



**PLANNING COMMITTEE  
REPORT  
24-003**

**February 23, 2024  
9:30 a.m.**

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

**Present:** Councillor C. Cassar (Chair)  
Councillor T. Hwang (2nd Vice Chair)  
Councillors J. Beattie, J.P. Danko, M. Francis, C. Kroetsch,  
T. McMeekin, N. Nann, M. Tadeson, A. Wilson, M. Wilson

**Absent with Regrets:** Councillor E. Pauls – Personal

**Also in Attendance:** Councillor M. Spadafora

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**THE PLANNING COMMITTEE PRESENTS REPORT 24-003 FOR CONSIDERATION:**

**1. Active Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision Applications (PED24040) (City Wide) (Item 9.1)**

That report PED24040 respecting Active Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision Applications, be received.

**2. Applications for Zoning By-law Amendment and Draft Plan of Subdivision for Lands Located at 26 Southcote Road, Ancaster (Ward 12) (PED24027) (Item 10.1)**

(a) That Zoning By-law Amendment Application ZAC-18-056, by A.J Clarke and Associates (c/o Ryan Ferrari), on behalf of Active Custom Home Design Construction Ltd. (c/o Gary Sangha), Owner, for a change in zoning from the Residential "R3" Zone to the Multiple Residential "RM4-717" Zone, Modified, in Ancaster Zoning By-law No. 87-57, to permit 24 block townhouse dwellings on a private condominium road, on lands located at 26 Southcote Road, as shown on Appendix "A" attached to Report PED24027, be APPROVED on the following basis:

- (i) That the draft By-law attached as Appendix “B” to Report PED24027, 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, as amended) and complies with the Urban Hamilton Official Plan.
- (b) That Revised Zoning By-law Amendment Application ZAC-18-056, by A.J Clarke and Associates (c/o Ryan Ferrari), on behalf of Active Custom Home Design Construction Ltd. (c/o Gary Sangha), Owner, for a change in zoning from the Residential “R3” Zone to the Low Density Residential (R1) Zone, Low Density Residential (R1, 885) Zone and Low Density Residential (R1, 886) Zone in Hamilton Zoning By-law No. 05-200, to permit the development of four lots for single detached dwellings, on lands located at 26 Southcote Road, as shown on Appendix “A” attached to Report PED24027, be APPROVED on the following basis:
  - (i) That the draft By-law attached as Appendix “C” to Report PED24027, 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, as amended) and complies with the Urban Hamilton Official Plan.
- (c) That Draft Plan of Subdivision Application 25T-201810, by A.J Clarke and Associates (c/o Ryan Ferrari), on behalf of Active Custom Home Design Construction Ltd. (c/o Gary Sangha), Owner, on lands located at 26 Southcote Road, as shown on Appendix “A” attached to Report PED24027, be APPROVED, in accordance with By-law No. 07-323 being the delegation of the City of Hamilton’s Assigned Authority Under the Planning Act for the Approval of Subdivisions and Condominiums, on the following basis:
  - (i) That this approval apply to the Draft Plan of Subdivision “26 Southcote Road” certified by Nicholas P. Muth, O.L.S., dated October 26, 2018, consisting of four lots for single detached dwellings (Lots 1 to 4), one development block (Block 5) for 24 townhouse dwellings, and one block for a right-of-way dedication (Block 6), as shown on the Draft Plan of Subdivision attached as Appendix “H” to Report PED24027;

- (ii) That the Owner enter into a Standard form Subdivision Agreement as approved by City Council and that the Special Conditions of Draft Plan of Subdivision Approval, 25T-201810, as shown on Appendix "I" to Report PED24027, be received and endorsed by City Council;
- (iii) In accordance with the City's Comprehensive Development Guidelines and Financial Policies Manual there will be no City of Hamilton cost sharing for this subdivision;
- (iv) That payment of Cash-in-Lieu of Parkland will be required, pursuant to Section 51 of the Planning Act, prior to the issuance of each building permit. The calculation for the Cash-in-Lieu payment shall be based on the value of the lands on the day prior to the issuance of each building permit, all in accordance with the Financial Policies for Development and the City's Parkland Dedication By-law, as approved by Council.

**3. Application for Zoning By-law Amendment for Lands Located at 237 Springbrook Avenue, Ancaster (PED24042) (Ward 12) (Item 10.2)**

- (a) That Revised Zoning By-law Amendment Application ZAC-24-003 by Arcadis Inc. c/o Ritee Haider on behalf of 1000072010 Ontario Inc., owner, for a change in zoning from Agricultural "A" Zone to Low Density Residential (R1, 888, H166) Zone, to permit the creation of six lots, which include two single detached dwellings and four semi detached dwelling units, for lands located at 237 Springbrook Avenue, as shown on Appendix "A" attached to Report PED24042, be APPROVED on the following basis:
  - (i) That the draft By-law, attached as Appendix "B" to Report PED24042, 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 Provisions of Section 36(1) of the Planning Act, R.S.O. 1990 to the subject property by including the Holding symbol 'H' to the proposed Low Density Residential (R1, 888, H166) Zone:

The Holding Provision 'H' is to be removed, conditional upon:

- (1) The Owner submitting the letter from the Ministry of Citizenship and Multiculturalism with respect to acknowledgement of Provincial interest with respect to the Archaeological Assessment, to the satisfaction of the Director of Heritage and Urban Design;

- (2) The Owner submitting and receiving approval of a Tree Protection Plan (and applicable review fee) to evaluate the retention of additional trees on the subject lands, to the satisfaction of the Director of Heritage and Urban Design;
  - (3) The Owner making payment, at the applicable rate, for municipal street trees in the public right of way, to the satisfaction of the Director of Environmental Services, Public Works Department;
  - (4) The Owner making payment for any outstanding cost recoveries to lift the existing 0.3 metre reserves, to the satisfaction of the Director of Development Engineering;
  - (5) The Owner completing a two-flow fire hydrant test on existing hydrants on Springbrook Avenue and Chambers Drive and completing any necessary upgrades on the system to support the development, to the satisfaction of the Director of Development Engineering;
  - (6) The Owner making payment for any outstanding Municipal Act Sewer and Watermain charges, to the satisfaction of the Director of Development Engineering;
- (iii) That the proposed change in zoning is consistent with the Provincial Policy Statement (2020), conforms to A Place of Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended), and complies with the Urban Hamilton Official Plan and Meadowlands Neighbourhood IV Secondary Plan.

**4. Updates and Amendments to the Low Density Residential (R1) and Low Density Residential (R1a) Zones, and Creation of a New Low Density Residential – Large Lot (R2) Zone, Creation of a New Section 5: Parking, and Technical Amendments to Zoning By-law No. 05-200 as Phase 2 of the Residential Zones Project (PED22154(a)) (City Wide) (Outstanding Business List Item) (Item 10.4)**

- (a) That City Initiative CI 24-A respecting amendments to the Urban Hamilton Official Plan to establish a policy within Volume 2 applying to secondary plans to allow certain Low Density Residential policies of Volume 1 to take precedence over certain Low Density Residential policies in secondary plans for the purposes of permitted density ranges, built form, and height be APPROVED on the following basis:

- (i) That the Urban Hamilton Official Plan Amendment, attached as Appendix “A” to Report PED22154(a), be adopted by Council;
  - (ii) That the proposed amendments to the Urban Hamilton Official Plan are consistent with the Provincial Policy Statement (2020), conform with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended;
- (b) That City Initiative CI 24-A respecting amendments to the Low Density Residential Zones in Zoning By-law No. 05-200 to implement Urban Hamilton Official Plan Amendment No.167 to add lands from the former Community Zoning By-laws to Zoning By-law No. 05-200, to make general amendments to Section 1: Administration and Section 4: General Provisions, to amend the Low Density Residential (R1) Zone and Low Density Residential – Small Lot (R1a) Zone, to create permissions and regulations for purpose built triplex and fourplex developments, and to create a new Low Density Residential – Large Lots (R2) Zone be APPROVED on the following basis:
  - (i) That the By-law to amend Zoning By-law No. 05-200, attached as Appendix “B” to Report PED22154(a), which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
  - (ii) That the proposed changes in zoning are consistent with the Provincial Policy Statement (2020), conform with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended, and comply the Urban Hamilton Official Plan, Rural Hamilton Official Plan, Hamilton-Wentworth Regional Official Plan and City of Hamilton Official Plan upon finalization of Urban Hamilton Official Plan Amendment No. 202;
- (c) That the Neighbourhood Infill Design Guidelines, attached as Appendix “E” to Report PED22154(a), be approved and be applicable for applications received after March 1, 2024, and that the Director of Planning and Chief Planner be authorized to amend from time to time;
- (d) That the updated parking standards forming amendments to Section 5: Parking of Zoning By-law No. 05-200, attached as Appendix “D” to Report PED22154(a), be approved on the following basis:
  - (i) That the Draft By-law to amend Zoning By-law No. 05-200, attached as Appendix “D” to Report PED22154(a), which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;

- (ii) That the proposed changes in zoning are consistent with the Provincial Policy Statement (2020), conform with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended, and comply the Urban Hamilton Official Plan, Hamilton Wentworth Official Plan and City of Hamilton Official Plan;
- (iii) That staff continue to refine various parking standards related to non-residential uses through further study and bring forth any changes as part of a future Zoning By-law amendment;
- (e) That upon final approval of the Official Plan Amendment and Zoning By-law Amendment, staff be directed to amend any applicable Neighbourhood Plans to reflect the recommendations of this Report;
- (f) That Item 22L be removed from the Outstanding Business List.

**5. Request for Direction to Proceed with Appeal of Committee of Adjustment Decision to Approve Consent Application FL/B-20:01 and Minor Variance Application FL/A-20:04, for Lands Located at 177 Highway 8, Flamborough (PED24043) (Ward 13) (Item 11.1)**

- (a) That Council gives approval to the following actions, as detailed in Report PED24043, respecting Committee of Adjustment Consent application FL/B-20:01 and Minor Variance application FL/A-20:04 submitted by A.J. Clarke and Associates, on behalf of 330113 Ontario Incorporated, for the lands located at 177 Highway 8, Flamborough, as shown on Appendix “A” attached to Report PED24043, granted by the Committee of Adjustment but recommended for denial by the Planning and Economic Development Department:
  - (i) That Council of the City of Hamilton proceed with the appeal to the Ontario Land Tribunal against the decision of the Committee of Adjustment to approve Consent application FL/B-20:01 and Minor Variance application FL/A-20:04.
  - (ii) That Council directs appropriate Legal Services and Planning staff to attend the future Ontario Land Tribunal hearing in opposition to the decision of the Committee of Adjustment to approve Consent application FL/B-20:01 and Minor Variance application FL/A-20:04.

**6. Request for Direction to Proceed with Appeal of Committee of Adjustment Decision to Approve Consent Application FL/B-23:73 for Lands Located at 2050 Centre Road, Flamborough (PED24045) (Ward 15) (Item 11.2)**

- (a) That Council gives approval to the following actions, as detailed in Report PED24045, respecting Committee of Adjustment Consent Application FL/B-23:73 by Patrick G. Morris, on behalf of Marion Pawlik (owner) and Nathan Aubert and Megan Bros (applicants/purchaser), for the lands located at 2050 Centre Road, Flamborough, as shown on Appendix “A” attached to Report PED24045, granted by the Committee of Adjustment but recommended for denial by the Planning and Economic Development Department:
- (i) That Council of the City of Hamilton proceed with the appeal to the Ontario Land Tribunal against the decision of the Committee of Adjustment to approve Consent application FL/B-23:73;
  - (ii) That Council directs appropriate Legal Services and Planning staff to attend the future Ontario Land Tribunal hearing in opposition to the decision of the Committee of Adjustment to approve Consent application FL/B-23:73.

**7. Hamilton Municipal Heritage Committee Report 24-001 (Item 11.3)**

- (a) **Recommendation to Designate 419 Wilson Street East, Ancaster, (Masonic Hall) under Part IV of the *Ontario Heritage Act* (PED24024) (Ward 12) (Item 8.1)**

That the City Clerk be directed to give notice of Council's intention to designate 419 Wilson Street East, Ancaster, known as the Masonic Hall, shown in Appendix “A” attached to Report PED24024, as a property of cultural heritage value pursuant to the provisions of Part IV, Section 29 of the *Ontario Heritage Act*, in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix “B” to Report PED24024, subject to the following:

- (i) If no objections are received to the notice of intention to designate in accordance with the *Ontario Heritage Act*, City Council directs staff to introduce the necessary by-law to designate the property to be of cultural heritage value or interest to City Council;
- (ii) If an objection to the notice of intention to designate is received in accordance with the *Ontario Heritage Act*, City Council directs staff to report back to Council to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property

**(b) Recommendation to Designate 380-386 Wilson Street East, Ancaster (Former Ancaster Hotel and Coach House), under Part IV of the *Ontario Heritage Act* (PED24025) (Ward 12) (Item 8.2)**

That the City Clerk be directed to give notice of Council's intention to designate 380-386 Wilson Street East, Ancaster, known as the former Ancaster Hotel and Coach House, shown in Appendix "A" attached to Report PED24025, as a property of cultural heritage value pursuant to the provisions of Part IV, Section 29 of the *Ontario Heritage Act*, in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED24025, subject to the following:

- (i) If no objections are received to the notice of intention to designate in accordance with the *Ontario Heritage Act*, City Council directs staff to introduce the necessary by-law to designate the property to be of cultural heritage value or interest to City Council;
- (ii) If an objection to the notice of intention to designate is received in accordance with the *Ontario Heritage Act*, City Council directs staff to report back to Council to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.

**(c) Recommendation to Designate 84 York Boulevard, Hamilton (Philpott Memorial Church), under Part IV of the *Ontario Heritage Act* (PED24007) (Ward 2) (Item 8.3) (attached hereto as Appendix "A" to Report 24-001 of the Hamilton Municipal Heritage Committee)**

That the City Clerk be directed to give notice of Council's intention to designate 84 York Boulevard, Hamilton (Philpott Memorial Church), shown in Appendix "A" attached to Report PED24007, as a property of cultural heritage value pursuant to the provisions of Part IV, Section 29 of the *Ontario Heritage Act*, in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED24007, subject to the following:

- (i) If no objections are received to the notice of intention to designate in accordance with the *Ontario Heritage Act*, City Council directs staff to introduce the necessary by-law to designate the property to be of cultural heritage value or interest to City Council;
- (ii) If an objection to the notice of intention to designate is received in accordance with the *Ontario Heritage Act*, City Council directs staff to report back to Council to allow Council to consider the objection



and decide whether or not to withdraw the notice of intention to designate the property.

**8. To Amend Zoning By-law No. 05-200 with Respect to Farm Labour Residences and Additional Dwelling Units - Detached in Rural Areas (PED22002(b)) (Wards 9, 10, 11, 12, 13 and 15) (Item 11.4) (REVISED)**

- (a) That approval be given to City Initiative CI-23-J for modifications and updates to the Rural Hamilton Official Plan and which implements the direction given at the February 6, 2024 Planning Committee meeting, as it relates to Farm Labour Residences and Additional Dwelling Units – Detached in the Rural Area, be APPROVED on the following basis:
  - (i) That the amended Rural Hamilton Official Plan Amendment, attached as REVISED Appendix “A” to Report PED22002(a), be adopted by Council;
  - (ii) That the proposed Official Plan Amendment is consistent with the Provincial Policy Statement, 2020, conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended), Greenbelt Plan (2017) and Niagara Escarpment Plan (2017);
- (b) That approval be given to City Initiative CI-23-J for modifications and updates to the City of Hamilton Zoning By-law No. 05-200 and which implements the direction given at the February 6, 2024 Planning Committee meeting as it relates to Farm Labour Residences and Additional Dwelling Units – Detached in the Rural Area, be APPROVED on the following basis:
  - (i) That the amended By-law, attached as REVISED Appendix “B” to Report PED22002(a), 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 Rural Hamilton Official Plan upon approval of Rural Hamilton Official Plan Amendment No. 39 (REVISED Appendix “B” attached to Report PED22002(a));
  - (iii) That the proposed amended Zoning By-law Amendment is consistent with the Provincial Policy Statement, 2020, conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended), the Greenbelt Plan (2017) and Niagara Escarpment Plan (2017);

- (iv) That the amendments to the By-law which have been prepared as a result of the public submissions at the statutory public meeting of February 6, 2024, attached as REVISED Appendix “B” to Report PED22002(a) do not require additional Public Notice in accordance with Section 34(17) of the Planning Act.

**9. Hamilton Municipal Heritage Committee Report 24-001 (Added Item 11.5)**

**(a) Recommendation to Designate 1166 Garner Road West, Ancaster, (Shaver Homestead) under Part IV of the Ontario Heritage Act (PED24026) (Ward 12) (Added Item 8.1)**

That the City Clerk be directed to give notice of Council’s intention to designate 1166 Garner Road West, Ancaster, (Shaver Homestead) shown in Appendix “A” attached to Report PED24026, as a property of cultural heritage value pursuant to the provisions of Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix “A” to the Hamilton Municipal Heritage Committee Report 24-002, subject to the following:

- (i) If no objections are received to the notice of intention to designate in accordance with the Ontario Heritage Act, City Council directs staff to introduce the necessary by-law to designate the property to be of cultural heritage value or interest to City Council;
- (ii) If an objection to the notice of intention to designate is received in accordance with the Ontario Heritage Act, City Council directs staff to report back to Council to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.

**(b) Monthly Report on Proactive Listings for the Municipal Heritage Register, February 2024 (PED24044) (Ward 3) (Item 10.1)**

That staff be directed to list the following properties on the Municipal Heritage Register as non-designated properties that Council believes to be of cultural heritage value or interest, as outlined in Report PED24044, in accordance with Section 27 of the *Ontario Heritage Act*:

- (i) 657 King Street East, Hamilton (Ward 3);
- (ii) 665-667 King Street East, Hamilton (Ward 3)

(c) **Correspondence in Support of an Extension of the Deadline in Subsection 27(16) of the *Ontario Heritage Act* with Respect to the Removal of Listed (Non-Designated) Properties from Municipal Heritage Registers (Added Item 11.1)**

WHEREAS Subsection 27(16) of the *Ontario Heritage Act* stipulates that any non-designated heritage property listed on the municipal register of properties as of December 31, 2022 shall be removed from the municipal register on or before January 1, 2025, if the council of the municipality does not give a notice of intention to designate the property under subsection 29(1) of the *Ontario Heritage Act* on or before January 1, 2025;

WHEREAS, Since January 1, 2023, City of Hamilton staff and members of the Hamilton Municipal Heritage Committee have been diligently working to: review the municipal heritage register and the heritage value and interest of its non-designated properties; determine which properties may be candidates for individual designation under Part IV of the *Ontario Heritage Act* and should be prioritized for evaluation for designation before they are delisted; develop a strategy for reviewing the remaining listed properties of heritage interest as part of potential Heritage Conservation Districts for designation under Part V of the *Ontario Heritage Act*; and, hire and train additional staff to undertake the required steps to review the high priority properties and bring forward recommendations for designation;

WHEREAS, the above-noted work involving over 2,300 listed properties in the City of Hamilton is extremely time-consuming and cannot be completed by December 31, 2024 with the limited municipal resources available;

WHEREAS, the Hamilton Municipal Heritage Committee wishes to advise City Council of receipt of communication issued by the Architectural Conservancy of Ontario (ACO) on February 12, 2024;

WHEREAS, this communication calls local municipalities together in response to requested revisions to the *Ontario Heritage Act*, under Ontario Bill 23, *More Homes Built Faster Act*, as issued by the ACO in a letter to Premier Doug Ford, dated February 8, 2024 (as attached)

THEREFORE BE IT RESOLVED:

That the Mayor send a letter to Doug Ford, Premier of Ontario, and Michael Ford, Minister of Citizenship and Multiculturalism, requesting that Subsection 27(16) of the *Ontario Heritage Act* be amended by extending the deadline to five years from January 1, 2025 to January 1, 2030.

**10. Demolition Permit for 9423, 9517, 9569, and 9579 Dickenson Road West  
(Item 12.1)**

WHEREAS, the owner of the above-mentioned property would like to demolish the building prior to obtaining a Draft Plan of Subdivision approval for an industrial employment subdivision within the Airport Employment Growth District Secondary Plan area.

WHEREAS, the owner has plans to develop the properties for permitted industrial employment uses and is currently in the planning process for a Draft Plan of Subdivision.

WHEREAS, residential uses, except existing residential uses, are prohibited within the Airport Employment Growth District area.

WHEREAS, bylaw and emergency services (i.e. police, fire) have reported to the properties for vandalism, mischief and break ins. Most recently, Hamilton Police responded to a Break and Enter call January 26th, 2024. The vacant buildings pose a risk to public safety.

WHEREAS, the findings of CPE Structural Consultants Limited concluded that the majority of the properties require extensive structural and non-structural repairs to address building safety for occupancy and further destructive investigation would be required to determine fully the extent of structural repairs required.

THEREFORE, BE IT RESOLVED:

That the Chief Building Official be authorized to issue a demolition permit for 9423, 9517, 9569, and 9579 Dickenson Road West, pursuant to Section 33 of the Planning Act as amended, without having to comply with the conditions in Sub-Section 6.(a) of Demolition Control Area By-law 22-101.

**11. City Initiated Housekeeping to recognize the existing Commercial Parking Facility at 221 York Boulevard, Hamilton (Item 12.2)**

WHEREAS, the subject lands are zoned Downtown Central Business District (D1, H17, H19, H20) Zone in City of Hamilton Zoning By-law No. 05-200;

WHEREAS, a Minor Variance application (HM/A-16:396) allowed a commercial parking facility not contained within a building for a maximum of two years;

WHEREAS, Minor Variance application HM/A-16:396 expired on December 15, 2018;

WHEREAS, at its meeting on October 1, 2019 Council directed staff to staff review options for places of worship to utilize surplus parking by third parties as part of the Institutional Zoning By-law review;

WHEREAS, the Institutional Zoning By-law review has not commenced to date; and

WHEREAS, Planning staff complete regular reviews and initiate housekeeping amendments from time to time to keep Zoning By-law No. 05-200 up to date.

THEREFORE, BE IT RESOLVED -

That staff be directed to include the subject lands in a future housekeeping amendment to Zoning By-law No. 05-200 for consideration at a Statutory Public meeting to recognize the commercial parking facility that was permitted by Minor Variance application HM/A-16:396.

**12. Issuance of a Demolition Permit for 66 Wellington St. North (Ward 3) (Item 12.3) (REVISED)**

WHEREAS, the subject property at 66 Wellington St. N has been fire damaged and is not usable in its current state;

WHEREAS, an on-site inspection by a technical professionals conducted at 66 Wellington St. N on June 23, 2023 concluded that the fire damaged building was determined structurally unsafe;

WHEREAS, the state of the building is having significant negative impacts to community pride, attracting rodents, pests, wildlife habitation, unsafe sheltering, litter and illegal dumping to Ward 3 residents and the neighbourhood;

WHEREAS, the owners are prepared to build immediately upon receipt of the building permit approval;

WHEREAS, the owner of the above-mentioned property would like to demolish the existing dwelling while awaiting the issuance of a building permit.

THEREFORE, BE IT RESOLVED:

That the Chief Building Official be authorized to issue a demolition permit for 66 Wellington St. N in Hamilton, pursuant to Section 33 of the Planning Act as amended, without having to comply with conditions in Sub-Section 6(a) of Demolition Control.

- 13. Appeal to the Ontario Land Tribunal (OLT) for lands located at 651 Queenston Road, Hamilton, for Lack of Decision on Urban Hamilton Official Plan Amendment Application (UHOPA-22-009) and Zoning By-law Amendment Application (ZAC-22-018) (LS23001(a)) (Ward 5) (Item 15.2)**
- (a) That the directions to staff in Closed Session respecting Report LS23001(a) be approved;
  - (b) That closed session recommendations (a), (b), and (c) to Report LS23001(a) and Appendix "A" be approved and remain confidential until made public as the City's position before the Ontario Land Tribunal; and,
  - (c) That the balance of Report LS23001(a) remain confidential.
- 14. Appeal to the Ontario Land Tribunal (OLT) for Lands Located at 801, 820, 828, 855, 865 and 870 Scenic Drive and 828 Sanatorium Road, Hamilton, for Lack of Decision on Urban Hamilton Official Plan Amendment Application (UHOPA-20-026), Zoning By-law Amendment Application (ZAC-20-041) and Draft Plan of Subdivision Application (25T-202008) (LS22005(a)) (Ward 14) (Added Item 15.3)**
- (a) That the directions to staff in Closed Session respecting Report LS22005(a) be approved;
  - (b) That closed session recommendations (a), (b), and (c) to Report LS22005(a) and the attached Appendices "A", "B", "C" and "D" be approved and remain confidential until made public as the City's position before the Tribunal; and,
  - (c) That the balance of Report LS22005(a) remain confidential.

**FOR INFORMATION:**

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

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

**6. DELEGATIONS**

6.1 Delegations respecting 84 York Blvd. (Item 11.3) (For today's meeting)

- (i) Malcolm Sears, Building Committee of Philpott Church
- (ii) Stephen Armstrong, Armstrong Planning and Project Management – To be heard before Item 6.1 (i)

## 10. PUBLIC HEARINGS

- 10.1 Applications for Zoning By-law Amendment and Draft Plan of Subdivision for Lands Located at 26 Southcote Road, Ancaster (Ward 12) (PED24027)
- (a) Added Written Submissions:
    - (i) Dave Vidal and Mari McIntyre
    - (ii) Bob and Carol Whitelaw
    - (iii) Anna-Marie Emili
  - (b) Staff Presentation
- 10.2 Application for Zoning By-law Amendment for Lands Located at 237 Springbrook Avenue, Ancaster (PED24042) (Ward 12)
- (a) Added Written Submissions:
    - (i) Emad Boles
    - (ii) Firas and Stephanie Chahine
  - (b) Added Staff Presentation
- 10.3 Application for a Zoning By-law Amendment for Lands Located at 64 Hatt Street, Dundas (PED23164) (Ward 13)
- (a) Added Written Submissions:
    - (i) Anita Lauinger
    - (ii) Mike Stone, Hamilton Conservation Authority
- 10.4 Updates and Amendments to the Low Density Residential (R1) and Low Density Residential (R1a) Zones, and Creation of a New Low Density Residential Large Lot (R2) Zone, Creation of a New Section 5: Parking, and Technical Amendments to Zoning By-law No. 05-200 as Phase 2 of the Residential Zones Project (PED22154(a)) (City Wide) (Outstanding Business List Item)
- (a) Added Registered Delegations:
    - (iii) Glenn Davies (in-person)
    - (iv) Chris Ritsma (in-person)
    - (v) Anna-Marie Emili (virtual)
    - (vi) Adeola Egbeyemi, Environment Hamilton (in-person)

- (b) Added Written Submissions:
  - (iii) Margaret Tremblay
  - (iv) Paul O'Hara
  - (v) Brian McHattie
  - (vi) Jason Allen
  - (vii) Brian Allore
  - (viii) Shania Ramharrack-Maharaj
  - (ix) Peter Appleton
  - (x) Emil Gadjanski
  - (xi) Marie Covert
  - (xii) Dawn Cole
  - (xiii) Gord & Angie McNulty
  - (xiv) Jill Tonini
  - (xv) Anne Bell, Ontario Nature
  - (xvi) Chris Ritsma
  - (xvii) Jan Bard
  - (xviii) Richard MacKinnon & Sonia MacKinnon
  - (xix) Kaitlin Webber, MHBC Planning
  - (xx) Matt Johnston, Urban Solutions
  - (xxi) Ed Scharringa and Jon Bos, Christian Farmers Federation of Ontario (CFFO)
  - (xxi) Howard Cole
  - (xxiii) Stephanie Mirtitsch, MHBC Planning for Losani Homes
  - (xxiv) Fernando Puga, DeSantis Homes
  - (xxv) Fernando Puga, Winona Point Joint Venture Inc
- (c) REVISED Appendix "B" Schedule "A" Addendum and REVISED Appendix "C"
- (d) Added Staff Presentation

## 11. DISCUSSION ITEMS

- 11.1 Request for Direction to Proceed with Appeal of Committee of Adjustment Decision to Approve Consent Application FL/B-20:01 and Minor Variance Application FL/A-20:04, for Lands Located at 177 Highway 8, Flamborough (PED24043) (Ward 13)

- (a) Added Staff Presentation

- 11.2 Request for Direction to Proceed with Appeal of Committee of Adjustment Decision to Approve Consent Application FL/B-23:73 for Lands Located at 2050 Centre Road, Flamborough (PED24045)



(Ward 15)

(a) Added Staff Presentation

11.3 Hamilton Municipal Heritage Committee Report 24-001

(a) Added Staff Presentation

11.4 To Amend Zoning By-law No. 05-200 with Respect to Farm Labour Residences and Additional Dwelling Units - Detached in Rural Areas (PED22002(b)) (Wards 9, 10, 11, 12, 13 and 15) (Deferred from the February 6th meeting)

(a) REVISED Staff Report, Appendix "A" and "B"

11.5 Hamilton Municipal Heritage Committee Report 24-002

## 12. MOTIONS

12.3 Issuance of a Demolition Permit for 66 Wellington St. North (Ward 3) – REVISED

## 15. PRIVATE & CONFIDENTIAL

15.3 Appeal to the Ontario Land Tribunal (OLT) for Lands Located at 801, 820, 828, 855, 865 and 870 Scenic Drive and 828 Sanatorium Road, Hamilton, for Lack of Decision on Urban Hamilton Official Plan Amendment Application (UHOPA-20-026), Zoning By-law Amendment Application (ZAC-20-041) and Draft Plan of Subdivision Application (25T-202008) (LS22005(a)) (Ward 14)

Added Report and REVISED Appendices "A", "B", "C" and "D"

## CHANGES TO THE ORDER OF THE AGENDA

Item 15.2 respecting the Appeal to the Ontario Land Tribunal (OLT) for lands located at 651 Queenston Road, Hamilton, for Lack of Decision on Urban Hamilton Official Plan Amendment Application (UHOPA-22-009) and Zoning By-law Amendment Application (ZAC-22-018) (LS23001(a)) (Ward 5) and Added Item 15.3 respecting the Appeal to the Ontario Land Tribunal (OLT) for Lands Located at 801, 820, 828, 855, 865 and 870 Scenic Drive and 828 Sanatorium Road, Hamilton, for Lack of Decision on Urban Hamilton Official Plan Amendment Application (UHOPA-20-026), Zoning By-law Amendment Application (ZAC-20-041) and Draft Plan of Subdivision Application (25T-202008) (LS22005(a)) (Ward 14), to be moved up in the agenda to be considered immediately following Item 3,

Declarations of Interest.

The agenda for the February 23, 2024 Planning Committee meeting was approved, as amended.

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

Councillor T. Hwang declared a disqualifying interest to Item 10.3, Application for a Zoning By-law Amendment for Lands Located at 64 Hatt Street, Dundas (PED23164) (Ward 13), as their business partner is the owner of Forge and Foster (the applicant).

**(c) PRIVATE & CONFIDENTIAL (Item 15)**

**(i) Closed Session Minutes – February 6, 2024 (Item 15.1)**

- (a) The Closed Session Minutes dated February 6, 2024, were approved as presented; and,
- (b) The Closed Session Minutes dated February 6, 2024, remain confidential.

Committee moved into Closed Session for Item 15.2 and Added Item 15.3, pursuant to Section 9.3, Sub-sections (e), (f) and (k) of the City's Procedural By-law 21-021, as amended; and, Section 239(2), Sub-sections (e), (f) and (k) of the *Ontario Municipal Act*, 2001, as amended, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

**(ii) Land Tribunal (OLT) for lands located at 651 Queenston Road, Hamilton, for Lack of Decision on Urban Hamilton Official Plan Amendment Application (UHOPA-22-009) and Zoning By-law Amendment Application (ZAC-22-018) (LS23001(a)) (Ward 5) (Item 15.2)**

For disposition of this matter, refer to Item 13.

**(iii) Appeal to the Ontario Land Tribunal (OLT) for Lands Located at 801, 820, 828, 855, 865 and 870 Scenic Drive and 828 Sanatorium Road, Hamilton, for Lack of Decision on Urban Hamilton Official Plan Amendment Application (UHOPA-20-026), Zoning By-law Amendment Application (ZAC-20-041) and Draft Plan of Subdivision Application (25T-202008) (LS22005(a)) (Ward 14) (Added item 15.3)**

For disposition of this matter, refer to Item 14.

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

**(i) February 6, 2024 (Item 4.1)**

That the Minutes of the February 6, 2024 meeting be approved, as presented.

**(e) COMMUNICATIONS (Item 5)**

**(i) Correspondence from Hamilton Urban Precinct Entertainment Group (HUPEG) respecting proposed Redevelopment of Philpott Memorial Church, located at 84 York Boulevard (Item 5.1)**

That the correspondence from Hamilton Urban Precinct Entertainment Group (HUPEG) respecting proposed Redevelopment of Philpott Memorial Church, located at 84 York Boulevard, be received and referred to the consideration of Item 11.3.

**(f) DELEGATION REQUESTS (Item 6)**

**(i) Delegations respecting 84 York Blvd. (Item 11.3) (Added Items 6.1 and 6.2)**

**(1) Malcolm Sears, respecting proposed Redevelopment of Philpott Memorial Church, located at 84 York Boulevard (For today's meeting) (Added Item 6.1)**

**(2) Stephen Armstrong, Armstrong Planning and Project Management respecting proposed Redevelopment of Philpott Memorial Church, located at 84 York Boulevard (For today's meeting) (Added Item 6.2)**

The following Delegation Requests Items 6.1 and 6.2, were approved for today's meeting:

**(a) Malcolm Sears, respecting proposed Redevelopment of Philpott Memorial Church, located at 84 York Boulevard (For today's meeting) (Added Item 6.1)**

**(b) Stephen Armstrong, Armstrong Planning and Project Management respecting proposed Redevelopment of Philpott Memorial Church, located at 84 York Boulevard (For today's meeting) (Added Item 6.2)**

**(g) DELEGATIONS (Item 7)**

**(i) Delegation requests respecting 84 York Boulevard (Item 11.3) (Item 7.1 and Added Item 7.2)**

The Following delegations addressed the Committee respecting 84 York Boulevard (Item 11.3):

- (1) Malcolm Sears, Building Committee of Philpott Church (Added Item 7.1)
- (2) Stephen Armstrong, Armstrong Planning and Project Management (Added Item 7.2) (Heard before (i)).

The following Delegations respecting 84 York Boulevard (Item 11.3), were received:

- (a) Malcolm Sears, Building Committee of Philpott Church (Added Item 7.1)
- (b) Stephen Armstrong, Armstrong Planning and Project Management (Added Item 7.2)

**(h) PUBLIC HEARINGS (Item 10)**

In accordance with the *Planning Act*, Chair C. Cassar 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 C. Cassar 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.

**(i) Applications for Zoning By-law Amendment and Draft Plan of Subdivision for Lands Located at 26 Southcote Road, Ancaster (Ward 12) (PED24027) (Item 10.1)**

- (1) That the staff presentation be waived.

- (2) Ryan Ferrari with A.J. Clarke and Associates Ltd., was in attendance, and indicated support for the staff report.

That the presentation from Ryan Ferrari with A.J. Clarke and Associates Ltd., be received.

- (3) Chair Cassar called three times for public delegations and the following member of the public came forward:

- (i) Robert Zeijlmaker – Concerns with the proposal

(4)

- (a) That the following public submissions regarding this matter were received and considered:

- (i) Added Written Submissions (Added Item 10.1(a)):

- (1) Dave Vidal and Mari McIntyre - Opposed  
(2) Bob and Carol Whitelaw - Concerns  
(3) Anna-Marie Emili – Concerns

- (ii) Delegations

- (1) Robert Zeijlmaker – Concerns with the proposal

- (b) That the public meeting be closed.

For disposition of this matter, refer to Item 2.

(ii) **Application for Zoning By-law Amendment for Lands Located at 237 Springbrook Avenue, Ancaster (PED24042) (Ward 12)) (Item 10.2)**

- (1) That the staff presentation be waived.

- (2) Angela Buonamici, with Arcadis Inc., was in attendance, and indicated support for the staff report.

**(Hwang/Tadeson)**

That the presentation from Angela Buonamici, with Arcadis Inc., be received.

- (3) Chair Cassar called three times for public delegations and the following member of the public came forward:

- (a) Peter Schlachter – presented a Petition to the Committee, Opposed to the proposal
- (4)
  - (a) That the following public submissions regarding this matter were received and considered:
    - (i) Added Written Submissions (Added Item 10.2(a)):
      - (1) Emad Boles – Concerns with the proposal
      - (2) Firas and Stephanie Chahine – Opposed to the proposal
    - (ii) Added Delegations (Added Item 10.2 (c))
      - (1) Peter Schlachter – Opposed to the proposal
  - (b) That the public meeting be closed.

For disposition of this matter, refer to Item 3.

- (iii) **Application for a Zoning By-law Amendment for Lands Located at 64 Hatt Street, Dundas (PED23164) (Ward 13) (Item 10.3)**
  - (a) That Report PED23164 respecting Application for a Zoning By-law Amendment for Lands Located at 64 Hatt Street, Dundas, be DEFERRED to a future Planning Committee meeting.
- (iv) **Updates and Amendments to the Low Density Residential (R1) and Low Density Residential (R1a) Zones, and Creation of a New Low Density Residential - Large Lot (R2) Zone, Creation of a New Section 5: Parking, and Technical Amendments to Zoning By-law No. 05-200 as Phase 2 of the Residential Zones Project (PED22154(a)) (City Wide) (Outstanding Business List Item) (Item 10.4)**
  - (1) Alana Fulford, Senior Planner, and Brian Hollingworth, Director of Transportation Planning and Parking, addressed the Committee with the aid of a PowerPoint presentation.

That the staff presentation be received.
  - (2) Registered Delegations:

The following delegations addressed the Committee:

- (a) Brian Sibley, Hamilton East Kiwanis Non-Profit Homes Inc. (in-person) – Supports the proposal
- (b) Michelle Diplock, West End Home Builders' Association (in-person) – Supports the proposal, with suggested changes
- (c) Glenn Davies (in-person) – Supports the proposal, with suggested changes
- (d) Chris Ritsma (in-person) – Supports the proposal, with suggested changes
- (e) Adeola Egbeyemi, Environment Hamilton (in-person) – Supports the proposal

The following delegation was not present when called upon:

- (f) Anna-Marie Emili (virtual)

(3) Chair Cassar called three times for public delegations and the following individual came forward:

- (a) David Faletta, Bousfields Inc. (virtual) – Supports the proposal, with suggested changes

(4)

(a) That the following public submissions regarding this matter were received and considered:

(i) Registered Delegations (Item 10.5(a)):

- (1) Brian Sibley, Hamilton East Kiwanis Non-Profit Homes Inc. (in-person) – Supports the proposal
- (2) Michelle Diplock, West End Home Builders' Association (in-person) – Supports the proposal, with suggested changes
- (3) Glenn Davies (in-person) – Supports the proposal, with suggested changes
- (4) Chris Ritsma (in-person) – Supports the proposal, with suggested changes
- (5) Adeola Egbeyemi, Environment Hamilton (in-person) – Supports the proposal
- (6) David Faletta, Bousfields Inc. (virtual) – Supports the proposal, with suggested changes

(ii) Written Submissions (Item 10.5(b)):

- (1) Patricia and Leslie Matthews - Opposed
- (2) Tilda Bodo – Opposed

- (3) Margaret Tremblay – Supports the proposal
- (4) Paul O'Hara – Supports the proposal
- (5) Brian McHattie – Supports the proposal
- (6) Jason Allen – Supports the proposal
- (7) Brian Allore – Supports the proposal
- (8) Shania Ramharrack-Maharaj – Supports the proposal
- (9) Peter Appleton – Supports the proposal
- (10) Emil Gadjanski – Supports the proposal
- (11) Marie Covert – Supports the proposal
- (12) Dawn Cole – Supports the proposal
- (13) Gord & Angie McNulty – Supports the proposal
- (14) Jill Tonini – Supports the proposal
- (15) Anne Bell, Ontario Nature – Supports the proposal
- (16) Chris Ritsma – Supports the proposal
- (17) Jan Bard - Opposed
- (18) Richard MacKinnon & Sonia MacKinnon - Supports the proposal
- (19) Kaitlin Webber, MHBC Planning – Supports the proposal with suggested changes
- (20) Matt Johnston, Urban Solutions - Supports the proposal with suggested changes
- (21) Ed Scharringa and Jon Bos, Christian Farmers Federation of Ontario (CFFO) – Supports the proposal
- (22) Howard Cole – Supports the proposal
- (23) Stephanie Mirtitsch, MHBC Planning for Losani Homes – Concerns with the proposal
- (24) Fernando Puga, DeSantis Homes – Concerns with the proposal
- (25) Fernando Puga, Winona Point Joint Venture .Inc – Concerns with the proposal

(b) That the public meeting be closed.

For disposition of this matter, refer to Item 4.

That the Committee Recess from 1:25 p.m. to 2:00 p.m.

**(i) DISCUSSION ITEMS (Item 11)**

**(i) Hamilton Municipal Heritage Committee Report 24-001 (Item 11.3)**

- (1) Emily Bent, Cultural Heritage Planner, addressed the Committee with the aid of a PowerPoint presentation.



That the presentation from Emily Bent, Cultural Heritage Planner, be received.

For disposition of this matter, refer to Item 7.

**(j) MOTIONS (Item 12)**

**(i) Demolition Permit for 9423, 9517, 9569, 9579 and 9867 Dickenson Road West and 1205 Glancaster Road (Item 12.1)**

Councillor Tadeson introduced the following Motion:

WHEREAS, the owner of the above-mentioned property would like to demolish the building prior to obtaining a Draft Plan of Subdivision approval for an industrial employment subdivision within the Airport Employment Growth District Secondary Plan area.

WHEREAS, the owner has plans to develop the properties for permitted industrial employment uses and is currently in the planning process for a Draft Plan of Subdivision.

WHEREAS, residential uses, except existing residential uses, are prohibited within the Airport Employment Growth District area.

WHEREAS, a cultural heritage impact assessment prepared by WSP has been completed for 9867 Dickenson Road West dated April 30, 2021 which concluded that the dwelling does not possess cultural heritage value under O.Reg 9/06 or the City of Hamilton's criteria under Policy B.3.4.2.9 of the Hamilton Urban Official Plan. WSP recommends salvaging of materials, if possible, including original timbers in the barn and original features in the dwelling such as wood floors, wood baseboards and door surrounds and chimney surrounds.

WHEREAS, a cultural heritage impact assessment prepared by WSP has been completed for 1205 Glancaster Road dated November 7, 2023 which concluded that the dwelling does not possess cultural heritage value under O.Reg 9/06 or the City of Hamilton's criteria under Policy B.3.4.2.9 of the Hamilton Urban Official Plan. WSP recommends that no further cultural heritage work is required.

WHEREAS, bylaw and emergency services (i.e. police, fire) have reported to the properties for vandalism, mischief and break ins. Most recently, Hamilton Police responded to a Break and Enter call January 26th, 2024. The vacant buildings pose a risk to public safety.

WHEREAS, the findings of CPE Structural Consultants Limited concluded that the majority of the properties require extensive structural and non-structural repairs to address building safety for occupancy and further destructive investigation would be required to determine fully the extent of structural repairs required.

THEREFORE, BE IT RESOLVED:

That the Chief Building Official be authorized to issue a demolition permit for 9423, 9517, 9569, 9579, 9867 Dickenson Road West and 1205 Glancaster Road, pursuant to Section 33 of the Planning Act as amended, without having to comply with the conditions in Sub-Section 6.(a) of Demolition Control Area By-law 22-101.

That the Motion be amended to remove all references to 9867 Dickenson Road West and 1205 Glancaster Road, as follows:

**Demolition Permit for 9423, 9517, 9569, and 9579 ~~and 9867 Dickenson Road West and 1205 Glancaster Road~~ (Item 12.1)**

WHEREAS, the owner of the above-mentioned property would like to demolish the building prior to obtaining a Draft Plan of Subdivision approval for an industrial employment subdivision within the Airport Employment Growth District Secondary Plan area.

WHEREAS, the owner has plans to develop the properties for permitted industrial employment uses and is currently in the planning process for a Draft Plan of Subdivision.

WHEREAS, residential uses, except existing residential uses, are prohibited within the Airport Employment Growth District area.

~~**WHEREAS, a cultural heritage impact assessment prepared by WSP has been completed for 9867 Dickenson Road West dated April 30, 2021 which concluded that the dwelling does not possess cultural heritage value under O.Reg 9/06 or the City of Hamilton's criteria under Policy B.3.4.2.9 of the Hamilton Urban Official Plan. WSP recommends salvaging of materials, if possible, including original timbers in the barn and original features in the dwelling such as wood floors, wood baseboards and door surrounds and chimney surrounds.**~~

~~**WHEREAS, a cultural heritage impact assessment prepared by WSP has been completed for 1205 Glancaster Road dated November 7, 2023 which concluded that the dwelling does not possess cultural heritage value under O.Reg 9/06 or the City of Hamilton's criteria**~~

~~**under Policy B.3.4.2.9 of the Hamilton Urban Official Plan. WSP recommends that no further cultural heritage work is required.**~~

WHEREAS, bylaw and emergency services (i.e. police, fire) have reported to the properties for vandalism, mischief and break ins. Most recently, Hamilton Police responded to a Break and Enter call January 26th, 2024. The vacant buildings pose a risk to public safety.

WHEREAS, the findings of CPE Structural Consultants Limited concluded that the majority of the properties require extensive structural and non-structural repairs to address building safety for occupancy and further destructive investigation would be required to determine fully the extent of structural repairs required.

THEREFORE, BE IT RESOLVED:

That the Chief Building Official be authorized to issue a demolition permit for 9423, 9517, 9569, **and** 9579, ~~9867~~ Dickenson Road West **and 1205 Glancaster Road**, pursuant to Section 33 of the Planning Act as amended, without having to comply with the conditions in Sub-Section 6.(a) of Demolition Control Area By-law 22-101.

For disposition of this matter, refer to Item 10.

**(k) GENERAL INFORMATION / OTHER BUSINESS (Item 14)**

**(i) General Manager's Update (Added Item 14.1)**

Jason Thorne, General Manager of Planning and Economic Development, advised the Committee of the upcoming PEDTalks: Understanding the Ontario Land Tribunal at 5pm on March 18, 2024, being held at the CityLab.

That the General Manager's Update be received.

**(l) ADJOURNMENT (Item 16)**

That there being no further business, the Planning Committee be adjourned at 3:08 p.m.

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Councillor C. Cassar, Chair  
Planning Committee

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Lisa Kelsey  
Legislative Coordinator