



City of Hamilton

Report for Consideration

To: Chair and Members
Planning Committee

Date: April 14, 2026

Report No: PED26053

Subject/Title: Application for a Zoning By-law Amendment for Lands
Located at 974 and 980 Upper Paradise Road, Hamilton

Ward(s) Affected: Ward 14

Recommendations

That **Revised Zoning By-law Amendment Application ZAC-25-034, by Landwise (c/o Katelyn Gillis) on behalf of Winzen Ancaster Homes Limited (c/o Raymond Zenkovich), Owner**, for a change in zoning from the “C/S-1822” (Urban Protected Residential, etc.) District, Modified, to Low Density Residential (R1, 960) Zone, to permit 12 three-storey townhouse dwelling units, as shown in Appendix “A” to Report PED26053, **BE APPROVED** on the following basis:

- (a) That the Revised Zoning By-law, attached as Appendix “B” to Report PED26053, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
- (b) That the proposed change in zoning is consistent with the Provincial Planning Statement (2024) and complies with the Urban Hamilton Official Plan;

- (c) That upon finalization of the amending By-law, the subject lands known municipally as 974 and 980 Upper Paradise Road and shown in Appendix “A” to Report PED26053, be redesignated from “Single and Double” to “Attached Housing” in the Falkirk West Neighbourhood Plan as shown on Appendix “I” to Report PED26053.

Key Facts

- The application is for a Zoning By-law Amendment to change the zoning from the “C/S-1822” (Urban Protected Residential, etc.) District, Modified, to the Low Density Residential (R1, 960) Zone.
- The proposal consists of two, three-storey townhouse buildings with 12 dwelling units, 17 surface parking spaces, and 12 garage parking spaces.
- The subject lands are designated “Neighbourhoods” in the Urban Hamilton Official Plan.
- Staff recommends approval of the Revised Zoning By-law Amendment as included in Appendix “B” to Report PED26053.

Financial Considerations

Not Applicable.

Analysis

The subject lands are approximately 0.29 hectares in size and rectangular in shape and with 53.3 metres of frontage along the west side of Upper Paradise Road, as shown in Appendix “A” to Report PED26053. The lands are currently occupied by two single detached dwellings. The proposed development consists of two, three-storey

townhouse buildings with 12 dwelling units, 17 surface parking spaces, and 12 garage parking spaces, as shown in Appendix “D” attached to Report PED26053.

Details on the surrounding land uses, the Historical Background Factsheet, and the Concept Plan are included in Appendices “A1”, “C”, and “D” attached to Report PED26053.

A full review of applicable policies of the Provincial Planning Statement (2024) and the Urban Hamilton Official Plan are provided in Appendix “E” attached to Report PED26053.

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 supports the development of healthy, liveable, and complete communities. The proposed development will provide a greater range of housing types and achieve the planned urban structure. The increase in density will support the use of existing and planned transit, commercial uses, and active transportation networks.

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 of Urban Hamilton Official Plan.

The proposed development is located on the periphery of the Falkirk West Neighbourhood with frontage and direct access onto a collector road, Upper Paradise Road. The proposed development consists of 12 three-storey townhouse dwellings units along a private road accessed from Upper Paradise Road. The existing land uses on the surrounding lands include low density residential uses to the north, east, south, and west. The proposed development meets the Urban Hamilton Official Plan's definition of multiple dwelling, which is a permitted use in the medium density residential category of the "Neighbourhoods" designation. The proposal meets the medium density residential category locational criteria under the "Neighbourhoods" designation and is in an appropriate location.

A Conceptual Site Plan, prepared by Landwise dated December 2, 2025, and revised February 17, 2026, Landscape Plan, prepared by Adesso Design Inc. dated June 6, 2024, and Elevations, prepared by Fabiani Architect Ltd. dated March 2023, were submitted. These documents were evaluated and demonstrate that the proposed development is compatible with the adjacent land uses which will not be impacted by shadow, privacy, or wind impacts from the proposed development. The subject lands are located outside of the Built Boundary; therefore the proposal was also reviewed against the Urban Hamilton Official Plan's residential greenfield design policies and complies.

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

Falkirk West Neighbourhood Plan

The subject lands are within the Falkirk West Neighbourhood Plan and designated "Single and Double". The proposed use is not permitted within this designation. Planning staff support the Neighbourhood Plan amendment from "Single and Double" to "Attached Housing", as shown in Appendix "I" attached to Report PED26053. The "Attached Housing" designation is the most appropriate under the Falkirk West

Neighbourhood Plan given the form and scale of the proposed development. At approximately 41 units per hectare, the proposed development slightly exceeds the maximum residential density of 40 units per hectare permitted through the policies of the Falkirk West Neighbourhood Plan. City Staff are of the opinion that this increase can be supported as the proposed development is compatibly integrated into the surrounding neighbourhood and can be supported by existing municipal infrastructure.

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

The applicant has requested a number of site specific modifications to the Low Density Residential (R1) Zone which are required to facilitate the proposed development. An analysis of the site specific modifications is provided in Appendix “F” to Report PED26053.

Rationale For Recommendation

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 Urban Hamilton Official Plan; and,
- (iii) It is compatible with the existing land uses in the immediate area, represents good planning by, among other things, providing a range of housing types, achieving the planned urban structure, and supporting the development of a complete community.

2. Zoning By-law Amendment

The Low Density Residential (R1) Zone is intended to apply to low density areas and to permit low density housing types. Notwithstanding this, the proposed townhouse buildings are similar in form to street townhouses, which are a low density housing type. The key distinction being that the proposed development fronts onto a private driveway, whereas street townhouses front onto a public street. As the City's Medium Density Residential Zones are not yet in effect, Staff have included appropriate performance standards to regulate the proposed development in a modified site specific Low Density Residential (R1) Zone. Therefore, the Low Density Residential (R1) Zone is appropriate.

Planning staff are satisfied that the proposal is consistent with the Urban Hamilton Official Plan and is compatible with the existing surrounding lands uses and complies with the Urban Hamilton Official Plan as outlined Policy Review summary in Appendix "E" to Report PED26053. Therefore, staff support the proposed Zoning By-law Amendment.

Alternatives

Should the application be denied, the subject lands can be used in accordance with the "C/S-1822" (Urban Protected Residential, etc.) District, Modified, in City of Hamilton Zoning By-law No. 6593.

Relationship to Council Strategic Priorities

- Priority 1: Sustainable Economic & Ecological Development
 - 1.2: Facilitate the growth of key sectors.

- Priority 3: Modernize City Streams
 - 3.4: Streamlined processes and accelerated approvals for city services.

Consultation

The application was circulated to internal departments and external agencies. Refer to the comment summary and responses provided in Appendix “G” attached to Report PED26053. The applicants mailed information letters to addresses within 120 metres of the subject lands on May 8, 2024. Based on the Consultation Strategy submitted by the applicant, two individuals responded to the mailout. These individuals requested information about the construction timeline and stormwater management. The Consultation Strategy is included in Appendix “H” attached to Report PED26053.

A notice of public meeting was mailed out on March 13, 2026, to all property owners within 240 metres of the subject lands, published in the Hamilton Spectator on March 13, 2026, and published to the City’s website on March 13, 2026. A public notice sign was posted on the subject lands on March 13, 2026.

Staff have received four written comments at the time of this report being written. One email expressed support for the proposed development. Three emails expressed concern with traffic and construction practices. Written submissions received and staff responses are provided in Appendix “H” attached to Report PED26053.

Appendices and Schedules Attached

Appendix A: Location Map

Appendix A1: Existing and Surrounding Land Uses and Zoning

Appendix B: Draft Revised Zoning By-law Amendment

Appendix C: Historical Background Report Fact Sheet

Appendix D: Concept Plan

Appendix E: Policy Review

Appendix F: Zoning Modification Chart

Appendix G: Staff and Agency Comments

Appendix H: Public Comments Received and Public Consultation Summary

Appendix I: Falkirk West Neighbourhood Plan Amendment

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