



PLANNING COMMITTEE

REPORT 17-003

9:30 a.m.

Tuesday, February 14, 2017

Council Chambers

Hamilton City Hall

71 Main Street West

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

Absent with regrets Councillor R. Pasuta, Personal

Also present: Councillor L. Ferguson

THE PLANNING COMMITTEE PRESENTS REPORT 17-003 AND RESPECTFULLY RECOMMENDS:

- 1. Appeal to the Ontario Municipal Board (OMB) on the City of Hamilton's Refusal or Neglect to Adopt an Amendment to the Urban Hamilton Official Plan, City of Stoney Creek Zoning By-law No. 3692-92, and Revisions to Draft Plan of Subdivision 25T-200908, for Lands Located at 198 First Road West and 165 Upper Centennial Parkway (Stoney Creek) (PED17025) (Ward 9) (Item 5.1)**

That Report PED17025 respecting Appeal to the Ontario Municipal Board (OMB) on the City of Hamilton's Refusal or Neglect to Adopt an Amendment to the Urban Hamilton Official Plan, City of Stoney Creek Zoning By-law No. 3692-92, and Revisions to Draft Plan of Subdivision 25T-200908, for Lands Located at 198 First Road West and 165 Upper Centennial Parkway (Stoney Creek), be received.

- 2. Appeal to the Ontario Municipal Board (OMB) on the City of Hamilton's Refusal or Neglect to Adopt an Amendment to the Urban Hamilton Official Plan, City of Stoney Creek Zoning By-law No. 3692-92, and Revisions to Draft Plan of Subdivision 25T-201503, for Lands Located at 165 Upper Centennial Parkway (Stoney Creek) (PED17026) (Ward 9) (Item 5.2)**

That Report PED17026 respecting Appeal to the Ontario Municipal Board (OMB) on the City of Hamilton's Refusal or Neglect to Adopt an Amendment to the

Urban Hamilton Official Plan, City of Stoney Creek Zoning By-law No. 3692-92, and Revisions to Draft Plan of Subdivision 25T-201503, for Lands Located at 165 Upper Centennial Parkway (Stoney Creek), be received.

3. Rental Housing Sub-Committee Report 17-001 (Item 5.3)

(a) Rental Housing Enforcement Pilot/Voluntary Registry Program (PED10049(t)) (City Wide) (Outstanding Business List Item) (Item 8.1)

That Report PED10049(t), respecting a Rental Housing Enforcement Pilot/Voluntary Registry Program, be received.

4. GRIDS 2 and Municipal Comprehensive Review - Terms of Reference and Work Plan (PED17010) (City Wide) (Item 5.4)

That Report PED17010, respecting GRIDS 2 and Municipal Comprehensive Review - Terms of Reference and Work Plan, be received.

5. Application for an Amendment to the City of Hamilton Zoning By-law No. 6593, for Lands Located at 942 Upper Gage Avenue (Hamilton) (PED17015) (Ward 7) (Item 6.2)

(a) That approval be given to Amended Zoning By-law Amendment Application ZAR-16-038, by John Richard Maggio and Janice Mae Maggio (owners), for a change in zoning from the “C” (Urban Protected Residential, etc.) District to the “DE/S-1743” – ‘H’ (Low Density Multiple Dwellings - Holding) District, Modified, to permit the legalization of the conversion of a single detached dwelling to a triplex, for the lands located at 942 Upper Gage Avenue, Hamilton, as shown on Appendix “A” to Report PED17015, on the following basis:

- (i) That the draft By-law, attached as Appendix “B” to Report PED17015, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
- (ii) That the amending By-law, attached as Appendix “B” to Report PED17015 be added to Schedule “E-49” of the City of Hamilton Zoning By-law No. 6593;
- (iii) 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 complies with the Urban Hamilton Official Plan (UHOP);

- (b) That upon finalization of the implementing Zoning By-law, the Lawfield Neighbourhood Plan shall be amended by redesignating the subject lands from “Single and Double Residential” to “Low Density Apartments”;
- (c) That there were no submissions received regarding this application.

6. Application for an Amendment to the Town of Ancaster Zoning By-law No. 87-57 for Lands Located at 57-67 Academy Street, Ancaster (PED17017) (Ward 12) (Item 6.3)

- (a) That approval be given to Amended Zoning By-law Amendment Application ZAC-16-022 by Spallacci and Sons Limited (c/o Giovanni Fiscaletti), for a change in zoning from the Residential Multiple “RM1” Zone to the Existing Residential “ER-682” Zone, Modified and to Existing Residential “ER-683” Zone, Modified to permit the construction of four single detached dwellings on lands located at 57-67 Academy Street, Ancaster, as shown on Appendix “A” to Report PED17017, on the following basis:
 - (i) That the draft By-law, attached as Appendix “B” to Report PED17017, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
 - (ii) That the amending By-law, attached as Appendix “B” to Report PED17017, be added to Zoning Map No. 1-B of Zoning By-law No. 87-57;
 - (iii) That the proposed change in zoning is consistent with the Provincial Policy Statement (2014), conforms to the Growth Plan for the Greater Golden Horseshoe, and complies with the Urban Hamilton Official Plan;
- (b) That there were no submissions received regarding this application.

7. Hamilton Urban Forest Strategy Work Plan (PD02229(g)) (City Wide) (Item 7.1)

- (a) That the work plan to prepare a City of Hamilton Urban Forest Strategy, attached as Appendix “A” to Report PD02229(g), be received for information;
- (b) That staff be directed and authorized to prepare a Request for Proposal (RFP) to retain a consultant to prepare the Urban Forest Strategy (UFS).

8. Delivery of Former Hamilton Historical Board (HHB) Heritage Presentation Programs (PED15193(a)) (City Wide) (Item 8.1)

- (a) That heritage presentation activities of the former Hamilton Historical Board (Heritage Day Volunteer Awards partnership, George Hamilton Day, the Famous Hamiltonian contest and the *Historicity* magazine) be continued as part of the Tourism and Culture Division's Heritage Presentation Program;
- (b) That the Heritage Presentation Program be implemented using a combination of third party contracts, community heritage volunteer committees, individual heritage volunteers, and staff delivery processes.

9. TerraPure Landfill Closure Planning Advisory Committee – Request for Consultation (Added Item)

WHEREAS, TerraPure is in the process of seeking approval to reconfigure the landfill footprint to pre-2014 limits, which may close the landfill sooner (within 13 to 20 years) than currently anticipated;

WHEREAS, TerraPure will determine an end use for the landfill through the creation of a TerraPure Landfill Closure Planning Advisory Committee, which will be comprised of professionals with appropriate disciplines and facilitated by Brad Clark and Associates; and,

WHEREAS, the TerraPure Landfill Closure Planning Advisory Committee will consult with city staff, the TerraPure Community Liaison Committee, agencies, stakeholders and the broader community on potential end use(s);

THEREFORE BE IT RESOLVED:

That the Planning Division, of the Planning & Economic Development Department, be directed to lead a staff team comprised of the following City departments to participate in TerraPure Landfill Closure Planning Advisory Committee consultations:

- Planning and Economic Development
- Public Works
- Public Health
- Legal Services
- Community and Emergency Services

10. Sale of 312 Beach Boulevard to Hamilton Beach Rescue Unit (Added Item)

WHEREAS, the *Municipal Act* requires municipalities to enact a by-law pursuant to and in accordance with the requirements of the Act, to establish procedures for the sale of real property owned by the municipality of the real property owned by the municipality;

WHEREAS, before selling any land, the Council of the City of Hamilton shall by by-law or resolution declare the lands to be surplus;

WHEREAS, before selling any land, the Council of the City of Hamilton shall obtain at least one appraisal of the fair market value of the land;

WHEREAS, before selling any land, the Council of the City of Hamilton shall give notice to the public of the intended sale of the real property.

WHEREAS, City Council on June 27, 2000 in adopting Item 5 of Report 13-00 of the Finance and Administration Committee, declared Part of Lot 13, on Plan 364, in the City of Hamilton, Designated as Part 2 on Plan 62R-17740, being part of PIN 17571-0199 (LT) surplus to the needs of the City of Hamilton;

WHEREAS, Hamilton Beach Rescue Unit, a non-profit organization, has requested the acquisition of Part of Lot 13, on Plan 364, in the City of Hamilton, Designated as Part 2 on Plan 62R-17740 being part of PIN 17571-0199 (LT), municipally known as 312 Beach Boulevard on an as is, where is basis, for a nominal fee of \$2;

WHEREAS, the deemed offer price of \$2 for the subject property is below the range of the fair market value as determined through an in-house appraisal of the subject's fair market value estimated at \$136,000; and

WHEREAS, the proceeds that were to be realized for the sale of Part of Lot 13, on Plan 364, in the City of Hamilton, Designated as Part 2 on Plan 62R-17740 were to be credited to the City's Reserve-Hamilton Beach account and that the monetary loss from the sale be reflected within the City's Reserve-Hamilton Beach account;

NOW THEREFORE BE IT RESOLVED:

- (a) That the Real Estate Section be directed to dispose of Part of Lot 13, on Plan 364, in the City of Hamilton, Designated as Part 2 on Plan 62R-17740, being part of PIN 17571-0199 (LT), municipally known as 312 Beach Boulevard on an as is, where is basis, for a nominal fee of \$2;
- (b) That the Real Estate Section be directed to prepare an Offer to Purchase for the sale of Part of Lot 13, on Plan 364, in the City of Hamilton, Designated as Part 2 on Plan 62R-17740, being part of PIN 17571-0199

(LT), municipally known as 312 Beach Boulevard to Hamilton Beach Rescue Unit on an as is, where is basis for a nominal fee of \$2;

- (c) That as a condition of sale, a restrictive covenant will be registered on title to prohibit any future conveyance of Part of Lot 13, on Plan 364, in the City of Hamilton, Designated as Part 2 on Plan 62R-17740, being part of PIN 17571-0199 (LT), municipally known as 312 Beach Boulevard, without the prior written consent of the City of Hamilton and in the event that the intended current use is no longer required, and the property is sold, all proceeds of the sale shall be remitted to the City of Hamilton;
 - (d) That \$1,500 be charged to Account No. 47702-3561250201 (Beach Property Sales and Maintenance) and to be deposited to Account No. 45408-3560150200 (Property Purchases and Sales) for Legal and Real Estate fees;
 - (e) That all other expenses associated with this transaction be charged to Account No. 47702-3561250201 (Beach Property Sales and Maintenance);
 - (f) That the net proceeds from this sale be transferred to Account No. 108037 (Beach Park Development Reserve).
- 11. Update and Instructions Regarding Ontario Municipal Board Appeals of Rural Hamilton Official Plan Amendment 9, Zoning By-law Nos. 15-173 and 15-238, PL150005 & PL151130 (LS17001/PED17001) (Wards 9,11, 12, 14 & 15) (Item 12.1)**

That the recommendations of Report LS170001/PED17001 respecting Update and Instructions Regarding Ontario Municipal Board Appeals of Rural Hamilton Official Plan Amendment 9, Zoning By-law Nos. 15-173 and 15-238, PL150005 & PL151130 be approved and remain confidential until Council approval.

FOR INFORMATION:

Chair Pearson recognized former Councillor Brad Clark who was sitting in the gallery.

(a) CHANGES TO THE AGENDA (Item 1)

The Committee Clerk advised of the following changes:

1. ADDED CORRESPONDENCE:

5.4(i) Joel D. Farber, Fogler, Rubinoff LLP, with attachments respecting GRIDS 2 and Municipal Comprehensive Review - Terms of Reference and Work Plan (PED17010) (City Wide) – Item 5.4 (Feb 14, 2017)

5.4(ii) Susan Rosenthal, Davies Howe Partners LLP, respecting Item 5.4 – GRIDS 2 and Municipal Comprehensive Review – Terms of Reference and Work Plan Report PED17010

2. ADDED NOTICES OF MOTION:

10.1 TerraPure Landfill Closure Planning Advisory Committee – Request for Consultation

10.2 Sale of 312 Beach Boulevard to Hamilton Beach Rescue Unit

3. ERROR IN REPORT TITLE

This property referenced in the following Item is located in Ward 7:

6.2 Application for an Amendment to the City of Hamilton Zoning By-law No. 6593, for Lands Located at 942 Upper Gage Avenue (Hamilton) (PED17015) (Ward 7)

The agenda for the February 14, 2017 meeting was approved as amended.

(b) DECLARATIONS OF INTEREST (Item 2)

Chair Pearson and Councillor Green declared a conflict of interest with respect to Item 5.3 as they are owners of rental properties.

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

(i) January 31, 2017 (Item 3.1)

The Minutes of the January 31, 2017 meeting were approved.

(d) CONSENT ITEMS (Item 5)

(i) GRIDS 2 and Municipal Comprehensive Review - Terms of Reference and Work Plan (PED17010) (City Wide) (Item 5.4)

Added Written Comments

5.4(i) Joel D. Farber, Fogler, Rubinoff LLP, with attachments respecting GRIDS 2 and Municipal Comprehensive Review - Terms of

Reference and Work Plan (PED17010) (City Wide) – Item 5.4 (Feb 14, 2017)

5.4(ii) Susan Rosenthal, Davies Howe Partners LLP, respecting Item 5.4 – GRIDS 2 and Municipal Comprehensive Review – Terms of Reference and Work Plan Report PED17010.

The added written comments respecting Report PED17010 were received.

For disposition of this matter refer to Item 4.

(e) DELEGATIONS/PUBLIC HEARING (Item 6)

(i) Application for Approval of a Draft Plan of Condominium (Common Element), for Lands known as 120 John Fredrick Drive (Ancaster) (PED17018) (Ward 12) (Item 6.1)

In accordance with the provisions of the *Planning Act*, Chair 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 member of the public came forward.

The public meeting was closed.

The staff presentation was waived.

James Webb, of WEBB Planning Consultants, representing the owner, was in attendance and indicated that they are in full support of the staff report.

Ward Councillor Ferguson was in attendance and expressed concerns as to whether the public is aware of the implications of the unassumed roads.

Report PED17018 regarding Application for Approval of a Draft Plan of Condominium (Common Element), for Lands known as 120 John Fredrick Drive (Ancaster) was referred back to staff for further consultation with the Ward Councillor.

(ii) Application for an Amendment to the City of Hamilton Zoning By-law No. 6593, for Lands Located at 942 Upper Gage Avenue (Hamilton) (PED17015) (Ward 7) (Item 6.2)

In accordance with the provisions of the *Planning Act*, Chair 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 Zoning By-law amendment 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 member of the public came forward.

The public meeting was closed.

Robert Clackett provided an overview of the report with the aid of a PowerPoint presentation. A copy of the presentation is available for viewing on the City's website.

The staff presentation was received.

Matt Johnston and Victoria Coates of UrbanSolutions Planning and Land Development Consultants, representing the owner, were in attendance and provided an overview of the proposal with the aid of a PowerPoint presentation. A copy is available for viewing on the City's website.

The agent's presentation was received.

The staff recommendations were amended by adding the following subsection (c):

(c) That there were no submissions received regarding this application.

For disposition of this matter refer to Item 5.

(iii) Application for an Amendment to the Town of Ancaster Zoning By-law No. 87-57 for Lands Located at 57-67 Academy Street, Ancaster (PED17017) (Ward 12) (item 6.3)

In accordance with the provisions of the *Planning Act*, Chair 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 Zoning By-law amendment 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 member of the public came forward.

The public meeting was closed.

The staff presentation was waived.

Ward Councillor Ferguson was in attendance and indicated he has no concerns with the application.

John Ariens of IBI Group Inc., representing the owner, was in attendance and indicated that they are in support of the staff report.

The staff recommendations were amended by adding the following subsection (b) and the balance of the subsections being re-lettered accordingly:

(b) That there were no submissions received regarding this application.

For disposition of this matter refer to Item 6.

(f) PRESENTATIONS (Item 7)

(i) Hamilton Urban Forest Strategy Work Plan (PD02229(g)) (City Wide) (Item 7.1)

Catherine Plosz, Natural Heritage Planner, addressed Committee with the aid of a PowerPoint presentation and provided an overview of the report. A copy of the presentation is available for viewing on the City's website.

For disposition of this matter refer to Item 7.

(g) MOTIONS (Item 9)

(i) Criteria and Evidence Required to Warrant a Licensing Tribunal (Item 9.1)

The following motion was TABLED to a future meeting; the date to be determined:

That the appropriate staff be requested to report back to the Planning Committee on the criteria expected and the evidence required to warrant a Licensing Tribunal in the City of Hamilton as it relates to bars, restaurants and night clubs.

(h) NOTICES OF MOTIONS (Item 10)

Councillor Conley presented the following notice of motion:

(i) TerraPure Landfill Closure Planning Advisory Committee – Request for Consultation (Added 10.1)

WHEREAS, TerraPure is in the process of seeking approval to reconfigure the landfill footprint to pre-2014 limits, which may close the landfill sooner (within 13 to 20 years) than currently anticipated;

WHEREAS, TerraPure will determine an end use for the landfill through the creation of a TerraPure Landfill Closure Planning Advisory Committee, which will be comprised of professionals with appropriate disciplines and facilitated by Brad Clark and Associates; and,

WHEREAS, the TerraPure Landfill Closure Planning Advisory Committee will consult with city staff, the TerraPure Community Liaison Committee, agencies, stakeholders and the broader community on potential end use(s);

THEREFORE BE IT RESOLVED:

That the Planning Division, of the Planning & Economic Development Department, be directed to lead a staff team comprised of the following City departments to participate in TerraPure Landfill Closure Planning Advisory Committee consultations:

- Planning and Economic Development
- Public Works
- Public Health
- Legal Services
- Community and Emergency Services

The rules of order were waived to allow the introduction of a motion regarding TerraPure Landfill Closure Planning Advisory Committee – Request for Consultation

For disposition of this matter refer to Item 9.

Councillor Collins presented the following notice of motion:

Council – February 22, 2017

(ii) Sale of 312 Beach Boulevard to Hamilton Beach Rescue Unit (Added 10.2)

WHEREAS, the *Municipal Act* requires municipalities to enact a by-law pursuant to and in accordance with the requirements of the Act, to establish procedures for the sale of real property owned by the municipality of the real property owned by the municipality;

WHEREAS, before selling any land, the Council of the City of Hamilton shall by by-law or resolution declare the lands to be surplus;

WHEREAS, before selling any land, the Council of the City of Hamilton shall obtain at least one appraisal of the fair market value of the land;

WHEREAS, before selling any land, the Council of the City of Hamilton shall give notice to the public of the intended sale of the real property;

WHEREAS, City Council on June 27, 2000 in adopting Item 5 of Report 13-00 of the Finance and Administration Committee, declared Part of Lot 13, on Plan 364, in the City of Hamilton, Designated as Part 2 on Plan 62R-17740, being part of PIN 17571-0199 (LT) surplus to the needs of the City of Hamilton;

WHEREAS, Hamilton Beach Rescue Unit, a non-profit organization, has requested the acquisition of Part of Lot 13, on Plan 364, in the City of Hamilton, Designated as Part 2 on Plan 62R-17740 being part of PIN 17571-0199 (LT), municipally known as 312 Beach Boulevard on an as is, where is basis, for a nominal fee of \$2;

WHEREAS, the deemed offer price of \$2 for the subject property is below the range of the fair market value as determined through an in-house appraisal of the subject's fair market value estimated at \$136,000; and

WHEREAS, the proceeds that were to be realized for the sale of Part of Lot 13, on Plan 364, in the City of Hamilton, Designated as Part 2 on Plan 62R-17740 were to be credited to the City's Reserve-Hamilton Beach account and that the monetary loss from the sale be reflected within the City's Reserve-Hamilton Beach account;

NOW THEREFORE BE IT RESOLVED:

- (a) That the Real Estate Section be directed to dispose of Part of Lot 13, on Plan 364, in the City of Hamilton, Designated as Part 2 on Plan 62R-17740, being part of PIN 17571-0199 (LT), municipally known as 312 Beach Boulevard on an as is, where is basis, for a nominal fee of \$2;

- (b) That the Real Estate Section be directed to prepare an Offer to Purchase for the sale of Part of Lot 13, on Plan 364, in the City of Hamilton, Designated as Part 2 on Plan 62R-17740, being part of PIN 17571-0199 (LT), municipally known as 312 Beach Boulevard to Hamilton Beach Rescue Unit on an as is, where is basis for a nominal fee of \$2;
- (c) That as a condition of sale, a restrictive covenant will be registered on title to prohibit any future conveyance of Part of Lot 13, on Plan 364, in the City of Hamilton, Designated as Part 2 on Plan 62R-17740, being part of PIN 17571-0199 (LT), municipally known as 312 Beach Boulevard, without the prior written consent of the City of Hamilton and in the event that the intended current use is no longer required, and the property is sold, all proceeds of the sale shall be remitted to the City of Hamilton;
- (d) That \$1,500 be charged to Account No. 47702-3561250201 (Beach Property Sales and Maintenance) and to be deposited to Account No. 45408-3560150200 (Property Purchases and Sales) for Legal and Real Estate fees;
- (e) That all other expenses associated with this transaction be charged to Account No. 47702-3561250201 (Beach Property Sales and Maintenance);
- (f) That the net proceeds from this sale be transferred to Account No. 108037 (Beach Park Development Reserve).

The rules of order were waived in order to allow the introduction of a motion regarding the sale of 312 Beach Boulevard to Hamilton Beach Rescue Unit.

For disposition of this matter refer to Item 10.

(i) GENERAL INFORMATION/OTHER BUSINESS (Item 11)

(i) Outstanding Business List (Item 11.1)

- (a) The following new due date was approved:

Item "V" - Staff to report back on effectiveness of Design Review Panel

Due Date: February 14, 2017

Proposed New Due Date: February 28, 2017

(b) The following Item was removed:

Item "G" Staff to report back on Hamilton Heritage Conservation Grant Program

Staff report to the General Issues Committee regarding this matter on an annual basis.

(j) PRIVATE AND CONFIDENTIAL (Item 12)

Committee moved into Closed Session at 11:30 a.m. pursuant to Section 8.1, Sub-sections (e) and (f) of the City's Procedural By-law 14-300, and Section 239(2), Sub-sections (e) and (f) of the Municipal Act, 2001, as amended, respecting Item 12.1 regarding Update and Instructions Regarding Ontario Municipal Board Appeals of Rural Hamilton Official Plan Amendment 9, Zoning By-law Nos. 15-173 and 15-238, PL150005 & PL151130 (LS17001/PED17001) as the subject matter pertains to matters of litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Committee reconvened in Open Session at 11:58 a.m.

(i) Update and Instructions Regarding Ontario Municipal Board Appeals of Rural Hamilton Official Plan Amendment 9, Zoning By-law Nos. 15-173 and 15-238, PL150005 & PL151130 (LS17001/PED17001) (Wards 9,11, 12, 14 & 15) (Item 12.1)

For disposition of this matter refer to Item 11.

(k) ADJOURNMENT (Item 13)

There being no further business, the Planning Committee adjourned at 11:58 a.m.

Respectfully submitted,

Councillor M. Pearson
Chair, Planning Committee

Ida Bedioui
Legislative Co-ordinator
Office of the City Clerk