



# City of Hamilton

## PLANNING COMMITTEE

### AGENDA

**Meeting #:** 25-006  
**Date:** April 29, 2025  
**Time:** 9:30 a.m.  
**Location:** Council Chambers  
Hamilton City Hall  
71 Main Street West

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

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**Pages**

**1. CALL TO ORDER**

**2. CEREMONIAL ACTIVITIES**

**3. APPROVAL OF AGENDA**

(Added Items, if applicable, will be noted with \*)

**4. DECLARATIONS OF INTEREST**

**5. APPROVAL OF MINUTES OF PREVIOUS MEETING**

5.1 April 8, 2025

5

**6. DELEGATIONS**

6.1 Mike Collins-Williams, West End Home Builders' Association, respecting Green Building Standards (Item 9.1) (in-person)

6.2 Mackenzie Meek, Ancaster Mill respecting Demolition Permit for 535 Old Dundas Road (Item 9.2) (in-person)

**7. ITEMS FOR INFORMATION**

- |     |   |    |
|-----|---|----|
| 7.1 | PED25035(a)<br>Update on Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications for Lands Located at 228 McNeilly Road and 1069 Highway No. 8, Stoney Creek (Ward 10) (Deferred from the February 4th meeting) | 47 |
| 7.2 | PED25086<br>Active Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision Applications (City Wide)   | 54 |
| 7.3 | PED24209(a)<br>Fruitland-Winona Secondary Plan Block 1 Servicing Strategy (Ward 10)   | 71 |

## 8. PUBLIC HEARINGS

- |     |   |     |
|-----|---|-----|
| 8.1 | PED25036<br>Applications for Zoning By-law Amendment and Draft Plan of Subdivision for Lands Located at 387, 397, 405 and 409 Hamilton Drive, Ancaster (Ward 12)<br><br>(Deferred from the April 8th Planning Committee meeting)  | 114 |
|     | a. Written Submissions: <ul style="list-style-type: none"> <li>(i) Imtiaz Kiani</li> <li>(ii) Tim Cushen</li> <li>(iii) Mary Love</li> <li>(iv) Don McLean</li> <li>(v) Marie Covert</li> <li>(vi) Kate Whalen</li> <li>(vii) Peter Appleton</li> <li>(viii) Lesia Mokrycke</li> <li>(ix) Neil San</li> <li>(x) Payton Mitchell, Mississaugas of the Credit First Nation</li> <li>(xi) John O'Connor</li> <li>(xii) Brian McHattie</li> <li>(xiii) James and Janet Mackey</li> <li>(xiv) Jean Wilson</li> </ul> | 172 |
| 8.2 | PED25093<br>Applications for an Urban Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at 559 Garner Road East, Ancaster (Ward 12)<br><br>(To be Distributed)   |     |

8.3	PED25114	189
	Application for Draft Plan of Condominium (Vacant Land) for Lands Located at 541 and 545 Fifty Road, Stoney Creek (Ward 10)	

## 9. ITEMS FOR CONSIDERATION

9.1	PED24114(a)	212
	Green Building Standards Enhanced Engagement and Recommendations - Urban Areas (City Wide)	
	a. Written Submissions:	459
	(i) Michelle Giovis	
	(ii) Hannah Wenrich	
9.2	PED25134	463
	Demolition Permit – 535 Old Dundas Road, Ancaster (Ward 12)	
9.3	PED25077	
	Municipal Addressing and Street Naming By-law and Related Policy Updates (City Wide)	
	(To be Distributed)	
9.4	PED25136	468
	Contracted Parking Enforcement (City Wide)	
9.5	PED25137	
	Adjustment to School Crossing Guard Locations (City Wide)	
	(To be Distributed)	

## 10. MOTIONS

## 11. NOTICES OF MOTION

## 12. PRIVATE AND CONFIDENTIAL

- 12.1 Closed Session Minutes - April 8, 2025  
Pursuant to Section 9.3, Sub-sections (e), (f) and (k) of the City's Procedural By-law 21-021, as amended; and, Section 239(2), Subsections (e), (f) and (k) of the *Ontario Municipal Act*, 2001, as amended, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

- 12.2 LS25003  
Appeal to the Ontario Land Tribunal for lands located at 2876 Upper James Street for lack of decision on Official Plan Amendment (UHOPA-22-014), Zoning By-law Amendment (ZAC-22-027) and Draft Plan of Subdivision (25T-202204) Applications (Ward 11)

Pursuant to Section 9.3, Sub-sections (e), (f) and (k) of the City's Procedural By-law 21-021, as amended; and, Section 239(2), Subsections (e), (f) and (k) of the *Ontario Municipal Act*, 2001, as amended, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

### 13. ADJOURNMENT