



## **PLANNING COMMITTEE**

### **MINUTES**

**20-005**

**July 7, 2020**

**9:30 a.m.**

**Council Chambers, Hamilton City Hall  
71 Main Street West**

**Present:** Councillors J. Farr (Chair), J.P. Danko (1<sup>st</sup> Vice Chair), C. Collins  
J. Partridge, M. Pearson, B. Johnson (2<sup>nd</sup> Vice Chair) and  
M. Wilson

**Absent with Regrets:** Councillor T. Whitehead – Personal

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#### **THE FOLLOWING ITEMS WERE REFERRED TO COUNCIL FOR CONSIDERATION:**

- 1. Ancaster Village Heritage Committee respecting Demolition Control as a Positive Force (Item 4.1)**

**(Pearson/Partridge)**

That the letter from Ancaster Village Heritage Committee respecting Demolition Control as a Positive Force, be REFERRED to the Ward Councillor and the next Hamilton Municipal Heritage Committee meeting for consideration.

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

YES - Ward 1 Councillor Maureen Wilson  
YES - Ward 5 Councillor Chad Collins  
YES - Ward 8 Councillor John-Paul Danko  
YES - Chair - Ward 2 Councillor Jason Farr  
YES - Ward 15 Councillor Judi Partridge  
NOT PRESENT – Ward 14 Councillor Terry Whitehead  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson

- 2. Paul Valeri, Valery Homes, requesting Deferral of Decision on the Designation of 828 Sanitorium Road (Added Item 6.4, Hamilton Municipal Heritage Committee Report 20-003, Recommendation #3) (Item 4.6)**

**(Pearson/Collins)**

That the Designation of 828 Sanitorium Road (Added Item 6.4, Hamilton Municipal Heritage Committee Report 20-003, Recommendation #3) be REFERRED back to the Hamilton Municipal Heritage Committee for consideration.

**Result: Motion CARRIED by a vote of 4 to 3, as follows:**

NO - Ward 1 Councillor Maureen Wilson  
YES - Ward 5 Councillor Chad Collins  
NO - Ward 8 Councillor John-Paul Danko  
YES - Chair - Ward 2 Councillor Jason Farr  
NO - Ward 15 Councillor Judi Partridge  
NOT PRESENT – Ward 14 Councillor Terry Whitehead  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson

**3. CONSENT ITEMS**

**(Collins/Partridge)**

That Consent Items 6.1, 6.2, 6.3, 6.4 be approved, as follows:

- (i) Parking Master Plan Review/Update (PED20051) (City Wide) (Item 6.1)**

That Report PED20051 respecting Parking Master Plan Review/Update, be received.

- (ii) Active Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision Applications (PED20119) (City Wide) (Item 6.2)**

That Report PED20119 respecting Active Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision Applications, be received.

- (iii) Updates to Municipal Car Park By-Law 01-216, On-Street Parking By-Law 01-128 and Administrative Penalties By-law 17-225 (PED20116) (City Wide) (Item 6.3)**

That the draft Amending By-laws for On-Street Parking By-law No. 01-216, Municipal Car Park By-law No. 01-218, and, Administrative Penalties By-law No. 17-225, attached as Appendix “A”, Appendix “B”, and Appendix “C” to Report PED20116, which has been prepared in a form satisfactory to the City Solicitor, be approved.

(iv) **Hamilton Municipal Heritage Committee Report 20-003 (Added Item 6.4)**

1. **Recommendation to add properties within the Village Core of Ancaster to the City of Hamilton's Register of Properties of Cultural Heritage Value or Interest (PED20112) (Item 10.1)**

- (a) That the following properties be added to City of Hamilton's Register of Property of Cultural Heritage Value or Interest and staff's Designation Work Plan and be assigned a high priority:

- |                       |                       |
|-----------------------|-----------------------|
| • 490 Old Dundas Rd   | • 346 Wilson Street E |
| • 454 Wilson Street E | • 340 Wilson Street E |
| • 450 Wilson Street E | • 327 Wilson Street E |
| • 449 Wilson Street E | • 311 Wilson Street E |
| • 442 Wilson Street E | • 303 Wilson Street E |
| • 437 Wilson Street E | • 297 Wilson Street E |
| • 430 Wilson Street E | • 289 Wilson Street E |
| • 426 Wilson Street E | • 287 Wilson Street E |
| • 425 Wilson Street E | • 286 Wilson Street E |
| • 420 Wilson Street E | • 283 Wilson Street E |
| • 419 Wilson Street E | • 280 Wilson Street E |
| • 413 Wilson Street E | • 277 Wilson Street E |
| • 380 Wilson Street E | • 265 Wilson Street E |
| • 363 Wilson Street E | • 176 Wilson Street E |
| • 357 Wilson Street E | • 241 Wilson Street E |
| • 347 Wilson Street E |                       |

- (b) That the property at 558 Wilson Street, Ancaster, be added to City of Hamilton's Register of Property of Cultural Heritage Value or Interest and staff's Designation Work Plan and be assigned a high priority; and,

- (c) That staff continue discussions with the owners of the properties at 449 and 437 Wilson Street, Ancaster.

2. **Hamilton Municipal Heritage Committee Working Groups Current Projects and 2020 Plans (Added Item 11.1)**

WHEREAS, Council approved the resolution to hold virtual meetings for the Hamilton Municipal Heritage Committee, and all associated Working Groups, during their meeting on June 24, 2020;

WHEREAS, Heritage Working Groups will meet starting in July on an as needed basis;

WHEREAS, the Heritage Working Group's mandate includes reviewing work brought forward by Heritage Staff and conducting related project work; and,

WHEREAS, to best plan and facilitate virtual meetings moving forward, the Hamilton Municipal Heritage Committee and Heritage Staff need to have an understanding of each Working Group's plan of work and status of existing work;

THEREFORE, BE IT RESOLVED:

That that the Chairs of the Working Groups of the Hamilton Municipal Heritage Committee, being the Education and Communications Working Group, the Inventory and Research Working Group and the Policy and Design Working Group, report back at the next Hamilton Municipal Heritage Committee meeting with a plan of work for 2020 and an update on current projects.

**3. Designation of 828 Sanatorium Road (Long & Bisby Building)  
(Added Item 11.2)**

***That this item be REFERRED back to the Hamilton Municipal Heritage Committee for consideration.***

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

YES - Ward 1 Councillor Maureen Wilson  
YES - Ward 5 Councillor Chad Collins  
YES - Ward 8 Councillor John-Paul Danko  
YES - Chair - Ward 2 Councillor Jason Farr  
YES - Ward 15 Councillor Judi Partridge  
NOT PRESENT – Ward 14 Councillor Terry Whitehead  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson

**4. Application to Amend the Urban Hamilton Official Plan for Lands Located at 1329 and 1335 Barton Street, 339 and 347 Fifty Road, 16 to 30 Foothills Lane, 40 Zinfandel Drive, and Blocks 13, 14, 18 and part of Block 9 of Registered Plan 62M-1241 (PED20075) (Ward 10) (Item 7.1)**

**(Pearson/Johnson)**

- (a) That Amended Urban Hamilton Official Plan Amendment application UHOPA-19-09 by MHBC Planning Inc., on behalf of 5000933 Ontario Inc., owner to redesignate the subject lands from "Low Density Residential 2" to "Low Density Residential 3", removing the lands from "Area Specific Policy – Area H", and adding lands to "Area Specific Policy – Area I" and to revise the text of "Area Specific Policy – Area I" to permit a density range of 40 to

49 units per hectare over the entirety of the Special Policy Area, to permit the development of a range of dwelling types within the Foothills of Winona - Phase 3 Subdivision, as shown on Appendix "A" to Report PED20075, be APPROVED on the following basis:

- (i) That the Draft Official Plan Amendment attached as Appendix "B" to Report PED20075, be adopted by City Council; and,
- (ii) That the proposed amendment is consistent with the Provincial Policy Statement (2014) and conforms to A Place to Grow Plan (2019).

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

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

YES - Ward 1 Councillor Maureen Wilson  
YES - Ward 5 Councillor Chad Collins  
YES - Ward 8 Councillor John-Paul Danko  
YES - Chair - Ward 2 Councillor Jason Farr  
YES - Ward 15 Councillor Judi Partridge  
NOT PRESENT – Ward 14 Councillor Terry Whitehead  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson

**5. Application for Zoning By-law Amendment for Lands Located at 378 Harmony Hall Drive and Part of Block 117, Plan 62M-1122 (Ancaster) (PED20056) (Ward 12) (Item 7.2)**

**(Pearson/Partridge)**

- (a) That Zoning By-law Amendment Application ZAR-19-034 by T. Johns Consulting Group on behalf of Gregorio Homes Inc., Owner, for a change in zoning from the Agricultural "A-216" Zone, Modified (Block 1), Public "P" Zone (Block 2), and Residential "R4-514" Zone, Modified (Block 3) to the Residential "R4 -709" Zone, Modified in the Town of Ancaster Zoning By-law No. 87-57 to facilitate the development of two residential building lots for single detached dwellings on lands located at 378 Harmony Hall Drive and Part of Block 117, Plan 62M-1122 (Ancaster), as shown on Appendix "A" to Report PED20056, be APPROVED on the following basis:
  - (i) That the draft By-law, attached as Appendix "B" to Report PED20056, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;

- (ii) That the proposed changes in zoning are consistent with the Provincial Policy Statement (2014) and conforms to A Place to Grow (2019); and,
- (iii) That the proposed changes in zoning comply with the Urban Hamilton Official Plan and the Garner Neighbourhood Secondary Plan.

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

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

YES - Ward 1 Councillor Maureen Wilson  
YES - Ward 5 Councillor Chad Collins  
YES - Ward 8 Councillor John-Paul Danko  
YES - Chair - Ward 2 Councillor Jason Farr  
YES - Ward 15 Councillor Judi Partridge  
NOT PRESENT – Ward 14 Councillor Terry Whitehead  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson

**6. Application for Draft Plan of Subdivision for Lands Located at 43 Highway No. 5, Flamborough (PED20072) (Ward 15) (Item 7.3)**

**(Partridge/Pearson)**

- (a) That Draft Plan of Subdivision Application 25T-201708 by WEBB Planning Consulting on Behalf of Frank Butty (Owner), to establish a Draft Plan of Subdivision on lands located at 43 Highway No. 5 (Flamborough), as shown on Appendix “A” to Report PED20072, be APPROVED:
  - (i) That this approval apply to the Draft Plan of Subdivision 25T-201708, prepared by S. Llewellyn and Associates Limited and certified by A.T. McLaren Limited - S. Dan McLaren, dated March 11, 2020, consisting of three industrial development blocks (Blocks 1-3), a block for a road reserve (Block 4), two blocks for a road widening (Blocks 5 and 6), 0.3 m reserve (Block 7) and two municipal roads (extension of Solar Drive and proposed Street “A”) subject to the owner entering into a Standard Form Subdivision Agreement as approved by City Council and with the Special Conditions attached as Appendix “B” to Report PED20072;
  - (ii) There is no City Share for the costs of the servicing works within the Draft Plan of Subdivision lands;

- (iii) That payment of Cash-in-Lieu of Parkland will be required, pursuant to Section 51 of the *Planning Act*, with the calculation for the payment to be based on the value of the lands on the day prior to the issuance of each building permit, all in accordance with the Financial Policies for Development and the City's Parkland Dedication By-law, as approved by Council.

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

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

YES - Ward 1 Councillor Maureen Wilson  
YES - Ward 5 Councillor Chad Collins  
YES - Ward 8 Councillor John-Paul Danko  
YES - Chair - Ward 2 Councillor Jason Farr  
YES - Ward 15 Councillor Judi Partridge  
NOT PRESENT – Ward 14 Councillor Terry Whitehead  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson

**7. City Initiative 19-H – Change in Zoning to Zoning By-law No. 05-200 - Nos. 328, 336 and 344 Beach Boulevard (west/bay side of Beach Boulevard) (PED19190(a)) (Ward 5) (Item 7.4)**

**(Collins/Partridge)**

- (a) That City Initiative 19-H to further amend Zoning By-law No. 05-200 to correct the underlying Zone and update the special exception for the properties located at Nos. 328, 336, 344 ( south part) Beach Boulevard, in the former City of Hamilton, as shown on Appendix “A” to Report PED19190(a), be APPROVED on the following basis:
  - (i) That the draft By-law attached as Appendix “B” to Report PED19190(a), which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council; and,
  - (ii) That the proposed change in zoning is consistent with the Provincial Policy Statement (2020), conforms with A Place to Grow Plan (2019) and complies with the Urban Hamilton Official Plan.
- (b) That City Initiative 19-H to amend Zoning By-law No. 05-200 to add lands and special exception to the property located at 344 (north part) Beach Boulevard to Zoning By-law No. 05-200, in the former City of Hamilton, as shown on Appendix “A” to Report PED19190(a), be APPROVED on the following basis:

- (i) That the draft By-law attached as Appendix “B” to Report PED19190(a), which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council; and,
  - (ii) That the proposed change in zoning is consistent with the Provincial Policy Statement (2020), conforms with A Place to Grow Plan (2019) and complies with the Urban Hamilton Official Plan.
- (c) ***That there were no public submissions received regarding this matter.***

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

YES - Ward 1 Councillor Maureen Wilson  
YES - Ward 5 Councillor Chad Collins  
YES - Ward 8 Councillor John-Paul Danko  
YES - Chair - Ward 2 Councillor Jason Farr  
YES - Ward 15 Councillor Judi Partridge  
NOT PRESENT – Ward 14 Councillor Terry Whitehead  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson

**8. Appeal to the Local Planning Appeal Tribunal of the Urban Hamilton Official Plan: Proposed Approach to Settlement of Site Specific Appeal (313 Stone Church Road East) by DiCenzo Construction Company Ltd. of the Urban Hamilton Official Plan and Legal Direction (LS20018/PED20124) (Ward 7) (Item 13.1)**

**(Johnson/Pearson)**

- (a) That recommendations (a), (b), (c), and (d) contained in Report LS20018/PED20124, be approved;
- (b) That recommendations (a), (b), (c), and (d) contained in Report LS20018/PED20124, and the appendices thereto, remain confidential except as necessary to implement these recommendations, at the discretion of the City Solicitor; and,
- (c) That the balance of Report LS20018/PED20124 remain confidential.

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

YES - Ward 1 Councillor Maureen Wilson  
YES - Ward 5 Councillor Chad Collins  
YES - Ward 8 Councillor John-Paul Danko  
YES - Chair - Ward 2 Councillor Jason Farr  
YES - Ward 15 Councillor Judi Partridge



NOT PRESENT – Ward 14 Councillor Terry Whitehead  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson

**FOR INFORMATION:**

**(a) APPROVAL OF AGENDA (Item 1)**

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

**1. COMMUNICATIONS (Item 4)**

- 4.3 Correspondence from Heather Bond respecting Urban Hens
- 4.4 Correspondence from Joanne Fenbow respecting Urban Hens
- 4.5 Correspondence from Fred Patterson respecting Urban Hens
- 4.6 Paul Valeri, Valery Homes, requesting Deferral of Decision on the Designation of 828 Sanitorium Road (Item 6.4, Hamilton Municipal Heritage Committee, Recommendation #3)

**2. CONSENT ITEMS (Item 6)**

- 6.4 Hamilton Municipal Heritage Committee Report 20-003

**3. PUBLIC HEARINGS/WRITTEN DELEGATIONS (Item 7)**

- 7.2 Application for Zoning By-law Amendment for Lands Located at 378 Harmony Hall Drive and Part of Block 117, Plan 62M-1122 (Ancaster) (PED20056) (Ward 12)

**(b) Written Submissions**

- 1. Daniele and Teresa Cozzi

**4. NOTICES OF MOTION (Item 11)**

- 11.1 Waiving of all Road Widening at 20 East Avenue South

**(Pearson/Partridge)**

That the agenda for the July 7, 2020 meeting be approved, as amended.

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

YES - Ward 1 Councillor Maureen Wilson  
YES - Ward 5 Councillor Chad Collins  
YES - Ward 8 Councillor John-Paul Danko  
YES - Chair - Ward 2 Councillor Jason Farr  
YES - Ward 15 Councillor Judi Partridge  
NOT PRESENT – Ward 14 Councillor Terry Whitehead  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson

**(b) DECLARATIONS OF INTEREST (Item 2)**

None declared.

**(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 3)**

**(i) June 16, 2020 (Item 3.1)**

**(Danko/Pearson)**

That the Minutes of the June 16, 2020 meeting be approved, as presented.

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

YES - Ward 1 Councillor Maureen Wilson  
YES - Ward 5 Councillor Chad Collins  
YES - Ward 8 Councillor John-Paul Danko  
YES - Chair - Ward 2 Councillor Jason Farr  
YES - Ward 15 Councillor Judi Partridge  
NOT PRESENT – Ward 14 Councillor Terry Whitehead  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson

**(d) COMMUNICATIONS (Item 4)**

**(i) Correspondence respecting Backyard/Urban Hens (Item 4.2 and Added Items 4.3, 4.4 and 4.5)**

**(Partridge/Pearson)**

That the following correspondence respecting Backyard/Urban Hens, be received:

- 4.2 Christina Sousa
- 4.3 Heather Bond

- 4.4 Joanne Fenbow
- 4.5 Fred Patterson

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

YES - Ward 1 Councillor Maureen Wilson  
YES - Ward 5 Councillor Chad Collins  
YES - Ward 8 Councillor John-Paul Danko  
YES - Chair - Ward 2 Councillor Jason Farr  
YES - Ward 15 Councillor Judi Partridge  
NOT PRESENT – Ward 14 Councillor Terry Whitehead  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson

**(e) PUBLIC HEARINGS/WRITTEN DELEGATIONS (Item 7)**

In accordance with the *Planning Act*, Councillor Farr advised those viewing the virtual meeting that the public had been advised of how to pre-register to be a virtual delegate at the Public Meetings on today's agenda; and that no members of the public have pre-registered to be virtual delegate at any of the Public Meetings on today's agenda.

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 Urban Hamilton Official Plan, Zoning By-law Amendment, Draft Plan of Subdivision and/or Draft Plan of Condominium development applications before the Committee today, 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.

**(i) Application to Amend the Urban Hamilton Official Plan for Lands Located at 1329 and 1335 Barton Street, 339 and 347 Fifty Road, 16 to 30 Foothills Lane, 40 Zinfandel Drive, and Blocks 13, 14, 18 and part of Block 9 of Registered Plan 62M-1241 (PED20075) (Ward 10) (Item 7.1)**

No members of the public were registered as Delegations.

**(Pearson/Johnson)**

That the public meeting be closed.

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

YES - Ward 1 Councillor Maureen Wilson

YES - Ward 5 Councillor Chad Collins  
YES - Ward 8 Councillor John-Paul Danko  
YES - Chair - Ward 2 Councillor Jason Farr  
YES - Ward 15 Councillor Judi Partridge  
NOT PRESENT – Ward 14 Councillor Terry Whitehead  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson

**(Pearson/Collins)**

That the staff presentation be waived.

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

YES - Ward 1 Councillor Maureen Wilson  
YES - Ward 5 Councillor Chad Collins  
YES - Ward 8 Councillor John-Paul Danko  
YES - Chair - Ward 2 Councillor Jason Farr  
YES - Ward 15 Councillor Judi Partridge  
NOT PRESENT – Ward 14 Councillor Terry Whitehead  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson

Kelly Martel, MHBC Planning, Agent, was in attendance and indicated support for the staff report.

**(Pearson/Johnson)**

That the delegation from Kelly Martel, MHBC Planning, Agent, be received.

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

YES - Ward 1 Councillor Maureen Wilson  
YES - Ward 5 Councillor Chad Collins  
YES - Ward 8 Councillor John-Paul Danko  
YES - Chair - Ward 2 Councillor Jason Farr  
YES - Ward 15 Councillor Judi Partridge  
NOT PRESENT – Ward 14 Councillor Terry Whitehead  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson

**(Pearson/Johnson)**

- (a) That Amended Urban Hamilton Official Plan Amendment application UHOPA-19-09 by MHBC Planning Inc., on behalf of 5000933 Ontario Inc., owner to redesignate the subject lands from “Low Density Residential 2” to “Low Density Residential 3”, removing the lands from “Area Specific Policy – Area H”, and adding lands to “Area Specific Policy – Area I” and to revise the text

of “Area Specific Policy – Area I” to permit a density range of 40 to 49 units per hectare over the entirety of the Special Policy Area, to permit the development of a range of dwelling types within the Foothills of Winona - Phase 3 Subdivision, as shown on Appendix “A” to Report PED20075, be APPROVED on the following basis:

- (i) That the Draft Official Plan Amendment attached as Appendix “B” to Report PED20075, be adopted by City Council; and,
- (ii) That the proposed amendment is consistent with the Provincial Policy Statement (2014) and conforms to A Place to Grow Plan (2019).

**(Pearson/Johnson)**

That the recommendations in Report PED20075 be **amended** by adding the following sub-section (b):

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

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

YES - Ward 1 Councillor Maureen Wilson  
YES - Ward 5 Councillor Chad Collins  
YES - Ward 8 Councillor John-Paul Danko  
YES - Chair - Ward 2 Councillor Jason Farr  
YES - Ward 15 Councillor Judi Partridge  
NOT PRESENT – Ward 14 Councillor Terry Whitehead  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson

For disposition of this matter, see Item 4.

- (ii) Application for Zoning By-law Amendment for Lands Located at 378 Harmony Hall Drive and Part of Block 117, Plan 62M-1122 (Ancaster) (PED20056) (Ward 12) (Item 7.2)**

No members of the public were registered as Delegations.

**(Partridge/Collins)**

That the public meeting be closed.

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

YES - Ward 1 Councillor Maureen Wilson  
YES - Ward 5 Councillor Chad Collins

YES - Ward 8 Councillor John-Paul Danko  
YES - Chair - Ward 2 Councillor Jason Farr  
YES - Ward 15 Councillor Judi Partridge  
NOT PRESENT – Ward 14 Councillor Terry Whitehead  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson

**(Pearson/Partridge)**

That the staff presentation be waived.

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

YES - Ward 1 Councillor Maureen Wilson  
YES - Ward 5 Councillor Chad Collins  
YES - Ward 8 Councillor John-Paul Danko  
YES - Chair - Ward 2 Councillor Jason Farr  
YES - Ward 15 Councillor Judi Partridge  
NOT PRESENT – Ward 14 Councillor Terry Whitehead  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson

Katelyn Gillis, T. Johns Consulting Group, was in attendance and indicated support for the staff report.

**(Pearson/Collins)**

That the delegation from the Katelyn Gillis, T. Johns Consulting Group, be received.

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

YES - Ward 1 Councillor Maureen Wilson  
YES - Ward 5 Councillor Chad Collins  
YES - Ward 8 Councillor John-Paul Danko  
YES - Chair - Ward 2 Councillor Jason Farr  
YES - Ward 15 Councillor Judi Partridge  
NOT PRESENT – Ward 14 Councillor Terry Whitehead  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson

**(Collins/Pearson)**

That the following written submissions be received:

1. Daniele and Teresa Cozzi

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

YES - Ward 1 Councillor Maureen Wilson

YES - Ward 5 Councillor Chad Collins  
YES - Ward 8 Councillor John-Paul Danko  
YES - Chair - Ward 2 Councillor Jason Farr  
YES - Ward 15 Councillor Judi Partridge  
NOT PRESENT – Ward 14 Councillor Terry Whitehead  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson

**(Pearson/Partridge)**

- (a) That Zoning By-law Amendment Application ZAR-19-034 by T. Johns Consulting Group on behalf of Gregorio Homes Inc., Owner, for a change in zoning from the Agricultural “A-216” Zone, Modified (Block 1), Public “P” Zone (Block 2), and Residential “R4-514” Zone, Modified (Block 3) to the Residential “R4 -709” Zone, Modified in the Town of Ancaster Zoning By-law No. 87-57 to facilitate the development of two residential building lots for single detached dwellings on lands located at 378 Harmony Hall Drive and Part of Block 117, Plan 62M-1122 (Ancaster), as shown on Appendix “A” to Report PED20056, be APPROVED on the following basis:
- (i) That the draft By-law, attached as Appendix “B” to Report PED20056, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
  - (ii) That the proposed changes in zoning are consistent with the Provincial Policy Statement (2014) and conforms to A Place to Grow (2019); and,
  - (iii) That the proposed changes in zoning comply with the Urban Hamilton Official Plan and the Garner Neighbourhood Secondary Plan.

**(Pearson/Partridge)**

That the recommendations in Report PED20056 be ***amended*** by adding the following sub-section (b):

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

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

YES - Ward 1 Councillor Maureen Wilson  
YES - Ward 5 Councillor Chad Collins  
YES - Ward 8 Councillor John-Paul Danko  
YES - Chair - Ward 2 Councillor Jason Farr  
YES - Ward 15 Councillor Judi Partridge

NOT PRESENT – Ward 14 Councillor Terry Whitehead  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson

For disposition of this matter, see Item 5.

**(iii) Application for Draft Plan of Subdivision for Lands Located at 43 Highway No. 5, Flamborough (PED20072) (Ward 15) (Item 7.3)**

No members of the public were registered as Delegations.

**(Partridge/Collins)**

That the public meeting be closed.

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

YES - Ward 1 Councillor Maureen Wilson  
YES - Ward 5 Councillor Chad Collins  
YES - Ward 8 Councillor John-Paul Danko  
YES - Chair - Ward 2 Councillor Jason Farr  
YES - Ward 15 Councillor Judi Partridge  
NOT PRESENT – Ward 14 Councillor Terry Whitehead  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson

**(Partridge/Pearson)**

That the staff presentation be waived.

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

YES - Ward 1 Councillor Maureen Wilson  
YES - Ward 5 Councillor Chad Collins  
YES - Ward 8 Councillor John-Paul Danko  
YES - Chair - Ward 2 Councillor Jason Farr  
YES - Ward 15 Councillor Judi Partridge  
NOT PRESENT – Ward 14 Councillor Terry Whitehead  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson

James Webb, Webb Planning, was in attendance and indicated support for the staff report.

**(Partridge/Pearson)**

That the delegation from James Webb, Webb Planning, be received.



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

YES - Ward 1 Councillor Maureen Wilson  
YES - Ward 5 Councillor Chad Collins  
YES - Ward 8 Councillor John-Paul Danko  
YES - Chair - Ward 2 Councillor Jason Farr  
YES - Ward 15 Councillor Judi Partridge  
NOT PRESENT – Ward 14 Councillor Terry Whitehead  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson

**(Partridge/Pearson)**

- (a) That Draft Plan of Subdivision Application 25T-201708 by WEBB Planning Consulting on Behalf of Frank Butty (Owner), to establish a Draft Plan of Subdivision on lands located at 43 Highway No. 5 (Flamborough), as shown on Appendix “A” to Report PED20072, be APPROVED:
- (i) That this approval apply to the Draft Plan of Subdivision 25T-201708, prepared by S. Llewellyn and Associates Limited and certified by A.T. McLaren Limited - S. Dan McLaren, dated March 11, 2020, consisting of three industrial development blocks (Blocks 1-3), a block for a road reserve (Block 4), two blocks for a road widening (Blocks 5 and 6), 0.3 m reserve (Block 7) and two municipal roads (extension of Solar Drive and proposed Street “A”) subject to the owner entering into a Standard Form Subdivision Agreement as approved by City Council and with the Special Conditions attached as Appendix “B” to Report PED20072;
- (ii) There is no City Share for the costs of the servicing works within the Draft Plan of Subdivision lands;
- (iii) That payment of Cash-in-Lieu of Parkland will be required, pursuant to Section 51 of the *Planning Act*, with the calculation for the payment to be based on the value of the lands on the day prior to the issuance of each building permit, all in accordance with the Financial Policies for Development and the City’s Parkland Dedication By-law, as approved by Council.

**(Partridge/Pearson)**

That the recommendations in Report PED20072 be **amended** by adding the following sub-section (b):

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

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

YES - Ward 1 Councillor Maureen Wilson  
YES - Ward 5 Councillor Chad Collins  
YES - Ward 8 Councillor John-Paul Danko  
YES - Chair - Ward 2 Councillor Jason Farr  
YES - Ward 15 Councillor Judi Partridge  
NOT PRESENT – Ward 14 Councillor Terry Whitehead  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson

For disposition of this matter, see Item 6.

**(iv) City Initiative 19-H – Change in Zoning to Zoning By-law No. 05-200 - Nos. 328, 336 and 344 Beach Boulevard (west/bay side of Beach Boulevard) (PED19190(a)) (Ward 5) (Item 7.4)**

No members of the public were registered as Delegations.

**(Collins/Danko)**

That the public meeting be closed.

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

YES - Ward 1 Councillor Maureen Wilson  
YES - Ward 5 Councillor Chad Collins  
YES - Ward 8 Councillor John-Paul Danko  
YES - Chair - Ward 2 Councillor Jason Farr  
YES - Ward 15 Councillor Judi Partridge  
NOT PRESENT – Ward 14 Councillor Terry Whitehead  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson

**(Collins/Pearson)**

That the staff presentation be waived.

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

YES - Ward 1 Councillor Maureen Wilson  
YES - Ward 5 Councillor Chad Collins  
YES - Ward 8 Councillor John-Paul Danko  
YES - Chair - Ward 2 Councillor Jason Farr  
YES - Ward 15 Councillor Judi Partridge  
NOT PRESENT – Ward 14 Councillor Terry Whitehead  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson

**(Collins/Partridge)**

- (a) That City Initiative 19-H to further amend Zoning By-law No. 05-200 to correct the underlying Zone and update the special exception for the properties located at Nos. 328, 336, 344 ( south part) Beach Boulevard, in the former City of Hamilton, as shown on Appendix “A” to Report PED19190(a), be APPROVED on the following basis:
  - (i) That the draft By-law attached as Appendix “B” to Report PED19190(a), which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council; and,
  - (ii) That the proposed change in zoning is consistent with the Provincial Policy Statement (2020), conforms with A Place to Grow Plan (2019) and complies with the Urban Hamilton Official Plan.
- (b) That City Initiative 19-H to amend Zoning By-law No. 05-200 to add lands and special exception to the property located at 344 (north part) Beach Boulevard to Zoning By-law No. 05-200, in the former City of Hamilton, as shown on Appendix “A” to Report PED19190(a), be APPROVED on the following basis:
  - (i) That the draft By-law attached as Appendix “B” to Report PED19190(a), which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council; and,
  - (ii) That the proposed change in zoning is consistent with the Provincial Policy Statement (2020), conforms with A Place to Grow Plan (2019) and complies with the Urban Hamilton Official Plan.

**(Collins/Pearson)**

That the recommendations in Report PED19190(a) be **amended** by adding the following sub-section (b):

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

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

YES - Ward 1 Councillor Maureen Wilson  
YES - Ward 5 Councillor Chad Collins  
YES - Ward 8 Councillor John-Paul Danko  
YES - Chair - Ward 2 Councillor Jason Farr

YES - Ward 15 Councillor Judi Partridge  
NOT PRESENT – Ward 14 Councillor Terry Whitehead  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson

For disposition of this matter, see Item 7.

**(v) Application for Approval of a Draft Plan of Condominium (Common Element) for Lands Located at 315 Dalgleish Trail, Glanbrook (PED20091) (Ward 9) (Item 7.5)**

No members of the public were registered as Delegations.

**(Johnson/Partridge)**

That the public meeting be closed.

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

YES - Ward 1 Councillor Maureen Wilson  
YES - Ward 5 Councillor Chad Collins  
YES - Ward 8 Councillor John-Paul Danko  
YES - Chair - Ward 2 Councillor Jason Farr  
YES - Ward 15 Councillor Judi Partridge  
NOT PRESENT – Ward 14 Councillor Terry Whitehead  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson

**(Johnson/Collins)**

That the staff presentation be waived.

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

YES - Ward 1 Councillor Maureen Wilson  
YES - Ward 5 Councillor Chad Collins  
YES - Ward 8 Councillor John-Paul Danko  
YES - Chair - Ward 2 Councillor Jason Farr  
YES - Ward 15 Councillor Judi Partridge  
NOT PRESENT – Ward 14 Councillor Terry Whitehead  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson

Spencer Skidmore, A.J. Clarke and Associates, was in attendance and indicated that he is working with staff on a few required changes to the Conditions.

**(Pearson/Partridge)**

That Report PED20091, respecting Application for Approval of a Draft Plan of Condominium (Common Element) for Lands Located at 315 Dalgleish Trail, Glanbrook be DEFERRED to the July 14, 2020 Planning Committee meeting to allow the Agent and staff to prepare the change in the Conditions.

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

YES - Ward 1 Councillor Maureen Wilson  
YES - Ward 5 Councillor Chad Collins  
YES - Ward 8 Councillor John-Paul Danko  
YES - Chair - Ward 2 Councillor Jason Farr  
YES - Ward 15 Councillor Judi Partridge  
NOT PRESENT – Ward 14 Councillor Terry Whitehead  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson

**(f) NOTICES OF MOTION (Item 11)**

**(i) Waiving of all Road Widening at 20 East Avenue South (Added Item 11.1)**

Councillor Farr introduced the following Notice of Motion:

WHEREAS, the *Planning Act* and the Urban Official Plan state that the City shall reserve or obtain road widenings for rights-of-way as described in Schedule C2- Future Road Widenings;

WHEREAS, Transportation Planning staff have requested road widenings along the Main Street East frontage, the Victoria Ave North frontage, and the King Street East frontage;

THEREFORE BE IT RESOLVED:

That staff be directed to amend the site plan condition, (City file number DA-19-071) to waive all of the road widenings for the lands located at the north-west corner of Main Street East and East Avenue South, known municipally as 20 East Avenue South.

**(g) GENERAL INFORMATION / OTHER BUSINESS (Item 12)**

**(i) Outstanding Business List (Item 12.1)**

**(Danko/Wilson)**

That the following changes to the Outstanding Business List, be approved:

**(a) Items Requiring New Due Dates:**

12A - Regulation of Rental Housing

Current Due Date: May 19, 2020

Proposed New Due Date: Q2 2021

12B - Request to Designate 437 Wilson Street East (Ancaster)

Current Due Date: May 5, 2020

Proposed New Due Date: December 8, 2020

14A - Adding 206, 208 and 210 King Street East to the Register of  
Property of Cultural Value or Interest

Current Due Date: April 7, 2020

Proposed New Due Date: December 8, 2020

17B - Designation of the Gore District as a Heritage Conservation  
District

Current Due Date: April 7, 2020

Proposed New Due Date: October 20, 2020

17C - Change to the Subdivision Plan for Vienna Orchard

Current Due Date: June 2020

Proposed New Due Date: September 2020

17E - Family Friendly Housing Policy

Current Due Date: February 2020

Proposed New Due Date: September 2020

18F - Hamilton Airshed Modelling System

Current Due Date: November 5, 2019

Proposed New Due Date: January 2021

18G - 8475 English Church Road - Zoning and OPA Amendments

Current Due Date: February 18, 2020

Proposed New Due Date: September 8, 2020

18L - Review of C6 and C7 Zoning Regulations

Current Due Date: February 18, 2020

Proposed New Due Date: March 2021

19L - Year Round Live-Aboards at West Harbour Marinas

Current Due Date: October 15, 2019  
Proposed New Due Date: October 20, 2020

19Q - Application for Zoning By-law Amendment Lands Located at  
116 and 120 Barnsdale Avenue North  
Current Due Date: June 14, 2020  
Proposed New Due Date: October 20, 2020

19R - 282 McNab Street North (Official Plan and Zoning By-law  
Amendment)  
Current Due Date: March 24, 2020  
Proposed New Due Date: August 11, 2020

19S - 370 Concession Street (Zoning By-law Amendment)  
Current Due Date: June 14, 2020  
Proposed New Due Date: July 14, 2020

19X - Use of Surplus Parking Spaces by Third Parties in Downtown  
Hamilton  
Current Due Date: TBD  
Proposed New Due Date: January 2021

19Y - Construction Hoarding (b)  
Current Due Date: June 16, 2020  
Proposed New Due Date: Q1 2021

19BB - Parking Fee Review  
Current Due Date: TBD  
Proposed New Due Date: November 17, 2020

19CC - Feasibility of Glanbrook Sports Park Being Included in the  
Binbrook Village Urban Boundary  
Current Due Date: TBD  
Proposed New Due Date: Q3 2021

19GG - Implementation and Resources Required re: Corporate  
Goals and Areas of Focus for Climate Mitigation and Adaptation  
Current Due Date: TBD  
Proposed New Due Date: February 2021

20A - Property Standards By-law - Rental Properties and  
Apartments  
Current Due Date: TBD  
Proposed New Due Date: November 17, 2020

20B - Review of Problems Associated with Increased Visitors to  
Waterfalls

Current Due Date: TBD  
Proposed New Due Date: September 8, 2020

20C - Dedicated Mohawk College Enforcement  
Current Due Date: TBD  
Proposed New Due Date: March 2021

**(a) Items to be Removed:**

20D - Petition requesting City Ownership of Windermere Road from the Hamilton Conservation Authority and a Private Owner  
(Addressed as Item 5.10 on the June 17, 2020 Public Works Committee agenda)

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

YES - Ward 1 Councillor Maureen Wilson  
YES - Ward 5 Councillor Chad Collins  
YES - Ward 8 Councillor John-Paul Danko  
YES - Chair - Ward 2 Councillor Jason Farr  
YES - Ward 15 Councillor Judi Partridge  
NOT PRESENT – Ward 14 Councillor Terry Whitehead  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson

**(ii) General Manager's Update (Added Item 12.2)**

Jason Thorne, General Manager, Planning and Economic Development addressed the Committee to thank Planning and Clerks staff for their efforts in organizing virtual committee meetings and processing applications.

**(Johnson/Collins)**

That the General Manager's Update, be received.

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

YES - Ward 1 Councillor Maureen Wilson  
YES - Ward 5 Councillor Chad Collins  
YES - Ward 8 Councillor John-Paul Danko  
YES - Chair - Ward 2 Councillor Jason Farr  
YES - Ward 15 Councillor Judi Partridge  
NOT PRESENT – Ward 14 Councillor Terry Whitehead  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson

**(h) PRIVATE AND CONFIDENTIAL (Item 13)**



Committee determined that discussion of Item 13.1 was not required in Closed Session, so the item was addressed in Open Session, as follows:

- (i) **Appeal to the Local Planning Appeal Tribunal of the Urban Hamilton Official Plan: Proposed Approach to Settlement of Site Specific Appeal (313 Stone Church Road East) by DiCenzo Construction Company Ltd. of the Urban Hamilton Official Plan and Legal Direction (LS20018/PED20124) (Ward 7) (Item 13.1)**

For disposition of this matter, refer to Item 8.

- (i) **ADJOURNMENT (Item 14)**

**(Collins/Partridge)**

That there being no further business, the Planning Committee be adjourned at 10:52 a.m.

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

YES - Ward 1 Councillor Maureen Wilson  
YES - Ward 5 Councillor Chad Collins  
YES - Ward 8 Councillor John-Paul Danko  
YES - Chair - Ward 2 Councillor Jason Farr  
YES - Ward 15 Councillor Judi Partridge  
NOT PRESENT – Ward 14 Councillor Terry Whitehead  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson

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Councillor Jason Farr  
Chair, Planning Committee

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Lisa Chamberlain  
Legislative Coordinator