



City of Hamilton Report for Information

To: Chair and Members
Planning Committee

Date: April 29, 2025

Report No: PED25035(a)

Subject/Title: Update on Official Plan Amendment, Zoning By-law
Amendment and Draft Plan of Subdivision
Applications for Lands Located at 228 McNeilly
Road and 1069 Highway No. 8, Stoney Creek

Ward(s) Affected: Ward 10

Recommendations

- 1) That Report PED25035(a) respecting Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications for lands located at 228 McNeilly Road and 1069 Highway No. 8, Stoney Creek **BE RECEIVED** for information.

Key Facts

- The Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications, filed by MHBC Planning Ltd. (c/o Dave Aston) on behalf of Losani Homes (Winona) Ltd. (c/o Daniel Borelli), Owner, were received on November 5, 2024, and deemed complete on November 18, 2024.
- On February 4, 2025, Planning Committee considered Report PED25035 recommending denial of a proposed development that consisted of 189 townhouse dwelling units, a 0.318-hectare park block, and future development block, as shown in Appendix B attached to Report PED25035(a).
- The item was deferred by Planning Committee to provide staff with an opportunity to work with the applicant on a revised Concept Plan, with an interim report on the progress of the discussions to be brought back to Planning Committee in April 2025.
- On February 20, 2025, a revised Concept Plan was received, consisting of 117 townhouse dwellings, a 1.68-hectare park block, and a future development block, as shown in Appendix C attached to Report PED25035(a).

- At the time of drafting this report, the supporting information to review the revised Concept Plan has not been submitted. Staff identified the updated materials required for review on February 28, 2025.

Financial Considerations

Not applicable.

Background

Report PED25035(a) has been prepared in accordance with Council's motion dated February 4, 2024, "That Report PED25035, respecting Applications for an Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision for Lands Located at 228 McNeilly Road and 1069 Highway No. 8, Stoney Creek (Ward 10), be DEFERRED to provide staff with an opportunity to work with the applicant on the revised Concept Plan, with an interim report on the progress of the discussions to be brought back to the Planning Committee in April 2025".

The subject property is municipally known as 228 McNeilly Road and 1069 Highway No. 8, Stoney Creek and is located on the east side of McNeilly Road and the north side of Highway No. 8, as shown in Appendix A attached to Report PED25035(a). The applicant has applied for an Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision.

On February 20, 2025, the applicant provided an updated concept plan for review. Internal discussions and correspondence regarding a parkland credit have occurred in response to the over-dedication of parkland that the applicant is looking to provide. On February 28, 2025, staff identified the updated reports, studies and drawings that would be required to be submitted in order to review the updated concept plan. Further reports and studies for support of the new concept plan have not been provided to date. However, it is staff's understanding that this information is forthcoming. At the time of preparing this report, the City and Losani are reviewing the potential purchase and/or use of parkland credits attributed to the additional park area.

Analysis

Staff recognize the revised concept as an effort to address previous concerns regarding conformity with the Urban Hamilton Official Plan's parkland policies, consistency with the Fruitland-Winona Secondary Plan and Block 3 Servicing Strategy, and orderly development. Further information and review will be required to confirm the revised concept plan can be supported, including:

- Updated Draft Official Plan Amendment, Draft Zoning By-law Amendment and Draft Plan of Subdivision;

- Updated Planning Justification Report;
- Updated Building Elevations and Urban Design Brief;
- Updated Heritage Impact Assessment;
- Updated Noise Impact Study;
- Updated Tree Protection Plan;
- Updated Landscape Concept;
- Updated Transportation Impact Study;
- Updated Functional Servicing Report and Stormwater Management Report;
- Updated Watermain Hydraulic Analysis;
- Updated Hydrogeological Report;
- Updated Engineering Drawings;
- Zoning Compliance Letter; and,
- Air Drainage Analysis.

At the time of preparation of this report, the additional supporting information has not been received. Once it has been provided, staff will review the information and continue to work with the applicant on the revised concept plan.

Relationship to Council Strategic Priorities

Priority 1. Sustainable Economic & Ecological Development

- 1.4 Protect green space and waterways

Priority 3. Responsiveness & Transparency

- 3.1 Prioritize customer service and proactive communication.

Previous Reports Submitted

- [Applications for an Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision for Lands Located at 228 McNeilly Road and 1069 Highway No. 8, Stoney Creek](#)

Consultation

N/A

Appendices and Schedules Attached

Appendix A: Location Map

Appendix B: Previous Concept Plan

Appendix C: Revised Concept Plan

Update on Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications for Lands Located at 228 McNeilly Road and 1069 Highway No. 8, Stoney Creek (Ward 10)

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Prepared by: James Van Rooi, Senior Planner
Planning and Economic Development Department Planning Division

Submitted and recommended by: Anita Fabac, Acting Director of Planning and Chief Planner
Planning and Economic Development Department