



PLANNING COMMITTEE

MINUTES 18-009

9:30 a.m.

Tuesday, June 5, 2018

Council Chambers

Hamilton City Hall

71 Main Street West

Present:	Councillors A. Johnson, (Chair), J. Farr (1 st Vice-Chair), D. Conley (2 nd Vice Chair), C. Collins, M. Pearson, M. Green, B. Johnson, and R. Pasuta.
Also present:	Councillor S. Merulla
Absent with Regrets:	Councillors J. Partridge and D. Skelly, personal

THE FOLLOWING ITEMS WERE REFERRED TO COUNCIL FOR CONSIDERATION:

1. Kirkendall Neighbourhood Strategy (PED18099) (Ward 1) (Item 5.1)

(Farr/Pearson)

- (a) That the Kirkendall Neighbourhood Strategy – Terms of Reference (attached as Appendix “A” to Report PED18099) be approved;
- (b) That staff from Healthy and Safe Communities Department, be directed to retain a consultant to assist the neighbourhood in the preparation of a Neighbourhood Strategy for the Kirkendall Neighbourhood;
- (c) That the procurement, budget and payment schedule be overseen and administered by the Children’s Services and Neighbourhood Development Division;
- (d) That the Children’s Services and Neighbourhood Development Division provide ongoing support through the Neighbourhood Strategy process to the Kirkendall Neighbourhood Strategy Steering Committee.

CARRIED

2. Application to Amend the Town of Ancaster Zoning By-law No. 87-57 for Lands Located at 449 Springbrook Avenue, Ancaster (Ward 12) (PED18091) (Item 6.2)

(Pearson/B. Johnson)

(a) That Amended Zoning By-law Amendment Application ZAC-17-086 by WEBB Planning Consultants Inc., on Behalf of Apollo Custom Builders Inc, (Owner), for a change in zoning from the Agricultural “A” Zone to the Residential “R4-692” Zone, Modified in order to permit the development of four lots for single detached dwellings for lands located at 449 Springbrook Avenue (Ancaster), as shown on Appendix “A” to Report PED18091 be APPROVED, on the following basis:

- (i) That the draft By-law, attached as Appendix “B” to Report PED18091, 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 (2014), conforms to the Growth Plan for the Greater Golden Horseshoe (Places to Grow) and complies with the Urban Hamilton Official Plan;

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

Main Motion, as Amended, CARRIED

3. Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 15 Picardy Drive (Stoney Creek) (PED18114) (Ward 9) (Item 6.4)

(Conley/Pearson)

(a) That Amended Urban Hamilton Official Plan Amendment Application UHOPA-16-013, by Trillium Housing Highbury Non-Profit Corporation (owner), to re-designate the subject lands from “Low Density Residential 2b” to “Low Density Residential 3c” within the West Mountain Area (Heritage Green) Secondary Plan, to permit 28 maisonettes and 43 street townhouse dwelling units for a total of 71 units on a private (condominium) road for lands located at 15 Picardy Drive, as shown on Appendix “A” to Report PED18114 be APPROVED, on the following basis:

- (i) That the draft Official Plan Amendment, attached as Appendix “B” to Report PED18114, 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 Amended Zoning By-law Amendment Application ZAC-16-033 by Trillium Housing Highbury Non-Profit Corporation (owner) for a change in zoning from the Neighbourhood Development “ND” Zone to the Multiple Residential (Holding) “RM3-63(H)” Zone, Modified, to permit 28 maisonettes and 43 street townhouse dwelling units for a total of 71 units on a private (condominium) road for lands located at 15 Picardy Drive, as shown on Appendix “A” to Report PED18114, be APPROVED on the following basis:
 - (i) That the draft By-law, attached as Appendix “C” to Report PED18114, 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 (2014), conforms to the Growth Plan for the Greater Golden Horseshoe (2017) and will comply with the Urban Hamilton Official Plan upon finalization of Official Plan Amendment No. XX;
 - (iii) That the amending By-law apply the Holding Provision 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 “RM3-63(H)” (Multiple Residential) Zone, Modified, be removed conditional upon:

- (a) The owner demonstrating that the existing sanitary sewer on Lormont Boulevard at Picardy Drive can be adequately upsized to provide sufficient capacity to meet City standards and to share in the upgrade costs for development greater than 40 units, to the satisfaction of the Senior Director, Growth Management.
 - (b) City Council may remove the ‘H’ symbol and thereby give effect to the “RM3-63” (Multiple Residential) Zone, as amended by the special requirements of this By-law, by enactment of an amending By-law once the above condition has been fulfilled.
- (c) ***That the public submissions received regarding this matter did not affect the decision.***

Main Motion, as Amended, CARRIED

4. Applications for an Amendment to the Urban Hamilton Official Plan and Zoning By-law for Lands Located at 115 and 121 Vansitmart Avenue, Hamilton (PED18124) (Ward 4) (Item 6.5)

(Conley/Pearson)

- (a) That Urban Hamilton Official Plan Amendment Application UHOPA-17-026, by 1349010 Ontario Inc., Owner, to establish a site specific policy area to permit 40 maisonette dwellings on a private condominium road having a minimum net residential density of 48 units per hectare, for lands located at 115 and 121 Vansitmart Avenue, as shown on Appendix "A" to Report PED18124, be APPROVED, on the following basis:
- (i) That the draft Official Plan Amendment, attached as Appendix "B" to Report PED18124, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
 - (ii) That the proposed Official Plan Amendment is consistent with the Provincial Policy Statement (PPS) and conforms to the Growth Plan for the Greater Golden Horseshoe.
- (b) That Amended Zoning By-law Amendment Application ZAC-16-046, by 1349010 Ontario Inc., Owner, for a change in zoning from the "C" (Urban Protected Residential, etc.) District to the "RT-20/S-1762-'H'" (Townhouse – Maisonette) District, Holding, Modified (Block 1), and "C/S-1762-'H'" (Urban Protected Residential, etc.) District, Holding, Modified (Blocks 2 and 3) in order to permit a maximum of 40 maisonette dwellings, and two single detached dwellings, for lands located at 115 and 121 Vansitmart Avenue, as shown on Appendix "A" to Report PED18124 be APPROVED, on the following basis:
- (i) That the draft By-law, attached as Appendix "C" to Report PED18124 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 Section 19B of Zoning By-law No. 6593 as "RT-20/S-1762-'H'" and "C/S-1762-'H'";
 - (iii) That this By-law is in conformity with the Urban Hamilton Official Plan, upon approval of Urban Hamilton Official Plan Amendment No. ; and,
 - (iv) That the amending By-law apply the Holding Provision of section 36(1) of the *Planning Act*, R.S.O. 1990 applicable to the subject lands by introducing the Holding symbol 'H' as a suffix to the proposed zoning:

The Holding Provision "C/S-1762-'H'" (Urban Protected Residential, etc.) District, Holding, Modified, and "RT-20/S-1762-'H'"

(Townhouse – Maisonette) District, Holding, Modified, be removed conditional upon:

- (a) The Owner submitting a signed Record of Site Condition (RSC) to the City of Hamilton and the Ministry of the Environment and Climate Change (MOECC). 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 submission of the City of Hamilton's current RSC administration fee.
- (c) That upon finalization of the amending By-law, that Block 1, as shown on Appendix "C" to Report PED18124, be re-designated from "Single and Double" to "Low Density Apartment" in the Homeside Neighbourhood Plan;
- (d) ***That the public submissions received regarding this matter did not affect the decision.***

Main Motion, as Amended, CARRIED

5. Hamilton Municipal Heritage Committee Report 18-005 (Item 8.1)

(Farr/Pearson)

- (a) Policy and Design Working Group Meeting Notes - March 19, 2018 (Item 8.2)**

That the Policy and Design Working Group Meeting Notes of March 19, 2018, be received, and no action taken.

- (b) Inventory & Research Working Group Meeting Notes - March 26, 2018 (Item 8.3)**

- (i) 170 Longwood Road North, Hamilton**

- (1) That property at 170 Longwood Road North, Hamilton, be designated under Part IV of the Ontario Heritage Act; and
 - (2) That the designation include glass structures at the rear of the building and on the second floor as well as make specific reference to the interior features of the property outlined in the Cultural Heritage Assessment.

- (ii) 1401 King Street East, Hamilton (Grace Anglican Church)**

That the property known as Grace Anglican Church, located at 1401 King Street East, Hamilton, be designated under Part IV of the Ontario Heritage Act.

(iii) 224 Robina Road, Ancaster

That the property located at 224 Robina Road, Ancaster, be added to the City's Register of Properties of Cultural Heritage Value or Interest as it represents an excellent example of a mid-century modern residence designed and owned by Stanley Roscoe who was architect for the Hamilton City Hall.

(iv) 2235 Upper James Street, Glanbrook

That the property located at 2235 Upper James Street, Glanbrook, be added to the City's Register of Properties of Cultural Heritage Value or Interest as it represents a scarce example of a pre-Confederation masonry Regency cottage.

(v) 3600 Guyatt Road, Glanbrook

That the property located at 3600 Guyatt Road, Glanbrook be excluded from the City's Register of Properties of Cultural Heritage Value or Interest.

(vi) 6 Webster Falls Road, Dundas

That the property known as Springdale and located at 6 Webster Falls Road, Dundas be added to the City's Register of Properties of Cultural Heritage Value or Interest as well as the staff work plan for designation.

(c) Policy & Design Working Group Meeting Notes - April 16, 2018 (Added Item 8.5)

That the Policy & Design Working Group Meeting Notes of April 16, 2018, be received.

(d) Hamilton Municipal Heritage Committee's involvement in a Places of Faith Resource Event (Item 9.1)

WHEREAS, Hamilton has witnessed the closure and demolition of numerous places of faith (many historic structures) across the city in the past decade;

WHEREAS, places of faith are found to be vulnerable properties as the City of Hamilton witnesses record-setting levels of growth in recent years; and,

WHEREAS, the mandate of the Committee is to advise and assist Council on all matters related to programs and activities to increase public awareness and knowledge of heritage conservation issues and other cultural heritage conservation measures;

THEREFORE, BE IT RESOLVED:

That the Hamilton Municipal Heritage Committee's collaboration on Places of Faith Resource Events in Hamilton, in partnership with the National Trust for Canada, and Faith and the Common Good, be approved.

CARRIED

FOR INFORMATION:

(a) APPROVAL OF THE AGENDA (Item 1)

The Committee Clerk advised of the following changes:

1. ADDED DELEGATION REQUEST

4.2 Neil Smiley, Fasken Martineau Dumoulin LLP, on behalf of The Roman Catholic Diocese of Hamilton to speak to Item 8.1, Item 1, the recommendation of the Hamilton Municipal Heritage Committee to designate 378 Main Street East, Hamilton, the former Cathedral Boys' High School under Part IV of the *Ontario Heritage Act*. (For today's meeting.)

2. REPLACEMENT OF APPENDIX "B" TO ITEM 6.3

6.3 The attached Appendix "B" to Item 6.3 respecting Applications for an Amendment to the Rural Hamilton Official Plan and the City of Hamilton Zoning By-law No. 05-200 for Lands Located at 1915, 1995, and 1997 Jerseyville Road West, Ancaster (PED18118) (Ward 14) replaces the one printed in the agenda.

3 ADDED WRITTEN COMMENTS

6.4(a) Jose A. Medeiros, 80 Highland Road West, Stoney Creek respecting Item 6.4 Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 15 Picardy Drive (Stoney Creek) (PED18114) (Ward 9) (Copy attached.)

4. ADDED NOTICE OF MOTION

10.1 To Waive Road Widening Requirement for 71 Rebecca Street

(Green/Farr)

That the agenda for the June 5, 2018 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) May 15, 2018 (Item 3.1)

(Pearson/Conley)

That the Minutes of the May 15, 2018 meeting be approved.

CARRIED

(d) DELEGATION REQUESTS (Item 4)

(Pearson/Green)

(a) That the following delegation request be approved to address Committee at a future meeting:

(i) Glenn Wise, Macassa Bay Year-Round Liveaboard Association, to discuss year-round liveaboard boat residency (Item 4.1)

(b) That the following delegation request be approved to address Committee at today's meeting:

(i) Neil Smiley, Fasken Martineau Dumoulin LLP, on behalf of The Roman Catholic Diocese of Hamilton to speak to Item 8.1, Item 1, the recommendation of the Hamilton Municipal Heritage Committee to designate 378 Main Street East, Hamilton, the former Cathedral Boys' High School under Part IV of the *Ontario Heritage Act*. (Added Item 4.2)

CARRIED

(e) DELEGATIONS/PUBLIC HEARING (Item 6)

(i) Application for a Condominium Conversion for lands known as 115 Main Street East, Hamilton (PED18080) (Ward 2) (Item 6.1)

In accordance with the provisions of the *Planning Act*, Chair A. Johnson 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 Condominium Conversion, the person or public body is not entitled to appeal the decision of the Council of the City of Hamilton to the Local Planning Appeal Tribunal and the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Daniel Barnett, Planning Technician, addressed Committee with the aid of a PowerPoint presentation and provided an overview of the staff report. A copy of his presentation is available for viewing on the City's website.

(Collins/Farr)

That the staff presentation be received.

CARRIED

Matt Johnston of UrbanSolutions Planning and Land Development Consultants Inc., representing the owner, addressed Committee with the aid of a PowerPoint presentation. A copy is available for viewing on the City's website. He requested that the report be deferred to afford staff the opportunity to evaluate the additional information that they provided as they now have 75% of the current tenants in support of the condominium conversion. David Horwood of Effort Trust, the property manager, was also in attendance and responded to questions from Committee.

(Farr/Collins)

That the agents' presentation be received.

CARRIED

Registered Speaker

1. Sam Mason, Hamilton Community Legal Clinic

Sam Mason addressed Committee and indicated that he is a lawyer at the Hamilton Community Legal Clinic. All his clients are tenants and he is advocating on their behalf. There is a shortage of rental opportunities in the City. He submitted a copy of a report outlining the acute rental housing crisis in Hamilton which was distributed and a copy is available for viewing on the City's website. He indicated that he supports the staff recommendation to deny the application.

(Green/Farr)

That the delegation be received.

CARRIED

(Pearson/B. Johnson)

That the public meeting be closed.

CARRIED

(Farr/Pearson)

WHEREAS, Housing staff have advised that they have not had the opportunity to conduct a thorough evaluation;

WHEREAS, the proponent has expressed a willingness to contemplate building in conditions that may include, but not be limited, to assurances that financial incentives to encourage tenants to vacate will not be offered; WHEREAS, in consideration of the new information provided by the applicant (specific to meeting the 75% threshold post staff report submission), Planning staff have advised that the City would lose if an appeal is submitted to the Local Planning Appeal Tribunal (LPAT);

THEREFORE, BE IT RESOLVED:

That the staff Report PED18080, respecting Application for a Condominium Conversion for lands known as 115 Main Street East, Hamilton, be deferred in order to allow staff to review the new information.

The Motion to Defer CARRIED on the following standing recorded vote:

Yeas:	Conley, Pearson, B. Johnson, Pasuta, A. Johnson, Collins, Farr
Total:	7
Nays:	Green
Total:	1
Absent:	Partridge, Skelly
Total:	2

(Green/Farr)

That staff review the policies of the Official Plan that allow for condominium conversions in situations where the minimum number of existing residents are supportive of the conversion and report back with recommendations for amendments to strengthen the three general criteria in order to protect the existing rental housing stock.

CARRIED

(ii) Application to Amend the Town of Ancaster Zoning By-law No. 87-57 for Lands Located at 449 Springbrook Avenue, Ancaster (Ward 12) (PED18091) (Item 6.2)

In accordance with the provisions of the *Planning Act*, Chair A. Johnson 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 Local Planning Appeal Tribunal and the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

No members of the public came forward.

(Pearson/B. Johnson)

That the public meeting be closed.

CARRIED

(Pearson/B. Johnson)

That the staff presentation be waived.

CARRIED

Ward Councillor Ferguson was in attendance and asked questions and staff responded.

James Webb of WEBB Planning Consultants Inc., representing the owner, was in attendance. James Webb advised that the owner is in agreement with the staff report.

(Pearson/B. Johnson)

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

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

Amendment CARRIED

For disposition of this matter refer to Item 2.

(iii) Applications for an Amendment to the Rural Hamilton Official Plan and the City of Hamilton Zoning By-law No. 05-200 for Lands Located at 1915, 1995, and 1997 Jerseyville Road West, Ancaster (PED18118) (Ward 14) (Item 6.3)

In accordance with the provisions of the *Planning Act*, Chair A. Johnson 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 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 Local Planning Appeal Tribunal and the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Brynn Nheiley, Senior Planner, 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.

(Conley/B. Johnson)

That the staff presentation be received.

CARRIED

John Ariens of IBI Group, representing the owner, addressed Committee with the aid of a PowerPoint presentation. A copy is available for viewing on the City's website.

(Conley/Pasuta)

That the agent's presentation be received.

CARRIED

Speakers

1. Scott Herring, 1911 Jerseyville Road

Scott Herring addressed Committee and indicated that as a neighbour of the operation he has concerns regarding the affect it will have on the value of his property and his family's quality of life. They were never consulted regarding the proposal.

(Collins/Pearson)

That the delegation be received.

CARRIED

(Conley/Pasuta)

That the public meeting be closed.

CARRIED

Ward Councillor Ferguson was in attendance and expressed concerns with the proposal and the timing of the staff report.

(B. Johnson/Collins)

(a) That Report PED18118, respecting Applications for an Amendment to the Rural Hamilton Official Plan and the City of Hamilton Zoning By-law No. 05-200 for Lands Located at 1915, 1995, and 1997 Jerseyville Road West, Ancaster, be DEFERRED until after the Statutory Public Meeting regarding the upcoming staff report on marihuana growing facilities is held;

(b) That the Statutory Public Meeting be re-opened when Report PED18118 is included on a future Planning Committee agenda.

CARRIED

Councillors Pasuta, Pearson and Conley indicated that they wished to be recorded as OPPOSED to the deferral of this matter.

- (iv) Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 15 Picardy Drive (Stoney Creek) (PED18114) (Ward 9) (Item 6.4)**

In accordance with the provisions of the *Planning Act*, Chair A. Johnson 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 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 Local Planning Appeal Tribunal and the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Written Comments

6.4(a) Jose A. Medeiros, 80 Highland Road West, Stoney Creek

(Collins/Pearson)

That the added written comments, Item 6.4(a) be received.

CARRIED

No members of the public came forward.

(Pearson/Conley)

That the public meeting be closed.

CARRIED

(Collins/Farr)

That the staff presentation be waived.

CARRIED

John Ariens of IBI Group, representing the owner, addressed Committee with the aid of a PowerPoint presentation. A copy is available for viewing on the City's website.

(Conley/Pearson)

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

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

Amendment CARRIED

For disposition of this matter refer to Item 3.

- (v) Applications for an Amendment to the Urban Hamilton Official Plan and Zoning By-law for Lands Located at 115 and 121 Vansitmart Avenue, Hamilton (PED18124) (Ward 4) (Item 6.5)**

In accordance with the provisions of the *Planning Act*, Chair A. Johnson 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 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 Local Planning Appeal Tribunal and the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

No members of the public came forward.

(Pearson/A. Johnson)

That the public meeting be closed.

CARRIED

(Johnson/Conley)

That the staff presentation be waived.

CARRIED

Ward Councillor Merulla was in attendance and indicated that he is in support of the proposal.

Sergio Manchia of UrbanSolutions Planning and Land Development Consultants Inc., representing the owner, was in attendance. He indicated that the owner is in support of the staff report.

(Conley/Pearson)

That the recommendations be amended by adding the following subsection (d):

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

Amendment CARRIED

For disposition of this matter refer to Item 4.

(f) DISCUSSION ITEMS (Item 8)

(i) Hamilton Municipal Heritage Committee Report 18-005 (Item 8.1)

Chelsey Tyers addressed Committee with the aid of a PowerPoint presentation and provided an overview of the recommendation to designate the former Cathedral Boys High School under Part IV of the *Ontario Heritage Act*. A copy of the presentation is available for viewing on the City's website.

(Green/Pearson)

That the staff presentation be received.

CARRIED

Delegation

1. **Neil Smiley, Fasken Martineau Dumoulin LLP, on behalf of The Roman Catholic Diocese of Hamilton (Added 4.2)**

Neil Smiley addressed Committee and requested, on behalf of his client, that the proposal to designate the property be TABLED for one year. Jim Long, from the Roman Catholic Diocese of Hamilton was also in attendance.

(Farr/Pearson)

That the delegation be received.

CARRIED

(Farr/Pearson)

That Item 1 of the Hamilton Municipal Heritage Committee Report 18-005 respecting Recommendation to Designate 378 Main Street East, Hamilton under Part IV of the *Ontario Heritage Act* (Ward 3) (PED18089) be TABLED for one year to allow for consultation with the Ward Councillor and the Stinson Neighbourhood Association to consider viable adaptive reuses for the building.

CARRIED

For disposition of the balance of this matter refer to Item 5.

(g) NOTICES OF MOTION (Item 10)

Councillor Farr introduced the following Notice of Motion:

- (i) To Waive Road Widening Requirement for 71 Rebecca Street (Added Item 10.1)**

WHEREAS, the Planning Act and the Urban Hamilton Official Plan state that the City shall reserve or obtain road widenings for rights-of-way as described in Schedule C-2 – Future Road Widenings;

WHEREAS, Official Plan Amendment and Zoning By-law Amendment applications (UHOPA-17-023 and ZAC-17-053) have been submitted for 71 Rebecca Street, Hamilton, for the development of a 30 storey, mixed use building; and

WHEREAS, road widenings for Rebecca Street and John Street North have been identified;

THEREFORE, BE IT RESOLVED:

That staff be directed to waive the requirement for road widenings for 71 Rebecca Street, Hamilton (UHOPA-17-023 and ZAC-17-053).

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

(i) Outstanding Business List (Item 11.1)

(Collins/Farr)

(a) That the following new due dates be approved:

Item “B” - C.I. to Amend Hamilton Zoning By-law No. 6593 for 118 to 338 Mountain Brow Boulevard (Hamilton) (PED13101).

Due date: June 5, 2018

New due date: January, 2019

Item “P” - That staff report back with legislative options and alternatives 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.

Due date: June 5, 2018

New due date: August 14, 2018

Item “Q” - That Planning staff be directed to report to the Planning Committee about the City’s policies respecting Boulevard Standards and that the report outline the options & alternatives that are available for future designs.

Due date: June 5, 2018

New due date: September 18, 2018

Item “S” - Family Friendly Housing – staff to conduct feasibility study with appropriate public consultation and report back re: rental units, condos and affordable housing.

Due date: June 5, 2018

New due date: January, 2019

(b) That the following Item be identified as completed and be removed:

Item “J” – That staff report to the Planning Committee on a proposed scope and terms of reference for a consultant assignment to undertake the Kirkendall Neighbourhood Strategy in collaboration with the Kirkendall Neighbourhood Association. (Item 5.1 on this agenda.)

CARRIED

(i) ADJOURNMENT (Item 12)

(Pearson/Conley)

That, there being no further business, the Planning Committee be adjourned at 1:11 p.m.

CARRIED

Respectfully submitted,

Councillor A. Johnson
Chair, Planning Committee

Ida Bedioui
Legislative Co-ordinator
Office of the City Clerk