighbourhood Plans fit within the hierarchy of planning documents.
    - Ensure audiences understand why some plans may no longer align with current legislation.
    - Increase public awareness so that residents can accurately describe what a Neighbourhood Plan does and does not do.

3. Explain the impact of Provincial and Federal housing initiatives.
    - Summarize Provincial changes introduced through Bill 23 to allow 3-units as-of-right on urban residential land and the Federal government’s Housing Accelerator fund which required permissions for 4-units as-of-right on urban residential land for municipalities to receive funding.

- Speak to how current Neighbourhood Plans remain a barrier to supporting these planning initiatives which look to increase the supply and variety of housing options.

4. Demonstrate the need for a review
    - Communicate the historical context and limitations of the plans to show why some may no longer be effective.
    - Clearly define the criteria being used to evaluate Neighbourhood Plans.
    - Explain why consistent criteria are necessary for fairness, transparency, and efficiency.
    - Explain the benefits of the review, including reducing unnecessary duplication in development application reviews.

5. Define how input will be used in decision process.
    - Clarify when and how residents can participate in the review process.
    - Ensure residents understand how their feedback will influence decisions.

5.3 Public Engagement Objectives

1. Build public understanding of the purpose of the review (WHAT)

- Ensure residents understand why Neighbourhood Plans are being updated or repealed. (HOW)
- Clarify how provincial and municipal planning changes have created the need for this review.

2. Increase transparency in how decisions will be made (WHAT)

- Communicate the criteria being used to evaluate each Neighbourhood Plan. (HOW)
- Help residents understand how these criteria support fairness, consistency, and alignment with current land-use permissions.

3. Gather local knowledge to inform the review

- Collect community insights about neighbourhood priorities, unique contexts, and lived experiences that may not be captured in technical criteria.
- Identify any gaps or limitations in the draft review criteria from a community perspective.

4. Strengthen trust in the planning process

- Demonstrate how public input will be used in decisions to retain or repeal plans.
- Provide clear feedback loops so residents see how their contributions shaped the final recommendations.

5. Support smoother implementation of updated Neighbourhood Plans

- Prepare residents for how changes may affect development applications, local planning expectations, and future neighbourhood conversations.
- Reduce confusion by ensuring residents know where Neighbourhood Plans fit within the broader planning framework.

6.0 Communication Plan and Methods

6.1 Communication Plan – Key Messages

- Neighbourhood Plans are historic land use documents which do not form part of the Urban Hamilton Official Plan but are referenced when evaluating development proposals.

- Sometimes development proposals require an amendment to a Neighbourhood Plan even when the existing Zoning is permissive of the proposal.
- Recent changes to Zoning and the Urban Hamilton Official Plan responding to Provincial (Bill 23) and Federal (Housing Accelerator Fund) housing initiatives, have introduced as-of-right permissions for up to 4 residential units within the City's neighbourhoods.
- Currently, Neighbourhood Plans contain more restrictive land use permissions than what is found within the City's Zoning By-laws and the Urban Hamilton Official Plan.
- As a result, the City is initiating a comprehensive review of Neighbourhood Plans to determine their relevance and usefulness for guiding development in order to determine which Neighbourhood Plans should be retained and updated and which Neighbourhood Plans can be repealed.
- To guide this review, the City is looking to consult with the public on a set of preliminary review criteria which guide the determination for repealing or retaining Neighbourhood Plans.

6.2 Communication Methods and Target Audience

Communication methods and the detailed communication strategy will be refined as necessary in consultation with the City's Communications team.

Residents, Landowners and General Public

- Residents, Landowners, and the General Public will be notified through the City's social media channels and a newspaper notice in the Hamilton Spectator inviting them to comment, take part in the public engagement and sign-up to stay informed on the project.

Neighbourhood Associations and Business Improvement Areas

- In addition to the newspaper notice and social media campaign, Neighbourhood Associations and Business Improvement Areas will receive mailed and emailed

notices on the project, inviting them to comment, take part in the public engagement and sign-up to stay informed on the project.

Development Industry

- An overview of the project will be presented to the City Builders Group (formerly the Development Industry Liaison Group) inviting them to comment, take part in the public engagement and sign-up to stay informed on the project.

Council

- Councillors will be notified of engagement events and will be provided with an information toolkit to share with constituents (project description, key messages, how to participate).

6.3 Evaluation of Communication Plan

The success and effectiveness of the communication plan will be assessed using the following metrics:

- Social Media Impressions
- Responses collected via the Engage Hamilton Webpage
- Attendance at Public Information Centres
- Attendance at the Virtual Engagement Session
- Number of Sign Ups for Staying Informed on the Project.

7.0 Public Engagement Methods by Audiences

Method/Tool	Rationale	Audience(s)
Drop-in Public Information Centres Materials: • Informational Panels and Graphics • Copies of Neighbourhood Plan Maps • Copies of Neighbourhood Plan policies • Maps overlaying Neighbourhood Plans with Natural Heritage Features, Heritage Districts, Secondary Plans and other City Designations (e.g. Community Improvement Plan Areas and Major Transit Station Areas). • Proposed review criteria	• To allow for engagement from those who prefer in-person participation or to engage with those not digitally fluid or present and may miss the engagement opportunity due to a lack of an online presence. • To allow members of the public to ask questions and engage in live dialogue directly with planning staff. • To explain the history, purpose and role of Neighbourhood Plans and how they relate to the development review process. • To allow the public to review Neighbourhood Plans to better	• Residents and landowners of Hamilton, Stoney Creek and Dundas • Development Industry • Business Improvement Areas • Neighbourhood Associations

Feedback collected on panels. Materials: • Chart Paper • Question Prompts • Marker/Writting Utensils • Feedback provided via dots or sticky notes • General feedback/contact forms	understand what is being reviewed and consulted on. • Feedback methods allow for active participation. • General feedback forms to allow audience to provide additional insight, questions and concerns which may not be captured through the question prompts.	
Virtual Engagement – Engage Hamilton Page Online commenting forum with question prompts. Materials: • Copies of Neighbourhood Plan Maps • Information on web page	• To allow for sharing of Neighbourhood Plans and collecting feedback from residents regardless of schedules and availability. • To provide background about how the preliminary criteria were developed and allow the public to review them.	• All Residents and landowners of Hamilton, Stoney Creek, and Dundas • Shift workers and those with limited time availability. • Those not comfortable in group settings. • Neighbourhood Associations • Development Industry • Business Improvement Areas

• Digital copies of panels from in-person events • Question Prompts Commenting on review criteria document Materials: • List of preliminary criteria with rationale provided for the suggested criteria • Survey with question prompts • Open comment tool	• Question prompts to give examples on the types of feedback we're looking for and to help stimulate discussion related to Neighbourhood Plans, what audience like or don't like about them. • To collect feedback online for those unable to make it to an in-person engagement. • To help identify community priorities and shared values. • Survey with question prompts to provide a structured forum for audience to provide suggestions for additional criteria or specific considerations when utilizing the proposed review criteria.	
Virtual Community Information Meeting	To provide opportunities for virtual engagement.	• Residents and landowners of

Online presentation Materials: • Slides explaining the project background and purpose. • Slides explaining proposed review criteria with rationale. • Question prompts for discussion of review criteria. • Link and invitation to Engage Hamilton Page along with sign-up for those who want to stay updated on the project progress.	• To explain the history, purpose and role of Neighbourhood Plans and how they relate to the development review process. • To allow for general questions about the project and scope. • To guide a discussion on what should be considered as review criteria and how they should be used when assessing Neighbourhood Plans. • Link and invitation to Engage Hamilton page will be shared as part of the invitation to the virtual engagement to allow audience to review Neighbourhood Plans and the criteria in more detail.	Hamilton, Stoney Creek and Dundas • Development Industry • Business Improvement Areas • Neighbourhood Associations

8.0 What We Heard: Close the Loop

8.1 What we heard

Throughout the engagement feedback will be recorded. Once the engagement concludes, there will be a summary report created to document the feedback received and highlight some key themes of the engagement.

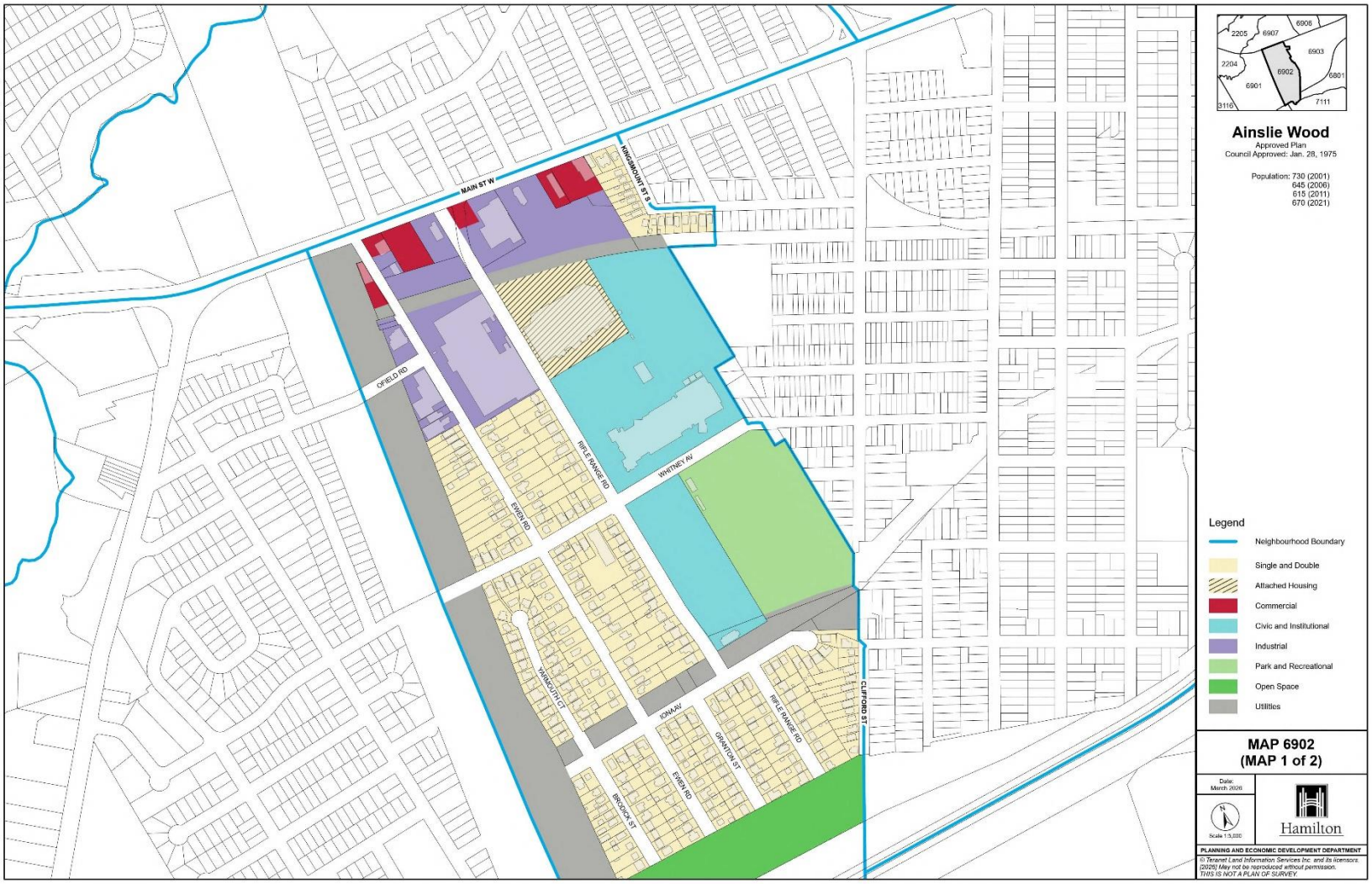
8.2 Close the loop: Building Transparency, Accessibility, Trust

The summary of the engagement feedback received will be shared with the public through the project Engage Hamilton page. Those who also chose to sign-up for email updates on the project will also be notified via email when the “What We Heard” report is released.

Neighbourhood Plan	Former Municipality	Year	Associated Policies
Ainslie Wood	Hamilton	1975	Yes
Ainslie Wood North	Hamilton	1975	Yes
Ainslie Wood West	Hamilton	1975	Yes
Albion Falls	Hamilton	1962	No
Allison	Hamilton	1991	Yes
Barnstown	Hamilton	1978	Yes
Berrisfield	Hamilton	1969	No
Blakeley	Hamilton	1975	Yes
Broughton East	Hamilton	1976	Yes
Broughton West	Hamilton	1976	Yes
Bruleville	Hamilton	1978	Yes
Burkholme	Hamilton	1974	Yes
Butler	Hamilton	1976	Yes
Carpenter	Hamilton	1992	Yes
Chappel East	Hamilton	1989	No
Chappel West	Hamilton	1989	No
Chedoke Park	Hamilton	1992	No
Corktown	Hamilton	1973	Yes
Crerar	Hamilton	1979	Yes
Crown Point East	Hamilton	1980	Yes
Crown Point West	Hamilton	1967	Yes
Durand	Hamilton	1973	Yes
East Mountain Industrial Business Park	Hamilton	1979	No
Eleanor	Hamilton	1973	No
Falkirk East	Hamilton	1985	Yes
Falkirk West	Hamilton	1971	Yes
Fessenden	Hamilton	1969	No
Gersholme	Hamilton	1968	No
Gibson	Hamilton	1973	Yes
Gilbert	Hamilton	1969	No
Gilkson	Hamilton	1969	No
Gourley	Hamilton	1972	Yes
Greenford	Hamilton	1967	Yes
Gurnett	Hamilton	1970	No
Hamilton Beach	Hamilton	1992	Yes
Homeside	Hamilton	1961	Yes
Industrial Sector A	Hamilton	1978	No
Industrial Sector B	Hamilton	1978	No

Neighbourhood Plan	Former Municipality	Year	Associated Policies
Industrial Sector E	Hamilton	1978	No
Jerome	Hamilton	1989	Yes
Kennedy East	Hamilton	1967	Yes
Kennedy West	Hamilton	1986	Yes
Kernigham	Hamilton	1988	No
Kirkendall North	Hamilton	1975	Yes
Kirkendall South	Hamilton	1975	Yes
Landsdale	Hamilton	1973	Yes
Lawfield	Hamilton	1970	No
Lisgar	Hamilton	1967	No
Mewburn	Hamilton	1987	Yes
Mountview	Hamilton	1968	No
Normanhurst	Hamilton	1983	Yes
Parkview West	Hamilton	1972	No
Quinndale	Hamilton	1971	No
Randall	Hamilton	1973	No
Red Hill	Hamilton	1967	No
Riverdale East	Hamilton	1968	No
Rolston	Hamilton	1967	No
Rushdale	Hamilton	1975	No
Ryckmans	Hamilton	1986	Yes
Sheldon	Hamilton	1992	Yes
St. Clair	Hamilton	1975	Yes
Stinson	Hamilton	1975	Yes
Stipley	Hamilton	1974	Yes
Strathcona	Hamilton	1972	Yes
Templemead	Hamilton	1972	No
Thorner	Hamilton	1970	No
Trenholme	Hamilton	1980	No
Vincent	Hamilton	1967	No
Yeoville	Hamilton	1967	No
Albion	Stoney Creek	1989	No
Bayview	Stoney Creek	1988	No
Corman	Stoney Creek	1981	No
Dewitt	Stoney Creek	1981	No
Eastdale	Stoney Creek	1981	No
Felker	Stoney Creek	1989	No
Fifty Point	Stoney Creek	1991	No
Guernsey	Stoney Creek	1981	No

Neighbourhood Plan	Former Municipality	Year	Associated Policies
Highland	Stoney Creek	N/A	No
Highway Valley	Stoney Creek	1981	No
Lakeshore	Stoney Creek	**Not Approved By Council**	No
Nash	Stoney Creek	1989	No
Olde Town	Stoney Creek	1996	No
Poplar Park	Stoney Creek	1981	No
South Meadow	Stoney Creek	1981	No
Trillium	Stoney Creek	1995	No
Trinity	Stoney Creek	1989	No
Valley Park	Stoney Creek	1989	No
Westmeria	Stoney Creek	1981	No
Winona North	Stoney Creek	1986	No
Winona South	Stoney Creek	**Not Approved By Council**	No
Creighton East	Dundas	1982	Yes
Creighton West	Dundas	1982	Yes
Colborne	Dundas	1976	Yes
Spencer Creek	Dundas	1976	Yes
Sydenham	Dundas	1976	Yes


MAIN ST W
KINGSMOUNT ST S
OFIELD RD
RIFLE RANGE RD
EWEN RD
WHITNEY AV
IONA AV
CLIFFORD ST
GRANTOM ST
BROCK ST
2205
6907
6906
8903
2204
6902
6901
6801
3116
7111
Ainslie Wood
Approved Plan
Council Approved: Jan. 28, 1975
Population: 730 (2001)
645 (2006)
615 (2011)
670 (2021)
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Commercial
Civic and Institutional
Industrial
Park and Recreational
Open Space
Utilities
MAP 6902
(MAP 1 of 2)
Date:
March 2026
Scale 1:5,000
Hamilton
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GFIELD RD
RIFLE RANGE RD
WHITNEY AV
EMERY RD
YARMOUTH CT
IONIA AV
CLIFFORD ST
RIFLE RANGE RD
GRANTON ST
BROCK ST
EMERY RD
HIGHWAY NO. 403
CHITEAU CT
2205
6907
6903
2204
6902
6801
6901
3116
7111
3115
Ainslie Wood
Approved Plan
Council Approved: Jan. 28, 1975
Population: 730 (2001)
645 (2006)
615 (2011)
670 (2021)
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Commercial
Civic and Institutional
Industrial
Park and Recreational
Open Space
Utilities
MAP 6902
(MAP 2 of 2)
Date:
March 2026
Scale 1:5,000
Hamilton
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2101
2223
6906
6904
2206
2205
6907
6903
2204
6901
6902
Ainslie Wood North
Approved Plan
Council Approved: Jan. 28, 1975
Population: 745 (2001)
490 (2006)
505 (2011)
775 (2021)
COOTES DR
THORNDALE CR
BINKLEY CR
SANDERS BV
NORFOLK ST N
THORNDALE ST N
HOLLYWOOD ST N
KINGSMOUNT ST N
GOTTRILL ST
BINKLEY RD
WESTBOURNE RD
KING ST
WEST PARK AV
DALEVIEW CT
MAIN ST W
OSLER DR
Legend
Neighbourhood Boundary
Single and Double
Low Density Apartments
Medium Density Apartments
Commercial
Civic and Institutional
Open Space
Utilities
MAP 6907
Date:
March 2026
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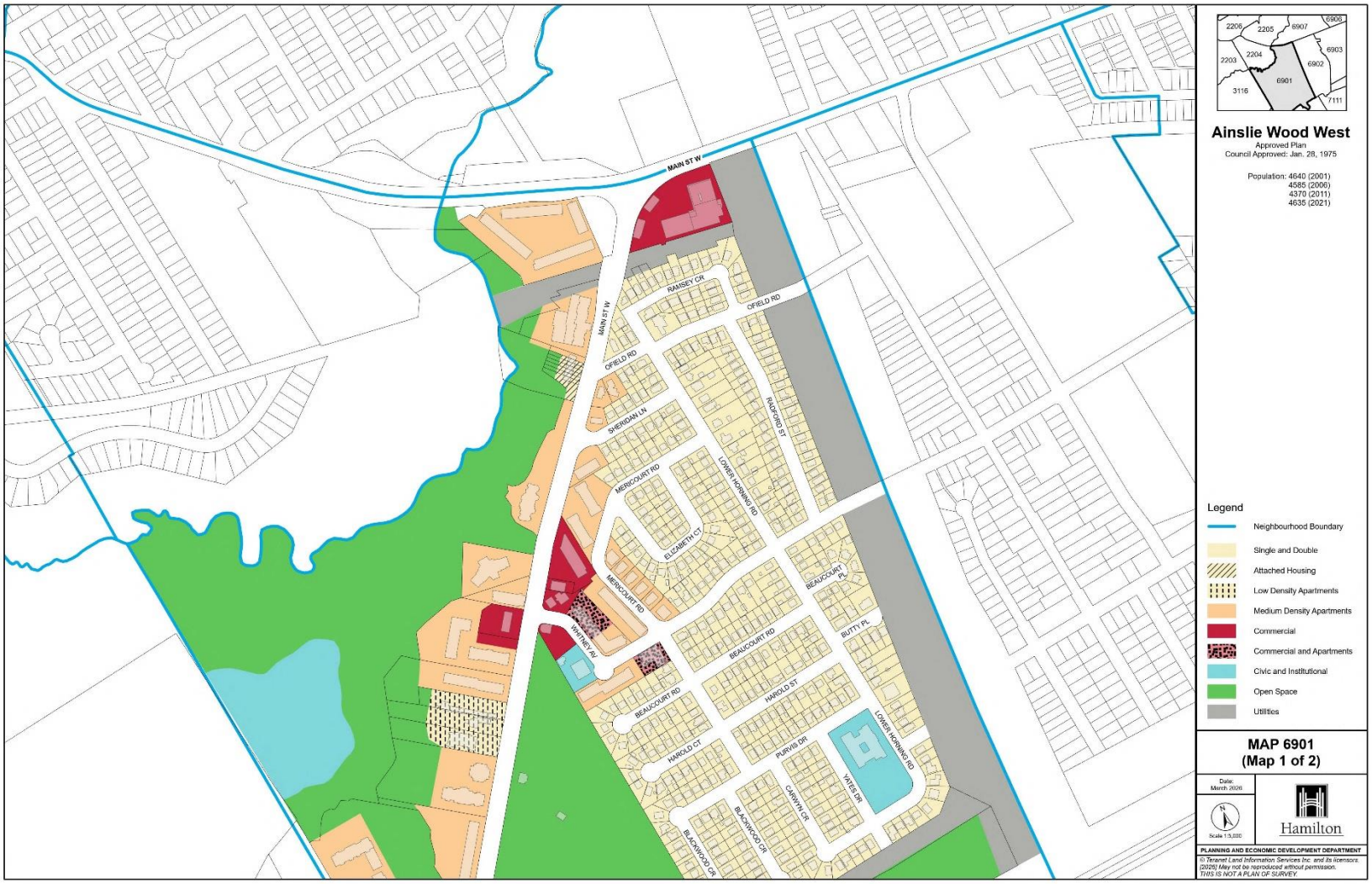
MAIN ST W
RAMSEY CR
OFIELD RD
SHERIDAN LN
RADFORD CT
MERICOURT RD
LOWER HORNING RD
ELIZABETH CT
BEAUCOURT PL
BUTTY PL
WHITNEY AV
BEAUCOURT RD
HAROLD ST
HAROLD CT
PURVIS DR
CARWYN CR
YATES DR
BLACKWOOD CR
2205
2205
6907
6906
2204
6903
2203
6902
6901
3116
7111
Ainslie Wood West
Approved Plan
Council Approved: Jan. 28, 1975
Population: 4640 (2001)
4585 (2006)
4370 (2011)
4635 (2021)
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Low Density Apartments
Medium Density Apartments
Commercial
Commercial and Apartments
Civic and Institutional
Open Space
Utilities
MAP 6901
(Map 1 of 2)
Date:
March 2026
Scale 1:5,000
Hamilton
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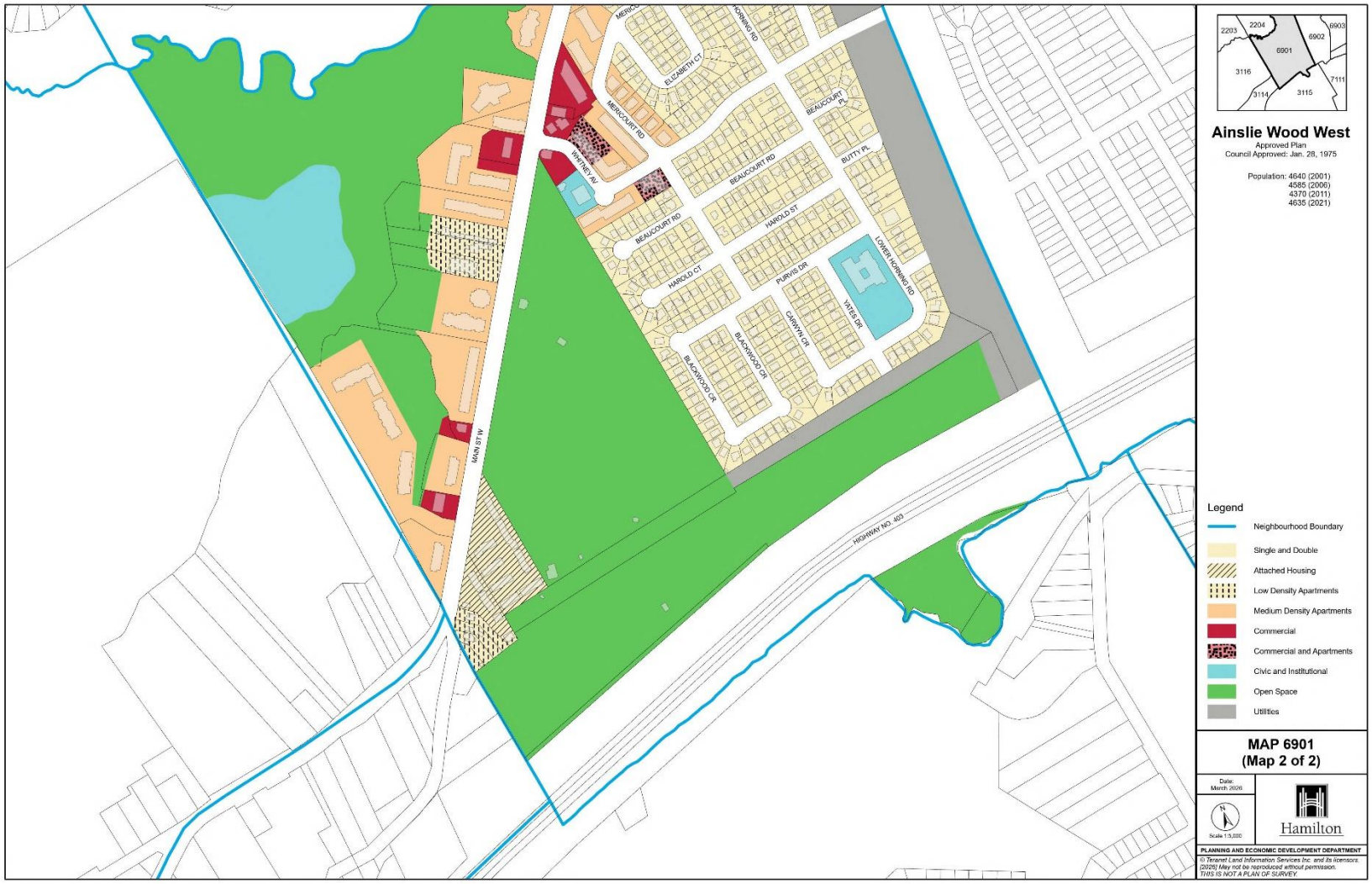
2203
2204
6903
6902
6901
3116
7111
3114
3115
Ainslie Wood West
Approved Plan
Council Approved: Jan. 28, 1975
Population: 4640 (2001)
4585 (2006)
4370 (2011)
4635 (2021)
MERCOURT RD
HORNING RD
ELIZABETH CT
BEAUCOURT PL
BEAUCOURT RD
BUTTY PL
WHITNEY AV
HAROLD ST
HAROLD CT
PURVIS DR
LOWER HORNING RD
YATES DR
CARWYN CR
BLACKWOOD CR
MAIN ST W
HIGHWAY NO. 403
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Low Density Apartments
Medium Density Apartments
Commercial
Commercial and Apartments
Civic and Institutional
Open Space
Utilities
MAP 6901
(Map 2 of 2)
Date:
March 2026
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Hamilton
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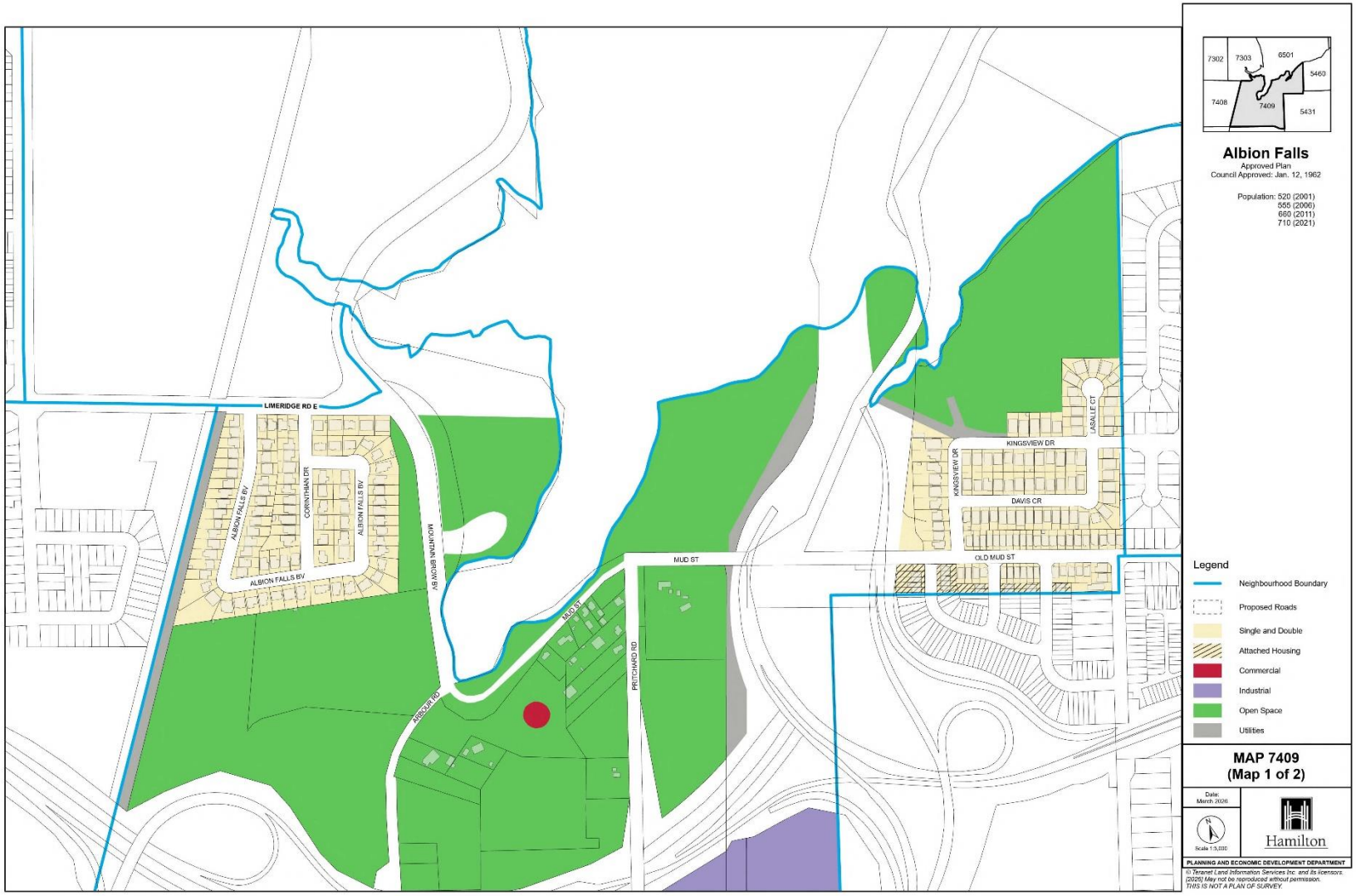
LIMERIDGE RD E
ALBION FALLS BV
CORINTHIAN DR
ALBION FALLS BV
ALBION FALLS BV
MOUNTAIN BROW BV
ARBOUR RD
MUD ST
MUD ST
PRITCHARD RD
KINGSVIEW DR
KINGSVIEW DR
LASALLE CT
DAVIS CR
OLD MUD ST
7302
7303
6501
5460
7408
7409
5431
Albion Falls
Approved Plan
Council Approved: Jan. 12, 1962
Population: 520 (2001)
555 (2006)
660 (2011)
710 (2021)
Legend
Neighbourhood Boundary
Proposed Roads
Single and Double
Attached Housing
Commercial
Industrial
Open Space
Utilities
MAP 7409
(Map 1 of 2)
Date:
March 2026
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LIMERIDGE RD E
ALBION FALLS BV
CORINTHIAN DR
MOUNTAIN BROW BV
MUD ST
OLD MUD ST
KINGSVIEW DR
LASALLE CT
DAVIS CR
PRITCHARD RD
ARBOUR RD
LINCOLN M ALEXANDER PY
STONE CHURCH RD E
7302
7303
6501
5460
7408
7409
5431
7405
7404
5420
Albion Falls
Approved Plan
Council Approved: Jan. 12, 1962
Population: 520 (2001)
555 (2006)
660 (2011)
710 (2021)
Legend
Neighbourhood Boundary
Proposed Roads
Single and Double
Attached Housing
Commercial
Industrial
Open Space
Utilities
MAP 7409
(Map 2 of 2)
Date:
March 2026
Scale 1:5,000
Hamilton
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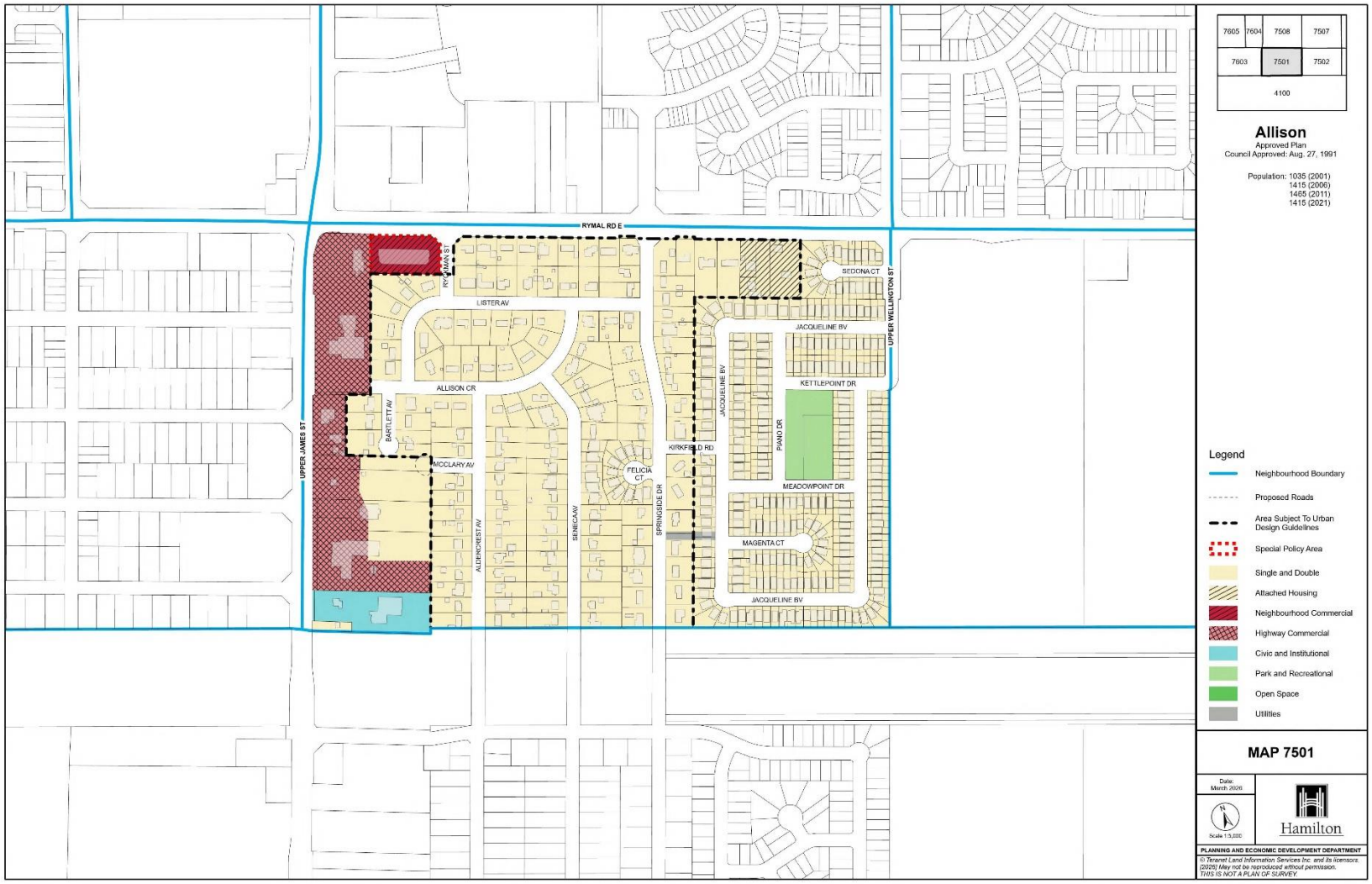
7605
7604
7508
7507
7603
7501
7502
4100
Allison
Approved Plan
Council Approved: Aug. 27, 1991
Population: 1035 (2001)
1415 (2006)
1465 (2011)
1415 (2021)
RYMAL RD E
RYCROFT ST
LISTER AV
ALLISON CR
BARTLETT AV
MCCLARY AV
UPPER JAMES ST
ALDERCREST AV
SENECA AV
FELICIA CT
SPRINGSIDE DR
KIRKFIELD RD
JACQUELINE BV
PIANO DR
SEDONA CT
JACQUELINE BV
KETTLEPOINT DR
UPPER WELLINGTON ST
MEADOWPOINT DR
MAGENTA CT
JACQUELINE BV
Legend
Neighbourhood Boundary
Proposed Roads
Area Subject To Urban Design Guidelines
Special Policy Area
Single and Double
Attached Housing
Neighbourhood Commercial
Highway Commercial
Civic and Institutional
Park and Recreational
Open Space
Utilities
MAP 7501
Date:
March 2026
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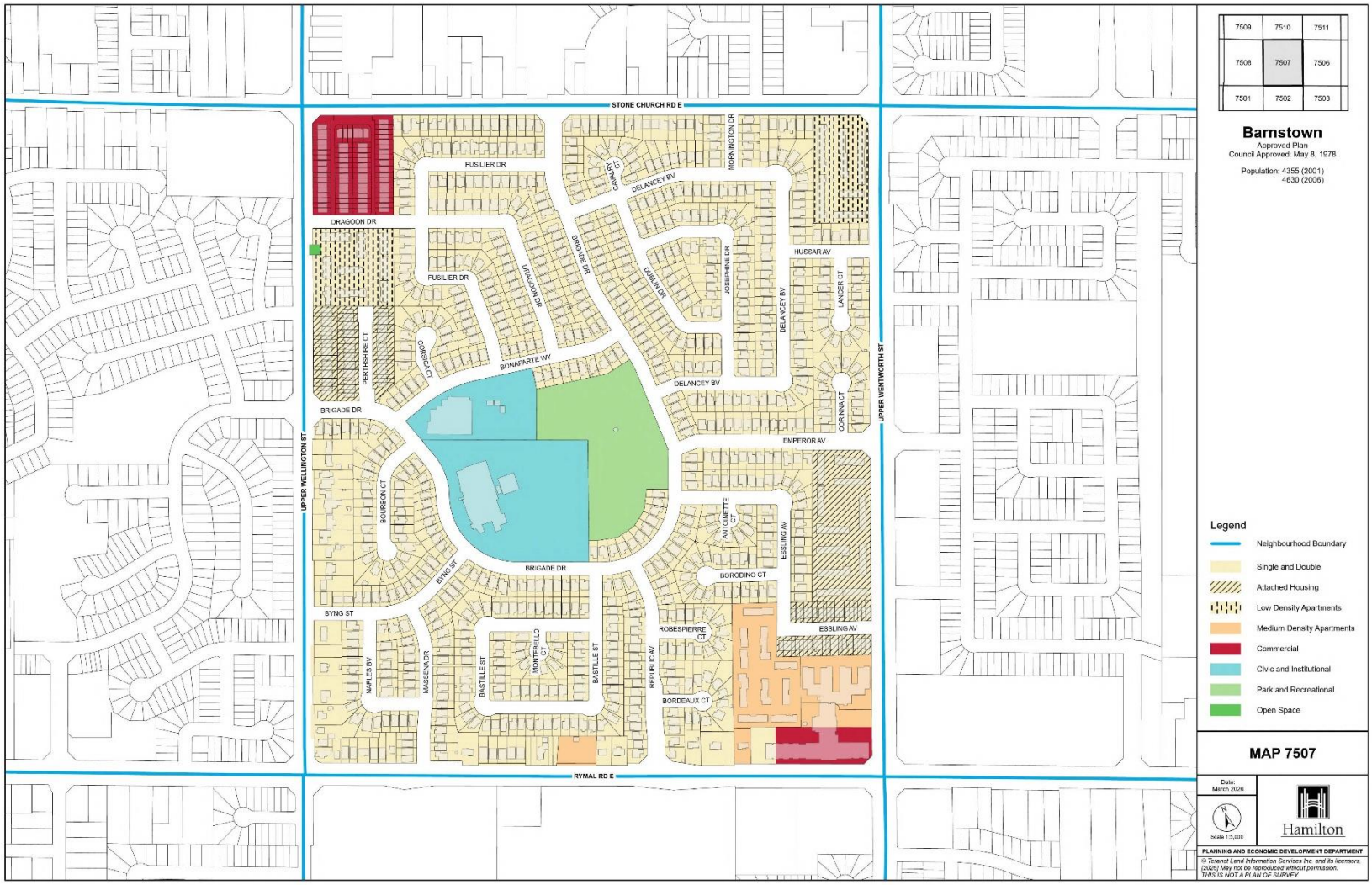
STONE CHURCH RD E
RYMAL RD E
UPPER WELLINGTON ST
UPPER WENTWORTH ST
FUSILIER DR
DRAGOON DR
CUIRASS CT
DELANCEY BV
MORNINGTON DR
HUSSAR AV
BRIGADE DR
DUBLIN DR
JOSEPHINE DR
LANCER CT
PERTHSHIRE CT
CORSICA CT
BONAPARTE WY
CORINNA CT
EMPEROR AV
BOURBON CT
ANTOINETTE CT
ESSLING AV
BYNG ST
BORODINO CT
ROBESPIERRE CT
NAPLES BV
MASSENA DR
MONTEBELLO CT
BASTILLE ST
REPUBLIC AV
BORDEAUX CT
7509
7510
7511
7508
7507
7506
7501
7502
7503
Barnstown
Approved Plan
Council Approved: May 8, 1978
Population: 4355 (2001)
4630 (2006)
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Low Density Apartments
Medium Density Apartments
Commercial
Civic and Institutional
Park and Recreational
Open Space
MAP 7507
Date:
March 2026
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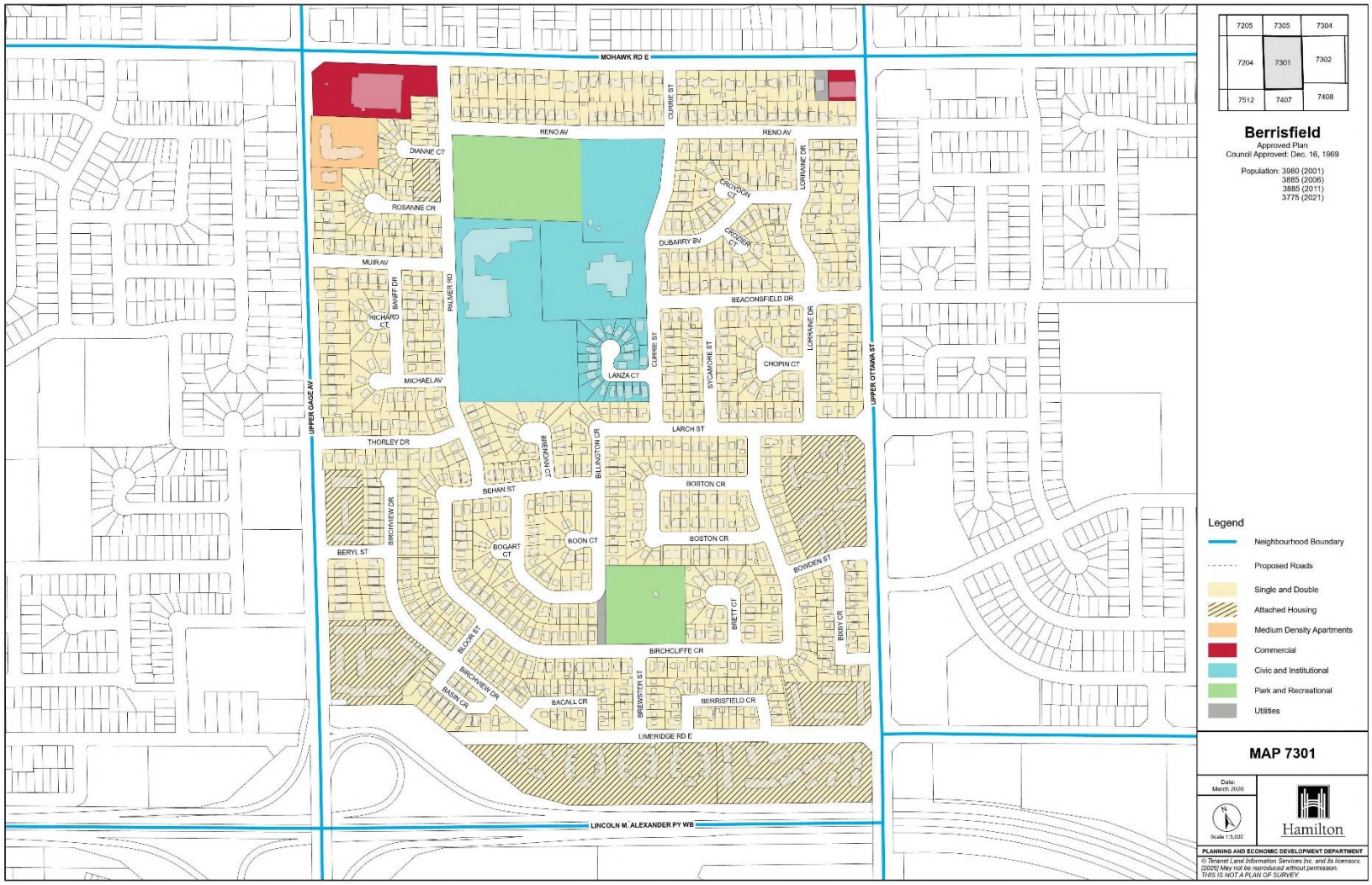
MOHAWK RD E
RENO AV
CURRIE ST
DIANNE CT
ROSANNE CR
MUIR AV
BANFF DR
PALMER RD
RICHARD CT
MICHAEL AV
UPPER GAGE AV
THORLEY DR
BRIDGMAN CT
BILLINGTON CR
BEHAN ST
BIRCHVIEW DR
BERYL ST
BOGART CT
BOON CT
BOSTON CR
CROTON CT
CROZIER CT
DUBARRY BV
LORRAINE DR
BEACONSFIELD DR
LANZA CT
SYCAMORE ST
CHOPIN CT
LARCH ST
UPPER OTTAWA ST
BONDEN ST
BRETT CT
BIRCHCLIFFE CR
BOOR ST
BASIN CR
BACALL CR
BRENSTON ST
BERRISFIELD CR
LIMERIDGE RD E
LINCOLN M. ALEXANDER PY WB
7205
7305
7304
7204
7301
7302
7512
7407
7408
Berrisfield
Approved Plan
Council Approved: Dec. 16, 1969
Population: 3980 (2001)
3885 (2006)
3885 (2011)
3775 (2021)
Legend
Neighbourhood Boundary
Proposed Roads
Single and Double
Attached Housing
Medium Density Apartments
Commercial
Civic and Institutional
Park and Recreational
Utilities
MAP 7301
Date:
March 2026
Scale 1:5,000
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MAIN ST E
SPRINGER AV
ASHFORD BV
ALBERT ST
ELM ST
MAPLEWOOD AV
BLAKE ST
NORWAY AV
LORNE AV
GLENDOUR PL
PROSPECT ST S
CEDAR AV
BALSAM AV S
AFTON AV
ROSELAND AV
SHERMAN AV S
CUMBERLAND AV
GAGE AV S
6607
6606
6605
6602
6603
6604
7211
7212
7306
Blakely
Approved Plan
Council Approved: June 24, 1975
Population: 3395 (2001)
3400 (2006)
3315 (2011)
3150 (2021)
Legend
Neighbourhood Boundary
Single and Double
Low Density Apartments
Medium Density Apartments
Commercial
Commercial Conversion and Low Density Apartments
Commercial and Apartments
Civic and Institutional
Industrial
Park and Recreational
Open Space
Utilities
MAP 6603
Date: March 2026
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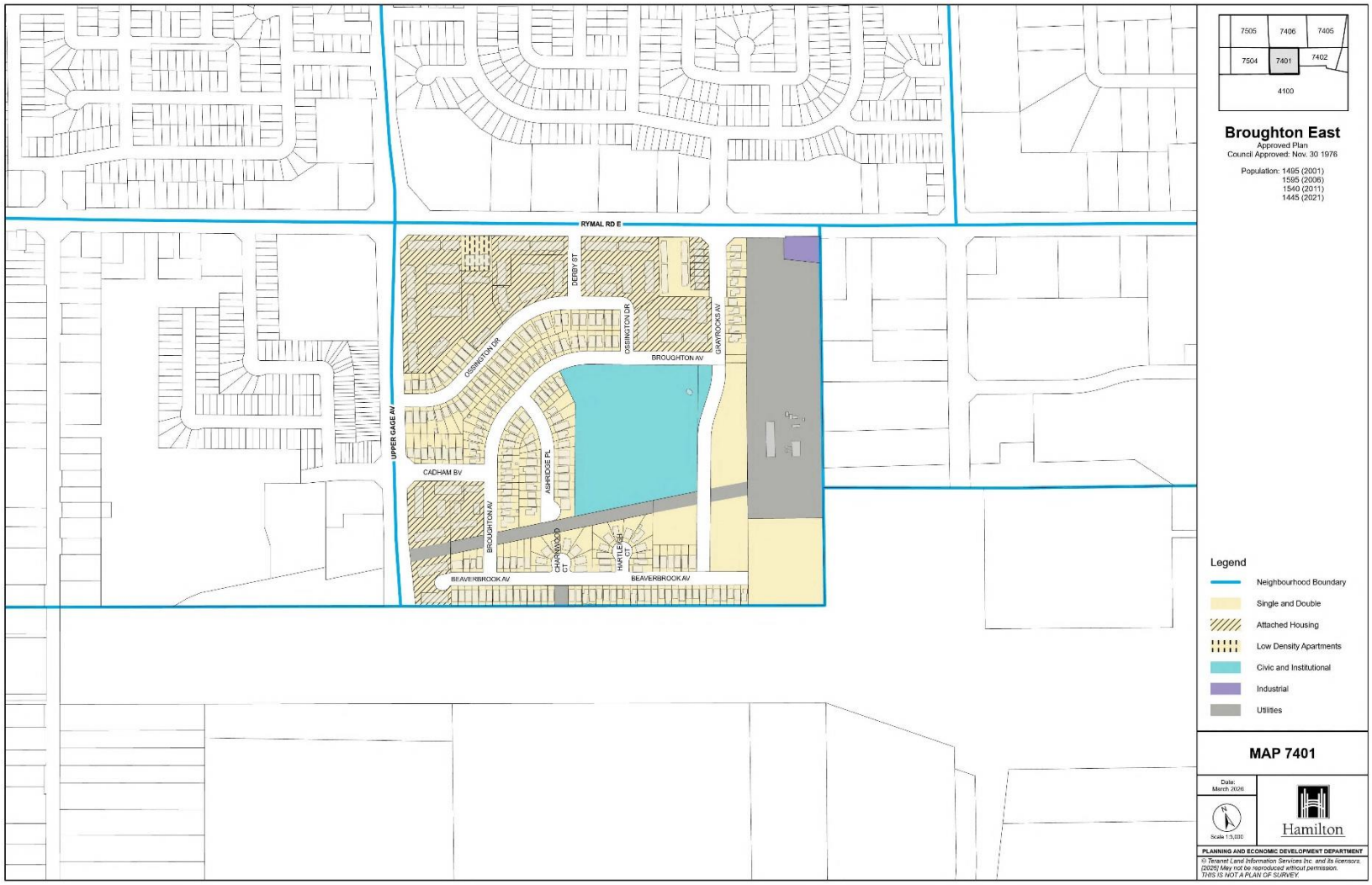
RYMAL RD E
DERBY ST
OSSINGTON DR
OSSINGTON DR
GRAYROCKS AV
BROUGHTON AV
UPPER GAGE AV
CADHAM BV
ASHROSE PL
BROUGHTON AV
CHARNWOOD CT
HARTLEY CT
BEAVERBROOK AV
BEAVERBROOK AV
7505
7406
7405
7504
7401
7402
4100
Broughton East
Approved Plan
Council Approved: Nov. 30 1976
Population: 1495 (2001)
1595 (2006)
1540 (2011)
1445 (2021)
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Low Density Apartments
Civic and Institutional
Industrial
Utilities
MAP 7401
Date:
March 2026
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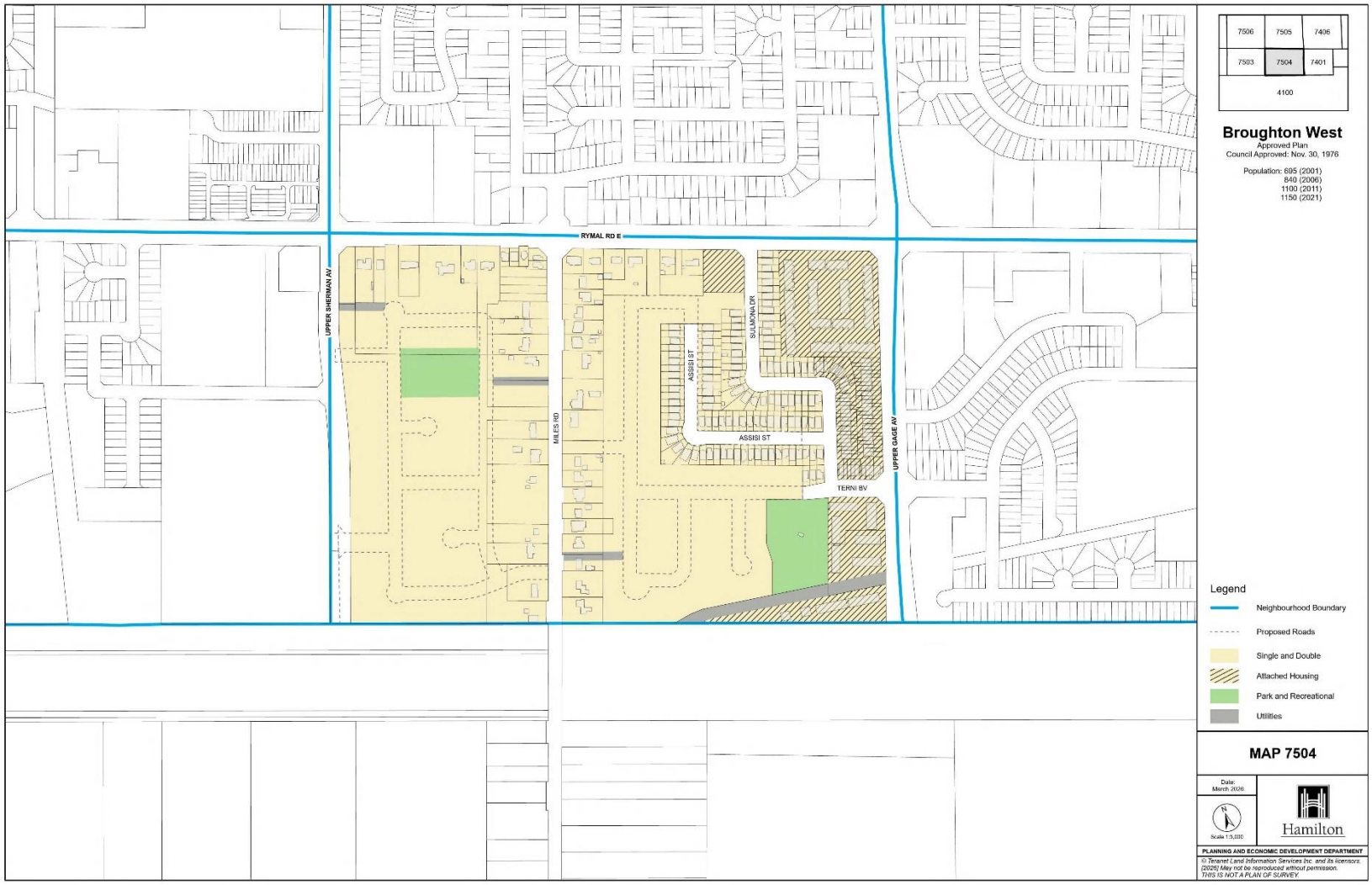
RYMAL RD E
UPPER SHERMAN AV
MILES RD
ASSISI ST
SULMONA DR
ASSISI ST
TERNI BV
UPPER GAGE AV
7506
7505
7406
7503
7504
7401
4100
Broughton West
Approved Plan
Council Approved: Nov. 30, 1976
Population: 695 (2001)
840 (2006)
1100 (2011)
1150 (2021)
Legend
Neighbourhood Boundary
Proposed Roads
Single and Double
Attached Housing
Park and Recreational
Utilities
MAP 7504
Date:
March 2026
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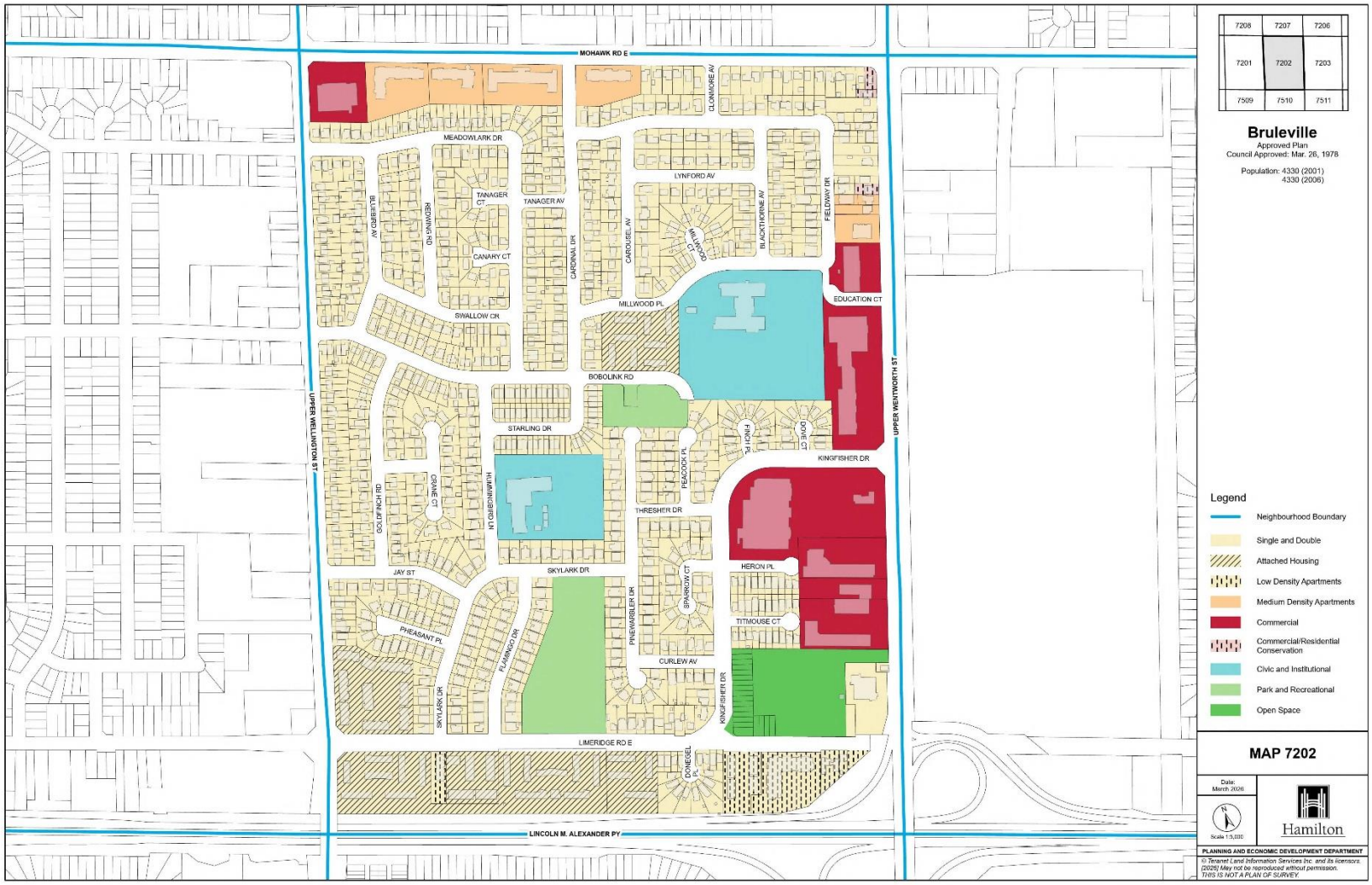
MOHAWK RD E
LIMERIDGE RD E
LINCOLN M. ALEXANDER PY
UPPER WELLINGTON ST
UPPER WENTWORTH ST
MEADOWLARK DR
TANAGER CT
TANAGER AV
CANARY CT
SWALLOW CR
REDWING RD
BLUEBIRD AV
CARDINAL DR
CAROUSEL AV
CLONMORE AV
LYNFORD AV
MILLWOOD CT
MILLWOOD PL
BLACKTHORNE AV
FELDWAY DR
EDUCATION CT
BOBOLINK RD
STARLING DR
FINCH PL
DOVE CT
KINGFISHER DR
PEACOCK PL
THRESHER DR
HUMMINGBIRD LN
CRANE CT
GOLDFINCH RD
JAY ST
SKYLARK DR
HERON PL
TITMOUSE CT
SPARROW CT
PINEWARBLER DR
CURLEW AV
KINGFISHER DR
FLAMINGO DR
PHEASANT PL
SKYLARK CRK
DONEGEL PL
7208
7207
7206
7201
7202
7203
7509
7510
7511
Bruleville
Approved Plan
Council Approved: Mar. 26, 1978
Population: 4330 (2001)
4330 (2006)
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Low Density Apartments
Medium Density Apartments
Commercial
Commercial/Residential Conservation
Civic and Institutional
Park and Recreational
Open Space
MAP 7202
Date: March 2026
Scale 1:5,000
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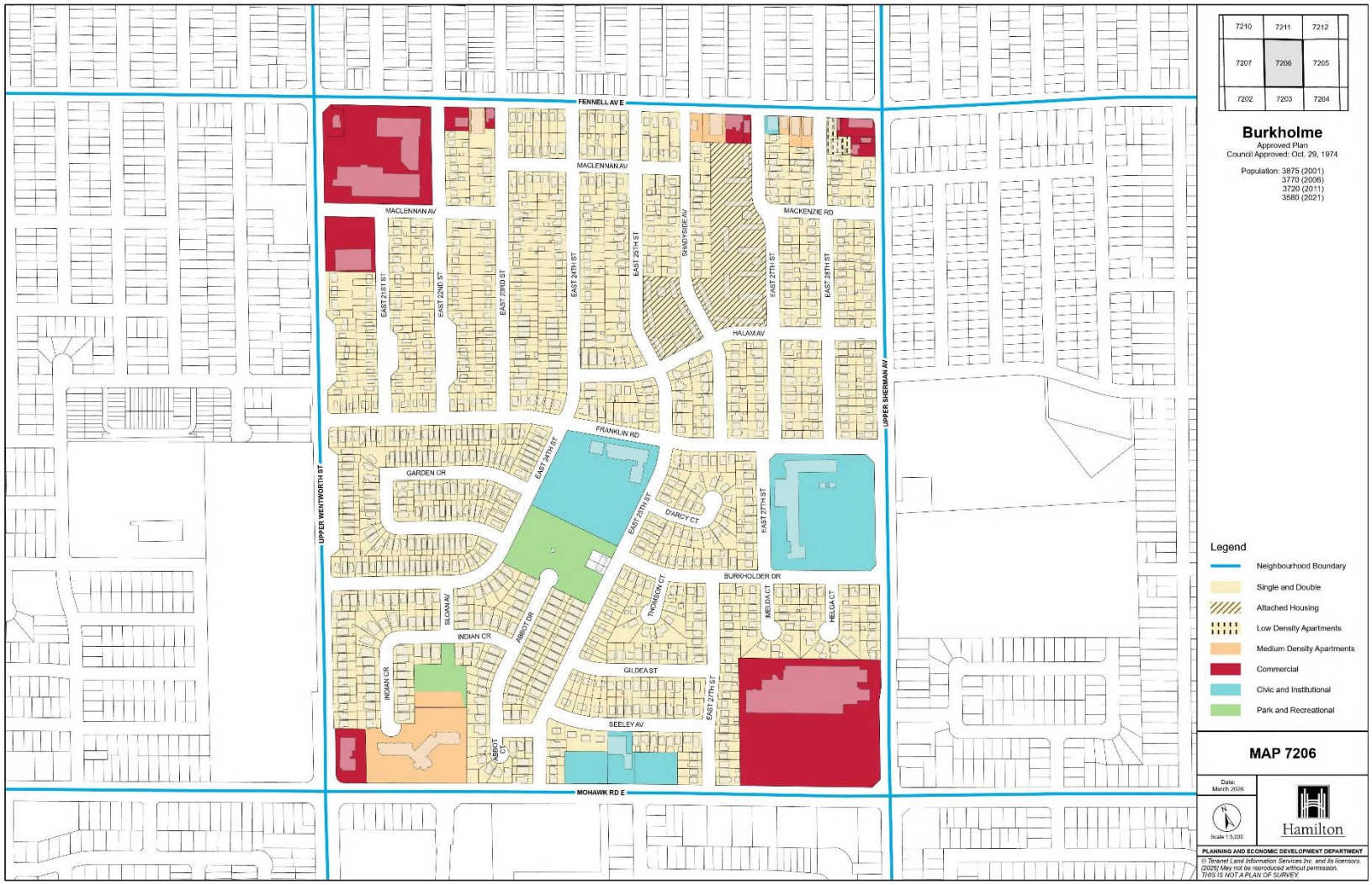
FENNELL AV E
MACLENNAN AV
MACKENZIE RD
HALAM AV
FRANKLIN RD
GARDEN CR
D'ARCY CT
BURKHOLDER DR
INDIAN CR
GILDEA ST
SEELEY AV
MOHAWK RD E
UPPER WENTWORTH ST
UPPER SHERMAN AV
EAST 21ST ST
EAST 22ND ST
EAST 23RD ST
EAST 24TH ST
EAST 25TH ST
EAST 26TH ST
EAST 27TH ST
EAST 28TH ST
SUNNYSIDE AV
SLOAN AV
ABBOT DR
ABBOT CT
THOMSON CT
MELDA CT
HELGA CT
7210
7211
7212
7207
7206
7205
7202
7203
7204
Burkholme
Approved Plan
Council Approved: Oct. 29, 1974
Population: 3875 (2001)
3770 (2006)
3720 (2011)
3580 (2021)
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Low Density Apartments
Medium Density Apartments
Commercial
Civic and Institutional
Park and Recreational
MAP 7206
Date: March 2026
Scale 1:5,000
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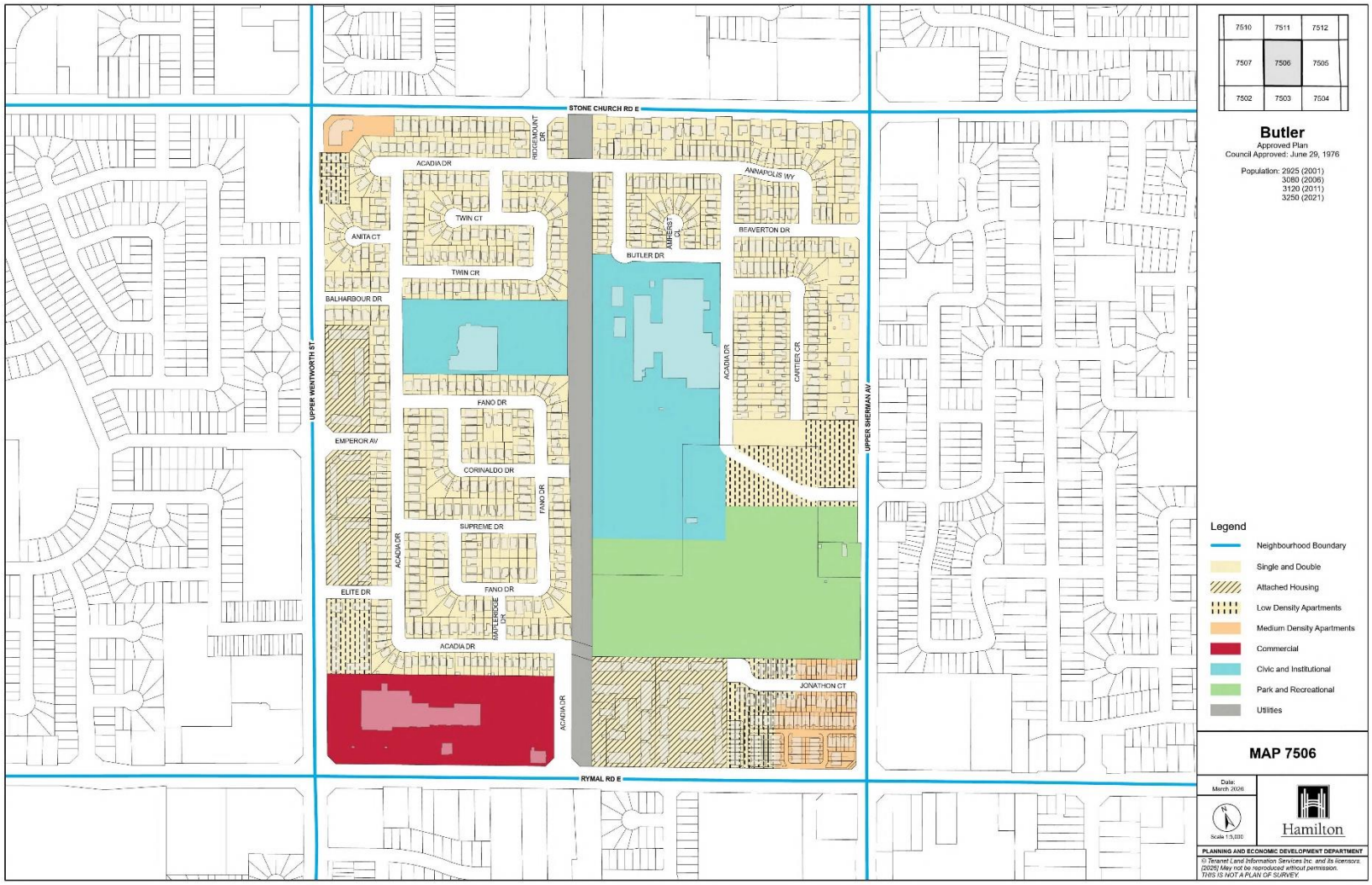
STONE CHURCH RD E
RYMAL RD E
UPPER WENTWORTH ST
UPPER SHERMAN AV
ACADIA DR
TWIN CT
TWIN CR
ANITA CT
BALHARBOUR DR
EMPEROR AV
FANO DR
CORINALDO DR
SUPREME DR
ELITE DR
DAYLEROSE DR
RIDGEMOUNT DR
AMHERST CR
ANNAPOLIS WY
BEAVERTON DR
BUTLER DR
CARTIER CR
JONATHON CT
7510
7511
7512
7507
7506
7505
7502
7503
7504
Butler
Approved Plan
Council Approved: June 29, 1976
Population: 2925 (2001)
3080 (2006)
3120 (2011)
3250 (2021)
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Low Density Apartments
Medium Density Apartments
Commercial
Civic and Institutional
Park and Recreational
Utilities
MAP 7506
Date:
March 2026
Scale 1:5,000
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RYMAL RD W
FALCONRIDGE DR
KESTREL CT
UPPER PARADISE RD
HAWKSWOOD TL
COOPERSHAWK CR
PEREGRINE PL
EAGLEGLEN WY
REDTAIL CR
KITTYHAWK DR
HAWKSWOOD TL
GIOVANNI RUN
PAVEL PL
RAPHAEL CT
BERNINI CT
GIOTTO LN
MICHELANGELO LN
DONATELLO CT
DAVINCI BV
MONA LISA CT
SISTINE CT
BELLINI LN
MADONNA DR
MEDICI LN
GARTH ST
3105
7607
7606
7605
7601
7602
3203
4100
Carpenter
Approved Plan
Council Approved: June 30, 1992
Population: 1060 (2001)
1085 (2006)
Legend
Neighbourhood Boundary
Proposed Roads
Single and Double
Attached Housing
High Density Apartments
High Density Residential
Civic and Institutional
Park and Recreational
Open Space
Utilities
MAP 7601
Date:
March 2026
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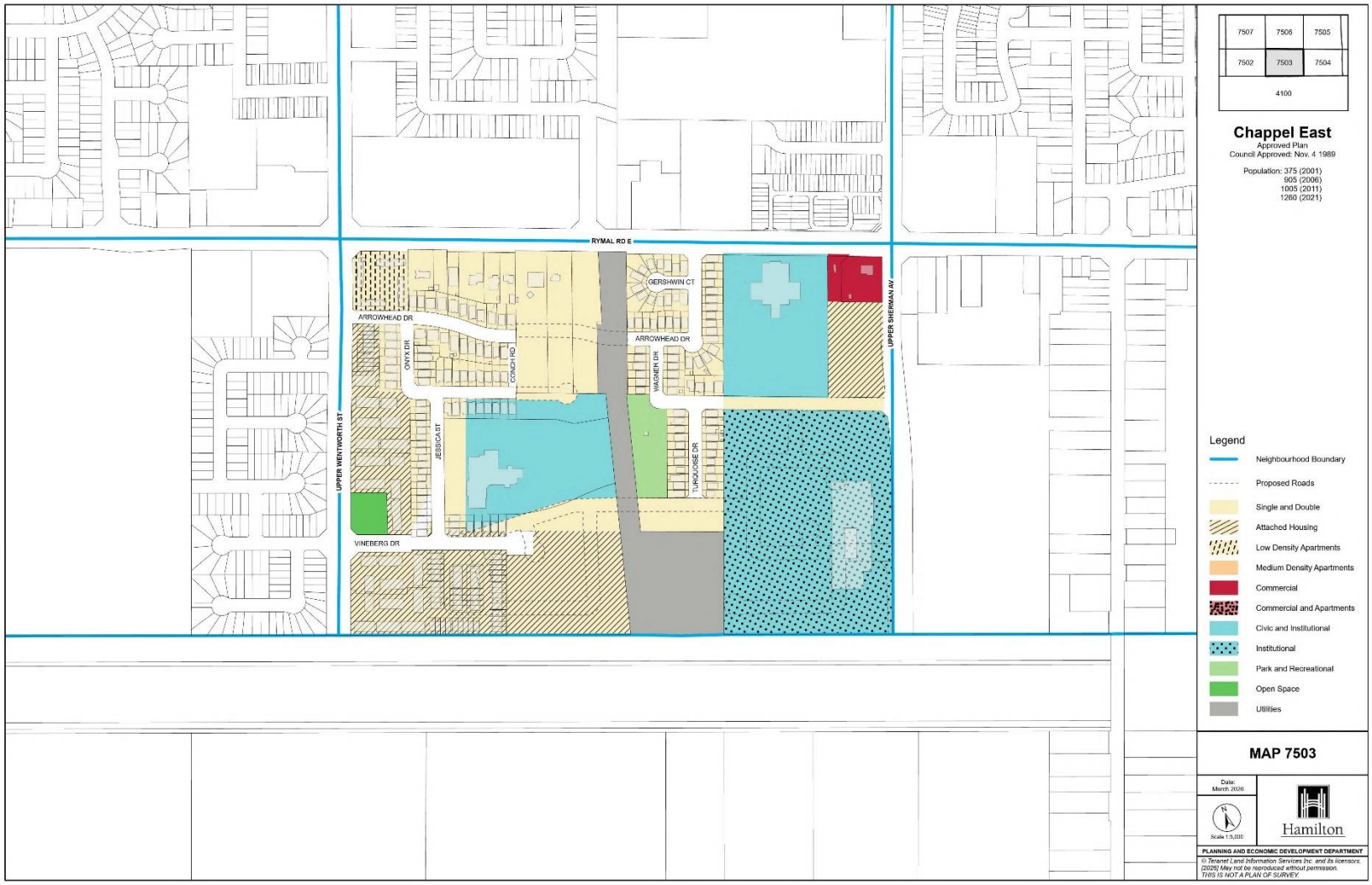
RYMAL RD E
GERSHWIN CT
ARROWHEAD DR
ARROWHEAD DR
ONYX DR
CONCH RD
WAGNER DR
JESSICA ST
TURQUOISE DR
VINEBERG DR
UPPER WENTWORTH ST
UPPER SHERMAN AV
7507
7506
7505
7502
7503
7504
4100
Chappel East
Approved Plan
Council Approved: Nov. 4 1989
Population: 375 (2001)
905 (2006)
1005 (2011)
1260 (2021)
Legend
Neighbourhood Boundary
Proposed Roads
Single and Double
Attached Housing
Low Density Apartments
Medium Density Apartments
Commercial
Commercial and Apartments
Civic and Institutional
Institutional
Park and Recreational
Open Space
Utilities
MAP 7503
Date:
March 2026
Scale 1:5,000
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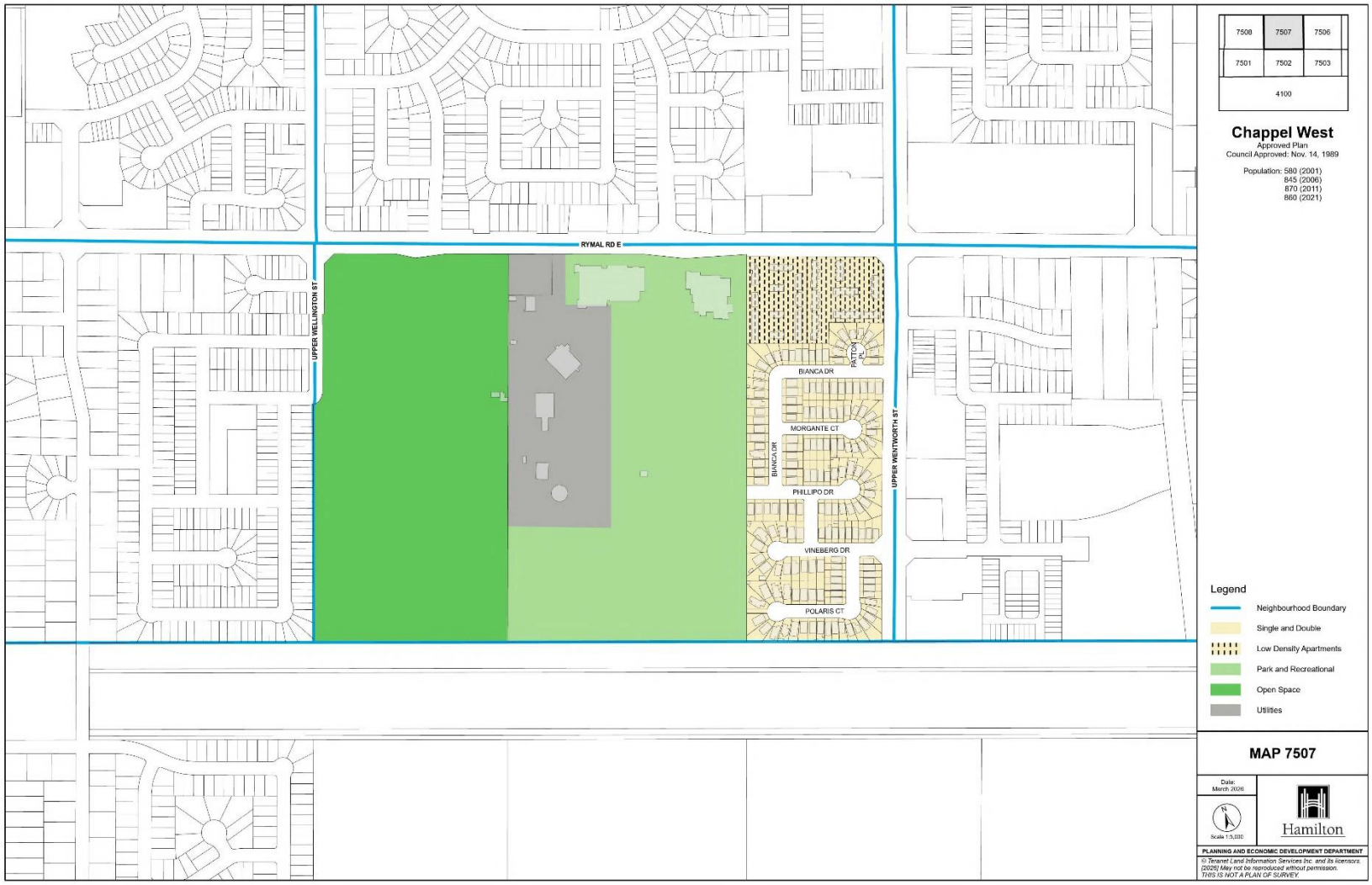
7508
7507
7506
7501
7502
7503
4100
Chappel West
Approved Plan
Council Approved: Nov. 14, 1989
Population: 580 (2001)
845 (2006)
870 (2011)
860 (2021)
RYMAL RD E
UPPER WELLINGTON ST
UPPER WENTWORTH ST
BIANCA DR
PATTON CT
MORGANTE CT
BIANCA DR
PHILLIPO DR
VINEBERG DR
POLARIS CT
Legend
Neighbourhood Boundary
Single and Double
Low Density Apartments
Park and Recreational
Open Space
Utilities
MAP 7507
Date:
March 2026
Scale 1:5,000
Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
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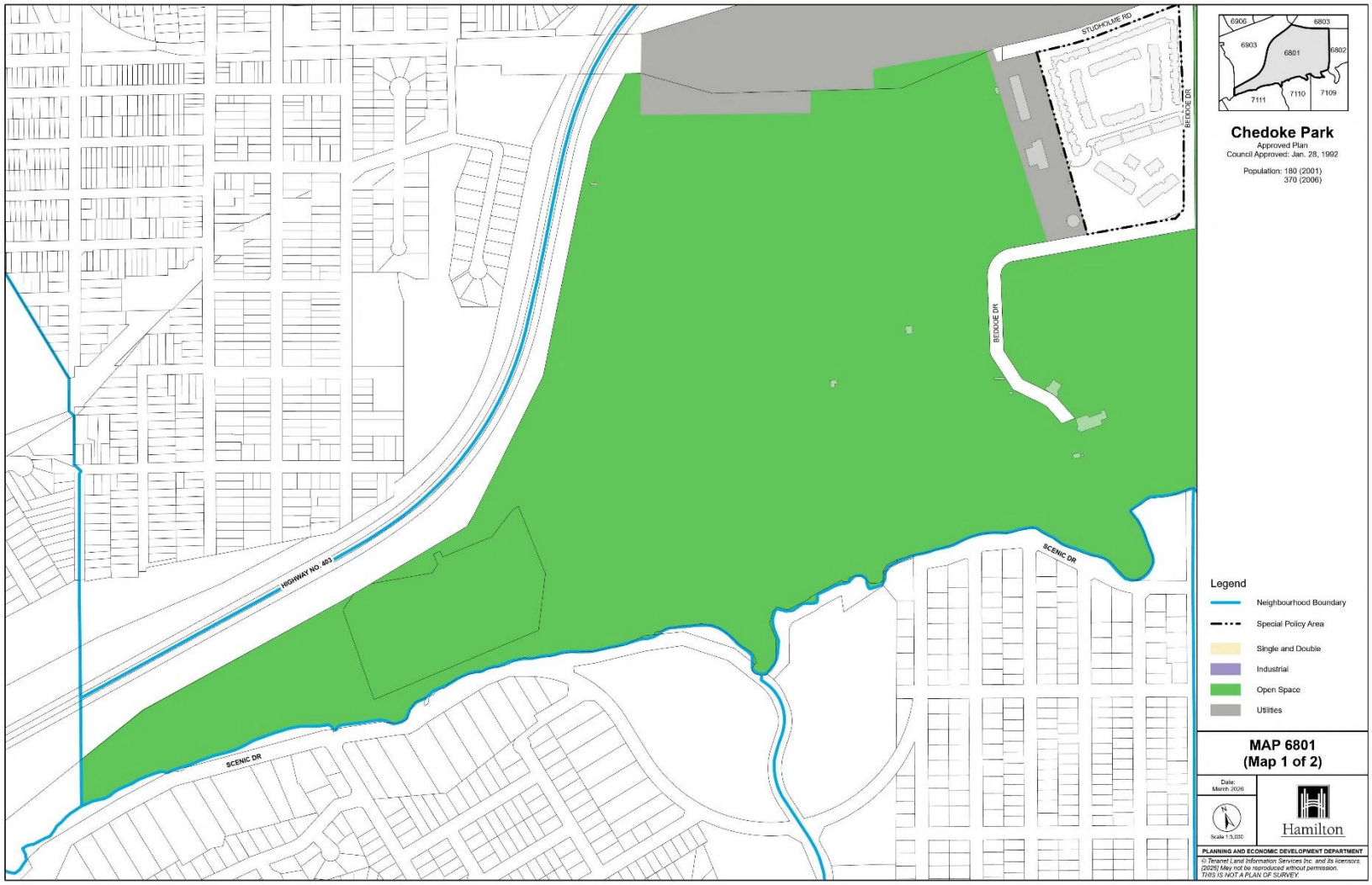
STUDHOLME RD
BEDDOE DR
BEDDOE DR
HIGHWAY NO. 403
SCENIC DR
SCENIC DR
6906
6803
6903
6801
6802
7111
7110
7109
Chedoke Park
Approved Plan
Council Approved: Jan. 28, 1992
Population: 180 (2001)
370 (2006)
Legend
Neighbourhood Boundary
Special Policy Area
Single and Double
Industrial
Open Space
Utilities
MAP 6801
(Map 1 of 2)
Date:
March 2026
Scale 1:5,000
Hamilton
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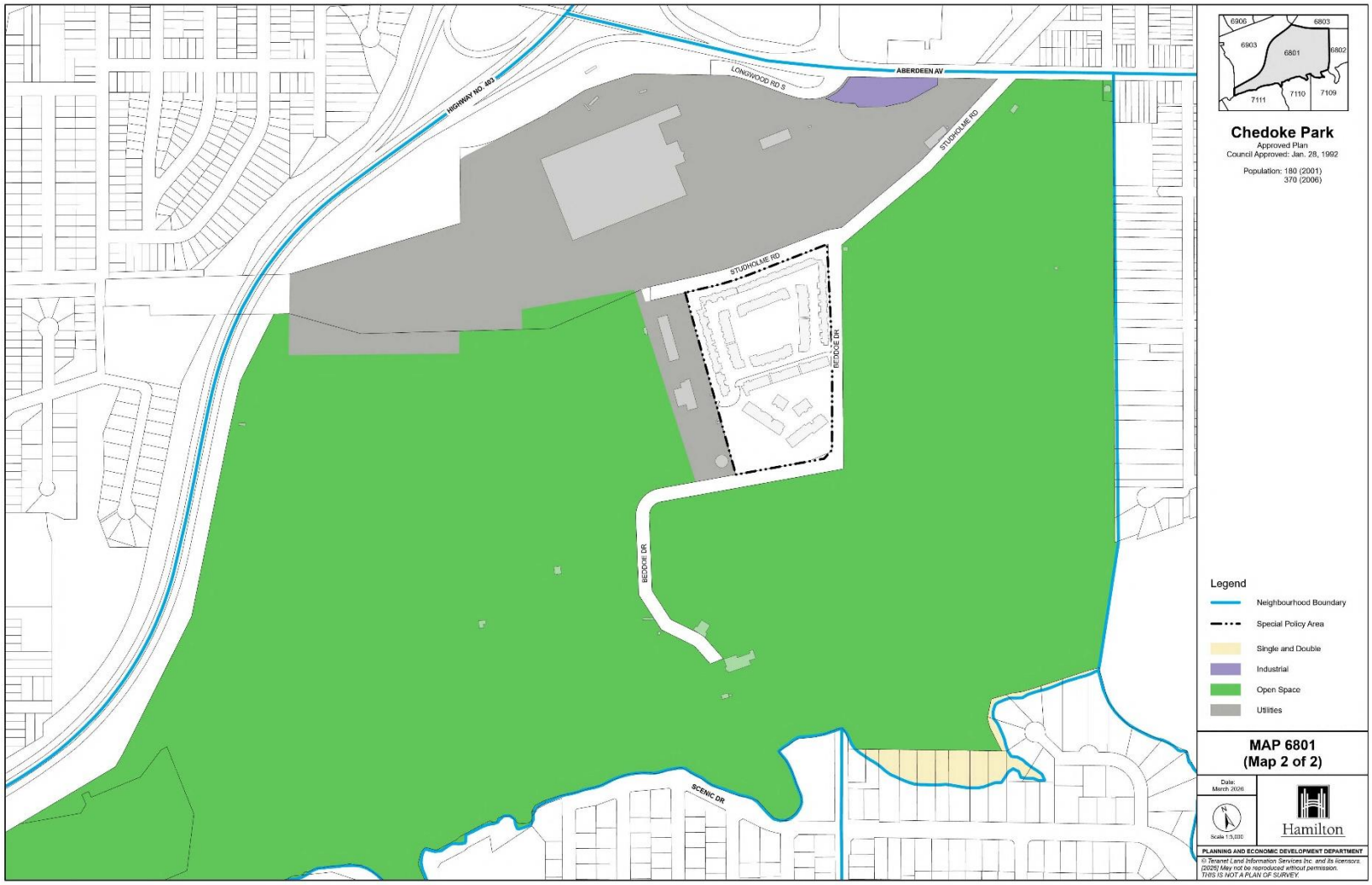
ABERDEEN AV
LONGWOOD RD S
HIGHWAY NO. 403
STUDHOLME RD
STUDHOLME RD
BEDDOE DR
BEDDOE DR
SCENIC DR
6906
6803
6903
6801
6802
7111
7110
7109
Chedoke Park
Approved Plan
Council Approved: Jan. 28, 1992
Population: 180 (2001)
370 (2006)
Legend
Neighbourhood Boundary
Special Policy Area
Single and Double
Industrial
Open Space
Utilities
MAP 6801
(Map 2 of 2)
Date:
March 2026
Scale 1:5,000
Hamilton
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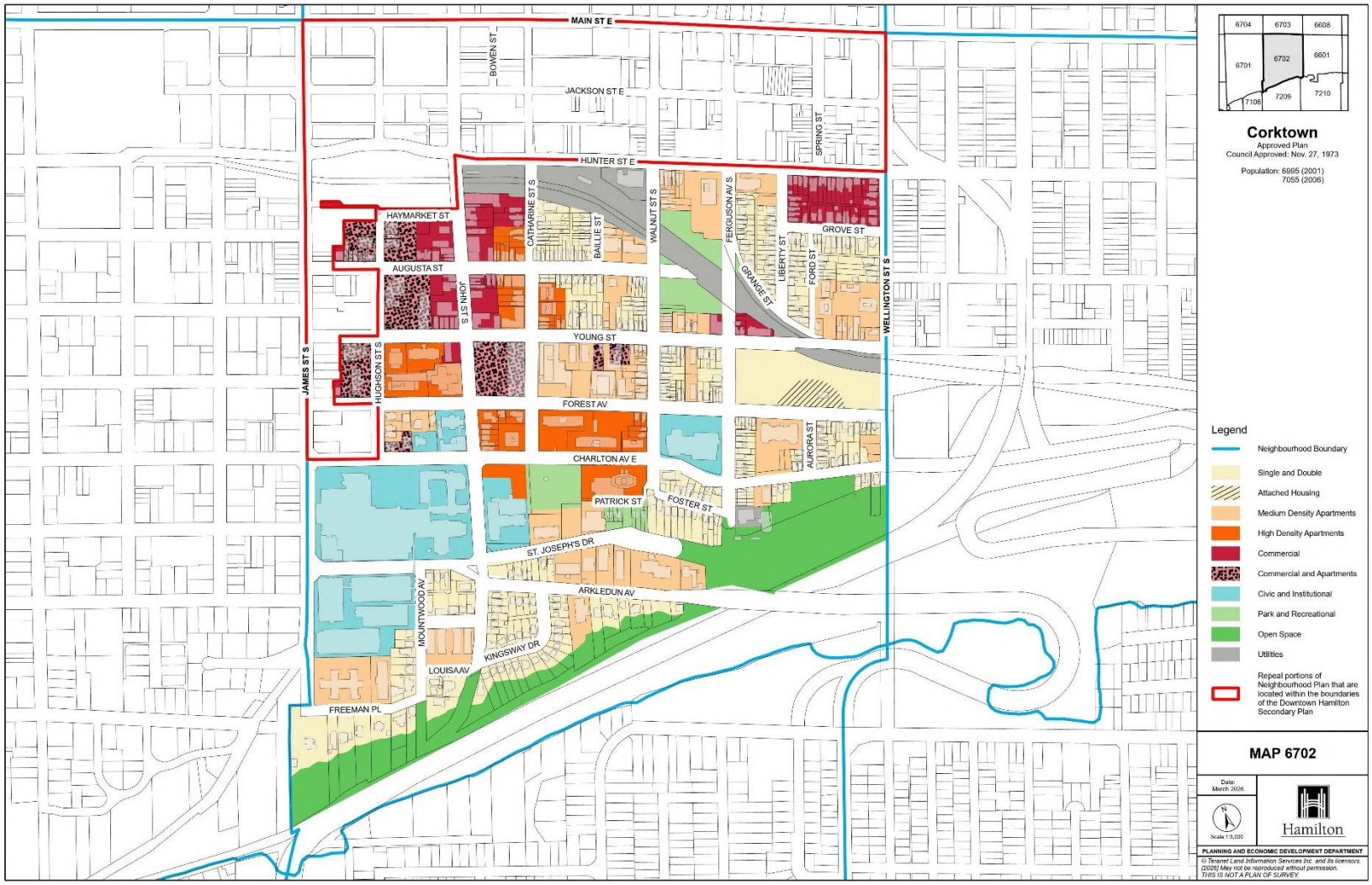
MAIN ST E
HUNTER ST E
JACKSON ST E
BOWEN ST
SPRING ST
HAYMARKET ST
AUGUSTA ST
CATHARINE ST S
BAILLIE ST
WALNUT ST S
FERGUSON AV S
GRANGE ST
LIBERTY ST
FORD ST
GROVE ST
WELLINGTON ST S
JOHN ST S
HUGHSON ST S
JAMES ST S
YOUNG ST
FOREST AV
CHARLTON AV E
AURORA ST
PATRICK ST
FOSTER ST
ST. JOSEPH'S DR
ARKLEDUN AV
MOUNTWOOD AV
KINGSWAY DR
LOUISA AV
FREEMAN PL
6704
6703
6608
6701
6702
6601
7106
7209
7210
Corktown
Approved Plan
Council Approved: Nov. 27, 1973
Population: 6995 (2001)
7055 (2006)
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Medium Density Apartments
High Density Apartments
Commercial
Commercial and Apartments
Civic and Institutional
Park and Recreational
Open Space
Utilities
Repeal portions of Neighbourhood Plan that are located within the boundaries of the Downtown Hamilton Secondary Plan
MAP 6702
Date: March 2026
Scale 1:5,000
Hamilton
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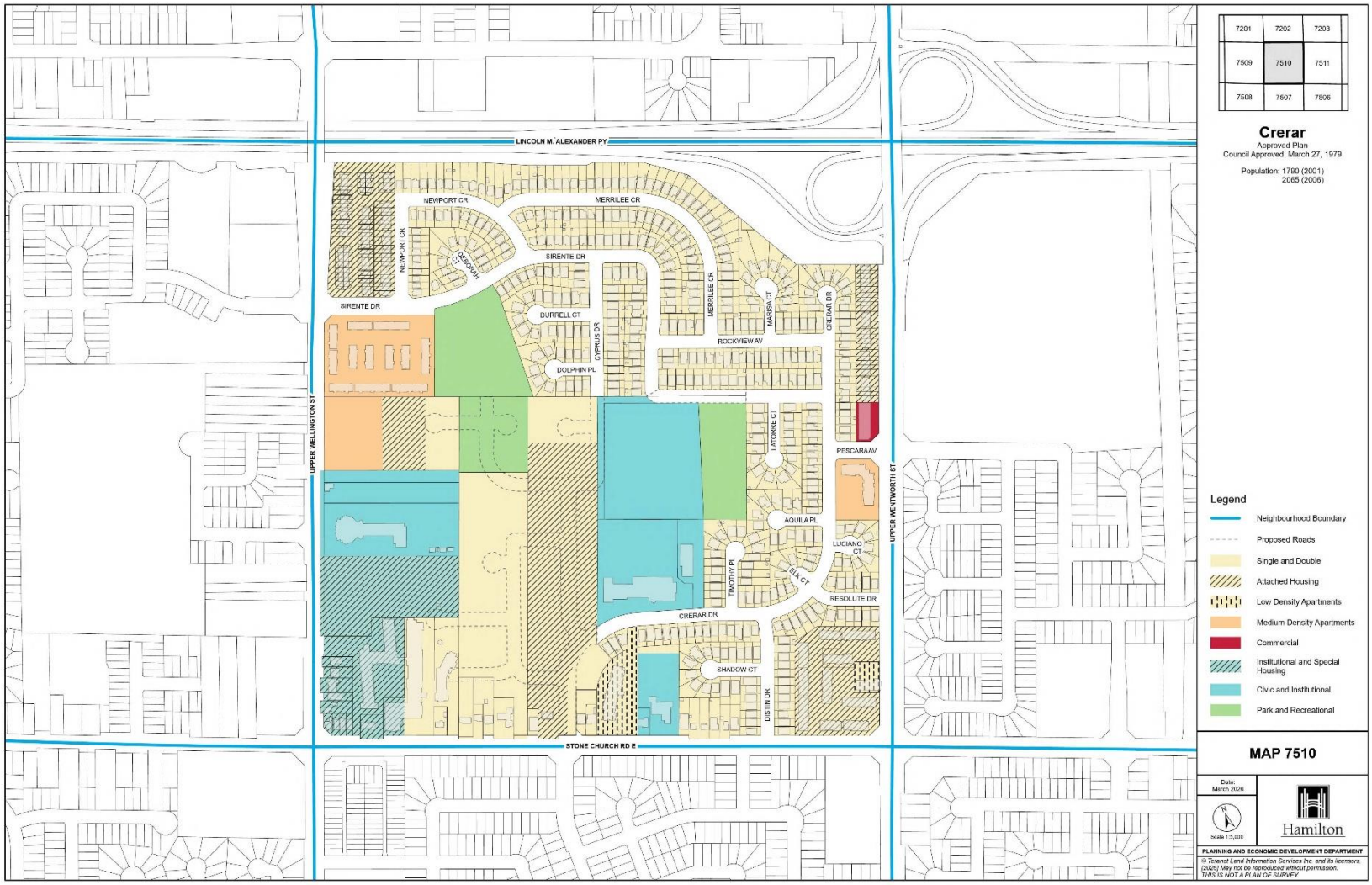
LINCOLN M. ALEXANDER PY
STONE CHURCH RD E
UPPER WELLINGTON ST
UPPER WENTWORTH ST
NEWPORT CR
MERRILEE CR
SIRENTE DR
DEBORAH CT
DURRELL CT
CYPRUS DR
DOLPHIN PL
MERRILEE DR
MARSH CT
CRERAR DR
ROCKVIEW AV
LATORRE CT
PESCARA AV
AQUILA PL
LUCIANO CT
ELK CT
TIMOTHY PL
RESOLUTE DR
SHADOW CT
DISTIN DR
7201
7202
7203
7509
7510
7511
7508
7507
7506
Crerar
Approved Plan
Council Approved: March 27, 1979
Population: 1790 (2001)
2065 (2006)
Legend
Neighbourhood Boundary
Proposed Roads
Single and Double
Attached Housing
Low Density Apartments
Medium Density Apartments
Commercial
Institutional and Special Housing
Civic and Institutional
Park and Recreational
MAP 7510
Date: March 2026
Scale 1:5,000
Hamilton
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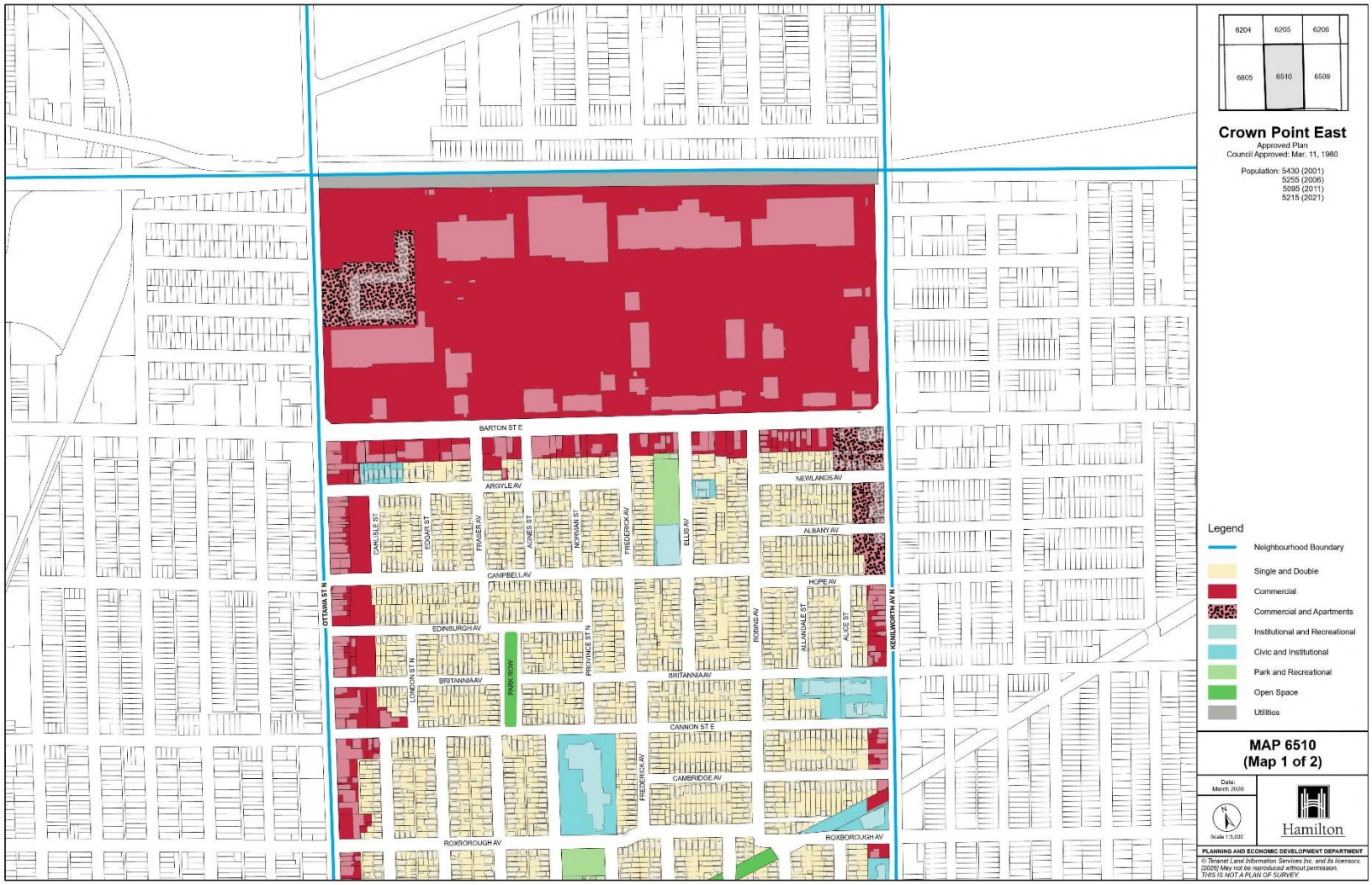
6204
6205
6206
6605
6510
6509
Crown Point East
Approved Plan
Council Approved: Mar. 11, 1980
Population: 5430 (2001)
5255 (2006)
5095 (2011)
5215 (2021)
Legend
Neighbourhood Boundary
Single and Double
Commercial
Commercial and Apartments
Institutional and Recreational
Civic and Institutional
Park and Recreational
Open Space
Utilities
MAP 6510
(Map 1 of 2)
Date:
March 2026
Scale 1:5,000
Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
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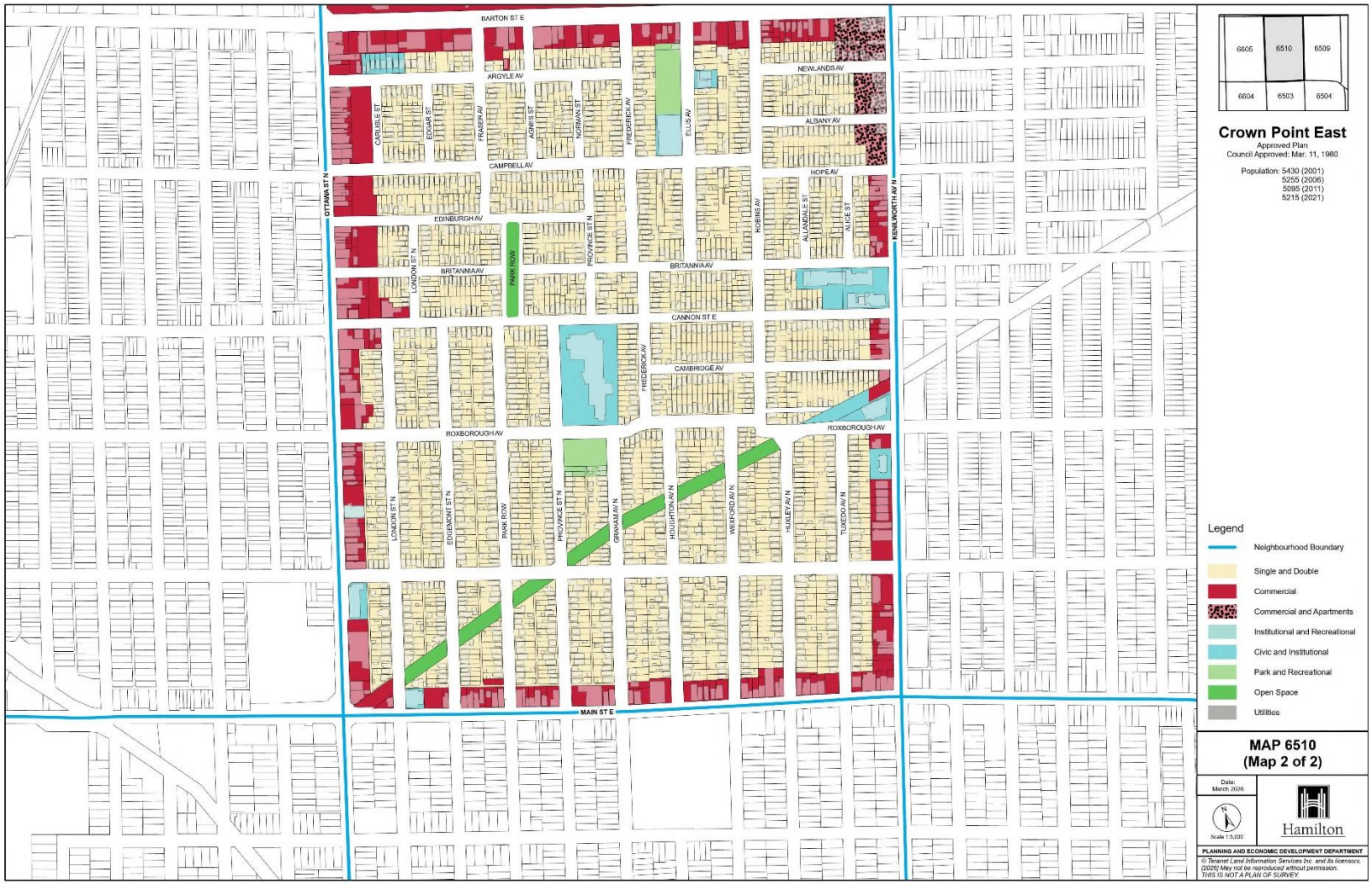
BARTON ST E
ARGYLE AV
NEWLANDS AV
ALBANY AV
HOPE AV
CAMPBELL AV
EDINBURGH AV
BRITANNIA AV
CANNON ST E
CAMBRIDGE AV
ROXBOROUGH AV
CARLISLE ST
EDGAR ST
FRASER AV
AGNES ST
NORMAN ST
FREDERICK AV
ELLIS AV
ROBINS AV
ALLANDALE ST
ALICE ST
PROVINCE ST N
LONDON ST N
PARK ROW
OTTAWA ST N
KENILWORTH AV N


BARTON ST E
ARGYLE AV
NEWLANDS AV
ALBANY AV
HOPE AV
CAMPBELL AV
EDINBURGH AV
BRITANNIA AV
CANNON ST E
CAMBRIDGE AV
ROXBOROUGH AV
MAIN ST E
OTTAWA ST N
KENILWORTH AV N
CARLISLE ST
EDGAR ST
FRASER AV
AGNES ST
NORMAN ST
FREDERICK AV
ELLIS AV
PROVINCE ST N
LONDON ST N
PARK ROW
ROBINS AV
ALLAMBALE ST
ALICE ST
EDGEMONT ST N
GRENADA AV N
HOUGHTON AV N
WEXFORD AV N
HUXLEY AV N
TUXEDO AV N
6605
6510
6509
6504
6503
6504
Crown Point East
Approved Plan
Council Approved: Mar. 11, 1980
Population: 5430 (2001)
5255 (2006)
5095 (2011)
5215 (2021)
Legend
Neighbourhood Boundary
Single and Double
Commercial
Commercial and Apartments
Institutional and Recreational
Civic and Institutional
Park and Recreational
Open Space
Utilities
MAP 6510
(Map 2 of 2)
Date:
March 2026
Scale 1:5,000
Hamilton
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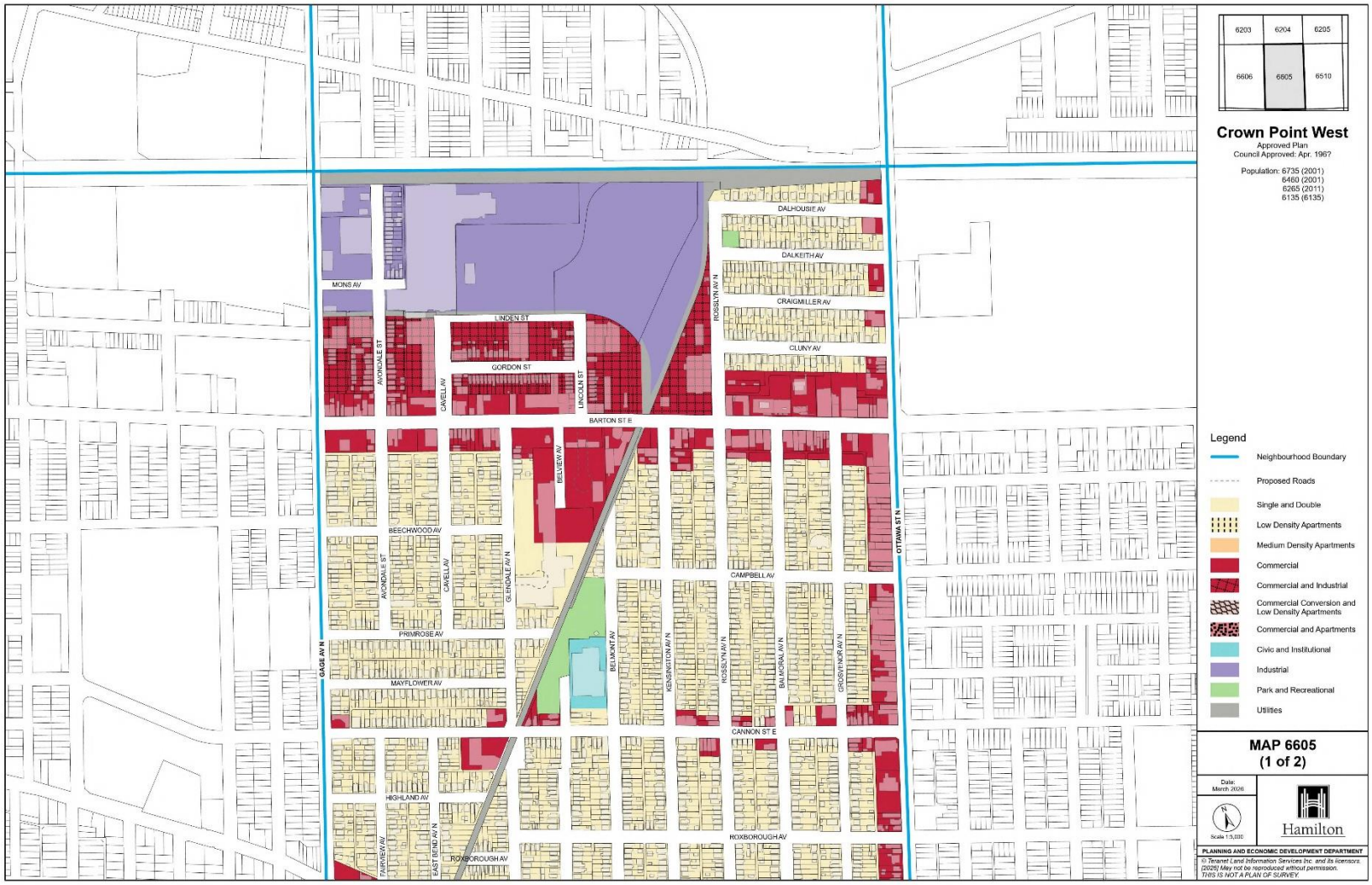
6203
6204
6205
6606
6605
6510
Crown Point West
Approved Plan
Council Approved: Apr. 196?
Population: 6735 (2001)
6460 (2001)
6265 (2011)
6135 (6135)
DALHOUSIE AV
DALKEITH AV
CRAIGMILLER AV
CLUNY AV
ROSSLYN AV N
MONS AV
LINDEN ST
GORDON ST
AVONDALE ST
CAVELL AV
LINCOLN ST
BARTON ST E
BELVIEW AV
BEECHWOOD AV
GLENDALE AV N
PRIMROSE AV
MAYFLOWER AV
GAGE AV N
BELMONT AV
KENSINGTON AV N
ROSSLYN AV N
BALMORAL AV N
GORDON AV N
CAMPBELL AV
CANNON ST E
OTTAWA ST N
HIGHLAND AV
FAIRVIEW AV
EAST BEND AV N
ROXBOROUGH AV
Legend
Neighbourhood Boundary
Proposed Roads
Single and Double
Low Density Apartments
Medium Density Apartments
Commercial
Commercial and Industrial
Commercial Conversion and Low Density Apartments
Commercial and Apartments
Civic and Institutional
Industrial
Park and Recreational
Utilities
MAP 6605
(1 of 2)
Date:
March 2026
Scale 1:5,000
Hamilton
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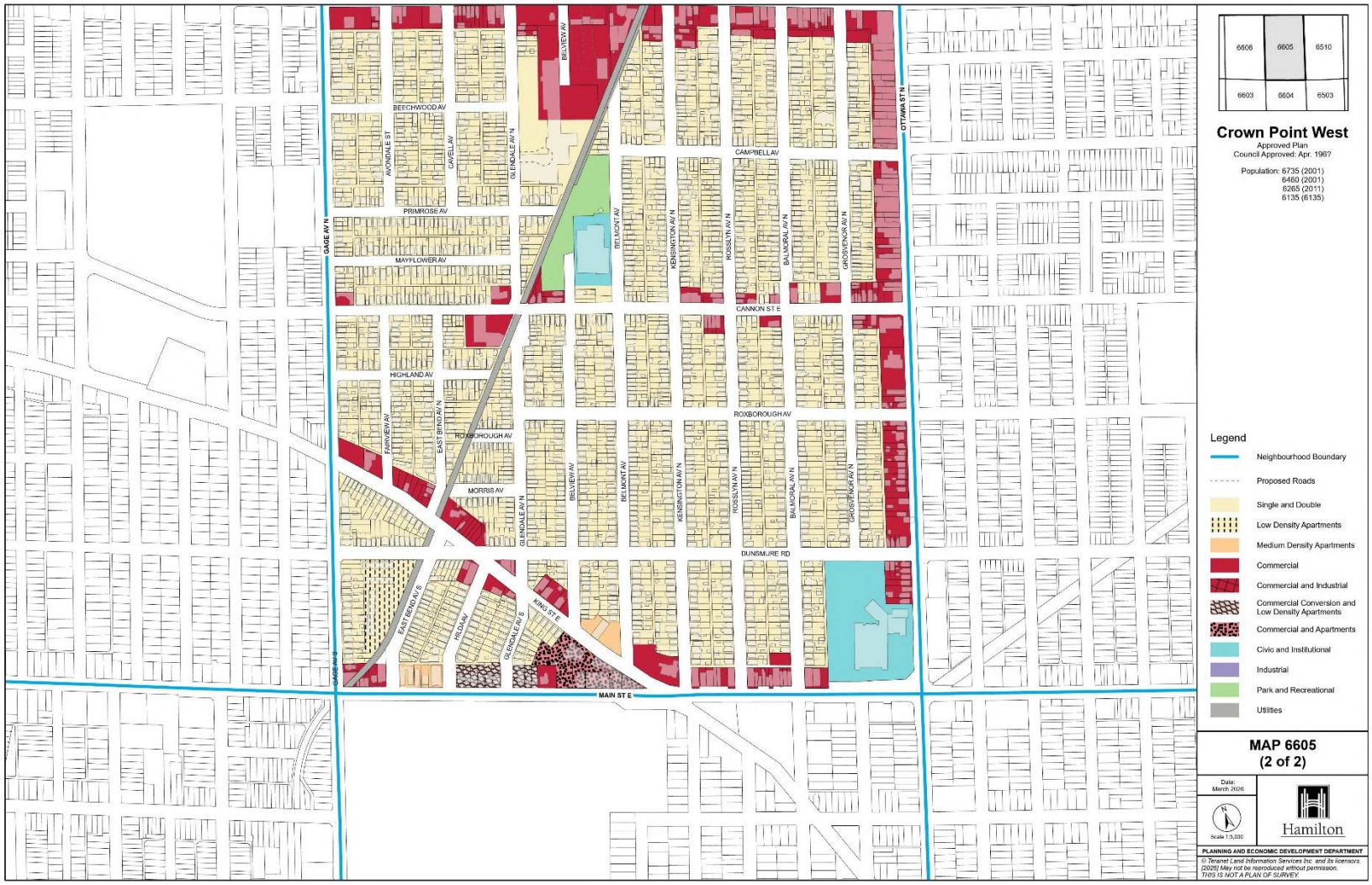
6606
6605
6510
6503
6604
6503
Crown Point West
Approved Plan
Council Approved: Apr. 1967
Population: 6735 (2001)
6460 (2001)
6265 (2011)
6135 (6135)
Legend
Neighbourhood Boundary
Proposed Roads
Single and Double
Low Density Apartments
Medium Density Apartments
Commercial
Commercial and Industrial
Commercial Conversion and Low Density Apartments
Commercial and Apartments
Civic and Institutional
Industrial
Park and Recreational
Utilities
MAP 6605
(2 of 2)
Date: March 2026
Scale 1:5,000
Hamilton
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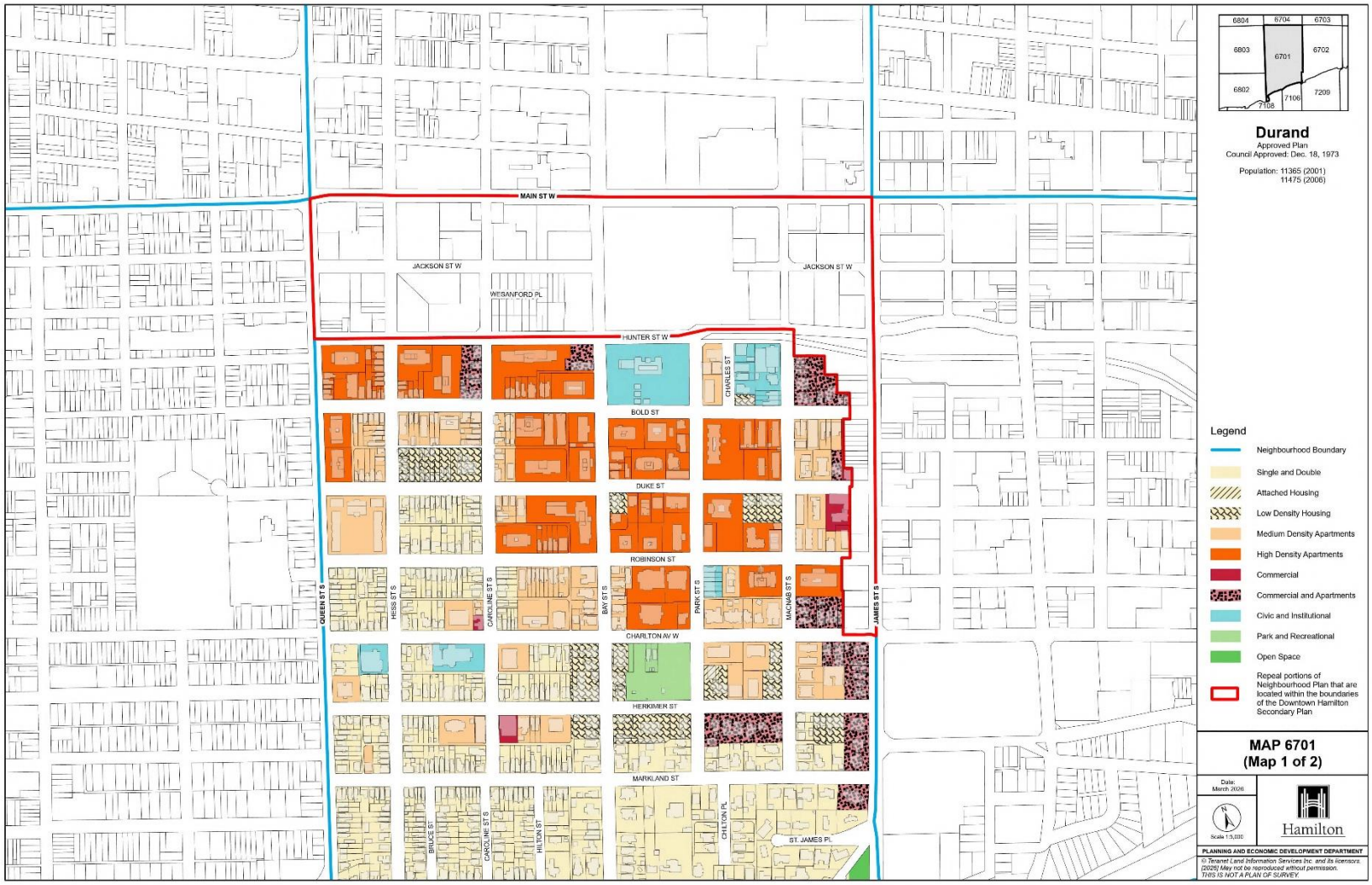
BEECHWOOD AV
PRIMROSE AV
MAYFLOWER AV
HIGHLAND AV
ROXBOROUGH AV
MORRIS AV
DUNSMURE RD
CAMPBELL AV
CANNON ST E
MAIN ST E
KING ST E
GAGE AV N
OTTAWA ST N
BELVIEW AV
BELMONT AV
KENSINGTON AV N
ROSSLYN AV N
BALMORAL AV N
GROSVENOR AV N
GLENDALE AV N
EAST BEND AV N
FAIRVIEW AV
AVONDALE ST
CAMELLIA AV
HILDA AV
EAST BEND AV E
GLENDALE AV S


MAIN ST W
JACKSON ST W
JACKSON ST W
WESANFORD PL
HUNTER ST W
CHARLES ST
BOLD ST
DUKE ST
ROBINSON ST
QUEEN ST S
HESS ST S
CAROLINE ST S
BAY ST S
PARK ST S
MACNAB ST S
JAMES ST S
CHARLTON AV W
HERKIMER ST
MARKLAND ST
BRUCE ST
CAROLINE ST S
HILTON ST
CHILTON PL
ST. JAMES PL
6804
6704
6703
6803
6701
6702
6802
7106
7209
7108
Durand
Approved Plan
Council Approved: Dec. 18, 1973
Population: 11365 (2001)
11475 (2006)
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Low Density Housing
Medium Density Apartments
High Density Apartments
Commercial
Commercial and Apartments
Civic and Institutional
Park and Recreational
Open Space
Repeal portions of Neighbourhood Plan that are located within the boundaries of the Downtown Hamilton Secondary Plan
MAP 6701
(Map 1 of 2)
Date:
March 2026
Scale 1:5,000
Hamilton
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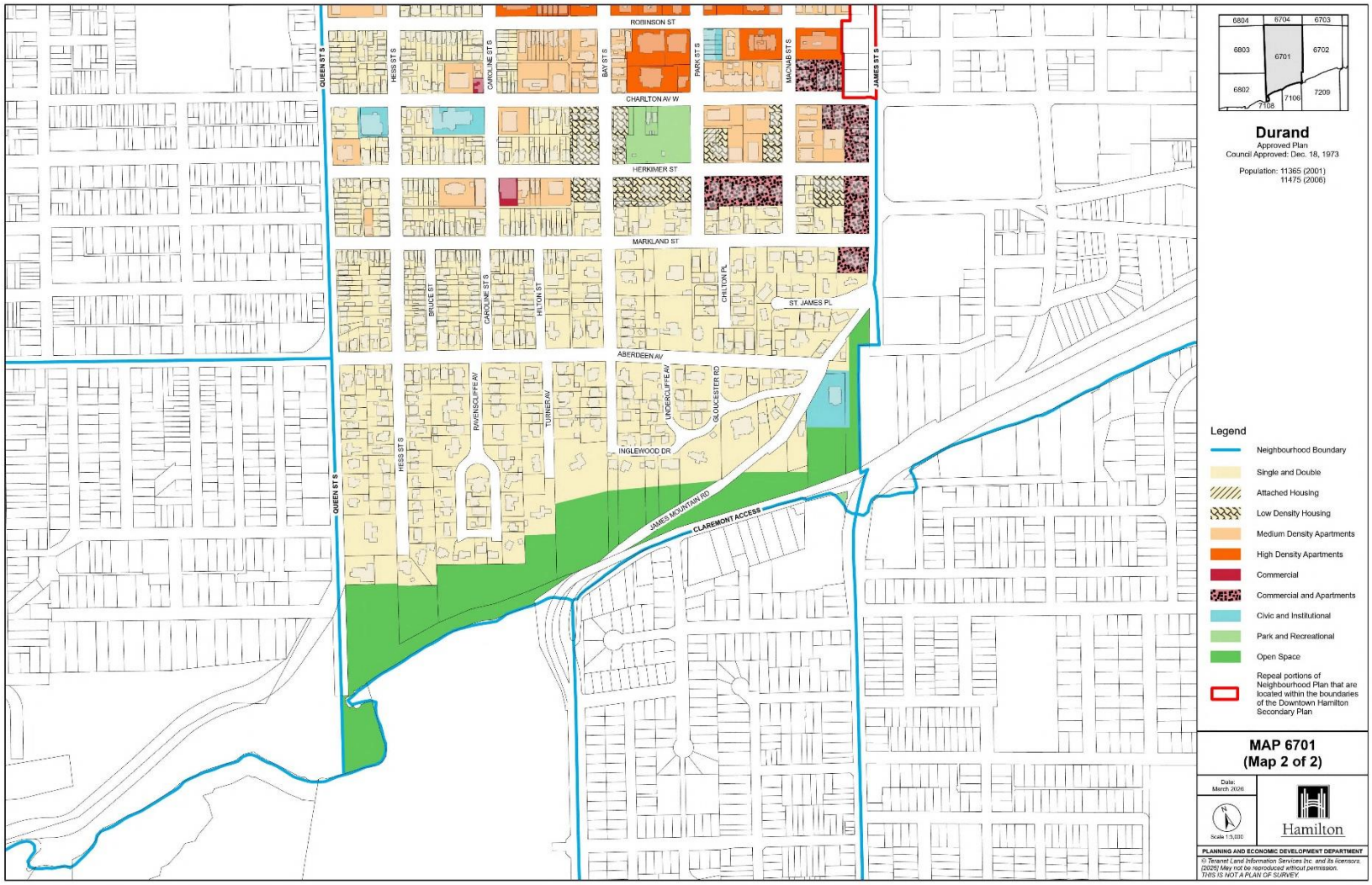
ROBINSON ST
CHARLTON AV W
HERKIMER ST
MARKLAND ST
ST JAMES PL
ABERDEEN AV
INGLEWOOD DR
JAMES MOUNTAIN RD
CLAREMONT ACCESS
QUEEN ST S
HESS ST S
CAROLINE ST S
BAY ST S
PARK ST S
MACNAB ST S
JAMES ST S
BRUCE ST
HILTON ST
CHILTON PL
RAMSCLIFFE AV
TURNER AV
UNDERCLIFFE AV
GLOUCESTER RD
6804
6704
6703
6803
6701
6702
6802
7106
7209
7108
Durand
Approved Plan
Council Approved: Dec. 18, 1973
Population: 11365 (2001)
11475 (2006)
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Low Density Housing
Medium Density Apartments
High Density Apartments
Commercial
Commercial and Apartments
Civic and Institutional
Park and Recreational
Open Space
Repeal portions of Neighbourhood Plan that are located within the boundaries of the Downtown Hamilton Secondary Plan
MAP 6701
(Map 2 of 2)
Date:
March 2026
Scale 1:5,000
Hamilton
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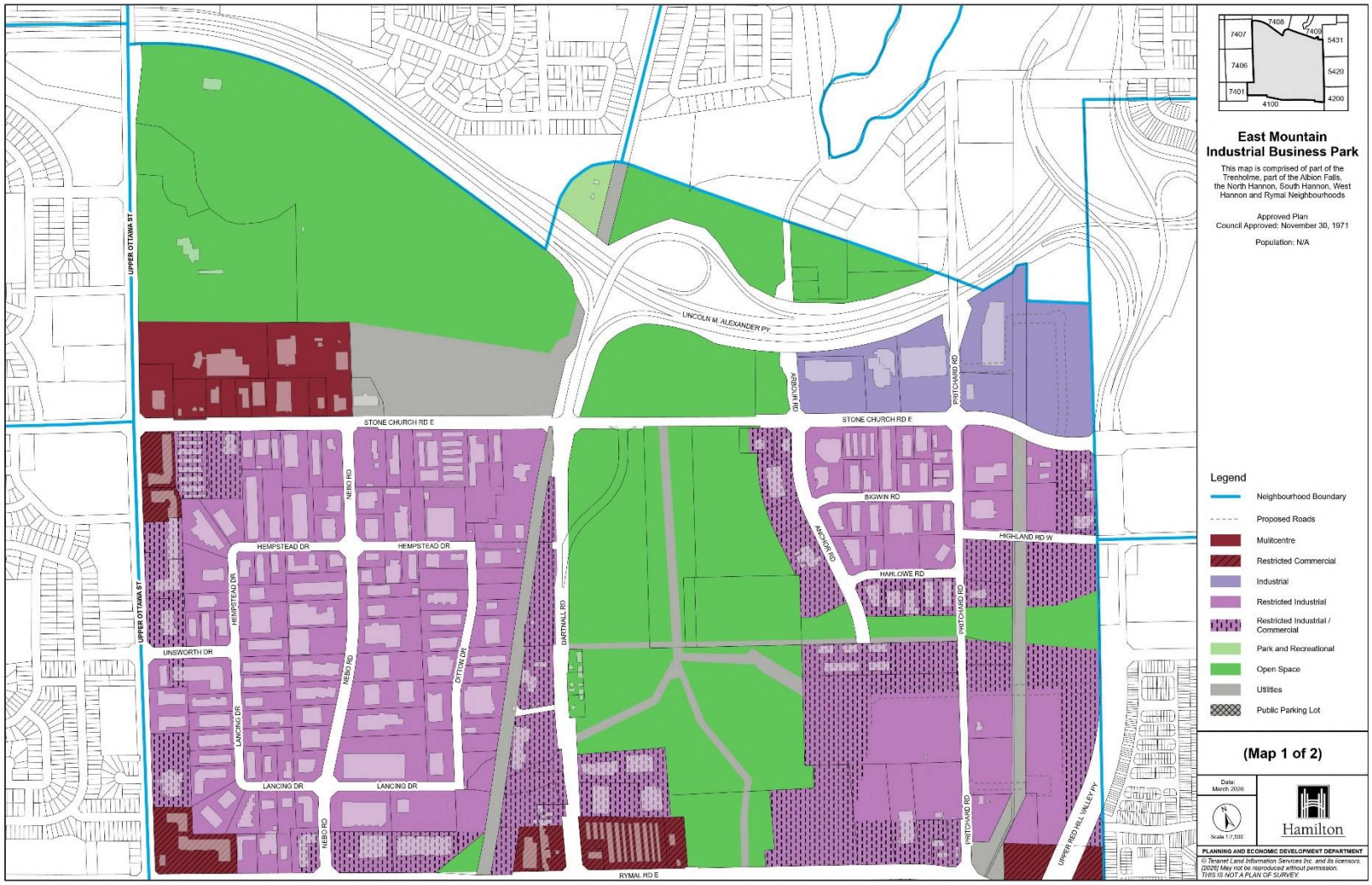
7408
7407
7409
5431
7406
5420
7401
4200
4100
East Mountain
Industrial Business Park
This map is comprised of part of the Trenholme, part of the Albion Falls, the North Hannon, South Hannon, West Hannon and Rymal Neighbourhoods
Approved Plan
Council Approved: November 30, 1971
Population: N/A
Legend
Neighbourhood Boundary
Proposed Roads
Multicentre
Restricted Commercial
Industrial
Restricted Industrial
Restricted Industrial / Commercial
Park and Recreational
Open Space
Utilities
Public Parking Lot
(Map 1 of 2)
Date: March 2026
Scale 1:7,500
Hamilton
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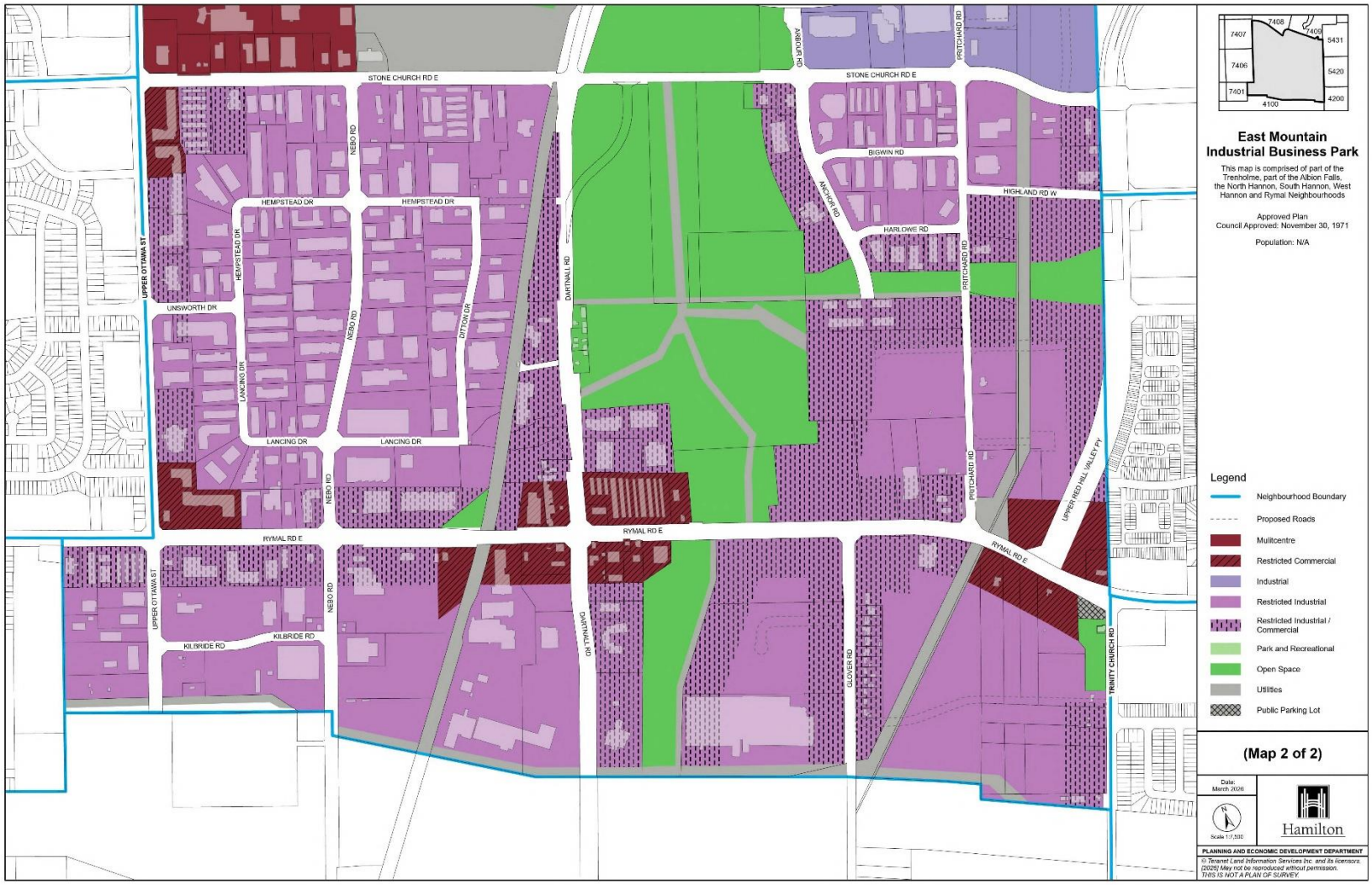
UPPER OTTAWA ST
LINCOLN M. ALEXANDER PY
ARGYLLE RD
PRITCHARD RD
STONE CHURCH RD E
NEBO RD
HEMPSTEAD DR
UNSWORTH DR
LANCING DR
DARTMALL RD
OTTOWAY DR
BIGWIN RD
HIGHLAND RD W
ANCHOR RD
HARLOWE RD
UPPER RED HILL VALLEY PY
RYMAL RD E


STONE CHURCH RD E
NEBO RD
HEMPSTEAD DR
UPPER OTTAWA ST
UNSWORTH DR
DITTON DR
LANCING DR
RYMAL RD E
KILBRIDE RD
DARTNALL RD
ANSLEY AVE
PRITCHARD RD
BIGWIN RD
ANCHOR RD
HARLOWE RD
HIGHLAND RD W
UPPER RED HILL VALLEY PY
GLOVER RD
TRINITY CHURCH RD
7408
7407
7409
5431
7406
5420
7401
4200
4100
East Mountain
Industrial Business Park
This map is comprised of part of the Trenholme, part of the Albion Falls, the North Hannon, South Hannon, West Hannon and Rymal Neighbourhoods
Approved Plan
Council Approved: November 30, 1971
Population: N/A
Legend
Neighbourhood Boundary
Proposed Roads
Multicentre
Restricted Commercial
Industrial
Restricted Industrial
Restricted Industrial / Commercial
Park and Recreational
Open Space
Utilities
Public Parking Lot
(Map 2 of 2)
Date: March 2026
Scale 1:7,500
Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
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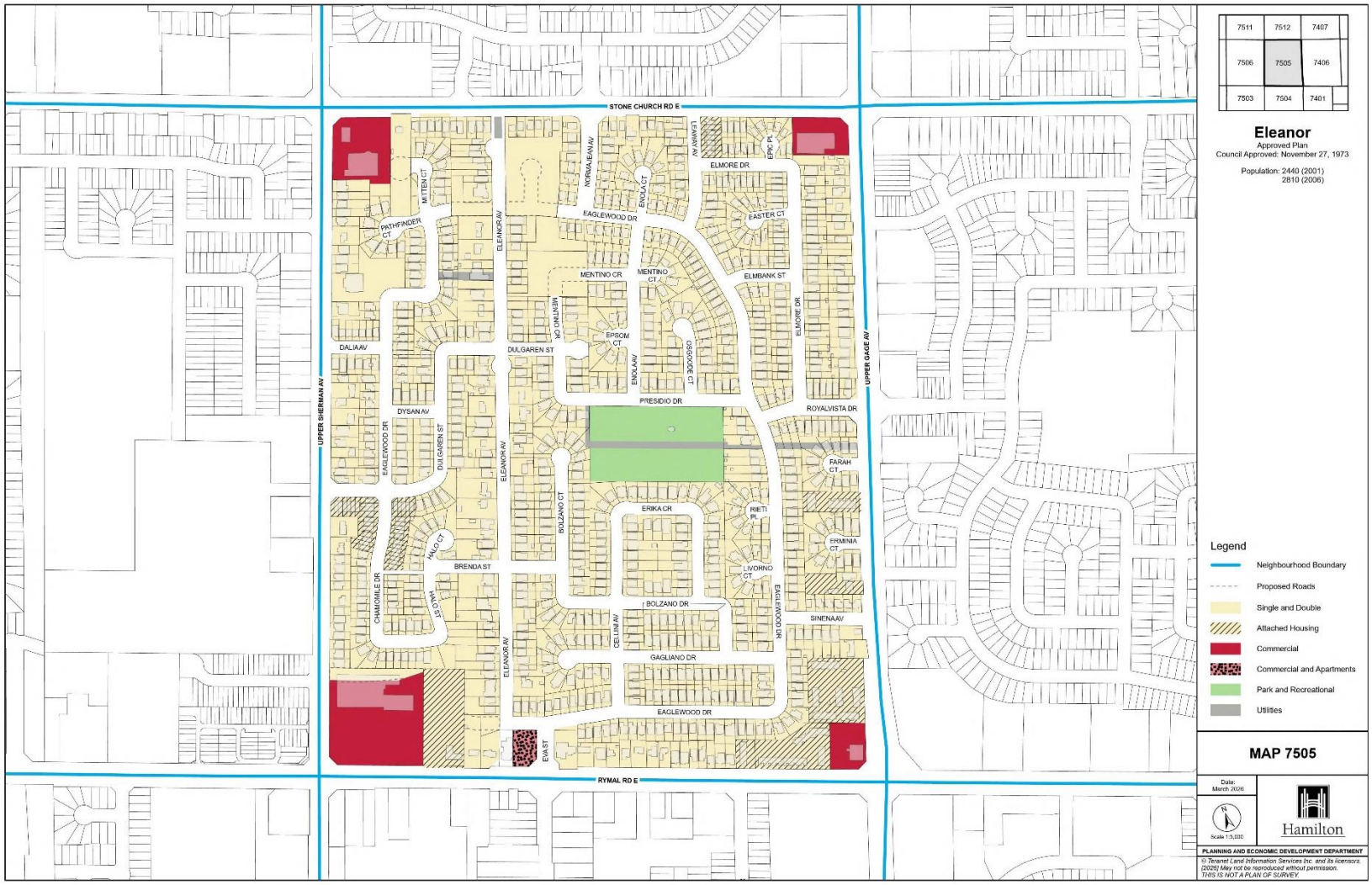
STONE CHURCH RD E
RYMAL RD E
UPPER SHERMAN AV
UPPER GAGE AV
ELEANOR AV
DULGAREN ST
DULGAREN CT
DALIA AV
DYSAN AV
EAGLEWOOD DR
CHAMOMILE DR
BRENDA ST
HALO CT
HALO ST
MITTEN CT
PATHFINDER CT
NORMA JEAN AV
ENOLA CT
ENOLA AV
LEMAY AV
EPSOM CT
MENTINO CR
MENTINO CT
MENTINO CIR
GOSSAGE CT
ELMORE DR
EASTER CT
ELMBANK ST
PRESIDIO DR
ROYALVISTA DR
FARAH CT
ERIKA CR
BOLZANO CT
RIETI PL
ERMINIA CT
LIVORNO CT
BOLZANO DR
SINENA AV
GELLIN AV
GAGLIANO DR
EVA ST
7511
7512
7407
7506
7505
7406
7503
7504
7401
Eleanor
Approved Plan
Council Approved: November 27, 1973
Population: 2440 (2001)
2810 (2006)
Legend
Neighbourhood Boundary
Proposed Roads
Single and Double
Attached Housing
Commercial
Commercial and Apartments
Park and Recreational
Utilities
MAP 7505
Date:
March 2026
Scale 1:5,000
Hamilton
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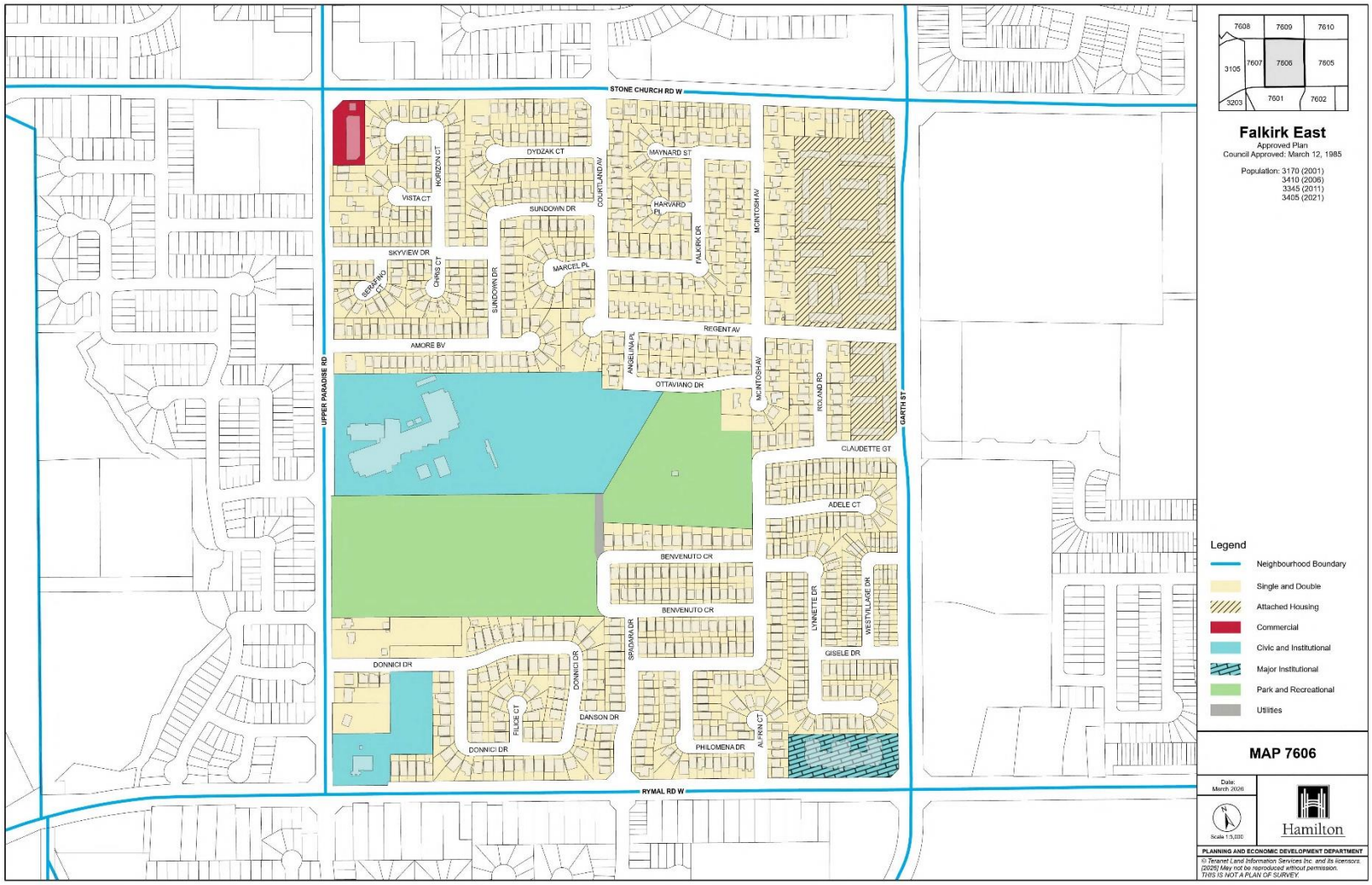
STONE CHURCH RD W
RYMAL RD W
UPPER PARADISE RD
GARTH ST
DYDZAK CT
HORIZON CT
VISTA CT
SUNDOWN DR
COURTLAND AV
MAYNARD ST
HARVARD PL
MCINTOSH AV
FALKIRK DR
SKYVIEW DR
SERAFINO CT
CHRIS CT
MARCEL PL
SUNDOWN DR
REGENT AV
AMORE BV
ANGELINA PL
OTTAVIANO DR
ROLAND RD
CLAUDETTE GT
ADELE CT
BENVENUTO CR
BENVENUTO CR
LYNNETTE DR
WESTVILLAGE DR
GISELE DR
SPADARA DR
DONNICI DR
DONNICI DR
DONNICI DR
FLICE CT
DANSON DR
PHILOMENA DR
ALFRIN CT
7608
7609
7610
3105
7607
7606
7605
3203
7601
7602
Falkirk East
Approved Plan
Council Approved: March 12, 1985
Population: 3170 (2001)
3410 (2006)
3345 (2011)
3405 (2021)
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Commercial
Civic and Institutional
Major Institutional
Park and Recreational
Utilities
MAP 7606
Date:
March 2026
Scale 1:5,000
Hamilton
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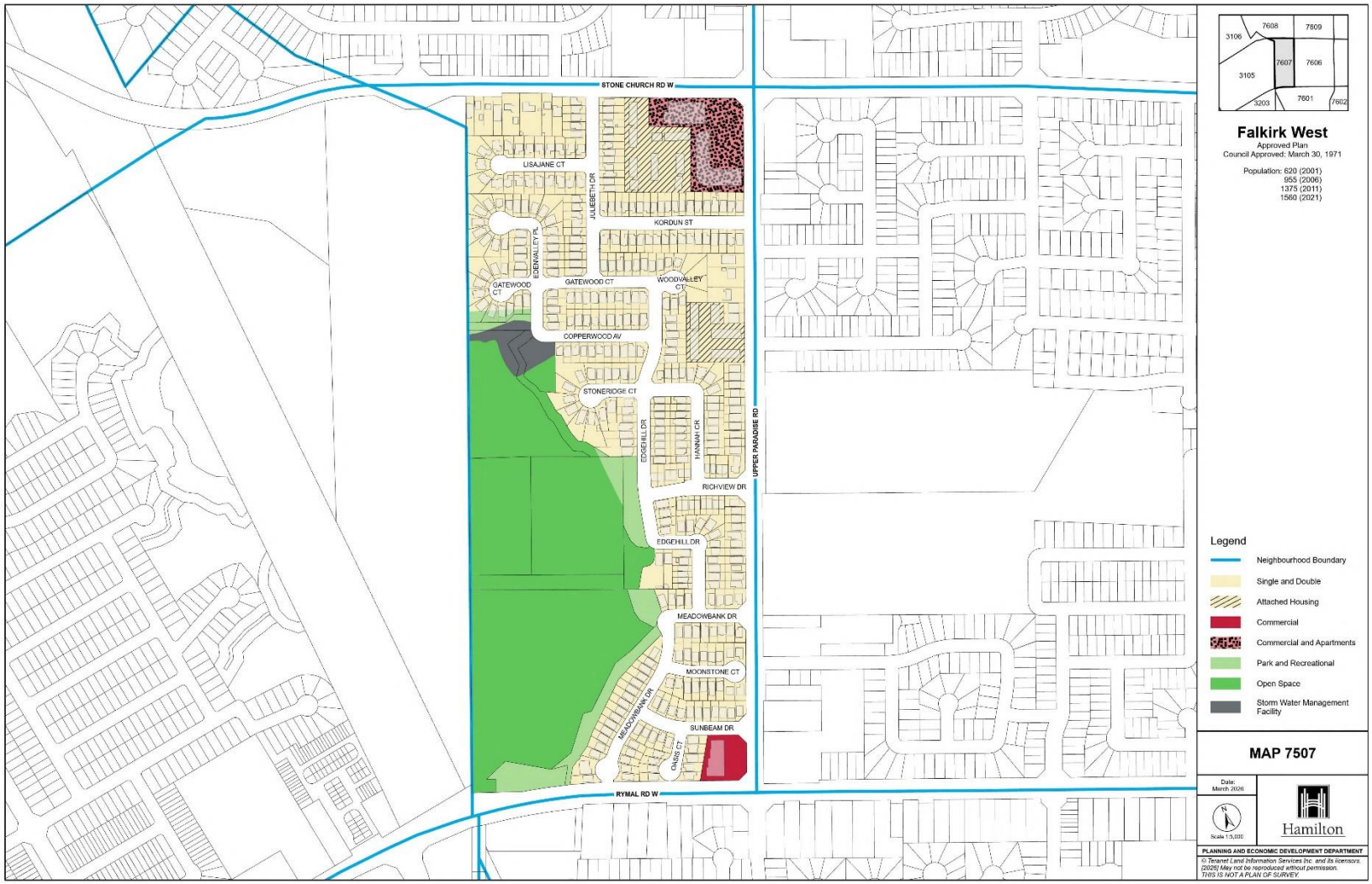
STONE CHURCH RD W
LISAJANE CT
JULIBETH DR
KORDUN ST
EDENVALLEY PL
GATEWOOD CT
GATEWOOD CT
WOODVALLEY CT
COPPERWOOD AV
STONERIDGE CT
EDGEHILL DR
HANNAH CR
UPPER PARADISE RD
RICHVIEW DR
EDGEHILL DR
MEADOWBANK DR
MOONSTONE CT
MEADOWBANK DR
SUNBEAM DR
OASIS CT
RYMAL RD W
3106
7608
7609
7607
7606
3105
3203
7601
7602
Falkirk West
Approved Plan
Council Approved: March 30, 1971
Population: 620 (2001)
955 (2006)
1375 (2011)
1560 (2021)
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Commercial
Commercial and Apartments
Park and Recreational
Open Space
Storm Water Management Facility
MAP 7507
Date: March 2026
Scale 1:5,000
Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
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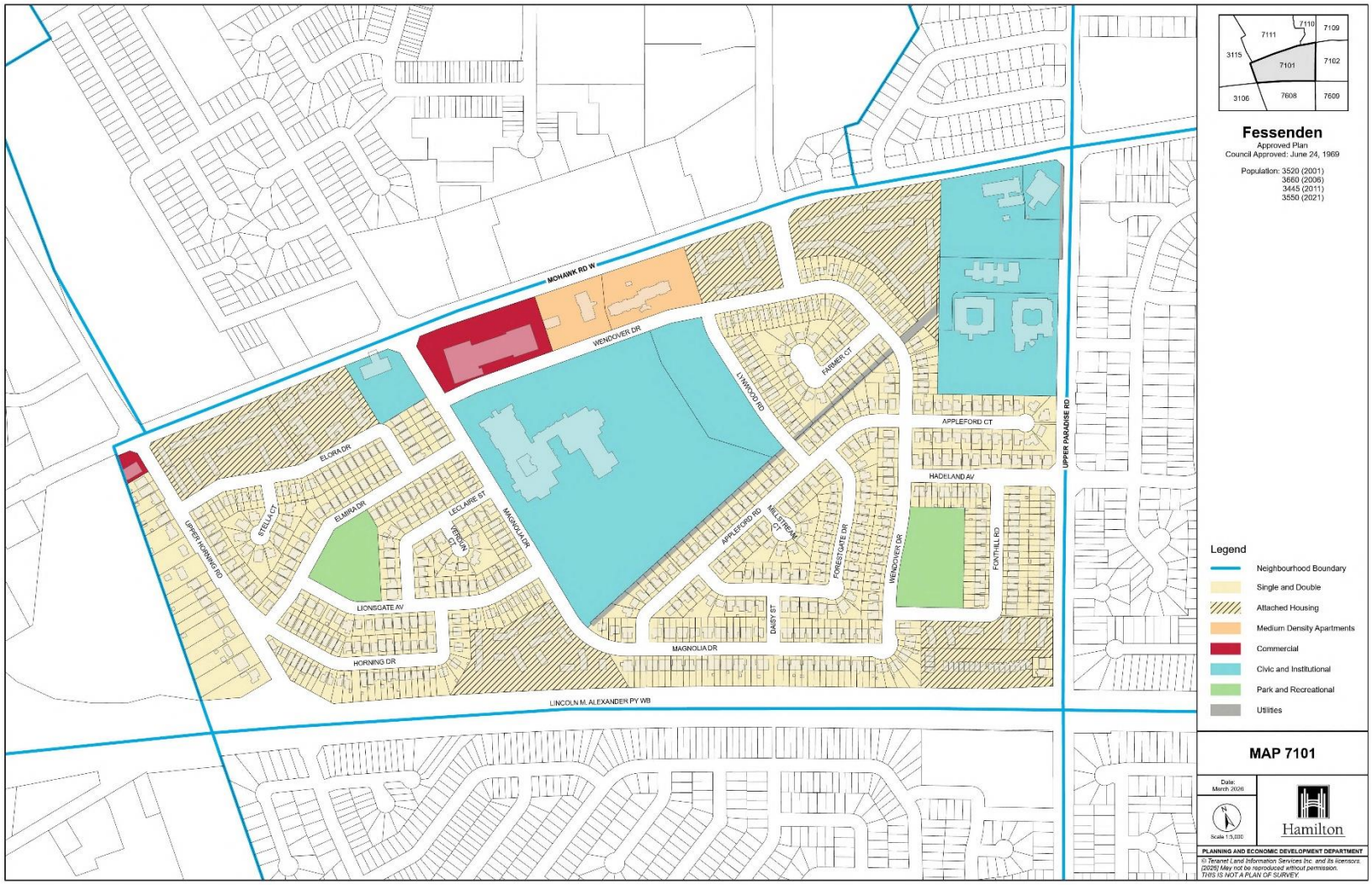
MOHAWK RD W
WENDOVER DR
LYNWOOD RD
FARMER CT
APPLEFORD CT
HADELAND AV
UPPER PARADISE RD
ELDRA DR
ELMIRA DR
STELLA CT
LECLAIRE ST
VERDUN CT
MAGNOLIA DR
APPLEFORD RD
MELSTREAM CT
FORESTGATE DR
WENDOVER DR
FONTHILL RD
DAISY ST
UPPER HORNING RD
LIONSGATE AV
HORNING DR
MAGNOLIA DR
LINCOLN M. ALEXANDER PY WB
7110
7109
7111
3115
7101
7102
3106
7608
7609
Fessenden
Approved Plan
Council Approved: June 24, 1969
Population: 3520 (2001)
3660 (2006)
3445 (2011)
3550 (2021)
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Medium Density Apartments
Commercial
Civic and Institutional
Park and Recreational
Utilities
MAP 7101
Date:
March 2026
Scale 1:5,000
Hamilton
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KING ST E
CHERRYRIDGE CLOSE
VIENNA ST
GREENHILL AV
MONTE CT
MONTE DR
MONTE DR
CENTENNIAL PY
PAVAROTTI CT
DEREK DR
CHERI AV
DEREK DR
NATIONAL DR
TASHA CT
ELLEN AV
NATIONAL DR
GABRIELLE CT
NASHVILLE CL
VIDAL ST
WEBSTER RD
TOMMAR PL
NASHVILLE CL
NATIONAL DR
WEBSTER RD
6404
6405
5105
5114
6403
6402
5340
5470
Gersholme
Approved Plan
Council Approved: June 11, 1968
Population: 1850 (2001)
2125 (2006)
Legend
Neighbourhood Boundary
Proposed Roads
Single and Double
Attached Housing
High Density Apartments
Commercial
Commercial/Residential Conservation
Civic and Institutional
Park and Recreational
Open Space
Utilities
MAP 6403
(Map 1 of 2)
Date:
March 2026
Scale 1:5,000
Hamilton
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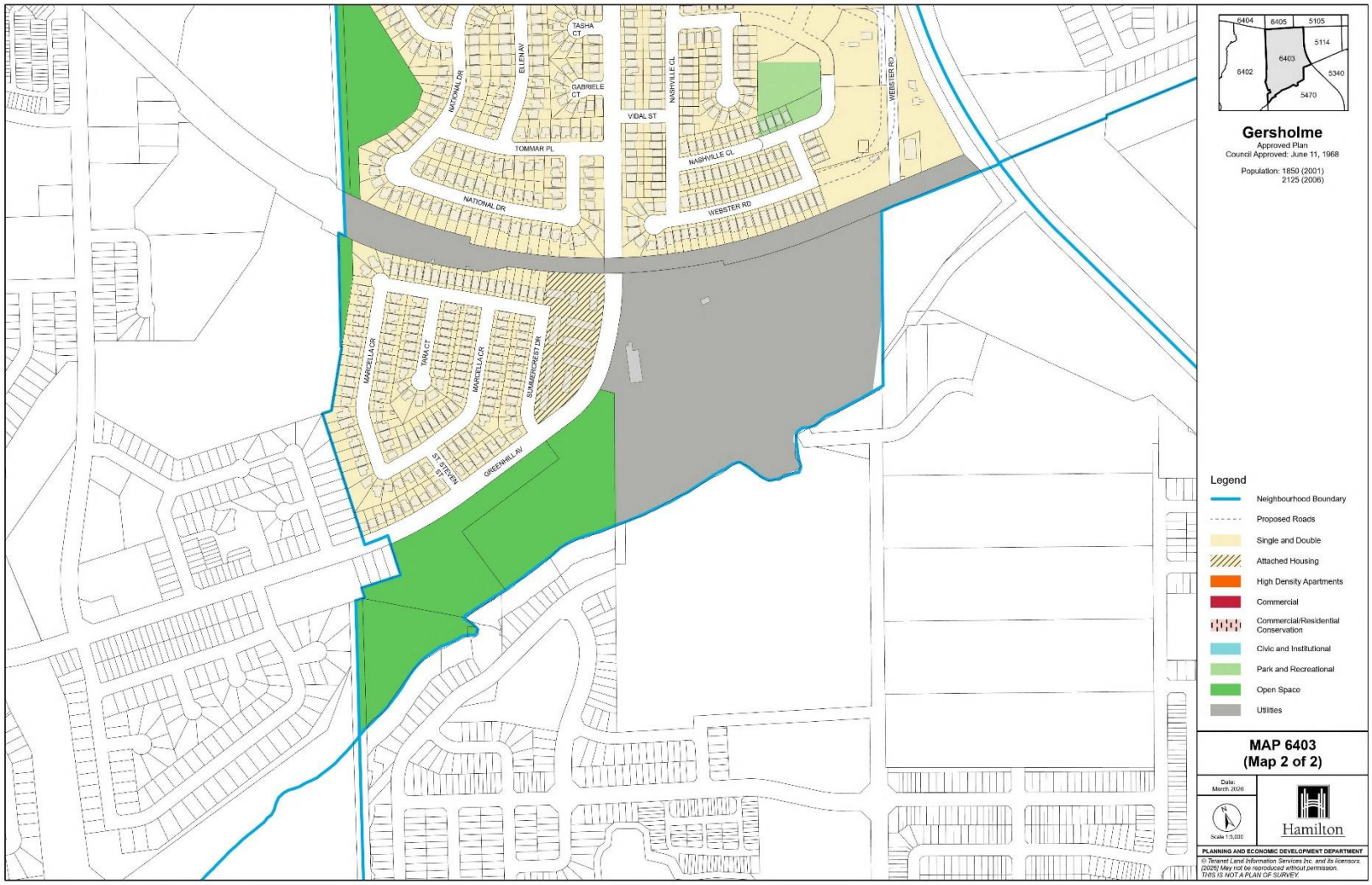
TASHA CT
ELLERAY
NATIONAL DR
GABRIELE CT
VIDAL ST
NASHVILLE CL
WEBSTER RD
TOMMAR PL
MARCELLA CR
TARA CT
SUMMERCREST DR
ST STEVEN
GREENHILL AV
6404
6405
5105
5114
6403
6402
5340
5470
Gersholme
Approved Plan
Council Approved: June 11, 1968
Population: 1850 (2001)
2125 (2006)
Legend
Neighbourhood Boundary
Proposed Roads
Single and Double
Attached Housing
High Density Apartments
Commercial
Commercial/Residential Conservation
Civic and Institutional
Park and Recreational
Open Space
Utilities
MAP 6403
(Map 2 of 2)
Date: March 2026
Scale 1:5,000
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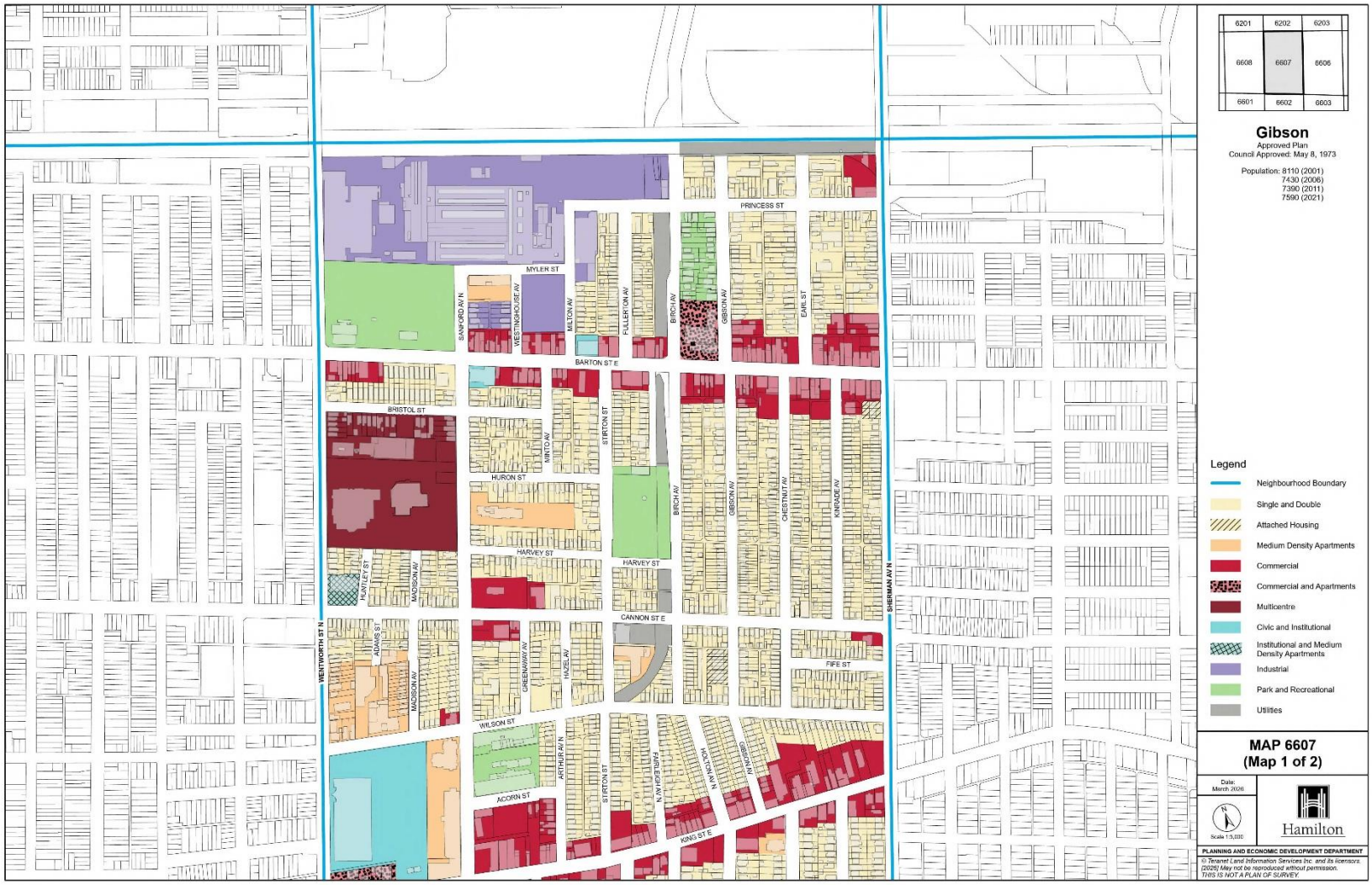
6201
6202
6203
6608
6607
6606
6601
6602
6603
Gibson
Approved Plan
Council Approved: May 8, 1973
Population: 8110 (2001)
7430 (2006)
7390 (2011)
7590 (2021)
PRINCESS ST
MYLER ST
BARTON ST E
BRISTOL ST
HURON ST
HARVEY ST
CANNON ST E
FIFE ST
WILSON ST
ACORN ST
KING ST E
WENTWORTH ST N
SHERMAN AV N
SANFORD AV N
WESTINGHOUSE AV
MILTON AV
FULLERTON AV
BIRCH AV
GIBSON AV
EARL ST
MINTO AV
SYRTON ST
CHESTNUT AV
KINRADE AV
HUNTLEY ST
MADISON AV
ADAMS ST
GREENAWAY AV
HAZEL AV
ARTHUR AV N
FAIRLEIGH AV N
HOUGHTON AV N
GRISTMILL AV N
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Medium Density Apartments
Commercial
Commercial and Apartments
Multicentre
Civic and Institutional
Institutional and Medium Density Apartments
Industrial
Park and Recreational
Utilities
MAP 6607
(Map 1 of 2)
Date:
March 2026
Scale 1:5,000
Hamilton
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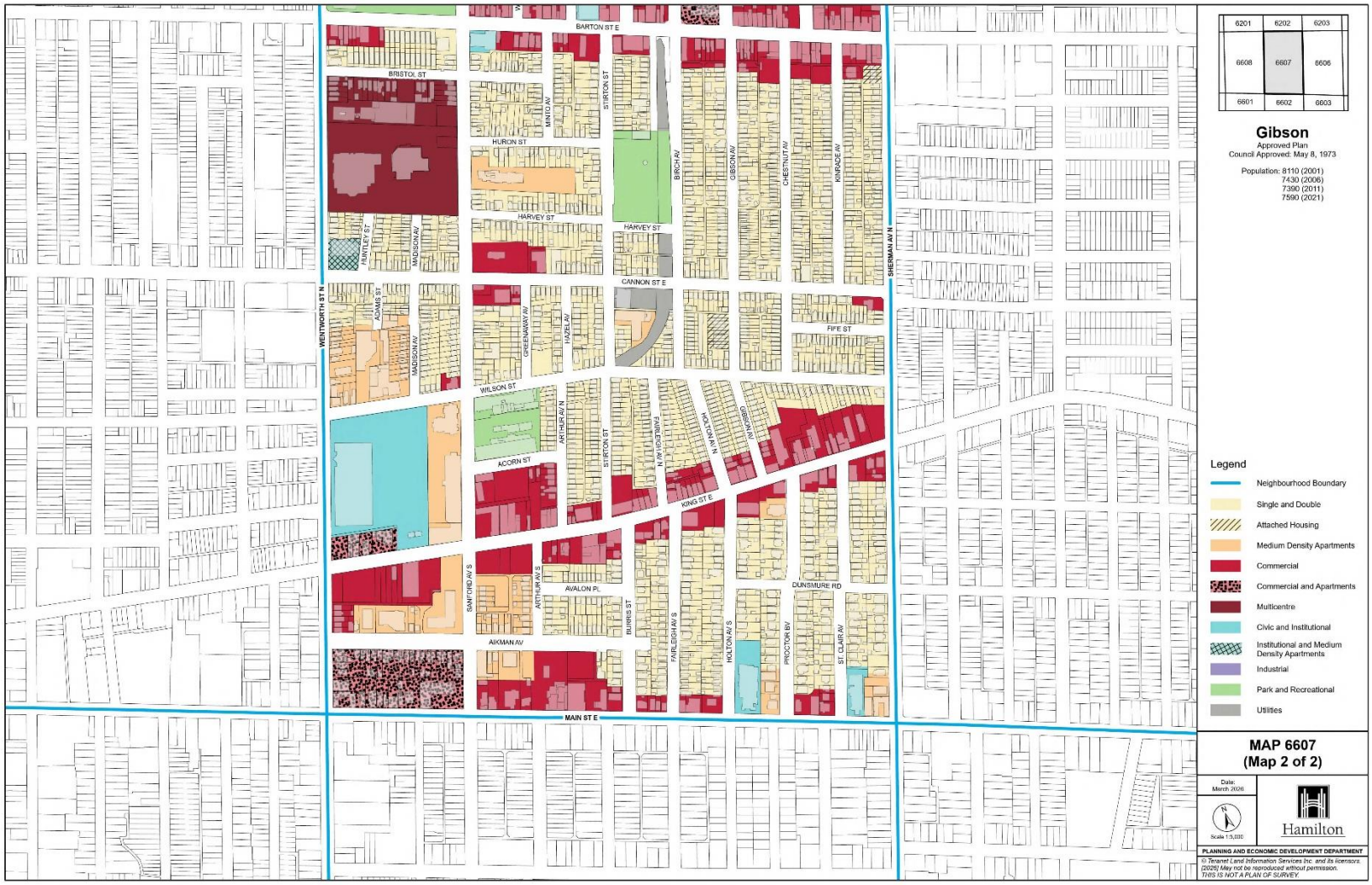
BARTON ST E
BRISTOL ST
HURON ST
HARVEY ST
CANNON ST E
FIFE ST
WILSON ST
ACORN ST
KING ST E
DUNSMURE RD
AVALON PL
AIKMAN AV
MAIN ST E
WESTINGHOUSE ST N
SHERMAN AV N
SANFORD AV S
ARTHUR AV S
BURRIS ST
FAIRLEIGH AV S
HOLTON AV S
PROCTOR BV
ST CLAIR AV
ARTHUR AV N
STIRTON ST
FAIRLEIGH AV N
HOLTON AV N
GIBSON AV
MINTO AV
BIRCH AV
CHESTNUT AV
KINRADE AV
GREENAWAY AV
HAZEL AV
ADAMS ST
MADISON AV
RUNTLEY ST
6201
6202
6203
6608
6607
6606
6601
6602
6603
Gibson
Approved Plan
Council Approved: May 8, 1973
Population: 8110 (2001)
7430 (2006)
7390 (2011)
7590 (2021)
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Medium Density Apartments
Commercial
Commercial and Apartments
Multicentre
Civic and Institutional
Institutional and Medium Density Apartments
Industrial
Park and Recreational
Utilities
MAP 6607
(Map 2 of 2)
Date:
March 2026
Scale 1:5,000
Hamilton
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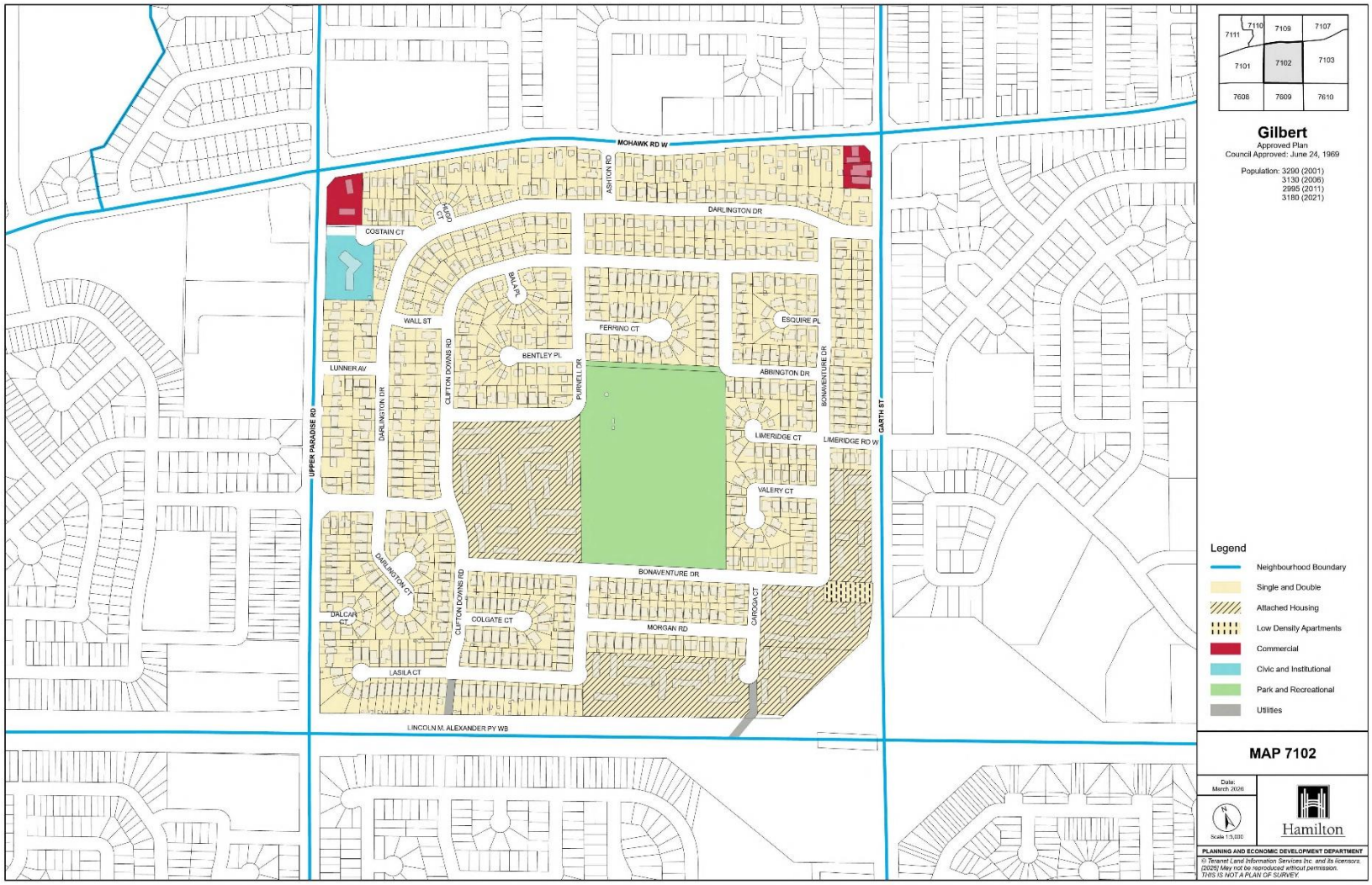
MOHAWK RD W
ASHTON RD
DARLINGTON DR
COSTAIN CT
WALL ST
BALA PL
FERRINO CT
ESQUIRE PL
BENTLEY PL
ABSINGTON DR
LUNNER AV
CLIFTON DOWNS RD
PURNELL DR
BONAVENTURE DR
UPPER PARADISE RD
GARTH ST
LIMERIDGE CT
LIMERIDGE RD W
VALERY CT
BONAVENTURE DR
DARLINGTON CT
DALCAR CT
COLGATE CT
MORGAN RD
CAROGA CT
LASILA CT
LINCOLN M. ALEXANDER PY WB
7110
7109
7107
7111
7101
7102
7103
7608
7609
7610
Gilbert
Approved Plan
Council Approved: June 24, 1969
Population: 3290 (2001)
3130 (2006)
2995 (2011)
3180 (2021)
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Low Density Apartments
Commercial
Civic and Institutional
Park and Recreational
Utilities
MAP 7102
Date:
March 2026
Scale 1:5,000
Hamilton
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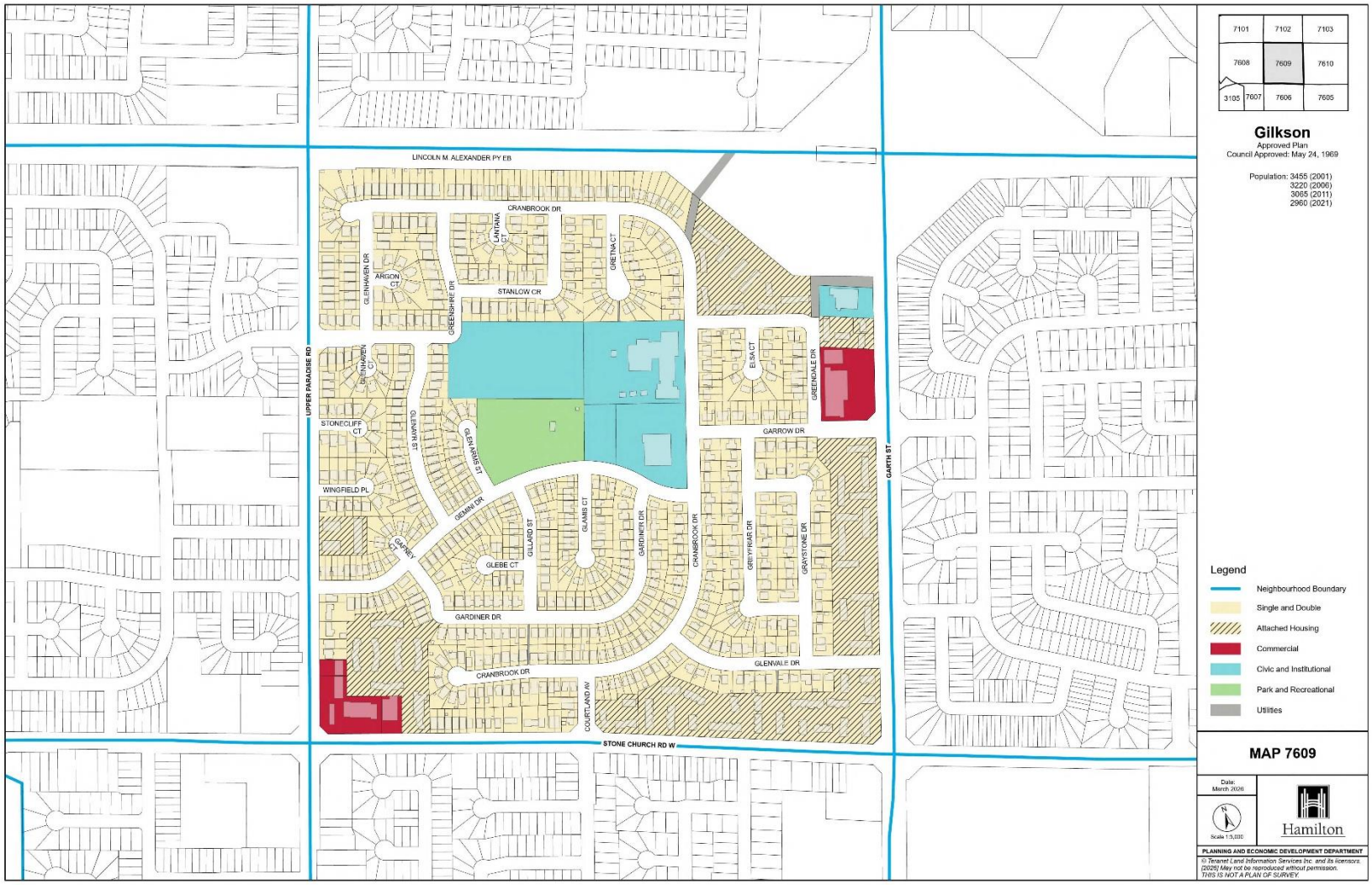
LINCOLN M. ALEXANDER PY EB
CRANBROOK DR
LANTANA CT
GRETNA CT
ARGON CT
STANLOW CR
GLENHAVEN DR
GREENSHIRE DR
GLENHAVEN CT
ELSA CT
GREENDALE DR
GARROW DR
UPPER PARADISE RD
STONECLIFF CT
GLENAYR ST
GLENAMES ST
WINGFIELD PL
GEMINI DR
GARNEY CT
GLEBE CT
GILLARD ST
GLAMIS CT
GARDINER DR
CRANBROOK DR
GREYFRIAR DR
GRAYSTONE DR
GARTH ST
GLENVALE DR
COURTLAND AV
STONE CHURCH RD W
7101
7102
7103
7608
7609
7610
3105
7607
7606
7605
Gilkson
Approved Plan
Council Approved: May 24, 1969
Population: 3455 (2001)
3220 (2006)
3065 (2011)
2960 (2021)
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Commercial
Civic and Institutional
Park and Recreational
Utilities
MAP 7609
Date:
March 2026
Scale 1:5,000
Hamilton
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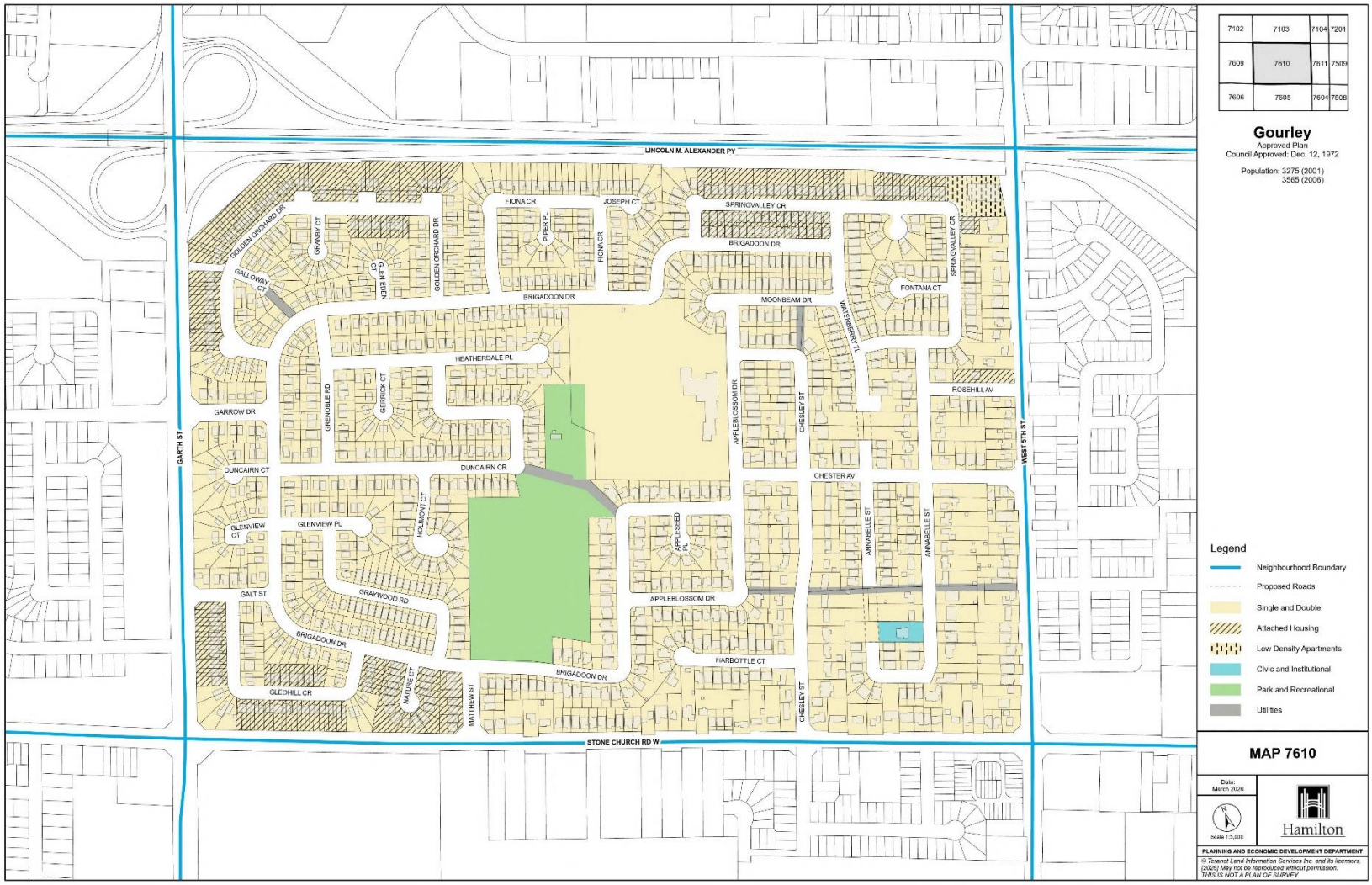
LINCOLN M. ALEXANDER PY
STONE CHURCH RD W
GARTH ST
WEST 5TH ST
FIONA CR
JOSEPH CT
SPRINGVALLEY DR
BRIGADOON DR
MOONBEAM DR
FONTANA CT
SPRINGVALLEY CR
GOLDEN ORCHARD DR
GRANBY CT
GALLOWAY CT
GLEN GLEN CT
PIPER PL
HEATHERDALE PL
GERRICK CT
GRENOBLE RD
GARROW DR
DUNCAIRN CT
DUNCAIRN CR
GLENVIEW CT
GLENVIEW PL
HOLMONT CT
GALT ST
GRAYWOOD RD
GLEDHILL CR
MATLINE CT
MATTHEW ST
APPLEBLOSSOM DR
APPLESEED PL
HARBOTTLE CT
CHESLEY ST
WATERBERRY TL
ROSEHILL AV
CHESTER AV
ANNABELLE ST
7102
7103
7104
7201
7609
7610
7611
7509
7606
7605
7604
7508
Gourley
Approved Plan
Council Approved: Dec. 12, 1972
Population: 3275 (2001)
3565 (2006)
Legend
Neighbourhood Boundary
Proposed Roads
Single and Double
Attached Housing
Low Density Apartments
Civic and Institutional
Park and Recreational
Utilities
MAP 7610
Date:
March 2026
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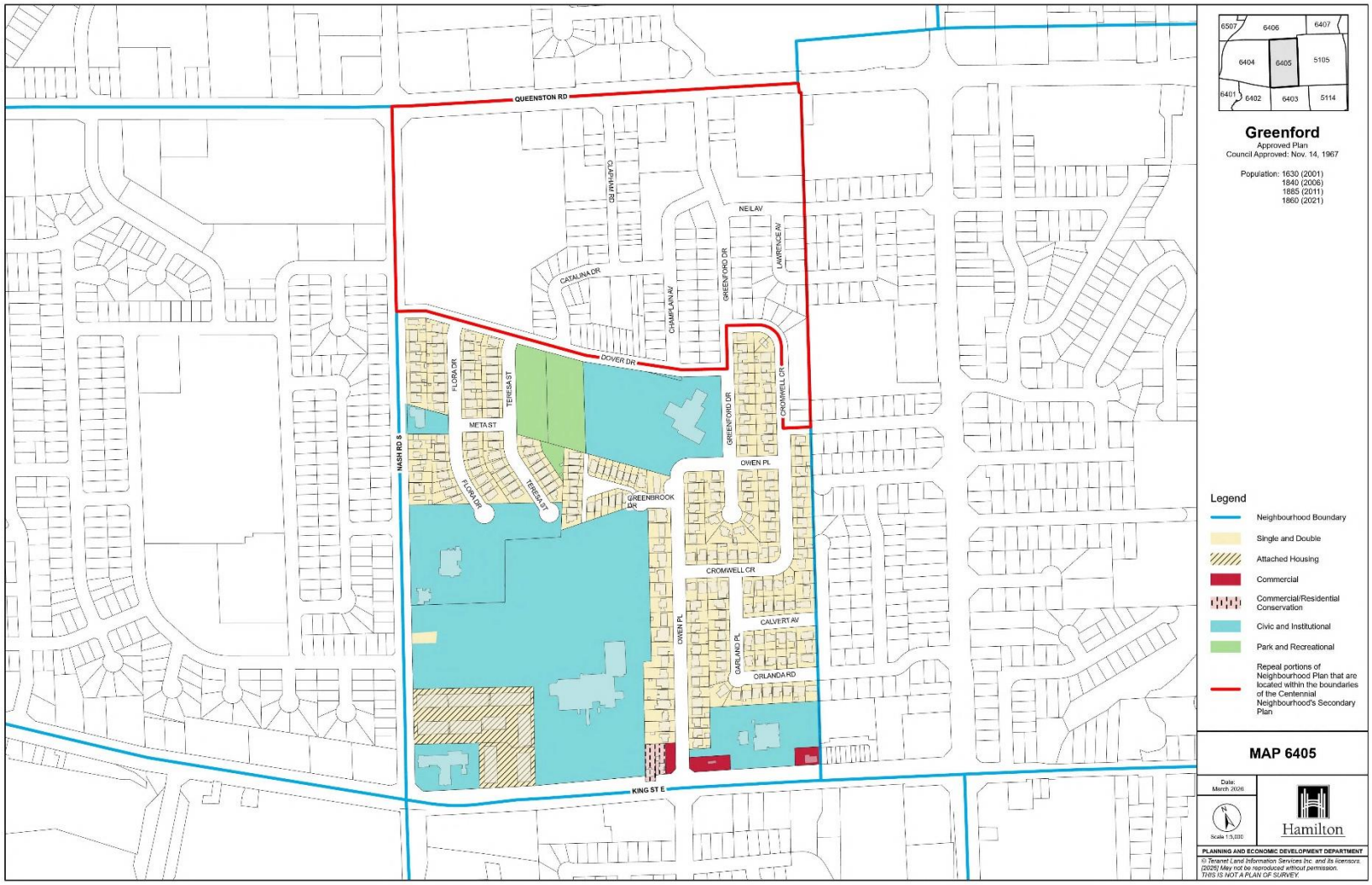
QUEENSTON RD
KING ST E
NASH RD S
CLAPHAM RD
NEILAV
CATALINA DR
CHAMPLAIN AV
GREENFORD DR
LAWRENCE AV
DOVER DR
CROMWELL CR
FLORA DR
TERESA ST
META ST
OWEN PL
GREENBROOK DR
CALVERT AV
GARLAND PL
ORLANDA RD
6507
6406
6407
6404
6405
5105
6401
6402
6403
5114
Greenford
Approved Plan
Council Approved: Nov. 14, 1967
Population: 1630 (2001)
1840 (2006)
1885 (2011)
1860 (2021)
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Commercial
Commercial/Residential Conservation
Civic and Institutional
Park and Recreational
Repeal portions of Neighbourhood Plan that are located within the boundaries of the Centennial Neighbourhood's Secondary Plan
MAP 6405
Date: March 2026
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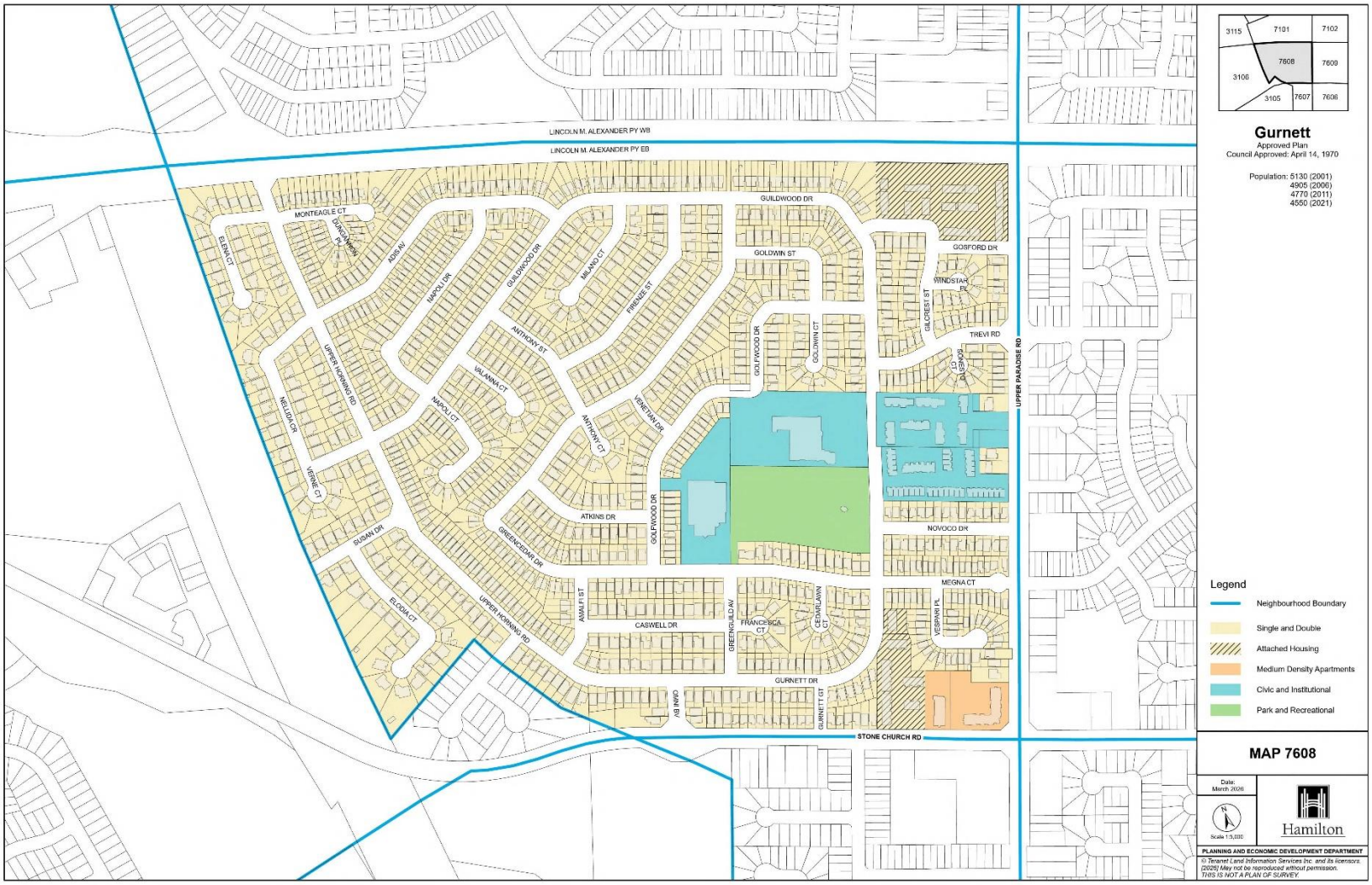
LINCOLN M. ALEXANDER PY WB
LINCOLN M. ALEXANDER PY EB
STONE CHURCH RD
UPPER PARADISE RD
GUILDWOOD DR
GOSFORD DR
GOLDWIN ST
TREVI RD
NOVOCO DR
MEGNA CT
ATKINS DR
CASWELL DR
GURNETT DR
MONTEAGLE CT
ELENA CT
ADELAIDE AV
NAPOLI DR
MILANO CT
FIRENZE ST
ANTHONY ST
VALANNA CT
VENETIAN DR
UPPER HORNING RD
NELLIDA CR
VERNE CT
SUSAN DR
GREENCEDAR DR
ELODIA CT
GOLFWOOD DR
GOLDWIN CT
WINDSTAR PL
GILCREST ST
COVENTRY CT
AMALFI ST
GREENGUILD AV
FRANCESCA CT
CEDARLAWN CT
VESPRAH PL
GURNETT CT
CANAL BY
3115
7101
7102
7608
7609
3106
3105
7607
7606
Gurnett
Approved Plan
Council Approved: April 14, 1970
Population: 5130 (2001)
4905 (2006)
4770 (2011)
4550 (2021)
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Medium Density Apartments
Civic and Institutional
Park and Recreational
MAP 7608
Date:
March 2026
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Lake Ontario
BEACH BV
QUEEN ELIZABETH WY
BEACH BV
MANOR AV
PANDORA AV
EASTPORT DR
6301
6211
Hamilton Beach
Approved Plan
Council Approved: July, 1992
Population: 1095 (2001)
1105 (2006)
Legend
Neighbourhood Boundary
Lakefront Area
Single and Double
Attached Housing
Low Density Apartments
Neighbourhood Commercial
Community Commercial
Tourist Commercial
Civic and Institutional
Park and Recreational
Green Buffer
Canal Recreation
MAP 6301
(Map 1 of 4)
Date:
March 2026
Scale 1:5,000
Hamilton
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Lake Ontario
EASTPORT DR
PANDORA AV
THIRD AV
FOURTH AV
BEACH BV
FIFTH AV
QUEEN ELIZABETH WY
EASTPORT DR
DUNRAVEN AV
LOCARNO AV
LOCARNO AV
RENFREW AV
NORTH PARK AV
REMBE AV
WINDERMERE AV
KNAPMANS DR
WICKHAM AV
GRAFTON AV
COMET AV
KILLARNEY AV
6301
6211
Hamilton Beach
Approved Plan
Council Approved: July, 1992
Population: 1095 (2001)
1105 (2006)
Legend
Neighbourhood Boundary
Lakefront Area
Single and Double
Attached Housing
Low Density Apartments
Neighbourhood Commercial
Community Commercial
Tourist Commercial
Civic and Institutional
Park and Recreational
Green Buffer
Canal Recreation
MAP 6301
(Map 2 of 4)
Date:
March 2026
Scale 1:5,000
Hamilton
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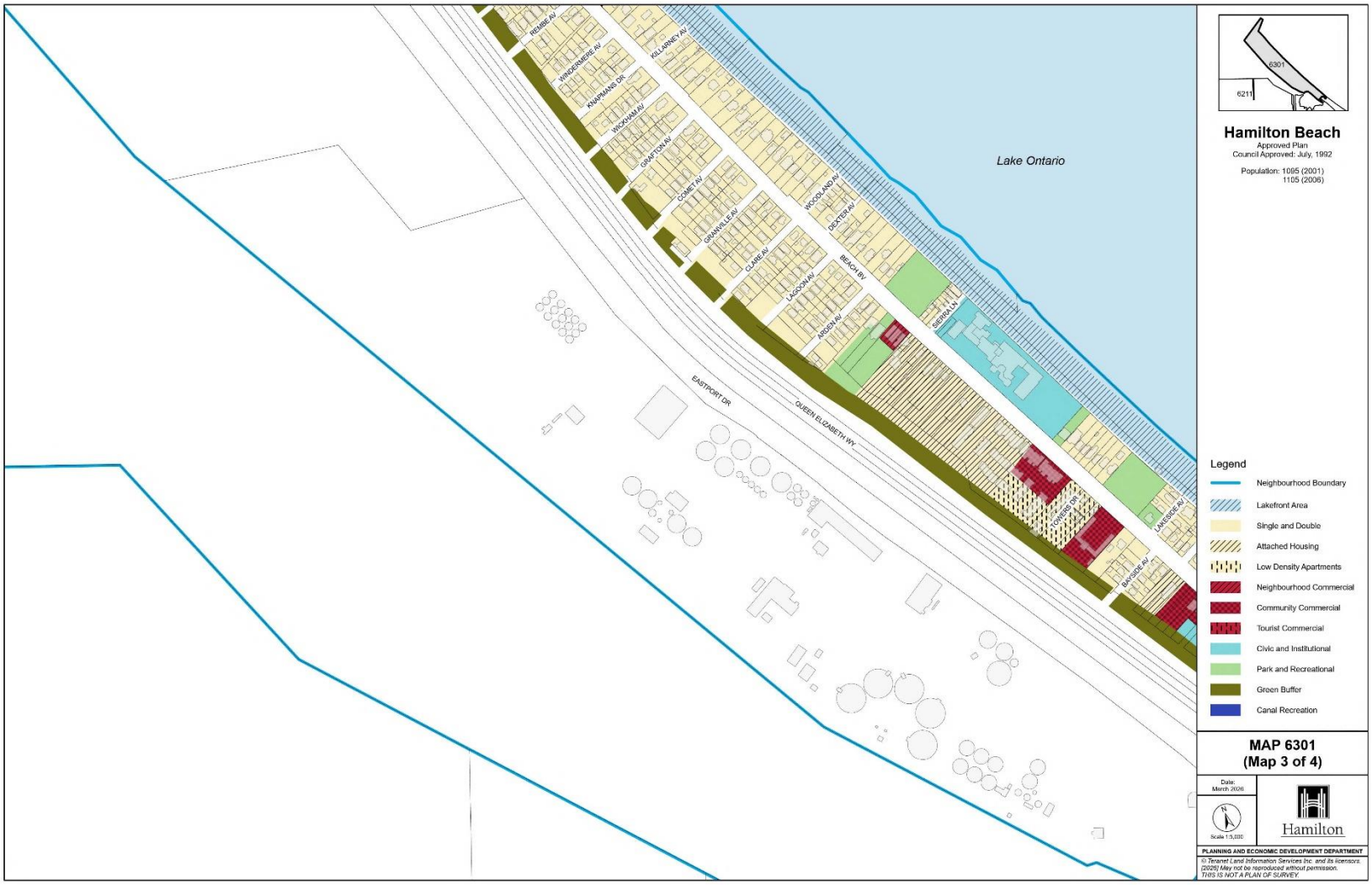
Lake Ontario
REMBE AV
KILLARNEY AV
WINDERMERE AV
KNAPMANS DR
WICKHAM AV
GRAFTON AV
COMET AV
GRANVILLE AV
CLARE AV
LAGOON AV
ARGUN AV
WOODLAND AV
DEXTER AV
BEACH BL
SIERRA LN
EASTPORT DR
QUEEN ELIZABETH WY
TOWNES DR
LAKESIDE AV
BAYSIDE AV
6301
6211
Hamilton Beach
Approved Plan
Council Approved: July, 1992
Population: 1095 (2001)
1105 (2006)
Legend
Neighbourhood Boundary
Lakefront Area
Single and Double
Attached Housing
Low Density Apartments
Neighbourhood Commercial
Community Commercial
Tourist Commercial
Civic and Institutional
Park and Recreational
Green Buffer
Canal Recreation
MAP 6301
(Map 3 of 4)
Date:
March 2026
Scale 1:5,000
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Lake Ontario
EASTPORT DR
QUEEN ELIZABETH WY
ARDEN AV
SIERRA LA
TOWERS DR
LAKESIDE AV
BANSIDE AV
FITCH AV
BEACH BV
DYNES PARK AV
MAREYE AV
WARK AV
KIRK RD
FLETCHER AV
6301
6211
Hamilton Beach
Approved Plan
Council Approved: July, 1992
Population: 1095 (2001)
1105 (2006)
Legend
Neighbourhood Boundary
Lakefront Area
Single and Double
Attached Housing
Low Density Apartments
Neighbourhood Commercial
Community Commercial
Tourist Commercial
Civic and Institutional
Park and Recreational
Green Buffer
Canal Recreation
MAP 6301
(Map 4 of 4)
Date:
March 2026
Scale 1:5,000
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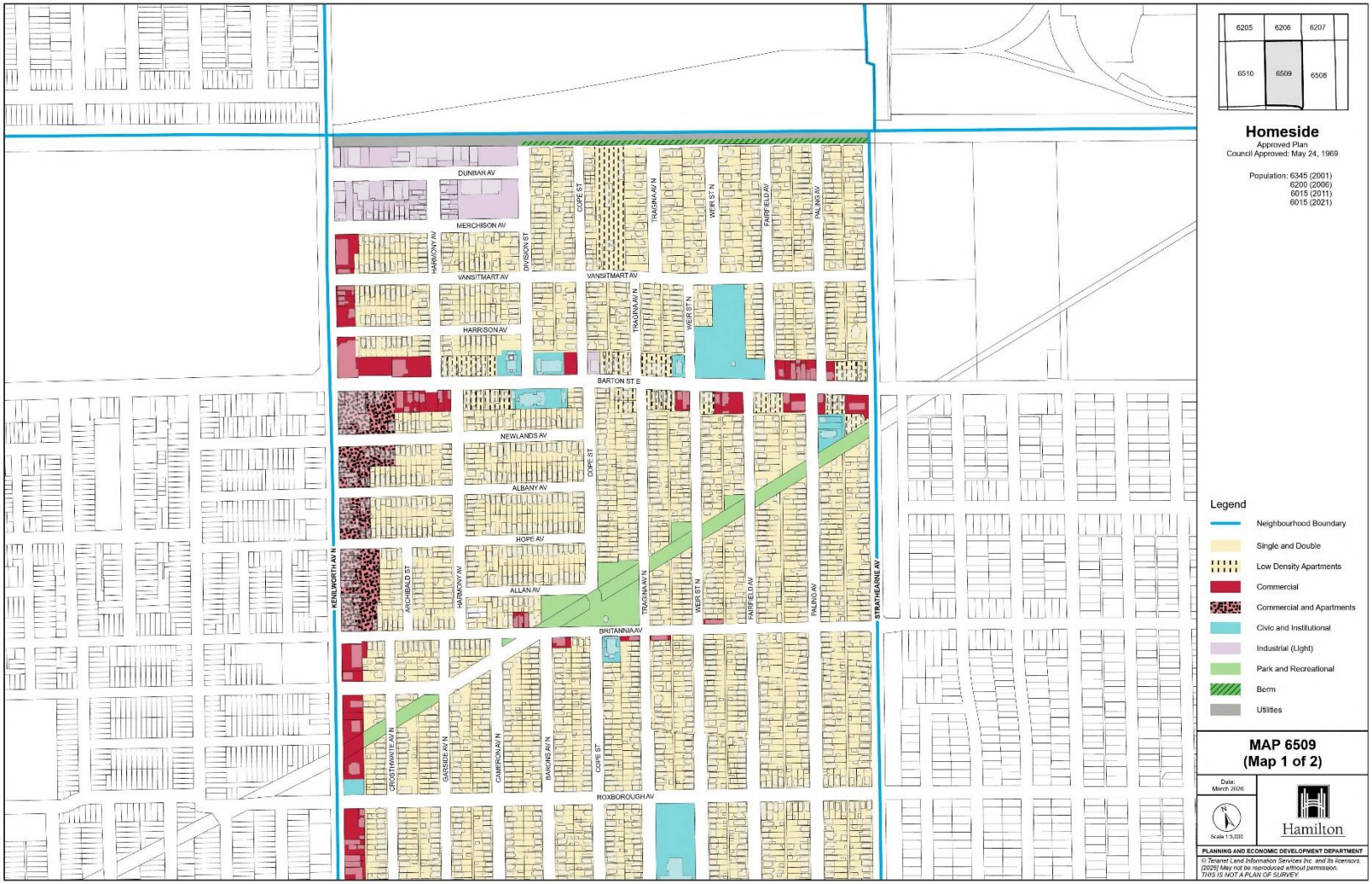
6205
6206
6207
6510
6509
6508
Homeside
Approved Plan
Council Approved: May 24, 1969
Population: 6345 (2001)
6200 (2006)
6015 (2011)
6015 (2021)
DUNBAR AV
MERCHISON AV
HARMONY AV
VANSITMART AV
DIVISION ST
COPE ST
TRAGINA AV N
WEIR ST N
FAIRFIELD AV
PALING AV
HARRISON AV
BARTON ST E
NEWLANDS AV
ALBANY AV
HOPE AV
ALLAN AV
BRITANNIA AV
ROXBOROUGH AV
KENILWORTH AV N
ARCHIBALD ST
CROSTHWAITE AV N
GARSIDE AV N
CAMPBELL AV N
BAXONS AV N
STRATHEARNE AV
Legend
Neighbourhood Boundary
Single and Double
Low Density Apartments
Commercial
Commercial and Apartments
Civic and Institutional
Industrial (Light)
Park and Recreational
Berm
Utilities
MAP 6509
(Map 1 of 2)
Date:
March 2026
Scale 1:5,000
Hamilton
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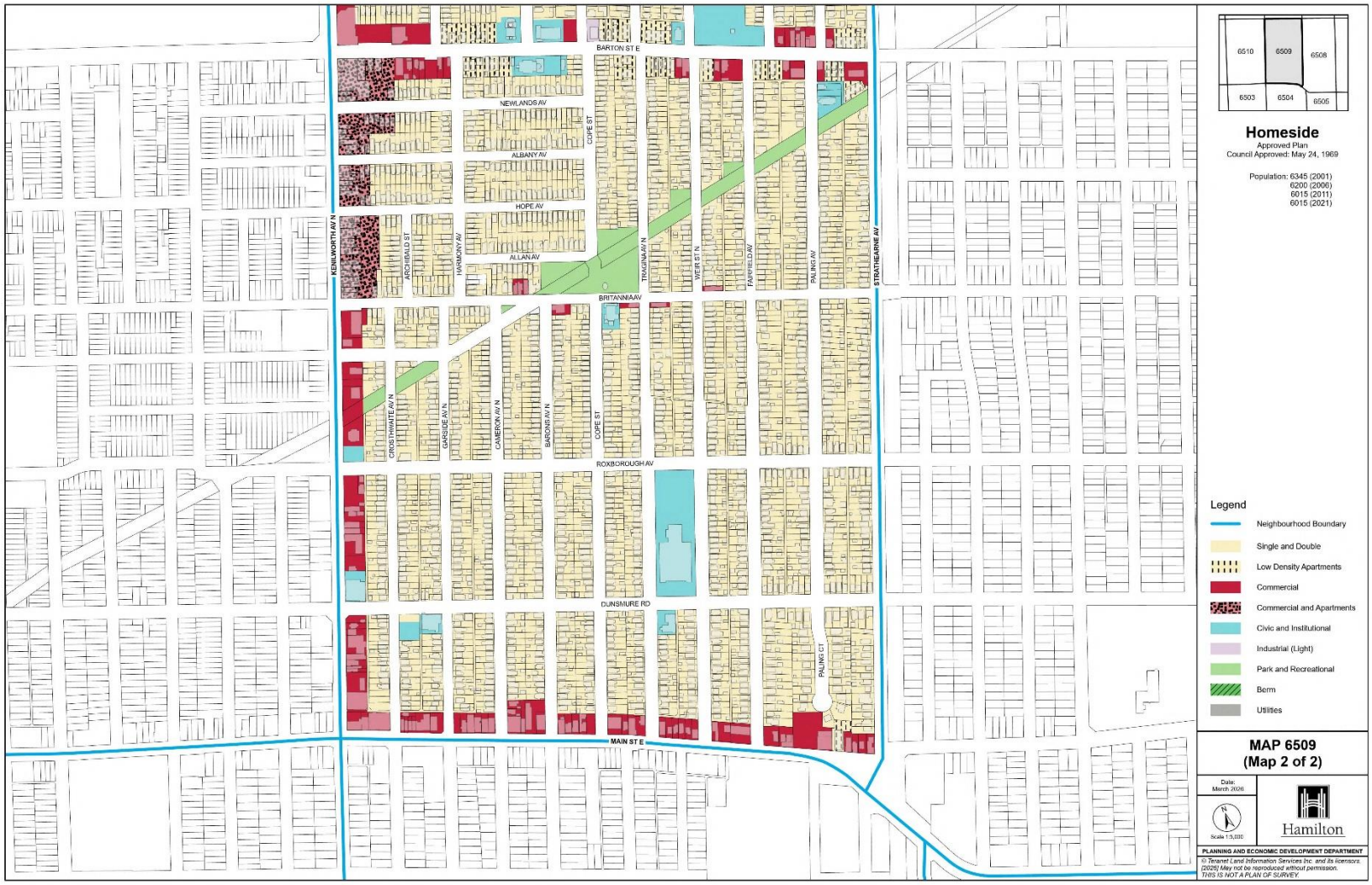
BARTON ST E
NEWLANDS AV
ALBANY AV
HOPE AV
ALLAN AV
BRITANNIA AV
ROXBOROUGH AV
DUNSMURE RD
MAIN ST E
KENILWORTH AV N
ARCHIBALD ST
HARMONY AV
COPE ST
TRAGINA AV N
WEIR ST N
FAIRFIELD AV
PALING AV
STRATHEARNE AV
CROSTHWAITE AV N
GARSIDE AV N
CAMERON AV N
BARONS AV N
PALING CT
6510
6509
6508
6503
6504
6506
Homeside
Approved Plan
Council Approved: May 24, 1969
Population: 6345 (2001)
6200 (2006)
6015 (2011)
6015 (2021)
Legend
Neighbourhood Boundary
Single and Double
Low Density Apartments
Commercial
Commercial and Apartments
Civic and Institutional
Industrial (Light)
Park and Recreational
Berm
Utilities
MAP 6509
(Map 2 of 2)
Date:
March 2026
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BURLINGTON ST E
MACALLUM ST
STUDEBAKER PL
MARS AV
FRANCIS ST
KEITH ST
BURTON ST
SHAW ST
SHAW ST
FERRIE ST E
SAWYER RD
WELLINGTON ST N
VICTORIA AV N
CLARK AV
EMERALD ST N
DOUGLAS AV
CHEEVER ST
WENTWORTH ST N
6103
6212
6211
6201
6202
6703
6608
6607
Industrial Sector A
Approved Plan
Council Approved: Oct. 10, 1978
Population: 1275 (2001)
1285 (2006)
1180 (2011)
1360 (2021)
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Restricted Residential
Medium Density Apartments
Commercial
Mixed Commercial and Restricted Residential
Industrial
Restricted Industrial
Park and Recreational
Utilities
MAP 6201
Date: March 2026
Scale 1:5,000
Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
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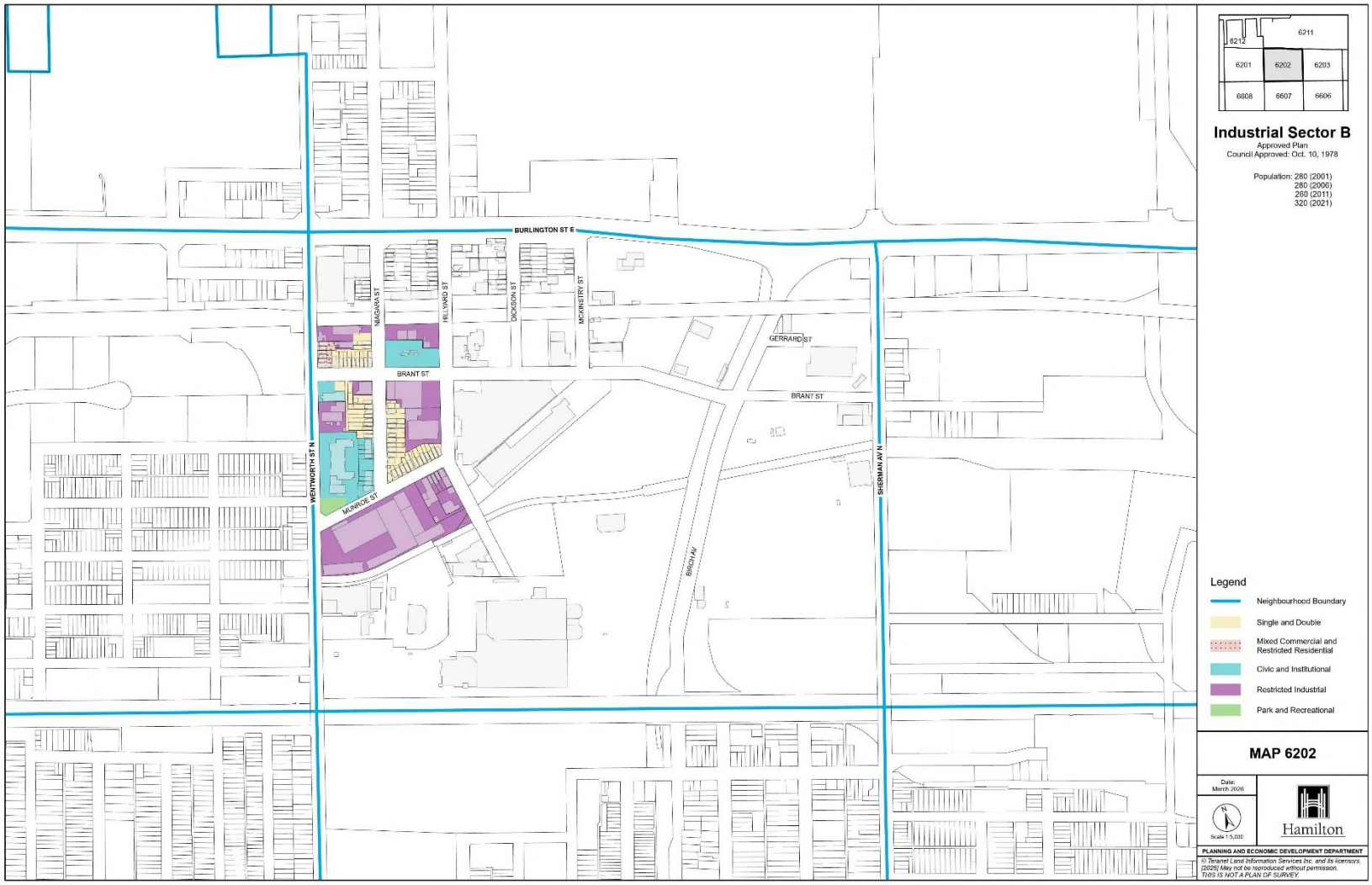
Third


BURLINGTON ST E
NIAGARA ST
HILLYARD ST
DICKSON ST
MCKINSTRY ST
GERRARD ST
BRANT ST
BRANT ST
WENTWORTH ST N
SHERMAN AV N
MUNROE ST
BIRCH AV
6211
6212
6201
6202
6203
6608
6607
6606
Industrial Sector B
Approved Plan
Council Approved: Oct. 10, 1978
Population: 280 (2001)
280 (2006)
260 (2011)
320 (2021)
Legend
Neighbourhood Boundary
Single and Double
Mixed Commercial and Restricted Residential
Civic and Institutional
Restricted Industrial
Park and Recreational
MAP 6202
Date: March 2026
Scale 1:5,000
Hamilton
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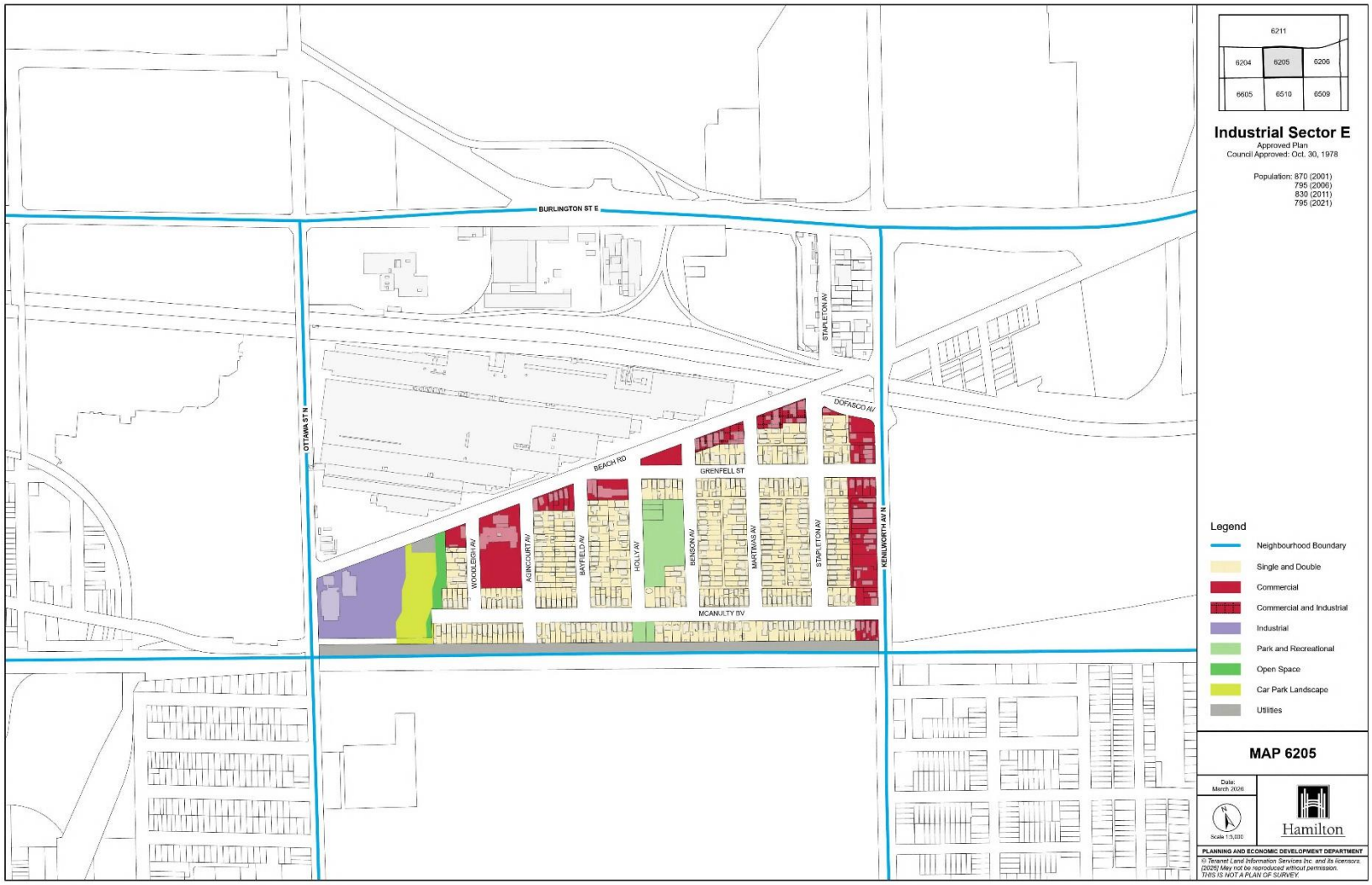
BURLINGTON ST E
OTTAWA ST N
KENILWORTH AV N
BEACH RD
GRENFELL ST
DOFASCO AV
STAPLETON AV
WOODLEIGH AV
AGINCOURT AV
BAYFIELD AV
HOLLY AV
BENSON AV
MARTHAS AV
MCANULTY BV
6211
6204
6205
6206
6605
6510
6509
Industrial Sector E
Approved Plan
Council Approved: Oct. 30, 1978
Population: 870 (2001)
795 (2006)
830 (2011)
795 (2021)
Legend
Neighbourhood Boundary
Single and Double
Commercial
Commercial and Industrial
Industrial
Park and Recreational
Open Space
Car Park Landscape
Utilities
MAP 6205
Date:
March 2026
Scale 1:5,000
Hamilton
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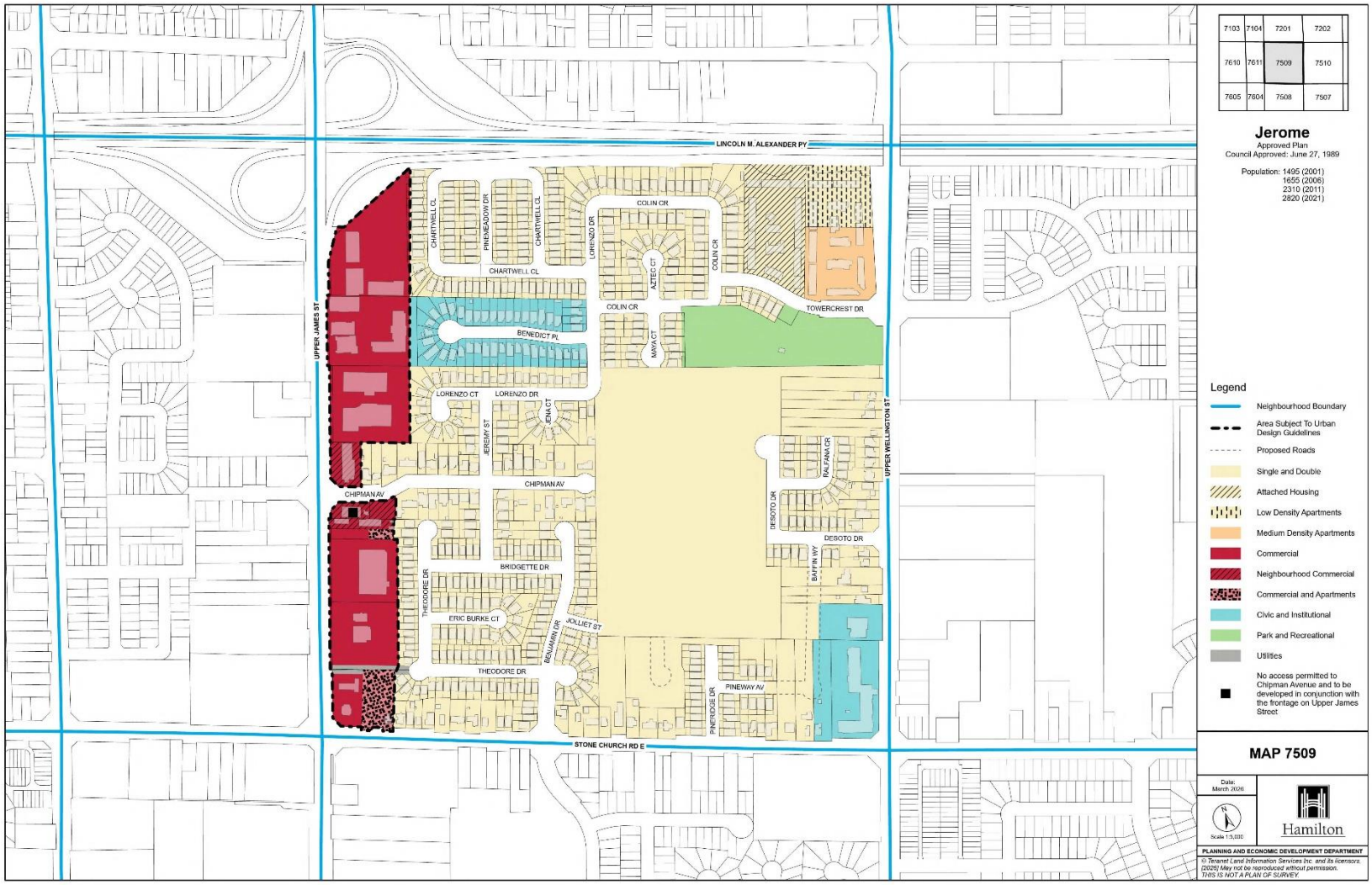
LINCOLN M. ALEXANDER PY
STONE CHURCH RD E
UPPER JAMES ST
UPPER WELLINGTON ST
CHARTWELL CL
PINEMEADOW DR
LORENZO DR
COLIN CR
AZTEC CT
TOWERCREST DR
BENEDICT PL
MAYA CT
LORENZO CT
JENA CT
JEREMY ST
CHIPMAN AV
RALFANA CR
DESOTO DR
BRIDGETTE DR
BAFFIN WY
THEODORE DR
ERIC BURKE CT
JOLLIET ST
BENJAMIN DR
PINEWAY AV
PINERIDGE DR
7103 7104 7201 7202
7610 7611 7509 7510
7605 7604 7508 7507
Jerome
Approved Plan
Council Approved: June 27, 1989
Population: 1495 (2001)
1655 (2006)
2310 (2011)
2820 (2021)
Legend
Neighbourhood Boundary
Area Subject To Urban Design Guidelines
Proposed Roads
Single and Double
Attached Housing
Low Density Apartments
Medium Density Apartments
Commercial
Neighbourhood Commercial
Commercial and Apartments
Civic and Institutional
Park and Recreational
Utilities
No access permitted to Chipman Avenue and to be developed in conjunction with the frontage on Upper James Street
MAP 7509
Date: March 2026
Scale 1:5,000
Hamilton
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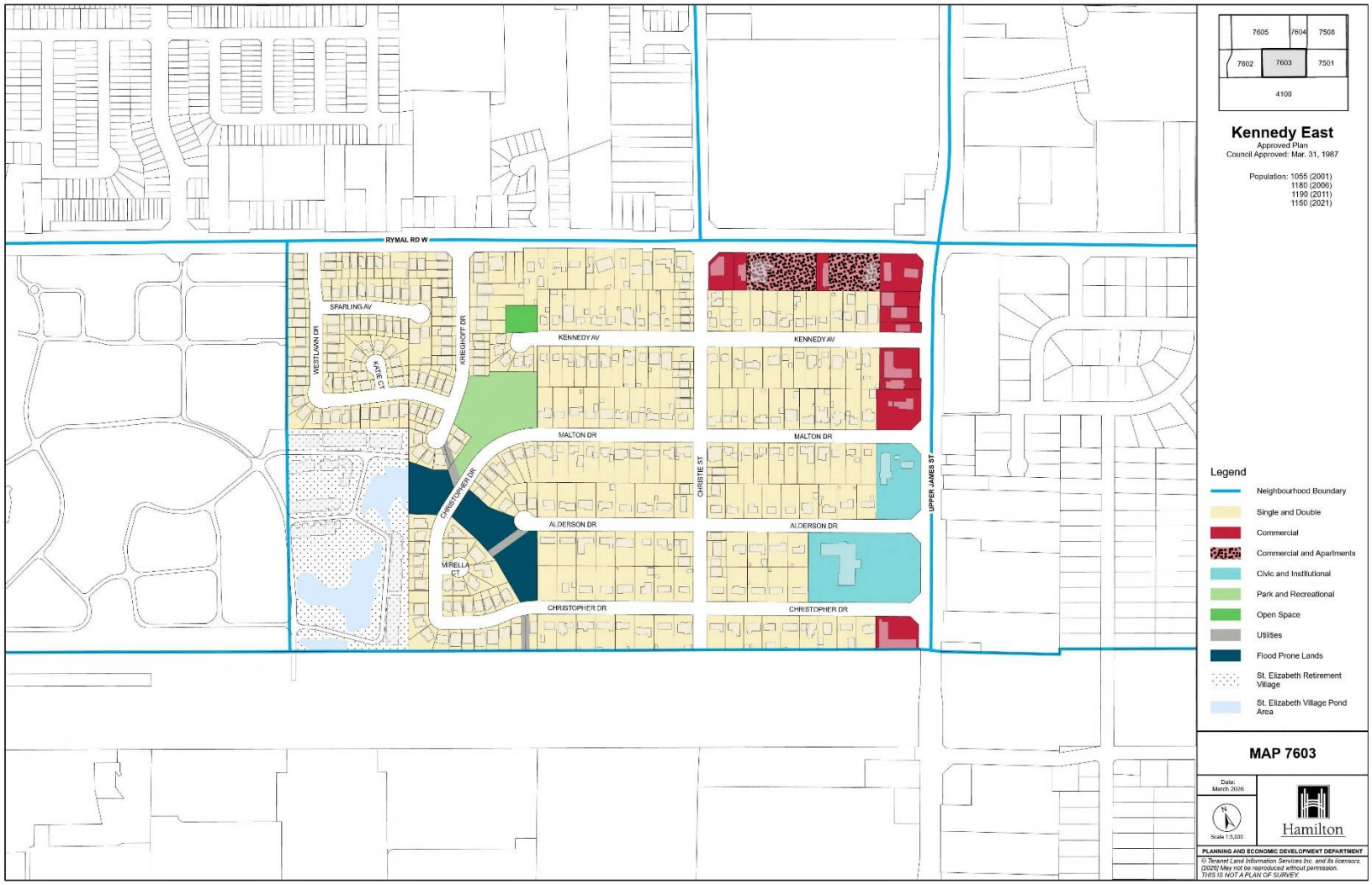
RYMAL RD W
SPARLING AV
WESTLAWN DR
KAYLEE CT
KREIGHOFF DR
KENNEDY AV
KENNEDY AV
MALTON DR
MALTON DR
CHRISTOPHER DR
CHRISTIE ST
UPPER JAMES ST
ALDERSON DR
ALDERSON DR
MIRELLA CT
CHRISTOPHER DR
CHRISTOPHER DR
7605
7604
7508
7602
7603
7501
4100
Kennedy East
Approved Plan
Council Approved: Mar. 31, 1987
Population: 1055 (2001)
1180 (2006)
1190 (2011)
1150 (2021)
Legend
Neighbourhood Boundary
Single and Double
Commercial
Commercial and Apartments
Civic and Institutional
Park and Recreational
Open Space
Utilities
Flood Prone Lands
St. Elizabeth Retirement Village
St. Elizabeth Village Pond Area
MAP 7603
Date: March 2026
Scale 1:5,000
Hamilton
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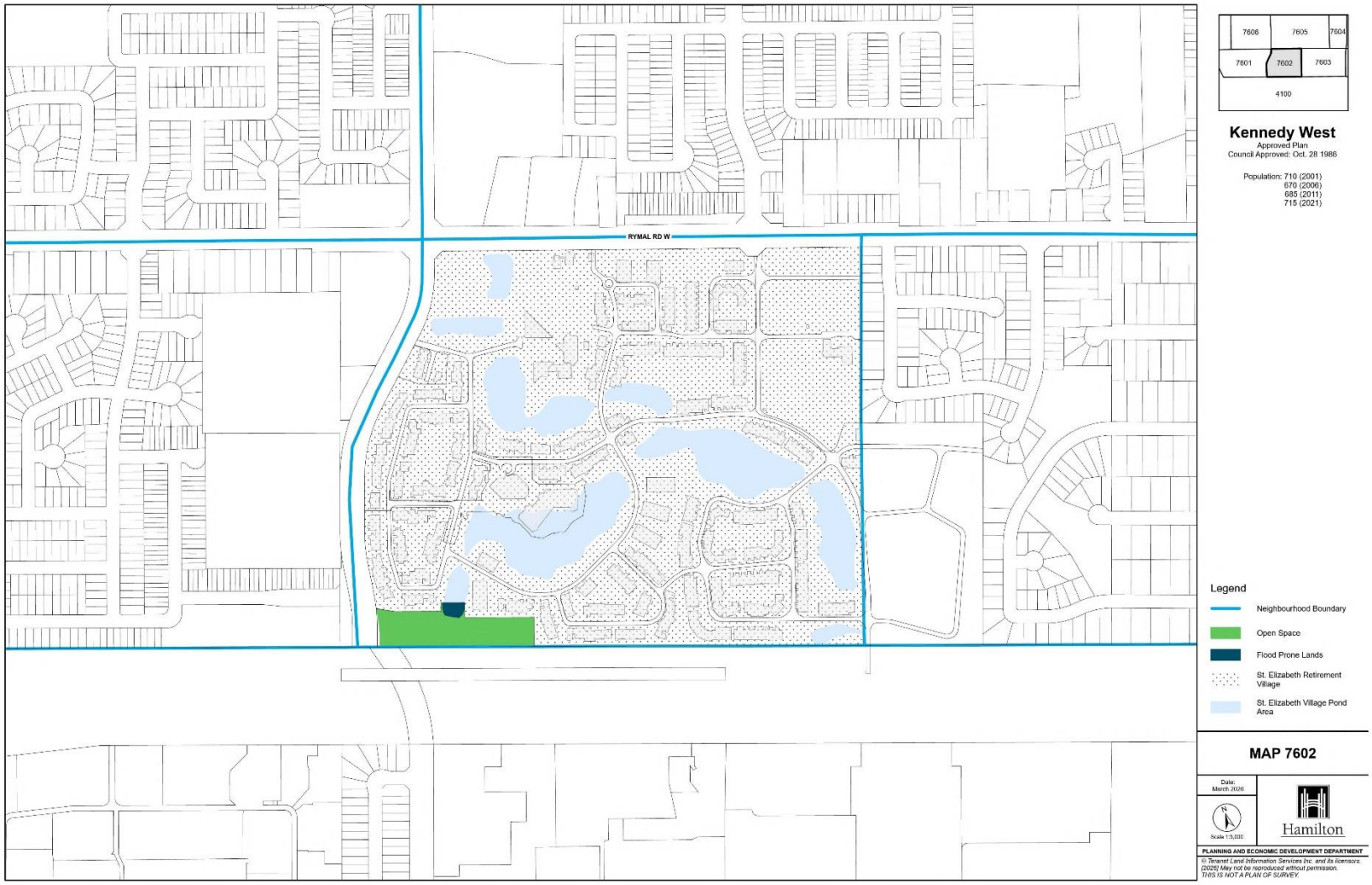
RYMAL RD W
7606
7605
7604
7601
7602
7603
4100
Kennedy West
Approved Plan
Council Approved: Oct. 28 1986
Population: 710 (2001)
670 (2006)
685 (2011)
715 (2021)
Legend
Neighbourhood Boundary
Open Space
Flood Prone Lands
St. Elizabeth Retirement Village
St. Elizabeth Village Pond Area
MAP 7602
Date:
March 2026
Scale 1:5,000
Hamilton
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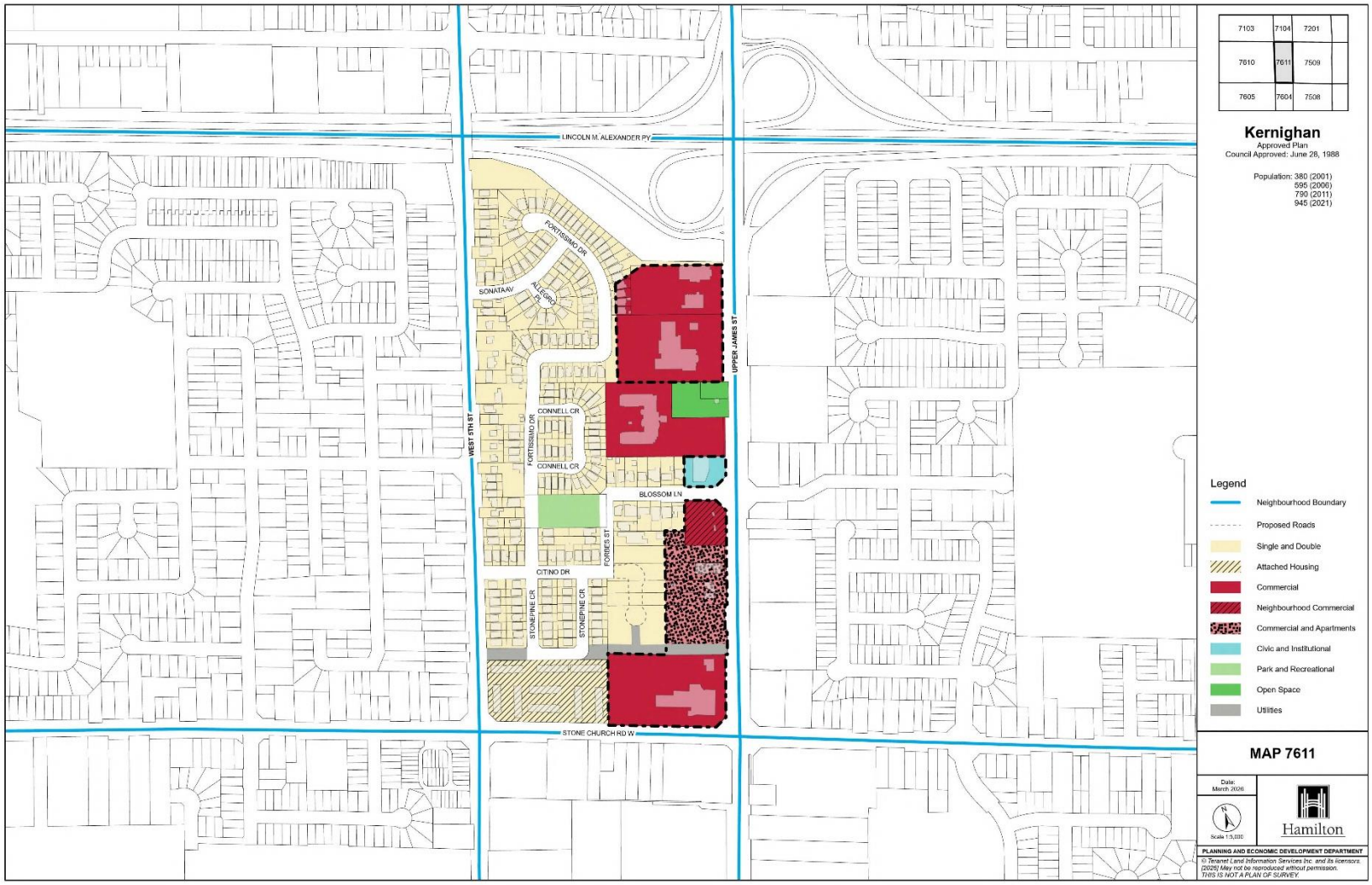
LINCOLN M. ALEXANDER PY
WEST 5TH ST
UPPER JAMES ST
STONE CHURCH RD W
FORTISSIMO DR
SONATA AV
ALLEGRO
CONNELL CR
BLOSSOM LN
FORRICS ST
CUTINO DR
STONEPINE CR
7103
7104
7201
7610
7611
7509
7605
7604
7508
Kernighan
Approved Plan
Council Approved: June 28, 1988
Population: 380 (2001)
595 (2006)
790 (2011)
945 (2021)
Legend
Neighbourhood Boundary
Proposed Roads
Single and Double
Attached Housing
Commercial
Neighbourhood Commercial
Commercial and Apartments
Civic and Institutional
Park and Recreational
Open Space
Utilities
MAP 7611
Date:
March 2026
Scale 1:5,000
Hamilton
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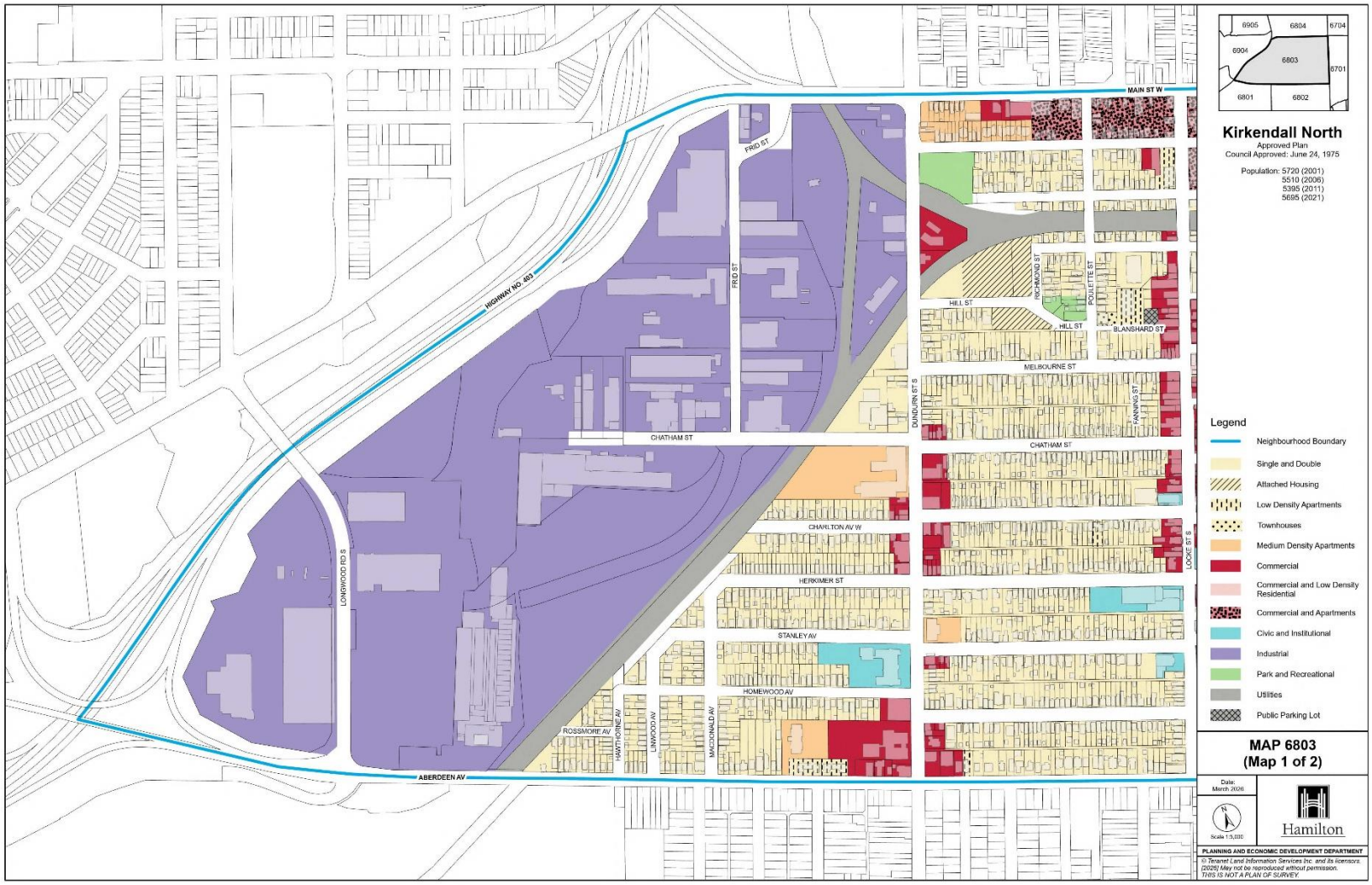
6905
6804
6704
6904
6803
6701
6801
6802
Kirkendall North
Approved Plan
Council Approved: June 24, 1975
Population: 5720 (2001)
5510 (2006)
5395 (2011)
5695 (2021)
MAIN ST W
FRID ST
HIGHWAY NO. 403
CHATHAM ST
HILL ST
RICHMOND ST
POULETTE ST
BLANSHARD ST
MELBOURNE ST
DUNDURN ST S
PARKING ST
LOCKE ST S
CHARLTON AV W
HERKIMER ST
STANLEY AV
HOMEWOOD AV
ROSSMORE AV
HAWTHORNE AV
LINWOOD AV
MACDONALD AV
LONGWOOD RD S
ABERDEEN AV
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Low Density Apartments
Townhouses
Medium Density Apartments
Commercial
Commercial and Low Density Residential
Commercial and Apartments
Civic and Institutional
Industrial
Park and Recreational
Utilities
Public Parking Lot
MAP 6803
(Map 1 of 2)
Date:
March 2026
Scale 1:5,000
Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
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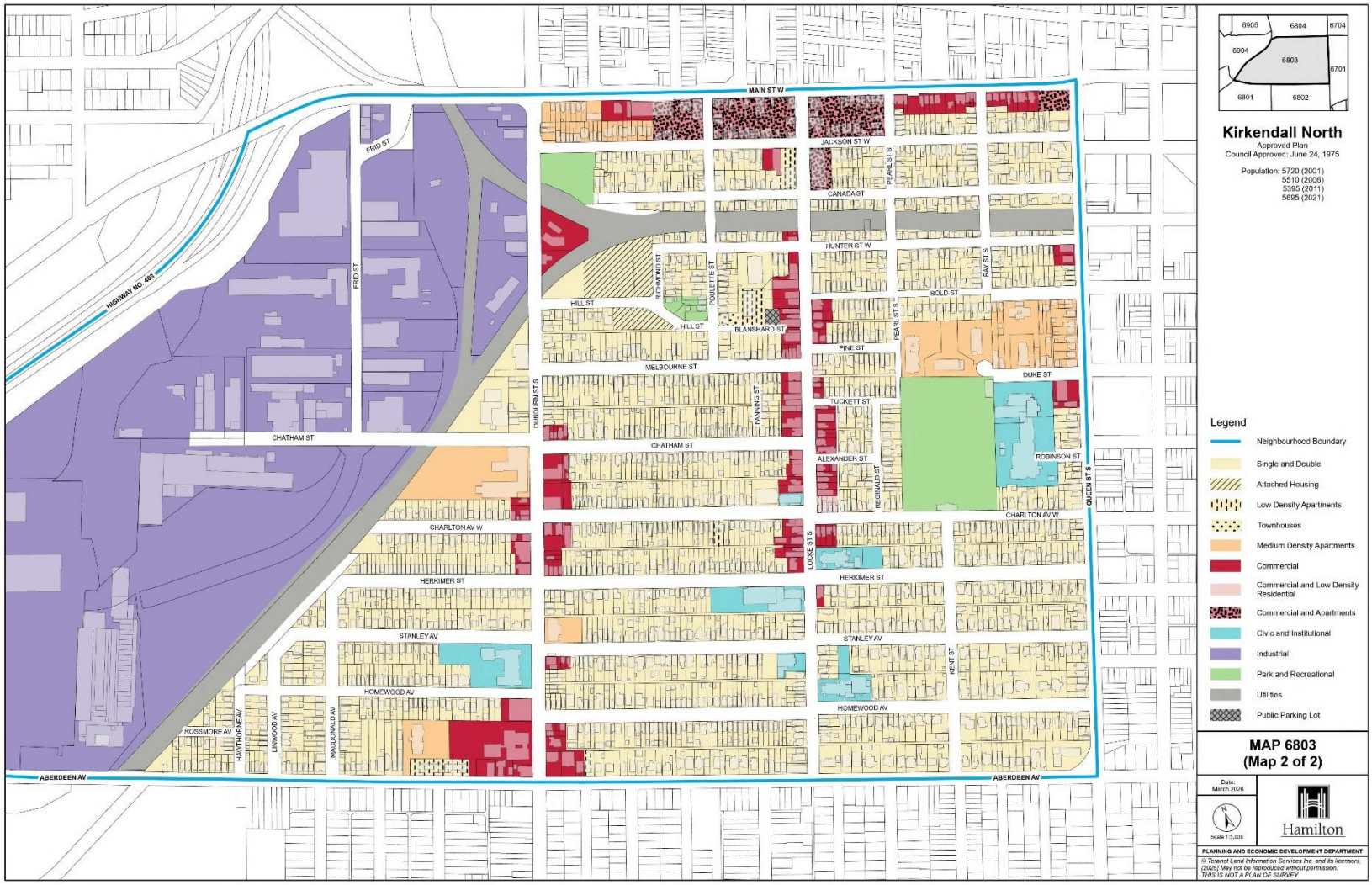
MAIN ST W
JACKSON ST W
CANADA ST
HUNTER ST W
BOLD ST
PINE ST
DUKE ST
TUCKETT ST
ALEXANDER ST
ROBINSON ST
CHARLTON AV W
HERKIMER ST
STANLEY AV
HOMEWOOD AV
ABERDEEN AV
HILL ST
MELBOURNE ST
CHATHAM ST
BLANSHARD ST
FRID ST
HIGHWAY NO. 403
ROSSMORE AV
HAWTHORNE AV
LINWOOD AV
MACDONALD AV
KENT ST
QUEEN ST S
PEARL ST S
RAY ST S
RICHMOND ST
POULETTE ST
DUNDURN ST S
FANNING ST
REGINALD ST
LOCKE ST S
6905
6804
6704
6904
6803
6701
6801
6802
Kirkendall North
Approved Plan
Council Approved: June 24, 1975
Population: 5720 (2001)
5510 (2006)
5395 (2011)
5695 (2021)
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Low Density Apartments
Townhouses
Medium Density Apartments
Commercial
Commercial and Low Density Residential
Commercial and Apartments
Civic and Institutional
Industrial
Park and Recreational
Utilities
Public Parking Lot
MAP 6803
(Map 2 of 2)
Date:
March 2026
Scale 1:5,000
Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
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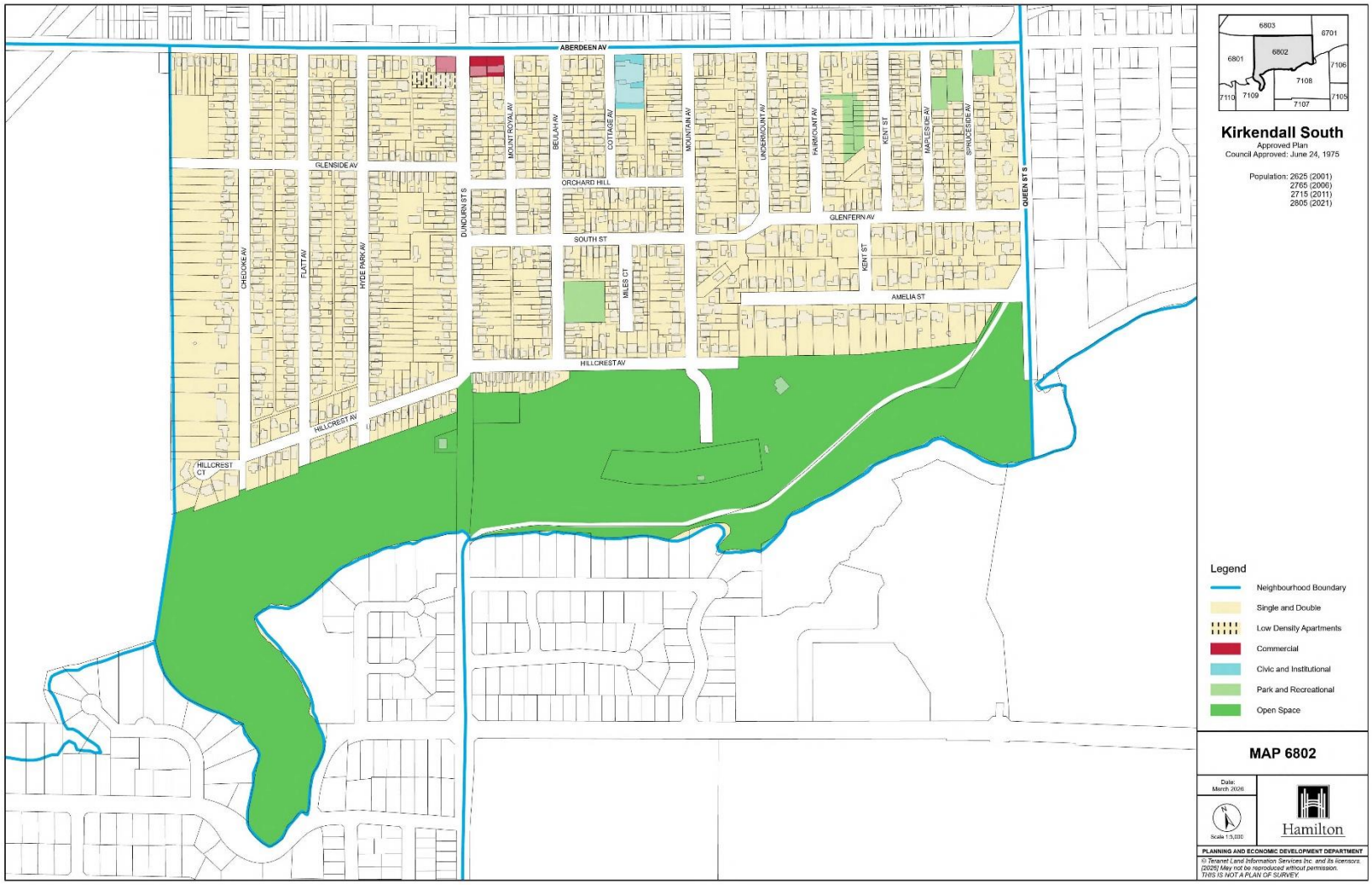
ABERDEEN AV
GLENSIDE AV
ORCHARD HILL
SOUTH ST
GLENFERN AV
AMELIA ST
HILLCREST AV
HILLCREST CT
QUEEN ST S
DUNDURN ST S
CHEDOKE AV
FLATT AV
HYDE PARK AV
MOUNT ROYAL AV
BELLAH AV
COTTAGE AV
MOUNTAIN AV
UNDERMOUNT AV
FAIRMOUNT AV
KENT ST
MAPLESIDE AV
SPRUCESIDE AV
MILES CT
6803
6701
6802
6801
7106
7108
7110
7109
7105
7107
Kirkendall South
Approved Plan
Council Approved: June 24, 1975
Population: 2625 (2001)
2765 (2006)
2715 (2011)
2805 (2021)
Legend
Neighbourhood Boundary
Single and Double
Low Density Apartments
Commercial
Civic and Institutional
Park and Recreational
Open Space
MAP 6802
Date:
March 2026
Scale 1:5,000
Hamilton
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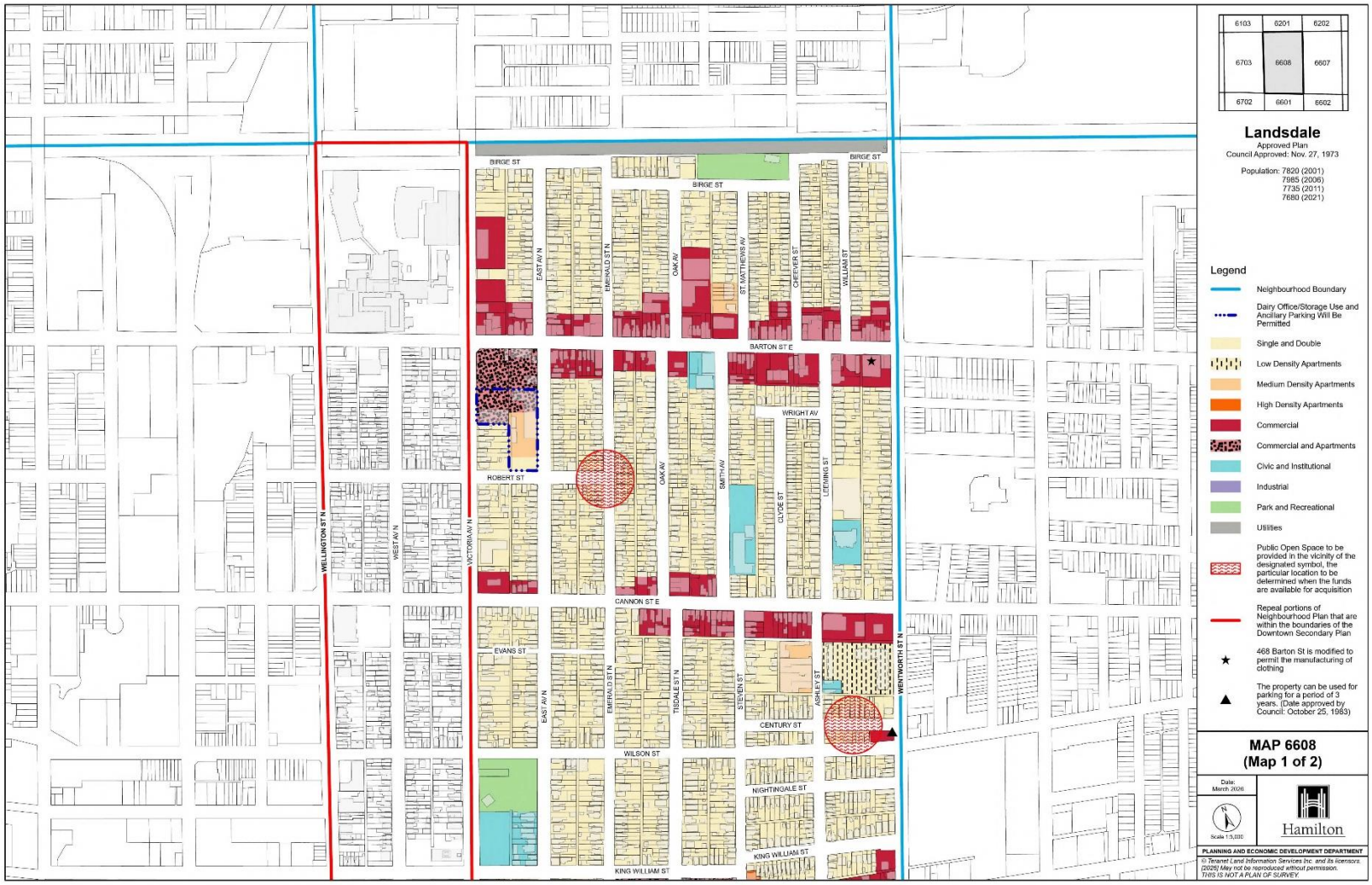
6103
6201
6202
6703
6608
6607
6702
6601
6602
Landsdale
Approved Plan
Council Approved: Nov. 27, 1973
Population: 7820 (2001)
7985 (2006)
7735 (2011)
7680 (2021)
Legend
Neighbourhood Boundary
Dairy Office/Storage Use and Ancillary Parking Will Be Permitted
Single and Double
Low Density Apartments
Medium Density Apartments
High Density Apartments
Commercial
Commercial and Apartments
Civic and Institutional
Industrial
Park and Recreational
Utilities
Public Open Space to be provided in the vicinity of the designated symbol, the particular location to be determined when the funds are available for acquisition
Repeal portions of Neighbourhood Plan that are within the boundaries of the Downtown Secondary Plan
468 Barton St is modified to permit the manufacturing of clothing
The property can be used for parking for a period of 3 years. (Date approved by Council: October 25, 1983)
MAP 6608
(Map 1 of 2)
Date:
March 2026
Scale 1:5,000
Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
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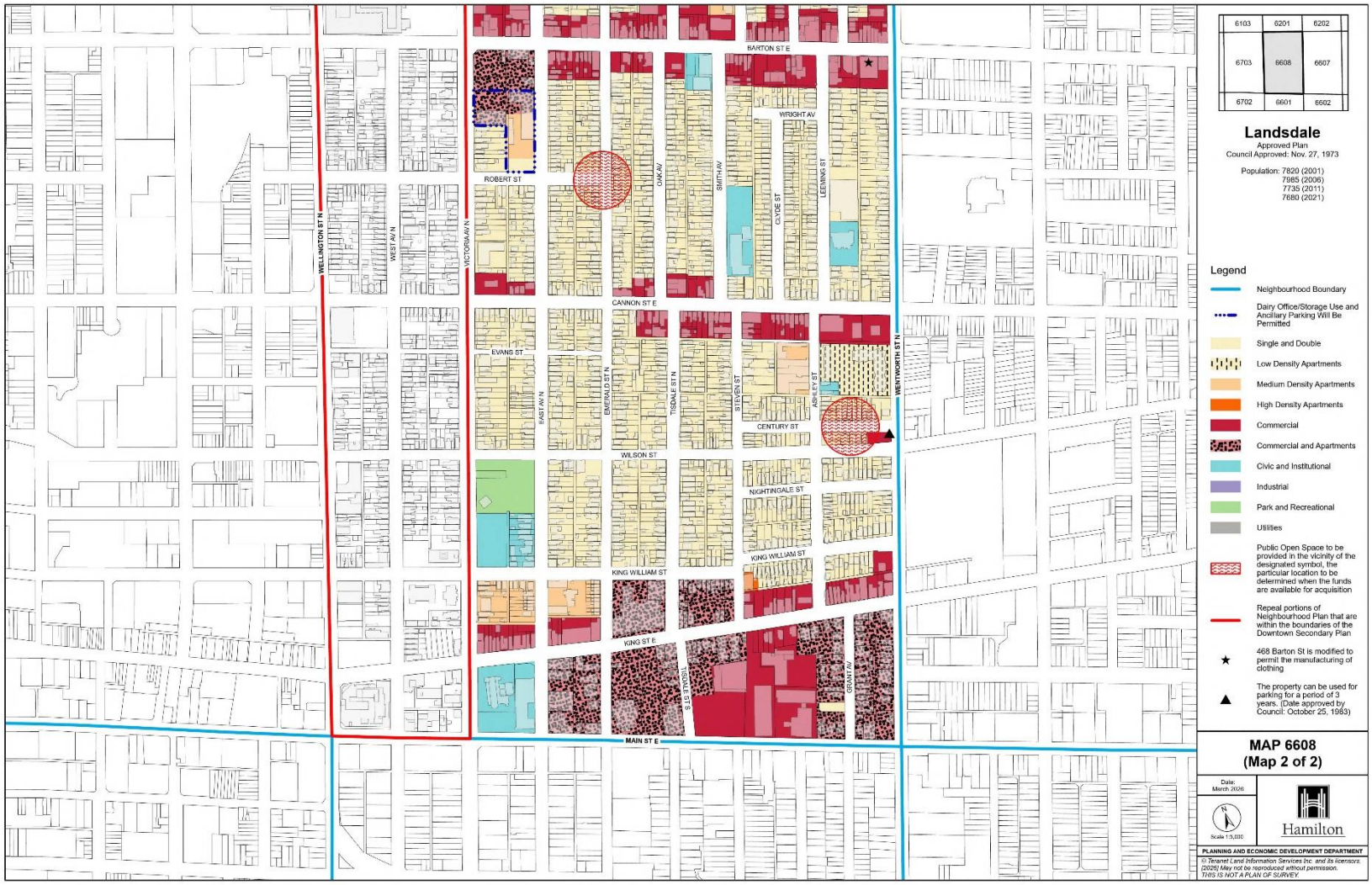
BIRGE ST
EAST AV N
EMERALD ST N
OAK AV
ST MATTHEWS AV
CHEEVER ST
WILLIAM ST
BARTON ST E
WRIGHT AV
ROBERT ST
WELLINGTON ST N
WEST AV N
VICTORIA AV N
SMITH AV
CLYDE ST
LEEMING ST
CANNON ST E
EVANS ST
TISDALE ST N
STEVEN ST
ASHLEY ST
WENTWORTH ST N
CENTURY ST
WILSON ST
NIGHTINGALE ST
KING WILLIAM ST


BARTON ST E
ROBERT ST
CANNON ST E
EVANS ST
WILSON ST
KING WILLIAM ST
KING ST E
MAIN ST E
NIGHTINGALE ST
CENTURY ST
WRIGHT AV
CLYDE ST
LEEMING ST
OAK AV
SMITH AV
STEVEN ST
ASHLEY ST
TISDALE ST N
EMERALD ST N
EAST AV N
WEST AV N
VICTORIA AV N
WELLINGTON ST N
WENTWORTH ST N
SHERMAN AV N
GRANT AV
6103
6201
6202
6703
6608
6607
6702
6601
6602
Landsdale
Approved Plan
Council Approved: Nov. 27, 1973
Population: 7820 (2001)
7985 (2006)
7735 (2011)
7680 (2021)
Legend
Neighbourhood Boundary
Dairy Office/Storage Use and Ancillary Parking Will Be Permitted
Single and Double
Low Density Apartments
Medium Density Apartments
High Density Apartments
Commercial
Commercial and Apartments
Civic and Institutional
Industrial
Park and Recreational
Utilities
Public Open Space to be provided in the vicinity of the designated symbol, the particular location to be determined when the funds are available for acquisition
Repeal portions of Neighbourhood Plan that are within the boundaries of the Downtown Secondary Plan
468 Barton St is modified to permit the manufacturing of clothing
The property can be used for parking for a period of 3 years. (Date approved by Council: October 25, 1983)
MAP 6608
(Map 2 of 2)
Date:
March 2026
Scale 1:5,000
Hamilton
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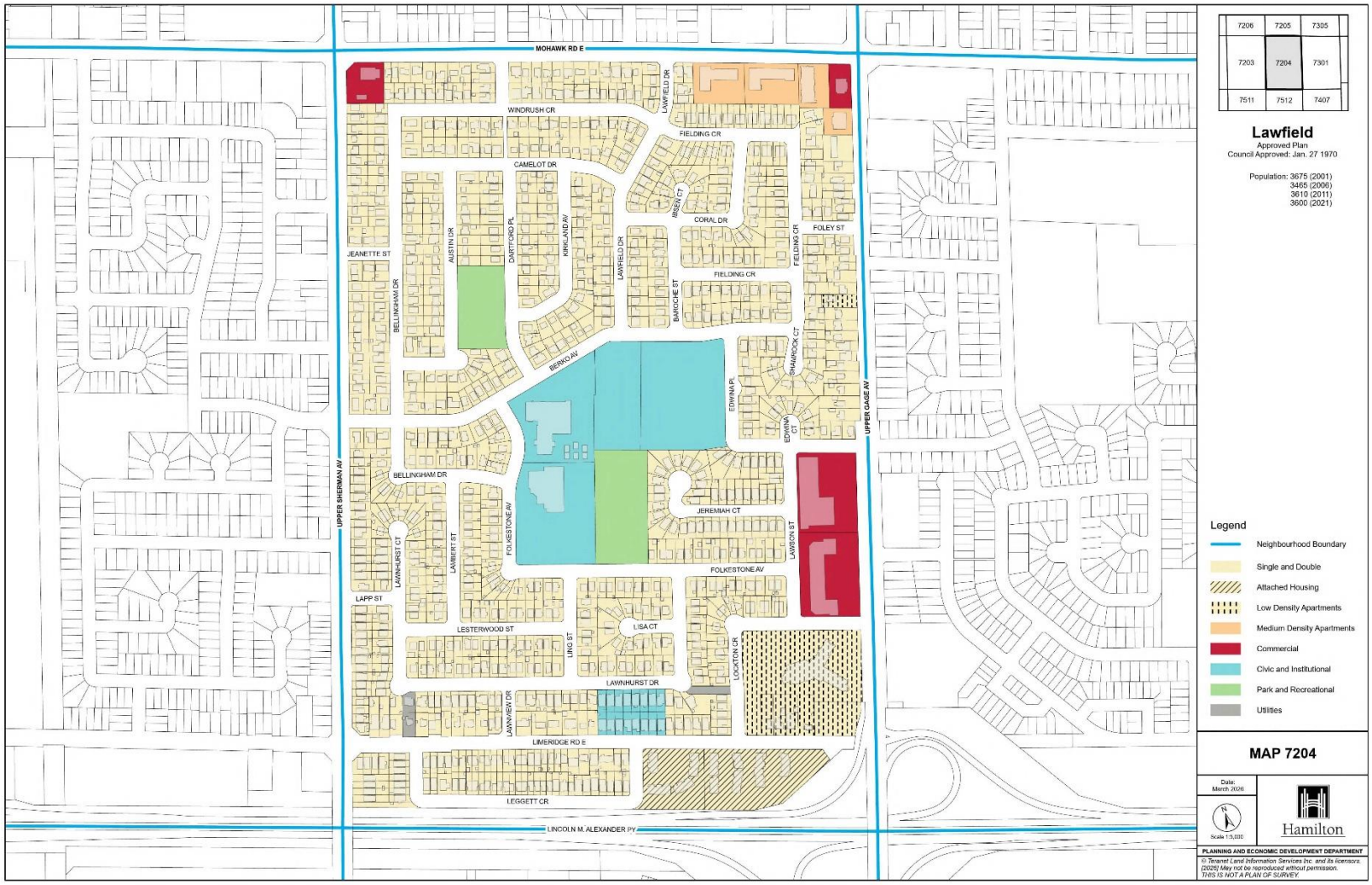
MOHAWK RD E
WINDRUSH CR
LAWFIELD DR
FIELDING CR
CAMELOT DR
IRWIN CT
CORAL DR
FOLEY ST
JEANETTE ST
AUSTIN DR
DARTFORD PL
KIRKLAND AV
LAWFIELD DR
BAROCHE ST
FIELDING CR
FIELDING CR
BELLINGHAM DR
BERKO AV
EDWINA PL
SHAMROCK CT
EDWINA CT
UPPER SHERMAN AV
UPPER GAGE AV
BELLINGHAM DR
JEREMIAH CT
LAWHURST CT
LAMBERT ST
FOLKESTONE AV
LAWSON ST
FOLKESTONE AV
LAPP ST
LESTERWOOD ST
LISA CT
LING ST
LOCKTON DR
LAWNHURST DR
LAWNVIEW DR
LIMERIDGE RD E
LEGGETT CR
LINCOLN M. ALEXANDER PY
7206
7205
7305
7203
7204
7301
7511
7512
7407
Lawfield
Approved Plan
Council Approved: Jan. 27 1970
Population: 3675 (2001)
3465 (2006)
3610 (2011)
3600 (2021)
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Low Density Apartments
Medium Density Apartments
Commercial
Civic and Institutional
Park and Recreational
Utilities
MAP 7204
Date:
March 2026
Scale 1:5,000
Hamilton
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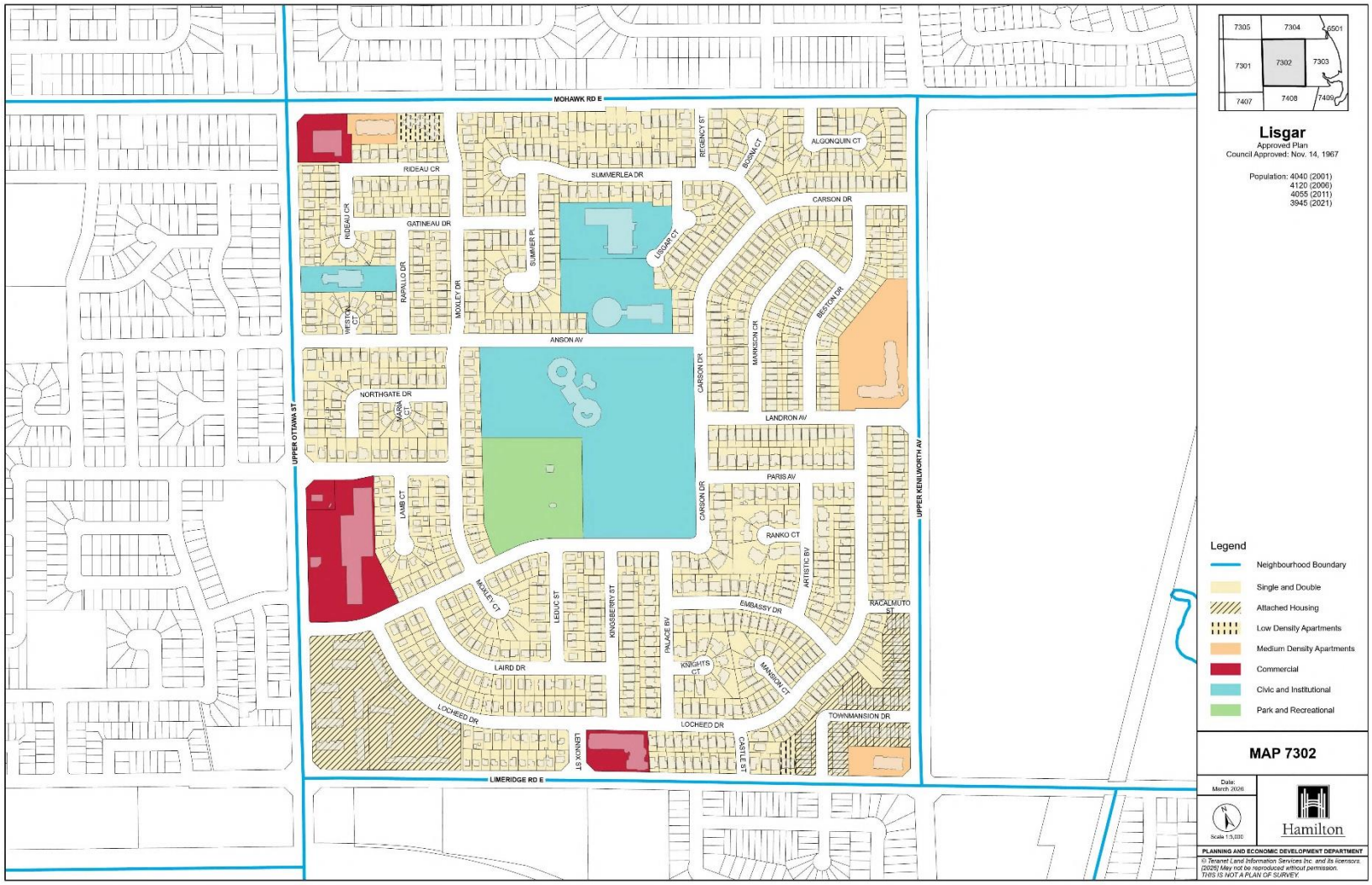
MOHAWK RD E
LIMERIDGE RD E
UPPER OTTAWA ST
UPPER KENILWORTH AV
RIDEAU CR
GATINEAU DR
SUMMERLEA DR
REGENCY ST
ALGONQUIN CT
CARSON DR
LISGAR CT
SUMMER PL
MOXLEY DR
RAPALLO DR
WESTON CT
ANSON AV
NORTHGATE DR
MARIA CT
LANDRON AV
PARIS AV
LAMB CT
RANKO CT
ARTISTIC BV
EMBASSY DR
RACALMUTO ST
MOXLEY CT
LEDUC ST
KINGSBERRY ST
PALACE BV
KNIGHTS CT
MANSION CT
LAIRD DR
LOCHEED DR
TOWNMANSION DR
LENNOX ST
CASTLE ST
7305
7304
6501
7301
7302
7303
7407
7408
7409
Lisgar
Approved Plan
Council Approved: Nov. 14, 1967
Population: 4040 (2001)
4120 (2006)
4055 (2011)
3945 (2021)
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Low Density Apartments
Medium Density Apartments
Commercial
Civic and Institutional
Park and Recreational
MAP 7302
Date: March 2026
Scale 1:5,000
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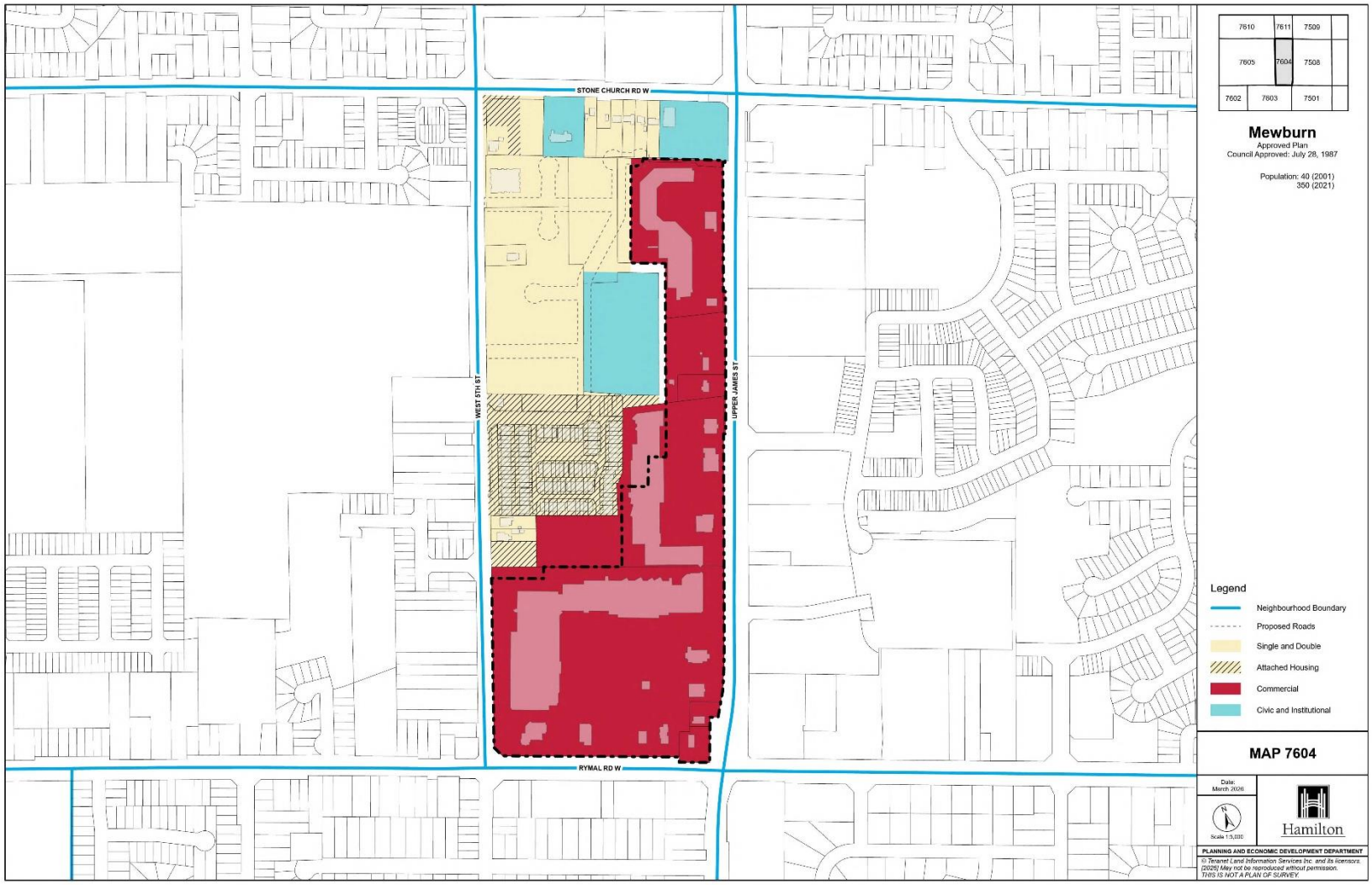
STONE CHURCH RD W
WEST 5TH ST
UPPER JAMES ST
RYMAL RD W
7610
7611
7509
7605
7604
7508
7602
7603
7501
Mewburn
Approved Plan
Council Approved: July 28, 1987
Population: 40 (2001)
350 (2021)
Legend
Neighbourhood Boundary
Proposed Roads
Single and Double
Attached Housing
Commercial
Civic and Institutional
MAP 7604
Date:
March 2026
Scale 1:5,000
Hamilton
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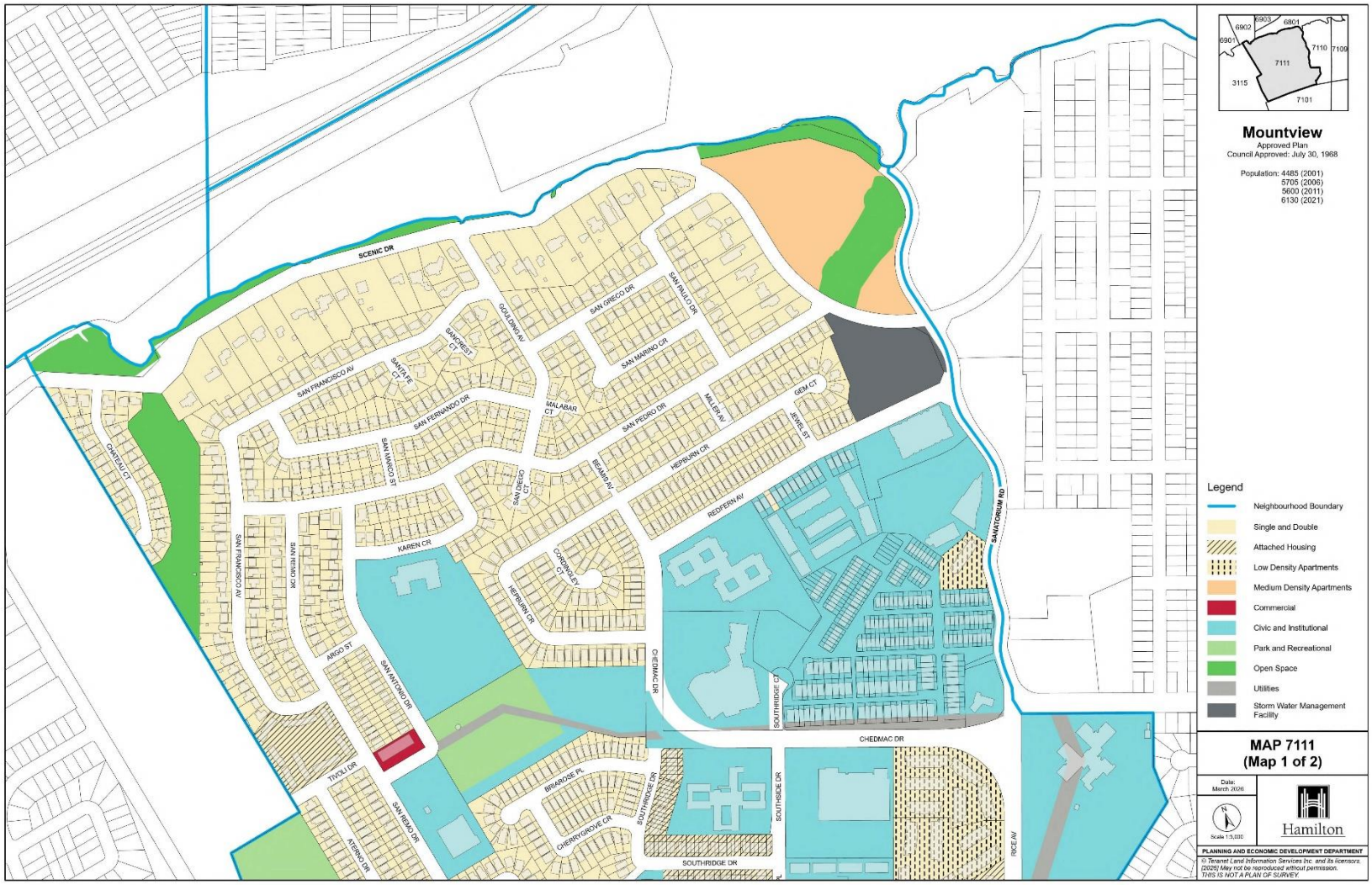
6903
6902
6801
6901
7110
7109
7111
3115
7101
Mountview
Approved Plan
Council Approved: July 30, 1968
Population: 4485 (2001)
5705 (2006)
5600 (2011)
6130 (2021)
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Low Density Apartments
Medium Density Apartments
Commercial
Civic and Institutional
Park and Recreational
Open Space
Utilities
Storm Water Management Facility
MAP 7111
(Map 1 of 2)
Date: March 2026
Scale 1:5,000
Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
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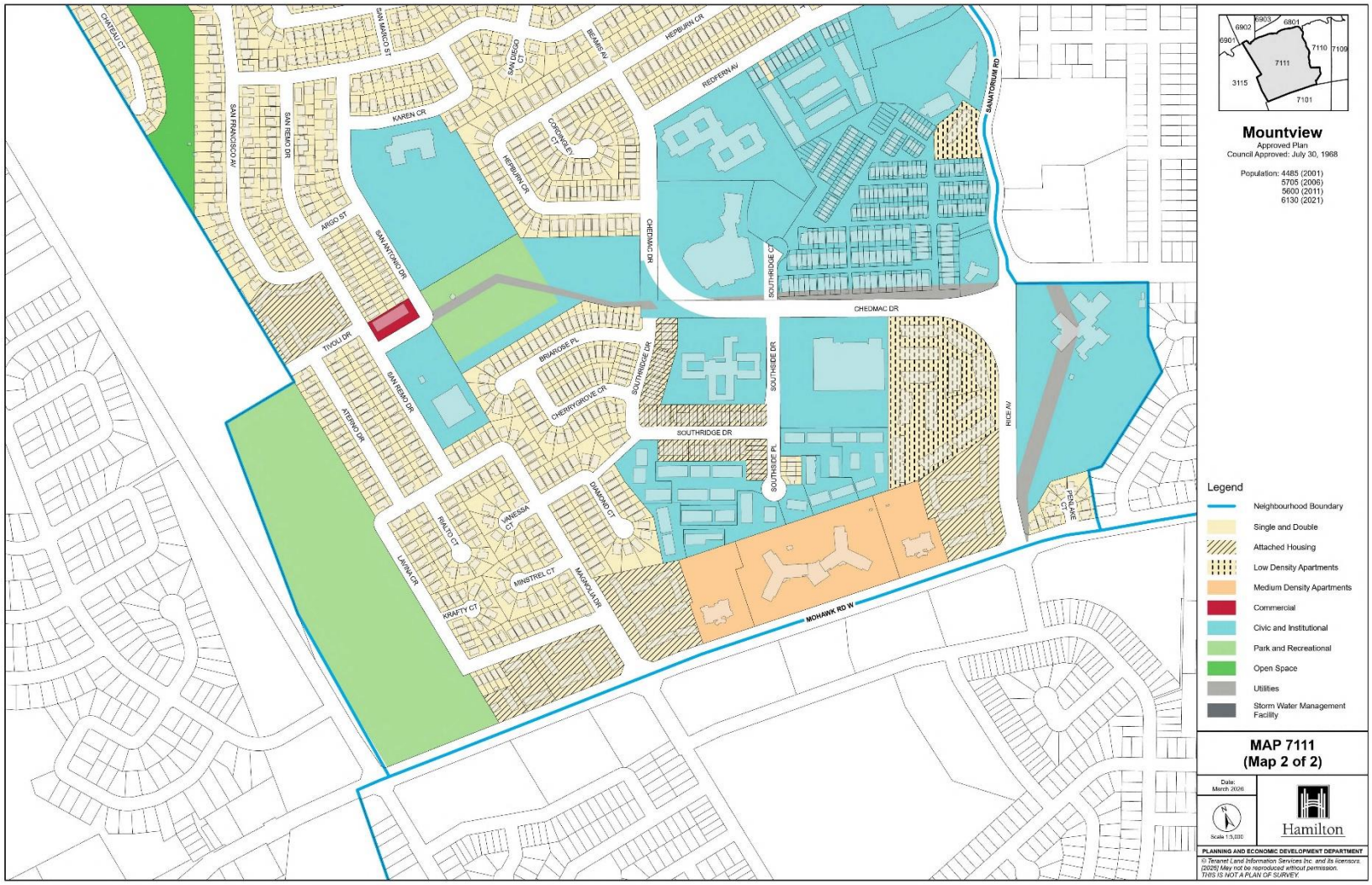
SCENIC DR
SAN FRANCISCO AV
SANCREST CT
SANTA FE CT
GOLDENG AV
SAN DIEGO DR
SAN PAULO DR
SAN MARINO CR
SAN FERNANDO DR
MALABAR CT
SAN PEDRO DR
MILLER AV
GEM CT
JEWEL ST
CHATEAU CT
SAN MARCO ST
SAN DIEGO CT
REDFERN AV
HEPBURN CR
KAREN CR
CORDOVA CT
SANATORIUM RD
SAN REMO DR
ARGO ST
SAN ANTONIO DR
CHEDMAC DR
SOUTHRIDGE CT
TIVOLI DR
BRIAROSE PL
SOUTHRIDGE DR
CHERRYGROVE CR
ATERNO DR
RICE AV


6903
6902
6801
6901
7110
7109
7111
3115
7101
Mountview
Approved Plan
Council Approved: July 30, 1968
Population: 4485 (2001)
5705 (2006)
5600 (2011)
6130 (2021)
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Low Density Apartments
Medium Density Apartments
Commercial
Civic and Institutional
Park and Recreational
Open Space
Utilities
Storm Water Management Facility
MAP 7111
(Map 2 of 2)
Date:
March 2026
Scale 1:5,000
Hamilton
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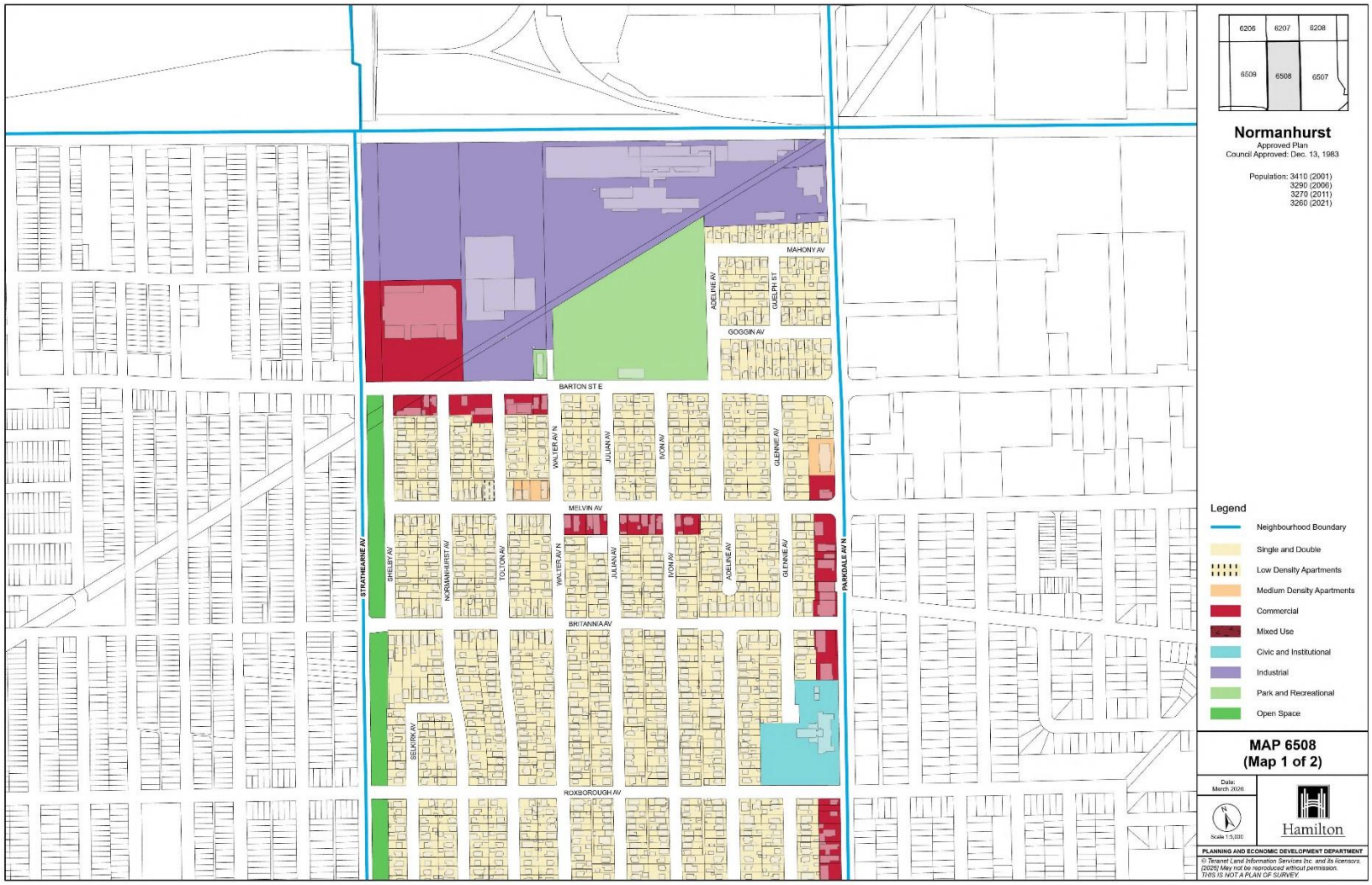
THIS IS NOT A PLAN OF SURVEY.
CHATEAU CT
SAN MARCO ST
SAN DESO
BEAMS AV
HEPBURN CR
REDFERN AV
SANATORIUM RD
KAREN CR
SAN FRANCISCO AV
SAN REMO DR
ARGO ST
SAN ANTONIO DR
COPERNICUS CT
HEPBURN CR
CHEDMAC DR
SOUTHRIDGE CT
CHEDMAC DR
TIVOLI DR
BRIARDENE PL
SOUTHRIDGE DR
SOUTHSIDE DR
SAN REMO DR
CHERRYGROVE DR
SOUTHRIDGE DR
RICE AV
ATERNO DR
SOUTHSIDE PL
DIAMOND CT
VANESSA CT
RIALTO CT
PENLANE CT
LAVAL CR
MINSTREL CT
MAGNOLIA DR
KRAFTY CT
MOHAWK RD W


6206
6207
6208
6509
6508
6507
Normanhurst
Approved Plan
Council Approved: Dec. 13, 1983
Population: 3410 (2001)
3290 (2006)
3270 (2011)
3260 (2021)
MAHONY AV
ADELINE AV
GUELPH ST
GOGGIN AV
BARTON ST E
WALTER AV N
JULIAN AV
IVON AV
GLENNIE AV
MELVIN AV
STRATHEARNE AV
SHELBY AV
NORMANHURST AV
TOLTON AV
PARKDALE AV N
BRITANNIA AV
SELKIRK AV
ROXBOROUGH AV
Legend
Neighbourhood Boundary
Single and Double
Low Density Apartments
Medium Density Apartments
Commercial
Mixed Use
Civic and Institutional
Industrial
Park and Recreational
Open Space
MAP 6508
(Map 1 of 2)
Date:
March 2026
Scale 1:5,000
Hamilton
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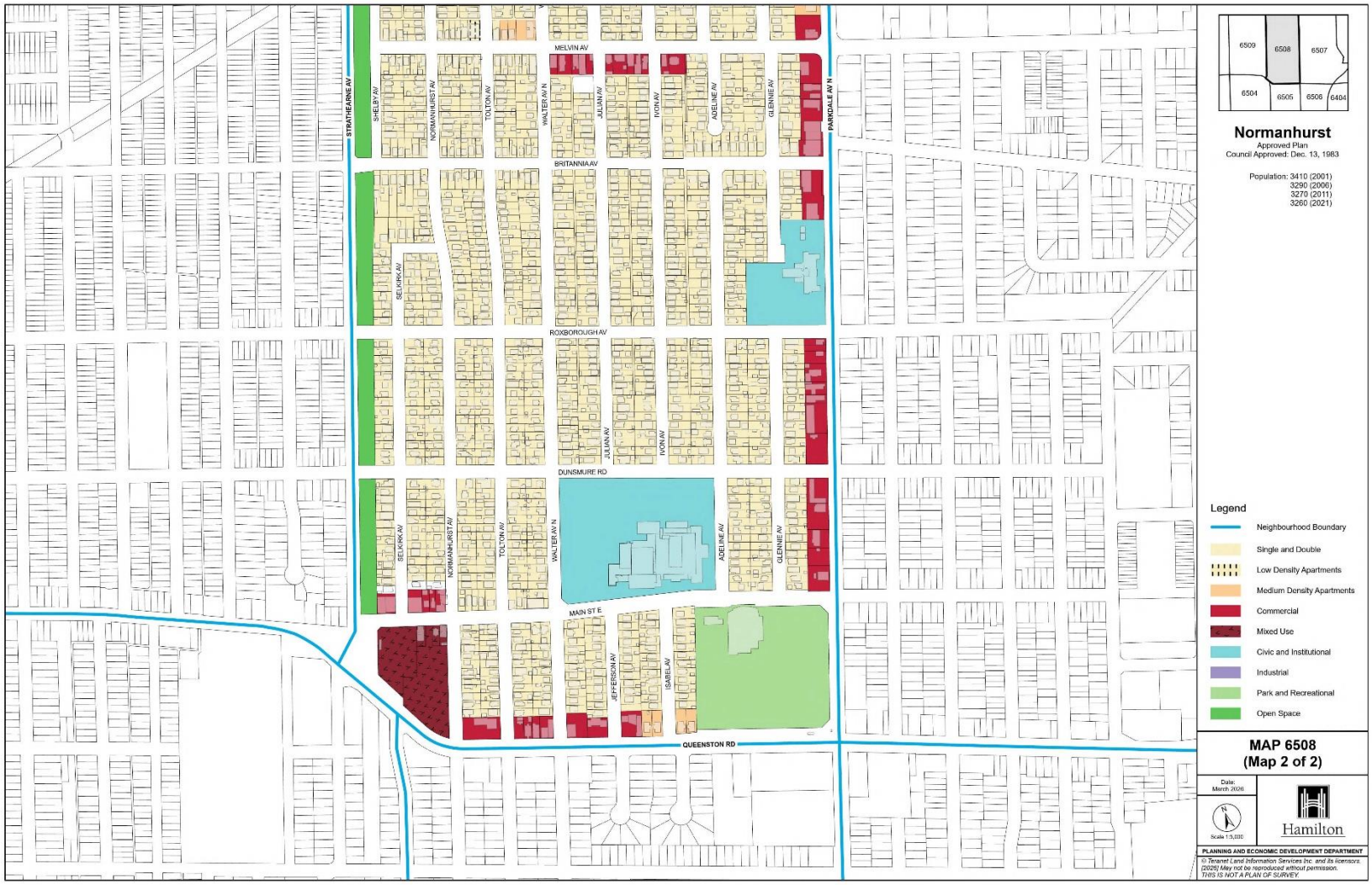
MELVIN AV
BRITANNIA AV
ROXBOROUGH AV
DUNSMURE RD
MAIN ST E
QUEENSTON RD
STRATHEARNE AV
SHELBY AV
NORMANHURST AV
TOLTON AV
WALTER AV N
JULIAN AV
IVON AV
ADELINE AV
GLENNIE AV
PARKDALE AV N
SELKIRK AV
JEFFERSON AV
ISABEL AV
6509
6508
6507
6504
6505
6506
6404
Normanhurst
Approved Plan
Council Approved: Dec. 13, 1983
Population: 3410 (2001)
3290 (2006)
3270 (2011)
3260 (2021)
Legend
Neighbourhood Boundary
Single and Double
Low Density Apartments
Medium Density Apartments
Commercial
Mixed Use
Civic and Institutional
Industrial
Park and Recreational
Open Space
MAP 6508
(Map 2 of 2)
Date:
March 2026
Scale 1:5,000
Hamilton
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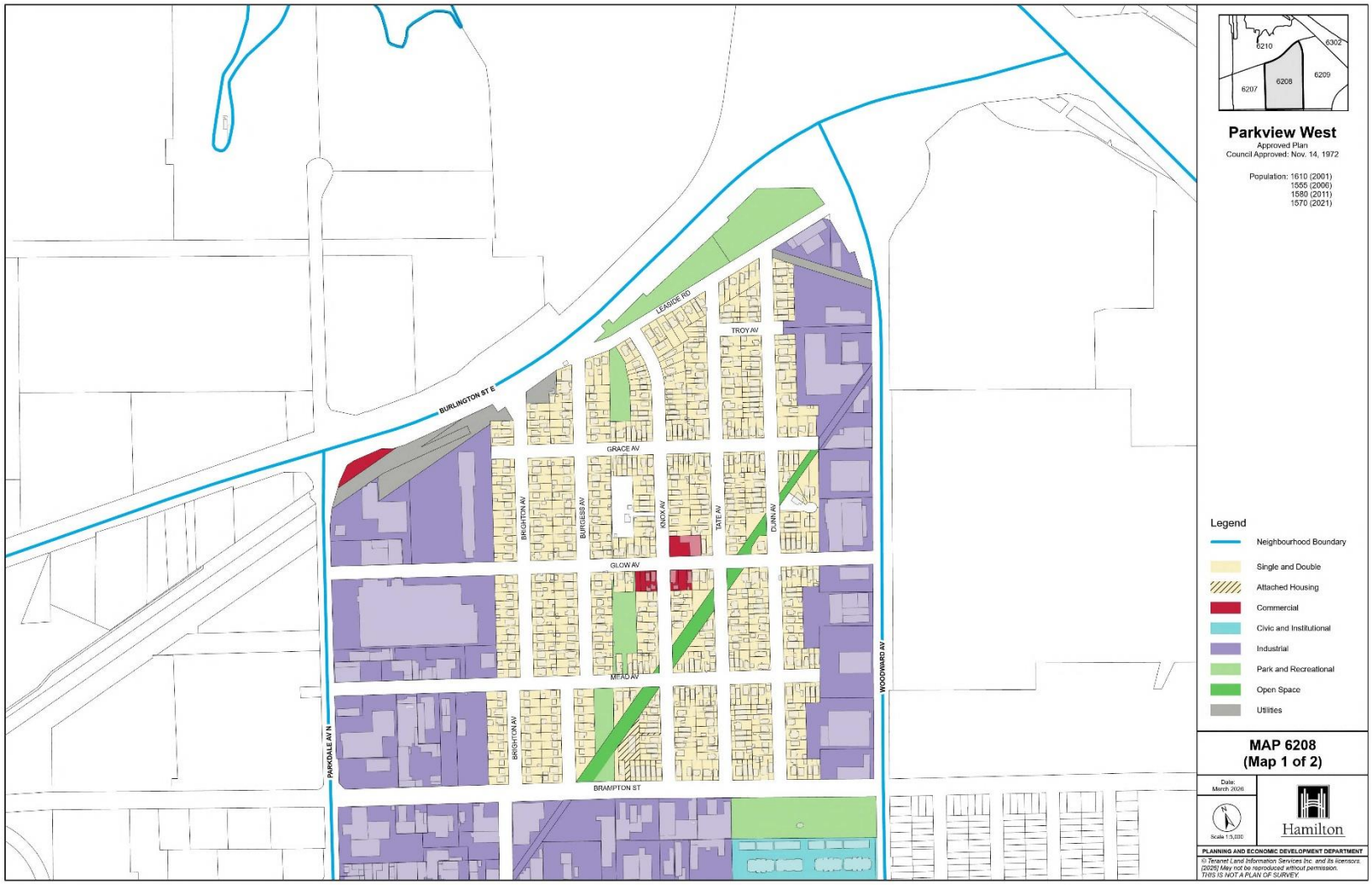
6210
6302
6207
6208
6209
Parkview West
Approved Plan
Council Approved: Nov. 14, 1972
Population: 1610 (2001)
1555 (2006)
1580 (2011)
1570 (2021)
LEASIDE RD
TROY AV
BURLINGTON ST E
GRACE AV
BRIGHTON AV
BURGESS AV
KNOX AV
TATE AV
DUNN AV
GLOW AV
MEAD AV
WOODWARD AV
PARKDALE AV N
BRIGHTON AV
BRAMPTON ST
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Commercial
Civic and Institutional
Industrial
Park and Recreational
Open Space
Utilities
MAP 6208
(Map 1 of 2)
Date:
March 2026
Scale 1:5,000
Hamilton
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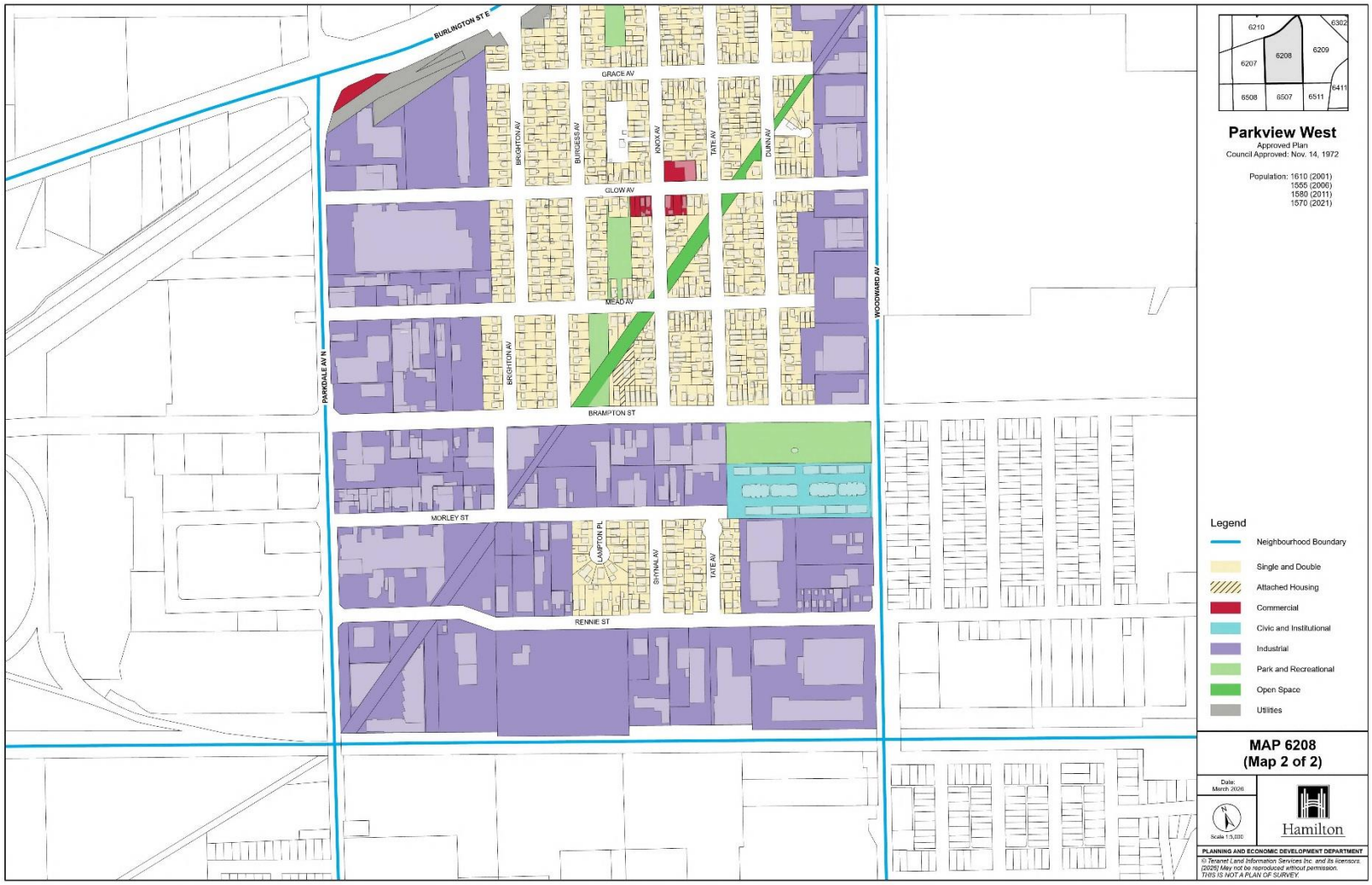
BURLINGTON ST E
GRACE AV
BRIGHTON AV
BURGESS AV
KNOX AV
TATE AV
DUNN AV
GLOW AV
MEAD AV
PARKDALE AV N
WOODWARD AV
BRAMPTON ST
MORLEY ST
LAMPTON PL
SHYNAL AV
RENNIE ST
6210
6302
6207
6208
6209
6508
6507
6511
6411
Parkview West
Approved Plan
Council Approved: Nov. 14, 1972
Population: 1610 (2001)
1555 (2006)
1580 (2011)
1570 (2021)
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Commercial
Civic and Institutional
Industrial
Park and Recreational
Open Space
Utilities
MAP 6208
(Map 2 of 2)
Date:
March 2026
Scale 1:5,000
Hamilton
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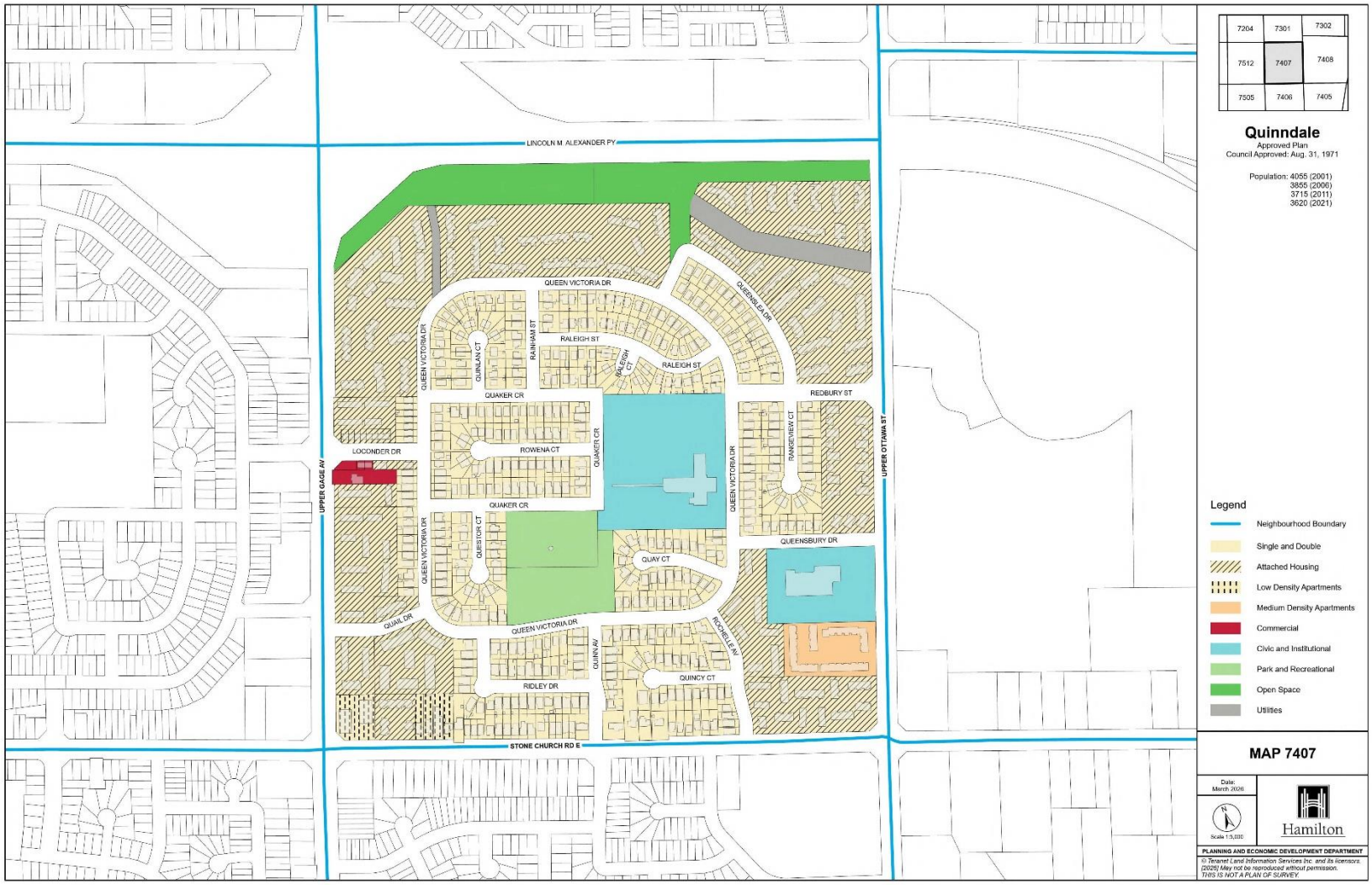
7204
7301
7302
7512
7407
7408
7505
7406
7405
Quinndale
Approved Plan
Council Approved: Aug. 31, 1971
Population: 4055 (2001)
3855 (2006)
3715 (2011)
3620 (2021)
LINCOLN M. ALEXANDER PY
QUEEN VICTORIA DR
QUEENSLEA DR
RALEIGH ST
QUINLAN CT
RANNHAM ST
RALEIGH CT
QUAKER CR
REDBURY ST
LOCONDER DR
ROWENA CT
RANGEVIEW CT
UPPER GAGE AV
UPPER OTTAWA ST
QUESTOR CT
QUAY CT
QUEENSBURY DR
QUAIL DR
RICHELIEU PL
QUINN AV
RIDLEY DR
QUINCY CT
STONE CHURCH RD E
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Low Density Apartments
Medium Density Apartments
Commercial
Civic and Institutional
Park and Recreational
Open Space
Utilities
MAP 7407
Date:
March 2026
Scale 1:5,000
Hamilton
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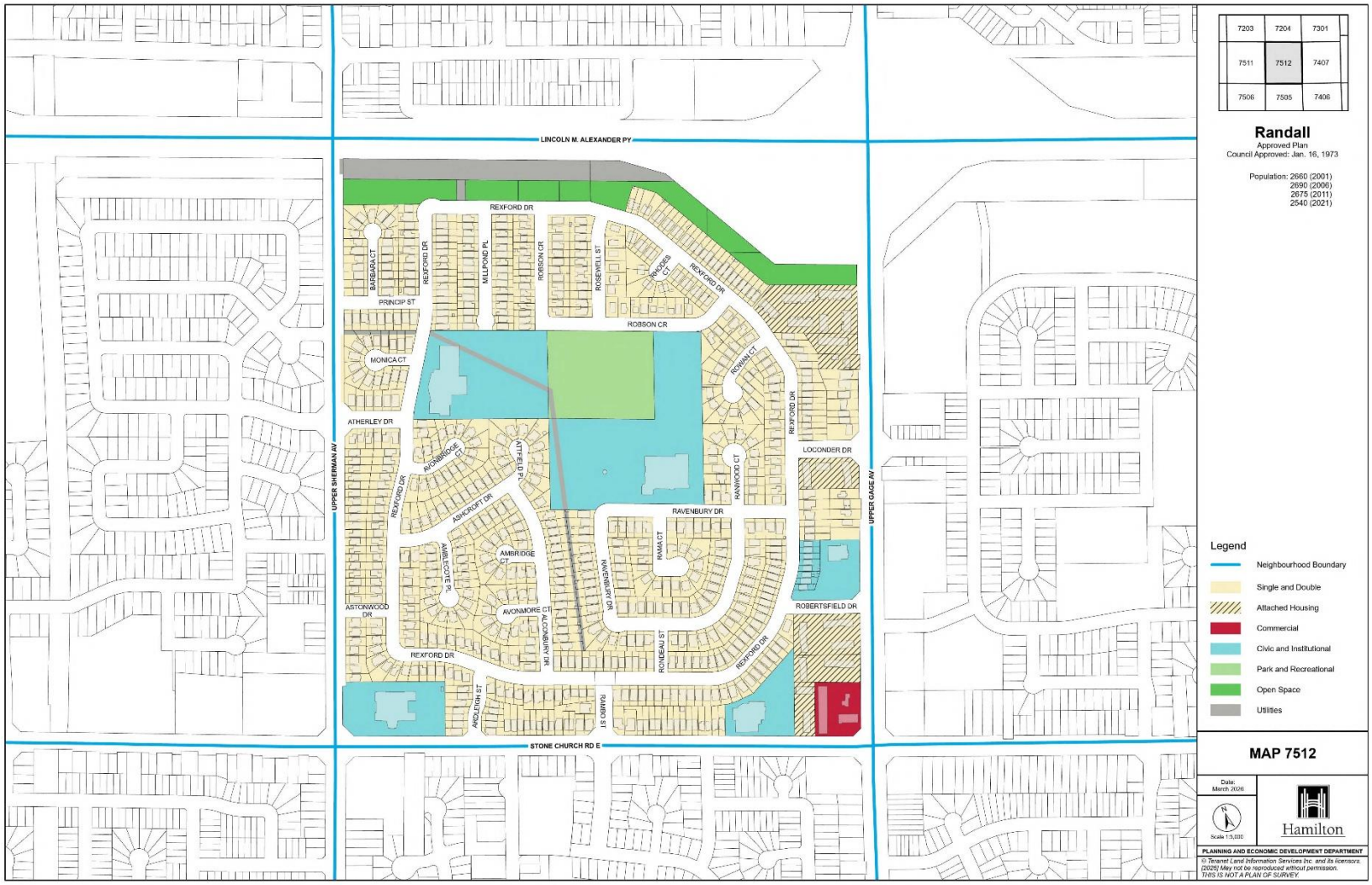
LINCOLN M. ALEXANDER PY
STONE CHURCH RD E
UPPER SHERMAN AV
UPPER GAGE AV
REXFORD DR
PRINCIP ST
BARBARA CT
MILLPOND PL
ROBSON CR
ROSEWELL ST
KNADES CT
MONICA CT
ROBSON CR
ROMAN CT
ATHERLEY DR
AVONBRIDGE CT
ATTFIELD DR
ASHCROFT DR
RAVENBURY DR
RANWOOD CT
LOCONDER DR
AMBRIDGE CT
AMBLECOTE PL
HAMA CT
ASTONWOOD DR
AVONMORE CT
ROBERTSFIELD DR
RONDEAU ST
ARDLEIGH ST
TOMKEN ST
7203
7204
7301
7511
7512
7407
7506
7505
7406
Randall
Approved Plan
Council Approved: Jan. 16, 1973
Population: 2660 (2001)
2690 (2006)
2675 (2011)
2540 (2021)
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Commercial
Civic and Institutional
Park and Recreational
Open Space
Utilities
MAP 7512
Date:
March 2026
Scale 1:5,000
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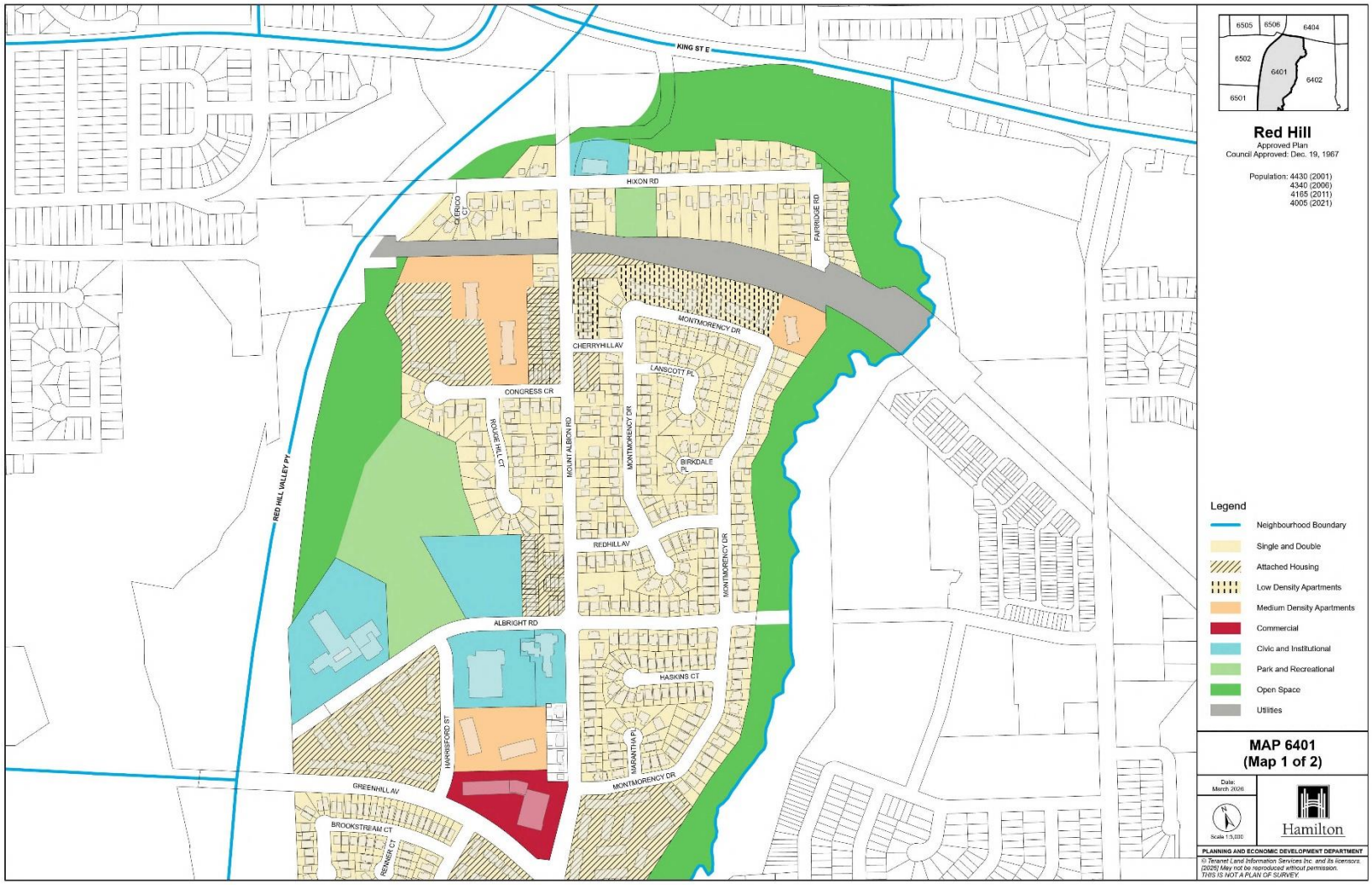
KING ST E
HIXON RD
OLERICO CT
PARKRIDGE RD
MONTMORENCY DR
CHERRYHILL AV
LANSCOTT PL
CONGRESS CR
ROUGE HILL CT
MOUNT ALBION RD
MONTMORENCY CR
BIRKDALE PL
RED HILL VALLEY PY
REDHILL AV
MONTMORENCY DR
ALBRIGHT RD
HASKINS CT
HARRISFORD ST
MARANTHA PL
MONTMORENCY DR
GREENHILL AV
BROOKSTREAM CT
RENNER CT
6505
6506
6404
6502
6401
6402
6501
Red Hill
Approved Plan
Council Approved: Dec. 19, 1967
Population: 4430 (2001)
4340 (2006)
4165 (2011)
4005 (2021)
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Low Density Apartments
Medium Density Apartments
Commercial
Civic and Institutional
Park and Recreational
Open Space
Utilities
MAP 6401
(Map 1 of 2)
Date:
March 2026
Scale 1:5,000
Hamilton
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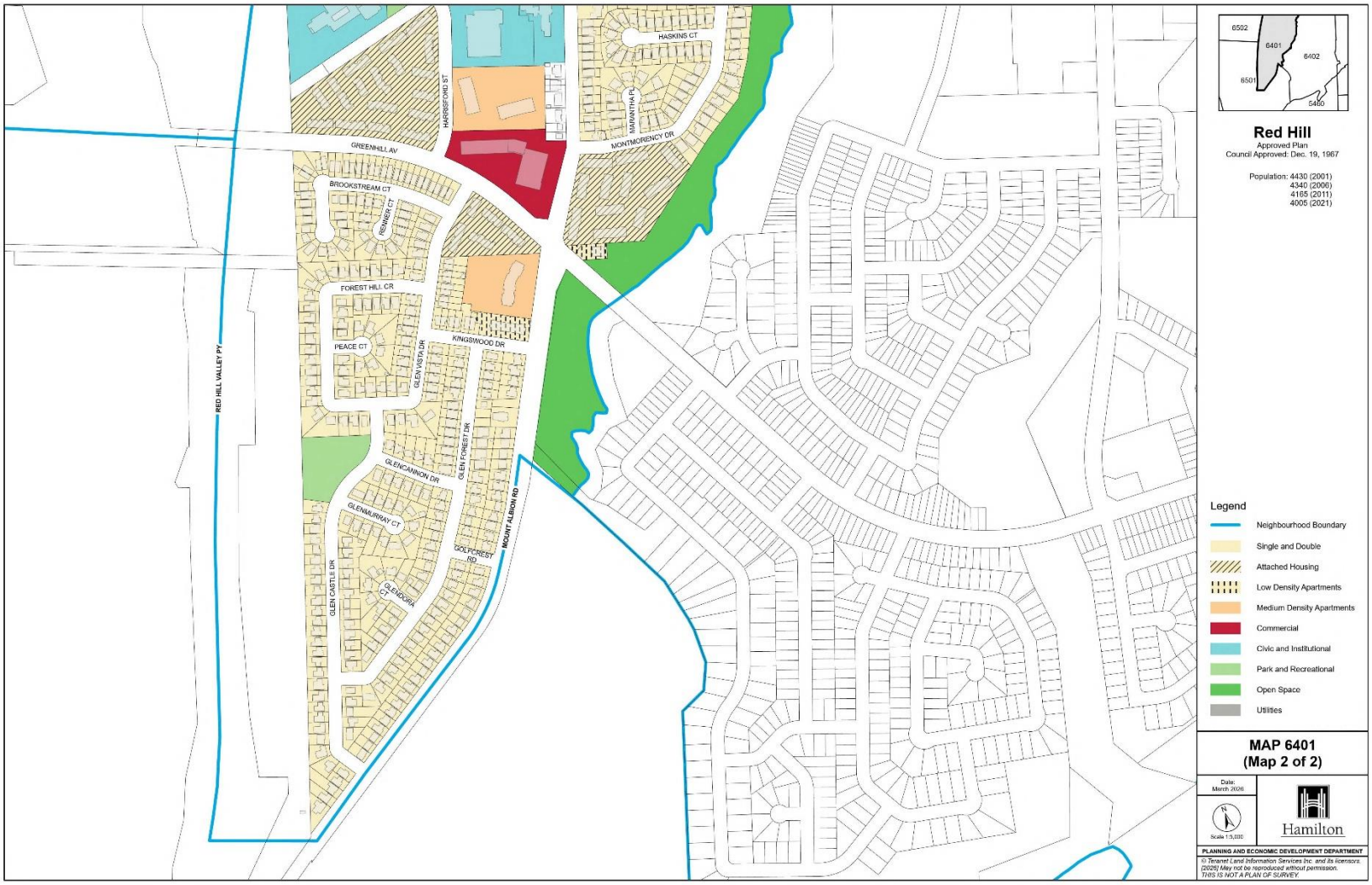
HASKINS CT
HARRISFORD ST
MARANTHA PL
MONTMORENCY DR
GREENHILL AV
BROOKSTREAM CT
REINER CT
FOREST HILL CR
PEACE CT
GLEN VISTA DR
KINGSWOOD DR
GLEN FOREST DR
GLENCANNON DR
GLENMURRAY CT
GLEN CASTLE DR
GLENDORA CT
GOLF CREST RD
MOUNT ALBION RD
RED HILL VALLEY PY
6502
6401
6402
6501
5480
Red Hill
Approved Plan
Council Approved: Dec. 19, 1967
Population: 4430 (2001)
4340 (2006)
4165 (2011)
4005 (2021)
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Low Density Apartments
Medium Density Apartments
Commercial
Civic and Institutional
Park and Recreational
Open Space
Utilities
MAP 6401
(Map 2 of 2)
Date:
March 2026
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Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
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BARTON ST E
BERKINDALE DR
VARGA LR
BELL MANOR ST
GRAYS RD
BOW VALLEY DR
RIVERCREST RD
CRYSTAL CT
RIVERBANK CT
SEABROOKE DR
BELLAMY RD
BARHOLME CT
HONEYWELL DR
HONEYWELL CT
COLCREST ST
ROXBOROUGH AV
ROX ST
EVELYN ST
PRENS AV
JASON CT
HIGHRIDGE AV
BERKINDALE DR
VITTORITO AV
SWAN ST
BLUEBERRY DR
HUCKLEBERRY PL
HUCKLEBERRY DR
CAPRI CR
ISLE ST
BOW VALLEY DR
CRANBERRY CT
LAKE AV N
STYDES TER
FEDERAL ST
BERKINDALE DR
STRAWBERRY DR
DONN AV
6410
6409
5112
6407
6408
5107
5105
5106
5103
Riverdale East
Approved Plan
Council Approved: July 30, 1968
Population: 3715 (2001)
3480 (2006)
3455 (2011)
3430 (2021)
Legend
Neighbourhood Boundary
Proposed Roads
Single and Double
Attached Housing
Low Density Apartments
Medium Density Apartments
Commercial
Commercial Special Provisions
Commercial and Apartments
Civic and Institutional
Park and Recreational
Open Space
Utilities
Repeal portion of Neighbourhood Plan that is located within the Centennial Neighbourhoods Secondary Plan
MAP 6408
Date: March 2026
Scale 1:5,000
Hamilton
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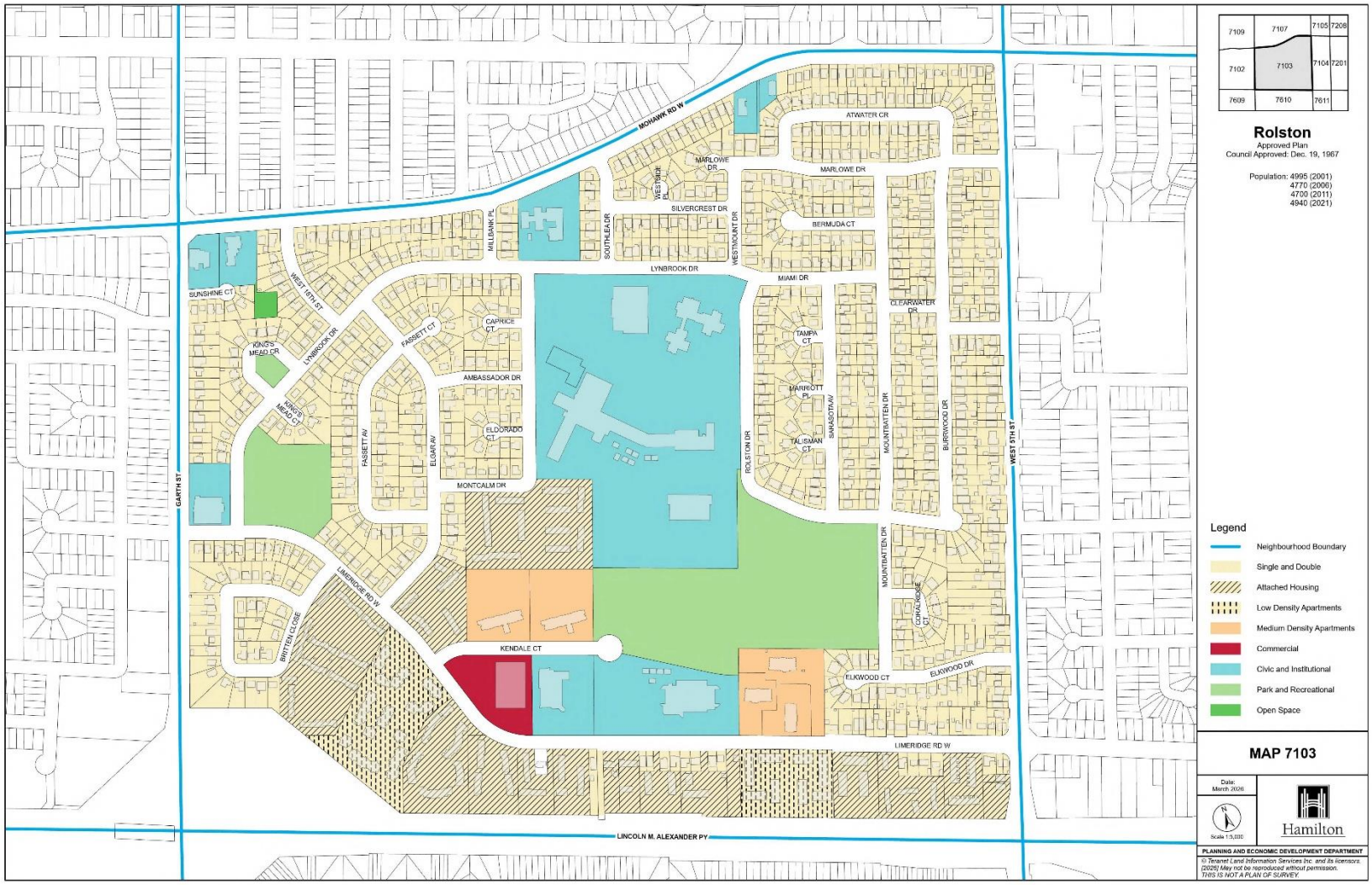
7109
7107
7105
7208
7102
7103
7104
7201
7609
7610
7611
Rolston
Approved Plan
Council Approved: Dec. 19, 1967
Population: 4995 (2001)
4770 (2006)
4700 (2011)
4940 (2021)
MOHAWK RD W
ATWATER CR
MARLOWE DR
WESTRIDGE CT
SILVERCREST DR
BERMUDA CT
MILLBANK PL
SOUTHLEA DR
WESTMOUNT DR
LYNBROOK DR
MIAMI DR
CLEARWATER DR
SUNSHINE CT
WEST 16TH ST
CAPRICE CT
FASSETT CT
KINGS MEAD CR
LYNBROOK DR
AMBASSADOR DR
TAMPA CT
MARRIOTT PL
SARASOTA AV
MOUNTBATTEN DR
BURRWOOD DR
ELDORADO CT
FASSETT AV
ELGAR AV
MONTCALM DR
ROLSTON DR
TALISMAN CT
WEST 5TH ST
GARTH ST
LIMERIDGE RD W
BRITTEN CLOSE
KENDALE CT
CONALRIDGE CT
ELKWOOD CT
ELKWOOD DR
LINCOLN M. ALEXANDER PY
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Low Density Apartments
Medium Density Apartments
Commercial
Civic and Institutional
Park and Recreational
Open Space
MAP 7103
Date:
March 2026
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LINCOLN M. ALEXANDER PY
UPPER WENTWORTH ST
UPPER SHERMAN AV
STONE CHURCH RD E
ROWNTREE DR
RAWLINGS AV
ROSS AV
REGAL DR
BARBARA CT
RICARDO CT
RAMSDEN DR
RUBY ST
RUSHDALE DR
RUPERT CT
SOUTHPARK AV
MARK PL
CHANTAL DR
BENEMAR CT
DESANTIS CT
WOODHAVEN PL
RANDOLF CT
REDMOND DR
7202
7203
7204
7510
7511
7512
7507
7506
7505
Rushdale
Approved Plan
Council Approved: Sept. 30, 1975
Population: 2770 (2001)
2845 (2006)
2735 (2011)
2615 (2021)
Legend
Neighbourhood Boundary
525 Stone Church Road East is modified to permit Medium Density Apartments
Single and Double
Attached Housing
Commercial
Institutional and Recreational
Park and Recreational
Open Space
Utilities
MAP 7511
Date: March 2026
Scale 1:5,000
Hamilton
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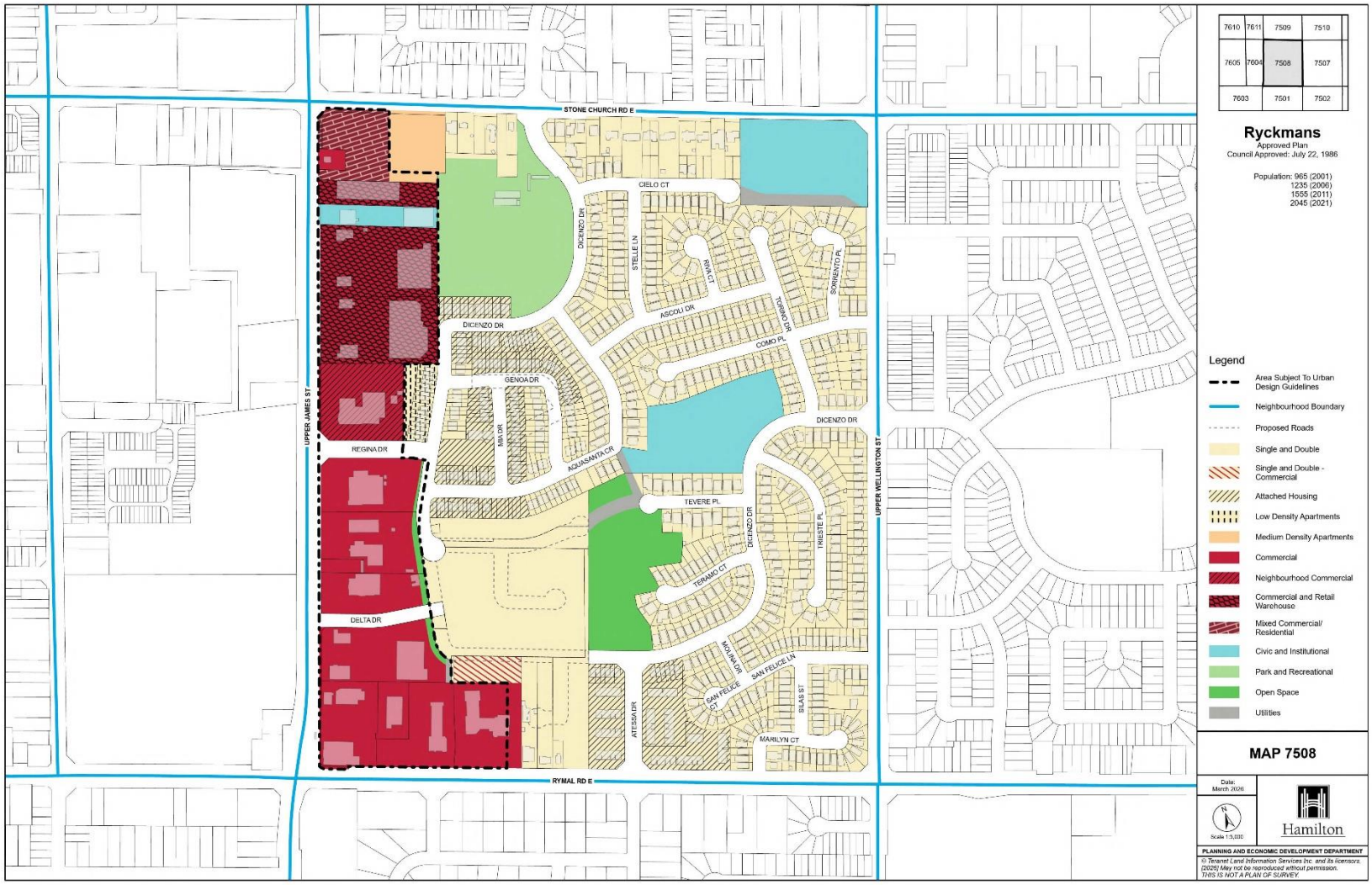
STONE CHURCH RD E
RYMAL RD E
UPPER JAMES ST
UPPER WELLINGTON ST
CIELO CT
DICENZO DR
STELLE LN
RIVA LN
ASCOLI DR
TORINO DR
SORRENTO PL
COMO PL
GENOA DR
MAVOR
AQUASANTA CR
REGINA DR
DELTA DR
TEVERE PL
TERAMO CT
TRIESTE PL
MOLINARI DR
SAN FELICE LN
SAN FELICE CT
SILAS ST
ATESSA DR
MARILYN CT
7610
7611
7509
7510
7606
7604
7508
7507
7603
7501
7502
Ryckmans
Approved Plan
Council Approved: July 22, 1986
Population: 965 (2001)
1235 (2006)
1555 (2011)
2045 (2021)
Legend
Area Subject To Urban Design Guidelines
Neighbourhood Boundary
Proposed Roads
Single and Double
Single and Double - Commercial
Attached Housing
Low Density Apartments
Medium Density Apartments
Commercial
Neighbourhood Commercial
Commercial and Retail Warehouse
Mixed Commercial/ Residential
Civic and Institutional
Park and Recreational
Open Space
Utilities
MAP 7508
Date: March 2026
Scale 1:5,000
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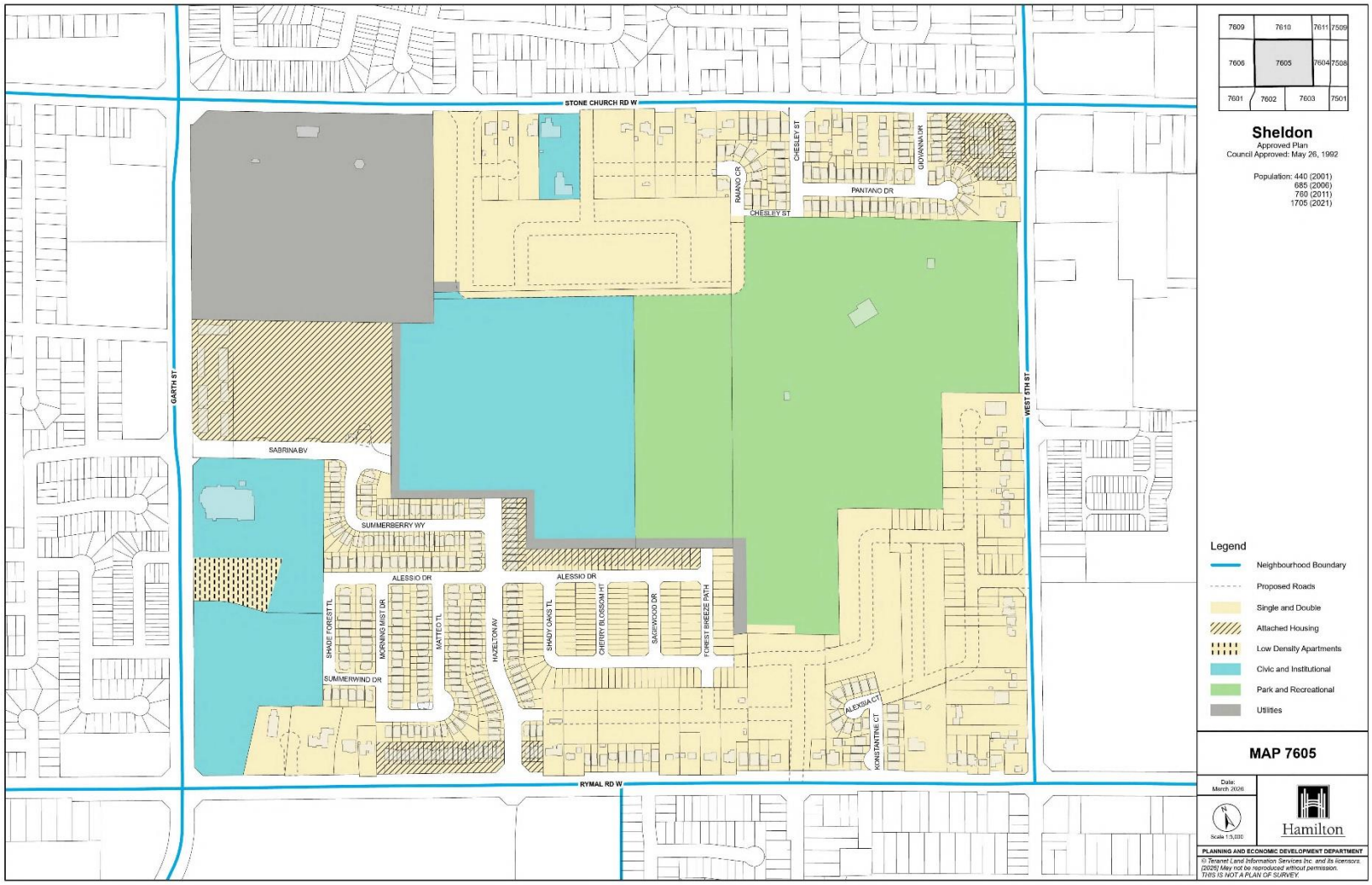
STONE CHURCH RD W
RYMAL RD W
GARTH ST
WEST 5TH ST
CHESLEY ST
RAIANO CR
PANTANO DR
GIOVANNA DR
SABRINA BV
SUMMERBERRY WY
ALESSIO DR
SHADE FOREST TL
MORNING MIST DR
MATTEO TL
HAZELTON AV
SHADY OAKS TL
CHERRY BLOSSOM H
SAGEWOOD DR
FOREST BREEZE PATH
SUMMERWIND DR
ALEXSIA CT
KONSTANTINE CT
7609
7610
7611
7509
7606
7605
7604
7508
7601
7602
7603
7501
Sheldon
Approved Plan
Council Approved: May 26, 1992
Population: 440 (2001)
685 (2006)
760 (2011)
1705 (2021)
Legend
Neighbourhood Boundary
Proposed Roads
Single and Double
Attached Housing
Low Density Apartments
Civic and Institutional
Park and Recreational
Utilities
MAP 7605
Date:
March 2026
Scale 1:5,000
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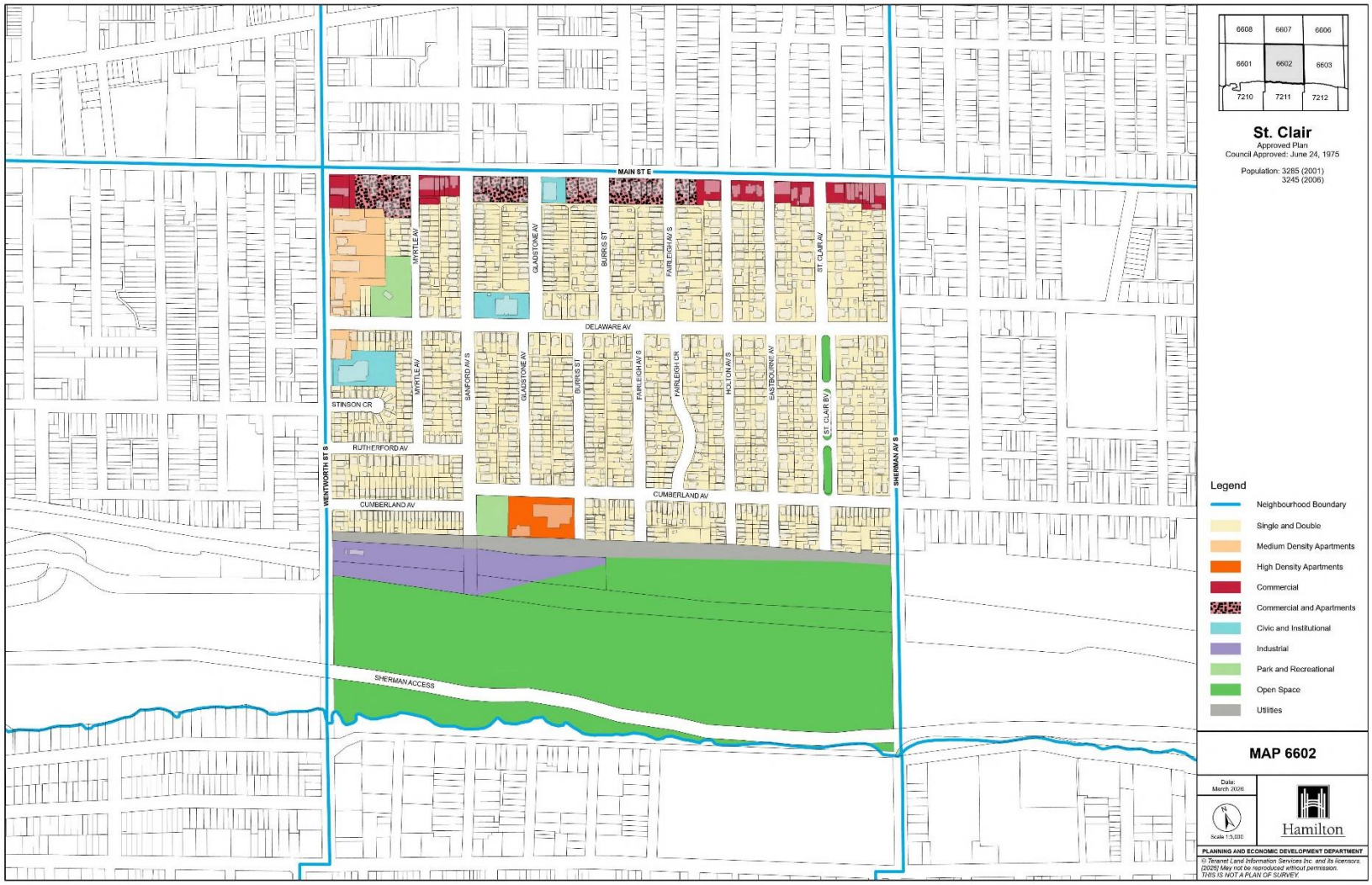
6608
6607
6606
6601
6602
6603
7210
7211
7212
St. Clair
Approved Plan
Council Approved: June 24, 1975
Population: 3285 (2001)
3245 (2006)
MAIN ST E
DELAWARE AV
CUMBERLAND AV
RUTHERFORD AV
STINSON CR
SHERMAN ACCESS
WENTWORTH ST S
SHERMAN AV S
MYRTLE AV
GLADSTONE AV
BURRIS ST
FAIRLEIGH AV S
ST CLAIR AV
SANFORD AV S
FAIRLEIGH CR
HOLTON AV S
EASTBOURNE AV
ST CLAIR BV
Legend
Neighbourhood Boundary
Single and Double
Medium Density Apartments
High Density Apartments
Commercial
Commercial and Apartments
Civic and Institutional
Industrial
Park and Recreational
Open Space
Utilities
MAP 6602
Date:
March 2026
Scale 1:5,000
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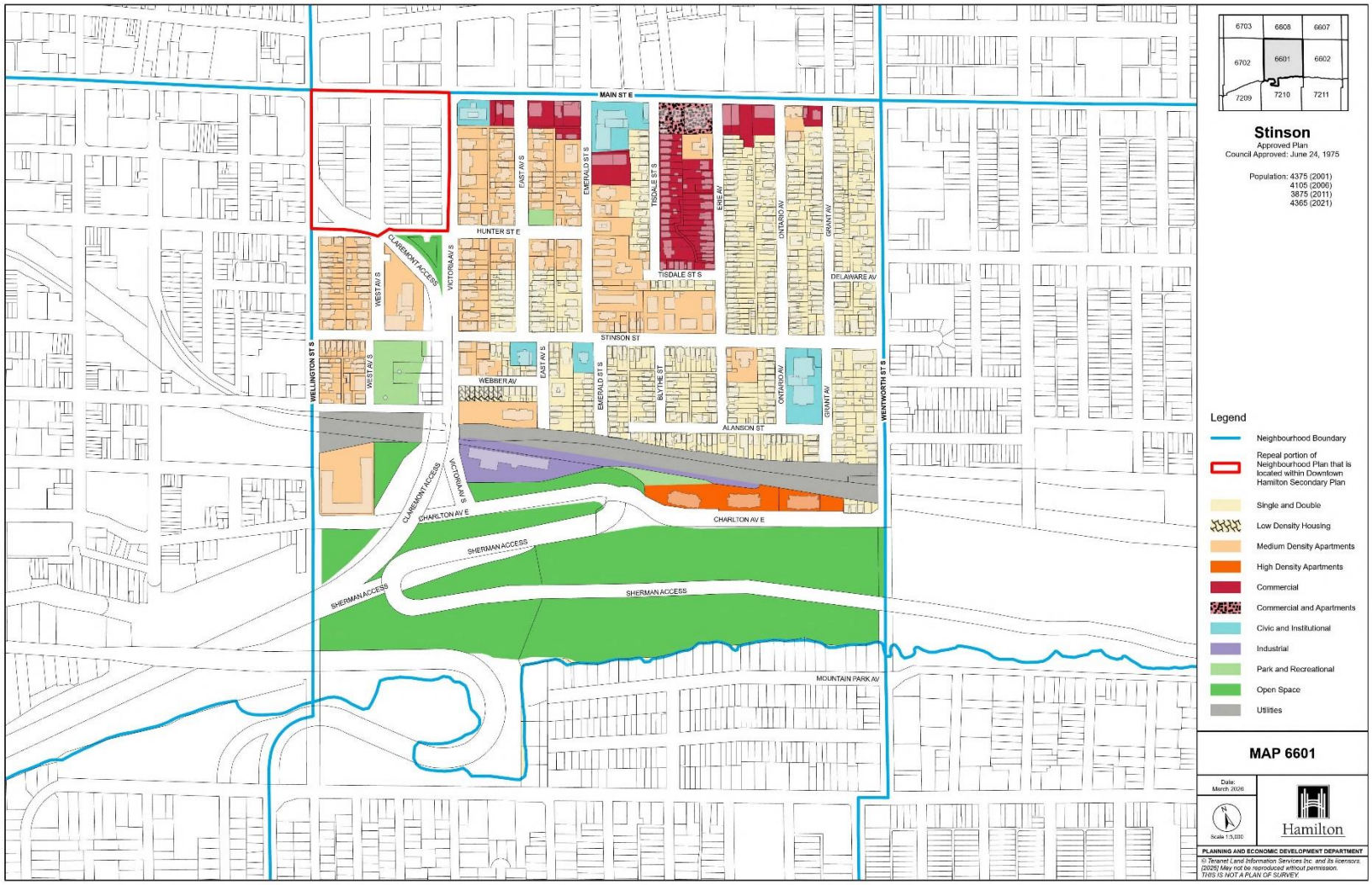
MAIN ST E
HUNTER ST E
STINSON ST
TISDALE ST S
DELAWARE AV
WEBBER AV
ALANSON ST
CHARLTON AV E
SHERMAN ACCESS
MOUNTAIN PARK AV
CLAREMONT ACCESS
VICTORIA AV S
WEST AV S
EAST AV S
EMERALD ST S
TISDALE ST S
ERIE AV
ONTARIO AV
GRANT AV
BLYTHE ST
WELLINGTON ST S
WENTWORTH ST S
6703
6608
6607
6702
6601
6602
7209
7210
7211
Stinson
Approved Plan
Council Approved: June 24, 1975
Population: 4375 (2001)
4105 (2006)
3875 (2011)
4365 (2021)
Legend
Neighbourhood Boundary
Repeal portion of Neighbourhood Plan that is located within Downtown Hamilton Secondary Plan
Single and Double
Low Density Housing
Medium Density Apartments
High Density Apartments
Commercial
Commercial and Apartments
Civic and Institutional
Industrial
Park and Recreational
Open Space
Utilities
MAP 6601
Date: March 2026
Scale 1:5,000
Hamilton
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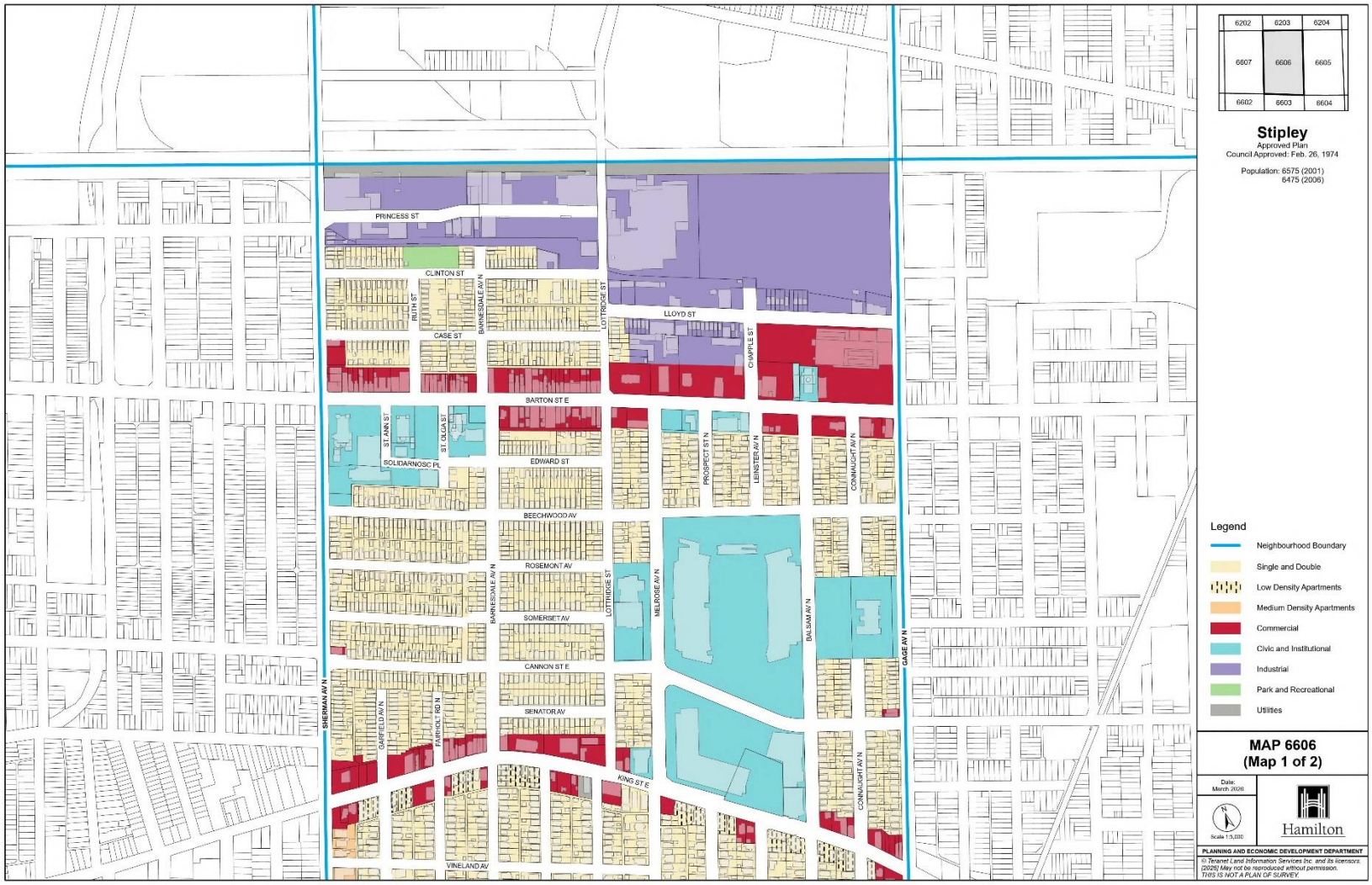
6202
6203
6204
6607
6606
6605
6602
6603
6604
Stipley
Approved Plan
Council Approved: Feb. 26, 1974
Population: 6575 (2001)
6475 (2006)
PRINCESS ST
CLINTON ST
RUTH ST
BARNESDALE AV N
LOTTRIDGE ST
LLOYD ST
CHAPPLE ST
CASE ST
BARTON ST E
ST ANN ST
ST OLGA ST
SOLIDARNOSC PL
EDWARD ST
PROSPECT ST N
LEINSTER AV N
CONNAUGHT AV N
BEECHWOOD AV
ROSEMONT AV
SOMERSET AV
CANNON ST E
SENATOR AV
KING ST E
VINELAND AV
MELROSE AV N
BALSAM AV N
GAGE AV N
SHERMAN AV N
OAKFIELD AV N
FAIRHOLT RD N
Legend
Neighbourhood Boundary
Single and Double
Low Density Apartments
Medium Density Apartments
Commercial
Civic and Institutional
Industrial
Park and Recreational
Utilities
MAP 6606
(Map 1 of 2)
Date:
March 2026
Scale 1:5,000
Hamilton
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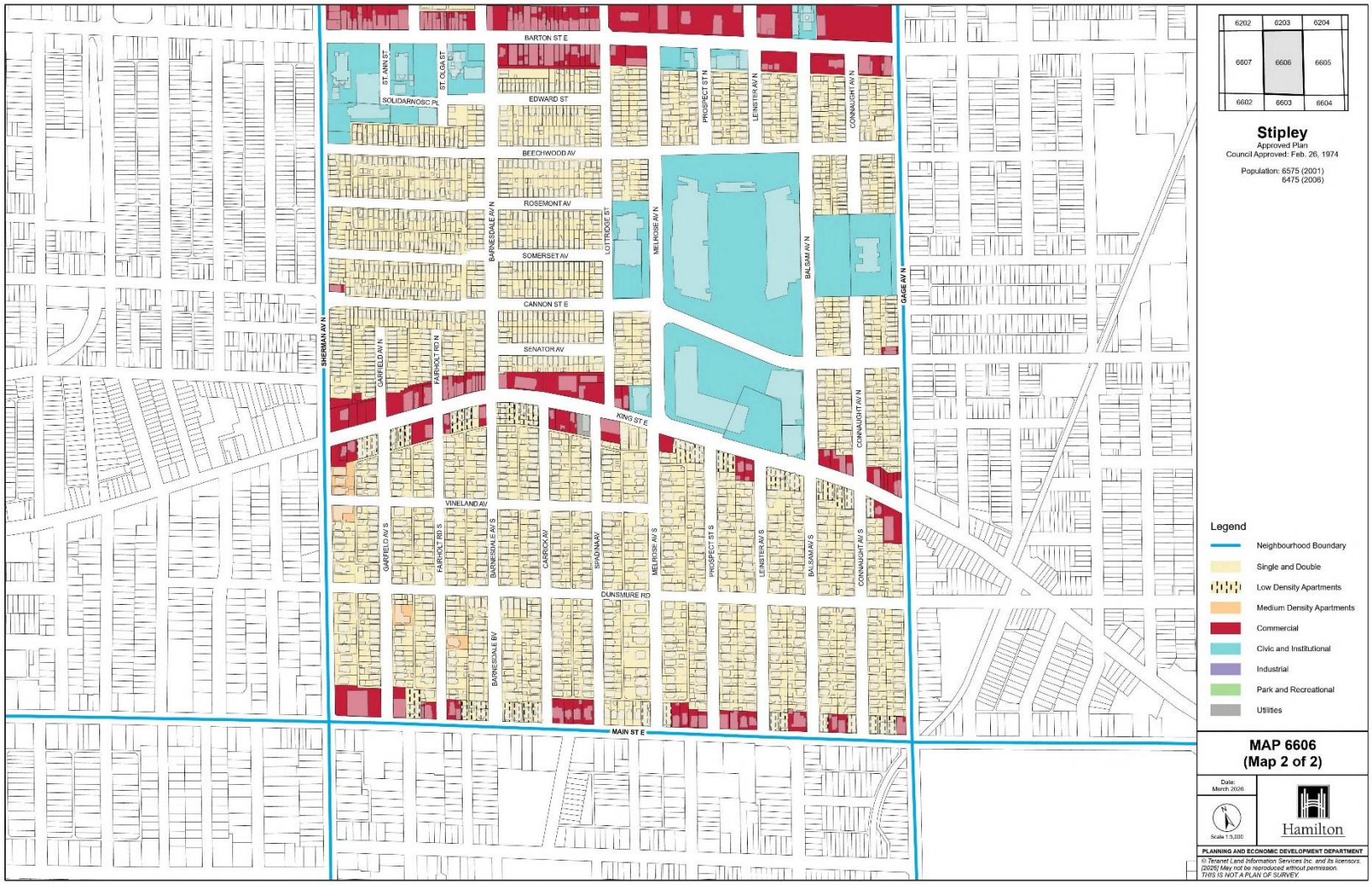
BARTON ST E
EDWARD ST
BEECHWOOD AV
ROSEMONT AV
SOMERSET AV
CANNON ST E
SENATOR AV
KING ST E
VINELAND AV
DUNSMURE RD
MAIN ST E
ST ANN ST
ST OLGA ST
SOLIDARNOSC PL
PROSPECT ST N
LEINSTER AV N
CONNAUGHT AV N
BARNESDALE AV N
LOTTRIDGE ST
MELROSE AV N
BALSAM AV N
GAGE AV N
SHERMAN AV N
GARFIELD AV N
FAIRHOLT RD N
CONNAUGHT AV N
GARFIELD AV S
FAIRHOLT RD S
BARNESDALE AV S
CARRICK AV
SPADINA AV
MELROSE AV S
PROSPECT ST S
LEINSTER AV S
BALSAM AV S
CONNAUGHT AV S
BARNESDALE BV
6202
6203
6204
6607
6606
6605
6602
6603
6604
Stipley
Approved Plan
Council Approved: Feb. 26, 1974
Population: 6575 (2001)
6475 (2006)
Legend
Neighbourhood Boundary
Single and Double
Low Density Apartments
Medium Density Apartments
Commercial
Civic and Institutional
Industrial
Park and Recreational
Utilities
MAP 6606
(Map 2 of 2)
Date:
March 2026
Scale 1:5,000
Hamilton
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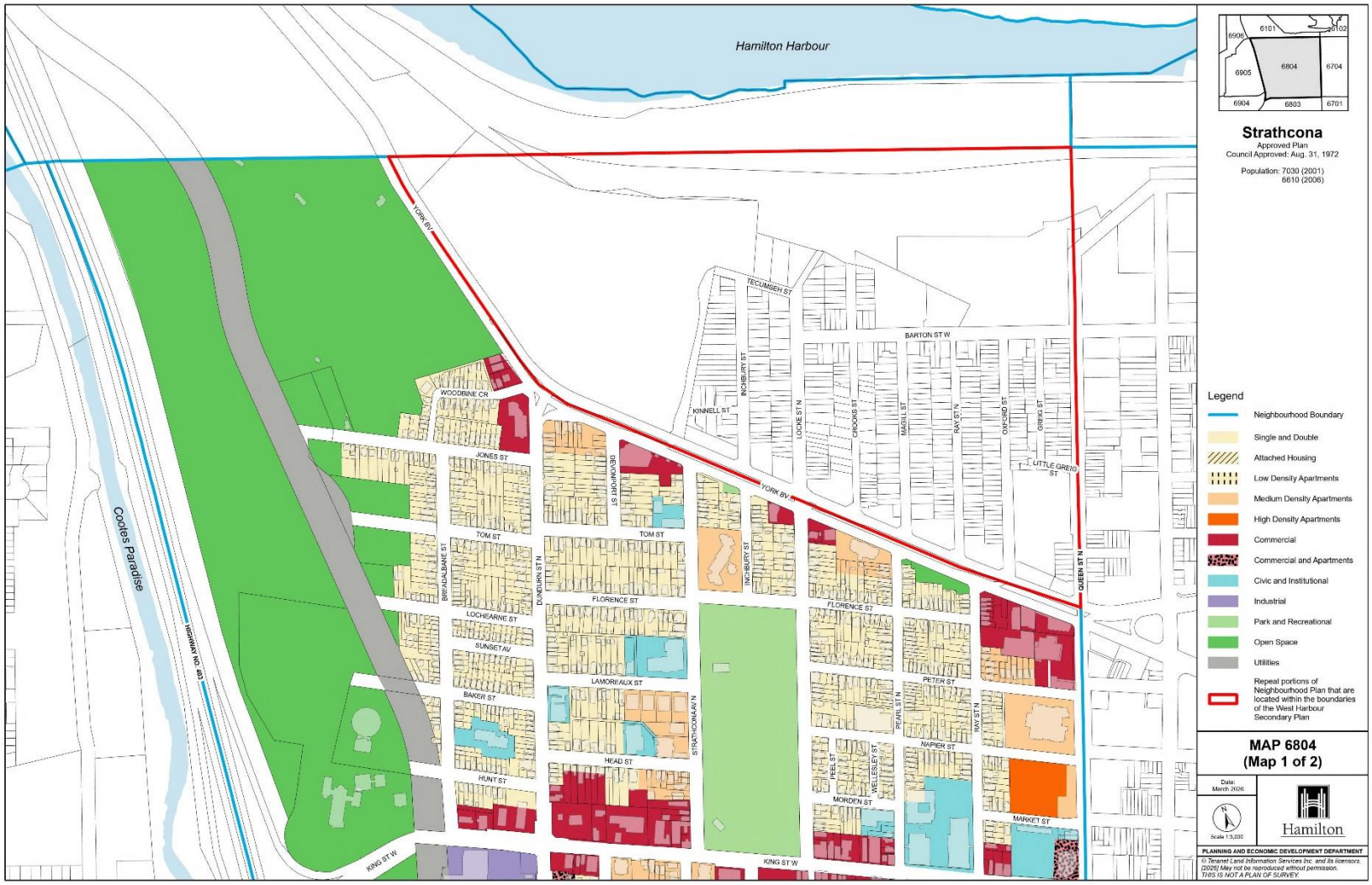
Hamilton Harbour
Cootes Paradise
HIGHWAY NO. 403
YORK BV
TECUMSEH ST
BARTON ST W
KINNELL ST
INCHBURY ST
LOCKE ST N
CROOKS ST
MAGILL ST
RAY ST N
ORCHARD ST
GREIG ST
LITTLE GREIG ST
QUEEN ST N
WOODBINE CR
JONES ST
TOM ST
BRIDGEPORT ST
DUNDURN ST N
FLORENCE ST
BRADALBANE ST
LOCHEARNE ST
SUNSET AV
BAKER ST
HUNT ST
LAMOREAUX ST
STRATHCONA AV N
HEAD ST
KING ST W
PETER ST
PERIL ST N
NAPIER ST
RAY ST N
PEEL ST
WELLESLEY ST
MORDEN ST
MARKET ST
6906
6101
6102
6905
6804
6704
6904
6803
6701
Strathcona
Approved Plan
Council Approved: Aug. 31, 1972
Population: 7030 (2001)
6610 (2006)
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Low Density Apartments
Medium Density Apartments
High Density Apartments
Commercial
Commercial and Apartments
Civic and Institutional
Industrial
Park and Recreational
Open Space
Utilities
Repeal portions of Neighbourhood Plan that are located within the boundaries of the West Harbour Secondary Plan
MAP 6804
(Map 1 of 2)
Date: March 2026
Scale 1:5,000
Hamilton
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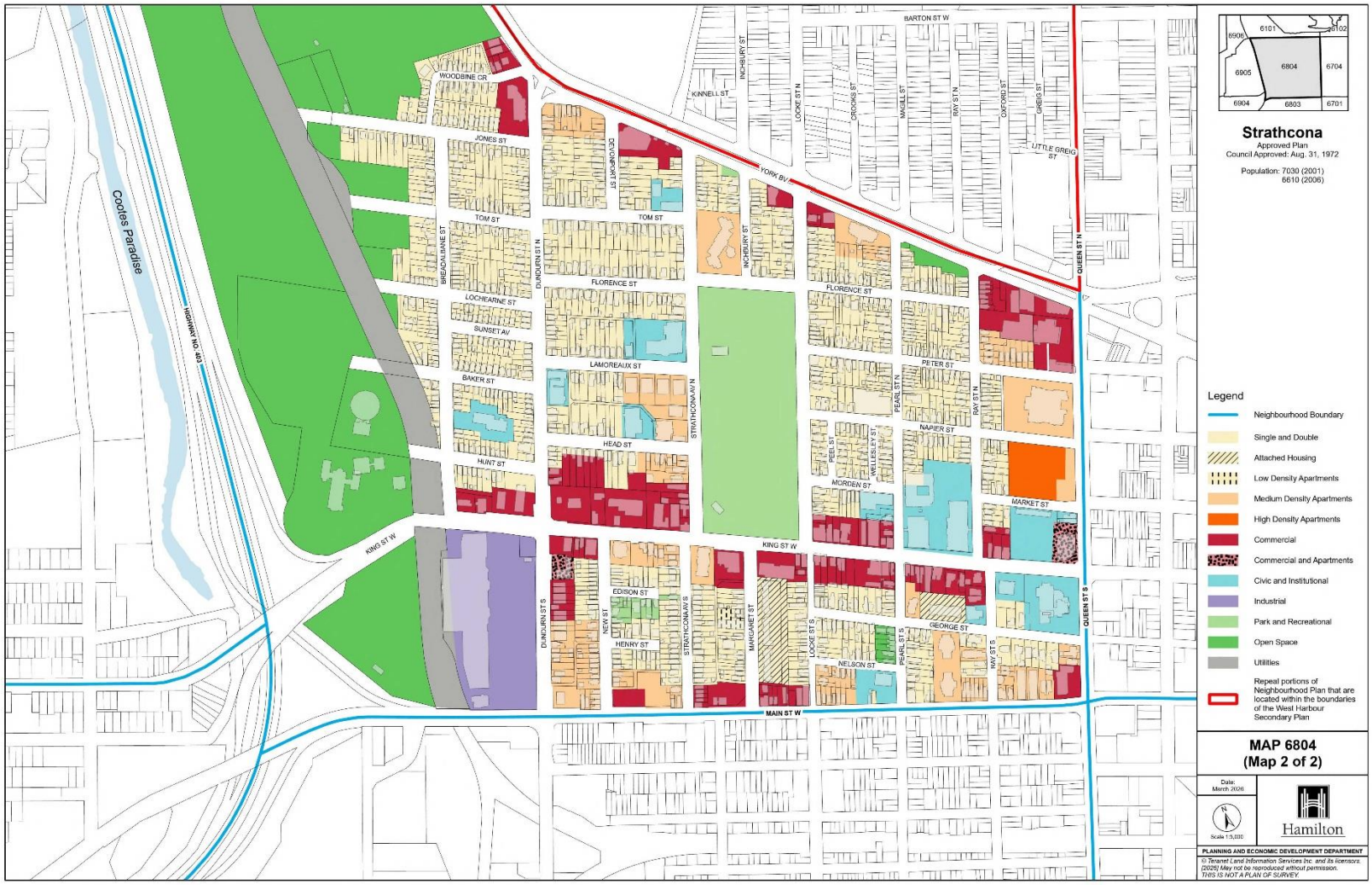
Cootes Paradise
HIGHWAY NO 403
BARTON ST W
YORK BV
KING ST W
MAIN ST W
QUEEN ST N
QUEEN ST S
WOODBINE CR
JONES ST
TOM ST
LOCHEARNE ST
SUNSET AV
BAKER ST
HUNT ST
FLORENCE ST
LAMOREAUX ST
HEAD ST
PETER ST
NAPIER ST
MORDEN ST
MARKET ST
EDISON ST
HENRY ST
GEORGE ST
NELSON ST
KINNELL ST
INCHBURY ST
LOCKE ST N
CROOKS ST
MAGILL ST
RAY ST N
OXFORD ST
GREIG ST
LITTLE GREIG ST
DUNDURN ST N
DUNDURN ST S
STRATHCONA AV N
STRATHCONA AV S
PEARL ST N
PEARL ST S
RAY ST S
PEEL ST
WELLESLEY ST
MARGARET ST
BRENDALBANE ST
DELONPORT ST
6101
6102
6906
6905
6804
6704
6904
6803
6701
Strathcona
Approved Plan
Council Approved: Aug. 31, 1972
Population: 7030 (2001)
6610 (2006)
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Low Density Apartments
Medium Density Apartments
High Density Apartments
Commercial
Commercial and Apartments
Civic and Institutional
Industrial
Park and Recreational
Open Space
Utilities
Repeal portions of Neighbourhood Plan that are located within the boundaries of the West Harbour Secondary Plan
MAP 6804
(Map 2 of 2)
Date: March 2026
Scale 1:5,000
Hamilton
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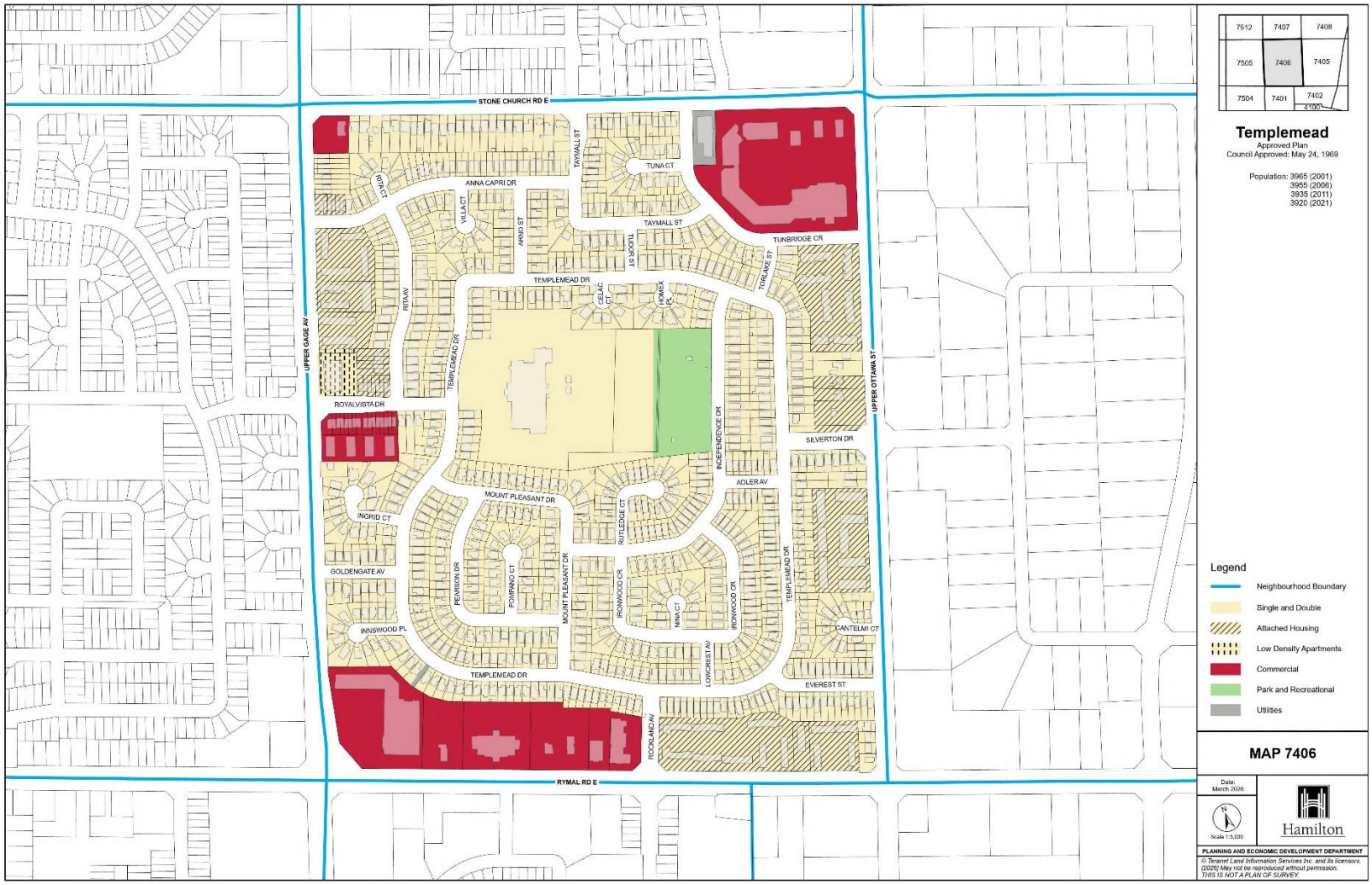
STONE CHURCH RD E
RYMAL RD E
UPPER GAGE AV
UPPER OTTAWA ST
ANNA CAPRI DR
TAYMALL ST
TUNA CT
TUNBRIDGE CR
TORLAND ST
TLOOS ST
TEMPLEMEAD DR
CELAC CT
HOMEK PL
RITA AV
RITA CT
VILLA CT
APAO ST
ROYALVISTA DR
INDEPENDENCE DR
SILVERTON DR
ADLER AV
MOUNT PLEASANT DR
RUTLEDGE CT
INGRID CT
GOLDENGATE AV
PEMBSON DR
POMPANO CT
MOUNT PLEASANT DR
IRONWOOD CR
NINA CT
IRONWOOD DR
TEMPLEMEAD DR
CANTELMI CT
INNSWOOD PL
TEMPLEMEAD DR
LOWCREST AV
EVEREST ST
ROCKLAND AV
7512
7407
7408
7505
7406
7405
7504
7401
7402
4100
Templemead
Approved Plan
Council Approved: May 24, 1969
Population: 3965 (2001)
3955 (2006)
3935 (2011)
3920 (2021)
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Low Density Apartments
Commercial
Park and Recreational
Utilities
MAP 7406
Date:
March 2026
Scale 1:5,000
Hamilton
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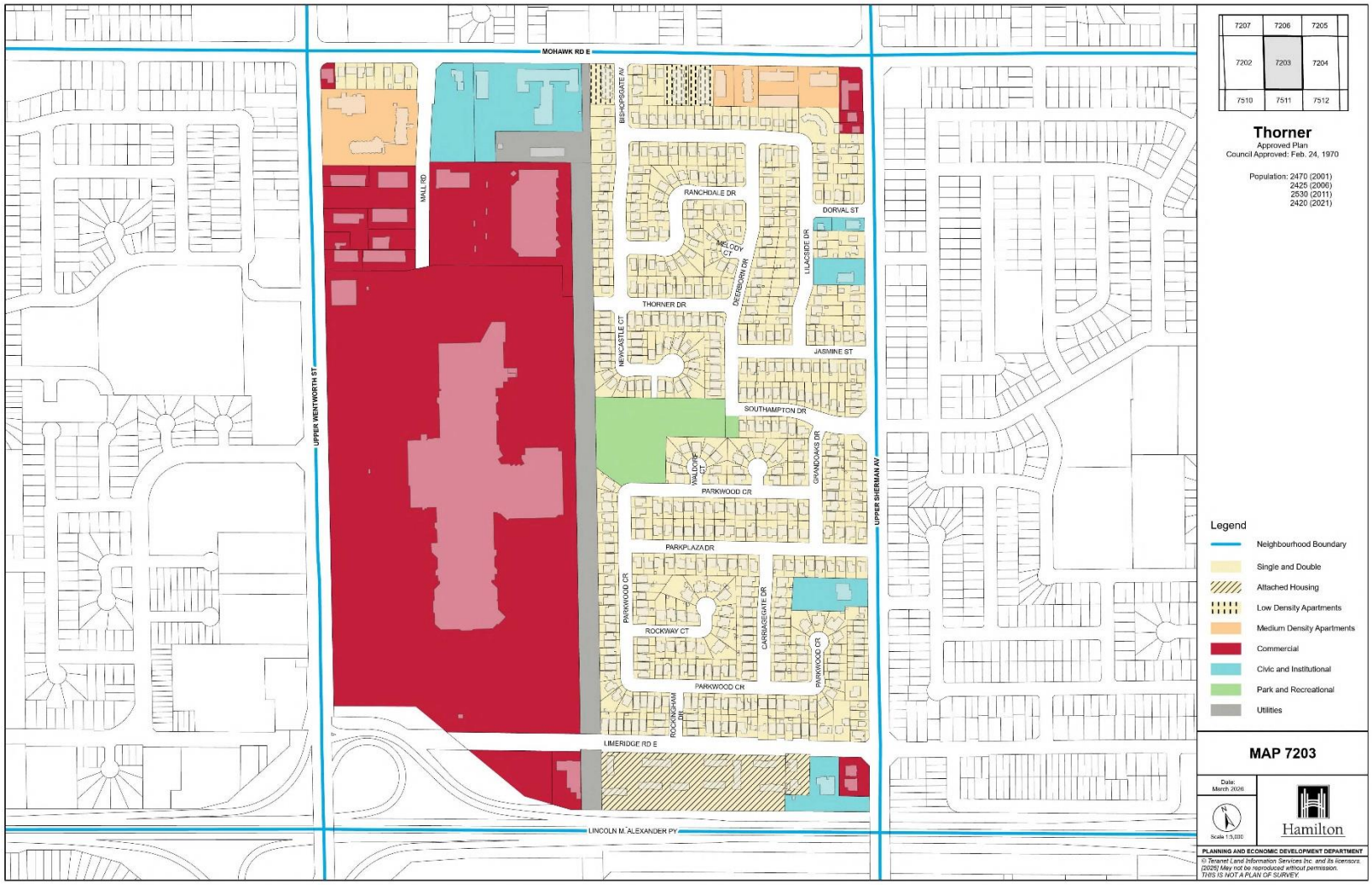
MOHAWK RD E
UPPER WENTWORTH ST
UPPER SHERMAN AV
LIMERIDGE RD E
LINCOLN M ALEXANDER PY
MALL RD
BISHOPSGATE AV
RANCHDALE DR
DORVAL ST
MELODY CT
DEERBORN DR
LILACSIDE DR
THORNER DR
NEWCASTLE CT
JASMINE ST
SOUTHAMPTON DR
WALDORF CT
GRANDOAKS DR
PARKWOOD CR
PARKPLAZA DR
ROCKWAY CT
CARRIAGEGATE DR
ROCKINGHAM DR
7207
7206
7205
7202
7203
7204
7510
7511
7512
Thorner
Approved Plan
Council Approved: Feb. 24, 1970
Population: 2470 (2001)
2425 (2006)
2530 (2011)
2420 (2021)
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Low Density Apartments
Medium Density Apartments
Commercial
Civic and Institutional
Park and Recreational
Utilities
MAP 7203
Date:
March 2026
Scale 1:5,000
Hamilton
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LIMERIDGE RD E
LIMERIDGE RD E
SOLOMON CR
SOLOMON CR
SOLOMON CR
SOLOMON CR
JAME ANN DR
JAME ANN CT
HOES CT
UPPER KENILWORTH AV
TRENHOLME CR
NORTHSTAR CT
MORNINGSTAR CT
MILKYWAY DR
LINCOLN M. ALEXANDER PY
UPPER OTTAWA ST
GREEVE BV
HOLWAY
GILLAN
CARRIGAN ST
WATERMAN ST
ROSSTORE RD
STONE CHURCH RD E
7301
7302
7303
6501
7407
7408
7409
7406
7405
7404
Trenholme
Approved Plan
Council Approved: Aug. 26, 1980
Population: 1375 (2001)
1495 (2006)
1370 (2011)
1335 (2021)
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Low Density Apartments
Multicentre
Civic and Institutional
Park and Recreational
Open Space
Utilities
MAP 7408
Date:
March 2026
Scale 1:5,000
Hamilton
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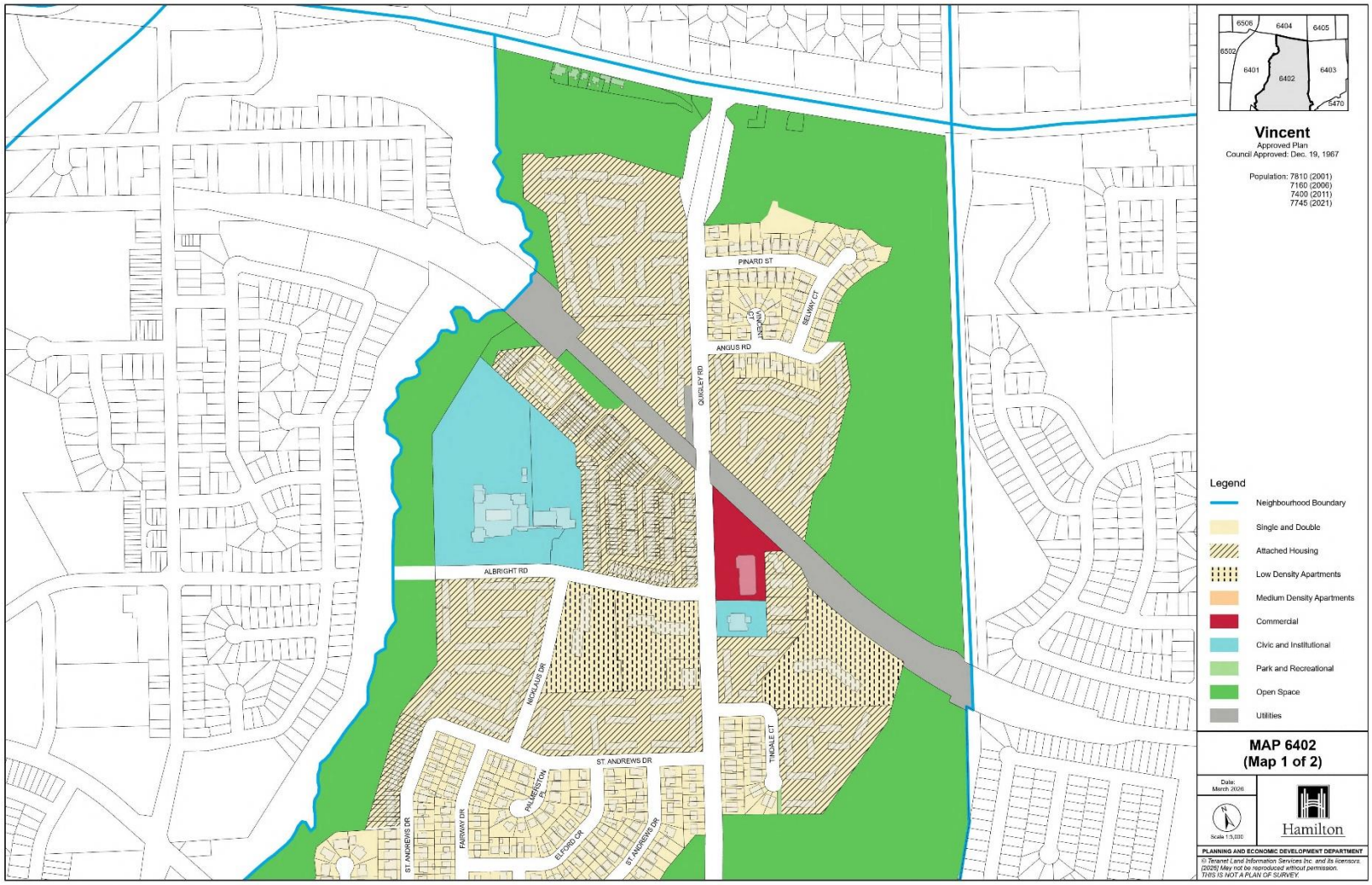
6508
6404
6405
6502
6401
6402
6403
5470
Vincent
Approved Plan
Council Approved: Dec. 19, 1967
Population: 7810 (2001)
7160 (2006)
7400 (2011)
7745 (2021)
PINARD ST
ANGUS RD
QUIGLEY RD
ALBRIGHT RD
ST. ANDREWS DR
NICKLAUS DR
PALMERSTON
ELFORD DR
FAIRWAY DR
TINDALE CT
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Low Density Apartments
Medium Density Apartments
Commercial
Civic and Institutional
Park and Recreational
Open Space
Utilities
MAP 6402
(Map 1 of 2)
Date:
March 2026
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Hamilton
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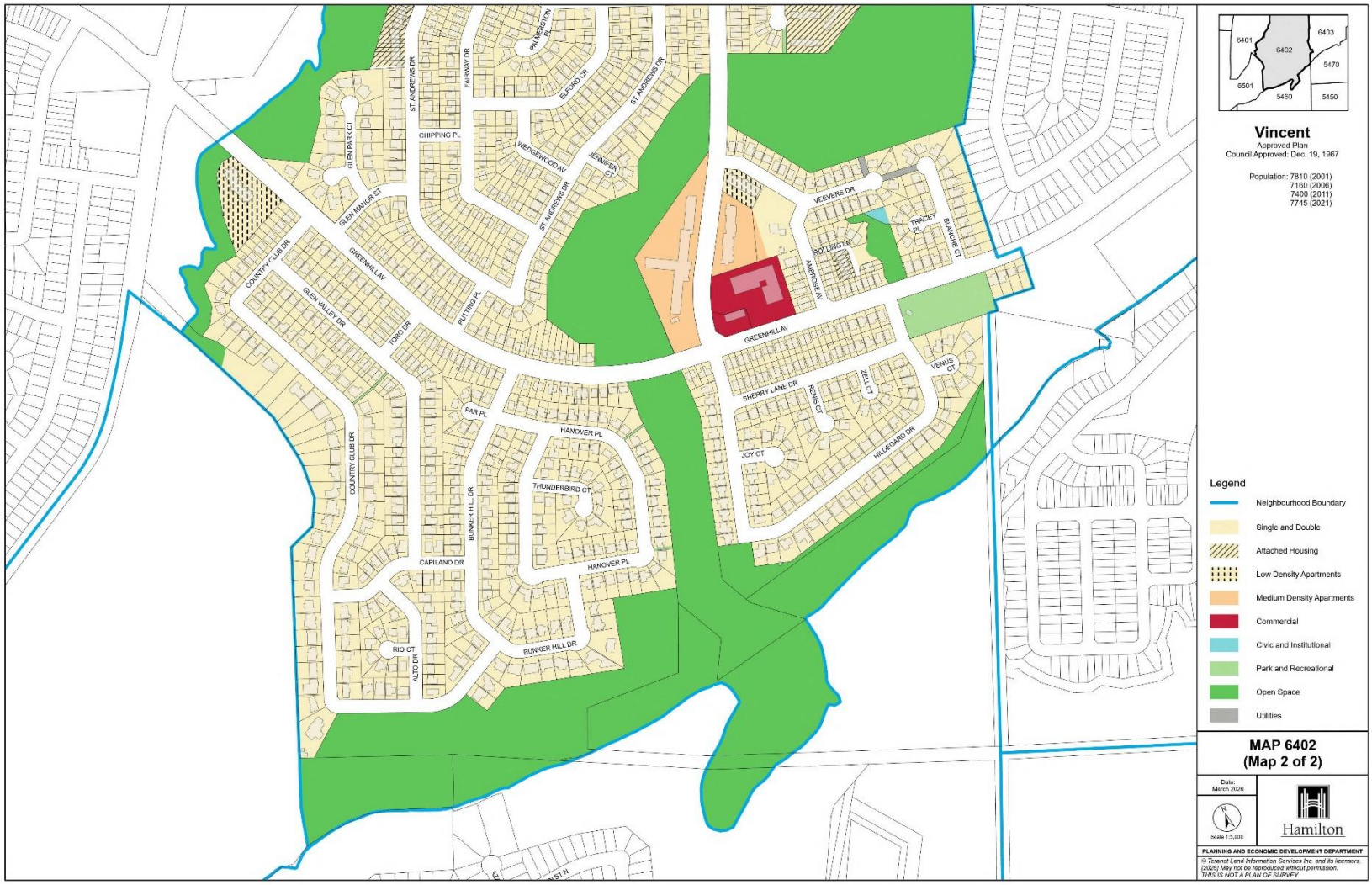
6401
6402
6403
6501
5460
5470
5450
Vincent
Approved Plan
Council Approved: Dec. 19, 1967
Population: 7810 (2001)
7160 (2006)
7400 (2011)
7745 (2021)
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Low Density Apartments
Medium Density Apartments
Commercial
Civic and Institutional
Park and Recreational
Open Space
Utilities
MAP 6402
(Map 2 of 2)
Date:
March 2026
Scale 1:5,000
Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
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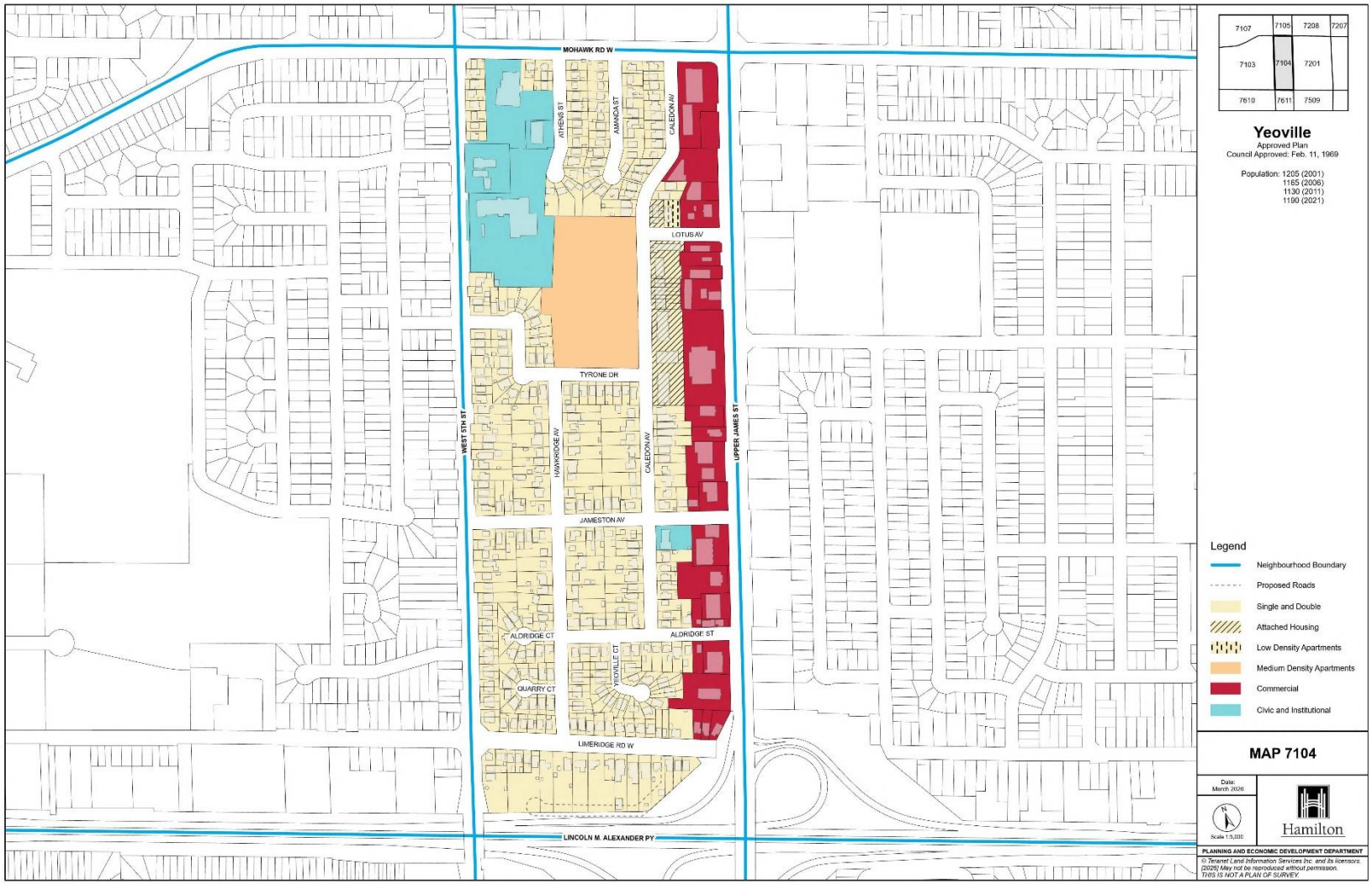
THIS IS NOT A PLAN OF SURVEY.
ST ANDREWS DR
FAIRWAY DR
PALMERSTON PL
ELFORD CR
ST ANDREWS DR
CHIPPING PL
REDGEWOOD AV
JENNIFER CR
ST ANDREWS DR
GLEN PARK CT
GLEN MANOR ST
COUNTRY CLUB DR
GREENHILL AV
GLEN VALLEY DR
TORO DR
PUTTING PL
VEEVERS DR
TRACEY PL
BLANCHE CT
ROLLING LW
AMBROSE AV
GREENHILL AV
VENUS CT
SHERRY LANE DR
REMIS CT
FELL CT
JOY CT
HILDEGARD DR
PAR PL
HANOVER PL
COUNTRY CLUB DR
THUNDERBIRD CT
BUNKER HILL DR
CAPILANO DR
HANOVER PL
RIO CT
ALTO DR
BUNKER HILL DR


MOHAWK RD W
ATHENS ST
AMANDA ST
CALEDON AV
LOTUS AV
TYRONE DR
WEST 5TH ST
HAWKRIDGE AV
CALEDON AV
UPPER JAMES ST
JAMESTON AV
ALDRIDGE CT
ALDRIDGE ST
QUARRY CT
REGVALE CT
LIMERIDGE RD W
LINCOLN M. ALEXANDER PY
7107
7105
7208
7207
7103
7104
7201
7610
7611
7509
Yeoville
Approved Plan
Council Approved: Feb. 11, 1969
Population: 1205 (2001)
1165 (2006)
1130 (2011)
1190 (2021)
Legend
Neighbourhood Boundary
Proposed Roads
Single and Double
Attached Housing
Low Density Apartments
Medium Density Apartments
Commercial
Civic and Institutional
MAP 7104
Date:
March 2026
Scale 1:5,000
Hamilton
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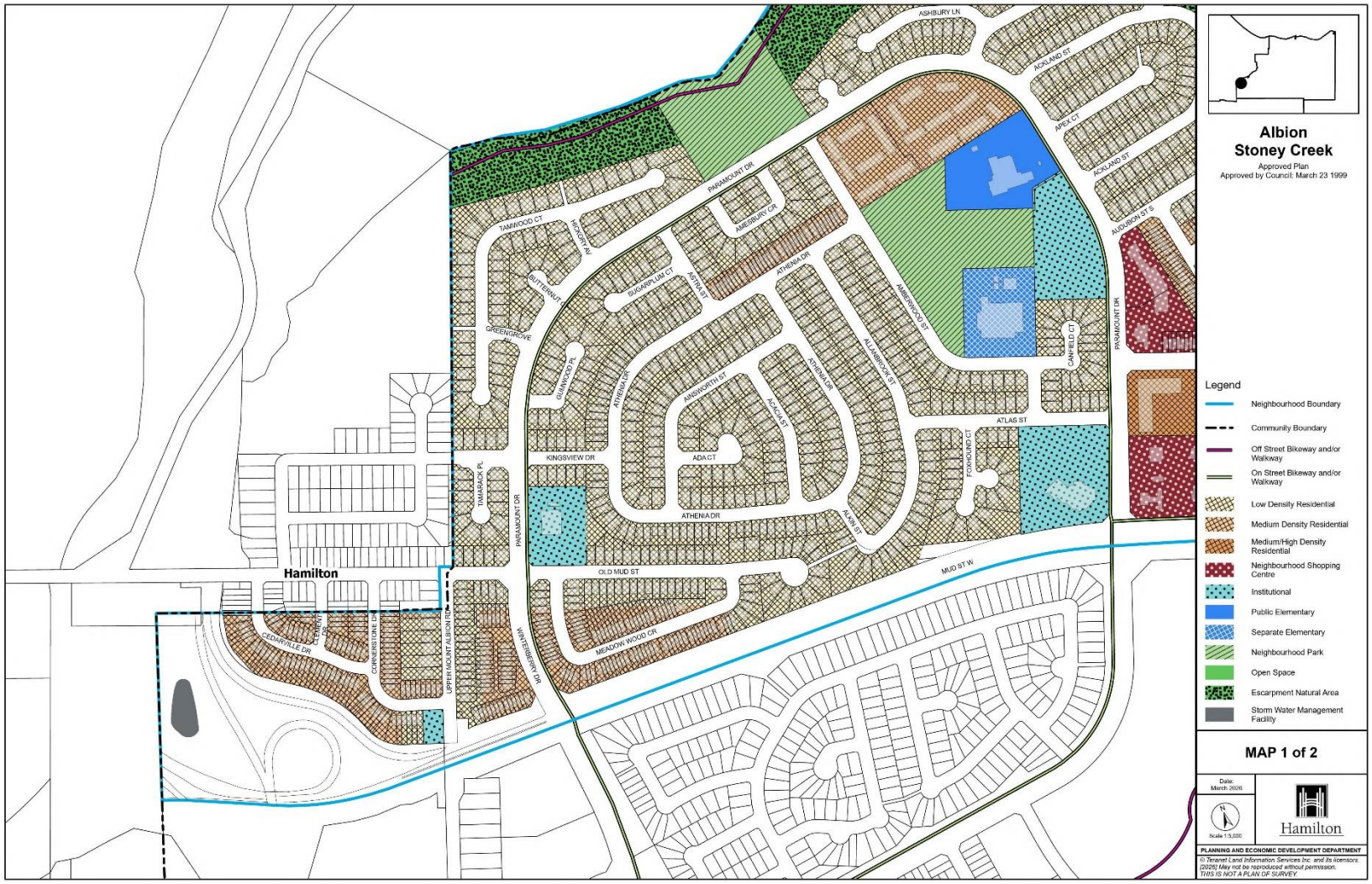
Albion
Stoney Creek
Approved Plan
Approved by Council: March 23 1999
Legend
Neighbourhood Boundary
Community Boundary
Off Street Bikeway and/or Walkway
On Street Bikeway and/or Walkway
Low Density Residential
Medium Density Residential
Medium/High Density Residential
Neighbourhood Shopping Centre
Institutional
Public Elementary
Separate Elementary
Neighbourhood Park
Open Space
Escarpment Natural Area
Storm Water Management Facility
MAP 1 of 2
Date: March 2026
Scale 1:5,000
Hamilton
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Hamilton
ASHBURY LN
ACKLAND ST
APEX CT
PARAMOUNT DR
TAMWOOD CT
AMESBURY CR
AUDUBON ST S
BUTTERNUT
SUGARPLUM CT
ASPEN ST
ATHENA DR
AMBERWOOD ST
CANFIELD CT
GREENGROVE AV
GUMWOOD PL
ATHENA ST
ANSWORTH ST
ATHENA AVE
ALLENBROOK ST
ATLAS ST
KINGSVIEW DR
ADA CT
ACACIA ST
FORDHAM CT
TAMARACK PL
PARAMOUNT DR
ALDEN ST
OLD MUD ST
MUD ST W
MEADOW WOOD CR
CEDARVILLE DR
CORNERSTONE DR
UPPER MOUNT ALBION RD
WATERBERRY DR

Albion
Stoney Creek
Approved Plan
Approved by Council: March 23 1999
Legend
Neighbourhood Boundary
Community Boundary
Off Street Bikeway and/or Walkway
On Street Bikeway and/or Walkway
Low Density Residential
Medium Density Residential
Medium/High Density Residential
Neighbourhood Shopping Centre
Institutional
Public Elementary
Separate Elementary
Neighbourhood Park
Open Space
Escarpment Natural Area
Storm Water Management Facility
MAP 2 of 2
Date: March 2026
Scale 1:5,000
Hamilton
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Hamilton
ASHBURY LN
AUDUBON ST N
AUDUBON CT
ACKLAND ST
APEX CT
PARAMOUNT DR
AMESBURY CR
TAMWOOD CT
MEADOWAY AV
BUTTERNUT CT
SUGARPLUM CT
ASTRA ST
ATHENIA DR
GREENGROVE
CLAIRWOOD PL
ARENA DR
AINSWORTH ST
TOKACHI ST
AMBERWOOD ST
ALLANBROOK ST
FOXCHASE CT
CANFIELD CT
ATLAS ST
KINGSVIEW DR
ADA CT
TAMARACK PL
OLD MUD ST
ALPHA ST
MUD ST W
AUDUBON ST S
ANTHER CR
SILKSCRAPER DR
DRIFTWOOD PL
MISTYWOOD DR
BRIDGEWATER CT

Lake Ontario
EDGEWATER DR
HARBOUR DR
NORTH SERVICE RD
LAKEVIEW DR
FRUITLAND RD
BEVERLY AV
THOMAS CT
HERBERT CT
LAKEVIEW DR
DEWITT RD
GRANDVIEW AV
HOMELAND AV
SUNNYRIDGE AV
NORTH SERVICE RD
QUEEN ELIZABETH WY
Bayview
Stoney Creek
Approved Plan
Approved by Council: October 22, 1991
Legend
Neighbourhood Boundary
Low Density Residential
Medium Density Residential
Medium/High Density Residential
High Density Residential
Highway Commercial
General Commercial
Local Commercial
Park
Open Space
MAP 1 of 2
Date:
February 2026
Scale 1:5,000
Hamilton
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HIGHWAY NO. 8
GATESHEAD CR
GATESHEAD CR
WESTBURY AV
OAKLAAV
ELMACT
ROSE CR
ROSE CR
RAMSGATE DR
STONEY BROOK DR
CORMAN AV
GRAY RD
GREEN RD
WINTHROP PL
KING ST E
CHELTONWOOD CT
REDWOOD CT
WINDERWOOD CT
PLACID PL
TEAK ST
CORMAN PL
OAKRIDGE DR
TULIP CT
OLIVE CR
OLIVE CR
LINDSAY CT
PALM CT
Corman
Stoney Creek
Approved Plan
Approved by Council: December 27, 1989
Legend
Neighbourhood Boundary
Proposed Roads
Low Density Residential
Medium Density Residential
Medium/High Density Residential
Highway Commercial
General Commercial
Institutional
Separate Elementary
Park
Open Space
MAP 1 of 1
Date:
February 2020
Scale 1:5,000
Hamilton
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HIGHWAY NO. 8
ENVOY BV
VISION PL
GINSTON CT
HERITAGE DR
GLENCREST AV
GLYNRAL PL
THEDORA PL
GOLDCREST DR
CLEARVIEW DR
WHEHILL DR
REGALVIEW DR
PRESIDENT DR
FARMINGDALE CR
MIDWAY ST
SENILLE CT
REGALVIEW DR
SHADELAND CR
PRESIDENT DR
DEWITT RD
ADRIATIC BV
ALDER CT
BEN NEVIS DR
ORR CR
HORN CT
MACDUFF DR
DUNDEE DR
MACDUFF DR
ORR CR
Dewitt
Stoney Creek
Approved Plan
Approved: April 14, 1981
Amended: January 11, 1983
Amended: January 12, 1989
Legend
Neighbourhood Boundary
Proposed_Roads
Low Density Residential
Medium Density Residential
General Commercial
Local Commercial
Park
Open Space
Utilities
MAP 1 of 1
Date:
February 2020
Scale 1:5,000
Hamilton
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Hamilton
BARTON ST
EASTDALE AV
VULCAN CT
ASHWOOD CT
KINGSWOOD DR
VIEWMOUNT CR
CELTIC DR
DURHAM RD
CARPENTER AV
VALLEY CT
CELTIC DR
BRITANNIA AV
BASSWOOD CT
EASTBURY DR
HAZELWOOD DR
CALM ST
EASTBURY DR
ROXBOROUGH AV
CROMPTON WAY
GRAY RD
BLENHEIM DR
DURHAM RD
CHESTER RD
WARWICK RD
LINCOLN RD
KERWOOD RD
GREEN RD
CEDARDALE AV
FEDERAL ST
HIGHWAY NO. 8
Eastdale
Stoney Creek
Approved Plan
Approved by Council: August 13, 1998
Legend
Neighbourhood Boundary
Community Boundary
Low Density Residential
Medium Density Residential
Highway Commercial
General Commercial
Local Commercial
Institutional
Public Elementary
Park
Open Space
Public Use
MAP 1 of 1
Date:
March 2026
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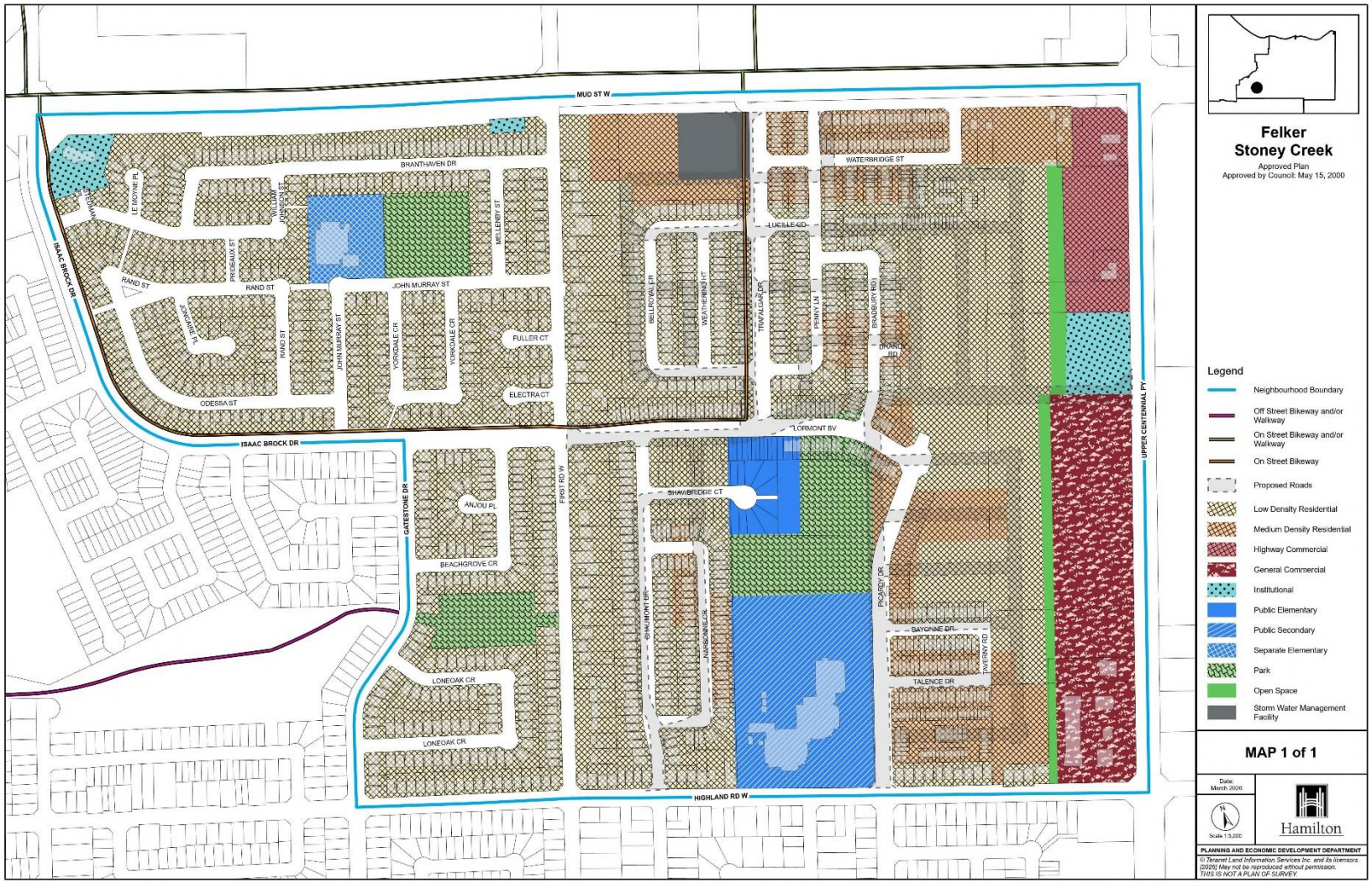
MUD ST W
BRANTHAVEN DR
WATERBRIDGE ST
LUCILLE CD
ISAAC BROCK DR
RAND ST
JOHN MURRAY ST
FULLER CT
ELECTRA CT
ODESSA ST
LORMONT BV
UPPER CENTENNIAL PY
GATESTONE DR
FIRST RD W
ANJOU PL
BEACHGROVE CR
SHAWBRIDGE CT
BAYONNE DR
TALENCE DR
LONEOAK CR
HIGHLAND RD W
Felker
Stoney Creek
Approved Plan
Approved by Council: May 15, 2000
Legend
Neighbourhood Boundary
Off Street Bikeway and/or Walkway
On Street Bikeway and/or Walkway
On Street Bikeway
Proposed Roads
Low Density Residential
Medium Density Residential
Highway Commercial
General Commercial
Institutional
Public Elementary
Public Secondary
Separate Elementary
Park
Open Space
Storm Water Management Facility
MAP 1 of 1
Date: March 2026
Scale 1:5,000
Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
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Lake Ontario
Regional Municipality of Niagara
LOCHSIDE DR
SHIPPEE AV
AVERY CL
MCCOLLUM RD
WATERCLIFF PL
BRIDGENORTH CR
DELROSA WY
GRACEHILL DR
GLENMEADOW CR
SHADBEACH LIN
CARDIGAN PL
FALCON RD
KINGSTON RD
ISLANDVIEW WY
GOLDEYE DR
DEWSBURY WY
KINGSPOINT CL
NORTHAMPTON BV
PANORAMA WY
WESTHAMPTON WY
EASTHAMPTON RD
HARTLAND RD
SPRINGSTEAD AV
FIFTY RD
OAKRUN ST
LOCKPORT WY
CARDIFF LN
RIDGEGATE PL
PEBBLE VALLEY AV
GREENSTEM CR
HALIFAX ST
MONTREAL CL
MONZA DR
VANCOUVER
Fifty Point
Stoney Creek
Approved Plan
Approved by Council: July 23, 1991
Legend
Neighbourhood Boundary
Municipal Boundary
Off Street Bikeway and/or Walkway
On Street Bikeway
Site with Historical Value
Low Density Residential
Medium Density Residential
General Commercial
Local Commercial
Institutional
Park
Neighbourhood Park
Open Space
Storm Water Management Facility
MAP 1 of 2
Date: March 2026
Scale 1:5,000
Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
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Lake Ontario
WATERCLIFF PL
BRIDGENORTH CR
DELROSA WY
GRACEHILL DR
GLENMEADOW CR
CARDIGAN PL
SANDBEACH DR
FALCON RD
KINGSTON RD
KINGSPOINT CL
NORTHAMPTON BV
ISLANDVIEW WY
GOLDEYE DR
DEWSBURY WY
PANORAMA WY
WESTHAMPTON WY
EASTHAMPTON RD
HARTLAND RD
SPRINGSTEAD AV
FIFTY RD
NIAGARA CR
MONTREAL CL
HALIFAX ST
OAKRUN ST
COOKPORT WY
CASCIFF LN
RIDGEGATE PL
PEBBLE VALLEY AV
GREENSTEM CR
MONZA DR
VANCOUVER LN
SEDGEBROOK AV
SPRINGSTEAD AV
GLENCAIRN CR
RAINTREE CR
BASELINE RD
Regional Municipality of Niagara
Fifty Point
Stoney Creek
Approved Plan
Approved by Council: July 23, 1991
Legend
Neighbourhood Boundary
Municipal Boundary
Off Street Bikeway and/or Walkway
On Street Bikeway
Site with Historical Value
Low Density Residential
Medium Density Residential
General Commercial
Local Commercial
Institutional
Park
Neighbourhood Park
Open Space
Storm Water Management Facility
MAP 2 of 2
Date: March 2026
Scale 1:5,000
Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
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BARTON ST
PURITAN CT
CLYDEBANK PL
PURITAN ST
GUERNSEY DR
MACINTOSH DR
BING CR
BING CR
MACINTOSH DR
MARGARET AV
LORING CR
LORING CR
MACINTOSH DR
SAXONY CT
DEWITT RD
WILLEN RD
SPARTAN CT
MACINTOSH DR
RED OAK AV
MACINTOSH DR
JUNIPER DR
RUSSET CT
SPARTAN AV
GREENING AV
GREENING AV
FEDERAL ST
JUNIPER DR
PEACHWOOD CR
PEACHWOOD CR
TITAN DR
REGIS CT
HIGHWAY NO. 8
HIGHWAY NO.
Guernsey
Stoney Creek
Approved Plan
Approved by Council: December 1st, 1999
Legend
Neighbourhood Boundary
Proposed Roads
Low Density Residential
Medium Density Residential
Medium/High Density Residential
General Commercial
Local Commercial
Park
MAP 1 of 1
Date:
February 2026
Scale 1:5,000
Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
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HIGHLAND RD W
RYMAL RD E
SECOND RD W
UPPER CENTENNIAL PY
SIDNEY CR
HILLCROFT DR
SHADYGLEN DR
HAMPSHIRE PL
GATESTONE DR
SPRINGGARDEN CR
SUMMERFIELD AV
HILLGARDEN DR
SPRINGGARDEN CR
FIRST RD W
LEONIE AV
BYRON AV
ALBERT AV
HIGHBURY DR
SLINGER AV
SLINGER CR
FOXTROT DR
FOXMEADOW DR
HIGHBURY DR
ERINGATE DR
HOLYOAKE DR
WILLOWRIDGE WY
WOODBANK ST
GATESTONE DR
EDGECROFT CR
ERINGATE CT
WHITEMUD RD
FEATHERWOOD CR
FOXMEADOW DR
SPRINGWOOD DR
CANDLEWOOD DR
CANDLEWOOD CT
HIGHCROFT CT
PINEWOODS DR
PROMENADE DR
PINEWOODS DR
HIGHGATE DR
BANKFIELD CR
BANKFIELD CR
HIGHGATE DR
Highland
Stoney Creek
Approved Plan
Approved by Council: Unknown Date
Legend
Neighbourhood Boundary
Proposed Roads
Low Density Residential
Medium Density Residential
Medium/High Density Residential
General Commercial
Neighbourhood Shopping Centre
Public Elementary
Separate Elementary
Park
Open Space
Storm Water Management Facility
MAP 1 of 1
Date:
February 2020
Scale 1:5,000
Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
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HIGHWAY NO. 8
HIGHWAY NO. 8
DYNASTY AV
SALINA PL
MARGARET AV
HOMESIDE AV
PRESTIGE DR
HARBRITE DR
REDHAVEN CT
ROYCE AV
GLENASHTON DR
GLENASHTON DR
SUNHAVEN CT
MILLEN RD
DERRITT RD
SKYE CT
FERNVIEW CT
HILTS DR
MATHERS DR
SKYLINE CT
BEN TIBRAN CR
BEN TIBRAN CR
PLATEAU PL
CONNOR CT
BURT CT
MAPLE DR
JENNY CT
Highway Valley
Stoney Creek
Approved Plan
Approved by Council: December 11, 1997
Legend
Neighbourhood Boundary
Low Density Residential
Medium Density Residential
General Commercial
Institutional
Separate Elementary
Park
Open Space
MAP 1 of 1
Date:
February 2026
Scale 1:5,000
Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
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Lake Ontario
LAKEGATE DR
CHURCH ST
DRAKES DR
OCEANIC DR
TSALAV
GREEN RD
FRANCES AV
PARKSIDE DR
PINELANDS AV
SHOREVIEW PL
NORTH SERVICE RD
Hamilton
QUEEN ELIZABETH WY
Lakeshore
Stoney Creek
NOT APPROVED BY COUNCIL
Legend
Neighbourhood Boundary
Community Boundary
Low Density Residential
Medium Density Residential
High Density Residential
Mixed Use
General Commercial
Public Elementary
Separate Elementary
Park
Open Space
Unclassified
MAP 1 of 2
Date:
March 2026
Scale 1:5,000
Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
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Lake Ontario
CHURCH ST
GREEN RD
FRANCES AV
SHOREVIEW PL
NORTH SERVICE RD
QUEEN ELIZABETH WY
MILLEN RD
CHERRY BEACH RD
Lakeshore
Stoney Creek
NOT APPROVED BY COUNCIL
Legend
Neighbourhood Boundary
Community Boundary
Low Density Residential
Medium Density Residential
High Density Residential
Mixed Use
General Commercial
Public Elementary
Separate Elementary
Park
Open Space
Unclassified
MAP 2 of 2
Date:
March 2026
Scale 1:5,000
Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
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Hamilton
GLOVER MOUNTAIN RD
RIDGEVIEW DR
FIRST RD W
ROYAL COACHMAN WY
MAGDALENA ST
QUEEN MARY RV
TOFFEE TL
BEDROCK DR
CACTUS CR
JULY AV
CACTUS CR
CACTUS CR
PAGEBROOK CR
PRESTWICK ST
TUDEN AV
PAGEBROOK CR
BRADSHAW DR
SCARLETWOOD ST
HEDGES CR
GREEN MOUNTAIN RD W
Nash
Stoney Creek
Approved Plan
Approved by Council: April 2, 1993
Legend
Neighbourhood Boundary
Community Boundary
Off Street Bikeway and/or Walkway
On Street Bikeway and/or Walkway
On Street Bikeway
Proposed Roads
Low Density Residential
Medium Density Residential
Medium/High Density Residential
General Commercial
Community Park
Open Space
Escarpment Natural Area
Special Policy Area "B"
Landfill Area
Quarry/Landfill Area
MAP 1 of 4
Date:
March 2026
Scale 1:5,000
Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
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Hamilton
GLOVER MOUNTAIN RD
RIDGEVIEW DR
FIRST RD W
ROYAL COACHMAN WY
MAGDALENA ST
QUEEN MARY RD
TOFFEE TL
BEDROCK DR
CACTUS CR
JUDY PL
GREEN MOUNTAIN RD W
PAGEBROOK CR
PRESTWICK ST
BRADSHAW DR
SCARLETWOOD ST
HEDGES CR
HEDGES PL
ALDERSHOT CT
UTTER PL
MIDHURST HT
HARBROOK PL
CRAFTER CT
CRAFTER CR
ALDGATE AV
WEST GLEN AV
MARMSEY PV
SHERWAY DR
SHERWAY ST
REDVALE ST
UPPER CENTENNIAL PY
Nash
Stoney Creek
Approved Plan
Approved by Council: April 2, 1993
Legend
Neighbourhood Boundary
Community Boundary
Off Street Bikeway and/or Walkway
On Street Bikeway and/or Walkway
On Street Bikeway
Proposed Roads
Low Density Residential
Medium Density Residential
Medium/High Density Residential
General Commercial
Community Park
Open Space
Escarpment Natural Area
Special Policy Area "B"
Landfill Area
Quarry/Landfill Area
MAP 2 of 4
Date:
March 2026
Scale 1:5,000
Hamilton
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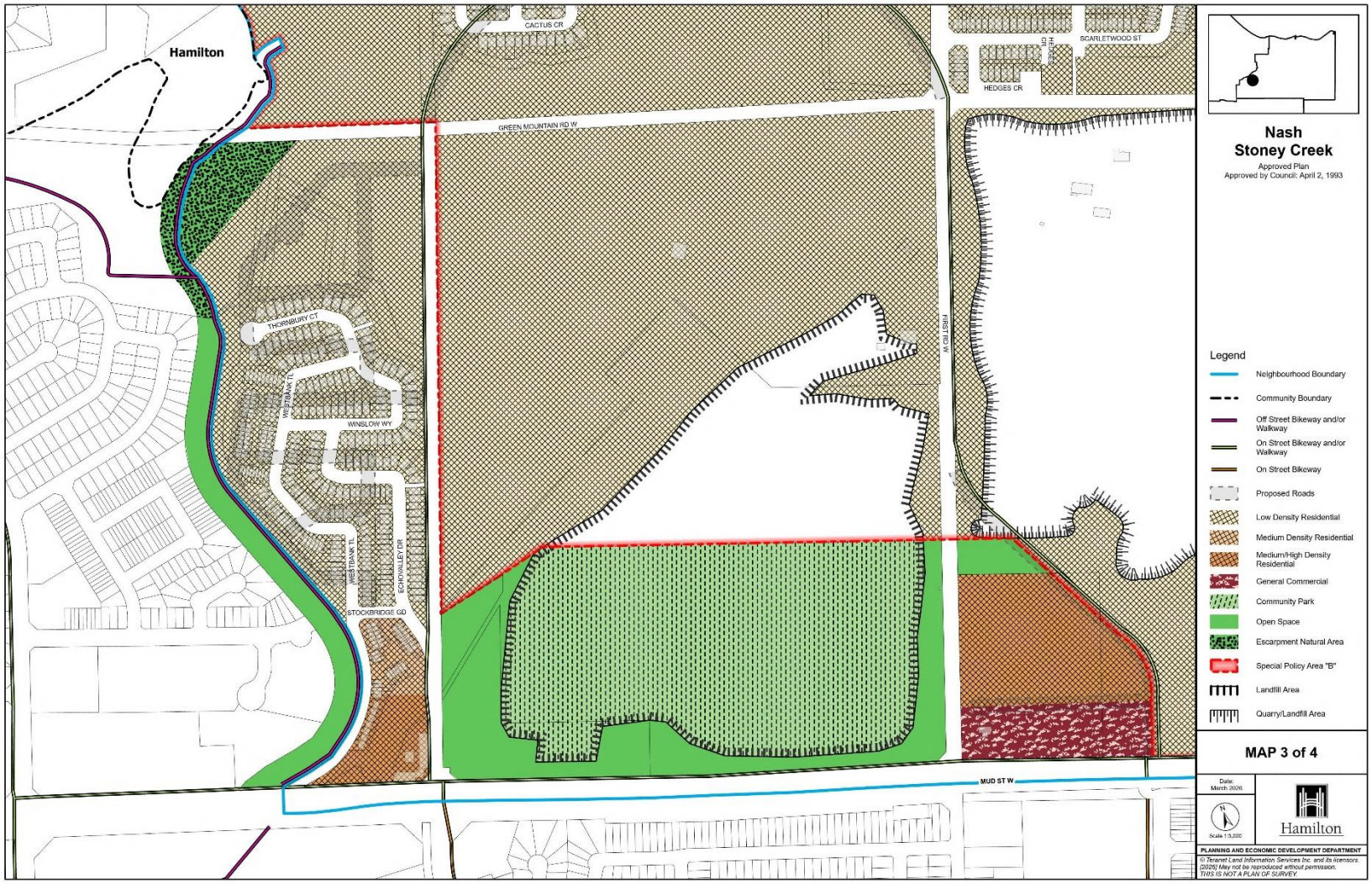
Hamilton
CACTUS CR
SCARLETWOOD ST
HEDGES CR
GREEN MOUNTAIN RD W
THORNBURY CT
WESTBANK TL
WINSLOW WY
WESTBANK TL
ECHOVALLEY DR
STOCKBRIDGE GD
MUD ST W
Nash
Stoney Creek
Approved Plan
Approved by Council: April 2, 1993
Legend
Neighbourhood Boundary
Community Boundary
Off Street Bikeway and/or Walkway
On Street Bikeway and/or Walkway
On Street Bikeway
Proposed Roads
Low Density Residential
Medium Density Residential
Medium/High Density Residential
General Commercial
Community Park
Open Space
Escarpment Natural Area
Special Policy Area "B"
Landfill Area
Quarry/Landfill Area
MAP 3 of 4
Date:
March 2026
Scale 1:5,000
Hamilton
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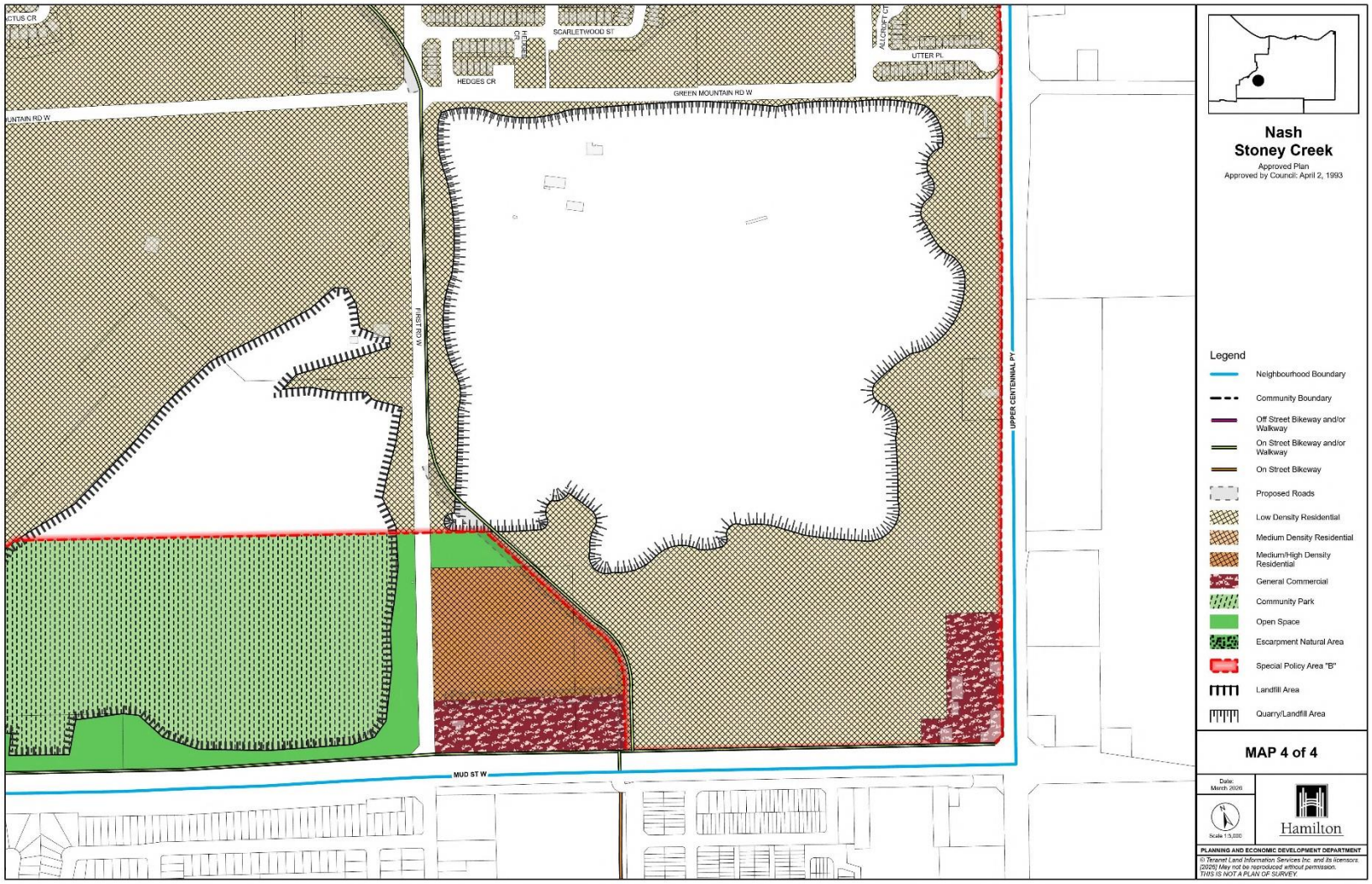

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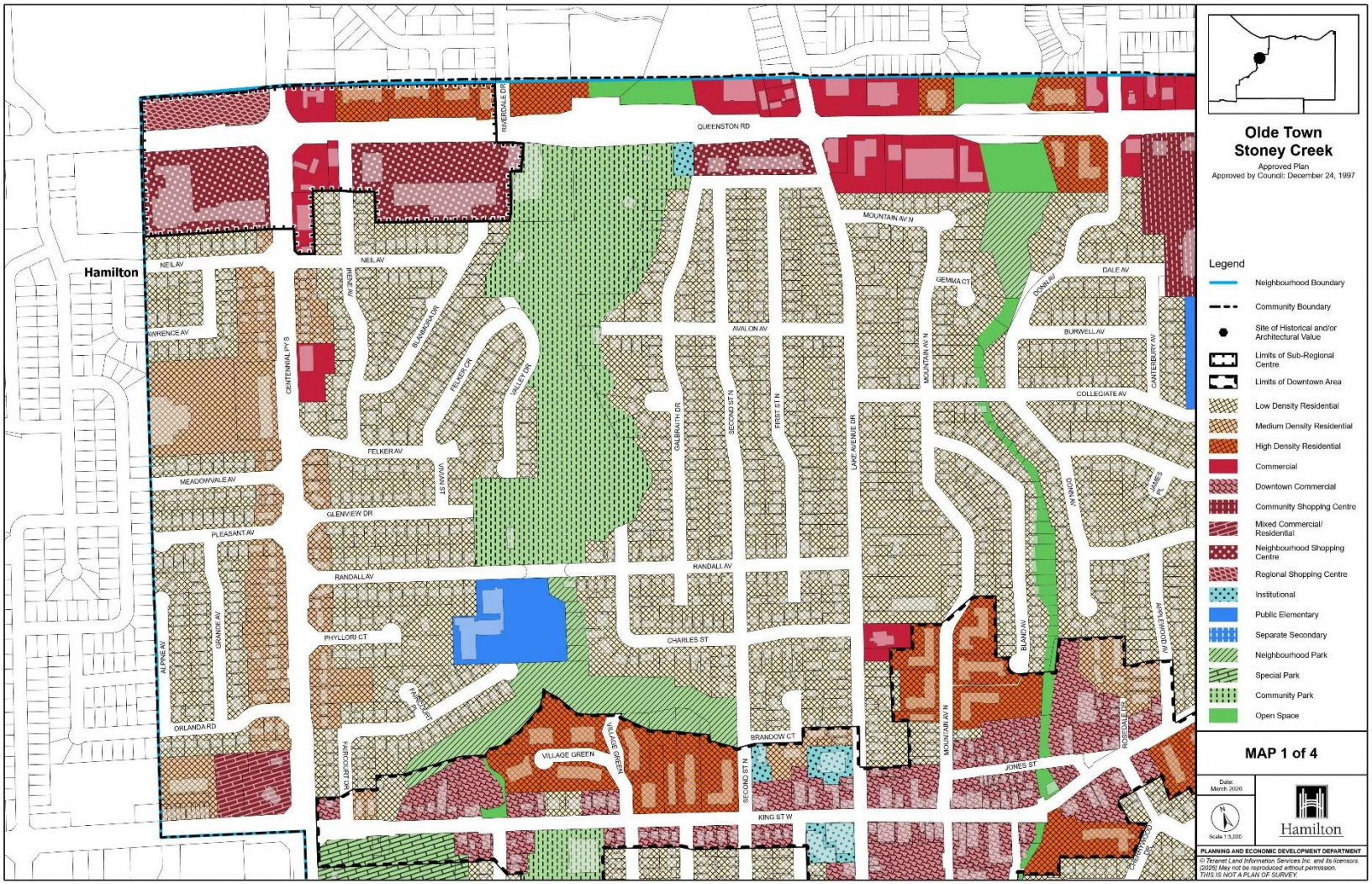
Hamilton
QUEENSTON RD
NEIL AV
LAWRENCE AV
CENTENNIAL PY S
IRENE AV
BAMMERDA DR
FELKER CR
VALLEY DR
FELKER AV
MEADOWVALE AV
GLENVIEW DR
PLEASANT AV
RANDALL AV
PHYLLORI CT
ALPINE AV
GRANDE AV
ORLANDA RD
HANCOCK PK
HANCOCK CRT
VILLAGE GREEN
KING ST W
BRANDOW CT
CHARLES ST
JONES ST
SECOND ST N
FIRST ST N
GALBRAITH DR
AVALON AV
MOUNTAIN AV N
GEMMA CT
DALE AV
DUNN AV
BURWELL AV
COLLEGIATE AV
CANTERBURY AV
LAKE AVENUE DR
JAMES CL
BLAND AV
WESTWOOD AV
ROSEDALE PL
RIVERDALE DR
Olde Town
Stoney Creek
Approved Plan
Approved by Council: December 24, 1997
Legend
Neighbourhood Boundary
Community Boundary
Site of Historical and/or Architectural Value
Limits of Sub-Regional Centre
Limits of Downtown Area
Low Density Residential
Medium Density Residential
High Density Residential
Commercial
Downtown Commercial
Community Shopping Centre
Mixed Commercial/ Residential
Neighbourhood Shopping Centre
Regional Shopping Centre
Institutional
Public Elementary
Separate Secondary
Neighbourhood Park
Special Park
Community Park
Open Space
MAP 1 of 4
Date: March 2026
Scale 1:5,000
Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
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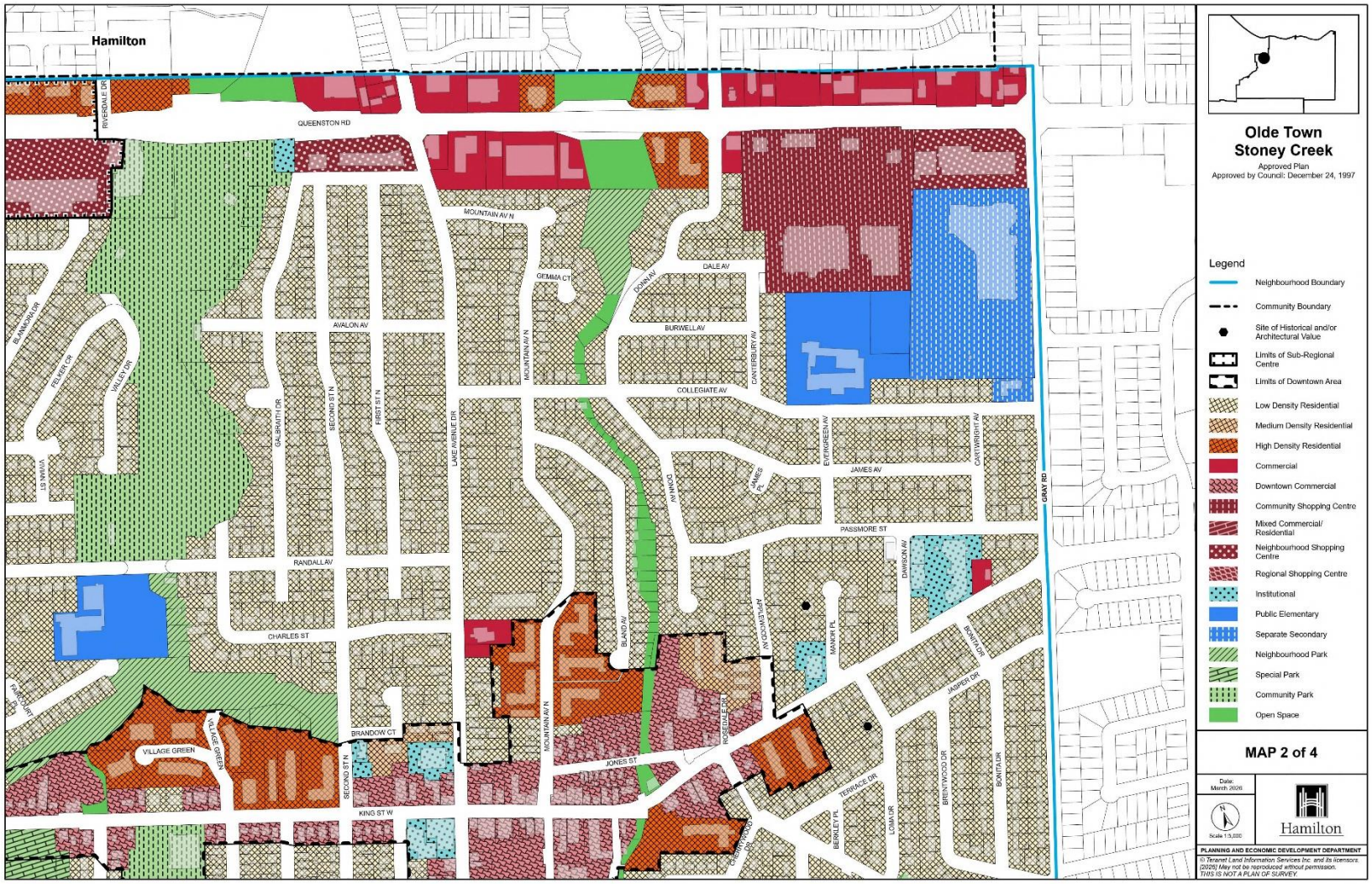
Hamilton
QUEENSTON RD
RIVERDALE DR
MOUNTAIN AV N
GEMMA CT
DALE AV
DONN AV
BURWELL AV
CANTERBURY AV
COLLEGIATE AV
AVALON AV
BLANKSDALE DR
FELKER CR
VALLEY DR
YONAH ST
GALBRAITH DR
SECOND ST N
FIRST ST N
LAKE AVENUE DR
EVERGREEN AV
CARTWRIGHT AV
JAMES AV
JAMES PL
PASSMORE ST
RANDALL AV
CHARLES ST
PARK CRT
VILLAGE GREEN
BRANDOW CT
SECOND ST N
KING ST W
BLAND AV
MANOR PL
DAWSON AV
ROSEDALE PL
JONES ST
TERRACE DR
BERKLEY PL
LOMA DR
BRENTWOOD DR
BONITA DR
JASPER DR
GRAY RD
Olde Town
Stoney Creek
Approved Plan
Approved by Council: December 24, 1997
Legend
Neighbourhood Boundary
Community Boundary
Site of Historical and/or Architectural Value
Limits of Sub-Regional Centre
Limits of Downtown Area
Low Density Residential
Medium Density Residential
High Density Residential
Commercial
Downtown Commercial
Community Shopping Centre
Mixed Commercial/ Residential
Neighbourhood Shopping Centre
Regional Shopping Centre
Institutional
Public Elementary
Separate Secondary
Neighbourhood Park
Special Park
Community Park
Open Space
MAP 2 of 4
Date: March 2026
Scale 1:5,000
Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
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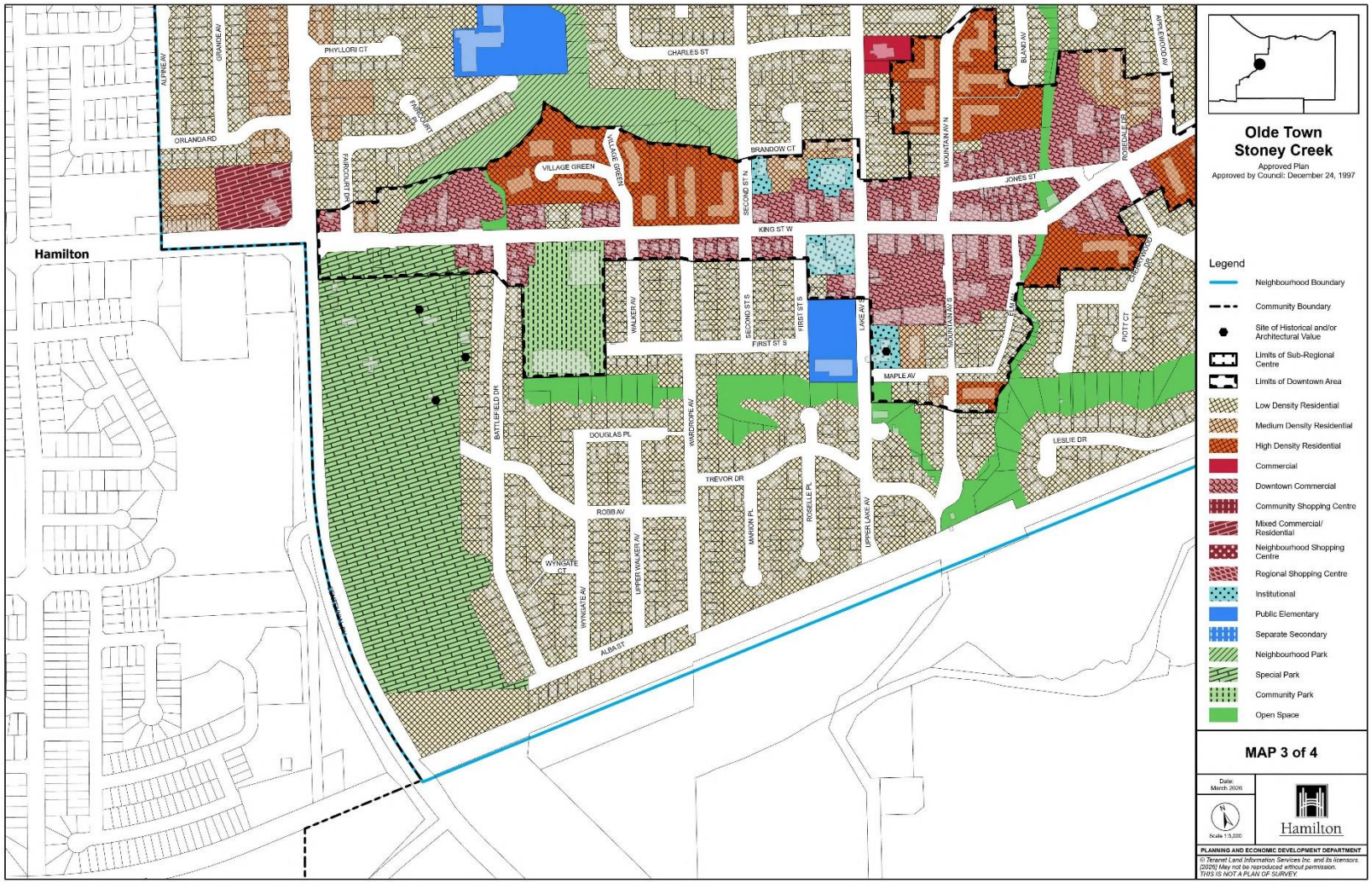
Hamilton
ALPINE AV
GRANDE AV
ORLANDA RD
PHYLLORI CT
PARKSIDE DR
CHARLES ST
VILLAGE GREEN
BRANDOW CT
SECOND ST N
KING ST W
BLAND AV
MOUNTAIN AV N
ROSEDALE DR
JONES ST
MOUNTAIN AV S
ELMA
PIOTT CT
LAKE AV
WALKER AV
SECOND ST S
FIRST ST S
MAPLE AV
BATTLEFIELD DR
DOUGLAS PL
WARDROPE AV
LESLIE DR
TREVOR DR
ROSELLE PL
ROBB AV
MAHON PL
UPPER LAKE AV
WYNGATE CT
WYNGATE AV
UPPER WALKER AV
ALBA ST
Olde Town
Stoney Creek
Approved Plan
Approved by Council: December 24, 1997
Legend
Neighbourhood Boundary
Community Boundary
Site of Historical and/or Architectural Value
Limits of Sub-Regional Centre
Limits of Downtown Area
Low Density Residential
Medium Density Residential
High Density Residential
Commercial
Downtown Commercial
Community Shopping Centre
Mixed Commercial/ Residential
Neighbourhood Shopping Centre
Regional Shopping Centre
Institutional
Public Elementary
Separate Secondary
Neighbourhood Park
Special Park
Community Park
Open Space
MAP 3 of 4
Date: March 2026
Scale 1:5,000
Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
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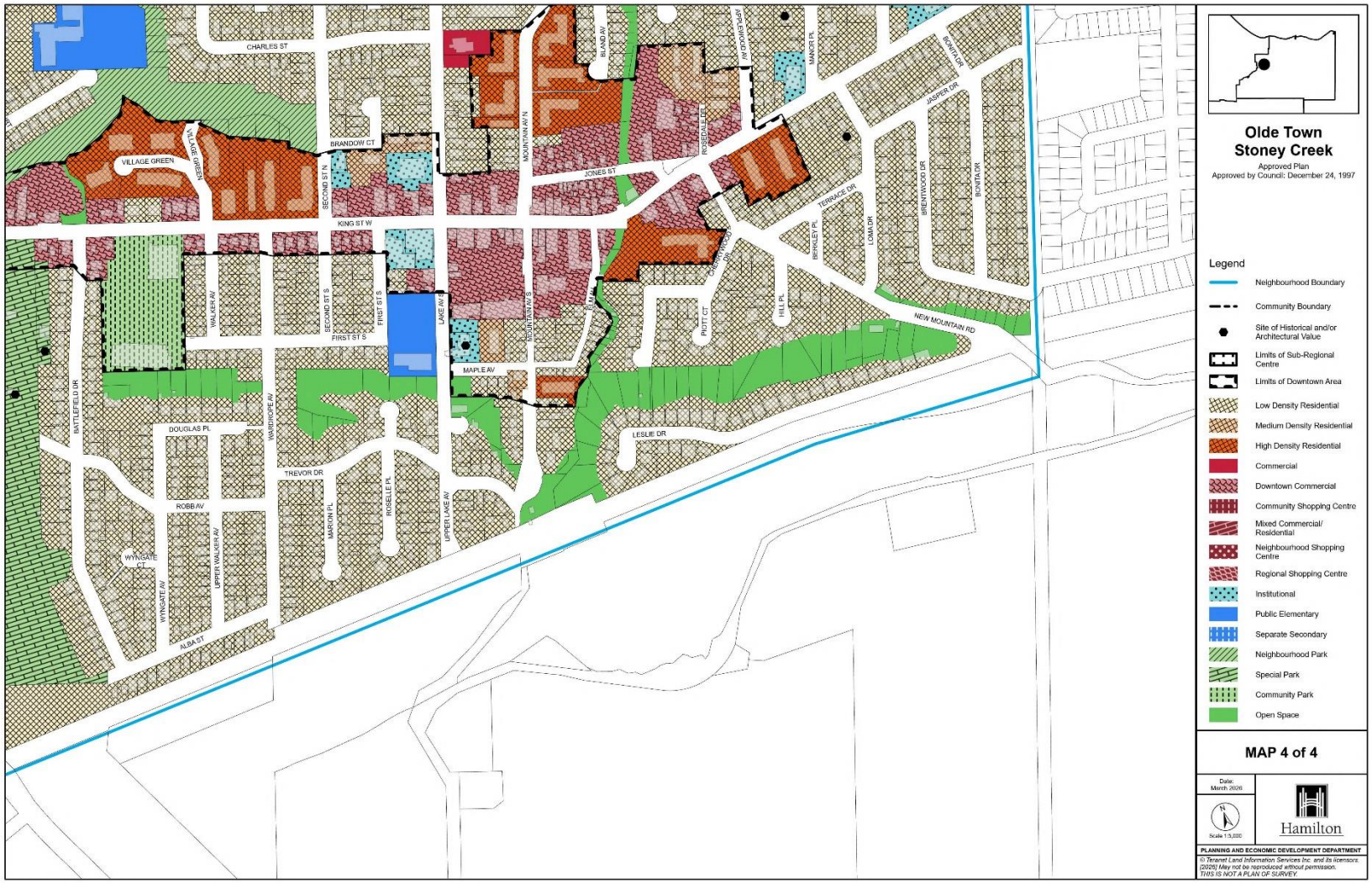

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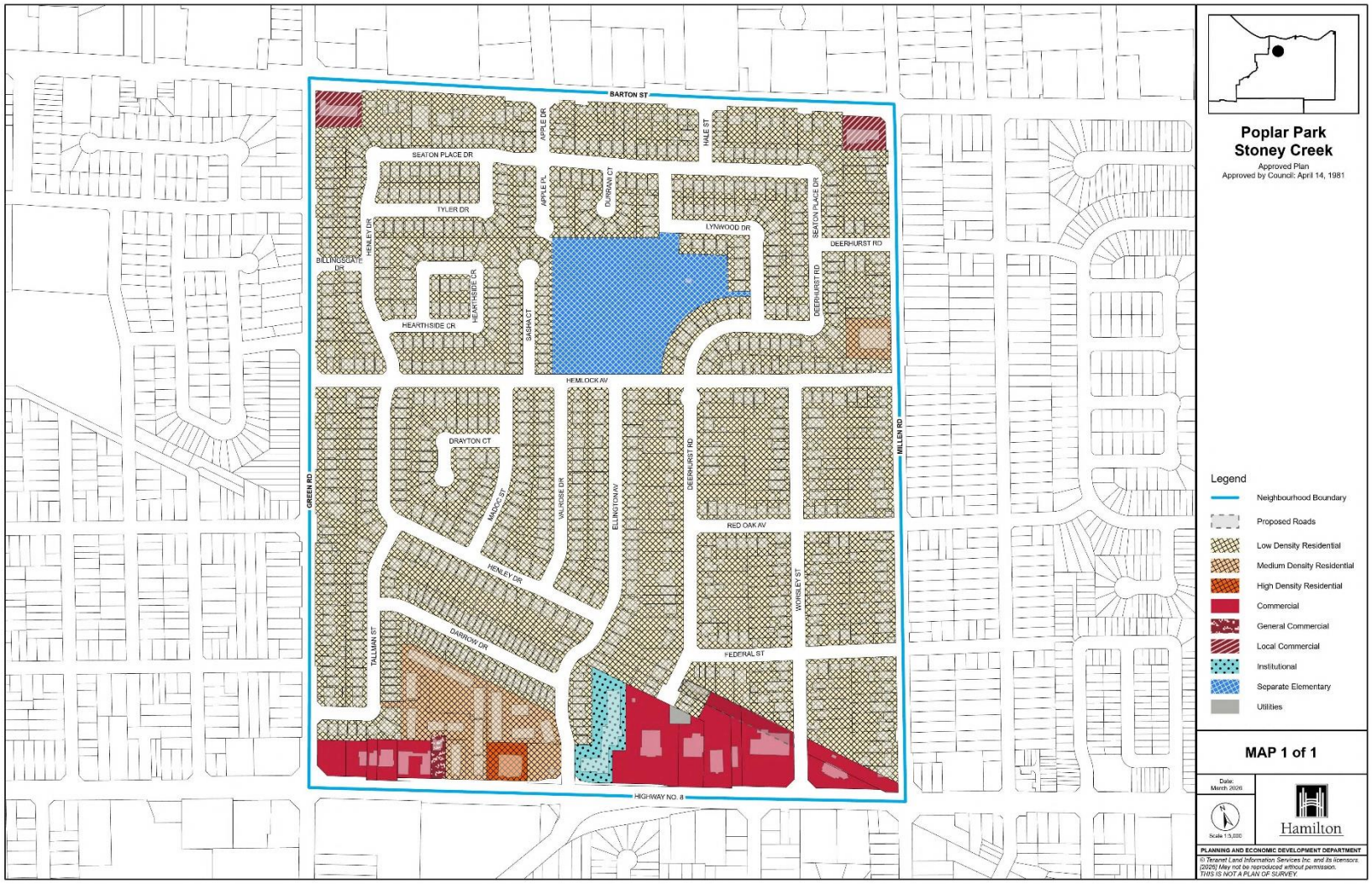
BARTON ST
SEATON PLACE DR
APPLE DR
HALE ST
TYLER DR
APPLE PL
DURRAN CT
LYNWOOD DR
BEACON HACHER DR
DEERHURST RD
HENLEY DR
BILLINGSGATE DR
HEARTHSIDE CR
SASHA CT
HEMLOCK AV
DRAYTON CT
GREEN RD
MAGIC ST
VALHOSE DR
ELLINGHAM AV
DEERHURST RD
MILLEN RD
RED OAK AV
HENLEY DR
WORSLEY ST
DARROW DR
TALLMAN ST
FEDERAL ST
HIGHWAY NO. 8
Poplar Park
Stoney Creek
Approved Plan
Approved by Council: April 14, 1981
Legend
Neighbourhood Boundary
Proposed Roads
Low Density Residential
Medium Density Residential
High Density Residential
Commercial
General Commercial
Local Commercial
Institutional
Separate Elementary
Utilities
MAP 1 of 1
Date:
March 2026
Scale 1:5,000
Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
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HIGHWAY NO. 8
KING ST E
GREEN RD
MILLEN RD
GLEN CASTLE DR
EARLIDAWN CT
GLEN CANNON DR
ROYCE AV
ELM DR
PINE DR
MAPLE DR
SPRUCE CT
GREEN FOREST DR
MEMORIAL AV
BIRCHLAWN DR
BIRCHLAWN CT
KILBOURN AV
SOUTHMEADOW DR
GLENGARRY DR
GLEN CT
GLEN ALLEN DR
BRAE CREST DR
DEMARCHI CT
SOUTHMEADOW CT
South Meadow
Stoney Creek
Approved Plan
Approved by Council: December 9, 1988
Legend
Neighbourhood Boundary
Low Density Residential
Medium Density Residential
General Commercial
Local Commercial
Institutional
Public Elementary
Separate Elementary
Park
Open Space
Public Use
Utilities
MAP 1 of 1
Date:
March 2026
Scale 1:5,000
Hamilton
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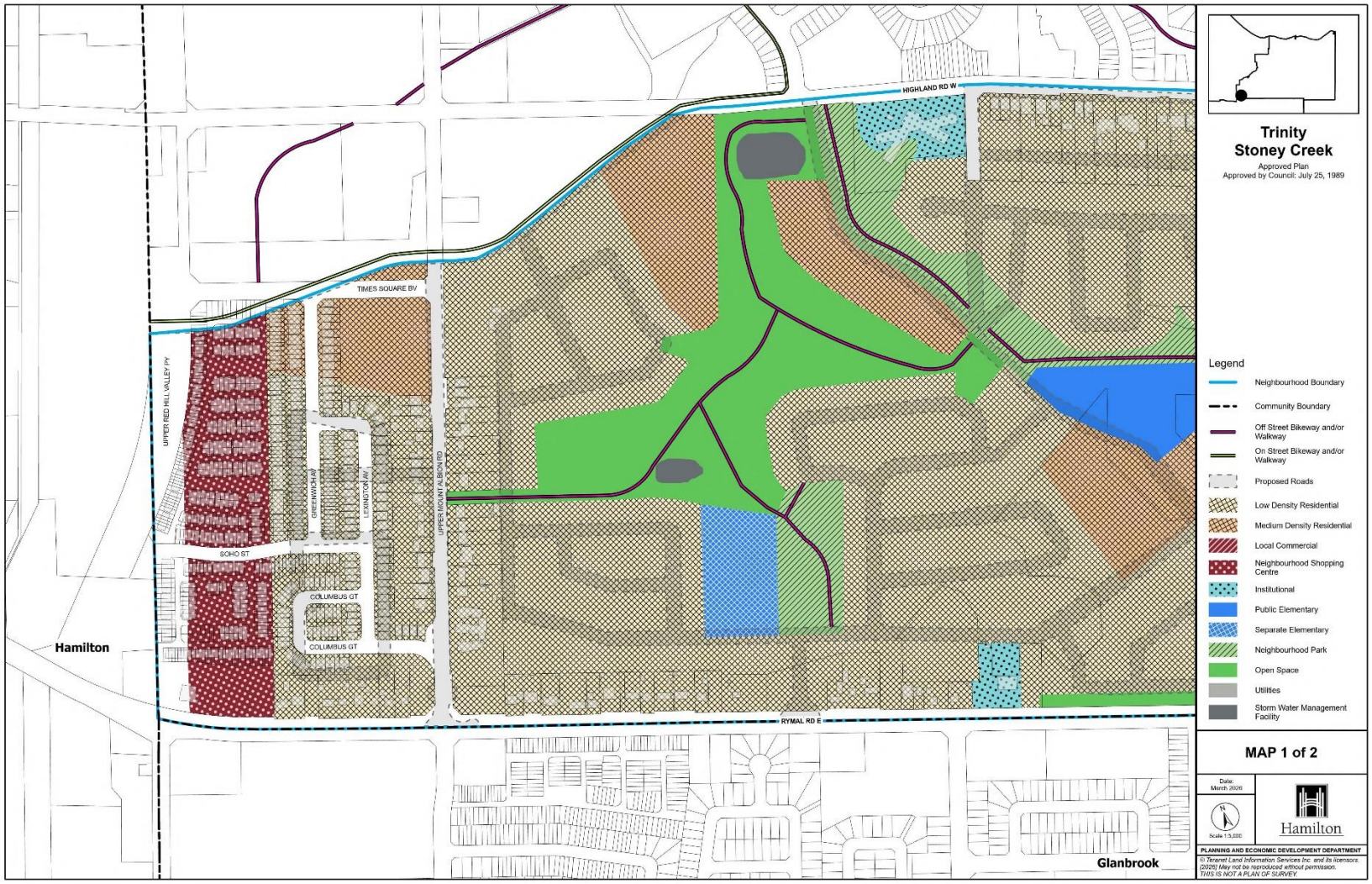
HIGHLAND RD W
TIMES SQUARE BV
UPPER RED HILL VALLEY PY
GREENWICH AV
LEXINGTON AV
SOHO ST
COLUMBUS GT
COLUMBUS GT
UPPER MOUNTAIN AVE S
RYMAL RD E
Hamilton
Glanbrook
Trinity
Stoney Creek
Approved Plan
Approved by Council: July 25, 1989
Legend
Neighbourhood Boundary
Community Boundary
Off Street Bikeway and/or Walkway
On Street Bikeway and/or Walkway
Proposed Roads
Low Density Residential
Medium Density Residential
Local Commercial
Neighbourhood Shopping Centre
Institutional
Public Elementary
Separate Elementary
Neighbourhood Park
Open Space
Utilities
Storm Water Management Facility
MAP 1 of 2
Date:
March 2026
Scale 1:5,000
Hamilton
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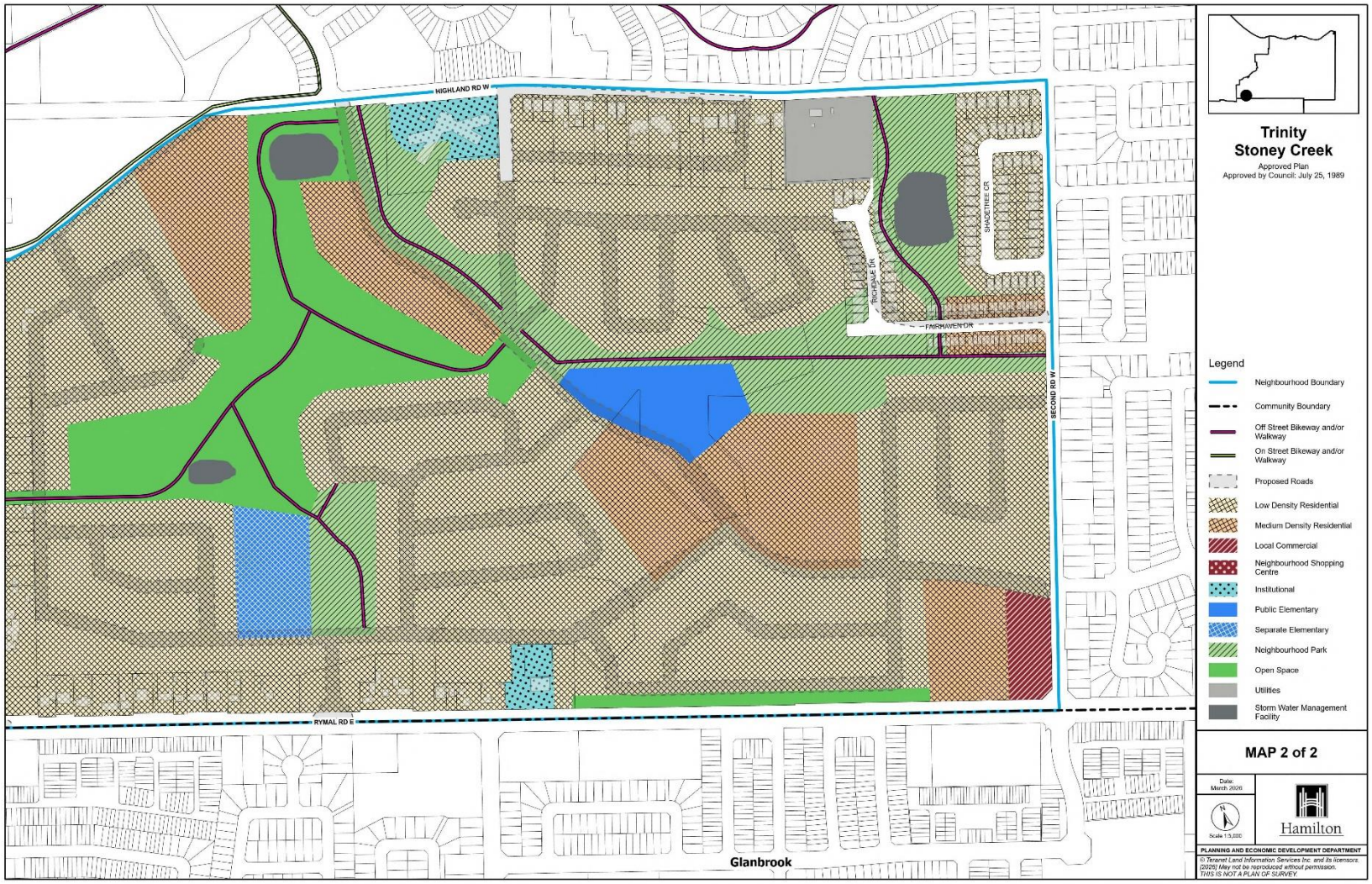
HIGHLAND RD W
SHADETREE CR
ROUNDALE DR
FAIRHAVEN DR
SECOND RD W
RYMAL RD E
Glanbrook
Trinity
Stoney Creek
Approved Plan
Approved by Council: July 25, 1989
Legend
Neighbourhood Boundary
Community Boundary
Off Street Bikeway and/or Walkway
On Street Bikeway and/or Walkway
Proposed Roads
Low Density Residential
Medium Density Residential
Local Commercial
Neighbourhood Shopping Centre
Institutional
Public Elementary
Separate Elementary
Neighbourhood Park
Open Space
Utilities
Storm Water Management Facility
MAP 2 of 2
Date:
March 2026
Scale 1:5,000
Hamilton
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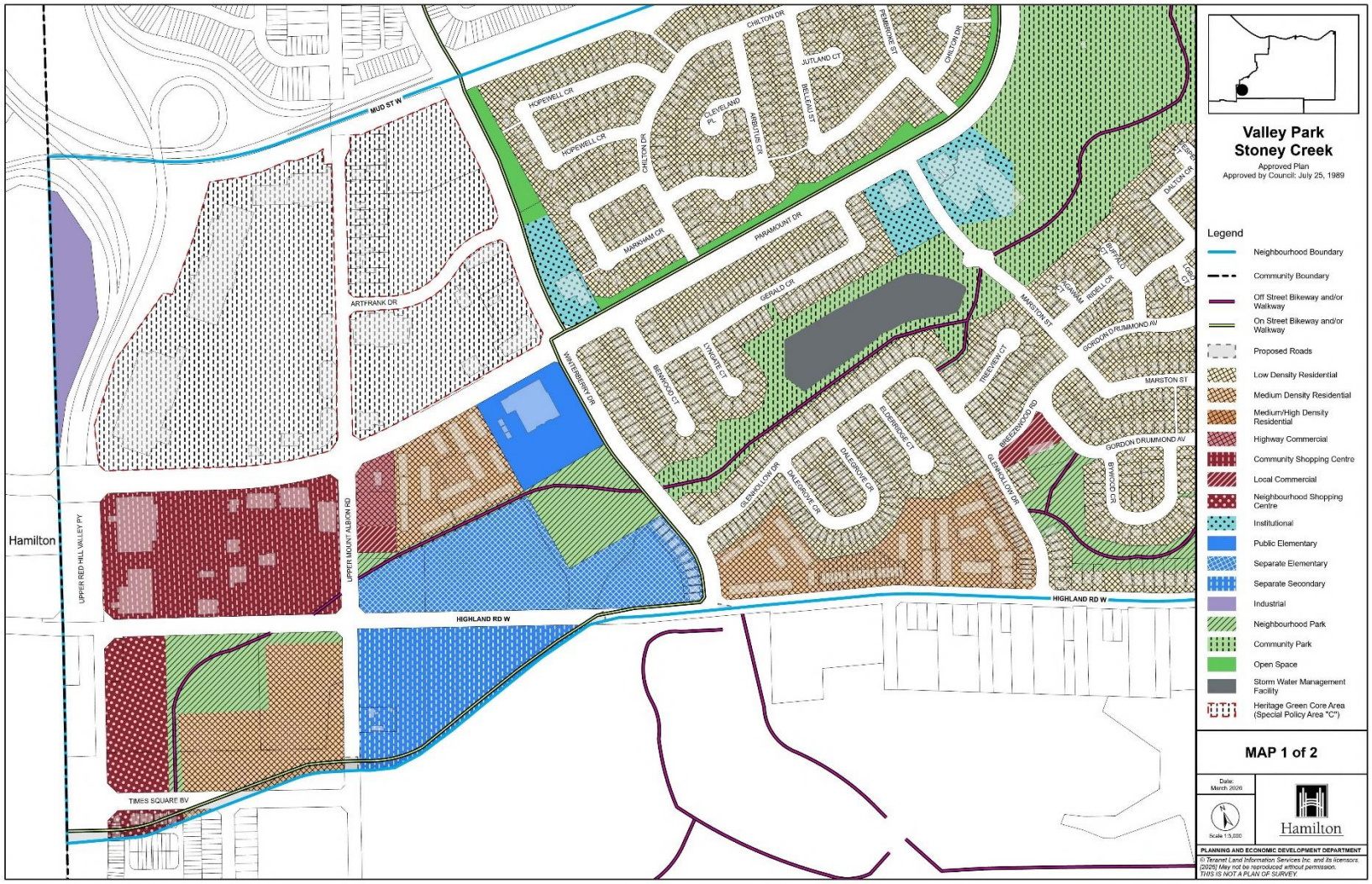
Valley Park
Stoney Creek
Approved Plan
Approved by Council: July 25, 1989
Legend
Neighbourhood Boundary
Community Boundary
Off Street Bikeway and/or Walkway
On Street Bikeway and/or Walkway
Proposed Roads
Low Density Residential
Medium Density Residential
Medium/High Density Residential
Highway Commercial
Community Shopping Centre
Local Commercial
Neighbourhood Shopping Centre
Institutional
Public Elementary
Separate Elementary
Separate Secondary
Industrial
Neighbourhood Park
Community Park
Open Space
Storm Water Management Facility
Heritage Green Core Area (Special Policy Area "C")
MAP 1 of 2
Date: March 2026
Scale 1:5,000
Hamilton
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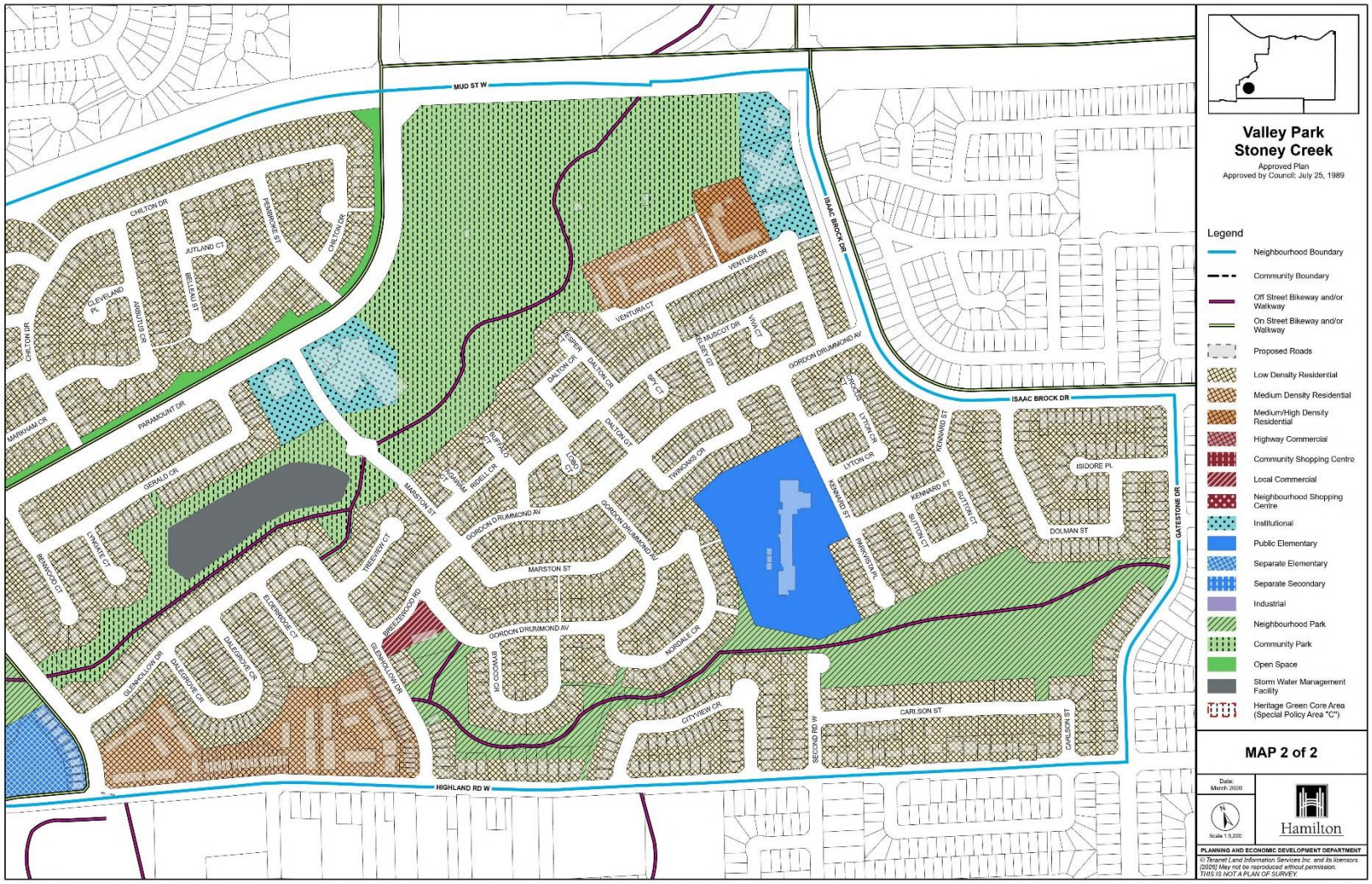
Hamilton
MUD ST W
HIGHLAND RD W
TIMES SQUARE BV
UPPER RED HILL VALLEY PY
UPPER MOUNT ALBION RD
ARTFRANK DR
HOPEWELL CR
CHILTON DR
CLEVELAND PL
ARBUTUS CR
RELLEAU ST
JUTLAND CT
PEMBROKE ST
PARAMOUNT DR
MARKHAM DR
GERALD CR
WHITEBERRY DR
BERWOOD CT
LYMORE CT
TREGLEN CT
MARSTON ST
REBELL CR
GORDON DRUMMOND AV
BEECHWOOD RD
ELDERRIDGE CT
DALEGROVE CR
GLENLLOCH DR
DALTON CR


MUD ST W
ISAAC BROCK DR
HIGHLAND RD W
GATESTONE DR
GORDON DRUMMOND AV
MARSTON ST
CARLSON ST
Valley Park
Stoney Creek
Approved Plan
Approved by Council: July 25, 1989
Legend
Neighbourhood Boundary
Community Boundary
Off Street Bikeway and/or Walkway
On Street Bikeway and/or Walkway
Proposed Roads
Low Density Residential
Medium Density Residential
Medium/High Density Residential
Highway Commercial
Community Shopping Centre
Local Commercial
Neighbourhood Shopping Centre
Institutional
Public Elementary
Separate Elementary
Separate Secondary
Industrial
Neighbourhood Park
Community Park
Open Space
Storm Water Management Facility
Heritage Green Core Area (Special Policy Area "C")
MAP 2 of 2
Date: March 2026
Hamilton
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BARTON ST
HIGHWAY NO. 8
DEWITT RD
FRUITLAND RD
HEWITSON RD
METEOR BV
CHEBASCA DR
SANDY DR
VELVET CT
VALERA DR
DUPONT ST
CANDOR CR
OAKPARK AVE
SHERWOOD PARK DR
NAPOLEON DR
VOGUE CT
SHERWOOD PARK RD
CRESTHAVEN DR
VESACH
MORELLO PL
ROSINDALE CT
ROYALWOOD CT
Westmeria
Stoney Creek
Approved Plan
Approved by Council: April 14 1981
Legend
Neighbourhood Boundary
Low Density Residential
Medium Density Residential
General Commercial
Institutional
Public Secondary
Separate Elementary
Park
MAP 1 of 1
Date:
March 2026
Scale 1:5,000
Hamilton
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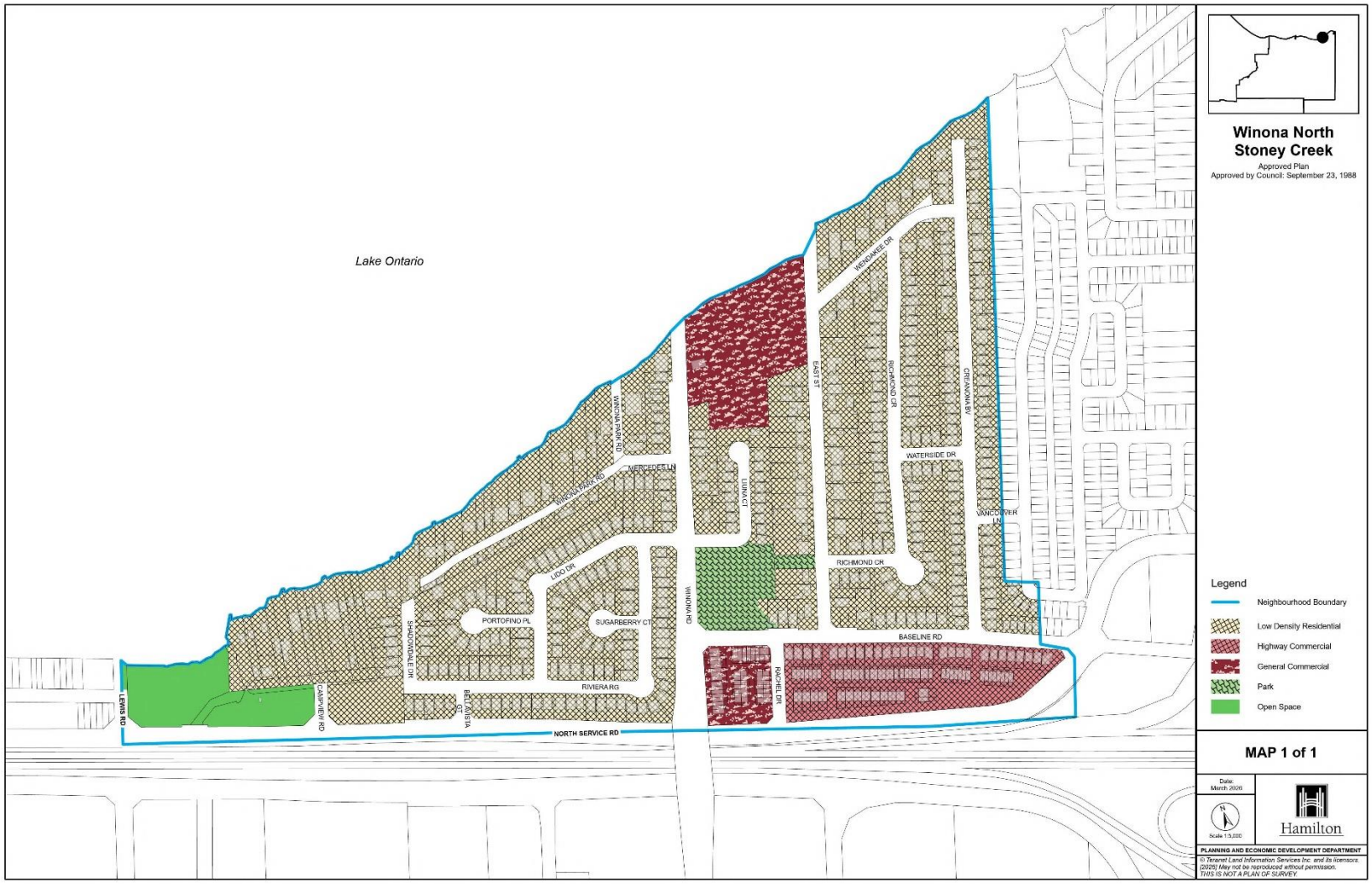
Lake Ontario
WENDAKEE DR
WINONA PARK RD
MERCEDES LN
WINONA PARK RD
LIDO CT
LIDO DR
ESS ST
RICHMOND DR
CREEKWOOD DR
WATERSIDE DR
VANCOUVER LN
RICHMOND CR
WINONA RD
PORTOFINO PL
SUGARBERRY CT
SHADOWDALE DR
RIVIERA RG
BELLAVISTA CT
RACHEL CR
BASELINE RD
LEWIS RD
CASPIAN KEY RD
NORTH SERVICE RD
Winona North
Stoney Creek
Approved Plan
Approved by Council: September 23, 1988
Legend
Neighbourhood Boundary
Low Density Residential
Highway Commercial
General Commercial
Park
Open Space
MAP 1 of 1
Date:
March 2026
Scale 1:5,000
Hamilton
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PETTIT ST
WESTAV
DOBONNET DR
CHIANTI CR
ORVIETO CT
CHIANTI CR
PUSCHLINI DR
CHIANTI CR
WINONA RD
YELLOWWOOD DR
SILVERLACE CL
PARKMANOR DR
WILLOWRUN DR
MAPLE GATE DR
SILVERLACE CL
HIGHWAY NO. 8
FIELDSTONE CR
BEL AIR AV
HELENAAV
CHERRYSTONE DR
ROSEWAY CT
GLENHOLME AV
Winona South
Stoney Creek
Not Approved by Council
Legend
Neighbourhood Boundary
Low Density Residential
Commercial
Institutional
Public Elementary
Park
MAP 1 of 1
Date:
March 2026
Scale 1:5,000
Hamilton
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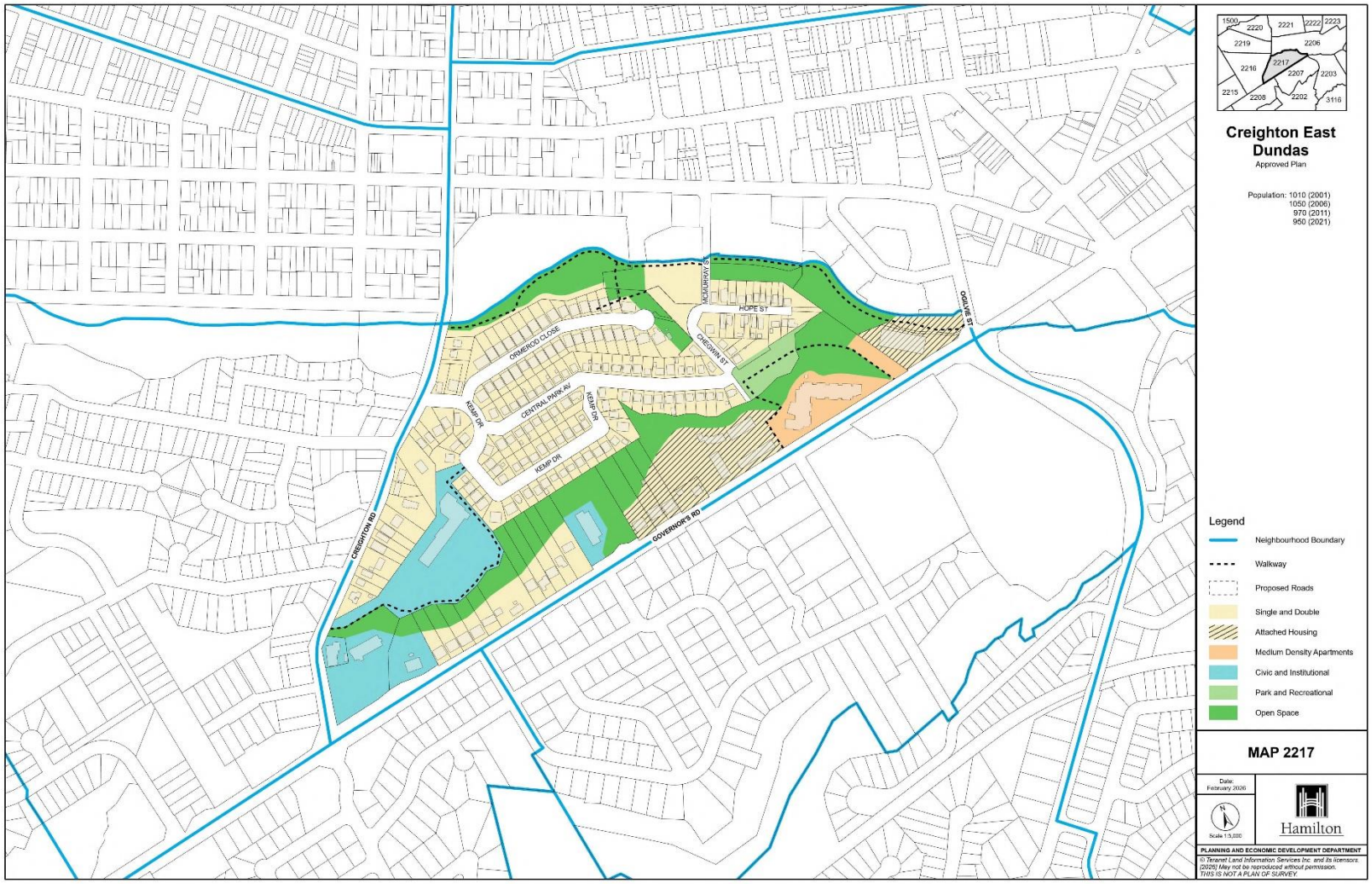
1500
2220
2221
2222
2223
2219
2206
2216
2217
2207
2203
2215
2208
2202
3116
Creighton East Dundas
Approved Plan
Population: 1010 (2001)
1050 (2006)
970 (2011)
950 (2021)
HOPE ST
MCMURRAY ST
ORMEROD CLOSE
CHEGWIN ST
OSBORNE ST
CENTRAL PARK AV
KEMP DR
KEMP DR
KEMP DR
CREIGHTON RD
GOVERNORS RD
Legend
Neighbourhood Boundary
Walkway
Proposed Roads
Single and Double
Attached Housing
Medium Density Apartments
Civic and Institutional
Park and Recreational
Open Space
MAP 2217
Date:
February 2020
Scale 1:5,000
Hamilton
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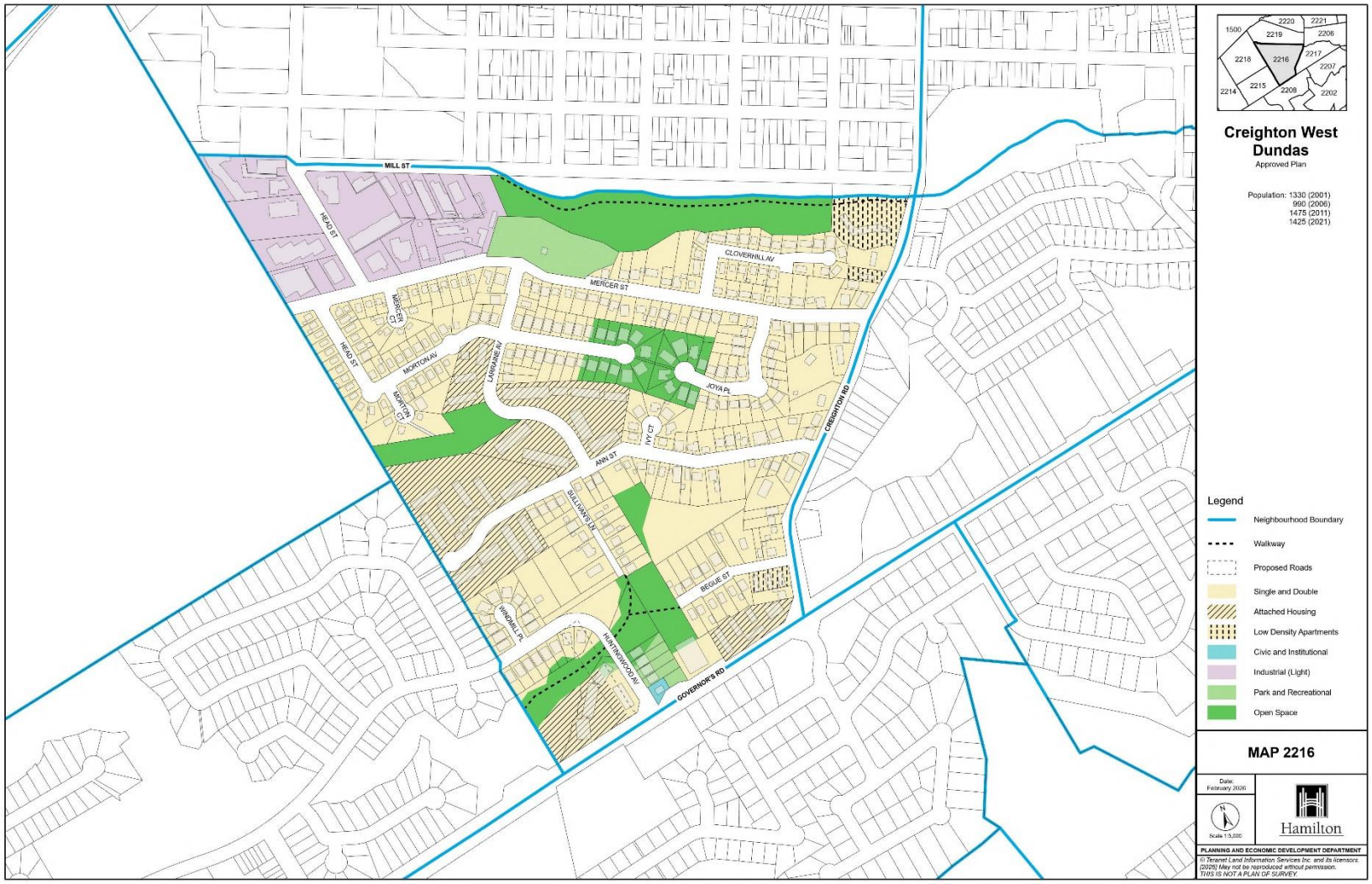
MILL ST
HEAD ST
CLOVERHILL AV
MERCER ST
MERCER CT
MORTON AV
LARRAINE AV
JOYA PL
MORTON CT
IVY CT
ANN ST
CREIGHTON RD
SILLYMAN LN
BEGUE ST
WINDMILL PL
HUNTINGWOOD AV
GOVERNOR'S RD
1500
2220
2221
2219
2206
2218
2216
2217
2207
2214
2215
2208
2202
Creighton West
Dundas
Approved Plan
Population: 1330 (2001)
990 (2006)
1475 (2011)
1425 (2021)
Legend
Neighbourhood Boundary
Walkway
Proposed Roads
Single and Double
Attached Housing
Low Density Apartments
Civic and Institutional
Industrial (Light)
Park and Recreational
Open Space
MAP 2216
Date:
February 2026
Scale 1:5,000
Hamilton
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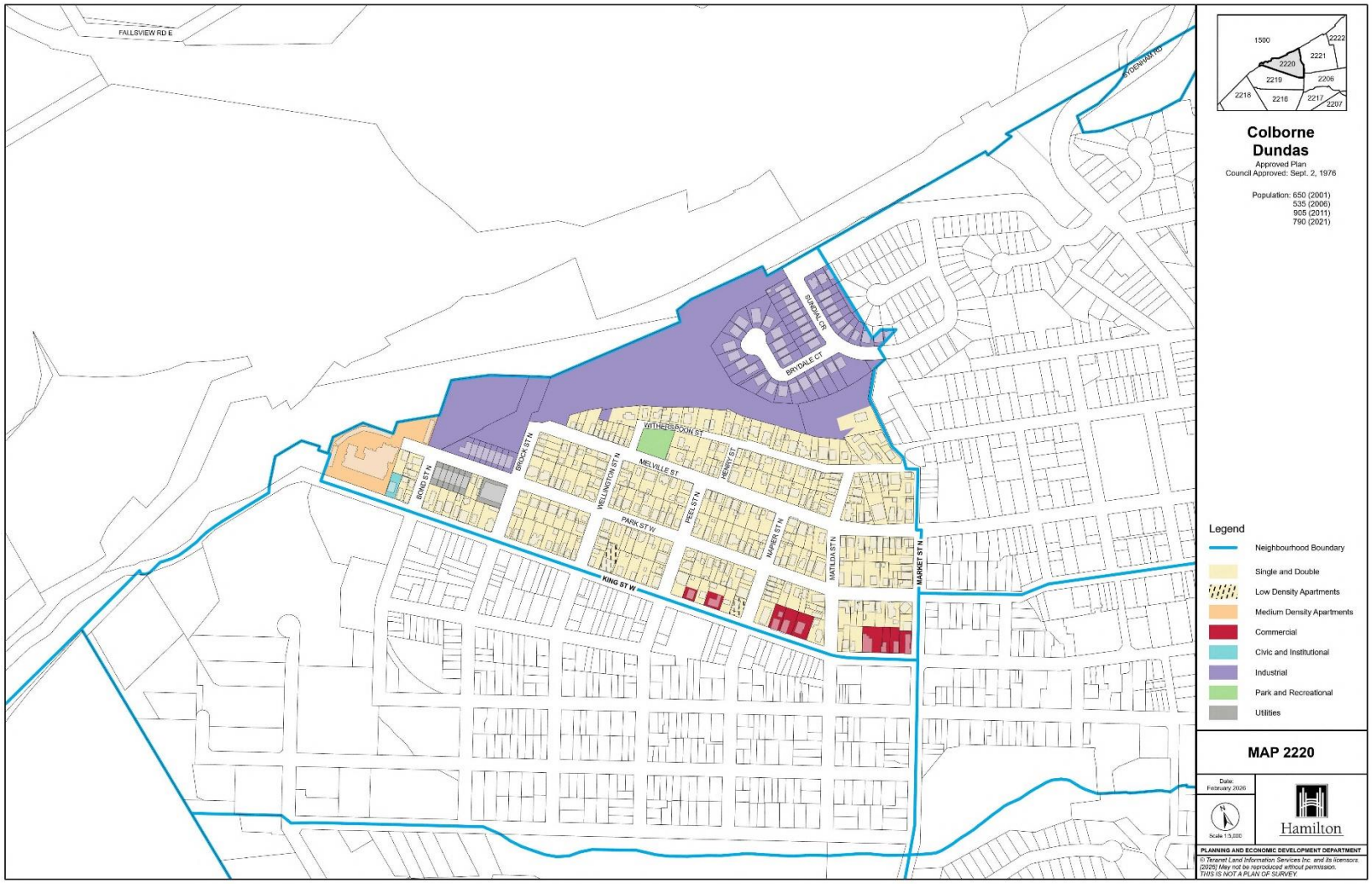
FALLSVIEW RD E
SYDENHAM RD
SUNDIAL CR
BRYDALE CT
WITHERSPOON ST
BROCK ST N
WELLINGTON ST N
MELVILLE ST
HENRY ST
BOND ST N
PARK ST W
PEEL ST N
NAPIER ST N
MATILDA ST N
KING ST W
MARKET ST N
1500
2222
2221
2220
2219
2206
2218
2216
2217
2207
Colborne
Dundas
Approved Plan
Council Approved: Sept. 2, 1976
Population: 650 (2001)
535 (2006)
905 (2011)
790 (2021)
Legend
Neighbourhood Boundary
Single and Double
Low Density Apartments
Medium Density Apartments
Commercial
Civic and Institutional
Industrial
Park and Recreational
Utilities
MAP 2220
Date:
February 2020
Scale 1:5,000
Hamilton
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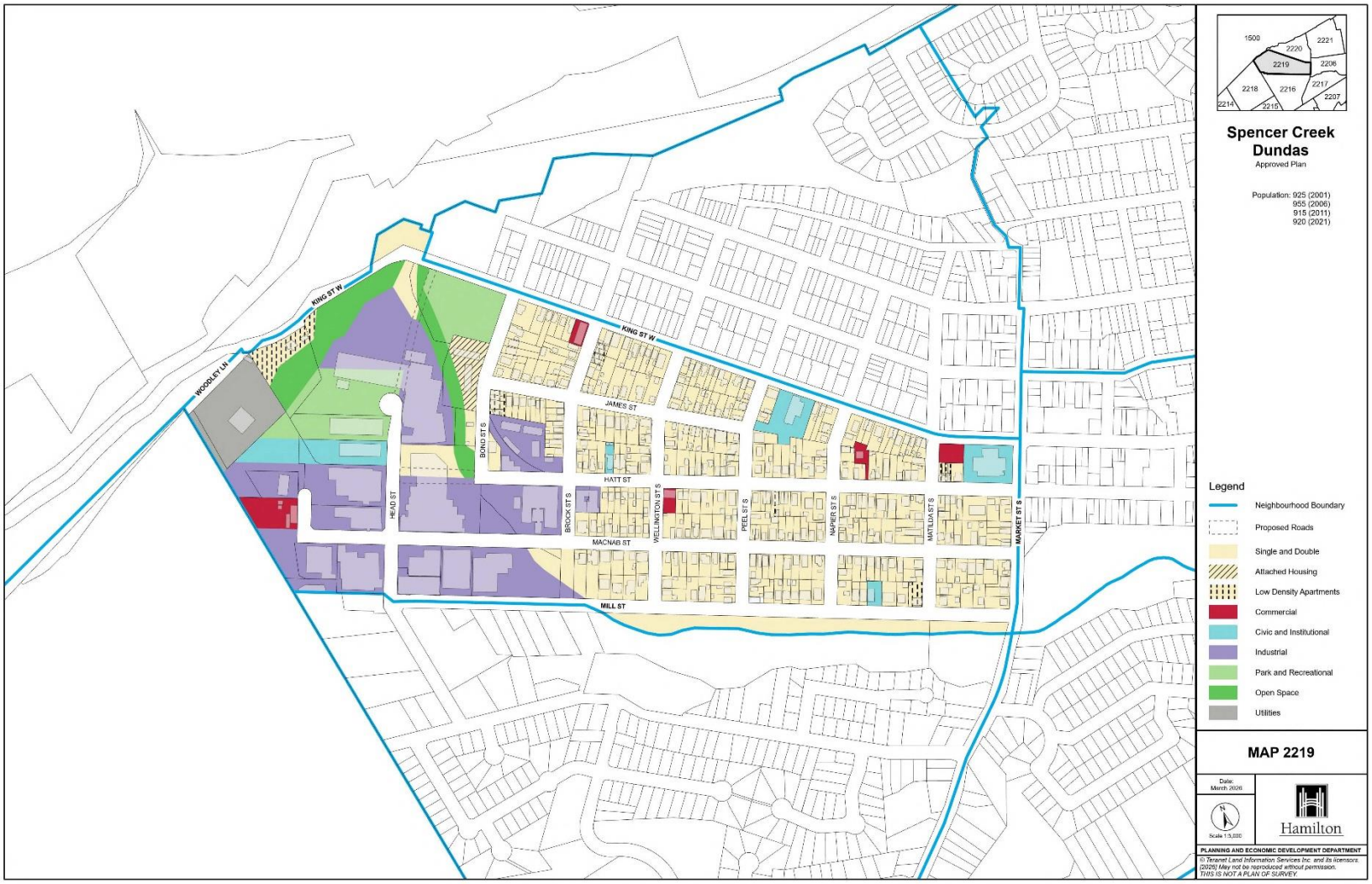
KING ST W
WOODLEY LN
JAMES ST
BOND ST S
HATT ST
HEAD ST
BROCK ST S
WELLINGTON ST S
PEEL ST S
NAPIER ST S
MATILDA ST S
MARKET ST S
MACNAB ST
MILL ST
1500
2220
2221
2219
2206
2218
2216
2217
2207
2214
2215
Spencer Creek
Dundas
Approved Plan
Population: 925 (2001)
955 (2006)
915 (2011)
920 (2021)
Legend
Neighbourhood Boundary
Proposed Roads
Single and Double
Attached Housing
Low Density Apartments
Commercial
Civic and Institutional
Industrial
Park and Recreational
Open Space
Utilities
MAP 2219
Date:
March 2026
Scale 1:5,000
Hamilton
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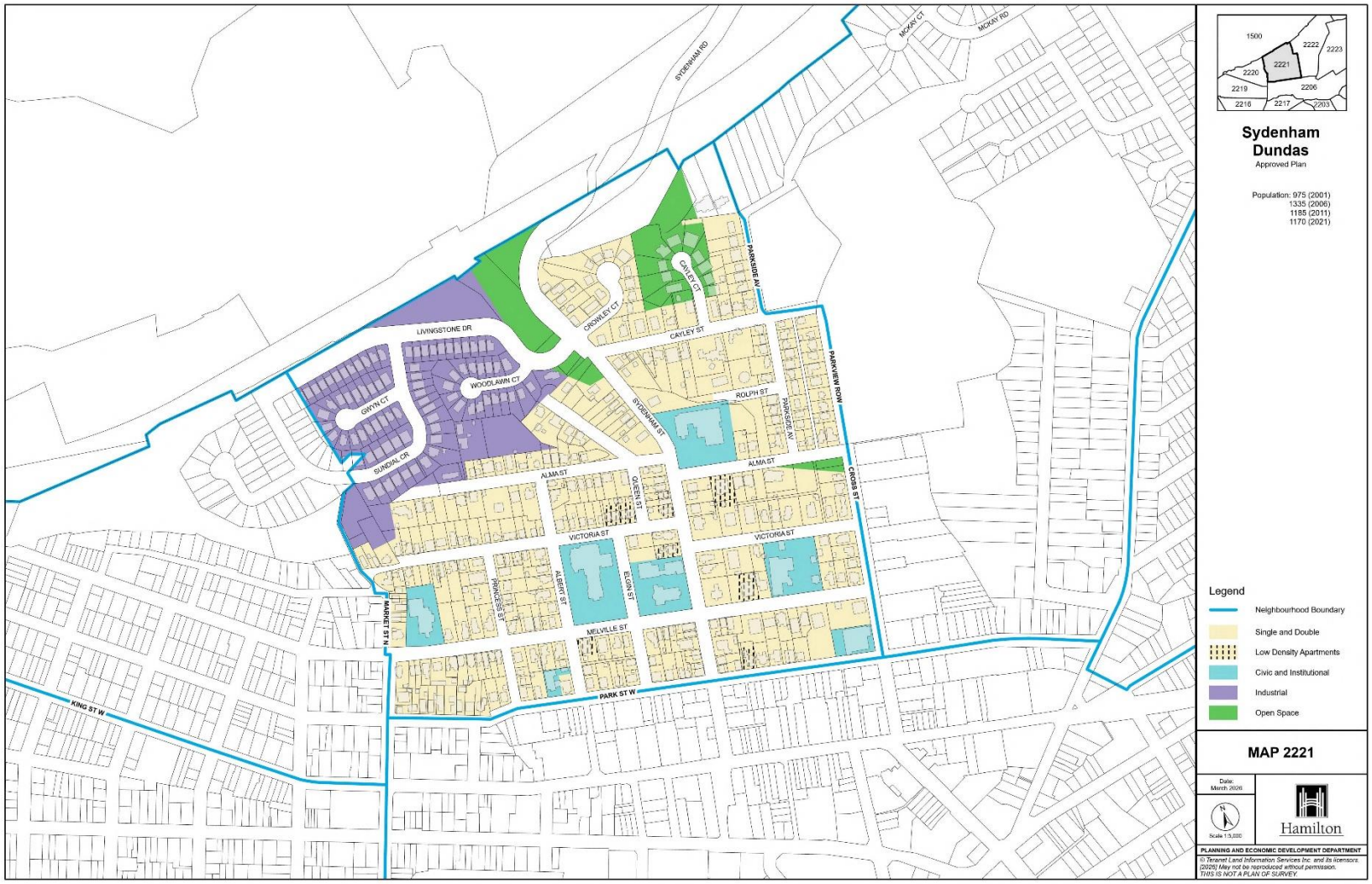
1500
2222
2223
2221
2220
2219
2206
2216
2217
2203
Sydenham
Dundas
Approved Plan
Population: 975 (2001)
1335 (2006)
1185 (2011)
1170 (2021)
Legend
Neighbourhood Boundary
Single and Double
Low Density Apartments
Civic and Institutional
Industrial
Open Space
MAP 2221
Date:
March 2026
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SYDENHAM RD
MCKAY CT
MCKAY RD
LIVINGSTONE DR
GWYN CT
WOODLAWN CT
SUNDIAL CR
CROWLEY CT
CAYLEY CT
CAYLEY ST
PARKSIDE AV
PARKVIEW ROW
ROLPH ST
SYDENHAM ST
ALMA ST
QUEEN ST
CROSS ST
VICTORIA ST
PRINCESS ST
ALBERT ST
ELGIN ST
MELVILLE ST
MARKET ST N
PARK ST W
KING ST W

Hamilton

Planning Committee

Welcome to the City of Hamilton

Planning & Economic Development

PED25248(a)

Comprehensive Neighbourhood Plans Review – Status Update

Presented by: Dmitriy Kharena

Hamilton

May 5th, 2026

Background

- On November 14, 2025, Report PED25248 – Comprehensive Neighbourhood Plans Review was considered.
- Planning Committee deferred their decision, directing staff to:
  - Complete a Public Engagement and Communication Plan, and;
  - Provide copies of all Neighbourhood Plans as Appendices to the report for information.
- Appendix A of staff report PED25248(a) provides a proposed Public Engagement and Communication Plan for the Neighbourhood Plan Review project.
- Appendix C of staff report PED25248(a) provides copies of all Neighbourhood Plans.

Neighbourhood Plans Review Criteria

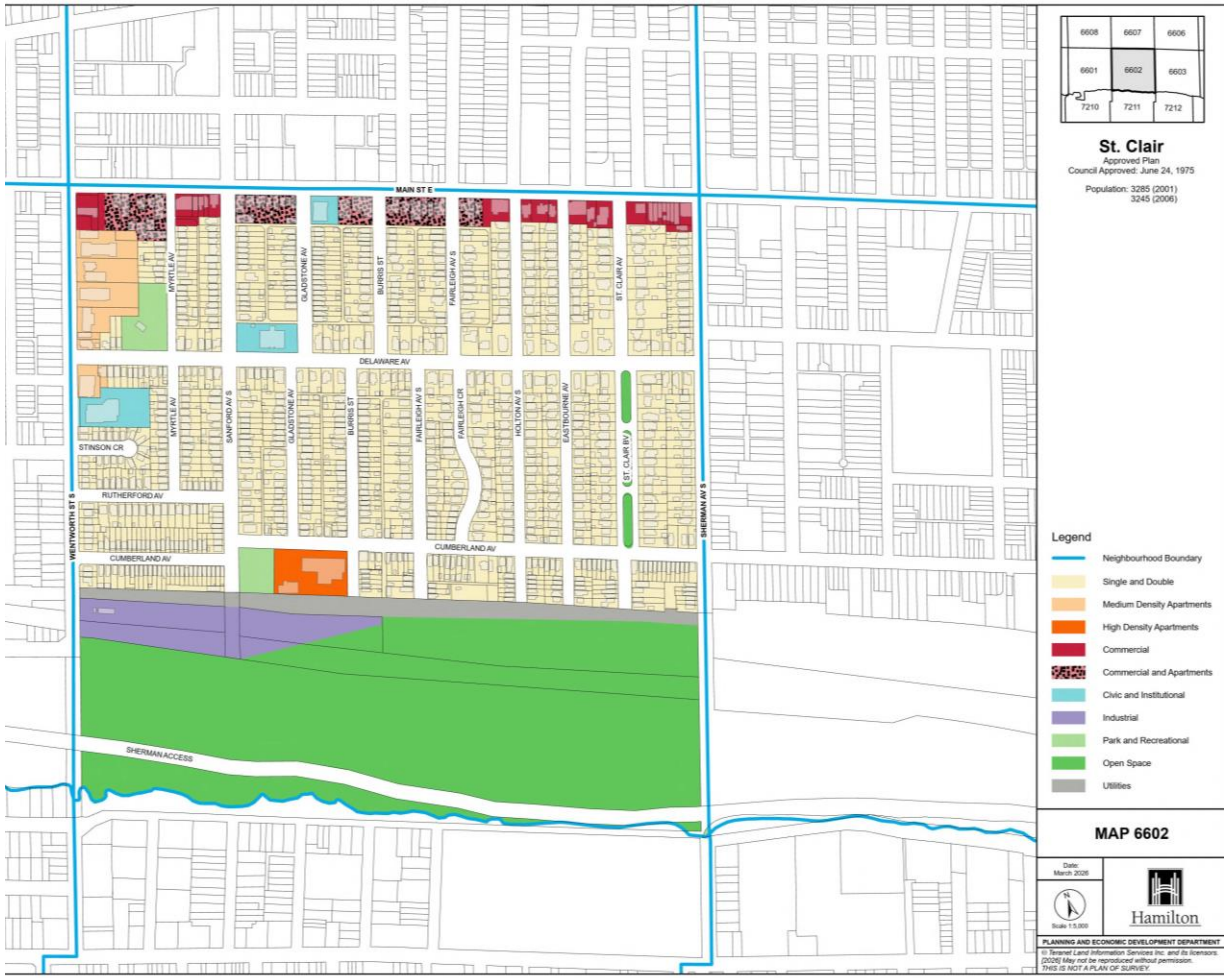
Criteria	Criteria Inputs
1. Historical Context	Year Adopted?
	# of Amendments and Type of Amendments? (2007-2024)
	Is the area built out or are there areas that remain undeveloped?
2. Official Plan & Secondary Plan Policies	Is there a Secondary Plan or Official Plan policies that duplicate the policies and mapping of the Neighbourhood Plan?
	Other Official Plan Policy Directions?
3. Official Plan or Secondary Plan Conflicts	Are there policy conflicts with the Official Plan or restrictions on development that conflict with the Official Plan or a Secondary Plan?
4. Planned Road Network	Is the Neighbourhood Plan Required to Secure Future Right-of-Ways?

Neighbourhood Plans Review Criteria

Criteria	Criteria Inputs
5. Special Characteristics	Does it contain policy to address relevant Natural Heritage and environmental concerns?
	Does it contain necessary policy direction for protecting cultural heritage resources?
	Does it contain relevant Urban Design Guidelines?
	Is it within a Planning Study Area? (e.g. Bayfront Industrial Area Strategy, etc.)
	Is it within a Parkland Acquisition Focus Area?
	Does it include a Community Improvement Plan Area?
	Does it contain a Major Transit Station Area?

What are Neighbourhood Plans?

- A neighbourhood scale land use plan.
- Not part of the Urban Hamilton Official Plan.
- The Urban Hamilton Official Plan requires that land use changes are consistent, so they are considered when reviewing development proposals.
- Neighbourhood Plans can be implemented through the Official Plan, including Secondary Plans, through Zoning By-laws, and through other strategies and initiatives.



Proposed Public Engagement and Communication Plan

Communication Goals:

- Provide a clear understanding of what Neighbourhood Plans are.
- Inform the public about the role of Neighbourhood Plans within the land use planning framework.
- Explain the impact of Provincial and Federal housing initiatives on traditional residential/neighbourhoods land use policies and how current Neighbourhood Plans are not consistent with recent changes introduced to the Urban Hamilton Official Plan.
- Explain why it is important to review the Neighbourhood Plans.
- Explain the rationale for the criteria.
- Clearly define how input will be used in the decision-making process.

Proposed Public Engagement and Communication Plan

Key Messages:

- Neighbourhood Plans are older planning documents. They are not part of the Official Plan but are still used when reviewing development.
- Many Neighbourhood Plans are more restrictive than current land use policies and zoning.
- In some cases, a proposal may meet current zoning rules but still require a Neighbourhood Plan amendment—adding extra steps and complexity.
- The City is launching a comprehensive review to determine which plans should be kept and updated and which should be removed.
- The City is consulting with the Public on a proposed set of criteria to be used in evaluating whether to retain and update or repeal each Neighbourhood Plan.

Proposed Public Engagement and Communication Plan

Target Audiences

- Residents & Landowners
- Councillors
- Neighbourhood Associations
- Development Industry
- Business Improvement Areas

Communication Methods

- City Social Media
- Hamilton Spectator
- Community Partner Mailing List
- City Builders Group
- Councillor Outreach Channels

Engagement Methods

- In-Person Public Information Centres
- Virtual Community Meeting
- Engage Hamilton Page

Next Steps – Project Timeline

Q2 2026 – Phase 1 Engagement

Q3 2026 – Share Feedback with Participants

Q1 2027 – Report Back to Planning Committee

Final Review Criteria & Preliminary Recommendations

Q1 2027 – Phase 2 Engagement

Collect Feedback on Preliminary Recommendations

Q2 2027 – Final Recommendation Report to Planning Committee

Staff Recommendations

a) That Planning Division staff **BE DIRECTED** to consult with community partners and the public on the draft criteria for evaluating existing Neighbourhood Plans, as contained in Appendix “A” to Report PED25248.

b) That Planning Division staff **BE DIRECTED** to report back to Planning Committee with the results of the consultation, the final criteria for evaluating existing Neighbourhood Plans, and the results of a preliminary review of the Neighbourhood Plans against the criteria.

Hamilton

Thank you for attending the City of Hamilton Planning Committee

May 3, 2026

From:
West End Home Builders' Association
1112 Rymal Road East
Hamilton, Ontario L8W 3N7

To: **Members of Planning Committee, City of Hamilton**
71 Main Street West
Hamilton, Ontario L8P 4Y5

WE HBA Letter: PED25248(a) – Comprehensive Neighbourhood Plans Review – Status Update

The West End Home Builders' Association (WE HBA) is the voice of the land development, new housing and professional renovation industries in Hamilton, Burlington, and Grimsby. WE HBA represents 300 member companies made up of all disciplines involved in land development and residential construction. In the Hamilton CMA in 2024, residential construction contributed over $4.6 billion in investment value and provided over 21,000 jobs paying about $1.6 billion in wages[1]. WE HBA notes that these economic indicators are in rapid decline and that the Missing Middle Institute has noted that the decline in housing starts, compared to the previous four-year average, is estimated to have reduced the number of jobs in Hamilton by 1,921[2].

WE HBA appreciates the additional work undertaken by staff to advance a communication and engagement strategy and to improve transparency by making Neighbourhood Plans more accessible to Council and the public. Increasing awareness and accessibility is a positive step, particularly given that these documents have historically been difficult to locate and understand.

However, while the report focuses on public engagement and the development of evaluation criteria, it does not address the fundamental issues associated with Neighbourhood Plans that were identified in our letter to Planning Committee on November 14, 2025.

WE HBA reiterates its position that Neighbourhood Plans do not form part of the Official Plan and are not statutorily required. They represent a duplicative and tertiary layer of policy. Secondary Plans already provide appropriate guidance. Neighbourhood Plans introduce an additional and unnecessary layer of policy review that complicates approvals, creates uncertainty, and delays much-needed housing supply.

With regards to the public engagement and communications plan, WE HBA has concerns that a broad public engagement process introduces the risk that subjective considerations, such as perceived "neighbourhood character," may outweigh objective policy alignment and housing need. Without a clear and housing-focused framework, there is a risk that outdated plans will be retained with minor modifications rather than meaningfully modernized or repealed.

Given this, WE HBA strongly recommends that the evaluation criteria prioritize alignment with Provincial policy, the Urban Hamilton Official Plan, and recently approved Low Density

[1] *CHBA Economic Impacts 2024 Fact Sheet, City of Hamilton.*
[2] Missing Middle Institute: 2025 GTA and GGH Final Housing Report Card, April 2026

Residential zoning. The criteria should explicitly assess whether Neighbourhood Plans support or constrain housing supply, including missing middle and gentle density forms, and should support the removal of policies that limit as-of-right residential development. WE HBA is concerned that additional and unnecessary layers of planning documents and policies will frustrate intensification efforts and work at cross purposes with the Official Plan and the Provincial Planning Statement. Importantly, the City should establish a transparent weighting framework that prioritizes housing delivery and policy alignment over subjective considerations such as neighbourhood character.

WE HBA also requests that the development industry be actively engaged throughout the consultation process, including through the City Builders forum and other targeted stakeholder sessions, to ensure that the evaluation framework reflects practical, on-the-ground considerations related to housing delivery.

Hamilton is facing an urgent and ongoing housing supply challenge. It is critical that the City's land use planning framework be modernized in a timely manner to reflect current policy direction and enable a broader range of housing opportunities across all neighbourhoods. This review represents a key opportunity to remove outdated barriers, streamline processes and improve the efficiency and effectiveness of the planning system.

WE HBA looks forward to continued collaboration with staff and Council on this important initiative.

Sincerely,

Mike Collins-Williams, MCIP, RPP
Chief Executive Officer
West End Home Builders' Association

Brian Ogryzlo, BURPl., BA.
[redacted]

Planning Committee

City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON

Web: www.hamilton.ca

Public Input

PED25248(a) – Neighbourhood Plans Review

Contemporary Opportunities in Lieu of Neighbourhood Plans

Tuesday, May 05, 2026

To Members of the Planning Committee,

I am writing to provide a follow-up submission further to my delegation and presentation respecting PED25248, *Comprehensive Neighbourhood Plans Review*, considered on November 11, 2025 (attached as Appendix A).

This submission builds on my previous comments, which focused on statutory alignment and process clarity, with additional consideration of the practical impacts that have become increasingly evident.

In my earlier submission, I recommended that the City revoke existing Neighbourhood Plans and redirect engagement and planning resources toward statutory planning tools, including, but not limited to, Secondary Plans. My perspective on this matter remains consistent.

Neighbourhood Plans served a meaningful purpose during their inception in 1967 (Neighbourhood Planning In Undeveloped Area) and 1971 (Neighbourhood Planning in Developed Areas). However, nearly 60 years later, their utility is more limited. More importantly, their role has evolved from guidance toward something resembling a non-statutory, tertiary planning requirement, applied in practice as though it carries regulatory weight.

This evolution has tangible consequences. Neighbourhood Plans are influencing development outcomes in a manner that:

- Impacts housing delivery,
- Introduces additional timelines and uncertainty, and
- May impose financial burdens on applicants through amendment-related processes and fees.

Statutory Authority and Alignment

As a municipality, it is important that planning decisions and tools operate within the authority conferred by statute.

The *Planning Act* does not provide a framework for Neighbourhood Plans to regulate land use. This is reinforced by the City's Official Plan, which explicitly states that Neighbourhood Plans do not form part of the Official Plan.

Despite this, development is often expected to "conform" to these plans, and in some cases, applicants are required to undergo an amendment process. In practice, this can function as a form of "shadow regulation", where non-statutory documents influence land use decisions in a manner similar to regulatory instruments, but without the same legislative framework or safeguards.

The intent of this observation is not to diminish the historical value of Neighbourhood Plans, but to ensure that the their role is aligned with the current statutory and policy context.

The Ontario Land Tribunal has consistently treated non-statutory documents as informative rather than determinative. Where relied upon as binding, they be afforded limited weight. Aligning planning tools with the appropriate legal status helps reduce uncertainty for both applicants and the City.

Statutory Tools and Implementation

The *Planning Act* provides a comprehensive suite of tools that are:

- Legally enforceable,
- Transparent,
- Subject to defined public engagement processes, and
- Consistently applied.

These include Official Plans, Zoning By-laws, Secondary Plans, Site Plan Control, and Community Planning Permit Systems.

While Neighbourhood Plans are often framed as vehicles for local engagement, they do not provide the procedural clarity, accountability, or implementation mechanisms associated with these statutory tools.

Transparency and Completeness of the Current Review

While staff have outline an engagement strategy and provided mapping of existing Neighbourhood Plans, the underlying policy documents themselves have not been included.

If Neighbourhood Plans are to be reviewed, retained, amended, or repealed, it is important that:

- Their fully policy content be made available, and
- Council and the public be able to meaningfully assess their substance, relevance and implications.

Providing this information would support a more transparent and informed review process. It may therefore be appropriate to consider deferring further decisions on this matter until complete materials are made available.

Resource Allocation and Strategic Direction

At a time when resource allocation is a key consideration, it is important to focus planning efforts where they have the greatest impact.

Reinvesting resources into maintaining or updating Neighbourhood Plans, documents that do not form part of the statutory framework, may limit the City's ability to advance higher-impact initiatives.

Opportunities exist to instead prioritize:

- Secondary Plans in key growth areas such as LRT corridors and Transit-Oriented Development Areas;
- Community Planning Permitting Systems to support streamlined approvals; and
- Targeted neighbourhood-level engagement initiatives in areas experiencing housing or socio-economic pressures.

These approaches provide both legal clarity and meaningful implementation capacity.

Conclusion

Neighbourhood Plans were an appropriate and valuable tool in an earlier era of planning.

In the current context, there is an opportunity to better align planning tools with the statutory framework, contemporary policy direction, and the City's broader objectives.

Ensuring that planning instruments:

- Operate within their intended legal scope,
- Provide clarity and predictability, and
- Support housing and community outcomes.

Recommendation

Accordingly, I believe it would be appropriate for Council to consider:

1. Revoking existing Neighbourhood Plans and removing associated references within the Official Plan;
2. Discontinuing the use of Neighbourhood Plans as instruments requiring conformity or amendment;
3. Eliminating any fees associated with amendments to non-statutory plans; and
4. Redirecting resources toward statutory planning tools and city-wide engagement frameworks that provide transparency, consistency, and measurable outcomes.

Appendix A

PED25248 Presentation

Neighbourhood Plans

Highlighting Contemporary Opportunities

Planning Committee – City of Hamilton

Friday, November 14, 2025 | 09:30 EST

Brian Ogryzło
Urban Planner, BURPl., BA. Phil
Hamilton Resident, Ward 3

Talking Points

Modernization

Updating planning tools to reflect today's Hamilton.

Alignment

Ensuring local plans have actionable objectives.

Efficiency

Focusing resources where they have real impact.

Recommendations

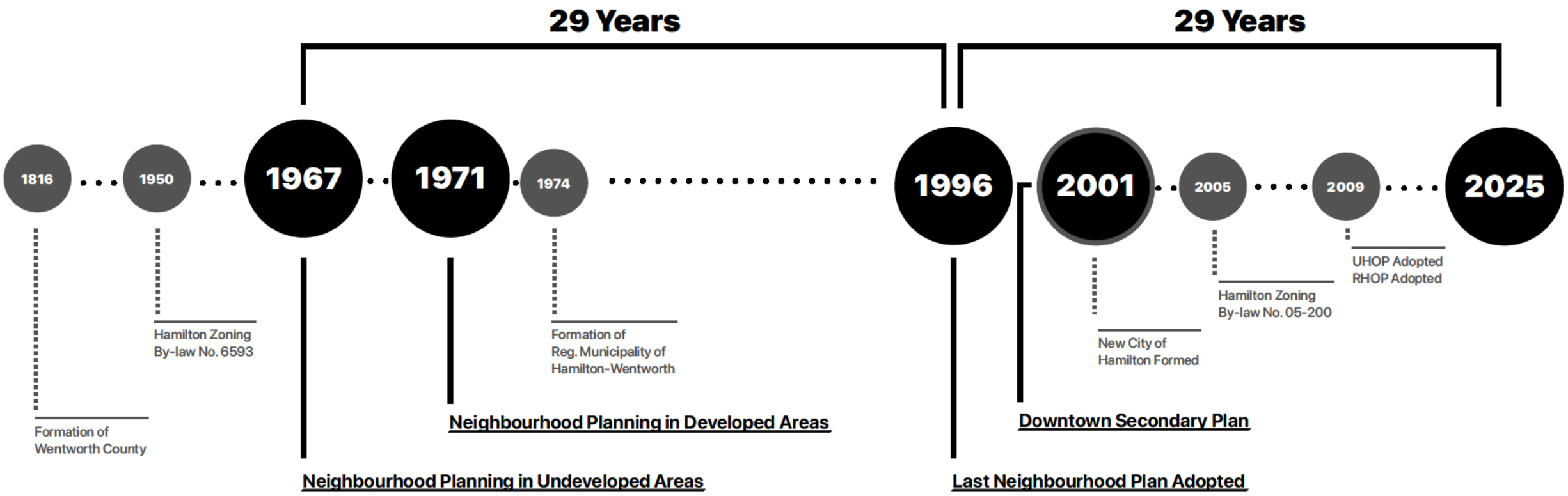
Building a coordinated, transparent, future-ready planning framework.

Modernization

Updating planning tools for today's Hamilton.

Neighbourhood Plans

Nearly 60 years of History



Creating a NP

A good framework... 58 years ago.

Based in Neighbourhood Needs

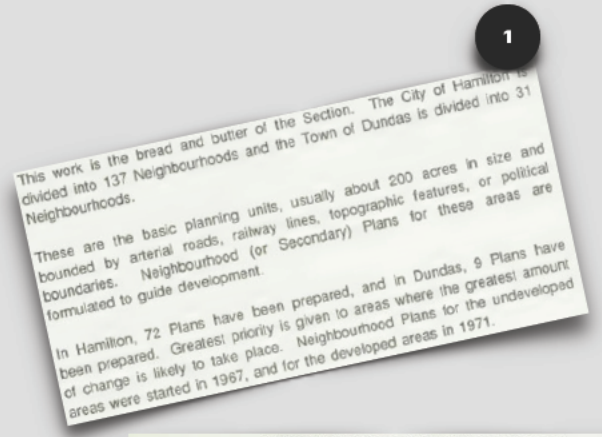
Neighbourhood Planning began in 1967 for undeveloped areas, and 1971 for developed areas. These plans were intended to document local needs and guide planning decisions at a neighbourhood scale.

A Familiar, Yet Limited Framework

Their process resembled early versions of today's engagement, but relied on small, narrowly representative committees. While innovative at the time, this structure does not reflect the inclusive standards of modern planning practice.

Key Missing Processes

Neighbourhood Plans were never formally tied to the Official Plan, and no process has existed to keep them aligned with statutory planning tools. Without ongoing updates, they have become increasingly disconnected from today's planning framework.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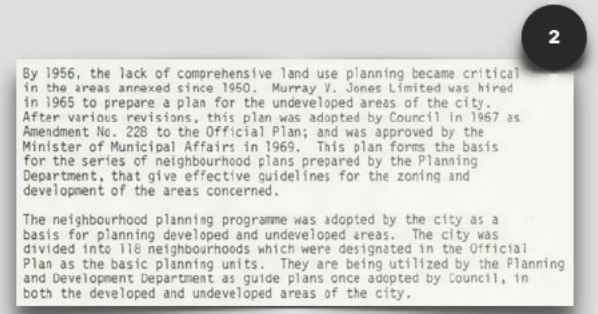
This work is the bread and butter of the Section. The City of Hamilton is divided into 137 Neighbourhoods and the Town of Dundas is divided into 31 Neighbourhoods.

These are the basic planning units, usually about 200 acres in size and bounded by arterial roads, railway lines, topographic features, or political boundaries. Neighbourhood (or Secondary) Plans for these areas are formulated to guide development.

In Hamilton, 72 Plans have been prepared, and in Dundas, 9 Plans have been prepared. Greatest priority is given to areas where the greatest amount of change is likely to take place. Neighbourhood Plans for the undeveloped areas were started in 1967, and for the developed areas in 1971.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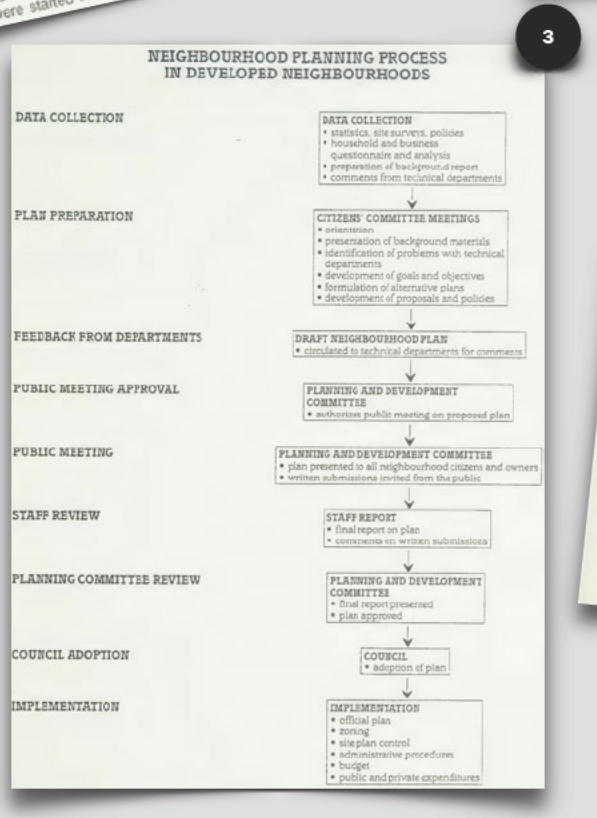
By 1956, the lack of comprehensive land use planning became critical in the areas annexed since 1950. Murray V. Jones Limited was hired in 1965 to prepare a plan for the undeveloped areas of the city. After various revisions, this plan was adopted by Council in 1967 as Amendment No. 228 to the Official Plan; and was approved by the Minister of Municipal Affairs in 1969. This plan forms the basis for the series of neighbourhood plans prepared by the Planning Department, that give effective guidelines for the zoning and development of the areas concerned.

The neighbourhood planning programme was adopted by the city as a basis for planning developed and undeveloped areas. The city was divided into 118 neighbourhoods which were designated in the Official Plan as the basic planning units. They are being utilized by the Planning and Development Department as guide plans once adopted by Council, in both the developed and undeveloped areas of the city.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NEIGHBOURHOOD PLANNING PROCESS
IN DEVELOPED NEIGHBOURHOODS

DATA COLLECTION
- DATA COLLECTION: statistics, site surveys, policies; household and business questionnaire and analysis; preparation of background report; comments from technical departments

PLAN PREPARATION
- CITIZENS' COMMITTEE MEETINGS: orientation; presentation of background materials; identification of problems with technical departments; development of goals and objectives; formulation of alternative plans; development of proposals and policies

FEEDBACK FROM DEPARTMENTS
- DRAFT NEIGHBOURHOOD PLAN: circulated to technical departments for comments

PUBLIC MEETING APPROVAL
- PLANNING AND DEVELOPMENT COMMITTEE: authorizes public meeting on proposed plan

PUBLIC MEETING
- PLANNING AND DEVELOPMENT COMMITTEE: plan presented to all neighbourhood citizens and owners; written submissions invited from the public

STAFF REVIEW
- STAFF REPORT: final report on plan; comments on written submissions

PLANNING COMMITTEE REVIEW
- PLANNING AND DEVELOPMENT COMMITTEE: final report presented; plan approved

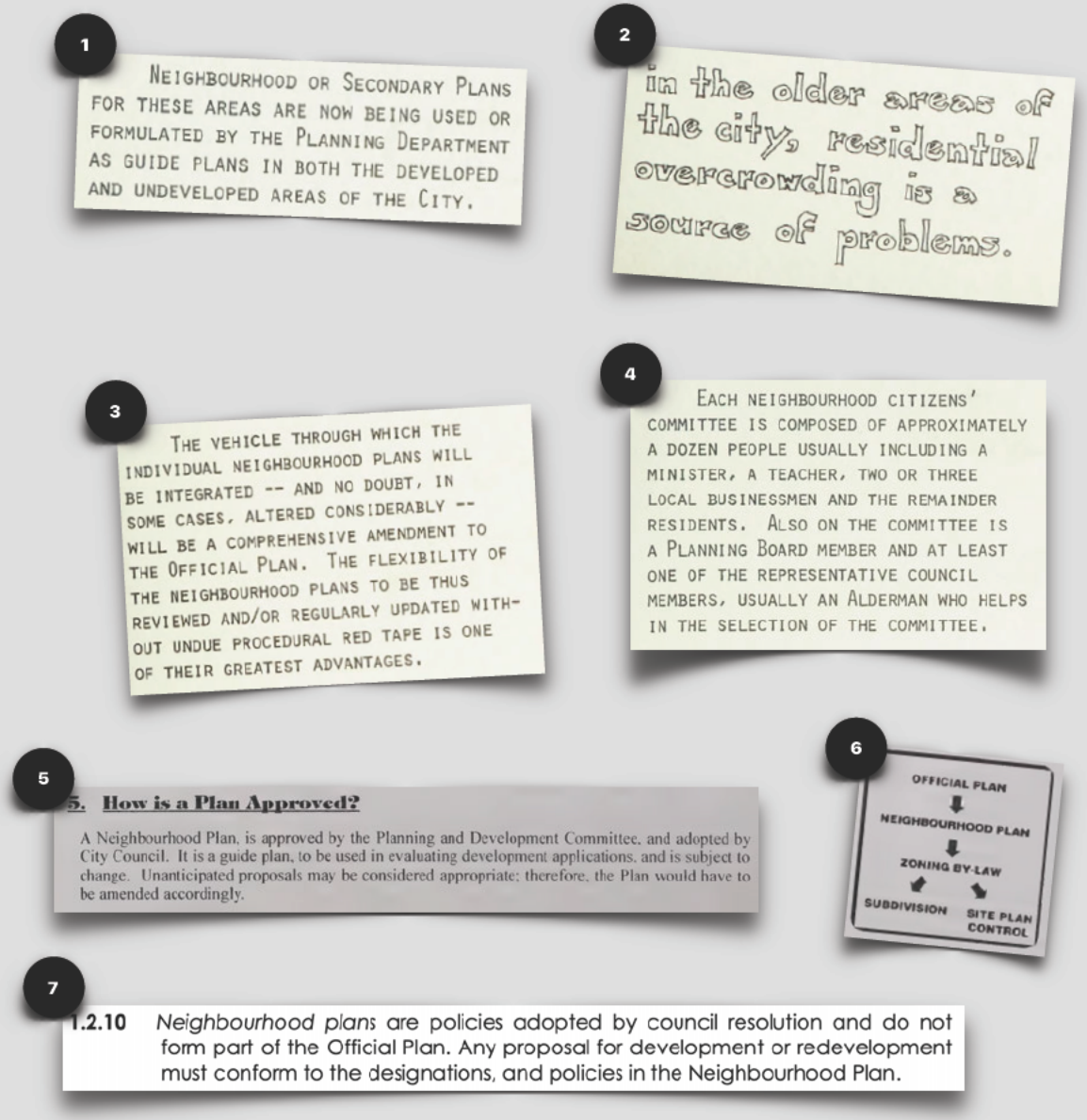
COUNCIL ADOPTION
- COUNCIL: adoption of plan

IMPLEMENTATION
- IMPLEMENTATION: official plan; zoning; site plan control; administrative procedures; budget; public and private expenditures

4

DEVELOPED AREAS

1. Neighbourhood Section 1977-1989 (Oct 1989), describing how "Neighbourhoods" and planning units were formed.
2. Hamilton General Background Information (1977), describing the formation of the Neighbourhood Planning Program
3. Neighbourhood Section 1977-1989 (Oct 1989), describing the Neighbourhood Planning process in developed areas.
4. Pamphlet from 1977 defining the mapped geographies used for developed area Neighbourhood Plans



1. 1977 Pamphlet for Neighbourhood Planning in Developed Areas, incorrectly describing NPs as "Secondary Plans".
2-4: Snippets from a 1977 Pamphlet depicting the values associated with neighbourhood plans at the time.
5-6: Snippets from a 1997 document titled "Existing Zoning and Approved Neighbourhood Maps, showing conflicting information on what a Neighbourhood Plan is.
7. Snippet from the current Urban Hamilton Official Plan. A contradictory statement, since NPs are non-statutory there is no legal basis for their requirements.

Why Review Now?

A modern Hamilton needs modern solutions.

Major Planning Reforms

Decades of growth and evolving policy have reshaped municipal planning. Tools created in the 1960s–70s now have limited value.

The Need for Coherence, Clarity, and Certainty

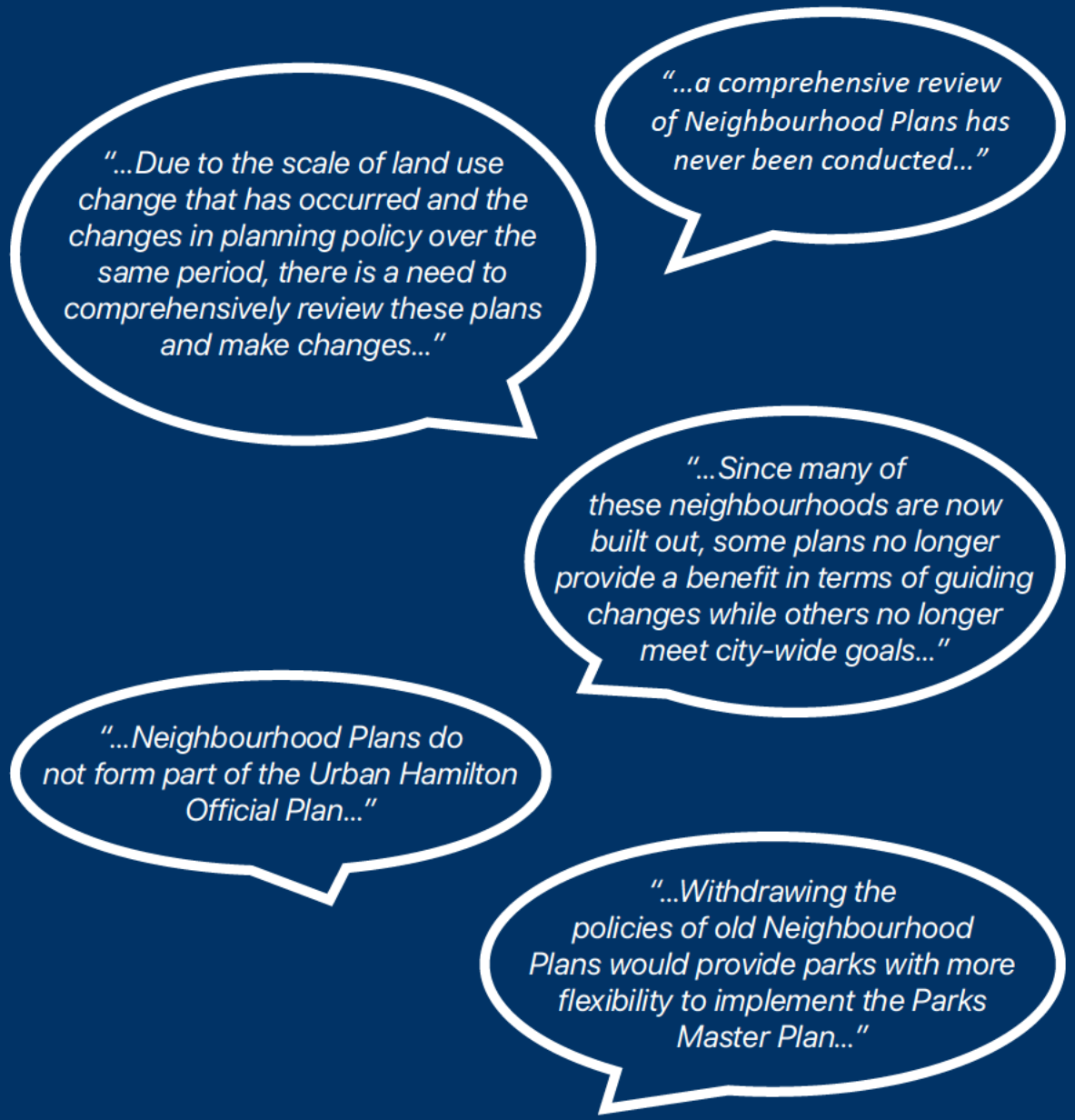
Modern planning requires statutory, clear, and reliable tools. Neighbourhood Plans no longer offer coordinated or transparent direction for stakeholders.

Biased Policies and Mapping

Without regular updates, these plans retain outdated policies and mapping that no longer reflect best practices or current land-use needs.

Opportunity to Modernize

Acknowledging these gaps creates a timely opportunity to bring Hamilton's planning tools into the modern era.

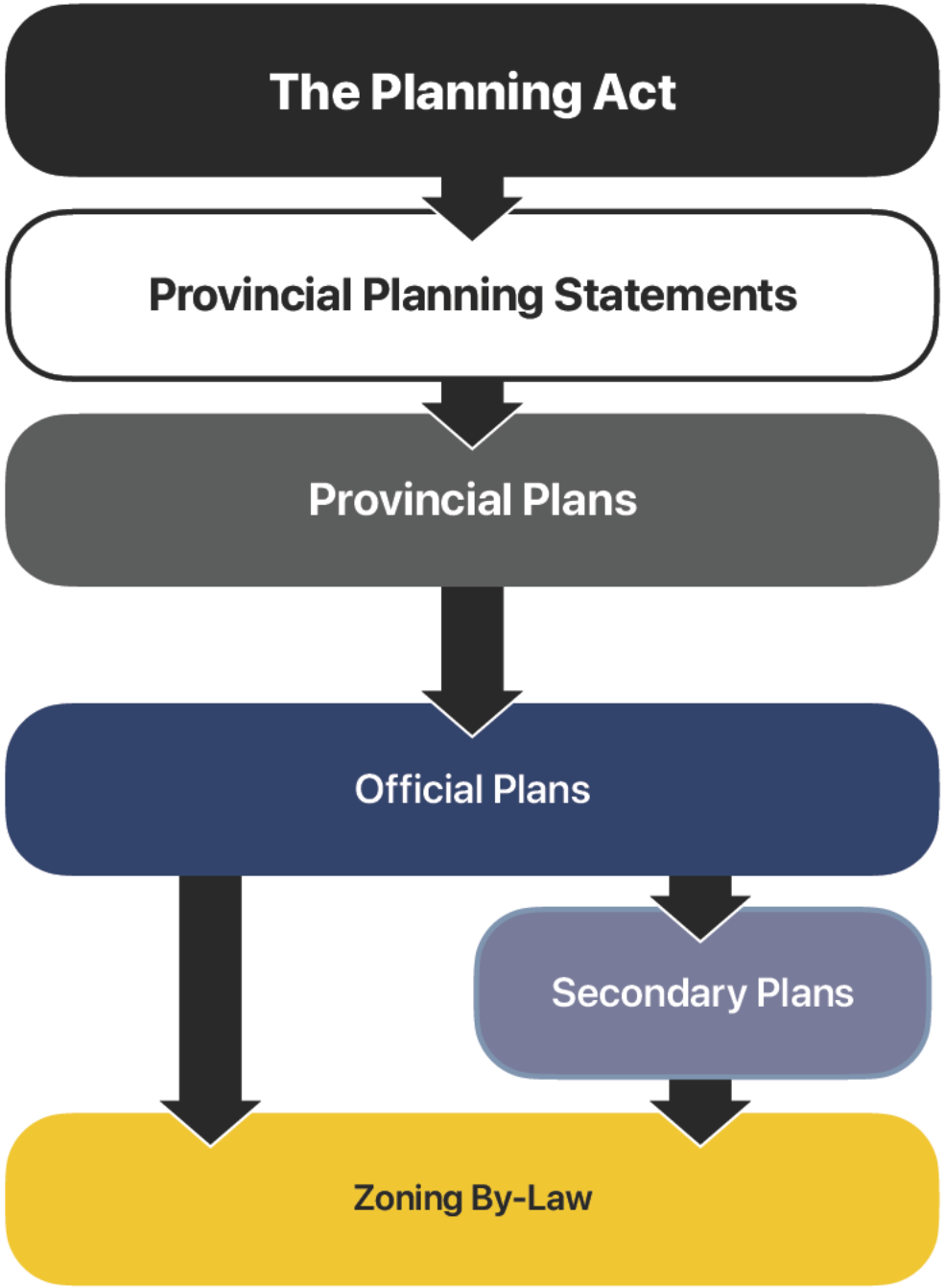


It's not just me...

Staff comments echo the need for change.

Alignment

Ensuring local plans have actionable outcomes.



Planning Hierarchy

PLAN101: A crash-course.

"Creatures of the Province" and the *Municipal Act*

The Province and the Federal government have *natural powers*, derived from the Charter of Rights and Freedoms. Municipalities are not constitutionally recognized in Canada, instead the Province creates them through statute; the *Municipal Act*.

They *Act*, therefore we *Plan*.

The *Municipal Act* sets the scope of municipal powers, while certain areas, including planning, are governed by *special acts*.

The *Planning Act* is the *special act* that delegates authority for planning decisions and sets out the tools municipalities may legally use.

Only the instruments defined within the Act are considered binding for land-use planning in Ontario.

Available Tools

What we can (and ought to) use.

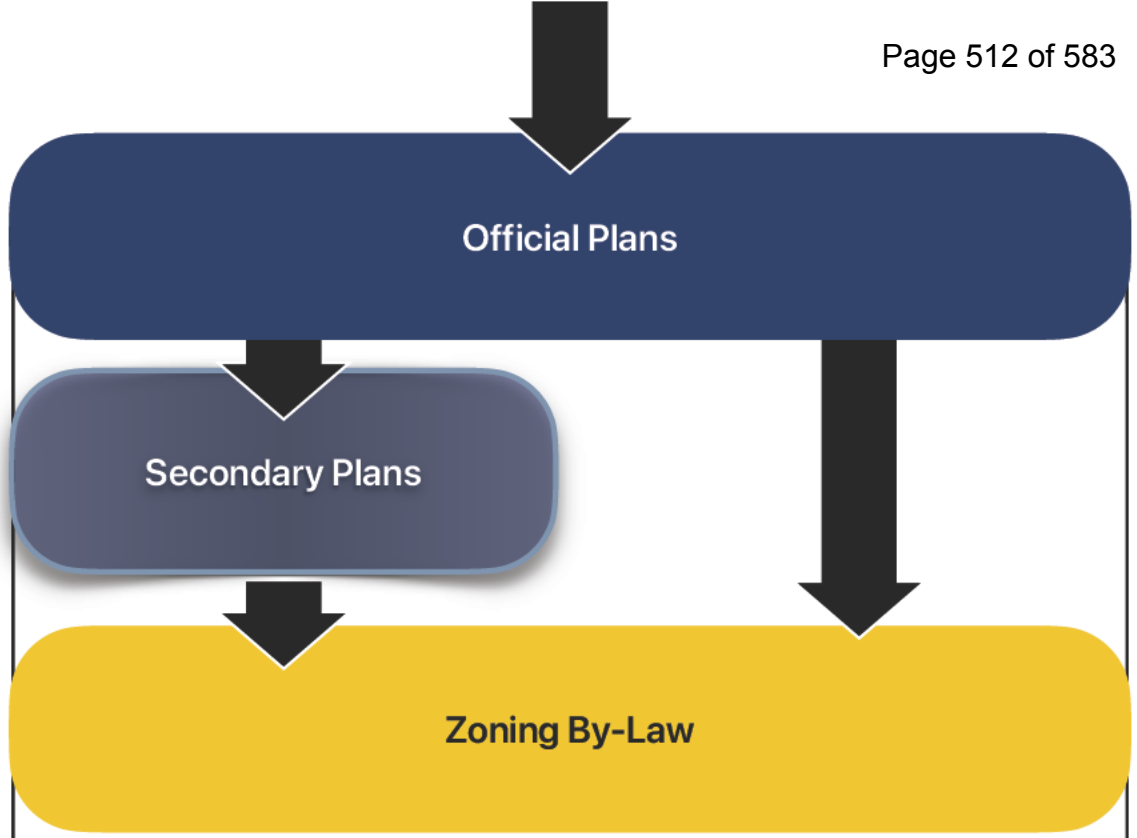
Empowering Plans with Empowered Tools

The *Planning Act* provides the only tools that can reliably implement municipal land-use objectives. A "Made in Hamilton" approach still needs to operate within this statutory framework to ensure clarity, consistency, and, enforceability.

Secondary Plans: Our closest cousin to Neighbourhood Plans

Neighbourhood Plans were created to address localized, community-specific needs. Fortunately, the Planning Act already offers a modern equivalent: **Secondary Plans.**

Secondary Plans provide detailed, area-specific policy direction where the Official Plan requires more articulation, and unlike Neighbourhood Plans, they are legally enforceable.



Statutory Municipal Planning Instruments (Tools)

- Official Plans (§16)
- Secondary Plans*
- Zoning By-laws (§34)
- Interim Control By-laws (§38)
- Site Plan Control (§41)
- Subdivision / Consent (§50-53)
- Community Planning Permit Systems (§70.2)
- Minister Zoning Orders (MZOs)

Benefits

Why choose Statutory Tools?

Statutory Tools are Powerful

Planning tools allowed under the *Planning Act* give municipalities clear legal authority to guide land use and development.

Provide Certainty, Clarity and Transparency

Stakeholders expect planning processes that are predictable and easy to understand. Statutory tools deliver this by offering clear direction and transparent procedures that align with the Official Plan.

Meaningful Engagement

Modern planning requires structured engagement where the community can contribute in a clear and accountable way. Statutory processes establish defined opportunities for input, helping ensure planning outcomes reflect shared priorities.

Legal Status

Legally binding nature ensures conformity.

Implementation

Meaningfully direct zoning and objectives.

Scope

Combines City-wide and local priorities.

Certainty

Reliable and predictable outcomes.

Public Engagement

Formal process ensures resident voices are heard and considered.

Analogy

Similar, but distinct.

Neighbourhood Plan = Security Guard

Guides and advises — limited enforcement capabilities.

Key Points

- Looks official and promotes order.
- Guides decision-making and community expectations.
- Not legally binding under the *Planning Act*.
- Can't approve, refuse, or regulate development.
- Influences, but does not control.

Helpful presence, but limited authority.

Secondary Plan = Police Officer

Has authority under the law.

Key Points

- Created under the *Planning Act*.
- Legally part of the Official Plan
- Binds council, staff, and developers
- Set enforceable planning policies.
- Must be in conformity in zoning and development decisions.

Carries the force of governing law.

Ultra Vires

Impact of Treating NPs as Statutory

Keeping Planning Policy in Scope

Planning decisions must stay within the authority of the *Planning Act*; acting beyond it (*ultra vires*) creates legal and procedural uncertainty.

Neighbourhood Plan Conflicts

Neighbourhood Plans are non-statutory and outside the Official Plan framework. Treating them as enforceable creates conflict and misguides planning decisions.

Real-World Impacts

Stakeholders need clear, current, and legally grounded policies. Neighbourhood Plans sit in a "grey area," outdated yet often relied on, causing confusion and undermining due process.

Ontario Land Tribunal

Limited weight given to non-statutory policies.

Planning Applications

Complete applications stalled by NP.

Committee of Adjustment

Inconsistently analyzed, rarely updated.

Access to Information

Public-facing information is unavailable.

Public Engagement

A resolution in council forgoes due planning process and inhibits public participation.

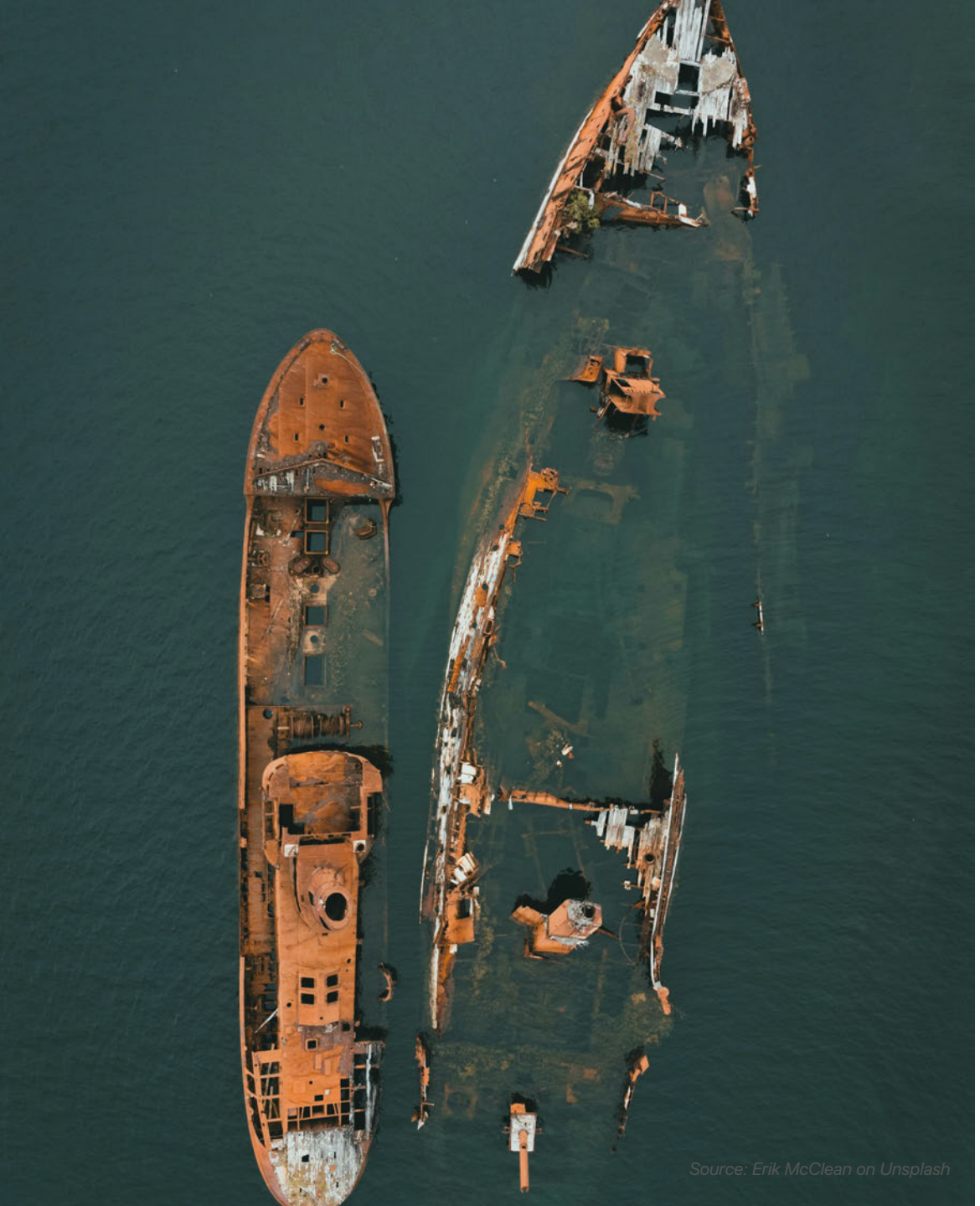
Neighbourhood Plans ≠ Secondary Plans

Key Differences

Criteria	Neighbourhood Plans	Secondary Plans
Enacted by	⚠ Council Resolution (Non-Statutory)	✓ Formal Planning Act Process (Statutory)
Required Updates	✗ No – No policy requirement	✓ Yes – Every 5-10yrs per the Act
Publicly Accessible Documents	✗ No – Must be requested from PED	✓ Yes – Transparent Public-Facing Materials
Aligns with Planning Act, PPS, etc.	✗ No – Frequently outdated	✓ Yes – Must Conform
Conforms with Official Plan	✗ No – Designations not reflected in OP	✓ Yes – Must Conform
Reflects Current Priorities	✗ No – Based on 58-29yr old consultation.	✓ Yes – Conform & Adaptable
Public Consultation	⚠ Limited – No formal process	✓ Yes – Formal Consultation Process
Costs to Amend	⚠ $2790 (Not Required under the Act)	⚠ $46,115.00 (Official Plan Amendement)

Efficiency

Focusing resources where they have real impact.


Source: Erik McClean on Unsplash

Sunk Cost Fallacy

Knowing when to restart.

What is the Sunk Cost Fallacy?

It is the phenomenon where a person or organization is reluctant to abandon a strategy or course of action because they have invested heavily in it, even when it is clear that abandonment would be more beneficial.

Neighbourhood Plans are a Prime Example

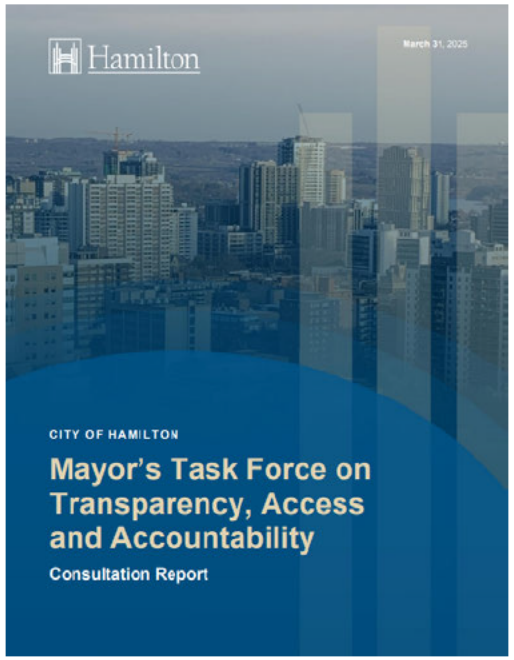
Decades of investment, retention, and utilization create pressure to maintain them, but their framework and value no longer fit today's needs. Understanding this helps us take a more effective approach

Getting More

True efficiency means recognizing when to redirect resources toward higher-impact work. **Secondary Plans.**

The Resource Case

Cost-Conscious Customer Service



Similar Paths, Divergent ROI

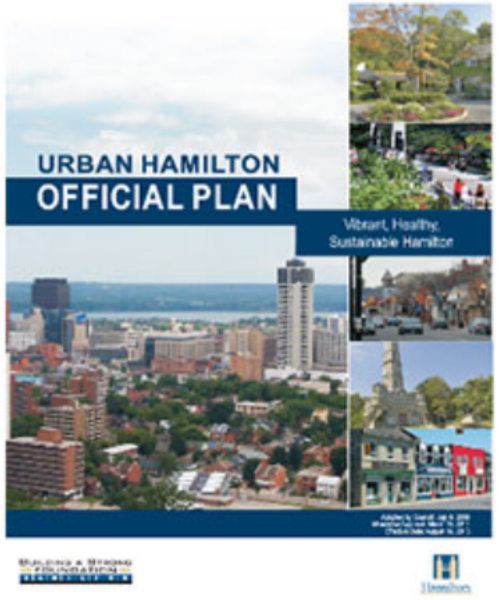
The proposed engagement process would evaluate whether Neighbourhood Plans should be amended, retained, or repealed. While useful, this effort misses the chance to direct the same work toward Secondary Plans. Tools with far greater impact and statutory authority.

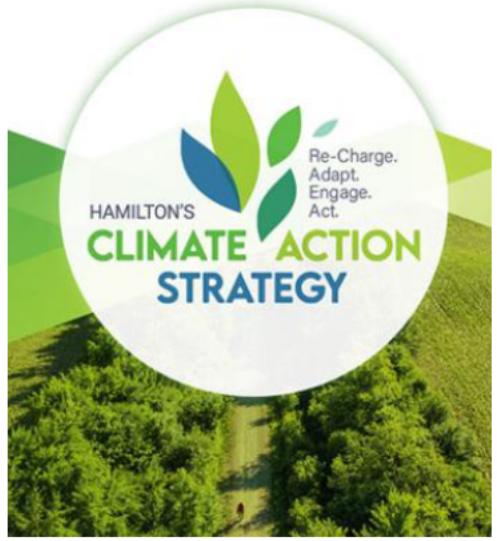
Support Key City Initiatives with Statutory Weight

As Hamilton grows, planning tools must enable major initiatives to be implemented. Secondary Plans provide the legal foundation and flexibility needed to support Transit Station Areas, Community Hubs, and other priority neighbourhoods.

Value Proposition

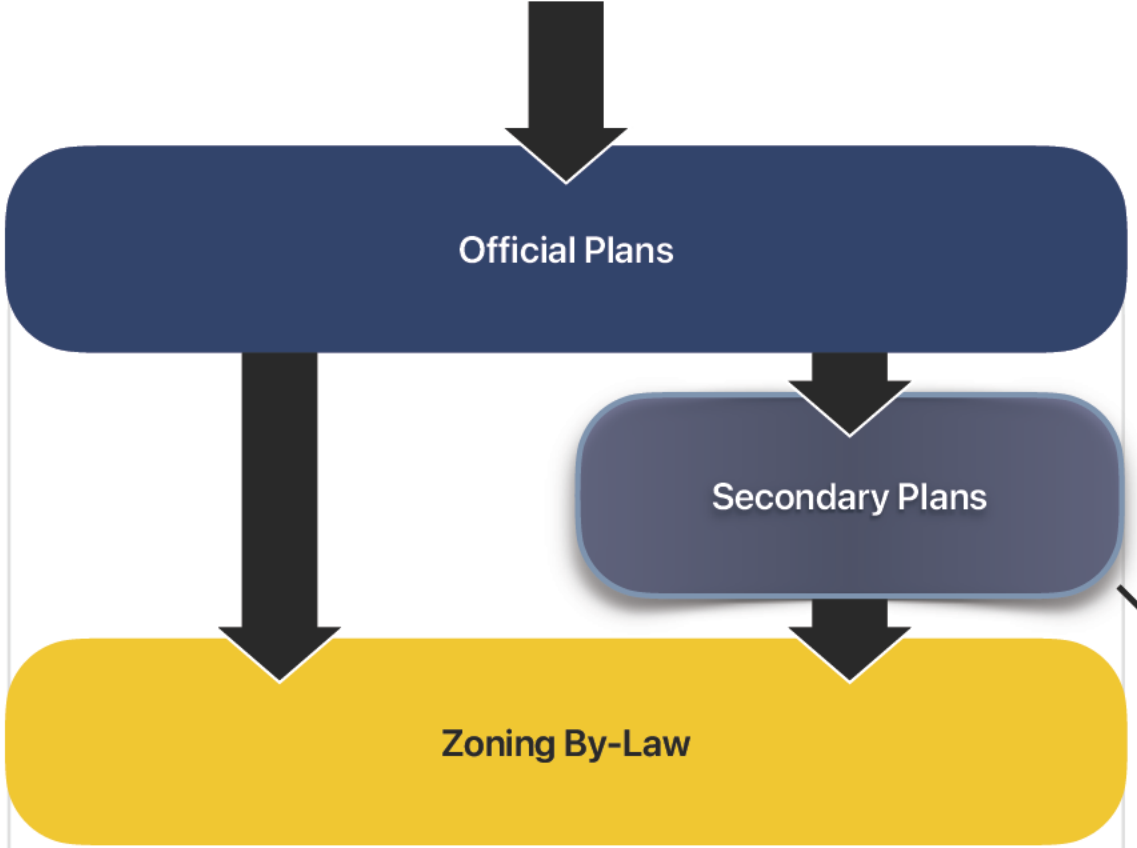
Even when updated, Neighbourhood Plans offer limited practical value because they lack enforceability. The return on effort is far lower than investing in Secondary Plans that can meaningfully shape development.





Recommendations

Building a coordinated, transparent, future-ready planning framework.



Path Forward

My recommendations.

Alternative Recommendations

1. That Council DIRECT that all existing Neighbourhood Plans BE REPEALED, and that Planning Division staff **BE DIRECTED** to prepare a draft Official Plan Amendment (OPA) to remove or amend related policies and references to Neighbourhood Plans within the City's Official Plan.

2. That Planning Division staff **BE DIRECTED** to develop a framework and set of criteria for assessing and prioritizing areas of the city for the preparation of secondary plans, and to report back to Planning Committee with the proposed framework, evaluation process, and recommended implementation approach.

Invest in the Right Tool. Secondary Plans.

Secondary Plans provide neighbourhood-level direction with the statutory weight Neighbourhood Plans lack. They align with the Planning Act and offer the clarity and reliability needed for effective implementation.

Integrate City Priorities and Identify Key Areas

Hamilton needs modern tools that reflect today's priorities. Secondary Plans can integrate Transit-Oriented Development, Complete Streets, Vision Zero, intensification, climate action, and parks planning into a coordinated framework. They also allow for targeted, flexible planning in areas that have never undergone this level of analysis, building on the success seen in other Secondary Plan areas.

In Closing

A Message.

Plan for a Future-Ready Hamilton.

Neighbourhood Plans reflected an earlier era of growth.

Secondary Plans reflect Hamilton's future.

Coordinated. Transparent. Equitable.

City of Hamilton

Report for Information

To:	Chair and Members Planning Committee
Date:	May 5, 2026
Report No:	PED26095
Subject/Title:	Request for Direction to Proceed with Appeal of Committee of Adjustment Decision to Approve Consent to Sever Application B-25:087 for Lands Located at 117 Lowden Avenue, Ancaster
Ward(s) Affected:	Ward 12

Recommendations

1) That Council gives approval to the following actions, as detailed in Report PED26095, respecting Committee of Adjustment Consent to Sever Application B-25:087 submitted by Mark Patrick Harris, on behalf of Mark Patrick Harris and James Rodway Harris (owners), for the lands located at 117 Lowden Avenue, Ancaster, as shown in Appendix “A” attached to Report PED26095, approved by the Committee of Adjustment without recommended conditions proposed by the Planning and Economic Development Department:

(a) That Council of the City of Hamilton proceed with the appeal to the Ontario Land Tribunal against the decision of the Committee of Adjustment to approve Consent to Sever application B-25:087; and,

(b) That Council directs appropriate Legal Services, Planning, and Development Engineering staff to attend the future Ontario Land Tribunal hearing in opposition to the decision of the Committee of Adjustment to approve Consent to Sever application B-25:087.

Key Facts

- The purpose of the application is to sever a parcel of land with an area of 870 square metres and 53.86 metres of frontage. The retained lands are proposed to have an area of 929.35 square metres and 19.09 metres of frontage.
- The property is zoned Low Density Residential – Large Lot (R2) Zone in Zoning By-law No. 05-200.
- Report PW16100(a)/PED24032 recommended onsite source controls as the preferred method to mitigate impacts from new lot creation and redevelopment in areas of Ancaster with rural cross sections.
- The Committee of Adjustment decision to approve Consent to Sever application B-25:087 excluded three conditions recommended by staff including the requirement for a consent agreement, a stormwater management brief, and an acoustical report.
- Staff appealed the decision to approve Consent to Sever application B-25:087 on February 9, 2026, because the conditions to require a consent agreement, stormwater management brief, and an acoustical report were excluded by the Committee of Adjustment. Staff recommend proceeding with the appeal to the Ontario Land Tribunal against the decision of the Committee of Adjustment.

Financial Considerations

Planning staff have submitted the required $400.00 fee to the Minister of Finance to begin the appeal process. Other than this one-time fee, the costs of the Hearing is covered by the respective Departmental Work Programs/Budgets. One representative each from Legal Services, Development Planning and Development Engineering would be required for the preparation and attendance at the Ontario Land Tribunal hearing.

Analysis

The subject lands are irregular in shape and have an area of 1,799.35 square metres with 72.98 metres of frontage along the east side of Lowden Avenue. The severed lands are proposed to have an area of 870.0 square metres and a frontage of 53.86 metres. The retained lands are proposed to have an area of 929.35 square metres and a frontage of 19.09 metres. The subject lands contain a single detached dwelling, which is proposed to be demolished. Surrounding land uses are primarily low density residential, with the Ancaster Radial Right of Way trail abutting the subject lands to the south.

On September 16, 2013, Public Works Committee (Report 13-011, Item #9) directed staff to determine if future requests for lot severances should be permitted in the developed communities of Old Ancaster without storm sewers, due to potential downstream flooding. This work was completed as a Phase 1 Pilot Study for a portion of Ancaster and brought to the Public Works Committee on November 14, 2016 (Report PW16100). The recommendations of this report were approved, and staff were directed to undertake Phase 2 of the Detailed Drainage Assessment Study, examining all existing residential neighbourhoods in Ancaster with rural drainage servicing to determine the threshold capacity and breakpoint of the existing drainage networks. It was further recommended that approval of lot severances in these areas was to be deferred until completion of Phase 2 of the study.

Phase 2 of the Detailed Drainage Assessment Study was completed and brought to the Public Works Committee on February 20, 2024 (Report PW16100(a)/PED24032). Phase 2 of the study identified private source controls, including low impact development techniques on private property, as the preferred method to mitigate impacts of lot redevelopment and lot creation. The Report recommended specific conditions be applied through the consent to sever process to mitigate against the drainage concerns. Additionally, the Report recommended that staff appeal any decision of the Committee of Adjustment that omitted the conditions from the approval.

Consent to Sever application B-25:087 was originally heard at the January 20, 2026, Committee of Adjustment meeting. Staff recommended approval of the application, subject to conditions. Development Engineer staff recommended conditions to address stormwater management including lot grading, drainage, and servicing, and the need for a consent agreement. The stormwater management brief is necessary to ensure adequate mitigation measures are implemented on the subject lands in accordance with the recommendations of Report PW16100(a)/PED24032.

Planning staff recommended a condition requiring the submission of an acoustical report to investigate if noise control measures are needed to ensure noise levels on the severed lands, produced by traffic along Mohawk Road, meet City of Hamilton and Ministry of Environment, Conservation and Parks recommended sound level limits.

The applicant requested that the conditions requiring a consent agreement, stormwater management brief and an acoustical report be removed, and the Committee of Adjustment approved the application without the conditions.

Staff comments regarding Consent to Sever application B-25:087 are included in Appendix “B” attached to Report PED26095, the Committee of Adjustment Decision is included in Appendix “C”, and the severance sketch is in Appendix “D”. Staff filed the appeal of the Committee of Adjustment decision with the Ontario Land Tribunal on February 9, 2026.

A full review of applicable *Planning* Act sections, Provincial Planning Statement (2024), and Urban Hamilton Official Plan policies are included in Appendix “F”.

Planning Act

Staff are of the opinion that the Committee’s decision to approve Consent to Sever application B-25:087 excluding the recommended conditions for a consent agreement, stormwater management brief and acoustical study, does not have sufficient regard for the subdivision of land criteria found in Section 51(24) or matters of provincial interest found in Section 2 of the *Planning Act*. These include the adequate provision, and efficient use of municipal services, the orderly development of safe and healthy communities, the resolution of planning conflicts involving public and private interests, and the protection of public health and safety.

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 represents intensification within the settlement area where infrastructure and public service facilities are available, however the removal of the recommended conditions does not allow for proper planning for stormwater management or servicing. The approval of Consent to Sever application B-25:087 without these conditions is not consistent with the Provincial Planning Statement (2024).

Urban Hamilton Official Plan

The subject lands are designated “Neighbourhoods” on Schedule E-1 – Urban Land Use Designations of the Urban Hamilton Official Plan. Infill development and gentle

residential intensification are intended to occur within the “Neighbourhoods” designation in accordance with lot creation policies of the Urban Hamilton Official Plan.

Conditions requiring a consent agreement, stormwater management brief and acoustical study were excluded from the approval of Consent to Sever application B-25:087. As these conditions were excluded, the proposal does not comply with the applicable Official Plan policies regarding servicing, drainage, stormwater management, and noise mitigation.

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

The current zoning on the property is Low Density Residential – Large Lot (R2) Zone. The Low Density Residential – Large Lot (R2) Zone permits low density residential uses such as single detached, semi-detached, triplex, fourplex and street townhouse dwellings. Appendix “A” attached identifies the current zoning of the subject lands and the surrounding area.

Rationale For Recommendation

1. The Committee of Adjustment’s decision to approve Consent to Sever application B-25:087 without the recommended conditions should be appealed for the following reasons:
    (i) It has insufficient regard for Section 2 and Section 51(24) of the *Planning Act*; and,
    (ii) It is not consistent with the Provincial Planning Statement (2024), nor does it comply with the general intent and purpose of the Urban Hamilton Official Plan as staff concerns regarding servicing, drainage, grading, stormwater management and noise impacts have not been addressed.

Staff recommend proceeding with the appeal of the Committee of Adjustment decision to approve Consent to Sever application B-25:087.

Alternatives

Council may direct staff to withdraw the appeal letter filed by staff against the decision of the Committee of Adjustment to the Ontario Land Tribunal. This option would allow the Committee of Adjustment's decision to permit the Consent to Sever application without the inclusion of the recommended conditions.

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.

Consultation

In consultation with Development Engineering staff, Development Planning staff appealed the decision to approve Consent to Sever application B-25:087 due to concerns regarding servicing, drainage, grading, stormwater management and noise impacts. The application was circulated to internal departments and external agencies as part of the Committee of Adjustment application process. The staff comment consolidation is provided in Appendix "B".

Appendices and Schedules Attached

Appendix A: Location Map

Appendix B: Staff Comments for B-25:087

Appendix C: Severance Sketch

Appendix D: B-25:087 Committee of Adjustment Decision

Appendix E: B-25:087 Consent to Sever Application

Appendix F: Summary of Policy Review

Prepared by:

David Bonaventura, Planning Technician I

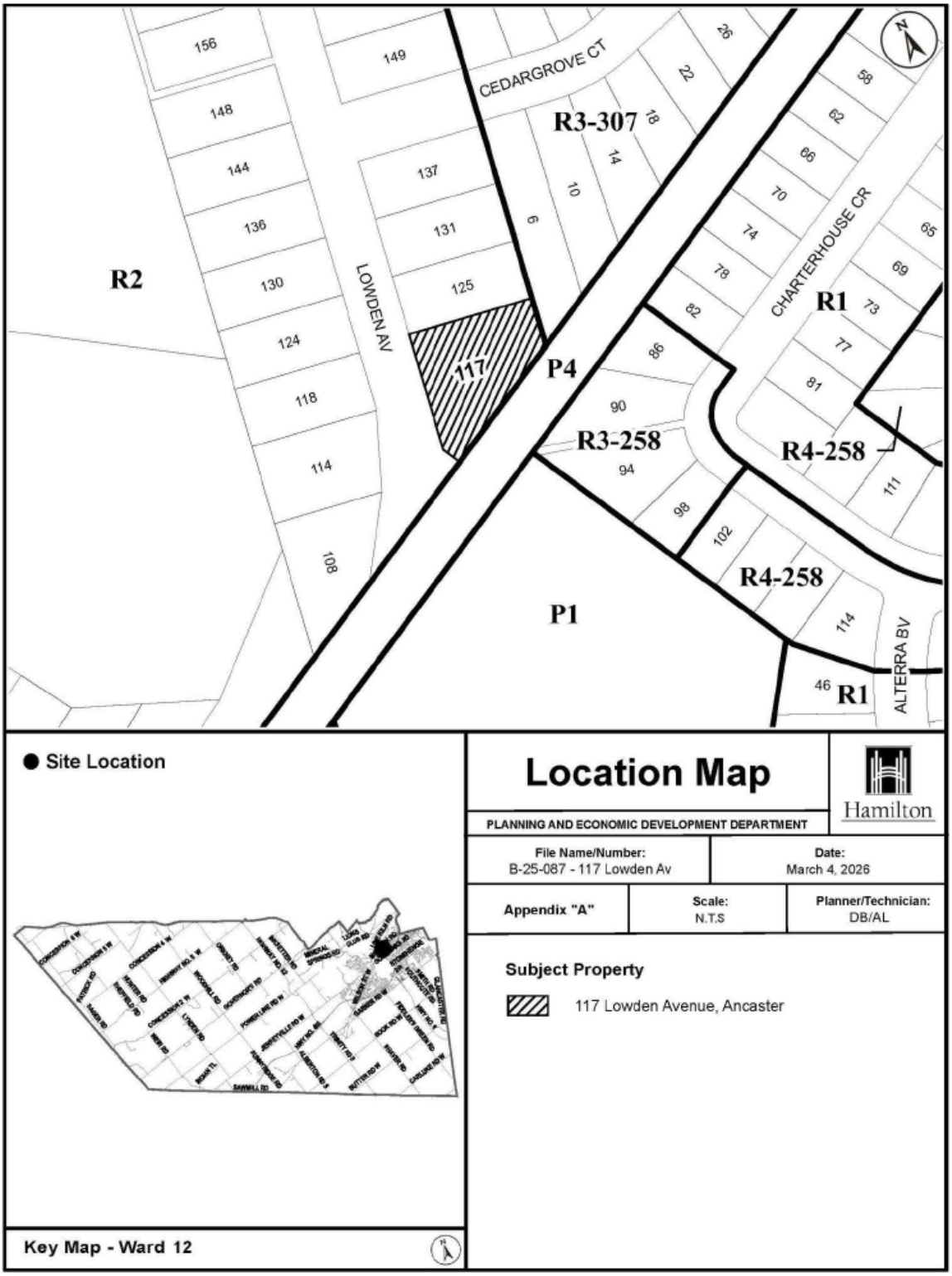
Development Planning, Planning and Economic Development Department

Submitted and Recommended by:

Anita Fabac, Acting Director of Planning and Chief Planner

Planning and Economic Development Department

Location Map



STAFF COMMENTS

HEARING DATE: January 20, 2026

Hamilton

B-25:087 — 117 Lowden Avenue, Ancaster

Recommendation:

Approve with conditions — Development Planning

Proposed Conditions:

1. The owner shall submit a deposited Ontario Land Surveyor's Reference Plan to the Committee of Adjustment Office, unless exempted by the Land Registrar. The reference plan must be submitted in pdf and also submitted in CAD format, drawn at true scale and location and tied to the city corporate coordinate system. (Committee of Adjustment Section)

2. The owner shall pay any outstanding realty taxes and/or all other charges owing to the City Treasurer. (Committee of Adjustment Section)

3. The owner submits to the Committee of Adjustment office an administration fee, payable to the City of Hamilton, to cover the costs of setting up a new tax account for each newly created lot. (Committee of Adjustment Section)

4. A Permit to injure or remove municipal trees is a requirement of this application. A Tree Management Plan must be submitted to the Forestry and Horticulture Section c/o the Urban Forestry Health Technician, to address potential conflicts with publicly owned trees. (Forestry)

5. The owner/applicant shall apply for a demolition permit to demolish all or an appropriate portion of any buildings straddling the proposed property line, or alternatively apply for and receive final approval of the appropriate Planning Act application in order to seek relief from the requirements of the Zoning By-law (Planning Division – Zoning Review Section). **NOTE: The demolition permit shall have a status of either "Review", "Issued", or "Closed" in order for this condition to be cleared by the Zoning Review Section.**

6. The owner/applicant shall demolish the **existing shed** on the lands to be **lands to be conveyed** to the satisfaction of the Planning and Economic Development Department (Planning Division – Zoning Review Section), or alternatively apply for and receive final approval of the appropriate Planning Act application in order for the **existing shed** to remain when no principal use is existing (Planning Division – Zoning Review Section). **NOTE: If a demolition permit is required, the permit shall have a status of either "Review", "Issued", or "Closed" in order for this condition to be cleared by the Zoning Review Section.**

7. The owner/applicant shall submit survey evidence that the **lands to be severed and the lands to be retained**, including the location of any existing structure(s), parking and landscaping and

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the use proposed on site, conform to the requirements of the Zoning By-Law or alternatively apply for and receive final approval of the appropriate Planning Act application in order to seek relief from the requirements of the Zoning By-law (Planning Division – Zoning Review Section).

8. That the Owner must enter into with the City of Hamilton and register, a Consent Agreement, along with the current administrative fee (includes grading plan review) to address issues including but not limited to:, lot grading and drainage to a suitable outlet on the conveyed and retained parcels (detailed grading plan required), erosion and sediment control measures (to be included on the grading plan); cash payment requirements for items such as any outstanding servicing cost for the existing municipal services adjacent to the property, street trees (City policy requires one (1) street tree/lot, inspection of grading, stormwater management infrastructure and securities for items that may include: lot grading ($10,000.00 grading security), water and sewer services inspections, driveway approaches, relocation of any existing infrastructure/ utilities and any damage during construction (at the Owner's Cost), to the satisfaction of the Director of Development Engineering.

9. That the owner submits a Stormwater Management Brief c/w grading and servicing plans, prepared by a qualified professional, to demonstrate:
   - adequate stormwater management on-site to manage the increased runoff volumes and flow rates to the predevelopment levels up to the 100-year storm event,
   - No grading impacts to adjacent properties,
   - Soil characteristics are conducive to infiltration and sizing of Low Impact Development techniques (i.e., infiltration galleries),
   - A suitable emergency overland flow route; and,
   - Legal right to discharge the flow to adjacent lands. all to the satisfaction of the City's Director of Development Engineering.

10. That the Owner agrees to include a Notice of the approved SWM measures to be registered on the title of the lands, all to the satisfaction of the City's Director of Development Engineering.

11. That the owner provides a cash payment to the City for the future urbanization of the street based on the frontage of the severed portion of the property and the "New Roads Servicing Rate" at the time of payment to the satisfaction of the Director of Development Engineering.

12. That the owner shall investigate the noise levels on the severed lands and determine and implement the noise control measures that are satisfactory to the City of Hamilton in meeting the Ministry of Environment, Conservation and Parks (MECP) recommended sound level limits. An acoustical report prepared by a qualified Professional Engineer containing the recommended noise control measures shall be submitted to the satisfaction of the City of Hamilton, Director of Planning and Chief Planner. Should a peer review of the acoustical report be warranted, all associated costs shall be borne by the owner and shall be submitted to the satisfaction of the City of Hamilton, Director of Development Planning.

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13. The owner shall demolish the existing dwelling and accessory structure, subject to a demolition permit issued in the normal manner, to the satisfaction of the Director of Development Planning.

14. That the owner submits and receives approval of a Tree Protection Plan including the review fee as part of the Schedule of Rates and Fees, to the satisfaction of the Manager of Heritage and Urban Design. The Tree Protection Plan is to be prepared by a qualified tree management professional (i.e., certified arborist, registered professional forester, or landscape architect) in accordance with the City's Council adopted Tree Protection Guidelines (revised October 2010).

15. That the owner submits and receives approval of a Landscape Plan that shows the location of compensation trees to the satisfaction of the Manager of Heritage and Urban Design.

Proposed Notes:

We ask that the Owner agrees to physically affix the municipal numbers or full addresses to either the buildings or on signs in accordance with the City's Municipal Addressing By-law and Sign By-law, in a manner that is clearly visible from the road. (Legislative Approvals)

This Division has no concerns with the proposed application. (Building Engineering)

Currently Lowden Avenue is urban street with a rural cross-section. Therefore, the proponent is required to submit the cash payment to the city for future urbanization in accordance with the City of Hamilton financial policies. (Development Engineering)

"**Acknowledgement Note:** The subject property has been determined to be an area of archaeological potential. It is reasonable to expect that archaeological resources may be encountered during any demolition, grading, construction activities, landscaping, staging, stockpiling or other soil disturbances. If archeological resources are encountered, the proponent may be required to conduct an archaeological assessment prior to further impact in order to address these concerns and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. Mitigation, by an Ontario-licensed archaeologist, may include the monitoring of any mechanical excavation arising from this project. If archaeological resources are identified on-site, further Stage 3 Site-specific Assessment and Stage 4 Mitigation of Development Impacts may be required as determined by the Ontario Ministry of Citizenship and Multiculturalism (MCM). All archaeological reports shall be submitted to the City of Hamilton for approval concurrent with their submission to the MCM.

Should deeply buried archaeological materials be found on the property during any of the above development activities the MCM should be notified immediately (416-212-8886). In the event that human remains are encountered during construction, the proponent should immediately contact both MCM and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-212-7499)." (Development Planning)

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Development Planning:

Background

	Frontage	**Depth**	**Area**
SEVERED LANDS:	53.86 m±	48.685 m±	870 m^2±
RETAINED LANDS:	19.089 m±	48.685 m±	929.347 m^2±

The purpose of Consent to Sever application B-25:087 is to permit the conveyance of a parcel of land to create a new residential building lot. Both the severed and retained lands are to contain a proposed dwelling. The existing dwelling and accessory structure (shed) are to be removed.

Analysis

Urban Hamilton Official Plan
The subject lands are identified as “Neighbourhoods” in Schedule E – Urban Structure and are designated “Neighbourhoods” in Schedule E-1 – Urban Land Use Designations of the Urban Hamilton Official Plan. Policies B.2.4.1.4, B.2.4.2.2, B.3.6.3.7, E.3.4.3 and F.1.14.3.1, amongst others, are applicable and permit low density residential uses such as single detached, semi-detached, duplex or triplex dwellings.

Policy B.3.6.3.7 b) requires a noise feasibility study, detailed noise study or both for residential developments within 400 metres of a major arterial road, as identified on Schedule C – Functional Road Classification. The subject lands are located within 400 metres of Mohawk Road, which is identified as a major arterial road on Schedule C – Functional Road Classification of the Urban Hamilton Official Plan. Therefore, staff are recommending a condition requiring a noise study be provided to confirm the proposed development conforms with the policies regarding sensitive land use developments.

The proposal is considered residential intensification and has been evaluated against the criteria found in policies B.2.4.1.4 and B.2.4.2.2. The proposed lots are consistent and compatible with the existing lot fabric, development pattern and streetscape along Lister Avenue. Staff note that no built form is proposed at this time.

Policy F.1.14.3.1 permits new lots for residential uses in the “Neighbourhoods” designation, subject to the following criteria:

> “a) The lots comply with the policies of this Plan, including secondary plans, where one exists;
>
> b) The lots comply with existing Neighbourhood Plans;
>
> c) The lots are in conformity with the Zoning By-law or a minor variance is approved;

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d) The lots reflect the general scale and character of the established development pattern in the surrounding area by taking into consideration lot frontages and areas, building height, coverage, mass, setbacks, privacy and overview;

e) The lots are fully serviced by municipal water and wastewater systems; and,

f) The lots have frontage on a public road."

Staff note that the proposed lots will have frontage on a public road and are fully serviced by municipal water and wastewater services. The proposed lots are generally consistent with and compatible with the character, scale and established development pattern of the area. Both the retained and severed lands appear to exceed the minimum required lot width and lot area of the Zoning By-law.

Development Planning staff note that Zoning staff will require confirmation that the proposed lots comply with the Zoning By-law.

Archaeology:
The subject property meets three (3) of the ten criteria used by the City of Hamilton and Ministry of Citizenship and Multiculturalism for determining archaeological potential:

1) Within 300 metres of a primary watercourse or permanent waterbody, 200 metres of a secondary watercourse or seasonal waterbody, or 300 metres of a prehistoric watercourse or permanent waterbody;
2) In an area of sandy soil in areas of clay or stone; and,
3) Along historic transportation routes.

These criteria the property as having archaeological potential. Accordingly, Section 2 (d) of the *Planning Act* and Section 4.6.2 of the Provincial Planning Statement apply to the subject application.

If this consent is granted, the City does not require an archaeological assessment, but the proponent must be advised in writing by the Committee of Adjustment as follows:

"**Acknowledgement Note:** The subject property has been determined to be an area of archaeological potential. It is reasonable to expect that archaeological resources may be encountered during any demolition, grading, construction activities, landscaping, staging, stockpiling or other soil disturbances. If archeological resources are encountered, the proponent may be required to conduct an archaeological assessment prior to further impact in order to address these concerns and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. Mitigation, by an Ontario-licensed archaeologist, may include the monitoring of any mechanical excavation arising from this project. If archaeological resources are identified on-site, further Stage 3 Site-specific Assessment and Stage 4 Mitigation of Development Impacts may be required as determined by the Ontario Ministry of Citizenship and Multiculturalism (MCM). All archaeological reports shall be submitted to the City of Hamilton for approval concurrent with their submission to the MCM.

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Should deeply buried archaeological materials be found on the property during any of the above development activities the MCM should be notified immediately (416-212-8886). In the event that human remains are encountered during construction, the proponent should immediately contact both MCM and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-212-7499)."

Cultural Heritage:
No Comments.

Natural Heritage
The subject property lies within the boundaries of the Urban Hamilton Official Plan (UHOP). Based on Schedule B (Natural Heritage System) of the UHOP, Core Areas have been identified adjacent to the subject property. These Core Areas include Significant Woodland and a Stream (Ancaster Creek). Given that these features are separated from the subject property by approximately 70 metres (consisting of a road and other residential development), negative impact to the City's Natural Heritage System are not anticipated.

Based on aerial imagery, trees have been identified within and adjacent to the subject property. The City recognizes the importance of trees to the health and quality of life in the community (i.e., canopy cover, energy conservation, mental health benefits) and encourages the protection and restoration of trees (C.2.11.1). Further, through the Council adopted Urban Forest Strategy, a canopy cover target of 40 percent by 2050 within the urban area has been identified. The protection of existing trees assists in achieving this goal. Comments on publicly owned trees will be deferred to the City's Forestry section.

Based on this proposal, privately-owned trees may be impacted to accommodate residential intensification on the retained and severed lots. Therefore, a Tree Protection Plan (TPP) should be provided. To ensure that existing tree cover is maintained, the City requires 1:1 compensation for the removal of any privately-owned trees (10 cm DBH or greater). Should removal of private trees be required to facilitate this development, compensation is generally shown on a Landscape Plan associated with the Tree Protection Plan. If adequate space for tree planting cannot be provided, cash-in-lieu for the removed trees is required.

The following conditions should be considered for B-25:087:

- That the owner submits and receives approval of a Tree Protection Plan including the review fee as part of the Schedule of Rates and Fees, to the satisfaction of the Manager of Heritage and Urban Design. The Tree Protection Plan is to be prepared by a qualified tree management professional (i.e., certified arborist, registered professional forester, or landscape architect) in accordance with the City's Council adopted Tree Protection Guidelines (revised October 2010).

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- That the owner submits and receives approval of a Landscape Plan that shows the location of compensation trees to the satisfaction of the Manager of Heritage and Urban Design.

Staff are of the opinion that the proposed severance conforms to the policies of the Urban Hamilton Official Plan.

City of Hamilton Zoning By-law No. 05-200
The subject lands are zoned Low Density Residential – Large Lot (R2) Zone in City of Hamilton Zoning By-law No. 05-200. Future residential development on the severed lands is permitted, but no specific built form is proposed at this time. Low density residential uses such as single detached, semi-detached, duplex, triplex or fourplex dwellings as well as street townhouse dwellings are permitted.

Staff note that the Zoning By-law requires a minimum lot area of 630 square metres and a minimum lot width of 18 metres for single detached, semi-detached, triplex and fourplex dwellings. Both the retained lands and severed lands will exceed these requirements. Staff note that the existing dwelling is to be removed to facilitate the proposed severance. Staff are recommending a condition requiring the demolition of the existing dwelling.

In conclusion, **staff recommend approval of the proposed Consent to Sever application, subject to the recommended conditions.**

Zoning:

Recommendation:	Comments and Conditions/Notes
Proposed Conditions:	1. The owner/applicant shall apply for a demolition permit to demolish all or an appropriate portion of any buildings straddling the proposed property line, or alternatively apply for and receive final approval of the appropriate Planning Act application in order to seek relief from the requirements of the Zoning By-law (Planning Division – Zoning Review Section). **NOTE: The demolition permit shall have a status of either "Review", "Issued", or "Closed" in order for this condition to be cleared by the Zoning Review Section.** 2. The owner/applicant shall demolish the **existing shed** on the lands to be **lands to be conveyed** to the satisfaction of the Planning and Economic Development Department (Planning Division – Zoning Review Section), or alternatively apply for and receive final approval of the appropriate Planning Act application in order for the **existing shed** to remain when no principal use is existing (Planning Division – Zoning Review Section). **NOTE: If a demolition permit is required, the permit shall have a**

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	status of either "Review", "Issued", or "Closed" in order for this condition to be cleared by the Zoning Review Section. 3. The owner/applicant shall submit survey evidence that the **lands to be severed and the lands to be retained**, including the location of any existing structure(s), parking and landscaping and the use proposed on site, conform to the requirements of the Zoning By-Law or alternatively apply for and receive final approval of the appropriate Planning Act application in order to seek relief from the requirements of the Zoning By-law (Planning Division – Zoning Review Section).
Comments:	1. Please be advised that Planning Act approvals may be required if a road widening and/or daylight triangle dedication is required as part of this application. 2. Be advised that if the existing shed is not demolished at the same time as the dwelling, approval of the appropriate Planning Act application will be required to permit the existing shed to remain on the retained lands when no principal use/building has been established. 3. Approval of the appropriate Planning Act application is required to permit the accessory structures to remain on the conveyed/retained lands when no main use/building has been established. 4. The applicant should obtain an appropriate municipal address for the proposed parcel(s) from the Legislated Approvals and Staging of Development Section of the Planning and Economic Development Department prior to the issuance of a building permit. 5. All or an appropriate portion of the building straddling the proposed property line shall be demolished in order to achieve zoning compliance, or the applicant shall receive final approval of the required minor variances. 6. In order to clear conditions, the applicant will be required to make application for a Zoning Compliance Review and pay the relevant fees.
Notes:	N/A

Development Engineering:

Recommendation:	Approve with Conditions
Proposed Conditions:	1. That the Owner must enter into with the City of Hamilton and

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	register, a Consent Agreement, along with the current administrative fee (includes grading plan review) to address issues including but not limited to:, lot grading and drainage to a suitable outlet on the conveyed and retained parcels (detailed grading plan required), erosion and sediment control measures (to be included on the grading plan); cash payment requirements for items such as any outstanding servicing cost for the existing municipal services adjacent to the property, street trees (City policy requires one (1) street tree/lot, inspection of grading, stormwater management infrastructure and securities for items that may include: lot grading ($10,000.00 grading security), water and sewer services inspections, driveway approaches, relocation of any existing infrastructure/ utilities and any damage during construction (at the Owner's Cost), to the satisfaction of the Director of Development Engineering. 2. That the owner submits a Stormwater Management Brief c/w grading and servicing plans, prepared by a qualified professional, to demonstrate: - adequate stormwater management on-site to manage the increased runoff volumes and flow rates to the predevelopment levels up to the 100-year storm event, - No grading impacts to adjacent properties, - Soil characteristics are conducive to infiltration and sizing of Low Impact Development techniques (i.e., infiltration galleries), - A suitable emergency overland flow route; and, - Legal right to discharge the flow to adjacent lands. all to the satisfaction of the City's Director of Development Engineering. 3. That the Owner agrees to include a Notice of the approved SWM measures to be registered on the title of the lands, all to the satisfaction of the City's Director of Development Engineering. 4. That the owner provides a cash payment to the City for the future urbanization of the street based on the frontage of the severed portion of the property and the "New Roads Servicing Rate" at the time of payment to the satisfaction of the Director of Development Engineering.
Comments:	According to. our GIS records, the existing municipal infrastructure fronting the subject property is summarized as follows: **Lowden Avenue:**

Hamilton

	• 150mm ø Watermain • 450mm ø Sanitary
Notes:	Currently Lowden Avenue is urban street with a rural cross-section. Therefore, the proponent is required to submit the cash payment to the city for future urbanization in accordance with the City of Hamilton financial policies.

Building Engineering:

Recommendation:	No Comments
Proposed Conditions:	
Comments:	
Notes:	This Division has no concerns with the proposed application.

Transportation Planning:

Recommendation:	No Comments
Proposed Conditions:	
Comments:	
Notes:	

Forestry:

Recommendation:	Approve with Conditions
Proposed Conditions:	A Permit to injure or remove municipal trees is a requirement of this application. A Tree Management Plan must be submitted to the Forestry and Horticulture Section c/o the Urban Forestry Health Technician, to address potential conflicts with publicly owned trees.
Comments:	Conditions of the Forestry and Horticulture Section will be cleared only after receipt of all applicable fees. An assessment of the information provided shows that there are potential conflicts with publicly owned trees or trees that may become city assets through right of way widening. Where existing municipal trees are impacted by development work, are within proximity of the development work or access/egress to the development work, a Public Tree **Permit** to injure or remove municipal trees is required.

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	Where ownership of trees in proximity to the boundary between public and private land is un-certain, the subject trees must be surveyed by the applicant to confirm ownership. Ownership is as per By-law 15-125. Ownership must be clearly identified on the Tree Management Plan as either municipal or private. No Landscape plan required. **TREE MANAGEMENT** Tree Protection is a measure of efforts to preserve existing trees during the Planning of New Developments, Infrastructure Enhancements, Utility Upgrades & Residential Improvements. The Forestry & Horticulture Section requires that a Tree Management Plan be prepared by a MTCU Qualified Arborist, or ISA Certified Arborist, or a Registered Landscape Architect. All trees within this proposed development area must be surveyed, identified and accurately plotted on the plan to determine ownership, including intensions regarding retention or removal. It is compulsory that all proposed surface treatment changes within individual tree driplines as well as property lines, building footprints, driveways, utility construction corridors and temporary access roads be accurately depicted on the submission. The Tree Inventory Analysis Table on the Tree Management Plan shall not be considered complete without the following data and recommended action for each tree. ❖ Species by Botanical and common name ❖ Diameter at breast height in centimeters or millimeters ❖ Ownership {> 50% @ ground level = ownership} ❖ Biological health ❖ Structural condition ❖ Proposed grade changes within individual driplines {compulsory} ❖ Proposed utility construction within individual driplines {compulsory} ❖ Proposed removals or relocations ❖ Proposed trees to be protected. If it is determined and verified that existing trees can remain, a Tree Protection Zone Detail with notes showing Tree Preservation Techniques

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	shall be included on the submission as per the **Public Tree Preservation and Sustainability Policy.** The determination of ownership of all trees is the responsibility of the applicant and any civil issues which may exist or arise between property owners with respect to trees, must be resolved by the applicant. The ownership of each individual tree inventoried must be clearly stated as municipal or private. All Healthy trees on municipal property which are found to be in conflict with this proposed development and do not meet our criteria for removal are subject to a replacement fee as outlined in the **Public Tree Preservation and Sustainability Policy** in conjunction with **By-Law 15-125**. **A permit will be issued upon approval of the Tree Management Plan and applicable fees.**
Notes:	

Legislative Approvals:

Recommendation:	Comments and Conditions/Notes
Proposed Conditions:	
Comments:	The lands to be retained will remain as **117 Lowden Avenue (Ancaster)**. The lands to be severed will be assigned the address of **113 Lowden Avenue (Ancaster)**.
Notes:	We ask that the Owner agrees to physically affix the municipal numbers or full addresses to either the buildings or on signs in accordance with the City's Municipal Addressing By-law and Sign By-law, in a manner that is clearly visible from the road.

Mississaugas of the Credit First Nation - Department of Consultation and Accommodation:

Recommendation:	No Comments
Proposed Conditions:	
Comments:	
Notes:	

Please Note: Public comment will be posted separately, if applicable.

● **Site Location**

City of Hamilton

Committee of Adjustments

Subject Property

117 Lowden Avenue, Ancaster (Ward 12)

Lands to be Retained

Lands to be Severed

Planning and Economic Development Department

File Name/Number: B-25:087

Date: January 12, 2026

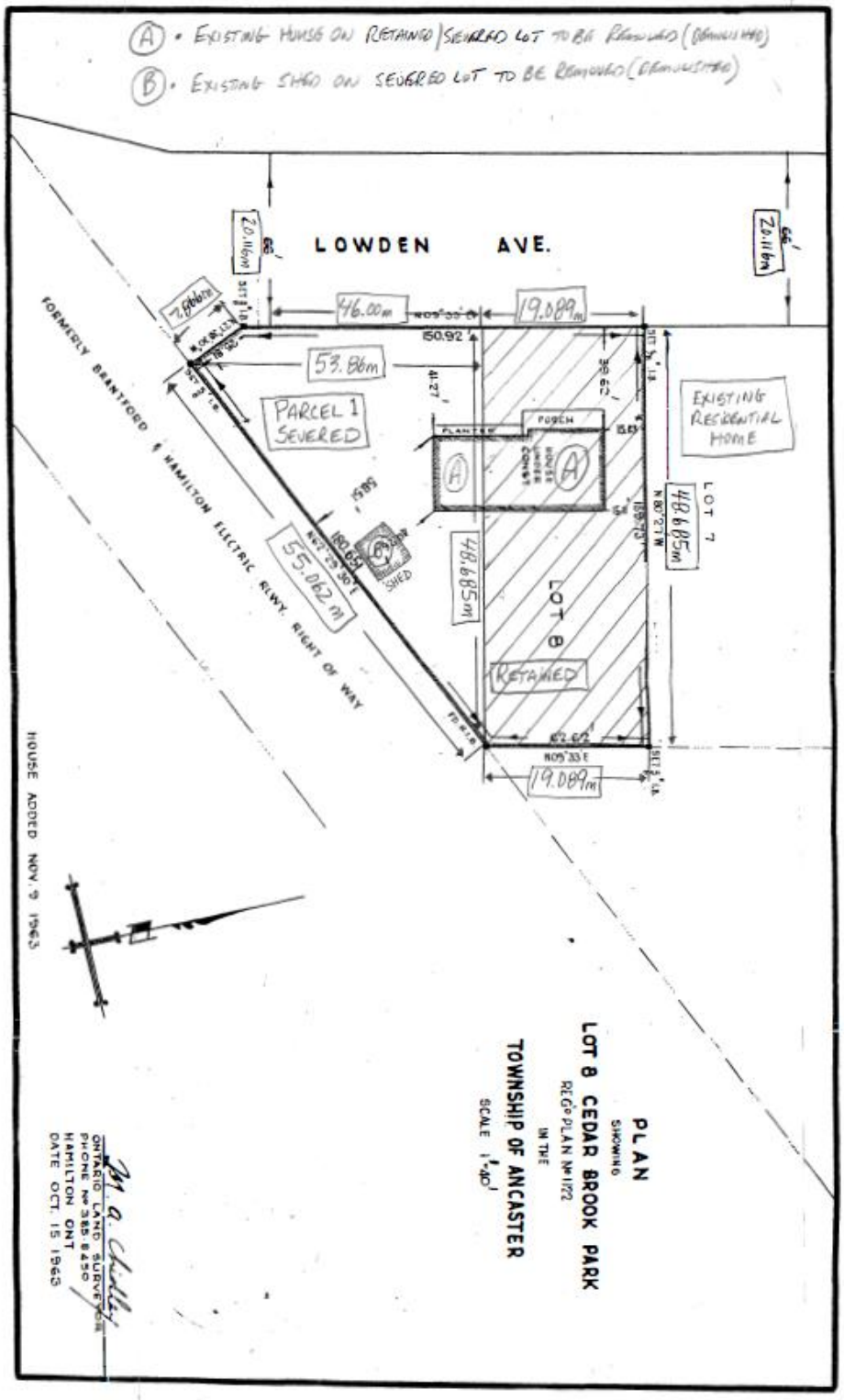
Technician: AL

Scale: N.T.S.

Appendix "A"

Hamilton

Severance Sketch



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COMMITTEE OF ADJUSTMENT
City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221
E-mail: cofa@hamilton.ca

NOTICE OF DECISION
Consent/Land Severance

APPLICATION NO.:	**B-25:087**	**SUBJECT PROPERTY:**	**117 Lowden Avenue, Ancaster**

APPLICANTS: Owner: Mark Patrick Harris
Applicant:
Agent:

PURPOSE & EFFECT: To permit the conveyance of a parcel of land to create a new residential building lot. The severed lands will contain a proposed dwelling, and the retained lands will contain a proposed dwelling. The existing dwelling and shed will be demolished to facilitate this application.

	Frontage	**Depth**	**Area**
SEVERED LANDS:	53.86 m±	48.685 m±	870 m^2 ±
RETAINED LANDS:	19.089 m±	48.685 m±	929.347 m^2 ±

Associated Planning Act File(s): n/a

THE DECISION OF THE COMMITTEE IS:

That the said application, as set out above, Approved with Conditions, for the following reasons:

1. The proposal does not conflict with the intent of the Urban/Rural Hamilton Official Plan.

2. The proposal does not contravene Zoning By-law requirements.

3. The Committee considers the proposal to be in keeping with development in the area.

4. The Committee is satisfied that a plan of subdivision is not necessary for the proper and orderly development of the lands.

5. The submissions made regarding this matter affected the decision by supporting the granting of the application.

6. The submissions made regarding this matter affected the decision by supporting the granting of the application, with amendments.

7. The submissions made regarding this matter did not affect the decision.

B-25:087

Having regard to the matters under subsection 51(24) of the Planning Act, R.S.O. 1990, c.P. 13, the said application shall be subject to the following condition(s):

1. The owner shall submit a deposited Ontario Land Surveyor's Reference Plan to the Committee of Adjustment Office, unless exempted by the Land Registrar. The reference plan must be submitted in pdf and also submitted in CAD format, drawn at true scale and location and tied to the city corporate coordinate system. (Committee of Adjustment Section)

2. The owner shall pay any outstanding realty taxes and/or all other charges owing to the City Treasurer. (Committee of Adjustment Section)

3. The owner submits to the Committee of Adjustment office an administration fee, payable to the City of Hamilton, to cover the costs of setting up a new tax account for each newly created lot. (Committee of Adjustment Section)

4. A Permit to injure or remove municipal trees is a requirement of this application. A Tree Management Plan must be submitted to the Forestry and Horticulture Section c/o the Urban Forestry Health Technician, to address potential conflicts with publicly owned trees. (Forestry)

5. The owner/applicant shall apply for a demolition permit to demolish all or an appropriate portion of any buildings straddling the proposed property line, or alternatively apply for and receive final approval of the appropriate Planning Act application in order to seek relief from the requirements of the Zoning By-law (Planning Division – Zoning Review Section). NOTE: The demolition permit shall have a status of either "Review", "Issued", or "Closed" in order for this condition to be cleared by the Zoning Review Section.

6. The owner/applicant shall demolish the existing shed on the lands to be lands to be conveyed to the satisfaction of the Planning and Economic Development Department (Planning Division – Zoning Review Section), or alternatively apply for and receive final approval of the appropriate Planning Act application in order for the existing shed to remain when no principal use is existing (Planning Division – Zoning Review Section). NOTE: If a demolition permit is required, the permit shall have a status of either "Review", "Issued", or "Closed" in order for this condition to be cleared by the Zoning Review Section

7. The owner/applicant shall submit survey evidence that the lands to be severed and the lands to be retained, including the location of any existing structure(s), parking and landscaping and the use proposed on site, conform to the requirements of the Zoning By-Law or alternatively apply for and receive final approval of the appropriate Planning Act application in order to seek relief from the requirements of the Zoning By-law (Planning Division – Zoning Review Section).

8. That the Owner agrees to include a Notice of the approved SWM measures to be registered on the title of the lands, all to the satisfaction of the City's Director of Development Engineering.

9. That the owner provides a cash payment to the City for the future urbanization of the street based on the frontage of the severed portion of the property and the "New Roads Servicing Rate" at the time of payment to the satisfaction of the Director of Development Engineering.

10. The owner shall demolish the existing dwelling and accessory structure, subject to a demolition permit issued in the normal manner, to the satisfaction of the Director of Development Planning.

11. That the owner submits and receives approval of a Tree Protection Plan including the review fee as part of the Schedule of Rates and Fees, to the satisfaction of the Manager of Heritage and Urban Design. The Tree Protection Plan is to be prepared by a qualified tree management professional (i.e., certified arborist,

registered professional forester, or landscape architect) in accordance with the City's Council adopted Tree Protection Guidelines (revised October 2010).

12. That the owner submits and receives approval of a Landscape Plan that shows the location of compensation trees to the satisfaction of the Manager of Heritage and Urban Design.

Notes:

We ask that the Owner agrees to physically affix the municipal numbers or full addresses to either the buildings or on signs in accordance with the City's Municipal Addressing By-law and Sign By-law, in a manner that is clearly visible from the road. (Legislative Approvals)

This Division has no concerns with the proposed application. (Building Engineering)

Currently Lowden Avenue is urban street with a rural cross-section. Therefore, the proponent is required to submit the cash payment to the city for future urbanization in accordance with the City of Hamilton financial policies. (Development Engineering)

"Acknowledgement Note: The subject property has been determined to be an area of archaeological potential. It is reasonable to expect that archaeological resources may be encountered during any demolition, grading, construction activities, landscaping, staging, stockpiling or other soil disturbances. If archeological resources are encountered, the proponent may be required to conduct an archaeological assessment prior to further impact in order to address these concerns and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. Mitigation, by an Ontario-licensed archaeologist, may include the monitoring of any mechanical excavation arising from this project. If archaeological resources are identified on-site, further Stage 3 Site-specific Assessment and Stage 4 Mitigation of Development Impacts may be required as determined by the Ontario Ministry of Citizenship and Multiculturalism (MCM). All archaeological reports shall be submitted to the City of Hamilton for approval concurrent with their submission to the MCM.

Should deeply buried archaeological materials be found on the property during any of the above development activities the MCM should be notified immediately (416-212-8886). In the event that human remains are encountered during construction, the proponent should immediately contact both MCM and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-212-7499)." (Development Planning)

DATED AT HAMILTON, January 20, 2026.

D. Smith (Chairman)

R. Reid

M. Switzer

J. Ribau

The date of the giving of this Notice of Decision is Click or tap to enter a date.. Above noted conditions **MUST** be fulfilled within **TWO (2) YEARS** of the date of this Notice of Decision (Click or tap to enter a date.) or the application shall be deemed to be REFUSED (Planning Act, 53(41)).

NOTES:

1. THE LAST DATE ON WHICH AN APPEAL TO THE ONTARIO LAND TRIBUNAL (OLT) MAY BE FILED IS **February 16, 2026 at 4:30pm.** A Notice of Appeal must be filed with the Secretary-treasurer of the Committee of Adjustment, must set out the reasons for the appeal and must be accompanied by the applicable fee. See Appeal Information Consents/Severances for more information.

2. **This Decision is not final and binding unless otherwise noted and must not be acted upon until the period of appeal has expired.**

3. The Decision does not release any persons from the necessity of observing the requirements of building regulations, the license by-law, or any other by-law of the City of Hamilton.

COMMITTEE OF ADJUSTMENT
City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221
E-mail: cofa@hamilton.ca

APPEAL INFORMATION – CONSENTS/SEVERANCES

1. Who may file an appeal of the Decision of the Committee of Adjustment or Consent Authority?

Please note neighbours and other interested parties not defined are no longer eligible to file Planning Act Section 53(19) appeals. See Bill 23, More Homes Built Faster Act, 2022 for more information.

Planning Act Section 53(19) appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a "specified person" (as defined by Planning Act 1(1)), and any "public body" (as defined by Planning Act 1(1)).

2. When must an appeal be received to be considered?

Planning Act Section 53(19) appeals must be received no later than the end of business on the last date of appeal listed on the Notice of Decision. The last date of appeal is 20 days from the date of the giving of Notice of the Decision. Please see Notice of Decision for exact date and time.

3. Where must the appeal be filed to be considered?

Planning Act Section 53(19) appeals must be received in one of the following formats:

Hardcopy: at City Hall and addressed to the Secretary-Treasurer of the Committee of Adjustment, Hamilton City Hall, 5th Floor, 71 Main Street West, Hamilton, ON, L8P 4Y5. Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal as a result of second-hand mailing will be time barred and of no effect.

Electronic copy: by email delivered to cofa@hamilton.ca. Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal as a result of incorrectly addressed emails will be time barred and of no effect. If the information submitted will include large file sizes not able to be sent in one email, please contact cofa@hamilton.ca in advance to request a file sharing link.

E-file Portal: By filing an appeal through the OLT E-file Portal at https://olt.gov.on.ca/e-file-service/ to Hamilton (City) – Committee of Adjustment and Consent Authority (select appropriate approval body as outlined on the Notice of Decision). Appeals received by the office of the Committee of Adjustment after the last date of appeal as a result of incorrectly chosen approval authority will be time barred and of no effect.

B-25:087

Please note only one of the above options needs to be completed. If your preferred method of appeal is not available at the time of appeal, the appeal must be filed with one of the other two options. Appeals received after the date of appeal as a result of one of the methods being unavailable will be time barred and of no effect.

4. What information must be submitted for the appeal to be considered?

Planning Act Section 53(19) appeals must include:

- Notice of appeal, the Ontario Land Tribunal (OLT) Appeal Form, this can be found by contacting Committee of Adjustment staff at the 5th floor of City Hall or at the OLT website https://olt.gov.on.ca/appeals-process/forms/, a cover letter, etc. may also be submitted if there is not sufficient room in the form;
- Filing fee, the fee is currently $400 (subject to change) and must be paid as outlined on the OLT Appeal Form or OLT E-file Portal;
- All other information as required by the Appeal Form.

Questions or Information:
Contact Committee of Adjustment Staff (cofa@hamilton.ca)

Hamilton

Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

APPLICATION FOR CONSENT TO SEVER LAND
and VALIDATION OF TITLE
UNDER SECTION 53 & 57 OF THE *PLANNING ACT*

Please see additional information regarding how to submit an application, requirements for the required sketch and general information in the Submission Requirements and Information.

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS	
Purchaser*			**Phone:**
			E-mail:
Registered Owners(s)	MARK PATRICK HARRIS JAMES RODWAY HARRIS	[redacted]	
Applicant(s)**			**Phone:**
			E-mail:
Agent or Solicitor			**Phone:**
			E-mail:

*Purchaser must provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of the application.
** Owner's authorisation required if the applicant is not the owner or purchaser.

1.2 Primary contact ☐ Purchaser ☐ Applicant ☒ Owner ☐ Agent/Solicitor

1.3 Sign should be sent to ☐ Purchaser ☐ Applicant ☒ Owner ☐ Agent/Solicitor

1.4 Request for digital copy of sign ☒ Yes* ☐ No
If YES, provide email address where sign is to be sent [redacted]

1.5 All correspondence may be sent by email ☒ Yes* ☐ No
If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

1.6 Payment type ☒In person ☐Credit over phone*
☐Cheque
*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	117 LOWDEN AVE, ANCASTER L9G-3A4		
Assessment Roll Number	251814025035800		
Former Municipality	HAMILTON WENTWORTH		
Lot	8	Concession	—
Registered Plan Number	PLAN 1122	Lot(s)	—
Reference Plan Number (s)	—	Part(s)	—

2.2 Are there any easements or restrictive covenants affecting the subject land?
☐ Yes ☒ No
If YES, describe the easement or covenant and its effect:

3 PURPOSE OF THE APPLICATION

3.1 Type and purpose of proposed transaction: (check appropriate box)

☒ creation of a new lot(s)
☐ addition to a lot
☐ an easement
☐ validation of title (must also complete section 8)
☐ cancellation (must also complete section 9
☐ creation of a new non-farm parcel (must also complete section 10)
(i.e. a lot containing a surplus farm dwelling
resulting from a farm consolidation)
☐ concurrent new lot(s)
☐ a lease
☐ a correction of title
☐ a charge

3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:
MARK PATRICK HARRIS

3.3 If a lot addition, identify the lands to which the parcel will be added:

3.4 Certificate Request for Retained Lands: ☑ Yes*
* If yes, a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act. (O. Reg. 786/21)

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of subject land:
All dimensions to be provided in metric (m, m² or ha), attach additional sheets as necessary.

	Retained (remainder)	Parcel 1	Parcel 2	Parcel 3*	Parcel 4*
Identified on Sketch as:	RETAINED	SEVERED			
Type of Transfer	N/A	Severance			
Frontage	19.089m	53.86m			
Depth	48.685m	48.685m			
Area	929.347m²	870 m²			
Existing Use	RESIDENTIAL	RESIDENTIAL			
Proposed Use	RESIDENTIAL	RESIDENTIAL			
Existing Buildings/ Structures	HOUSE	HOUSE/SHED			
Proposed Buildings/ Structures	HOUSE	HOUSE			
Buildings/ Structures to be Removed	HOUSE	HOUSE/SHED			

* Additional fees apply.

4.2 Subject Land Servicing

a) Type of access: (check appropriate box)
- ☐ provincial highway
- ☐ municipal road, seasonally maintained
- ☒ municipal road, maintained all year
- ☐ right of way
- ☐ other public road

b) Type of water supply proposed: (check appropriate box)
- ☒ publicly owned and operated piped water system
- ☐ privately owned and operated individual well
- ☐ lake or other water body
- ☐ other means (specify)

c) Type of sewage disposal proposed: (check appropriate box)
- ☒ publicly owned and operated sanitary sewage system
- ☐ privately owned and operated individual septic system
- ☐ other means (specify)

4.3 Other Services: (check if the service is available)

☒ electricity ☒ telephone ☒ school bussing ☒ garbage collection

5 CURRENT LAND USE

5.1 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): _____

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) NEIGHBOURHOOD

Please provide an explanation of how the application conforms with a City of Hamilton Official Plan.

RESIDENTIAL INTENSIFICATION

5.2 Is the subject land currently the subject of a proposed official plan amendment that has been submitted for approval?

☐ Yes ☒ No ☐ Unknown

If YES, and known, provide the appropriate file number and status of the application.

_____

5.3 What is the existing zoning of the subject land? R2 ZONING

If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number?

_____

5.4 Is the subject land the subject of any other application for a Minister's zoning order, zoning by-law amendment, minor variance, consent or approval of a plan of subdivision?

☐ Yes ☒ No ☐ Unknown

If YES, and known, provide the appropriate file number and status of the application.

_____

5.5 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard * Submit Minimum Distance Separation Formulae (MDS) if applicable	☐	
A land fill	☐	
A sewage treatment plant or waste stabilization plant	☐	
A provincially significant wetland	☐	
A provincially significant wetland within 120 metres	☐	
A flood plain	☒	
An industrial or commercial use, and specify the use(s)	☐	
An active railway line	☐	
A municipal or federal airport	☐	

6 HISTORY OF THE SUBJECT LAND

6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or a consent under sections 51 or 53 of the *Planning Act*?
☐ Yes ☒ No ☐ Unknown

If YES, and known, provide the appropriate application file number and the decision made on the application.

6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

6.3 Has any land been severed or subdivided from the parcel originally acquired by the owner of the subject land?
☐ Yes ☒ No

If YES, and if known, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

6.4 How long has the applicant owned the subject land? July 5TH, 2019

6.5 Does the applicant own any other land in the City? ☐ Yes ☒ No
If YES, describe the lands below or attach a separate page.

7 PROVINCIAL POLICY

7.1 Is this application consistent with the Policy Statements issued under Section 3 of the *Planning Act*?
☒ Yes ☐ No (Provide explanation)

7.2 Is this application consistent with the Provincial Policy Statement (PPS)?
☒ Yes ☐ No (Provide explanation)

7.3 Does this application conform to the Growth Plan for the Greater Golden Horseshoe?
☒ Yes ☐ No (Provide explanation)

7.4 Are the subject lands subject to the Niagara Escarpment Plan?
☐ Yes ☒ No (Provide explanation)

7.5 Are the subject lands subject to the Parkway Belt West Plan?
☐ Yes ☒ No (Provide explanation)

7.6 Are the subject lands subject to the Greenbelt Plan?
☐ Yes ☒ No (Provide explanation)

7.7 Are the subject lands within an area of land designated under any other provincial plan or plans?
☐ Yes ☒ No (Provide explanation)

8 ADDITIONAL INFORMATION - VALIDATION

8.1 Did the previous owner retain any interest in the subject land?

☐ Yes ☒ No (Provide explanation)

8.2 Does the current owner have any interest in any abutting land?

☐ Yes ☒ No (Provide explanation and details on plan)

8.3 Why do you consider your title may require validation? (attach additional sheets as necessary)

9 ADDITIONAL INFORMATION - CANCELLATION

9.1 Did the previous owner retain any interest in the subject land?

☐ Yes ☒ No (Provide explanation)

9.2 Does the current owner have any interest in any abutting land?

☐ Yes ☒ No (Provide explanation and details on plan)

9.3 Why do you require cancellation of a previous consent? (attach additional sheets as necessary)

10 ADDITIONAL INFORMATION - FARM CONSOLIDATION

10.1 Purpose of the Application (Farm Consolidation)

If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate if the consolidation is for:

☐ Surplus Farm Dwelling Severance from an Abutting Farm Consolidation

☐ Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation

10.2 Location of farm consolidation property:

Municipal Address			
Assessment Roll Number			
Former Municipality			
Lot		Concession	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

10.3 Rural Hamilton Official Plan Designation(s)
If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate the existing land use designation of the abutting or non-abutting farm consolidation property.

10.4 Description of farm consolidation property:

Frontage (m):	Area (m² or ha):

Existing Land Use(s): _____ Proposed Land Use(s): _____

10.5 Description of abutting consolidated farm (excluding lands intended to be severed for the surplus dwelling)

Frontage (m):	Area (m² or ha):

10.6 Existing Land Use: _____ Proposed Land Use: _____

10.7 Description of surplus dwelling lands proposed to be severed:

Frontage (m): (from Section 4.1)	Area (m² or ha): (from Section 4.1)

Front yard set back: _____

a) Date of construction:
☐ Prior to December 16, 2004 ☐ After December 16, 2004

b) Condition:
☐ Habitable ☐ Non-Habitable

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- ☑ Application Fee
- ☑ Site Sketch
- ☑ Complete Application Form
- ☑ Signatures Sheet

11.2 Validation of Title

- ☐ All information documents in Section 11.1
- ☐ Detailed history of why a Validation of Title is required
- ☐ All supporting materials indicating the contravention of the Planning Act, including PIN documents and other items deemed necessary.

11.3 Cancellation

- ☐ All information documents in Section 11.1
- ☐ Detailed history of when the previous consent took place.
- ☐ All supporting materials indicating the cancellation subject lands and any neighbouring lands owned in the same name, including PIN documents and other items deemed necessary.

11.4 Other Information Deemed Necessary

- ☐ Cover Letter/Planning Justification Report
- ☐ Minimum Distance Separation Formulae (data sheet available upon request)
- ☐ Hydrogeological Assessment
- ☐ Septic Assessment
- ☐ Archeological Assessment
- ☐ Noise Study
- ☐ Parking Study

_____

_____

Summary of Policy Review

The following policies, amongst others, apply to the proposal.

Planning Act

Section	Summary of Policy or Issue	Staff Response
Provincial Interest Section 2	The Minister, the council of a municipality, a local board, a planning board, and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as, (a) the protection of ecological systems, including natural features and functions; (e) the supply, efficient use and conservation of energy and water; (f) the adequate provision and efficient use of communication, transportation,	The *Planning Act* outlines matters of provincial Interest that all decisions regarding planning applications shall have regard to. The matters of provincial interest that apply to the application include the protection of ecological systems, including natural features and functions; the supply, efficient use and conservation of energy and water; the adequate provision and efficient use of sewage and water services; the orderly development of safe and healthy communities; the resolution of planning conflicts involving public and private interests; and the protection of public health and safety. Staff recommended three conditions to address the need for stormwater management, a consent

Section	Summary of Policy or Issue	Staff Response
	sewage and water services and waste management systems; (h) the orderly development of safe and healthy communities; (n) the resolution of planning conflicts involving public and private interests; and, (o) the protection of public health and safety.	agreement, and an acoustical study, to ensure matters of provincial interest were addressed. The Committee of Adjustment decision excluded these three recommended conditions of approval and without these conditions, matters of provincial interest have not been satisfactorily addressed. Additionally, there is a risk of inadequate municipal servicing as the recommended consent agreement condition is also meant to ensure there is adequate provision of servicing for the severed lands. Staff are of the opinion that the approval does not have sufficient regard for matters of provincial interest found in Section 2 of the *Planning Act.*
Plan of Subdivision Approvals Section 51(24)	In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to:	When considering Consent to Sever applications, regard shall be had to section 51(24) of the *Planning Act*, which considers the matters of provincial interest, whether the proposal complies with the Official Plan and adjacent plans of subdivision, the suitability of the lands to be subdivided, conservation of natural

Section	Summary of Policy or Issue	Staff Response
	(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in Section 2; (c) whether the plan conforms to the Official Plan and adjacent plans of subdivision, if any; (d) the suitability of the land for the purposes for which it is to be subdivided; (h) conservation of natural resources and flood control; and, (i) the adequacy of utilities and municipal services.	resources and flood control and whether there are adequate utilities and municipal services. The Committee of Adjustment approval excluded recommended conditions of approval. With the exclusion of the conditions, the approval does not have sufficient regard for matters of provincial interest found in Section 2 of the *Planning Act* nor does it comply with the Urban Hamilton Official Plan. The applicant has not demonstrated that the subject land is suitable for the proposed severance and residential intensification as servicing and stormwater management concerns have not been addressed. Staff are of the opinion that the approval does not have sufficient regard for the criteria for the subdivision of land found in Section 51(24) of the *Planning Act.*

Provincial Planning Statement (2024)

Theme and Policy	**Summary of Policy or Issue**	**Staff Response**
General Policies for Settlement Areas Policy: 2.3.1	Settlement areas shall be the focus of growth and development, encouraging the efficient use of land and resources to support infrastructure and public service facilities. Planning authorities shall achieve this by supporting general intensification and redevelopment to support complete communities, including planning for a range and mix of housing options.	The proposed severance would result in a more efficient use of land, resources and infrastructure while contributing to a range and mix of housing options within the area, supporting the goal of complete communities. The proposal is consistent with Policy 2.3.1.

Theme and Policy	Summary of Policy or Issue	Staff Response
Sewage, Water and Stormwater Policy: 3.6.8	Planning for stormwater management shall, amongst other objectives: minimize or prevent increases in stormwater volumes and contaminant loads; mitigate risks to human health, safety, property, and the environment; promote best practices, including stormwater attenuation and reuse, water conservation and low impact development.	Due to the exclusion of the recommended conditions by the Committee of Adjustment, the Committee of Adjustment approval is not consistent with Policy 3.6.8.

Urban Hamilton Official Plan

Theme and Policy	Summary of Policy or Issue	Staff Response
Road and Railway Traffic Nosie and Vibration	Where proposals for the development or redevelopment of sensitive land uses, such as residential uses, are located within proximity of an arterial road, highway, or railway (e.g. within 400 metres of a major arterial road), a noise feasibility study, detailed noise study or both, are required. These are required to ensure the proposed	Mohawk Road is identified as a major arterial road in Schedule C – Functional Road Classification of the Urban Hamilton Official Plan. The subject lands are located within 400 metres of Mohawk Road which is classified as an arterial road. Development Planning staff recommended a condition of approval requiring a noise study be submitted to ensure the proposed severance and future residential development can

Policies: B.3.6.3.7 and, B.3.6.3.8	development will satisfy City and provincial noise level criteria and guidelines.	satisfy City and provincial noise level criteria and guidelines. As this condition was excluded from the approval, the decision does not comply with Policy B.3.6.3.7.
Stormwater Management Policies: C.5.4.3, C.5.4.11 and, F.3.1.5	Policy C.5.4.3 of the Urban Hamilton Official Plan requires any new development to submit a detailed stormwater management plan prior to development occurring to address drainage and to ensure there is no negative impact on offsite drainage. Policy C.5.4.11 requires that all land designated on Schedule E-1 – Urban Land Use Designations of the Urban Hamilton Official Plan is to be serviced by stormwater drainage systems and for development to be in accordance with the City's Stormwater Master Plan as well as any relevant City and provincial standards and guidelines.	The subject lands are zoned Low Density Residential – Large Lot (R2) Zone in Zoning By-law No. 05-200. This area of Ancaster primarily relies on rural infrastructure (e.g. ditches and swales) for drainage and stormwater management purposes. As described in Report PW16100(a)/PED24032, Phase 2 of the Detailed Drainage Assessment Study identified private source controls, including low impact development techniques on private property as the preferred method to mitigate impacts of redevelopment and lot creation. Development Engineering staff recommended a condition of approval requiring a Stormwater Management Brief to ensure the severance does not negatively impact offsite drainage and complies with the municipal and provincial stormwater management guidelines. As this condition was excluded from the

	Policy F.3.1.5 requires that stormwater management plans be prepared for urban lands to, amongst other things, address concerns such as preserving preexisting natural drainage patterns where possible, minimize stormwater flows and reliance on stormwater management ponds by utilizing low impact development techniques, and alignment with the City's Water, Wastewater and Stormwater Master Plan.	approval, the decision does not comply with Policies C.5.4.3, C.5.4.11 and F.3.1.5.
Neighbourhoods Designation Policy: E.3.4	Low density residential areas within the "Neighbourhoods" designation are located within the interior of neighbourhoods, characterized by low rise grade oriented built forms. A range of low density residential uses are permitted, including single and semi-detached, triplex, fourplex and street townhouse dwellings.	Staff note that a specific built form was not included as part of the proposal. However, both the severed and retained parcels are proposed to contain future residential development. The proposed development and approval comply with the intended function and permitted uses of the low density residential areas of the "Neighbourhoods" designation.

Lot Creation Policy: F.1.14.3.1	Lot creation within the “Neighbourhoods” designation is permitted subject to the following criteria: a) The proposed lots comply with the Urban Hamilton Official Plan and applicable secondary plans or Neighbourhood Plans; b) The proposed lots conform with the Zoning By-law, or a minor variance is approved; c) The proposed lots are compatible with the general scale and character of the established development pattern in the surrounding area; d) The proposed lots are fully serviced by municipal water and wastewater services; and, e) The proposed lots have frontage on a public road.	The conditions requiring a Consent Agreement, Stormwater Management Brief, and an acoustic study, amongst other conditions, were recommended to ensure the proposed severance complies with all applicable policies of the Urban Hamilton Official Plan. These conditions were excluded from the Committee of Adjustment approval of this application. Therefore, the proposed severance does not comply with Urban Hamilton Official Plan policies regarding servicing, lot grading, drainage, stormwater management and noise.

BOUSFIELDS INC.

Project No. 22121

May 4, 2026

sent via email to: lisa.kelsey@hamilton.ca

Chair and Members of the Planning Committee
City of Hamilton
71 Main Street West
Hamilton, ON L8P 1P9

Dear Chair and Members of the Planning Committee,

Re: Item 9.3 (PED26124) of the May 5, 2026 Planning Agenda
The City's Appeal of Minor Variance Application (A-26:023) for 84 York Boulevard & 89 Park Street North, Hamilton

---

On behalf of our client, the Trustees of Philpott Memorial Church (the "Owner"), the Owner of the property municipally addressed as 89 Park Street North and 84 York Boulevard in the City of Hamilton (the "subject site" or "site"), we are writing to request that Planning Committee and Council **not proceed** with the appeal of the Committee of Adjustment (the "CoA") decision to approve Minor Variance Application A-26:023 (the "Application") for the subject site.

Background

The Application was submitted to the Committee of Adjustment on February 6, 2026, to permit the conversion of an existing surface parking lot from a parking area accessory to a permitted use (church) to a commercial parking facility. The requested variance is as follows:

Variance 1	**Notwithstanding 6.1.1.1 i) 1, the use of a Commercial Parking Facility within the existing surface parking area shall be permitted.**

The Application was heard by the Committee of Adjustment at their hearing dated April 2, 2026. Development Planning staff recommended denial of the Application; however the Committee of Adjustment Approved the Application, siting that the requested variance meets the four tests for a minor variance as set out in of the *Planning Act,* namely that the

Application meets the intent and purpose of both the Official Plan and Zoning By-laws, it is minor in nature and is desirable for the appropriate use of the land.

It is our understanding that Planning Staff have appealed the Committee's approval as a placeholder until Council decides on whether to advance or withdraw the appeal.

It is also our understanding that the purpose for the appeal is that, in "Staff's opinion", the approval is "fundamentally contradicting the Downtown Secondary Plan". In addition, Staff are concerned about setting a precedent for new surface parking lots in the Downtown.

We disagree for the following reasons:

1. **Meets the Statutory 4 Part Test –** for the reasons outlined in our planning justification letter (attached), which was filed in support of the Application, the proposal meets the 4 tests of a minor variance.

2. **It is supported by TD Coliseum and nearby businesses** – The Application was supported by HUPEG (operator of TD Coliseum), Oak View Group, Iron Cow Public House, St. Joseph's Healthcare Hamilton, as well as numerous supporters from the church.

3. **It will provide revenue for the church to provide outreach and support for the community** – revenue from the commercial parking facility will help fund key ministries the church provides in the Downtown for the City's most vulnerable population including food, clothing, safe spaces, assist with finding housing, employment searches, providing furniture, and medical supplies.

4. **It will be an interim use** – the site has been approved for high density mixed use development and the proposed commercial parking facility will be an interim use until the redevelopment is realized. The redevelopment of the site into the ultimate high density mixed use development is subject to market demand and other influencing factors, such as financing conditions, which will determine when it occurs**.**

5. **Planning Staff got it wrong** – Staff's narrow interpretation of the applicable Official Plan and Secondary Plan policies is that the change of use constitutes development and the development of a commercial parking facility is prohibited. We disagree with this interpretation, since in our opinion, the intent of the Secondary Plan policies is to

prohibit the creation of new surface parking lots in the Downtown, not to prohibit the utilization of existing surface parking lots.

Planning Analysis and Opinion

With respect to Staff's concern that the Application fundamentally contradicts the Downtown Secondary Plan, the parking policies of the Downtown Hamilton Secondary Plan, found in Volume 2, Chapter B of the Urban Hamilton Official Plan state the following:

> *6.1.4.44 New surface parking lots shall not be permitted.*
>
> *6.1.4.45 Existing surface parking lots shall be permitted to expand under the following conditions:*
>
> *a) the expansion is minor in nature; and,*
> b) *the expansion shall not result in a net increase in the number of surface parking spaces on the site.*

The Application does not propose a *new* surface parking lot but rather requests conversion of an *existing* surface parking lot to a commercial parking facility. No expansion or additional parking spaces are proposed through the Application. Further, Policy 6.1.45 recognizes existing surface parking lots in the Downtown and allows for minor adjustments to existing surface lots. In our opinion, these policies do not prevent the conversion of existing surface parking uses from accessory to commercial facilities but rather act to restrict additional surface parking lots in the Downtown.

With respect to Staff's concern for setting a precedent for new surface parking lots in the Downtown, the above policies restrict the creation of *new* surface parking lots. The Application applies only to an *existing* parking lot that is currently accessory to a building that is not in active use, as the previous use (church) has been relocated. In this respect, the Application will permit the use of the existing surface parking lot to accommodate other uses in the Downtown, primarily the TD Coliseum, and will activate a property that is currently underutilized.

The alternative is to leave the site vacant and not permit the existing parking spaces to be utilized by nearby businesses, which based on the letters of support are in need of additional parking in this area.

BOUSFIELDS INC.

Request

For all these reasons outlined herein and more, we respectfully request that Planning Committee and Council **not proceed** with the appeal of the C of A decision to approve the Application for the subject site.

Should you require any additional information or clarification, please do not hesitate to contact the undersigned.

Respectfully submitted,
Bousfield Inc.

David Falletta, MCIP, RPP

cc. Client

BOUSFIELDS INC.

Project No. 22121

February 6, 2026

SENT VIA EMAIL TO: cofa@hamilton.ca

Justin Leung, Secretary-Treasurer
Committee of Adjustment
City of Hamilton
City Hall, 5th Floor
71 Main Street West
Hamilton, ON L8P 4Y5

Dear Mr. Leung,

Re: Minor Variance Application
84 York Boulevard & 89 Park Street North, Hamilton

On behalf of our client, The Trustees of Philpott Memorial Church (the "**Owner**"), the Owner of the property municipally addressed as 89 Park Street North and 84 York Boulevard in the City of Hamilton (the "**subject site**" and "**site**"), we are pleased to submit a minor variance application to permit the establishment of a commercial parking facility on the subject site (the "**Application**") within the existing surface parking area.

1.0 PROPOSAL

The proposal contemplates the conversion of an existing surface parking area from a parking area accessory to a permitted use (church) to a commercial parking facility.

For the purposes of this letter, a commercial parking facility shall be defined in accordance with Hamilton Comprehensive Zoning By-law 05-200 (the "**ZBL**"), which reads as follows:

> ***"Commercial Parking Facility**: Shall mean all or part of a parcel of land or building, other than a street or laneway, used for the parking of motor vehicles for compensation, but shall not include any parking spaces provided in the minimum or maximum quantity required by this By-law for a permitted use."*

2.0 REQUESTED VARIANCE

The subject site is zoned *Downtown Central Business District (D1)* in the ZBL.

A commercial parking facility is a permitted use; however, it is subject to the following criteria in Regulation 6.1.1.1 i) 1:

A. shall only be contained in a building;
B. with the exception of an access driveway to the parking facility, the ground floor of the facility which faces any street shall only be used for permitted uses, other than parking;
C. any parking structure located above the ground shall be screened from view of the public sidewalk.

In order to implement the proposal, the following minor variance is requested:

Variance 1 **Notwithstanding 6.1.1.1 i) 1, the use of a Commercial Parking Facility within the existing surface parking area shall be permitted.**

3.0 SITE AND SURROUNDINGS

Subject Site

The subject site is municipally addressed as 84 York Boulevard and 89 Park Street North and is located on the west side of Park Street North between York Boulevard and Vine Street. The subject site is “L”-shaped and is approximately 4,915 square metres (0.49 hectares) in area with a frontage of approximately 45.5 metres along York Boulevard, 91.5 metres along Park Street North, and 63 metres along Vine Street (see **Figure 1 – Air Photo**).

BOUSFIELDS INC.

Figure 1 – Air Photo

Subject Site

The subject site was historically the home to the Philpott Church worship service and ministry activities, although Philpott Church has recently relocated all such activities to the former Lincoln Alexander Centre at 160 King St East, Hamilton.

Surroundings

The subject site is located within downtown Hamilton in an area characterized by a mix of retail and restaurants, high-density residential, civil and institutional uses, as well as entertainment uses, namely the TD Coliseum which recently underwent a significant renovation and is now open for new events. The TD Coliseum has a capacity of 18,000 to 19,000 people and is hosting, and will continue to host, a variety of events, including concerts, professional and amateur sports, and community gatherings.

The subject site is located on a block that contains commercial uses in the range of 1 to 3-storeys, including The Salvation Army, a bakery, a small strip mall providing restaurant uses, and surface parking lot. For the purposes of this letter, York Boulevard and Vine Street are considered east-west streets.

Immediately **north** of the subject site on the opposite side of Vine Street, are a mix of residential and commercial uses south of Cannon Street. The block to the north-east contains a number of surface parking lots that are accessory to commercial buildings.

Immediately **east**, on the opposite side of Park Street North, the block is occupied by a mix of commercial uses and two large surface parking lots.

Immediately **south** of the subject site, on the opposite side of York Boulevard is the TD Coliseum (as described above). Further south additional commercial uses are present.

Immediately **west** of the subject site are two commercial buildings 2-storeys in height, including the Salvation Army Food bank (80 Bay Street North) and a bakery located at 103 Vine Street.

4.0 PLANNING ANALYSIS OF REQUESTED VARIANCE

As set out below, it is our opinion that the requested variances both individually and cumulatively satisfy the four tests for a minor variance as set out in Section 45(1) of the *Planning Act*, as follows:

Test 1 – General Intent and Purpose of the Official Plan

The subject site is designated *Downtown Mixed Use Areas* in the Urban Hamilton Official Plan. The *Downtown Mixed Use Areas* designation permits commercial uses such as retail stores, offices, live work units, financial establishments, restaurants, and medical clinics. Among other uses, institutional uses such as hospitals and schools, arts, cultural, entertainment, and recreational uses and accommodation such as hotels and motels, and residential uses are also permitted in *Downtown Mixed Use Areas.*

The subject site is also subject to the policies of the Downtown Hamilton Secondary Plan, which provide additional policy direction for development on land designated *Downtown Mixed Use.*

The parking policies of the Downtown Hamilton Secondary Plan, found in Volume 2, Chapter B of the Urban Hamilton Official Plan, prohibit the creation of new surface parking lots with the secondary plan area, as per Policy B.6.1.4.44. However, the secondary plan does recognize existing surface parking lots and allows for

expansions, as per Policy B.6.1.4.45, which permits expansions only under the following conditions:

- the expansion is minor in nature; and
- the expansion shall not result in a net increase in the number of surface parking spaces on the site;

In our opinion, the proposed minor variance maintains the general intent and purpose of the Official Plan since the conversion of the surface parking lot does not create a new surface parking area but rather repurposes an existing surface parking lot into a commercial parking facility, while not resulting in an increase in the number of surface parking spaces on the site.

Test 2 – General Intent and Purpose of the Zoning By-law

In our opinion, the purpose and intent of the Zoning By-law is to prohibit the creation of new surface parking lots in the Downtown and to optimize land in the Downtown as envisioned in the UHOP and Secondary Plan. In this regard, the Zoning By-law restricts the creation of new commercial parking facilities, subject to the conditions contained in regulation 6.1.1.1 i) 1., which includes:

- Shall only be contained within a building; and
- With the exception of an access driveway to the parking facility, the ground floor of the facility which faces any street shall only be used for permitted uses, other than parking;
- Any parking structure located above the ground shall be screened from view from the public sidewalk.

This restriction allows the City to regulate how new parking facilities are created in the Downtown.

The Zoning By-law does not require any required parking for a place of worship in the Parking Rate Area 1, which applies to the subject site. In this regard, the surface parking area on the subject site is surplus and provides an opportunity to support surrounding uses, including the newly renovated TD Coliseum.

Accordingly, it is our opinion that the proposed variance maintains the intent and purpose of the Zoning By-law as this Application will repurpose an existing surface parking lot to a commercial parking facility which is a permitted use within the D1 Zone.

Test 3 – Minor in Nature

The text of "minor" is not intended as a numerical assessment but rather an assessment of impact. In our opinion, the impacts associated with the requested variance are minor in nature and will not result in any undue impacts on the subject site or surrounding area. The existing church building is not in regular use, and therefore there is presently no need for the existing parking spaces for church staff or congregation. In this regard, the requested use of the existing surface parking as a commercial parking facility will not result in a net increase in the number of surface parking spaces on the site, nor will it create any undue impacts. Instead, it is our opinion that increasing commercial parking capacity in an area that is regenerating with the renovation of the TD Coliseum will provide a highly desirable amenity for visitors to this "entertainment district".

Test 4 – Desirable for the Appropriate Development or Use of Land

In our opinion, the proposed minor variance is desirable for the appropriate development or use of the land. In this regard, the proposed minor variance will facilitate the conversion of an existing surface parking lot associated with the site's existing church to a commercial parking facility that will serve the downtown, particularly the TD Coliseum (101 York Boulevard), located across the street from the subject site, which was recently renovated and has several large events planned.

5.0 RECOMMENDATION/REQUEST

Based on the analysis set out above, it is our professional opinion that the requested variance satisfies the four tests set out in Section 45(1) of the *Planning Act*. Specifically, it meets the intent and purpose of both the Official Plan and Zoning By-laws, it is minor in nature and is desirable for the appropriate use of the land. The requested variance will permit a commercial surface parking lot that will serve the Downtown and the significant parking needs of the TD Coliseum. Accordingly, we recommend approval of the requested variance.

Please find enclosed within the following additional information:

BOUSFIELDS INC.

- Application Form;
- Plan of Survey or Site Sketch.

The Prescribed Fee in the amount of $4,105 will be paid via credit card.

Should you require any additional information or clarification, please do not hesitate to contact the undersigned.

Respectfully Submitted,
Bousfields Inc.

David Falletta MCIP, RPP

cc. Client

/DF:jobs

HAMILTON MUNICIPAL HERITAGE COMMITTEE
MINUTES HMHC 26-004

12:00 p.m.
April 17, 2026
Room 264, 2nd Floor (Hybrid)
Hamilton City Hall
71 Main Street West

Present: Councillor C. Kroetsch
A. Denham-Robinson (Chair), G. Carroll (Vice-Chair), K. Burke, A. Douglas (Virtual), L. Lunsted and A. MacLaren (Virtual)

Absent With Regrets: S. Spolnik

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1. CALL TO ORDER

Committee Chair Denham-Robinson called the meeting to order at 12:00 p.m.

2. CEREMONIAL ACTIVITIES

There were no Ceremonial Activities.

3. APPROVAL OF THE AGENDA

(Douglas/MacLaren)
That the agenda for the April 17, 2026, meeting of the Hamilton Municipal Heritage Committee be approved, as presented.

CARRIED

4. DECLARATIONS OF INTEREST

There were no Declarations of Interest.

5. ADOPTION OF MINUTES OF PREVIOUS MEETING

5.1 March 27, 2026

(Burke/Kroetsch)
That the Minutes of the March 27, 2026, meeting of the Hamilton Municipal Heritage Committee, be adopted, as presented.

CARRIED

6. DELEGATIONS

There were no Delegations.

7. ITEMS FOR INFORMATION

(Carroll/Lunsted)
That the following Items for Information, be received:

7.1 PED26099
Notice of Intention to Designate 200 Main Street East, Hamilton (First-Pilgrim United Church) (Ward 2)

7.2 PED26102
Notice of Objection to the Notice of Intention to Designate 460 Concession Street, Hamilton, (George L. Armstrong School) under Part IV of the *Ontario Heritage Act* (Ward 7)

7.3 Heritage Permit Review Sub-Committee Minutes HPRC 26-002 (February 17, 2026)

CARRIED

8. ITEMS FOR CONSIDERATION

8.1 PED26075
Recommendation to Designate 33 Bowen Street, Hamilton (Former Courthouse Hotel Stable), under Part IV of the *Ontario Heritage Act* (Ward 2)

Scott Dickinson, Cultural Heritage Planning Technician, addressed Committee respecting Report PED26074, Recommendation to Designate 33 Bowen Street, Hamilton (Former Courthouse Hotel Stable), under Part IV of the *Ontario Heritage Act* (Ward 2), with the aid of a PowerPoint presentation.

(Carroll/Lunsted)
That Report PED26075, dated April 17, 2026, respecting Recommendation to Designate 33 Bowen Street, Hamilton (Former Courthouse Hotel Stable), under Part IV of the *Ontario Heritage Act* (Ward 2) and the accompanying presentation, be received, and the following recommendations be approved:

(a) That the City Clerk BE DIRECTED to give notice of Council's intention to designate 33 Bowen Street, Hamilton, shown in Appendix "A" attached to Report PED26075, as a property of cultural heritage value pursuant to the provisions of Part IV, Section 29 of the *Ontario Heritage Act*, in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED26075, subject to the following:

(i) If no objections are received to the notice of intention to designate in accordance with the *Ontario Heritage Act*, City Council directs staff to introduce the necessary by-law to designate the property to be of cultural heritage value or interest to City Council;

(ii) If an objection to the notice of intention to designate is received in accordance with the *Ontario Heritage Act*, City Council directs staff to report back to Planning Committee to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.

CARRIED

9. MOTIONS

There were no Motions.

10. NOTICE OF MOTIONS

There were no Notice of Motions.

11. GENERAL INFORMATION / OTHER BUSINESS

11.1 Heritage Buildings and Landscapes Watch List

Committee members discussed the following property on the Heritage Buildings and Landscapes Watch List:

(i) 679 Main Street East / 85 Holton Street South, Former St. Giles Church

(Burke/Carroll)
That the Update respecting the following property on the Heritage Buildings and Landscapes Watch List, be received:

(i) 679 Main Street East / 85 Holton Street South, Former St. Giles Church

CARRIED

12. ADJOURNMENT

There being no further business, the Hamilton Municipal Heritage Committee meeting was adjourned, at 12:20 p.m.

Respectfully submitted,

Matt Gauthier
Legislative Coordinator
Office of the City Clerk

Alissa Denham-Robinson
Chair, Hamilton Municipal Heritage Committee

CITY OF HAMILTON

MOTION

Planning Committee: May 5, 2026

MOVED BY COUNCILLOR M. WILSON ……

SECONDED BY COUNCILLOR ……

Infill Cost Recovery from Public Damage

That staff be requested to report back in early Q2 on how the City ensures that private infill development assumes the full cost of renewing any damage to the public realm resulting from construction.