



**City of Hamilton**  
**PLANNING COMMITTEE ADDENDUM**

**Meeting #:** 18-011  
**Date:** July 10, 2018  
**Time:** 9:30 a.m.  
**Location:** Council Chambers, Hamilton City Hall  
71 Main Street West

Ida Bedioui, Legislative Coordinator (905) 546-2424 ext. 4605

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*4.3 Daniel Peace, Chair of the Board of Trustees of New Vision United Church to present their position that the properties at 679 Main Street East and 85 Holton Avenue South not be designated. (Item 9.2) (For today's meeting.)	7
*4.4 Dixon Challoner regarding the proposed heritage designation of 85 Holton Street South (Item 9.2) (For today's meeting.)	8
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- \*6.4.a Registered Speakers
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- \*6.7.d Written Comments from Susan Creer, referred from the June 27, 2018 Council agenda 29
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**8. DISCUSSION ITEMS**

8.2 Burlesque Entertainment - Amend Business Licensing By-law 07-170 (Schedule 1 Adult Entertainment) (PED18151) (City Wide) (Outstanding Business List Item)

\*8.2.a Registered Speaker

\*8.2.a.a Cadence Machry

**9. MOTIONS**

9.2 To Designate 679 Main Street East and 85 Holton Avenue South, Hamilton (St. Giles United Church) under part IV of the Ontario Heritage Act (Referred from Council June 27, 2018)

\*9.2.a Written comments from Daniel Peace, referred from the June 27, 2018 Council agenda 77

\*9.2.b Written comments from Marie Sharp, referred from the June 27, 2018 Council agenda. 82

**10. NOTICES OF MOTION**

\*10.1 Commemorative Designation of the 400 Block of Wentworth Street North 83

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**11. GENERAL INFORMATION / OTHER BUSINESS**

11.1 Outstanding Business List

11.1.a Items requiring new due dates:

\*11.1.a.a Items requiring new due dates (update):  
Item "D" - Request to Designate 437 Wilson Street  
East (Ancaster) Under Part IV of the Ontario  
Heritage Act (PED12166)

Due date: July 10, 2018

New due date: September 18, 2018

Item "E" - Staff to consult with property owners  
& Councillor re: HMHC Report 14-009  
recommendations to include 206, 208 and 210 King  
Street East in the Register of Property of Cultural  
Heritage Value or Interest and staff's designation  
work program and report back

Due date: July 10, 2018

New due date: January 15, 2019

# 4.1

## Form: Request to Speak to Committee of Council

Submitted on Tuesday, July 3, 2018 - 4:38 pm

==Committee Requested==

**Committee:** Planning Committee

==Requestor Information==

**Name of Individual:** Giorgio Cotroneo

**Name of Organization:** none

**Contact Number:**

**Email Address:**

**Mailing Address:**

**Reason(s) for delegation request:** to make suggestions and make Hamilton greater

**Will you be requesting funds from the City?** No

**Will you be submitting a formal presentation?** Yes

## 4.2

### **Form: Request to Speak to Committee of Council**

Submitted on Wednesday, July 4, 2018 - 3:25 pm

==Committee Requested==

**Committee:** Planning Committee

==Requestor Information==

**Name of Individual:** Rev. Ian Sloan

**Name of Organization:** New Vision United Church

**Contact Number:**

**Email Address:**

**Mailing Address:**

**Reason(s) for delegation request:** To speak with respect to the Hamilton Municipal Heritage Committee recommendation to the Planning Committee to designate 85 Holton Ave. S. under Part IV of the Ontario Heritage Act.

**Will you be requesting funds from the City?** No

**Will you be submitting a formal presentation?** Yes

## 4.3

### **Form: Request to Speak to Committee of Council**

Submitted on Thursday, July 5, 2018 - 9:20 am

==Committee Requested==

**Committee:** Planning Committee

==Requestor Information==

**Name of Individual:** Daniel Peace

**Name of Organization:** New Vision United Church

**Contact Number:**

**Email Address:**

**Mailing Address:** 679 Main Street East and 85 Holton Avenue South

**Reason(s) for delegation request:** As Chair of the Board of Trustees of New Vision United Church, the owners of the above property, I would like to present our position that the above properties do not be designated as Heritage Buildings.

**Will you be requesting funds from the City?** No

**Will you be submitting a formal presentation?** Yes

## 4.4

### **Form: Request to Speak to Committee of Council**

Submitted on Thursday, July 5, 2018 - 2:41 pm

==Committee Requested==

Committee: Planning Committee

==Requestor Information==

**Name of Individual:** Dixon Challoner

**Name of Organization:**

**Contact Number:**

**Email Address:**

**Mailing Address:**

**Reason(s) for delegation request:** Proposed heritage designation of 85 Holton Ave S.

**Will you be requesting funds from the City?** No

**Will you be submitting a formal presentation?** Yes



4.5

**Form: Request to Speak to Committee of Council**

Submitted on Monday, July 9, 2018 - 12:15 pm

==Committee Requested==

Committee: Planning Committee

==Requestor Information==

**Name of Individual:** Victor Mejia

**Name of Organization:** CHURCH OF CHRIST

**Contact Number:**

**Email Address:**

**Mailing Address:**

**Reason(s) for delegation request:** Voice opinion on church closers and to resolve.

**Will you be requesting funds from the City?** No

**Will you be submitting a formal presentation?** No

**Authority:** Item ,  
Report (PED18XXX)  
CM:  
Ward: 4

**Bill No.**

## **CITY OF HAMILTON**

### **BY-LAW NO.**

**To Amend Zoning By-law No. 05-200  
Respecting Lands Located at 20 Reid Avenue North, 11-17 and 41 Reid Avenue  
South, 22-116 Lang Street, and 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22 and 24 Hayes  
Avenue, Hamilton**

**WHEREAS** Council approved Item \_\_\_\_\_ of Report PED18-\_\_\_\_\_ of the Planning Committee at its meeting held on the 10<sup>th</sup> day of July \_\_\_\_\_ 2018;

**AND WHEREAS** this By-law conforms with the Urban Hamilton Official Plan upon adoption of Official Plan Amendment No. \_\_\_\_\_ .

**NOW THEREFORE** the Council of the City of Hamilton enacts as follows:

1. That Map No. 1092 of Schedule "A" – Zoning Maps of Zoning By-law No. 05-200, is amended by changing the zoning from the Community Institutional (I2) Zone to the Downtown Multiple Residential (D6, 696) and (D6, 696, H70) Zone, and adding lands to Zoning By-law 05-200 as Downtown Multiple Residential (D6, 696) and (D6, 696, H70) Zone, and Conservation/Hazard Land (P5) Zone for the applicable lands, the extent and boundaries of which are shown as in Schedule "A" annexed as hereto and forming of this By-law.
2. That Schedule "C": Special Exceptions of Zoning By-law No. 05-200, is hereby amended by adding an additional special exception as follows:

"696 Within the lands zoned Downtown Multiple Residential (D6, 696) Zone, identified on Map No. 1092 of Schedule "A" – Zoning Maps and described as 20 Reid Avenue North, 11-17 and 41 Reid Avenue South, 22-116 Lang Street, and 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22 and 24 Hayes Avenue, the following special provisions shall apply:

- a) Notwithstanding Section 3: Definitions and only for the purposes of Special Exception 696 the following definitions shall apply:

- i) Block Townhouse Dwelling Shall mean a building divided vertically by a common or party wall, into a minimum of three and a maximum of eight Dwelling Units fronting on a

**To Amend Zoning By-law No. 05-200  
Respecting Lands Located at 20 Reid Avenue North, 11-17 Reid Avenue South, 22-116 Lang  
Street, and 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22 and 24 Hayes Avenue (Hamilton)**

- laneway or common  
condominium driveway, each of  
which having an independent  
entrance at grade, but shall not  
include a maisonette.
- ii) Maisonette Dwelling      Shall mean a building used  
exclusively for residential  
purposes divided vertically into  
a minimum of four and a  
maximum of **16** back-to-back  
Dwelling Units, by two or more  
common walls which prevent  
internal access between units  
and extend from the base of the  
foundation to the roof line, and  
each Dwelling Unit having an  
independent entrance at grade.
- iii) Stacked Townhouse Dwelling      Shall mean a building divided  
vertically and horizontally into a  
minimum of three and a  
maximum of **24** Dwelling Units,  
by common walls which prevent  
internal access between units,  
with each Dwelling Unit having  
one or more private entrances  
at grade.
- b) Notwithstanding Section 4.3 b), 4.6 d) and e) 4.23 d) and in addition  
to Section 4.21 c) of this By-law the following shall apply:
- A) Section 4.3 b) shall not apply to **Blocks "2", "4", "4a", "5",  
"7", and "7a"** for a standard condominium.
- B) Permitted Yard Encroachments
1. A porch, deck or canopy including any associated stairs may encroach into any required yard to a maximum of 1.8 metres.
  2. A balcony may encroach into any required yard to a maximum of 1.8 metres, except for a required side

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yard of not more than one  
third of its width or 1.8 metres,  
whichever is lesser.

- |   |  |
|---|--|
| C) Home Business  | Block Townhouse Dwellings, Maisonette Dwellings and Stacked Townhouse Dwellings shall be permitted to have a Home Business in accordance with Section 4.21 c) i) – iii).         |
| D) Setback to a Conservation/Hazard Land (P5) Zone  | All buildings or structures located on a property shall be setback a minimum of 5.0 metres.  |
| c) Notwithstanding Section 5.1 a) v) c) and 5.6 a) of this By-law the following special provisions shall apply: |  |
| A) Restriction of Architectural Wall or Feature within a Required Planting Strip                                | Where a planting strip is provided, as per Section 5.1 a) v) c), any architectural wall or feature within the Planting Strip shall be limited to a maximum height of 2.0 metres. |
| B) Parking Requirements   | Parking spaces shall be provided in the minimum quantity specified below:  |
| Block Townhouse Dwelling<br>Maisonette Dwelling<br>Stacked Townhouse Dwelling                                   | 1 for each dwelling unit. No additional parking shall be required for an Accessory Dwelling Unit.  |
| Multiple Dwelling   |  |
| i) Dwelling units less than 50.0 square metres in gross floor area  | 0.3 per unit;  |
| ii) Dwelling units greater than 50.0 square metres in gross floor area  | 1. 0.80 for each dwelling unit;  |

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Street, and 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22 and 24 Hayes Avenue (Hamilton)**

2. Notwithstanding B) ii) 1. above, 0.45 for each dwelling unit in a multiple dwelling in **Block "7"** as shown on Figure 20 of Schedule "F" – Special Figures.
- iii) Units with 3 or more bedrooms      0.3 per unit.
- d) For the purposes of Special Exception No. 696 a maximum of 840 dwelling units shall be permitted.
- e) For the purposes of Special Exception No. 696 the following special provisions shall apply to **Block "1" and "3"** as shown on Figure 20 of Schedule "F" – Special Figures:
- i) Notwithstanding Section 6.6.1 the permitted uses shall be restricted to Street Townhouse Dwelling Units.
- ii) In addition to i) above, an accessory dwelling unit shall only be permitted within an end unit.
- iii) Notwithstanding Section 6.6.2.2 the following special provisions shall apply:
- A) Minimum Lot Area      120.0 square metres for each dwelling unit.
- B) Minimum Unit Width      4.8 metres for each dwelling unit.
- C) Minimum Front Yard      1. 4.5 metres for the dwelling; and,  
2. 6.0 metres for the garage.
- D) Minimum Side Yard      1. Minimum 1.2 metres except for the side yard related to the common wall of the dwelling unit, which shall have a minimum 0 metre side yard;

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- 2. 1.5 metres to a flankage yard.
  - E) Minimum Rear Yard 7.0 metres;
  - F) Building Height
    - 1. Minimum 9.0 metres; and,
    - 2. Maximum 12.0 metres.
  - G) Maximum Number of Street Townhouse Dwelling Units in a Row 8;
- f) For the purposes of Special Exception No. 696 the following special provisions shall apply to **Block "2"** as shown on Figure 20 of Schedule "F" – Special Figures:
- i) Notwithstanding Section 6.6.1 of this By-law, the permitted uses shall be restricted to Block Townhouse Dwelling Units.
  - ii) In addition to i) above, an accessory unit shall only be permitted within an end unit.
  - iii) Notwithstanding Section 3: Definition of this By-law, as it relates to Front Lot Line, the lot line abutting Ayr Avenue shall be deemed the front lot line.
  - iv) Notwithstanding Sections 5.1 d) and 6.6.2 of this By-law, the following special provisions shall apply to Block Townhouse Dwellings:
    - A) Minimum Lot Width 12.0 metres;
    - B) Minimum Front Yard 1.5 metres;
    - C) Maximum Flankage Yard 3.0 metres;
    - D) Minimum Side Yard 6.0 metres;
    - E) Minimum Rear Yard 1.5 metres;
    - F) Building Height
      - 1. Minimum 9.0 metres; and,

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- |                                       |  |
|---------------------------------------|--|
|                                       | 2. Maximum 12.0 metres.  |
| G) Required Parking Space Location    | 1. The required parking spaces for such dwelling unit shall be located a minimum distance of 5.8 metres from the condominium road.   |
| H) Minimum Setback to a Condo Road    | 1. 4.5 metres to the dwelling.   |
| I) Minimum Distance between End Walls | 2.4 metres;  |
| J) Visitor Parking Spaces             | <p>1. Parking for visitors shall be provided on the basis of 0.25 per dwelling unit for each unit fronting on a condominium road.</p> <p>2. Notwithstanding J) 1. above, no visitor parking spaces shall be required for Accessory Dwelling Units.</p> <p>3. In addition to J) 1. above, visitor parking spaces shall be provided on <b>Blocks "4" and "4a"</b> as shown on Figure 20 of Schedule "F" – Special Figures.</p> |
- g) For the purposes of Special Exception No. 696 the following special provisions shall apply to **Block "4" and "4a"** as shown on Figure 20 of Schedule "F" – Special Figures:
- i) Notwithstanding Section 3: Definition of this By-law, as it relates to Front Lot Line, the westerly lot line abutting Reid Avenue South shall be deemed the front lot line.
  - ii) Notwithstanding Section 6.6.1 of this By-law, only the following uses shall be permitted on **Block "4"** as shown on Figure 20 of Schedule "F" – Special Figures:

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Stacked Townhouse Dwellings; and,  
Maisonette Dwellings.

- iii) Notwithstanding Section 6.6.1 of this By-law, only the following uses shall be permitted on **Block "4a"** as shown on Figure 20 of Schedule "F" – Special Figures:

Block Townhouse Dwellings;  
Stacked Townhouse Dwellings; and,  
Maisonette Dwellings.

- iv) In addition to iii) above, an Accessory Dwelling Unit shall only be permitted within the end unit of a Block Townhouse Dwelling.
- v) Notwithstanding Sections 5.1 d) and 6.6.2 of this By-law, the following provisions shall apply to **Block "4" and "4a"** as shown on Figure 20 of Schedule "F" – Special Figures:

- |    |                                       |   |
|----|---------------------------------------|---|
| A) | Minimum Lot Width                     | 12.0 metres;  |
| B) | Minimum Front Yard                    | 3.0 metres;   |
| C) | Minimum Rear Yard                     | 2.0 metres;   |
| D) | Minimum Side Yard                     | 1. 10.0 metres from northerly lot line; and,<br><br>2. 4.5 metres from the southerly lot line.  |
| E) | Minimum Setback to a Condominium Road | 4.5 metres;   |
| F) | Minimum Distance between End Walls    | 2.4 metres;   |
| G) | Visitor Parking Spaces                | 1. Parking for visitors shall be provided on the basis of 0.25 per dwelling unit for each unit fronting on a condominium road.<br><br>2. Notwithstanding G) 1. above, no visitor parking spaces shall be required for |



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Accessory Dwelling Units.

2. Visitor parking spaces required in G) 1. above shall be provided in addition to visitor parking spaces required for **Block "2"** as shown on Figure 20 of Schedule "F" – Special Figures.
- H) Minimum Landscaped Area 10 percent of the lot area.
- I) Minimum Planting Strip Requirement
1. 3.0 metres along a front lot line; and,
  2. 2.0 metres along a rear lot line.
  3. In addition to Sections I) 1. and 2. above, an Architectural Wall or Feature shall be provided within the required planting strip adjacent to visitor parking abutting the Reid Avenue South street line on **Block "4a"** as shown on Figure 20 of Schedule "F" – Special Figures.
- vi) In addition to v) above, the following special provisions shall apply to Block Townhouse Dwellings:
- A) Building Height
1. Minimum 9.0 metres; and,
  2. Maximum 12.0 metres.
- B) Maximum Number of Dwelling Units 18;
- C) Minimum Amenity Area 25.0 square metres per unit.

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Street, and 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22 and 24 Hayes Avenue (Hamilton)**

- |                                    |  |
|------------------------------------|--|
| D) Required Parking Space Location | Required parking spaces for such dwelling unit shall be located a minimum distance of 5.8 m from a condominium road. |
|------------------------------------|--|

vii) In addition to v) above, the following special provisions shall apply to Maisonette Dwellings and Stacked Townhouse Dwellings:

- |                                    |   |
|------------------------------------|---|
| A) Minimum Flankage Yard           | 4.5 metres;   |
| B) Building Height                 | 1. Minimum 9.0 metres; and,<br>2. Maximum 15.0 metres;  |
| C) Minimum Private Amenity Area    | 1. 3.0 square metres per dwelling unit; and,<br>2. Private Amenity Area shall be designed for the exclusive use of the dwelling unit.   |
| D) Required Parking Space Location | 1. The required parking spaces for such dwelling unit shall be located a minimum distance of 5.8 m from a condominium road.<br><br>2. Notwithstanding Section D) 1. above, visitor parking spaces shall not be subject to the minimum distance requirement. |

h) For the purposes of Special Exception No. 696 the following special provisions shall apply to **Block "5"** as shown on Figure 20 of Schedule "F" – Special Figures:

i) Notwithstanding Section 3: Definition of this By-law, as it relates to Front Lot Line, Hayes Avenue shall be deemed the front lot line.

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Street, and 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22 and 24 Hayes Avenue (Hamilton)**

- ii) Notwithstanding Section 6.6.1 of this By-law, only the following uses shall be permitted:

Block Townhouse Dwellings;  
Maisonette Dwellings; and,  
Stacked Townhouse Dwellings.

- iii) In addition to iii) above, an Accessory Dwelling Unit shall only be permitted within the end unit of a Block Townhouse Dwelling.

- iv) Notwithstanding Sections 5.1 d) and 6.6.2 of this By-law, the following provisions shall apply to **Block "5"** as shown on Figure 20 of Schedule "F" – Special Figures:

- |    |                                       |  |
|----|---------------------------------------|--|
| A) | Minimum Front Yard                    | 2.0 metres;  |
| B) | Minimum Flankage Yard                 | 3.0 metres;  |
| C) | Minimum Side Yard                     | 1. 3.0 metres;<br><br>2. Notwithstanding Section C) 1. above, 1.0 metres to Areas "1", "2", and "3" as shown on Figure 20 of Schedule "F" – Special Figures.<br><br>3. Notwithstanding Sections C) 1. and 2. above, 6.0 metres shall be required where the side lot line abuts the Red Hill Valley Expressway. |
| D) | Minimum Rear Yard                     | 6.0 metres;  |
| E) | Minimum Setback to a Condominium Road | 4.5 metres to the front of the dwelling unit;  |
| F) | Minimum Distance between End Walls    | 2.4 metres;  |
| G) | Minimum Landscaped Area               | 20 percent of the lot area.  |

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Street, and 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22 and 24 Hayes Avenue (Hamilton)**

- |    |                        |   |
|----|------------------------|---|
| H) | Minimum Planting Strip | <ol style="list-style-type: none"> <li>1. 2.0 metres to a front lot line; and,</li> <li>2. 3.0 metres to a flankage lot line.</li> </ol>  |
| I) | Visitor Parking Spaces | <ol style="list-style-type: none"> <li>1. Parking for visitors shall be provided on the basis of 0.25 per dwelling unit.</li> <li>2. Notwithstanding I) 1. above, no visitor parking spaces shall be required for Accessory Dwelling Units.</li> <li>3. Notwithstanding Section I) 1. above, no Visitor Parking shall be required for a Block Townhouse Dwelling unit or a Maisonette Dwelling Unit that fronts onto a street.</li> </ol> |
- v) In addition to iv) above, the following special provisions shall apply to Block Townhouse Dwellings:
- |    |                                  |  |
|----|----------------------------------|--|
| A) | Building Height                  | <ol style="list-style-type: none"> <li>1. Minimum 9.0 metres; and</li> <li>2. Maximum 12.0 metres.</li> </ol>        |
| B) | Maximum Number of Dwelling Units | 18;  |
| D) | Minimum Amenity Area             | 25.0 square metres per unit;   |
| C) | Required Parking Space Location  | Required parking spaces for such dwelling unit shall be located a minimum distance of 5.8 m from a condominium road. |
- vi) In addition to iv) above, the following special provisions shall apply to Maisonette Dwellings and Stacked Townhouse Dwellings:

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Street, and 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22 and 24 Hayes Avenue (Hamilton)**

- |    |                                    |  |
|----|------------------------------------|--|
| A) | Building Height                    | 1. Minimum 9.0 metres; and,<br>2. Maximum 15.0 metres;   |
| B) | Minimum Private<br>Amenity Area    | 1. 3.0 square metres per<br>dwelling unit; and,<br>2. Private Amenity Area shall<br>be designed for the<br>exclusive use of the<br>dwelling unit.  |
| C) | Required Parking<br>Space Location | 1. The required parking<br>spaces for such dwelling<br>unit shall be located a<br>minimum distance of 5.8 m<br>from a condominium road.<br>2. Notwithstanding Section 1.<br>above, visitor parking<br>spaces shall not be subject<br>to the minimum distance<br>requirement. |
- i) For the purposes of Special Exception No. 696 the following special provisions shall apply to **Block "6"** as shown on Figure 20 of Schedule "F" – Special Figures:
- i) Notwithstanding Section 6.6.1 of this By-law, the permitted uses shall be restricted to Block Townhouse Dwelling Units.
  - ii) In addition to iii) above, an Accessory Dwelling Unit shall only be permitted within the end unit.
  - iii) Notwithstanding Section 3: Definition of this By-law, as it relates to Front Lot Line, the lot line abutting Hayes Avenue shall be deemed the front lot line.
  - iv) Notwithstanding Sections 5.1 d) and 6.6.2 of this By-law, the following special provisions shall apply to Block Townhouse Dwellings:
 

A)	Minimum Lot Width	12.0 metres;
B)	Minimum Front Yard	3.0 metres;

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Street, and 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22 and 24 Hayes Avenue (Hamilton)**

- |    |                                       |  |
|----|---------------------------------------|--|
| C) | Minimum Side Yard                     | 6.0 metres;  |
| D) | Minimum Rear Yard                     | 5.0 metres;  |
| E) | Building Height                       | 1. Minimum 9.0 metres; and,<br><br>2. Maximum 12.0 metres.   |
| F) | Required Parking Space Location       | The required parking spaces for such dwelling unit shall be located a minimum distance of 5.8 metres from the condominium road.  |
| G) | Minimum Setback to a Condominium Road | 4.5 metres;  |
| H) | Minimum Distance between End Walls    | 2.4 metres;  |
| I) | Visitor Parking Spaces                | 1. Parking for visitors shall be provided on the basis of 0.25 per dwelling unit.<br><br>2. Notwithstanding I) 1. above, no visitor parking spaces shall be required for Accessory Dwelling Units. |
- j) For the purposes of Special Exception No. 696 the following special provisions shall apply to **Block "7" and "7a"** as shown on Figure 20 of Schedule "F" – Special Figures:
- i) **Blocks "7" and "7a"** as shown on Figure 20 of Schedule "F" – Special Figures, shall be considered as one lot for the purposes of implementing regulations j) iv) A) – **K** below.
  - ii) Notwithstanding Section 3: Definition of this By-law, as it relates to Front Lot Line, Reid Avenue South shall be deemed the front lot line.
  - iii) Notwithstanding Section 6.6.1 of this By-law, the permitted uses shall be restricted to Multiple Dwellings.

**To Amend Zoning By-law No. 05-200  
Respecting Lands Located at 20 Reid Avenue North, 11-17 Reid Avenue South, 22-116 Lang  
Street, and 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22 and 24 Hayes Avenue (Hamilton)**

iv) Notwithstanding Section 6.6.2 of this By-law, the following provisions shall apply to **Block "7"** and **Block "7a"** as shown on Figure 20 of Schedule "F" – Special Figures:

- |    |                         |  |
|----|-------------------------|--|
| A) | Minimum Lot Width       | 12.0 metres;   |
| B) | Minimum Front Yard      | <ol style="list-style-type: none"> <li>1. 8.0 metres;</li> <li>2. Notwithstanding 1. above, 3.0 metres shall be permitted for a length not exceeding 20.0 metres.</li> </ol>   |
| C) | Minimum Flankage Yard   | 3.0 metres;  |
| D) | Minimum Side Yard       | 3.0 metres;  |
| E) | Minimum Rear Yard       | 3.0 metres;  |
| F) | Maximum Building Height | <ol style="list-style-type: none"> <li>1. 29.0 metres;</li> <li>2. Notwithstanding 1. above, 38.0 metres shall be permitted in <b>Block "7a"</b> as shown on Figure 20 of Schedule "F" – Special Figures.</li> </ol>   |
| G) | Visitor Parking Spaces  | Parking for visitors shall be provided on the basis of 0.25 per dwelling unit.   |
| H) | Minimum Amenity Area    | <ol style="list-style-type: none"> <li>1. 3.0 square metres per dwelling unit located on <b>Block "7"</b> as shown on Figure 20 of Schedule "F" – Special Figures; and,</li> <li>2. 5.0 square metres per dwelling unit located on <b>Block "7a"</b> as shown on Figure 20 of Schedule "F" – Special Figures.</li> </ol> |

**To Amend Zoning By-law No. 05-200  
Respecting Lands Located at 20 Reid Avenue North, 11-17 Reid Avenue South, 22-116 Lang  
Street, and 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22 and 24 Hayes Avenue (Hamilton)**

- |    |  |   |
|----|--|---|
| I) | Minimum Landscaped Area                  | 10 percent of the lot area.   |
| J) | Minimum Planting Strip Abutting a Street | 3.0 metres;   |
| K) | Minimum Bicycle Parking Requirements     | <ol style="list-style-type: none"> <li>1. 5 Short Term Bicycle Parking Spaces shall be provided per multiple dwelling; and,</li> <li>2. 0.5 Long Term Bicycle Parking spaces shall be provided per unit.</li> </ol> |
3. That Map 1092 on Schedule "A" – Zoning Maps of By-law No. 05-200, be amended the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A" to this By-law by: ,
- a) Change in zoning from the Community Institutional (I2) Zone to the Downtown Multiple Residential (D6, 696, H70) and (D6, 696) Zone;
  - b) Lands to be added to Zoning By-law 05-200 as Downtown Multiple Residential (D6, 696) Zone; and,
  - c) Lands to be added to Zoning By-law 05-200 as Conservation / Hazard Lands (P5) Zone.
4. That Schedule "D" – Holding Provisions, of By-law No. 05-200, be amended by adding the additional Holding Provision as follows:
- "70. Notwithstanding Section 6.6 of this By-law, within lands zoned Downtown Multiple Residential (D6,696) Zone on Map 1092 on Schedule "A" – Zoning Maps, and described as 20 Reid Avenue North (Hamilton), and further shown as **Blocks "1", "2", and "3"** on Figure 20, Schedule "F" – Special Figures, no development shall be permitted until such time as:
- (i) a signed Record of Site Condition (RSC) has been submitted 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.



**To Amend Zoning By-law No. 05-200  
Respecting Lands Located at 20 Reid Avenue North, 11-17 Reid Avenue South, 22-116 Lang  
Street, and 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22 and 24 Hayes Avenue (Hamilton)**

5. That Schedule "F" – Special Figures, of By-law 05-200, be amended by adding Figure 20, hereto annexed as Schedule "B" to this By-law.
6. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law, in accordance with the *Planning Act*.
7. That this By-law No. \_\_\_\_\_ shall come into force and be deemed to have come into force in accordance with Subsection 34(21) of the *Planning Act*., either upon the date of passage of this By-law or as provided by the said Subsection.

**PASSED** this \_\_\_\_\_ , \_\_\_\_\_

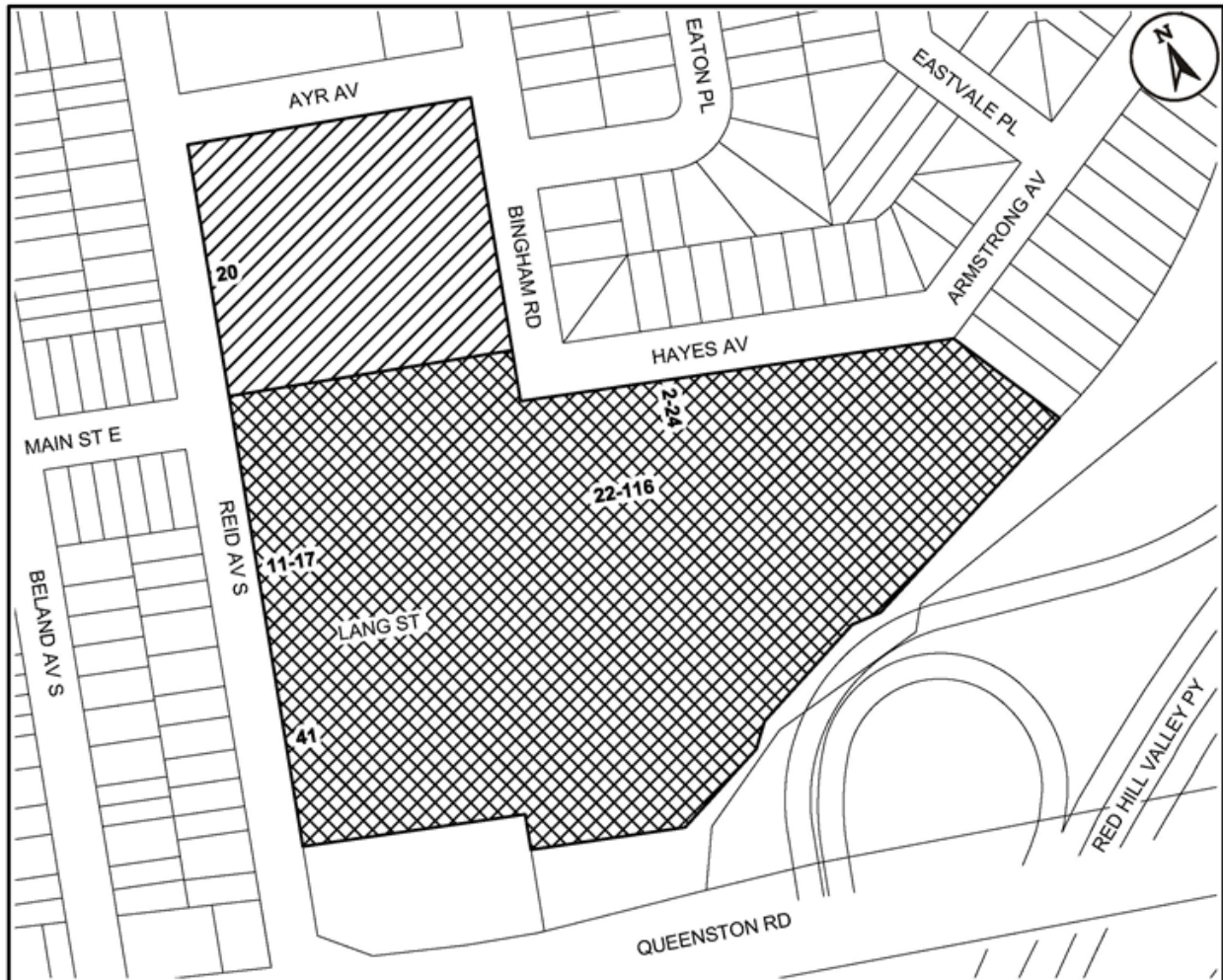
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F. Eisenberger  
Mayor

---

J. Pilon  
Acting City Clerk

**To Amend Zoning By-law No. 05-200  
Respecting Lands Located at 20 Reid Avenue North, 11-17 Reid Avenue South, 22-116 Lang Street, and 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22 and 24 Hayes Avenue (Hamilton)**



<p>This is Schedule "A" to By-law No. 18-</p> <p>Passed the ..... day of ....., 2018</p>		<p>-----</p> <p>Mayor</p> <p>-----</p> <p>Clerk</p>
<p align="center"><b>Schedule "A"</b></p> <p align="center">Map Forming Part of By-law No. 18-_____</p> <p align="center">to Amend By-law No. 05-200 Maps 1092 &amp; 1141</p>		<p><b>Subject Property</b> 20 Reid Avenue North, 11-17 &amp; 41 Reid Avenue South, 22-116 Lang Street &amp; 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22 and 24 Hayes Avenue, Hamilton (Ward 4)</p> <p> <b>Block 1</b> - Lands zoned to Downtown Multiple Residential (D6, 696, H70) Zone, Modified for Street Townhouse Dwellings</p> <p> <b>Block 2</b> - Lands zoned to Downtown Multiple Residential (D6, 696) Zone, Modified for Block Townhouses Dwellings</p>
<p>Scale: N.T.S.</p>	<p>File Name/Number: ZAC-18-010 / 25T-201802</p>	 <p align="center">Hamilton</p>
<p>Date: June 22, 2018</p>	<p>Planner/Technician: KH/AL</p>	
<p align="center">PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>		



To Amend Zoning By-law No. 05-200  
 Respecting Lands Located at 20 Reid Avenue North, 11-17 Reid Avenue South, 22-116 Lang Street, and 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22 and 24 Hayes Avenue (Hamilton)



Figure 20 to Schedule F - Special Figures

Date:  
June 22, 2018

Legend

- |   |  |  |  |
|---|--|--|--|
|  Block 1 |  Block 4  |  Block 6  |  Block 8  |
|  Block 2 |  Block 4a |  Block 7  |  Area "1" |
|  Block 3 |  Block 5  |  Block 7a |  Area "2" |
|   |  |  |  Area "3" |



## 6.4(a)

**From:** Marco Marchionda  
**Sent:** July 5, 2018 8:31 AM  
**To:** Bedioui, Ida <Ida.Bedioui@hamilton.ca>  
**Subject:** Rural Official Plan - 1364 Barton St

Good day

I would like to add my comments for the upcoming Rural Official Plan Amendments.

I own the land @ 1364 Barton St., between Fifty Rd and Winona Rd.

I am in the Greenbelt area.

Depending on how the incoming Provincial Gov't deals with Greenbelt issues, my zoning for the land becomes confusing because it is not used for agricultural purposes. Nor is it clear what I am allowed to do on my 2acre parcel, surrounded by typical subdivision homes.

I am surrounded by new residential developments and I have all the City amenities around me.

I do not wish to start farming such a small piece amongst residential homes but I don't know what I can do to move forward.

Thanks for your time.  
Please contact me for more info,

Marco Marchionda

1 | City Pot mtg. June 19, 2018 S. J. Creer B.A.

City of Hamilton pot mtg. June 19, 2018

Item 5.3; Amendment to On-Street Parking Permit  
Qualification Criteria  
(PED18139) (City Wide)]

To begin; the smell of pot makes me ill! Second-hand smoke bothers me as well. I presented my concerns about cigarettes and illegal pot in City Housing buildings at the City Public Health committee meeting in January this year. My 'thoughts on pot' have not changed. Last week the Spec printed my anti-pot article titled 'The PM's pot plans will poison children'. Bill C45 and Bill C46 the impairment Bills are wrong for so many reasons. Our PM is a well-known user and his rich friends are benefiting from the legalization. When one is in public office they should not be looking to benefit from that position. These marijuana Bills are nothing to do with taking pot away from criminals.

Issues about pot/marijuana; I do not want to smell pot coming out of restaurants or stinking up a drive in the country. My parents moved my family to Greenville when I was a teen and we enjoyed living there except for when 'El stinko' which is what we called the local rendering plant was working overtime. In a similar vein, the City literally cannot get a lid on the smells from their plant in the North End/Beasley area. My concerns would be that the proposed greenhouses would have similar issues with smell as well as particulate matter getting into the air which is toxic. I agree with Councillor Lloyd Ferguson and his concerns about farmland being used for pot not food.

There are issues with these possible changes to zoning and bylaws. Item T from the City agenda notes they want more details about pot from the Feds and the

2 | City Pot mtg. June 19, 2018 S. J. Creer B.A.

Province. I could not get anyone at the province to respond to my pot concerns.

Smoke Free Ontario has rules and regulations about where smoking can happen and pot should be in the same category. It may be a legal crop but no one has the right to stink out their neighbours as is proposed in Jerseyville and may be in Mt. Hope.

I do not agree with making the Airport area a pot zone. The airport area needs to be kept 'clean' as it were for enjoyment of the airport, CWH, fly-ins, public events at the CWH and other public events in the area. There are schools in Mt. Hope that could be affected by pot greenhouses and that is not acceptable for the children attending those schools. The Bible says '...all things are permissible but not all things are wise...'

Item T from the June 19, 2018 Agenda has a note to contact the FEDs and the Prov about the pot legalization issue. I feel that no changes should be made to the existing Hamilton bylaws until the Province and Feds have a specific plan. Otherwise there will be too many potential health concerns that citizens could suffer from such as smoke, smell, particulate matter, etc. I am sure the City Tobacco office has concerns as well.

There are still illegal pot shops near at high school on Main E. near Kenilworth. Why have they not been dealt with?

Bill C45 and Bill C46 which is the impairment Bill have not said anything about smoking/using in homes or apartments. According to MADD Canada and other reputable sources there are no viable roadside sobriety

3 | City Pot mtg. June 19, 2018 S. J. Creer B.A.

tests for drugs so there will be more issues with impaired driving. Impaired driving went up by a huge amount in Colorado after legalization.

Bill C45 is going to poison children and others who should be protected. The Feds nor the Province have decided how to protect children/tenants in apartment complexes. John Dickie who is the President of the Canadian Federation of Apartment Associations of Apartment rental society has concerns about pot as well.

*Second-hand smoke of any sort is indoor air pollution.*  
I have health issues due to second-hand smoke in the family home so know that second-hand smoke in the building could be a precursor to childhood asthma/allergies and pot residue stays in your system.

Mayor Fred Eisenberger has stated pot is a 'green' business but it is nothing like that at all. Marijuana, legal or not, creates second-hand smoke, which is a form of indoor air pollution. Nobody should have to breathe second-hand marijuana smoke at work or where they live, learn, shop, or play. The issues with the proposed greenhouses include security issues as well as the smoke and smell. How will the City ensure that the businesses involved will protect the neighbours and other bystanders?

Thank you for the opportunity to present at this meeting. I appreciate it.

4 | City Pot mtg. June 19, 2018 S. J. Creer B.A.

ISSUES; Smoke is smoke and marijuana smoke is a form of indoor air pollution. Read ANR's position paper, *Protecting Nonsmokers from Secondhand Marijuana Smoke* for more information. <http://no-smoke.org/aboutus.php/www.sbwire.com/learnmore.php?id=845>

American stats; A JAMA Pediatrics article explains the dramatic rise in children's hospitalizations related to marijuana in Colorado since legalization. In 10 cases, the product was not in a child-resistant container; in 40 scenarios (34%) there was poor child supervision or product storage. Edible products were responsible for 51 (52% ) of exposures. The report claimed that child-resistant packaging has not been as effective in reducing kids' unintended exposure to pot as hoped.

From agenda;

Item "T" - That staff consult with the Feds and the Prov and review and report back on the revisions to the Economic Development Strategy, Official Plan Policies and Zoning Regulations with respect to medical & recreational marijuana

(cannabis) production, distribution and sales and staff review

the appropriate standards for recreational marijuana, using the

current standards for medical marijuana as a guideline, and

report back to the Planning Committee

(Item 6.6 on this agenda)

12. PRIVATE AND CONFIDENTIAL

13. ADJOURNMENT

Page 4 of 369





# Planning Committee

## Official Plan and Zoning By-law Amendment

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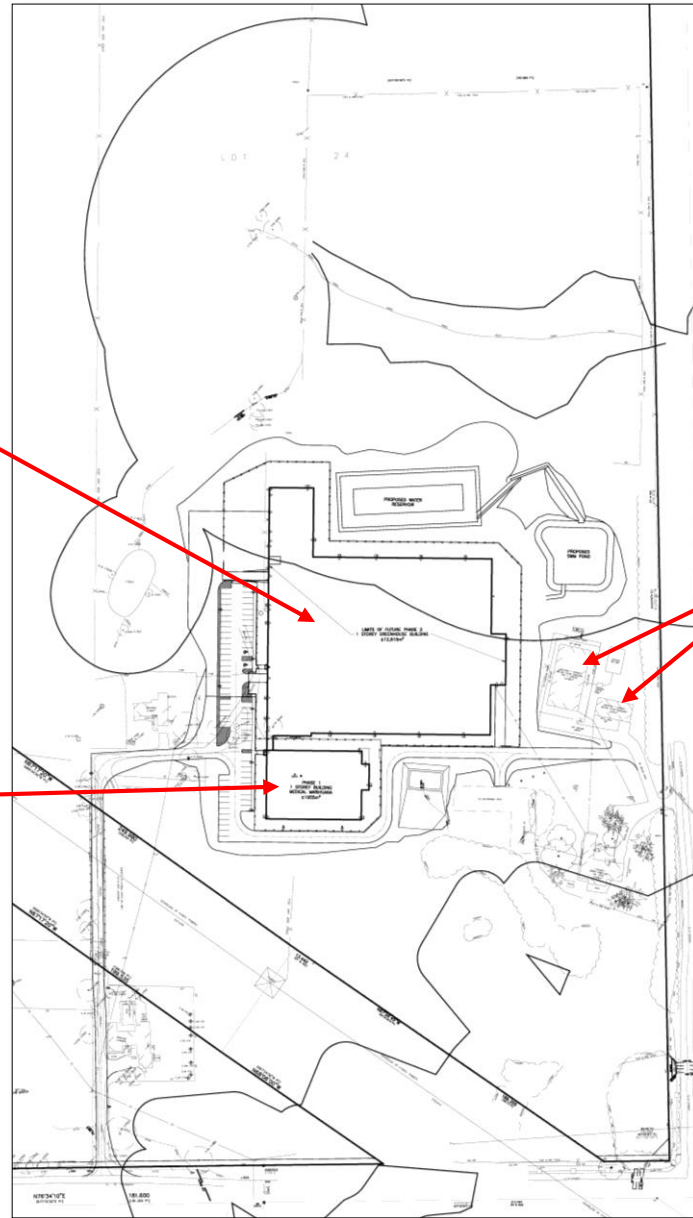


IBI Group  
The Green Organic Dutchman Ltd.  
1915 Jerseyville Road, Ancaster  
July 10, 2018



13,000sq.m  
Greenhouse

2,000sq.m  
New Building



Existing

## CURRENT OFFICIAL PLAN AND ZONING

- Existing buildings are “grandfathered”
- New buildings have cumulative cap of 2,000sq.m GFA
- No retail sales
- No outside storage
- Subject to full Site Plan Control
- Definition of “Medical Marihuana” as per Federal regs

## TGOD Application

- Treated the same as any other greenhouse use
- 70% lot coverage, no building GFA cap
- No retail sales
- No outside storage
- Subject to full Site Plan Control
- Definition to remove “Medical Marihuana” reference, instead definition “pursuant to a Federal license”

## Staff Report

- Existing buildings are “grandfathered”
- Permit one new greenhouse with a 13,000sq.m GFA
- New buildings have cumulative cap of 2,000sq.m GFA
- No retail sales
- No outside storage
- Site Plan Approved
- Retain definition of “Medical Marihuana” as per Federal regulations

## “Land Use Planning”

- Cannabis is an agricultural crop
- Zoning should not control the ultimate consumer
- Federal licensing will control the distribution
- Zoning should only address compatibility and land use issues



**Total Structure Area:  
30,000m2**

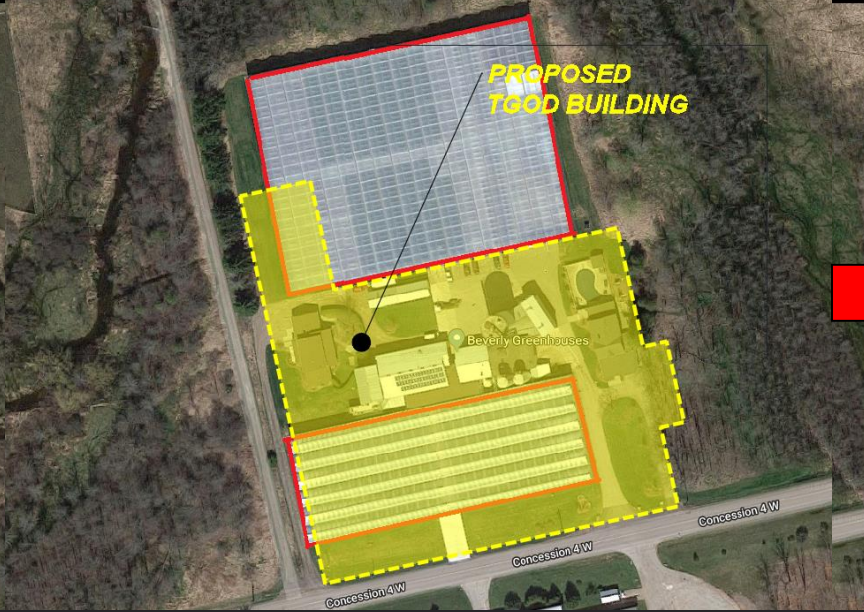
Terra Waterdown Greenhouse (8 Concession 5 Road East, Waterdown)



**Total Structure Area:  
28,000m2**

Scharringa Greenhouses (379 Concession 4 W, Waterdown)





Total Structure Area:  
30,000m2

Beverly Greenhouses NORTH (1241 Concession 4 W, Dundas)



Total Structure Area:  
24,000m2

Beverly Greenhouses SOUTH (1241 Concession 4 W, Dundas)



Hortico Air Greenhouse (422 Concession 5 Road East, Waterdown)



Ubbela Mushroom Farm Greenhouse (1160 Edgewood Road, Millgrove)



'Regular' Greenhouse



Cannabis Greenhouse

## Willing to accept staff report

- 20% lot coverage
- One large new greenhouse
- Existing definition for “Medical Marihuana”

# Public Concerns

1. Traffic
2. Water Supply
3. Security
4. Lighting
5. Odor
6. Use of Prime Farmland for Non-food Production

# 1. Traffic

- Heavy construction vehicles are no longer a concern as construction is complete
- One product pick up by a cube van per day
- 40 employees
  - Car pooling and shuttle service to be provided
- 1 garbage truck pick up per week
- No public access allowed / no retail sale
- Soil replenishing deliveries – sporadic
- Site at entrance is adequate

# 1. Traffic continued - Entrance Street View



**WEST**



**EAST**

## 2. Water

- Recirculation, Recycle and Recapture
  - Collect and recycle all rain and storm water
  - Reuse water sources and recirculate in crop production
  - Actively manage and monitor
- Closed irrigation system
  - Water vapour is condensed and recycled
- Site Plan approval requires a monitoring program
- Water study has been peer reviewed



### 3. Security

- Fencing and security gates will be around the property
- Employees will only be able to access the facility via a card lock entry system
- Infra red cameras
- Motion detectors
- Mandatory employee police checks
- All leading positions require additional RCMP criminal background checks

## 4. Lighting

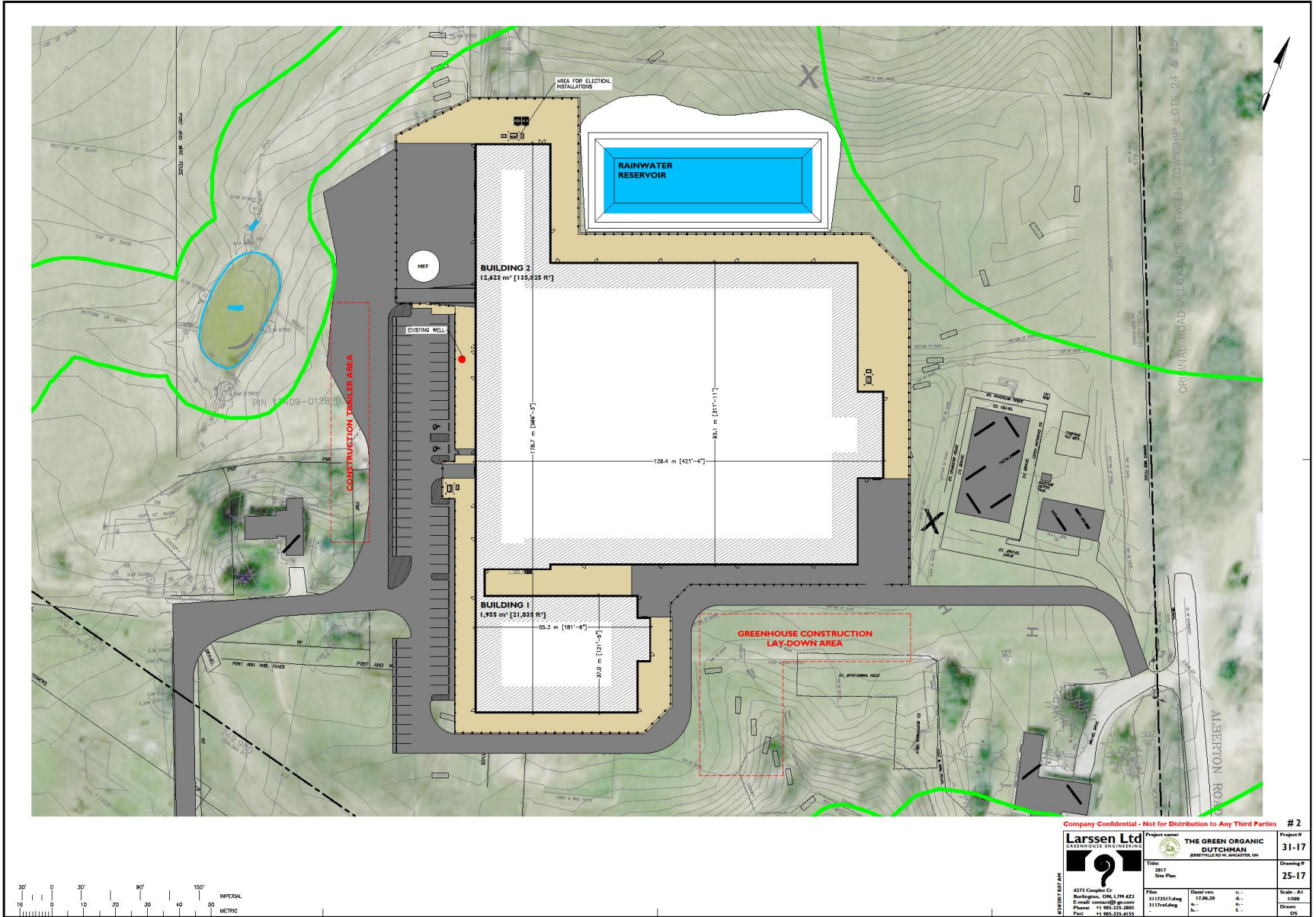
- Greenhouse will not be lit at night
  - Cannabis requires darkness at night
- Normal building security lighting will be provided

## 5. Odour

- Complete negative pressure building with 'air lock' system
- Carbon filter equipped ventilation system

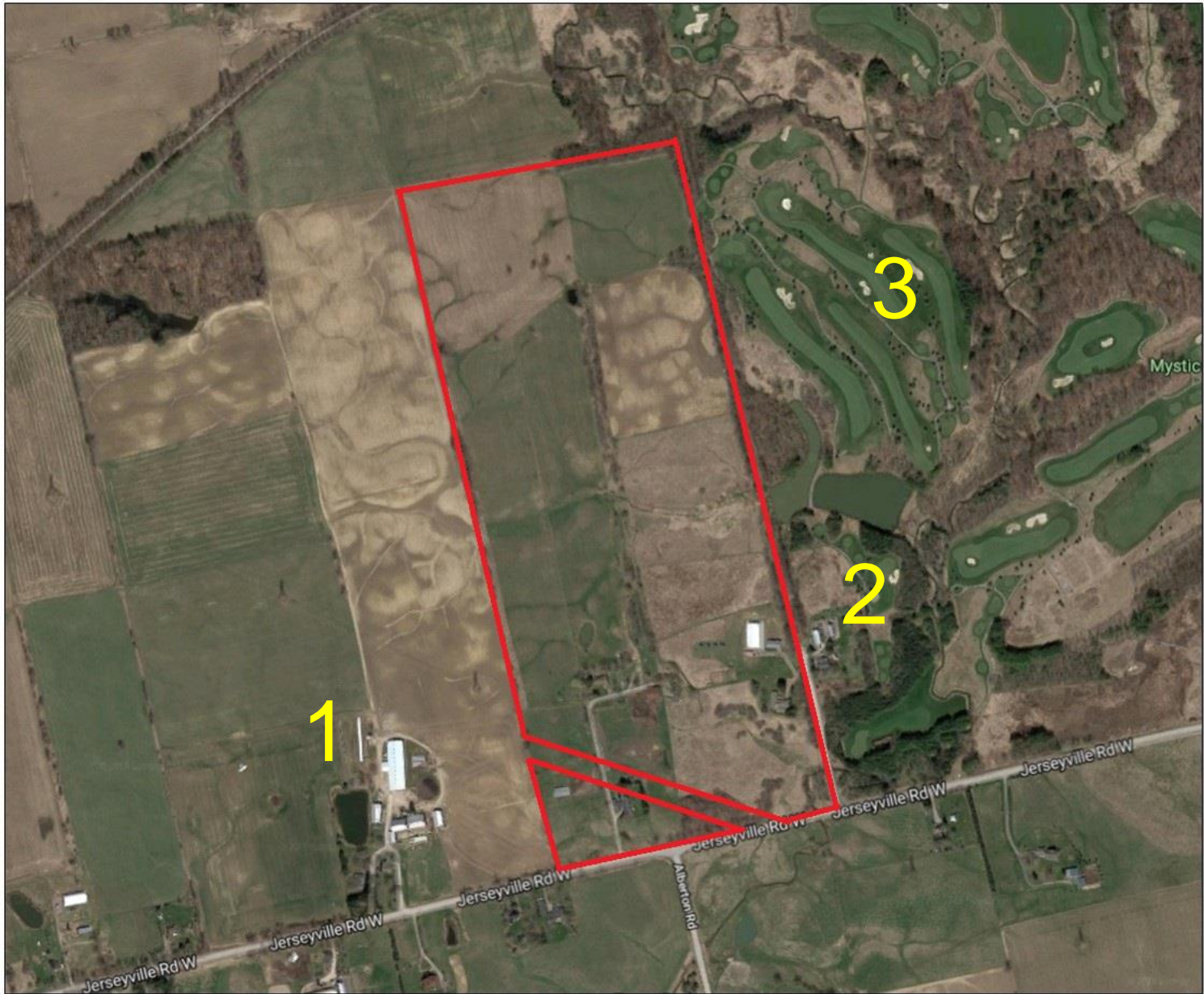
## 6. Use of Prime Farmland for Non-food Production

- Area where TGOD greenhouse is situated is Class 5 Farmland
- Class 5 = Marginal not Prime
- Cannabis is an agricultural crop



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<p><b>Larsen Ltd</b> LANDSCAPE ARCHITECTURE</p> <p>4275 Complex Ct. Burlington, ON L7R 4Z2 Canada Phone: +1 905-335-8888 Fax: +1 905-335-4152</p>	<p>Project name</p> <p><b>THE GREEN ORGANIC DUTCHMAN</b> JERSEYVILLE RD, ANCASTER, ON</p>	<p>Project #</p> <p><b>31-17</b></p>
	<p>Title</p> <p><b>2017 Site Plan</b></p>	<p>Drawing #</p> <p><b>25-17</b></p>
<p>File</p> <p>31172517.dwg</p>	<p>Date/Rev.</p> <p>17.06.20</p>	<p>Scale: A1</p> <p>1:500</p>
<p>Author</p> <p>31172517.dwg</p>	<p>Drawn</p> <p>31172517.dwg</p>	<p>Drawn</p> <p>DS</p>



# The Green Organic Dutchman (TGOD) Hamilton Philosophy

- Hire Local
- Buy Local
- Give Local



MAKING *Life* BETTER

# Hire Local

## 1. Part time

- 7 summer student jobs
  - Above minimum wage, lunches provided

## 2. Full time

- 40+/- full time positions of various education and experience

## 3. Occasional

- Hire local business to do one off jobs
  - Building sheds for live stock
  - Pounding of fence posts
  - Tree trimming and removal



MAKING *Life* BETTER



# Buy Local

- Settler supplies
- Quick Feeds
- Brothers Equipment
- Crossroads Equipment
- Rankin Septic
- Adam's Plumbing Tyco
- PPE
- Staples
- Costco
- Walmart
- Dominos Pizza
- Pioneer Gas Station
- Plant Products
- Lyndon Security
- CBS Electric
- TT Liquid
- Scott's Landscaping
- Greenville Gourmet
- Catering by Luigi
- Old Hickory Buildings
- Lowes
- Cintas
- Home Depot
- Carter Painting Canadian Hydrogardens
- Subway Ancaster
- St. John's Ambulance
- Skyfi Jr Jones electrical



MAKING *Life* BETTER

**+ MANY  
MORE**



MAKING *Life* BETTER

# Give Local

- Hamilton Food Share
  - Growing food specifically to provide free fruits, vegetables, eggs and meat for our Hamilton citizens in need
- Working with Ontario Soil & Crop Improvement Association
  - Completed our Environmental Farm Plan
  - Project Pollinator
- Hamilton Conservation Authority (HCA) Foundation
  - Rare breeds Canada
- Grand River Conservation Authority (GRCA)

# Current Farming Activity in TGOD – Ancaster



MAKING *Life* BETTER

- 41 acres of land planted in corn rented to a local farmer
- 2 acres in vegetable gardens
  - Growing for Food Share
- 1 acre in fruit orchard
- 4 acres in pasture
  - Chickens and goats currently on site
  - Sheep and beef cows to be added next spring
  - Purpose: meat to donate to Food Share

# TGOD Facts and Future Goals



MAKING *Life* BETTER

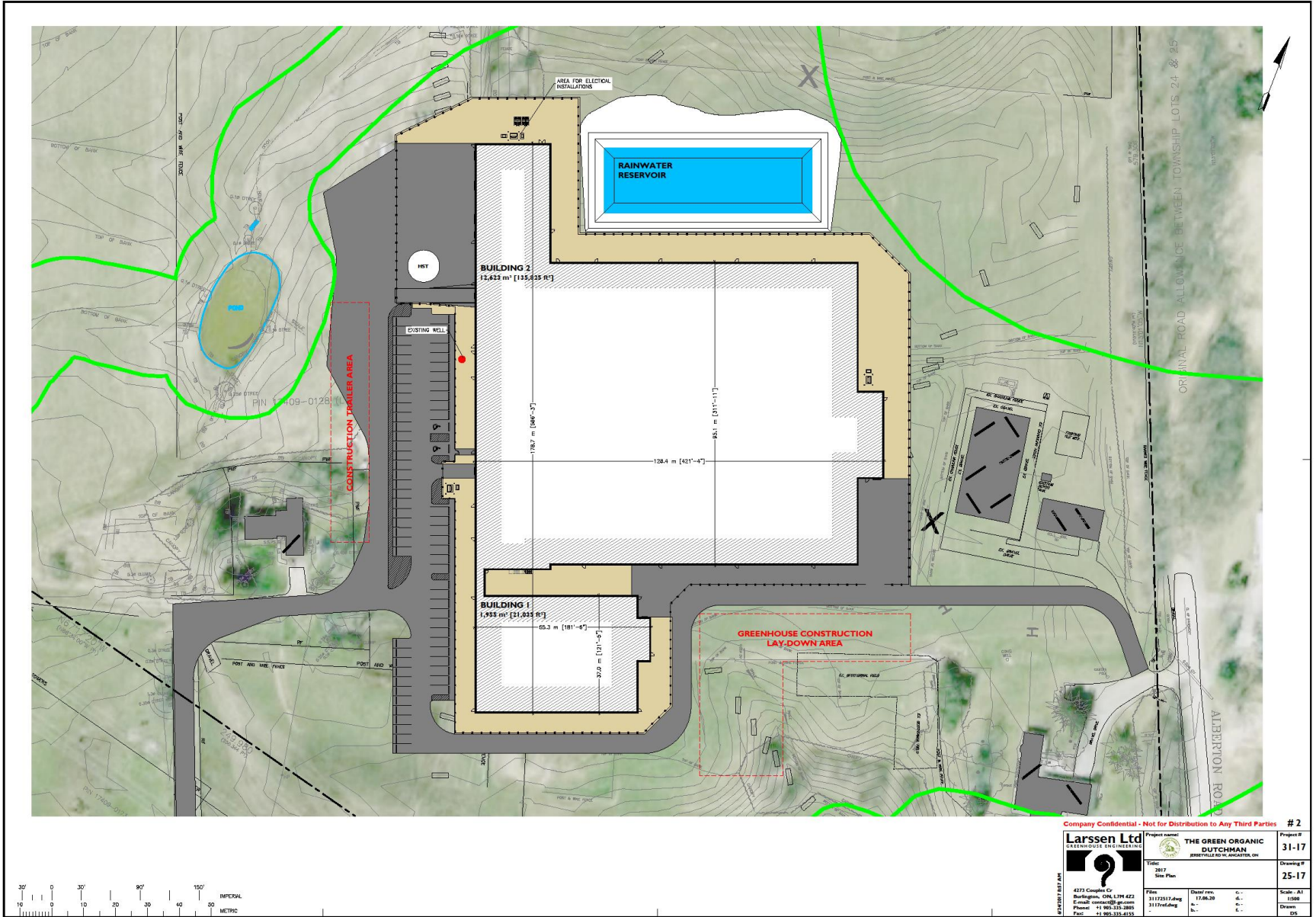
- OFA member for 3+ years
- Have Farm business number
- Have a completed Environmental Farm Plan Spring 2018
- Nutrient Management Plan to be completed Spring 2019

# Conclusion



MAKING *Life* BETTER

- 13,000m<sup>2</sup> Cannabis Greenhouse is an appropriate use and is in character with the surrounding rural area
- No adverse impacts
- No traffic or safety concerns
- TGOD is a model producer



Company Confidential - Not for Distribution to Any Third Parties # 2

<p><b>Larsen Ltd</b> LANDSCAPE ARCHITECTURE</p> <p>4275 Complex Ct. Burlington, ON L7R 4Z2 Canada <a href="http://www.larsen.ca">www.larsen.ca</a> Phone: +1 905-335-8888 Fax: +1 905-335-4152</p>	<p>Project name <b>THE GREEN ORGANIC DUTCHMAN</b> JERSEYVILLE RD, ANCASTER, ON</p>	<p>Project # <b>31-17</b></p>
	<p>Title <b>2017 Site Plan</b></p>	<p>Drawing # <b>25-17</b></p>
<p>File # 31172917.dwg</p>	<p>Date/Rev. c. 17.06.20</p>	<p>Scale: A1 1:500</p>
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Hamilton-Wentworth Federation of Agriculture

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1620 Guyatt Road East, Binbrook Ontario L0R 1C0  
Phone: 905-692-5751/ Fax: 905-692-0566 E-mail: [hwfa.ofa@gmail.com](mailto:hwfa.ofa@gmail.com)

---

July 9<sup>th</sup>, 2018

To whom it may concern;

On behalf of President Mel Switzer and the Members of the Hamilton-Wentworth Federation of Agriculture, we wish to express our support to approve an application for a zoning amendment and for the construction of the Green Organic Dutchmen's new, legal cannabis production facility.

The Green Organic Dutchman has been a member of the Ontario Federation of Agriculture for over four years and has been a "model citizen" in terms of opening their doors to those interested in learning about cannabis production or their own on-farm methods. Their future production plans will require a greenhouse that is greater than the 2000 square meter restriction currently imposed by the City of Hamilton's out dated By-law for medical marijuana production.

The Ontario Federation of Agriculture, along with OMAFRA, Agri-Food Canada and the Canada Revenue Agency have recognized the future production of growing and processing legalized cannabis as an agricultural commodity. Therefore, HWFA as a "grassroots" organization of the OFA, also acknowledges the process of growing cannabis as part of the agricultural industry.

Further to this, the HWFA with the guidance of Drew Spoelstra, OFA's Zone 5 Director, Vice-Chair of HWFA and Chairperson for the City of Hamilton's Ag & Rural Affairs Committee, have provided opportunities to educate those interested in learning more about the cannabis growing process. We have listened to concerns, allowed those that wished to voice their concerns to do so and have had full dialogue on this matter.

All appropriate channels have followed due process, resulting in the consistent messaging of cannabis being considered an agricultural commodity.

We thank you for your attention and the consideration of this matter.

Regards,

Mel Switzer  
President, HWFA



July 9, 2018

BY HAND DELIVERY  
& E-MAIL: [ida.bedioui@hamilton.ca](mailto:ida.bedioui@hamilton.ca)

[sleisk@casselsbrock.com](mailto:sleisk@casselsbrock.com)

tel: 416.869.5411

fax: 416.640.3218

file # 49694-2

Planning Committee  
City of Hamilton  
Planning and Economic Development Department  
71 Main Street West, 5th Floor  
Hamilton, ON L8P 4Y5

Attention: Ida Bedioui  
Legislative Coordinator

Dear Committee Members:

**Re: The Green Organic Dutchman Holdings Ltd.  
Official Plan Amendment Application  
Lands located at 1915, 1995 and 1997 Jerseyville Road, Ancaster**

We are the solicitors for The Green Organic Dutchman ("TGOD").

We are writing to request that the Planning Committee (the "Committee") adopt the recommendations of staff in report no. PED18118, dated June 5, 2018, respecting TGOD's applications for an amendment to the Rural Hamilton Official Plan and the City of Hamilton Zoning By-law No. 05-200 (the "Applications") for TGOD's lands located at 1915, 1995 and 1997 Jerseyville Road West, Ancaster (the "Site").

TGOD is a federally licensed cannabis producer of farm grown, organic cannabis. TGOD grows its high quality organic cannabis in small batches, using craft growing, all natural and organic principles, without the use of pesticides.

Since 2016, TGOD has operated a medical cannabis growing and production facility with a floor area of approximately 575 square metres at the Site without incident or complaint. TGOD wishes to expand its operations, including the development of a new greenhouse (the "Proposed Development"). The Proposed Development will also include a greenhouse with a saw toothed glass roof design, a large rain water reservoir for which all roof water will be collected and used as part of the growing operations, associated parking and vehicular loading. The Proposed Development is also designed with a drip irrigation system and sophisticated climate control system as well as a top of the line grow light system, that enables a grower to make premium crops in any traditional potted plant production.

The enclosed supplementary consultant reports support a lot coverage of 70% for any greenhouse on the Site, a much larger proposal than what is being recommended by staff on the Applications. Copies of these supplementary consultant reports have also been provided to the City's Planning Department. Moreover, the recommendations of staff in City-wide staff report







Page 2

No. C1-18-D, dated June 19, 2018 (the "City-Wide Staff Report"), provide further support for a much larger proposal, as staff recommended allowing medical marihuana growing and harvesting facilities with a maximum total gross floor area for all buildings and structures of 90,000 square metres or 70% lot coverage (whichever is the lesser). Considering the foregoing, the recommendations of staff on TGOD's site-specific Applications are very conservative.

The Applications were last considered by the Committee on June 5, 2018 wherein the Committee deferred making a decision on the Applications until after the City-Wide Staff Report was considered. Despite this last meeting, the Committee has now resolved to consider applications on a site by site basis. TGOD is prepared to accept the recommendations of staff for a smaller expansion and requests that the Applications be approved. Representatives of TGOD will be in attendance on July 10, 2018 to answer any questions you may have.

Please do not hesitate to contact me should you have any questions or concerns.

Yours truly,

Cassels Brock & Blackwell LLP

A handwritten signature in blue ink, appearing to read "Per Leisk".

Signe Leisk

SL/MW  
Enclosures



5 July 2018

Project No. 1781681

**Marc Cernovitch**

The Green Organic Dutchman Ltd.  
1915 Jerseyville Road West  
Hamilton, ON, L0R 1R0

**COMPLETED AND FUTURE NATURAL HERITAGE ASSESSMENTS FOR 1915 JERSEYVILLE ROAD WEST (PART OF LOT 24, CONCESSION 2) GEOGRAPHIC TOWNSHIP OF ANCASTER, NOW CITY OF HAMILTON**

Mr. Cernovitch:

Golder Associates Ltd. (Golder) was retained by IBI Group (IBI) on behalf of the Green Organic Dutchman Ltd. (TGOD) to complete an Environmental Impact Statement (EIS) in support of a permit application to install a greenhouse facility at 1915 Jerseyville Road West in the community of Ancaster, City of Hamilton, Ontario. The objective of the EIS was to evaluate potential impacts of the proposed development on existing natural heritage features on the site and adjacent lands within 120 metres (m) of the site (combined referred to as the study area). Information used to inform the evaluation was gathered through desktop review of available information and through field investigations at the site.

**Existing Environmental Impact Statement**

The EIS was completed for an area approximately 3.7 ha in size contained within the larger property boundary (herein referred to as the site; see Attachment). The site is located on the north side of Jerseyville Road West and is bounded to the east by an unnamed road and road allowance. The entire site is within the Greenbelt Plan boundary. The eastern portion of the site is within the Greenbelt Plan Natural Heritage System and the remainder of the site is designated as Greenbelt Plan Protected Countryside. Land use in the vicinity of the site includes open agriculture to the north, west and south, and the Mystic Golf Club to the east.

At the time of the EIS evaluation, the site was in use as an existing agricultural greenhouse operation. A constructed pond is located adjacent to the site to the west, with an ephemeral drainage running from the pond to join another tributary to the north of the site that flows through a provincially significant wetland (PSW), Big Creek Headwaters Wetland Complex, which extends to the northeast of the site. The tributary to the north is surrounded by a meadow marsh that has been determined by the GRCA to be part of the PSW designation and regulated accordingly (120 m regulation limit). The constructed pond is regulated as an unevaluated wetland (30 m regulation limit). The deciduous woodland along the road allowance to the east of the site boundary is identified in the Rural Hamilton Official Plan as a significant woodland. The designation of this woodland as significant may have resulted from its proximity to more structurally and floristically complex woodlands in the vicinity (e.g., to the north of the PSW). The woodland would not be directly disturbed by the development. The Copetown Woods-Summit Wetland Environmentally Significant Area (ESA) borders the site, encompassing the tributary to the north

of the site, surrounding meadow marsh, as well as the significant woodland along the road allowance to the east of the site. The ESA would not be directly disturbed by the development.

The site was determined to have low potential for species at risk (SAR) due to the predominance of disturbed land cover. Two SAR were, however, observed on site (barn swallow, *Hirundo rustica*, and monarch, *Danaus plexippus*) and a third (butternut, *Juglans cinerea*) was observed in the study area. An old barn on the site was removed in September 2017 following the Ministry of Natural Resources and Forestry registration procedure due to confirmed nesting activity by barn swallows and compensation habitat was developed in April 2018 as required by Ontario Regulation 242/08 under the *Endangered Species Act, 2007*. Monitoring of the compensation habitat is currently underway. It was determined that habitat for monarch is not limited in the study area and broader region and the butternut trees would not be impacted by the development. The overall conclusion of the EIS was that with the implementation of appropriate mitigation (detailed in Section 8.0 of the EIS report), no residual negative impacts on the significant natural features and functions on the site and in the study area were anticipated on account of the development.

The final EIS report was submitted to TGOD in October 2017. Following review by the City of Hamilton and Grand River Conservation Authority (GRCA), Golder addressed agency comments. No commentary was made by either agency regarding the planned use for the property or the appropriate lot coverage. The revised EIS report and comment responses were submitted to TGOD in December 2017. It is Golder's understanding that TGOD has received site plan approval, which indicates the revised EIS and comment responses were deemed satisfactory by the reviewing agencies.

## Future Development

If future expansion is planned within the larger property boundary, the land outside the boundary of the site will require an EIS evaluation prior to development as a standard condition of site plan approval under the *Planning Act*. Through the EIS, any natural heritage regulatory constraints that may affect development limits on the expansion site will be identified. Recommended mitigation measures to minimize potential impacts to the natural features in the study area defined for the expansion site, and the need for any permits or additional requirements, if necessary will also be identified.

Preliminary desktop review of the expansion site indicates most of the remaining property is in agricultural use. Depending on the crop type, agricultural lands may provide habitat for grassland birds. Breeding bird surveys will be scoped as part of the EIS. Provincial mapping identifies a linear woodland feature in the north-central area of the property that likely was planted or retained as a wind break. This woodland has not been identified as significant in the Rural Hamilton Official Plan, but its potential for bat habitat and presence of butternut and other SAR plants will require evaluation. A pond feature at the north end of the woodland is visible in aerial imagery, though not depicted on provincial mapping. Turtle and amphibian surveys will be scoped as part of the EIS. The eastern portion of the property is within the regulation limit of the adjacent PSW. As such, it will need to be demonstrated through the EIS that development within the regulation limit will not be detrimental to the PSW, and a permit will be required from the GRCA to proceed with development within the regulation limit.

At this preliminary stage, there do not appear to be any significant natural heritage features present on the property that would altogether preclude development once appropriate mitigation measures are implemented. There is potential that natural heritage features on the site or in the study area may dictate site plan design or the building envelope available for development. However, this conclusion cannot be confirmed without completing an EIS, which will be conducted at the site plan stage.

Marc Cernovitch  
The Green Organic Dutchman Ltd.

Project No. 1781681  
5 July 2018

---


If additional information or commentary is required, please contact the undersigned.

Sincerely,

**Golder Associates Ltd.**



Barbara Bleho, M.N.R.M.  
*Ecologist*



Heather Melcher, M.Sc.  
*Associate, Senior Ecologist*

BB/HM/wlm

CC: Jared Marcus (IBI), John Ariens (IBI), Melissa Winch (Cassels Brock)

Attachments: Figure 1 - Natural Heritage Features on Property

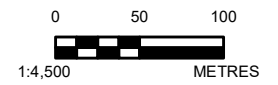
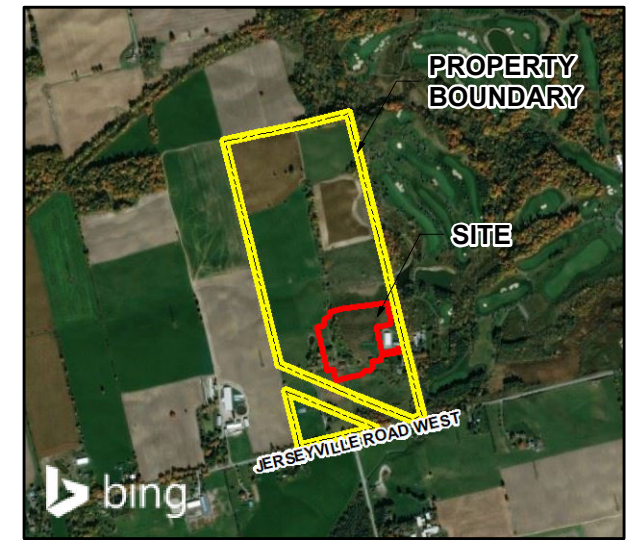
[https://golderassociates.sharepoint.com/sites/14099g/deliverables/addendum letter/1781681-l-rev0-05jul2018-tgod jerseyville\\_addendum letter.docx](https://golderassociates.sharepoint.com/sites/14099g/deliverables/addendum%20letter/1781681-l-rev0-05jul2018-tgod%20jerseyville_addendum%20letter.docx)

**ATTACHMENT**

**Figure**



- LEGEND**
- INTERMITTENT WATERCOURSE
  - PERMANENT WATERCOURSE
  - REGULATION LIMIT
  - APPROXIMATE SITE BOUNDARY
  - STUDY AREA BOUNDARY
  - PROPERTY BOUNDARY
  - ENVIRONMENTALLY SIGNIFICANT AREA - COPETOWN
  - WATERBODY
  - WETLAND
  - PROVINCIALLY SIGNIFICANT WETLAND
  - WOODLAND
  - SIGNIFICANT WOODLAND



**NOTE(S)**  
1. ALL LOCATIONS ARE APPROXIMATE

**REFERENCE(S)**  
 BASE DATA - MNR LIO, OBTAINED 2016; GRCA (2017)  
 PRODUCED BY GOLDER ASSOCIATES LTD UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES, © QUEENS PRINTER 2017  
 ESA - CITY OF HAMILTON OPEN DATA, 2017  
 BASE IMAGERY © 2018 MICROSOFT CORPORATION © 2018 DIGITALGLOBE ©CNES (2018)  
 DISTRIBUTION AIRBUS DS  
 PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 17N

**CLIENT**  
THE GREEN ORGANIC DUTCHMAN LTD.

**PROJECT**  
ADDENDUM LETTER 1915 JERSEYVILLE ROAD WEST,  
ANCASTER

**TITLE**  
NATURAL HERITAGE FEATURES ON PROPERTY

CONSULTANT	YYYY-MM-DD	2018-07-04
	DESIGNED	JT
	PREPARED	JMC
	REVIEWED	BB
	APPROVED	HM

S:\Client\Green\_Organic\_Dutchman\_Ltd\_1915\_Jerseyville\_Rd\_W\_Ancaster\_Chi099\_PROD\1781681\140\_PROD\0003\_Addendum\_Natural\_Heritage\1781681-0003-14N-0001.mxd

25mm IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM:



July 5, 2018

The Green Organic Dutchman Holdings Ltd.  
PO Box 81025, Fiddler's Green  
Ancaster, ON L9G 4X1

**Attention: Marc Cernovitch**

Dear Sir

**Subject: Addendum Letter Regarding Development Restrictions  
1915 Jerseyville Road Facility**

WSP Canada Inc. (WSP) was retained by The Green Organic Dutchman Holdings Ltd. (TGOD) to provide various environmental consulting services related to their proposed greenhouse operations at 1915 Jerseyville Road West, Ancaster, Ontario (Site). The currently approved Site Plan development includes the construction of two buildings with a total building footprint of approximately 14,600 m<sup>2</sup>; however, TGOD may consider future expansion to the facility. In the case that additional development is proposed at the Site in the future, TGOD will be required to obtain necessary planning approvals for the development.

## BACKGROUND

We understand that the currently-approved zoning for the Site by the City of Hamilton permits a maximum lot coverage of 20% and restricts individual buildings to a maximum area of 2,000 m<sup>2</sup>. We understand that TGOD would like to amend these restrictions to allow for potential future development or alterations to the facility operation. In that case, additional studies under the Planning Act would be required prior to approval of any additional development beyond that which is currently approved. These studies are typical of development applications and the studies normally occur at the Site Plan stage.

We understand that under the current City of Hamilton zoning allowances, a greenhouse facility is permitted to a maximum lot coverage of 70%. Based on our studies to date, WSP is unaware of any technical reason to limit the maximum lot coverage to less than 70%.

## WSP STUDIES COMPLETED FOR SITE PLAN APPROVED DEVELOPMENT

WSP was retained by TGOD to provide environmental consulting services, including geotechnical, hydrogeological and surface water services. A brief description of the studies that WSP have completed to date, as well a brief discussion regarding any future expansion to the property in terms of that area of study, is provided below.

Suite 300  
4 Hughson Street South  
Hamilton, ON, Canada L8N 3Z1

T: +1 905 529-4414  
F: +1 905 521-2699  
wsp.com

WSP Canada Inc.



## **GEOTECHNICAL CONSIDERATIONS**

WSP conducted a geotechnical investigation for the currently-approved development and the results were presented in the Supplemental Geotechnical Investigation report (August 15, 2017). The investigation included the advancement of boreholes within the proposed development area to determine the design requirements for the buildings, ponds and parking/roadway areas. Acceptable soil conditions to accommodate the building, roads and infrastructure were encountered across the Site. Any proposed future expansion would require an additional focused geotechnical investigation be completed to assess the subsurface conditions in other areas of the Site.

Based on the geotechnical investigation completed, there does not appear to be any geotechnical reason why the property would not be able to physically support a maximum lot coverage of 70%.

A copy of the geotechnical report was provided to the City of Hamilton.

## **ON-SITE WASTEWATER TREATMENT CONSIDERATIONS**

WSP completed the design for the on-site waste water treatment (septic) system for the currently-approved facility, which is presented in our OBC Sewage System Design Report (November 28, 2017). The system was designed and approved for the domestic sewage flows from the employees at the Site, since no process wastewater from the greenhouse is designed to enter the sewage system. The current septic system was designed for a total of 90 employees. The required septic field for the current facility is approximately 1/10 ha. There is likely adequate space to accommodate significantly larger wastewater flows given that the total site area exceeds 34 ha.

Any future development at the Site would require further sewage system design calculations and studies to be completed. The results of the septic design report completed by WSP in 2017 do not suggest any reason why the property could not sufficiently process additional sewage which may be created by future development at the Site. We note that at flows greater than 10,000 L/day, the system is designed and approved under a Ministry of Environment and Climate Change process as opposed to the Ontario Building Code (OBC) process for the current system.

A copy of the OBC Sewage System Design Report (November 28, 2017) was provided to the City of Hamilton.

## **HYDROGEOLOGICAL CONSIDERATIONS**

WSP completed a Hydrogeological Study (Phase 1) in 2017 on the existing dug well on the property. The results of the study found that the dug well may be able to provide a water supply to a portion of the development, but recommended that an additional water supply well be installed at the Site. A new bedrock supply well was drilled and WSP completed hydraulic testing of the new well. The results of the testing were presented in a Hydrogeological Study (Phase 3), prepared by WSP in 2017. The study found that the new well can supply the currently-approved development with a sufficient volume of water for operation. The study also found that impacts from the groundwater withdrawal for the Site will not negatively impact surrounding supply wells.

The completed hydrogeological study report were completed to ensure that the bedrock supply well has sufficient supply to meet the currently-approved facility's water demands and that pumping the required volume of water from the well will not negatively impact the supply to any surrounding water wells. Future development at the Site will require additional water supply, which may require additional wells to be drilled at the Site, or an alternate water source to be determined. As presented in the Hydrogeological Report, a total of 40,792 L was pumped from the bedrock well over 24 hours and the observed drawdown at the bedrock well after 24 hours of pumping was 4.95 m, which represented 11% of available drawdown. The conservatively calculated





well yield was estimated to be 60,200 L/day, which was much greater than the maximum estimated water requirements for the Site of 40,000 L/day. As such, the hydrogeological studies completed indicate that there is additional capacity available in the current bedrock well beyond the currently-approved facility's requirements. We note that at daily water taking volumes of greater than 50,000 L/day, the facility will require a Permit to Take Water issued by the Ministry of the Environment and Climate Change. Additional hydrogeological studies will be required to be conducted on the existing bedrock well, or on additional new wells, to support future development to determine an appropriate water source to meet the needs of the future development. These would be completed at Site Plan stage. At this time, we do not see any hydrogeological reason to limit the Site development area or building sizes.

The hydrogeological reports were provided to the City of Hamilton for review. WSP review comments from Cambium Inc., the City of Hamilton's hydrogeological consultant, dated October 12, 2017 and December 18, 2017 and WSP provided a response letter to the December 2017 comments, dated January 12, 2018. All review comments received from the City of Hamilton as part of the planning process have, therefore, been addressed to the City's satisfaction. In addition, we note that the previous technical comments from the City of Hamilton (Cambium Inc.) are not related to lot coverage or building size.

## **SURFACE WATER DISCHARGE CONSIDERATIONS**

WSP prepared a Surface Water Assessment Study (October 2017) as a pre-consultation document prior to an application for an Environmental Compliance Approval (ECA) from the Ministry of the Environment and Climate Change (MOECC). The ECA will be required to obtain approval to discharge process water into a surface water receiver which flows across the Site (Big Creek). The facility will obtain irrigation water for the greenhouse from a deep bedrock supply well. The well water will be treated with a reverse-osmosis system prior to use for irrigation. The discharge water from the reverse-osmosis system is proposed to be discharged to Big Creek.

The ECA application process is currently ongoing. The preliminary report completed in October 2017 indicates that Big Creek has sufficient assimilative capacity to accept the discharge from the Site. However, it is possible that if future greenhouse buildings were constructed at the Site, the creek may not have the capacity to handle additional discharge. As such, an alternative discharge location may be required for future Site expansion. Alternatives, including off-site disposal at a licenced facility, would be investigated in future studies at the Site Plan stage to support expansion. Including offsite disposal at a licenced facility. At this time, we do not see any surface water discharge related reason to limit the Site development area or building sizes.

A copy of the Surface Water Assessment Study report was provided to the MOECC for their review. A pre-consultation meeting was held in November 2017. During the meeting, comments and further action was agreed upon by all parties and additional longer term testing is ongoing. The formal application for the ECA is anticipated to be submitted in July 2018. With this additional length of the study period, no concerns are anticipated to complete the ECA approvals process.

## **SUMMARY**

WSP has completed several environmental engineering studies in support of the development of the greenhouse facility at the Site, including geotechnical, hydrogeological and surface water studies. The studies and designs were completed for the currently-approved Site Plan development, including the construction of two (2) buildings, with a total building footprint of approximately 14,600 m<sup>2</sup>. The studies completed are typical studies required for greenhouse development application. Any comments received on the studies by the City were addressed and there are no outstanding concerns. No comments regarding these studies which were received from the City were related to lot coverage or building size.



Any future expansion proposed at the Site would require that the engineering studies previously conducted be redone or revised for the proposed development. These studies are normally completed at the Site Plan stage. We do not see any technical reason why the property cannot support a maximum lot coverage of 70%. From a technical perspective, the geotechnical, hydrogeological and surface water requirements of the marijuana greenhouse facility are the same as any other greenhouse facility, and it should be treated as such.

We trust this provides the information you require.

Yours truly,  
**WSP Canada Inc.**

A handwritten signature in blue ink that reads "Kevin Fitzpatrick". The signature is written in a cursive style and is set against a light yellow rectangular background.

Kevin Fitzpatrick, P.Eng.  
Senior Project Engineer, Environment

Encl.:  
WSP ref.: 171-01850-01



**IBI GROUP**  
 101 – 410 Albert Street  
 Waterloo ON N2L 3V3 Canada  
 tel 519 585 2255  
**ibigroup.com**

July 5, 2018

Mr. Marc Cernovitch  
 Green Organic Dutchman Ltd.  
 1915 Jerseyville Road  
 Jerseyville, ON L0R 1R0

Dear Mr. Cernovitch:

**1915 JERSEYVILLE ROAD, JERSEYVILLE, ON  
 STORMWATER MANAGEMENT**

The stormwater management design for the Phase 1 and Phase 2 development accounted for a proposed conditions impervious coverage of 81.5 percent (summarized in Table 2 in the Stormwater Management Brief dated November 16, 2017). The two stormwater ponds were sized based on the proposed impervious levels.

We responded to all comments received from the review agencies, and no comments were received related to lot coverage or building size. Approval of the Stormwater Management Report was obtained from the Grand River Conservation Authority (December 19, 2017) and from the City of Hamilton (April 3, 2018).

Any future development or expansion would be required to follow similar design criteria as those implemented for the Phase 1 and Phase 2 development. The design requirements would include:

- Identification of an appropriate stormwater outlet;
- Stormwater management for quantity control would be required to control proposed conditions peak flows to existing conditions levels for the 5 year and 100 year storm events;
- Stormwater management for quality control would be required to an Enhanced Protection Level as per MOECC standards;
- A water balance calculation would be required for existing and proposed conditions; and
- A Geotechnical Study and a Hydrogeology Study would be need to be provided to identify on-site soil and groundwater conditions to facilitate the stormwater management analysis and design.

The analyses and studies listed above would be completed at the Site Plan stage. For the current and any future developments, there is no technical reason that a seventy percent building coverage could not be accommodated from a stormwater management perspective. Stormwater management facilities would need to be appropriately designed to accommodate such a building coverage.

Additionally, the construction of a greenhouse building is no different than other building types, and stormwater management facilities must be designed to provide the storage volumes and controls necessary to meet the criteria and targets mandated by the review agencies.

IBI GROUP

2

Mr. Marc Cernovitch – July 5, 2018

We trust the foregoing is satisfactory. If you require additional information please contact the undersigned.

Yours truly

**IBI Group**

A handwritten signature in blue ink, appearing to read 'AKroess', is positioned below the 'IBI Group' text.

Andy Kroess, M.Eng., P.Eng.  
Senior Water Resources Engineer

City Council  
c/o The City Clerk  
City of Hamilton

Re: Designation of 679 Main St. East and 85 Holton Avenue South under Part IV  
of the Ontario Heritage Act  
June 27, 2018

Mr. Mayor, and City Councillors:

My name is Daniel Peace and my family were members of St. Giles Church for 5 generations. The discussions regarding the founding of St. Giles Church took place around the table in my great-grandfather's dining room.

From 1908 until 2014 St Giles' ministry was creative and energetic, and made a significant impact on its neighbourhood and the city. These include, as a small sample:

- Early in the 20<sup>th</sup> century, St Giles was instrumental in welcoming and supporting refugees from the Armenian Genocide. Many of those families were welcomed into St Giles, and in 1980, a number of those families supported the St. Giles congregation in its sponsoring of four families of 'Boat People' from Laos.
- In 1925, St Giles was the only Presbyterian Church in Hamilton to join the United Church of Canada. As the city grew, the St. Giles congregation played a significant role in supporting new congregations starting up on the mountain, as well as the founding and development of Wesley Centre, now known as Wesley Urban Ministries.
- Throughout its ministry, the church offered many community programs to the neighbourhood: Scouting, Guiding, AA, sports, music, recreational programs for folks living in the many residential care facilities in the neighbourhood, the establishment of the Friendship Centre network, assisting folk with schizophrenia, strong leadership in the Sherman Hub, and many, many others.

It is important for each of you to know that the knowledge, the skills, and, most importantly, the values taught, practised, and lived out at St Giles United Church live on, and prosper, at New Vision United Church, currently worshipping and

growing at the much more significant heritage site at 24 Main St. West, formerly Centenary United Church. The true ongoing heritage of St. Giles United Church is witnessed daily in the innovative and affirming congregation at New Vision. The church is the people, not the buildings.

In our deliberations over how to deal with our building at Main and Holton, we used an ‘Evaluate the Need’ approach:

- There is **no** need for the building as a church. The people in the neighbourhood have not been attending for years. When the Congregation decided to embrace the New Vision opportunity, over 70% of the St. Giles congregation lived outside Ward 3. Other churches looking for a church building have rejected the St Giles building because of its state of disrepair, and its massive operating costs.
- There is **no** need for the existing building as housing. The building is not structurally or architecturally suitable for conversion into the housing that would provided sufficient density to meet the needs and mid-range rental expectations of the City. Most churches that are converted to condos etc. are aimed at the high-end market. It is our religious view that a former place of worship should not be converted into high-end housing for the wealthy.
- There is **no** need for the building as an example of noteworthy architecture, as there are 10 other buildings designed by Stewart and Witton throughout Hamilton.

We support a ‘Win-Win’ approach to the opportunity that the empty building that once housed the St. Giles congregation provides:

- The City of Hamilton wins on two fronts. First, much needed mid-range rental housing, designed to fit into the existing community, will be created in Ward 3. Second, the restoration of the New Vision building includes the creation of the ‘Music Hall’, a concert and meeting venue seating 700 to 1100, filling a current void in the inventory of performance halls in Hamilton. A few decades ago we had 17 such venues, now we have potentially one – at New Vision.
- New Vision United Church wins, as the funds received from the creation of the housing at Main and Holton will be used to finance the major restoration of the much more significant heritage building at 24 Main Street West, the 150-year-old former Centenary United Church. We cannot restore and

maintain these two buildings, and we are choosing to restore the former Centenary site.

- The United Church of Canada wins, as the religious freedom of its congregations to manage their assets for the greater good of its members, and the communities in which it lives, is confirmed.

Our proposals for the former St. Giles' building have been unanimously supported by the Hamilton Presbytery of the United Church of Canada.

We realize that the City Heritage Committee is doing its job in determining whether a building is designated on the architectural criteria defined in the narrow and flawed provincial legislation; however, the social impact of designating the property at Holton and Main will cause the loss of significant opportunities. We at New Vision, the owners of both properties, are counting on our City Council to see clearly these 'big picture' opportunities: mid-range needed housing in Ward 3, and the restoration of New Vision's heritage property at 24 Main Street West, including a city-wide opportunity for the Music Hall.

We ask you to support these opportunities and vote to defeat the motion designating the Holton and Main property as 'heritage.'

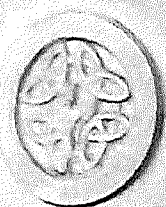
The decision to see the former St. Giles' building is painful to me, and to many others whose lives and families have grown up in the neighbourhood. We wish that things didn't have to end up this way, but sometime we just have to do the right thing, for the good of the City, with new housing and the development of the Music Hall, and to support the efforts of the growing, affirmative, diverse congregation of New Vision United Church at Main and MacNab.

Thank you all for your consideration,

Daniel G. Peace  
Chair, Board of Trustees  
New Vision United Church







1914



1918



THESE GAVE THEIR LIVES FOR HOME AND COUNTRY  
IN THE GREAT WAR

RUSSELL BEWS

ALEX CARRINGTON

J P LOVE

TOM C MARTIN

ALEX M FARLANE

W T SAWLE

W W STEWART

GEORGE SWEET

CLIFFORD WOOLEY

**Pilon, Janet**

---

**Subject:** St. Giles Church - Holton Ave. S and Main St.E. Hamilton, ON

**Importance:** High

**From:** Marie Sharp

**Sent:** June 27, 2018 12:28 AM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca); Tyers, Chelsey <[Chelsey.Tyers@hamilton.ca](mailto:Chelsey.Tyers@hamilton.ca)>

**Cc:** Harrison-McMillan, Kimberley <[Kimberley.Harrison-McMillan@hamilton.ca](mailto:Kimberley.Harrison-McMillan@hamilton.ca)>; Fabac, Anita <[Anita.Fabac@hamilton.ca](mailto:Anita.Fabac@hamilton.ca)>; Adrienne Havercroft ; Turner, Ann-Marie ; Glynn Sharp ; Joyce & Ken Carey

**Subject:** RE: St. Giles Church - Holton Ave. S and Main St.E. Hamilton, ON

**Importance:** High

The former St. Giles Church is rich in history, and many members of this congregation over the years have left considerable amount of money in their wills to support, and preserve this church. Although many of the founding members are no longer here, their descendants consider this building to be a significant part of their past.

Without any apparent consideration by the property owners, a demolition permit application was submitted for this site. Some thought should also have been given for the commemorative plaque on a cairn on Holton Ave. South side. This was installed in memory of the church members that lost their lives in the Great War between 1914-1918. Another commemorative plaque of fallen soldiers in the Second World War is displayed in the Memorial Chapel These were all members of St. Giles Church.

This historical structure, and its contents, should be preserved and designated as a Heritage Building. It is indeed a beautiful landmark that would be enjoyed and appreciated by many in the City of Hamilton.

If you could pass this information on to the council members for their deliberation, I would really appreciate it.

Best Regards,

Marie Sharp

# 10.1

## CITY OF HAMILTON NOTICE OF MOTION

Planning Committee: July 10, 2018

**MOVED BY COUNCILLOR B. JOHNSON.....**

### **Commemorative Designation of the 400 Block of Wentworth Street North**

- (a) That the 400 Block of Wentworth Street North have a commemorative designation as "Earl Henry McAllister Way";
- (b) That staff be directed to make every effort to have appropriate signage in place by August 22, 2018.

# CITY OF HAMILTON NOTICE OF MOTION

Planning Committee: July 10, 2018

**MOVED BY COUNCILLOR xxxxxxxxxxxxxxxx.....**

**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 20<sup>th</sup> 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 28<sup>th</sup> 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. 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. 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.