



City of Hamilton

PLANNING COMMITTEE ADDENDUM

Meeting #: 22-006
Date: April 25, 2022
Time: 9:30 a.m.
Location: Due to the COVID-19 and the Closure of City Hall (CC)

All electronic meetings can be viewed at:
City's Website:
<https://www.hamilton.ca/council-committee/council-committee-meetings/meetings-and-agendas>
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<https://www.youtube.com/user/InsideCityofHamilton> or Cable 14

Lisa Kelsey, Legislative Coordinator (905) 546-2424 ext. 4605

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6. DELEGATION REQUESTS	
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9. PUBLIC HEARINGS / DELEGATIONS	
9.4. Application for a Zoning By-law Amendment and Draft Plan of Subdivision for Lands Located at 525 Rymal Road West, Hamilton (PED22083) (Ward 14)	
*a. Written Submissions:	22
(i) John Huizing	

9.5. Application for a Zoning By-law Amendment for Lands Located at 866 West 5th Street, Hamilton (PED22090) (Ward 8)

*a. Written Submissions:

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(i) Josephine Poon

*b. Registered Delegations:

(i) Bruce Black

(ii) Kimberley MacLean

(iii) Randy Chapple

12. NOTICES OF MOTION

*12.1. Waiving of Street Festival Fees

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Bob Maton, PhD, President
Ancaster Village Heritage Community

Dear City Clerk:

I am writing in response to the Demolition Bylaw Presentation which is on the agenda for the Planning Committee meeting on April 25, 2022.

I think I speak for our membership and for Ancaster when I say thank you to city staff, the HMHC, Planning Committee, and to Jason Thorne and Alissa Golden in particular, for their efforts to address our concerns about the progressive losses of heritage buildings, both in Ancaster and around the city. Once gone, these precious buildings cannot be recovered. They are at the root of our identity as a community.

This explains the consternation, upset and anger in Ancaster when the 1860 Brandon House was demolished just over 2 years ago now. And added to that is the quiet demolition of the 1840 Marr House and Egleston House of similar vintage which until recently stood beside the stone-built Marr-Phillipo House still on the lot at Academy and Wilson Streets. I understand that the Marr House was built at least in part as a dwelling unit. The Egleston House certainly was. And so, like the Brandon House, neighbours should have been notified, and these should have gone to the Heritage Committee, to here at the Planning Committee, and then to council. When Cllr Ferguson nominated 40 pre-Confederation buildings on Wilson Street for inclusion on the Municipal Heritage Register after the Brandon House came down, 9 of them had already been quietly demolished. The character of our town, founded in 1792, is being radically changed from a heritage village to just another suburb of some major city.

Our residents are exerting increased vigilance to preserve our heritage in Ancaster. And we do battle to stop developers from turning our town into a miniature version of Toronto. The Ancaster Wilson Street Secondary Plan requires all development within the few blocks of Ancaster Village to conform to a heritage architectural style, and we support that provision fully. Current development proposals completely ignore that requirement, along with many other provisions in the bylaw.

On this briefing done by Alissa Golden, I think it's an excellent review of the current demolition bylaw and how it can be improved to protect valued and important buildings in the city.

First, the proactive strategy to encourage public participation in inventories of heritage buildings is an excellent idea. Twenty volunteers in Ancaster inventoried 110 pre-Confederation buildings in 2020, backed up by experts Alissa Golden from the city and Shannon Kyles from the Archaeological Conservancy of Ontario, and it worked very well. Next we hope to inventory buildings dating later than 1867 this coming summer, with a view to also placing them on the Municipal Register. This will give them 60 days' protection from demolition, and from there to be considered for designation.

On strengthening the language around “routine applications”, the definition of a “dwelling unit” needs stricter interpretation. A dwelling unit means a property that is used **or designed for use** as a domestic establishment. The Brandon House was built as a dwelling unit and had always been a dwelling unit, yet as I understand it was demolished so precipitately as a commercial operation because of zoning, which would appear to be a misapplication of the bylaws. As far as we know neither the Marr House nor the Egleston House were ever considered by the city as dwelling units. Like the Brandon House, both historic buildings just disappeared one day from the streetscape on Wilson Street. In neither case had a building permit been applied for to replace these buildings.

On a statement of intent of the bylaw, missing in Hamilton, in Waterloo’s demolition policy it is expressly stated that the demolition control bylaw allows or enables the city to manage the demolition of residential units and maintain the integrity of neighbourhoods. It also prevents parcels of land from becoming vacant for long periods of time before new uses have been considered and constructed. Both are issues in Ancaster. We need such a statement of intent. It might change the way that demolitions are thought of and considered in the approval process.

I believe we also need to consider requiring plans for new construction to be submitted to the city before demolition of a historic building is permitted, whether it is on the Register or not, and that the demolition be considered as an integral part of the building application. This would fulfill the Waterloo intent to prevent lots from becoming vacant for long periods, while also ensuring that the building to be demolished would not provide dwelling units for people looking for a place to live.

The definition of what is “historic” would have to be worked on. We have suggested special notice be taken of buildings over 90 years of age. But we note that certainly, if measures to improve communication between Divisions via internal notifications is to happen at all, then some way of identifying what buildings are to be red-flagged needs to be developed, and that would most simply rely on the age of the building.

Thank you once again for listening to us, and for your efforts to help preserve our heritage.

Yours sincerely, Bob Maton



Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE

REPORT 22-003

9:30 a.m.

Friday, April 1, 2022

Due to COVID-19 and the closure of City Hall, this meeting was held virtually

Present: A. Denham-Robinson (Chair), D. Beland, J. Brown, K. Burke, G. Carroll, C. Dimitry (Vice-Chair), L. Lunsted, T. Ritchie and W. Rosart

**Absent with
Regrets:** Councillor M. Pearson – City Business, R. McKee

**THE HAMILTON MUNICIPAL HERITAGE COMMITTEE PRESENTS REPORT 22-003
AND RESPECTFULLY RECOMMENDS :**

- 1. Recommendation to Remove 8 Renwood Place, Flamborough from the Municipal Heritage Register (PED21201(c)) (Ward 15) (Added Item 7.4)**
 - (a) That Council receive the notice of objection, attached as Appendix “A” to Report 22-003, from the owner of 8 Renwood Place, Flamborough, objecting to the notice of Council’s decision to list the non-designated property on the Municipal Heritage Register under Section 27 of the Ontario Heritage Act; and
 - (b) That Council remove 8 Renwood Place, Flamborough, from the Municipal Heritage Register, pursuant to Section 27(8) of the Ontario Heritage Act.
- 2. Heritage Permit Application HP2021-038, Under Part IV of the Ontario Heritage Act, for a Replacement Front Door and Side Lite Windows and Wood Profile, Related Repairs and Conservation of Transom Window, and Retroactive Approval of Replacement Windows, at 24 Griffin Street, Flamborough, Part IV Designation (PED22072) (Ward 15) (Item 8.2)**

That Heritage Permit Application HP2021-038, for a replacement front door and side lite windows and wood profile, related repairs and conservation of the front transom window, and retroactive approval of replacement windows, for the lands located at 24 Griffin Street, be approved, subject to the following conditions:

- (i) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Planning Committee – April 25, 2022

Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;

- (ii) Implementation of alterations, in accordance with this approval, shall be completed no later than February 28, 2024. If the alterations are not completed by February 28, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton;
- (iii) That appropriate notice of the Council decision be served on the owner of 24 Griffin Street, Flamborough, and the Ontario Heritage Trust, as required under Section 33 of the Ontario Heritage Act;
- (iv) That the property located at 24 Griffin Street, Flamborough be added to the Staff Work Plan for Heritage Designation – Amending a Municipal By-law Under the Ontario Heritage Act as a medium priority.

3. Inventory and Research Working Group Meeting Notes - January 24, 2022 (Item 10.1)

- (a) 2 Dartnall Road (Binbrook Feed Station (Item 1)

That the property located at 2 Dartnall Road (Binbrook Feed Station) be added to the Municipal Heritage Register and to the staff work plan for heritage designation under the Ontario Heritage Act as a low priority.

- (b) 10 Dartnall Road (Ancaster Co-Op) (Item 2)

That the property located at 10 Dartnall Road (Ancaster Co-Op) be added to the Municipal Heritage Register.

4. Inventory and Research Working Group Meeting Notes - March 28, 2022 (Added Item 10.2)

- (a) That 265 Mill Street South, Flamborough (Waterdown), be added to the staff work plan for heritage designation under the Ontario Heritage Act as a low priority;
- (b) That the staff be directed to implement the conservation of internal and external heritage features of the building identified in the CHIA through a conservation plan and employing appropriate zoning and site plan policies, procedures and processes; and
- (c) That the property be designated when construction is completed.

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 2)

The Clerk advised the Committee of the following changes:

6. DELEGATION REQUESTS

- 6.2 Bob Maton, Ancaster Village Heritage, respecting Heritage Demolition and Control(for today's meeting)
- 6.3 Miranda Brunton, Infrastructure Ontario, respecting the Hamilton Psychiatric Lands(for today's meeting)
- 6.4 Kathy Stacey, respecting the Cultural Heritage Assessment on the Property Located at 265 Mill Street South, Flamborough (for today's meeting)

7. CONSENT ITEMS

- 7.3 Policy and Design Working Group Notes - March 21, 2022
- 7.4 Recommendation to Remove 8 Renwood Place, Flamborough from the Municipal Heritage Register (PED21201(c)) (Ward 15)
- 7.5 Inventory and Research Working Group Meeting Notes – February 28, 2022
- 7.6 Inventory and Research Working Group Meeting Notes – March 18, 2022

10. DISCUSSION ITEMS

- 10.2 Inventory and Research Working Group Meeting Notes - March 28, 2022

The Agenda for the April 1, 2022 meeting of the Hamilton Municipal Heritage Committee was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 3)

No declarations of interest were made.

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

(i) February 25, 2022 (Item 4.1)

The Minutes of the February 25, 2022 meeting of the Hamilton Municipal Heritage Committee were approved, as amended.

(d) COMMUNICATIONS (Item 5)

(i) Correspondence from Sandy Shaw, MPP, Hamilton West-Ancaster-Dundas, to the Hon. Steve Clark, Minister Municipal Affairs and Housing, respecting the rescinding of the Minister's Zoning Order issued for Century Manor

The Correspondence from Sandy Shaw, MPP, Hamilton West-Ancaster-Dundas, to the Hon. Steve Clark, Minister Municipal Affairs and Housing, respecting the rescinding of the Minister's Zoning Order issued for Century Manor, was received.

(e) DELEGATION REQUEST (Item 6)

The following Delegation Requests were approved, as presented:

- (i) Lesia Mokrycke, Tropos, respecting an Introduction to the Monument Tree Project (for a future meeting) (Item 6.1)
- (ii) Bob Maton, Ancaster Village Heritage, respecting Heritage Demolition and Control (for today's meeting) (Added Item 6.2)
- (iii) Miranda Brunton, Infrastructure Ontario, respecting the Hamilton Psychiatric Lands (for today's meeting) (Added Item 6.3)
- (iv) Kathy Stacey, respecting the Cultural Heritage Assessment on the Property Located at 265 Mill Street South, Flamborough (for today's meeting) (Added Item 6.4)

(f) CONSENT ITEMS (Item 7)

(i) Heritage Permit Review Sub-committee Minutes - February 25, 2022 (Item 7.1)

The Heritage Permit Review Sub-committee Minutes of February 25, 2022 were received.

(ii) Heritage Permit Applications – Delegated Approvals (Item 7.2)

The following items were received:

- (a) Heritage Permit Application HP2022-003: Replacement of Windows and Roofing at 219 Ferguson Avenue South, Hamilton, (Ward 2) (By-law No.90- 89) (Item 7.2(a))
- (b) Heritage Permit Application HP2022-004: Reconstruction of the Balconettes at 600 York Boulevard, Hamilton (Ward 1) (By-law No. 77-239) (Item 7.2(b))
- (c) Heritage Permit Application HP2022-005: Dismantling and Rebuilding of Stone foundation with Addition of Drainage Board and Weeping Tile on Exterior Side Below Grade; Restoration of Four Windows and One Door; and, Replacement of Exterior Cellar Hatch at 733 Mineral Springs Road, Ancaster (Ward 12) (By-law No. 90-92) (Item 7.2(c))
- (d) Heritage Permit Application HP2022-006: Proposed Alteration of Sunday School and Restoration of Stained-Glass Windows of the Church's Chancel at 10 Tom Street, Hamilton (Ward 1) (By-law No. 96-148) - PERMIT EXTENSION (Item 7.2(d))

(iii) Policy and Design Working Group Notes - March 21, 2022 (Added Item 7.3)

The Policy and Design Working Group Notes of March 21, 2022 were received.

(iv) Recommendation to Remove 8 Renwood Place, Flamborough from the Municipal Heritage Register (PED21201(c)) (Ward 15) (Added Item 7.4)

Report PED21201(c), respecting the Recommendation to Remove 8 Renwood Place, Flamborough, was received.

For further disposition of this matter, refer to Item 1 and (i)(ii)

The following items were received:

- (v) Inventory and Research Working Group Meeting Notes – February 28, 2022 (Added Item 7.5)

- (vi) Inventory and Research Working Group Meeting Notes – March 18, 2022
(Added Item 7.6)

(g) STAFF PRESENTATIONS (Item 8)

(i) Demolition Control and Heritage (Item 8.1)

Alissa Golden, Heritage Projects Specialist, addressed the Committee with a presentation respecting Demolition Control and Heritage.

The Presentation respecting Demolition Control and Heritage, was received.

For further disposition of this matter, refer to Item (f)(i)

(ii) Heritage Permit Application HP2021-038, Under Part IV of the Ontario Heritage Act, for a Replacement Front Door and Side Lite Windows and Wood Profile, Related Repairs and Conservation of Transom Window, and Retroactive Approval of Replacement Windows, at 24 Griffin Street, Flamborough, Part IV Designation (PED22072) (Ward 15) (Item 8.2)

Chloe Richer, Cultural Heritage Planner, addressed Committee with a presentation respecting, Heritage Permit Application HP2021-038, Under Part IV of the Ontario Heritage Act, for a Replacement Front Door and Side Lite Windows and Wood Profile, Related Repairs and Conservation of Transom Window, and Retroactive Approval of Replacement Windows, at 24 Griffin Street, Flamborough, Part IV Designation (PED22072).

The Presentation respecting Heritage Permit Application HP2021-038, Under Part IV of the Ontario Heritage Act, for a Replacement Front Door and Side Lite Windows and Wood Profile, Related Repairs and Conservation of Transom Window, and Retroactive Approval of Replacement Windows, at 24 Griffin Street, Flamborough, Part IV Designation (PED22072), was received.

For further disposition of this matter, refer to Item 2.

(h) DELEGATIONS (Item 9)

(i) Bob Maton, Ancaster Village Heritage, respecting Heritage Demolition and Control (for today's meeting) (Added Item 6.2)

Bob Maton, Ancaster Village Heritage, addressed the Committee respecting Heritage Demolition and Control.

The Delegation from Bob Maton, Ancaster Village Heritage, respecting Heritage Demolition and Control, was received.

For further disposition of this matter, refer to Item (e)(i)

(ii) Miranda Brunton, Infrastructure Ontario, respecting the Hamilton Psychiatric Lands (for today's meeting) (Added Item 6.3)

Miranda Brunton, Infrastructure Ontario, addressed Committee respecting the Hamilton Psychiatric Lands

The Delegation from Miranda Brunton, Infrastructure Ontario, respecting the Hamilton Psychiatric Lands, was received.

(iii) Kathy Stacey, respecting the Cultural Heritage Assessment on the Property Located at 265 Mill Street South, Flamborough (for today's meeting) (Added Item 6.4)

Kathy Stacey, addressed the Committee respecting the Cultural Heritage Assessment on the Property Located at 265 Mill Street South, Flamborough, Item 10.2 Inventory and Research Working Group Meeting Notes – March 28, 2022.

The Delegation from Kathy Stacey, respecting the Cultural Heritage Assessment on the Property Located at 265 Mill Street South, Flamborough, was received.

For further disposition, refer to Item 4 and (h)(i)

(i) DISCUSSION ITEMS (Item 10)

(i) Inventory and Research Working Group Meeting Notes – March 28, 2022 (Added Item 10.2)

The following sub-sections were added to the recommendation, as follows:

- (a) That 265 Mill Street South, Flamborough (Waterdown), be added to the staff work plan for heritage designation under the Ontario Heritage Act **as a low priority**;

- (b) *That the staff be directed to implement the conservation of internal and external heritage features of the building identified in the CHIA through a conservation plan and employing appropriate zoning and site plan policies, procedures and processes; and*
- (c) *That the property be designated when construction is completed.*

Amendment

For further disposition, refer to Item 4

(ii) Reconsideration of a Decided Matter Earlier in the Meeting (Added Item 10.3)

- (a) **Reconsideration of the decision that was approved earlier in the meeting respecting the Recommendation to Remove 8 Renwood Place, Flamborough from the Municipal Heritage Register (PED21201(c)) (Ward 15) (Added Item 7.4)**

The decision that was approved earlier in the meeting, Item 7.4, respecting the Recommendation to Remove 8 Renwood Place, Flamborough from the Municipal Heritage Register (PED21201(c)) (Ward 15), and reads as follows, **was reconsidered**:

That Report PED21201(c), respecting the Recommendation to Remove 8 Renwood Place, Flamborough, be received.

Item 7.4, respecting the Recommendation to Remove 8 Renwood Place, Flamborough from the Municipal Heritage Register (PED21201(c)) (Ward 15), and reads as follows, **was considered**:

- (i) **Recommendation to Remove 8 Renwood Place, Flamborough from the Municipal Heritage Register (PED21201(c)) (Ward 15) (Added Item 7.4)**

That Report PED21201(c), respecting the Recommendation to Remove 8 Renwood Place, Flamborough, be received.

Item 7.4, respecting the Recommendation to Remove 8 Renwood Place, Flamborough from the Municipal Heritage Register (PED21201(c)) (Ward 15) was deleted in its entirety and replaced with the following, to read as follows:

~~That Report PED21201(c), respecting the Recommendation to Remove 8 Renwood Place, Flamborough, be received.~~

- (a) ***That Council receive the notice of objection, attached as Appendix "A" to Report PED21201(c), from the owner of 8 Renwood Place, Flamborough, objecting to the notice of Council's decision to list the non-designated property on the Municipal Heritage Register under Section 27 of the Ontario Heritage Act; and***
- (b) ***That Council remove 8 Renwood Place, Flamborough, from the Municipal Heritage Register, pursuant to Section 27(8) of the Ontario Heritage Act.***

For further disposition, refer to Item 1.

(j) GENERAL INFORMATION / OTHER BUSINESS (Item 13)

(i) Buildings and Landscapes (Item 13.1)

The property located at 84 York Blvd. (Philpott Church), was added to the Buildings and Landscapes of Interest (YELLOW):

The following updates, were received:

- (a) **Endangered Buildings and Landscapes (RED):
(Red = Properties where there is a perceived immediate threat to heritage resources through: demolition; neglect; vacancy; alterations, and/or, redevelopment)**
 - (i) Tivoli, 108 James Street North, Hamilton (D) – T. Ritchie
 - (ii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – C. Dimitry
 - (iii) Century Manor, 100 West 5th Street, Hamilton (D) – G. Carroll
 - (iv) 18-22 King Street East, Hamilton (D) – W. Rosart
 - (v) 24-28 King Street East, Hamilton (D) – W. Rosart
 - (vi) 2 Hatt Street, Dundas (R) – K. Burke
 - (vii) James Street Baptist Church, 98 James Street South, Hamilton (D) – J. Brown
 - (viii) Long and Bisby Building, 828 Sanatorium Road (D) – G. Carroll
 - (ix) 120 Park Street, North, Hamilton (R) – R. McKee
 - (x) 398 Wilson Street East, Ancaster (D) – C. Dimitry
 - (xi) Lampman House, 1021 Garner Road East, Ancaster (D) – C. Dimitry
 - (xii) Cathedral Boys School, 378 Main Street East, Hamilton (R) – T. Ritchie

- (xiii) Firth Brothers Building, 127 Hughson Street North, Hamilton (NOID) – T. Ritchie
- (xiv) Auchmar Gate House, Claremont Lodge 71 Claremont Drive (R) – R. McKee
- (xv) Former Hanrahan Hotel (former) 80 to 92 Barton Street East (I)– T. Ritchie
- (xvi) Television City, 163 Jackson Street West (D) – J. Brown
- (xvii) 1932 Wing of the Former Mount Hamilton Hospital, 711 Concession Street (R) – G. Carroll
- (xviii) 215 King Street West, Dundas (I) – K. Burke
- (xix) 679 Main Street East, and 85 Holton Street South, Hamilton (Former St. Giles Church) – D. Beland
- (xx) 219 King Street West, Dundas – K. Burke
- (xxi) 216 Hatt Street, Dundas – K. Burke
- (xxii) 537 King Street East, Hamilton – G. Carroll
- (xxiii) Beach Canal Lighthouse and Cottage (D) – R. McKee

(b) Buildings and Landscapes of Interest (YELLOW):

(Yellow = Properties that are undergoing some type of change, such as a change in ownership or use, but are not perceived as being immediately threatened)

- (i) Delta High School, 1284 Main Street East, Hamilton (D) – D. Beland
- (ii) 2251 Rymal Road East, Stoney Creek (R) – C. Dimitry
- (iii) Former Valley City Manufacturing, 64 Hatt Street, Dundas (R) – K. Burke
- (iv) St. Joseph's Motherhouse, 574 Northcliffe Avenue, Dundas (ND) – W. Rosart
- (v) Copley Building, 104 King Street West; 56 York Blvd., and 63-76 MacNab Street North (NOI) – G. Carroll
- (vi) Dunington-Grubb Gardens, 1000 Main Street East (within Gage Park) (R) – D. Beland
- (vii) St. Clair Blvd. Conservation District (D) – D. Beland
- (viii) 52 Charlton Avenue West, Hamilton (D) – J. Brown
- (ix) 292 Dundas Street East, Waterdown (R) – L. Lunsted
- (x) Chedoke Estate (Balfour House), 1 Balfour Drive, Hamilton (R) – T. Ritchie
- (xi) Binkley property, 50-54 Sanders Blvd., Hamilton (R) - J. Brown
- (xii) 62 6th Concession East, Flamborough (I) - L. Lunsted
- (xiii) Cannon Knitting Mill, 134 Cannon Street East, Hamilton (R) – T. Ritchie
- (xiv) 1 Main Street West, Hamilton (D) – W. Rosart
- (xv) 54 - 56 Hess Street South, Hamilton (R) – J. Brown
- (xvi) 384 Barton Street East, Hamilton – T. Ritchie
- (xvii) 311 Rymal Road East, Hamilton – C. Dimitry

- (xviii) 42 Dartnell Road, Hamilton (Rymal Road Stations Silos) – G. Carroll
- (xix) Knox Presbyterian Church, 23 Melville Street, Dundas – K. Burke
- (xx) 84 York Blvd. (Philpott Church), Hamilton – G. Carroll

(c) Heritage Properties Update (GREEN):

(Green = Properties whose status is stable)

- (i) Auchmar, 88 Fennell Avenue West, Hamilton (D) – R. McKee
- (ii) Former Post Office, 104 King Street West, Dundas (R) – K. Burke
- (iii) Rastrick House, 46 Forest Avenue, Hamilton – G. Carroll
- (iv) 125 King Street East, Hamilton (R) – T. Ritchie

(d) Heritage Properties Update (black):

(Black = Properties that HMHC have no control over and may be demolished)

- (i) 442, 450 and 452 Wilson Street East, Ancaster – C. Dimitry

(k) ADJOURNMENT (Item 15)

There being no further business, the Hamilton Municipal Heritage Committee adjourned at 11:56 a.m.

Respectfully submitted,

Alissa Denham-Robinson, Chair
Hamilton Municipal Heritage Committee

Loren Kolar
Legislative Coordinator
Office of the City Clerk

From: Dean Mcwhinnie [retracted]
Sent: March 1, 2022 1:33 PM
To: Golden, Alissa
Subject: Re: 8 Renwood Pl, Waterdown

Hello Alissa,

I'd like to make a formal objection to 8 Renwood Place in Waterdown being added to the Register. Here is a link to photos of the house and another link to the home inspection. I was told by the Inspector that although the house looks updated, it is essentially a tear down because of the cinder block foundation and limited square footage and my architect said that in order for me to move ahead with a remodel it is very important that I not be listed on the register as it would only create problems and delays in my dreams of working with the property. Thankyou :)

Dean

Home Inspection:
[link retracted]

Interior:
[link retracted]



INFORMATION REPORT

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	April 25, 2022
SUBJECT/REPORT NO:	Non-Decision Appeals to the Ontario Land Tribunal (2018 to 2022) (LS22021) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Patrick MacDonald (905) 546-2424 Ext. 4708
SUBMITTED BY:	Ron Sabo Acting City Solicitor Legal and Risk Management Services
SIGNATURE:	

COUNCIL DIRECTION

Not applicable

INFORMATION

As requested at the February 15, 2022 meeting of Planning Committee, Legal Services staff have prepared a summary of recent non-decision appeals to the Ontario Land Tribunal (OLT), their outcome, and the cost (if any) to the City in defending such appeals. This summary is attached as Appendix "A" to this Report LS22021.

The attached summary includes all OLT appeals filed for failure of the City to make a decision on an application within the statutorily required time pursuant to sections 22(7), 34(11), 41(12), or 51(34) of the *Planning Act* from 2018 to present, as well as several matters which were appealed prior to 2018 but for which a decision was given by the Tribunal since 2018 or for which no final decision has been issued.

Staff notes that this chart does not capture all costs for external legal counsel or consultants for Ontario Land Tribunal hearings during this timeframe, as it captures only non-decision appeals as requested, not appeals arising from refusals or approval by Council.

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

**SUBJECT: Non-Decision Appeals to the Ontario Land Tribunal (2018 to 2022)
(LS22021) (City Wide) - Page 2 of 2**

APPENDICES AND SCHEDULES ATTACHED

APPENDIX “A” – Summary of Recent Non-Decision Appeals to the Ontario Land Tribunal

Summary of Non-Decision Appeals to the Ontario Land Tribunal

Appeals filed since 2018, Final decisions rendered since 2018, and Outstanding matters (no final decision)

TABLE 1: COMPLETED HEARINGS

ADDRESS	RESULT	COSTS		Date of Final Decision
		External Legal Counsel	External Consultants	
860 Queenston Road	Settlement		\$13,006.80	July.3/2018
952-954 Concession Street	Loss		\$24,049.67	August. 16/2018
1117 Garner Road East	Loss	\$45,348.29	\$49,331.56	Feb. 22/2019
34 11th Concession Rd E and 1800 Hwy. 6	Loss		\$18,820.00	August. 29/2019
16 and 18 King Street West (Stoney Creek)	Partial Win			Jan. 24/2020
575 Woodward Avenue	Settlement			Feb. 19/2020
163 Jackson Street West	Loss			Feb. 21/2020
941 Old Mohawk Road	Settlement		\$11,466.23	May. 12/2020
41 Stuart Street	Settlement			June. 24/2020
9684-9714 Twenty Road	Settlement			July. 8/2020
1518-1540 Upper Sherman Avenue	Settlement			July. 13/2020
2282 Westbrook Road	Settlement			Sept. 21/2020
3033-3063 Binbrook Road	Settlement	\$34,043.15	\$72,598.31	May. 14/2021
157 Parkside Dr. (909 North Waterdown Dr.)	Win		\$84,232.33	Nov. 8/2021
261 King Street East (Stoney Creek)	Settlement		\$33,109.96	April. 27/2021
1190 Main Street West, et al	Settlement	\$28,510.24		Jan. 10/2022
195 Wellington Street South	Settlement	\$4,315.00		Jan. 20/2022
73-89 Stone Church Road West and 1029 West 5th Street	Loss			Jan. 20/2022

ADDRESS	RESULT	COSTS		Date of Final Decision
		External Legal Counsel	External Consultants	
69 Sanders Blvd & 1630 Main St E	Loss			Jan. 26/2022
	TOTALS	\$112,216.68	\$306,614.86	

TABLE 2: ACTIVE/OUTSTANDING APPEALS

ADDRESS	COSTS (TO DATE)	
	External Legal Counsel	External Consultants
157 Upper Centennial Pkwy		\$21,041.17
111 Silverwood Drive (111 Parkside Drive)	\$1,654.44	
3355 Golf Club Road		TBD
354 King Street West		TBD
801 - 870 Scenic Drive		
30 Dundas St. E. (Hwy 5 & 6), Flamborough		
30-42 Dundas Street East, 50 Horseshoe Crescent, and 522 Highway 6, Flamborough (Hwy 5 & 6)		
11 Parkside Drive		TBD
1190 Main Street West, et al (Site Plan)		
299-307 John Street South and 97 St. Joseph's Drive		
1036-1090 Barton Street and 262 McNeilly Road		
140 Garner Road East		

ADDRESS	COSTS (TO DATE)	
	External Legal Counsel	External Consultants
860 and 884 Barton Street, Stoney Creek		
609 and 615 Hamilton Street North and 3 Nesbit Boulevard and 129 – 137 Trudell Circle, Flamborough		\$9,425.59
TOTALS	\$1,654.44	\$30,466.76

From: John Huizing
Sent: Friday, April 22, 2022 10:46 AM
To: clerk@hamilton.ca
Subject: ZAC-20-044 and 25T-202010, 525 Rymal Road West

Hello,

In regard to the section Public Consultation, the Staff Response states that the proposal provides for two parking spaces per dwelling unit. Does this include the garage? We all know that most homeowners have more than 1 car and that the garages are mostly unusable due to personal storage.

This would cause additional street parking on a section of the road which is the main entrance to the subdivision on Divinci Blvd to and from Rymal.

In my opinion, the city should not allow parking on the East side of Divinci in this area with parking allowed only on the west side.

John.

From: Josephine Poon
Sent: Wednesday, April 20, 2022 4:43 PM
To: clerk@hamilton.ca
Subject: ZAC-21-036 866 West 5th Street

Legislative Co-ordinator, Planning Committee:

My Name is Josephine POON, I live on Springvalley Crescent by Rosehill Ave.
Reference: *ZAC-21-036*

Since I moved into this area, the builders added townhouses, semi-detached houses and new condominiums. This area is supposed to be single family homes!

Adding 9 townhouses on a short street will drastically increase traffic congestion in my community. I have already complained about the traffic flow on Springvalley Cres. and West 5th Street. Adding more townhouses on Rosehill Ave. (a very short street) will push an already congested street passed its limit.

School buses stop at Rosehill twice a day & parents park their cars close by to pick up. People from Brigadoon (a long street) area use Rosehill Ave. to access West 5th too.

I STRONGLY OPPOSE BUILDING 9 TOWNHOUSES ON ROSEHILL AVENUE!!!

Thank you for your attention!

Josephine Poon

CITY OF HAMILTON NOTICE OF MOTION

Planning Committee: April 25th, 2022

MOVED BY COUNCILLOR J.FARR.....

SECONDED BY COUNCILLOR

Waiving of Street Festival Fees

WHEREAS, over the past two years the COVID 19 Pandemic has significantly impacted the ability for street festivals to occur.

WHEREAS, street festivals are an important tool to support broader economic recovery planning.

WHEREAS, Hamilton Municipal Parking System typically charges a fee to help off-set the loss in revenue where street festivals remove metered on-street parking from service.

WHEREAS, reducing the costs associated with street festivals could accelerate their return.

THEREFORE, BE IT RESOLVED:

That the fees typically applied to offset revenue losses from metered parking being removed from service be waived for street festivals qualifying under the Special Event Advisory Team (SEAT) process be waived for the 2022 season.

That the estimated revenue off-set for the Hamilton Municipal Parking System be funded from the Economic Development Investment Reserve (112221).