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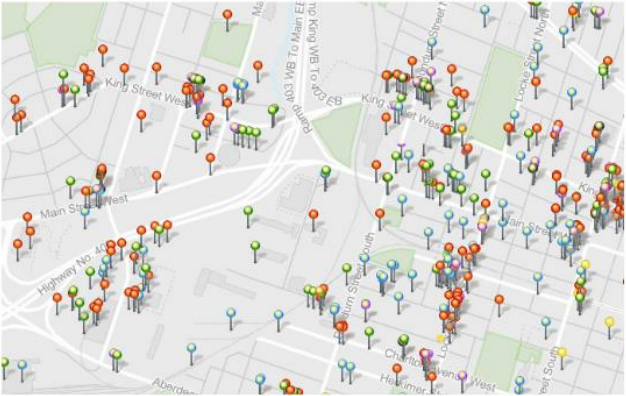
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Development Planning Applications

Find all open applications for Zoning Bylaw and Official Plan amendments on this page.

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Use our interactive dashboard to learn more about development applications



Once a decision on an application is completed, the link is moved to the [Applications with decisions](#) page which has past projects. Some projects that are approved may not have started construction, for some, construction may be in progress or completed. Once construction is completed, the pages will be retained but they will be archived.

[View applications with decisions](#)

Current applications

Click on an application below to read a summary of the proposed changes, learn about upcoming public meetings, read documents and provide feedback. Use the Ask a question, Read answers tool on the application pages to get your questions answered by the City of Hamilton planner.

Active Applications for Zoning Bylaw amendments and Official Plan Amendments



499 Mohawk Road East, Hamilton

Application to amend the Urban Hamilton Official Plan and Zoning By-law No. 05-200 to permit the development of three 20 storey mixed-use buildings and two sixteen storey residential buildings containing a total of 1400 dwelling units and 600 square metres of commercial gross floor area.

[Learn more](#)



1248 Main Street East, Hamilton

Application to amend the Urban Hamilton Official Plan and Zoning By-law No. 05-200 to permit the development of three 13 storey residential buildings containing a total of 1400 dwelling units.

[Learn more](#)

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[see more](#)


Development Application Specific Page

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499 Mohawk Road East, Hamilton (ZAC-24-001 and UHOP-24-001)

Application to amend the Urban Hamilton Official Plan and Zoning By-law No. 05-2001 to permit the development of three 20 storey mixed-use buildings and two sixteen storey residential buildings containing a total of 1400 dwelling units and 600 square metres of commercial gross floor area.

#Follow




Images are provided by the applicant and may not reflect the final design approved by the planning division.


Application to Amend the Urban Hamilton Official Plan and Zoning By-law for 499 Mohawk Road East

Changes to the Official Plan and the Zoning By-law for this location are required before a permit can be issued. This means that an application has been submitted that is being reviewed by City staff, other agencies and City Council before anything can be built.


Land Development Inc. is proposing to build three 20 storey mixed-use buildings and two sixteen storey residential buildings at 499 Mohawk Road East in Hamilton. The proposed development will consist of three 22 storey mixed-use buildings and two sixteen storey residential buildings containing a total of 1400 dwelling units and 600 square metres of commercial gross floor area. The proposal will include 1400 vehicle parking spaces and 700 bicycle parking spaces.




20 storeys




1400 Units



600 m² of Commercial GFA



1400 Parking Spaces



700 Bicycle Spaces

Give your feedback Ask a question, read answers

Open

Give your feedback on this application

Now that you've reviewed the application, it's time to submit your feedback. What are your initial thoughts on the proposal?

You may want to consider:

- how the proposal affects the immediate surroundings
- the proposal's fit with the city's goals and priorities
- any changes you feel are needed to address your concerns

Comments submitted here will not be posted publicly, but will be summarized in a staff report for council. Council will see the personal information you provide such as your name and address. [View the privacy policy.](#)

Start

Application Status Approved

- New application**

An application has been submitted to the city's Planning staff and has been deemed complete.
- Under Review**

City staff, including from Planning, Engineering and Transportation departments (among others), and external agencies are reviewing the application. The public is invited to provide feedback before the formal public meeting.
- Staff report complete and posted**

City Planning staff has completed their report that includes recommendations to council on the application. View the report under Supporting documents.
- Council decision complete**

The council has received feedback, reviewed the application and a decision is made.
- Application complete**

This final decision has been made and the zoning by-law change has been passed. [View the council meeting minutes](#) for the application decision.

See less

Public Meetings


Tuesday 16 June, 2025
Statutory Public Meeting

Applicant: Land Development Inc., represented by Spencer Skidmore, SS Consulting Limited

Owner: Land Development Inc.

City's Website: <https://www.hamilton.ca/council-committee/council-committee-meetings/meetings-and-agendas>


Location



How to Engage on This Project?

- ? How can I give feedback on an application?
- ? How can I ask the planner a question?

Planning Division Contact



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Useful Links

- 🔗 [Apply for a zone change or learn about the process](#)
- 🔗 [View the list of zone change applications](#)
- 🔗 [View the Council meeting calendar](#)

See more

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Archived Applications (Archives/Decision Files)


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Applications with Decisions (closed)

A decision has been made on the following applications. This does not mean that construction has started. Applicants may need other approvals and permits before they can begin.

Feedback is closed on these applications. Applications are kept on this page for a period of 5 years from the time a Decision is made.

[Go to applications under review](#)

Applications with Decisions

 <p>499 Mohawk Road East, Hamilton</p> Approved	 <p>1248 Main Street East, Hamilton</p> Appealed	 <p>1065 Paramount Drive, Stoney Creek</p> Denied
 <p>2900 King Street East, Hamilton</p> Denied	 <p>526 Winona Road, Stoney Creek</p> Denied	 <p>163 Jackson Street, Hamilton</p> Approved
 <p>225 John Street, Hamilton</p> Approved	 <p>200 Market Street, Hamilton</p> Approved	 <p>98 James Street South, Hamilton</p> Approved

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[see more](#)