



WELCOME TO THE CITY OF HAMILTON

General Issues Committee

May 6, 2026

PED26072 – Innovation in Planning Approvals – Bloomberg Harvard Innovation Track and Bloomberg Implementation Accelerator Program Updates

Presented by: Erik Heinbecker and Mark Kehler

City of Hamilton Bloomberg Initiatives

Bloomberg Harvard Innovation Track Program (2023/2024)

- All4One Site Plan Pilot
- First Wave Application Pilot

Bloomberg Implementation Accelerator Program (2025/2026)

- “Big Bet” Planning Application Information Website
- “Quick Win” Minor Variance Information Brochure

All4One Site Plan Pilot

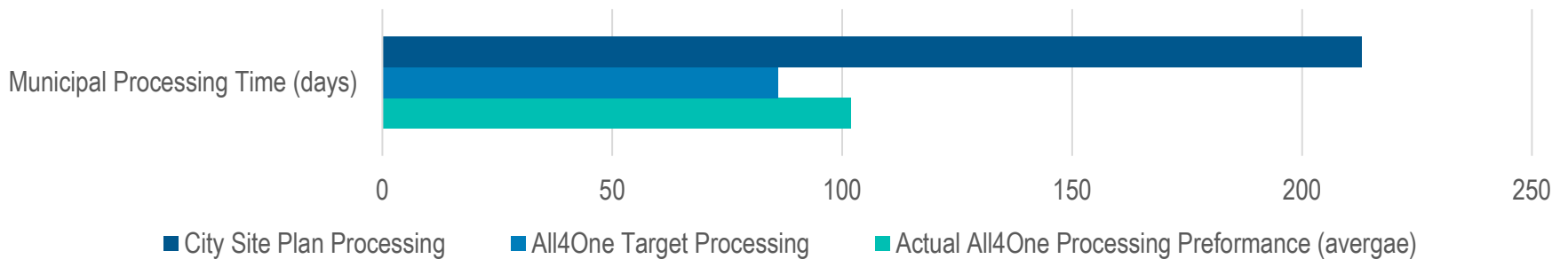
What is it? An accelerated site plan approval process with improved communication and collaboration between City departments and applicants.

Pilot Program Goals:

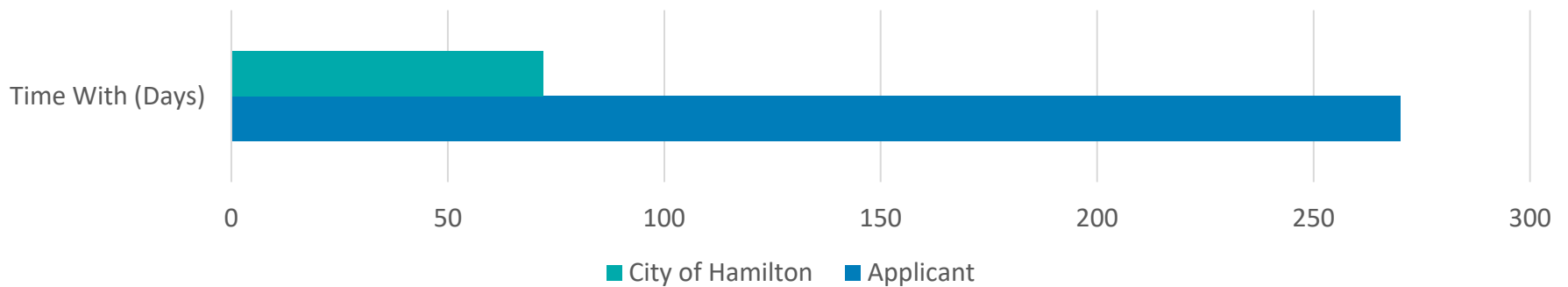
- Provide a Formal Consultation/Pre-Assessment document in 14 days
- Provide Conditional Site Plan approval in 30 days
- Reduce the commenting deadline to 14 days for all technical submissions to clear conditions of Site Plan approval

Comparing Our City Site Plan Processing Time Against All4One Processing Targets

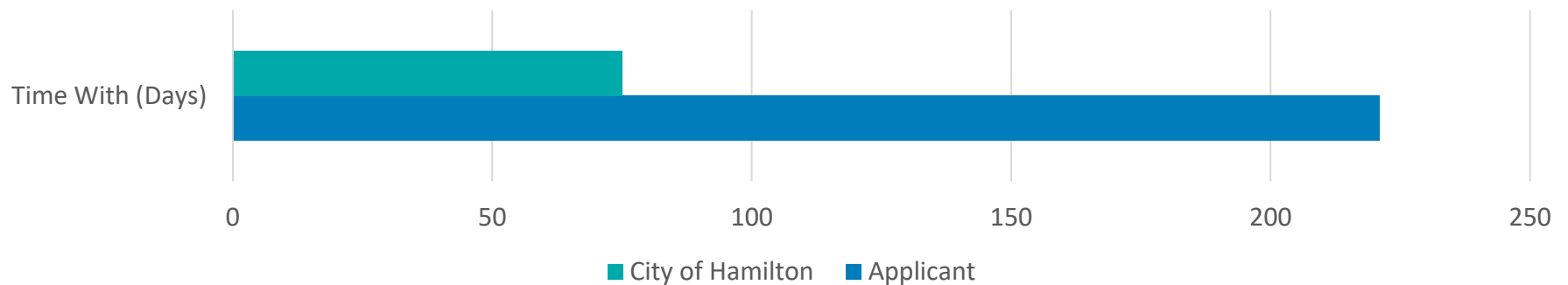
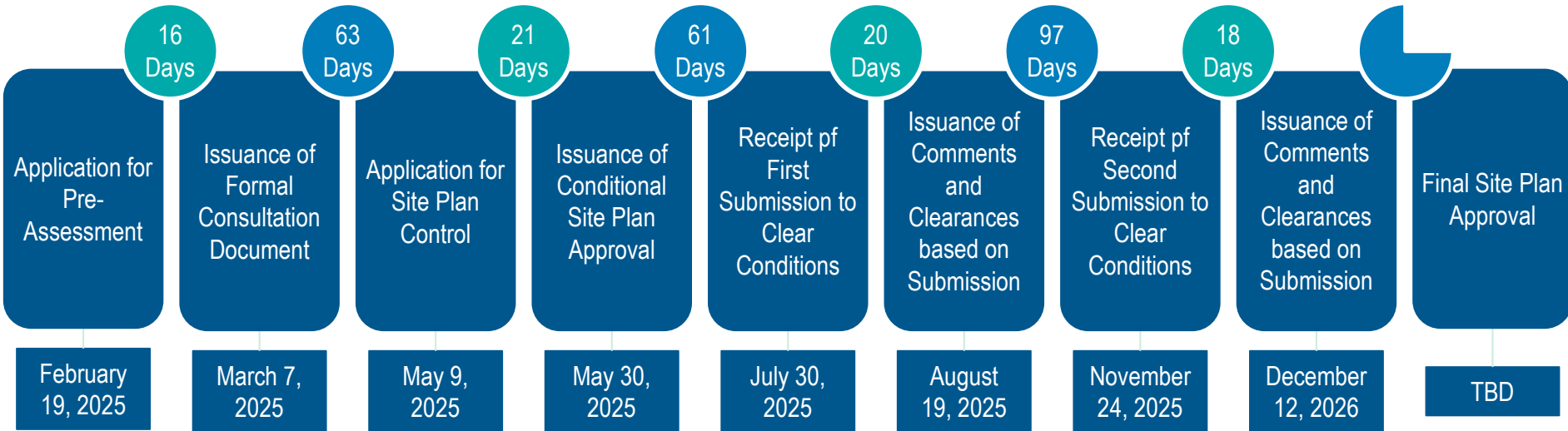
Key Performance Indicator	City Site Plan Processing Target	All4One Processing Target	Actual All4One Performance (average)
#1 Pre-Assessment completion to Formal Consultation document issuance	83 days (average)	14 days	17 days
#2 Site Plan application to Conditional Site Plan Approval	60 days	30 days	28 days
#3 First Technical Submission to comments issuance	35 days	21 days	42 days
#4 Second Technical Submission to comments issuance	35 days	21 days	15 days
Total Processing Time	213 days	86 days	102 days



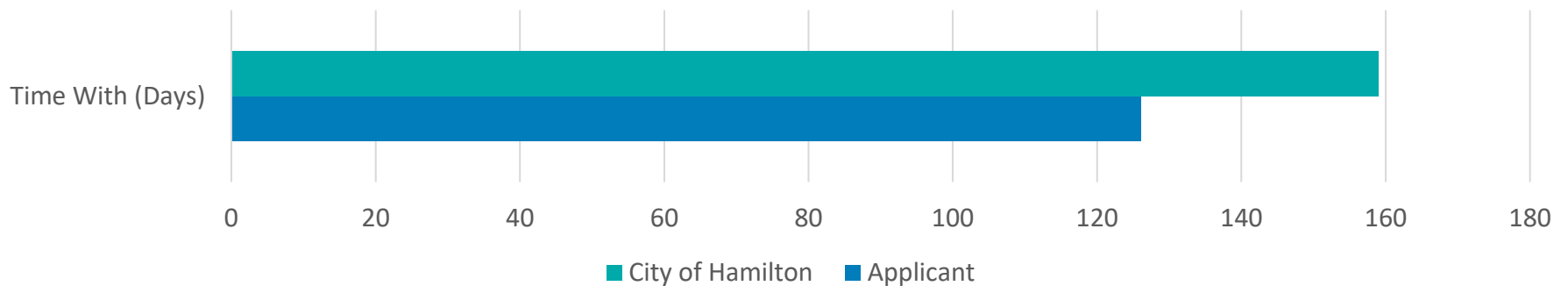
All4One Application Processing Timeline: 2800 Library Lane, Binbrook (Ward 11)



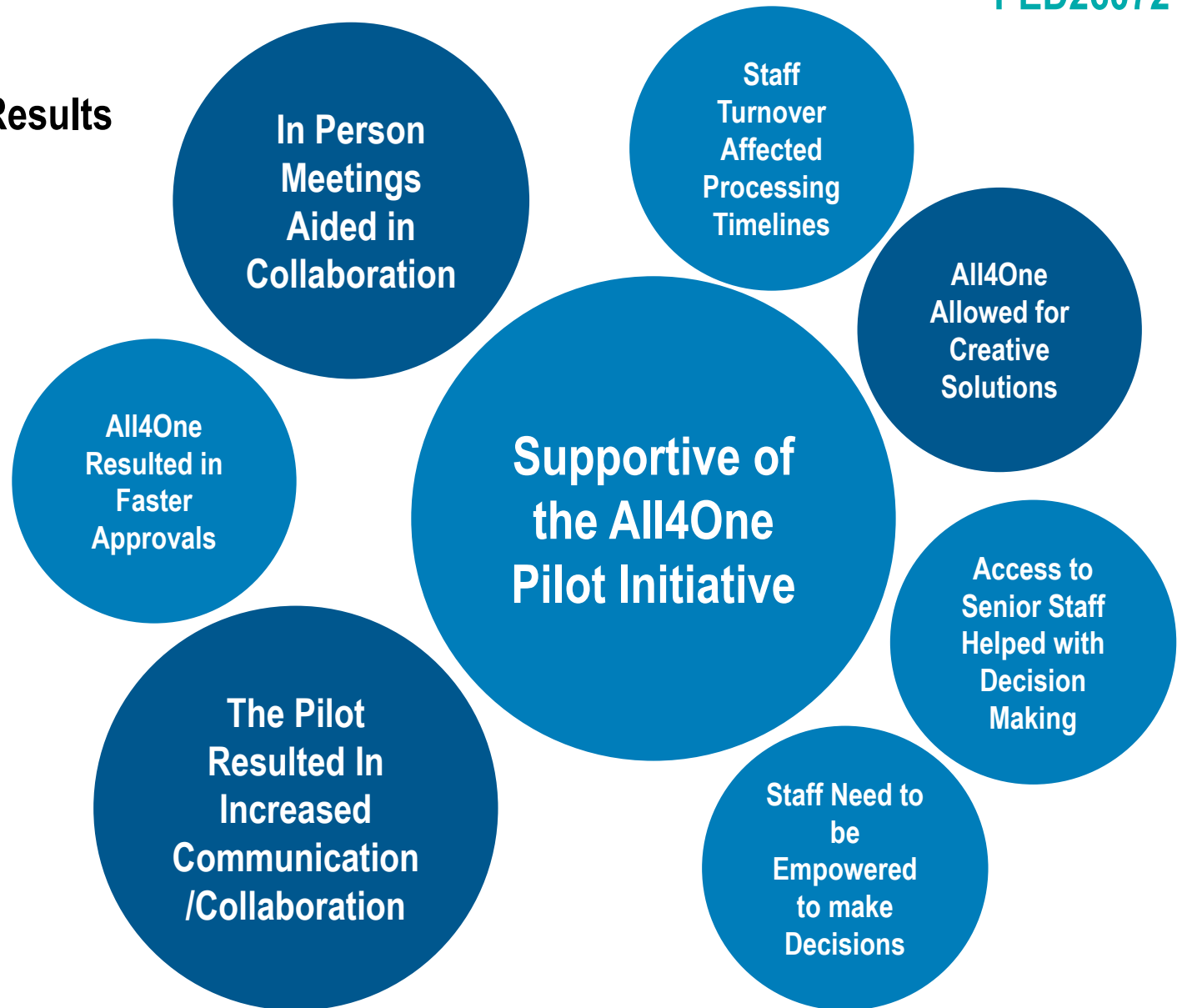
All4One Application Processing Timeline: 95 Dundurn Street South (Ward 01)



All4One Application Processing Timeline: 120 Wentworth Street North (Ward 03)



What We Heard - Questionnaire Results



First Wave Application Pilot

What is it? Testing Artificial Intelligence technology to review low density residential zoning compliance applications for conformity with the City of Hamilton's zoning regulations.

Potential Long-Term Benefits:

- Automating time-consuming and repetitive tasks;
- Improving accuracy and consistency in zoning compliance reviews;
- Reducing manual data entry in zoning compliance responses;
- Minimizing human error;
- Providing concise, plain language responses to complex zoning regulation; and,
- Increasing staff capacity to focus on complex, high-priority applications, and customer service.

“Big Bet” Planning Application Information Website

What is it? A website providing public access to descriptions, status updates and supporting documents for planning applications.

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

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.

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.
- 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.

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. 05-200 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.

Application Status

- One application
- Public Review
- Staff report complete and posted
- Current decision complete
- Application complete

Public Meetings
Tuesday 16 June, 2025
Statutory Public Meeting

Application: Land Development Inc. represented by Spring Buildings, SE Consulting Limited.
Owner: Land Development Inc.
City Website: [View the application details and provide feedback on this application.](#)

Location

20 storeys **1400 Units**
600 m² of Commercial GFA
1400 Parking Spaces **700 Bicycle Spaces**

Give your feedback on this application

Documents (PDFs)
Staff Report #1 - June 2025
First Submission (January 2024)
Neighborhood Study
Planning Justification Report
Forecasted Building Report
Decisions
Final Approved Zoning By-law Amendment
Final OLT Decision

Archived Applications (Archives/Decision Files)

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.

Applications with Decisions

- 499 Mohawk Road East, Hamilton (Approved)
- 1248 Main Street East, Hamilton (Approved)
- 1065 Paramount Drive, Stoney Creek (Closed)
- 2900 King Street East, Hamilton (Closed)
- 526 Winona Road, Stoney Creek (Closed)
- 163 Jackson Street, Hamilton (Approved)
- 225 John Street, Hamilton (Approved)
- 200 Market Street, Hamilton (Approved)
- 98 James Street South, Hamilton (Approved)

“Big Bet” Planning Application Information Website

Anticipated Benefits of the Website Include:

- Improved access to application information and documentation for residents participating in public consultation processes, allowing them to be better informed of changes that are occurring in their neighbourhood;
- Better access to development information for developers, business owners and investors considering properties in Hamilton; and,
- Reduced staff time spent responding to information requests, allowing staff to focus more directly on core duties, including processing development applications.

“Quick Win” Minor Variance Information Brochure

What is it? A plain language brochure explaining Minor Variances to staff and members of the public who are unfamiliar with the process.

What is a Minor Variance?
A formal request to allow small changes to zoning rules so a project can be approved. The request can relate to the land, building or structure or its use.

Why do I need a Minor Variance?
A minor variance supports municipal approvals. If a project does not meet one or more of the rules in a zone, it may need a Minor Variance.

What makes it minor?
Each request is reviewed on a case-by-case basis to ensure it meets the **4 tests** of the Planning Act. Some of the tests are subjective in nature. The Committee of Adjustment makes its decision based on information provided to them for the meeting.

What is a Zoning By-law?
A Zoning By-law establishes the use of land and the placement of buildings in specific zones. It outlines what you can or cannot do on a property, including building height and setbacks.

What is the Committee of Adjustment?
The Committee of Adjustment makes decisions on Minor Variances at a Public Hearing. It is made up of members of the community appointed by City Council.

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Where in the Planning Process?

What are the 4 tests?

- 1 Fits the Official Plan**
The change must meet the general intent and purpose of the City's long-term planning vision for the broader area (the Official Plan).
- 2 Respects the Zoning By-law**
The change must meet the general intent and purpose of the Zoning By-law.
- 3 Appropriate for the Neighbourhood**
The change must be desirable for the appropriate development of the site and broader neighbourhood.
- 4 Consider the Impacts**
Does the requested change create an adverse impact in the immediate area? Impacts are not measured based on the number of requested variances or percentage of change.

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Examples of when a Minor Variance application may be required:

- New buildings or additions to existing buildings
- Porch enclosure or new deck
- New sheds or garages
- Number of parking spaces required for new or expanded businesses etc.

Matters not Considered by the Committee of Adjustment:

- The Users of the land or building
- Private disputes between neighbours
- Demolition and construction related activities
- Property standards issues
- Rights to a view
- Grading and drainage issues
- Capacity of municipal services
- Variances to other by-laws (sign, fence, etc.)
- Tenure (i.e. rental or owner-occupied)
- Precedent setting

For more information

For information regarding a specific application, please visit or contact the Committee of Adjustment office between 8:30 a.m. and 4:30 p.m. on weekdays.

71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

Website: hamilton.ca/committeeofadjustment

The information in this brochure is not legal advice. For legal questions about participating in the Committee of Adjustment, please speak with qualified legal counsel.

Key Steps

- 1 Pre-application**
Pre-application consultation with City Planning & Zoning (recommended)
- 2 Complete Application**
Complete application received. Hearing date provided. Circulated to commenting groups and neighbouring properties. Sign posted.
- 3 Public Hearing & Decision**
The Committee considers all comments received before making a decision. The decision is usually made at the Hearing.
- 4 Finalizing the Decision**
Written Decision issued (may contain conditions). Decision is Final and Binding after 20 days if no appeal. Proceed with satisfying conditions and implementing the decision.

Next Steps

- Continue the **All4One Site Plan Pilot** until the end of 2026, expanding it to include priority economic development projects.
- Investigate expansion of the **First Wave Application Pilot** to include the review of zoning compliance for low-density and medium-density residential building types.
- Develop a working prototype of the “**Big Bet**” **Planning Application Information Website** using software purchased through funding from the Bloomberg Centre for Public Impact.
- Complete brochures for other common Planning application types, similar to the “**Quick Win**” **Minor Variance Information Brochure**.



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON GENERAL ISSUES COMMITTEE