6. **DELEGATION REQUESTS**

*6.1* John VanDuzer, Princess Bingo Sponsors Association, respecting Princess Bingo and cGaming (For the September 17th meeting)

*6.2* Ward Thomas respecting Properties of Potential Cultural Heritage Interest in Waterdown (For today’s meeting)

8. **PUBLIC HEARINGS / DELEGATIONS**

8.1 Application to Amend the City of Hamilton Zoning By-law No. 05-200 for Lands Located at 3600 Guyatt Road, Glanbrook (PED19154) (Ward 11)

*8.1.a* Staff Presentation

8.2 Applications for Official Plan Amendment and Zoning By-law Amendment for Lands Located at 2782 Barton Street East, Hamilton (PED19170) (Ward 5)

*8.2.a* Staff Presentation

8.3 Application for Draft Plan of Subdivision for Lands Located at 70 Bobolink Road (Hamilton) (PED19163) (Ward 7)

*8.3.a* Staff Presentation
Written Submissions:
(i) Hamilton-Wentworth District School Board
(ii) Jarett Brown

Applications for Official Plan Amendment and Zoning By-law Amendment for Lands Located at 600 James Street North, Hamilton (PED19151) (Ward 2)

Staff Presentation  
Registered Speakers:
(i) Tracy Geddes

Written Submissions:
(i) Mark Easden
(ii) Lachlan Holmes, Hamilton Forward

Applicant/Agent's Presentation

12. NOTICES OF MOTION

Properties of Potential Cultural Heritage Interest in Waterdown
Form: Request to Speak to Committee of Council
Submitted on Wednesday, August 28, 2019 - 4:11 pm

==Committee Requested==
Committee: Planning Committee

==Requestor Information==
Name of Individual: John VanDuzer

Name of Organization: Princess Bingo Sponsors Association
(representing the charities of Hamilton's Princess Bingo)

Contact Number:

Email Address:

Mailing Address: Winona

Reason(s) for delegation request:
Princess Bingo is very much at risk of closing within the next year or two if it's not able to participate in cGaming, something now being offered in 37 other Bingo halls across the province. What was considered an issue of fairness, is now an issue of survival given that neighbouring municipalities are already offering (or will soon offer) cGaming.

Both Esther Pauls (Princess Bingo is in Ward 7), and the City's Licensing Department very much wants to obtain the City's permission that the Princess Bingo Sponsors Association and the hall be able to participate in the offering of electronic bingo gaming as provided for in Ontario Regulation 81/12 (Go to: https://www.ontario.ca/laws/regulation/r12081 Please note you may need to copy the address into your browser in order to
access the Regulation. We can also supply a PDF of this 2-page document)

Without City Council's support:

- Princess Bingo will be forced to close its doors permanently
- Because of year-over-year declines in sales, the City of Hamilton will lose up to 80% of the revenue it receives from Princess Bingo while the Hall stays open and, obviously, lose all 100% of this revenue if it's forced into bankruptcy
- The City of Hamilton will forgo upwards of $876,000 in annual revenues from the increase in sales cGaming is projected to bring
- The 54 charities that depend on revenue they earn from supporting Princess Bingo will be forced to say 'no' to your constituents because each of their revenues will decrease by up to 50%... or even more!!

Respectfully, we request the opportunity to make a 5-minute presentation on behalf of the charities who stand to lose.

**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 30, 2019 - 2:22 pm

==Committee Requested==
Committee: Planning Committee

==Requestor Information==
Name of Individual: Ward Thomas

Name of Organization: Estate of Alvin Thomas, mother Marie Thomas, Sister Shelly Thomas

Contact Number:

Email Address:

Mailing Address:
Waterdown, Ontario

Reason(s) for delegation request: Removal of my recently deceased father home from potential historic Registry.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No
WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

September 3, 2019
PED19154 – (ZAA-18-006)
Application to Amend the City of Hamilton Zoning By-law No. 05-200 for Lands Located at 3600 Guyatt Road, Glanbrook.

Presented by: Elyse Meneray
Location Map

Subject Property
3600 Guyott Road

Key Map - Ward 11  N.T.S.
Barn and agricultural buildings to remain
Existing house, accessory structure and barn
THANK YOU FOR ATTENDING
THE CITY OF HAMILTON PLANNING COMMITTEE
WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

September 3, 2019
PED19170 – (ZAC-19-001 / UHOPA-19-01)

Applications for Official Plan Amendment and Zoning By-law Amendment for lands located at 2782 Barton Street East, Hamilton.

Presented by: Andrea Dear
Location Map

File Name/Number: ZAC-19-001 & UHOPA-19-01
Date: Dec. 13, 2018
Appendix "A"
Scale: N.T.S.
Planner/Technician: ALVS

Subject Property
2732 Barton Street East

Change in zoning from "E-3/S-306b" (High Density Multiple Dwellings) District, Modified, to "E-3/S-306c" (High Density Multiple Dwellings) District, Modified

Key Map - Ward 5 N.T.S.
SUBJECT PROPERTY  
2782 Barton Street East, Hamilton
2782 BARTON STREET EAST
Hamilton, Ontario

ARCHITECTURAL DRAWINGS
A000 COVER SHEET
A001 PLAN F1
A002 PLAN F2
A003 PLAN GROUND FLOOR
A004 PLAN LEVEL 2 - 10
A005 PLAN TOWER LEVEL 13
A011 MECHANICAL RENT HOUSE
A401 ELEVATIONS - NORTH AND SOUTH
A402 ELEVATIONS - EAST AND WEST
A501 BUILDING SECTION

PROJECT CONSULTANTS
ARCHITECT
RAW DESIGN INC.
429-97 ADENALI STREET WEST
TORONTO CANADA M6J 9N8
616-529-9729

PO Box 7000
Hamilton, ON L8L 6W2
289-362-1900
www.rawdesigninc.com

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
Subject Site from the north side of Barton Street East
Commercial Uses to the northwest (Barton Street East)
Townhouses to the east (Brock Street South)
16 storey apartment building to the west (Barton Street East)
WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

September 3, 2019
PED19163 – (25T-201902)
Application for Draft Plan of Subdivision for Lands Located at 70 Bobolink Road, Hamilton.

Presented by: Tim Vrooman
SUBJECT PROPERTY

70 Bobolink Road, Hamilton
Existing site from intersection of Bobolink Road and Hummingbird Lane
View to the south along Hummingbird Lane and Pauline Johnson Elementary School
Dwellings to the west on Hummingbird Lane
Streetscape to the south along Hummingbird Lane
View to the northwest along Bobolink Road
Streetscape to the east along Bobolink Road
Block townhouses to the north on Bobolink Road
Existing interface of site and Bruleville Park
THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE
February 19, 2019

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

Attn: Ms. Yvette Rybensky, BES, MCIP, RPP
Senior Project Manager

Dear Ms. Rybensky:

RE: FILE #: 25T-201902 – Draft Plan of Subdivision
NAME: Cardinal Heights Development Corp.
LOCATION: 70 Bobolink Road, Hamilton (Ward 7)
SUBJECT: Comments

In response to your letter of January 31, 2019, the Hamilton-Wentworth District School Board wishes to provide the following comment in regard to the Draft Plan of Subdivision proposed for the former Cardinal Heights School property located at 70 Bobolink Road, in the City of Hamilton.

The Hamilton-Wentworth District School Board has no objections to the application as submitted; however, the Board will require the following condition to be included for the application to be approved.

1. The Developer shall install at their sole cost and expense a 1.22m high permanent, galvanized chain link fence along the boundary of the Developers’ Lands and School Board Lands (Pauline Johnson Property Line) See attached Appendix A

As the Board would like to be kept informed on the progress of all subdivisions, this is a written request to be notified of the City’s decision respecting approval of the proposed plan of subdivision.

Yours truly,

Pat Hudyma, Property Planner
Planning & Accommodation
Facilities Management

Encl.
Comments Re: Draft Plan of Subdivision (File No. 25T-201902)

Concern is additional traffic and pedestrian safety with existing activity at Pauline Johnson Public School during school drop-off/pick-up hours – Hummingbird lane already has a high volume of vehicles and pedestrians.

Is there a plan for Pauling Johnson to utilize an effective drive through system averting pedestrians off the streets? Cars are often parked on both sides of the street with occupants exiting, idling, executing three point turns, and reversing out of the driveways.

Would this require part of the proposed neighbouring land to be repurposed in order to achieve a safe school drive lane for drop-off/pick-up?

Submitted comments are requested not to be public.

Sincerely,

Jarett Brown
IT COORDINATOR
DIRECT 289.293.2360
PH. 905.333.9888 EXT. 2360
FAX 905.333.9583
1122 International Blvd
6th floor
Burlington, ON
L7L 6Z8
jarett.brown@mnp.ca
mnp.ca

MNP PROUDLY CELEBRATES THE CANADIAN ENTREPRENEURIAL DRIVE
WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

September 3, 2019
PED19151 – (ZAC-18-024 / UHOPA-18-08)

Applications for Official Plan Amendment and Zoning By-law Amendment for lands located at 600 James Street North, Hamilton.

Presented by: Mark Kehler
Site Location

Location Map

Hamilton

Planning and Economic Development Department

File Name/Number: ZAC-18-024 / UHOPA-18-008
Date: June 25, 2019
Appendix "A"
Scale: N.T.S.
Planner/Technician: MK/AL

Subject Property
600 James Street North

Change in zoning from "H/S-102"
(Community Shopping and Commercial, Etc.)
District, Modified to "H/S-1785-H"
(Community Shopping and Commercial, Etc.)
District, Holding, Modified
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

BURLINGTON ST. EAST

LEGEND

1. VEHICULAR ENTRANCE
2. PERIMETER EXTERIOR
3. STEPS TO NOVITIATE
4. SPECIFIED LOCATION
5. VEHICULAR CONNECTION

NOTES

1. BUILDING TO BE SPACED OUT.
2. ALL EXISTING CONDITIONS TO BE APPLIED TODAY.
3. SPECIFIED LOCALLITY WITHIN THE BUILDING.
4. SPECIFIED LOCALLY WITHIN BOUNDARIES.

SCALE: 1" = 20'
Subject Lands as seen from the intersection of James Street North and Burlington East, looking northeast
Existing development to the west of the Subject Lands as seen from James Street North looking west
Existing development to the southwest of the Subject Lands as seen from the intersection of James Street North and Burlington Street East, looking southwest.
Existing development to the south of the Subject ands as seen from the intersection of James Street North and Burlington Street East, looking south.
Existing development to the south of the Subject Lands as seen from Burlington Street East, looking south.
Existing development to the east of the Subject Lands as seen from Burlington Street East, looking north
Existing development to the north of the Subject Lands as seen from James Street North, looking northeast.
Existing development to the north of the Subject Lands as seen from the intersection of James Street North and Guise Street, looking east.
THANK YOU FOR ATTENDING
THE CITY OF HAMILTON PLANNING COMMITTEE
August 29, 2019

Hamilton, Ontario

Legislative Coordinator, Planning Committee
City of Hamilton
71 Main Street West, 1st Floor
Hamilton, ON L8P 4Y5

Re: Application # UHOPA-18-008, ZAC-18-024

I can not attend in person on September 3, 2019.

I write to object to the applicant’s variance to reduce the number of parking spaces to 32 instead of approximately 68 (1.25 per unit) as required by the bylaw.

The reduced parking spaces would apply in downtown Toronto, where adequate modes of public transit are available, making it unnecessary for occupants to own a car. The current Hamilton bylaw should apply for this development since public transit is limited and most people need access to a car for daily living.

In addition, there are not sufficient public parking lots adjacent to the proposed development to house the overflow. The development is surrounded by a commercial plaza, a coop development, and an office tower, which will not allow parking. The result will be those excess cars will park on Hughson Street or potentially Burlington Street.

Hughson Street North, between Burlington and Guise, already has a significant on-street parking issue. Many homes do not have off-street parking and have more than one car. There is no parking allowed on the east side of Hughson and the roadway is narrow. In the winter, Hughson Street is barely plowed and is limited to one lane.

In addition, Hughson already has an issue with people, who don’t live on the street, parking on Hughson.

The developer should be responsible to provide adequate parking for their development. They should not be allowed to transfer their responsibility to nearby residents.

I support the redevelopment of this land, however, the city should not allow the parking variance.

Sincerely,

[Signature]

Mark Easden
Members of the Planning Committee, we write to you today in support of the proposed mid-rise development at 600 James Street North. It is our organization’s belief that the proposal represents proper modern planning principles and should be approved, and as such support the staff recommendation.

Particularly, we find the height and density to be more than appropriate for the area, which is served by a number of HSR bus lines. As well, the proposal is suitable for sustainable commuting given the West Harbour GO Station located just a short walk away, now with increased service.

In our view, the architecture of the proposal adequately fits into and complements the context of the neighbourhood providing quality stepbacks to create terraces and utilizes materials that co-exist and respect the neighbouring heritage Hamilton Port Authority office.

In addition, the new units created by this development must not be ignored. Once completed, this mid-rise will contain 55 homes for Hamiltonians and contribute to new supply in the city, which over time will ensure the affordability of our city. As well, since this is a redevelopment of a vacant commercial lot, there is no possibility of displacement. This is a win all around.

It is promising that the proposal includes retail space, which will further enrich the livelihood of the corner of James and Burlington, which can be vastly improved with more foot traffic and amenities. Likewise, the short-term bicycle parking spaces will encourage nearby residents to visit the retail space in a sustainable manner, rather than bringing the car.

And the project respects neighbourhood character to the best degree any new development can, with aforementioned stepbacks, height precedence, and quality materials being planned for use.

In sum, the entirety of the development promotes good design and urban principles and enriches the neighbourhood and city, and in our view, should be approved. We
are hopeful that the committee will follow the recommendations of staff on this file and approve the project on September 3rd.

As always, HamiltonForward appreciates the opportunity to provide feedback to the City.

All the best,

Lachlan

Lachlan Holmes
Chair, HamiltonForward
Surrounding Context
The Site

- Frontage: 15.7 metres
- Depth: 43.4 metres
- Area: 1,022 sq. m.
- Existing one storey commercial building (former Scotia Bank)
- Surface parking
Views of Surroundings

Subject Site: View Looking North
Views of Surroundings
Views of Surroundings

SUBJECT SITE: VIEW LOOKING WEST
Views of Surroundings
Views of Surroundings
Views of Surroundings

BURLINGTON STREET, VIEW LOOKING WEST
Evolution of Proposal

- Original Submission – March 2018
- 2nd Submission – November 2018
- 3rd Submission – March 2019
- 4th Submission – July 2019

Revised proposal were the result of comments from the public, DRP & City Staff
Proposal: Midrise Building

### KEY STATISTICS

<table>
<thead>
<tr>
<th>Gross Floor Area</th>
<th></th>
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<tbody>
<tr>
<td>• Residential</td>
<td>• 4,886 sq. m.</td>
<td></td>
</tr>
<tr>
<td>• Non-Residential</td>
<td>• 153 sq. m.</td>
<td></td>
</tr>
<tr>
<td>• TOTAL</td>
<td>• 5,039 sq. m.</td>
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<tr>
<th>FSI</th>
<th>4.93</th>
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<tr>
<th>Height</th>
<th>27.4 m plus mech.</th>
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<tr>
<th>Residential Units</th>
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<tbody>
<tr>
<td>• 1 Bedroom</td>
<td>• 18</td>
</tr>
<tr>
<td>• 2 Bedroom</td>
<td>• 32</td>
</tr>
<tr>
<td>• 3 Bedroom</td>
<td>• 3</td>
</tr>
<tr>
<td>• Townhouse</td>
<td>• 2</td>
</tr>
<tr>
<td>• TOTAL</td>
<td>• 55 units</td>
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Proposal: Midrise Building

<table>
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<tr>
<th>KEY STATISTICS</th>
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<tbody>
<tr>
<td>Vehicular Parking</td>
<td>32 (0.58/unit)</td>
</tr>
<tr>
<td>Bicycle Parking</td>
<td>61 spaces (55 long term)</td>
</tr>
<tr>
<td>Amenity Space</td>
<td></td>
</tr>
<tr>
<td>• Indoor</td>
<td>60.6 sq. m.</td>
</tr>
<tr>
<td>• Outdoor</td>
<td>746.8 sq. m.</td>
</tr>
<tr>
<td>• TOTAL</td>
<td>807.4 sq. m.</td>
</tr>
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Angular Planes
Angular Planes
Angular Planes
Angular Planes
1. Additional Traffic to Neighbourhood

Response: TIS by Paradigm analyzed the traffic impacts and concludes:

- The proposal is projected to generate 28 new vehicle trips during AM peak & 40 during PM peak
- Result is a minor increases to study area intersection volumes
- Existing transportation infrastructure is more than adequate to accommodate traffic from proposal
- City Staff are satisfied with this analysis
2. Parking

Response: Parking Study prepared by Paradigm, which concludes:

- Given planned transit improvements and policy objectives, future parking demand will be lower than current vehicle ownership rates
- Parking utilization survey concluded support for a lower parking rate than what is proposed
- The proposed parking ration of 0.58 per unit is suitable for the proposed development
- City Staff are satisfied with this analysis
3. Height & Built Form

Response:

• Proposed height & built form is appropriate and desirable and will fit harmoniously within existing and planned built form context
• Height is consistent with the 6-storey Port Authority building, 6-storey Guise St. Co-op and 17-storey apartments on MacNab
• 5-storey height in Setting Sail does not include a metric height (Commercial = taller floor plate)
3. Height & Built Form (Cont’d)

Response:

- Massing has been sculpted to limit built form impacts
- 6-storey base provided in accordance with guidelines (80% of ROW width)
- Angular plane to low rise residential to the east
- City Staff are satisfied with proposed built form and height
Reasons For Approval

THE PROPOSAL:

• Is consistent with the PPS and conforms to the Growth Plan
• Complies with the Hamilton-Wentworth OP, the Hamilton OP and the general intent of the Setting Sail Secondary Plan
• Is compatible with existing land uses in the immediate area
• Enhances the streetscape character
• Achieves numerous intensification goals
• Is transit supportive
• Will add housing inventory and choice to the neighbourhood
• Is contextually appropriate and represents a high-quality architectural addition to the neighbourhood
• Is appropriately scaled to the surrounding context
• Represents good planning
Questions?
Notice of MOTION

Planning Committee Meeting: September 3, 2019

MOVED BY COUNCILLOR PARTRIDGE

SECONDED BY...

Properties of Potential Cultural Heritage Interest, Waterdown

WHEREAS, the following properties (henceforth referred to collectively as “the properties”) are listed on the City’s Heritage Inventory but have no formal protection from demolition under the *Ontario Heritage Act*:

- 289 Dundas Street East, Waterdown (Smith/Carson House);
- 341 Main Street North, Waterdown (Buchan/Rymal House);
- 29 Berry Hill Avenue, Waterdown (Finance House);
- 100 Sunncroft Court, Waterdown (Gauld House);
- 265 Mill Street South, Waterdown (Cummer/Fraleigh House);
- 298 Dundas Street East, Waterdown (Maycock House);
- 10 First Street, Waterdown (Balgownie);
- 49 Main Street North, Waterdown (McGregor House);
- 8 Margaret Street, Waterdown (Reid House);
- 134 Main Street South (Former Wesleyan Methodist Parsonage); and,
- 340 Dundas Street East, Waterdown (Eager House);

WHEREAS, there is concern that the properties may be lost to demolition or subject to significant alterations prior to a full assessment of their cultural heritage value;

WHEREAS, including the properties on the Municipal Heritage Register as non-designated properties under Section 27(1.2) of the *Ontario Heritage Act* provides the properties with interim, 60-day protection from demolition; and,

WHEREAS, a preliminary evaluation of cultural heritage value or interest of the properties indicate they meet the criteria specified in *Ontario Regulation 9/06*, including but not limited to:
Historical Associations – The properties are located in or adjacent to Waterdown’s historic core and are associated with people or industries potentially significant to the history, growth and development of the village. Through further research, the properties have the potential to yield additional information which may contribute to an historic or contemporary understanding of the community;

Physical and Architectural Design – The properties can be considered representative examples of different eras of Ontario’s vernacular residential architecture, ranging from the mid-19th century to the early-20th century. The properties display architectural elements characteristic of various styles, including Gothic, Georgian, Regency, and Queen Anne. Through further research, the properties may be found to display high degrees of craftsmanship, artistic merit, or technical achievement; and,

Contextual Value – The properties are important in defining the historic character of the Village of Waterdown and maintaining its historic fabric. Given their locations within and adjacent to Waterdown’s historic core, the properties are physically, visually, and historically linked to their surroundings. Through further research, the properties may be identified as local landmarks that contribute to our understanding of the development of the Waterdown community;

THEREFORE BE IT RESOLVED:

(a) That the following properties be added to the City’s Municipal Heritage Register as non-designated properties, after consultation with the Hamilton Municipal Heritage Committee:
   - 289 Dundas Street East, Waterdown (Smith/Carson House);
   - 341 Main Street North, Waterdown (Buchan/Rymal House);
   - 29 Berry Hill Avenue, Waterdown (Finance House);
   - 100 Sunncroft Court, Waterdown (Gauld House);
   - 265 Mill Street South, Waterdown (Cummer/Fraleigh House);
   - 298 Dundas Street East, Waterdown (Maycock House);
   - 10 First Street, Waterdown (Balgownie);
   - 49 Main Street North, Waterdown (McGregor House);
   - 8 Margaret Street, Waterdown (Reid House);
   - 134 Main Street South (Former Wesleyan Methodist Parsonage); and,
   - 340 Dundas Street East, Waterdown (Eager House); and,

(b) That Council direct Tourism and Culture staff to include the above noted properties as part of the ongoing Waterdown Village Built Heritage Inventory work associated with the Waterdown Community Node Secondary Plan study and bring forward potential heritage designations as part of the Built Heritage Inventory work.