



**PLANNING COMMITTEE  
REPORT  
24-008**

**June 4, 2024  
9:30 a.m.**

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

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

**Absent with Regret:** Councillor C. Kroetsch – Personal

**Also in Attendance:** Councillor B. Clark

**THE PLANNING COMMITTEE PRESENTS REPORT 24-008 AND RESPECTFULLY  
RECOMMENDS:**

1. **Applications for an Official Plan Amendment and Zoning By-law  
Amendment for Lands Located at 1866 Rymal Road East, Glanbrook  
(PED24099) (Ward 9) (Item 10.1)**
  - (a) That Amended Official Plan Amendment Application UHOPA-24-002, by Masri O Inc. Architects (c/o Reema Masri) on behalf of 1685487 Ontario Inc., Owner, to redesignate the subject lands from “District Commercial” to “Neighbourhoods” within the Urban Hamilton Official Plan and from “Local Commercial” to “Medium Density Residential 2c” within the Rymal Road Secondary Plan, to permit an eight storey retirement home with 177 retirement units and ground floor commercial uses, for lands located at 1866 Rymal Road East, as shown on Appendix “A” attached to Report PED24099, be APPROVED on the following basis:
    - (i) That the draft Official Plan Amendment, attached as Appendix “B” to Report PED24009, 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 Amended Zoning By-law Amendment Application ZAC-24-006, by Masri O Inc. Architects (c/o Reema Masri) on behalf of 1685487 Ontario Inc., Owner, for a change in zoning from the Community Commercial (C3) Zone to the Mixed Use Medium Density (C5, 895, H175) Zone, to permit an eight storey retirement home with 177 retirement units, a day nursery and ground floor commercial space, for lands located at 1866 Rymal Road East, as shown on attached Appendix “A” to Report PED24099, be APPROVED on the following basis:
  - (i) That the draft Amended By-law, as amended, attached as Appendix “C” to Report PED24099, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
  
  - (d)(ii) Minimum Interior Side Yard - 14.0 metres, except 17.0 metres for any portion of a building greater than 18.5 metres in height; 18.5 metres for any portion of a building greater than 22.0 metres in height; and, 20.0 metres for any portion of a building greater than 25.5 metres in height.
  
- (ii) That the amending Amended 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 Mixed Use Medium Density (C5, 895, H175) Zone:

The Holding Provision ‘H175’, is to be removed conditional on the following:

- (1) That the owner submit and receive approval of a revised Transportation Impact Study, prepared by a qualified Professional Traffic Engineer, to the satisfaction of the Director of Transportation Planning and Parking;
  
- (2) That the owner submit and receive approval of a Neighbourhood Traffic Calming Options Report, to the satisfaction of the Director of Transportation Planning and Parking;
  
- (3) That the owner submit and receive approval of a Roadway Development Safety Audit, to the satisfaction of the Director of Transportation Planning and Parking;

- (iii) That the proposed change in zoning is consistent with the Provincial Policy Statement (2020), conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended), and will comply with the Urban Hamilton Official Plan and the Rymal Road Secondary Plan upon adoption of Official Plan Amendment No. \_\_\_.

**2. Application for a Zoning By-law Amendment for Lands Located at 253 and 259 Limeridge Road West, Hamilton (PED24092) (Ward 8) (Item 10.2)**

- (a) That Zoning By-law Amendment Application ZAC-23-014, by UrbanSolutions Planning & Land Development Consultants Inc. c/o Matt Johnston on behalf of Qianye Property Management Limited c/o Lei Zhao, owner, for a change in zoning from the "AA" (Agricultural) District to the "RT-10/S-1831-H" (Townhouse) District, Modified, Holding, to permit the development of 22, three storey townhouse dwellings and 51 parking spaces, on lands located at 253 and 259 Limeridge Road West, Hamilton, as shown on Appendix "A" attached to Report PED24092, be APPROVED, on the following basis:
  - (i) That the draft By-law, as amended, attached as Appendix "B" to Report PED24092, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
  - (e) That notwithstanding Section 10D.(10), there shall be provided and maintained on the same lot and within the "RT-10" District, for one or more buildings, or structures, an amount not less than 36% of the area of the lot on which the buildings or structures are situate, as landscaped area.
  - (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 introducing the Holding symbol 'H' to the proposed "RT-10/S-1831" (Townhouse) District, Modified;

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

- (1) That the Owner submit and receive approval of a revised Functional Servicing Report to demonstrate that the stormwater management, sanitary flows, and water supply demand resulting from the proposed development has adequate capacity in the existing municipal infrastructure, to the satisfaction of the Director of Growth Management and Chief Development Engineer;

- (2) That the Owner enter into an External Works Agreement with the City for the design and construction of required improvements to municipal infrastructure, at the Owner's cost, determined by the revised Functional Servicing Report, to the satisfaction of the Director of Growth Management and Chief Development Engineer;
- (iii) That the proposed change in zoning is consistent with the Provincial Policy Statement (2020), conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended), and complies with the Urban Hamilton Official Plan.

**3. Hamilton Municipal Heritage Committee Report 24-004 (Item 11.1)**

**(1) Recommendation to Designate 1320 Woodburn Road, Glanbrook (Edmonds House), under Part IV of the *Ontario Heritage Act* (PED24090) (Ward 11) (Item 8.1)**

- (i) That the City Clerk be directed to give notice of Council's intention to designate 1320 Woodburn Road, Glanbrook (Edmonds House), shown in Appendix "A" attached to Report PED24090, 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 PED24090, subject to the following:

- (1) 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;
- (2) 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.

**(2) Information Update Regarding Heritage Permit Extension HP2024-010 for 98 James Street South, Hamilton (PED24105) (Ward 2) (Item 9.2)**

That Report PED24105 respecting an Information Update Regarding Heritage Permit Extension HP24024-010 for 98 James Street South, Hamilton, be received.

4. **Appeals to the Ontario Land Tribunal for lands located at 17 Ewen Road and 1629, 1635, 1637 and 1655 Main Street West, Hamilton, respecting applications for an Official Plan Amendment (UHOPA-23-008 and UHOPA-20-027) and Zoning By-law Amendment (ZAC-23-020 and ZAC-20-042) (LS24011) (Ward 1) (Added Item 15.2)**
- (a) That the directions to staff in the Closed Session recommendations in Report LS24011 be approved;
  - (b) That the closed session recommendations in Report LS24011 be released to the public, following approval by Council; and,
  - (c) That the balance of Report LS24011, including Appendix “A” and “B”, remain confidential.

**FOR INFORMATION:**

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

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

**10. PUBLIC HEARINGS**

- 10.1 Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 1866 Rymal Road East, Glanbrook (PED24099) (Ward 9)
- (a) Added Written Submissions:
    - (i) Ahmed Ali
    - (ii) Susan Duong
    - (iii) Lisha Patel
  - (b) Staff Presentation
- 10.2 Application for a Zoning By-law Amendment for Lands Located at 253 and 259 Limeridge Road West, Hamilton (PED24092) (Ward 8) – REVISED Appendices “B” and “F”.
- (a) Staff Presentation

**15. PRIVATE AND CONFIDENTIAL**

15.2 Appeals to the Ontario Land Tribunal for lands located at 17 Ewen Road and 1629, 1635, 1637 and 1655 Main Street West, Hamilton, respecting applications for an Official Plan Amendment (UHOPA-23-008 and UHOPA-20-027) and Zoning By-law Amendment (ZAC-23-020 and ZAC-20-042) (LS24011) (Ward 1)

The agenda for the June 4, 2024, Planning Committee meeting was approved, as amended.

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

There were no declarations of interest.

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

**(i) May 14, 2024 (Item 4.1)**

The Minutes of the May 14, 2024 meeting were approved, as presented.

**(d) DELEGATION REQUESTS (Item 6)**

**(i) Delegation Requests respecting the Heritage Designation of 1320 Woodburn Rd. (Item 11.1) (For today's meeting) (Item 6.1)**

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

- (a) J. Ross Conrod respecting the Heritage Designation of 1320 Woodburn Rd. (Item 6.1 (i))
- (b) Christine O'Connor respecting the Heritage Designation of 1320 Woodburn Rd. (Item 6.1 (ii))

**(e) DELEGATIONS (Item 7)**

**(i) Delegation respecting the Heritage Designation of 1320 Woodburn Rd. (Item 11.1) (Added Item 7.1)**

**(1)** The following delegates addressed the Committee respecting the Heritage Designation of 1320 Woodburn Rd. (Item 11.1):

- (a) J. Ross Conrod (Added Item 7.1 (i))
- (b) Christine O'Connor (Added Item 7.1 (ii))

(2) The following Delegations respecting the Heritage Designation of 1320 Woodburn Rd. (Item 11.1), were received and referred to the consideration of Item 1 of Hamilton Municipal Heritage Committee Report 24-004 (Item 11.1):

(a) J. Ross Conrod (Added Item 7.1 (i))

(b) Christine O'Connor (Added Item 7.1 (ii))

**(f) PUBLIC HEARINGS (Item 10)**

In accordance with the *Planning Act*, Chair C. Cassar advised those viewing the meeting that the public had been advised 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 an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 1866 Rymal Road East, Glanbrook (PED24099) (Ward 9) (Item 10.1)**

(a) Mark Michniak, Senior Planner, addressed the Committee, with the aid of a PowerPoint presentation.

The staff presentation was received.

(b) Reema Masri with Masri O Inc. Architects was in attendance and indicated support for the staff report but with the addition of proposed modifications.

The presentation from Reema Masri with Masri O Inc. Architects, was received.

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

(i) Ahsan Shah – Concerns with the development

(ii) Tarek Malouhi and Durmalouk Kesibi – Opposed.

- (d) (a) The following public submissions regarding this matter were received and considered by the Committee:
- (i) Written Submissions (Added Item 10.1(a)):
    - (1) Ahmed Ali (Added Item 10.1(a)(i)) - Opposed
    - (2) Susan Duong (Added Item 10.1(a)(ii)) - Opposed
    - (3) Lisha Patel (Added Item 10.1(a)(iii)) - Opposed
  - (ii) Delegations (Added Item 10.2 (b))
    - (1) Ahsan Shah – Concerns with the development
    - (2) Tarek Malouhi and Durmalouk Kesibi – Opposed.
- (b) The public meeting was closed.
- (e) (a) That Amended Official Plan Amendment Application UHOPA-24-002, by Masri O Inc. Architects (c/o Reema Masri) on behalf of 1685487 Ontario Inc., Owner, to redesignate the subject lands from “District Commercial” to “Neighbourhoods” within the Urban Hamilton Official Plan and from “Local Commercial” to “Medium Density Residential 2c” within the Rymal Road Secondary Plan, to permit an eight storey retirement home with 177 retirement units and ground floor commercial uses, for lands located at 1866 Rymal Road East, as shown on Appendix “A” attached to Report PED24099, be APPROVED on the following basis:
- (i) That the draft Official Plan Amendment, attached as Appendix “B” to Report PED24009, 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 Amended Zoning By-law Amendment Application ZAC-24-006, by Masri O Inc. Architects (c/o Reema Masri) on behalf of 1685487 Ontario Inc., Owner, for a change in zoning from the Community Commercial (C3) Zone to the Mixed Use Medium Density (C5, 895, H175) Zone, to permit an eight storey retirement home with 177 retirement units, a



day nursery and ground floor commercial space, for lands located at 1866 Rymal Road East, as shown on attached Appendix "A" to Report PED24099, be APPROVED on the following basis:

- (i) That the draft Amended By-law, attached as Appendix "C" to Report PED24099, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
- (ii) That the amending Amended 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 Mixed Use Medium Density (C5, 895, H175) Zone:

The Holding Provision 'H175', is to be removed conditional on the following:

- (1) That the owner submit and receive approval of a revised Transportation Impact Study, prepared by a qualified Professional Traffic Engineer, to the satisfaction of the Director of Transportation Planning and Parking;
  - (2) That the owner submit and receive approval of a Neighbourhood Traffic Calming Options Report, to the satisfaction of the Director of Transportation Planning and Parking;
  - (3) That the owner submit and receive approval of a Roadway Development Safety Audit, to the satisfaction of the Director of Transportation Planning and Parking;
- (iii) That the proposed change in zoning is consistent with the Provincial Policy Statement (2020), conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended), and will comply with the Urban Hamilton Official Plan and the Rymal Road Secondary Plan upon adoption of Official Plan Amendment No. \_\_\_.

- (f) Sub-section (d)(ii) of Appendix "C" to Report PED24099, was **amended**, to read as follows:
- (d)(ii) ~~Minimum interior side yard – 14.0 metres except, except 24.0 metres for any portion of a building greater than 15.5 metres in height.~~
- (d)(ii) Minimum Interior Side Yard - 14.0 metres, except 17.0 metres for any portion of a building greater than 18.5 metres in height; 18.5 metres for any portion of a building greater than 22.0 metres in height; and, 20.0 metres for any portion of a building greater than 25.5**

For disposition of this matter, refer to Item 1.

(ii) **Application for a Zoning By-law Amendment for Lands Located at 253 and 259 Limeridge Road West, Hamilton (PED24092) (Ward 8) (Item 10.2)**

- (a) The staff presentation was waived.
- (b) Matt Johnston with Urban Solutions Planning & Land Development Consultants Inc. was in attendance and indicated support for the staff report but with the addition of proposed modifications.
- The presentation from Matt Johnston with Urban Solutions Planning & Land Development Consultants Inc., was received.
- (c) Chair Cassar called three times for public delegations and the following person came forward:
- (i) Linda Prescott – Concerns with the development.
- (d) (a) The following public submissions regarding this matter were received and considered by the Committee:
- (i) Linda Prescott – Concerns with the development
- (b) The public meeting was closed.
- (e) (a) That Zoning By-law Amendment Application ZAC-23-014, by UrbanSolutions Planning & Land Development Consultants Inc. c/o Matt Johnston on behalf of Qianye Property Management Limited c/o Lei Zhao, owner, for a change in zoning from the "AA" (Agricultural) District to the "RT-10/S-1831-H" (Townhouse) District, Modified, Holding, to permit

the development of 22, three storey townhouse dwellings and 51 parking spaces, on lands located at 253 and 259 Limeridge Road West, Hamilton, as shown on Appendix "A" attached to Report PED24092, be APPROVED, on the following basis:

- (i) That the draft By-law, attached as Appendix "B" to Report PED24092, 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 introducing the Holding symbol 'H' to the proposed "RT-10/S-1831" (Townhouse) District, Modified;

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

- (1) That the Owner submit and receive approval of a revised Functional Servicing Report to demonstrate that the stormwater management, sanitary flows, and water supply demand resulting from the proposed development has adequate capacity in the existing municipal infrastructure, to the satisfaction of the Director of Growth Management and Chief Development Engineer;
- (2) That the Owner enter into an External Works Agreement with the City for the design and construction of required improvements to municipal infrastructure, at the Owner's cost, determined by the revised Functional Servicing Report, to the satisfaction of the Director of Growth Management and Chief Development Engineer;
- (iii) That the proposed change in zoning is consistent with the Provincial Policy Statement (2020), conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended), and complies with the Urban Hamilton Official Plan.

- (f) Sub-section 2 (e) of Appendix "B" to Report PED24092, was **amended** to read as follows:

- (e) That notwithstanding Section 10D.(10), there shall be provided and maintained on the same lot and within the "RT-10" District, for one or more buildings, or structures, an amount not less than 40% **36%** of the area of the lot on which the buildings or structures are situate, as landscaped area.

For disposition of this matter, refer to Item 2.

**(g) DISCUSSION ITEM (Item 11)**

- (i) Hamilton Municipal Heritage Committee Report 24-004 (Item 11.1)**

Upon Committee's request Item 1 and Item 2 were voted on separately.

For disposition of these matters, refer to Items 3(1) and 3(2), respectively.

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

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

Steve Robichaud, Acting General Manager of Planning and Economic Development, advised the Committee of upcoming reports on Biodiversity, and Rental Housing Demolitions; and advised that Bill 185 is expected to be passed in the near future, which will affect the development application process.

The General Manager's Update was received.

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

Committee determined that discussion of Items 15.1 and 15.2 was not required in Closed Session; therefore, the matters were addressed in Open Session, as follows:

- (i) Closed Session Minutes – May 14, 2024 (Item 15.1)**

- (a) The Closed Session Minutes dated May 14, 2024, were approved as presented; and,
- (b) The Closed Session Minutes dated May 14, 2024, are to remain confidential.

- (ii) **Appeals to the Ontario Land Tribunal for lands located at 17 Ewen Road and 1629, 1635, 1637 and 1655 Main Street West, Hamilton, respecting applications for an Official Plan Amendment (UHOPA-23-008 and UHOPA-20-027) and Zoning By-law Amendment (ZAC-23-020 and ZAC-20-042) (LS24011) (Ward 1) (Added Item 15.2)**

For disposition of this matter, refer to Item 4.

(i) **ADJOURNMENT (Item 16)**

There being no further business, the Planning Committee adjourned at 12:24 p.m.

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Councillor C. Cassar, Chair  
Planning Committee

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Lisa Kelsey  
Legislative Coordinator