PLANNING COMMITTEE
REPORT 19-014

September 17, 2019
9:30 a.m.
Council Chambers, Hamilton City Hall
71 Main Street West

Present: Councillors M. Pearson (Chair), J. Farr (1st Vice Chair), C. Collins, B. Johnson (2nd Vice Chair), B. Clark, M. Wilson, J.P. Danko, J. Partridge, T. Whitehead

Also Present: Councillors A. VanderBeek, E. Pauls

THE PLANNING COMMITTEE PRESENTS REPORT 19-014 AND RESPECTFULLY RECOMMENDS:

1. Active Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision Applications (PED19165) (City Wide) (Item 7.1)

That Report PED19165, respecting Active Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision Applications, be received.

2. Greensville Area Special Event Parking Pilot Program (PED19189) (Ward 13) (Item 7.2) (REVISED)

(a) That the following Special Event Parking Plan be adopted for local residential streets on Saturdays, Sundays and Statutory Holidays from March 15 to November 15 (Waterfalls tourism season), on an as needed basis, in the area of the Special Fine Zone as noted in Schedule 23 of Parking By-law No. 01-218 as an 18-month pilot project;

(i) That the boundaries for the Special Event Parking Plan be defined per Schedule 23 of Parking By-law 01-218 as shown on the map attached as Appendix “A” to Report PED19189;

(ii) That residential streets currently identified to take part in the pilot project involving parking permits be defined as shown on the map attached as Appendix “B” to Report PED19189;

(iii) That permit parking restrictions be in effect where signed on local residential streets within the defined boundaries during the Waterfall tourism season in Greensville;

(iv) That Staff be authorized to implement the Special Event Parking Plan during the Waterfall tourism season in Greensville as deemed necessary in consultation with the Ward Councillor;

(v) That special event parking permits be issued at no charge to area residents and their guests in accordance with the following criteria;

(1) Special event parking permits will be issued to residents in one, two or three family dwellings within the defined special event parking area. These permits can be obtained at the Dundas Municipal Service Centre, 60 Main Street West in Dundas, or will be mailed out to the requesting address;

(2) Special event parking permits will not be issued to businesses and/or their employees;

(3) Commercial or heavy vehicles will not be eligible for permits as parking is prohibited for these classes of vehicles on local residential streets under the general provisions of Parking By-law 01-218;

(vi) The manufacturing and installation of special event signage will be paid for by the City;

(vii) Parking Control Officers will be assigned to patrol the area during the Waterfall tourism season in Greensville in order to provide enforcement and public relations to motorists as required;

(viii) Staff, in consultation with the Ward Councillor and neighbouring residents, will evaluate the program after the pilot project period with recommendations for the fine tuning of the Special Event Parking Plan for future years;

(b) That “Special Event Parking Permits” be issued to area residents in accordance with the guidelines outlined attached as Appendix “C” to Report PED19189;

(c) That the amendment to the Parking By-law 01-218 attached as Appendix “D” to Report PED19189 which has been prepared in a form satisfactory to the City Solicitor, be approved;

(d) That the Special Event Parking Program be implemented as a pilot project for an 18-month period to enable staff to evaluate the program.

3. Hamilton Municipal Heritage Committee Report 19-006 (Item 7.3)

(a) Recommendation to Designate 231 Ferguson Avenue South, Hamilton (Ferguson Avenue Pumping Station) under Part IV of the *Ontario Heritage Act* (PED19164) (Ward 2) (Item 9.1)

(i) That the designation of 231 Ferguson Avenue South, Hamilton (Ferguson Avenue Pumping Station), shown in Appendix "A" to Report PED19164, as a property of cultural heritage value pursuant to the provisions of Part IV of the *Ontario Heritage Act*, be approved;

(ii) That the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED19164, be approved;

(iii) That the City Clerk be directed to take appropriate action to designate 231 Ferguson Avenue South, Hamilton (Ferguson Avenue Pumping Station) under Part IV of the *Ontario Heritage Act*, in accordance with the Notice of Intention to Designate, attached as Appendix "C" to Report PED19164; and,

(iv) That Report PED19164 be forwarded to the Director of the Water and Wastewater Division of the Public Works Department for information.

(b) Correspondence from the Waterdown-East Flamborough Heritage Society respecting its Annual Fall Book Fair on October 19, 2019 (Added Item 5.1)

That the recommendation respecting Correspondence from the Waterdown-East Flamborough Heritage Society respecting its Annual Fall Book Fair on October 19, 2019, be amended to include the following:

That the Correspondence from the Waterdown-East Flamborough Heritage Society respecting its Annual Fall Book Fair on October 19, 2019, be received, and that an exhibitor table be reserved for a cost of $25.00, to allow for the Committee to participate in the event**.**

4. Support the "C" Gaming Model – Princess Bingo (Item 8.1)

WHEREAS, Princess Bingo Hall has been licensed and operating in the City of Hamilton since 1999, and supports over 50 local charities;

WHEREAS, Princess Bingo Hall must adapt with new available technology, to allow the business to compete with changing technology and gaming, allowing them to continue to support local municipal charities;

WHEREAS, *Ontario Lottery and Gaming Corporation Act* (OLG), 1999, Ontario Regulation 81/12, Section 2.(3)(ii) states that "the municipal council, as the case may be, may pass a resolution supporting the establishment of the gaming site in the Municipality"; and,

WHEREAS, the City of Hamilton will enter into a "Charitable Gaming Centre Municipality Agreement" which defines the roles and responsibilities of both the City of Hamilton, and the Ontario Lottery and Gaming Corporation, in regards to the administration of "C" gaming;

THEREFORE BE IT RESOLVED:

(a) That the City of Hamilton Council agrees to support the participation of Princess Bingo Hall in the "C" Gaming Model;

(b) That the City of Hamilton agree to enter into a Municipal Agreement with the Ontario Lottery and Gaming Corporation in support of Princess Bingo; and,

(c) In the event that Princess Bingo is successful obtaining a "C" Gaming Model approval, that staff be directed to report back to the Planning Committee regarding any issues that may or may not arise as a result of the approvals.

5. Application for Zoning By-law Amendment for Lands Located at 455 Sprinbrook Avenue, 253 Fair Street and Block 14, Plan 62M-1161 (Ancaster) (PED19169) (Ward 12) (Item 8.2)

(a) That Zoning By-law Amendment Application ZAC-19-032, by GSP Group on behalf of Rotuka Development Inc., for a change in zoning from the Agricultural "A" Zone and Residential "R4-563" Zone, Modified to Residential "R4-705" Zone, Modified and Residential "R4-706" Zone, Modified to permit the development of four single detached dwellings on lands located at 455 Springbrook Avenue, 253 Fair Street and Block 14, Plan 62M-1161 (Ancaster), as shown on Appendix "A" to Report PED19169, be APPROVED on the following basis:

(i) That the draft By-law, attached as Appendix "B" to Report PED19169, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council; and,

(ii) That the proposed change in zoning is consistent with the Provincial Policy Statement (2014), conforms to A Place to Grow (2019), and complies with the Urban Hamilton Official Plan.

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

6. Application for a Zoning By-law Amendment for Lands Located at 1351, 1355, 1359 and 1375 Upper James Street and 16, 24, 34, 40 and 48 Stone Church Road East, Hamilton (PED19059) (Ward 8) (Item 8.3)

(a) That Amended Zoning By-law Amendment Application ZAC-11-070 by A.R. Riccio Developments, Owner, for a change in zoning from the Mixed Use Medium Density (C5, 318) Zone, "C" (Urban Protected Residential, etc.) District and "AA" (Agricultural) District to the Mixed Use Medium Density (C5, 724) Zone for lands located at 1351, 1355, 1359, 1375 Upper James Street and 16, 24, 34, 40 and 48 Stone Church Road East, Hamilton, as shown on Appendix "A" to Report PED19059, be APPROVED on the following basis:

(i) That the draft By-law, attached as Appendix "B" to Report PED19059, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;

(ii) That the amending By-law, attached as Appendix "B" to Report PED19059, be added to Schedule 1343 of Zoning By-law No. 05-200;

(iii) That the proposed changes in zoning are consistent with the Provincial Policy Statement (2014), conform to A Place to Grow (2019) and comply with the Urban Hamilton Official Plan.

(b) That upon finalization of the amending By-law, the subject lands be re-designated from "Commercial", "Attached Housing" and "Commercial and Retail Warehouse" (1375 Upper James Street) to "Mixed Commercial / Residential" and "Medium Density Apartments" in the Ryckmans Neighbourhood Plan; and,

(c) That the public submissions received did not affect the decision on this matter.

7. Properties of Potential Cultural Heritage Interest in Waterdown (Item 11.1) (Revised)

WHEREAS, the following properties (henceforth referred to collectively as "the properties") are listed on the City's Heritage Inventory but have no formal protection from demolition under the *Ontario Heritage Act*:

- 289 Dundas Street East, Waterdown (Smith/Carson House);

- 341 Main Street North, Waterdown (Buchan/Rymal House);
- 265 Mill Street South, Waterdown (Cummer/Fraleigh House);
- 298 Dundas Street East, Waterdown (Maycock House);
- 49 Main Street North, Waterdown (McGregor House);
- 8 Margaret Street, Waterdown (Reid House);
- 134 Main Street South (Former Wesleyan Methodist Parsonage); and,
- 340 Dundas Street East, Waterdown (Eager House);

WHEREAS, there is concern that the properties may be lost to demolition or subject to significant alterations prior to a full assessment of their cultural heritage value;

WHEREAS, including the properties on the Municipal Heritage Register as non-designated properties under Section 27(1.2) of the *Ontario Heritage Act* provides the properties with interim, 60-day protection from demolition;

WHEREAS, a preliminary evaluation of cultural heritage value or interest of the properties indicate they meet the criteria specified in *Ontario Regulation 9/06*, including but not limited to:

- Historical Associations – The properties are located in or adjacent to Waterdown's historic core and are associated with people or industries potentially significant to the history, growth and development of the village. Through further research, the properties have the potential to yield additional information which may contributes to an historic or contemporary understanding of the community;

- Physical and Architectural Design – The properties can be considered representative examples of different eras of Ontario's vernacular residential architecture, ranging from the mid-19th century to the early-20th century. The properties display architectural elements characteristic of various styles, including Gothic, Georgian, Regency, and Queen Anne. Through further research, the properties may be found to display high degrees of craftsmanship, artistic merit, or technical achievement; and,

- Contextual Value – The properties are important in defining the historic character of the Village of Waterdown and maintaining its historic fabric. Given their locations within and adjacent to Waterdown's historic core, the properties are physically, visually, and historically linked to their surroundings. Through further research, the properties may be identified as local landmarks that contribute to our understanding of the development of the Waterdown community;

THEREFORE BE IT RESOLVED:

(a) That the following properties be added to the City's Municipal Heritage Register as non-designated properties, after consultation with the Hamilton Municipal Heritage Committee:

- 289 Dundas Street East, Waterdown (Smith/Carson House);
- 341 Main Street North, Waterdown (Buchan/Rymal House);
- 265 Mill Street South, Waterdown (Cummer/Fraleigh House);
- 298 Dundas Street East, Waterdown (Maycock House);
- 49 Main Street North, Waterdown (McGregor House);
- 8 Margaret Street, Waterdown (Reid House);
- 134 Main Street South (Former Wesleyan Methodist Parsonage); and,
- 340 Dundas Street East, Waterdown (Eager House);

(b) That Council direct Tourism and Culture staff to include the above noted properties as part of the ongoing Waterdown Village Built Heritage Inventory work associated with the Waterdown Community Node Secondary Plan study and bring forward potential heritage designations as part of the Built Heritage Inventory work.

8. Upper Mount Albion Road Completion (Item 12.2)

WHEREAS, the reconstruction of Upper Mount Albion Road has stopped due to a dispute between the developer and the City;

WHEREAS, the driveway entrances have not been restored to original conditions and many have uneven grades to the roads;

WHEREAS, the grades of the entrances to driveways needed to be changed to facilitate easy egress with the road; and,

WHEREAS, resident properties adjacent to the new sidewalks have not been restored to their original condition;

THEREFORE BE IT RESOLVED:

(a) That staff be directed to take whatever corrective measures that are necessary to complete the reconstruction of Upper Mount Albion Road:

(i) to restore the driveways to original conditions with retaining walls as required,

(ii) to ensure reasonable grading between road and driveways for easy egress,

(iii) to restore resident properties adjacent to the new sidewalks to original conditions; and,

(iv) to ensure that all road work on Upper Mount Albion is completed before November 1, 2019.

9. Appeal to the Local Planning Appeal Tribunal on the City of Hamilton's Approval of Official Plan Amendment (OPA 102) and Zoning By-law Amendment (By-law 18-114) for the Lands Located at 44 Hughson Street South, 75 James Street South and 9 Jackson Street East by Fengate Hamilton Lands GP Inc. and LPF Hamilton Lands LP (LS19037/PED19198) (Wards 1 and 2) (Item 14.1)

(a) That the confidential direction provided to staff, as outlined in Report LS19037/PED19198 be approved; and,

(b) That Report LS19037/PED19198, its appendices and recommendations remain confidential except as necessary to implement these recommendations at the discretion of the City Solicitor.

FOR INFORMATION:

(a) APPROVAL OF AGENDA (Item 2)

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

1. COMMUNICATIONS (Item 5)

5.1 Hilary Pyper respecting 29 Berry Hill Avenue, Waterdown (Item 11.1)

2. DELEGATION REQUESTS (Item 6)

6.2 Tom Ker respecting Changes in By-laws regarding Lot Sizes on the Mountain (For the October 1, 2019 meeting)

6.3 Julie Cooper respecting Payday Loan Permit for Speedy Money (For the October 15, 2019 meeting)

6.4 Sergio Manchia, UrbanSolutions Planning and Land Development Consultants Inc. respecting the Appeal to LPAT for Lands Located at 44 Hughson Street South, 75 James Street South and 9 Jackson Street East (Item 14.1) (For today's meeting) – WITHDRAWN

3. CONSENT ITEMS (Item 7)

7.2 Greensville Area Special Event Parking Pilot Program (PED19189) (Ward 13) – Revised Report was distributed

4. PUBLIC HEARINGS / DELEGATIONS (Item 8)

8.1 John VanDuzer, Princess Bingo Sponsors Association, respecting Princess Bingo and cGaming – To be heard after Item 5.1

8.3 Applications for Zoning By-law Amendment for Lands Located at 1351, 1355, 1359 and 1375 Upper James Street and 16, 24, 34, 40 and 48 Stone Church Road East (PED19059)

(b) Agent's Presentation

(c) Written Submissions:

(i) Robert Dickson (second submission)

5. DISCUSSION ITEMS (Item 10)

10.1 Accessory Dwelling Units (Pilot Project) – Temporary Use By-law for City of Hamilton Zoning By-law No. 6593 (PED19176) – being moved to Public Hearings as Item 8.4

(a) Added Written Submissions:

(i) Hamilton and District Apartment Association
(ii) Merosia Butschynski
(iii) Realtor's Association of Hamilton-Burlington

6. MOTIONS (Item 11)

11.1 Properties of Potential Cultural Heritage Interest in Waterdown – REVISED Motion has been distributed

7. NOTICES OF MOTION (Item 12)

12.1 Electric Vehicle Charging Stations in New Developments

12.2 Upper Mount Albion Road Completion

8. GENERAL INFORMATION/OTHER BUSINESS (Item 13)

13.1 Outstanding Business List – Items Requiring New Due Dates

12A - Regulation of Rental Housing
Current Due Date: September 17, 2019
Proposed New Due Date: November 5, 2019

19K - Effect of Heritage Designations on Property Values in Hamilton
Current Due Date: TBD
Proposed New Due Date: December 3, 2019

19M - Amendment to Nuisance By-law No. 09-110 respecting Cannabis Growing Operations
Current Due Date: September 3, 2019
Proposed New Due Date: October 15, 2019

19N - Development of a Rural Fill By-law
Current Due Date: TBD
Proposed New Due Date: October 15, 2019

The agenda for the September 17, 2019 meeting was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 3)

Councillor Wilson declared a conflict with respect to Item 14.1 due to her spouse's potential involvement, directly or through firms with which he is associated, in negotiations that might arise as a result of the Report's implementation.

Councillor Clark declared a conflict with respect to Items 10.1 and 8.4 for a non-pecuniary indirect apparent conflict as he has a previous relationship with the Hamilton District Apartment Association as a former client, as he wrote "Promoting Code Compliant, Affordable, Safe, Clean and Healthy Rental Housing".

Councillor Pearson declared a conflict with respect to Items 10.1 and 8.4 as she is a landlord and owns rental properties.

(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 4)

(i) September 3, 2019 (Item 4.1)

The Minutes of the September 3, 2019 meeting were approved, as presented.

(d) COMMUNICATIONS (Item 5)

(i) Hilary Pyper respecting 29 Berry Hill Avenue, Waterdown (Item 11.1) (Item 5.1)

The correspondence from Hilary Pyper respecting 29 Berry Hill Avenue, Waterdown, was received.

(e) PUBLIC HEARINGS/DELEGATIONS (Item 8)

(i) John VanDuzer, Princess Bingo Sponsors Association, respecting Princess Bingo and cGaming (Approved at the September 3rd meeting) (Item 8.1)

John VanDuzer, Princess Bingo Sponsors Association, addressed the Committee regarding Princess Bingo and cGaming.

The Delegation from John VanDuzer, Princess Bingo Sponsors Association, regarding Princess Bingo and cGaming, was received.

For further disposition of this matter, refer to Item 4.

(f) DELEGATION REQUESTS (Item 6)

(i) Michael Hawkrigg, respecting Properties of Potential Cultural Heritage Interest in Waterdown (Item 11.1) (For today's meeting) (Item 6.1)

The Delegation Request from Michael Hawkrigg, respecting Properties of Potential Cultural Heritage Interest in Waterdown, was approved for today's meeting, and was heard before Item 8.2

(ii) Tom Ker respecting Changes in By-laws regarding Lot Sizes on the Mountain (For the October 1, 2019 meeting) (Item 6.2)

The Delegation Request from Tom Ker respecting Changes in By-laws regarding Lot Sizes on the Mountain, was approved for the October 1, 2019 meeting.

(iii) Julie Cooper respecting Payday Loan Permit for Speedy Money (For the October 15th meeting) (Item 6.3)

The Delegation Request from Julie Cooper respecting Payday Loan Permit for Speedy Money, was approved for the October 1, 2019 meeting.

(g) PUBLIC HEARINGS/DELEGATIONS (Item 8) - CONTINUED

(i) Michael Hawkrigg, respecting Properties of Potential Cultural Heritage Interest in Waterdown (Item 11.1) (For today's meeting) (Item 6.1)

Michael Hawkrigg addressed the Committee respecting Properties of Potential Cultural Heritage Interest in Waterdown.

The Delegation from Michael Hawkrigg respecting Properties of Potential Cultural Heritage Interest in Waterdown, was received.

For disposition of this matter, refer to Item 7.

(ii) Application for Zoning By-law Amendment for Lands Located at 455 Sprinbrook Avenue, 253 Fair Street and Block 14, Plan 62M-1161 (Ancaster) (PED19169) (Ward 12) (Item 8.2)

In accordance with the provisions of the *Planning Act*, Chair Pearson advised 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 Local Planning Appeal Tribunal, and the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

The public meeting was closed.

The staff presentation was waived.

Nancy Frieday, GSP Group Inc., was in attendance and indicated support for the staff report.

The comments from Nancy Frieday, GSP Group Inc., were received.

The recommendations in Report PED19169 were amended by adding the following sub-section (b):

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

For disposition of this matter, refer to Item 5.

(iii) Application for a Zoning By-law Amendment for Lands Located at 1351, 1355, 1359 and 1375 Upper James Street and 16, 24, 34, 40 and 48 Stone Church Road East, Hamilton (PED19059) (Ward 8) (Item 8.3)

In accordance with the provisions of the *Planning Act*, Chair Pearson advised 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 Local Planning Appeal Tribunal,

and the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

The public meeting was closed.

George Zajac, Senior Project Manager, addressed the Committee with the aid of a PowerPoint presentation. A copy of the presentation is available through the Office of the City Clerk or online at www.hamilton.ca.

The staff presentation was received.

Jennifer Ormiston and Joseph Plutino, Mainline Planning Services Inc., were in attendance and indicated support for the staff report.

The presentation from Jennifer Ormiston and Joseph Plutino, Mainline Planning Services Inc., was received.

Written Submissions:

1. Robert C. Dickson (September 4, 2019)
2. Robert C. Dickson (September 13, 2019)

The written submissions were received.

The recommendations in Report PED19059 were amended by adding the following sub-section (c):

(c) That the public submissions received did not affect the decision on this matter.

For disposition of this matter, refer to Item 6.

(iv) Accessory Dwelling Units (Pilot Project) – Temporary Use By-law for City of Hamilton Zoning By-law No. 6593 (PED19176) (Wards 1 and 8) (Item 8.4)

In accordance with the provisions of the *Planning Act*, Chair Pearson advised 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 Local Planning Appeal Tribunal, and the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

The public meeting be closed.

The following motion was DEFEATED:

That the Committee hear the staff presentation on Report PED19176.

Written Submissions:

1. Hamilton and District Apartment Association
2. Merosia Butschynski
3. Realtor's Association of Hamilton-Burlington

(a) The written submissions were received and referred to staff for consideration and inclusion in a supplemental report; and

(b) The amending by-law is to be presented at a future Planning Committee meeting.

Report PED19176 respecting Accessory Dwelling Units (Pilot Project) – Temporary Use By-law for City of Hamilton Zoning By-law No. 6593**,** was deferred to the October 1, 2019 Planning Committee meeting.

(h) NOTICES OF MOTION (Item 12)

(i) Electric Vehicle Charging Stations in New Developments (Item 12.1)

Councillor Danko introduced the following Notice of Motion respecting Electric Vehicle Charging Stations in New Developments:

WHEREAS, the City of Hamilton has declared a Climate Emergency and is moving towards a zero-carbon economy;

THEREFORE BE IT RESOLVED:

(a) That staff be directed to investigate options available through the planning approvals process to require an appropriate number of Electric Vehicle Charging Stations to be included as part of the parking requirement for new development, and report back to the Planning Committee; and,

(b) That staff be directed to review the City's by-laws, including the Municipal and Private Property By-law and On-Street Parking By-law, and report back with recommendations for ensuring that the City has appropriate tools and mechanisms in place to prohibit and enforce the parking of non-electric vehicles at Electric Vehicle

Charging Stations in municipal parking lots and on-street parking spaces.

(ii) Upper Mount Albion Road Completion (Item 12.2)

Councillor Danko introduced a Notice of Motion respecting Upper Mount Albion Road Completion.

The Rules of Order were waived to allow for the introduction of a Motion respecting Upper Mount Albion Road Completion.

For disposition of this matter, refer to Item 8.

(i) GENERAL INFORMATION / OTHER BUSINESS (Item 13)

(i) Outstanding Business List (Item 13.1)

The following changes to the Planning Committee Outstanding Business List, were approved:

Items Requiring New Due Dates:

12A - Regulation of Rental Housing
Current Due Date: September 17, 2019
Proposed New Due Date: November 5, 2019

19K - Effect of Heritage Designations on Property Values in Hamilton
Current Due Date: TBD
Proposed New Due Date: December 3, 2019

19M - Amendment to Nuisance By-law No. 09-110 respecting Cannabis Growing Operations
Current Due Date: September 3, 2019
Proposed New Due Date: October 15, 2019

19N - Development of a Rural Fill By-law
Current Due Date: TBD
Proposed New Due Date: October 15, 2019

(ii) General Manager's Update (Added Item 13.2)

Jason Thorne, General Manager of Planning and Economic Development, addressed the Committee regarding the upcoming Provincial Policy Statement staff report and requested Committee's permission to release the report in advance of the publication of the October 1, 2019 Planning Committee agenda.

The General Manager of Planning and Economic Development's request to release the Provincial Policy Statement staff report in advance of the publication of the October 1, 2019 Planning Committee agenda, was approved.

(j) PRIVATE AND CONFIDENTIAL (Item 14)

The Committee moved into Closed Session, respecting Item 14.1, pursuant to Section 8.1, Sub-sections (e) and (f) of the City's Procedural By-law 18-270; and, Section 239(2), Sub-sections (e) and (f) of the *Ontario 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.

(i) Appeal to the Local Planning Appeal Tribunal on the City of Hamilton's Approval of Official Plan Amendment (OPA 102) and Zoning By-law Amendment (By-law 18-114) for the Lands Located at 44 Hughson Street South, 75 James Street South and 9 Jackson Street East by Fengate Hamilton Lands GP Inc. and LPF Hamilton Lands LP (LS19037/PED19198) (Wards 1 and 2) (Item 14.1)

Staff were provided with direction in Closed Session.

For further disposition of this matter, refer to Item 9.

(k) ADJOURNMENT (Item 15)

There being no further business, the Planning Committee adjourned at 12:33 p.m.

_____
Councillor Maria Pearson
Chair, Planning Committee

_____
Lisa Chamberlain
Legislative Coordinator
Office of the City Clerk