



**PLANNING COMMITTEE  
MINUTES 18-001  
9:30 a.m.  
Tuesday, January 16, 2018  
Council Chambers  
Hamilton City Hall  
71 Main Street West**

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

**Absent with  
Regrets:** R. Pasuta, Personal

**Also Present:** Councillor T. Whitehead

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**THE FOLLOWING ITEMS WERE REFERRED TO COUNCIL FOR CONSIDERATION:**

1. **Active Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision Applications (PED18002) (City Wide) (Item 5.1)**

**(Pearson/Conley)**

That Report PED18002 respecting Active Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision Applications, be received.

**CARRIED**

2. **Responsible Animal Ownership By-law 12-031 be Amended to Include the Offence of Barking Dog (PED18003) (City Wide) (Item 5.2)**

**(Pearson/Conley)**

(a) That the draft By-law, attached as Appendix "A" to Report PED18003, which amends the Responsible Animal Ownership By-law No. 12-031, by establishing offences of noise made by animals (barking dog, etc.), and which has been prepared in a form satisfactory to the City Solicitor, be approved;

(b) That the draft By-law, attached as Appendix "B" to Report PED18003, which amends the By-law to Establish a System of Administrative Penalties By-law No. 17-225, by amending Table 8 to include offences of noise made by animals (barking dogs, etc.), which has been prepared in a form satisfactory to the City Solicitor, be approved.

**CARRIED**

**3. Review of Problems Associated with Increased Visitors to Waterfalls (PED18011) (Wards 6, 9, 13, 14 and 15) (Item 5.3)**

**(Pearson/Conley)**

That Report PED18011 respecting Review of Problems Associated with Increased Visitors to Waterfalls, be received.

**CARRIED**

**4. Quality Index for Rental Units (PED18026) (City Wide) (Outstanding Business List Item) (Item 5.4)**

**(Pearson/Conley)**

That Report PED18026 respecting Quality Index for Rental Units, be received.

**CARRIED**

**5. Application to Deem 1428 and 1444 Sandhill Drive, (Ancaster) Being Lots 8 to 11, Inclusive, of Registered Plan No. 62M-630, "Stanlow Industrial Park, Phase 1," Not to be Part of a Registered Plan of Subdivision, for the Purposes of Subsection 50(3) of the *Planning Act* (PED18041) (Ward 12) (Added 5.5)**

**(Pearson/Conley)**

That approval be given to deem 1428 and 1444 Sandhill Drive (Ancaster), being Lots 8 to 11, inclusive, of Registered Plan No. 62M-630, "Stanlow Industrial Park, Phase 1," not to be part of a Registered Plan of Subdivision, for the purposes of Subsection 50(3) of the *Planning Act*, as shown on Appendix "A" to Report PED18041, on the following basis:

- (a) That the draft By-law, attached as Appendix "B" to Report PED18041, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
- (b) That the proposal to deem Lots 8 to 11, inclusive, of "Stanlow Industrial Park, Phase 1," Registered Plan 62M-630, not to be part of a registered plan of subdivision, for lands known as 1428 and 1444 Sandhill Drive, is consistent with the Provincial Policy Statement (2014), and complies with the Urban Hamilton Official Plan.

**CARRIED**

**6. Application for Approval of Draft Plan of Condominium (Common Element), for lands located at 1890 Rymal Road East (Glanbrook) (PED18006) (Ward 11) (Item 6.1)**

**(B. Johnson/Pearson)**

- (a) That Draft Plan of Condominium Application 25CDM-201711, by Glen Schnarr & Associates Inc., on behalf of Branthaven Dakota Inc., Owner, to

establish a Draft Plan of Condominium (Common Element) to create a condominium road network, sidewalks, landscaped areas, 51 visitor parking spaces and centralized mailboxes, on lands located at 1890 Rymal Road East (Glanbrook), as shown on Appendix "A" attached to Report PED18006, be APPROVED subject to the following conditions:

- (i) That the approval for Draft Plan of Condominium (Common Element) application 25CDM-201711 applies to the plan prepared by A.T. McLaren Limited, certified by S. D. McLaren, and dated August 31, 2017, consisting of a condominium road network, sidewalks, landscaped areas, 51 visitor parking spaces and centralized mailboxes, in favour of 194 townhouse dwelling units, attached as Appendix "B" to Report PED18006; and,
- (ii) That the conditions of Draft Plan of Condominium Approval 25CDM-201711, attached as Appendix "C" to Report PED18006, be received and endorsed by City Council.

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

**Main Motion, as Amended, CARRIED**

**7. Application to Amend the City of Hamilton Zoning By-law No. 05-200 for Lands Located at 43-51 King Street East and 60 King William Street, Hamilton (PED18013) (Ward 2) (Item 6.4)**

**(Farr/Pearson)**

(a) That the amended application Zoning By-law Amendment Application ZAR-17-047 by King William Residence Inc., Owner, for a change in zoning from the Downtown Prime Retail Streets (D2) Zone and the Downtown Mixed Use (D3) Zone to the Downtown Prime Retail Streets (D2, 626, H18) Zone, to permit a mixed use building consisting of two tower elements on a podium with a maximum building height of 94 metres (30 storeys) for lands located at 43-51 King Street East and 60 King William Street, Hamilton, as shown on Appendix "A" to Report PED18013, be APPROVED on the following basis:

(i) That the Draft By-law, attached as Appendix "B" to Report PED18013, which has been prepared in a form satisfactory to the City Solicitor, **be amended by adding the following subsection, and be approved, as amended:**

**3(b) That the Owner purchase the alleyway required to implement the proposed development and provide confirmation that the abutting landowners have been granted easements over the alleyway to the satisfaction of the Director of Planning and Chief Planner;**

- (ii) That the amending By-law, attached as Appendix “B” to Report PED18013, **as amended**, be added to Schedules 910, 911, 952 and 953 of Zoning By-law No. 05-200; and,
- (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 (2017) and complies with the Urban Hamilton Official Plan;

**(b) That the public submissions received regarding this matter did not affect the decision.**

**Main Motion, as Amended, CARRIED**

**8. 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 154 and 166 Mount Albion Road, Hamilton (PED18014) (Ward 5) (Item 6.5)**

**(Collins/Farr)**

- (a) That Urban Hamilton Official Plan Amendment Application UHOPA-17-014, by Springbrook West Scarlett Inc., Owner, to establish a site specific policy area to permit twenty-nine (29) townhouse dwellings on a private condominium road having a minimum residential density of forty-two (42) units per hectare, for lands located at 154 and 166 Mount Albion Road, as shown on Appendix “A” to Report PED18014, be APPROVED, on the following basis:
  - (i) That the draft Official Plan Amendment, attached as Appendix “B” to Report PED18014, 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 Zoning By-law Amendment Application ZAC-16-002, by Springbrook West Scarlett Inc., Owner, for a change in zoning from the “AA” (Agricultural) District to the “C/S-1755” (Urban Protected Residential, etc.) District, Modified (Block 1) and “RT-30/S-1755” (Street – Townhouse) District, Modified (Blocks 2 to 6) in order to permit a maximum of twenty-nine (29) townhouse dwellings and two (2) single detached dwellings, for lands located at 154 and 166 Mount Albion Road, as shown on Appendix “A” to Report PED18014 be APPROVED, on the following basis:
  - (i) That the draft By-law, attached as Appendix “C” to Report PED18014 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-1755” and “C/S-1755”; 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, that Blocks 3-9, as shown on Appendix “D” to Report PED18014, be re-designated from "Single and Double" and “Institutional” to “Attached Housing” in the Red Hill Neighbourhood Plan.
- (d) That Draft Plan of Subdivision Application 25T-201613, by Springbrook West Scarlett Inc., Owner, to establish a Draft Plan of Subdivision known as The Towns of Red Hill, on lands located at 154 and 166 Mount Albion Road, as shown on Appendix “A” to Report PED18014 be APPROVED, subject to the following:
- (i) That this approval apply to the Draft Plan of Subdivision known as “The Towns of REDHILL”, as redline revised, 25T-201613, prepared by B.A. Jacobs Surveying Ltd., and certified by Bryan Jacobs O.L.S dated August 9, 2016, showing two (2) lots for single detached dwellings (Lots 1 and 2), one block for a private condominium road and visitor parking (Block 3), six (6) townhouse blocks (Blocks 4 to 9), and one block for a daylight triangle (Block 10) 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 PED18014.
- (e) 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.
- (f) With regard to the twenty-nine (29) lots for townhouse dwellings and two (2) single detached dwelling, a parkland dedication at a ratio of 0.6 hectare per 300 dwelling units, will be required for the proposed townhouse dwellings all in accordance with the Financial Policies for Development and the City’s Parkland Dedication By-law, as approved by Council.
- (g) That Draft Plan of Condominium (Common Element) Application 25CDM-201619, by Springbrook West Scarlett Inc., Owner, to establish a Draft Plan of Condominium (Common Element) consisting of a condominium road and visitor parking for twenty-nine (29) townhouse dwellings, on lands located at 154 and 166 Mount Albion Road, as shown on Appendix “A” to Report PED18014 be APPROVED, subject to the following:

- (i) That this approval apply to the Draft Plan of Condominium (Common Element), 25CDM-201619, prepared by B.A. Jacobs Surveying Ltd. and certified by Bryan Jacobs O.L.S, dated August 9, 2016, showing a private condominium road and visitor parking, 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 PED18014;

**(h) *That the public submissions received regarding this matter did not affect the decision.***

**Main Motion, as Amended, CARRIED**

**9. Applications to Amend the Urban Hamilton Official Plan, the Rural Hamilton Official Plan, Glanbrook Zoning By-law No. 464, Hamilton Zoning By-law No. 05-200, and for Approval of a Draft Plan of Subdivision “Mountaingate” for lands known as 9255 Airport Road West (Glanbrook) (PED18017) (Ward 11) (Item 6.6)**

**(B. Johnson/Conley)**

- (a) That Urban Hamilton Official Plan Amendment Application UHOPA-15-03, by Hotz and Sons Limited, Owner, to amend the Mount Hope Secondary Plan to redesignate lands from “Institutional” and “Low Density Residential 3f” to “District Commercial”; from “District Commercial” and “Low Density Residential 3f” to “General Open Space”; from “Low Density Residential 2”, “Utility”, and “Natural Open Space” to “Neighbourhood Park”; from “Low Density Residential 2” and “Utility” to “Natural Open Space”; from “Low Density Residential 2” and “Low Density Residential 2c” to “General Open Space”; from “Low Density Residential 2” and “Low Density Residential 2c” to “Utility”; from “Low Density Residential 2” to “Low Density Residential 2c”; from “Low Density Residential 2c” and “Low Density Residential 3f” to “Medium Density Residential 3”; from “Low Density Residential 2c”, “Low Density Residential 3f”, “Utility”, and “Neighbourhood Park” to “Low Density Residential 2”; and from “Low Density Residential 2c”, Low Density Residential 3f”, and “Neighbourhood Park” to “Institutional”. The amendment will also add a special policy area for lands designated “Low Density Residential 2” in order to restrict uses to single detached dwellings and establish a maximum density of 40 units per net hectare; add a special policy area for lands designated “Low Density Residential 2c” to establish a density range of 30 to 55 units per net hectare; add a site specific policy area for lands designated “Medium Density Residential” in order to allow for a maximum height of four storeys; add a site specific policy area for lands designated “Institutional” in order to allow for multiple dwellings and to permit a maximum building height of four storeys; remove Core Areas; Linkages and Streams from the Natural Heritage System; remove wetlands and streams from the Natural Heritage Features; and, establish new local roads, for the lands known as 9255 Airport Road West (Glanbrook), as shown on Appendix “A” to Report PED18017, be APPROVED on the following basis:

- (i) That the draft Official Plan Amendment, attached as Appendix “B” to Report PED18017, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council; and,
  - (ii) That the proposed amendment is consistent with the Provincial Policy Statement (2014) and conforms to the Growth Plan for the Greater Golden Horseshoe (2017).
- (b) That Rural Hamilton Official Plan Amendment Application RHOPA-18-002, by Hotz and Sons Limited, Owner, to amend the Schedule B-Natural Heritage System, Schedule B-4 - Detailed Natural Heritage Features Key Hydrologic Features, and Schedule B-8 - Detailed Natural Heritage Features Key Hydrologic Features Streams to remove the Key Hydrologic Features (Wetlands and Streams) and to apply a Site Specific Policy to allow for the development of a stormwater management facility to serve the adjacent urban area, for the lands known as 9255 Airport Road West (Glanbrook), as shown on Appendix “A” to Report PED18017, be APPROVED on the following basis:
  - (i) That the draft Official Plan Amendment, attached as Appendix “C” to Report PED18017, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council; and,
  - (ii) That the proposed amendment is consistent with the Provincial Policy Statement (2014) and conforms to the Growth Plan for the Greater Golden Horseshoe (2017).
- (c) That Zoning By-law Amendment Application ZAC-07-111 by Hotz and Sons Limited, Owner, for changes in zoning from the Deferred Development “DD” Zone and General Agriculture “A1” Zone to the Residential “R4-218(A)” Zone, Modified (Block 1); from the Deferred Development “DD” Zone and General Agriculture “A1” Zone to the Residential Multiple “RM2-194(A)” Zone, Modified (Block 2); from the Deferred Development “DD” Zone and the General Agriculture “A1” Zone to the Residential Multiple “RM3-284(A)” Zone and “RM3-284(B)” Zone, Modified (Blocks 3 and 4); and from the Deferred Development “DD” Zone and the General Agriculture “A1” Zone to the Shopping Centre Commercial “C2-309” Zone, Modified (Block 5) in Zoning By-law No. 464; for lands located at 9255 Airport Road West (Glanbrook), as shown on Appendix “A” to Report PED18017, be APPROVED on the following basis:
  - (i) That the draft By-law, attached as Appendix “D” to Report PED18017, 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 Growth Plan for the Greater Golden Horseshoe (2017); and,

- (iii) That the proposed changes in zoning comply with the Urban Hamilton Official Plan upon finalization of Urban Hamilton Official Plan Amendment No. 89.
- (d) That Zoning By-law Amendment Application ZAC-07-111 by Hotz and Sons Limited, Owner, for changes in zoning from the Deferred Development “DD” Zone to the Neighbourhood Park (P1) Zone; from the Deferred Development “DD” Zone and the General Agricultural “A1” Zone to the Open Space (P4) Zone; from the Deferred Development “DD” Zone and General Agriculture “A1” Zone to the Conservation / Hazard (P5) Zone; and from the Deferred Development “DD” Zone and General Agriculture “A1” Zone to the Conservation / Hazard Lands – Rural (P6) Zone, in Zoning By-law No. 05-200; for lands located at 9255 Airport Road (Glanbrook), as shown on Appendix “A” to Report PED18017, be APPROVED on the following basis:
  - (i) That the draft By-law, attached as Appendix “E” to Report PED18017, 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 Growth Plan for the Greater Golden Horseshoe (2017); and,
  - (iii) That the proposed changes in zoning comply with the Urban Hamilton Official Plan upon finalization of Urban Hamilton Official Plan Amendment No. 89 and Rural Hamilton Official Plan Amendment No. 15.
- (e) That approval be given to add a portion of the lands located at 9255 Airport Road West, Glanbrook, to Zoning By-law No. 05-200 and zone said lands District Commercial (C6) Zone in Zoning By-law No. 05-200, subject to the following:
  - (i) That the draft By-law, attached as Appendix “I” to Report PED18017, be held in abeyance until such time as the Commercial and Mixed Use Zones are in force and effect; and,
  - (ii) That staff be directed to bring forward the draft By-law, attached as Appendix “I” to Report PED18017, for enactment by City Council, once Zoning By-law No. 17-240, the by-law to establish the Commercial and Mixed Use Zones, is in force and effect.
- (f) That Draft Plan of Subdivision Application 25T-200723 by Hotz and Sons Limited, Owner, to establish a Draft Plan of Subdivision *previously* known as “Mountaingate” **be amended to be known as Lancaster Heights**, on lands known as 9255 Airport Road West (Glanbrook), as shown on



Appendix "A" to Report PED18017, be APPROVED subject to the following conditions:

- (i) That this approval apply to the Draft Plan of Subdivision ***previously*** known as "Mountaingate", ***as amended to be known as "Lancaster Heights"***, 25T-200723, prepared by Odan-Detech Consulting Engineers and certified by Bruce MacLeod, O.L.S., dated September 12, 2017, consisting of a maximum of 217 lots for single detached dwellings (Lots 1 – 36, 71 – 159, 245 – 259, 284 - 360), a maximum of 143 lots for street townhouse units (Lots 37 – 70, 160 – 244, and 260 – 283), one block for 69 back-to-back and stacked decked townhouse units (Block 361), one block for institutional or 228 medium density residential units (conventional; back-to-back, stacked and / or stacked deck townhouse units) (Block 362), one commercial block (Block 363), one block for a future road widening (Block 364), one open space block (Block 365), one future servicing block (Block 366), one neighbourhood park (Block 369), three blocks for servicing corridor (Blocks 370, 371, and 372), two natural open space blocks (Blocks 373 and 376), two Stormwater Management Blocks (Blocks 374 and 375), ***as per the agreement between Branthaven Homes and Hotz and Sons Limited***, and one future residential block (Block 377), one block for a 0.3 m reserve (Block 367), one block for a vegetation protection zone (Block 368), proposed Street "A", Street "B", Street "C", Street "D", Street "E", Street "F", proposed Mountaingate Road, the extension of Rosebury Way, and the extension of Provident Way, subject to the owner entering into a standard Form Subdivision Agreement, as approved by City Council, and with the Special Conditions attached as Appendix "G" to Report PED18017, ***as amended, to include the requirement that traffic calming measures be installed between the existing subdivision and "Lancaster Heights"***;
- (ii) Acknowledgement by the City of Hamilton of its responsibility for cost-sharing with respect to this development shall be in accordance with the City's Financial Policies and will be determined at the time of development; and,
- (iii) That pursuant to Section 51 of the *Planning Act*, 1.57 ha, being 5% of the subject lands and known as part of "Block 369" on the attached Draft Plan (Appendix "F" to Report PED18017), shall be dedicated to the City for Park land purposes. A credit for parkland dedication will be provided for the over dedication of 0.63 ha of "Block 369" to be used for parkland purposes, which is above and beyond the required 5% subject to Section 51 of the *Planning Act*,  
  
all in accordance with the Financial Policies for Development and the City's Parkland Dedication By-law, as approved by Council.

- (g) *That the public submissions received regarding this matter did not affect the decision.*

**Main Motion, as Amended, CARRIED**

**10. Preliminary Screening for the Request to Designate 650 and 672 Sanatorium Road, Hamilton, Under Part IV of the *Ontario Heritage Act* (PED18001) (Ward 8) (Item 8.1)**

**(Pearson/Partridge)**

- (a) That Council direct and authorize staff to undertake a Cultural Heritage Assessment of 650 and 672 Sanatorium Road, Hamilton, shown on Appendix "A" to Report PED18001, to determine whether the property is of cultural heritage value worthy of designation under Part IV of the *Ontario Heritage Act*;
- (b) That the Cultural Heritage Assessment work be assigned a high priority and be added to staff's work plan for completion and presentation to the Hamilton Municipal Heritage Committee (HMHC) no later than December 31, 2018, as per the attached Appendix "G" to Report PED18001;
- (c) That should the Cultural Heritage Assessment determine that 650 and 672 Sanatorium Road, Hamilton, is of cultural heritage value or interest, a Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes be prepared by staff for Council's consideration for designation under Part IV of the *Ontario Heritage Act*;
- (d) Pursuant to Section 27(1.2) of the *Ontario Heritage Act*, that Council direct staff to add the respective buildings located at 650 and 672 Sanatorium Road, shown in Appendix "A" of Report PED18001, to the Register of Property of Cultural Heritage Value or Interest (the "Register"), following consultation with the HMHC as per the Council-approved Designation Process (see Appendix "D" to Report PED18001);
- (e) Pursuant to Section 27(5) of the *Ontario Heritage Act*, that Council require that any notice of intention to demolish or remove any structure or building on 650 and 672 Sanatorium Road, shown in Appendix "A" to Report PED18001, include a Cultural Heritage Impact Assessment report, to the satisfaction and approval of the Director of Planning and Chief Planner;
- (f) That a copy of Report PED18001 be forwarded to the Hamilton Municipal Heritage Committee for information and consultation; and,
- (g) That a copy of Report PED18001 be forwarded to the property owner and the designation requestors for information.

**CARRIED**

11. **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, Town of Glanbrook Zoning By-law No. 464, and Draft Plan of Subdivision, for Lands Located at 9684, 9694, and 9714 Twenty Road West (Glanbrook) (PED18009) (Ward 11) (Item 8.2)**

**(Green/B. Johnson)**

That Report PED18009 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, Town of Glanbrook Zoning By-law No. 464, and Draft Plan of Subdivision, for Lands Located at 9684, 9694, and 9714 Twenty Road West (Glanbrook), be received.

**CARRIED**

12. **Appeal to the Ontario Municipal Board (OMB) on the City of Hamilton's Refusal or Neglect to Adopt an Amendment to the Town of Ancaster Zoning By-law No. 87-57, for Lands Located at 941 Old Mohawk Road (Ancaster) (PED18010) (Ward 12) (Item 8.3)**

**(Skelly/Conley)**

That Report PED18010 respecting Appeal to the Ontario Municipal Board (OMB) on the City of Hamilton's Refusal or Neglect to Adopt an Amendment to the Town of Ancaster Zoning By-law No. 87-57, for Lands Located at 941 Old Mohawk Road (Ancaster), be received.

**CARRIED**

13. **Purchase Leaseback of 18 Sinclair Avenue, Hamilton (Added Item)**

**(Collins/Farr)**

WHEREAS the City is acquiring the property at 18 Sinclair Court (being a three bedroom, 2 storey home), the closing of which will take place on January 31, 2018;

WHEREAS, the property owner is acquiring a small bungalow in Hamilton - this closing is scheduled to coincide with the sale of her property to the City on January 31, 2018;

WHEREAS, one of the property owners has limited mobility and has, for several years, resided in a long term care facility, and is unable to assist their spouse; and

WHEREAS, the property owner is requesting a lease-back of her property for a short term commencing February 1, 2018, ending on May 31, 2018, at nominal consideration (\$2.00) to permit a staged move through the Winter/Spring seasons;

THEREFORE BE IT RESOLVED:

- (a) That the Real Estate Section of the Planning and Economic Development Department be authorized and directed to enter into a short term lease of 18 Sinclair Court at \$500 per month with the existing property owners commencing February 1, 2018 and terminating on May 31, 2018;
- (b) That the Mayor and Clerk be authorized and directed to execute all necessary documents in a form satisfactory to the City Solicitor.

**CARRIED**

**14. To Recognize Storage as a Permitted Use for the Property Located at 3868 Hwy No. 6, Mount Hope (Added Item)**

**(B. Johnson/Pearson)**

WHEREAS, in approving the Rural Zoning By-law, it was the intent of Council to provide flexible zoning in the rural area to support existing businesses;

WHEREAS, the property at 3868 Hwy No. 6, Mount Hope has been used for storage uses prior to amalgamation and adoption of the Rural Zoning By-law; and

WHEREAS, the Rural Zoning By-law has a site specific exception for the property at 3868 Hwy No. 6, Mount Hope to recognize the use of the property for storage related uses;

THEREFORE BE IT RESOLVED:

That Planning and Economic Development staff be advised that the intent of Council in approving the Rural Zoning By-law applicable to the subject lands was to recognize the use of the property for a storage facility.

**CARRIED**

**15. 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 and City of Stoney Creek Zoning By-law No. 3692-92, for Lands Located at 157 Upper Centennial Parkway (Stoney Creek) (Ward 9) (Added Item 12.1)**

**(Conley/Pearson)**

That the direction to staff respecting the 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 and City of Stoney Creek Zoning By-law No. 3692-92, for Lands Located at 157 Upper Centennial Parkway (Stoney Creek), be approved and remain private and confidential until approved by Council.

**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**

- 4.1 Brad Clark, Maple Leaf Strategies, to present a summary of the Hamilton Rental Housing Roundtable discussion paper entitled "Promoting Code Compliant Rental Housing with Safe, Clean and Healthy Dwelling Units," at the February 6, 2018 meeting.
- 4.2 Alexander Temporale, A.T.A. Architects Inc., regarding the heritage designation of the property located at 650 Sanatorium Road, Hamilton (Item 8.1) (For today's agenda.)

**2. ADDED CONSENT ITEM**

- 5.5 Application to Deem 1428 and 1444 Sandhill Drive, Being Lots 8 to 11, Inclusive, of Registered Plan No. 62M-630, "Stanlow Industrial Park, Phase 1," Not to be Part of a Registered Plan of Subdivision, for the Purposes of Subsection 50(3) of the *Planning Act* (Ancaster) (Ward 12) (Ward 12) (PED18041)

**3. ADDED WRITTEN COMMENTS**

- 6.2(b) Ed Fothergill, Fothergill Planning & Development Inc., on behalf of Marfad Holdings, 928 Queenston Road, Stoney Creek respecting the Centennial Neighbourhoods Secondary Plan, PED18007
- 6.2(c) Sarah Knoll, GSP Group, on Behalf of SmartREIT 502-560 Centennial Pkwy North respecting the Centennial Neighbourhoods Secondary Plan, PED18007
- 6.2(d) Ed Fothergill, Fothergill Planning & Development Inc., on behalf of Parkway Nissan, 191 Centennial Parkway North respecting the Centennial Neighbourhoods Secondary Plan, PED18007
- 6.2(e) Catherine Spears, Professional Planner, Spears + Associates, on behalf of Bentall Kennedy LP (Canada) Eastgate Square respecting the Centennial Neighbourhoods Secondary Plan, PED18007
- 6.2(f) James Webb of WEBB Planning Consultants, on behalf of The Effort Trust Company, respecting the Centennial Neighbourhoods Secondary Plan, PED18007

- 6.2(g) Patricia Foran, Aird & Berlis LLP, on behalf of Queenston Road Holdings Inc. respecting the Centennial Neighbourhoods Secondary Plan, PED18007
- 6.2(h) Stephen Fraser, A. J. Clarke and Associates Limited, on behalf of A. DeSantis Holding Limited.
- 6.3(a) Valerie Righton, owner of 2358058 Ontario Limited, 165 Queenston Road respecting Item 6.3, Proposed Transit Oriented Corridor Zones in Zoning By-law No. 05-200 - LRT Extension and Housekeeping Amendments (PED18012) (Wards 1,3, 4, 5 and 9)
- 6.6(a) Matt Johnson and Carmela Agro, of UrbanSolutions, Planning and Land Development Consultants Inc., on behalf of Branthaven Mount Hope Inc. (Branthaven) respecting Item 6.6 Applications to Amend the Urban Hamilton Official Plan, the Rural Hamilton Official Plan, Glanbrook Zoning By-law No. 464, Hamilton Zoning By-law No. 05-200, and for Approval of a Draft Plan of Subdivision "Mountaingate" for lands known as 9255 Airport Road West (Glanbrook) (PED18017) (Ward 11)

**4. REPLACEMENT OF APPENDICES TO ITEMS 6.2, 6.3 AND 6.5**

- The maps on pages 68 of 75 and 72 of 75 of Appendix "B" to Item 6.2 respecting Centennial Neighbourhoods Secondary Plan, PED18007 are replaced with the distributed copies.
- Appendix "B" to Item 6.3 respecting Proposed Transit Oriented Corridor Zones in Zoning By-law No. 05-200 - LRT Extension and Housekeeping Amendments (PED18012) (Wards 1,3, 4, 5 and 9) is replaced with the distributed copy.
- Appendix "G" to Item 6.5 respecting 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 154 and 166 Mount Albion Road, Hamilton (PED18014) (Ward 5) is replaced with the distributed copy.

**5. ADDED PRIVATE AND CONFIDENTIAL ITEM**

- 12.1 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 and City of Stoney Creek Zoning By-law No. 3692-92, for Lands Located at 157 Upper Centennial Parkway (Stoney Creek) (Ward 9) (Distributed under separate cover.)

*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, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the City and the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.*

**(Farr/Green)**

That the agenda for the January 16, 2018 meeting be approved, as amended.

**CARRIED**

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

Councillors Pearson and Green declared an interest with respect to Item 4.1 as they are both owners of rental properties.

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

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

**(Skelly/Farr)**

That the Minutes of the December 5 2017 meeting be approved.

**CARRIED**

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

**(Skelly/B. Johnson)**

That the following delegation request be approved to attend at a future meeting:

- (i) Brad Clark, Maple Leaf Strategies, to present a summary of the Hamilton Rental Housing Roundtable discussion paper entitled "Promoting Code Compliant Rental Housing with Safe, Clean and Healthy Dwelling Units." (Added 4.1)

**CARRIED**

**(Pearson Partridge)**

That the following delegation request be approved to address Committee at today's meeting:

- (i) Alexander Temporale, A.T.A. Architects Inc., regarding the heritage designation of the property located at 650 Sanatorium Road, Hamilton (Item 8.1) (Added 4.2.)

**CARRIED**

**(Farr/Pearson)**

That Item 6.4 respecting Application to Amend the City of Hamilton Zoning By-law No. 05-200 for Lands Located at 43-51 King Street East and 60 King William Street, Hamilton (PED18013) (Ward 2) be considered first.

**CARRIED**

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

**(i) Application for Approval of Draft Plan of Condominium (Common Element), for lands located at 1890 Rymal Road East (Glanbrook) (PED18006) (Ward 11) (Item 6.1)**

In accordance with the provisions of the *Planning Act*, 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 Draft Plan of Condominium, the person or public body is not entitled to appeal the decision of the Council of the City of Hamilton to the Ontario Municipal Board and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

No member of the public came forward,

James Doracin from Branthaven, the applicant, was in attendance.

**(B. Johnson/Partridge)**

That the staff presentation be waived.

**CARRIED**

**(Partridge/Pearson)**

That the public meeting be closed.

**CARRIED**

**(B. Johnson/Pearson)**

***That the recommendations be amended by adding the following subsection (b) and re-lettering the balance:***

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

**Amendment CARRIED**

For disposition of this matter refer to Item 6.

**(ii) Centennial Neighbourhoods Secondary Plan and Centennial Neighbourhoods Transportation Management Plan (PED18007) (Wards 5 and 9) (Item 6.2)**

In accordance with the provisions of the *Planning Act*, 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 Official Plan 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.

**Written Comments**

- 6.2(a) Meaghan Palynchuk, Manager, Municipal Relations, Bell Canada
- 6.2(b) Ed Fothergill, Fothergill Planning & Development Inc., on behalf of Marfad Holdings, 928 Queenston Road, Stoney Creek
- 6.2(c) Sarah Knoll, GSP Group, on Behalf of SmartREIT 502-560 Centennial Pkwy North
- 6.2(d) Ed Fothergill, Fothergill Planning & Development Inc., on behalf of Parkway Nissan, 191 Centennial Parkway North
- 6.2(e) Catherine Spears, Professional Planner, Spears + Associates, on behalf of Bentall Kennedy LP (Canada) Eastgate Square
- 6.2(f) James Webb of WEBB Planning Consultants, on behalf of The Effort Trust Company
- 6.2(g) Patricia Foran, Aird & Berlis LLP, on behalf of Queenston Road Holdings Inc.
- 6.2(h) Stephen Fraser, A. J. Clarke and Associates Limited, on behalf of A. DeSantis Holding Limited.

**(Pearson/Collins)**

That the written comments, Item 6.2(a) to 6.2(h) be received.

**CARRIED**

The following individuals addressed Committee with the aid of a PowerPoint presentation and provided an overview of the report. Copies of the presentations are available for viewing on the City's website:

Melanie Pham, Planner, provided an introduction to the report. Patrick Kennedy of Dillon Consulting provided an overview of the Secondary Plan. Norma Moores of IBI Group provided an overview of the Transportation Master Plan. Melanie Pham, Planner, provided an overview of the Secondary Plan. Madeleine Giroux, Planner, provided an overview of Item 6.3, the Transit Oriented Corridor Zoning Extension, as the two Items are related.

**(Conley/Pearson)**

That the presentations be received.

**CARRIED**

**Speakers**

1. **Catherine Spears, Professional Planner, Spears + Associates, on behalf of Bentall Kennedy LP (Canada) Eastgate Square**

Catherine Spears addressed Committee on behalf of her client, the owner of Eastgate Square and spoke in support of the proposal but expressed some concerns and referred to recommendations which she outlined in her letter which is Item 6.2(e).

2. **James Webb, WEBB Planning Consultants on behalf of The Effort Trust Company**

James Webb addressed Committee and indicated that his client, The Effort Trust Company, owner of Queenston Mall, is in agreement with the long term vision but is concerned with the transitional period and asked for the opportunity to continue to work with staff.

3. **Stephen Fraser, J.J. Clarke and Associates Limited, on behalf of A. DeSantis Holdings Limited, regarding 517 – 523 Queenston Road**

Stephen Fraser addressed Committee and asked for more time to work out the concerns of his client, A. DeSantis Holdings Limited, with staff.

4. **Steven Silverberg, representing Laurier Queenston Road Inc., 826 and 840 Queenston Road**

Steven Silverberg addressed Committee and indicated that Laurier Queenston Road Inc., the owners of 826 and 840 Queenston Road, want to participate in the public meeting and be informed of Council's decisions.

5. **Michael Crough, IBI Group**

Michael Crough addressed Committee and indicated that he is representing two properties; Image Honda, 155 Centennial Parkway North and Satay Motors, 282 Centennial Parkway North. Their issue is with Policy Item 677(k)(iv) regarding the Urban Design requirements.

**6. Matt Johnston, UrbanSolutions, Planning and Land Development Consultations**

Matt Johnston addressed Committee and indicated that he is representing his client who is the owner of 140 Centennial Parkway North. They believe that this location could accommodate an increase in the height restrictions.

**7. Fred Pizzoferrato, 103 Centennial Parkway South, Stoney Creek**

Fred Pezzoferrato addressed Committee and indicated that he is a long time resident of Centennial Parkway and he believes the road should be widened to three lanes each way.

**8. Valerie Righton, owner of 2358058 Ontario Limited, 165 Queenston Road**

Valerie Righton addressed Committee and indicated that she is seeking confirmation that the zoning on her property at 165 Queenston Road, does include the allowable parking spaces and setbacks. Staff confirmed that it did.

**(Collins/Pearson)**

That the delegations be received.

**CARRIED**

**(Partridge/Pearson)**

That the public meeting be closed.

**CARRIED**

**(Collins/Pearson)**

That Report PED18007 respecting Centennial Neighbourhoods Secondary Plan and Centennial Neighbourhoods Transportation Management Plan Amendment be TABLED to the next meeting in order for staff to address the concerns expressed in the public submissions.

**CARRIED**

**(iii) Proposed Transit Oriented Corridor Zones in Zoning By-law No. 05-200 - LRT Extension and Housekeeping Amendments (PED18012) (Wards 1,3, 4, 5 and 9) (Item 6.3)**

In accordance with the provisions of the *Planning Act*, 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 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**

6.3(a) Valerie Righton, owner of 2358058 Ontario Limited, 165 Queenston Road

**(Skelly/Collins)**

That the added written comments, Item 6.3(a) be received.

**CARRIED**

No member of the public came forward.

**(Skelly/Collins)**

That the public meeting be closed.

**CARRIED**

**(Collins/Pearson)**

That Report PED18012 respecting Proposed Transit Oriented Corridor Zones in Zoning By-law No. 05-200 - LRT Extension and Housekeeping Amendments be TABLED to the next meeting in order for staff to address the concerns expressed in the public submissions.

**CARRIED**

**(iv) Application to Amend the City of Hamilton Zoning By-law No. 05-200 for Lands Located at 43-51 King Street East and 60 King William Street, Hamilton (PED18013) (Ward 2) (Item 6.4)**

In accordance with the provisions of the *Planning Act*, 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 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.

Tiffany Singh and Daniel Barnett, Planners, 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.

**(Pearson/Farr)**

That the staff presentation be received.

**CARRIED**

Sergio Manchia of UrbanSolutions and Bernardo Graziani (Graziani + Corazza Architects Inc.) were in attendance representing the applicant and addressed Committee with the aid of a PowerPoint presentation. A copy of the presentation is available for viewing on the City's website.

**(Farr/Collins)**

That the agents' presentation be received.

**CARRIED**

**Speakers**

**1. Jonathan Deveau, 80 King William Street**

Jonathan Deveau addressed Committee and expressed his concerns with the proposal which included the height and the affect on traffic. He provided a hand-out titled "Section view showing impact of Podium and Tower on King William" which was distributed. A copy has been retained for the Clerk's record.

**2. Rob Fiedler, Planning Coordinator, of the Beasley Neighbourhood Association (BNA).**

Rob Fiedler addressed Committee and indicated that although the Association does not oppose the proposal they do have concerns with the proposed height.

**(Collins/Farr)**

That the delegations be received.

**CARRIED**

**(Partridge/Green)**

That the public meeting be closed.

**CARRIED**

**(Partridge/Farr)**

***That Appendix "B" be amended by adding the following subsection:***

- 3(b) *That the Owner purchase the alleyway required to implement the proposed development and provide confirmation that the abutting landowners have been granted easements over the alleyway to the satisfaction of the Director of Planning and Chief Planner;***

**CARRIED**

**(Farr/Pearson)**

***That the recommendations be further amended by adding the following subsection (b):***

- (b) *That the public submissions received regarding this matter did not affect the decision.*

Amendment CARRIED

For disposition of this matter refer to Item 7.

- (v) **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 154 and 166 Mount Albion Road, Hamilton (PED18014) (Ward 5) (Item 6.5)**

In accordance with the provisions of the *Planning Act*, 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 Official Plan and Zoning By-law Amendments, the 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.

No member of the public came forward.

**(B, Johnson/Partridge)**

That the public meeting be closed.

CARRIED

**(Conley/Pearson)**

That the staff presentation be waived.

CARRIED

Brenda Khes of GSP Group was in attendance representing the applicant.

**(Collins Farr)**

**That the recommendations be amended by adding the following subsection (h):**

- (h) *That the public submissions received regarding this matter did not affect the decision.*

Amendment CARRIED

For disposition of this matter refer to Item 8.

- (vi) **Applications to Amend the Urban Hamilton Official Plan, the Rural Hamilton Official Plan, Glanbrook Zoning By-law No. 464, Hamilton Zoning By-law No. 05-200, and for Approval of a Draft Plan of Subdivision “Mountaingate” for lands known as 9255 Airport Road West (Glanbrook) (PED18017) (Ward 11) (Item 6.6)**

In accordance with the provisions of the *Planning Act*, 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 and Rural Official Plan and Zoning By-law Amendments and the Draft Plan of Subdivision, 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

**6.6(a) Matt Johnson and Carmela Agro, of UrbanSolutions, Planning and Land Development Consultants Inc., on behalf of Branthaven Mount Hope Inc. (Branthaven)**

**(B. Johnson/Conley)**

That the added written comments, Item 6.6(a) be received.

**CARRIED**

**(B. Johnson/Partridge)**

That the staff presentation be waived.

**CARRIED**

Michael Hannay was in attendance representing the owner. He addressed Committee and indicated that they support the staff report.

### **Speakers**

- 1. Sergio Manchia, representing Avatar Homes Inc.**

Sergio Manchia addressed Committee and indicated that he is representing Avatar Homes Inc., the owner of the property adjacent to the proposed development. He indicated support for the proposal and noted that the developer agreed to install a permanent storm water management pond so that Avatar can release its temporary storm water management facility.

**2. Matt Johnston, UrbanSolutions, Planning and Land Development Consultants representing Branthaven Homes**

Matt Johnston addressed Committee and indicated that he is representing Branthaven Homes, the owner of the lands abutting the proposed development. He is requesting amendments to the recommendations and indicated that he has copies of the amendments.

**(B. Johnson/Partridge)**

That the delegations be received.

**CARRIED**

**(Conley/Pearson)**

That the public meeting be closed.

**CARRIED**

**(B. Johnson/Conley)**

**(a) That the conditions be amended to reflect the agreement between Branthaven Homes and the applicant regarding drainage;**

**(b) That traffic calming measures be installed between the existing subdivision and the new subdivision;**

**(c) That the development/subdivision previously known as "Mountaingate", now be known as "Lancaster Heights".**

**Amendment CARRIED**

**(B. Johnson/Conley)**

**That the recommendations be amended by adding the following subsection (g):**

**(g) That the public submissions received regarding this matter did not affect decision.**

**Amendment CARRIED**

For disposition of this matter refer to Item 9.

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

**(i) Preliminary Screening for the Request to Designate 650 and 672 Sanatorium Road, Hamilton, Under Part IV of the Ontario Heritage Act (PED18001) (Ward 8) (Item 8.1)**



**Delegation**

**(i) Alexander Temporale, A.T.A. Architects Inc (Added 4.2)**

Alexander Temporale addressed Committee with the aid of a PowerPoint presentation and indicated that he was retained by Columbia International College, the owner of the building located at 650 Sanatorium Road. He outlined reasons why 650 Sanatorium Road does not merit heritage designation. A copy of his presentation is available for viewing on the City's website.

**(Partridge/Green)**

That the delegation be received.

**CARRIED**

Ward Councillor Terry Whitehead was in attendance to speak to this issue.

For disposition of this matter refer to Item 10.

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

**(i) Community Improvement Plan Incentives (Item 9.1)**

**(Green/Conley)**

That staff be directed to report back on the feasibility of limiting Development Charge reductions, Parkland Dedication Fee reductions or any Community Improvement Plan incentives to the regulated height and density restrictions of the Council adopted Official Plan and/or Zoning By-law with full fees to be applied to all height and density that surpass the restrictions.

**CARRIED**

Chair A. Johnson relinquished the Chair to Vice Chair Farr to move the following motion:

**(ii) Exemption of Affordable Housing Projects from Application Fees (Item 9.2)**

**(A. Johnson/Collins)**

WHEREAS, the City has exempted affordable housing projects from the payment of parkland dedication fees;

WHEREAS, the City has exempted affordable housing projects from the payment of development charges;

WHEREAS, in 2016 Council approved the waiving of several planning fees for affordable housing projects including application fees for re-

zonings, Official Plan Amendments, Site Plans, and a portion of fees for Plans of Subdivision and Plans of Condominium; and

WHEREAS, for the purposes of this motion, affordable housing includes any project that either has been approved to receive funding from the Government of Canada or the Province of Ontario under an affordable housing program or has been approved by the City of Hamilton or the CityHousing Hamilton Corporation through an affordable housing program;

THEREFORE BE IT RESOLVED:

That staff report back on significant fees and securities related to development approvals that are typically incurred by affordable housing projects, the estimated cost to the City of waiving or reimbursing these fees, and the potential funding sources for offsetting any lost City revenues.

**CARRIED**

Chair A. Johnson assumed the Chair.

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

**(i) Purchase Leaseback of 18 Sinclair Avenue, Hamilton (Added 10.1)**

Councillor Collins introduced a notice of motion respecting Purchase Leaseback of 18 Sinclair Avenue, Hamilton.

**(Collins/Farr)**

That the rules of order be waived in order to allow the introduction of a motion respecting Purchase Leaseback of 18 Sinclair Avenue, Hamilton.

**CARRIED**

For disposition of this matter refer to Item 13.

**(ii) To Recognize Storage as a Permitted Use for the Property Located at 3868 Hwy No. 6, Mount Hope (Added 10.2)**

Councillor B. Johnson introduced a notice of motion To Recognize Storage as a Permitted Use for the Property Located at 3868 Hwy No. 6, Mount Hope.

**(B. Johnson/Pearson)**

That the rules of order be waived in order to allow the introduction of a motion To Recognize Storage as a Permitted Use for the Property Located at 3868 Hwy No. 6, Mount Hope.

**CARRIED**

For disposition of this matter refer to Item 14.

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

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

**(Conley/Pearson)**

That the following new due dates be approved:

Item "V" – That staff report back on the feasibility of amending the Licensing By-law including comparators across the country, to clearly define adult services in relation to the distinction between strip clubs and other performances, including but not limited to burlesque.

Due date: January 16, 2018

New due date: ~~January, 2019~~ **TBD**

Item "W" – That staff investigate and report back on the feasibility of implementing a by-law that will ensure that any commercial company that is contracted to remove trees within the City of Hamilton has a City Business Licence.

Due date: January 16, 2018

New due date: January, 2019

That the following Items be removed:

Item "G" - Quality Index for Rental Units (Item 5.4 on this agenda)

Item "FF" - That staff be directed to review the current zoning and schedule a public meeting of the Planning Committee to consider changes to the zoning by-law to broaden the range of permitted uses to include new local commercial uses that serve the immediate neighbourhood. of King St E. between Barnesdale Avenue & Fairholt Street. (Item 6.3 on this agenda.)

**CARRIED**

(j) **PRIVATE AND CONFIDENTIAL (Item 12)**

Committee approved the following without moving into Closed Session:

- (i) **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 and City of Stoney Creek Zoning By-law No. 3692-92, for Lands Located at 157 Upper Centennial Parkway (Stoney Creek) (Ward 9) (Added Item 12.1)**

**(Conley/Pearson)**

That the rules of order to waived to permit the introduction of a motion 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 and City of Stoney Creek Zoning By-law No. 3692-92,  
for Lands Located at 157 Upper Centennial Parkway (Stoney Creek) (Ward  
9)

**CARRIED**

For disposition of this matter, refer to Item 15.

**(k) ADJOURNMENT (Item 13)**

**(Collins/B Johnson)**

That, there being no further business, the Planning Committee be adjourned at  
3:07 p.m.

**CARRIED**

Respectfully submitted,

Councillor A. Johnson  
Chair, Planning Committee

Ida Bedioui  
Legislative Co-ordinator  
Office of the City Clerk