

SUMMARY OF PUBLIC COMMENTS RECEIVED

Comments Received	Staff Response
<p>Concern as it relates to built form, including height, massing and side yard setbacks and the significant impact on surrounding low-rise neighbourhood development.</p>	<p>A policy review is provided in Appendix “F” to Report PED26068. Staff have evaluated the proposal against the Medium Density Residential category design and locational criteria and find the proposal will be compatible with the surrounding area.</p> <p>The proponents have met with representatives of the land owners to the east and have made design changes to the building and site plan layout to respond to their comments.</p>
<p>Concern that adverse shadowing impact will occur and overlook impact on future residents of their neighbourhood.</p>	<p>A Sun Shadow Study, prepared by Sam Esposto Architect Inc. dated September 15, 2025, was prepared in support of the applications. The study meets the City of Hamilton Sun Shadow Study guidelines. Future residents would have more than three hours of sunlight throughout the beginning of the day of the spring equinox (March 21st).</p>
<p>Concern that the proposal undermines a coherent streetscape and disrupt an appropriate built form transition along Highway No. 8.</p>	<p>Staff find the proposal is an appropriate transition in built form and meets the intent of gradually increasing heights and density as one makes their way outward from the internal area of a neighbourhood to its periphery.</p>
<p>Request that the applicant demonstrate compatibility through additional visual impact analysis and review against the relevant urban design policies of the Urban Hamilton Official Plan, Fruitland-Winona Secondary Plan, and Fruitland-Winona Urban Design Principles and Guidelines for Special Character Areas.</p>	<p>An Urban Design Report, prepared by Esposto Architects, dated August 2025, indicates visual impact is minimized through locating most parking and service areas at the rear, and sides of the proposed building.</p>

COPY OF PUBLIC COMMENTS RECEIVED



October 14, 2025

James Van Rooi
Senior Planner
Planning and Economic Development
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON, L8P 4Y5

Dear Mr. Van Rooi,

**RE: Comments on Complete Application - 861 Highway No. 8, Stoney Creek
UHOPA-25-014 & ZAC-25-028**

We are writing on behalf of our client, Homefield Management Ltd. ("Homefield"), who are acting under agreements of purchase and sale with the owners of 219 and 235 Glover Road and 869, 873, and 877 Highway No. 8. We are submitting this letter to formally express concern regarding the proposed development at 861 Highway No. 8, as outlined in the City's Notice of Complete Application dated September 30, 2025.

Homefield received Notice of Complete Application on October 8, 2025, for an Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision for the lands adjacent to 861 Highway No. 8 (219 & part of 235 Glover Road and 869, 873 and 877 Highway No. 8). Homefield is proposing a 102-unit, three-storey townhouse development that will provide attainable housing through a land-lease tenure model. Our client is committed to delivering a well-integrated and contextually appropriate development, specifically designed to address the City's affordable housing objectives.

We wish to emphasize that Homefield recognizes and supports the need for long-term care facilities within the City of Hamilton, and they acknowledge the important role such uses play in meeting the needs of an aging population. Our comments are not in opposition to the proposed use. Rather, our client's concerns relate specifically to the built form, including height, massing, and side yard setbacks, and the significant impacts on the surrounding low-rise neighbourhood context and on the proposed townhouse development on the adjacent lands that will result from the proposal in its current form.

As currently proposed, the development at 861 Highway No. 8 will create adverse shadowing and overlook impacts on the future residents within our client's proposed development. It will also undermine a coherent streetscape and disrupt an appropriate built form transition along Highway No. 8.



Given that both properties are advancing concurrently through the approval process, it is critical that the City evaluate the 861 Highway No. 8 proposal in context with adjacent planned development rather than in isolation. We respectfully request that the applicant for 861 Highway No. 8 be required to demonstrate compatibility through additional visual impact analysis and review against the relevant urban design policies of the Urban Hamilton Official Plan, Fruitland-Winona Secondary Plan, and Fruitland-Winona Urban Design Principles and Guidelines for Special Character Areas.

We appreciate the opportunity to provide comments and welcome further discussion with both City staff and the applicant to ensure a coordinated and context-sensitive outcome for this section of Highway 8.

Please keep us informed of any future public meetings, circulation materials, or staff reports related to this file. Should you have any questions or require additional information, please do not hesitate to contact Edward John at (905) 574-1993 ext. 202 or edward.john@landwise.ca.

Respectfully Submitted,

LANDWISE

A handwritten signature in black ink, appearing to be "Edward John", written over a faint, light-colored signature line.

Edward John, B.A., M.A., MRTPI
Partner / Principal Planner

Cc: Andrew Adams & Alex Hahn, Homefield Management Ltd.

From: [REDACTED]
To: [Van Rooi, James](#)
Subject: Re - 861 Hwy 8 - privacy request.
Date: Tuesday, December 2, 2025 10:28:16 PM

External Email: Use caution with links and attachments

Dear James,

I am writing to express my support for the proposed long-term care home at 859 Hwy 8, Stoney Creek, ON. However, I have one concern regarding the potential impact on my home's privacy, as I plan to have a pool in my backyard.

I kindly request that measures be taken to ensure the long-term care home's residents do not have a direct view into my backyard. I would appreciate it if the landscaping and fencing of the proposed facility could be designed to maintain my backyard's privacy.

Please share my email and comments with the planners and architects involved in this project.

Thank you for your attention to this matter.

Sincerely,

[REDACTED]

From: [REDACTED]
To: [Van Rooi, James](#)
Subject: Plan Amendment Application - 861 Hwy 8
Date: Tuesday, November 11, 2025 4:04:17 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

External Email: Use caution with links and attachments

Good afternoon James,

The City of Hamilton website states that the proposed application, including **supporting information**, are available by contacting the Planning Division, so I was wondering if plans/drawings of the building or the plot plan siting are available to me.

Address: 861 Highway No. 8
File Number: UHOPA-25-014 & ZAC-25-028

Thanks in advance



[REDACTED]

[REDACTED]



This communication (and any attachments) is directed in confidence to the addressee(s) listed above, and may not otherwise be distributed, copied or used. The contents of this communication may also be subject to lawyer-client privilege, and all rights to that privilege are expressly claimed and not waived. If you have received this communication in error, please notify me by reply e-mail or by telephone and delete this communication (and any attachments) without making a copy. Thank you.

**SUMMARY OF PUBLIC CONSULTATION
CONDUCTED BY FOTHERGILL PLANNING & DEVELOPMENT INC.**

3.9 Public Consultation Summary

The project was subject to an Open House meeting on Tuesday September 19, 2023, at which time plans for a similar form of the development were presented to the community. Those who attended were generally in support of the proposal. Attached in Appendix A is a copy of the original notice and site plan drawing that was hand-delivered to all property owners within approximately 240 metres of the property.

In June 2025, notice of the revised proposal was hand-delivered to the same distribution area. A copy of the notice and the map of the distribution area is included in Appendix A. To date, there have been no response received as a result of the distribution of the notice.

INFORMATION OPEN HOUSE

To review a proposal for a 6 storey Long-Term Care Facility (nursing home) which will contain 160 nursing home beds to be constructed at 861 Highway 8. 100 of those beds will be transferred from the Clarion Nursing Home which is to be closed. The additional 60 beds will be added to help address the ongoing need for Long Term Care beds in the community. In this fashion, the long-term health care needs of seniors in this part of the community will be retained and enhanced with the approval of this project. In order to implement the proposal, an application for official plan amendment and rezoning is required. Prior to the submission of formal applications to the City, the owner would like to present the work that has been completed on the project to date and elicit any input from the neighbours.



OPEN HOUSE TO BE HELD AT:

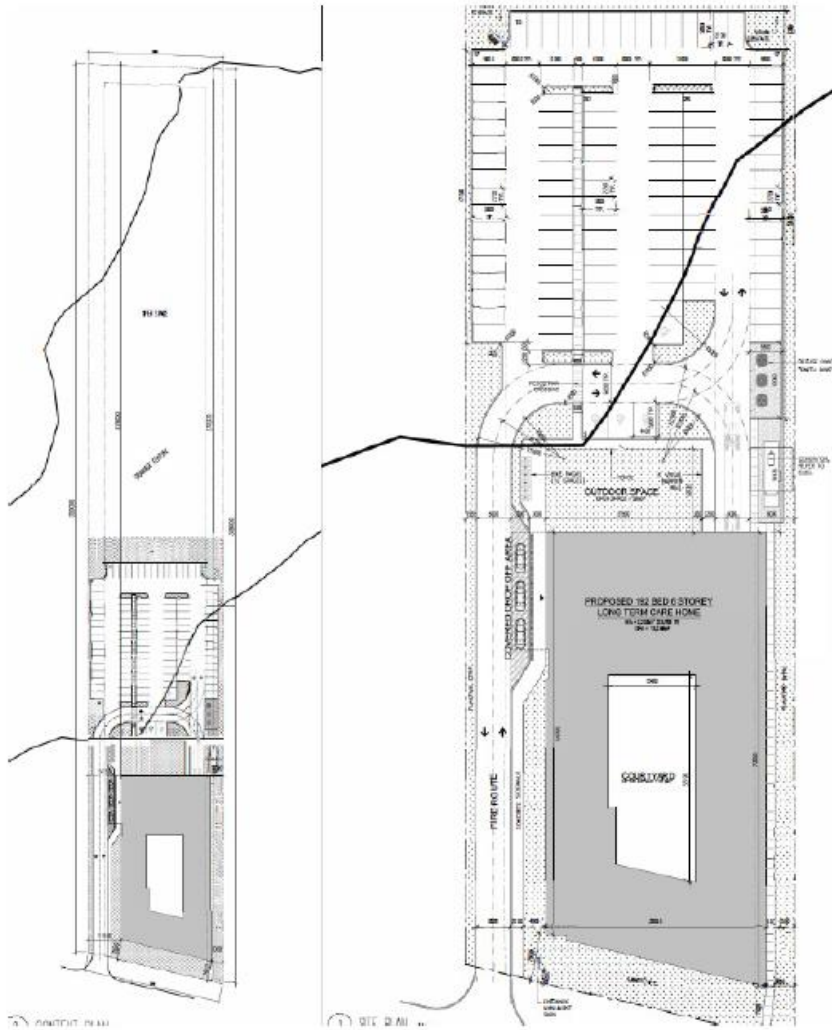
**FORMER CITY OF STONEY CREEK CITY HALL
777 HIGHWAY 8 WEST**

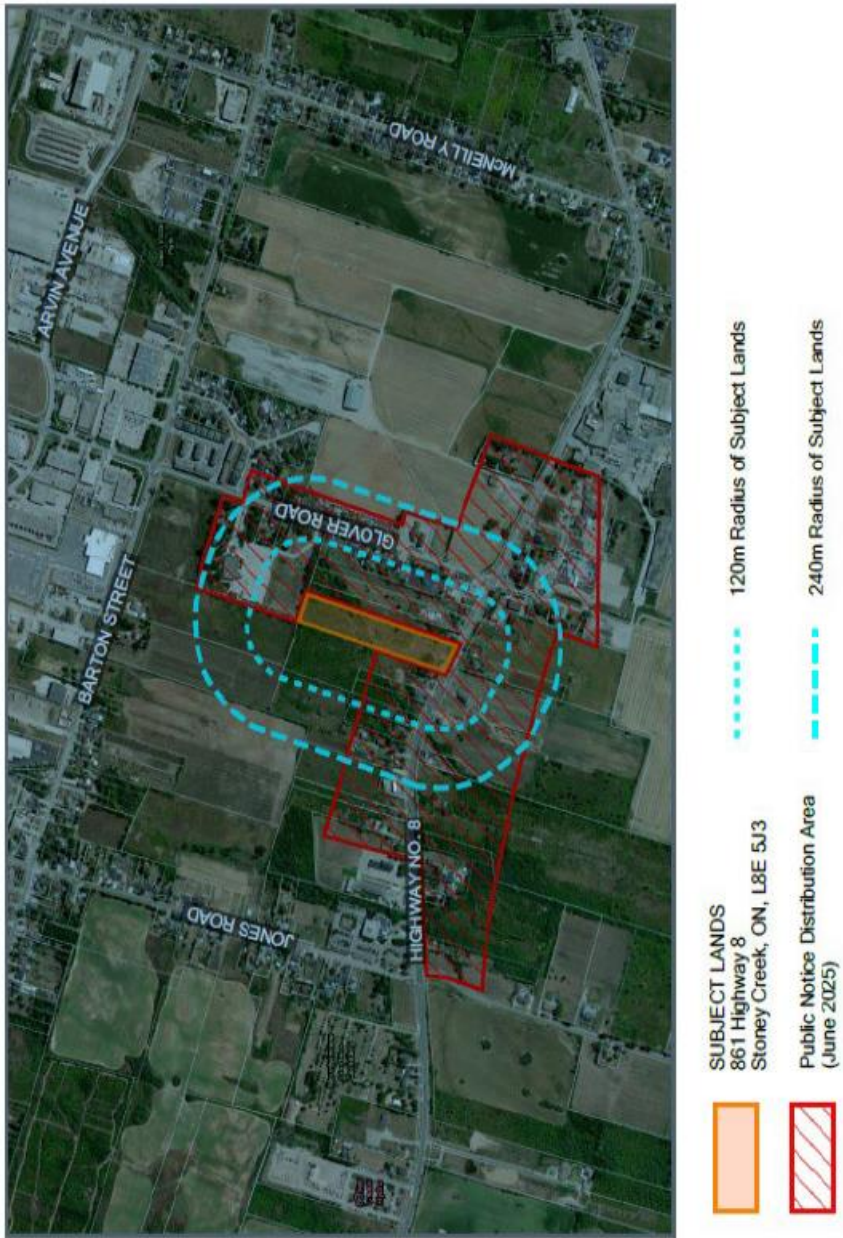
- TUESDAY SEPTEMBER 19, 2023 -

You are invited to view displays of the proposal between 5:00-7:30 PM.

THIS IS NOT A CITY OF HAMILTON SPONSORED MEETING

FOR INQUIRIES: FOTHERGILL PLANNING & DEVELOPMENT INC. AT 905-577-1077





FPD
F O T H E R G I L L P L A N N I N G & D E V E L O P M E N T I N C .
62 DAFFODIL CRES • HAMILTON, ON L9K 1E1 • PHONE 905.577.1077 • EMAIL ed@fothergillplanning.ca

June 24, 2025

NEIGHBOURHOOD INFORMATION LETTER
8.0 Official Plan & Zoning By-law Amendment Application
9.0 (861 Highway 8, Stoney Creek)

Dear Resident or Business Owner,

Fothergill Planning & Development Inc. has been retained by the landowners of 861 Highway 8, to assist with the development of a long term care home titled "Madison Village". The proposed six-storey facility will provide 192 long term care beds. 89 parking spaces are proposed. One driveway is proposed on Highway 8. See the attached conceptual plan for further details.

You may recall receiving a notice for an Open House which was held Tuesday September 19, 2023 for a 6-storey 160-bed long-term care home on the same property. The owner is now moving forward with what is essentially the same project with 32 additional units and a revised building plan and site layout that has been designed to accommodate setbacks from a flood line and wetland on the property.

An amendment is needed to the *Fruitland-Winona Secondary Plan* to change the designation from "Low Density Residential 3" to "Institutional". An amendment to the *Stoney Creek Zoning By-law 3692-92* is needed to rezone the property from Agricultural Specialty (AS) to "Major Institutional (I3) Zone". Additional changes to the zoning requirements are proposed for height and setbacks.

Following the completion of technical studies, the applicant intends to submit the applications to the City. If your property is within 120 metres of the site, you will receive a formal notice from the City after the application has been submitted. In the meantime, I would appreciate your comments and/or questions. Written comments, with your name and address included, can be mailed to 62 Daffodil Crescent, Ancaster ON L9K 1E1, or sent by email to ed@fothergillplanning.ca. You can also reach me by phone at (905) 577-1077.

Respectfully,**Fothergill Planning & Development Inc.**

Ed Fothergill, MCIP, RPP

President

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