



## **PLANNING COMMITTEE**

### **REPORT 16-001**

**9:30 am**

**Tuesday, January 12, 2016**

**Council Chambers**

**Hamilton City Hall**

**71 Main Street West**

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

**Absent with regrets:** Councillor B. Johnson (Chair), personal

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### **THE PLANNING COMMITTEE PRESENTS REPORT 16-001 AND RESPECTFULLY RECOMMENDS:**

- 1. To Incorporate City Lands into Dartnall Road by By-Law (PED16013) (Ward 11) (Item 5.1)**
  - (a) That the following City Lands designated as Parts 1, 2, 3, 4, 5, 6, 7, 9, 14, 15, 16, 17, 18, 19, 20, 21, 22 and 23 on Plan 62R-17987 be established as a public highway to form part of Dartnall Road;
  - (b) That the By-Law to incorporate the City lands to form part of Dartnall Road, prepared in a form satisfactory to the City Solicitor and attached as Appendix "B" to Report PED16013, be enacted by Council;
  - (c) That the General Manager of Public Works be authorized and directed to register the By-Law.

- 2. Parked Facing the Wrong Way (PED13109(a)) (City Wide) (Item 5.2)**

That Report PED13109(a) respecting Parked Facing the Wrong Way be received.

**3. Applications for an Urban Hamilton Official Plan and Zoning By-law Amendment for Lands Located at 20 Artfrank Drive (Stoney Creek) (PED16007) (Ward 9) (Item 6.2)**

- (a) That approval be given to Urban Hamilton Official Plan Amendment Application UHOPA-15-010 by Winterberry Paramount Corporation (Owner), for amendment to Area Specific Policy – Area A, Block A-1, to permit a maximum density of 200 units per hectare for the entire site, and to permit one building located parallel to the existing stormwater management pond to have a maximum height of 12 storeys, for lands located at 20 Artfrank Drive (Stoney Creek), as shown on Appendix “A” to Report PED16007, on the following basis:
- (i) That the draft Official Plan Amendment, attached as Appendix “B” to Report PED16007, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.
  - (ii) That the proposed amendment is consistent with the Provincial Policy Statement (2014), conforms to the Growth Plan for the Greater Golden Horseshoe, and complies with the intent and purpose of the Urban Hamilton Official Plan.
- (b) That approval be given to Amended Zoning By-law Amendment Application ZAC-15-018 by Winterberry Paramount Corporation (Owner), for a further site specific amendment to the Multiple Residential “RM3-27” Zone, Modified, by deleting and replacing the provisions, in order to permit the development of 20 two-storey mixed use townhouses and three multiple dwellings consisting of a total of 351 dwelling units, for a total of 371 dwelling units, for lands located at 20 Artfrank Drive (Stoney Creek), as shown on Appendix “A” to Report PED16007, on the following basis:
- (i) That the draft By-law, attached as Appendix “C” to Report PED16007, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.
  - (ii) That the amending By-law be added to Map 15 of Schedule “A” of Zoning By-law No. 3692-92.
  - (iii) That the proposed change in zoning be in conformity with the Urban Hamilton Official Plan upon approval of Urban Hamilton Official Plan Amendment No. [REDACTED].

4. **Application for Approval of Draft Plan of Condominium (Common Element), by Webb Planning Consultants Inc., on behalf of Losani Homes Ltd., for Lands Known as 247 Festival Way (Glanbrook) (PED16009) (Ward 11) (Item 6.3)**

That approval be given to Draft Plan of Condominium Application 25CDM-201511, by Webb Planning Consultants Inc. (c/o James Webb), Agent, on behalf of Losani Homes Ltd. (c/o Fred Losani), Owner, to establish a Draft Plan of Condominium (Common Element) to create a condominium road, an amenity area and 14 visitor parking spaces on lands located at 247 Festival Way (Glanbrook), as shown on Appendix "A" to Report PED16009, subject to the following conditions:

- (i) That the approval for Draft Plan of Condominium (Common Element) Application 25CDM-201511 applies to the plan prepared by A. T. McLaren Ltd., certified by S. D. McLaren, OLS, and dated March 11, 2015, consisting of a condominium road, an amenity area and 14 visitor parking spaces attached as Appendix "B" to Report PED16009;
- (ii) That the conditions of Draft Plan of Condominium Approval provided as Appendix "C" to Report PED16009 be approved by City Council.

5. **Application for an Urban Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at 101 Shoreview Place, Stoney Creek (PED16010) (Ward 10) (Item 6.4)**

(a) That approval be given to Urban Hamilton Official Plan Amendment Application UHOPA-15-029 by Urban Solutions Planning and Land Development Consultants Inc., to permit two six storey apartment buildings and ten block townhouses with a maximum density of 209 units per net residential hectare, for lands located at 101 Shoreview Place, Stoney Creek, as shown on Appendix "B" to Report PED16010, on the following basis:

- (i) That the draft Urban Hamilton Official Plan Amendment, attached as Appendix "B" to Report PED16010, be adopted by City Council.
- (b) That approval be given to Zoning By-law Amendment Application ZAR-15-020, by Urban Solutions Planning and Land Development Consultants Inc., to further amend the City of Stoney Creek Zoning By-law No. 3692-92 for lands located at 101 Shoreview Place, Stoney Creek, from the Multiple Residential "RM3-40" Zone, Modified, to the Multiple Residential "RM3-55" Zone, Modified, as shown on Appendix "C" to Report PED16010, on the following basis:

- (i) That the draft By-law, ***as amended with the removal of the Holding Provision***, attached to Report 16-001 as Appendix "A",

which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;

- (ii) That the proposed changes in zoning are consistent with the Provincial Policy Statement (PPS) and conform to the Places to Grow – Growth Plan; and,
- (iii) That the proposed changes in zoning will comply with the Urban Hamilton Official Plan upon finalization of the Urban Hamilton Official Plan Amendment No. XX.

**6. Proposed Urban Hamilton Official Plan Amendment and Zoning By-law Amendment for Property located at 149½ Sherman Avenue North, Hamilton (PED16014) (Ward 3) (Item 6.5)**

- (a) That Urban Hamilton Official Plan Amendment Application UHOPA-15-027 by Hamilton Habitat for Humanity, Owner, to permit the density for street townhouses to be 70 units per net residential hectare on lands located at 149½ Sherman Avenue North (Hamilton), as shown on Appendix “A” to Report PED16014, be approved on the following basis:
  - (i) That the draft Official Plan Amendment, **as amended**, attached as Appendix “B” to Report 16-001, be adopted by City Council.
- (b) That Zoning By-law Amendment Application ZAR-15-034, by Hamilton Habitat for Humanity, Owner, for a change in zoning from the “G-3” (Public Parking Lots) District, to the “RT-30/S-1728”-‘H’ (Street Townhouse) District, Holding Modified in order to permit five street townhouse dwelling units, for lands located at 149½ Sherman Avenue North (Hamilton), as shown on Appendix “A” to Report PED16014, be approved on the following basis:
  - (i) That the draft By-law, **as amended**, attached as Appendix “B” to Report 16-001, which has been prepared in a form satisfactory to the City Solicitor, be enacted by Council.
  - (ii) That the amending By-law be added to Schedule “A” of Zoning By-law No. 6593.
  - (iii) That the proposed changes in zoning are consistent with the Provincial Policy Statement (PPS), conform with the Growth Plan for the Greater Golden Horseshoe and upon finalization of Official Plan Amendment No. XX will comply with the Urban Hamilton Official Plan (UHOP).
- (c) That the Gibson Neighbourhood Plan be amended by changing the designation from “Commercial” to “Attached Housing”.

7. **Applications to Amend the Urban Hamilton Official Plan and Town of Ancaster Zoning By-law No. 87-57 for Lands Located at 1169 Garner Road East (Ancaster) (PED16020) (Ward 12) (Item 6.6)**

- (a) That approval be given to Amended Urban Hamilton Official Plan Amendment Application UHOPA-15-004, by Losani Homes (1998) Limited (Owner), for OPA No. , to delete the subject lands from the “Natural Heritage System” designation on Schedule B and to delete portions of the subject lands from the “Local Natural Area (Environmentally Significant Areas)” designation on Schedule B-6; and for changes to the Meadowlands Neighbourhood IV Secondary Plan from “Utility” to “Medium Density Residential 2c”; from “Natural Open Space” to “Utility”; from “Natural Open Space” to “Low Density Residential 2b”; to delete in its entirety “Area Specific Policy – Area E”; and, to establish a Site Specific Policy Area – Area G, for the lands known as 1169 Garner Road East (Ancaster), as shown on Appendix “A” to Report PED16020, on the following basis:
- (i) That the draft Official Plan Amendment, ***as amended to decrease the minimum residential units per hectare from 53 to 50***, attached as Appendix “C” to Report 16-001, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.
- (ii) That the proposed Official Plan Amendment is consistent with the Provincial Policy Statement (PPS) and conforms to the Places to Grow Plan.
- (b) That approval be given to Amended Zoning By-law Amendment Application ZAC-15-008 by Losani Homes (1998) Limited, (Owner), for a further change to the Residential Multiple “RM6-611” Zone, Modified, in order to permit a multiple dwelling development comprised of 56 maisonette / back-to-back dwelling units, and 32 townhouse dwelling units, totalling 88 residential units, with 176 residential parking spaces and 47 visitors parking spaces, totalling 223 parking spaces, with a walkway, for lands located at 1169 Garner Road East (Ancaster), as show on Appendix “A” to Report PED16020, on the following basis:
- (i) That the draft By-law, attached as Appendix “C” to Report PED16020, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.
- (ii) That the amending By-law be added to Map 1 of Schedule “B” of the Town of Ancaster Zoning By-law No. 87-57.
- (iii) That this By-law is in conformity with the Urban Hamilton Official Plan, upon approval of Urban Hamilton Official Plan Amendment No. xxx.

**8. Residential Drainage Assistance Pilot Program and Enforcement of Blocked Swales - Final Report (PED14105(a)) (City Wide) (Outstanding Business List Item) (Item 8.2)**

That the Residential Drainage Assistance Pilot Program and Enforcement of Blocked Swales Pilot Program be approved as permanent City programs subject to the following:

- (a) That the two full-time equivalent (FTE) positions (one Residential Drainage Assistance Project Manager and one Drainage Enforcement Officer) and the levy funding for those positions **be referred** to the 2016 Operating Budget Enhancements;
- (b) That a review of the existing By-law 80-245 pertaining to Land Drainage and its amendments, namely By-laws 88-09, 88-207, 93-123, and 96-137 be undertaken by City staff, and that a new consolidated Land Drainage By-law be developed that would apply evenly City wide;
- (c) That the modified Terms of Reference for the Residential Drainage Assistance Program, as detailed in Appendix "D" to Report 16-001, be approved.

**9. By-law to Regulate Unauthorized Parking on Boulevards, Side Yards and Front Yards (PED13042(a)) (Outstanding Business List Item) (Item 8.3)**

- (a) That the By-law to Regulate Unauthorized Parking on Boulevards, Side Yards and Front Yards, attached as Appendix "A" to Report PED13042(a), which has been prepared in a form satisfactory to the City Solicitor, be enacted;
- (b) That the By-law to Amend the Administrative Penalty By-law No. 15-138, attached as Appendix "B" to Report PED13042(a), which adds administrative penalties for infractions under the By-law To Regulate Unauthorized Parking on Boulevards, Side Yards and Front Yards and has been prepared in a form satisfactory to the City Solicitor, be enacted;

**10. Hamilton Municipal Heritage Committee Report 15-011(a) (Item 8.4)**

- (a) **Inventory & Research Working Group Meeting Notes – November 24, 2014 (Item 5.1)**
  - (i) **601 Barton Street East, Hamilton (Former Gibson School)**

That 601 Barton Street East, Hamilton (Former Gibson School), be included in the Register of Property of Cultural Heritage Value or Interest as a non-designated property.

**FOR THE INFORMATION OF COMMITTEE:**

**(a) CHANGES TO THE AGENDA (Item 1)**

The Committee Clerk advised of the following changes:

**ITEMS DEFERRED TO FEBRUARY 2, 2016 MEETING:**

- 6.1 Mike Whaling, Airport Mini Storage, Mount Hope, to follow-up from previous meetings regarding illegal business in the Mount Hope, Binbrook, Ancaster area that is still growing. (Approved December 1, 2015)
- 8.1 Hamilton Municipal Heritage Committee Report 15-011, Item 2 respecting Request to Remove 2251 Rymal Road East (Former Elfrida Church) from the Register of Property of Cultural Heritage Value or Interest and from the Workplan for Designation (PED15173) (Ward 9) (Deferred from December 1, 2015 meeting)

**ADDED WRITTEN COMMENTS:**

- 6.2(ii) Concerned residents respecting Item 6.2 – Applications for Urban Hamilton Official Plan and Zoning By-law Amendment for 20 Artfrank Drive, Stoney Creek.
- 6.4(i) Lakewood Beach Community Council respecting Item 6.4 - Application for an Urban Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at 101 Shoreview Place, Stoney Creek (PED16010) (Ward 10)

**CORRECTION TO DRAFT BY-LAW**

Appendix “C” to Item 6.4 - Application for an Urban Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at 101 Shoreview Place, Stoney Creek (PED16010) (Ward 10)

Staff have submitted an amended By-law to replace the one printed in the agenda.

**ADDITIONAL AMENDMENT TO THE OUTSTANDING BUSINESS LIST**

11.1 Outstanding Business List

(a) New due date:

Item “P” - Redevelopment of a City Owned Surface Parking Lot  
Due Date: TBD  
Proposed New Due Date April 5, 2016

**Council – January 20, 2016**

The Agenda for the January 12, 2016 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 1, 2015 Meeting (Item 3.1)**

The Minutes of the December 1, 2015 meeting were approved.

**(ii) December 3, 2015 Meeting (Item 3.2)**

The Minutes of the December 3, 2015 Special meeting were approved.

**(d) DELEGATION REQUESTS (Item 4)**

The following delegation was approved to address Committee on February 2, 2016 when Committee will consider the request to remove 2251 Rymal Road East (former Elfrida Church) from the Register of Property of Cultural Heritage Value or Interest and from the Workplan for Designation:

- 4.1 Graeme Tosh, wishing to address Committee respecting Item 8.1 (For today's meeting)

**(e) DELEGATIONS/PUBLIC HEARING (Item 6)**

**(i) Mike Whaling, Airport Mini Storage, Mount Hope, to follow-up from previous meetings regarding illegal business in the Mount Hope, Binbrook, Ancaster area that is still growing. (Approved December 1, 2015) (No copy) (Item 6.1)**

This Item was deferred to the February 2, 2016 meeting under Changes to the Agenda.

**(ii) Applications for an Urban Hamilton Official Plan and Zoning By-law Amendment for Lands Located at 20 Artfrank Drive (Stoney Creek) (PED16007) (Ward 9) (Item 6.2)**

In accordance with the provisions of the *Planning Act*, Vice-Chair M. Pearson 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 makes a decision regarding the Urban Hamilton Official Plan and 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.

### **Written Comments**

6.2(i) Mariusz Gontarski, 32 Hopewell Crescent, Stoney Creek

6.2(ii) Concerned residents (Added Item)

The written comments added as Items 6.2(i) to 6.2(ii) were received.

Alvin Chan, Senior Planner, provided an overview of the report with the aid of a PowerPoint presentation. A copy is available for viewing on the City's website.

Alvin Chan responded to questions from Committee.

The staff presentation was received.

James Webb, of WEBB Planning Consultants Inc., agent for the applicant addressed Committee with the aid of a PowerPoint presentation. A copy is available for viewing on the City's website.

He indicated that after working with City staff he believes that they have come up with a very innovative design and he agrees with staff that the impacts would be very minor.

The presentation by the agent was received.

No members of the public came forward

The public meeting was closed.

For disposition of this matter refer to Item 3.

- (iii) Application for Approval of Draft Plan of Condominium (Common Element), by Webb Planning Consultants Inc., on behalf of Losani Homes Ltd., for Lands Known as 247 Festival Way (Glanbrook) (PED16009) (Ward 11) (Item 6.3)**

In accordance with the provisions of the *Planning Act*, Vice-Chair M. Pearson 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 makes a decision regarding the Draft Plan of Condominium (Common Element), 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 members of the public came forward.

The staff presentation was waived.

James Webb of WEBB Planning Consultants Inc., agent for the applicant, was in attendance to assist Committee and stated they agree with the staff recommendations.

The public meeting was closed.

For disposition of this matter refer to Item 4.

Vice-Chair Pearson relinquished the chair to 2<sup>nd</sup> Vice Chair A. Johnson.

**(iv) Application for an Urban Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at 101 Shoreview Place, Stoney Creek (PED16010) (Ward 10) (Item 6.4)**

In accordance with the provisions of the *Planning Act*, 2<sup>nd</sup> Vice-Chair A. Johnson 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 makes a decision regarding the Urban Hamilton Official Plan and 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.

**Written Comments**

6.4(i) Lakewood Beach Community Council

The written comments from Lakewood Beach Community Council were received.

No members of the public came forward.

The staff presentation was waived.

Sergio Manchia of UrbanSolutions, agent for the applicant addressed Committee with the aid of a PowerPoint Presentation. A copy is available for viewing on the City's website.

He provided an overview of the application and requested that there be no Holding Provision included in the By-law.

The agent's presentation was received.

The staff presentation was waived.

The public meeting was closed.

The staff recommendations were approved and the By-law attached as Appendix C was amended by removing the reference to the Holding Provision.

For disposition of this matter refer to Item 5.

Vice-Chair Pearson assumed the Chair.

**(v) Proposed Urban Hamilton Official Plan Amendment and Zoning By-law Amendment for Property located at 149½ Sherman Avenue North, Hamilton (PED16014) (Ward 3) (Item 6.5)**

In accordance with the provisions of the *Planning Act*, Vice-Chair M. Pearson 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 makes a decision regarding the Urban Hamilton Official Plan and 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.

No members of the public came forward.

Cam Thomas, Senior Planner, outlined some minor amendments to Subsection 2 of the By-law which is attached as Appendix C to the Report.

That the staff presentation be waived.

Michael Crough of IBI Group, agent for the applicant indicated that they agree with the staff report.

The public meeting was closed.

The staff recommendations were approved and the By-law attached as Appendix C to the report was amended to reflect the housekeeping changes outlined by staff.

For disposition of this matter refer to Item 6.

**(vi) Applications to Amend the Urban Hamilton Official Plan and Town of Ancaster Zoning By-law No. 87-57 for Lands Located at 1169 Garner Road East (Ancaster) (PED16020) (Ward 12) (Item 6.6)**

In accordance with the provisions of the *Planning Act*, Vice Chair M. Pearson 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 makes a decision regarding the Urban Hamilton Official Plan and Town of Ancaster 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.

The staff presentation was waived.

James Webb of WEBB Planning Consultants Inc., agent for the applicant was in attendance to assist Committee.

He requested a reduction in the minimum amount of units per hectare from 53 units (indicated in the By-law attached as Appendix "B" to the Report) to 50 units.

Staff indicated that they were in support of this request

The agent's presentation was received.

**Speaker**

**1. Don Cascioli, 76 Bridgeport Crescent**

Don Cascioli addressed Committee and advised that he owns property at 1157 and 1175 Garner Road. He had concerns that this development would cause problems with traffic and alignment when he develops his lands. He indicated that he spoke with Alvin Chan,

Senior Planner, and he wished to thank him for addressing his concerns.

The delegation was received.

The public meeting was closed.

The staff recommendations were approved and the Official Plan Amendment attached as Appendix "B" to the Report was amended by reducing the minimum residential units per hectare to 50.

For disposition of this matter refer to Item 7.

**(f) DISCUSSION (Item 8)**

- (i) Hamilton Municipal Heritage Committee Report 15-011, Item 2 respecting Request to Remove 2251 Rymal Road East (Former Elfrida Church) from the Register of Property of Cultural Heritage Value or Interest and from the Workplan for Designation (PED15173) (Ward 9) (Deferred from December 1, 2015 meeting) (Item 8.1)**

As indicated under changes to the agenda, this Item was deferred to the February 2, 2016 meeting so that the owner can be in attendance.

- (ii) Residential Drainage Assistance Pilot Program and Enforcement of Blocked Swales - Final Report (PED14105(a)) (City Wide)(Item 8.2)**

Jason Thorne, GM of Planning and Economic Development requested an amendment to subsection (a).

Subsection (a) of the recommendations was amended by removing the words "approved as part of" and inserting the words "referred to" therein to read as follows:

- (a) That the two full-time equivalent (FTE) positions (one Residential Drainage Assistance Project Manager and one Drainage Enforcement Officer) and the levy funding for those positions be ~~approved as part of~~ **referred to** the 2016 Operating Budget Enhancements

For disposition of this matter refer to Item 8.

**(g) GENERAL INFORMATION/OTHER BUSINESS (Item 11)**

- (i) Outstanding Business List (Item 11.1)

- (a) The following new due dates were approved:

**Council – January 20, 2016**

Item "L" – Pool Enclosure By-law (PED13126(b))  
Due Date: January 12, 2016  
Proposed New Due Date: February 16, 2016

Item V – Planning Application Fees  
Due Date: January 12, 2016  
Proposed New Due Date: April 5, 2016

Item Z – Staff to report on enforcement options with respect to ensuring elevators in multi-storey residential buildings are operational.  
Due Date: January 12, 2016  
Proposed New Due Date: February 16, 2016

Item "P" Redevelopment of a City Owned Surface Parking Lot  
Due date: TBD  
Due Date April 5, 2016

(b) That the following Items were removed:

Item "F" – By-law to Regulate Parking on Boulevards and Front and Side Yards (PED130424) (Item 8.3 on this agenda)

Item "H" – Parked Facing the Wrong Way (PED13109(a)) (Item 5.2 on this agenda)

**(h) ADJOURNMENT (Item 13)**

There being no further business, the Planning Committee was adjourned at 11:40 a.m.

**CARRIED**

Respectfully submitted,

Councillor M. Pearson  
Vice Chair, Planning Committee

Ida Bedioui  
Legislative Co-ordinator  
Office of the City Clerk