



**City of Hamilton
PLANNING COMMITTEE
AGENDA**

Meeting #: 24-007
Date: May 14, 2024
Time: 9:30 a.m.
Location: Council Chambers (Planning)
Hamilton City Hall
71 Main Street West

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

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1. CEREMONIAL ACTIVITIES	
2. APPROVAL OF AGENDA (Added Items, if applicable, will be noted with *)	
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**PLANNING COMMITTEE
MINUTES**

24-006

April 30, 2024

9:30 a.m.

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

Present: Councillor C. Cassar (Chair)
Councillor M. Wilson (1st Vice Chair)
Councillor T. Hwang (2nd Vice Chair)
Councillors J. Beattie, J.P. Danko, M. Francis, C. Kroetsch,
T. McMeekin, N. Nann, M. Tadeson, A. Wilson, E. Pauls

THE FOLLOWING ITEMS WERE REFERRED TO COUNCIL FOR CONSIDERATION:

- 1. Appeal of Urban Hamilton Official Plan Amendment Application UHOPA-23-008 and Zoning By-law Amendment Application ZAC-23-020 to the Ontario Land Tribunal for Lack of Decision for Lands Located at 17 Ewen Road, Hamilton (PED24065) (Ward 1) (Item 9.1)**

(M. Wilson/Kroetsch)

That report PED24065 respecting Appeal of Urban Hamilton Official Plan Amendment Application UHOPA-23-008 and Zoning By-law Amendment Application ZAC-23-020 to the Ontario Land Tribunal for Lack of Decision for Lands Located at 17 Ewen Road, Hamilton, be received.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
NOT PRESENT – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 8 Councillor J.P. Danko
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar

YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

2. Appeal of Urban Hamilton Official Plan Amendment Application UHOPA-20-027 and Zoning By-law Amendment Application ZAC-20-042 to the Ontario Land Tribunal for Lack of Decision for Lands Located at 1629, 1635,1637 and 1655 Main Street West, Hamilton (PED24066) (Ward 1) (Item 9.2)

(M. Wilson/Hwang)

That report PED24066 respecting Appeal of Urban Hamilton Official Plan Amendment Application UHOPA-20-027 and Zoning By-law Amendment Application ZAC-20-042 to the Ontario Land Tribunal for Lack of Decision for Lands Located at 1629, 1635,1637 and 1655 Main Street West, Hamilton, be received.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
NOT PRESENT – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 8 Councillor J.P. Danko
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

3. Active Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision Applications (PED24079) (City Wide) (Item 9.3)

(Hwang/Kroetsch)

That report PED24079 respecting Active Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision Applications, be received.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
NOT PRESENT – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 8 Councillor J.P. Danko

YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

4. Application for a Zoning By-law Amendment for Lands Located at 560 Grays Road, Stoney Creek (PED24085) (Ward 10) (Item 10.1)

(Beattie/McMeekin)

- (a) That Amended Zoning By-law Amendment Application ZAC-24-005, by Arcadis (c/o Jared Marcus) on behalf of Rose (Grays) Inc., Owners, for a further modification to the Multiple Residential “RM3-58” Zone, Modified, to permit four blocks of four storey multiple dwellings with a total of 94 dwelling units, including 110 surface parking spaces inclusive of 16 visitor parking spaces, for lands located at 560 Grays Road, Stoney Creek, as shown on Appendix “A” attached to Report PED24085, be APPROVED on the following basis:
- (i) That the draft By-law attached as Appendix “B” to Report PED24085, 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 (2020), conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended) and complies with the Urban Hamilton Official Plan.

Result: Motion CARRIED by a vote of 12 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 YES – Ward 5 Councillor M. Francis
 YES – Ward 7 Councillor E. Pauls
 YES – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

5. Demolition Process respecting Reports to Planning Committee (Item 12.1)

(Kroetsch/A. Wilson)

WHEREAS a qualified and professional opinion on demolition permit decisions would assist Council in assessing demolition applications.

THEREFORE, BE IT RESOLVED:

- (a) That staff be directed to implement the requirement for the preparation of a staff report with recommendations for the issuance of demolition permits in the City of Hamilton; and,
- (b) *That staff review the demolition permitting by-law for options to allow for staff to approve demolition of vacant structures under their existing delegated authority, where the structure is vacant and development is pending but prior to the issuance of a building permit.*

Result: Main Motion, as Amended, CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 YES – Ward 5 Councillor M. Francis
 YES – Ward 7 Councillor E. Pauls
 YES – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 NOT PRESENT – Ward 15 Councillor T. McMeekin

6. Demolition of 361 Rymal Road West (Item 12.2)

(Danko/Pauls)

WHEREAS, the existing dwelling has been unoccupied for over twelve (12) years and is in a state of disrepair and in a condition that is no longer habitable;

WHEREAS, the owner wishes to demolish the dwelling unit to mitigate future safety concerns and liability with the aging structure;

WHEREAS, the owner of the above-mentioned property would like to demolish the existing dwelling without having to obtain a Building Permit;

THEREFORE, BE IT RESOLVED:

That the Chief Building Official be authorized and directed to issue a demolition permit for 361 Rymal Road West, Hamilton, pursuant to Section 33 of the Planning Act as amended, without having to comply with the conditions in Sub-Section 6(a) of Demolition Control Area By-law 22-101.

Result: Motion CARRIED by a vote of 12 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 YES – Ward 5 Councillor M. Francis
 YES – Ward 7 Councillor E. Pauls
 YES – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

FOR INFORMATION:

(a) APPROVAL OF AGENDA (Item 2)

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

10. PUBLIC HEARINGS

10.1 Application for a Zoning By-law Amendment for Lands Located at 560 Grays Road, Stoney Creek (PED24085) (Ward 10)

(a) Added Written Submission:

(i) Viv Saunders

(b) Staff Presentation

(Beattie/Kroetsch)

That the agenda for the April 30, 2024, Planning Committee meeting be approved, as amended.

Result: Motion CARRIED by a vote of 10 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch

NOT PRESENT – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 YES – Ward 5 Councillor M. Francis
 YES – Ward 7 Councillor E. Pauls
 YES – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 NOT PRESENT – Ward 15 Councillor T. McMeekin

(b) DECLARATIONS OF INTEREST (Item 3)

There were no declarations of interest.

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

(i) April 16, 2024 (Item 4.1)

(M. Wilson/Tadeson)

That the Minutes of the April 16, 2024 meeting be approved, as presented.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 NOT PRESENT – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 YES – Ward 5 Councillor M. Francis
 YES – Ward 7 Councillor E. Pauls
 YES – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

(d) PUBLIC HEARINGS (Item 10)

In accordance with the *Planning Act*, Chair C. Cassar advised those viewing the meeting that the public had been advised of how to pre-register to be a delegate at the Public Meetings on today's agenda.

In accordance with the provisions of the *Planning Act*, Chair C. Cassar 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 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 Ontario Land Tribunal, and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

(i) Application for a Zoning By-law Amendment for Lands Located at 560 Grays Road, Stoney Creek (PED24085) (Ward 10) (Item 10.1)

- (a)** Michael Fiorino, Planner II, addressed the Committee with the aid of a PowerPoint presentation.

(Beattie/A. Wilson)

That the staff presentation be received.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 NOT PRESENT – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 YES – Ward 5 Councillor M. Francis
 YES – Ward 7 Councillor E. Pauls
 YES – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

- (b)** Jared Marcus with Arcadis Planning was in attendance and indicated support for the staff report.

(Beattie/McMeekin)

That the presentation from Jared Marcus with Arcadis Planning, be received.

Result: Motion CARRIED by a vote of 12 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 YES – Ward 5 Councillor M. Francis
 YES – Ward 7 Councillor E. Pauls

YES – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

(c) Chair Cassar called three times for public delegations and no one came forward.

(d) **(Beattie/McMeekin)**

(a) That the following public submissions regarding this matter be received and considered by the Committee:

(i) Added Written Submissions:

(1) Viv Saunders (Added Item 10.1 (a) (i)) –
 Concerns with proposal

(b) That the public meeting be closed.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 NOT PRESENT – Ward 4 Councillor T. Hwang
 YES – Ward 5 Councillor M. Francis
 YES – Ward 7 Councillor E. Pauls
 YES – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

For disposition of this matter, refer to Item 4.

(e) **MOTIONS (Item 12)**

(i) **Demolition Process respecting Reports to Planning Committee (Item 12.1)**

(Kroetsch/A. Wilson)

WHEREAS, a qualified and professional opinion on demolition permit decisions would assist Council in assessing demolition applications.

THEREFORE, BE IT RESOLVED:

That staff be directed to implement the requirement for the preparation of a staff report with recommendations for the issuance of demolition permits in the City of Hamilton.

(Danko/Kroetsch)

That the Motion be **amended** by adding sub-section (b) as follows:

- (b) *That staff review the demolition permitting by-law for options to allow for staff to approve demolition of vacant structures under their existing delegated authority, where the structure is vacant and development is pending but prior to the issuance of a building permit.***

Result: Amendment CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 YES – Ward 5 Councillor M. Francis
 YES – Ward 7 Councillor E. Pauls
 YES – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 NOT PRESENT – Ward 15 Councillor T. McMeekin

For disposition of this matter, refer to Item 5.

(f) PRIVATE & CONFIDENTIAL (Item 15)

(i) Closed Session Minutes – April 16, 2024 (Item 15.1)

(Kroetsch/Hwang)

- (a) That the Closed Session Minutes dated April 16, 2024, be approved as presented; and,
- (b) That the Closed Session Minutes dated April 16, 2024, remain confidential.

Result: Motion CARRIED by a vote of 12 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 8 Councillor J.P. Danko
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

(g) ADJOURNMENT (Item 16)

(Hwang/Tadeson)

That there being no further business, the Planning Committee be adjourned at 11:03 a.m.

Result: Motion CARRIED by a vote of 12 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 8 Councillor J.P. Danko
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

Councillor C. Cassar, Chair
Planning Committee

Lisa Kelsey
Legislative Coordinator



Hamilton

INFORMATION REPORT

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	May 14, 2024
SUBJECT/REPORT NO:	Active Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision Applications (PED24088) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Shannah Evans (905) 546-2424 Ext. 1928
SUBMITTED BY:	Anita Fabac Acting Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

COUNCIL DIRECTION

In accordance with the June 16, 2015, Planning Committee direction, this Report provides a status of all active Zoning By-law Amendment, Official Plan Amendment and Plan of Subdivision Applications relative to the statutory timeframe provisions of the *Planning Act* for non-decision appeals. In addition, this Report also includes a list and status of all Applications appealed to the Ontario Land Tribunal for non-decision.

INFORMATION

Staff were directed to report back to Planning Committee with a reporting tool that seeks to monitor Applications where the applicable statutory timeframes apply. This reporting tool would be used to track the status of all active Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision Applications.

For the purposes of this Report, the status of active Zoning By-law Amendment, Official Plan Amendment and Plan of Subdivision Applications have been divided, relative to the statutory timeframe provisions of the *Planning Act*, that were in effect pursuant to statutory timeframes prescribed in *Bill 73*, *Bill 139* and *Bill 108*.

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: Active Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision Applications (PED24088) (City Wide) - Page 2 of 4

Applications Deemed Complete Prior to Royal Assent of Bill 139 (December 12, 2017)

Attached as Appendix “A” to Report PED24088 is a table outlining the active Applications received prior to December 12, 2017, sorted by Ward, from oldest Application to newest. As of April 18, 2024, there were:

- 3 active Official Plan Amendment applications, all of which were submitted after July 1, 2016, and therefore subject to the 90 day extension to the statutory timeframe from 180 days to 270 days;
- 6 active Zoning By-law Amendment applications; and,
- 3 active Plan of Subdivision applications.

Within 60 to 90 days of April 18, 2024, all six development proposals have passed the applicable 120, 180 and 270 day statutory timeframes.

Applications Deemed Complete After Royal Assent of Bill 139 (December 12, 2017)

Attached as Appendix “B” to Report PED24088 is a table outlining the active applications received after December 12, 2017, but before Royal Assent of Bill 108, sorted by Ward, from oldest Application to newest. As of April 18, 2024, there were:

- 2 active Official Plan Amendment applications, all of which are subject to the 90 day extension to the statutory timeframe from 210 days to 300 days;
- 5 active Zoning By-law Amendment applications; and,
- 2 active Plan of Subdivision applications.

Within 60 to 90 days of April 18, 2024, all five development proposals have passed the applicable 150, 180 or 300 day statutory timeframes.

Applications Deemed Complete After Royal Assent of Bill 108 (September 3, 2019)

Attached as Appendix “C” to Report PED24088 is a table outlining the active applications received after September 3, 2019, and subject to the new statutory timeframes, sorted by Ward, from oldest application to newest. As of April 18, 2024, there were:

- 21 active Official Plan Amendment applications;
- 39 active Zoning By-law Amendment applications; and,

SUBJECT: Active Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision Applications (PED24088) (City Wide) - Page 3 of 4

- 20 active Plan of Subdivision applications.

As of April 18, 2024, five development proposals are approaching the 90 or 120 day statutory timeframe and will be eligible for appeal. Forty-one (41) development proposals have passed the 90 or 120 day statutory timeframe.

Planning Division Active Files

Combined to reflect property addresses, there are 57 active development proposals. Five proposals are 2024 files (9%), 16 proposals are 2023 files (28%), 13 proposals are 2022 files (23%), and 23 proposals are pre-2022 files (40%).

Staff continue to work with the AMANDA Implementation Team to add enhancements to the database that will allow for the creation of more detailed reporting. As a result, future tables will include a qualitative analysis of the status of active Applications.

Furthermore, the long-term goal of the Planning Division is to make this information available on an interactive map accessed through the City of Hamilton website, and an e-mail system will provide notification of when a new Application is received.

Current Non-Decision Appeals to the Ontario Land Tribunal

At the February 2, 2021, Planning Committee meeting, Planning Committee requested that information be reported relating to development applications that have been appealed for non-decision to the Ontario Land Tribunal. Attached as Appendix "D" to Report PED24088 is a table outlining development applications, along with the applicant/agent, which have been appealed for non-decision to the Ontario Land Tribunal. There are currently 21 active appeals for non-decision of which one is a rezoning application, one is a subdivision application, three are a combined official plan and rezoning application, and 16 are combined official plan, rezoning and subdivision applications. Third party appeals are not included in this information as Council has made a decision to approve the application.

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" to Report PED24088 - List of Active Development Applications (prior to December 12, 2017)

Appendix "B" to Report PED24088 - List of Active Development Applications (after December 12, 2017, but before September 3, 2019)

**SUBJECT: Active Official Plan Amendment, Zoning By-law Amendment, and
Plan of Subdivision Applications (PED24088) (City Wide) - Page 4 of 4**

Appendix "C" to Report PED24088 - List of Active Development Applications (after
September 3, 2019)

Appendix "D" to Report PED24088 - *Planning Act* Applications Currently Appealed
for Non-Decision to the Ontario Land Tribunal

SE:sd

Appendix "A" to Report PED24088
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Active Development Applications
Deemed Complete Prior to December 12, 2017
(Effective April 18, 2024)

File	Address	Date Received	Date ¹ Deemed Incomplete	Date ¹ Deemed Complete	120 day cut off (Rezoning)	180 day cut off (Plan of Sub)	270 day cut off OPA*	Applicant/ Agent	Days Since Received and/or Deemed Complete as of April 18, 2024
Ward 7									
UHOPA-17-31 ZAC-17-071	1625 - 1655 Upper James Street, Hamilton	27-Sep-17	n/a	02-Oct-17	25-Jan-18	n/a	24-Jun-18	MB1 Development Consulting Inc.	2450
Ward 9									
UHOPA-16-26 ZAC-16-065 25T-201611	478 and 490 First Road West, Stoney Creek	12-Oct-16	n/a	02-Nov-16	09-Feb-17	10-Apr-17	09-Jul-17	T. Johns Consultants Inc.	2770
UHOPA-16-27 ZAC-16-066 25T-201612	464 First Road West, Stoney Creek	12-Oct-16	n/a	02-Nov-16	09-Feb-17	n/a	09-Jul-17	T. Johns Consultants Inc.	2770
Ward 10									
ZAC-15-040	9 Glencrest Avenue, Stoney Creek	02-Jul-15	n/a	17-Jul-15	30-Oct-15	n/a	n/a	WEBB Planning Consultants Inc.	3238

**Active Development Applications
Deemed Complete Prior to December 12, 2017
(Effective April 18, 2024)**

File	Address	Date Received	Date ¹ Deemed Incomplete	Date ¹ Deemed Complete	120 day cut off (Rezoning)	180 day cut off (Plan of Sub)	270 day cut off OPA*	Applicant/ Agent	Days Since Received and/or Deemed Complete as of April 18, 2024
Ward 12									
ZAC-16-006	285, 293 Fiddlers Green Road, Ancaster	23-Dec-15	n/a	06-Jan-16	21-Apr-16	20-Jun-16	n/a	Liam Doherty	3064
ZAC-17-062 25T-201709	45 Secinaro Avenue, Ancaster	28-Jul-17	n/a	01-Aug-17	25-Nov-17	n/a	n/a	T. Johns Consultants Inc.	2481

Active Development Applications

- When an Application is deemed incomplete, the new deemed complete date is the day the new materials are submitted. In these situations, the 120, 180 and 270 day timeframe commences on the date the new materials were submitted. In all other situations, the 120, 180 and 270 day timeframe commences the day the Application was received.

* In accordance with Section 17 (40.1) of the *Planning Act*, the City of Hamilton has extended the approval period of Official Plan Amendment Applications by 90 days from 180 days to 270 days. However, Applicants can terminate the 90 day extension if written notice to the Municipality is received prior to the expiration of the 180 statutory timeframe.

**Active Development Applications
Deemed Complete After December 12, 2017
(Effective April 18, 2024)**

File	Address	Date Received	Date ¹ Deemed Incomplete	Date ¹ Deemed Complete	150 day cut off (Rezoning)	180 day cut off (Plan of Sub.)	300 day cut off (OPA)	Applicant/Agent	Days since Received and/or Deemed Complete as of April 18, 2024
Ward 2									
ZAR-19-008	124 Walnut Street South, Hamilton	21-Dec-18	n/a	18-Jan-19	20-May-19	n/a	n/a	IBI Group	1970
Ward 11									
UHOPA-18-016* ZAC-18-040 25T-2018007	9511 Twenty Road West, Glanbrook	10-Jul-18	n/a	15-Aug-18	n/a	06-Jan-19	06-May-19*	Corbett Land Strategies	2134
Ward 12									
ZAC-18-048 25T-2018009	387, 397, 405 and 409 Hamilton Drive, Ancaster	09-Sep-18	n/a	28-Sep-18	06-Feb-19	08-Mar-19	n/a	Fothergill Planning & Development Inc.	2073
Ward 14									
ZAC-19-011	1193 Old Mohawk Road, Ancaster	12-Dec-18	n/a	10-Jan-19	11-May-19	n/a	n/a	Urban Solutions Planning & Land Development	1979

**Active Development Applications
Deemed Complete After December 12, 2017
(Effective April 18, 2024)**

File	Address	Date Received	Date ¹ Deemed Incomplete	Date ¹ Deemed Complete	150 day cut off (Rezoning)	180 day cut off (Plan of Sub.)	300 day cut off (OPA)	Applicant/Agent	Days since Received and/or Deemed Complete as of April 18, 2024
Ward 15									
RHOPA-18-020* ZAC-18-045	173 and 177 Dundas Street East, Flamborough	23-Jul-18	n/a	15-Aug-18	n/a	n/a	19-May-19*	MHBC Planning Limited	2115

Active Development Applications

1. When an Application is deemed incomplete, the new deemed complete date is the day the new materials are submitted. In these situations, the 150, 180, 210 and 300 day timeframe commences on the date the new materials were submitted. In all other situations, the 150, 180, 210 and 300 day timeframe commences the day the Application was received.
- * In accordance with Section 34 (11.0.0.0.1), of the *Planning Act*, the approval period for Zoning By-law Amendment Applications submitted concurrently with an Official Plan Amendment, will be extended to 210 days.
- * In accordance with Section 17 (40.1) of the *Planning Act*, the City of Hamilton has extended the approval period of Official Plan Amendment Applications by 90 days from 210 days to 300 days. However, Applicants can terminate the 90 day extension if written notice to the Municipality is received prior to the expiration of the 210 statutory timeframe.

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**Active Development Applications
Deemed Complete After September 3, 2019
(Effective April 18, 2024)**

File	Address	Date Received	Date ¹ Deemed Incomplete	Date ¹ Deemed Complete	90 day cut off (Rezoning)	120 day cut off (OPA or Plan of Sub)	Applicant/Agent	Days Since Received and/or Deemed Complete as of April 18, 2024
Ward 1								
UHOPA-17-036 ZAC-17-036	644 Main Street West, Hamilton (in abeyance)	01-Nov-17	n/a	23-Nov-17	n/a	01-Mar-17	Urban Solutions Planning & Land Development	2314
Ward 2								
UHOPA-21-007 ZAC-21-014	101 Hunter Street East, Hamilton	23-Mar-21	n/a	8-Apr-21	n/a	21-Jul-21	Coletara Developments	1134
UHOPA-23-012 ZAC-23-027	175 John Street N, Hamilton	19-Dec-22	n/a	30-Jan-23	n/a	18-Apr-23	Philip Alaimo	483
ZAC-23-019	117 Forest Avenue, Hamilton	23-Dec-22	n/a	17-Jan-23	23-Mar-23	n/a	Urban Solutions Planning & Land Development	479
ZAC-23-029 25T-202303	215 King Street W, Hamilton	23-Dec-22	n/a	2-Feb-23	n/a	22-Apr-23	Arcadis IBI Group	479
UHOPA-23-014 ZAC-23-031	118 King St W., Hamilton	15-Dec-22	n/a	22-Feb-23	n/a	14-Apr-23	Arcadis IBI Group	487

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**Active Development Applications
Deemed Complete After September 3, 2019
(Effective April 18, 2024)**

File	Address	Date Received	Date ¹ Deemed Incomplete	Date ¹ Deemed Complete	90 day cut off (Rezoning)	120 day cut off (OPA or Plan of Sub)	Applicant/Agent	Days Since Received and/or Deemed Complete as of April 18, 2024
Ward 3								
ZAC-22-049	338 Cumberland Avenue, Hamilton	20-July-22	n/a	20-July-22	18-Oct-22	n/a	Urban Solutions Planning & Land Development	636
Ward 5								
UHOPA-22-016 ZAC-22-030	399 Greenhill Avenue, Stoney Creek	26-Apr-22	n/a	27-Apr-22	n/a	28-July-22	Bousfields Inc.	720
25T-202305	75 Centennial Parkway North, Hamilton	23-Aug-23	n/a	6-Sep-23	n/a	21-Dec-23	Bousfields Inc.	236
ZAC-23-023	2481 Barton Street East, Hamilton	22-Dec-22	n/a	19-Jan-23	22-Mar-23	n/a	GSP Group Inc.	480
UHOPA-23-013 ZAC-23-028 25T-85033R	117 Nashville Circle, Stoney Creek	23-Dec-22	n/a	22-Feb-23	n/a	22-Apr-23	Bousfields Inc.	479
Ward 6								
ZAC-22-037 25T-202207	61 Eleanor Avenue, Hamilton	13-June-22	n/a	15-June-22	n/a	12-Oct-22	A.J. Clarke & Associates Ltd.	683

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**Active Development Applications
Deemed Complete After September 3, 2019
(Effective April 18, 2024)**

File	Address	Date Received	Date ¹ Deemed Incomplete	Date ¹ Deemed Complete	90 day cut off (Rezoning)	120 day cut off (OPA or Plan of Sub)	Applicant/Agent	Days Since Received and/or Deemed Complete as of April 18, 2024
Ward 6 Continued								
ZAC-23-009	1280 Rymal Road East, Hamilton	15-Dec-22	n/a	6-Jan-23	15-Mar-23	n/a	Fothergill Planning & Development Inc.	488
Ward 7								
ZAC-22-016	48 Miles Road, Hamilton	25-Jan-22	n/a	10-Feb-22	25-Apr-22	n/a	IBI Group	795
Ward 8								
UHOPA-20-017 ZAC-20-029 25T-202003	393 Rymal Road West, Hamilton	20-Jul-20	n/a	19-Aug-20	n/a	17-Nov-20	GSP Group Inc.	1385
ZAC-21-029 25T-202108	204, 212, 220, 226 Rymal Road West, Hamilton	05-July-21	n/a	09-Aug-21	n/a	02-Nov-21	T. Johns Consulting Group	1009
ZAC-22-024 25T-202204	1456-1460 Upper James Street, Hamilton	28-Mar-22	n/a	08-Apr-22	n/a	26-Jul-22	A.J. Clarke & Associates	750
UHOPA-23-004 ZAC-23-005	1550 Upper James Street, Hamilton	24-Nov-22	n/a	9-Dec-22	n/a	24-Mar-23	Arcadis IBI Group	509

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**Active Development Applications
Deemed Complete After September 3, 2019
(Effective April 18, 2024)**

File	Address	Date Received	Date ¹ Deemed Incomplete	Date ¹ Deemed Complete	90 day cut off (Rezoning)	120 day cut off (OPA or Plan of Sub)	Applicant/Agent	Days Since Received and/or Deemed Complete as of April 18, 2024
Ward 8 Continued								
ZAC-23-014	253 & 259 Limeridge Road West, Hamilton	22-Dec-22	n/a	18-Jan-23	22-Mar-23	n/a	Urban Solutions Planning & Land Development	480
Ward 9								
ZAC-22-001	2153, 2155, and 2157 Rymal Road East, Stoney Creek	4-Nov-21	n/a	n/a	2-Feb-22	n/a	Weston Consulting	893
ZAC-22-029 25T-202206	481 First Road West, Stoney Creek	22-Apr-22	n/a	n/a	n/a	24-Jul-22	Kuok Kei Hong	726
25T-202304	157 Upper Centennial Parkway, Stoney Creek	22-Dec-22	n/a	11-Apr-23	n/a	11-Aug-23	MHBC Planning Ltd.	480
UHOPA-23-007 ZAC-23-017	2070 Rymal Road East, Stoney Creek	22-Dec-22	n/a	17-Jan-23	n/a	21-Apr-23	Bousfields Inc.	480
UHOPA-23-11 ZAC-23-026	196-202 Upper Mount Albion Road, Stoney Creek	9-Dec-22	n/a	24-Jan-23	n/a	8-Apr-23	NPG Planning Solutions	493
UHOPA-24-002 ZAC-24-006	1866 Rymal Road East, Hamilton	21-Feb-24	n/a	21-Feb-24	n/a	22-Jun-24	MasriO Inc.	56

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**Active Development Applications
Deemed Complete After September 3, 2019
(Effective April 18, 2024)**

File	Address	Date Received	Date ¹ Deemed Incomplete	Date ¹ Deemed Complete	90 day cut off (Rezoning)	120 day cut off (OPA or Plan of Sub)	Applicant/Agent	Days Since Received and/or Deemed Complete as of April 18, 2024
Ward 10								
UHOPA-21-006 ZAC-21-011	582 and 584 Hwy. 8, Stoney Creek	08-Feb-21	n/a	08-Mar-21	n/a	21-Jul-21	SIMNAT Consulting Inc.	1190
UHOPA-22-020 ZAC-22-046 25T-202208	220 McNeilly Road, Hamilton	8-July-22	n/a	22-July-22	n/a	5-Nov-22	T. Johns Consulting Group	648
ZAC-23-004	48 Jenny Court, Stoney Creek	29-Nov-22	n/a	4-Jan-23	27-Feb-23	n/a	T. Johns Consulting Group	504
UHOPA-24-004 ZAC-24-010	1600 Upper James Street, Hamilton	10-Apr-24	n/a	12-Apr-24	n/a	8-Aug-24	A.J. Clarke & Associates Ltd.	8
Ward 11								
UHOPA-21-008 ZAC-21-018 25T-202106	9555 Airport Road West, Hamilton	15-Apr-21	n/a	27-Apr-21	n/a	13-Aug-21	A.J. Clarke & Associates Ltd.	1086
UHOPA-22-008 ZAC-22-017 25T-202202	3054 Homestead Drive, Hamilton	27-Jan-22	n/a	10-Feb-22	n/a	25-May-22	Urban Solutions Planning & Land Development	812

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Active Development Applications
Deemed Complete After September 3, 2019
(Effective April 18, 2024)

File	Address	Date Received	Date¹ Deemed Incomplete	Date¹ Deemed Complete	90 day cut off (Rezoning)	120 day cut off (OPA or Plan of Sub)	Applicant/Agent	Days Since Received and/or Deemed Complete as of April 18, 2024
Ward 11 Continued								
UHOPA-22-014 ZAC-22-027 25T-202205	2876 Upper James Street, Glanbrook	05-Apr-22	n/a	05-Apr-22	n/a	03-Aug-22	Rice Group	742
ZAC-22-055	2640 Binbrook Road, Glanbrook	16-Aug-22	n/a	18-Aug-22	14-Nov-22	n/a	IBI Group	609
25T-202203	9451 Dickenson Road West, Glanbrook	11-Nov-21	10-Dec21	20-Dec-21	n/a	11-Mar-22	Korsiuk Urban Planning	886
ZAR-24-005	560 Grays Road, Hamilton	13-Feb-24	n/a	13-Feb-24	13-May-24	n/a	Arcadis IBI Group	64
Ward 12								
UHOPA-20013 ZAC-20-017	210 Calvin Street, Ancaster	18-Feb-20	04-Mar-20	11-Jun-20	n/a	09-Oct-20	SGL Planning & Design Inc.	1432
25T-202102	370 Garner Road East, Ancaster	18-Dec-20	n/a	22-Jan-21	n/a	17-Apr-21	A.J. Clarke & Associates Ltd.	1242
25T-202105	700 Garner Road East, Ancaster	18-Jan-21	n/a	04-Feb-21	n/a	18-May-21	MHBC Planning Ltd.	1211
UHOPA-21-022 ZAC-21-047	559 Garner Road East, Ancaster	15-Oct-21	n/a	20-Oct-21	n/a	12-Feb-22	Urban Solutions Planning and Land Development	913
ZAC-23-010	299 Fiddlers Green Road, Ancaster	19-Dec-22	n/a	6-Jan-23	19-Mar-23	n/a	Wellings Planning Consultants	484

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**Active Development Applications
Deemed Complete After September 3, 2019
(Effective April 18, 2024)**

File	Address	Date Received	Date ¹ Deemed Incomplete	Date ¹ Deemed Complete	90 day cut off (Rezoning)	120 day cut off (OPA or Plan of Sub)	Applicant/Agent	Days Since Received and/or Deemed Complete as of April 18, 2024
Ward 13								
25T-202401	1524 Kirkwall Road, Flamborough	26-Jan-24	n/a	9-Feb-24	n/a	25-May 24	Carson Reid Homes Ltd.	82
RHOPA-24-003 ZAC-24-009	1278 Old Highway 8, Flamborough	27-Mar-24	n/a	27-Mar-24	n/a	25-Jul-24	A.J. Clarke & Associates	22
Ward 14								
ZAC-23-016 25T-2023013	760 Stone Church Road East, Hamilton	19-Dec-22	n/a	19-Jan-23	n/a	18-Apr-23	A.J. Clarke & Associates	483
Ward 15								
ZAC-20-006	518 Dundas Street East, Dundas	23-Dec-19	n/a	22-Jan-20	n/a	21-Apr-20	Urban Solutions Planning and Land Development	1576
UHOPA-21-003 ZAC-21-007 25T-202103	562 Dundas Street East, Flamborough	23-Dec-20	n/a	08-Feb-21	n/a	22-Apr-21	Metropolitan Consulting Inc.	1210
25T-201507R	74 Parkside Drive, Flamborough	11-Aug-22	n/a	18-Aug-22	n/a	17-Oct-22	IBI Group	614

**Active Development Applications
Deemed Complete After September 3, 2019
(Effective April 18, 2024)**

Active Development Applications

1. When an Application is deemed incomplete, the new deemed complete date is the day the new materials are submitted. In these situations, the 90 and 120 day timeframe commences on the date the new materials were submitted. In all other situations, the 90 and 120 day timeframe commences the day the Application was received.

Appendix "D" to Report PED24088

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**Planning Act Applications
Currently Appealed for Non-Decision to the
Ontario Land Tribunal (Effective April 18, 2024)**

	Address	Applicant /Agent	Date Appeal Received
Ward 1			
1	200 Market Street, 55 Queen Street North, Hamilton	GSP Group	January 2024
2	1629-1655 Main Street West, Hamilton	GSP Group	February 2024
3	17 Ewen Road, Hamilton	GSP Group	February 2024
Ward 2			
4	117 Jackson Street East, Hamilton	Bousfields Inc.	September 2023
Ward 4			
5	1284 Main Street East, Hamilton	GSP Group	August 2023
Ward 5			
6	651 Queenston Road, Hamilton	A.J. Clarke & Associates Ltd	September 2022
7	2900 King Street East, Hamilton*	Urban Solutions Planning & Land Development Consultants Inc.	November 2022

Appendix "D" to Report PED24088

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**Planning Act Applications
Currently Appealed for Non-Decision to the
Ontario Land Tribunal (Effective April 18, 2024)**

	Address	Applicant /Agent	Date Appeal Received
Ward 7			
8	499 Mohawk Road East, Hamilton	Urban Solutions Planning & Land Development Consultants Inc.	August 2023
9	544 and 550 Rymal Road East, Hamilton	Rymal East Development Corp.	July 2023
Ward 9			
10	157 Upper Centennial Parkway, Stoney Creek	WEBB Planning Consultants Inc.	September 2017
11	1065 Paramount Drive, Stoney Creek	Arcadis IBI Group	January 2024
Ward 10			
12	1036, 1038, 1054, 1090 Barton Street, and 262 McNeilly Road, Stoney Creek	Glen Schnarr & Associates Inc.	November 2021
13	1400 South Service Road, Stoney Creek	MHBC Planning Ltd.	November 2023

Appendix "D" to Report PED24088

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**Planning Act Applications
Currently Appealed for Non-Decision to the
Ontario Land Tribunal (Effective April 18, 2024)**

	Address	Applicant /Agent	Date Appeal Received
Ward 12			
14	140 Garner Road, Ancaster	Urban Solutions Planning and Land Development Consultants Inc.	February 2022
15	509 Southcote Road, Ancaster	Urban Solutions Planning and Land Development Consultants Inc.	June 2023
16	140 and 164 Sulphur Springs Road, Ancaster	Fothergill Planning & Development Inc.	July 2023
17	487 Shaver Road, Ancaster*	GSP Group	July 2023
18	1225 Old Golf Links Road, Ancaster	A.J. Clarke & Associates Ltd	December 2023
Ward 14			
19	801-870 Scenic Drive, Hamilton	Valery Developments Inc.	May 2021
Ward 15			
20	111 Silverwood Drive (111 Parkside Drive, Flamborough (Waterdown))	Metropolitan Consulting Inc.	October 2017
21	30, 36 and 42 Dundas Street East, 50 Horseshoe Crescent, and 522 Highway 6, Flamborough	MHBC Planning	August 2021

* The OLT Hearing has taken place and awaiting a decision to be issued.



INFORMATION REPORT

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	May 14, 2024
SUBJECT/REPORT NO:	Building Permit Statistics by Ward (PED24094) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Jorge M. Caetano (905) 546-2424 Ext. 3931
SUBMITTED BY:	Alan Shaw Director, Building and Chief Building Official Planning and Economic Development Department
SIGNATURE:	

COUNCIL DIRECTION

On April 5, 2024, the Planning Committee directed staff to provide a breakdown, by ward, of the annual permit fees and fines collected by the Building Division for the past 5 years. Additionally, staff were directed to include this type of information in next year's Building Division's annual report on building permit fees.

INFORMATION

In response to the above direction, staff prepared a summary of the building construction value (Table 2), building permit fees collected (Table 3) and building permits issued (Table 4) for each ward from 2019 to 2023 on the next two pages. Unfortunately, due to the cybersecurity incident, staff were unable to break down the building code fines collected by ward. Staff hope to be able to provide this breakdown next year in our division's annual report on building permit fees. However, staff can provide a summary of the total building code fines collected by the Building Division by year, from 2019 to 2023 (Table 1 below).

TABLE 1

Building Code Fines Collected				
2019	2020	2021	2022	2023
\$ 292,842	\$ 141,396	\$ 171,854	\$ 274,486	\$ 258,480

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: Building Permit Statistics by Ward (PED24094) (City Wide)
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TABLE 2

Construction Value					
Ward	2019	2020	2021	2022	2023
1	\$ 82,530,101	\$ 77,470,564	\$ 92,903,103	\$ 183,531,818	\$ 104,750,932
2	\$ 138,230,408	\$ 206,452,884	\$ 279,733,900	\$ 296,994,743	\$ 633,447,307
3	\$ 52,969,524	\$ 33,063,462	\$ 295,047,115	\$ 56,246,478	\$ 42,332,317
4	\$ 173,992,035	\$ 66,388,070	\$ 58,951,767	\$ 46,485,991	\$ 195,657,002
5	\$ 137,565,012	\$ 30,533,263	\$ 89,359,733	\$ 112,474,814	\$ 80,318,972
6	\$ 12,745,748	\$ 49,031,481	\$ 29,808,452	\$ 108,191,655	\$ 35,019,513
7	\$ 11,165,773	\$ 23,950,075	\$ 38,595,081	\$ 24,139,110	\$ 74,036,434
8	\$ 36,837,122	\$ 51,509,292	\$ 36,450,388	\$ 61,991,759	\$ 241,486,510
9	\$ 182,883,822	\$ 101,921,229	\$ 73,980,619	\$ 208,749,217	\$ 72,111,620
10	\$ 101,892,290	\$ 81,107,559	\$ 61,886,454	\$ 134,507,117	\$ 313,140,284
11	\$ 89,912,921	\$ 158,170,736	\$ 300,499,981	\$ 188,435,897	\$ 353,475,502
12	\$ 174,222,345	\$ 165,647,513	\$ 176,666,714	\$ 219,591,574	\$ 182,996,320
13	\$ 53,935,603	\$ 45,386,243	\$ 40,059,074	\$ 91,112,078	\$ 98,613,898
14	\$ 10,795,875	\$ 8,153,964	\$ 41,389,892	\$ 26,467,893	\$ 27,561,455
15	\$ 145,102,935	\$ 263,313,389	\$ 501,921,276	\$ 104,010,276	\$ 84,195,759
Total	\$ 1,404,781,513	\$ 1,362,099,723	\$ 2,117,253,548	\$ 1,862,930,419	\$ 2,539,143,823

TABLE 3

Building Permit Fees Collected					
Ward	2019	2020	2021	2022	2023
1	\$ 863,720	\$ 592,843	\$ 823,317	\$ 1,158,872	\$ 1,062,687
2	\$ 2,242,494	\$ 986,180	\$ 1,971,214	\$ 2,357,061	\$ 3,230,051
3	\$ 536,911	\$ 1,255,386	\$ 696,902	\$ 337,335	\$ 610,421
4	\$ 501,704	\$ 487,788	\$ 435,208	\$ 841,712	\$ 636,484
5	\$ 2,065,632	\$ 290,949	\$ 931,693	\$ 694,720	\$ 568,106
6	\$ 119,398	\$ 302,794	\$ 468,276	\$ 388,103	\$ 255,419
7	\$ 138,728	\$ 250,273	\$ 344,327	\$ 171,219	\$ 1,245,162
8	\$ 486,589	\$ 418,702	\$ 426,578	\$ 524,772	\$ 2,097,591
9	\$ 1,829,852	\$ 1,191,031	\$ 1,210,785	\$ 1,641,643	\$ 1,008,480
10	\$ 1,173,595	\$ 748,439	\$ 955,915	\$ 1,543,541	\$ 1,013,032
11	\$ 1,157,929	\$ 2,010,806	\$ 3,069,077	\$ 2,231,413	\$ 1,631,189
12	\$ 1,637,108	\$ 3,024,676	\$ 1,592,565	\$ 1,392,361	\$ 1,014,882
13	\$ 390,362	\$ 361,058	\$ 371,895	\$ 605,213	\$ 510,287
14	\$ 119,802	\$ 68,241	\$ 606,276	\$ 232,761	\$ 296,635
15	\$ 999,601	\$ 2,675,387	\$ 3,162,771	\$ 686,024	\$ 673,598
Total	\$ 14,263,422	\$ 14,664,553	\$ 17,066,799	\$ 14,806,750	\$ 15,854,026

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SUBJECT: Building Permit Statistics by Ward (PED24094) (City Wide)
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TABLE 4

Building Permits Issued					
Ward	2019	2020	2021	2022	2023
1	526	593	551	524	463
2	402	371	408	400	349
3	576	451	604	545	514
4	409	467	461	462	420
5	479	259	227	295	271
6	257	279	353	313	281
7	349	344	402	382	428
8	394	284	401	412	354
9	769	519	457	466	408
10	575	438	421	528	400
11	430	416	597	661	412
12	889	801	747	719	693
13	481	431	494	502	425
14	181	184	281	234	232
15	541	698	1231	524	426
Total	7258	6535	7635	6967	6076

As requested by the Planning Committee, this information will be included in our division's annual report on building permit fees.

APPENDICES AND SCHEDULES ATTACHED

Not Applicable.

JMC:II



Hamilton

Agriculture and Rural Affairs Sub-Committee
REPORT 24-001
Thursday, April 25, 2023
7:00 p.m.
Room 264, 2nd Floor Hamilton City Hall
71 Main Street West

Present: Councillors C. Cassar, B. Clark, T. McMeekin, M. Tadeson, A. Wilson, A. Spoelstra (Chair), G. Smuk (Vice Chair), A. Cheema, J. Currie, A. Freeman, J. Mantel, C. McMaster, N. Mills, A. Payne, C. Roberts, M. Switzer, D. Vander Hout

Absent with Regrets: Councillor J. Beattie – Personal
D. Smith

THE AGRICULTURE AND RURAL AFFAIRS SUB-COMMITTEE PRESENTS REPORT 24-001 AND RESPECTFULLY RECOMMENDS:

1. APPOINTMENT OF CHAIR AND VICE CHAIR (Added Item 1)

- (i) That Andrew Spoelstra be appointed as Chair of the Agriculture and Rural Affairs Sub-Committee for the remainder of the 2022-2026 Term of Council.
- (ii) That Gavin Smuk be appointed as Vice Chair of the Agriculture and Rural Affairs Sub-Committee for the remainder of the 2022-2026 Term of Council.

2. Phase 2 - Stormwater Fee Implementation (Item 8.1)

- (a) That the Agriculture and Rural Sub-Committee disagrees that the revised proposed credit system is justifiable, fair, and equitable to the rural property owners not serviced by built City-owned stormwater systems; and
- (b) That the Agriculture and Rural Affairs Sub-Committee recommends that the City of Hamilton consider a revised stormwater funding model that reflects the principles used in the proposed Brant County Stormwater Utility Program.

FOR INFORMATION:**(a) APPROVAL OF AGENDA (Item 2)**

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

1. APPOINTMENT OF CHAIR AND VICE CHAIR**4. MINUTES**

(i) November 30, 2023 – REVISED

5. COMMUNICATIONS

5.2 Correspondence from the Christian Famers Federation of Ontario respecting Item 8.1, Phase 2 - Stormwater Fee Implementation

Recommendation: Be received and referred to the consideration of Item 8.1

The agenda for the April 25, 2024 meeting of the Agriculture and Rural Affairs Sub-Committee, was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 3)

There were no declarations of interest.

(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 4)**(i) November 30, 2023 (Item 4.1)**

The Minutes of the November 30, 2023 meeting of the Agriculture and Rural Affairs Advisory Committee were approved, as presented.

(d) COMMUNICATIONS (Item 5)**(i) Hamilton Stormwater Financial Incentive Program Update (City Wide) (Item 5.1)**

The Communication Item respecting Hamilton Stormwater Financial Incentive Program Update, was received.

(ii) Correspondence from the Christian Famers Federation of Ontario respecting Item 8.1, Phase 2 - Stormwater Fee Implementation (Added Item 5.2)

The Correspondence from the Christian Farmers Federation of Ontario respecting Item 8.1, Phase 2 – Stormwater Fee Implementation, was received and referred to the consideration of Item 8.1.

(iii) The Rules of Order were waived to allow for the introduction of correspondence from the Ministry of Food and Rural Affairs respecting Stormwater Fee Structures.

(iv) **Correspondence from the Ministry of Food and Rural Affairs respecting Stormwater Fee Structures (Added Item 5.3)**

The Correspondence from the Ministry of Food and Rural Affairs respecting Stormwater Fee Structures, was received and referred to the consideration of Item 8.1.

(e) **STAFF PRESENTATIONS (Item 8)**

(i) **Phase 2 - Stormwater Fee Implementation (Item 8.1)**

Nancy Hill, AECOM, addressed the Committee respecting Phase 2 – Stormwater Fee Implementation, with the aid of a PowerPoint presentation.

The presentation from Nancy Hill, AECOM, respecting Phase 2 - Stormwater Fee Implementation, was received.

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

(f) **ADJOURNMENT (Item 16)**

The meeting of the Agriculture and Rural Affairs Sub-Committee adjourned at 9:32 p.m.

Respectfully submitted,

Andrew Spoelstra, Chair
Agriculture and Rural Affairs Sub-
Committee

Carrie McIntosh
Legislative Coordinator
Office of the City Clerk



HAMILTON MUNICIPAL HERITAGE COMMITTEE REPORT 24-003

12:00 p.m.

Friday April 26, 2024

Room 264, City Hall, 2nd Floor

71 Main Street West, Hamilton, Ontario

Present: Councillor C. Kroetsch
A. Denham-Robinson (Chair), K. Burke, G. Carroll (Vice-Chair), A. Douglas, L. Lunsted, A. MacLaren and S. Spolnik

THE HAMILTON MUNICIPAL HERITAGE COMMITTEE PRESENTS REPORT 24-003 AND RESPECTFULLY RECOMMENDS:

1. **Recommendation to Designate 2 Dartnall Road, Hamilton (Former Harris Grain Elevator), under Part IV of the Ontario Heritage Act (PED24057) (Ward 6) (Item 8.1)**
 - (a) That the City Clerk be directed to give notice of Council's intention to designate 2 Dartnall Road, Hamilton (Former Harris Grain Elevator), shown in Appendix "A" attached to Report PED24057, as a property of cultural heritage value pursuant to the provisions of Part IV, Section 29 of the *Ontario Heritage Act*, in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED24057, subject to the following:
 - (i) If no objections are received to the notice of intention to designate in accordance with the *Ontario Heritage Act*, City Council directs staff to introduce the necessary by-law to designate the property to be of cultural heritage value or interest to City Council;
 - (ii) If an objection to the notice of intention to designate is received in accordance with the *Ontario Heritage Act*, City Council directs staff to report back to Council to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.

2. Demolition of 178 Wilson Street, Hamilton, Being a Non-Designated Property listed on the Municipal Heritage Register with an Unsafe Order to Comply (PED24081) (Ward 2) (Item 10.1)

That the non-designated property located at 178 Wilson Street, Hamilton, be removed from the Municipal Heritage Register.

3. Monthly Report on Proactive Listings for the Municipal Heritage Register, April 2024 (PED24058) (Wards 3 and 14) (Item 10.2)

(a) That staff be directed to list the following properties on the Municipal Heritage Register as non-designated properties that Council believes to be of cultural heritage value or interest, as outlined in Report PED24058, in accordance with Section 27 of the *Ontario Heritage Act*:

- (i) 58 Erie Avenue, Hamilton (Ward 3);
- (ii) 1269 Mohawk Road, Ancaster (Ward 14).

4. Cross-Melville Heritage District Committee Report 24-001 (February 8, 2024) (Item 10.3)

That the Cross-Melville Heritage District Committee Report 24-001 of February 8, 2024, be received for information.

5. Community Heritage Ontario Membership Renewal (Item 10.4)

- (a) That the Hamilton Municipal Heritage Committee membership to Community Heritage Ontario be approved;
- (b) That the membership fee to the Community Heritage Ontario, in the amount of \$75.00, be paid for from Planning Account #56328-814000; and,
- (c) That staff be directed to prepare and execute the required documentation for the membership

6. Selecting Members to Attend the 2024 Ontario Heritage Conference (Item 10.5)

- (a) That the following members of the Hamilton Municipal Heritage Committee be designated as the Committee's representatives at the Ontario Heritage Conference on June 13-15, 2024:
 - (i) Graham Carroll

- (ii) Alissa Denham-Robinson
- (b) That the cost incurred by the Committee's representatives attending the 2024 Ontario Heritage Conference for the conference, accommodations, and travel, be reimbursed from Account Number 56328-81400.

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 2)

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

13. GENERAL INFORMATION / OTHER BUSINESS

13.3 Update on the Hamilton Wentworth Heritage Association's 2024 Heritage Volunteer Recognition Awards held on April 20, 2024

13.4 Update on Doors Open Hamilton – May 4 and 5, 2024

The agenda for the April 26, 2024, Hamilton Municipal Heritage Committee was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 3)

There were no declarations of interest.

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

(i) February 16, 2024 (Item 4.1)

The Minutes of the February 16, 2024, meeting of the Hamilton Municipal Heritage Committee was approved, as presented.

(d) COMMUNICATIONS (Item 5)

- (i) The following Communication items be approved, as presented:
 - (a) Correspondence respecting the Notice of Intention to Designate under Part IV of the *Ontario Heritage Act*, 84 York Boulevard, Hamilton (Philpot Memorial Church) (Item 5.1)

Recommendation: Be received.

- (b) Correspondence from Jennifer Meader and Mark A. de Jong, TMA Law, on behalf of John Kemp, respecting Notice of Objection to Recommendation to List 62 Erie Avenue, Hamilton, on the Municipal Heritage Register (Item 5.2)

Recommendation: Be received and referred to the consideration of Item 10.2

(d) DELEGATION REQUESTS (Item 6)

- (i) **Delegation Request from Matthew Hall and Madolyn Armstrong, Hamilton Conservation Authority, respecting Item 8.1 Report PED24057, Recommendation to Designate 2 Dartnall Road, Hamilton (Former Harris Grain Elevator), under Part IV of the Ontario Heritage Act (Item 6.1)**

The delegation request from Matthew Hall and Madolyn Armstrong, Hamilton Conservation Authority, respecting Item 8.1 Report PED24057, Recommendation to Designate 2 Dartnall Road, Hamilton (Former Harris Grain Elevator), under Part IV of the Ontario Heritage Act, was approved for today's meeting.

(e) DELEGATION (Item 7)

- (i) **Delegation from Matthew Hall and Madolyn Armstrong, Hamilton Conservation Authority, respecting Item 8.1 Report PED24057, Recommendation to Designate 2 Dartnall Road, Hamilton (Former Harris Grain Elevator), under Part IV of the Ontario Heritage Act (Item 7.1)**

Matthew Hall and Madolyn Armstrong, Hamilton Conservation Authority, addressed Committee respecting Item 8.1, Recommendation to Designate 2 Dartnall Road, Hamilton (Former Harris Grain Elevator), under Part IV of the Ontario Heritage Act (PED24057) (Ward 6).

(Kroetsch/Douglas)

The Delegation from Matthew Hall and Madolyn Armstrong, Hamilton Conservation Authority, respecting Item 8.1 Report PED24057, Recommendation to Designate 2 Dartnall Road, Hamilton (Former Harris Grain Elevator), under Part IV of the Ontario Heritage Act, was received and referred to the consideration of Item 8.1

For further disposition of this matter, refer to Item 1.

(f) STAFF PRESENTATIONS (Item 8)

(i) Recommendation to Designate 2 Dartnall Road, Hamilton (Former Harris Grain Elevator), under Part IV of the *Ontario Heritage Act* (PED24057) (Ward 6) (Item 8.1)

Scott Dickinson, Cultural Heritage Planning Technician, addressed Committee respecting Report PED24057, Recommendation to Designate 2 Dartnall Road, Hamilton (Former Harris Grain Elevator), under Part IV of the *Ontario Heritage Act*, with the aid of a PowerPoint presentation.

The presentation from Scott Dickinson, Cultural Heritage Planning Technician, respecting Report PED24057, Recommendation to Designate 2 Dartnall Road, Hamilton (Former Harris Grain Elevator), under Part IV of the *Ontario Heritage Act*, was received.

For further disposition of this matter, refer to Item 1.

(g) CONSENT ITEMS (Item 9)

(i) The following Consent Items were received:

(a) Hamilton Heritage Permit Review Sub-Committee Minutes (Item 9.1)

(a) December 12, 2023 (Item 9.1(a))

(b) February 20, 2024 (Staff Liaison Report) (Item 9.1(b))

(b) Education & Communication Working Group Meeting Notes – February 7, 2024 (Item 9.2)

(c) Policy & Design Working Group Meeting Notes – January 22, 2024 (Item 9.3)

(h) DISCUSSION ITEMS (Item 10)

(i) Monthly Report on Proactive Listings for the Municipal Heritage Register, April 2024 (PED24058) (Wards 3 and 14) (Item 10.2)

(1) The Report was put on the floor as follows:

- (a) That staff be directed to list the following properties on the Municipal Heritage Register as non-designated properties that Council believes to be of cultural heritage value or interest, as outlined in Report PED24058, in accordance with Section 27 of the *Ontario Heritage Act*:
 - (i) 58 Erie Avenue, Hamilton (Ward 3);
 - (ii) 62 Erie Avenue, Hamilton (Ward 3);
 - (iii) 1269 Mohawk Road, Ancaster (Ward 14).

(2) The following amendments were put on the floor:
That the recommendation in Report PED24058, Monthly Report on Proactive Listings for the Municipal Heritage Register, April 2024, be **amended** as follows:

- (a) That staff be directed to list the following properties on the Municipal Heritage Register as non-designated properties that Council believes to be of cultural heritage value or interest, as outlined in Report PED24058, in accordance with Section 27 of the *Ontario Heritage Act*:
 - (i) 58 Erie Avenue, Hamilton (Ward 3);
 - ~~(ii) 62 Erie Avenue, Hamilton (Ward 3);~~
 - ~~(iii)~~ (ii) 1269 Mohawk Road, Ancaster (Ward 14).

For disposition of this matter, please refer to Item 3.

(i) **GENERAL INFORMATION / OTHER BUSINESS (Item 13)**

(i) **Buildings and Landscapes (Item 13.1)**

Committee members provided brief updates on properties of interest.

- (a) The following properties were added to the Buildings and Landscapes of Interest (Yellow)
 - (a) 90 Markland, Hamilton (D)
 - (b) 231 Bay St. N. (Gallery on the Bay/Hamilton Bridge Works Company Office) (I)

- (c) 29 Harriet Street (Felton Brush Company) (I)
- (b) Councillor C. Kroetsch will monitor the properties.

That the following updates, be 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)

Ancaster

- (1) 372 Butter Road West, Andrew Sloss House (D) – S. Spolnik
- (2) 1021 Garner Road East, Lampman House (D) – S. Spolnik
- (3) 398 Wilson Street East, Marr House (D) – S. Spolnik

Dundas

- (4) 2 Hatt Street (R) – K. Burke
- (5) 216 Hatt Street (I) – K. Burke
- (6) 215 King Street West (R) – K. Burke
- (7) 219 King Street West (R) – K. Burke

Glanbrook

- (8) 2235 Upper James Street (R) – G. Carroll

Hamilton

- (9) 80-92 Barton Street East, Former Hanrahan Hotel (R) – S. Spolnik
- (10) 1155-1157 Beach Boulevard, Beach Canal Lighthouse and Cottage (D) – A. Denham-Robinson
- (11) 66-68 Charlton Avenue West (D) – C. Kroetsch
- (12) 71 Claremont Drive, Auchmar Gate House / Claremont Lodge (R) – G. Carroll
- (13) 711 Concession Street, Former Mount Hamilton Hospital, 1932 Wing (R) – G. Carroll
- (14) 127 Hughson Street North, Firth Brothers Building (D) – C. Kroetsch
- (15) 163 Jackson Street West, Pinehurst / Television City (D) – C. Kroetsch

- (16) 108 James Street North, Tivoli (D) – C. Kroetsch
- (17) 98 James Street South, Former James Street Baptist Church (D) – C. Kroetsch
- (18) 18-22 King Street East, Gore Buildings (D) – C. Kroetsch
- (19) 24-28 King Street East, Gore Buildings (D) – C. Kroetsch
- (20) 537 King Street East, Rebel's Rock (R) – G. Carroll
- (21) 378 Main Street East, Cathedral Boys School (R) – S. Spolnik
- (22) 679 Main Street East / 85 Holton Street South, Former St. Giles Church (I) – G. Carroll
- (23) 120 Park Street North (R) – C. Kroetsch
- (24) 828 Sanatorium Road, Long and Bisby Building (D) – G. Carroll
- (25) 100 West 5th Street, Century Manor (D) – G. Carroll

- (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)

Dundas

- (1) 64 Hatt Street, Former Valley City Manufacturing (D) – K. Burke
- (2) 24 King Street West, Former Majestic Theatre (I) – K. Burke
- (3) 3 Main Street, Former Masonic Lodge (D) – K. Burke
- (4) 23 Melville Street, Knox Presbyterian Church (D) – K. Burke
- (5) 574 Northcliffe Avenue, St. Joseph's Motherhouse (R) – L. Lunsted

Flamborough

- (6) 283 Brock Road, WF Township Hall (D) – L. Lunsted
- (7) 62 6th Concession East, Hewick House (I) – L. Lunsted

Hamilton

- (8) 1 Balfour Drive, Chedoke Estate / Balfour House, (R) – G. Carroll
- (9) 134 Cannon Street East, Cannon Knitting Mill (R) – C. Kroetsch
- (10) 52 Charlton Avenue West, Former Charlton Hall (D) – C. Kroetsch
- (11) 2 Dartnall Road, Rymal Road Station Silos (R) – G. Carroll

- (12) 54-56 Hess Street South (D) – C. Kroetsch
- (13) 1284 Main Street East, Delta High School (D) – G. Carroll
- (14) 311 Rymal Road East (R) – G. Carroll
- (15) St. Clair Boulevard Heritage Conservation District (D) – G. Carroll
- (16) 56 York Boulevard / 63-76 MacNab Street North, Copley Building (D) – G. Carroll
- (17) 84 York Boulevard, Philpott Church (NOID) – G. Carroll
- (18) 175 Lawrence Road, Hamilton Pressed / Century Brick (R) – G. Carroll
- (19) 65 Charlton Avenue East, Church of Ascension (D, NHS), Hamilton – G. Carroll
- (20) 4 Turner Avenue, Hamilton (R) – C. Kroetsch
- (21) 420 King St E, St. Patrick Roman Catholic Church (I) – S. Spolnik
- (22) 206-210 King Street East, Former Bremner Grocery (I) – G. Carroll
- (23) 1269 Mohawk Road, Ancaster – G. Carroll
- (24) 657 King Street East, Hamilton – G. Carroll
- (25) 665-667 King Street East, Hamilton – G. Carroll

Stoney Creek

- (26) 2251 Rymal Road East, Former Elfrida Church (R) – G. Carroll

- (c) Heritage Properties Update (GREEN):
(Green = Properties whose status is stable)

Dundas

- (1) 104 King Street West, Former Post Office (R) – K. Burke

Hamilton

- (2) 46 Forest Avenue, Rastrick House (D) – G. Carroll
- (3) 88 Fennell Avenue West, Auchmar (D) – A. Douglas
- (4) 125 King Street East, Norwich Apartments (R) – C. Kroetsch
- (5) 206 Main Street West, Arlo House (R) – C. Kroetsch
- (6) 50-54 Sanders Boulevard, Binkley Property (R) – K. Burke

Flamborough

- (7) 340 Dundas Street East, Eager House (R) – L. Lunsted

- (d) Heritage Properties Update (BLACK):
(Black = Properties that HMHC have no control over and may be demolished)

Ancaster

- (1) 442, 450 and 452 Wilson Street East (R) – S. Spolnik

Heritage Status: (I) Inventoried, (R) Registered, (D) Designated,
(NHS) National Historic Site

Chair A. Denham-Robinson relinquished the Chair to Vice-Chair G. Carroll in order to introduce the following items.

(ii) Hamilton Municipal Heritage Committee’s Heritage Recognition Awards – June 13, 2024 (no copy) (Item 13.2)

A. Denham-Robinson provided Committee with a verbal update respecting Hamilton Municipal Heritage Committee’s Heritage Recognition Awards on June 13, 2024.

The verbal update from A. Denham-Robinson respecting Hamilton Municipal Heritage Committee’s Heritage Recognition Awards on June 13, 2024, was received.

(iii) Update on the Hamilton Wentworth Heritage Association’s 2024 Heritage Volunteer Recognition Awards held on April 20, 2024 (Item 13.3)

A. Denham-Robinson provided Committee with a verbal update respecting the Hamilton Wentworth Heritage Association’s 2024 Heritage Volunteer Recognition Awards held on April 20, 2024.

The verbal update from A. Denham-Robinson respecting the Hamilton Wentworth Heritage Association’s 2024 Heritage Volunteer Recognition Awards held on April 20, 2024, was received.

(iv) Update on Doors Open Hamilton – May 4 and 5, 2024 (Item 13.4)

A. Denham-Robinson provided Committee with a verbal update respecting Doors Open Hamilton – May 4 and 5, 2024.

The verbal update from A. Denham-Robinson respecting Doors Open Hamilton – May 4 and 5, 2024, was received.

Chair A. Denham-Robinson assumed the Chair.

(j) ADJOURNMENT (Item 15)

There being no further business, the Hamilton Municipal Heritage Committee, adjourned, at 12:56 p.m.

Respectfully submitted,

Alissa Denham-Robinson
Chair, Hamilton Municipal
Heritage Committee

Matt Gauthier
Legislative Coordinator
Office of the City Clerk

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

Description of Property

The 2.83 hectare property municipally-addressed as 2 Dartnall Road, Hamilton, is comprised of a three-storey concrete grain elevator constructed in 1943, known as the former Harris Grain Elevator. It is located on a deep setback from the roadway on the western side of Dartnall Road, on a stretch of the Chippewa Rail Trail running between Stone Church Road East and Rymal Road East, in the neighbourhood of Hannon North in Hamilton, Ontario.

Statement of Cultural Heritage Value or Interest

The concrete structure located at 2 Dartnall Road, Hamilton was constructed in 1943. It has design or physical value as it is a representative example of a concrete three-silo grain elevator. This property is associated with local businessman William Harris (1888-1959), local business Binbrook Feed Mills, the home front in Ontario during the Second World War (1939-1945) and to the historic Hamilton and Port Dover Railroad.

Contextually, the property is important in defining the historical agricultural character of the area. It is visually, historically, functionally, and physically linked to its surroundings, being located in a formerly rural area close to a historic rail line. A unique, distinctive, and prominent structure, 2 Dartnall Road is a local landmark along the Chippewa Trail.

Description of Heritage Attributes

Key attributes that embody the physical value of the property as being a representative example of a concrete grain elevator, and its association with the Binbrook Feed Mill and the Hamilton and Port Dover Railroad, include:

- All elevations and the roofline of the three-storey concrete grain elevator, including its:
 - Poured concrete grain silos arranged in a triangle;
 - Truncated hip roof with gable roof extension to the east;
 - Projecting metal-sheathed headhouse; and,
 - Metal sheathing stamped with maple leaves.

Key attributes that embody the contextual value of the property as a defining feature of the historical agricultural character of the surrounding area, including its:

- Location fronting onto the Chippewa Rail Trail; and,
- Visibility from the public right-of-way on Dartnall Road.

CITY OF HAMILTON

MOTION

Planning Committee Meeting: May 14, 2024

MOVED BY COUNCILLOR M. FRANCIS

SECONDED BY COUNCILLOR

Review of Planning Permissions to Align with Council's Intensification Direction

WHEREAS, staff are currently undertaking planning for the Major Transit Station Areas which will review existing density and height permissions along the entirety of the LRT corridor to ensure conformity with provincial minimum density targets around Major Transit Station Areas;

WHEREAS, through the next phase of the Municipal Comprehensive Review, staff have initiated a local context planning review which will also include a review of policies around key streets and intersections across the City for opportunities to refine the City's intensification policies to better reflect and respond to the type and scale of redevelopment seen in these areas;

WHEREAS, the City Wide Secondary Plan Review was undertaken in 2009 through Report PED08017(a) to determine where and when Secondary Plans and Community Strategies should be prepared and staff will be undertaking a review of existing Secondary Plan areas and planning permissions for increased heights/densities;

WHEREAS, the provincial priorities respecting managing growth have changed and the City has responded to these changing priorities through the Municipal Comprehensive Review and other policy initiatives;

WHEREAS, Bill 150 requires any decision of a municipality or the Ontario Land Tribunal made under the Planning Act, as well as any by-law passed by a municipality must conform with the official plan;

WHEREAS, updates to the Official Plans are required to increase housing opportunities across the City in accordance with provincial minimum density targets;

THEREFORE BE IT RESOLVED:

- (a) That through the work on Major Transit Station Area planning, the next phase of the City's Municipal Comprehensive Review workplan, and the next phases of the Residential Zones Project for Mid Rise Residential and High Rise Residential zones, that staff review and report back on the review of the following:
 - (i) All existing nodes, corridors, and key intersections both within existing Secondary Plan areas and outside of existing Secondary Plan areas and planning permissions for increased heights/densities, to align with

Council's intensification direction related to no urban boundary expansion and other more recent provincial policies.