



## City of Hamilton Report for Consideration

**To:** Chair and Members  
Planning Committee

**Date:** May 23, 2025

**Report No:** PED25118

**Subject/Title:** Applications for a Zoning By-law Amendment and  
Draft Plan of Subdivision for Lands Located at 515  
Jones Road, Stoney Creek

**Ward(s) Affected:** Ward 10

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### Recommendations

- 1) That **Zoning By-law Amendment Application ZAC-25-008, by Urban in Mind (c/o Victoria Colantonio), on behalf of 2787685 Ontario Ltd. (c/o Salman Rehan), Owner**, for a change in zoning from the Low Density Residential – Large Lot (R2) Zone to the Low Density Residential (R1) Zone, for lands located at 515 Jones Road, Stoney Creek, as shown in Appendix A attached to Report PED25118, **BE APPROVED** on the following basis:
  - (i) That the draft By-law, attached as Appendix B to Report PED25118, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council; and,
  - (ii) That the proposed change in zoning is consistent with the Provincial Planning Statement (2024) and complies with the Urban Hamilton Official Plan.
- 2) That **Redlined Draft Plan of Subdivision Application 25T-202501, by Urban in Mind (c/o Victoria Colantonio), on behalf of 2787685 Ontario Ltd. (c/o Salman Rehan), Owner**, on lands located at 515 Jones Road, Stoney Creek, as shown in Appendix A attached to Report PED25118, **BE APPROVED**, 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 Condominium, on the following basis:

- (i) That this approval apply to the redlined Draft Plan of Subdivision certified by Moe Tavallae, O.L.S, dated April 17, 2025, consisting of five lots for single detached dwellings (Lots 1 to 5), one block for a road right-of-way widening and daylight triangle (Block 1), and one future development block (Block 2), as shown in Appendix C attached to Report PED25118;
- (ii) That the Owner enter into a standard form Subdivision Agreement as approved by City Council and with the Special Conditions of Draft Plan of Subdivision Approval 25T-202501, as shown in Appendix D attached to Report PED25118, be received and endorsed by City Council;
- (iii) That in accordance with the City's Comprehensive Development Guidelines and Financial Policies Manual, there will be no City of Hamilton cost sharing for this subdivision; and,
- (iv) That payment of Cash-in-Lieu of Parkland will be required, pursuant to Section 51 of the *Planning Act*, prior to the issuance of each building permit. The calculation for the Cash-in-Lieu payment shall be based on the value of the lands on the day prior to the issuance of each building permit, all in accordance with the Financial Policies for Development and the City's Parkland Dedication By-law, as approved by Council.

## **Key Facts**

- The application is for a Zoning By-law Amendment to change the zoning from the Low Density Residential – Large Lot (R2) Zone to the Low Density Residential (R1) Zone.
- The proposed redlined Draft Plan of Subdivision will facilitate the development of a residential subdivision consisting of one lot for the relocation of the existing heritage building, four lots for single detached dwellings, a block for a municipal road right-of-way widening and a daylight triangle, and a block for future development.
- The proposal was circulated to 80 property owners within 120 metres of the subject lands as per the requirements of the *Planning Act* and no comments were received.
- Staff recommends that the proposed Zoning By-law Amendment and Draft Plan of Subdivision with conditions be approved as shown in Appendices B, C and D attached to Report PED25118.

## **Financial Considerations**

Not applicable.

## **Analysis**

The subject property at 515 Jones Road, Stoney Creek is a corner lot in the City of Hamilton, abutting both Jones Road and Lakeside Drive. It has a lot of area of 0.29 ha,

with frontages of 55 metres along Jones Road and 53 metres along Lakeside Drive. The site contains a single detached dwelling, a detached garage, and a shed, with vehicular access from Jones Road. The property is included in Hamilton's Inventory of Heritage Buildings but is not listed or designated under the *Ontario Heritage Act* (Sections 27, 29, or 41).

The proposed development is to permit four lots for single-detached dwellings, one lot for relocating the existing heritage building, a block for future development, and a block for a municipal road right-of-way widening and a daylight triangle providing access via Jones Road, as shown in Appendix C attached to Report PED25118.

A full review of the applicable Provincial Planning Statement (2024) and Urban Hamilton Official Plan policies is provided in Appendix F attached to Report PED25118.

### **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 promotes the development of healthy, liveable, and complete communities by introducing residential uses on underutilized urban lands. The development is compatible with the surrounding neighbourhood, which consists of similar low density residential uses, and efficiently utilizes existing municipal infrastructure, including roads, water, and wastewater services. Additionally, natural features such as Lake Ontario and open space are located within 100 metres of the proposed development. The applicant also intends to protect and preserve the cultural heritage of the site by relocating the existing heritage building to a separate block within the subdivision, ensuring its continued presence within the community while accommodating new development.

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. Lands designated "Neighbourhoods" are characterized as complete communities that include a range of residential dwelling types, densities and supporting uses to serve local residents. The proposed development would facilitate the development of four new single detached dwellings, the preservation of a heritage building, and the completion of a public road right-of-way widening extension.

Residential intensification is a key part of Hamilton's growth strategy, helping to meet population and employment targets while making efficient use of land, services, and infrastructure. The applicant's proposal to create four lots for single detached dwellings

aligns with this strategy by accommodating more residents within the existing built-up area.

The proposal has been evaluated against Policy F.1.14.1.2, complying with the criteria for Draft Plans of Subdivision. It aligns with relevant policies and land use designations, can be serviced with adequate infrastructure and community facilities, does not adversely impact the transportation system or natural environment, is integrated with adjacent lands and roadways, and meets all the requirements of the *Planning Act*. Additionally, the proposal has been evaluated against B.3.4 due to the existing non-designated heritage property on-site. The applicant intends to preserve the heritage building and has submitted a Cultural Heritage Impact Assessment, with staff satisfied that there will be no impact on the building. A detailed policy analysis is provided in Appendix C attached to Report PED25118.

Based on the foregoing, the proposal complies with the applicable policies of the Urban Hamilton Official Plan.

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

The purpose of the Zoning By-law Amendment application is to change the zoning from the Low Density Residential – Large Lot (R2) Zone to the Low Density Residential (R1) Zone to permit the development of four new single detached dwellings accessible through a new municipal road via Jones Road and the relocation of a heritage building. No modifications are proposed to the Low Density Residential (R1) Zone.

### **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 general intent and purpose of the Urban Hamilton Official Plan; and,
  - (iii) The proposal is compatible with existing land uses in the immediate area and represents good planning by, among other things, preserving a cultural heritage asset, increasing the supply of housing units contributing to a complete community through the establishment of housing forms that are in keeping with existing and planned development in the surrounding area, and making efficient use of existing infrastructure within the urban boundary.

2. Zoning By-law Amendment

The proposed Zoning By-law Amendment application is to rezone the lands from the Low Density Residential – Large Lot (R2) Zone to the Low Density Residential (R1) Zone to permit the development of four single detached dwellings with access to a new municipal road via Jones Road and the relocation of a heritage building.

Staff are satisfied that the proposed Zoning By-law Amendment complies with the policies of the Urban Hamilton Official Plan, in particular with respect to the policies related to the “Neighbourhoods” designation and infrastructure policies in the Urban Hamilton Official Plan.

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

3. Draft Plan of Subdivision

Staff have reviewed the application against criteria set out in the *Planning Act* subsection 51(24) to assess the appropriateness of the proposed subdivision, and advise that:

- (i) It is consistent with the Provincial Planning Statement (2024);
- (ii) The proposal represents a logical and timely extension of existing development and services and is in the public interest;
- (iii) It complies with the applicable policies of the Urban Hamilton Official Plan;
- (iv) The land is suitable for the purposes for which it is to be subdivided;
- (v) The dimensions and shape of the lots and blocks are appropriate;
- (vi) Restrictions and regulations for the development of the subdivision are included in the implementing Zoning By-law Amendment in Appendix B attached to Report PED25118, conditions of draft plan approval in Appendix D attached to Report PED25118, and in the Subdivision Agreement;
- (vii) The subject lands can be appropriately used for the purposes for which it is to be subdivided and will not negatively impact natural heritage features, and flood control will be addressed through stormwater management plans that will be required as conditions of draft plan approval;
- (viii) Adequate municipal services will be available, the particulars of which will be determined as part of the conditions of draft plan approval and the

Subdivision Agreement;

- (ix) Public land will be conveyed to create road rights-of-way, the particulars of which will be determined as part of the conditions of draft plan approval, and final registration of the Plan of Subdivision including any required subdivision agreements; and,
- (x) The proposed development optimizes the available supply, means of supplying, efficient use, and conservation of energy.

Redline revisions are discussed of page 5 of Appendix G attached to Report PED25118. Therefore, staff are supportive of the proposed redlined Draft Plan of Subdivision and recommend its approval.

## **Alternatives**

Should the applications be denied, the subject property can be used in accordance with the Low Density Residential – Large Lot (R2) Zone in Zoning By-law No. 05-200.

## **Relationship to Council Strategic Priorities**

Priority 1: Sustainable Economic & Ecological Development

- 1.2: Facilitate the growth of key sectors.

Priority 2: Safe & Thriving Neighbourhoods

- Increase the supply of affordable and supportive housing and reduce chronic homelessness.

## **Consultation**

The applications were circulated to internal departments and external agencies. Refer to the comments provided in Appendix H attached to Report PED25118.

The public consultation strategy for 515 Jones Road included a Neighbourhood Meeting held on November 28, 2024. A Summary of the Public Meeting and Public comments can be found in Appendix H attached to Report PED25118.

## **Appendices and Schedules Attached**

Appendix A: Location Map

Appendix A1: Existing and Surrounding Land Uses and Zoning Chart

Appendix B: Amendment to Zoning By-law No. 05-200

Appendix C: Proposed Concept Plan and Proposed Redlined Draft Plan of Subdivision

Appendix D: Draft Plan of Subdivision Special Conditions

Appendix E: Historical Background Report Fact Sheet

Appendix F: Policy Review

**Applications for a Zoning By-law Amendment and Draft Plan of Subdivision for  
Lands Located at 515 Jones Road, Stoney Creek (Ward 10)**

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Appendix G: Department and Agency Comments

Appendix H: Public Consultation Summary and Public Comments

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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