Present: Councillors M. Pearson (Chair), J. Farr (2nd Vice-Chair), M. Green, C. Collins, D. Conley, B. Johnson, D. Skelly, and J. Partridge

Also present: Councillor S. Merulla

Absent with regrets: Councillor R. Pasuta, Sick Leave
Councillor A. Johnson (1st Vice Chair), Personal

THE FOLLOWING ITEMS WERE REFERRED TO COUNCIL FOR CONSIDERATION:

1. **Active Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision Applications (PED17118) (City Wide) (Item 5.1)**

   (Green/Conley)
   That Report PED17118 respecting Active Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision Applications, be received.

   **CARRIED**

2. **Application for Approval of Draft Plan of Condominium (Common Element), for Lands Located at 1169 Garner Road East, Ancaster (PED17119) (Ward 12) (Item 6.1)**

   (B. Johnson/Conley)
   (a) That Draft Plan of Condominium Application 25CDM-201617, by Losani Homes (1998) Ltd., (Owner), to establish a Draft Plan of Condominium (Common Element) to create a condominium road network, sidewalks, pedestrian walkway, amenity space, and 46 visitor parking spaces, on lands located at 1169 Garner Road East (Ancaster), as shown on Appendix “A” to Report PED17119, be APPROVED, subject to the following conditions:
(i) That the approval for Draft Plan of Condominium (Common Element) application 25CDM-201617 applies to the plan prepared by A.T. McLaren Ltd., certified by S.D. McLaren, dated May 17, 2017, and consisting of a condominium road network, sidewalks, pedestrian walkway, amenity space, and 46 visitor parking spaces attached as Appendix “B” to Report PED17119;

(ii) That the conditions of Draft Plan of Condominium Approval attached as Appendix “C” to Report PED17119 be endorsed by City Council;

(b) That the submissions received regarding this matter did not affect the decision.

Main Motion, as Amended, CARRIED

3. Amendment to Zoning By-law No. 05-200 for Lands Located at 49 Inksetter Road, Flamborough (PED17115) (Ward 14) (Item 6.2)

(Partridge/Conley)

(a) That Zoning By-law Amendment Application ZAA-17-026, by Joe Loewith of Joe Loewith & Sons (Owners), for a modification to the Rural (A2) Zone and the Conservation / Hazard Land- Rural (P6) Zone in order to prohibit the construction of a single detached dwelling and residential care facility and to recognize the lot size of the lands to be retained as shown on Appendix “A” to Report PED17115, be APPROVED on the following basis:

(i) That the draft By-law, attached as Appendix “B” to Report PED17115, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;

(ii) That the amending By-law be added to Schedule “C” of Zoning By-law No. 05-200;

(iii) That the proposed change in zoning is consistent with the Provincial Policy Statement (2014), conforms to the Greenbelt Plan (2017), and complies with the Rural Hamilton Official Plan (RHOP);

(b) That there were no submissions received regarding this matter.

Main Motion, as Amended, CARRIED
4. Application for Amendment to Zoning By-law No. 05-200 for Lands Located at 1226 Sodom Road (Flamborough) (PED17116) (Ward 14) (Item 6.3)

(Partridge/Conley)

(a) That Amended Zoning By-law Amendment Application ZAA-17-012, by Neil Vanderkruk Holdings Inc., (Owner), for a further modification to the Rural (A2) Zone and the Conservation / Hazard Land – Rural (P6) Zone, in order to prohibit the construction of a single detached dwelling and a residential care facility, for the lands located at 1226 Sodom Road (Flamborough), as shown on Appendix “A” to Report (PED17116), be APPROVED on the following basis:

(i) That the draft By-law, attached as Appendix “B” to Report PED17116, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;

(ii) That the amending By-law be added to Schedule “C” of Zoning By-law No. 05-200;

(iii) That the proposed changes in zoning are consistent with the Provincial Policy Statement, conform to the Greenbelt Plan (2017), and comply with the Rural Hamilton Official Plan (RHOP);

(b) That there were no submissions received regarding this matter. Main Motion, as Amended, CARRIED

5. Application for Amendment to Zoning By-Law No. 90-145-Z for Lands Located at 21 Howard Boulevard (Flamborough) (PED17117) (Ward 15) (Item 6.4)

(Partridge/Conley)

(a) That Zoning By-law Amendment Application ZAR-16-067, by Les and Jennifer Szarka, (Owners), for a further modification from the Urban Residential (Single Detached) “R1-6” Zone, Modified, to the Urban Residential (Single Detached) “R1-73”, Modified, in order to facilitate severance application FL/B-15:96 to permit the development of two single detached residential lots, on lands located at 21 Howard Boulevard (Flamborough), as shown on Appendix “A” to Report PED17117, be APPROVED, on the following basis:

(i) That the draft By-law, attached as Appendix “B” to Report PED17117, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;

(ii) That the amending By-law be added to Schedule A-30 of the Flamborough Zoning By-Law No. 90-145-Z;
(iii) That the proposed change in zoning is consistent with the Provincial Policy Statement (PPS), conforms to the Growth Plan for the Greater Golden Horseshoe (2017) and complies with the Urban Hamilton Official Plan (UHOP);

(b) That the submissions received regarding this matter did not affect the decision.

Main Motion, as Amended, CARRIED

6. Applications to Amend the Urban Hamilton Official Plan and City of Stoney Creek Zoning By-law No. 3692-92, for Lands Located at 26 Upper Mount Albion Road (Stoney Creek) (PED17121) (Ward 9) (Item 6.5)

(ConleyFarr)

(a) That Amended Urban Hamilton Official Plan Amendment Application UHOPA-17-11, by CONNECT Communities (c/o Patti Flaherty, Owner), for OPA No. XX, to create a Site Specific Policy Area “___” within the Trinity West Secondary Plan to permit a multiple dwelling for the purposes of a Residential Care Facility and amend the minimum and maximum density, for the lands known as 26 Upper Mount Albion Road (Stoney Creek), be APPROVED, as shown on Appendix “A” to Report PED17121, on the following basis:

(i) That the draft Official Plan Amendment, attached as Appendix “B” to Report PED17121, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;

(ii) That the proposed amendment is consistent with the Provincial Policy Statement (2014) and conforms to the Growth Plan for the Greater Golden Horseshoe (2017);

(b) That Zoning By-law Amendment Application ZAC-17-023, by CONNECT Communities (c/o Patti Flaherty, Owner), for a change in zoning from the Neighbourhood Development “ND" Zone, in Stoney Creek By-law No. 3692-92 to the Community Institutional (I2, 615) Zone, in Zoning By-law No. 05-200, for the lands located at 26 Upper Mount Albion Road (Stoney Creek), as shown on Appendix “A” to Report PED17121, be APPROVED, on the following basis:

(i) That the draft By-law, attached as Appendix “C” to Report PED17121, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;

(ii) That the proposed change in zoning is consistent with the Provincial Policy Statement (PPS) and conforms to the Growth Plan for the Greater Golden Horseshoe (2017);
(iii) That the proposed change in zoning complies with the Urban Hamilton Official Plan upon finalization of Urban Hamilton Official Plan Amendment No. __;

(c) That the submissions received regarding this matter did not affect the decision.

Main Motion, as Amended, CARRIED

7. Application for an Amendment to City of Hamilton Zoning By-law No. 6593 for Lands Located at 52 to 64 Ottawa Street North, Hamilton (PED17120) (Ward 4) (Item 6.6)

(Collins/Green)

(a) That Amended Zoning By-law Amendment Application ZAR-15-062 by YWCA Hamilton, Owner, for a modification to the “H” (Community Shopping and Commercial, etc.) District, to permit a Multiple Dwelling for lands located at 52 to 64 Ottawa Street North, Hamilton, as shown on Appendix “A” to Report PED17120, be APPROVED on the following basis:

(i) That the draft By-law, attached as Appendix “B” to Report PED17120, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;

(ii) That the amending By-law, attached as Appendix “B” to Report PED17120, be added to District Map No. E54 of Zoning By-law No. 6593;

(iii) That the amending By-law apply the Holding provisions of Section 36(1) of the Planning Act, R.S.O. 1990 to the subject lands by introducing the Holding symbol ‘H’ as a suffix to the proposed zoning;

The Holding provision “H/S-1747-‘H’”Holding, District, Modified be removed conditional upon:

(1.) The Owner entering into a Conditional Building Permit Agreement with respect to completing a Record of Site Condition or a signed Record of Site Condition (RSC) to be submitted to the City of Hamilton and the Ministry of Environment and Climate Change (MOECC) and this RSC must be to the satisfaction of the Director of Planning and Chief Planner, including a notice of acknowledgement of the RSC by the MOECC and the submission of the City of Hamilton’s current RSC administration fee; and,

(2.) The Owner submitting a Noise Assessment to address the mitigation of road noise for an arterial road and truck route to
the satisfaction of the Director of Planning and Chief Planner;

(iv) That staff be directed and authorized to incorporate Recommendation (a) of Report PED17120 into the future housekeeping amendment to the Commercial and Mixed Use Zones in accordance with the applicable provisions of the Planning Act;

(v) That the proposed change in zoning is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and complies with the Urban Hamilton Official Plan;

(b) **That the submissions received regarding this matter did not affect the decision.**

Main Motion, as Amended, CARRIED

8. Application to Amend the City of Hamilton Zoning By-law No. 6593 for Lands Located at 500, 502, 504, 506, 508, 510 and 512 James Street North, Hamilton (PED17114) (Ward 2) (Item 6.7)

(Farr/Skelly)

(a) That Zoning By-law Amendment Application ZAR-16-071 by Indwell Community Homes, on behalf of Hughson Street Baptist Church, Owner, for a change in zoning from "G" (Neighbourhood Shopping Centre, etc.) District to "H/S-1751–'H'" (Community Shopping and Commercial, etc. - Holding) District, Modified, in order to permit a four storey mixed use building containing a place of worship with accessory uses on the ground floor and basement and a multiple dwelling on the upper three storeys for lands located at 500, 502, 504, 506, 508, 510 and 512 James Street North (Hamilton), as shown on Appendix "A" to Report PED17114, be APPROVED on the following basis:

(i) That the draft By-law, attached as Appendix “B” to Report PED17114, *as amended to omit the requirement to erect a 1.8 metre high privacy fence in the tapered planting strip along the northerly lot line between the proposed parking area and the adjacent properties*, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;

(ii) That the amending By-law, *as amended*, attached as Appendix “B” to Report PED17114, be added to Schedule “E2” of City of Hamilton Zoning By-law No. 6593;
(iii) That the amending By-law apply the Holding provisions of Section 36(1) of the Planning Act, R.S.O. 1990 to the subject lands by introducing the Holding symbol 'H' as a suffix to the proposed multiple dwelling use only;

The Holding provision “H/S-1751–’H’” (Community Shopping and Commercial, etc. - Holding) District, Modified, be removed to allow the multiple dwelling, conditional upon:

(1) The applicant entering into a conditional building permit agreement with respect to completing a Record of Site Condition or a signed Record of Site Condition (RSC) to be submitted to the City of Hamilton and the Ministry of the Environment and Climate Change (MOECC) and this RSC must be to the satisfaction of the Director of Planning and Chief Planner, including a notice of acknowledgment of the RSC by the MOECC, and submission of the City of Hamilton’s current RSC administration fee;

(iv) That staff be directed and authorized to incorporate Recommendation (a) of Report PED17114 into the future housekeeping amendment to the Commercial and Mixed Use Zones in accordance with the applicable provisions of the Planning Act;

(v) That the proposed change in zoning is consistent with the Provincial Policy Statement (PPS), conforms to the Growth Plan for the Greater Golden Horseshoe (2017) and complies with the Hamilton-Wentworth Official Plan and the City of Hamilton Official Plan;

(b) That the submissions received affected the decision by supporting the granting of the application with an amendment.

Main Motion, as Amended, CARRIED

9. Bill 139, Building Better Communities and Conserving Watersheds Act, 2017 – Ontario Proposed Changes to the Land Use Planning Appeal System (LS16027(a)/PED16237(a)) (City Wide) (Item 7.1, formerly Item 5.2)

(Collins/Green)

(a) That the submissions and recommendations as provided in Report LS16027(a)/PED16237(a) regarding Schedules 1, 2, 3, and 5 of Bill 139, Building Better Communities and Conserving Watersheds Act, 2017 be adopted;
(b) That the Mayor be authorized to sign and City Clerk be directed to submit the letter contained in Appendix “A” of Report LS16027(a)/PED16237(a) to Ken Peterson, Manager, Ministry of Municipal Affairs and Housing, to be considered as the City of Hamilton’s comments on Schedule 3 of Bill 139;

(c) That the City Solicitor and the Director of Planning and Chief Planner be authorized to make submissions consistent with the recommendations of Report LS16027(a)/PED1627(a) to the appropriate Standing Committee of Legislative Assembly, including participating as part of a panel with other municipalities who may share similar views;

(d) That Planning and Legal staff consult with the appropriate and relevant Provincial Ministries to obtain additional information related to how planning applications for waste facilities will be processed should Bill 139 be approved as presented.

Main Motion, as Amended, CARRIED

10. Staging of Development Report 2017 Update (PED17128) (City Wide) (Item 8.1)

(Collins/Skelly)

CARRIED

11. Historical Designation of the Vimy Oak Tree Located at 79 Hamilton Street North, Flamborough (Waterdown Legion Branch 551) (Item 9.1)

(Partridge/Farr)
WHEREAS the Vimy Oak Tree is a direct descendant of English oak trees located at Vimy Ridge during World War I;

WHEREAS the Vimy Oak Tree was planted in commemoration of the 100th anniversary of the Battle of Vimy Ridge (April 9 – 12, 1917); and

WHEREAS the Vimy Oak Tree stands as a living memorial to the Canadian soldiers who served in the First World War and serves a symbolic connection to the most widely-known military engagement in Canadian history;

THEREFORE BE IT RESOLVED:

That staff be directed to add the Vimy Oak Tree, located at 79 Hamilton Street North, Flamborough (Waterdown Legion Branch 551), to staff’s designation work plan for completion in 2017 in connection with the 100th anniversary of the Battle of Vimy Ridge.

CARRIED
FOR INFORMATION:

(a) **CHANGES TO THE AGENDA (Item 1)**

The Committee Clerk advised of the following changes to the agenda:

1. **CHANGE TO AGENDA ORDER**

   The following Item is moved to the Presentations section of the agenda:

   5.2  Bill 139, *Building Better Communities and Conserving Watersheds Act, 2017* – Ontario Proposed Changes to the Land Use Planning Appeal System (LS16027(a)/PED16237(a)) (City Wide)

2. **ADDED CORRESPONDENCE**

   6.4(i) Jason Rodney and Catherine Donaldson, 7 Howard Boulevard, respecting Item 6.4, Application for Amendment to Zoning By-Law No. 90-145-Z for Lands Located at 21 Howard Boulevard (Flamborough) (PED17117) (Ward 15)

   6.7(i) Lory James, Glacier Trading Corporation, 66 Fraser Avenue, Toronto respecting Item 6.7, Application to Amend the City of Hamilton Zoning By-law No. 6593 for Lands Located at 500, 502, 504, 506, 508, 510 and 512 James Street North, Hamilton (PED17114) (Ward 2)

   (Skelly/B. Johnson)

   That the agenda for the July 11, 2017 meeting be approved, as amended.  
   CARRIED

(b) **DECLARATIONS OF INTEREST (Item 2)**

   There were none declared.

(c) **APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING (Item 3)**

   (i)  June 20, 2017 (Item 3.1)

   (Skelly/Partridge)

   That the Minutes of the June 20, 2017 meeting be approved.  
   CARRIED
(d) DELEGATIONS/PUBLIC HEARING (Item 6)

(i) Application for Approval of Draft Plan of Condominium (Common Element), for Lands Located at 1169 Garner Road East, Ancaster (PED17119) (Ward 12) (Item 6.1)

In accordance with the provisions of the Planning Act, Chair Pearson advised those in attendance that if a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the City of Hamilton before Council makes a decision regarding the Draft Plan of Condominium (Common Elements) the person or public body is not entitled to appeal the decision of the Council of the City of Hamilton to the Ontario Municipal Board and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

No members of the public came forward.

(Green/Conley)
That the public meeting be closed. CARRIED

(Green/Conley)
That the staff presentation be waived. CARRIED

James Webb, of WEBB Planning Consultants representing the owner, was in attendance and indicated that they are in support of the staff report.

(B. Johnson/Conley)
That the recommendations be amended by adding the following subsection (b) and re-lettering the balance accordingly:

(b) That the submissions received regarding this matter did not affect the decision. Amendment CARRIED

For disposition of this matter refer to Item 2.

(ii) Amendment to Zoning By-law No. 05-200 for Lands Located at 49 Inksetter Road, Flamborough (PED17115) (Ward 14) (Item 6.2)

In accordance with the provisions of the Planning Act, Chair Pearson advised those in attendance that if a person or public body does not make
oral submissions at a public meeting or make written submissions to the Council of the City of Hamilton before Council makes a decision regarding the Zoning By-law amendment the person or public body is not entitled to appeal the decision of the Council of the City of Hamilton to the Ontario Municipal Board and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

No members of the public came forward.

(Partridge/Skelly)
That the public meeting be closed.

CARRIED

Ed Fothergill of Fothergill Planning and Development Inc., representing the owner, was in attendance and indicated that they are in support of the staff report.

(Partridge/Conley)
That the recommendations be amended by adding the following subsection (b) and re-lettering the balance accordingly:

(b) That there were no submissions received regarding this matter.

Amendment CARRIED

For disposition of this matter refer to Item 3.

(iii) Application for Amendment to Zoning By-law No. 05-200 for Lands Located at 1226 Sodom Road (Flamborough) (PED17116) (Ward 14) (Item 6.3)

In accordance with the provisions of the Planning Act, Chair Pearson advised those in attendance that if a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the City of Hamilton before Council makes a decision regarding the Zoning By-law amendment the person or public body is not entitled to appeal the decision of the Council of the City of Hamilton to the Ontario Municipal Board and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

No members of the public came forward.

(Partridge/B. Johnson)
That the public meeting be closed.

CARRIED
Chris Van Berkel, representing the owner, was in attendance and indicated that they are in support of the staff report.

(Partridge/B. Johnson)
That the recommendations be amended by adding the following subsection (b) and re-lettering the balance accordingly:

(b) That there were no submissions received regarding this matter.

Amendment CARRIED

For disposition of this matter refer to Item 4.

(iv) Application for Amendment to Zoning By-Law No. 90-145-Z for Lands Located at 21 Howard Boulevard (Flamborough) (PED17117) (Ward 15) (Item 6.4)

In accordance with the provisions of the Planning Act, Chair Pearson advised those in attendance that if a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the City of Hamilton before Council makes a decision regarding the Zoning By-law amendment, the person or public body is not entitled to appeal the decision of the Council of the City of Hamilton to the Ontario Municipal Board and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Written Comments

6.4(i) Jason Rodney and Catherine Donaldson, 7 Howard Boulevard,

(Partridge/B. Johnson)
That the written comments be received.

CARRIED

No members of the public came forward.

(Partridge/B. Johnson)
That the public meeting be closed.

CARRIED

(Partridge/B. Johnson)
That the staff presentation be waived.

CARRIED

Les Szarka, the owner, was in attendance and indicated that he is in support of the staff report.
(Partridge/Conley)
That the recommendations be amended by adding the following subsection (b) and re-lettering the balance accordingly:

(b) That the submissions received regarding this matter did not affect the decision.

Amendment CARRIED

For disposition of this matter refer to Item 5.

(v) Applications to Amend the Urban Hamilton Official Plan and City of Stoney Creek Zoning By-law No. 3692-92, for Lands Located at 26 Upper Mount Albion Road (Stoney Creek) (PED17121) (Ward 9) (Item 6.5)

In accordance with the provisions of the Planning Act, Chair Pearson advised those in attendance that if a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the City of Hamilton before Council makes a decision regarding the Urban Hamilton Official Plan and Zoning By-law Amendments the person or public body is not entitled to appeal the decision of the Council of the City of Hamilton to the Ontario Municipal Board and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

No members of the public came forward.

(Conley/B. Johnson)
That the public meeting be closed.

CARRIED

(Conley/B. Johnson)
That the staff presentation be waived.

CARRIED

Paul Mallard, of Paul Mallard Consulting, representing the owner, was in attendance and indicated that they are in support of the staff report.

(Conley/Farr)
That the recommendations be amended by adding the following subsection (c):

(c) That the submissions received regarding this matter did not affect the decision.

Amendment CARRIED
For disposition of this matter refer to Item 6.

(vi) Application for an Amendment to City of Hamilton Zoning By-law No. 6593 for Lands Located at 52 to 64 Ottawa Street North, Hamilton (PED17120) (Ward 4) (Item 6.6)

In accordance with the provisions of the Planning Act, Chair Pearson advised those in attendance that if a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the City of Hamilton before Council makes a decision regarding the Zoning By-law amendment the person or public body is not entitled to appeal the decision of the Council of the City of Hamilton to the Ontario Municipal Board and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

No members of the public came forward.

(Green/Farr)
That the public meeting be closed.

CARRIED

(Green/Farr)
That the staff presentation be waived.

CARRIED

Ward Councillor Merulla was in attendance and spoke in support of this proposal.

Emma Cubitt, of Invizij Architect, and Mylene Vincent from the YWCA, were in attendance and indicated that they are in support of the staff report.

(Collins/Green)
That the recommendations be amended by adding the following subsection (b):

(b) That the submissions received regarding this matter did not affect the decision.

Amendment CARRIED

For disposition of this matter refer to Item 7.
(vii) **Application to Amend the City of Hamilton Zoning By-law No. 6593 for Lands Located at 500, 502, 504, 506, 508, 510 and 512 James Street North, Hamilton (PED17114) (Ward 2) (Item 6.7)**

In accordance with the provisions of the *Planning Act*, Chair Pearson advised those in attendance that if a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the City of Hamilton before Council makes a decision regarding the Zoning By-law amendment the person or public body is not entitled to appeal the decision of the Council of the City of Hamilton to the Ontario Municipal Board and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

**Written Comments**

6.7(i) Lory James, Glacier Trading Corporation, 66 Fraser Avenue, Toronto

(Farr/Collins)
That the added written comments, Item 6.7(i), be received.  
CARRIED

Tiffany Singh, Planner, addressed Committee with the aid of a PowerPoint presentation and provided an overview of the report. A copy of her presentation is available for viewing on the City’s website.

(Farr/Green)
That the staff presentation be received.  
CARRIED

Graham Cubitt of Indwell Community Homes (applicant), addressed Committee and introduced Reverend Dwayne Cline, Pastor of the Hughson Street Baptist Church (owner) and George Zajac of Armstrong Planning and Project Management (agent). His PowerPoint presentation provided an overview of the proposal. A copy of the presentation is available for viewing on the City’s website. Handouts were distributed and a copy has been retained for the public record.

(Farr/Skelly)
That the agent’s presentation be received.  
CARRIED
Registered Speakers

1. Lory James, Glacier Trading Corporation, 66 Fraser Avenue, Toronto.

Lory James addressed Committee and submitted copies of four photographic images of various developments in the Greater Toronto Area (GTA) which she suggested as alternative designs for this proposal. The copies were distributed and a copy has been retained for the public record.

(Green/Farr)
That the delegation be received.  
CARRIED

2. Berardo Mascioli, Stratega Consulting Limited, 215 Roncesvalles Avenue, # 200, Toronto

Berardo Mascioli addressed Committee and indicated that he is representing Glacier Trading Corporation, the owner of 520 James Street North. He outlined the comments which are summarized in the submitted correspondence (Item 6.7(i)).

(Partridge/Green)
That the delegation be received.  
CARRIED

3. Rob Fiedler, 78 Simcoe Street East, Hamilton

Rob Fiedler addressed Committee and spoke in support of the application.

(Farr/Skelly)
That the delegation be received.  
CARRIED

4. Beatrice Jeffrey, 49 Hughson Street North

Beatrice Jeffrey addressed Committee and indicated that she is opposed to the height of the proposed building as it will obstruct the view of the Bay.

(Green/Farr)
That the delegation be received.  
CARRIED
5. Justin Abbiss, 1 Picton Street West

Justin Abbiss addressed Committee and spoke in support of this proposal.

(Farr/Green)
That the delegation be received.

CARRIED

(Farr/Skelly)
(a) That the requirement to erect a 1.8 metre high privacy fence in the tapered planting strip along the northerly lot line between the proposed parking area and the adjacent properties, be omitted;

(b) That the following subsection (b) be added to the recommendations:

(b) That the submissions received affected the decision by supporting the granting of the application with an amendment.

Amendment CARRIED

For disposition of this matter refer to Item 8.

(e) PRESENTATION (Item 7)

(i) Bill 139, Building Better Communities and Conserving Watersheds Act, 2017 – Ontario Proposed Changes to the Land Use Planning Appeal System (LS16027(a)/PED16237(a)) (City Wide) (Item 7.1, formerly Item 5.2)

Joanna Wice, Solicitor, addressed Committee with the aid of a PowerPoint presentation and provided an overview of the report. A copy of the presentation is available for viewing on the City’s website and copies of the hand-out were distributed. Anita Fabac, Manager of Development Planning, Heritage and Design, also addressed Committee regarding the contents of the report.

(Conley/Partridge)
That the staff presentation be received.

CARRIED

(Collins/Green)
That the following be added as subsection (d) to the recommendations:
(d) That Planning and Legal staff consult with the appropriate and relevant Provincial Ministries to obtain additional information related to how planning applications for waste facilities will be processed should Bill 139 be approved as presented.

Amendment CARRIED

For disposition of this matter refer to Item 9.

(f) DISCUSSION (Item 8)

(i) Staging of Development Report 2017 Update (PED17128) (City Wide) (Item 8.1)

At the request of Committee, Alvin Chan, Senior Project Manager, provided an overview of the report with the aid of a PowerPoint presentation. A copy is available for viewing on the City’s website.

(Farr/Collins)
That the staff presentation be received.

CARRIED

For disposition of this matter refer to Item 10.

(g) MOTIONS (Item 9)

(i) Licensing of Driving Schools

(Collins/Skelly)
That staff report back to Committee with legislative options and alternatives related to the regulation of driving schools in Hamilton that seeks to address the practice areas utilized by driving schools and individual driving instructors, and that the information contained in the report include, but not be limited to, legislation adopted by neighbouring municipalities who have adopted driving school rules and regulations.

CARRIED

(ii) Licensing of Airbnb Lodgings

(Collins/Skelly)
That staff report back to Committee on the recent legislation adopted by the City of Toronto related to the operation of Airbnb Lodgings with the goal of adopting local legislation related to the same in Hamilton.

CARRIED
(h) NOTICES OF MOTION (Item 10)

(i) Licensing of Driving Schools (Added Item 10.1)

Councillor Collins introduced a Notice of Motion respecting the Licensing of Driving Schools.

(Collins/Skelly)
That the rules of order be waived to allow the introduction of a motion respecting the Licensing of Driving Schools.

CARRIED

For disposition of this matter refer to Information Item (g)(i).

(ii) Licensing of Airbnb Lodgings (Added Item 10.2)

Councillor Collins introduced a Notice of Motion respecting the Licensing of Airbnb Lodgings.

(Collins/Skelly)
That the rules of order be waived to allow the introduction of a motion respecting the Licensing of Airbnb Lodgings.

CARRIED

For disposition of this matter refer to Information Item (g)(ii).

(i) GENERAL INFORMATION/OTHER BUSINESS (Item 11)

(i) Outstanding Business List (Item 11.1)

(Skelly/Conley)
(a) That the following new due date be approved:

Item “AA” - That Planning Staff report back to the Planning Committee following consultation with the Alleyway Management Strategy Working Group on a process for including appropriate permissions for laneway housing.
Due Date: July 11, 2017
New Due Date: December 5, 2017

CARRIED
(j) **ADJOURNMENT (Item 13)**

(Skelly/B. Johnson)  
That, there being no further business, the Planning Committee be adjourned at 1:16 p.m.  

**CARRIED**

Respectfully submitted,

Councillor M. Pearson  
Chair, Planning Committee

Ida Bedioui  
Legislative Co-ordinator  
Office of the City Clerk