



City of Hamilton Report for Consideration

To: Chair and Members
Planning Committee

Date: March 18, 2025

Report No: PED25073

Subject/Title: Application for a Zoning By-law Amendment for
Lands Located at 420 Crerar Drive, Hamilton

Ward(s) Affected: Ward 7

Recommendations

1. That **Zoning By-law Amendment application ZAC-25-005, by Landwise (c/o Edward John), on behalf of Sons and Daughters of Italy Crerar Corporation, Owner**, for a change in zoning from the Community Institutional (I2) Zone to the Community Institutional (I2, 925) Zone, to permit the use of a Private Club or Lodge on lands located at 420 Crerar Drive, Hamilton, as shown on Appendix A attached to Report PED25073, **BE APPROVED** on the following basis:
 - (a) That the draft Amended By-law, attached as Appendix B to Report PED25073, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council; and,
 - (b) That the proposed change in zoning is consistent with the Provincial Planning Statement (2024) and complies with the Urban Hamilton Official Plan.

Key Facts

- The application is for a Zoning By-law Amendment to change the zoning from the Community Institutional (I2) Zone to the Community Institutional (I2, 925) Zone.
- The proposed development adaptively reuses the existing building (former school) as a Private Club or Lodge. The change of use will be accommodated through interior renovations to the existing building, and no exterior development or site alteration is proposed through this application. Please refer to the Concept Plan in Appendix D attached to Report PED25073.

- The subject lands are designated “Neighbourhoods” on Schedule E-1 – Urban Land Use Designations and zoned Community Institutional (I2) Zone in Zoning By-law No. 05-200, which does not permit a Private Club or Lodge.
- Staff recommends approval of the application for Zoning By-law Amendment as shown in Appendix B to Report PED25073.

Financial Considerations

Not applicable.

Analysis

The subject lands are municipally known as 420 Crerar Drive, Hamilton, and are approximately 1.77 hectares (4.39 acres) in size and are located on the north side of Crerar Drive, west of Timothy Place. The subject lands contain an existing building (formerly a school). The subject lands have an irregular shape with frontage along Crerar Drive and vehicular access off Crerar Drive. There is a teacher’s college building located directly east of the subject lands, which shares an access with the subject lands, single detached dwellings to the south, and vacant lands to the west and north, as indicated in Appendix A1 to PED25073.

The proposed development adaptively reuses the existing building (former school) as a Private Club or Lodge. The change of use will be accommodated through interior renovations to the existing building, and no exterior development or site alteration is proposed through this application. Please refer to the Concept Plan in Appendix D attached to Report PED25073.

A full review of applicable Provincial Planning Statement and Urban Hamilton Official Plan policies is provided in Appendix E attached to Report PED25073.

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).

Through the adaptive reuse of a former school site as another public service facility, the proposal for a Private Club or Lodge supports healthy, integrated, and complete communities that optimize existing infrastructure and public service facilities and supports convenient access to services and recreation in accordance with Policy 2.3.1.2 b) of the Provincial Planning Statement.

Based on the foregoing, the proposal is 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. The “Neighbourhoods” designation primarily consists of residential uses and complementary facilities and services intended to serve neighbourhood residents. These facilities and services may include parks, schools, trails, recreation centres, places of worship, small retail stores, offices, restaurants, and personal and government services. The proposed Private Club or Lodge is considered a complementary facility and service that is intended to serve residents. Policy E.3.2.3 of the Urban Hamilton Official Plan permits local community facilities/services in the “Neighbourhoods” designation, such as the proposed Private Club or Lodge.

Policy E.3.2.8 provides evaluation criteria for the establishment of supportive uses. The proposal would be considered a supportive use and shall be evaluated based on compatibility with the surrounding area, access to a collector or major or minor arterial road, provision of adequate off-street parking, and compliance with Section B.3.3 – Urban Design Policies and B.3.5 – Community Facilities/Services Policies. The proposed Private Club or Lodge is to be accommodated on the lands by adaptively reusing the existing building, and no exterior development or site alteration is proposed. The existing building does not create adverse shadow or wind impacts on adjacent properties. Accordingly, the proposal is compatible with the surrounding area. The proposal will have future access to a collector road, as Crerar Drive has draft plan of subdivision approval to be extended to the west of the subject lands and connect to Stone Church Road East. This future connecting segment of Crerar Drive to Stone Church Road East is classified as a collector road. Given that the proposal reuses the existing building, and that a supportive use (school) previously existed on the lands without direct access to a collector, minor or major arterial, staff do not anticipate any adverse impacts.

The policies related to Community Facilities/Services in Section B.3.5 relates to new buildings, which are not applicable. Policy B.3.5.2.2 states that the City will consider opportunities for optimizing the use of existing community facilities and their adaptive re-use, wherever feasible. The proposed development adaptively reuses the existing building on the lands and complies with the policies of Section B.3.3 and E.3.0 of the Urban Hamilton Official Plan.

Based on the policy analysis provided in Appendix E attached to Report PED25073, the proposal complies with the Urban Hamilton Official Plan.

Crerar Neighbourhood Plan

The subject lands are designated as “Civic and Institutional” in the Crerar Neighbourhood Plan, which recognizes the previous use on the lands as a school. The proposal is also considered a Community Facility/Service per the Urban Hamilton Official Plan and would therefore also be appropriate under the “Civic and Institutional”

designation in the Crerar Neighbourhood Plan. Accordingly, the proposed Private Club or Lodge conforms to the designation within the Crerar Neighbourhood Plan.

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

The subject lands are currently zoned as Community Institutional (I2) Zone under Zoning By-law No. 05-200. A Private Club or Lodge is not a permitted use within the (I2) Zone. The purpose of the Zoning By-law Amendment application is to add a Private Club or Lodge as a permitted use within the Community Institutional (I2) Zone. Refer to the proposed amendment to Zoning By-law No. 05-200 in Appendix B attached to Report PED25073 and to the Zoning Modification Table in Appendix H attached to Report PED25073.

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);
 - (ii) It complies with the Urban Hamilton Official Plan; and,
 - (iii) The proposal is compatible with the surrounding neighbourhood and represents good planning by facilitating healthy, integrated, and complete communities that optimize existing infrastructure and public service facilities, which support convenient access to services and recreation.

2. Zoning By-law Amendment

The proposed Zoning By-law Amendment application is to rezone the lands from the Community Institutional (I2) Zone to the Community Institutional (I2, 925) Zone, to permit the use of a Private Club or Lodge on lands located at 420 Crerar Drive, Hamilton, as shown in Appendix A attached to Report PED25073.

Staff are satisfied that the proposed Zoning By-law Amendment complies with the policies of the Urban Hamilton Official Plan, in particular as it relates to the provision of compatible Community Facilities/Services that facilitate healthy, integrated, and complete communities and optimize existing infrastructure and public service facilities to support convenient access to services and recreation by neighbourhood residents.

Therefore, staff support the proposed Zoning By-law Amendment.

Alternatives

Should the application be denied, the subject land can be used in accordance with the Community Institutional (I2) Zone in City of Hamilton Zoning By-law No. 05-200, which does not permit a Private Club or Lodge.

Relationship to Council Strategic Priorities

- Priority 1: Sustainable Economic & Ecological Development
 - 1.2: Accelerate our response to climate change
- Priority 2: Safe & Thriving Neighbourhoods
 - 2.1: Provide vibrant parks, recreation, and public space

Consultation

The applications were circulated to internal departments and external agencies. Refer to the comment summary and responses provided in Appendix F attached to Report PED25073.

The applicant hosted a public open house on December 18, 2024, in the existing building on the subject lands and approximately 11 members of the public attended. Please refer to Appendix G attached to Report PED25073 for the applicant's Public Consultation Strategy and Summary. City staff received two emails from members of the public, which are included as Appendix I attached to Report PED25073.

Appendices and Schedules Attached

Appendix A:	Location Map
Appendix A1:	Existing and Surrounding Land Uses and Zoning
Appendix B:	Amendment to Zoning By-law No 05-200
Appendix C:	Historical Background Report Fact Sheet
Appendix D:	Concept Plan
Appendix E:	Policy Review
Appendix F:	Staff and Agency Comments
Appendix G:	Public Consultation Strategy and Summary
Appendix H:	Zoning Modification Table
Appendix I:	Public Comments

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**Submitted and
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