



PLANNING COMMITTEE

REPORT 15-001

9:30 am

Tuesday, January 13, 2015

Council Chambers

Hamilton City Hall

71 Main Street West

Present: Councillors J. Partridge (Chair), M. Pearson (2nd Vice-Chair)
C. Collins D. Conley, J. Farr, M. Green, A. Johnson, and
R. Pasuta

Absent with regrets: Councillor B. Johnson (1st Vice Chair), bereavement

THE PLANNING COMMITTEE PRESENTS REPORT 15-001 AND RESPECTFULLY RECOMMENDS:

1. Synergies between Infrastructure Development and New School Openings (PED15006) (City Wide) (Outstanding Business List Item) (Item 5.1)

That Report PED15006 respecting Synergies between Infrastructure Development and New School Openings be received.

2. Capital Projects' Status as of September 30, 2014 (PED15001) (City Wide) (Item 5.2)

That Report PED15001 respecting Capital Projects' Status as of September 30, 2014 be received.

3. Application for an Amendment to Township of Glanbrook Zoning By-law No. 464 for Lands Known as 228 Seneca Avenue, Glanbrook (PED14146(a)) (Ward 11) (Item 6.2)

That **Amended Zoning Application ZAR-13-015 by Doreen Bardoel, Owner**, for a modification to the Existing Residential "ER" Zone to permit a second dwelling unit on lands located at 228 Seneca Avenue (Glanbrook), as shown on Appendix "A" to Report PED14146(a), **be DENIED** on the following basis:

Council – January 21, 2015

- (a) The applicant has sought the approval of a second dwelling unit on a permanent basis, which does not meet the intent of the Official Plan;
- (b) The proposal represents an undesirable residential use in a stable neighbourhood that would detract from the character of the neighbourhood;
- (c) Approval of the application on a permanent basis would encourage other similar applications which, if approved, would undermine the intent of the Official Plan and Zoning By-law.

4. Application for an Amendment to the City of Hamilton Zoning By-law No. 05-200 for Lands Located at 98 James Street South (Hamilton) (PED15007) (Ward 2)(Item 6.3)

- (a) That approval be given to **Amended Zoning Application ZAR-14-030, by 2203284 Ontario Inc. (Louie Santiguida), Owner**, for a modification in zoning to Hamilton Zoning By-law No. 05-200 from the Downtown Prime Retail Streets (D2) Zone to the Downtown Prime Retail Streets (D2, 467, H56) Holding Zone, Modified, with a special exception in order to permit a 30-storey mixed-use building, accommodating a maximum of 259 residential units, commercial on the first two floors, and a multi-level underground parking facility with a total of 122 spaces, as shown on Appendix "A", on the following basis:
 - (i) That the draft By-law, attached as Appendix "A" to Report 15-001, ***as amended by deleting 31% in Section 2 a) c) i) and inserting 11% therein and by deleting 37% in Section 2 a) c) ii) and inserting 30% therein***, that has been prepared in a form satisfactory to the City Solicitor, be enacted, and
 - (ii) That the proposed change in zoning is consistent with the Provincial Policy Statement (2014), conforms to the Growth Plan for the Greater Golden Horseshoe (Places to Grow) and is in conformity with the Urban Hamilton Official Plan (UHOP) and Downtown Hamilton Secondary Plan.
- (b) That the amending By-law apply the following Holding Provision in accordance with Section 36 (1) of the Planning Act, R.S.O., 1990, by introducing the Holding Symbol 'H' as a suffix to the proposed Zone. The Holding Provision 'H' shall not be removed until such time as a Record of Site Condition has been submitted to and acknowledged by the Ministry of the Environment, to the satisfaction of the Director of Planning and Chief Planner;

- (c) That upon finalization of the implementing By-law, the subject lands within the Durand Neighbourhood Plan be re-designated from “Civic and Institutional” to “Commercial and Apartments”.

5. Application for a Ministry of the Environment Environmental Compliance Approval (Waste) for Lands Located at 800 Parkdale Avenue North, Hamilton (PED15002) (Ward 4) (Item 8.1)

That the Environmental Approvals Branch of the Ontario Ministry of the Environment be advised that should the Ministry consider approving **Application MOE-CA-14-001, by Sanimax A.B.P., Applicant**, for an Environmental Compliance Approval (Waste), MOE Reference #3108-9L6JET, to allow the existing waste transfer facility to receive and transfer organic waste from industrial, commercial and institutional sources, for the lands located at 800 Parkdale Avenue North (Hamilton), as shown on Appendix “A” to Report PED15002, that the City of Hamilton requests:

- (a) That, if approved, the Environmental Compliance Approval include the following requirements, as amended:
 - (i) Provide a current copy of the following in an exterior, secured lock-box at the front gate. This box should be installed in such a manner that the Hamilton Fire Department can readily access all documents at any time:
 - (1) Emergency Response Plan, Spills Containment and Contingency Plan;
 - (2) Approved Fire Safety Plan;
 - (3) Approved Spills Procedure;
 - (4) Product Inventory List to be provided at the end of each day if materials are being stored overnight;**
 - (5) Material Safety Data Sheets;
 - (ii) That an effective odour mitigation control plan for day-to-day activities be implemented, to the satisfaction of the Ministry of the Environment;
 - (iii) That a final version of the “Design and Operations Report for Receipt and Transfer of Organic Waste – Sanimax 800 Parkdale Avenue North”, stamped by a professional engineer, be provided to the City of Hamilton, Superintendent, Environmental Monitoring and Enforcement, Public Works Department;
 - (iv) That the Overstrength Permit which has currently been issued to Sanimax A.B.P. to allow discharge above the limits of the City of Hamilton Sewer Use By-law 14-090 be updated as required, to the

satisfaction of the City of Hamilton, Superintendent, Environmental Monitoring and Enforcement, Public Works Department;

- (v) That the Environmental Compliance Approval limit the maximum daily receipt of non-hazardous industrial, commercial and institutional organic waste to a maximum rate of 180 tonnes of organic material per day;
 - (vi) That the Environmental Compliance Approval limit the maximum storage capacity of non-hazardous industrial, commercial and institutional organic waste to 35 tonnes per day;
 - (vii) That the proponent implements spills prevention on-site, and containment measures be included in the Environmental Compliance Approval. That the Contingency Plans for spills on-site and clean-up procedures are covered under the Environmental Compliance Approval, and that the City's Spills phone number (905) 540-5188 is included in the company's on-site Contingency Plan. The Contingency Plan shall also deal with run-off water from any fire-fighting activity from the operation. Further, that a copy of the Contingency Plan be forwarded to the Compliance and Regulations Section, Water and Wastewater Division, Public Works Department, City of Hamilton, and be submitted to the satisfaction of the Ministry of the Environment;
 - (viii) That an inventory of waste types stored on-site should be updated daily, and be provided to the Ministry of the Environment ***upon request;***
 - (ix) That waste shall not be accepted from the United States of America and / or any other Province or Territories;
 - (x) That the proponent be required to provide financial assurance to the Ministry of the Environment to cover final clean-up of the site following the cessation of use;
 - (xi) That a Ministry of the Environment staff person be identified to the City as the contact for all issues and complaints regarding the subject property;
- (b) That a copy of Report PED15002 be forwarded to the Environmental Approvals Branch of the Ministry of the Environment for their consideration;
 - (c) That the Environmental Approvals Branch of the Ministry of the Environment be requested to forward a copy of its final decision

respecting the Environmental Compliance Approval to the Clerk, City of Hamilton.

FOR THE INFORMATION OF COUNCIL:

(a) CHANGES TO THE AGENDA (Item 1)

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

- (i) Added Item 4.2 – Delegation request from Mark Kikot representing his father respecting a wedge of land which has been land locking his father's property at 879 West 5th Street since 2006 and remains unresolved due to on-going OMB appeals by the developer.
- (ii) Added Item 4.3 – Delegation request from Lakewood Beach Community wishing to address Committee when the update respecting the OMB appeal regarding 560 Grays Road is on the agenda.
- (iii) At the request of staff, Item 7.1 which is a brief presentation by the Chair of the Hamilton Historical Board will be moved up to be heard prior to the public meetings.
- (iv) Added 6.2(i) – Written comments submitted by Rick and Nicole Vanleeuwen respecting Item 6.2 an Application for an Amendment to Township of Glanbrook Zoning By-law No. 464 for Lands Known as 228 Seneca Avenue, Glanbrook (PED14146(a)) (Ward 11).
- (v) The following written comments respecting Item 6.3 an Application for an Amendment to the City of Hamilton Zoning By-law No. 05-200 for Lands Located at 98 James Street South (Hamilton) (PED15007) (Ward 2) have been added:
 - Added 6.3(i) – Written comments submitted by Doug Harrison.
 - Added 6.3(ii)- Written comments submitted by David Church, Secretary/Treasurer Trustee, St. Paul's Presbyterian Church, 70 James Street South.
 - Added 6.3(iii) – Written comments submitted by Lynn Sweeney.
- (vi) Added 10.1 Notice of Motion respecting Planning Applications Fees.
- (vii) The changes to the Outstanding Business List indicated in Item 11.1(a) should also include Item "I" (d) as the staff report respecting the bus only

lane on King Street is included on tomorrow's General Issues Committee agenda.

Copies of the added correspondence and Notice of Motion were distributed.

The Agenda for the January 13, 2015 meeting of the Planning Committee was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 2)

None.

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

(i) December 9, 2014

The Minutes of the December 9, 2014 meeting were approved.

(d) DELEGATION REQUESTS (Item 4)

The following delegation requests were approved to address Committee at a future meeting:

- (i) Steven Knight, 163 Locke Street South, Hamilton respecting motorcycle parking. (Item 4.1)
- (ii) Mark Kikot representing his father respecting a wedge of land which has been land locking his father's property at 879 West 5th Street since 2006 and remains unresolved due to on-going OMB appeals by the developer. (Added Item 4.2)
- (iii) Delegation request from Lakewood Beach Community wishing to address Committee when the update respecting the OMB appeal regarding 560 Grays Road is on the agenda. (Added Item 4.3)

(e) PRESENTATIONS (Item 7)

(i) Hamilton Historical Board Presentation of their Accomplishments To-date (Item 7.1)

Robert Hamilton, Chair of the Hamilton Historical Board addressed Committee with the aid of a PowerPoint presentation providing an overview of the Board's accomplishments to date. A copy of the presentation was printed in the agenda.

The topics he covered included:

- Board Structure and Mandate
- Budget
- Heritage Events
- Heritage Plaquing
- Education and Publication
- Municipal Heritage Recognition
- A view to the future

Robert Hamilton responded to questions from Committee.

The presentation by Robert Hamilton respecting the Hamilton Historical Board's accomplishments to date was received.

(f) PUBLIC HEARINGS AND DELEGATIONS (Item 6)

- (i) Scott Oldam, 1169831 Ontario Limited, 189 York Road, Dundas requesting reconsideration of the fee for removal of the Holding provision placed on the approval of his zoning application for 336-338 King Street West, Dundas (Item 6.1)**

Scott Oldam addressed Committee and read from a prepared statement. He asked that the fee of \$1,735.00 for the removal of the Holding provision placed on the approval of his zoning application for 336-338 King Street West Dundas to address the water issue be waived. All the relevant information to address the potential low water pressure had been submitted to staff to consider prior to the Committee meeting and had been put in place by his consultants but had not been presented to Committee. The information which was provided remedies the water concern.

Chair Partridge advised Scott Oldam that his Ward Councillor would be arranging a meeting with him and staff regarding this issue.

The delegation from Scott Oldam requesting reconsideration of the fee for removal of the Holding provision placed on the approval of his zoning application for 336-338 King Street West, Dundas was received.

(ii) Application for an Amendment to Township of Glanbrook Zoning By-law No. 464 for Lands Known as 228 Seneca Avenue, Glanbrook (PED14146(a)) (Ward 11) (Item 6.2)

6.2(i) Written comments submitted by Rick and Nicole Vanleeuwen respecting Item 6.2 an Application for an Amendment to Township of Glanbrook Zoning By-law No. 464 for Lands Known as 228 Seneca Avenue, Glanbrook (PED14146(a)) (Ward 11) (Added Item)

The written comments from Rick and Nicole Vanleeuwen respecting Item 6.2 an Application for an Amendment to Township of Glanbrook Zoning By-law No. 464 for Lands Known as 228 Seneca Avenue, Glanbrook were received.

In accordance with the provision of the Planning Act, Chair Partridge advised those in attendance 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 approves the proposed zoning by-law amendments, the person or public body is not entitled to appeal the decision of the Council of the City of Hamilton to the Ontario Municipal Board, and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Delia McPhail, Planner, provided an overview of the report with the aid of a PowerPoint Presentation and responded to questions from Committee. A copy of the presentation is included in the Clerk's record and has been uploaded onto the City's website.

Delia McPhail presented an amended copy of the proposed by-law which added the following stipulation: that "the minimum side yard abutting a public street shall be 4.9m for the existing single family dwelling on the lands zoned "H-ER-282"". Copies were distributed.

James Buffet from Municipal Law Enforcement advised that an Order to Comply had been issued to the owners of the property advising them to cease the use of the building as a dwelling unit and to contact City Hall.

The staff presentation was received.

John Ariens of IBI Group Inc., the agent for the applicants, provided an overview of the proposal with the aid of a PowerPoint presentation and responded to questions from Committee. He provided copies of the PowerPoint and an excerpt from the Ministry of Municipal Affairs website respecting Secondary Units which were distributed. Copies have also been uploaded onto the City's website.

John Ariens explained that a severance is not possible due to the size of the property. The applicants are not in support of the staff recommendations to allow a temporary secondary dwelling unit as they had applied for a permanent secondary dwelling unit on the property. His presentation included the following topics:

- Air Photo
- Site Plan
- Planning Act
- Urban Hamilton Official Plan
- Issues
- Best Practices
- “Holding” is also NOT appropriate
- Development Agreement – typical for a “Garden Suite” only
- Permanent Second Dwelling will blend with the character of the street
- Respectfully requests: - Application be approved and the by-law be revised to remove the Holding provision and Holding requirements

The presentation by the agent was received.

Speakers

1. Umo Eka, representing her client who owns 76 Spalding Drive.

Umo Eke addressed Committee and indicated that she is representing her client who lives at 76 Spalding Drive. Her client opposes this application because the garage was converted into a dwelling unit in 2011 without a permit, the secondary dwelling is not compatible with the surrounding properties, cars and trucks are parked on the street and there have been some issues with noise. Also, if the temporary use is approved, in three years it could become permanent and it would be hard to remove it.

The delegation from Umo Eka, representing her client who owns 76 Spalding Drive was received.

The public meeting respecting Report PED14146(a) regarding an application for an Amendment to Township of Glanbrook Zoning By-law No. 464 for Lands Known as 228 Seneca Avenue, Glanbrook, was closed.

Committee denied the application based on the fact that Mr. Ariens advised, through his presentation, that his clients were not in support of

the staff recommendations as their application was for a permanent secondary dwelling on the premises.

For disposition on this Item, refer to Item 3.

Councillors Conley and Green indicated that they wished to be recorded as OPPOSED to the Denial of the application.

(ii) Application for an Amendment to the City of Hamilton Zoning By-law No. 05-200 for Lands Located at 98 James Street South (Hamilton) (PED15007) (Ward 2)(Item 6.3)

In accordance with the provision of the Planning Act, Chair Partridge advised those in attendance 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 approves the proposed zoning by-law amendments, the person or public body is not entitled to appeal the decision of the Council of the City of Hamilton to the Ontario Municipal Board, and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

6.3(i) Written comments submitted by Doug Harrison respecting Item 6.3 an Application for an Amendment to the City of Hamilton Zoning By-law No. 05-200 for Lands Located at 98 James Street South (Hamilton) (PED15007) (Ward 2) (Added Item)

The written comments submitted by Doug Harrison respecting Item 6.3 an Application for an Amendment to the City of Hamilton Zoning By-law No. 05-200 for Lands Located at 98 James Street South (Hamilton) (PED15007) (Ward 2) were received.

6.3(ii) Written comments from David Church, Secretary/Treasurer Trustee, St. Paul's Presbyterian Church, 70 James Street South, respecting Item 6.3 an Application for an Amendment to the City of Hamilton Zoning By-law No. 05-200 for Lands Located at 98 James Street South (Hamilton) (PED15007) (Added Item)

The written comments submitted by David Church, Secretary/Treasurer Trustee, St. Paul's Presbyterian Church, 70 James Street South, respecting Item 6.3 an Application for an Amendment to the City of Hamilton Zoning By-law No. 05-200 for

Lands Located at 98 James Street South (Hamilton) (PED15007) (Ward 2) were received.

6.3(ii) Written comments from Lynn Sweeney respecting Item 6.3 an Application for an Amendment to the City of Hamilton Zoning By-law No. 05-200 for Lands Located at 98 James Street South (Hamilton) (PED15007) (Added Item)

The written comments submitted by Lynn Sweeney, respecting Item 6.3 an Application for an Amendment to the City of Hamilton Zoning By-law No. 05-200 for Lands Located at 98 James Street South (Hamilton) (PED15007) (Ward 2) were received.

Edward John, Senior Project Manager, provided an overview of the report with the aid of a PowerPoint Presentation and responded to questions from Committee. A copy of the presentation has been included in the Clerk's record and has been uploaded onto the City's website

The staff presentation was received.

Brenda Khes, of GSP Group, the agent for the applicant, provided an overview of the proposal with the aid of a PowerPoint presentation. She indicated that there were two small amendments required to the by-law.

Stewart Elkins, from Paradigm parking solutions explained the parking stacking system and other issues related to parking.

The agent showed a promotional video on YouTube regarding the proposed development to the Committee.

The presentation by the agent was received.

Speakers

1. Yonatan Rozenszajn, Durand Neighbourhood Association, 225 Hess Street South, Hamilton

Yonatan Rozenszajn addressed Committee and indicated that the Durand Neighbourhood Association is generally in favour of the proposed development; however, they have some serious concerns with the number of parking spaces.

In his opinion, there is an inadequate amount of parking spaces because Hamilton residents are still car dependent. Providing spaces for only 49% of the condos is too ambitious. Spaces for at least 70% of the residents should be provided otherwise, there will be greater pressure placed on the downtown parking lots.

Also, the parking stack technology is very new and there is not enough information about this technology and the valet system will result in cars waiting on the street.

The delegation from Yonatan Rozenszajn on behalf of the Durand Neighbourhood Association was received.

2. Janice Brown, Durand Neighbourhood Association, 186½ Duke Street, Hamilton.

Janice Brown also representing the Durand Neighbourhood Association, read from a prepared statement and copies were distributed. A copy has been retained for the official record and a copy has also been uploaded onto the City's website.

The two major concerns which Janice Brown expressed are with respect to the light easement and with the public engagement process.

The delegation from Janice Brown on behalf of the Durand Neighbourhood Association was received.

3. Joey Coleman

Joey Coleman addressed Committee and outlined his experience with trying to access information respecting the Design Review Panel which Council had established as being open to the public.

He was repeatedly denied access to the Agenda, was advised there were no Minutes taken and one meeting was held in Closed Session. After making an FOI request and contacting a number of senior City staff the issue has now been resolved.

Also, with respect to the issue of public notices, he strongly suggests the City use Open Data.

Joey Coleman submitted copies of his e-mail correspondence with City staff respecting the Design Review Panel issue to the Clerk for the Official Record.

That the delegation by Joey Coleman was received.

4. Diane Dent, member of the Permit Review Sub-Committee

Diane Dent addressed Committee and read from a prepared statement, a copy of which was submitted to the Clerk for the official record. A copy has also been uploaded onto the City's website.

Her concerns included but were not limited to the following:

- Intensification should not be accommodated by the demolition of a heritage building;
- The General Manager of Planning's delegated authority to approve heritage permits means no public input;
- An independent heritage engineer should confirm the stability of the tower;
- The reduced parking;
- The light easement;
- The security of the heritage features.

The delegation by Diane Dent was received.

5. Arend Kersten, Executive Director of the Flamborough Chamber of Commerce

Arend Kersten addressed Committee. He highlighted the contrast in the City's parking requirements. One of the examples he referenced is the fact that staff are allowing 122 parking spaces in the downtown core for 359 condo units for this proposal yet in Flamborough, the requirement for a 60 X 107 foot storage shed addition to a family owned farm implementation dealership in the rural area, staff advised the applicant that he would require 73 parking spaces.

The delegation by Arend Kersten was received.

The public meeting respecting Report PED15007 entitled Application for an Amendment to the City of Hamilton Zoning By-law No. 05-200 for Lands Located at 98 James Street South (Hamilton), was closed.

Committee approved the following **amendments**:

- (a) That the draft by-law attached to Report PED15007 be amended by deleting 31% in Section 2 a) c) i) and inserting 11% therein and deleting 37% in Section 2 a) c) ii) and inserting 30% therein;
- (b) That the draft by-law be approved, as amended.

For disposition on this Item, refer to Item 4.

(g) DISCUSSION ITEMS (Item 8)

- (iii) **Application for a Ministry of the Environment Environmental Compliance Approval (Waste) for Lands Located at 800 Parkdale Avenue North, Hamilton (PED15002) (Ward 4) (Item 8.1)**

Committee approved the following **amendments** to the recommendations, which were presented by staff at the request of the applicant.

- (a) That subsection (a)(i)(4) be deleted in its entirety and the following be inserted therein:

“Product Inventory List to be provided at the end of each day if materials are being stored overnight.”

- (b) That subsection (a)(viii) be amended by added the words **“upon request”**

For disposition on this Item, refer to Item 5.

(h) MOTIONS (Item 9)

Whereas the Development Charges By-law provides for a DC Exemption for affordable housing projects from the requirement to pay Development Charges;

And Whereas the Parkland Dedication By-law provides for an exemption for charitable non-profit organizations from the cash-in-lieu payments;

And Whereas the Planning Application and Growth Management tariff of fees by-law does not provide any exemption for charitable organizations or affordable housing providers from the requirements of the fee by-law;

And Whereas charitable organizations and affordable housing providers provide a public benefit to the broader community;

Therefore, be it resolved that Planning and Economic Development Department staff be directed to investigate and report back to the Planning Committee on

options, including an assessment of the financial implications and funding sources, to amend the applicable Planning and Growth Management fee by-law to provide discretion for the General Manager, or designate, to waive the applicable fees for charities and not-for-profit organizations.

(i) NOTICES OF MOTION (Item 10)

Chair Partridge relinquished the Chair to Councillor Farr and presented the following Notice of Motion:

(i) Planning Application Fees (Added 10.1)

Whereas the Development Charges By-law provides for a DC Exemption for affordable housing projects from the requirement to pay Development Charges;

And Whereas the Parkland Dedication By-law provides for an exemption for charitable non-profit organizations from the cash-in-lieu payments;

And Whereas the Planning Application and Growth Management tariff of fees by-law does not provide any exemption for charitable organizations or affordable housing providers from the requirements of the fee by-law;

And Whereas charitable organizations and affordable housing providers provide a public benefit to the broader community;

Therefore, be it resolved that Planning and Economic Development Department staff be directed to investigate and report back to the Planning Committee on options, including an assessment of the financial implications and funding sources, to amend the applicable Planning and Growth Management fee by-law to provide discretion for the General Manager, or designate, to waive the applicable fees for charities and not-for-profit organizations.

The Rules of Order were waived in order to introduce a motion respecting Planning Application Fees.

For disposition of this matter refer to Information Item (h).

Chair Partridge resumed the Chair.

(j) GENERAL INFORMATION AND OTHER BUSINESS (Item 11)

(i) Outstanding Business List Amendments (Item 11.1)

The following Items were identified as being completed and removed from the Outstanding Business List:

Item "J"- Synergies between infrastructure Development and New School Openings (See Item 5.1 on this agenda)

Item "I" (c) That the GM, P&E Dev, be authorized to revise the Parking Bylaw to reflect changes as part of the A and B Line Passenger Amenities and King St. Bus Only Lane. (By-law 236 enacted September 25, 2013)

Item "I" (d) That staff be directed to Report to GIC at the conclusion of the one year pilot program for a Bus Only Lane on King Street.

(k) ADJOURNMENT (Item 13)

There being no further business, that the Planning Committee adjourned at 1:41 p.m.

Respectfully submitted,

Councillor J. Partridge
Chair, Planning Committee

Ida Bedioui
Legislative Co-ordinator
Office of the City Clerk