

HISTORICAL BACKGROUND

Report Fact Sheet

Application Details	
Owner:	Gateway Development Group Inc. (c/o Anthony Quattrociocchi).
Applicant:	WEBB Planning Consultants (c/o James Webb).
File Number:	UHOPA-24-012.
Type of Application:	Urban Hamilton Official Plan Amendment.
Proposal:	<p>The purpose of the Official Plan Amendment is to amend “Site Specific Policy – J” within the Ainslie Wood Westdale Secondary Plan to increase the permitted maximum density on the site from 176 residential dwelling units per gross hectare to 380 residential dwelling units per gross hectare to facilitate the development of a six storey mixed use building. A total of 68 residential units are proposed along with approximately 290 square metres of ground floor commercial space. A total of 19 surface level parking spaces are proposed. Vehicular access to the site is proposed from Paradise Road North.</p> <p>The existing buildings are to be demolished.</p>
Property Details	
Municipal Address:	804 to 816 King Street West.
Lot Area:	0.17 ha.
Servicing:	Existing full municipal services.
Existing Uses:	Two one storey commercial buildings and surface parking.
Documents	
Provincial Planning Statement:	The proposal is consistent with the Provincial Planning Statement (2024).
Official Plan Existing:	“Primary Corridor” on Schedule E – Urban Structure and “Mixed Use - Medium Density” on Schedule E-1 – Urban Land Use Designations.
Secondary Plan Existing:	“Mixed Use - Medium Density” on Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan.

Secondary Plan Proposed:	To amend “Site Specific Policy – Area J” within the Ainslie Wood Westdale Secondary Plan to increase the permitted maximum density from 176 residential dwelling units per gross hectare to 380 residential dwelling units per gross hectare within a six storey mixed use building.
Zoning Existing:	Mixed Use Medium Density (C5, 732) Zone.
Processing Details	
Received:	November 18, 2024.
Deemed Complete:	November 27, 2024.
Notice of Complete Application:	A Notice of Complete application was posted in the Hamilton Spectator on December 18, 2024.
Public Notice Sign:	Posted on December 12, 2024.
Notice of Public Meeting:	Sent to 203 property owners within 120 metres of the subject property on March 7, 2025.
Staff and Agency Comments:	Staff and agency comments have been summarized in Appendix E attached to Report PED25067.
Public Consultation:	<p>In addition to the requirements of the <i>Planning Act</i>, the applicant submitted a Public Consultation Strategy with the supporting materials. A letter outlining the development application with request for public feedback was distributed to 110 properties located within a 120 metre radius of the subject lands on November 9, 2024, and November 10, 2024.</p> <p>To date, one comment was received by the applicant seeking additional information regarding construction timing after a decision has been made. The applicant included the correspondence in the Planning Justification Report.</p>
Public Comments:	Planning staff have not received any comments from the public regarding this application.
Processing Time:	111 days.