



## **PLANNING COMMITTEE**

### **MINUTES**

**22-010**

**June 14, 2022**

**9:30 a.m.**

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

**Present:** Councillor B. Johnson (Chair)  
Councillor L. Ferguson (1<sup>st</sup> Vice Chair),  
Councillors M. Wilson (2<sup>nd</sup> Vice Chair),  
J.P. Danko, J. Partridge, J. Farr, and M. Pearson

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

- 1. Active Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision Applications (PED22127) (City Wide) (Item 7.1)**

**(Pearson/Partridge)**

That Report PED22127 respecting the Active Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision Applications, be received.

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

YES - Ward 1 Councillor Maureen Wilson  
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. City of Hamilton's Response to Provincial Bill 109 – Implementation of Legislative Changes to Site Plan Approval (PED22112(a)) (City Wide) (Item 7.2)**

**(Danko/Wilson)**

- (a) That By-laws No. 03-295 and No. 07-325 be repealed in their entirety;
- (b) That the draft by-law regarding the legislative changes relating to site plan approval attached as Appendix "A" to Report PED22112(a), which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.

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

YES - Ward 1 Councillor Maureen Wilson  
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

**3. Hamilton Municipal Heritage Committee Report 22-006 (Added Item 7.3)**

**(Ferguson/Farr)**

**(a) Cultural Heritage Assessment for 374 Jerseyville Road West, Ancaster (Ancaster High School) PED22113 (Ward 12) (Item 8.1)**

That 374 Jerseyville Road West Ancaster and the properties in the broader area surrounding it as identified in Archaeological Services Inc.'s (ASI) Cultural Heritage Assessment, be added to the City's Cultural Heritage Landscape Inventory and mapping as part of the Official Plan review exercise.

**Result: Motion CARRIED by a vote of 5 to 2, as follows:**

NO - Ward 1 Councillor Maureen Wilson  
NO - 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/Pearson)**

**(b) Beasley Neighbourhood Inventory (PED22135) (Ward 2) (Item 8.2)**

That staff be directed to list the properties identified in Appendix "A", **as amended**, attached to Report 22-006 on the Municipal Heritage Register as non-designated properties that Council believes to be of cultural heritage value or interest in accordance with Section 27 of the Ontario Heritage Act.

**(c) Inventory and Research Working Group Meeting Notes – April 25, 2022 (Added Item 10.1)**

**(i) 16 Steven St., Hamilton (The Pearl Company)**

That the property located at 16 Steven St., Hamilton (The Pearl Company) be added to the Municipal Heritage Register due to its physical/design value as an early example of Hamilton's industrial architecture.

(ii) 115-117 George Street Hamilton

- (a) That 115-117 George Street Hamilton, be added to Staff's Work Plan (low priority) for designation;
- (b) That Staff be directed to work with the Property Owner during the development and construction process to conserve heritage attributes and use appropriate zoning procedures and site plan policies for conservation; and
- (c) That Staff be directed to encourage the Property Owner to maintain a high level of property standards throughout the duration of the project to ensure the property is secured, protected and maintained to avoid demolition by neglect.

(iii) 374 Jerseyville Road West, Ancaster (Ancaster High School)

That the individual property at 374 Jerseyville Road West, Ancaster (Ancaster High School), NOT be added to the Register, nor should it be added to Staff's Designation Workplan.

- (c) That Item (j)(ii) in Hamilton Municipal Heritage Committee Report be **amended** as follows:

(ii) ~~Defasco~~ **Stelco Blast Furnace (Added Item 13.2)**

The subject of the heritage importance of the ~~Defasco~~ **Stelco** Blast Furnace was referred to the Inventory and Research Working Group for review, and report back to the Hamilton Municipal Heritage Committee.

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

YES - Ward 1 Councillor Maureen Wilson  
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

**4. Applications for a Rural Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at 5020 Tyneside Road, Glanbrook (PED22121) (Ward 11) (Item 9.1)**

**(Johnson/Danko)**

- (a) That Rural Hamilton Official Plan Amendment Application RHOPA-21-015, by Landpro Planning Solutions c/o Adam Moote on behalf of Thomsen-Jung Farms Ltd., (Owner), to amend the Rural Hamilton Official Plan to establish a Special Policy Area within the “Agriculture” designation on the subject lands to permit a Consent Application for a lot severance with no frontage on a public road and to exempt the 122 metre maximum lot depth, for lands located at 5020 Tyneside Road, Glanbrook as shown on Appendix “A” attached to Report PED22121, be APPROVED on the following basis:
  - (i) That the draft Rural Hamilton Official Plan Amendment, attached as Appendix “B” to Report PED22121, which has been prepared in a form satisfactory to the City Solicitor, be enacted by Council;
  - (ii) That the proposed amendment is consistent with the Provincial Policy Statement (2020) and conforms to the Greenbelt Plan (2017);
- (b) That Zoning By-law Amendment Application ZAC-21-032 by Landpro Planning Solutions c/o Adam Moote on behalf of Thomsen-Jung Farms Ltd., (Owner), for a change in zoning from Agriculture (A1) Zone, Conservation/Hazard Land-Rural (P7) Zone and Conservation/Hazard Land-Rural (P8) Zone to the Agriculture (A1, 118) Zone, Agriculture (A1, 777) Zone, Conservation/Hazard Land-Rural (P7, 777) Zone and Conservation/Hazard Land-Rural (P8, 777) Zone, in order to prohibit construction of a single detached dwelling and a residential care facility, and to recognize reduced lot width and no frontage on a public road, as required by the condition of Consent approval for lands located at 5020 Tyneside Road, as shown on Appendix “C” attached to Report PED22121, be APPROVED on the following basis:
  - (i) That the draft By-law, attached as Appendix “C” to Report PED22121, which has been prepared in a form satisfactory to the City Solicitor, be enacted by Council;
  - (ii) That the amending By-law be added to Schedule “C” of Zoning By-law No. 05-200;

- (iii) That the proposed change in zoning is consistent with the Provincial Policy Statement (2020), conforms to the Greenbelt Plan (2017), and will comply with the Rural Hamilton Official Plan upon approval of Rural Hamilton Official Plan Amendment No. XX.

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

**Result: Main Motion, As Amended, CARRIED by a vote of 6 to 0, as follows:**

YES - Ward 1 Councillor Maureen Wilson  
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

**5. Applications for a Zoning By-law Amendment and Draft Plan of Condominium (Vacant) for lands located at 541-545 Fifty Road (PED22126) (Ward 10) (Item 9.2)**

**(Pearson/Farr)**

- (a) That Zoning By-law Amendment Application ZAC-21-045, by IBI Group (c/o Jared Marcus) on behalf of Fifty Road Inc. (Owner), for a change in zoning from Rural Residential “RR” Zone and Neighbourhood Development “ND” Zone to Single Residential “R3-45” Zone, Modified, to permit 11 residential units for single detached dwellings and a private road as part of a Vacant Land Condominium for the lands located at 541 and 545 Fifty Road, as shown on Appendix “A” attached to Report PED22126, be APPROVED on the following basis:
  - (i) That the draft By-law, attached as Appendix “B” to Report PED22126 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 the Growth Plan for the Greater Golden Horseshoe (2019, as amended);
  - (iii) That the proposed change in zoning complies with the Urban Hamilton Official Plan;

- (b) That Draft Plan of Condominium Application (Vacant Land) 25CDM-202120, by IBI Group (c/o Jared Marcus) on behalf of Fifty Road Inc. (Owner), to establish a Draft Plan of Condominium (Vacant Land) on lands located at 541 and 545 Fifty Road (Stoney Creek), as shown on Appendix "A", attached to Report PED22126, be APPROVED subject to the following:
- (i) That this approval apply to the Draft Plan of Condominium (Vacant Land) Application 25CDM-202120, prepared by IBI Group and certified by S.D. McLaren, O.L.S., dated September 1, 2021, consisting of 11 vacant land units for single detached dwellings, a private condominium road with associated sidewalks, 11 visitor parking spaces, two barrier free parking spaces and centralized mailboxes, attached as Appendix "D" to Report PED22126, subject to the owner entering into a standard form condominium approval agreement as approved by City Council, and with Special Conditions attached as Appendix "E" to Report PED22126;
  - (ii) That Payment of Cash-in-Lieu or dedication of Parkland will be required, pursuant to Section 51 of the Planning Act, with the calculation for the payment to be based on the value of the lands on the day prior to the day of issuance of each building permit, all in accordance with the Financial Policies for Development and the City's Parkland Dedication By-laws, as approved by Council;
  - (iii) In accordance with the City's Comprehensive Development Guidelines and Financial Policies Manual (2017) there will be no cost sharing for this development.
- (c) ***That the public submissions regarding this matter were received and considered by the Committee.***

**Result: Main Motion, As Amended, CARRIED by a vote of 6 to 0, as follows:**

YES - Ward 1 Councillor Maureen Wilson  
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

**6. Application to Amend Zoning By-law No. 6593 for Lands Located at 16 Steven Street and part of 436 King William Street, Hamilton (PED22125) (Ward 3) (Item 9.3)**

**(Danko/Ferguson)**

- (a) That Zoning By-law Amendment Application ZAC-22-019, by T. Johns Consulting Group (c/o Diana Morris) on behalf of the Pearl Not-For-Profit Housing Corporation (c/o Brandon Gibson-DeGroot, Owner), for a change in zoning from the “D” (Urban Protected Residential – One and Two Family Dwellings, Etc.) District to the “DE-3/S-1820” (Multiple Dwellings) District, Modified, to permit the conversion of the existing three storey building into a 15 unit multiple dwelling with two parking spaces on lands located at 16 Steven Street and part of 436 King William Street (Hamilton), as shown on Appendix “A” attached to Report PED22125, be APPROVED on the following basis:
- (i) That the draft By-law, attached as Appendix “B” to Report PED22125, 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), conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), and will comply with the Urban Hamilton Official Plan;
  - (iii) That upon finalization of the amending By-law, the subject lands be redesignated from “Single and Double” to “High Density Apartments” in the Landsdale Neighbourhood Plan.
- (b) ***That the public submissions regarding this matter were received and considered by the Committee.***

**Result: Main Motion, As Amended, CARRIED by a vote of 6 to 0, as follows:**

YES - Ward 1 Councillor Maureen Wilson  
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

**7. Housekeeping Amendments to the Former City of Hamilton Zoning By-law No. 6593 and the Town of Glanbrook Zoning By-law No. 464 (PED22131) (City Wide) (Item 9.4)**

**(Danko/Wilson)**

- (a) That approval be given to City Initiative CI 22-F for housekeeping amendments to the former City of Hamilton Zoning By-law No. 6593 on the following basis:
  - (i) That the Draft By-law, attached as Appendix “A” to Report PED22131, which has been prepared in a form satisfactory to the City Solicitor, be enacted by Council;
  - (ii) That the proposed changes in zoning are in conformity with the Urban Hamilton Official Plan (UHOP), Hamilton-Wentworth Regional Official Plan and City of Hamilton Official Plan;
  - (iii) That the proposed Zoning By-law Amendments are consistent with the Provincial Policy Statement (PPS), 2020 and conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended;
- (b) That approval be given to City Initiative CI 22-F for a housekeeping amendment to the Town of Glanbrook Zoning By-law No. 464 on the following basis:
  - (i) That the Draft By-law, attached as Appendix “B” to Report PED22131, which has been prepared in a form satisfactory to the City Solicitor, be enacted by Council;
  - (ii) That the proposed changes in zoning are in conformity with the Urban Hamilton Official Plan (UHOP);
  - (iii) That the proposed Zoning By-law Amendment is consistent with the Provincial Policy Statement (PPS), 2020 and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended, and the Greenbelt Plan, 2017.
- (c) ***That there were no public submissions received regarding this matter.***

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

YES - Ward 1 Councillor Maureen Wilson



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

**FOR INFORMATION:**

**(a) APPROVAL OF AGENDA (Item 2)**

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

**1. COMMUNICATION ITEMS (Item 5)**

- 5.1 Matt Johnston, Urban Solutions, respecting a Minor Variance for Roxborough Park Subdivision

**2. DELEGATION REQUESTS (Item 6)**

- 6.1 Luca Giuliano respecting Jet Skis Launching from Bayfront Park (For today's meeting)
- 6.2 Marc Bader respecting the Cultural Heritage Designation of Ancaster High School grounds (Item 7.3) (For today's meeting)
- 6.3 Mark Giavedoni on behalf of the Hamilton-Wentworth District School Board respecting the Cultural Heritage Designation of the Ancaster High School grounds (Item 7.3) (For today's meeting)

**3. CONSENT ITEMS (Item 7)**

- 7.3 Hamilton Municipal Heritage Committee Report 22-006

**(Pearson/Partridge)**

That the agenda for the June 14, 2022 Planning Committee 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 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

**(b) DECLARATIONS OF INTEREST (Item 3)**

Councillor Danko declared a non-disqualifying interest with Items 6.2 Delegation Request from Marc Bader respecting Cultural Heritage Designation of Ancaster High School grounds, 6.3 Delegation Request from Mark Giavedoni respecting Cultural Heritage Designation of Ancaster High School grounds and 7.3 Hamilton Municipal Heritage Committee Report, Cultural Heritage Assessment for 374 Jerseyville Road West, Ancaster (Ancaster High School) PED22113 (Ward 12), as his spouse is employed by the Hamilton-Wentworth District School Board.

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

**(i) May 31, 2022 (Item 4.1)**

**(Wilson/Danko)**

That the Minutes of the May 31, 2022 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 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

**(d) COMMUNICATIONS (Item 5)**

**(i) Matt Johnston, Urban Solutions, respecting a Minor Variance for Roxborough Park Subdivision (Added Item 5.1)**

**(Wilson/Danko)**

That the correspondence from Matt Johnston, Urban Solutions, respecting a Minor Variance for Roxborough Park Subdivision, be DEFERRED to the July 5, 2022 Planning Committee meeting.

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

YES - Ward 1 Councillor Maureen Wilson  
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

**(e) DELEGATION REQUESTS (Item 6)**

**(i) Various Delegation Requests (Added Items 6.1 – 6.3) (For today's meeting)**

**(Ferguson/Farr)**

That the following Delegation Requests be approved for today's meeting:

- (i) Luca Giuliano respecting Jet Skis Launching from Bayfront Park (Added Item 6.1) (To be heard before Item 9.1)
- (ii) Marc Bader respecting the Cultural Heritage Designation of Ancaster High School grounds (Item 7.3) (Added Item 6.2) (To be heard before Item 7.3)
- (iii) Mark Giavedoni on behalf of the Hamilton-Wentworth District School Board respecting the Cultural Heritage Designation of the Ancaster High School grounds (Item 7.3) (Added Item 6.3) (To be heard before Item 7.3)

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

YES - Ward 1 Councillor Maureen Wilson  
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

**(f) PUBLIC HEARINGS / DELEGATIONS (Item 9)**

**(i) Delegations respecting the Cultural Heritage Designation of Ancaster High School grounds (Added Item 7.3)**

The following Delegations addressed the Committee respecting the Cultural Heritage Designation of Ancaster High School grounds (Item 7.3):

- (i) Marc Bader (Added Item 9.5)

- (ii) Mark Giavedoni, with the Hamilton-Wentworth District School Board (Added Item 9.6)

**(Ferguson/Partridge)**

That the following Delegations respecting the Cultural Heritage Designation of Ancaster High School grounds (Added Item 7.3), be received:

- (i) Marc Bader (Added Item 9.5)
- (ii) Mark Giavedoni, with the Hamilton-Wentworth District School Board (Added Item 9.6)

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

YES - Ward 1 Councillor Maureen Wilson  
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 disposition of this matter, refer to Item 3 and (g)(i).

**(g) CONSENT ITEMS (Item 7)**

- (i) **Hamilton Municipal Heritage Committee Report 22-006 (Added Item 7.3)**

- (a) **Cultural Heritage Assessment for 374 Jerseyville Road West, Ancaster (Ancaster High School) PED22113 (Ward 12) (Item 8.1)**

Upon Committee's request, Item 3(a) respecting Cultural Heritage Assessment for 374 Jerseyville Road West, Ancaster (Ancaster High School) PED22113 (Ward 12) (Item 8.1), was voted on separately.

For disposition of this matter, refer to Item 3(a).

(b) **Beasley Neighbourhood Inventory (PED22135) (Ward 2) (Item 8.2)**

**(Farr/Pearson)**

That Appendix “A” to Hamilton Municipal Heritage Committee Report 22-006 respecting the Beasley Neighbourhood Inventory, be **amended** by removing the following properties from the Beasley Neighbourhood Inventory:

- 210 Catharine Street North
- 286 Hughson Street North
- 203-213 James Street North
- 229, 235, 241, 245 and 274 James Street North
- 217 John Street North
- 164 Mary Street
- 198 Mary Street
- 197 Wellington Street North

**Result: Amendment CARRIED by a vote of 6 to 1, as follows:**

NO - Ward 1 Councillor Maureen Wilson  
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/Pearson)**

That Item (j)(ii) in Hamilton Municipal Heritage Committee Report be **amended** as follows:

(ii) **~~Defasco~~ Stelco Blast Furnace (Added Item 13.2)**

The subject of the heritage importance of the ~~Defasco~~ **Stelco** Blast Furnace was referred to the Inventory and Research Working Group for review, and report back to the Hamilton Municipal Heritage Committee.

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

YES - Ward 1 Councillor Maureen Wilson  
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 disposition of this matter, refer to Item 3.

**(h) PUBLIC HEARINGS / DELEGATIONS (Item 9) - Continued**

**(i) Luca Giuliano respecting Jet Skis Launching from Bayfront Park  
(Added Item 6.1) (To be heard before Item 9.7)**

Luca Giuliano addressed the Committee respecting Jet Skis Launching from Bayfront Park.

**(Farr/Danko)**

That the Delegation from Luca Giuliano respecting Jet Skis Launching from Bayfront Park, be received.

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

YES - Ward 1 Councillor Maureen Wilson  
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

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

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

Councillor Johnson relinquished the Chair to Councillor Ferguson.

**(ii) Applications for a Rural Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at 5020 Tyneside Road, Glanbrook (PED22121) (Ward 11) (Item 9.1)**

No members of the public were registered as delegations.

**(Johnson/Danko)**

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 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

Michael Sullivan with LandPro Planning Solutions, was in attendance and indicated support for the staff report.

**(Johnson/Danko)**

That the delegation from Michael Sullivan with LandPro Planning Solutions, be received.

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

YES - Ward 1 Councillor Maureen Wilson  
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

The Chair called for public delegations in attendance and no members of the public came forward.

**(Johnson/Danko)**

That the public meeting be closed.

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

YES - Ward 1 Councillor Maureen Wilson

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

**(Johnson/Danko)**

- (a) That Rural Hamilton Official Plan Amendment Application RHOPA-21-015, by Landpro Planning Solutions c/o Adam Moote on behalf of Thomsen-Jung Farms Ltd., (Owner), to amend the Rural Hamilton Official Plan to establish a Special Policy Area within the "Agriculture" designation on the subject lands to permit a Consent Application for a lot severance with no frontage on a public road and to exempt the 122 metre maximum lot depth, for lands located at 5020 Tyneside Road, Glanbrook as shown on Appendix "A" attached to Report PED22121, be APPROVED on the following basis:
  - (i) That the draft Rural Hamilton Official Plan Amendment, attached as Appendix "B" to Report PED22121, which has been prepared in a form satisfactory to the City Solicitor, be enacted by Council;
  - (ii) That the proposed amendment is consistent with the Provincial Policy Statement (2020) and conforms to the Greenbelt Plan (2017);
- (b) That Zoning By-law Amendment Application ZAC-21-032 by Landpro Planning Solutions c/o Adam Moote on behalf of Thomsen-Jung Farms Ltd., (Owner), for a change in zoning from Agriculture (A1) Zone, Conservation/Hazard Land-Rural (P7) Zone and Conservation/Hazard Land-Rural (P8) Zone to the Agriculture (A1, 118) Zone, Agriculture (A1, 777) Zone, Conservation/Hazard Land-Rural (P7, 777) Zone and Conservation/Hazard Land-Rural (P8, 777) Zone, in order to prohibit construction of a single detached dwelling and a residential care facility, and to recognize reduced lot width and no frontage on a public road, as required by the condition of Consent approval for lands located at 5020 Tyneside Road, as shown on Appendix "C" attached to Report PED22121, be APPROVED on the following basis:
  - (i) That the draft By-law, attached as Appendix "C" to Report PED22121, which has been prepared in a form satisfactory to the City Solicitor, be enacted by Council;



- (ii) That the amending By-law be added to Schedule “C” of Zoning By-law No. 05-200;
- (iii) That the proposed change in zoning is consistent with the Provincial Policy Statement (2020), conforms to the Greenbelt Plan (2017), and will comply with the Rural Hamilton Official Plan upon approval of Rural Hamilton Official Plan Amendment No. XX.

**(Johnson/Danko)**

That the recommendations in Report PED22121 be ***amended*** by adding the following sub-section (c):

- (c) ***That there were no public submissions regarding this matter were received and considered by the Committee.***

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

YES - Ward 1 Councillor Maureen Wilson  
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 4.

Councillor Johnson assumed the Chair.

- (iii) **Applications for a Zoning By-law Amendment and Draft Plan of Condominium (Vacant) for lands located at 541-545 Fifty Road (PED22126) (Ward 10) (Item 9.2)**

No members of the public were registered as Delegations.

**(Pearson/Farr)**

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 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

John Ariens with IBI Group, was in attendance and indicated support for the staff report.

**(Pearson/Farr)**

That the delegation from John Ariens with IBI Group, be received.

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

YES - Ward 1 Councillor Maureen Wilson  
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

The Chair called for public delegations in attendance and no members of the public came forward.

**(Pearson/Farr)**

That the public meeting be closed.

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

YES - Ward 1 Councillor Maureen Wilson  
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/Farr)**

- (a) That Zoning By-law Amendment Application ZAC-20-026, by UrbanSolutions Planning & Land Development Consultants Inc. on behalf of 256 First Road West Inc., for a change in zoning from the Neighbourhood Development “ND” Zone to the Multiple Residential “RM3-70(H)” Zone, Modified, Holding in order to permit 25 townhouse units for lands located at 250-256 First Road West, Stoney Creek, as shown on Appendix “A” attached to Report PED22097, be APPROVED on the following basis:

- (i) That the draft By-law, attached as Appendix “B” to Report PED22097, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
- (ii) That the amending By-law apply the Holding Provision of Section 36(1) of the Planning Act, R.S.O. 1990 to the subject lands by introducing the Holding symbol ‘H’ as a suffix to the proposed zoning for the following:
  - (1) The Holding Provision for the Multiple Residential “RM3-70(H)” Zone, Modified, Holding, shall be removed when the following conditions have been met:
    - (a) That there is adequate sanitary service capacity available to the subject lands and that it can be demonstrated that there are appropriate sanitary sewer connections available to the subject lands, to the satisfaction of the Director of Growth Management;
- (iii) That the proposed amendment is consistent with the Provincial Policy Statement (2020), conforms to the Growth Plan for the Greater Golden Horseshoe (2019, as amended) and complies with the Urban Hamilton Official Plan.

**(Pearson/Farr)**

That the recommendations in Report PED22126 be ***amended*** by adding the following sub-section (b):

- (b) That the public submissions regarding this matter were received and considered by the Committee.***

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

YES - Ward 1 Councillor Maureen Wilson  
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 5.

**(iv) Application to Amend Zoning By-law No. 6593 for Lands Located at 16 Steven Street and part of 436 King William Street, Hamilton (PED22125) (Ward 3) (Item 9.3)**

No members of the public were registered as Delegations.

**(Danko/Ferguson)**

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 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

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

**(Danko/Ferguson)**

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

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

YES - Ward 1 Councillor Maureen Wilson  
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

The Chair called for public delegations in attendance and no members of the public came forward.

**(Danko/Ferguson)**

That the public meeting be closed.

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

YES - Ward 1 Councillor Maureen Wilson  
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

**(Danko/Ferguson)**

- (a) That Zoning By-law Amendment Application ZAC-22-019, by T. Johns Consulting Group (c/o Diana Morris) on behalf of the Pearl Not-For-Profit Housing Corporation (c/o Brandon Gibson-DeGroote, Owner), for a change in zoning from the “D” (Urban Protected Residential – One and Two Family Dwellings, Etc.) District to the “DE-3/S-1820” (Multiple Dwellings) District, Modified, to permit the conversion of the existing three storey building into a 15 unit multiple dwelling with two parking spaces on lands located at 16 Steven Street and part of 436 King William Street (Hamilton), as shown on Appendix “A” attached to Report PED22125, be APPROVED on the following basis:
- (i) That the draft By-law, attached as Appendix “B” to Report PED22125, 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), conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), and will comply with the Urban Hamilton Official Plan;
  - (iii) That upon finalization of the amending By-law, the subject lands be redesignated from “Single and Double” to “High Density Apartments” in the Landsdale Neighbourhood Plan.

**(Danko/Ferguson)**

That the recommendations in Report PED22125 be **amended** by adding the following sub-section (b):

- (b) *That the public submissions regarding this matter were received and considered by the Committee.***

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

YES - Ward 1 Councillor Maureen Wilson  
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 6.

**(v) Housekeeping Amendments to the Former City of Hamilton Zoning By-law No. 6593 and the Town of Glanbrook Zoning By-law No. 464 (PED22131) (City Wide) (Item 9.4)**

Emily Coe, Supervisor of Zoning, addressed the Committee with the aid of a PowerPoint presentation.

**(Danko/Wilson)**

That the staff presentation be received.

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

YES - Ward 1 Councillor Maureen Wilson  
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

The Chair called for public delegations in attendance and no members of the public came forward.

**(Danko/Wilson)**

That the public meeting be closed.

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

YES - Ward 1 Councillor Maureen Wilson  
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

**(Danko/Wilson)**

- (a) That approval be given to City Initiative CI 22-F for housekeeping amendments to the former City of Hamilton Zoning By-law No. 6593 on the following basis:
  - (i) That the Draft By-law, attached as Appendix “A” to Report PED22131, which has been prepared in a form satisfactory to the City Solicitor, be enacted by Council;
  - (ii) That the proposed changes in zoning are in conformity with the Urban Hamilton Official Plan (UHOP), Hamilton-Wentworth Regional Official Plan and City of Hamilton Official Plan;
  - (iii) That the proposed Zoning By-law Amendments are consistent with the Provincial Policy Statement (PPS), 2020 and conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended;
- (b) That approval be given to City Initiative CI 22-F for a housekeeping amendment to the Town of Glanbrook Zoning By-law No. 464 on the following basis:
  - (i) That the Draft By-law, attached as Appendix “B” to Report PED22131, which has been prepared in a form satisfactory to the City Solicitor, be enacted by Council;
  - (ii) That the proposed changes in zoning are in conformity with the Urban Hamilton Official Plan (UHOP);
  - (iii) That the proposed Zoning By-law Amendment is consistent with the Provincial Policy Statement (PPS), 2020 and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended, and the Greenbelt Plan, 2017.

**(Danko/Wilson)**

That the recommendations in Report PED22131 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 5 to 0, as follows:**

YES - Ward 1 Councillor Maureen Wilson  
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

For disposition of this matter, refer to Item 7.

**(i) PRIVATE AND CONFIDENTIAL (Item 14)**

**(i) Closed Session Minutes, May 31, 2022**

**(Pearson/Wilson)**

- (a) That the Closed Session Minutes of the May 31, 2022 Planning Committee meeting, be approved; and
- (b) That the Closed Session Minutes of the May 31, 2022 Planning Committee meeting, remain confidential.

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

YES - Ward 1 Councillor Maureen Wilson  
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

**(j) ADJOURNMENT (Item 15)**

**(Ferguson/Johnson)**

That there being no further business, the Planning Committee be adjourned at 12:13 p.m.

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

YES - Ward 1 Councillor Maureen Wilson  
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

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Councillor B. Johnson  
Chair, Planning Committee

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Lisa Kelsey  
Legislative Coordinator