



PLANNING COMMITTEE MINUTES

21-005

April 6, 2021

9:30 a.m.

**Council Chambers, Hamilton City Hall
71 Main Street West**

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

Also in Attendance: Councillors N. Nann, A. VanderBeek and T. Jackson

THE FOLLOWING ITEMS WERE REFERRED TO COUNCIL FOR CONSIDERATION:

1. Next Generation 9-1-1 Requirements - Duplicate Street Names and Municipal Addressing Issues (PED20175(b)) (Wards 12, 13 and 15) (Item 7.1)

(Partridge/Ferguson)

- (a) That the procedure, attached as Appendix "A" to Report PED20175(b), be adopted for the potential reimbursement of any costs to property owners associated with address changes necessary to support 9-1-1 Requirements;
- (b) That any costs associated with Recommendation (a) of Report PED20175(b), to a maximum of \$40,000, be funded through the Tax Fee Stabilization Reserve, Account No. 110046.

Result: Motion CARRIED by a vote of 8 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
YES - Ward 15 Councillor Judi Partridge
YES - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
YES - Ward 10 Councillor Maria Pearson

2. Hamilton Municipal Heritage Committee Report 21-002 (Item 7.2)

(Farr/Danko)

(a) Notice of Intention to Demolish Buildings at 200-202 Cannon Street East and 79-81 Cathcart Street, Hamilton (PED21078) (Added Item 9.1)

That 200 – 202 Cannon Street East and 79 – 81 Cathcart Street, be removed from the Register of Property of Cultural Heritage Value or Interest.

(b) Inventory and Research Working Group Meeting Notes - February 22, 2021 (Added Item 10.1)

- (i) That the property located at 48 Garner Road West, Ancaster be removed from the Municipal Heritage Register;
- (ii) That the recommendation respecting the inclusion of the property located at 322 Mt Albion Road to the Municipal Heritage Register be DEFERRED to the next meeting of the Hamilton Municipal Heritage Committee, to allow the property owner's representation to attend; and
- (iii) That the property located at 2299 Troy Road, Mount Carmel United Church be added to the Municipal Heritage Register.

Result: Motion CARRIED by a vote of 8 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
YES - Ward 15 Councillor Judi Partridge
YES - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
YES - Ward 10 Councillor Maria Pearson

(Partridge/Farr)

(c) Former St. Giles Church, located at 679 Main Street East, and 85 Holton Street South, Hamilton (Added Item 11.1)

WHEREAS, the Former St. Giles Church, located at 679 Main Street East, and 85 Holton Street South, Hamilton (the "Property") is of Cultural Heritage Value and Interest, and listed on the City's Inventory of Heritage Buildings;

WHEREAS, a recommendation to designate the Property under the *Ontario Heritage Act* was approved by the Hamilton Municipal Heritage Committee in 2018, but was not approved by Council, in August 2018;

WHEREAS, the previous Building Permit Application to Demolish the Property from 2018 has been cancelled, and there are no active Building Permits on Property;

WHEREAS, a number of identified heritage attributes of the Property were removed in 2018;

WHEREAS, there has been a change in Ward Councillor since the recommendation to designate the Property was considered in 2018,

WHEREAS, there has been change in representative for the Property, and a new proposal has been brought forward for its redevelopment which differs from the original that was for Affordable Housing;

WHEREAS, there has been increased community support from the Friends of St. Giles Church, and a petition has been submitted to Council calling for the preservation and/or adaptive reuse of the Property;

WHEREAS, Council has declared a Climate Emergency, and the adaptive reuse of the Property would align with the City's policy, and "the greenest building is the one that already exists";

THEREFORE BE IT RESOLVED:

That staff be directed to take appropriate action to designate 679 Main St E and 85 Holton St South under Part IV of the Ontario Heritage Act, including preparation and giving the required public notice of the Notice of Intention to Designate and a Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes.

Result: Main Motion, As Amended, CARRIED by a vote of 7 to 1, as follows:

- YES - Ward 1 Councillor Maureen Wilson
- YES - Ward 5 Councillor Chad Collins
- YES - Ward 8 Councillor John-Paul Danko
- YES - Ward 2 Councillor Jason Farr
- YES - Ward 15 Councillor Judi Partridge
- NO - Ward 12 Councillor Lloyd Ferguson
- YES - Ward 11 Councillor Brenda Johnson
- YES - Ward 10 Councillor Maria Pearson

3. Applications for Urban Hamilton Official Plan Amendment and Zoning By-law Amendment for lands located at 196 George Street, Hamilton (PED21060) (Ward 1) (Item 9.2)

(Wilson/Pearson)

- (a) That Amended Urban Hamilton Official Plan Amendment Application UHOPA-19-006, by GSP Group Inc. (c/o Sarah Knoll) on behalf of Pearl Apartments Ltd., Owner, to redesignate the lands from Low Density Residential 3 to Medium Density Residential 2 and to establish a Site Specific Policy within the Strathcona Secondary Plan to permit a proposed maximum two and a half storey multiple dwelling containing 12 dwelling units with a maximum net residential density of 113 units per hectare, for lands located at 196 George Street, Hamilton as shown on Appendix “A” to Report PED21060, be APPROVED on the following basis:
- (i) That the draft Official Plan Amendment, attached as Appendix “B” to Report PED21060, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
 - (ii) That the proposed Official Plan Amendment is consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended.
- (b) That Amended Zoning By-law Amendment Application ZAC-19-023, by GSP Group Inc. (c/o Sarah Knoll) on behalf of Pearl Apartments Ltd., Owner, for a change in zoning from the “D/S-1787” (Urban Protected Residential – One and Two Family Dwellings, etc.) District, Modified to the “DE-2/S-1807” (Multiple Dwellings) District, Modified to permit a two and a half storey multiple dwelling with 12 dwelling units with at grade access for each unit and 12 parking spaces, for lands located at 196 George Street, Hamilton, as shown on Appendix “A” to Report PED21060, be APPROVED on the following basis:
- (i) That the draft By-law, attached as Appendix “C” to Report PED21060 with section 2 (o) **as amended**, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
- 2 (o) That notwithstanding Section 18A.(30), every parking area, maneuvering space and loading space shall be maintained with a stable surface such as asphalt, concrete or other hard-surfaced material, crushed stone or gravel, and shall be maintained in a dust free condition. Every access driveway shall be maintained with a permeable hard-surfaced material, crushed stone**

or gravel, and shall be maintained in a dust free condition.

- (ii) That the amending By-law, attached as Appendix “C” ***as amended*** to Report PED21060 be added to District Map W12 of Zoning By-law No. 6593 as “DE-2/S-1807”;
- (iii) That the proposed change in zoning is consistent with the Provincial Policy Statement (2020), conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended, and will comply with the Urban Hamilton Official Plan upon finalization of Urban Hamilton Official Plan Amendment No. XX.
- (c) That upon finalization of the amending By-law, that the subject lands be re-designated from “Single and Double” to “Medium Density Apartments” in the Strathcona Neighbourhood Plan; and,
- (d) ***That the public submissions regarding this matter were received and considered by the Committee in approving the application.***

Result: Main Motion, As Amended, CARRIED by a vote of 7 to 0, as follows:

- YES - Ward 1 Councillor Maureen Wilson
- YES - Ward 5 Councillor Chad Collins
- YES - Ward 8 Councillor John-Paul Danko
- YES - Ward 2 Councillor Jason Farr
- NOT PRESENT - Ward 15 Councillor Judi Partridge
- YES - Ward 12 Councillor Lloyd Ferguson
- YES - Ward 11 Councillor Brenda Johnson
- YES - Ward 10 Councillor Maria Pearson

4. Applications for Urban Hamilton Official Plan Amendment and Hamilton Zoning By-law Amendment for lands located at 555 Sanatorium Drive (Hamilton) (PED21061) (Ward 14) (Item 9.3)

(Ferguson/Partridge)

- (a) That Amended Urban Hamilton Official Plan Amendment Application UHOPA-20-04, by T. Johns Consulting Ltd, agent, on behalf of Chedoke Redevelopment Corp., Owner, to redesignate the lands from “Institutional” to “Neighbourhoods” in Volume 1 of the Urban Hamilton Official Plan and for an amendment to the Chedmac Secondary Plan to redesignate lands from “Institutional” to “Medium Density Residential 3” and to add a site specific policy to permit a minimum residential density of 50 units per hectare to permit adaptive reuse of the existing building to a 23 unit multiple dwelling, for the lands located at 555 Sanatorium Road, as shown

on Appendix “A” to Report PED21061 be APPROVED on the following basis:

- (i) That the draft Official Plan Amendment, attached as Appendix “B” to Report PED21061, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
 - (ii) That the proposed Official Plan Amendment is consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended).
- (b) That Zoning By-law Amendment Application ZAC-20-009, by T. Johns Consulting Ltd, agent, on behalf of Chedoke Redevelopment Corp., Owner, for a change in zoning from the Major Institutional (I3) Zone to the Major Institutional (I3, 740, H35) Zone, to permit the adaptive reuse of the existing vacant building to a 23 unit multiple dwelling for the lands located at 555 Sanatorium Road, as shown on Appendix “A” to Report PED21061, be APPROVED on the following basis:
- (i) That the draft By-law, attached as Appendix “C” to Report PED21061, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
 - (ii) That schedule “D” – Holding Provisions, of Zoning By-law No. 05-200, be amended by adding a Holding Provision as follows:

For the lands zoned Major Institutional (I3, 740, H35) Zone, on Map 1080 of Schedule “A” – Zoning Maps and described as 555 Sanatorium Road, the development shall not proceed until:
 - (1) The owner completes and implements an updated Functional Servicing Report and Sanitary Sewer Capacity Analysis to the satisfaction of the Manager of Development Engineering Approvals.
 - (iii) That this By-law is in conformity with the Urban Hamilton Official Plan upon approval of the Urban Hamilton Official Plan Amendment No. XX and that the proposed change in zoning is consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended).
- (c) That upon finalization of the amending By-law, the subject lands be redesignated from “Civic & Institutional” to “Low Density Apartments” in the Mountview Neighbourhood Plan; and,

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

Result: Main Motion, As Amended, CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
YES - Ward 15 Councillor Judi Partridge
YES - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
NOT PRESENT - Ward 10 Councillor Maria Pearson

5. Application for Approval of Draft Plans of Condominium (Common Element) for Lands Located at 20 Southridge Court and 533 Sanatorium Road, Hamilton (PED21053) (Ward 14) (Item 9.5)

(Ferguson/Partridge)

(a) That Draft Plan of Condominium Application 25CDM-202013, by T. Johns Consulting Group Ltd. on behalf of Chedoke Redevelopment Corp., owner to establish a Draft Plan of Condominium (Common Element) comprised of a private road network, sidewalks, landscaped amenity areas, and visitor parking for 107 street townhouse dwellings on lands located at 20 Southridge Court (Hamilton), as shown on Appendix "A", attached to Report PED21053, be APPROVED subject to the following conditions:

(i) That the approval for Draft Plan of Condominium (Common Element) application 25CDM-202013 applies to the plan prepared by A.J. Clarke & Associates, certified by Nicholas P. Muth OLC, and dated March 1, 2021, comprised of a private road network, sidewalks, landscaped amenity areas and visitor parking for 107 street townhouse dwellings, attached as Appendix "B" to Report PED21053;

(ii) That the conditions of Draft Plan of Condominium Approval 25CDM-202013, attached as Appendix "D" to Report PED21053 with section 5 **as amended**, be received and endorsed by City Council.

5. The Owner/ Developer shall enter **into** and register on title of the lands, a Joint Use Agreement with the City in order to permit the use of shared sewer and water services across future property lines and to establish a private sewer and water servicing easement over the adjacent common element private condominium road in addition to easements

for vehicular and pedestrian access, **satisfactory** to the Senior Director of Growth Management. The Owner / Developer shall also pay the associated Joint Use Agreement fee of the year it is registered. ***In order to enter into a Joint Use Agreement, the Owner acknowledges that it must comply with the relevant City by-law(s) 06-026 and R84-026 (as applicable), including registration of this Draft Plan and related and adjacent Draft Plan 25CDM-XXXXX as a single condominium, if necessary.***

(b) That Draft Plan of Condominium Application 25CDM-202014, by T. Johns Consulting Group Ltd. on behalf of Chedoke Redevelopment Corp., owner to establish a Draft Plan of Condominium (Common Element) comprised of a private road network, sidewalks, landscaped amenity areas, and visitor parking for 104 street townhouse dwellings on lands located at 533 Sanatorium Road (Hamilton), as shown on Appendix "A", attached to Report PED21053, be APPROVED subject to the following conditions:

(i) That the approval for Draft Plan of Condominium (Common Element) application 25CDM-202014 applies to the plan prepared by A.J. Clarke & Associates, certified by Nicholas P. Muth OLC, and dated March 1, 2021, comprised of a private road network, sidewalks, landscaped amenity areas and visitor parking for 104 street townhouse dwellings, attached as Appendix "C" to Report PED21053;

(ii) That the conditions of Draft Plan of Condominium Approval 25CDM-202014, attached as Appendix "E" to Report PED21053 with section 5 **as amended**, be received and endorsed by City Council; and,

5. The Owner/ Developer shall enter **into** and register on title of the lands, a Joint Use Agreement with the City in order to permit the use of shared sewer and water services across future property lines and to establish a private sewer and water servicing easement over the adjacent common element private condominium road in addition to easements for vehicular and pedestrian access, to the **satisfaction of the** Senior Director of Growth Management. The Owner / Developer shall also pay the associated Joint Use Agreement fee of the year it is registered. ***In order to enter into a Joint Use Agreement, the Owner acknowledges that it must comply with the relevant City by-law(s) 06-026 and R84-026 (as applicable), including registration of this Draft Plan and related and adjacent Draft Plan 25CDM-202013 as a single condominium, if necessary.***

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

Result: Main Motion, As Amended, CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
YES - Ward 15 Councillor Judi Partridge
YES - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
NOT PRESENT - Ward 10 Councillor Maria Pearson

**6. Growing the Greenbelt – ERO Posting 019-3136 - City of Hamilton
Comments (PED21064) (City Wide) (Item 10.2)**

(Partridge/Johnson)

That City Council, in response to ERO posting 019-3136 – Consultation of Growing the Greenbelt, authorize staff to reiterate to the Province the City of Hamilton’s previous request from December, 2015 and May, 2016, to request the Province to add Coldwater Creek (Dundas) to the Greenbelt Plan as an urban river valley as part of the Provincial “Growing the Greenbelt” consultations.

Result: Motion CARRIED by a vote of 5 to 0, as follows:

NOT PRESENT - Ward 1 Councillor Maureen Wilson
NOT PRESENT - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
YES - Ward 15 Councillor Judi Partridge
NOT PRESENT - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
YES - Ward 10 Councillor Maria Pearson

**7. Temporary Amendments to the Cash-In-Lieu of Parking Policy for the
Downtown Secondary Plan Area (PED21028) (Ward 2) (Item 10.3)**

(Farr/Johnson)

- (a) That the revised and updated City of Hamilton Cash-In-Lieu of Parking Policy attached as Appendix “B” to Report PED21028, ***as amended to provide for a reduction to \$0 for each foregone parking space on a city-wide basis, for affordable housing developments that provide housing for persons of low and moderate income as determined by the City’s Housing Division***, be adopted;

- (b) That staff be directed to track the usage of the Cash-In-Lieu of Parking Policy, and report back to Planning Committee after 18 months, that being November, 2022, with an Information Report on the number of projects that utilized the Cash-In-Lieu of Parking option, the revenues generated, and the parking spaces that were foregone; and,
- (c) ***That Planning staff, in consultation with staff from Transportation Planning and Parking, be directed to review and report back on an Official Plan Amendment that would permit funds collected through cash-in-lieu of parking to be utilized for the purposes of supporting micro-mobility.***

Result: Main Motion, As Amended, CARRIED by a vote of 5 to 0, as follows:

NOT PRESENT - Ward 1 Councillor Maureen Wilson
NOT PRESENT - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
YES - Ward 15 Councillor Judi Partridge
NOT PRESENT - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
YES - Ward 10 Councillor Maria Pearson

8. Instructions - Appeal to the Local Planning Appeal Tribunal (LPAT) for Refusal of Urban Hamilton Official Plan Amendment application (UHOPA-20-007) and Zoning By-law Amendment application (ZAC-20-012) for lands located at 19 Dawson Avenue, Stoney Creek (LS21008) (Ward 5) (Added Item 14.1)

(Johnson/Farr)

That, after consideration by, and with the approval of, Council, the recommendations of Report LS21008 be released to the public.

Result: Motion CARRIED by a vote of 5 to 0, as follows:

NOT PRESENT - Ward 1 Councillor Maureen Wilson
NOT PRESENT - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
YES - Ward 15 Councillor Judi Partridge
NOT PRESENT - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
YES - Ward 10 Councillor Maria Pearson

FOR INFORMATION:

(a) APPROVAL OF AGENDA (Item 2)

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

1. DELEGATION REQUESTS (Item 6)

- 6.1 Delegation Requests regarding Hamilton Municipal Heritage Committee Report 21-002 (Item 7.2) - Former St. Giles Church (Item #3) (For today's meeting)

Added Requests:

- (iv) Marie Sharp, Friends of St. Giles
- (v) Janet Long
- (vi) Lance Darren Cole
- (vii) Shannon Kyles
- (viii) Elizabeth Eeuwes

(a) Added Pre-recorded Delegations:

- (i) Jacqueline Stagen

- 6.2 Michael Collins-Williams, West End Homebuilders Association respecting Item 10.3 (For today's meeting)

2. CONSENT ITEMS (Item 7)

- 7.2 Hamilton Municipal Heritage Committee Report 21-002

(a) Added Written Submissions:

- (iii) Ken and Mae Watson (Item #3)
- (iv) Rev. Douglas C. Moore, Laidlaw Memorial United Church (Item #3)

3. PUBLIC MEETINGS / DELEGATIONS (Item 9)

- 9.2 Applications for Urban Hamilton Official Plan Amendment and Zoning By-law Amendment for lands located at 196 George Street, Hamilton (PED21060) (Ward 1)

(b) Added Written Submissions:

- (ii) Helen Mason

9.4 Secondary Dwelling Units in the Urban and Rural Areas - Zoning By-law and associated implementation amendments to the Parkland Dedication By-law and Tariff of Fees By-law for Minor Variance Applications (Committee of Adjustment Application Fee) (CI 20-E and CI 21-A) (PED20093(a)) (City Wide)

(a) Added Registered Delegations:

- (iii) Tina Novak, Hamilton & District Apartment Association
- (iv) Philip Pothen
- (v) Lynda Lukasik, Environment Hamilton
- (vi) Charles Matthews
- (vii) Katharine King (pre-recorded)
- (viii) Andy Tran (pre-recorded)
- (ix) Michelle Tom (pre-recorded)
- (x) Patricia Baker
- (xi) Leigh Reid
- (xii) Emma Cubitt (pre-recorded)
- (xiii) Kathy Garneau
- (xiv) Laura Katz
- (xv) Chris Harrison – WITHDRAWN
- (xvi) Lilly Noble
- (xvii) Sarah Jama
- (xviii) Jon Davey - WITHDRAWN

(b) Added Written Submissions:

- (vii) Durand Neighbourhood Association
- (viii) Peter and Eleanor Boeringa
- (ix) Ashley Taylor
- (x) Margaret Plut and Matthew Brown
- (xi) Viv Saunders
- (xii) Mary Lynn Taylor
- (xiii) Laura Katz
- (xiv) Geoff Palmer
- (xv) Catherine DeLottinville
- (xvi) Justin Hogeterp
- (xvii) Lydell Andree Wiebe
- (xviii) Patty Clydesdale
- (xix) Ashley Moore
- (xx) Sandy McIntosh
- (xxi) Brody Robinmeyer
- (xxii) Mary Love, The Council of Canadians
- (xxiii) Akira Ourique
- (xxiv) Nicole Andruszkiewicz
- (xxv) Bryan Webber

- (xxvi) Lilly Noble
- (xxvii) A. Erin Clayton
- (xxviii) Christine Heidebrecht
- (xxix) Morgan Van Groningen
- (xxx) Patricia Baker
- (xxxi) Patricia Baker (2)
- (xxxii) Zoe Green
- (xxxiii) Brenda Duke, Beautiful Alleys
- (xxxiv) Diane Shamchuk
- (xxxv) Ashley Feldman
- (xxxvi) Mary Ann Frerotte
- (xxxvii) Dennis McGlinchey
- (xxxviii) Alicia Wilson

4. DISCUSSION ITEMS (Item 10)

10.3 Temporary Amendments to the Cash-In-Lieu of Parking Policy for the Downtown Secondary Plan Area (PED21028) (Ward 2)

(a) Added Written Submissions:

(i) West End Homebuilders' Association

5. PRIVATE AND CONFIDENTIAL (Item 14)

14.1 Instructions - Appeal to the Local Planning Appeal Tribunal (LPAT) for Refusal of Urban Hamilton Official Plan Amendment Application (UHOPA-20-007) and 2 Zoning By-law Amendment application (ZAC-20-012) for lands located at 19 Dawson Avenue, Stoney Creek (LS21008) (Ward 5)

(Johnson/Pearson)

That the agenda for the April 6, 2021 meeting be approved, as amended.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

- YES - Ward 1 Councillor Maureen Wilson
- YES - Ward 5 Councillor Chad Collins
- YES - Ward 8 Councillor John-Paul Danko
- YES - Ward 2 Councillor Jason Farr
- NOT PRESENT - Ward 15 Councillor Judi Partridge
- YES - Ward 12 Councillor Lloyd Ferguson
- YES - Ward 11 Councillor Brenda Johnson
- YES - Ward 10 Councillor Maria Pearson

(b) DECLARATIONS OF INTEREST (Item 3)

None declared.

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

(i) March 23, 2021 (Item 4.1)

(Pearson/Wilson)

That the Minutes of the March 23, 2021 meeting be approved, as presented.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
NOT PRESENT - Ward 15 Councillor Judi Partridge
YES - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
YES - Ward 10 Councillor Maria Pearson

(d) DELEGATION REQUESTS (Item 6)

(i) Delegation Requests regarding Hamilton Municipal Heritage Committee Report 21-002 (Item 7.2) - Former St. Giles Church (Item #3) (For today's meeting) (Item 6.1)

(Pearson/Ferguson)

That the following Delegation Requests be approved for today's meeting, to be heard before Item 7.2:

- (i) Sarah Sheehan
- (ii) Tim Blair
- (iii) Rev. Ian Sloan
- (iv) Marie Sharp, Friends of St. Giles
- (v) Janet Long
- (vi) Lance Darren Cole
- (vii) Shannon Kyles
- (viii) Elizabeth Eeuwes

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr

NOT PRESENT - Ward 15 Councillor Judi Partridge
YES - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
YES - Ward 10 Councillor Maria Pearson

**(ii) Michael Collins-Williams, West End Homebuilders Association
respecting Item 10.3 (For today's meeting) (Added Item 6.2)**

(Wilson/Johnson)

That the Delegation Request from Michael Collins-Williams, West End Homebuilders Association respecting Item 10.3, be approved for today's meeting.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
NOT PRESENT - Ward 15 Councillor Judi Partridge
YES - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
YES - Ward 10 Councillor Maria Pearson

(e) CONSENT ITEMS (Item 7)

**(i) Next Generation 9-1-1 Requirements - Duplicate Street Names and
Municipal Addressing Issues (PED20175(b)) (Wards 12, 13 and 15)
(Item 7.1)**

(Partridge/Ferguson)

That the staff presentation be waived.

Result: Motion CARRIED by a vote of 8 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
YES - Ward 15 Councillor Judi Partridge
YES - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
YES - Ward 10 Councillor Maria Pearson

For further disposition of this matter, refer to Item 1.

(f) PUBLIC HEARINGS / DELEGATIONS (Item 9)

(i) Delegation Requests regarding Hamilton Municipal Heritage Committee Report 21-002 (Item 7.2) - Former St. Giles Church (Item #3) (Item 6.1)

The following delegations addressed the Committee:

- (i) Sarah Sheehan
- (ii) Tim Blair
- (iii) Rev. Ian Sloan
- (iv) Marie Sharp, Friends of St. Giles
- (v) Janet Long
- (vi) Lance Darren Cole
- (a)(i) Jacqueline Stagen (pre-recorded)

(Pearson/Partridge)

That the following Delegations be received:

- (i) Sarah Sheehan
- (ii) Tim Blair
- (iii) Rev. Ian Sloan
- (iv) Marie Sharp, Friends of St. Giles
- (v) Janet Long
- (vi) Lance Darren Cole
- (a)(i) Jacqueline Stagen (pre-recorded)

Result: Motion CARRIED by a vote of 8 to 0, as follows:

- YES - Ward 1 Councillor Maureen Wilson
- YES - Ward 5 Councillor Chad Collins
- YES - Ward 8 Councillor John-Paul Danko
- YES - Ward 2 Councillor Jason Farr
- YES - Ward 15 Councillor Judi Partridge
- YES - Ward 12 Councillor Lloyd Ferguson
- YES - Ward 11 Councillor Brenda Johnson
- YES - Ward 10 Councillor Maria Pearson

For further disposition of this matter, refer to Item 2 and (g)(i).

(g) CONSENT ITEMS (Item 7) – CONTINUED

(i) Hamilton Municipal Heritage Committee Report 21-001 (Item 7.2)

(Johnson/Wilson)

That the following written submissions (Item 7.2(a)), be received:

- (i) Shelley Kaufman (respecting Report 21-001, Item 2)
- (ii) Devyn Thomson (respecting Report 21-001 Item 3)
- (iii) Ken and Mae Watson (respecting Report 21-001 Item 3)
- (iv) Rev. Douglas C. Moore, Laidlaw Memorial United Church (respecting Report 21-001 Item 3)

Result: Motion CARRIED by a vote of 8 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
YES - Ward 15 Councillor Judi Partridge
YES - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
YES - Ward 10 Councillor Maria Pearson

Upon request, Committee considered Item 3 of the Hamilton Municipal Heritage Committee Report 21-002, separately:

(Partridge/Farr)

Former St. Giles Church, located at 679 Main Street East, and 85 Holton Street South, Hamilton (Added Item 11.1) (Item 3 of Hamilton Municipal Heritage Committee Report 21-002)

WHEREAS, the Former St. Giles Church, located at 679 Main Street East, and 85 Holton Street South, Hamilton (the "Property") is of Cultural Heritage Value and Interest, and listed on the City's Inventory of Heritage Buildings;

WHEREAS, a recommendation to designate the Property under the *Ontario Heritage Act* was approved by the Hamilton Municipal Heritage Committee in 2018, but was not approved by Council, in August 2018;

WHEREAS, the previous Building Permit Application to Demolish the Property from 2018 has been cancelled, and there are no active Building Permits on Property;

WHEREAS, a number of identified heritage attributes of the Property were removed in 2018;

WHEREAS, there has been a change in Ward Councillor since the recommendation to designate the Property was considered in 2018;

WHEREAS, there has been change in representative for the Property, and a new proposal has been brought forward for its redevelopment which differs from the original that was for Affordable Housing;

WHEREAS, there has been increased community support from the Friends of St. Giles Church, and a petition has been submitted to Council calling for the preservation and/or adaptive reuse of the Property;

WHEREAS, Council has declared a Climate Emergency, and the adaptive reuse of the Property would align with the City's policy, and "the greenest building is the one that already exists";

THEREFORE BE IT RESOLVED:

- (a) That the property known as the Former St. Giles Church, located at 679 Main Street East, and 85 Holton Street South, Hamilton be added to the Municipal Heritage Register as a property of Cultural Heritage Significance;
- (b) That staff be direct to report back to Hamilton Municipal Heritage Committee with options for the preservation of the Former St. Giles Church, located at 679 Main Street East, and 85 Holton Street South, Hamilton including Designation and/or Adaptive Reuse; and,
- (c) That staff to liaise with property owner of the Former St. Giles Church, located at 679 Main Street East, and 85 Holton Street South, Hamilton.

(Partridge/Farr)

That the recommendations respecting Former St. Giles Church, located at 679 Main Street East, and 85 Holton Street South, Hamilton (Item 3 of Hamilton Municipal Heritage Committee Report 21-002) be **amended** by deleting them in their entirety and replacing it with the following wording:

That staff be directed to take appropriate action to designate 679 Main St E and 85 Holton St South under Part IV of the Ontario Heritage Act, including preparation and giving the required public notice of the Notice of Intention to Designate and a Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes.

Result: Amendment CARRIED by a vote of 7 to 1, as follows:

- YES - Ward 1 Councillor Maureen Wilson
- YES - Ward 5 Councillor Chad Collins
- YES - Ward 8 Councillor John-Paul Danko
- YES - Ward 2 Councillor Jason Farr
- YES - Ward 15 Councillor Judi Partridge
- NO - Ward 12 Councillor Lloyd Ferguson

YES - Ward 11 Councillor Brenda Johnson
YES - Ward 10 Councillor Maria Pearson

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

(h) PUBLIC HEARINGS / DELEGATIONS (Item 9) – CONTINUED

(i) David Braden respecting Planning issues affecting Affordable Housing, Infrastructure Renewal and Municipal Taxes (Approved at the March 23rd meeting) (Item 9.1)

David Braden addressed the Committee respecting Planning issues affecting Affordable Housing, Infrastructure Renewal and Municipal Taxes.

(Partridge/Johnson)

That the Delegation from David Braden respecting Planning issues affecting Affordable Housing, Infrastructure Renewal and Municipal Taxes, be received.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko
NOT PRESENT - Ward 2 Councillor Jason Farr
YES - Ward 15 Councillor Judi Partridge
YES - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
YES - Ward 10 Councillor Maria Pearson

(Ferguson/Pearson)

That the Committee recess from 12:50pm to 1:15pm.

Result: Motion CARRIED by a vote of 8 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
YES - Ward 15 Councillor Judi Partridge
YES - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
YES - Ward 10 Councillor Maria Pearson

In accordance with the *Planning Act*, Chair Danko advised those viewing the virtual meeting that the public had been advised of how to pre-register to be a virtual delegate at the Public Meetings on today's agenda.

In accordance with the provisions of the *Planning Act*, Chair Danko 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 Official Plan Amendment, Zoning By-law Amendment and Draft Plans of Condominium applications before the Committee today, 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.

(Wilson/Pearson)

That Item 9.5 be moved up in the agenda to be heard before Item 9.4.

Result: Motion CARRIED by a vote of 6 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
NOT PRESENT - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
NOT PRESENT - Ward 15 Councillor Judi Partridge
YES - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
YES - Ward 10 Councillor Maria Pearson

(ii) Applications for Urban Hamilton Official Plan Amendment and Zoning By-law Amendment for lands located at 196 George Street, Hamilton (PED21060) (Ward 1) (Item 9.2)

Mark Kehler, Planner II, addressed the Committee with the aid of a PowerPoint presentation.

(Wilson/Pearson)

That the staff presentation be received.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
NOT PRESENT - Ward 15 Councillor Judi Partridge
YES - Ward 12 Councillor Lloyd Ferguson

YES - Ward 11 Councillor Brenda Johnson
YES - Ward 10 Councillor Maria Pearson

Sarah Knoll, GSP Group, was in attendance and indicated they were in support of the staff report.

(Pearson/Ferguson)

That the delegation from Sarah Knoll with GSP Group, be received.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
NOT PRESENT - Ward 15 Councillor Judi Partridge
YES - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
YES - Ward 10 Councillor Maria Pearson

(Wilson/Pearson)

That the following virtual delegation (Item 9.2(a)) be received:

- (i) Kia Williams – Concerns with proposal

Result: Motion CARRIED by a vote of 6 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko
NOT PRESENT - Ward 2 Councillor Jason Farr
NOT PRESENT - Ward 15 Councillor Judi Partridge
YES - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
YES - Ward 10 Councillor Maria Pearson

(Pearson/Wilson)

That the following written submissions (Item 9.2(b)), be received:

- (i) Carolyn Trickey-Bapty – Concerns with proposal
- (ii) Helen Mason – Concerns with proposal

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko

YES - Ward 2 Councillor Jason Farr
NOT PRESENT - Ward 15 Councillor Judi Partridge
YES - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
YES - Ward 10 Councillor Maria Pearson

(Wilson/Farr)

That the public meeting be closed.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
NOT PRESENT - Ward 15 Councillor Judi Partridge
YES - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
YES - Ward 10 Councillor Maria Pearson

(Wilson/Danko)

- (a) That Amended Urban Hamilton Official Plan Amendment Application UHOPA-19-006, by GSP Group Inc. (c/o Sarah Knoll) on behalf of Pearl Apartments Ltd., Owner, to redesignate the lands from Low Density Residential 3 to Medium Density Residential 2 and to establish a Site Specific Policy within the Strathcona Secondary Plan to permit a proposed maximum two and a half storey multiple dwelling containing 12 dwelling units with a maximum net residential density of 113 units per hectare, for lands located at 196 George Street, Hamilton as shown on Appendix "A" to Report PED21060, be APPROVED on the following basis:
- (i) That the draft Official Plan Amendment, attached as Appendix "B" to Report PED21060, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
 - (ii) That the proposed Official Plan Amendment is consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended.
- (b) That Amended Zoning By-law Amendment Application ZAC-19-023, by GSP Group Inc. (c/o Sarah Knoll) on behalf of Pearl Apartments Ltd., Owner, for a change in zoning from the "D/S-1787" (Urban Protected Residential – One and Two Family Dwellings, etc.) District, Modified to the "DE-2/S-1807" (Multiple

Dwellings) District, Modified to permit a two and a half storey multiple dwelling with 12 dwelling units with at grade access for each unit and 12 parking spaces, for lands located at 196 George Street, Hamilton, as shown on Appendix “A” to Report PED21060, be APPROVED on the following basis:

- (i) That the draft By-law, attached as Appendix “C” to Report PED21060, 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 “C” to Report PED21060 be added to District Map W12 of Zoning By-law No. 6593 as “DE-2/S-1807”;
 - (iii) That the proposed change in zoning is consistent with the Provincial Policy Statement (2020), conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended, and will comply with the Urban Hamilton Official Plan upon finalization of Urban Hamilton Official Plan Amendment No. XX.
- (c) That upon finalization of the amending By-law, that the subject lands be re-designated from “Single and Double” to “Medium Density Apartments” in the Strathcona Neighbourhood Plan.

(Wilson/Danko)

That section 2 (o) of Appendix “C” to report PED21060 be **amended** by deleting section 2 (o) in its entirety and replacing it with the following:

- ~~(o) That notwithstanding Section 18A.(30), every parking area, manoeuvring space, loading space and access driveway shall be maintained with a stable surface such as asphalt, concrete or other hard-surfaced material, crushed stone or gravel, and shall be maintained in a dust free condition.~~
- (o) ***That notwithstanding Section 18A.(30), every parking area, maneuvering space and loading space shall be maintained with a stable surface such as asphalt, concrete or other hard-surfaced material, crushed stone or gravel, and shall be maintained in a dust free condition. Every access driveway shall be maintained with a permeable hard-surfaced material, crushed stone or gravel, and shall be maintained in a dust free condition.***

Result: Amendment CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson

YES - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
NOT PRESENT - Ward 15 Councillor Judi Partridge
YES - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
YES - Ward 10 Councillor Maria Pearson

(Pearson/Wilson)

That the recommendations in Report PED21060 be **amended** by adding the following sub-section (d):

(d) That the public submissions in the staff report were received and considered by the Committee in approving the application.

Result: Amendment CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
NOT PRESENT - Ward 15 Councillor Judi Partridge
YES - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
YES - Ward 10 Councillor Maria Pearson

For disposition of this matter, refer to Item 3.

(iii) Applications for Urban Hamilton Official Plan Amendment and Hamilton Zoning By-law Amendment for lands located at 555 Sanatorium Drive (Hamilton) (PED21061) (Ward 14) (Item 9.3)

No members of the public were registered as Delegations.

(Ferguson/Partridge)

That the staff presentation be waived.

Result: Motion CARRIED by a vote of 6 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
YES - Ward 15 Councillor Judi Partridge
YES - Ward 12 Councillor Lloyd Ferguson
NOT PRESENT - Ward 11 Councillor Brenda Johnson
NOT PRESENT - Ward 10 Councillor Maria Pearson

Diana Morris, T. Johns Consulting, was in attendance and indicated support for the staff report.

(Ferguson/Danko)

That the delegation from Diana Morris with T. Johns Consulting, be received.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
YES - Ward 15 Councillor Judi Partridge
YES - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
NOT PRESENT - Ward 10 Councillor Maria Pearson

(Ferguson/Danko)

That the public meeting be closed.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
YES - Ward 15 Councillor Judi Partridge
YES - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
NOT PRESENT - Ward 10 Councillor Maria Pearson

(Ferguson/Partridge)

- (a) That Amended Urban Hamilton Official Plan Amendment Application UHOPA-20-04, by T. Johns Consulting Ltd, agent, on behalf of Chedoke Redevelopment Corp., Owner, to redesignate the lands from “Institutional” to “Neighbourhoods” in Volume 1 of the Urban Hamilton Official Plan and for an amendment to the Chedmac Secondary Plan to redesignate lands from “Institutional” to “Medium Density Residential 3” and to add a site specific policy to permit a minimum residential density of 50 units per hectare to permit adaptive reuse of the existing building to a 23 unit multiple dwelling, for the lands located at 555 Sanatorium Road, as shown on Appendix “A” to Report PED21061 be APPROVED on the following basis:

- (i) That the draft Official Plan Amendment, attached as Appendix “B” to Report PED21061, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
 - (ii) That the proposed Official Plan Amendment is consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended).
- (b) That Zoning By-law Amendment Application ZAC-20-009, by T. Johns Consulting Ltd, agent, on behalf of Chedoke Redevelopment Corp., Owner, for a change in zoning from the Major Institutional (I3) Zone to the Major Institutional (I3, 740, H35) Zone, to permit the adaptive reuse of the existing vacant building to a 23 unit multiple dwelling for the lands located at 555 Sanatorium Road, as shown on Appendix “A” to Report PED21061, be APPROVED on the following basis:
 - (i) That the draft By-law, attached as Appendix “C” to Report PED21061, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
 - (ii) That schedule “D” – Holding Provisions, of Zoning By-law No. 05-200, be amended by adding a Holding Provision as follows:

For the lands zoned Major Institutional (I3, 740, H35) Zone, on Map 1080 of Schedule “A” – Zoning Maps and described as 555 Sanatorium Road, the development shall not proceed until:

 - (1) The owner completes and implements an updated Functional Servicing Report and Sanitary Sewer Capacity Analysis to the satisfaction of the Manager of Development Engineering Approvals.
 - (iii) That this By-law is in conformity with the Urban Hamilton Official Plan upon approval of the Urban Hamilton Official Plan Amendment No. XX and that the proposed change in zoning is consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended).
- (c) That upon finalization of the amending By-law, the subject lands be redesignated from “Civic & Institutional” to “Low Density Apartments” in the Mountview Neighbourhood Plan.

(Ferguson/Partridge)

That the recommendations in Report PED21061 be **amended** by adding the following sub-section (d):

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

Result: Amendment CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
YES - Ward 15 Councillor Judi Partridge
YES - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
NOT PRESENT - Ward 10 Councillor Maria Pearson

For disposition of this matter, refer to Item 4.

- (iv) Application for Approval of Draft Plans of Condominium (Common Element) for Lands Located at 20 Southridge Court and 533 Sanatorium Road, Hamilton (PED21053) (Ward 14) (Item 9.5)**

No members of the public were registered as Delegations.

(Ferguson/Partridge)

That the staff presentation be waived.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
YES - Ward 15 Councillor Judi Partridge
YES - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
NOT PRESENT - Ward 10 Councillor Maria Pearson

Diana Morris, T. Johns Consulting, was in attendance and indicated support for the staff report.

(Ferguson/Partridge)

That the delegation from Diana Morris with T. Johns Consulting, be received.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
YES - Ward 15 Councillor Judi Partridge
YES - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
NOT PRESENT - Ward 10 Councillor Maria Pearson

(Ferguson/Partridge)

That the public meeting be closed.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
YES - Ward 15 Councillor Judi Partridge
YES - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
NOT PRESENT - Ward 10 Councillor Maria Pearson

(Ferguson/Partridge)

(a) That Draft Plan of Condominium Application 25CDM-202013, by T. Johns Consulting Group Ltd. on behalf of Chedoke Redevelopment Corp., owner to establish a Draft Plan of Condominium (Common Element) comprised of a private road network, sidewalks, landscaped amenity areas, and visitor parking for 107 street townhouse dwellings on lands located at 20 Southridge Court (Hamilton), as shown on Appendix "A", attached to Report PED21053, be APPROVED subject to the following conditions:

(i) That the approval for Draft Plan of Condominium (Common Element) application 25CDM-202013 applies to the plan prepared by A.J. Clarke & Associates, certified by Nicholas P. Muth OLC, and dated March 1, 2021, comprised of a private road network, sidewalks, landscaped amenity areas and visitor parking for 107 street townhouse dwellings, attached as Appendix "B" to Report PED21053;

(ii) That the conditions of Draft Plan of Condominium Approval 25CDM-202013, attached as Appendix "D" to Report PED21053, be received and endorsed by City Council.

- (b) That Draft Plan of Condominium Application 25CDM-202014, by T. Johns Consulting Group Ltd. on behalf of Chedoke Redevelopment Corp., owner to establish a Draft Plan of Condominium (Common Element) comprised of a private road network, sidewalks, landscaped amenity areas, and visitor parking for 104 street townhouse dwellings on lands located at 533 Sanatorium Road (Hamilton), as shown on Appendix "A", attached to Report PED21053, be APPROVED subject to the following conditions:
- (i) That the approval for Draft Plan of Condominium (Common Element) application 25CDM-202014 applies to the plan prepared by A.J. Clarke & Associates, certified by Nicholas P. Muth OLC, and dated March 1, 2021, comprised of a private road network, sidewalks, landscaped amenity areas and visitor parking for 104 street townhouse dwellings, attached as Appendix "C" to Report PED21053;
 - (ii) That the conditions of Draft Plan of Condominium Approval 25CDM-202014, attached as Appendix "E" to Report PED21053, be received and endorsed by City Council

(Ferguson/Partridge)

- (a) That the Draft Plan of Condominium for 20 Southridge Court, attached as Appendix "D" to Report PED21053, be **amended**, as follows:
- 5. The Owner/ Developer shall enter **into** and register on title of the lands, a Joint Use Agreement with the City in order to permit the use of shared sewer and water services across future property lines and to establish a private sewer and water servicing easement over the adjacent common element private condominium road in addition to easements for vehicular and pedestrian access, **satisfactory** to the Senior Director of Growth Management. The Owner / Developer shall also pay the associated Joint Use Agreement fee of the year it is registered. ***In order to enter into a Joint Use Agreement, the Owner acknowledges that it must comply with the relevant City by-law(s) 06-026 and R84-026 (as applicable), including registration of this Draft Plan and related and adjacent Draft Plan 25CDM-XXXXX as a single condominium, if necessary.***
- (b) That the Draft Plan of Condominium for 533 Sanatorium Road, attached as Appendix "E" to Report PED21053, be **amended**, as follows:

5. The Owner/ Developer shall enter **into** and register on title of the lands, a Joint Use Agreement with the City in order to permit the use of shared sewer and water services across future property lines and to establish a private sewer and water servicing easement over the adjacent common element private condominium road in addition to easements for vehicular and pedestrian access, to the **satisfaction of the Senior Director of Growth Management**. The Owner / Developer shall also pay the associated Joint Use Agreement fee of the year it is registered. **In order to enter into a Joint Use Agreement, the Owner acknowledges that it must comply with the relevant City by-law(s) 06-026 and R84-026 (as applicable), including registration of this Draft Plan and related and adjacent Draft Plan 25CDM-202013 as a single condominium, if necessary.**

Result: Amendment CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
YES - Ward 15 Councillor Judi Partridge
YES - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
NOT PRESENT - Ward 10 Councillor Maria Pearson

(Ferguson/Partridge)

That the recommendations in Report PED21053 be **amended** by adding the following sub-section (c):

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

Result: Amendment CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
YES - Ward 15 Councillor Judi Partridge
YES - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
NOT PRESENT - Ward 10 Councillor Maria Pearson

For disposition of this matter, refer to Item 5.

- (v) **Secondary Dwelling Units in the Urban and Rural Areas - Zoning By-law and associated implementation amendments to the Parkland Dedication By-law and Tariff of Fees By-law for Minor Variance Applications (Committee of Adjustment Application Fee) (CI 20-E and CI 21-A) (PED20093(a)) (City Wide) (Item 9.4)**

Timothy Lee, Senior Planner, and Joanne Hickey-Evans, Manager of Policy Planning and Zoning By-law Reform, addressed the Committee with the aid of a PowerPoint presentation.

(Farr/Johnson)

That the staff presentation be received.

Result: Motion CARRIED by a vote of 5 to 0, as follows:

NOT PRESENT - Ward 1 Councillor Maureen Wilson
NOT PRESENT - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
YES - Ward 15 Councillor Judi Partridge
NOT PRESENT - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
YES - Ward 10 Councillor Maria Pearson

The following delegations withdrew their delegation request or were not in attendance when called upon to speak:

- (vi) Charles Matthews – Not in attendance
- (x) Patricia Baker – WITHDRAWN
- (xv) Chris Harrison – WITHDRAWN
- (xviii) Jon Davey – WITHDRAWN
- (xvii) Sarah Jama – Not in attendance

(Johnson/Pearson)

That the following virtual delegations (Item 9.4(a)) be received:

- (i) Mike Collins-Williams – In support
- (ii) Nancy Hurst – In support
- (iii) Tina Novak, Hamilton & District Apartment Association - In support
- (iv) Philip Pothen - In support
- (v) Lynda Lukasik, Environment Hamilton – In support
- (vii) Katharine King (pre-recorded) – In support
- (viii) Andy Tran (pre-recorded) – In support
- (ix) Michelle Tom (pre-recorded) – In support
- (xi) Leigh Reid - – In support
- (xii) Emma Cubitt (pre-recorded) – In support

- (xiii) Kathy Garneau - – In support
- (xiv) Laura Katz – In support
- (xvi) Lilly Noble – In support

Result: Motion CARRIED by a vote of 5 to 0, as follows:

NOT PRESENT - Ward 1 Councillor Maureen Wilson
NOT PRESENT - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
YES - Ward 15 Councillor Judi Partridge
NOT PRESENT - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
YES - Ward 10 Councillor Maria Pearson

(Pearson/Farr)

That the following written submissions (Item 9.4(b)), be received:

- (i) Bryan Webber – In support
- (ii) Marilyn Brown - Concerns
- (iii) Edward Brown – Opposed
- (iv) Thomas Klak – In support
- (v) Evelyn LaMarsh - – In support
- (vi) Larry VanKuren - Opposed
- (vii) Durand Neighbourhood Association - – In support
- (viii) Peter and Eleanor Boeringa – In support
- (ix) Ashley Taylor - Concerns
- (x) Margaret Plut and Matthew Brown – In support
- (xi) Viv Saunders - Concerns
- (xii) Mary Lynn Taylor - Concerns
- (xiii) Laura Katz – In support
- (xiv) Geoff Palmer – In support
- (xv) Catherine DeLottinville - Concerns
- (xvi) Justin Hogeterp – In support
- (xvii) Lydell Andree Wiebe – In support
- (xviii) Patty Clydesdale – In support
- (xix) Ashley Moore – In support
- (xx) Sandy McIntosh – In support
- (xxi) Brody Robinmeyer – In support
- (xxii) Mary Love, The Council of Canadians – In support
- (xxiii) Akira Ourique – In support
- (xxiv) Nicole Andruszkiewicz – In support
- (xxv) Bryan Webber – In support
- (xxvi) Lilly Noble – In support
- (xxvii) A. Erin Clayton – In support
- (xxviii) Christine Heidebrecht – In support
- (xxix) Morgan Van Groningen – In support

- (xxx) Patricia Baker – In support
- (xxxi) Patricia Baker (2) – In support
- (xxxii) Zoe Green – In support
- (xxxiii) Brenda Duke, Beautiful Alleys – In support
- (xxxiv) Diane Shamchuk – In support
- (xxxv) Ashley Feldman – In support
- (xxxvi) Mary Ann Frerotte – In support
- (xxxvii) Dennis McGlinchey – In support
- (xxxviii) Alicia Wilson – In support

Result: Motion CARRIED by a vote of 5 to 0, as follows:

NOT PRESENT - Ward 1 Councillor Maureen Wilson
NOT PRESENT - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
YES - Ward 15 Councillor Judi Partridge
NOT PRESENT - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
YES - Ward 10 Councillor Maria Pearson

(Pearson/Johnson)

That the public meeting be closed.

Result: Motion CARRIED by a vote of 5 to 0, as follows:

NOT PRESENT - Ward 1 Councillor Maureen Wilson
NOT PRESENT - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
YES - Ward 15 Councillor Judi Partridge
NOT PRESENT - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
YES - Ward 10 Councillor Maria Pearson

(Johnson/Partridge)

That Report PED20093(a) respecting Secondary Dwelling Units in the Urban and Rural Areas - Zoning By-law and associated implementation amendments to the Parkland Dedication By-law and Tariff of Fees By-law for Minor Variance Applications (Committee of Adjustment Application Fee) (CI 20-E and CI 21-A), be DEFERRED to the April 20, 2021 Planning Committee meeting.

Result: Motion CARRIED by a vote of 5 to 0, as follows:

NOT PRESENT - Ward 1 Councillor Maureen Wilson
NOT PRESENT - Ward 5 Councillor Chad Collins

YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
YES - Ward 15 Councillor Judi Partridge
NOT PRESENT - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
YES - Ward 10 Councillor Maria Pearson

(vi) Michael Collins-Williams, West End Homebuilders' Association respecting Item 10.3 (Item 6.2)

Michael Collins-Williams, West End Homebuilders' Association, addressed the Committee respecting Item 10.3, Temporary Amendments to the Cash-In-Lieu of Parking Policy for the Downtown Secondary Plan Area (PED21028) (Ward 2), with the aid of a Powerpoint presentation.

(Farr/Pearson)

That the Delegation from Michael Collins-Williams, West End Homebuilders' Association respecting Item 10.3, be received.

Result: Motion CARRIED by a vote of 5 to 0, as follows:

NOT PRESENT - Ward 1 Councillor Maureen Wilson
NOT PRESENT - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
YES - Ward 15 Councillor Judi Partridge
NOT PRESENT - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
YES - Ward 10 Councillor Maria Pearson

(Farr/Pearson)

That Item 10.3 be moved up in the agenda to be heard at this time.

Result: Motion CARRIED by a vote of 5 to 0, as follows:

NOT PRESENT - Ward 1 Councillor Maureen Wilson
NOT PRESENT - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
YES - Ward 15 Councillor Judi Partridge
NOT PRESENT - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
YES - Ward 10 Councillor Maria Pearson

(i) **DISCUSSION ITEMS (Item 10)**

(i) **Temporary Amendments to the Cash-In-Lieu of Parking Policy for the Downtown Secondary Plan Area (PED21028) (Ward 2) (Item 10.3)**

(Farr/Johnson)

(a) That the City's Cash-in-Lieu of Parking policy attached as Appendix "B" to Report PED21028 be further **amended to provide for a reduction to \$0 for each foregone parking space on a city-wide basis, for affordable housing developments that provide housing for persons of low and moderate income as determined by the City's Housing Division;** and,

(b) That the recommendations in Report PED21028 be **amended** to add sub-section (c) as follows:

(c) That Planning staff, in consultation with staff from Transportation Planning and Parking, be directed to review and report back on an Official Plan Amendment that would permit funds collected through cash-in-lieu of parking to be utilized for the purposes of supporting micro-mobility.

Result: Amendment CARRIED by a vote of 5 to 0, as follows:

NOT PRESENT - Ward 1 Councillor Maureen Wilson
NOT PRESENT - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
YES - Ward 15 Councillor Judi Partridge
NOT PRESENT - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
YES - Ward 10 Councillor Maria Pearson

For disposition of this matter, refer to Item 7.

(Johnson/Partridge)

That Items 10.1, 11.1, and 11.2 be DEFERRED to the April 20, 2021 Planning Committee meeting.

Result: Motion CARRIED by a vote of 5 to 0, as follows:

NOT PRESENT - Ward 1 Councillor Maureen Wilson
NOT PRESENT - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
YES - Ward 15 Councillor Judi Partridge

NOT PRESENT - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
YES - Ward 10 Councillor Maria Pearson

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

(i) General Manager's Update (Added Item 13.1)

Jason Thorne, General Manager of Planning and Economic Development, advised the Committee that the applicant of the Demolition Permit respecting Item 3 of Item 7.2 Hamilton Municipal Heritage Committee Report 21-001, respecting Former St. Giles Church, located at 679 Main Street East, and 85 Holton Street South, Hamilton had withdrawn the demolition permit during the course of the meeting.

(Farr/Pearson)

That the General Manager's update, be received.

Result: Motion CARRIED by a vote of 5 to 0, as follows:

NOT PRESENT - Ward 1 Councillor Maureen Wilson
NOT PRESENT - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
YES - Ward 15 Councillor Judi Partridge
NOT PRESENT - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
YES - Ward 10 Councillor Maria Pearson

(k) PRIVATE AND CONFIDENTIAL (Item 14)

(i) Instructions - Appeal to the Local Planning Appeal Tribunal (LPAT) for Refusal of Urban Hamilton Official Plan Amendment application (UHOPA-20-007) and Zoning By-law Amendment application (ZAC-20-012) for lands located at 19 Dawson Avenue, Stoney Creek (LS21008) (Ward 5) (Added Item 14.1)

The Committee determined they did not need to move into Closed Session.

For disposition of this matter, refer to Item 8.

(I) ADJOURNMENT (Item 15)

(Farr/Partridge)

That there being no further business, the Planning Committee be adjourned at 6:16 p.m.

Result: Motion CARRIED by a vote of 5 to 0, as follows:

NOT PRESENT - Ward 1 Councillor Maureen Wilson
NOT PRESENT - Ward 5 Councillor Chad Collins
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 2 Councillor Jason Farr
YES - Ward 15 Councillor Judi Partridge
NOT PRESENT - Ward 12 Councillor Lloyd Ferguson
YES - Ward 11 Councillor Brenda Johnson
YES - Ward 10 Councillor Maria Pearson

Councillor J.P. Danko
Chair, Planning Committee

Lisa Kelsey
Legislative Coordinator