



City of Hamilton

Memorandum

To: Chair and Members
Planning Committee

Date: March 24, 2026

Report No: PED26051

Subject/Title: Update on Site Plan and Draft Plan of Subdivision
Applications for 700 Garner Rd E, Ancaster

Ward(s) Affected: Ward 12

Information

Background

This memorandum has been prepared in response to the following motion passed at Planning Committee on November 14, 2025:

That staff from the Planning and Economic Development Department provide Planning Committee with quarterly updates, starting in March 2026, on the status of the Site Plan application as well as the clearance of the Draft Plan of Subdivision conditions related to the new school site, for 700 Garner Road, Draft Plan of Subdivision application 25T-202105.

The new school site referred to in the motion is the site of a proposed secondary school which will be a shared facility for both the Conseil Scolaire Catholique MonAvenir and Conseil Scolaire Viamonde. A Site Plan Control application will be required in future for

the school site. The Site Plan Control application will consider matters such as site layout and design, landscaping, vehicular access, servicing and grading.

The related Draft Plan of Subdivision application (25T-202105) will establish four blocks for institutional uses, two public roads, one block for a drainage channel, one block for stormwater management, one block for the road widening for Smith Road, one block for a 0.3 metre reserve, and two blocks for turning circles. It is important to note that the site of the future school is not located within the Draft Plan of Subdivision. Rather, the owner of the Draft Plan of Subdivision lands is responsible for constructing Street 'B', and other related infrastructure, which will provide access and servicing to the new school site (see the draft approved Plan of Subdivision attached as Appendix "A").

Draft Plan of Subdivision Status Update

Notice of Council's decision to approve the Draft Plan of Subdivision (file number 25T-202105) was issued on December 2, 2025. No appeals on the decision were received. Accordingly, the Draft Plan received draft approval, with conditions, on December 23, 2025.

The owner is required to enter into a Subdivision Agreement containing standard City requirements / conditions, as well as the special conditions which were applied to this development through the draft approval. The Subdivision Agreement will subsequently be executed by the owner and registered on title to the lands. The draft Subdivision Agreement has been prepared and is currently with the owner for review and execution. Growth Management staff have held meetings with the developer's consultant team to

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review and discuss engineering details, with the intent of enabling the applicant to submit comprehensive engineering drawings and fast-track the approval process. The applicant has advised the City that the first engineering submission is anticipated on March 6, 2026, for City review.

There are no Draft Plan of Subdivision conditions cleared at the time of writing of this Memorandum. Future versions of this update will include a full list of Draft Plan conditions, including clearance status, as an Appendix to the Memorandum.

Site Plan Application Status Update

The applicant received Site Plan complete application requirements from the city on July 23, 2025, through Formal Consultation application FCSP-25-037. A formal Site Plan Control application has not yet been submitted; however, the applicant has advised that they expect to make a Site Plan Control application in March 2026.

Consultation

Anita Fabac, Acting Director, Planning and Chief Planner, Planning Division, Planning and Economic Development Department.

Zivko Panvoski, Acting Manager, Development Engineering West, Growth Management, Planning and Economic Development.

Sean Kenney, Manager – Site Plan, Planning, Planning and Economic Development

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Jana Keleman, Manager – Heritage and Urban Design, Planning and Economic Development

Appendices and Schedules Attached

Appendix A: Draft Approved Plan of Subdivision 25T-202105

Prepared by:

Sara Rogers, Development Coordinator, Growth Management – Legislative Approvals / Staging of Development, Planning and Economic Development Department

Submitted and Recommended by:

Binu Korah, Acting Director, Growth Management and Chief Development Engineer, Growth Management Division, Planning and Economic Development Department

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