

HISTORICAL BACKGROUND

Application Details	
Owner:	Sons and Daughters of Italy Crerar Corporation
Applicant/Agent:	Landwise (c/o Edward John)
File Number(s):	ZAC-25-005
Type of Application:	Zoning By-law Amendment
Proposal:	To adaptively reuse the existing building (former school) as a Private Club or Lodge. There are no exterior alterations to the structure or site alteration proposed through this application.
Property Details	
Municipal Address:	420 Crerar Drive, Hamilton
Lot Area:	± 17,750 m ² (± 1.78 ha).
Servicing:	Full municipal services.
Existing Use:	Educational Establishment (School)
Documents	
Provincial Planning Statement:	The proposal is consistent with the Provincial Planning Statement (2024).
Official Plan Existing:	“Neighbourhoods” on Schedule E – Urban Structure and Schedule E-1 – Urban Land Use Designations.
Zoning Existing:	Community Institutional (I2) Zone
Zoning Proposed:	Community Institutional (I2, 925) Zone
Modifications Proposed:	<ul style="list-style-type: none"> • To add Private Club or Lodge as an additional permitted use. • That Section 8.2.3.2. shall apply to a Private Club or Lodge.
Processing Details	
Received:	January 7, 2025
Deemed Complete:	January 16, 2025
Notice of Complete Application:	Sent to 72 property owners within 120 metres of the subject lands on January 24, 2025.
Public Notice Sign:	Posted on the subject lands on January 24, 2025.
Notice of Public Meeting:	Sent to 72 property owners within 120 metres of the subject lands on March 7, 2025.

Staff and Agency Comments:	Staff and agency comments have been summarized in Appendix F attached to Report PED25073.
Public Consultation:	<p>The applicant hosted a public open house on December 18, 2024, and approximately 11 members of the public attended.</p> <p>Refer to Appendix G attached to Report PED25073 for the applicant's Public Consultation Strategy and Summary.</p>
Public Comments:	City staff received two emails from members of the public indicating concerns regarding traffic, parking, and use of the site as a conference or convention centre. The public comments and staff responses are included as Appendix I attached to Report PED25073.
Processing Time:	70 days.