



## **PLANNING COMMITTEE**

### **REPORT 17-015**

**9:30 a.m.**

**Tuesday, September 19, 2017**

**Council Chambers**

**Hamilton City Hall**

**71 Main Street West**

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

**Also Present:** Councillor T. Jackson

### **THE PLANNING COMMITTEE PRESENTS REPORT 17-015 AND RESPECTFULLY RECOMMENDS:**

**1. Active Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision Applications (PED17155) (City Wide) (Item 5.1)**

That Report PED17155 respecting Active Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision Applications, be received.

**2. Periodic Update Respecting Illegal Businesses in Rural Areas of Ward 11 (PED16207(a)) (Ward 11) (Outstanding Business List Item) (Item 5.2)**

That Report PED16207(a) respecting Periodic Update Respecting Illegal Businesses in Rural Areas of Ward 11, be received

**3. Expanding Administrative Penalty System (PED17165) (City Wide) (Outstanding Business List Item) (Item 5.3)**

(a) That Licensing and By-law Services expand the existing Administrative Penalty System (APS) to the Responsible Animal Ownership By-law 12-031, the By-law that regulates the feeding of Wildlife 12-030, followed by, Licensing and Municipal Law Enforcement By-laws;

(b) That staff report back on the implementation of APS for the applicable by-laws.

**4. Hamilton Municipal Heritage Report 17-006, August 24, 2017 (Item 5.4)**

**(a) 1065 Highway No. 8, Stoney Creek, included in the City of Hamilton's Register of Property of Cultural Heritage Value or Interest (PED17131) (Ward 11)**

- (i) That the property located at 1065 Highway No. 8, Stoney Creek, shown on Appendix "A" to Report PED17131, currently included in the City of Hamilton's Register of Property of Cultural Heritage Value or Interest not be designated as a property of cultural value or interest under Part IV of the Ontario Heritage Act;
- (ii) That the subject property be removed from staff's designation work plan entitled Requests to Designate Properties under Part IV of the Ontario Heritage Act: Priorities (as amended by Council in 2017), attached as Appendix "E" to Report PED17131;
- (iii) That the subject property remain on the City's Register of Property of Cultural Heritage Value or Interest as a non-designated property, subject to Section 27 of the Ontario Heritage Act.

**(b) Designation of Tisdale House Located at 314 Wilson Street East, Ancaster, Under Part IV of the Ontario Heritage Act (PED17153) (Ward 12)**

- (i) That the property located at 314 Wilson Street East, Ancaster, known as the Tisdale House, shown in Appendix "A" to Report PED17153, be designated as a property of cultural heritage value pursuant to the provisions of Part IV of the Ontario Heritage Act;
- (ii) That the Statement of Cultural Heritage Value and Description of Heritage Attributes, attached as Appendix "A" to Report 17-015, be approved, as amended;
- (iii) That the City Clerk be directed to take appropriate action to designate the Tisdale House, located at 314 Wilson Street East, Ancaster, under Part IV of the Ontario Heritage Act, in accordance with the Notice of Intention to Designate, attached as Appendix "C" to Report PED17153.

**5. Amendment to Zoning By-law No. 05-200 for Lands Located at 5174 Berry Road, Glanbrook (PED17156) (Ward 11) (Item 6.2)**

- (a) That Zoning By-law Amendment Application ZAA-17-043, by David and Joan Barlow (Owners), for a modification to the Agricultural (A1) Zone and the Conservation / Hazard Land - Rural (P6) Zone in order to prohibit the

construction of a single detached dwelling and residential care facility and to recognize the lot size of the lands to be retained as shown on Appendix "A" to Report PED17156, be APPROVED on the following basis:

- (i) That the draft By-law, attached as Appendix "B" to Report PED17156, 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 Schedule "C" of Zoning By-law No. 05-200;
  - (iii) That the proposed change in zoning is consistent with the Provincial Policy Statement (2014), conforms to the Greenbelt Plan (2017), and complies with the Rural Hamilton Official Plan (RHOP);
- (b) That there were no public submissions received regarding this matter.

**6. Application for Amendment to the City of Hamilton Zoning By-law No. 6593 for Lands Located at 1275 Upper Gage Avenue, Hamilton (PED17161) (Ward 6) (Item 6.3)**

- (a) That Zoning By-law Amendment Application ZAC-16-058 be approved and that staff prepare a draft Zoning By-law that implements the Concept Plan attached as Appendix "B" to Report 17-015, in a form that is satisfactory to the City Solicitor;
- (b) That the draft Zoning By-law be presented to City Council for consideration and enactment;
- (c) That there were no public submissions received regarding this matter.

**7. Upper Hannon Creek Master Drainage Plan Municipal Class Environmental Assessment (PED17147) (Wards 6, 7, 9 and 11) (Item 8.2)**

- (a) That the General Manager, Planning and Economic Development Department, be authorized and directed to file the Upper Hannon Creek Master Drainage Plan Municipal Class Environmental Assessment (EA), Project File Report, with the Municipal Clerk for a minimum thirty (30) day public review period.
- (b) That the General Manager, Planning and Economic Development Department be authorized and directed to include the recommendations of the Upper Hannon Creek Master Drainage Plan in Planning processes for the area covered by the Master Drainage Plan, as appropriate.

**8. Removal of Hess Village Entertainment District from Licensing Bylaw 07-170 (Item 9.1)**

WHEREAS, pursuant to Part IV of the *Municipal Act*, a municipality may pass by-laws with respect to business licensing;

WHEREAS, the City of Hamilton Licensing Bylaw 07-170 regulates the operating procedures of Food Premises;

WHEREAS, every licence holder who operates a Food Premises as a bar or nightclub in Hess Village must comply with the additional Hess Village Entertainment District requirements;

WHEREAS, the Hess Village Entertainment District requires a minimum of 10 Special Duty Police Officers each Thursday, Friday and Saturday from 11:00pm to 4:00am April 15<sup>th</sup> to November 15<sup>th</sup> each calendar year;

WHEREAS, every Hess Village Entertainment District licence holder shall contribute a pro-rated share to the cost of the Special Duty Police Officers;

WHEREAS, there has been a decline in attendance in the Hess Village Entertainment District;

WHEREAS, the City of Hamilton is the only municipality in Ontario with a licensing requirement for pro-rated Special Duty Police Officers; and

WHEREAS, by increasing the number of seats in some establishments, the sharing of paid policing costs has been reduced to only a handful of establishments paying a much greater share of policing costs;

THEREFORE BE IT RESOLVED:

That the Licensing Division Staff be directed to remove the Hess Village Entertainment District requirements from Schedule 21 of Business Licensing By-law 07-170 – Food Premises to better reflect the changes in the Hess Village Entertainment District.

**9. Public Hall Licensing Fee Exemption Program for the Operation of Legions by Ontario Veterans (Added Item 10.1)**

That staff be authorized and directed to develop, implement and administer a Public Hall licensing fee exemption program respecting the operation of Legions and Wing Associations by Ontario veterans residing in Hamilton who honourably served in World War II or in Korea during the Korean War as a member of the Canadian Armed Forces or as a member of an allied force or in the Merchant Navy or Ferry Command.

**FOR INFORMATION:**

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

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

**1. ADDED DELEGATION REQUEST**

- 4.2 John Ariens, Chair and Tom Vert, Vice Chair, Hamilton Habitat for Humanity to announce two new initiatives which their organization is about to launch. (For October 17, 2017 meeting)

**2. ADDED CORRESPONDENCE**

- 6.4(i) Resident of 95 Irene Avenue, Stoney Creek, respecting Item 6.4 Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 60, 68 and 72 Centennial Parkway South, Stoney Creek (PED17162) (Ward 9)
- 6.5(i) Tom Tapp, 123 Sulmona Drive, Hamilton respecting Item 6.5 Applications for an Urban Hamilton Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, and Draft Plan of Condominium, for Lands Located at 820 Rymal Road East, Hamilton (PED17160) (Ward 6)
- 6.5(ii) Petition to Stop the Proposed development of 820 Rymal Road East with 38 signatures of residents of Sulmona Drive. (A copy of the petition is available for viewing in the City Clerk's office.)
- 8.1(i) Domenic Marini requesting that his appeal regarding the denial of his Sign Variance Application SV-16-020 for the property known as 442 Millen Road, Stoney Creek be deferred to the October 3, 2017 meeting.

The agenda for the September 19, 2017 meeting was approved, as amended.

**(b) DECLARATIONS OF INTEREST (Item 2)**

There were none declared.

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

**(i) September 5, 2017 (Item 3.1)**

The Minutes of the September 5, 2017 meeting were approved.

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

- (i) The following delegation requests were approved to attend a future meeting:
  - (1) Graham McNally, Chair, Hamilton/Burlington Society of Architects, respecting an Architectural Recognition Program. (Item 4.1)
  - (2) John Ariens, Chair and Tom Vert, Vice Chair, Hamilton Habitat for Humanity to announce two new initiatives which their organization is about to launch. (For October 17, 2017 meeting) (Item 4.2)

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

- (i) **Scott Aird, Hamilton & District Budgerigar Society Inc., to request that Council revisit the restriction on the number of pets as outlined in the Responsible Pet Owner By-law 12-031 for “small cages birds”. (No copy) (Approved September 5, 2017) (Item 6.1)**

Scott Aird, Vice President of the Hamilton and District Budgerigar Society Inc., addressed Committee with the aid of a PowerPoint presentation. A copy is available for viewing on the City's website. He requested that “small cages birds” be excluded from the Responsible Pet Owner By-law 12-031 so that the members of the District Budgerigar Society Inc. can continue to represent Hamilton with their hobby.

The delegation was received.

- (iii) **Amendment to Zoning By-law No. 05-200 for Lands Located at 5174 Berry Road, Glanbrook (PED17156) (Ward 11) (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 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.

David Barlow, the owner was in attendance and indicated that he is in support of the staff report.

- (a) The staff presentation was waived;
- (b) The public meeting was closed.

The recommendations were amended by adding the following subsection (b) and re-lettering the balance accordingly:

- (b) That there were no public submissions received regarding this matter.

For disposition of this matter refer to Item 5.

**(iv) Application for Amendment to the City of Hamilton Zoning By-law No. 6593 for Lands Located at 1275 Upper Gage Avenue, Hamilton (PED17161) (Ward 6) (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 members of the public came forward.

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

The staff presentation was received.

Nik Gruschi, the owner's agent, was in attendance and addressed Committee. He indicated that he does not support the staff recommendation for denial of the application. He does support the Ward Councillor's proposed motion.

The agent's comments were received.

Raef Fawaz, owner and applicant addressed Committee and indicated that he does not support the staff recommendation to deny the application but does support the Ward Councillor's proposed motion.

The owner's comments were received

The public meeting was closed.

Ward Councillor Jackson was in attendance and spoke in support of approving the application.

For disposition of this matter refer to Item 6.

**(v) Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 60, 68 and 72 Centennial Parkway South, Stoney Creek (PED17162) (Ward 9) (Item 6.4)**

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 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) Resident of 95 Irene Avenue, Stoney Creek

The added written comments, Item 6.4(i), were received.

Kimberley Harrison-McMillan addressed Committee with the aid of a PowerPoint presentation and provided an overview of the report. A copy is available for viewing on the City's website.

The staff presentation was received.

Michael Crough, of IBI Group, representing the owner, was in attendance and addressed Committee and indicated that he is in support of the staff report.

The agent's comments were received.

**Speakers**

**1. Frank Greco, 74 Centennial Parkway South**

Frank Greco addressed Committee and he expressed his concerns that the proposal would have a negative impact on his property.



**2. Joseph Small, 72 Irene Avenue**

Joseph Small expressed concerns with the proposed inclusion of a restaurant.

**3. Edward Brown, 76 Centennial Parkway South**

Edward Brown addressed Committee and indicated his opposition to the coffee shop use and other aspects of the proposal.

**4. Lori Small, 79 Irene Avenue**

Lori Small addressed Committee and indicated that she is not opposed to the medical centre but opposed to the restaurant and the location of the waste bins and the parking.

The delegations were received.

The public meeting was closed.

Report PED17162 respecting Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 60, 68 and 72 Centennial Parkway South, Stoney Creek was referred back to staff to incorporate amendments to the recommendations to exclude a restaurant use and a marijuana dispensary use and report back to Committee at the next meeting with the appropriate by-law amendments, for its consideration.

**(vi) Applications for an Urban Hamilton Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, and Draft Plan of Condominium, for Lands Located at 820 Rymal Road East, Hamilton (PED17160) (Ward 6) (Item 6.5)**

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 Official Plan and Zoning By-law Amendments and Draft Plan of Subdivision and 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.

**Written Comments**

6.5(i) Tom Tapp, 123 Sulmona Drive

6.5(ii) Petition to Stop the Proposed development of 820 Rymal Road East with 38 signatures of residents of Sulmona Drive.

The added written submissions, Items 6.5(i) and 6.5(ii) were received.

Daniel Barnett addressed Committee and provided an overview of the report with the aid of a PowerPoint presentation. A copy is available for viewing on the City's website.

The staff presentation was received.

Michael Barton, of MB1 Development Consulting Inc., representing the owner addressed Committee and outlined the proposal.

The agent's overview was received.

**Registered Speaker**

**1. Tom Tapp, 123 Sulmona Drive**

Tom Tapp addressed Committee with the aid of a PowerPoint presentation and expressed his concerns with the proposal. A copy is available for viewing on the City's website.

(a) The delegation was received.

(b) The public meeting was closed.

Report PED17160 was referred back to staff for two weeks until the next Planning Committee meeting to allow consultation between the Ward Councillor, staff, the developer and the residents as appropriate.

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

**(i) Sign Variance Appeal SV-16-020 for the property known as 442 Millen Road, Stoney Creek, Denied by the Director of Planning and Chief Planner and Appealed by the Owner (PED17145) (Ward 10) (Item 8.1)**

8.1(i) Correspondence from Domenic Marini, the appellant requesting that the appeal be deferred to the October 3, 2017 meeting.

Item 8.1, respecting Sign Variance Appeal SV-16-020 for the property known as 442 Millen Road, Stoney Creek, Denied by the Director of

Planning and Chief Planner and Appealed by the Owner (PED17145) was deferred until the October 3, 2017 meeting.

**(g) MOTIONS (Item 9)**

**(i) Removal of Hess Village Entertainment District from Licensing Bylaw 07-170 (Item 9.1)**

Chair Pearson relinquished the Chair to Councillor Skelly to second Councillor Johnson's tabling motion

That the motion respecting Removal of Hess Village Entertainment District from Licensing Bylaw 07-170 be TABLED until December 2017 to allow staff to report back with additional information in order for Committee to make an informed decision.

The tabling motion was DEFEATED on the following vote:

Yeas:	A. Johnson
Total	1
Nays:	Pearson, Conley, B. Johnson, Green, Pasuta, Skelly, Collins, Farr
Total	8
Absent	Partridge
Total	1

Chair Pearson assumed the Chair.

For disposition of this matter refer to Item 8.

Councillors B. Johnson and A. Johnson indicated that they wished to be recorded as OPPOSED to Item 8.

**(h) NOTICES OF MOTION (Item 10)**

**(i) Public Hall Licensing Fee Exemption Program for the Operation of Legions by Ontario Veterans (Added 10.1)**

Councillor Conley introduced a Notice of Motion respecting Public Hall Licensing Fee Exemption Program for the Operation of Legions by Ontario Veterans.

The rules of order were waived to introduce a motion respecting Public Hall Licensing Fee Exemption Program for the Operation of Legions by Ontario Veterans.

For disposition of this matter refer to Item 9 which CARRIED on the following unanimous vote of those in attendance:

Yeas:	Pearson, Conley, B. Johnson, Green, Pasuta, Skelly, Collins, Farr, and A. Johnson
Total	9
Nays:	0
Absent	Partridge
Total	1

Councillor Green presented the following Notice of Motion:

**(ii) Tiny Homes to be Included in the Laneway Housing Inventory (Added 10.2)**

WHEREAS, the number of individuals estimated to use emergency shelters (annually): 5653 (2013) 20,000 Homes Campaign- People without permanent housing: 454 (April 2015) The Aboriginal Point-in-Time Count: 131 people without permanent housing (February 2015);

WHEREAS, at its meeting on March 1st, 2016, Planning Committee approved Ward 2 Councillor Jason Farr's following motion:

"That staff prepare a report and presentation to Committee on the current inventory and policies related to 'Laneway Housing' in Hamilton."

In report Laneway Housing Inventory (PED16200) (City Wide) now listed on (Outstanding Business List Item);

WHEREAS, a laneway home is typically a small, detached home located at the centre of the block and fronting a laneway. Laneway homes are a form of secondary suite typically created through the conversion of an existing accessory building or new construction separate from the principal dwelling. In most cases they are located on the same lot as the principal building, however in some examples they are located on a separate lot with frontage only onto the laneway;

WHEREAS, the *Strong Communities Through Affordable Housing Act, 2011* amended the *Planning Act, 1990* to improve the affordable housing system. Section 2 of the *Planning Act, 1990* was amended to further identify affordable housing as a matter of provincial interest. The amendments also included enhanced provisions for garden suites and second units;

WHEREAS, as per the March 1<sup>st</sup> Report- Laneway housing would not be considered under the provisions of a garden suite, as by definition, the housing created through laneway units would be both permanent and within a structure that is not moveable. Secondary units are an additional separate dwelling unit on a property that would normally accommodate only one dwelling unit. Laneway homes are therefore instead considered a form of secondary unit, one that if pursued under a detailed policy framework, will require its own planning analysis and approval;

WHEREAS, the objective of the “Starting Human” proposal to assist the Houseless in Los Angeles, with Tiny House Shelters as an immediate bridge between the living in the rough and more permanent housing and are vital to the humane treatment and survival of the human beings in our communities who have lost their place of residence;

WHEREAS, Cass Community Social Services located in Detroit Michigan, is in the process of building 25 different Tiny Homes (250-400sf) on the north end of its campus between the Lodge service drive and Woodrow Wilson. Each home will be on its own lot (roughly 30 x 100 feet) and every one will be on a foundation. Most will have a front porch or rear deck to increase the living space. The residents will have a combination of experiences (formerly homeless people, senior citizens, college students and a few Cass staff members) but all will qualify as low-income. At first, the residents will rent the homes. Anyone who remains for seven years will be given the opportunity to own the home and property;

WHEREAS, the Second Winds Cottage located in Newfield New York provides an alternative to The Ithaca Rescue Mission which offers a dormitory-style living arrangement and shorter term housing. As an emergency shelter, they provide for a specific need. The goal of Second Wind is to provide an environment for men to have their lives restored and permanently changed. This can be a slow process, but they believe independent living, where each resident can have privacy, is the best way for this holistic transformation to happen. We want the residents to take pride in their own home and be able to adjust from homelessness at their own pace. Each occupant has his own private bedroom, kitchen and bathroom;

WHEREAS, Good Shepherd and the Social Housing and Research Council of Hamilton (SPRC) are planning an as-yet-unnamed project to offer up duplexes of tiny units for women in danger of homelessness;

WHEREAS, the Quito Implementation Plan for the United Nation’s New Urban Agenda identifies that SUSTAINABLE URBAN DEVELOPMENT FOR SOCIAL INCLUSION AND ENDING POVERTY (Appendix “A”) includes the following:

“We recognize that eradicating poverty in all its forms and dimensions, including extreme poverty, is the greatest global challenge and an indispensable requirement for sustainable development. We also recognize that the growing inequality and the persistence of multiple forms and dimensions of poverty, including the rising number of slum and informal settlement dwellers, is affecting both developed and developing countries, and that the spatial organization, accessibility, and design of urban space, as well as infrastructure and basic service provision, together with development policies, can promote or hinder social cohesion, equality, and inclusion.”

27.

We reaffirm our pledge that no one will be left behind, and commit to promote equally shared opportunities and benefits that urbanization can offer, and enable all inhabitants, whether living in formal or informal settlements, to lead decent, dignified, and rewarding lives and to achieve their full human potential.

97. We will promote planned urban extensions, infill, prioritizing renewal, regeneration, and retrofitting of urban areas, as appropriate, including upgrading of slums and informal settlements, providing high-quality buildings and public spaces, promoting integrated and participatory approaches involving all relevant stakeholders and inhabitants, avoiding spatial and socio-economic segregation and gentrification, while preserving cultural heritage and preventing and containing urban sprawl.

107. We will encourage developing policies, tools, mechanisms, and financing models that promote access to a wide range of affordable, sustainable housing options including rental and other tenure options, as well as cooperative solutions such as co-housing, community land trust, and other forms of collective tenure, that would address the evolving needs of persons and communities, in order to improve the supply of housing, especially for low-income groups and to prevent segregation and arbitrary forced evictions and displacements, to provide dignified and adequate re-allocation. This will include support to incremental housing and self-build schemes, with special attention to slums and informal settlements upgrading programs.

109. We will consider increased allocation of financial and human resources, as appropriate, for the upgrading and, to the extent possible, the prevention of slums and informal settlements in the allocation of financial and human resources with strategies that go beyond physical and environmental improvements, to ensure that slums and informal settlements are integrated into the social, economic, cultural, and political dimensions of cities. These strategies should include, as applicable, access to sustainable, adequate, safe, and affordable housing; basic and social services; and safe, inclusive,

accessible, green, and quality public spaces; and they should promote security of tenure and its regularization, as well as measures for conflict prevention and mediation.

AND WHEREAS, the Ontario Building Code requirements currently translate into a minimum unit size of 425 square feet without consideration for the elimination or reduction of kitchen/living room/dining room areas;

THEREFORE BE IT RESOLVED:

That staff be directed to include recommendations in the Laneway Housing Inventory follow-up report to PED16200, for stand-alone units under 425 square feet within the scope of 'Tiny Homes' for the purpose of detached, secured, serviced lots that could provide for future land tenure and individual ownership.

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

**(i) Outstanding Business List (Item 11.1)**

(a) The following Item was removed:

Item "J" – Report PED14120(a) - That staff report back on the feasibility of including licensing as part of the Administrative Penalty System as part of annual review of APS (Item 5.3 on this agenda)

(b) The following new due dates were approved:

Item "F" – Redevelopment of a City Owned Surface Parking Lot.  
Due September 19, 2017  
New due date: November 14, 2017

Item "I" – The Feasibility of Establishing a City Animal Adoption Service in Partnership with the HBSPCA  
Due September 19, 2017  
New due date: December 5, 2017

Item "N" - That the Vital Services By-law require Landlords to provide Mandatory Emergency Generators to meet the health equipment needs of tenants  
Due September 19, 2017  
New due date: October 31, 2017

Item "V" - That staff report to the Planning Committee on a proposed scope and terms of reference for a consultant assignment to undertake the Kirkendall Neighbourhood Strategy in collaboration with the Kirkendall Neighbourhood Association

Due September 19, 2017  
New due date: December 5, 2017

**(j) ADJOURNMENT (Item 13)**

There being no further business, the Planning Committee was adjourned at 1:33 p.m.

Respectfully submitted,

Councillor M. Pearson  
Chair, Planning Committee

Ida Bedioui  
Legislative Co-ordinator  
Office of the City Clerk



## Statement of Cultural Heritage Value

### Description of Property

The subject property is located at 314 Wilson Street East in the community of Ancaster within the City of Hamilton. It is located on the east side of Wilson Street East, at the corner of Wilson Street East and Church Street. The property is bounded by Wilson Street East to the west, Church Street to the north, the former Ancaster Town Hall to the south, and residential properties to the east. The property contains the Tisdale House, the Hammill House (which is currently protected under the *Ontario Heritage Act*), a modern gazebo, and flagstone paths.

### Statement of Cultural Heritage Value

The Tisdale House retains historical, architectural, and contextual value. The property is historically significant as it expresses themes of early settlement and commercial activity in the community of Ancaster. The house was constructed by Samuel Tisdale, a local merchant who with Samuel Andruss ran a mercantile business in the area beginning in 1816. In its current location adjacent to the Hammill House and former Ancaster Town Hall, the building supports the property’s associations with early settlement in Ancaster, the physical remnants of which have largely disappeared, and civic and commercial activities more broadly.

The Tisdale House is also significant for its architectural value. The one-and-a-half storey Georgian residence retains a side-gable roof, symmetrical façade, original multi-pane sash windows, original doors, and some original flooring. The most prominent feature of the structure is its original, ornate entry, which consists of a wood lintel and sidelights surrounding the original door. The Georgian style in Ontario is associated with United Empire Loyalists who reproduced simpler variations of the popular British style. This connection to the Empire was understood as an expression of fidelity in the years after the American Revolution. The structure has undergone substantial restoration activities within the last twenty years, at which time detailed conservation of the original architectural features was completed. The Tisdale House represents the oldest known house of its type in the City of Hamilton where few of the remaining Georgian residences are smaller than two storeys, indicating the Tisdale House is part of an underrepresented type within the City.

***The Tisdale House retains contextual value as part of its current location along Wilson Street. The Tisdale House was originally located at 413 Wilson Street East and was moved to 314 Wilson Street East in 2000. Its current location adjacent to the Hammill House and the former Ancaster Town Hall*** comprise an evolved landscape that evokes Ancaster’s early development and provides a civic space to engage with and learn about the history of the community. Situated between the

adjacent buildings, the Tisdale House contributes to a greater understanding of the civic and commercial life of nineteenth-century Ancaster.

### **Heritage Attributes**

The heritage attributes of the Tisdale House include:

- One-and-a-half storey Georgian structure;
- Fenestration with sash windows;
- Original doors;
- Original entry, including lintel and sidelights;
- Clapboard siding;
- One-and-a-half storey scale;
- ***Although not its original location,*** the current location adjacent to the Hammill House and the former Ancaster Town Hall.



