



PLANNING COMMITTEE

REPORT 15-004

9:30 am

Tuesday, March 3, 2015

Council Chambers

Hamilton City Hall

71 Main Street West

Present: Councillors J. Partridge (Chair), B. Johnson (1st Vice Chair)
M. Pearson (2nd Vice-Chair) C. Collins D. Conley, J. Farr,
M. Green, A. Johnson and R. Pasuta

Also Present Councillors T. Jackson and L. Ferguson

THE PLANNING COMMITTEE PRESENTS REPORT 15-004 AND RESPECTFULLY RECOMMENDS:

1. Annual Report on Building Permit Fees (PED15024) (City Wide) (Item 5.1)

That Report PED15024 respecting Annual Report on Building Permit Fees, be received.

2. Committee of Adjustment Minor Variance Application HM/A-14:255 for the Property Located at 25 Barnesdale Avenue South (Hamilton), Supported by the Planning and Economic Development Department but Denied by the Committee of Adjustment (PED15025) (Ward 3) (Item 5.2)

That Legal Services staff not attend the Ontario Municipal Board (OMB) to defend the Committee of Adjustment's decision to deny the application which was subsequently appealed to the OMB by the applicant.

3. Respecting the application process for minor variance regarding the Sec. 19 "as of right clause"

Whereas applicants for planning approvals like minor variances should not be able to seek such approvals if they are undertaking a home construction, the work for which the minor variance should have been obtained first before undertaking any such work,

And whereas applicants who do seek approvals "after the fact" especially for the use of second unit conversions more often than not, obtain these approvals despite the flaunting of the laws and despite the improper process because of the current practice of the OMB to pretend that construction has not yet occurred and in the face of the "as of right" second unit policy provincially in the city's official plan

And whereas the fiction creates doubt that the planning merits for the variances needed for the second unit as of right are truly being considered solely on a planning basis and not first to accommodate the investment and construction already done,

NOW THEREFORE BE IT RESOLVED that the City Council request the Provincial government through the Minister of Municipal Affairs and Housing to amend its Planning Act to prohibit application for minor variance on any other planning approvals to permit the second unit conversion if an owner undertakes or has undertaken the actual conversion before first seeking such planning applications, in order to uphold the integrity of the planning approval process and to gain more confidence to the community that any such planning approval process is one based on merit and integrity and not just expediency.

4. Hamilton Municipal Heritage Committee Report 15-002 (Item 5.3)

That Hamilton Municipal Heritage Committee Report 15-002 be received.

5. Application for Approval of a Draft Plan of Condominium (Common Elements) by 2268329 Ontario Inc. (c / o Albion Developments) for Lands Known as 11 Stockbridge Gardens, Stoney Creek (PED15009) (Ward 9) (Item 6.1)

- (a) That approval be given to Draft Plan of Condominium Application 25CDM-201405 by 2268329 Ontario Inc. (c / o Albion Developments), to establish a Draft Plan of Condominium (common elements condominium) to create a condominium road, sidewalks, visitor parking area with 25 parking spaces, open space, and amenity area for six

townhouse units and 13 maisonette units, on lands located at 11 Stockbridge Gardens (Stoney Creek), as shown on Appendix "A" to Report PED15009, subject to the following conditions:

- i) That this approval shall apply to the plan prepared by A.J. Clark and Associates Ltd, and certified by B.J. Clarke, dated July 31, 2014, showing a common element road, sidewalks, visitor parking areas, open space, and amenity area, attached as Appendix "B" to Report PED15009;
- ii) That the final plan of condominium shall comply with all of the applicable provisions of Zoning By-law No. 3692-92, as amended by By-law No. 12-161 and by By-law No. 05-200, or in the event the City of Hamilton has repealed and replaced By-law 3692-92 with By-law No. 05-200, the final plan of condominium shall apply with all of the applicable provisions of the Zoning By-law in force and effect at the time of registration of the Draft Plan of Condominium;
- iii) That the final plan of condominium shall comply, in all respects, with Site Plan DA-12-232 approved on July 2, 2014, to the satisfaction of the Director of Planning and Chief Planner;
- iv) That the owner shall receive final approval of Part Lot Control Application PLC-14-027, including the enactment and registration on title of the Part Lot Control Exemption By-law, to the satisfaction of the Director of Planning and Chief Planner;
- v) That the owner shall enter into a Development Agreement to ensure that the tenure of each of the proposed freehold maisonette dwellings and freehold townhouse dwellings having frontage on the condominium road has legal interest, in common, to the common elements condominium, to the satisfaction of the City Solicitor;
- vi) That the owner shall agree to include the following in all offers of purchase and sale and rental leases and in the development agreement, to the satisfaction of the Senior Director of Growth Management:
 - (1) Purchasers / tenants are advised that the City of Hamilton will not be providing maintenance or snow removal service for the private condominium road;
 - (2) Purchasers / tenants are advised that garages are provided for the purpose of parking a vehicle. It is the responsibility of the owner / tenant to ensure that their parking needs (including those of visitors) can be accommodated onsite.

On-street, overflow parking may not be available and cannot be guaranteed in perpetuity;

- (3) Purchasers / tenants are advised that this property is eligible for weekly collection of garbage, recycling, organics, and leaf and yard waste through the City of Hamilton subject to compliance with specifications indicated by the Public Works Department and subject to compliance with the City's Solid Waste Management By-law 09-067;
- (4) Purchasers / tenants are advised that for units on Parts 26, 30 to 35 inclusive, and 110-116 inclusive (as shown on the Draft Plan of Condominium attached as Appendix "B" to Report PED15009) a 5 m development setback (no touch area) must be maintained from the toe of slope whereby no buildings, structures, or amenity areas would be permitted;
- (5) Purchasers / tenants of units on Parts 26, 30 to 35 inclusive, and 110 to 116 inclusive (as shown on the Draft Plan of Condominium attached as Appendix "B" to Report PED15009) are advised that the installation of gates in any fencing adjacent to Part 94 (as shown on the Draft Plan of Condominium attached as Appendix "B" to Report PED15009), also known as the Conservation / Hazard Lands, required by Section 4.9(a) of Subdivision Agreement 25T-201108 registered on February 26, 2013, is prohibited;
- (6) Purchasers / tenants are advised that any access and / or encroachment, including but not limited to, sodding, dumping of grass clippings, lawn cutting, play structures, gardens, etc. onto Parts 94 to 96 inclusive (as shown on the Draft Plan of Condominium attached as Appendix "B" to Report PED15009), also known as the Conservation / Hazard Lands, is prohibited;
- (7) Purchasers / tenants are advised that they will be solely responsible, through the condominium corporation, for any maintenance, liability, and / or the protection of Parts 94 to 96 inclusive (as shown on the Draft Plan of Condominium attached as Appendix "B" to Report PED15009), also known as the Conservation / Hazard lands. Furthermore, purchasers / tenants are advised that said Conservation / Hazard lands are owned solely by the condominium corporation and as such, the City of Hamilton has no interest or responsibility for the maintenance, liability, and / or protection of these lands; and,

- (8) Purchasers / tenants are advised that the home / business mail delivery will be from a designated centralized mailbox.
 - (vii) That the owner will be responsible for officially notifying the purchasers of the exact centralized mailbox locations, prior to the closing of any home sales;
 - (viii) That the owner work with Canada Post to determine and provide temporary suitable centralized mailbox locations, which may be utilized by Canada Post, until the curbs, boulevards, and sidewalks are in place in the remainder of the subdivision, to the satisfaction of the Senior Director of Growth Management;
 - (ix) That the owner install a concrete pad in accordance with the requirements of, and in locations to be approved by the Senior Director of Growth Management and Canada Post, to facilitate the placement of community mailboxes;
 - (x) That the owner identify the pads above on the engineering servicing drawings. Said pads are to be poured at the time of the sidewalk and / or curb installation within each phase, to the satisfaction of the Senior Director of Growth Management;
 - (xi) That the owner determine the location of all centralized mail receiving facilities in co-operation with the Senior Director of Growth Management and Canada Post, and to indicate the location of centralized mail facilities on appropriate maps, information boards, and plans. Maps are also to be prominently displayed in the sales office(s), showing specific centralized mail facility locations;
 - (xii) That the owner shall provide, to the satisfaction of the Senior Director of Growth Management, with evidence that satisfactory arrangements, financial and otherwise, have been made with a telecommunication service provider, approved by the Canadian Radio and Telecommunication Commission (CRTC), that adequate telecommunication service will be provided to the condominium, including 9-1-1 emergency calling service that identifies, at a minimum, the caller's name and location information; and,
 - (xiii) That, the owner shall satisfy all conditions, financial or otherwise, of the City of Hamilton.
- (b) That the owner agree to make arrangements with Canada Post for units on Parts 1 to 7 inclusive, 8 to 13 inclusive, 27 to 29 inclusive, 36 to 47 inclusive, 55 to 66 inclusive, and 74 to 82 inclusive (as shown on the Draft

Plan of Condominium attached as Appendix “B” to Report PED15009) (municipally known as 71, 73, 75, 77, 79, 81, and 83 Echovalley Drive and 38, 40 42, 44, 46, 48, 50, 54 56, 58, 60, 62, 76, 78, 80, 84, 86, 88, 90 92, and 94 Westbank Trail) for a separate community mailbox facility to be located on lands not contained within the common element condominium, to the satisfaction of the Senior Director of Growth Management;

- (c) That the owner agree to register the following warning clauses on title of the applicable lands, **as amended**:
- (1) Purchasers / tenants are advised that units on Parts 1, 36 to 47 inclusive, and 55 to 66 inclusive (as shown on the Draft Plan of Condominium attached as Appendix “B” to Report PED15009) (municipally known as 71 Echovalley Drive and 38 to 62 Westbank Trail), a 5 m development setback (no touch area) must be maintained from the toe of slope whereby no buildings or structures or amenity areas would be allowed;
 - (2) Purchasers / tenants of units on Parts 1, 27 to 29 inclusive, 36 to 47 inclusive, and 55 to 76 inclusive (as shown on the Draft Plan of Condominium attached as Appendix “B” to Report PED15009) (municipally known as 71 Echovalley Drive and 38, 40, 42, 44, 46, 48, 50, 54, 56, 58, 60, 62 76, 78, 80 Westbank Trail), are advised that the installation of gates in any fencing adjacent to Parts 71, 92, and 94 (as shown on the Draft Plan of Condominium attached as Appendix “B” to Report PED15009), also known as the Conservation / Hazard Lands, required by Section 4.9(a) of Subdivision Agreement 25T-201108 registered on February 26, 2013, is prohibited;
 - (3) Purchasers / tenants of units on Parts 1, 27 to 29 inclusive, 36 to 47 inclusive, and 55 to 76 inclusive (as shown on the Draft Plan of Condominium attached as Appendix “B” to Report PED15009) (municipally known as 71, 73, 75, 77, 79, 81, 83 Echovalley Drive and 38, 40, 42, 44, 46, 48, 50, 54, 56, 58, 60 62, 76, 78, 80, 84, 86, 88, 90, 92, and 94 Westbank Trail), are advised that any access and / or encroachment, including but not limited to, sodding, dumping of grass clippings, lawn cutting, play structures, gardens, etc. onto Part 94 (as shown on the Draft Plan of Condominium attached as Appendix “B” to Report PED15009), also known as the Conservation / Hazard Lands, is prohibited; and,
 - (4) Purchasers / tenants are advised that for all units fronting onto Westbank Trail, including Parts 8 to 13 inclusive, 27 to 29 inclusive, 36 to 47 inclusive, ~~47 to 66 inclusive~~ Parts 48, 54 to 66 inclusive,

and 74 to 82 inclusive (as shown on the Draft Plan of Condominium attached as Appendix “B” to Report PED15009), indicated on Site Plan DA-12-232 approved on July 2, 2014 (Appendix “D”), that the parking, manoeuvring, walkways, and driveway areas around the units are constructed of partial asphalt, interspersed with 1.5 m bands of permeable pavers as a stormwater quality control measure and purchasers / tenants agree to maintain these features indefinitely.

- (d) That the owner be advised of the following:

NOTES TO DRAFT PLAN APPROVAL

Pursuant to Section 51(32) of the *Planning Act*, draft approval shall lapse if the plan is not given final approval within three years. However, extensions will be considered if a written request is received before the draft approval lapses.

6. Modifications and Updates to Town of Ancaster Zoning By-law No. 87-57, Town of Dundas Zoning By-law No. 3581-86, Town of Flamborough Zoning By-law No. 90-145-Z, Township of Glanbrook Zoning By-law No. 464, City of Hamilton Zoning By-law No. 6593, City of Stoney Creek Zoning By-law No. 3692-92 and Hamilton Zoning By-law No. 05-200 (PED15028) (City Wide) (Item 6.2)

- (a) That approval be given to **City Initiative CI-14-H** for modifications and updates to Town of Ancaster Zoning By-law No. 87-57, Town of Dundas Zoning By-law No. 3581-86, Town of Flamborough Zoning By-law No. 90-145-Z, Township of Glanbrook Zoning By-law No. 464, City of Hamilton Zoning By-law No. 6593, City of Stoney Creek Zoning By-law No. 3692-92 and Hamilton Zoning By-law No. 05-200;
- (b) That the draft By-laws, attached as Appendices “A” to “F” to Report 15-004 which have been prepared in a form satisfactory to the City Solicitor, **be amended by removing the changes to the parking space dimensions** and be enacted by City Council;
- (c) That the draft By-law, attached as Appendix “F” to Report 15-004, which has been prepared in a form satisfactory to the City Solicitor, **be further amended by removing clause 3 (d) and re-lettering the subsequent clauses there in** and be enacted by City Council;
- (d) That the draft By-law attached as appendix “G” to Report PED15028 which has been prepared in a form satisfactory to the City Solicitor, be enacted by Council;

- (e) That the changes proposed to the By-laws, in Appendices “A” to “G” to Report PED15028, are minor in nature and that any changes made after holding a public meeting on March 3, 2015, that Council determines that no further notice is required prior to the passing of the proposed By-law, pursuant to Section (34)17 of the *Planning Act*.

**7. 560 Grays Road OMB Appeals re: OPA (OPA-12-010) and ZBA (ZAC-12-027)
Owner: Silvestri Homes (LS15005/PED15030) (Item 12.2)**

That the staff recommendations in Report LS15005/PED15030 remain confidential until Council approval.

FOR THE INFORMATION OF COUNCIL:

(a) CHANGES TO THE AGENDA (Item 1)

The Clerk advised of the changes to the following Items and copies were distributed:

6.1 Application for Approval of a Draft Plan of Condominium (Common Elements) by 2268329 Ontario Inc. (c / o Albion Developments) for Lands Known as 11 Stockbridge Gardens, Stoney Creek (PED15009) (Ward 9)

Minor correction to subsection (c) (4) of the recommendation – “Parts 47 to 66 inclusive” are deleted and replaced with “Parts 48, 54 to 66 Inclusive”.

6.2 Modifications and Updates to Town of Ancaster Zoning By-law No. 87-57, Town of Dundas Zoning By-law No. 3581-86, Town of Flamborough Zoning By-law No. 90-145-Z, Township of Glanbrook Zoning By-law No. 464, City of Hamilton Zoning By-law No. 6593, City of Stoney Creek Zoning By-law No. 3692-92 and Hamilton Zoning By-law No. 05-200 (PED15028) (City Wide)

Added Written Comments

6.2 (i) Sheri Adams Selway

6.3 Application for an Amendment to the City of Hamilton Zoning By-law No. 05-200 for Lands Located at 108 James Street North and 111 and 115 Hughson Street North (Hamilton) (PED15029) (Ward 2)

Added Written Comments

6.3 (i) Dan DiRocco

6.3(ii) Matt Jelly

Registered Speakers

Joey Coleman, representing the Beasley Neighbourhood Association

Added 12.2 560 Grays Road OMB Appeals re: OPA (OPA-12-010) and ZBA (ZAC-12-027) Owner: Silvestri Homes (LS15005/PED15030)

This matter is proposed for consideration in Closed Session pursuant to Section 8.1 subsections (e) and (f) of the City's Procedural By-law and Section 239.2 of the Municipal Act as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the City and the receiving of advice that is subject to solicitor-client privilege.

The Agenda for the March 3, 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) February 17, 2015

The Minutes of the February 17, 2015 meeting were approved.

(d) CONSENT ITEMS (Item 5)

(i) Committee of Adjustment Minor Variance Application HM/A-14:255 for the Property Located at 25 Barnesdale Avenue South (Hamilton), Supported by the Planning and Economic Development Department but Denied by the Committee of Adjustment (PED15025) (Ward 3) (Item 5.2)

The staff recommendation was replaced with the following:

“That Legal Services staff not attend the OMB whether in support of the Committee of Adjustment’s decision or against the applicant’s appeal.”

Refer to Item 2 for disposition of this matter.

In relation to this Item, Councillor Green put forward a motion with respect to the application process for minor variance regarding Sec. 19 "as of right clause".

Refer to Item 3 for disposition of this matter.

Item 6.3 was moved up in the agenda to be considered first.

(f) DELEGATIONS/PUBLIC HEARINGS (Item 6)

(i) Application for an Amendment to the City of Hamilton Zoning By-law No. 05-200 for Lands Located at 108 James Street North and 111 and 115 Hughson Street North (Hamilton) (PED15029) (Ward 2) (Item 6.3)

(a) The Report and Public meeting respecting Application for an Amendment to the City of Hamilton Zoning By-law No. 05-200 for Lands Located at 108 James Street North and 111 and 115 Hughson Street North (Hamilton) (PED15029) was deferred to the March 31, 2015 meeting;

(b) Notice of the new Public Meeting date are to forwarded in the usual manner, including to those residents who have submitted written comments for today’s agenda and who had registered as a speaker.

(ii) Application for Approval of a Draft Plan of Condominium (Common Elements) by 2268329 Ontario Inc. (c / o Albion Developments) for Lands Known as 11 Stockbridge Gardens, Stoney Creek (PED15009) (Ward 9) (Item 6.1)

In accordance with the provisions 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 draft plan of condominium 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.

No one came forward.

The staff presentation respecting Report PED15009 was waived.

The public meeting was closed.

The recommendations were approved as per the changes to the agenda.

Refer to Item 5 for disposition of this matter.

- (ii) **Modifications and Updates to Town of Ancaster Zoning By-law No. 87-57, Town of Dundas Zoning By-law No. 3581-86, Town of Flamborough Zoning By-law No. 90-145-Z, Township of Glanbrook Zoning By-law No. 464, City of Hamilton Zoning By-law No. 6593, City of Stoney Creek Zoning By-law No. 3692-92 and Hamilton Zoning By-law No. 05-200 (PED15028) (City Wide) (Added Item 6.2)**

In accordance with the provisions 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 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.

Added Written Comments

6.2 (i) Sheri Adams Selway

The written comments from Sheri Adam Selway were received.

Peter De Iulio addressed Committee with the aid of a PowerPoint presentation. A copy has been uploaded onto the City's website.

He provided an overview of the report and advised that due to concerns raised by the Hamilton-Halton Homebuilders Association, planning staff are recommending the removal of clause (d) of point 3 in Appendix "F" to Report PED15028. This is with respect to sales trailers in Stoney Creek Zoning By-law No. 3692-92.

Staff responded to questions from Committee.

The staff presentation respecting Report PED15028 was received.

Councillor Jackson addressed Committee and spoke in support of the staff report and indicated that two of his constituents were in attendance but had to leave and he is speaking on their behalf as their ward councillor. The constituents are:

Judy Powell
Wendy Davidson

Speakers

1. Matt Johnston, Hamilton-Halton Home Builders Association

Matt Johnston representing the Hamilton-Halton Home Builders Association stated that although they are in support of many of the recommended changes to the by-laws, they did not have enough consultation as they would have liked. They have concerns to some of the condominium provisions and lot sizes and building heights. The Association members wanted to be active participants in these discussions. Also, some members may get caught in the timing issues not realizing the changes that are being made to the by-laws.

The delegation from Matt Johnston of the Hamilton-Halton Home Builders Association was received.

Amendment One:

- (a) The by-laws were amended by removing the changes to the parking space dimensions;
- (b) Staff were directed to report back on the feasibility of increasing the parking space dimensions.

Amendment Two:

- (a) The proposed amendments to City of Stoney Creek Zoning By-law 3692-92 were amended by removing clause 3 (d) referring to other temporary uses (sales trailers);
- (b) Staff were directed to report back on the issue of sales trailers in Stoney Creek.

The public meeting was closed.

The recommendations were approved as amended.

Refer to Item 6 for disposition of this matter.

(j) MOTION (Item 11)

(i) Farmers' Market On-street Parking (Added 11.1)

Councillor Farr requested that his motion be deferred to a future meeting.

Whereas, on-street parking adjacent to the Downtown Hamilton Farmers' Market, Library and FOC (formally Copps) had been a feature of convenience for generations; and

Whereas, the design and implementation of York Street between James and Bay was established two years before Council contemplated and ultimately approved the Cannon Two-Way Cycle Track one block to the north of York, and

Whereas, the concept of Greenways has been discussed and promoted throughout the cycling community, however, a greenway has yet to be established in Hamilton, and

Whereas, Park Street is a two-way street connection between York and Cannon that offers tremendous potential as it relates to the creation of a greenway to the Library/Market/FOC precinct and from the Cannon Two-way Cycle Track, and

Whereas, the Stallholders at the Hamilton Farmers' Market have, as a priority, the desire to see the on-street parking return, adjacent to the Market, and

Whereas, on-street parking would greatly assist those growing number of customers wishing to make quick stops to the Central Library and First Ontario Centre office, and

Whereas, consultation with several engaged members of the cycling committee have considered the merit of returning on-street parking to the precinct in addition to a Park Street greenway connecting to and from the Cannon Cycle Track,

Therefore be it resolved:

- (a) That Parking Division staff be requested to coordinate with applicable staff from Public Works to examine the feasibility of returning on-street parking adjacent to the Farmers' Market/Library/FOC precinct;
- (b) That staff report back to the Planning Committee on a proposed plan at the May 19, 2015 meeting.

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

(i) Outstanding Business List Amendments (Item 11.1)

That the following new due date was approved:

Item "P" - Milkweed and Dog Strangling Vine (EBR Registry Number 012-1204)
Due date: March 3, 2015
Proposed New Due Date: May 19, 2015

(l) PRIVATE AND CONFIDENTIAL (Item 13)

- 12.1 Closed Session Minutes – February 17, 2015 (Distributed under separate cover)

This matter is proposed for consideration in Closed Session pursuant to Sub-sections 8.1 (e) and 8.1(f) of the City's Procedural By-law and Section 239.2 of the Municipal Act as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the City and the receiving of advice that is subject to solicitor-client privilege.

Committee approved the Private and Confidential Minutes in Open Session.

- (a) The Closed Session Minutes of the February 17, 2015 meeting were approved:

- (b) The Closed Session Minutes of the February 17, 2015 meeting are to remain private and confidential and restricted from public disclosure.

Committee moved into Closed Session at 11:20 a.m. to consider matters pursuant to Sub-sections 8.1 (e) and (f) of the City's Procedural By-law and Section 239.2 of the Ontario Municipal Act, 2001, as amended, as the subject matters pertain to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board and the receiving of advice that is subject to solicitor client privilege including communications necessary for that purpose.

The Committee reconvened in Open Session at 11:45 a.m.

- (i) **560 Grays Road OMB Appeals re: OPA (OPA-12-010) and ZBA (ZAC-12-027) Owner: Silvestri Homes (LS15005/PED15030) (Item 12.2)**

Direction was given to staff in Closed Session.

For disposition of this Item refer to Item 7.

(m) ADJOURNMENT (Item 14)

There being no further business, the Planning Committee was adjourned at 11:45 a.m.

CARRIED

Respectfully submitted,

Councillor J. Partridge
Chair, Planning Committee

Ida Bedioui
Legislative Co-ordinator
Office of the City Clerk