



March 23, 2026

Hamilton Planning Committee c/o Lisa Kelsey, Clerk
City of Hamilton
71 Main St. W., 1st Floor
Hamilton, Ontario, Canada L8P 4Y5

RE: City of Hamilton - Major Transit Station Areas Report PED23105(a) – Comments for 140 Glen Echo Drive
OUR FILE: 14196CD

On behalf of our client, Losani Homes (Glen Echo) Ltd., please accept this submission as comments on the Major Transit Station Areas and Protected Major Transit Station Areas Report (PED23105a) as it relates to 140 Glen Echo Drive (the 'subject lands').

We have been monitoring the City's planning process for the Major Transit Station Areas (MTSAs) which is required to establish MTSA boundaries and policies to ensure consistency with the Provincial Planning Statement ("PPS"). The PPS requires intensification in MTSAs to meet provincial targets of 160 people and jobs per hectare to support the planned investment by the City in higher order transit infrastructure (Light Rail Transit).

The subject lands are within the 'Built-Up Area' of the City of Hamilton and are designated 'Institutional' in the Urban Hamilton Official Plan (UHOP).

We previously provided comments as part of this process in November, 2023 and our requests were not implemented. Below is a summary of these comments and additional comments based on the new report.

Request for Consideration:

We support the inclusion of the subject lands within the Nash MTSA boundary. We request the following updates to the proposed Official Plan Amendment ("OPA") as it relates to the subject lands:

- The proposed OPA policies should encourage redevelopment of the subject lands.
- Appendix Q of the OPA should assign a minimum density to the subject lands as they are vacant and underutilized and redevelopment will support provincial and city policy objectives.

As a general note, Appendix Q of the OPA should include density in people and jobs per hectare or units per hectare, having both will create implementation challenges.

Rationale for Request:

The following items are important for consideration for the subject lands:

- The subject lands are within the 'Built-Up Area' of the City of Hamilton. The subject lands are a surplus school site which was sold as a redevelopment opportunity to Losani Homes (Glen Echo) Ltd.
- The subject lands are located within the 500-800 metre radius (approximately 650 metres) from the planned Nash LRT station.
- As confirmed in the Dillon Report appended to the Staff Report, the Nash MTSA has a current density of only 52 people and jobs per hectare which is well below the provincial target of 160 people and jobs per hectare. The City should be identifying opportunities for short-term development to increase density in this area and ensure consistency with the PPS. Many of the sites identified within the proposed Intensification Area in the Dillon Report are already built up or not available for redevelopment (i.e. parks and existing residential) to support housing and intensification targets in the near future.
- The subject lands are well suited to accommodate intensification and support the overall objectives of the MTSA, given the location, size and adjacent uses. The subject lands are vacant and the former school building has been demolished, and can be redeveloped in the short term.

In summary, the redevelopment of the subject lands will support the efficient utilization of the subject lands, achievement of the City's growth targets within MTSA's, and ensure consistency with the PPS which identifies MTSA's as Strategic Growth Areas.

We would be pleased to meet to discuss these comments and consideration of the lands as part of the overall process.

Yours truly,

MHBC

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cc. William Liske and Travis Skelton, Losani Homes (Glen Echo) Ltd.