4. DELEGATION REQUESTS

*4.1 Linda Hart, Stoney Creek United Church, respecting Hamilton Municipal Heritage Committee recommendation for heritage designation for the Stoney Creek United Church (Item 8.1) (For today's meeting)

*4.2 Doug Caldwell, regarding Stoney Creek United Church, 1 King Street West, and the potential impact of a heritage designation (Item 8.1) (For today's meeting)

*4.3 Reverend Mark Winger, Stoney Creek United Church, respecting the proposed heritage designation of the Church (Item 8.1) (For today's meeting)

*4.4 Mike Jovanovic, Terrapure Environmental, to comment on Item 5.6, the proposed Compensation Agreement with the City.

6. PUBLIC HEARINGS / DELEGATIONS

6.5 Application for Amendment to the City of Hamilton Zoning By-law NO. 6593 for Lands Located at 393 Rymal Road West (Hamilton) (PED18183) (Ward 8)

*6.5.a Written comments from Marjorie McIntyre, 26 Cardinal Mindszenty Blvd

*6.5.b Staff presentation

*6.5.c Agent's presentation
6.7 Applications to Amend Zoning By-law No. 05-200, Approval of a Draft Plan of Subdivision "Butternut Hill" and Draft Plan of Condominium (Common Element) for Lands Located at 706 Highway No. 8, Flamborough (PED18144) (Ward 14)

*6.7.a Written comments from Al & Ann Forth, 724 Old Highway No. 8, Flamborough

*6.7.b Staff presentation

*6.7.c Agent’s presentation

*6.7.d Speaker - Don Liske, 701 Old Highway No. 8

8. DISCUSSION ITEMS

8.1 Hamilton Municipal Heritage Committee Report 18-007

*8.1.a Delegation - Linda Hart (Item 4.1)

*8.1.b Delegation - Doug Caldwell (Item 4.2)

9. MOTIONS

*9.4 Ancaster High School, 374 Jerseyville Road West, Ancaster, to be considered for Heritage Designation (was Notice of Motion at July 10, 2018 meeting)

10. NOTICES OF MOTION

*10.1 Site Plan Application (SPA-18-082) for 2400 Regional Road 56

12. PRIVATE AND CONFIDENTIAL

*12.2 Boats Moored on Hamilton Waterfront Used As Residences ("Liveaboards") (LS18048) (City Wide) (Distributed under separate cover)

Pursuant to Section 8.1, Sub-section (f) of the City’s Procedural By-law 14-300, and Section 239(2), Sub-section (f) of the Municipal Act, 2001, as amended, as the subject matter pertains to the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.
Form: Request to Speak to Committee of Council
Submitted on Thursday, August 2, 2018 - 8:35pm

==Committee Requested==
Committee: Planning Committee

==Requestor Information==
Name of Individual: Linda Hart
Name of Organization: Stoney Creek United Church
Contact Number:
Email Address:
Mailing Address:

Reason(s) for delegation request: To speak to the recommendation for heritage designation by reviewing church history and current circumstances.

Will you be requesting funds from the City? No
Will you be submitting a formal presentation? No
Form: Request to Speak to Committee of Council
Submitted on Tuesday, August 7, 2018 - 10:29

==Committee Requested==
Committee: Planning Committee

==Requestor Information==
Name of Individual: Doug Caldwell

Name of Organization:

Contact Number:

Email Address:

Mailing Address:

Reason(s) for delegation request: Regarding 1 King Street West Stoney Creek. To provide the committee with information about the financial issues facing Stoney Creek United Church and the potential impact of Heritage listing on our viability as a church in the community.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? Yes.
Friday, July 6, 2018 - 11:45 am
Form: Request to Speak to Committee of Council
Submitted on Wednesday, August 8, 2018 - 11:33 am

==Committee Requested==
Committee: Planning Committee

==Requestor Information==
Name of Individual: Rev. Mark Winger

Name of Organization: Stoney Creek United Church

Contact Number:

Email Address:

Mailing Address:
Stoney Creek United Church
1 King Street West, Stoney Creek ON
L8G 1G7

Reason(s) for delegation request: To speak to the matter of the proposed heritage designation of the church

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? Yes
Form: Request to Speak to Committee of Council
Submitted on Friday, August 10, 2018 - 10:52 am:

==Committee Requested==
Committee: Planning Committee

==Requestor Information==
Name of Individual: Mike Jovanovic
Name of Organization: Terrapure Environmental
Contact Number: Office: 905.315.2666
Email Address: mjovanovic@terrapureenv.com
Mailing Address:
1100 Burloak Drive, Suite 500
Burlington, ON L7L 6B2

Reason(s) for delegation request:
Comment on the following items on the August 14, 2018
Planning Committee Meeting Agenda: Item 5.6 Terrapure Stoney
Creek Regional Facility EA - Compensation Agreement
(LS18045/FCS18072) (Ward 9) Item 9.2 Terrapure
Environmental Stoney Creek Regional Facility 65 Green
Mountain Road West

Will you be requesting funds from the City? No
Will you be submitting a formal presentation? No
August 7, 2018

Office of the City Clerk
71 Main St. W.
Hamilton, Ontario
L8P 4Y5

FILE : ZAC-16-075
Zoning changes to Zest Communities Inc.

I am against the changes that will affect the roadway in and out from Garth St. (HMB1848) and the roadway in and out of Rymal Rd. (HMB-1847)

If they wish to sever for one condo, it should be for this condo space only, nothing more.

One change at a time. No approved severance – no building.

I would like to keep our village the same without changes.

Another point is that in our life lease it states that this land is not to be severed.

I would like to be informed as to the outcome of this meeting.

I think more time should be allotted for villagers to comprehend what is happening.

Sincerely

(Ms) Marjorie McIntyre
WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

August 14, 2018
PED18183 – (ZAC-16-075)

Application for Amendment to the City of Hamilton Zoning
By-law No. 6593, for Lands Located at 393 Rymal Road West, Hamilton.

Presented by: Michael Fiorino
Site Location

Location Map

393 Rymal Road West

Change in zoning from the "DE/S-664", "DE/S-664a", "DE/S-664b", and "DE/S-664c" (Low Density Multiple Dwellings) District, Modified to the "DE/S-664d" (Low Density Multiple Dwellings) District, Modified
Change in zoning from the “DE/S-664”, “DE/S-664a”, “DE/S-664b” and “DE/S-664c” (Low Density Multiple Dwellings) District, Modified to the “DE/S-664d” (Low Density Multiple Dwellings) District, Modified.
Six storey building on left side transitioning to five storey building on right side.

South east end View
THANK YOU FOR ATTENDING
THE CITY OF HAMILTON PLANNING COMMITTEE
Upper Mill Pond at St. Elizabeth Mills
Zoning By-Law Amendment
Public Meeting – August 14th, 2018
2014, the ownership and management of St. Elizabeth Village was transferred to Zest Communities Inc.

First application for redevelopment within the St. Elizabeth Village community, which will eventually re-develop into a “resort lifestyle”, multiuse development (residential, commercial and amenity areas) over the next decade geared to mature adults and seniors.

114 acre (46.1 hectare), currently home to approx. 1,000 residents and includes approx.:

- 560 Life Lease dwelling units;
- A 6 storey, 150 bed permitted assisted-living building;
- A 4 storey office/retail building; and,
- St. Elizabeth of Hungary Catholic Church.
Context
Concept Elevations

Jaczenko Terrace Elevation
Concept Elevations

Main Entrance Elevation
Concept Elevations

South Patio Elevation
Site Specific Amendments
Supporting Reports/Studies

- Functional Servicing and SWM Report
- Water Servicing Study
- Environmental Impact Study, incl. Restoration Plan and Tree Protection Plan
- Shadow Study
- Urban Design Brief
- Tree Management Plan
- Traffic Impact Assessment
- Archeological Report
- Planning Justification Report
Agree with the Staff recommendation.

Respectfully request Planning Committee to support the recommendation as the development is:

✓ Consistent with the PPS (2014),

✓ Consistent with the Growth Plan (2017),

✓ Conforms with the UHOP,

✓ Compatible infill development,

✓ Appropriate planning of underutilized land.
Good morning Brynn

After review of the documents and further clarification provided by both yourself and Mike Christie, we have no further comments, concerns or objections to this application.

Good luck Don!

Regards.

Al & Ann Forth
WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

August 14, 2018

Applications to Amend Zoning By-law No. 05-200, Approval of a Draft Plan of Subdivision "Butternut Hill" and Draft Plan of Condominium (Common Element) for Lands Located at 706 Highway No. 8, Flamborough.

Presented by: Brynn Nheiley
Appendix A

Location Map

File Name/Number: ZAC-15-0282/ST-20150025CDM-201507
Date: June 22, 2018

Appendix "A"

Subject Property
706 Highway No. 8

Block 1 - Change in zoning from Settlement Residential (S1, 60) Zone to Conservation / Hazard Lands - Rural (P7) Zone

Block 2 - Change in zoning from Conservation / Hazard Lands - Rural (P7) Zone to Settlement Residential (S1, 23) Zone

Block 3 - Change in zoning from Settlement Residential (S1, 60) Zone to Settlement Residential (S1, 23) Zone

Subject Lands
Existing houses to remain
Abutting properties to the south and west with vegetated buffer
THANK YOU FOR ATTENDING

THE CITY OF HAMILTON  PLANNING COMMITTEE
City of Hamilton
Corporate Services Department

August 13, 2018

To whom it may concern,

Regarding the (above) mentioned zoning by-law amendment, I am concerned where the proposed new road for the new condominium subdivision will now be located. I am located at 716 Old Hwy 8 in Rockton (directly adjacent to lot #2) and have noticed that the access road will be directly behind my house. I preferred the original planned new road access and I would like to ask that the new proposed road be on the other side of the condominiums that are planned to be built. If this is not possible, I would like to know if it can be considered to use the existing Beverly Community Centre road access? This would be a fair distance away from the existing houses and would not cause a potential noise or light issue (street lights, car lights and noise). I hope you take this request into consideration, I can not make the meeting in person as I am working but I look forward to hearing the results of this meeting.

Regards,

Dave Bramston
August 12, 2018

Attention City Planning Committee:

My husband and I have enjoyed our property at 712 Old Highway 8 for almost 4 decades. To increase our enjoyment we have purchased an extension to our back yard for our garden that as you can see from the proposed layout extends further back than the properties adjacent to us. We also have enjoyed the views of the farmland behind our house.

The layout presented to us puts a road directly behind our garden. This road will greatly interfere with the enjoyment of our property. Mr. Pede has also told us that there will be some kind of turnaround at the end of this road which will interrupt the quietness of our back yard with service vehicles turning. Also where will the snow from this road be put? We already have a lot of snow dumped to the front of our property from the plowing of the cut-off from highway 8 that creates a large pond in the front of our property in the spring. Will snow be piled to the back of our property now creating the same problem behind us?

When you come up Highway 8 from the Hamilton direction all the gardens and properties are very well maintained. We personally take great pride in the upkeep of our property and we have concerns about who and how this new road will be looked after. It will definitely detract from the neat appearance of our property.

This road directly behind our property is also going to reduce the resale value of our home. We purchased this property for the enjoyment of the country atmosphere. A road directly behind will spoil that atmosphere for us and subsequent owners of our property.

In conclusion we are strongly opposed to having a road directly behind our property. Any access to these new lots must be further away and we ask the planning committee to reconsider this application.

Sincerely

Laurene Quantz

Orval Quantz

712 Old Highway 8,
Rockton, ON
August 13, 2018


To whom it may concern:

We reside at 708 Old Highway 8 directly adjacent and in front of the property for which this application is for.

While we are not opposed to the property behind us being subdivided into lots for single family homes we are strongly opposed to a road being created directly behind our property to access these lots.

The original proposal presented to us dated June 12, 2015 had the access road to the lots at the back of the properties which is a more acceptable alternative. A road at the back of the new lots would give a more standard community layout where people's back yards join together rather this new proposed layout.

The proposed road directly abutting our back yard will greatly reduce our privacy and the enjoyment of our property. The headlights of the cars as they come and go will shine into our bedrooms. The noise of vehicles such as snowplows will be intrusive.

People in Rockton take pride in the care of their properties keeping their lawns manicured and gardens well kept. As this condominium road will not have single ownership the question arises will it be as well maintained cosmetically as other properties in the village.

While the road is not laid out in the plan provided, it would have to go through the existing pool at 706 highway 8. The fence to this pool is only 5' from the back of our property. So the proposed road will be quite close to our back yard. In the winter the question arises will the snow be pushed against our fence and if so the resultant spring melt would cause increased flooding to our property as the proposed road would be at a higher elevation than our property.

When we purchased this property we were well aware of the busy road to the front of us however the tranquility of our back yard more than compensates for the busy road. This proposed road will now put roads on 3 sides or our property drastically reducing the enjoyment of our property.

People purchase property such as ours for the “country” feel of such a property. A road directly across the back yard will spoil that feeling and view and decrease the value of our property.
Again we are not opposed to the new lots being created behind us but are very strongly opposed to the new road to access them directly adjacent to our back yard. If however the only way to access these properties would be to have the road directly behind us then we would be opposed to the new lots as well.

Sincerely

[Signature]

Don Lisk and Lorie Lisk
Thank you, Madam Chair and Councillors for this opportunity to speak to you as a member of the congregation and a church leader.

Our history, which began in 1792, is one of strength and struggle, with many moves and changes throughout all that time. Our mission is Discovering and Sharing God’s Love and we have always strived to do this in our worship and service to the community. We are still serving our neighbours in need, but it’s harder and harder to “share” because we have so little. Regrettably, we find ourselves concentrating more and more on maintaining our building, our home. But we do continue with the community luncheons, Wesley Urban Ministry assistance, Lakeview Retirement Centre services and Clarion Nursing Home sing-alongs to name a few.

In the 1950’s and 60’s, when attendance was 700+, we had 2 Sunday services. Money was available to serve the community through several ministries and still maintain the building, make repairs and even build additions. Indeed, a Christian Education wing was added, and a new sanctuary was built during these years, which, along with the narthex, stairway, hallway, and atrium completion, virtually encased the original church. So, after the 1960’s, much of the heritage architecture was not visible. What survives needs a significant amount of remedial investment.

Our struggles began in the 90’s, when we started to experience a decline in attendance and revenue, which continues to the present day. Unfortunately, as the years passed, it was only the challenges that grew. Now we are serving the community with just 149 financially supporting households. In the meantime, building needs have multiplied and intensified, to a point where nearly $1,000,000 is required for capital upgrades.
As a retired educator, I’ve seen this happen in our schools. When the budget is tight, we take care of the essentials (student learning materials and other supplies) and what we decide are the priorities. In most cases the significant building needs don’t make the list, and so year after year the plant deficiencies grow. It’s the same with our church: serving the people is always our priority, so we don’t always hear the voices reminding us of other important necessities.

We have looked at a few strategies to address the present dire problem at our church. We’ve explored co-existing with another church. We engaged in planning a joint venture with Kiwanis to build a small church along with affordable housing on the current property. We even promoted a membership loan program to bolster the church’s financial situation and keep going as a congregation.

But we are now at a crossroads. [PAUSE] **Sadly, we must** sell our beloved church to survive as a faith community. We are up against a wall and looking for a new, more suitable, home. Without the sale of our church at a **good** price, which would be undermined by a heritage designation, then we are done as a church community. Indeed, we would all be witnesses to the end of the 200+ year history of SCUC. You see, without a sale, we would simply have to walk away, abandon the property, and disband. Please consider our unique situation to help stave off that result.

I thank you sincerely for your attention. God bless.
STONEY CREEK UNITED CHURCH
Discovering and sharing God's love

The "heart of the community" since 1792, the current church building sits at a downtown corner among stores, offices nearby a mixed collection of houses, apartments and parking lots.
WHAT WAS... AND WHAT IS NOW
## BUILDING CAPITAL UPGRADE COSTS 2017
### STRUCTURAL AND SAFETY

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 ROOFS</td>
<td>$300,000</td>
</tr>
<tr>
<td>WASTE WATER SYSTEM REPAIRS</td>
<td>$100,000</td>
</tr>
<tr>
<td>REPLACE INTERIOR FIRE DOORS</td>
<td>$36,000</td>
</tr>
<tr>
<td>REPLACE GYM WOODEN FLOOR</td>
<td>$7,500</td>
</tr>
<tr>
<td>REPLACE ASBESTOS TILE FLOORS</td>
<td>$7,500</td>
</tr>
<tr>
<td>3 AUTOMATIC DOOR OPENERS</td>
<td>$6,000</td>
</tr>
<tr>
<td>REPAIR MAIN BOILER</td>
<td>$5,000</td>
</tr>
<tr>
<td>REPLACE DOORS TO GYM</td>
<td>$1,000</td>
</tr>
<tr>
<td>REFURBISH PUBLIC WASHROOM</td>
<td>$1,000</td>
</tr>
</tbody>
</table>

**SUBTOTAL** $464,000
## CAPITAL UPGRADE COSTS 2017

### FACILITIES

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Renovate Rooms</td>
<td>$18,000</td>
</tr>
<tr>
<td>Air Conditioning</td>
<td>$12,000</td>
</tr>
<tr>
<td>Replace Fireside Room Floors</td>
<td>$6,500</td>
</tr>
<tr>
<td>Rehab Ladies Washrooms</td>
<td>$6,000</td>
</tr>
</tbody>
</table>

**Sub-total** $42,500
CAPITAL UPGRADE COSTS 2017

HERITAGE

COLOURED GLASS REHABILITATION $85,000
REPOIN T BRICKS & REPLACE BRICKS $63,000
INTERIOR WALLS, CEILINGS & FIXTURES $15,000
ENGINEER REPORT WALL SEPERATION $10,000

SUB-TOTAL $173,000
CAPITAL UPGRADE COSTS 2017
ONTARIO AODA COMPLIANCE

ACCESSIBILITY UPGRADES $200,000
## CAPITAL UPGRADE COSTS 2017

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Structural &amp; Safety</td>
<td>$464,000</td>
</tr>
<tr>
<td>Facilities</td>
<td>$42,500</td>
</tr>
<tr>
<td>Heritage</td>
<td>$173,000</td>
</tr>
<tr>
<td>Accessibility Upgrades</td>
<td>$200,000</td>
</tr>
</tbody>
</table>

**Total Capital Upgrade Costs** $879,000  
**Contingency 10%** $87,900  
**Grand Total** $966,900
REVENUE AND EXPENSES 2017

TOTAL MEMBER DONATIONS $176,286
FACILITY USE DONATIONS $28,809

EXPENSES

PERSONNEL $153,932
OFFICE AND ADMINISTRATION $13,901
BUILDINGS, MAINTENANCE $39,743
AMORTIZATION OF CAPITAL ASSETS $16,403
MINISTRIES $18,654
TOTAL $242,633

SURPLUS/(DEFICIT) ($37,538)
STONEY CREEK UNITED CHURCH

Our Church Council and Congregation have decided to concentrate on our ministries to serve people rather than the bricks and mortar.

The successful sale of the building and property enables Stoney Creek United Church to continue our ministries of serving the people from a new location.
CITY OF HAMILTON
MOTION
Planning Committee: August 14, 2018

MOVED BY COUNCILLOR C. COLLINS...........................................................

SECONDED BY COUNCILLOR .................................................................

Ancaster High School, 374 Jerseyville Road West, Ancaster, to be considered for Heritage Designation

WHEREAS the Chair of the Hamilton Wentworth District School Board (HWDSB) advised Council on June 20th that their intent was to sever 11 acres of land from the campus of Ancaster High School at 374 Jerseyville Road West;

WHEREAS the HWDSB has advised the City that they could purchase the 11 acres of land from the Board to keep it in public use for a price of “highest and best use” which means residential development or one to one and a half million dollars per acre or 11 to 13 million dollars;

WHEREAS in the June 28th Ancaster News story, the Board Chair states that “There is no threat to the use of this property”, the same article quotes the local trustee as saying their desire is to get the property in the hands of the City and this means at highest and best use or residential development price, not the cost of parkland;

WHEREAS the City currently has an infrastructure deficit of $3.5 billion dollars and therefore unlikely to afford to purchase the 11 acres at highest and best use prices or 11 to 13 million dollars;

WHEREAS the taxpayers of Ancaster have already paid for the site once;

WHEREAS the Town of Oakville recently put a heritage designation on Glen Abby Golf Club as it formed an integral part of the Town’s Culture and Heritage;
WHEREAS in the 1950’s the Ancaster High School Board, in conjunction with the Town of Ancaster, decided to jointly purchase the existing High School Campus with the novel idea that the school would use the site during the day and community would use the site in the evening and on weekends; and

WHEREAS the Ancaster High School with some 40 acres, form an integral part of the community for the past 60 years and the Town has invested in a pool at this site with the similar novel idea that the school would use it during the day and the community could use the pool in the evenings and on weekends;

THEREFORE, BE IT RESOLVED:

That staff be directed to start the process of designating the campus of Ancaster High School site as a site of historical significance and report back to the Heritage Committee on providing the property with a Heritage designation.
CITY OF HAMILTON
NOTICE OF MOTION

Planning Committee: August 14, 2018

MOVED BY COUNCILLOR B. JOHNSON

Site Plan Application (SPA-18-082) for 2400 Regional Road 56

WHEREAS the District Commercial (C6) Zone does not permit parking in the front yard;

WHEREAS a Site Specific amendment to the District Commercial (C6) Zone was passed by Council for the lands located at 2400 Regional Road 56 to recognize existing uses and to allow for the expansion of the use but did not capture parking in the front yard; and

WHEREAS a Site Plan Application (SPA-18-082) to permit the construction of a two storey commercial addition has been submitted;

THEREFORE, BE IT RESOLVED:

That staff be directed to waive the City of Hamilton fee for the required Minor Variance application for the lands located at 2400 Regional Road 56 and to schedule the hearing for the September 20, 2018 Committee of Adjustment meeting.