



City of Hamilton

PLANNING COMMITTEE REVISED 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

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
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)
 - *6.3 Mike Collins-Williams, West End Home Builders' Association, respecting the 2024 Canadian Home Builders' Association Municipal Benchmarking Report (in-person)

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- *6.4 Andrew Selman respecting Homes in Disrepair on Ottawa Street North (in-person)
- *6.5 Gaby Kalapos, Hamilton Climate Change Advisory Committee, respecting Green Building Standards (Item 9.1) (in-person)
- *6.6 Victoria Coffin, Bay Area Climate Change Council, respecting Green Building Standards (Item 9.1) (in-person)

7. ITEMS FOR INFORMATION

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| 7.1 | PED25035(a)
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) | 48 |
| 7.2 | PED25086
Active Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision Applications (City Wide) | 55 |
| 7.3 | PED24209(a)
Fruitland-Winona Secondary Plan Block 1 Servicing Strategy (Ward 10) | 72 |

8. PUBLIC HEARINGS

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| 8.1 | PED25036
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)

(Deferred from the April 8th Planning Committee meeting) | 115 |
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- a. Written Submissions: 173
- (i) Imtiaz Kiani
 - (ii) Tim Cushen
 - (iii) Mary Love
 - (iv) Don McLean
 - (v) Marie Covert
 - (vi) Kate Whalen
 - (vii) Peter Appleton
 - (viii) Lesia Mokrycke
 - (ix) Neil San
 - (x) Payton Mitchell, Mississaugas of the Credit First Nation
 - (xi) John O'Connor
 - (xii) Brian McHattie

 - (xiii) James and Janet Mackey
 - (xiv) Jean Wilson

- 8.2 PED25093
Applications for an Urban Hamilton Official Plan Amendment and Zoning
By-law Amendment for Lands Located at 559 Garner Road East,
Ancaster (Ward 12)

(To be Distributed)

- *a. Added Written Submissions: 190
- (i) Emmett Vanson, Six Nations of the Grand River Elected
Council Lands and Resources Department

- 8.3 PED25114 192
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) 215
Green Building Standards Enhanced Engagement and
Recommendations - Urban Areas (City Wide)

- a. Written Submissions: 462
- (i) Michelle Giovis
 - (ii) Hannah Wenrich

- 9.2 PED25134 466
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 471
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

- *11.1 Additional Modifications to the Official Plan Amendment and Final Framework for Processing and Evaluating Urban Boundary Expansion Applications 475

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