



**PLANNING COMMITTEE
REPORT
22-001**

January 11, 2022

9:30 a.m.

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

Present: Councillors M. Wilson (Acting Chair)
L. Ferguson, M. Pearson, J. Farr, J.P. Danko, and J. Partridge

Absent with Regrets: Councillor B. Johnson (Personal)

Also in Attendance: Councillor A. VanderBeek

THE PLANNING COMMITTEE PRESENTS REPORT 22-001 AND RESPECTFULLY RECOMMENDS:

1. **Hamilton Municipal Heritage Committee Report 21-009 (Item 7.1)**
 - (i) **Inventory and Research Working Group Meeting Notes – September 27, 2021 (Item 10.1)**

That the property located at 250 Charlton Avenue West, the Hamilton Amateur Athletic Association (HAAA) Grounds, be added to the Municipal Heritage Register.
 - (ii) **Hamilton Municipal Heritage Committee’s Heritage Nominations for 2021 (Item 10.2)**

That the following Nominations for the Hamilton Municipal Heritage Committee’s Heritage Recognition Awards 2021, be approved, **as amended**:

 - (1) **Heritage Property Conservation Award**
Presented to property owners who have demonstrated an outstanding contribution to the conservation, restoration and preservation of Hamilton’s built heritage:
 - (a) 39 Homewood Avenue, Hamilton, ON - WARD 1
 - (b) 174/178 Chedoke Avenue, Hamilton, ON – WARD 1

- (c) 254 MacNab Street North, Hamilton, ON (Painted Lady) – WARD 2
- (d) 3 Fallsview Road, Greensville, ON – WARD 13
- (e) 19 Viewpoint Avenue, Hamilton, ON (Sacred Heart Parish) – WARD 7
- (f) 131- 135 Aberdeen Avenue, Hamilton, ON (Gateside) – WARD 2
- (g) 23 Undercliff Avenue, Hamilton, ON - WARD 2

(2) Heritage Property Developer Award

Presented to heritage property developers who have demonstrated an outstanding contribution to the conservation, restoration and preservation of Hamilton’s built heritage:

- (a) Core Urban Inc. - 53 King Street East, Hamilton, ON - Arliss Building (The Olympia Club) - WARD 2

(3) Adaptive Reuse of a Heritage Property Award

Presented to property owners who have demonstrated an outstanding contribution to the conservation, restoration and preservation of Hamilton’s built heritage through adaptive reuse:

- (a) 147 Mary Street, Hamilton, ON (Good Shepherd 147 - Former nylon/clothing factory now converted to residential) – WARD 2
- (b) 141 Park Street North, Hamilton, ON (The Gasworks Cultural Centre - Former offices now converted to a cultural centre) - WARD 2

(4) Cultural Heritage Landscape Award

Recognizing the efforts of an individual or team who has demonstrated an outstanding contribution to the conservation of Hamilton’s cultural heritage landscapes:

- (a) 1499 Upper Wellington St, Hamilton, ON (Young Family Cemetery) – WARD 7

(5) Sustainable Design in Heritage Award

Presented to property owners who have demonstrated an outstanding contribution to the conservation of Hamilton’s built heritage and landscapes in a sustainable manner.

NO NOMINATIONS

(6) Making Heritage Accessible Award

Presented to heritage property owners who have demonstrated an outstanding contribution to the conservation of Hamilton’s heritage

by making an inaccessible property accessible to all citizens of Hamilton:

- (a) 6180 White Church Road East, Mount Hope, ON (Case United Church) Project included construction of new accessible washrooms, lift in the Sanctuary and barrier-free entrance – WARD 11

(7) Education in Heritage Award

Recognizing the efforts of local historians and educators who have played a significant role in educating people on the conservation of Hamilton's tangible and intangible heritage:

- (a) Lance Darren Cole, Patrick Douthart, Nathan McCrory (Production of various videos describing heritage properties for Doors Open Hamilton)
- (b) Memory Lane - Downtown BIA QR Code Project (The Downtown Hamilton Business Improvement Area) – WARD 2
- (c) Leanne Pluthero (Local Historian with a focus on Auchmar and Century Manor)

(8) The Art of Heritage Award [NEW CATEGORY]

Recognizing the efforts of local artists who have played a significant role in educating people on the conservation of Hamilton's tangible and intangible heritage:

- (a) Danuta Niton, Visual Artist, Graphic Designer, Muralist and Arts Educator (Daughter Kasia Niton helped with the Book) – My Walks of Art(book)
- (b) Elizabeth Sue Hanna, Visual Artist (3D heritage mixed media)
- (c) The Power of Design Exhibit (A collaboration of Photographer Francis Fougere, Architect Chris Harrison and Architectural Historian Megan Hobson)

(9) Heritage Group, Society or Specialty Team Award

Recognizing the efforts of a heritage group, society or specialty team who has demonstrated an outstanding contribution to the conservation of Hamilton's heritage:

- (a) Hamilton Police Historical Society – WARD 12
- (b) Ancaster Village Heritage Community – WARD 12
- (c) Flamborough Archives and Heritage Society – WARD 13

(10) **Heritage Streetscape Revitalization Award [NEW CATEGORY]**
Recognizing the efforts of a property owner who has demonstrated an outstanding contribution to the enhancement of Hamilton's heritage streetscapes through conservation and revitalization:

- (a) 302 James Street North, Hamilton, ON – WARD 2
- (b) 431- 435 Barton Street East, Hamilton, ON – WARD 2

(iii) **Hamilton Municipal Heritage Committee Year in Review 2021 (PED21179) (City Wide) (Item 10.3)**

That Report PED21179 respecting the Hamilton Municipal Heritage Committee Year in Review 2021, be received.

2. Applications for Official Plan Amendment and Zoning By-law Amendment for Lands Located at 125 and 129 Robert Street, Hamilton (PED20015(a)) (Ward 2) (Outstanding Business List Item) (Item 7.2)

- (a) That Official Plan Amendment Application UHOPA-17-033 by Vision Hamilton Inc, Owner, for a change in designation on Schedule "M-2" of the West Harbour (Setting Sail) Secondary Plan in the former City of Hamilton Official Plan to add a Site Specific Policy Area to permit the development of a six unit, three storey multiple dwelling with a maximum residential density of 142 units per gross hectare, for lands located at 125 and 129 Robert Street, as shown on Appendix "A" attached to Report PED20015(a), be APPROVED as per Planning Committee direction from its meeting at January 14, 2020;
- (b) That Amended Zoning By-law Amendment Application ZAC-17-073 by Vision Hamilton Inc., Owner, for a change in zoning from the "D/S-378" (Urban Protected Residential – One and Two Family Dwellings) District, Modified to the "DE-2/S-1800" (Multiple Dwellings) District, Modified to permit a six unit, three storey multiple dwelling with no on-site parking on lands located at 125 and 129 Robert Street, Hamilton, as shown on Appendix "A" attached to Report PED20015(a), be APPROVED on the following basis:
 - (i) That the draft By-law, attached as Appendix "C" to Report PED20015(a), which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
- (c) That the revisions to the draft By-law, attached as Appendix "C" to Report PED20015(a), maintains the intent of the concept plan presented at the January 14, 2020 Planning Committee meeting, being the Statutory Public Meeting in accordance with the *Planning Act*, and the approval of the attached By-law does not require further public notice in accordance with Section 34(17) of the *Planning Act*;

- (d) That Item 21H respecting 125 – 129 Robert Street, Hamilton (Ward 2), be considered complete and removed from the Planning Committee’s Outstanding Business List.

3. Active Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision Applications (PED22008) (City Wide) (Item 7.3)

That Report PED22008 respecting the Active Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision Applications (PED22008) (City Wide), be received.

4. Application for Removal of a Holding Provision by Fengate Hamilton Lands GP Inc. et al. for Lands Located at 75 James Street South, 44 Hughson Street South and 9 Jackson Street East, Hamilton (PED22024) (Ward 2) (Item 7.4)

- (a) That in accordance with Council’s decision not to appeal the Minor Variance Application, the proposal is therefore deemed to comply with the Official Plan in accordance with Section 63 of the *Planning Act*;
 - (i) That the By-law, attached as Appendix “B” to Report PED22024, to remove the ‘H’ Holding Provision from the subject lands, which has been prepared in a form satisfactory to Corporate Counsel, be forwarded to Council for enactment;
 - (ii) That Schedule “A”, Map No. 952 of Zoning By-law No. 05-200 be amended by changing the zoning from the Downtown Mixed Use – Pedestrian Focus (D2, H17, H19, H20) Zone and the Downtown Central Business District (D1, H17, H19, H20) Zone, to the Downtown Mixed Use – Pedestrian Focus (D2) Zone and the Downtown Central Business District (D1) Zone;
- (b) That staff be directed and authorized to include the necessary revisions in a future housekeeping amendment to the Downtown Hamilton Secondary Plan and Zoning By-law to reflect the Minor Variance Application (HM/A 21:221) approval by the Committee of Adjustment.

5. Applications for Official Plan Amendment and Zoning By-law Amendment for lands located at 281 Hamilton Drive and 356 Wilson Street West, Ancaster (PED22004) (Ward 12) (Item 9.1)

- (a) That Official Plan Amendment Application UHOPA-20-009 by A.J. Clarke and Associates c/o Stephen Fraser, on behalf of RUDY & Associates c/o Michelle Cutts, Owner, to re-designate the lands from the “Low Density Residential 1” to “Low Density Residential 3” designation on Map B.2.8-1 Land Use Plan in the Ancaster Wilson Street Secondary Plan in the Urban Hamilton Official Plan, to permit ten townhouse dwelling units on a private

driveway, for lands located at 281 Hamilton Drive and 356 Wilson Street West, as shown on Appendix “A” attached to Report PED22004, be APPROVED on the following basis:

- (i) That the draft Official Plan Amendment, attached as Appendix “B” to Report PED22004, be adopted by City Council;
 - (ii) That the proposed Official Plan Amendment is consistent with the Provincial Policy Statement (2020) and conforms to the Growth Plan for the Greater Golden Horseshoe 2019, as amended;
- (b) That amended Zoning By-law Amendment Application ZAC-20-014 by A.J. Clarke and Associates c/o Stephen Fraser, on behalf of RUDY & Associates c/o Michelle Cutts, Owner, for a change in zoning from the Deferred Development “D” Zone and the Urban Commercial “C4-288” Zone to a site specific Residential Multiple “RM2” (RM2-713) Zone, Modified, in the Town of Ancaster Zoning By-law No. 87-57, to permit ten townhouse dwelling units accessed from a private driveway, for lands located at 281 Hamilton Drive and 356 Wilson Street West, as shown on Appendix “A” attached to Report PED22004, be APPROVED on the following basis:
- (i) That the draft By-law, attached as Appendix “C” attached to Report PED22004, 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” attached to Report PED22004, be added to District Map No. 1-B of Zoning By-law No. 87-57 as “RM2-713”;
 - (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 complies with the Urban Hamilton Official Plan upon the approval of Official Plan Amendment No. _____.
- (c) That the public submissions regarding this matter were received and considered by the Committee in approving the application.

6. Application for an Urban Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at 315 Robert Street and 223, 225 and 247 East Avenue North, Hamilton (PED22007) (Ward 3) (Item 9.2)

- (a) That Urban Hamilton Official Plan Amendment Application UHOPA-21-013, by Indwell Community Homes, Owner, to add an Urban Site Specific to Volume 3, Chapter C and amend Map 2a – Urban Site Specific Key Map (Lower City) to permit a multiple dwelling with a maximum density of

284 units per hectare, for the lands located at 315 Robert Street and 219, 225 and 247 East Avenue North, as shown on Appendix “A” attached to Report PED22007, be APPROVED on the following basis:

- (i) That the draft Official Plan Amendment, attached as Appendix “B” to Report PED22007, 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-21-028, Indwell Community Homes, Owner, for a change in zoning from the “E/S-881”, “E/S-881a” (Multiple Dwellings, Lodges, Clubs, etc.) District, Modified and “D/S-881”, “D/S-881a” (Urban Protected Residential - One and Two Family Dwellings, etc.) District, Modified to the “E/S-1812” (Multiple Dwellings, Lodges, Clubs, etc.) District, Modified the extent and boundaries of which are shown on a plan hereto annexed as Schedule “A” of Appendix “B” attached to Report PED22007 to permit a three storey, 31 unit multiple dwelling, for the lands located at 315 Robert Street and a portion of the lands located at 225 East Avenue, as shown on Appendix “A” attached to Report PED22007, be APPROVED on the following basis:
- (i) That the draft By-law, attached as Appendix “C” to Report PED22007, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
 - (ii) 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 and will comply with the Urban Hamilton Official Plan upon finalization of the Official Plan Amendment No. XX.
- (c) That the public submissions regarding this matter were received and considered by the Committee in approving the application.

7. Municipal Comprehensive Review / Official Plan Review – Draft Urban Hamilton Official Plan Amendment – Conformity Amendment and Draft Rural Hamilton Official Plan Amendment – Firm Urban Boundary (PED21067(a)) (City Wide) (Item 10.1)

That Report PED21067(a) respecting Municipal Comprehensive Review / Official Plan Review – Draft Urban Hamilton Official Plan Amendment – Conformity Amendment and Draft Rural Hamilton Official Plan Amendment – Firm Urban Boundary, be referred to the January 19, 2022 Council meeting.

8. Amendments to By-law No. 10-197, the Hamilton Sign By-Law, respecting Election Signs (FCS22003/LS22006/PED22018) (City Wide) (Item 10.3)

- (a) That Report FCS22003/LS22006/PED22018 respecting Amendments to By-law No. 10-197, the Hamilton Sign By-Law, respecting Election Signs, be referred to the General Issues Committee; and,
- (b) That the report back to the General Issues Committee on Report FCS22003/LS22006/PED22018 respecting Amendments to By-law No. 10-197, the Hamilton Sign By-Law, respecting Election Signs, include greater clarity on enforcement and definition of Signs in Appendix “A” to the report, campaign materials on bus shelters, the rationale for the 100m radius from polling stations, property line locations, vehicle wraps, whether the matters fall under municipal or provincial jurisdiction, and allow for public consultation, where appropriate (for matters not legislated by the *Municipal Act*).
- (c) That the contents of Appendix “C” to Report FCS22003 / LS22006 / PED22018, remain confidential.

9. Request for Minor Variances at 211 and 225 John Street South and 78 Young Street (Added Item 12.1)

That the Notice of Motion respecting Request for Minor Variances at 211 and 225 John Street South and 78 Young Street, be referred to the January 19, 2022 Council meeting.

10. Instructions - Appeal to the Ontario Land Tribunal (OLT) for Lack of Decision on Rural Hamilton Official Plan Amendment Application (RHOPA-19-007) and Zoning By-law Amendment Application (ZAC-19-028) for Lands Located at 3355 Golf Club Road, Glanbrook (LS21041/PED22003) (Ward 11) (Item 14.2)

- (a) That the directions to staff respecting Report LS21041/PED22003 be released to the public, following approval by Council; and,
- (b) That the balance of Report LS21041/PED22003 remain confidential.

11. Appeal to the Ontario Land Tribunal (OLT) for Lack of Decision on Urban Hamilton Official Plan Amendment Application (UHOPA-19-012), Zoning By-law Amendment Application (ZAC-19-044) and Draft Plan of Subdivision Application (25T-201905) for Lands Located at the North East and South East Corners of Highway #6, Flamborough (OLT-21-001345) (LS22004/PED22019) (Ward 15) (Item 14.3)

- (a) That the directions to staff respecting Report LS22004 / PED22019 be released to the public, following approval by Council; and,

- (b) That the balance of Report LS22004/PED22019 remain confidential.

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 Nancy Hurst, Environment Hamilton, respecting Amendments to the Sign By-law for Election Signs (Item 10.3)
- 5.2 Nancy Hurst, Environment Hamilton respecting GRIDS2 (Item 10.1)
- 5.3 Scott Beedie, Urban Solutions, respecting Exemption Request for 117 Forest Avenue and 175 Catherine Street South
- 5.4 Doreen Stermann respecting Election Signs (Item 10.3)

2. DELEGATION REQUESTS (Item 6)

- 6.2 Delegation Requests respecting 125-129 Robert Street (Item 7.2) (For today's meeting)
 - (a) John Ariens, IBI Group
 - (b) Philip Toms, Toms + McNally Design
- 6.3 Aamir Shahzad respecting Taxi Cab By-laws (For today's meeting)
- 6.4 Mehmood Khalid respecting Taxi By-laws (For today's meeting)
- 6.5 Iftikhar Ahmed respecting Taxi By-laws (For today's meeting)
- 6.6 Delegation Requests respecting Municipal Comprehensive Review / Official Plan Review (Item 10.1) (For today's meeting)
 - (a) Lynda Lukasik, Environment Hamilton
 - (b) Don McLean
- 6.7 Aasem Sayed respecting Taxi By-laws (For today's meeting)

3. PUBLIC HEARINGS / DELEGATIONS (Item 9)

- 9.1 Applications for Official Plan Amendment and Zoning By-law Amendment for lands located at 281 Hamilton Drive and 356

Wilson Street West, Ancaster (PED22004) (Ward 12)

- (a) Added Written Submission:
 - (iii) Nancy Hurst
 - (iv) Anka Cassar
 - (v) Craig Cassar
 - (vi) Herb Campbell
 - (vii) Jane and John De Zoete

9.2 Application for an Urban Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at 315 Robert Street and 223, 225 and 247 East Avenue North, Hamilton (PED22007) (Ward 3)

- (a) Added Written Submission:
 - (ii) Jaleen Grove and Bryan Gee
- (b) Added Virtual Delegation:
 - (i) Bruce McLeod

4. DISCUSSION ITEMS (Item 10)

10.2 GRIDS2 Implementation and Policy Workplan (City Wide) (PED22027) - WITHDRAWN

5. NOTICES OF MOTIONS (Item 12)

12.1 Request for Minor Variances at 211 and 225 John Street South and 78 Young Street

The agenda for the January 11, 2022 meeting was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 3)

Councillor Ferguson declared a conflict with Items 6.1, 6.3 – 6.5 and 6.7, Delegations respecting the Taxi By-law, as he is an investor in the taxi industry.

Councillor Wilson declared a conflict with Item 7.4 respecting Application for Removal of a Holding Provision by Fengate Hamilton Lands GP Inc. et al. for Lands Located at 75 James Street South, 44 Hughson Street South and 9 Jackson Street East, Hamilton (PED22024) (Ward 2), as her spouse is member of the Board of Directors for the property owner, and Item 9.2 respecting Application for an Urban Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at 315 Robert Street and 223, 225 and 247 East

Avenue North, Hamilton (PED22007) (Ward 3), as her spouse has a business relationship with the property owner.

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

(i) December 7, 2021 (Item 4.1)

The Minutes of the December 7, 2021 meeting were approved, as presented.

(d) COMMUNICATIONS (Item 5)

(i) Various Communications (Added Items 5.1 – 5.4)

The following Communication Items, were received:

- 5.1 Nancy Hurst, Environment Hamilton, respecting Amendments to the Sign By-law for Election Signs (Item 10.3)
- 5.2 Nancy Hurst, Environment Hamilton respecting GRIDS2 (Item 10.1)
- 5.3 Scott Beedie, Urban Solutions, respecting Exemption Request for 117 Forest Avenue and 175 Catherine Street South
- 5.4 Doreen Stermann respecting Election Signs (Item 10.3)

(e) DELEGATION REQUESTS (Item 6)

(i) Various Delegation Requests (Item 6.1 – 6.7)

The following Delegation Requests were approved for today's meeting:

- 6.1 Jagtar Singh Chahal respecting the Taxi Industry
- 6.2 Delegation Requests respecting 125-129 Robert Street (To be heard before Item 7.2)
 - (a) John Ariens, IBI Group
 - (b) Philip Toms, Toms + McNally Design
- 6.3 Aamir Shahzad respecting Taxi Cab By-laws
- 6.4 Mehmood Khalid respecting Taxi By-laws
- 6.5 Iftikhar Ahmed respecting Taxi By-laws
- 6.6 Delegation Requests respecting Municipal Comprehensive Review

/ Official Plan Review (To be heard before Item 10.1)

- (a) Lynda Lukasik, Environment Hamilton
- (b) Don McLean

6.7 Aasem Sayed respecting Taxi By-laws

(f) CONSENT ITEMS (Item 7)

(i) Hamilton Municipal Heritage Committee Report 21-009 (Item 7.1)

1. Inventory and Research Working Group Meeting Notes – September 27, 2021 (Item 10.1)

That the property located at 250 Charlton Avenue West, the Hamilton Amateur Athletic Association (HAAA) Grounds, be added to the Municipal Heritage Register.

2. Hamilton Municipal Heritage Committee's Heritage Nominations for 2021 (Item 10.2)

That the following Nominations for the Hamilton Municipal Heritage Committee's Heritage Recognition Awards 2021, be approved:

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- (b) 174/178 Chedoke Avenue, Hamilton, ON – WARD 1
- (c) 254 MacNab Street North, Hamilton, ON (Painted Lady) – WARD 2
- (d) 3 Fallsview Road, Greensville, ON – WARD 13
- (e) 19 Viewpoint Avenue, Hamilton, ON (Sacred Heart Parish) – WARD 7
- (f) 131- 135 Aberdeen Avenue, Hamilton, ON (Gateside) – WARD 2
- (g) 23 Undercliff Avenue, Hamilton, ON - WARD 2

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Presented to heritage property developers who have demonstrated an outstanding contribution to the conservation, restoration and preservation of Hamilton's built heritage:

- (a) Core Urban Inc. - 53 King Street East, Hamilton, ON - Arliss Building (The Olympia Club) - WARD 2

(iii) Adaptive Reuse of a Heritage Property Award

Presented to property owners who have demonstrated an outstanding contribution to the conservation, restoration and preservation of Hamilton's built heritage through adaptive reuse:

- (a) 147 Mary Street, Hamilton, ON (Good Shepherd 147 - Former nylon/clothing factory now converted to residential) – WARD 2
- (b) 141 Park Street North, Hamilton, ON (The Gasworks Cultural Centre - Former offices now converted to a cultural centre) - WARD 2
- (c) 375 Wilson Street East, Ancaster, ON (Brewers Blackbird Brewery and Kitchen - Micro-brewery addition to the former Rousseau House restaurant, also known as Panabaker House or Stone House) – WARD 12

(iv) Cultural Heritage Landscape Award

Recognizing the efforts of an individual or team who has demonstrated an outstanding contribution to the conservation of Hamilton's cultural heritage landscapes:

- (a) 1499 Upper Wellington St, Hamilton, ON (Young Family Cemetery) – WARD 7

(v) Sustainable Design in Heritage Award

Presented to property owners who have demonstrated an outstanding contribution to the conservation of Hamilton's built heritage and landscapes in a sustainable manner.

NO NOMINATIONS

(vi) Making Heritage Accessible Award

Presented to heritage property owners who have demonstrated an outstanding contribution to the conservation of Hamilton's heritage by making an inaccessible property accessible to all citizens of Hamilton:

- (a) 6180 White Church Road East, Mount Hope, ON (Case United Church) Project included construction of new accessible washrooms, lift in the Sanctuary and barrier-free entrance – WARD 11

(vii) Education in Heritage Award

Recognizing the efforts of local historians and educators who have played a significant role in educating people on the conservation of Hamilton's tangible and intangible heritage:

- (a) Lance Darren Cole, Patrick Douthart, Nathan McCrory (Production of various videos describing heritage properties for Doors Open Hamilton)
- (b) Memory Lane - Downtown BIA QR Code Project (The Downtown Hamilton Business Improvement Area) – WARD 2
- (c) Leanne Pluthero (Local Historian with a focus on Auchmar and Century Manor)

(viii) The Art of Heritage Award [NEW CATEGORY]

Recognizing the efforts of local artists who have played a significant role in educating people on the conservation of Hamilton's tangible and intangible heritage:

- (a) Danuta Niton, Visual Artist, Graphic Designer, Muralist and Arts Educator (Daughter Kasia Niton helped with the Book) – My Walks of Art(book)
- (b) Elizabeth Sue Hanna, Visual Artist (3D heritage mixed media)
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(ix) Heritage Group, Society or Specialty Team Award

Recognizing the efforts of a heritage group, society or specialty team who has demonstrated an outstanding contribution to the conservation of Hamilton's heritage:

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(x) Heritage Streetscape Revitalization Award [NEW CATEGORY]

Recognizing the efforts of a property owner who has demonstrated an outstanding contribution to the enhancement of Hamilton's heritage streetscapes through conservation and revitalization:

- (a) 302 James Street North, Hamilton, ON – WARD 2
- (b) 431- 435 Barton Street East, Hamilton, ON – WARD 2

3. Hamilton Municipal Heritage Committee Year in Review 2021 (PED21179) (City Wide) (Item 10.3)

That Report PED21179 respecting the Hamilton Municipal Heritage Committee Year in Review 2021, be received.

Item 2 of the Hamilton Municipal Heritage Committee Report 21-009, respecting Hamilton Municipal Heritage Committee's Heritage Nominations for 2021 (Item 10.2), sub-section (iii), was **amended** by deleting (c), as follows:

(iii) Adaptive Reuse of a Heritage Property Award

Presented to property owners who have demonstrated an outstanding contribution to the conservation, restoration and preservation of Hamilton's built heritage through adaptive reuse:

(a) 147 Mary Street, Hamilton, ON (Good Shepherd 147 - Former nylon/clothing factory now converted to residential) – WARD 2

(b) 141 Park Street North, Hamilton, ON (The Gasworks Cultural Centre - Former offices now converted to a cultural centre) - WARD 2

~~(c) 375 Wilson Street East, Ancaster, ON (Brewers Blackbird Brewery and Kitchen - Micro-brewery addition to the former Rousseau House restaurant, also known as Panabaker House or Stone House) – WARD 12~~

For disposition of this matter, refer to Item 1.

(g) PUBLIC HEARINGS / DELEGATIONS (Item 9)

(i) Delegation Requests respecting 125 and 129 Robert Street (Item 7.2) (Added Item 9.3)

The following Delegations addressed Committee respecting 125 and 129 Robert Street (Item 7.2):

- (a) John Ariens, IBI Group
- (b) Philip Toms, Tom + McNally Design

The following Delegations, were received:

- (a) John Ariens, IBI Group
- (b) Philip Toms, Tom + McNally Design

For disposition of this matter, refer to Item 2.

In accordance with the *Planning Act*, Acting Chair Wilson 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*, Acting Chair Wilson 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 Development 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 Ontario Land Tribunal, and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

(ii) Applications for Official Plan Amendment and Zoning By-law Amendment for lands located at 281 Hamilton Drive and 356 Wilson Street West, Ancaster (PED22004) (Ward 12) (Item 9.1)

Daniel Barnett, Planner 2, addressed the Committee with the aid of a PowerPoint presentation.

The staff presentation was received.

Steve Fraser with AJ Clarke & Associates, was in attendance and indicated support for the staff report.

The delegation from Steve Fraser with AJ Clarke & Associates, was received.

The following written submissions (Item 9.1(a)), were received:

- (i) Kathleen and Andrew Sackett, and expressed Concerns with the application.
- (ii) Valerie Chevannes and Leonard Reddick, in Opposition to the application.
- (iii) Nancy Hurst, in Support of the application.
- (iv) Anka Cassar, in Support of the application.
- (v) Craig Cassar, in Support of the application.
- (vi) Herb Campbell, in Opposition to the application.
- (vii) Jane and John De Zoete in Opposition to the application.

The public meeting was closed.

- (a) That staff be directed to ensure the Ward Councillor is invited to attend the Site Plan approval process for this application; and,
- (b) That staff be directed to ensure that construction vehicles are prohibited from parking on Hamilton Drive, through the Construction Management Plan in the Site Plan process for this application.
- (a) That Official Plan Amendment Application UHOPA-20-009 by A.J. Clarke and Associates c/o Stephen Fraser, on behalf of RUDY & Associates c/o Michelle Cutts, Owner, to re-designate the lands from the “Low Density Residential 1” to “Low Density Residential 3” designation on Map B.2.8-1 Land Use Plan in the Ancaster Wilson Street Secondary Plan in the Urban Hamilton Official Plan, to permit ten townhouse dwelling units on a private driveway, for lands located at 281 Hamilton Drive and 356 Wilson Street West, as shown on Appendix “A” attached to Report PED22004, be APPROVED on the following basis:
 - (i) That the draft Official Plan Amendment, attached as Appendix “B” to Report PED22004, be adopted by City Council;
 - (ii) That the proposed Official Plan Amendment is consistent with the Provincial Policy Statement (2020) and conforms to the Growth Plan for the Greater Golden Horseshoe 2019, as amended;
- (b) That amended Zoning By-law Amendment Application ZAC-20-014 by A.J. Clarke and Associates c/o Stephen Fraser, on behalf of RUDY & Associates c/o Michelle Cutts, Owner, for a change in zoning from the Deferred Development “D” Zone and the Urban Commercial “C4-288” Zone to a site specific Residential Multiple “RM2” (RM2-713) Zone, Modified, in the Town of Ancaster Zoning By-law No. 87-57, to permit ten townhouse dwelling units accessed from a private driveway, for lands located at 281 Hamilton Drive and 356 Wilson Street West, as shown on Appendix “A” attached to Report PED22004, be APPROVED on the following basis:
 - (i) That the draft By-law, attached as Appendix “C” attached to Report PED22004, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
 - (i) That the amending By-law attached as Appendix “C” attached to Report PED22004, be added to District Map No. 1-B of Zoning By-law No. 87-57 as “RM2-713”;
 - (ii) 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 complies with the Urban Hamilton Official Plan upon the approval of Official Plan Amendment No.

_____.

The recommendations in Report PED22004 were **amended** by adding the following sub-section (c):

- (c) *That the public submissions regarding this matter were received and considered by the Committee in approving the application.***

For disposition of this matter, refer to Item 5.

Councillor Wilson relinquished the Chair to Councillor Danko.

- (iii) Application for an Urban Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at 315 Robert Street and 223, 225 and 247 East Avenue North, Hamilton (PED22007) (Ward 3) (Item 9.2)**

The staff presentation was waived.

Katelyn Gillis and Terri Johns with T. Johns Consulting, were in attendance and indicated support for the staff report.

The delegation from Katelyn Gillis and Terri Johns with T. Johns Consulting, was received.

The following written submissions (Item 9.2(a)), were received:

- (i) Jan Hall and Bruce McLeod, in Opposition to the application.
- (ii) Jaleen Grove and Bryan Gee, in Opposition to the application.

Registered Delegation (Item 9.2(b)):

- (i) Bruce McLeod addressed the Committee in Opposition to the proposal.

The delegation was received.

The public meeting was closed.

- (a) That Urban Hamilton Official Plan Amendment Application UHOPA-21-013, by Indwell Community Homes, Owner, to add an Urban Site Specific to Volume 3, Chapter C and amend Map 2a – Urban Site Specific Key Map (Lower City) to permit a multiple dwelling

with a maximum density of 284 units per hectare, for the lands located at 315 Robert Street and 219, 225 and 247 East Avenue North, as shown on Appendix “A” attached to Report PED22007, be APPROVED on the following basis:

- (i) That the draft Official Plan Amendment, attached as Appendix “B” to Report PED22007, 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-21-028, Indwell Community Homes, Owner, for a change in zoning from the “E/S-881”, “E/S-881a” (Multiple Dwellings, Lodges, Clubs, etc.) District, Modified and “D/S-881”, “D/S-881a” (Urban Protected Residential - One and Two Family Dwellings, etc.) District, Modified to the “E/S-1812” (Multiple Dwellings, Lodges, Clubs, etc.) District, Modified the extent and boundaries of which are shown on a plan hereto annexed as Schedule “A” of Appendix “B” attached to Report PED22007 to permit a three storey, 31 unit multiple dwelling, for the lands located at 315 Robert Street and a portion of the lands located at 225 East Avenue, as shown on Appendix “A” attached to Report PED22007, be APPROVED on the following basis:
- (i) That the draft By-law, attached as Appendix “C” to Report PED22007, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
 - (ii) 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 and will comply with the Urban Hamilton Official Plan upon finalization of the Official Plan Amendment No. XX.

The recommendations in Report PED22007 were **amended** by adding the following sub-section (c):

- (c) ***That the public submissions regarding this matter were received and considered by the Committee in approving the application.***

For disposition of this matter, refer to Item 6.

Councillor Wilson assumed the Chair.

(iv) Various Delegations respecting the Taxi By-law (Added Items 9.4 – 9.8)

The following Delegations addressed the Committee respecting the Taxi By-law and concerns with the taxi industry:

- 9.4 Jagtar Singh Chahal
- 9.5 Aamir Shahzad
- 9.6 Mehmood Khalid
- 9.7 Iftikhar Ahmed
- 9.8 Aasem Sayed

The following Delegations respecting the Taxi By-law and concerns with the taxi industry, were received:

- 9.4 Jagtar Singh Chahal
- 9.5 Aamir Shahzad
- 9.6 Mehmood Khalid
- 9.7 Iftikhar Ahmed
- 9.8 Aasem Sayed

Staff was directed to report back to the Planning Committee respecting the Delegations' concerns with the taxi industry and how the City can address the issues, including an overview of fees, an explanation of the surcharge fee and how it is split, insurance costs, the meter drop, the accessible incentive fee, and Section 52 of the Taxi By-law regarding the discount for the broker and driver.

(v) Delegations respecting Municipal Comprehensive Review / Official Plan Review (Item 10.1) (Added Item 9.9)

The following Delegations addressed the Committee respecting the Municipal Comprehensive Review / Official Plan Review:

- 9.9(a) Lynda Lukasik, Environment Hamilton
- 9.9(b) Don McLean

The following Delegations respecting the Municipal Comprehensive Review / Official Plan Review, were received:

- 9.9(a) Lynda Lukasik, Environment Hamilton
- 9.9(b) Don McLean

For disposition of this matter, refer to Item 7.

The Committee recessed from 12:10 p.m. – 12:25 p.m.

(h) PRIVATE AND CONFIDENTIAL (Item 14)

Committee determined they did not need to go into Closed Session for the following items.

(i) Closed Session Minutes – December 7, 2021 (Item 14.1)

- (a) That the Closed Session Minutes dated December 7, 2021, be approved as presented; and,
- (b) That the Closed Session Minutes dated December 7, 2021, remain private and confidential.

(ii) Instructions - Appeal to the Ontario Land Tribunal (OLT) for Lack of Decision on Rural Hamilton Official Plan Amendment Application (RHOPA-19-007) and Zoning By-law Amendment Application (ZAC-19-028) for Lands Located at 3355 Golf Club Road, Glanbrook (LS21041/PED22003) (Ward 11) (Item 14.2)

For disposition of this matter, refer to Item 10.

(iii) Appeal to the Ontario Land Tribunal (OLT) for Lack of Decision on Urban Hamilton Official Plan Amendment Application (UHOPA-19-012), Zoning By-law Amendment Application (ZAC-19-044) and Draft Plan of Subdivision Application (25T-201905) for Lands Located at the North East and South East Corners of Highway #6, Flamborough (OLT-21-001345) (LS22004/PED22019) (Ward 15) (Item 14.3)

For disposition of this matter, refer to Item 11.

(i) ADJOURNMENT (Item 15)

There being no further business, the Planning Committee adjourned at 1:52 p.m.

Councillor M. Wilson
Acting Chair, Planning Committee

Lisa Kelsey
Legislative Coordinator