

Historical Background

Application Details	
Owner:	Winzen Ancaster Homes Limited.
Applicant:	Winzen Townhouses Ltd. (c/o Raymond Zenkovich).
File Number:	ZAC-25-034.
Type of Applications:	Zoning By-law Amendment.
Proposal:	<p>The purpose of the Zoning By-law Amendment is for a change in zoning from the "C/S-1822" (Urban Protected Residential, etc.) District, Modified, to Low Density Residential (R1, 960) Zone.</p> <p>The effect of this application is to permit the development of two, three-storey townhouse buildings with 12 dwelling units, 17 surface parking spaces, and 12 garage parking spaces. Vehicular access to the development will be provided from Upper Paradise Road.</p> <p>The two existing structures on the subject lands will be demolished.</p> <p>Staff proposed revisions to the Low Density Residential (R1, 960) Zone to introduce appropriate regulations for the development of a multiple dwelling in townhouse multiple dwelling form. The staff proposed revisions are listed below.</p>

Property Details	
Municipal Address:	974 and 980 Upper Paradise Road.
Lot Area:	0.29 hectares.
Servicing:	Full municipal services.
Existing Use:	Residential.
Documents	
Provincial Planning Statement:	The proposal is consistent with the Provincial Planning Statement (2024).
Official Plan Existing:	“Neighbourhoods” on Schedule E – Urban Structure and “Neighbourhoods” on Schedule E-1 – Urban Land Use Designations.
Neighbourhood Plan Existing:	“Single and Double” on Falkirk West Neighbourhood Plan.
Neighbourhood Plan Proposed:	“Attached Housing” on Falkirk West Neighbourhood Plan.
Zoning Existing:	“C/S-1822” (Urban Protected Residential, etc.) District, Modified.
Zoning Proposed:	A site specific Low Density Residential (R1, 960) Zone.
Modifications Proposed:	<p>The following modifications are requested by the applicant:</p> <ul style="list-style-type: none"> • To reduce the minimum lot area from 180.0 square metres to 125.0 square metres for each dwelling unit; • To reduce the minimum unit width from 6.0 metres to 5.5 metres for each dwelling unit; and, • To reduce the minimum setback from the rear lot line from 7.5 metres to 6.5 metres.

Documents	
<p>Modifications Proposed: (continued)</p>	<ul style="list-style-type: none"> • To increase the maximum building height from 10.5 metres to 12.0 metres; and, • To reduce the minimum front yard landscape area from 50 percent to 45 percent. <p>The following modifications are proposed by staff:</p> <ul style="list-style-type: none"> • To establish a maximum number of dwelling units attached in a row of eight; • To establish a minimum unit width of 5.5 metres; • To establish a minimum setback from a street line of 4.0 metres; • To establish a minimum setback from a side or rear lot line for the first 25.0 metres from the street of 1.2 metres, if the wall contains no windows to a habitable room, and 6.5 metres, if the wall contains windows to a habitable room; • To establish a minimum setback from a side or rear lot line for the beyond 25.0 metres from the street of 6.5 metres; • To establish a minimum distance between buildings on a lot of 3.0 metres between two exterior walls which contain no windows to a habitable room, 6.0 metres between two exterior wall at least one of which contains windows to a habitable room, and 12.0 between two exterior walls both of which contain windows to a habitable room; and, • To establish a maximum building height of 12.0 metres.

Documents	
<p>Modifications Proposed: (continued)</p>	<ul style="list-style-type: none"> • To require rooftop mechanical equipment be located and/or screened from view from any abutting street; • To establish a minimum landscaped area of 30% of the lot area; • To establish a minimum amenity area per dwelling unit of 5.0 square metres per dwelling unit, which may be provided in a communal area, exclusive to the dwelling unit, or a combination of both; • To expand the definition of amenity area to specify that amenity area shall be located outdoors shall be unobstructed and shall be at or above the surface, and exposed to light and air and may include balconies and patios; • To prohibit a parking space from being located between a building façade and the front lot line, except parking shall be permitted on individual driveways leading to garages forming part of a dwelling unit; • To establish the maximum number of vehicular accesses on a lot to one access driveway; • To establish a maximum height of a principle pedestrian entrance of 1.2 metres above grade; and, • To establish that outdoor waste storage shall be fully enclosed and not located in the front yard. <p>The following modifications are proposed by the applicant and staff:</p> <ul style="list-style-type: none"> • To permit a Multiple Dwelling Townhouse.

Processing Details	
Received:	December 18, 2025.
Deemed Complete:	December 18, 2025.
Notice of Complete Application:	January 16, 2026.
Public Notice Sign:	Posted on January 14, 2026, and updated with a Public Meeting date on March 13, 2026.
Notice of Public Meeting:	Sent to 360 property owners within 240 metres of the subject lands on March 13, 2026, published in the Hamilton Spectator on March 13, 2026, and published to the City's website on March 13, 2026.
Staff and Agency Comments:	Staff and agency comments have been summarized in Appendix "G" attached to Report PED26053.
Public Consultation:	<p>The applicants mailed information letters to addresses within 120 metres of the subject lands on May 8, 2024. A Consultation Strategy submitted by the applicant, indicated that two individuals responded to the mailout. These individuals requested information about the construction timeline and stormwater management.</p> <p>The Consultation Strategy is included in Appendix "H" attached to Report PED26053.</p>
Public Comments:	Staff have received four written comments at the time of this report being written. One comment expressed support for the proposed development. Three comments expressed concern with traffic and construction practices.

Processing Details	
Public Comments: (continued)	Written submissions and staff responses are provided in Appendix "H" attached to Report PED26053.
Processing Time:	117 days.