



PLANNING COMMITTEE

MINUTES 17-016

9:30 a.m.

Tuesday, October 3, 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) M. Green, C. Collins, D. Conley, B. Johnson, D. Skelly, and J. Partridge

Absent with regrets Councillor R. Pasuta, personal

Also Present: Councillors T. Jackson and L. Ferguson

THE FOLLOWING ITEMS WERE REFERRED TO COUNCIL FOR CONSIDERATION:

- 1. Committee of Adjustment Minor Variance Applications – HM/A-16:110 and HM/A-16:111, 192 Hughson Street North, Hamilton and 181 John Street North, Hamilton - Supported by the Planning and Economic Development Department but Denied by the Committee of Adjustment (PED17172) (Ward 2) (Item 5.1)**

(Farr/Green)

That the City Solicitor be directed to support the settlement as described in the letter dated September 28, 2017 from Goodmans, Barristers & Solicitors (Item 5.1(i)), regarding the appeals of minor variance applications HM/A-16:110 and HM/A-16-111.

CARRIED

- 2. Graham McNally, Chair, Hamilton/Burlington Society of Architects, respecting an Architectural Recognition Program**

(Farr/A. Johnson)

- (a)** That the Hamilton/Burlington Society of Architects be requested to work with their membership to identify a preferred approach to recognizing the contribution of architects to significant built projects in the City of Hamilton and submit their proposal to City staff;

- (b) That City staff be directed to consider this approach and bring forward recommendations as part of the ongoing review and update to the City's site plan guidelines.

CARRIED

3. 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 8.2)

(Conley/Collins)

- (a) That Urban Hamilton Official Plan Amendment Application UHOPA-16-17, by IBI Group Planning Consultants Inc. on behalf of 2450129 Ontario Inc., Owner, for OPA No. xx, to re-designate the lands known municipally as 72 Centennial Parkway South (Stoney Creek) from "Medium Density Residential 3" to "Local Commercial" in the Stoney Creek Old Town Secondary Plan, and to establish a Site Specific Policy Area in the Stoney Creek Old Town Secondary Plan for lands located at 60, 68 and 72 Centennial Parkway South (Stoney Creek) to permit a medical clinic, retail and ~~restaurant~~ **convenience food stores** uses to have a total gross floor area of 1,605 square metres and restrict the gross floor area of the medical clinic to a maximum gross floor area of 1,203 square metres, as shown on Appendix "A" to Report PED17162, be APPROVED on the following basis:
 - (i) That the draft Official Plan Amendment, **as amended**, attached as Appendix "B" to Report PED17162, which has been prepared in a form satisfactory to the City Solicitor be adopted by City Council; and,
 - (ii) That the proposed Official Plan Amendment is consistent with the Provincial Policy Statement (2014) and conforms to the Growth Plan for the Greater Golden Horseshoe (2017).
- (b) That Amended Zoning By-law Amendment Application ZAC-16-043, by the IBI Group Planning Consultants Inc., on behalf of 2450129 Ontario Inc., Owner, for a change in zoning from the Multiple Residential "RM1" Zone (Block "1") and General Commercial "GC-7" Zone (Block "2") to the General Commercial "GC-55(T)" Zone, Modified, to permit the development of a two storey medical clinic with accessory retail and ~~restaurant~~ **convenience food store** uses; and to establish a Temporary Use By-law for a period of 36 months to permit the existing medical clinic to operate with reduced parking during construction of the new building, for lands located at 60, 68 and 72 Centennial Parkway South (Stoney Creek), as shown on Appendix "A" to Report PED17162, be APPROVED on the following basis:

- (i) That the draft By-law, **as amended**, attached as Appendix “C” to Report PED17162, which has been prepared in a form satisfactory to the City Solicitor, be enacted by Council; and,
 - (ii) That the proposed changes in zoning are consistent with the Provincial Policy Statement (2014) and conform with the Growth Plan for the Greater Golden Horseshoe (2017); and will comply with the Urban Hamilton Official Plan upon finalization of Official Plan Amendment No. XX;
- (c) ***That in accordance with Subsection 34(17) of the Planning Act, no additional public meeting notice is required;***
- (d) ***That the public submissions received regarding this matter supported the approval of the application with amendments.***

Main Motion, as Amended, CARRIED

4. 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) (Referred back to staff September 19, 2017) (Item 8.3)

(Collins/Partridge)

- (a) That Urban Hamilton Official Plan Amendment Application UHOPA-17-013, by 2446162 Ontario Inc. c/o. Blake Wyatt, Owner, to establish a site specific policy area to permit ~~fifteen (15)~~ **a maximum of fourteen (14)** townhouse dwellings on a private condominium road having a minimum residential density of ~~thirty-nine (39)~~ **thirty-seven (37)** units per hectare, for lands located at 820 Rymal Road East, as shown in Appendix “A” to Report PED17160, be APPROVED, on the following basis:
- (i) That the draft Official Plan Amendment, attached as Appendix “B” to Report PED17160, **as amended**, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council; and,
 - (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 Amended City of Hamilton Zoning By-law Amendment Application ZAC-15-063, by 2446162 Ontario Inc. c/o. Blake Wyatt, Owner, for a change in zoning from the “AA” (Agricultural) District to the “RT-30/S-1752” (Street – Townhouse) District, Modified, in order to permit a maximum of ~~fifteen (15)~~ **fourteen (14)** townhouse dwellings, for lands located at 820 Rymal Road East, as shown in Appendix “A” to Report PED17160 be APPROVED, on the following basis:

- (i) That the draft By-law, attached as Appendix “C” to Report PED17160, **as amended**, 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 Section 19B of Zoning By-law No. 6593 as “RT-30/S-1752”; and,
 - (iii) That this By-law is in conformity with the Urban Hamilton Official Plan, upon approval of Urban Hamilton Official Plan Amendment No. .
- (c) That upon finalization of the amending By-law, the subject lands be re-designated from “Single & Double” to “Attached Housing” in the Broughton West Neighbourhood Plan.
- (d) That Draft Plan of Subdivision Application 25T-201604, by 2446162 Ontario Inc. c/o. Blake Wyatt, Owner, to establish a Draft Plan of Subdivision known as “Marquee on the Mountain” Subdivision, on lands located at 820 Rymal Road East, as shown in Appendix “A” to Report PED17160 be APPROVED, subject to the following:
- (i) That this approval apply to the Draft Plan of Subdivision, 25T-201604, prepared by MTE OSL Limited, and certified by Trevor McNeil dated June 7, 2017, **as amended**, showing ~~45~~ **14** lots for townhouse dwellings (Lots 1- ~~45~~ **14**), one block for a private condominium road and visitor parking (Block 1), and one block for a daylight triangle (Block 2), subject to the owner entering into a Standard Form Subdivision Agreement, as approved by City Council, and with the special conditions attached as Appendix “E” to Report PED17160;
 - (ii) That payment of Cash-in-Lieu of Parkland will be required, pursuant to Section 42 of the *Planning Act*, and will be calculated in accordance with the City’s Parkland Dedication By-law, and shall be based on the value of the lands on the day prior to the issuance of each building permit; and,
 - (iii) With regard to the ~~45~~ **14** lots for townhouse dwellings a parkland dedication, at a ratio of 0.6 hectare per 300 dwelling units, will be required for the proposed townhouse dwelling units.
- all in accordance with the Financial Policies for Development and the City’s Parkland Dedication By-law, as approved by Council.
- (e) That Draft Plan of Condominium (Common Element) Application 25CDM-201521 by 2446162 Ontario Inc. c/o. Blake Wyatt, Owner, to establish a Draft Plan of Condominium (Common Element) consisting of a condominium road and visitor parking, on lands located at 820 Rymal

Road East, as shown on Appendix "A" to Report PED17160 be APPROVED, subject to the following:

- (i) That this approval apply to the Draft Plan of Condominium (Common Element), 25CDM-201521, prepared by MTE OSL Limited and certified by Trevor McNeil, dated June 7, 2017, **as amended**, showing a private condominium road and 5 7 visitor parking spaces, subject to the owner entering into a Standard Form Condominium Agreement, as approved by City Council, and with the special conditions attached as Appendix "G" to Report PED17160;
- (f) ***That in accordance with Subsection 34(17) of the Planning Act, no additional public meeting notice is required;***
- (g) ***That the public submissions received regarding this matter supported the approval of the application with amendments.***
Main Motion, as Amended, CARRIED

5. Tiny Homes to be Included in the Laneway Housing Inventory (item 9.1)

(Green/Farr)

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 1st 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:

25.

“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.

CARRIED

6. Expanding and Making Permanent the Mohawk College Co-op Student Program for Communities Around McMaster University (Item 9.2)

(A. Johnson/Farr)

WHEREAS, City Council meeting on December 14, 2016 directed staff to expand the current Mohawk College Co-op Student pilot program by hiring two additional students to enforce yard maintenance related by-laws in the McMaster neighbourhoods based on full cost recovery through Fee for Inspection charges for non-compliant properties;

WHEREAS, the Information Update sent to the Mayor and Members of Council on September 22, 2017, provided statistics from January 9 - August 31, 2017 that showed the program improved property yard maintenance conditions in communities surrounding McMaster University;

WHEREAS, the Inspection Fee for non-compliant properties has made the pilot program full cost recovery; and

WHEREAS, positive community feedback has been received from property owners and occupants in the area supports the continuation of the program;

THEREFORE, BE IT RESOLVED

- (a) That the pilot program using Mohawk College Co-op students for enforcement of yard maintenance related by-laws be made permanent in communities around McMaster University; and
- (b) That two (2) additional Mohawk College Co-op students be hired for enforcement of yard maintenance related by-laws for the McMaster Neighbourhood at full cost recovery from the Inspection Fees.

CARRIED

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 1)

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

1. ADDED DELEGATION REQUESTS

- 4.3 David Capizzano, 150 Charlton Avenue West, Hamilton in support of the redevelopment proposal for 210 Main Street East. (For future meeting)
- 4.4 Brad Clark, Maple Leaf Strategies, respecting Item 5.1 to support the negotiated settlement between the Beasley Neighbourhood Association and Greenwin Inc. regarding 192 Hughson Street North and 181 John Street North. (For today's meeting)
- 4.5 Rob Fiedler, the Beasley Neighbourhood Association respecting Item 5.1 to support the negotiated settlement between the Beasley Neighbourhood Association and Greenwin Inc. regarding 192 Hughson Street North and 181 John Street North. (For today's meeting)
- 4.6 Ryan Deshpande, McMaster Student Union respecting Item 9.2 wishing to speak to the impact of the extension and permanency of the Mohawk College Co-op Student program on students. (For today's meeting)

2. ADDED CORRESPONDENCE

- 5.1(i) Mark Noskiewicz of Goodmans LLP respecting Item 5.1 the Committee of Adjustment Minor Variance Applications – HM/A-16:110 and HM/A-16:111, 192 Hughson Street North, Hamilton and 181 John Street North, Hamilton - Supported by the Planning and Economic Development Department but Denied by the Committee of Adjustment (PED17172) (Ward 2)
- 5.1(ii) The Beasley Neighbourhood Association respecting Item 5.1 the Committee of Adjustment Minor Variance Applications – HM/A-16:110 and HM/A-16:111, 192 Hughson Street North, Hamilton and 181 John Street North, Hamilton - Supported by the Planning and Economic Development Department but Denied by the Committee of Adjustment (PED17172) (Ward 2)
- 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 further deferred to the November 14, 2017 meeting.

- 9.2(i) Anne Mitchell respecting Item 9.2 and the Homecoming Street Party on Dalewood Avenue on September 30, 2017

(B. Johnson/Partridge)

That the agenda for the October 3, 2017 meeting be approved, as amended.

CARRIED

(b) DECLARATIONS OF INTEREST (Item 2)

There were none declared.

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

(i) September 19, 2017 (Item 3.1)

(Skelly/Conley)

That the Minutes of the September 19, 2017 meeting be approved.

CARRIED

(d) DELEGATION REQUESTS (Item 4)

(Conley/Skelly)

- (i) That the following delegation requests be approved to attend a future meeting:

1. Cameron Kroetsch, 211 Jackson Street East, Hamilton respecting the Site Plan and development at 210 Main Street East (Item 4.1.)
2. Lauren Brady, 205 Jackson Street East, Hamilton respecting the Site Plan and development at 210 Main Street East (Item 4.2)
3. David Capizzano, 150 Charlton Avenue West, Hamilton in support of the redevelopment proposal for 210 Main Street East. (Added Item 4.3)

- (ii) That the following delegation requests be approved to address Committee at today's meeting:

1. Brad Clark, Maple Leaf Strategies, respecting Item 5.1 to support the negotiated settlement between the Beasley Neighbourhood Association and Greenwin Inc. regarding 192 Hughson Street North and 181 John Street North. (Added Item 4.4)
2. Rob Fiedler, the Beasley Neighbourhood Association respecting Item 5.1 to support the negotiated settlement between the Beasley

Neighbourhood Association and Greenwin Inc. regarding 192 Hughson Street North and 181 John Street North. (Added Item 4.5)

3. Ryan Deshpande, McMaster Student Union respecting Item 9.2 wishing to speak to the impact of the extension and permanency of the Mohawk College Co-op Student program on students. (Added Item 4.6)

CARRIED

(e) CONSENT ITEMS (Item 5)

- (i) **Committee of Adjustment Minor Variance Applications – HM/A-16:110 and HM/A-16:111, 192 Hughson Street North, Hamilton and 181 John Street North, Hamilton - Supported by the Planning and Economic Development Department but Denied by the Committee of Adjustment (PED17172) (Ward 2) (Item 5.1)**

Written Submissions

5.1(i) Mark Noskiewicz of Goodmans LLP

5.1(ii) The Beasley Neighbourhood Association

(Farr/Conley)

That the added written submissions, Items 5.1(i) and 5.1(ii) be received.

CARRIED

Delegations

1. Brad Clark, Maple Leaf Strategies

Brad Clark, of Maple Leaf Strategies, representing the Beasley Neighbourhood Association, addressed Committee. He asked that the Planning Committee support the negotiated agreement between the Beasley Neighbourhood Association and Greenwin Inc. regarding 192 Hughson Street North and 181 John Street North and approve their proposal for a family friendly housing policy as requested in the submitted correspondence from the Beasley Neighbourhood Association.

(Farr/Green)

That the delegation be received.

CARRIED

2. Rob Fiedler, the Beasley Neighbourhood Association

Rob Fiedler, of the Beasley Neighbourhood Association, addressed Committee and spoke in support of the negotiated settlement between the Beasley Neighbourhood Association and Greenwin Inc

regarding 192 Hughson Street North and 181 John Street North and also the proposal for a family friendly housing policy.

(Farr/Collins)

That the delegation be received.

CARRIED

For disposition of this matter refer to Item 1.

(f) DELEGATIONS/PUBLIC HEARING (Item 6)

- (i) Graham McNally, Chair, Hamilton/Burlington Society of Architects, respecting an Architectural Recognition Program (No copy) (Approved September 19, 2017)**

Graham McNally, Chair, Hamilton/Burlington Society of Architects addressed Committee with the aid of a PowerPoint presentation. A copy is available for viewing on the City's website. He requested that a program be implemented for the installation of plaques on public buildings recognizing the architects who designed the buildings.

(Farr/A. Johnson)

That the delegation be received;

CARRIED

For further disposition of this matter, refer to Item 2.

(g) 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) (Deferred September 19, 2017) (Item 8.1)**

Appellant

Domenic Marini, Calitor Group Limited

Written Submission

- 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 November 14, 2017 meeting.

(B. Johnson/Conley)

That 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) be further deferred until the November 14, 2017 meeting.

CARRIED

- (ii) **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) (Referred back to staff September 19, 2017) (Item 8.2)**

(Conley/Collins)

That Item 8.2 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 (PED17162) be amended by:

- (a) Deleting the word “restaurant” from subsections (a) and (b);
- (b) Inserting the words “convenience food store” after the words “retail and” in subsections (a) and (b);
- (c) Inserting the words “as amended” after the words “Official Plan Amendment” and “draft By-law” in subsections (a)(i) and (b) (i);
- (d) Adding the following subsection (c):
 - (c) That in accordance with Subsection 34(17) of the **Planning Act**, no additional public meeting notice is required;
- (e) Adding the following subsection (d):
 - (d) That the public submissions received regarding this matter supported the approval of the application with amendments.

Amendment CARRIED

For disposition of this matter refer to Item 3.

- (iii) **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) (Referred back to staff September 19, 2017) (Item 8.3)**

(Collins/Partridge)

- (a) That Item 8.3 respecting 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) be amended to allow a maximum

of 14 townhouse dwellings with a minimum of 7 visitor parking spaces and a minimum residential density of 37 units per hectare;

- (b) That staff prepare the amending official plan amendment and zoning by-law to reflect these changes to be forwarded to Council for approval;
- (c) That in accordance with Subsection 34(17) of the *Planning Act*, no additional public meeting notice is required;
- (d) That the public submissions received regarding this matter supported the approval of the application with amendments.

Amendment CARRIED

For disposition of this matter refer to Item 4.

(h) MOTIONS (Item 9)

- (i) **Expanding and Making Permanent the Mohawk College Co-op Student Program for Communities Around McMaster University**

Written Comments

9.2(i) Anne Mitchell

(A. Johnson/Conley)

That added written comments, Item 9.2(i), be received.

CARRIED

Delegation

1. Ryan Deshpande, McMaster Student Union

Ryan Deshpande, (Vice-President of Education) and Stephanie Bertolo, (Associate Vice-President of Municipal Affairs) of the McMaster Student Union addressed Committee and indicated why they oppose the extension of the Mohawk College Student Co-op Program.

(Green/A. Johnson)

That the delegation be received.

CARRIED

For disposition of this matter refer to Item 6

Councillors Green and Partridge indicated that they wished to be recorded as OPPOSED to this Item.

(i) NOTICES OF MOTION (Item 10)

Councillor Farr introduced the following Notice of Motion:

(i) Family Friendly Housing Policy (Added 10.1)

That staff conduct a feasibility study with appropriate public consultation for the development of a Family Friendly Housing Policy that would explore means of incorporating consideration for families in future development proposals for rental units, condominiums and affordable housing and report back.

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

(i) Outstanding Business List (Item 11.1)

(A. Johnson/Skelly)

(a) That the following new due dates be approved:

Item "C" – C.I. to Amend Hamilton Zoning By-law No. 6593 for 118 to 338 Mountain Brow Boulevard (Hamilton) (PED13101)

Date Due: October 3, 2017

New due date: February 20, 2018

Item "E" – Request to Designate 437 Wilson Street East (Ancaster) Under Part IV of the Ontario Heritage Act (PED12166)

Date Due: October 3, 2017

New due date: February 20, 2018

Item "G" - Staff to consult with property owners & Councillors re: HMHC Report 14-009 recommendations to include 206, 208 and 210 King Street East in the Register of Property of Cultural Heritage Value or Interest and staff's designation work program and report back

Due October 3, 2017

New due date: February 20, 2018

Item "H" – Quality Index for Rental Units

Date Due: December 5, 2017

New due date: January 16, 2018

Item "J" - Deferral of Item 5 of HMHC Report 15-005 proposing inclusion of 1021 Garner Rd E on register of properties of cultural heritage value or interest to allow consultation with property owner and to correct wording.

Due October 3, 2017

New due date: February 20, 2018

Item "S" - Item That staff be directed to report back on how to revise Council's current policy respecting OMB appeals for non-decision to ensure the public has the opportunity to provide input

Due October 3, 2017

New due date: February 20, 2018

CARRIED

(k) ADJOURNMENT (Item 13)

(Collins/Conley)

That, there being no further business, the Planning Committee be adjourned at 12:35 p.m.

CARRIED

Respectfully submitted,

Councillor M. Pearson
Chair, Planning Committee

Ida Bedioui
Legislative Co-ordinator
Office of the City Clerk