



**PLANNING COMMITTEE  
REPORT  
23-019**

November 14, 2023

9:30 a.m.

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

**Present:** Councillor J.P. Danko (Chair)  
Councillor T. Hwang (1st Vice Chair)  
Councillor C. Cassar (2nd Vice Chair)  
Councillors J. Beattie, M. Francis, T. Hwang, C. Kroetsch,  
T. McMeekin, E. Pauls, M. Tadeson, A. Wilson, M. Wilson

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**THE PLANNING COMMITTEE PRESENTS REPORT 23-019 AND RESPECTFULLY RECOMMENDS:**

- 1. 2024 Licensing and By-Law Services Division's Priorities and Timelines for new by-laws, including Adequate Temperature By-Law (PED23238) (City Wide) (Outstanding Business List Item) (Item 9.1)**

That Report PED23238 respecting 2024 Licensing and By-Law Services Division's Priorities and Timelines for new by-laws, including Adequate Temperature By-Law, be received.

- 2. Active Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision Applications (PED23239) (City Wide) (Item 9.2)**

That Report PED23239 respecting Active Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision Applications, be received.

- 3. Applications for Urban Official Plan Amendment UHOPA-21-001, Zoning By-law Amendment ZAC-21-001 and Draft Plan of Subdivision for Lands Located at 3169 Fletcher Road, Glanbrook (PED23210) (Ward 11) (Item 10.1)**

(a) That Official Plan Amendment Application UHOPA-21-001, by A.J. Clarke and Associates Ltd. (c/o Stephen Fraser), on behalf of Joe Sarto, Owner, to re-designate the subject lands from "Low Density Residential 2h" to "Low Density Residential 3c" in the Binbrook Village Secondary Plan, to permit the development of block townhouse and back to back townhouse dwellings with a maximum density of 49 dwellings per net residential

hectare, for lands located at 3169 Fletcher Road, as shown on Appendix “A” attached to Report PED23210, be APPROVED on the following basis:

- (i) That the draft Official Plan Amendment, attached as Appendix “B” to Report PED23210, be adopted by City Council;
  - (ii) That the proposed Official Plan Amendment is consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended);
- (b) That Zoning By-law Amendment Application ZAC-21-001, by A.J. Clarke and Associates Ltd. (c/o Stephen Fraser, on behalf of Joe Sardo, Owner, for a change in zoning from the Restricted Agricultural “A2” Zone to Residential Multiple – Holding “H-RM3-327” Zone, Modified, to permit 23 block townhouse units and 34 back to back townhouse dwellings with two parking spaces per unit and 14 visitor parking spaces, for lands located at 3169 Fletcher Road, as shown on Appendix “A” attached to Report PED23210, be APPROVED on the following basis:
- (i) That the draft By-law, attached as Appendix “C” to Report PED23210, 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 will comply with the Urban Hamilton Official Plan upon approval of Official Plan Amendment No. XX;
  - (iii) That the amending By-law apply the Holding Provisions of Section 36(1) of the Planning Act, R.S.O. 1990 to the subject lands by introducing the Holding “H” as a prefix to the proposed zoning as shown on Schedule “A” of Appendix “C” attached to Report PED23210;

The Residential Multiple – Holding “H-RM4-327” Zone, Modified, applicable to lands shown on Schedule “A” to Appendix “C” attached to Report PED23210 be removed conditional upon the following:

That the “H” Holding Symbol may be removed by a further amendment to this By-law at such time that the landowner

demonstrates to the satisfaction of the Director, Growth Management and Chief Engineer that:

- 1) Municipal services are available to the limits of the property, including but not limited to water, sanitary sewers, and storm sewers;
  - 2) Street 'B' on the Draft Plan of Subdivision 25T-201405 as approved by the Ontario Land Tribunal on May 20, 2016 has been constructed;
  - 3) The Stormwater Management Pond within the Draft Plan of Subdivision 25T-201405 as approved by the Ontario Land Tribunal on May 20, 2016, is constructed and fully operational;
- (c) That Draft Plan of Subdivision Application 25T-202101 by A.J. Clarke and Associates Ltd. (c/o Stephen Fraser), on behalf of Joe Sarto, Owner, on lands located at 3169 Fletcher Road, Glanbrook, as shown on Appendix "A" attached to Report PED23210, 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 "3169 Fletcher Road" certified by Nicholas P. Muth, O.L.S., dated December 13, 2022, consisting of one development block for 23 block townhouses units and 34 back to back townhouse dwellings (Block 1) and one block for a road right of way dedication (Block 2), as shown on Appendix "E" attached to Report PED23210;
  - (ii) That the Owner enter into a Standard Form Subdivision Agreement as approved by City Council and with the Special Conditions as shown on Appendix "F" attached to Report PED23210;
  - (iii) That the Special Conditions of Draft Plan of Subdivision Approval, 25T-202101, as shown on Appendix "F" attached to Report PED23210, be received and endorsed by City Council;
  - (iii) That 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.

**4. Application for a Zoning By-law Amendment for lands Located at 2800 Library Lane and 2641 Regional Road 56, Glanbrook (PED23231) (Ward 11) (Item 10.2)**

- (a) That Zoning By-law Amendment Application ZAC-23-022, by SHS Consulting (c/o Andrew Vrana) on behalf of Township of Glanbrook Non-Profit Housing Corporation, Owner, for a change in zoning from the Restricted Agricultural "A2" Zone to the Residential Multiple "RM4-322" Zone, Modified, (Block 1) and from the Residential Multiple "RM4" Zone to the Residential Multiple "RM4-322" Zone, Modified, (Block 2) to permit the development of a three storey adult lifestyle multiple dwelling with 105 dwelling units and 78 surface parking spaces on a portion of the lands located at 2800 Library Lane and 2641 Regional Road 56, as shown on Appendix "A" attached to Report PED23231, be APPROVED on the following basis:
  - (i) That the draft By-law, attached as Appendix "B" to Report PED23231, 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 and the Binbrook Village Secondary Plan.

**5. Applications for an Official Plan Amendment, Zoning By-law Amendment and Revisions to a Draft Plan of Subdivision for Lands Located at 2080 Rymal Road East, Glanbrook (PED23232) (Ward 9) (Item 10.3)**

- (a) That Official Plan Amendment Application UHOPA-20-010, by A.J. Clarke and Associates (c/o Stephen Fraser), on behalf of A. DeSantis Developments Ltd. (c/o Anthony DeSantis Jr.), Owner, to redesignate the subject lands from "Institutional" (Public Elementary School), "Low Density Residential 2g", and "Medium Density Residential 2b" to "Low Density

Residential 2h" and "Medium Density Residential 2c" to permit the development of 37 street townhouse dwellings, 189 block townhouse dwellings, and a multiple dwelling containing up to 80 units, on lands located at 2080 Rymal Road East, as shown in Appendix "A" attached to Report PED23232, be APPROVED on the following basis:

- (i) That the draft Official Plan Amendment attached as Appendix "B" to Report PED23232, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
  - (ii) That the proposed Official Plan Amendment is consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended);
- (b) That Zoning By-law Amendment Application ZAC-20-015, by A.J. Clarke and Associates (c/o Stephen Fraser), on behalf of A. DeSantis Developments Ltd. (c/o Anthony DeSantis Jr.), Owner, for a change in zoning from the Residential Multiple "RM3-175" Zone, Modified, the Residential Multiple "RM2-182" Zone, Modified, the Residential "R4-182" Zone, Modified, and the Residential "R4-173b" Zone, Modified, to the Low Density Residential - Small Lot (R1a, 866) Zone, to permit the development of 37 street townhouse dwellings, on lands located at 2080 Rymal Road East, as shown in Appendix "A" attached to Report PED23232 be APPROVED on the following basis:
- (i) That the draft By-law attached as Appendix "C" to Report PED23232, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
  - (ii) That the proposed change in zoning is consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended);
  - (iii) That this amending By-law will comply with the Urban Hamilton Official Plan upon approval of Urban Hamilton Official Plan Amendment No. XX;
- (c) That Zoning By-law Amendment Application ZAC-20-015, by A.J. Clarke and Associates (c/o Stephen Fraser), on behalf of A. DeSantis Developments Ltd. (c/o Anthony DeSantis Jr.), Owner, for a change in zoning from the Residential Multiple "RM2-182" Zone, Modified to the

Residential Multiple "RM3-323" Zone, Modified (Block 1); from the Residential Multiple "RM2-173" Zone, Modified and the Institutional "I-173" Zone, Modified to Residential Multiple "RM4-325" Zone, Modified (Blocks 2 and 3); and from the Residential Multiple "RM2-173" Zone, Modified, the Institutional "I-173" Zone, Modified, the Residential Multiple "RM2-182" Zone, Modified, the Residential "R4-173(B)" Zone, Modified and the Residential "R4-182" Zone, Modified, to the Residential Multiple "RM3-324" Zone, Modified (Blocks 4, 5, 6, 7 and 8), to permit the development of 189 block townhouse dwellings and an 80 unit, multiple dwelling, on lands located at 2080 Rymal Road East, as shown in Appendix "A" attached to Report PED23232, be APPROVED on the following basis:

- (i) That the draft By-law attached as Appendix "D" to Report PED23232, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
  - (ii) That the proposed change in zoning is consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended);
  - (iii) That this amending By-law will comply with the Urban Hamilton Official Plan upon approval of Urban Hamilton Official Plan Amendment No. XX;
- (d) That Revisions to Approved Draft Plan of Subdivision 25T-200303R, by A.J. Clarke and Associates (c/o Stephen Fraser), on behalf of A. DeSantis Developments Ltd. (c/o Anthony DeSantis Jr.), Owner, on lands located at 2080 Rymal Road East (Glanbrook), as shown on Appendix "A" to Report PED23232, 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 "Crossings Phase 3" 25T-200303R, prepared by A.J. Clarke and Associates Ltd., and certified by Nicholas P. Muth, O.L.S., dated September 07, 2022, consisting of two blocks for 37 street townhouse dwellings (Blocks 1 and 5); two blocks for 189 block townhouse dwellings (Blocks 2 and 4); one block for a multiple dwelling for up to 80 multiple dwelling units (Block 3); and the extension of Bellagio Avenue, as shown on the Draft Plan of Subdivision attached as Appendix "F" to Report PED23232;

- (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-200303R, as shown on Appendix "I" to Report PED23232, be received and endorsed by City Council;
- (iii) That 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.

**6. Application for Approval of a Draft Plan of Subdivision for Lands Located at 250 First Road West, Stoney Creek (PED23233) (Ward 9) (Item 10.4)**

- (a) That Draft Plan of Subdivision Application 25T-202302, by UrbanSolutions Planning & Land Development Consultants Inc. (c/o Matt Johnston), on behalf of 256 First Road West Inc. (c/o Nicole Cimadamore), Owner, on lands located at 250 First Road West, as shown on Appendix "A" attached to Report PED23233, 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 25T-202302, certified by Rob. A. McLaren, O.L.S., dated December 22, 2022, consisting of one development block for townhouse dwellings (Block 1), one block for a daylight triangle dedication (Block 2) and one block for a road right of way dedication (Block 3), as shown on Appendix "B" attached to Report PED23233;
  - (ii) That the Owner enter into a Standard Form Subdivision Agreement as approved by City Council and with the Special Conditions as shown on Appendix "C" attached to Report PED23233;

- (iii) That the Special Conditions of Draft Plan of Subdivision Approval, 25T-202302, as shown on Appendix “C” attached to Report PED23233, be received and endorsed by City Council;
- (iv) That 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;
- (v) 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.

**7. Applications for an Official Plan Amendment and Zoning By-law Amendment, for Lands Located at 1225 Old Golf Links Road, Ancaster (PED23234) (Ward 12) (Item 10.5)**

- (a) That Official Plan Amendment Application UHOPA-23-017, by A.J. Clarke and Associates Ltd. (c/o Ryan Ferrari) on behalf of Ancaster Space Station Inc. (c/o Steve Grzenda), Owner, to amend Volume 1, Schedule E-1 -Urban Land Use Designations by redesignating the subject site from the “Open Space” designation to the “Mixed Use – Medium Density” designation, to amend Volume 2, Meadowlands Mixed Use Secondary Plan Map B.2.4-1 by redesignating the subject site from the “General Open Space” designation to the “Mixed Use – Medium Density” designation, and to amend Volume 2, Meadowlands Mixed Use Secondary Plan by adding a Site Specific Policy to permit a maximum five storey warehouse (self-storage) use, for the lands located at 1225 Old Golf Links Road, as shown on Appendix “A” attached to Report PED23234, be APPROVED on the following basis:
  - (i) That the draft Official Plan Amendment, attached as Appendix “B” to Report PED23234, be adopted by City Council;
  - (ii) That the proposed Official Plan Amendment is consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended);



(b) That Zoning By-law Amendment Application ZAC-23-041, by A.J. Clarke and Associates Ltd. (c/o Ryan Ferrari) on behalf of Ancaster Space Station Inc. (c/o Steve Grzenda), Owner, for a change in zoning from the Public "P-242" Zone to the Mixed Use Medium Density (C5, 876, H161) Zone, to permit a maximum five storey (18.8 metre) warehouse (self-storage) with 46 parking spaces, for the lands located at 1225 Old Golf Links Road, as shown on Appendix "A" attached to Report PED23234, be APPROVED on the following basis:

(i) That the draft By-law attached as Appendix "C", as amended by deleting 2. (b), to Report PED23234, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;

2. ~~(b) In addition to Section 10.5.1, a Warehouse (self-storage) shall also be permitted in accordance with Section 10.5.3 and Section c) below.~~

(ii) That the proposed change in zoning is consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended);

(iii) That this amending By-law will comply with the Urban Hamilton Official Plan upon the approval of Urban Hamilton Official Plan Amendment No. XX;

(iv) That the amending By-law apply the Holding Provisions of Section 36(1) of the *Planning Act*, R.S.O. 1990 to the subject site by introducing the Holding symbol 'H161' to the proposed Mixed Use Medium Density (C5, 876) Zone:

The Holding Provision 'H161' is to be removed conditional upon:

(1) The Owner submitting a revised Functional Servicing Report analyzing the sanitary sewer system in accordance with the City's standards and demonstrating that there is a residual capacity in the system to support the proposed development and that the increased wastewater generated from the proposed development will not adversely impact the hydraulic performance of the City's sanitary sewer system, to the satisfaction of the Director of Growth Management and Chief Development Engineer;

- (2) The Owner submitting a revised Stormwater Management Report to demonstrate there is a suitable storm outlet for the proposed development, to the satisfaction of the Director of Growth Management and Chief Development Engineer;
- (3) The Owner submitting a Watermain Hydraulic Analysis, to the satisfaction of the Director of Growth Management and Chief Development Engineer;
- (4) The Owner entering into an External Works Agreement with the City's Growth Management Division for the design and construction of any required improvements to the municipal infrastructure at the Owner's cost, to the satisfaction of the Director of Growth Management and Chief Development Engineer;
- (5) The Owner submitting an acoustical report prepared by a qualified Professional Engineer containing the recommended noise control measures to the satisfaction of the Director of Planning and Chief Planner. Should a peer review of the acoustical report be warranted, all associated costs shall be borne by the owner and shall be submitted to the satisfaction of the City of Hamilton, Director of Planning and Chief Planner;
- (6) The Owner submitting a revised Tree Protection Plan addressing the protection of the trees found within the City's right-of-way including justification for the removal of the identified trees and the applicable Tree Protection Plan review fee payable to the City of Hamilton, to the satisfaction of the Director of Planning and Chief Planner;
- (7) The Owner satisfying all requirements of Hydro One Corporation including lot grading and drainage and entering into a Site Plan Agreement with the City, to the satisfaction of the Director of Planning and Chief Planner.

**8. Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 65 Guise Street East (Pier 8, Block 16), Hamilton (PED22031(a)) (Ward 2) (Item 10.7)**

- (a) That Revised Official Plan Amendment Application UHOPA-22-001, by WEBB Planning Consultants (c/o James Webb) on behalf of the City of

Hamilton, Municipal Land Development Office, Owner, to redesignate the subject lands from “Institutional” to “Mixed Use” and to establish a Special Policy Area on Schedule “M-2” in the West Harbour (Setting Sail) Secondary Plan in the former City of Hamilton Official Plan to permit a maximum 45 storey mixed use building, for lands located at 65 Guise Street East (Pier 8, Block 16), as shown on Appendix “A” attached to Report PED22031(a), be APPROVED on the following basis:

- (i) That the draft Official Plan Amendment, attached as Appendix “B” to Report PED22031(a), be adopted by City Council;
  - (ii) That the proposed Official Plan Amendment is consistent with the Provincial Policy Statement (2020) and conforms to the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended);
- (b) That Revised Zoning By-law Amendment Application ZAC-22-003, by WEBB Planning Consultants (c/o James Webb) on behalf of the City of Hamilton, Municipal Land Development Office, Owner, for a change in zoning from the Community Institutional (I2, 486, H94) Zone to the Waterfront – Mixed Use (WF2, 819, H94, H130) Zone to permit a maximum 45 storey (147.0 metre) mixed use building, for lands located at 65 Guise Street East (Pier 8, Block 16), as shown on Appendix “A” attached to Report PED22031(a), be APPROVED on the following basis:
- (i) That the draft By-law, attached as Appendix “C”, **as amended by including net zero carbon, high efficiency building standards**, to Report PED22031(a), 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 will comply with the City of Hamilton Official Plan upon approval of Official Plan Amendment No. XX;
  - (iii) That the amending By-law apply the Holding Provision of Section 36(1) of the *Planning Act*, R.S.O. 1990 to the subject property by introducing the Holding symbol ‘H130’ to the proposed Waterfront – Mixed Use (WF2, 819, H94, H130) Zone;

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

- (1) The Owner submitting and receiving conditional site plan approval, which shall implement the Pier 8 Block 16 Urban Design Guidelines, the Pier 8 – Block 16 Sustainability Report, the preferred tower design as determined through the Implementation Process for a Tall Building Proposal – Pier 8, Block 16, and that addresses innovation in the areas of sustainability, quality of life and design excellence, **and to demonstrate net zero carbon, high efficiency building standards, Pier 8 Block 16 will use best efforts to target the CaGBC’s Zero Carbon Building v3 Design Certification**, to the satisfaction of the Director of Planning and Chief Planner.
  
- (c) That Item 22D respecting a Recommendation Report for proposed Official Plan Amendment and Zoning By-law Amendment applications for 65 Guise Street East (Pier 8, Block 16) be identified as complete and removed from the Planning Committee Outstanding Business List.

**9. Industrial/Commercial Proactive Pilot Project (PED23236) (City Wide) (Outstanding Business List Item) (Item 11.1)**

- (a) That Licensing and By-law Services create a one year Industrial/Commercial Proactive By-law Pilot Project to review existing and potential new by-laws and provincial regulation as it relates to impacts on residential areas by industrial and commercial operations, subject to the approval of the staffing and resourcing outlined in Recommendation (b);
  
- (b) That the Director of Licensing and By-law Services be directed to create the following temporary positions for creation and implementation of the Industrial/Commercial Proactive By-law Pilot Project funded first from the departmental operating budget surplus and second from the Tax Stabilization Reserve (110046) should the final 2024 departmental budget surplus be insufficient;
  - (i) One temporary full-time (1.0) Project Manager in the Licensing and By-law Services Division at an estimated total cost of \$144,018 annually;
  
  - (ii) One temporary full-time (1.0) Municipal Law Enforcement officer in the Licensing and By-law Services Division at an estimated total cost of \$110,204 annually;

- (iii) One vehicle for Licensing and By-law Services, at an estimated cost of \$54,525 and \$9,000 for vehicle maintenance costs for investigation and enforcement;
  - (c) That staff report back to the Planning Committee (Q3 2025) at the conclusion of the Industrial/Commercial Proactive By-law Pilot Project, with an update on the outcomes and future recommendations;
  - (d) That Item 23E respecting the establishment of a proactive team to work with industrial and commercial partners city wide be identified as complete and removed from the Planning Committee's Outstanding Business List.
- 10. Waterfront Ambassador Program (PED23237) (City Wide) (Outstanding Business List Item) (Item 11.2)**
- (a) That the Waterfront Ambassador Pilot Program at the Hamilton Beachfront (Ward 5), be approved as a permanent annual program subject to the approval of 2 full-time summer students from the months of May-September, at an estimated annual cost of \$36,658.18 and be referred to the 2024 Tax Supported Operating Budget process;
  - (b) That the Waterfront Ambassador Pilot Program be expanded to include education and enforcement rotations at additional trail sites City wide as determined seasonally by the Director or designate of Licensing and By-Law Services, and in consultation with Ward Councillors, be approved as an enhancement to the permanent annual program, subject to the approval of 2 full-time summer students from the months of May-September at an estimated cost of \$36,658.18, and be referred to the 2024 Tax Supported Operating Budget process;
  - (c) That subject to the approval of recommendation (a) and (b) the one-time cost of one vehicle \$54,525 plus operating costs \$6,250 to transport bicycles to the trail location and hold equipment/educational materials, be approved, for Licensing and By-Law Services;
  - (d) That the matter respecting Item 1, Planning Committee Report 23-007, from the Council meeting on May 10, 2023, be identified as complete and removed from the Outstanding Business List.
- 11. Provincial Announcement Impacting Provincial Decisions on Municipal Official Plans and Official Plan Amendments (PED23252) (City Wide) (Item 11.3)**

- (a) That Council reconfirm its position on Urban Hamilton Official Plan Amendment 167 and Rural Hamilton Official Plan Amendment 34, as adopted by Council on June 8, 2022;
- (b) That Planning and Economic Development Department staff on behalf of the Mayor and Council, be directed to:
  - (i) Submit Report PED23252, including the comments and changes in Appendices “A” and “B” and the development application information in Appendix “C” attached to Report PED23252 to the Ministry of Municipal Affairs and Housing;
  - (ii) Work with the Ministry of Municipal Affairs and Housing to retain modifications that are conformity-related and are supported by Council, as identified in the comments contained in Appendices “A” and “B” attached to Report PED23252;
  - (iii) Request that the Ministry of Municipal Affairs and Housing include clear language in the implementing legislation that would bar legal proceedings and remedies being brought against municipalities in relation to the reversal of the modifications by the Minister of Official Plans and Official Plan amendments;
  - (iv) Request that the Ministry of Municipal Affairs and Housing provide clear legislative language with respect to transitional matters in the anticipated legislation to reverse the modifications by the Minister of Official Plans and Official Plan amendments and adopt the recommendations of the City;
  - (v) Request that the Ministry of Municipal Affairs and Housing remove the requirement to phase in Development Charge Rates (Section 5(8) of the *Development Charges Act, 1997*, as amended) for the initial service specific Development Charge By-laws which utilize infrastructure master plans developed based on the reversal of Provincial modifications to the urban boundary;
- (c) That Planning and Economic Development Department staff and Finance staff be directed to:
  - (i) Prepare detailed cost estimates of additional costs incurred by the City as a result of the Provincial modifications to Urban Hamilton Official Plan Amendment 167 and Rural Hamilton Official Plan Amendment 34 made on November 4, 2022, and any additional

costs incurred since the Provincial announcement on October 23, 2023;

- (ii) Engage in discussions with the Province to recover costs incurred;
  - (d) That the Effective Date and Transition Policies outlined in Report PED23252 be submitted as comments to the Province for inclusion in its anticipated legislation respecting the Provincial announcement.
- 12. Bill 136, Greenbelt Statute Law Amendment Act, 2023 - Reinstatement of Greenbelt Lands (PED23244) (City Wide) (Item 11.4)**
- (a) That the proposed reinstatement of all 15 sites removed from the Greenbelt Area by the Government of Ontario, be supported;
  - (b) That Council adopt the submissions and recommendations, as attached in Appendix "A" to Report PED23244, regarding *Bill 136, Greenbelt Statute Law Amendment Act, 2023*;
  - (c) That the Acting Director of Planning and Chief Planner and the City Solicitor be authorized to make the submissions and recommendations on *Bill 136, Greenbelt Statute Law Amendment Act, 2023*, as attached in Appendix "A" to Report PED23244.
- 13. Ontario Regulatory Registry Posting 23-MOI004, Proposed GO Transit Station Funding Act, 2023 (PED23245) (City Wide) (Item 11.5)**
- (a) That staff be directed to advise the Province that the cost of designing and constructing Government of Ontario GO Stations continue to be funded by the Province;
  - (b) That Council endorse the submissions and recommendations as attached in Appendix "A" to Report PED23245 regarding the proposed Bill 134, *Affordable Homes and Good Jobs Act, 2023*;
  - (c) That the Acting Director of Planning and Chief Planner be authorized and directed to confirm the submissions and recommendations made to the Province resulting from Council's review and decisions on Report PED23245;
  - (d) That staff report back to Council should Bill 131, proposed *GO Transit Station Funding Act, 2023* be proclaimed on any required process, fee and By-law changes necessary to implement the proposed changes.

- 14. Bill 134, Proposed Affordable Homes and Good Jobs Act, 2023 (PED23256) (City Wide) (Item 11.6)**
- (a) That Council endorse the submissions and recommendations attached in Appendix “A” to Report PED23256 regarding the proposed Bill 134, *Affordable Homes and Good Jobs Act, 2023*;
  - (b) That the Acting Director of Planning and Chief Planner be authorized and directed to confirm the submissions and recommendations made to the Province resulting from Council’s review and decisions on Report PED23256;
  - (c) That staff report back to Council should Bill 134, *Affordable Homes and Good Jobs Act, 2023* be proclaimed on any required process, fee and By-law changes necessary to implement the proposed changes.
- 15. Appeal to the Ontario Land Tribunal for lands located at 509 Southcote Road, Ancaster for Lack of Decision on Official Plan Amendment Application (UHOPA-23-010) and Zoning By-law Amendment Application (ZAC-23-025) (LS23030) (Ward 12) (Item 15.2)**
- (a) That the directions to staff (recommendations (a) to (d)) in Report LS23030, be approved;
  - (b) That the directions to staff (recommendations (a) to (d)) in Report LS23030, be released to the public, following approval by Council; and
  - (c) That the balance of Report LS23030 remain confidential.
- 16. Appeal to the Ontario Land Tribunal (OLT) for Lands located at 11, 19, 20, 21, 23, 27 and 30 Lakeside Drive and 81 Waterfront Crescent, Stoney Creek, for Lack of Decision on Official Plan Amendment Application (UHOPA-17-005) Zoning By-law Amendment Application (ZAC-17-015) and Draft Plan of Subdivision Application (25T-201703) (LS23008(a)) (Ward 10) (Added Item 15.3)**
- (a) That the directions to staff (recommendations (a) to (c)) in Report LS23008(a), be approved;
  - (b) That the directions to staff (recommendations (a) to (c)) Report LS23008(a) and Appendices “A” and “B” to Report LS23008(a), remain



confidential until made public as the City's position before the Ontario Land Tribunal; and,

(c) That the balance of Report LS23008(a) remain confidential.

**17. Appeal to the Ontario Land Tribunal (OLT) for lands located at 544 and 550 Rymal Road East, Hamilton, for Lack of Decision on Urban Hamilton Official Plan Amendment Application (UHOPA-20-024) and Zoning By-law Amendment Application (ZAC-20-037) and Draft Plan of Subdivision Application (25T-202006) (LS23031) (Ward 7) (Added Item 15.4)**

(a) That the directions to staff (recommendations (a) to (e)) in Report LS23031, be approved;

(b) That the directions to staff (recommendations (a) to (e)) in Report LS23032, be released to the public, following approval by Council; and

(c) That the balance of Report LS23031 remain confidential.

**FOR INFORMATION:**

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

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

**4. APPROVAL OF MINUTES OF PREVIOUS MEETING**

4.1 October 31, 2023 Minutes

Corrected to show Councillor T. Jackson was present at the October 31st meeting.

**5. COMMUNICATIONS**

5.1 Correspondence respecting No Boundary Expansion (Item 11.3) – Added Items (xxxv) to (dclxxxviii).

Recommendation: Be received and referred to the consideration of Item 11.3

5.2 Correspondence from Aird & Berlis LLP respecting Bill 136, *Greenbelt Statute Law Amendment Act, 2023* - Reinstatement of Greenbelt Lands (PED23244) (City Wide) (Item 11.4)

Recommendations: Be received and referred to the consideration of Item 11.4

**6. DELEGATION REQUESTS**

6.2 Delegations respecting Urban Boundary Expansion (Item 11.3) (For today's meeting)

- (i) Nancy Smith, Elfrida Community Builders Group (in-person)
- (ii) John Corbett (in-person)
- (iii) Lee Parsons (in-person) (requested to follow John Corbett)
- (iv) Phil Pothen (virtually)
- (v) Marcus Gagliardi (virtual)
- (vi) Lilly Noble (pre-recorded)

6.3 Steven Zakem respecting Bill 163 Greenbelt Statute Law Amendment (Item 11.4) (For today's Meeting)

**10. PUBLIC HEARINGS**

10.1 Applications for Urban Official Plan Amendment UHOPA-21-001, Zoning By-law Amendment ZAC-21-001 and Draft Plan of Subdivision for Lands Located at 3169 Fletcher Road, Glanbrook (PED23210) (Ward 11)

(a) Added Written Submissions:

- (i) Cachet Homes

(b) Staff Presentation

10.2 Application for a Zoning By-law Amendment for lands Located at 2800 Library Lane and 2641 Regional Road 56, Glanbrook (PED23231) (Ward 11)

(a) Added Written Submissions:

- (ii) Eva Basso
- (iii) Graham Cubitt, Hamilton is Home

(b) Added Registered Delegations:

- (i) Melvin Switzer, Township of Glanbrook Non-Profit Housing Corporation (in-person)
    - (ii) Lisa Burrows, Township of Glanbrook Non-Profit Housing Corporation (in-person)
  - (c) Staff Presentation
- 10.6 Application for a Zoning By-law Amendment for Lands Located at 64 Hatt Street, Dundas (PED23164) (Ward 13)
  - (a) Added Written Submissions:
    - (i) Mike Stone, Hamilton Conservation Authority
  - (b) Staff Presentation
- 10.7 Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 65 Guise Street East (Pier 8, Block 16), Hamilton (PED22031(a)) (Ward 2)
  - (a) Added Registered Delegations:
    - (ii) Jeff Glen (in-person)
    - (iii) Shwaan Hutton (in-person)
    - (iv) Peter Walberg, Habitat for Humanity Hamilton (in-person)
    - (v) Scott Patterson (in-person)
    - (vi) Stephen Park, North End Neighbourhood Association (in-person)
  - (b) Added Written Submissions
    - (vii) Norah Navin
    - (viii) Sean Ferris, Habitat for Humanity Hamilton
    - (ix) Shwaan Hutton
    - (x) Jeremy Freiburger
    - (xi) Beatrice Jeffrey
    - (xii) Peter Mokrycke
    - (xiii) John Mokrycke
    - (xiv) Barbara Wright
    - (xv) Herman Turkstra
    - (xvi) Martinus Geleynse
    - (xvii) Bryan Ritskes, Harbour West Neighbourhood

- (xviii) Elizabeth A. Poynter
- (xix) Marie Valentine
- (xx) Arty Hawkins

(c) Staff Presentation

**ADDED:**

Staff Presentations for Items 10.3, 10.4, 10.5 and 11.3.

**13. NOTICES OF MOTION**

13.1 Taxi Industry Review Request

13.2 Annual Inactive Plate Rate

**15. PRIVATE AND CONFIDENTIAL**

15.3 Appeal to the Ontario Land Tribunal (OLT) for Lands located at 11, 19, 20, 21, 23, 27 and 30 Lakeside Drive and 81 Waterfront Crescent, Stoney Creek, for Lack of Decision on Official Plan Amendment Application (UHOPA-17-005) Zoning By-law Amendment Application (ZAC-17-015) and Draft Plan of Subdivision Application (25T-201703) (LS23008(a)) (Ward 10)

15.4 Appeal to the Ontario Land Tribunal (OLT) for lands located at 544 and 550 Rymal Road East, Hamilton, for Lack of Decision on Urban Hamilton Official Plan Amendment Application (UHOPA-20-024) and Zoning By-law Amendment Application (ZAC-20-037) and Draft Plan of Subdivision Application (25T-202006) (LS23031) (Ward 7)

The agenda for the November 14, 2023 Planning Committee meeting was approved, as amended.

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

Councillor Hwang declared a disqualifying interest with Item 10.6, Application for a Zoning By-law Amendment for Lands Located at 64 Hatt Street, Dundas (PED23164) (Ward 13), as her business partner is the applicant.

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

**(i) October 31, 2023 (Items 4.1)**

The Minutes of the October 31, 2023 meetings were approved, as presented.

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

**(i) Various Communications (Items 5.1 and Added Item 5.2)**

The following communication items were received and referred to the consideration of the appropriate agenda item:

**(i) Correspondence respecting No Boundary Expansion (Item 11.3) (Item 5.1)**

- (i) Lily Noble
- (ii) Cathie Botelho
- (iii) Gerten Basom
- (iv) Martha Howatt
- (v) Sarah Jenner
- (vi) Jax Weafer
- (vii) Jessica Prevost
- (viii) Jane Hill
- (ix) Zoe Green
- (x) Kate Fox
- (xi) Jessica Claus
- (xii) Sherlly Jaminn
- (xiii) Sydney Davis
- (xiv) Hilary Lyttle
- (xv) Jacqueline McDermid
- (xvi) Graeme Lavrence
- (xvii) Michelle Araujo
- (xviii) Mack DaSilva
- (xix) Morgan Bullock
- (xx) Tina Brajic
- (xxi) John Kennedy
- (xxii) Terry Basom
- (xxiii) Laura Katz
- (xxiv) Megan Saunders
- (xxv) Lara Stewart
- (xxvi) Henriette Jansen
- (xxvii) Brian Werner
- (xxviii) Megan Allore
- (xxix) Charlane Surerus

- (xxx) Louissette Lanteigne
- (xxxi) Isabel Douglas
- (xxxii) Jason Hickey
- (xxxiii) Karen Brock
- (xxxiv) Roger Rose
- (xxxv) Javier Sinisterra
- (xxxvi) Debra Dorpmans
- (xxxvii) Judy Anderson
- (xxxviii) Jonathan Haskins
- (xxxix) Connie Kidd
- (xl) Lynn Prince
- (xli) Anne Ge
- (xlii) Janet Fraser
- (xliii) Darlene Gilbert
- (xliv) Greg Schultz
- (xlv) Julie Hillwood
- (xlvi) Sophie Cohen
- (xlvii) Janet Barclay
- (xlviii) Thea Pagliacci
- (xlix) Kathleen Bruno
- (l) Neil Gloster
- (li) Yvonne Sutherland-Case
- (lii) Elizabeth Knight
- (liii) Howard Cole
- (liv) Nancy Campbell
- (lv) Susan Wortman
- (lvi) Julie Hillwood
- (lvii) Joe Tersigni
- (lviii) Brigitte Huard
- (lix) Jon Davey
- (lx) Candice McMurdo
- (lxi) Rita Bailey
- (lxii) Steve McHugh
- (lxiii) Lucia Iannantuono
- (lxiv) Carole-Ann Durrant
- (lxv) Richard Johnson
- (lxvi) MaryEllen Bailey
- (lxvii) David Hitchcock
- (lxviii) Robert Coxe
- (lxix) Sue Miller
- (lxx) Tom Baker
- (lxxi) Karena Osborne
- (lxxii) Danielle Steenwyk-Rowaan

- (lxxiii) Michael Friesen
- (lxxiv) Harlee Mackenzie
- (lxxv) Jean Jacobs
- (lxxvi) Caroline Moran
- (lxxvii) Jenna Versteeg
- (lxxviii) Kara Guatto
- (lxxix) Karen Dick
- (lxxx) Clayton Chamberlain
- (lxxx1) Evan Ubene
- (lxxxii) Jill Tonini
- (lxxxiii) Leo Dragtoe
- (lxxxiv) Jen Garfield
- (lxxxv) Michelle Tom
- (lxxxvi) Seb Meisner
- (lxxxvii) Marjorie Campbell
- (lxxxviii) Mary Amba
- (lxxxix) Jeff Schrieber
- (xc) Harjot Atwal
- (xci) Andrea Madsen
- (xcii) Scott Dobbin
- (xciii) Jen Baker
- (xciv) A.L. Munro
- (xcv) Emily Choy
- (xcvi) Allie Blumas
- (xcvii) Andrea MacAulay
- (xcviii) Margot Olivieri
- (xcix) Ela Grubasz
- (c) Leanne Irwin
- (ci) Maryanne Lemieux
- (cii) Madison VandenAkker
- (ciii) Tobi Olsen
- (civ) Devon Mackinnon
- (cv) Deborah Devine
- (cvi) Nina Monteiro
- (cvii) Lynn Fraser
- (cviii) Laura Cortiula
- (cix) Jennifer Spinner
- (cx) Andra Zommers
- (cx1) Linda McDougall
- (cxii) Geoffrey Honey
- (cxiii) Nick Mueller
- (cxiv) Brigitte Evering
- (cxv) Kaitlin Lewis

- (cxvi) Carrie Gaynik
- (cxvii) Julia Hamill
- (cxviii) Rayna Slobodian
- (cxix) Thomas Pepper
- (cxx) Lisa Schumph
- (cxxi) Ian Borsuk
- (cxxii) Zach Weston
- (cxxiii) Lisa Cole
- (cxxiv) April Moore
- (cxxv) Jennifer Davis
- (cxxvi) Doreen Stermann
- (cxxvii) Maria Tersigni Wishart
- (cxxviii) Jed Burrows
- (cxxix) Vanessa Scali
- (cxxx) Stephanie McAulay
- (cxxxii) Paul Copcutt
- (cxxxii) Jessica MacDonald
- (cxxxiii) Aly Livingston
- (cxxxiv) Lindsey Hamilton
- (cxxxv) Laura Sergeant
- (cxxxvi) Maggie Martineau
- (cxxxvii) Sandra Downard
- (cxxxix) Lisa Guilfoyle
- (cxl) Ruby Collins
- (cxli) Kirsten McCarthy
- (cxlii) Natalie Castellino
- (cxliii) SG Hurlburt
- (cxliv) Dp Crawford
- (cxlv) Cynthia West
- (cxlvi) Beverley Wagar
- (cxlvii) Nicole Daley
- (cxlviii) Kathy Bond
- (cxliv) Alison Forde
- (cl) Brendan Murphy
- (cli) Jennifer Pate
- (clii) Lauren Sladic
- (cliii) Jane Glatt
- (cliv) Eleanor Hayward
- (clv) Akira Ourique
- (clvi) Julie McCann
- (clvii) Amos Crawley
- (clviii) Victoria Riddell
- (clix) Lori Sirianni



- (clx) Carolyn Ascroft
- (clxi) Michelle Stokes
- (clxii) Kate Mills
- (clxiii) Sharon Bray
- (clxiv) Malia Vatikiotis-Bateson
- (clxv) Karoline Lawson
- (clxvi) Alyssa Campbell
- (clxvii) Amanda Ayer
- (clxviii) Tom Shea
- (clxix) Chris Harris
- (clxx) Daniel Leavey
- (clxxi) Allyn Walsh
- (clxxii) Bob Berberick
- (clxxiii) Fiona Parascandolo
- (clxxiv) Catherine Craig
- (clxxv) Elizabeth Wren
- (clxxvi) Christine Fandrich
- (clxxvii) Susan Jagoe-Biggley
- (clxxviii) Rebecca Ripco
- (clxxix) Pauline Prows
- (clxxx) Kevin Hutson
- (clxxxii) John David Moffatt
- (clxxxiii) Mona Nahmias
- (clxxxiv) Joy Dubbeld
- (clxxxv) Jason Hindle
- (clxxxvi) Leanne Grieves
- (clxxxvii) Liz Pasenow
- (clxxxviii) Laurie Bennie
- (clxxxix) Carol Moffatt
- (clxxxix) Luke Carlisle
- (cxc) Rosemarie Morris
- (cxci) Penny Gill
- (cxcii) Robin Millen
- (cxciii) Mary-Jane Davidson
- (cxciv) Deborah Peace
- (cxcv) Olivia Turnbull
- (cxcvi) Kathryn Cowley
- (cxcvii) Lara deBeye
- (cxcviii) Daniel Gardiner
- (cxcix) John O'Connor
- (cc) Alice Phillips
- (cci) Leslie Brown
- (ccii) Jack Freiburger

(cciii) Elizabeth Robertson  
(cciv) Ann Truyens  
(ccv) Chris Taylor  
(ccvi) Helen Tomalik  
(ccvii) Martha Schwenger  
(ccviii) Michelle Piano  
(ccix) Dieter Klaus  
(ccx) Mary Love  
(ccxi) Deborah Read  
(ccxii) Kelly Pearce  
(ccxiii) Michael Williamson  
(ccxiv) Donna McNabb  
(ccxv) Gail Moffatt  
(ccxvi) Laurie Galer  
(ccxvii) Kathryn Bennett  
(ccxviii) Kevin Intini  
(ccxix) Mike Sterling  
(ccxx) Robin Cameron  
(ccxxi) Jonathan C Noble  
(ccxxii) Kathleen Mifflin  
(ccxxiii) Gillian Fletcher  
(ccxxiv) Janice Brown  
(ccxxv) Gord Dent  
(ccxxvi) Helen Brenner  
(ccxxvii) Rachel Weverink  
(ccxxviii) Wendy Leigh-Bell  
(ccxxix) Pat Johnston  
(ccxxx) Jeff Davies  
(ccxxxi) Alan Bradbury  
(ccxxxii) Terri Bocz  
(ccxxxiii) Andrea Kamermans  
(ccxxxiv) Diane Herechuk  
(ccxxxv) Zita Bersenas-Cers  
(ccxxxvi) Mary Hudecki  
(ccxxxvii) John Edwards  
(ccxxxviii) Barbara Ormond  
(ccxxxix) Ruth Harris  
(ccxl) Erin Ronningen  
(ccxli) Melodie Pritchard  
(ccxlii) Collyn McArthur  
(ccxliii) Robert Brosius  
(ccxliv) Joanne Lewis  
(ccxlv) Christine Hanley

(ccxvi) R.A. Frager  
(ccxvii) Neal Bonnor  
(ccxviii) Robert Coxe (2)  
(ccxlix) Sandra Pagett  
(ccl) Tanis Macarthur  
(ccli) Jennifer Waring  
(cclii) Dennis Norsworthy  
(ccliii) Colin Marshall  
(ccliv) Rick Tait  
(cclv) Aren Hansen  
(cclvi) Reva Quam  
(cclvii) Barry Borsellino  
(cclviii) Patrick Speissegger  
(cclix) Patty Haardeng  
(cclx) Teresa Gregorio  
(cclxi) Maggie Fischbuch  
(cclxii) Cynthia Meyer  
(cclxiii) Jean Wilson  
(cclxiv) Mike Fox  
(cclxv) Kayla Francoeur  
(cclxvi) Therese Taylor  
(cclxvii) Hannah Wisdom  
(cclxviii) Malcolm Clark  
(cclxix) Rick Johnson (2)  
(cclxx) Christopher Eckart  
(cclxxi) Eileen O'Shea  
(cclxxii) Denise Giroux  
(cclxxiii) Janet E Long  
(cclxxiv) Amanda Lakhanpal  
(cclxxv) Dave Stupple  
(cclxxvi) Sara Weedon-MacDonald  
(cclxxvii) Jeff Glen  
(cclxxviii) Linda Taylor  
(cclxxix) Rashid Ahmed  
(cclxxx) Kathie Clark  
(cclxxxi) Daniel Myerscough  
(cclxxxii) William Hill  
(cclxxxiii) Gary Dennis  
(cclxxxiv) Brenda Ginn  
(cclxxxv) Tom Flemming  
(cclxxxvi) Peggy-Sue Paterson  
(cclxxxvii) Matthew Carroll  
(cclxxxviii) Adeola Egbeyemi

(cclxxxix) Ruth Van Horne  
(ccxc) MaryAnn Thompson  
(ccxci) Sean Burak  
(ccxcii) Rocco Maccaroni  
(ccxciii) Sterling Holmes  
(ccxciv) Joseph Santi  
(ccxcv) Deborrah Sherman  
(ccxcvi) Michel Proulx  
(ccxcvii) Kelsey Worboys  
(ccxcviii) Jan Willem Jansen  
(ccxcix) David Williams  
(ccc) Susanne Prue  
(ccci) Subhas Ganguli  
(cccii) Catharine Ozols  
(ccciii) Rose Janson  
(ccciv) John McBrien  
(cccv) Peggy McKeil  
(cccvi) Joanne Edmiston  
(cccvii) Andrea Borbely  
(cccviii) Debbie Foley  
(cccix) Klaas Walma  
(cccx) Jason Swenor  
(cccxi) Hart Jansson  
(cccxi) Ken and Carol Theal  
(cccxiii) Eleanor Kokotich  
(cccxiv) Mike Colyer  
(cccxv) Norma Young  
(cccxi) Sari Ackerman  
(cccxvii) Marilyn Hunt  
(cccxviii) Selena Visser  
(cccxi) Amber Morrison  
(cccxx) Jaime-Lee McIntosh  
(cccxi) Fort Roberto  
(cccxi) Miriam Sager  
(cccxi) Bernard Stout  
(cccxi) Diana Rubia  
(cccxi) Khursheed Ahmed  
(cccxi) Ann Gabrielle Walker  
(cccxi) Robertson Young  
(cccxi) Jo-Anne Ballarano  
(cccxi) Donna Rutherford  
(cccxi) Wendy Moreton  
(cccxi) Joe Berkopoc

(cccxxxii) Marie Zilik  
(cccxxxiii) Lisa Johnston  
(cccxxxiv) Stella Glover  
(cccxxxv) Verena Walter  
(cccxxxvi) Mary Cordeiro  
(cccxxxvii) Hal Morgan  
(cccxxxviii) Kerry McCrory  
(cccxxxix) Karen Grover  
(cccxl) Kathleen Livingston  
(cccxli) Meagan Crowley  
(cccxlii) Sapphire Singh  
(cccxliii) Lena Montecalvo  
(cccxliv) Paul Phillips  
(cccxlv) Brad Sutton  
(cccxlvii) Harvey Feit  
(cccxlviii) Nathaniel Addison  
(cccxlviii) Chloe Thomas  
(cccxliv) John and Karen DeLottinville  
(cccl) Pierre Arnold  
(cccli) Irene Laurie  
(ccclii) Lloyd Hobbs  
(cccliii) Heather Gregersen  
(cccliv) Mark Forler  
(ccclv) Joan Hobbs  
(ccclvi) Allan Harrison  
(ccclvii) Patricia Poole  
(ccclviii) Jean Mackay  
(ccclix) Scott Houston  
(ccclx) Mark Shessel  
(ccclxi) Rhonds Chilvers  
(ccclxii) Barbara Patterson  
(ccclxiii) Theresa Berry  
(ccclxiv) Suzanne Cooper  
(ccclxv) Willow Supryka  
(ccclxvi) Roman Talkowski  
(ccclxvii) Rae Bates  
(ccclxviii) Kelly Bortolin  
(ccclxix) Laurie Peel  
(ccclxx) Jill Graham  
(ccclxxi) Anne Dwyer  
(ccclxxii) Janice Brookstone  
(ccclxxiii) Lois Corey  
(ccclxxiv) Heather Yoell

(ccclxxv) Elizabeth Spratt  
(ccclxxvi) Patricia Sturgess  
(ccclxxvii) Bianca Metz  
(ccclxxviii) Edward Ellis  
(ccclxxix) Helen Todd  
(ccclxxx) Jamie Hammond  
(ccclxxxi) Mary Davis  
(ccclxxxii) Colleen Kurtz  
(ccclxxxiii) Dave Somerville  
(ccclxxxiv) Bob & Maggie Carr  
(ccclxxxv) Miriam Reed  
(ccclxxxvi) Andie Rexdiemer  
(ccclxxxvii) Kelly Stewart  
(ccclxxxviii) Sarah Farnworth  
(ccclxxxix) Elaine Atkins  
(ccxc) Morgan Roblin  
(ccxci) Bonnie Rich  
(ccxcii) Gary Harrower  
(ccxciii) Elizabeth Estall  
(ccxciv) Bruce Allen  
(ccxcv) Sarah Van Berkel  
(ccxcvi) Tim Webb  
(ccxcvii) Elise de Stein  
(ccxcviii) David Mivasair  
(ccxcix) Linda Chenoweth  
(cd) Adam Watson  
(cdi) Allan Sharp  
(cdii) Nancy Wylie  
(cdiii) Donna Phillips  
(cdiv) Nonni Iler  
(cdv) Carole Peters  
(cdvi) Kevin Macleod  
(cdvii) Janice Currie  
(cdviii) Hanna Schayer  
(cdix) Karen Bouwman  
(cdx) Nancy Chater  
(cdxi) Denise Kozak  
(cdxii) Annette Gibbons  
(cdxiii) Kay Chornook  
(cdxiv) Mariam Hanhan  
(cdxv) Margaret Tremblay  
(cdxvi) Doris Ellah-Shields  
(cdxvii) Craig Beattie

(cdxviii) Cheryl Amy  
(cdxix) Ben Weingartner  
(cdxx) George Thomson  
(cdxxi) Emilia Bodi  
(cdxxii) Natalie Easson  
(cdxxiii) Valerie Cousens  
(cdxxiv) Mary Ann Frerotte  
(cdxxv) Emily Burtnik  
(cdxxvi) Michelle Crandall  
(cdxxvii) Margaret Juraj  
(cdxxviii) Graham Flint  
(cdxxix) William Mehlenbacher  
(cdxxx) Mary Nagy  
(cdxxxi) Anthony Stillo  
(cdxxxii) Dylan Mainprize  
(cdxxxiii) Tammy Heidbuurt  
(cdxxxiv) Elizabeth Eagan  
(cdxxxv) John Radoman  
(cdxxxvi) Sheila Murray  
(cdxxxvii) Jenna Owsianik  
(cdxxxviii) Tammy Grimard  
(cdxxxix) Marie Covert  
(cdxl) Robert Barlow  
(cdxli) Rita Bailey (2)  
(cdxlii) Wayne Poole  
(cdxliii) John Mckillop  
(cdxliv) Shawn Kerwin  
(cdxlv) Arlene Whittle  
(cdxlvii) Terri Shewfelt  
(cdxlviii) Jim Dimitriadis  
(cdxlix) Ross Ian  
(cdxlix) Robin Scott  
(cdl) Lee Moore  
(cdli) Martha Novoselac  
(cdlii) Claire Davis  
(cdliii) Joan Barbeau  
(cdliv) Andy Coltman  
(cdlv) Cindy Carey  
(cdlvi) Susan Button  
(cdlvii) Marilyn Jay  
(cdlviii) Graeme Luke  
(cdlix) Karina Kane  
(cdlx) Brian Doyle

(cdlxi) David Tremblay  
(cdlxii) Heather Vaughan  
(cdlxiii) Karen Norton  
(cdlxiv) John Forbes  
(cdlxv) Lana Kosterewa  
(cdlxvi) Brian Costie  
(cdlxvii) Deborah Boyd  
(cdlxviii) Judy Snider  
(cdlxix) Mary Wanda Carroll  
(cdlxx) Sue Bramberger  
(cdlxxi) Joanne Powell  
(cdlxxii) Gregory Dexter  
(cdlxxiii) Chris Newhouse  
(cdlxxiv) Ingrid Hengemuhle  
(cdlxxv) Carol Eydt  
(cdlxxvi) Lucie Gingras  
(cdlxxvii) Michelle Stark  
(cdlxxviii) Maryann Kovljenic  
(cdlxxix) Josh Mitchell  
(cdlxxx) Elaine Basaran  
(cdlxxxi) Claudia Espindola  
(cdlxxxii) Lee Moore  
(cdlxxxiii) Jennifer Rennie  
(cdlxxxiv) Adrian Duyzer  
(cdlxxxv) Katy Yelovich  
(cdlxxxvi) Patrice Palmer  
(cdlxxxvii) Cheryl Camillo  
(cdlxxxviii) Diane Stonkus  
(cdlxxxix) Peter Marinacci  
(cdxc) Giselle Chin  
(cdxci) Lukas Wesolowski  
(cdxcii) Angela Kratke  
(cdxciii) Aaron Hartley  
(cdxciv) Barbara Mead  
(cdxcv) Ronald Merpaw  
(cdxcvi) Jamie Habkirk  
(cdxcvii) Merylyn McCallum  
(cdxcviii) Jane Embleton  
(cdxcix) Bob Tyrrell  
(d) Elizabeth Seymour  
(di) Nik Bennett  
(dii) Kelly Stevenson  
(diii) Lyn Folkes



- (div) Zane Kozak
- (dv) Shamchuk Diane
- (dvi) Shirley Kossowski
- (dvii) Lena Sutton
- (dviii) Dorothy McIntosh
- (dix) Gord & Angie McNulty
- (dx) Jewell Gordon
- (dxi) Sue Carson
- (dxii) Sharon Soltesz Marley
- (dxiii) Maria Draak
- (dxiv) Harriet Woodside
- (dxv) Hali Tsui
- (dxvi) Richelle Reepe
- (dxvii) Anne Washington
- (dxviii) Sam Linde
- (dxix) Susann Easson
- (dxx) Elysia Dywan
- (dxxi) Marija Da Costa
- (dxxii) Mary Anne Tangney
- (dxxiii) Janice Shepherd
- (dxxiv) Damir Sebesta
- (dxxv) Elizabeth Koblyk
- (dxxvi) Kristen Aspevig
- (dxxvii) Melanie Olds
- (dxxviii) Morag Johnston
- (dxxix) Katie West
- (dxxx) Maxine Moayyedi
- (dxxxii) Lindsay Knight-Pfiffer
- (dxxxiii) Nichole Daniels
- (dxxxiv) Shawn Gabrysch
- (dxxxv) Dorothy Schrader
- (dxxxvi) Joseph Lombardi
- (dxxxvii) David Johnson
- (dxxxviii) Stan Nowak
- (dxxxix) Nicole Doro
- (dxxxix) Michelle Chin
- (dxi) Dianne Millar
- (dxli) Helena Dalrymple
- (dxlii) Katie Zhong
- (dxliii) Rose Janson and Family
- (dxliv) Brian Doyle
- (dxlv) David Carson
- (dxlvi) Margaret Vdovich

(dxlvii) Patricia Paladin  
(dxlviii) Mary Anne Peters  
(dxlix) Makenzie Banaitis  
(dl) Lee Walton  
(dli) Nanette Morton  
(dlii) Jim White  
(dliii) Frank Perez  
(dliv) Janet Sabatinos  
(dlv) Andrea Macri  
(dlvi) Kevin Grenier  
(dlvii) Chris Carretta  
(dlviii) Wendy Andrewi  
(dlix) Mark Strutt  
(dlx) Jean Packer  
(dlxi) Sher Englert  
(dlxii) Helen Harris  
(dlxiii) Irene Schieberl  
(dlxiv) Mary LeClair  
(dlxv) Daniel Bortolin  
(dlxvi) Luigia DeDivitiis  
(dlxvii) Ruth Southwell  
(dlxviii) Karijn de Jong  
(dlxix) Naomi Taylor  
(dlxx) Penny Dobson  
(dlxxi) Peter Ivey  
(dlxxii) Cynthia Morris  
(dlxxiii) Caroline Chatterton  
(dlxxiv) Carolin Bowie  
(dlxxv) Jennifer Elms Martin  
(dlxxvi) Joan Berger  
(dlxxvii) Patricia Bond  
(dlxxviii) Lyn Jukes  
(dlxxix) Terri Fletcher  
(dlxxx) Julie Berube  
(dlxxxi) Jordan Lanngridge  
(dlxxxii) Jane Cavasin  
(dlxxxiii) Robin Evans  
(dlxxxiv) Fushia Featherstone-Mikic  
(dlxxxv) Danica Evering  
(dlxxxvi) Laura Heaney  
(dlxxxvii) Jane Cudmore  
(dlxxxviii) Vicki Evans  
(dlxxxix) Sue Prescott

(dxc) Patricia and Dennis Baker  
(dxcii) David Rowe  
(dxciii) Patrick Hehl  
(dxciv) Helen Hollywood  
(dxcv) Mary Muirhead  
(dxcvi) Nathan Sager  
(dxcvii) Erin Goodwin  
(dxcviii) Colleen Walmsley  
(dxcix) Lorraine Burrige  
(dxcix) Peter Cassidy  
(dc) Robert Iszkula  
(dci) Annette Paiement  
(dcii) Annie Arnott  
(dciii) Wendy Folkes  
(dciv) Tina Di Clemente  
(dcv) Mike Ranger  
(dcvi) Colleen Robertshaw  
(dcvii) Meghan Davies  
(dcviii) Richard Talbot  
(dcix) Lynn Nielsen  
(dcx) Cheryl French  
(dcxi) Jack Rosenfeld  
(dcxii) Rosemary Horsewood  
(dcxiii) Wanda Lane  
(dcxiv) Jack Hewson  
(dcxv) Kathryn Deiter  
(dcxvi) Tory Carter  
(dcxvii) Sherry Bowman  
(dcxviii) John Parcher  
(dcxix) Elisabeth Streun  
(dcxx) Debbie Martin  
(dcxxi) Joy White  
(dcxxii) Phil Rose  
(dcxxiii) Brian Kowalewicz  
(dcxxiv) Alyssa Zilney  
(dcxxv) Melissa Gallina  
(dcxxvi) Ada Talbot  
(dcxxvii) Duncan McKeeve  
(dcxxviii) Margarita De Antunano  
(dcxxix) Anne Young  
(dcxxx) Alana Didur  
(dcxxxii) Michelle Blake  
(dcxxxii) Alan Horachek

(dcxxxiii) Reuven Dukas  
(dcxxxiv) Dennis and Patricia Baker (2)  
(dcxxxv) WeirFoulds LLP  
(dcxxxvi) Corbett Land Strategies  
(dcxxxvii) The Monarch Park Group Inc  
(dcxxxviii) Elizabeth Gray  
(dcxxxix) Lauren Dukas  
(dxcl) Kim Wright  
(dcxli) Sid Sudiacal  
(dcxlii) John Benjamin  
(dcxlili) Karen Broe  
(dcxliv) Kate Berry  
(dxclv) Neeraj Lakhanpal  
(dxclvi) Guy Bisson  
(dxclvii) Robin Zee  
(dxclviii) Sheila O'Neal  
(dxclix) Denis Gervais  
(dcl) Ingrid Kern  
(dcli) Crystal Helms  
(dclii) Karen LeBlanc  
(dcliii) Brian Ramirez  
(dcliv) John Hungate  
(dclv) Marilyn Daniels  
(dclvi) Darla Robinson  
(dclvii) Karen Tupper  
(dclviii) Evelyn Auchinvole  
(dclix) Jennifer Payne  
(dclx) Ameena Khaja Mir  
(dclxi) Rebecca Carney  
(dclxii) Jacqueline McFadden  
(dclxiii) Colin Marshall  
(dclxiv) Jacqueline Williams  
(dclxv) Karen Denny-Parsons  
(dclxvi) Gerrie loveys  
(dclxvii) Steve Smits  
(dclxviii) Emma Rush  
(dclxix) Ann Byrne  
(dclxx) BarBara Przeklasa  
(dclxxi) Erin Shacklette  
(dclxxii) Ron Joice  
(dclxxiii) Emily Gaul  
(dclxxiv) Sheila O'Neal  
(dclxxv) Ekaterina Manukyan

- (dclxxvi) Kate Pearson
- (dclxxvii) Jeysa Bronkhorst
- (dclxxviii) Shania Ramharrack-Maharaj
- (dclxxix) Hamilton Naturalists' Club
- (dclxxx) Julia McGregor
- (dclxxxi) Aird Berlis LLP
- (dclxxxii) Cachet Homes
- (dclxxxiii) Margo May Taylor
- (dclxxxiv) Jake Szamosi
- (dclxxxv) Turkstra Mazza Associates
- (dclxxxvi) West End Home Builders' Association
- (dclxxxvii) Warren Caldwell
- (dclxxxviii) Rachelle Cormier

Recommendation: Be received and referred to the consideration of Item 11.3.

- (ii) **Correspondence from Aird & Berlis LLP respecting Bill 136, *Greenbelt Statute Law Amendment Act, 2023 – Reinstatement of Greenbelt Lands (Item 11.4) (Added Item 5.2)***

Recommendation: Be received and referred to the consideration of Item 11.4.

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

- (i) **Various Delegation Requests (Item 6.1 and Added Items 6.2 and 6.3)**

The following Delegation Requests Item 6.1, Added Items 6.2 and 6.3 were approved for the meetings requested:

- (i) Lloyd Ferguson respecting Reinstating Inactive License Fee for Inactive Taxi Plates (For the December 5th meeting) (Item 6.1)
- (ii) Delegation Requests respecting Urban Boundary Expansion (Item 11.3) (For today's meeting) (Added Item 6.2)
  - (i) Nancy Smith, Elfrida Community Builders Group (in-person)
  - (ii) John Corbett (in-person)
  - (iii) Lee Parsons (in-person)
  - (iv) Phil Pothen (virtually)
  - (v) Marcus Gagliardi (virtual)
  - (vi) Lilly Noble (pre-recorded)

- (iii) Steven Zakem respecting Bill 163, Greenbelt Statute Law Amendment (For today's meeting (Added Item 6.3))

**(f) DELEGATIONS (Item 7)**

**(i) Delegations respecting Urban Boundary Expansion (Item 11.3)  
(Added Item 7.1)**

The following delegations addressed the Committee respecting Item 11.3:

- (i) Nancy Smith, Elfrida Community Builders Group (in-person)
- (ii) John Corbett (in-person)
- (iii) Lee Parsons (in-person)
- (iv) Phil Pothen (virtually)
- (v) Marcus Gagliardi (virtual)
- (vi) Lilly Noble (pre-recorded)

The following delegations, were received:

- (i) Nancy Smith, Elfrida Community Builders Group (in-person)  
(Elfrida Community Builders Group includes: Paletta International / The Alinea Group; Tribute Communities; Cardi Construction; Dino DiSabatino; Effort Group; Melrose; Losani Homes; Valery Homes; Country Homes; Marz Homes; Frisina Group; Multi-Area Dev.; DeSozio Homes; NewHorizon; Cedar City; DeSantis Developments)
- (ii) John Corbett (in-person)  
(Twenty Road West Landowners Group includes: Spallacci Homes; Micor Developments; LIV Developments; Parente Group Holdings; 20 Road Developments Inc.; Cachet Homes; Huron Creed; Really Living; Starward Homes)
- (iii) Lee Parsons (in-person)
- (iv) Phil Pothen (virtually)
- (v) Marcus Gagliardi (virtual)
- (vi) Lilly Noble (pre-recorded)

**(ii) Steve Zakem respecting Bill 163, Greenbelt Statute Law Amendment  
(Item 11.4) (Added Item 7.2)**

Steve Zakem addressed the Committee virtually respecting Bill 163, Greenbelt Statute Law Amendment.

The Delegation from Steve Zakem respecting Bill 163, Greenbelt Statute Law Amendment, was received.

**(g) PUBLIC HEARINGS (Item 10)**

In accordance with the *Planning Act*, Chair J.P. Danko 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 J.P. Danko advised that if a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the City of Hamilton before Council makes a decision regarding the 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 Urban Official Plan Amendment UHOPA-21-001, Zoning By-law Amendment ZAC-21-001 and Draft Plan of Subdivision for Lands Located at 3169 Fletcher Road, Glanbrook (PED23210) (Ward 11) (Item 10.1)**

Charlie Toman, Program Lead, addressed the Committee with the aid of a PowerPoint presentation.

The staff presentation was received.

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

The presentation from Ryan Ferrari with AJ Clarke & Associates, was received.

Chair Danko called three times for public delegations.

The following delegation came forward and addressed the Committee:

- (i) Andrew Eldebs – In support, with some concerns
- (i) The following public submissions regarding this matter were received and considered by the Committee:

- (a) Added Written Submission:
  - (i) Cachet Homes – In support, with some concerns
- (b) Added Delegation:
  - (i) Andrew Eldebs, Cachet Homes – In support, with some concerns
- (ii) The public meeting was closed.

For disposition of this matter, refer to Item 3.

**(ii) Application for a Zoning By-law Amendment for lands Located at 2800 Library Lane and 2641 Regional Road 56, Glanbrook (PED23231) (Ward 11) (Item 10.2)**

James Van Rooi, Senior Planner, addressed the Committee with the aid of a PowerPoint presentation.

The staff presentation was received.

Andrew Varna with SHS Consulting, was in attendance, and indicated support for the staff report.

The presentation from Andrew Varna with SHS Consulting, was received.

**Registered Delegations:**

The following Delegations addressed the Committee:

- (i) Melvin Switzer (Item 10.2(a)) (in person) – In support
- (ii) Lisa Burrows (Item 10.2(a)) (in person) – In support

Chair Danko called three times for any additional public delegations and no one came forward.

- (a) The following public submissions regarding this matter were received and considered by the Committee; and,

Written Submissions (Item 10.2 (a)):



- (i) Todd and Lara Barlow - Opposed
- (ii) Eva Basso – Opposed
- (iii) Graham Cubitt, Hamilton is Home – In support

Registered Delegations (Item 10.2 (b)):

- (i) Melvin Switzer, Township of Glanbrook Non-Profit Housing Corporation – In support
- (i) Lisa Burrows, Township of Glanbrook Non-Profit Housing Corporation – In support

- (b) The public meeting was closed.

For disposition of this matter, refer to Item 4.

**(iii) Applications for an Official Plan Amendment, Zoning By-law Amendment and Revisions to a Draft Plan of Subdivision for Lands Located at 2080 Rymal Road East, Glanbrook (PED23232) (Ward 9) (Item 10.3)**

The staff presentation was waived.

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

The presentation from Stephen Fraser with AJ Clarke & Associates, was received.

Chair Danko called three times for public delegations and no one came forward.

- (a) The following public submissions (Item 10.3(a)) regarding this matter were received and considered by the Committee; and,
  - (i) Megan Runciman – Opposed
- (b) The public meeting was closed.

For disposition of this matter, refer to Item 5.

**(iv) Application for Approval of a Draft Plan of Subdivision for Lands Located at 250 First Road West, Stoney Creek (PED23233) (Ward 9) (Item 10.4)**

The staff presentation was waived.

Matt Johnston with Urban Solutions, was in attendance, and indicated support for the staff report.

The presentation from Matt Johnston with Urban Solutions, was received.

Chair Danko called three times for public delegations and no one came forward.

- (a) The public submissions (in the staff report) regarding this matter were received and considered by the Committee; and,
- (b) The public meeting was closed.

For disposition of this matter, refer to Item 6.

**(v) Applications for an Official Plan Amendment and Zoning By-law Amendment, for Lands Located at 1225 Old Golf Links Road, Ancaster (PED23234) (Ward 12) (Item 10.5)**

The staff presentation was waived.

Ryan Ferrari with A.J. Clarkes and Associates Ltd. was in attendance and indicated support for the staff report.

The presentation from Ryan Ferrari with A.J. Clarkes and Associates Ltd., was received.

Chair Danko called three times for public delegations and no one came forward.

There were no public submissions received regarding this matter.

- (a) That Official Plan Amendment Application UHOPA-23-017, by A.J. Clarke and Associates Ltd. (c/o Ryan Ferrari) on behalf of Ancaster Space Station Inc. (c/o Steve Grzenda), Owner, to amend Volume 1, Schedule E-1 -Urban Land Use Designations by redesignating the subject site from the "Open Space" designation to the "Mixed

Use – Medium Density” designation, to amend Volume 2, Meadowlands Mixed Use Secondary Plan Map B.2.4-1 by redesignating the subject site from the “General Open Space” designation to the “Mixed Use – Medium Density” designation, and to amend Volume 2, Meadowlands Mixed Use Secondary Plan by adding a Site Specific Policy to permit a maximum five storey warehouse (self-storage) use, for the lands located at 1225 Old Golf Links Road, as shown on Appendix “A” attached to Report PED23234, be APPROVED on the following basis:

- (i) That the draft Official Plan Amendment, attached as Appendix “B” to Report PED23234, be adopted by City Council;
  - (ii) That the proposed Official Plan Amendment is consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended);
- (b) That Zoning By-law Amendment Application ZAC-23-041, by A.J. Clarke and Associates Ltd. (c/o Ryan Ferrari) on behalf of Ancaster Space Station Inc. (c/o Steve Grzenda), Owner, for a change in zoning from the Public “P-242” Zone to the Mixed Use Medium Density (C5, 876, H161) Zone, to permit a maximum five storey (18.8 metre) warehouse (self-storage) with 46 parking spaces, for the lands located at 1225 Old Golf Links Road, as shown on Appendix “A” attached to Report PED23234, be APPROVED on the following basis:
- (i) That the draft By-law attached as Appendix “C” to Report PED23234, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
  - (ii) That the proposed change in zoning is consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended);
  - (iii) That this amending By-law will comply with the Urban Hamilton Official Plan upon the approval of Urban Hamilton Official Plan Amendment No. XX;

- (iv) That the amending By-law apply the Holding Provisions of Section 36(1) of the *Planning Act*, R.S.O. 1990 to the subject site by introducing the Holding symbol 'H161' to the proposed Mixed Use Medium Density (C5, 876) Zone:

The Holding Provision 'H161' is to be removed conditional upon:

- (1) The Owner submitting a revised Functional Servicing Report analyzing the sanitary sewer system in accordance with the City's standards and demonstrating that there is a residual capacity in the system to support the proposed development and that the increased wastewater generated from the proposed development will not adversely impact the hydraulic performance of the City's sanitary sewer system, to the satisfaction of the Director of Growth Management and Chief Development Engineer;
- (2) The Owner submitting a revised Stormwater Management Report to demonstrate there is a suitable storm outlet for the proposed development, to the satisfaction of the Director of Growth Management and Chief Development Engineer;
- (3) The Owner submitting a Watermain Hydraulic Analysis, to the satisfaction of the Director of Growth Management and Chief Development Engineer;
- (4) The Owner entering into an External Works Agreement with the City's Growth Management Division for the design and construction of any required improvements to the municipal infrastructure at the Owner's cost, to the satisfaction of the Director of Growth Management and Chief Development Engineer;
- (5) The Owner submitting an acoustical report prepared by a qualified Professional Engineer containing the recommended noise control measures to the satisfaction of the Director of Planning and Chief Planner. Should a peer review of the acoustical report be warranted, all associated costs shall be borne by

the owner and shall be submitted to the satisfaction of the City of Hamilton, Director of Planning and Chief Planner;

- (6) The Owner submitting a revised Tree Protection Plan addressing the protection of the trees found within the City's right-of-way including justification for the removal of the identified trees and the applicable Tree Protection Plan review fee payable to the City of Hamilton, to the satisfaction of the Director of Planning and Chief Planner;
- (7) The Owner satisfying all requirements of Hydro One Corporation including lot grading and drainage and entering into a Site Plan Agreement with the City, to the satisfaction of the Director of Planning and Chief Planner.

Appendix "C" to Report PED23234 was **amended** by deleting sub-section 2 (b) and renumbering the balance as follows:

2. That Schedule "C" – Special Exceptions is amended by adding the following new Special Exception:

"876. Within the lands zoned Mixed Use Medium Density (C5) Zone, identified on Map Nos. 1178 and 1179 of Schedule "A" – Zoning Maps and described as 1225 Old Golf Links Road, Ancaster, the following special provisions shall apply:

- (a) Notwithstanding Section 4.23 e) as it relates to the setback from the Lincoln Alexander Parkway, a minimum setback of 1.0 metre from the Lincoln Alexander Parkway right-of-way, excluding access ramps.

~~(b) In addition to Section 10.5.1, a Warehouse (self-storage) shall also be permitted in accordance with Section 10.5.3 and Section c) below.~~

- ~~(c)~~ (b) Notwithstanding Section 10.5.3 b), 10.5.3 d) ii), and 10.5.3 g) vii) 1. the following special provisions shall apply:

For disposition of this matter, refer to Item 7.

The Committee Recessed from 12:40 p.m. to 1:10 p.m.

**(vi) Application for a Zoning By-law Amendment for Lands Located at 64 Hatt Street, Dundas (PED23164) (Ward 13) (Item 10.6)**

Shaival Gajjar, Development Planner II, addressed the Committee with the aid of a PowerPoint presentation.

The staff presentation was received.

James Webb with Webb Consulting was in attendance and indicated support for the staff report.

The presentation from James Webb with Webb Consulting, was received.

Chair Danko called three times for public delegations and no one came forward.

The following public submissions regarding this matter were received and considered:

- (i) Mike Stone, Hamilton Conservation Authority (10.6 (a)) – Concerns
  - (a) Report PED23164 respecting Application for a Zoning By-law Amendment for Lands Located at 64 Hatt Street, Dundas (Ward 13) was DEFERRED to the December 5, 2023 Planning Committee meeting; and
  - (b) The public meeting respecting Report PED23164, Application for a Zoning By-law Amendment for Lands Located at 64 Hatt Street, Dundas (Ward 13), is to remain open.

**(vii) Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 65 Guise Street East (Pier 8, Block 16), Hamilton (PED22031(a)) (Ward 2) (Item 10.7)**

Mark Kehler, Senior Planner - Sustainable Communities, addressed the Committee with the aid of a PowerPoint presentation.

The staff presentation was received.

James Webb with WEBB Planning Consultants. was in attendance and indicated support for the staff report.

The time limit for the Agent, James Webb with WEBB Planning Consultants, was extended to twenty (20) minutes.

The presentation from James Webb with WEBB Planning Consultants was received.

**Registered Delegations:**

The following Delegation (10.7 (a)) was withdrawn:

- (v) Scott Patterson

The following Delegations (10.7 (a)) addressed the Committee:

- (i) Bill Curran (in person) – In Support
- (ii) Jeff Glen (in person) – Opposed
- (iii) Shwaan Hutton (in person) – In Support
- (iv) Peter Walberg, Habitat for Humanity Hamilton – In Support
- (vi) Stephen Park, North End Neighbourhood Association – Concerns / Opposed

Chair Danko called three times for any additional public delegations and the following Delegations came forward:

- (vii) Norah Navin – Concerns / Opposed
- (viii) Mary Love – Concerns

- (a) The following public submissions (Item 10.7(a)) regarding this matter were received and considered by the Committee; and,

Written Submissions:

- (i) Nancy Hill - Opposed
- (ii) John Roy - Opposed
- (iii) Bill Curran – In Support
- (iv) Daniel Coleman - Opposed
- (v) Mike and Kim Slattery - Opposed
- (vi) Tim Potocic – In Support
- (vii) Norah Navin - Opposed
- (viii) Sean Ferris, Habitat for Humanity Hamilton – In Support
- (ix) Shwaan Hutton – In Support

- (x) Jeremy Freiburger – In Support
- (xi) Beatrice Jeffrey - Opposed
- (xii) Peter Mokrycke – In Support
- (xiii) John Mokrycke – In Support
- (xiv) Barbara Wright - Opposed
- (xv) Herman Turkstra – In Support
- (xvi) Martinus Geleyense – In Support
- (xvii) Bryan Ritskes, Harbour West Neighbourhood – In Support
- (xviii) Elizabeth A. Poynter – In Support
- (xix) Marie Valentine - Concerns
- (xx) Arty Hawkins – In Support

Delegations:

- (i) Bill Curran (in person) – In Support
  - (ii) Jeff Glen (in person) – Opposed
  - (iii) Shwaan Hutton (in person) – In Support
  - (iv) Peter Walberg, Habitat for Humanity Hamilton – In Support
  - (vi) Stephen Park, North End Neighbourhood Association – Concerns / Opposed
- (b) The public meeting was closed.
- (a) That Revised Official Plan Amendment Application UHOPA-22-001, by WEBB Planning Consultants (c/o James Webb) on behalf of the City of Hamilton, Municipal Land Development Office, Owner, to redesignate the subject lands from “Institutional” to “Mixed Use” and to establish a Special Policy Area on Schedule “M-2” in the West Harbour (Setting Sail) Secondary Plan in the former City of Hamilton Official Plan to permit a maximum 45 storey mixed use building, for lands located at 65 Guise Street East (Pier 8, Block 16), as shown on Appendix “A” attached to Report PED22031(a), be APPROVED on the following basis:
- (i) That the draft Official Plan Amendment, attached as Appendix “B” to Report PED22031(a), be adopted by City Council;
  - (ii) That the proposed Official Plan Amendment is consistent with the Provincial Policy Statement (2020) and conforms to the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended);



- (b) That Revised Zoning By-law Amendment Application ZAC-22-003, by WEBB Planning Consultants (c/o James Webb) on behalf of the City of Hamilton, Municipal Land Development Office, Owner, for a change in zoning from the Community Institutional (I2, 486, H94) Zone to the Waterfront – Mixed Use (WF2, 819, H94, H130) Zone to permit a maximum 45 storey (147.0 metre) mixed use building, for lands located at 65 Guise Street East (Pier 8, Block 16), as shown on Appendix “A” attached to Report PED22031(a), be APPROVED on the following basis:
- (i) That the draft By-law, attached as Appendix “C”, to Report PED22031(a), 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 will comply with the City of Hamilton Official Plan upon approval of Official Plan Amendment No. XX;
  - (iii) That the amending By-law apply the Holding Provision of Section 36(1) of the *Planning Act*, R.S.O. 1990 to the subject property by introducing the Holding symbol ‘H130’ to the proposed Waterfront – Mixed Use (WF2, 819, H94, H130) Zone;

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

- (1) The Owner submitting and receiving conditional site plan approval, which shall implement the Pier 8 Block 16 Urban Design Guidelines, the Pier 8 – Block 16 Sustainability Report, the preferred tower design as determined through the Implementation Process for a Tall Building Proposal – Pier 8, Block 16, and that addresses innovation in the areas of sustainability, quality of life and design excellence, to the satisfaction of the Director of Planning and Chief Planner.

- (c) That Item 22D respecting a Recommendation Report for proposed Official Plan Amendment and Zoning By-law Amendment applications for 65 Guise Street East (Pier 8, Block 16) be identified as complete and removed from the Planning Committee Outstanding Business List.

That Sub-section (b) (iii) (1) and Appendix “C” (Sub-section 4 (i)) to Report PED22031(a) be **amended** by including include net zero carbon, high efficiency building standards.

Report Recommendations:

- (b) (iii) (1) The Owner submitting and receiving conditional site plan approval, which shall implement the Pier 8 Block 16 Urban Design Guidelines, the Pier 8 – Block 16 Sustainability Report, the preferred tower design as determined through the Implementation Process for a Tall Building Proposal – Pier 8, Block 16, and that addresses innovation in the areas of sustainability, quality of life and design excellence, **and to demonstrate net zero carbon, high efficiency building standards, Pier 8 Block 16 will use best efforts to target the CaGBC’s Zero Carbon Building v3 Design Certification**, to the satisfaction of the Director of Planning and Chief Planner.

Appendix “C”:

- 4. (i) The Owner submitting and receiving conditional site plan approval, which shall implement the Pier 8 Block 16 Urban Design Guidelines, the Pier 8 – Block 16 Sustainability Report, and the preferred tower design as determined through the Implementation Process for a Tall Building Proposal – Pier 8, Block 16, that addresses innovation in the areas of sustainability, quality of life and design excellence, **and to demonstrate net zero carbon, high efficiency building standards, Pier 8 Block 16 will use best efforts to target the CaGBC’s Zero Carbon Building v3 Design Certification**, to the satisfaction of the Director of Planning and Chief Planner.

For disposition of this matter, refer to Item 8.

The Committee Recessed from 4:20 p.m. to 4:30 p.m.

**(h) DISCUSSION ITEMS (Item 11)**

**(i) Provincial Announcement Impacting Provincial Decisions on Municipal Official Plans and Official Plan Amendments (PED23252) (City Wide) (Item 11.3)**

Charlie Toman, Program Lead – Policy Planning and Municipal Comprehensive Review, and Melanie Pham, Program Lead – Sustainable Communities, addressed the Committee with the aid of a PowerPoint presentation.

The staff presentation, was received.

For disposition of this matter, refer to Item 11.

The Planning Committee meeting of November 14, 2023, was extended past the 5:30 p.m. curfew, until 7:00 p.m.

**(i) NOTICES OF MOTION (Item 14)**

Councillor Francis was not in attendance at the time he was to present the following Notices of Motion:

- 13.1 Taxi Industry Review Request
- 13.2 Annual Inactive Plate Rate

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

**(i) Closed Session Minutes – October 31, 2023 (Item 15.1)**

- (a) The Closed Session Minutes dated October 31, 2023, were approved as presented; and,
- (b) The Closed Session Minutes dated October 31, 2023, are to remain confidential.

The Committee determined they did not need to go into Closed Session for the following items, therefore, the matters were addressed in Open Session, as follows:

**(ii) Appeal to the Ontario Land Tribunal for lands located at 509 Southcote Road, Ancaster for Lack of Decision on Official Plan Amendment Application (UHOPA-23-010) and Zoning By-law**

**Amendment Application (ZAC-23-025) (LS23030) (Ward 12) (Item 15.2)**

For disposition of this matter, refer to Item 15.

- (iii) Appeal to the Ontario Land Tribunal (OLT) for Lands located at 11, 19, 20, 21, 23, 27 and 30 Lakeside Drive and 81 Waterfront Crescent, Stoney Creek, for Lack of Decision on Official Plan Amendment Application (UHOPA-17-005) Zoning By-law Amendment Application (ZAC-17-015) and Draft Plan of Subdivision Application (25T-201703) (LS23008(a)) (Ward 10) (Added Item 15.3)**

For disposition of this matter, refer to Item 16.

- (iv) Appeal to the Ontario Land Tribunal (OLT) for lands located at 544 and 550 Rymal Road East, Hamilton, for Lack of Decision on Urban Hamilton Official Plan Amendment Application (UHOPA-20-024) and Zoning By-law Amendment Application (ZAC-20-037) and Draft Plan of Subdivision Application (25T-202006) (LS23031) (Ward 7) (Added Item 15.4)**

For disposition of this matter, refer to Item 17.

**(j) ADJOURNMENT (Item 16)**

There being no further business, the Planning Committee adjourned at 6:23 p.m.

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Councillor J.P Danko, Chair  
Planning Committee

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Lisa Kelsey  
Legislative Coordinator