PLANNING COMMITTEE
MINUTES

19-018
November 19, 2019
9:30 a.m.
Council Chambers, Hamilton City Hall
71 Main Street West

Present: Councillors J. Farr (Chair), C. Collins, B. Johnson (2nd Vice Chair), B. Clark, M. Wilson, J.P. Danko, J. Partridge, M. Pearson

Absent with Regrets: Councillor T. Whitehead - Personal

Also in Attendance: Councillor L. Ferguson

THE FOLLOWING ITEMS WERE REFERRED TO COUNCIL FOR CONSIDERATION:

1. Administrative Amendments to the Urban Hamilton Official Plan and Rural Hamilton Official Plan (PED19211) (City Wide) (Item 7.1)

(Partridge/Pearson)
That City Initiative CI-19-E – Administrative Amendments to the Urban Hamilton Official Plan and Rural Hamilton Official Plan, to amend policies, schedules and maps, to implement policy and mapping corrections for Volume 1 – Parent Plan, Volume 2 – Secondary Plans, and Volume 3 – Area and Site Specific Policies, be APPROVED on the following basis:

(a) That the Draft Urban Hamilton Official Plan Amendment, attached as Appendix “A” to Report PED19211, be adopted by Council.

(b) That the Draft Rural Hamilton Official Plan Amendment, attached as Appendix “B” to Report PED19211, be adopted by Council.

(c) That the proposed Official Plan Amendments are consistent with the Provincial Policy Statement (PPS) 2014 and conform to A Place to Grow (Growth Plan for the Greater Golden Horseshoe, 2019) and the Greenbelt Plan, 2017.

Result: Motion CARRIED by a vote of 8 to 0, as follows:

YES - Councillor Maureen Wilson
YES - Councillor Chad Collins
YES - Councillor John-Paul Danko
YES - Councillor Jason Farr
YES - Councillor Judi Partridge
NOT PRESENT - Councillor Terry Whitehead
YES - Councillor Brenda Johnson
YES - Councillor Maria Pearson
YES - Councillor Brad Clark

2. Applications to Amend the Urban Hamilton Official Plan and City of Hamilton Zoning By-law No. 05-200 for Lands Located at 280 Wilson Street East (Ancaster) (PED19217) (Ward 12) (Item 8.2)

(Pearson/Partridge)

(a) That Revised Urban Hamilton Official Plan Amendment Application UHOPA-17-022 by 998071 Ontario Inc. (Owner), for an amendment to the Ancaster Wilson Street Secondary Plan to establish a site specific policy to permit a three storey multiple dwelling in conjunction with the existing heritage building on the subject lands, for lands known as 280 Wilson Street East, as shown on Appendix "A" to Report PED19217, be APPROVED on the following basis:

(i) That the draft Official Plan Amendment, attached as Appendix "B" to Report PED19217, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.

(ii) That the proposed Official Plan Amendment is consistent with the Provincial Policy Statement (2014) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019).

(b) That Revised Zoning By-law Amendment Application ZAC-17-051, by 998071 Ontario Inc. (Owner), for a further modification from the Mixed Use Medium Density – Pedestrian Focus (C5a, 570) Zone to the Mixed Use Medium Density – Pedestrian Focus (C5a, 643) Zone to permit a three storey (14.3 m) multiple dwelling at the rear of the lands located at 280 Wilson Street East (Ancaster), as shown on Appendix "A" to Report PED19217, be APPROVED on the following basis:

(i) That the draft By-law, attached as Appendix "C" to Report PED19217, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.

(ii) That the proposed change in zoning is consistent with the Provincial Policy Statement (2014), conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), and will comply with the Urban Hamilton Official Plan, upon finalization of Urban Hamilton Official Plan Amendment No. XX.

(c) That the public submissions received did not affect the decison.

Result: Main Motion, *As Amended,* CARRIED by a vote of 7 to 0, as follows:

YES - Councillor Maureen Wilson
YES - Councillor Chad Collins
YES - Councillor John-Paul Danko
YES - Councillor Jason Farr
YES - Councillor Judi Partridge
NOT PRESENT - Councillor Terry Whitehead
NOT PRESENT - Councillor Brenda Johnson
YES - Councillor Maria Pearson
YES - Councillor Brad Clark

3. The Housing for Hamilton Community Improvement Plan for the Roxborough Mixed Income/Tenure Demonstration Project (PED19208) (Ward 4) (Item 8.3)

(Collins/Pearson)

(a) That the Housing for Hamilton Community Improvement Plan (2019), attached as Appendix “A” to Report PED19208, be approved;

(b) That, subject to the approval of recommendation (a), the Housing for Hamilton Community Improvement Plan Implementing By-law, attached as Appendix “B” to Report PED19208, be enacted;

(c) That, subject to the approval of recommendation (b), the program terms and administrative processes for the Roxborough Access to Homeownership Grant Program, attached as Appendix “C” to Report PED19208, be approved and appended to the Housing for Hamilton Community Improvement Plan;

(d) That, subject to the approval of recommendation (b), the program terms and administrative processes for the Roxborough Rental Housing Loan Program, attached as Appendix “D” to Report PED19208, be approved and appended to the Housing for Hamilton Community Improvement Plan;

(e) That the General Manager of Healthy and Safe Communities be authorized to approve applications, and execute agreements, under the Roxborough Access to Homeownership Grant and Roxborough Rental

Housing Loan Programs with agreement content satisfactory to the General Manager and in a form satisfactory to the City Solicitor;

(f) That, subject to the approval of recommendation (c) and (d), parkland dedication requirements for residential townhouses and multi-residential units located within the Roxborough Community Improvement Project Area and which meet the eligibility criteria of the Roxborough Access to Homeownership Grant and/or Roxborough Rental Housing Loan Programs be suspended under Section 12 of the City of Hamilton's Parkland Dedication By-law for a period of seven years beginning from the date of adoption of the Housing for Hamilton Community Improvement Plan By-Law.

(g) That there were no public submissions received on this matter.

Result: Main Motion, *As Amended,* CARRIED by a vote of 7 to 0, as follows:

YES - Councillor Maureen Wilson
YES - Councillor Chad Collins
YES - Councillor John-Paul Danko
YES - Councillor Jason Farr
YES - Councillor Judi Partridge
NOT PRESENT - Councillor Terry Whitehead
NOT PRESENT - Councillor Brenda Johnson
YES - Councillor Maria Pearson
YES - Councillor Brad Clark

4. Building Community Capacity in the Planning Process – Development Applications Policy Evaluation Framework ("Planning 101") (PED19177) (City Wide) (Item 9.1)

(Collins/Clark)
That Report PED19177 respecting Building Community Capacity in the Planning Process – Development Applications Policy Evaluation Framework ("Planning 101"), be received.

CARRIED

5. Sign Variance Appeal SV-19-002 for the property known as 1147 Garner Road West, Ancaster, Denied by the Director of Planning and Chief Planner and Appealed by the Owner (PED19195) (Ward 12) (Referred from the October 9th Council meeting) (Item 10.1)

(Pearson/Clark)
That the Appeal of Sign Variance Application SV-19-002, by Ancaster Self Storage Inc., Owner, to permit a proposed electronic message display Ground

Sign proposing a 100% electronic message display, third party advertising, increased maximum height, decreased minimum setback from property line, and no display of the municipal address to be included, for the property located at 1147 Garner Road West, Ancaster, as shown on Appendix "A" to Report PED19195, be Approved, subject to the following conditions"

(a) That advertising for a business not on the property on which the proposed Ground Sign is displayed shall be limited to those companies in which Triman Holdings (Ancaster) Corporation, Urbancore Developments Inc. or Developments have a direct or indirect ownership: Ancaster Self Storage, Dundas Self Storage, Upper James Self Storage, Waterdown Mini Storage, Roxborough Park Development, King@Dundas Development;

(b) That the owner/applicant dedicates a minimum twenty per cent (20%) of the advertising on the proposed Ground Sign to the activities of a charity, a community organization, or the City in accordance with the definitions of Hamilton Sign By-law 10-197, as amended; and,

(c) That a fee will not be charged to the charity or organization receiving the gratis advertising, providing that such charity or organization provides and bears the cost of production and delivery of all materials, digital files, or documents required for the electronic message display.

Result: Motion CARRIED by a vote of 4 to 2, as follows:

NO - Councillor Maureen Wilson
YES - Councillor Chad Collins
NO - Councillor John-Paul Danko
YES - Councillor Jason Farr
NOT PRESENT - Councillor Judi Partridge
NOT PRESENT - Councillor Terry Whitehead
NOT PRESENT - Councillor Brenda Johnson
YES - Councillor Maria Pearson
YES - Councillor Brad Clark

(Collins/Pearson)
That Report PED19195 respecting Sign Variance Appeal SV-19-002 for the property known as 1147 Garner Road West, Ancaster, Denied by the Director of Planning and Chief Planner and Appealed by the Owner, be received.

CARRIED

6. New Site Alteration By-law (PED19201) (City Wide) (Outstanding Business List Item) (Item 10.2)

(Johnson/Partridge)

(a) That the draft Site Alteration By-law, as shown on Appendix "A" to Report PED19201 and in a form satisfactory to the City Solicitor, be Approved;

(b) That the draft Site Alteration By-law attached as Appendix "A" to Report PED19201, be reviewed in eighteen months;

(c) That the new Site Alteration By-law be identified as complete and removed from the Planning Committee's Outstanding Business List.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Councillor Maureen Wilson
YES - Councillor Chad Collins
NOT PRESENT - Councillor John-Paul Danko
YES - Councillor Jason Farr
YES - Councillor Judi Partridge
NOT PRESENT - Councillor Terry Whitehead
YES - Councillor Brenda Johnson
YES - Councillor Maria Pearson
YES - Councillor Brad Clark

7. On Street Parking Permits – Wellington Street North (PED19187) (Ward 2) (Outstanding Business List Item) (Item 10.3)

(Wilson/Clark)

(a) That the following changes to on-street parking regulations on Wellington Street North from Barton Street East to Robert Street, attached as Appendix "A" to Report PED19187, be implemented:

(i) Remove No Parking restrictions on the west side of Wellington Street North (from Barton Street East to Robert Street);

(ii) Add three new parking meters on the west side of Wellington Street North;

(iii) Extend the rush hour No Stopping Anytime on the east side of Wellington Street North (Barton Street East to Robert Street) from 4 p.m.-6 p.m. (Monday to Friday) to 2 p.m.-6 p.m. (Monday to Friday);

(b) That the amendment to the Parking By-Law 01-218, attached as Appendix "B" to Report PED19187, which has been prepared in a form satisfactory to the City Solicitor, be approved;

(c) That the southbound curb lane on Wellington Street North at Barton Street East be converted from a through-right turn lane into an exclusive right-turn lane, and associated Traffic By-law 01-215 be amended;

(d) That staff be directed to install a permanent bump-out on the south/west corner of Wellington Street North and Barton Street East to delineate the parking lane, as shown in Appendix "C" attached to Report PED19187, and that the estimated cost of $15,000 be funded from the Ward 2 Reserve Account (108052);

(e) That the matter respecting On-Street Parking Permits – Wellington Street North be identified as complete and removed from the Planning Committee Outstanding Business List.

Result: Motion CARRIED by a vote of 8 to 0, as follows:

YES - Councillor Maureen Wilson
YES - Councillor Chad Collins
YES - Councillor John-Paul Danko
YES - Councillor Jason Farr
YES - Councillor Judi Partridge
NOT PRESENT - Councillor Terry Whitehead
YES - Councillor Brenda Johnson
YES - Councillor Maria Pearson
YES - Councillor Brad Clark

8. Parking Fee Review (PED19238) (City Wide) (Item 10.4)

(Johnson/Clark)
That Report PED19238 respecting Parking Fee Review, be received.

CARRIED

(Collins/Farr)
(a) That the options of a $0.25 and $0.50 increase for on-street metered parking be referred to local Business Improvement Areas for feedback;

(b) That staff report back to the Planning Committee with additional information related to increasing parking penalties to a level equal to comparator municipalities;

(c) That staff report back to the Planning Committee with the net budget revenues associated with the increasing parking permit fees by $5.00 and $10.00 per month;

(d) That staff report back to the Planning Committee following consultation with Hamilton schools and school boards regarding issues related to parking and stopping in front of schools; and,

(e) That staff report back to the Planning Committee with information related to increasing Special Event Rates in line with privately operated lots.

Result: Motion CARRIED by a vote of 8 to 0, as follows:

YES - Councillor Maureen Wilson
YES - Councillor Jason Farr
YES - Councillor Chad Collins
YES - Councillor John-Paul Danko
YES - Councillor Maria Pearson
YES - Councillor Judi Partridge
NOT PRESENT - Councillor Terry Whitehead
YES - Councillor Brenda Johnson
YES - Councillor Brad Clark

9. Options to Reduce Vehicle Use in MLE Vehicles (Item 11.1)

(Farr/Wilson)
That the Motion respecting Options to Reduce Vehicle Use in MLE Vehicles be referred to the General Issues Committee meeting at which the Climate Crisis report is considered.

Result: Motion CARRIED by a vote of 8 to 0, as follows:

YES - Councillor Maureen Wilson
YES - Councillor Jason Farr
YES - Councillor Chad Collins
YES - Councillor John-Paul Danko
YES - Councillor Maria Pearson
YES - Councillor Judi Partridge
NOT PRESENT - Councillor Terry Whitehead
YES - Councillor Brenda Johnson
YES - Councillor Brad Clark

10. Feasibility of Glanbrook Sports Park Being Included in the Binbrook Village Urban Boundary (Item 11.2)

(Johnson/Clark)
WHEREAS, Glanbrook has grown exponentially in the past 20 years and the demand for recreation programs has increased significantly;

WHEREAS, Glanbrook residents travel on average 5 km to access recreation programs;

WHEREAS, according to the capital budget, Glanbrook is slated for a recreation centre in 2028;

WHEREAS, Recreation centres require approx. 25 acres (10 hectacres);

WHEREAS, the only available land is the “Glanbrook Sports Park” that currently has an arena, baseball and soccer facilities as well as the municipal centre;

WHEREAS, “Glanbrook Sports Park” is approx. 25 acres (10 hectacres);

WHEREAS, “Glanbrook Sports Park” is within the Greenbelt and abuts the urban boundary;

WHEREAS, “Glanbrook Sports Park” has a very fragile septic system and well;

WHEREAS, Installation of new infrastructure such as water and sewer is not allowed within Greenbelt lands; and,

WHEREAS, according to Growth Plan for the Greater Golden Horseshoe, the need for a settlement area boundary expansion has been justified in accordance with policy 2.2.8.2 25 acres (10 hectacres) can be included in the Binbrook Village urban boundary;

THEREFORE BE IT RESOLVED:

That staff be directed to look at the feasibility of including the lands of the “Glanbrook Sports Park” into the Binbrook Village Urban Boundary.

Result: Motion CARRIED by a vote of 8 to 0, as follows:

YES - Councillor Maureen Wilson
YES - Councillor Jason Farr
YES - Councillor Chad Collins
YES - Councillor John-Paul Danko
YES - Councillor Maria Pearson
YES - Councillor Judi Partridge
NOT PRESENT - Councillor Terry Whitehead
YES - Councillor Brenda Johnson
YES - Councillor Brad Clark

FOR INFORMATION:

(a) APPROVAL OF AGENDA (Item 2)

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

1. DELEGATION REQUESTS (Item 6)

6.1 Anthony Longo respecting 2070 Rymal Road East (For today's meeting)

2. PUBLIC HEARINGS/DELEGATIONS (Item 8)

8.2 Staff have a revised recommendation (b) to Report PED19217 as the applicant has satisfied conditions relating to a Holding Provision and it is no longer required.

3. MOTIONS (Item 11)

11.1 Reduction in MLE Vehicles – Revised Title to read "Options to Reduce Vehicle Use in MLE Vehicles"

(Clark/Pearson)
That the agenda for the November 19, 2019 meeting be approved, as amended.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Councillor Maureen Wilson
NOT PRESENT - Councillor Chad Collins
YES - Councillor John-Paul Danko
YES - Councillor Jason Farr
YES - Councillor Judi Partridge
NOT PRESENT - Councillor Terry Whitehead
YES - Councillor Brenda Johnson
YES - Councillor Maria Pearson
YES - Councillor Brad Clark

(b) DECLARATIONS OF INTEREST (Item 3)

None declared.

(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 4)

(i) November 5, 2019 (Item 4.1)

(Partridge/Johnson)
That the Minutes of the November 5, 2019 meeting be approved, as presented.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Councillor Maureen Wilson
NOT PRESENT - Councillor Chad Collins
YES - Councillor John-Paul Danko
YES - Councillor Jason Farr
YES - Councillor Judi Partridge
NOT PRESENT - Councillor Terry Whitehead
YES - Councillor Brenda Johnson
YES - Councillor Maria Pearson
YES - Councillor Brad Clark

(d) DELEGATION REQUESTS (Item 6)

(i) Anthony Longo respecting 2070 Rymal Road East (For today's meeting) (Added Item 6.1)

(Pearson/Johnson)
That the Delegation Request from Anthony Longo respecting 2070 Rymal Road East, be approved for today's meeting, to be heard at this time.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Councillor Maureen Wilson
NOT PRESENT - Councillor Chad Collins
YES - Councillor John-Paul Danko
YES - Councillor Jason Farr
YES - Councillor Judi Partridge
NOT PRESENT - Councillor Terry Whitehead
YES - Councillor Brenda Johnson
YES - Councillor Maria Pearson
YES - Councillor Brad Clark

(e) PUBLIC HEARINGS/DELEGATIONS (Item 8)

(i) Anthony Longo respecting 2070 Rymal Road East (For today's meeting) (Added Item 6.1)

Anthony Longo addressed the Committee respecting 2070 Rymal Road East and issues associated with the development of a business on the property and City by-law requirements that will add an extra $80,000 to $100,000 to the development costs.

(Clark/Pearson)
That the Delegation from Anthony Longo respecting 2070 Rymal Road East, be received.

CARRIED

(Clark/Johnson)
WHEREAS, Anthony Longo addressed the Planning Committee on November 19, 2019 respecting 2070 Rymal Road East and issues associated with the development of a business on the property and City by-law requirements that will add an extra $80,000 to $100,000 to the development costs;

THEREFORE BE IT RESOLVED:

(a) That staff be directed to explore options to mitigate costs and expenses as a result of this error;

(b) That staff be directed to review the processes and provide recommended changes to policies to prevent such issues from happening in the future, specifically to high-risk ICI developments; and,

(c) That staff report back to the Planning Committee in an expedited manner.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Councillor Maureen Wilson
NOT PRESENT - Councillor Chad Collins
YES - Councillor John-Paul Danko
YES - Councillor Jason Farr
YES - Councillor Judi Partridge
NOT PRESENT - Councillor Terry Whitehead
YES - Councillor Brenda Johnson
YES - Councillor Maria Pearson
YES - Councillor Brad Clark

(ii) Angela Riley respecting a Request for a Taxi Stand (Approved at the November 15th meeting) (Item 8.1)

Angela Riley addressed the Committee respecting a Request for a Taxi Stand at Tim Horton's Field.

(Pearson/Collins)
That the Delegation from Angela Riley respecting a Request for a Taxi Stand, be received.

CARRIED

(Clark/Pearson)
That staff be directed to review the possibility of a taxi stand location around Tim Hortons Field, and to consult with other municipalities about their processes for temporary taxi stands.

Result: Motion CARRIED by a vote of 7 to 1, as follows:

NO - Councillor Maureen Wilson
YES - Councillor Chad Collins
YES - Councillor John-Paul Danko
YES - Councillor Jason Farr
YES - Councillor Judi Partridge
NOT PRESENT - Councillor Terry Whitehead
YES - Councillor Brenda Johnson
YES - Councillor Maria Pearson
YES - Councillor Brad Clark

(iii) Applications to Amend the Urban Hamilton Official Plan and City of Hamilton Zoning By-law No. 05-200 for Lands Located at 280 Wilson Street East (Ancaster) (PED19217) (Ward 12) (Item 8.2)

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

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

CARRIED

Melanie Schneider, Planner II, addressed the Committee with the aid of a PowerPoint presentation. A copy of the presentation is available through the Office of the City Clerk and online at www.hamilton.ca.

(Clark/Pearson)
That the staff presentation, be received.

CARRIED

Brenda Khes, GSP Group Inc., was in attendance and indicated support for the staff report.

(Pearson/Partridge)
That the written submissions be received.

CARRIED

(Pearson/Partridge)
That recommendation (b), and the related sections in Appendix "C", to Report PED19217 be ***amended*** by replacing the wording as follows:

(b) That **Revised Zoning By-law Amendment Application ZAC-17-051, by 998071 Ontario Inc. (Owner)**, for a further modification from the Mixed Use Medium Density – Pedestrian Focus (C5a, 570) Zone to the Mixed Use Medium Density – Pedestrian Focus (C5a, 643) Zone to permit a three storey (14.3 m) multiple dwelling at the rear of the lands located at 280 Wilson Street East (Ancaster), as shown on Appendix "A" to Report PED19217, be **APPROVED** on the following basis:

i) That the draft By-law, attached as Appendix "C" to Report PED19217, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.

ii) That the proposed change in zoning is consistent with the Provincial Policy Statement (2014), conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), and will comply with the Urban Hamilton Official Plan, upon finalization of Urban Hamilton Official Plan Amendment No. XX.

Result: ***Amendment*** **CARRIED by a vote of 7 to 0, as follows:**

YES - Councillor Maureen Wilson
YES - Councillor Chad Collins
YES - Councillor John-Paul Danko
YES - Councillor Jason Farr

YES - Councillor Judi Partridge
NOT PRESENT - Councillor Terry Whitehead
NOT PRESENT - Councillor Brenda Johnson
YES - Councillor Maria Pearson
YES - Councillor Brad Clark

(Pearson/Partridge)
That the recommendations in Report PED19217 be ***amended*** by adding the following sub-section (c):

(c) That the public submissions received did not affect the decision.

Result: *Amendment* CARRIED by a vote of 7 to 0, as follows:

YES - Councillor Maureen Wilson
YES - Councillor Chad Collins
YES - Councillor John-Paul Danko
YES - Councillor Jason Farr
YES - Councillor Judi Partridge
NOT PRESENT - Councillor Terry Whitehead
NOT PRESENT - Councillor Brenda Johnson
YES - Councillor Maria Pearson
YES - Councillor Brad Clark

For disposition of this matter, refer to Item 2.

(iv) The Housing for Hamilton Community Improvement Plan for the Roxborough Mixed Income/Tenure Demonstration Project (PED19208) (Ward 4) (Item 8.3)

In accordance with the provisions of the *Planning Act*, Chair Farr advised that if a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the City of Hamilton before Council makes a decision regarding the Community Improvement Plan, the person or public body is not entitled to appeal the decision of the Council of the City of Hamilton to the Local Planning Appeal Tribunal, and the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

(Collins/Pearson)
That the public meeting be closed.

CARRIED

(Partridge/Pearson)
That the staff presentation be waived.

CARRIED

(Pearson/Partridge)
That the recommendations in Report PED19208 be ***amended*** by adding the following sub-section (g):

(g) That there were no public submissions received on this matter.

Result: ***Amendment*** **CARRIED by a vote of 7 to 0, as follows:**

YES - Councillor Maureen Wilson
YES - Councillor Chad Collins
YES - Councillor John-Paul Danko
YES - Councillor Jason Farr
YES - Councillor Judi Partridge
NOT PRESENT - Councillor Terry Whitehead
NOT PRESENT - Councillor Brenda Johnson
YES - Councillor Maria Pearson
YES - Councillor Brad Clark

For disposition of this matter, refer to Item 3.

(f) STAFF PRESENTATIONS (Item 9)

(i) Building Community Capacity in the Planning Process – Development Applications Policy Evaluation Framework ("Planning 101") (PED19177) (City Wide) (Item 9.1)

Christina Newbold, Manager, Planning and Economic Development, Joanne Hickey-Evans, Manager, Policy Planning and Zoning By-law Reform, and Anita Fabac, Manager of Development Planning, Heritage & Design, addressed the Committee with the aid of a PowerPoint presentation. A copy of the presentation is available through the Office of the City Clerk and online at www.hamilton.ca.

(Collins/Clark)
That the presentation from Christina Newbold, Joanne Hickey-Evans and Anita Fabac respecting the Building Community Capacity in the Planning Process – Development Applications Policy Evaluation Framework ("Planning 101"), be received.

CARRIED

For disposition of this matter, refer to Item 4.

(g) DISCUSSION ITEMS (Item 10)

(i) Sign Variance Appeal SV-19-002 for the property known as 1147 Garner Road West, Ancaster, Denied by the Director of Planning and Chief Planner and Appealed by the Owner (PED19195) (Ward 12) (Referred from the October 9th Council meeting) (Item 10.1)

(Collins/Pearson)
That Report PED19195 respecting Sign Variance Appeal SV-19-002 for the property known as 1147 Garner Road West, Ancaster, Denied by the Director of Planning and Chief Planner and Appealed by the Owner, be received.

CARRIED

For disposition of this matter, refer to Item 5.

(ii) New Site Alteration By-law (PED19201) (City Wide) (Item 10.2)

Carlo Ammendolia, Manager Development Engineering – Construction, addressed the Committee with the aid of a PowerPoint presentation. A copy of the presentation is available through the Office of the City Clerk and online at www.hamilton.ca.

(Clark/Pearson)
That the presentation from Carol Ammendolia, respecting the New Site Alteration By-law, be received.

CARRIED

For disposition of this matter, refer to Item 6.

(h) PRIVATE AND CONFIDENTIAL (Item 14)

(i) Closed Session Minutes – November 5, 2019 (Item 14.1)

(Johnson/Pearson)
(a) That the Closed Session Minutes of the November 5, 2019 meeting of the Planning Committee be approved, as presented; and,

(b) That the Closed Session Minutes of the November 5, 2019 meeting of the Planning Committee remain confidential.

Result: Motion CARRIED by a vote of 8 to 0, as follows:

YES - Councillor Maureen Wilson
YES - Councillor Chad Collins
YES - Councillor John-Paul Danko

YES - Councillor Jason Farr
YES - Councillor Judi Partridge
NOT PRESENT - Councillor Terry Whitehead
YES - Councillor Brenda Johnson
YES - Councillor Maria Pearson
YES - Councillor Brad Clark

(i) ADJOURNMENT (Item 15)

(Johnson/Partridge)
That there being no further business, the Planning Committee be adjourned at 2:53 p.m.

CARRIED

_____
Councillor Jason Farr
Chair, Planning Committee

_____
Lisa Chamberlain
Legislative Coordinator
Office of the City Clerk