



**PLANNING COMMITTEE
REPORT
24-016**

November 5, 2024

9:30 a.m.

**Council Chambers (Hybrid), Hamilton City Hall
71 Main Street West**

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

Absent with Regrets: Councillor N. Nann – Personal

**THE PLANNING COMMITTEE PRESENTS REPORT 24-016 AND RESPECTFULLY
RECOMMENDS:**

**1. Market and Land Supply Monitoring Report - 2023 and Interim 2024 Update
(PED24110) (City Wide) (Item 8.1)**

That Report PED24110 respecting Market and Land Supply Monitoring Report –
2023 and Interim 2024 Update, be received.

**2. Appeal by Dentons Canada LLP c/o Isaiah Banach, on behalf of Zest (Town
Square) Developments Inc. and Zest Communities Inc. for Zoning By-law
Amendment Application ZAC-20-029 to the Ontario Land Tribunal for Lack
of Decision for Lands Located at 393 Rymal Road West, Hamilton
(PED24191) (Ward 8) (Item 9.1)**

That Report PED24191 respecting Appeal by Dentons Canada LLP c/o Isaiah
Banach, on behalf of Zest (Town Square) Developments Inc. and Zest
Communities Inc. for Zoning By-law Amendment Application ZAC-20-029 to the
Ontario Land Tribunal for Lack of Decision for Lands Located at 393 Rymal Road
West, Hamilton, be received.

3. **Appeal Aird & Berlis LLP on behalf of Dickenson Limited Partnership and Dickenson GP Inc. of Zoning By-law Amendment Application ZAH-22-021 and Draft Plan of Subdivision Application 25T-202203 to the Ontario Land Tribunal for Lack of Decision for Lands Located at 9451, 9517, 9541, 9569, 9579, 9593, and 9867 Dickenson Road West and 1199 and 1205 Glancaster Road, Glanbrook (PED24179) (Ward 11 (Item 9.2))**

That Report PED24179 respecting Appeal Aird & Berlis LLP on behalf of Dickenson Limited Partnership and Dickenson GP Inc. of Zoning By-law Amendment Application ZAH-22-021 and Draft Plan of Subdivision Application 25T-202203 to the Ontario Land Tribunal for Lack of Decision for Lands Located at 9451, 9517, 9541, 9569, 9579, 9593, and 9867 Dickenson Road West and 1199 and 1205 Glancaster Road, Glanbrook, be received.

4. **Transit Oriented Corridor Expansion -Redesignating and Rezoning of a Portion of Upper James Street Between the Lincoln M. Alexander Parkway and Twenty Road, to the “Mixed Use - Medium Density” Designation and Transit Oriented Corridor Mixed Use Medium Density (TOC1) Zone (PED24173) (Ward 8) (Item 10.1)**

- (a) That Report PED24173, the Draft Official Plan Amendment, and the Draft Zoning By-law Amendment, attached as Appendices “B” and “C” respectively, be received;
- (b) That the public submissions on the draft Official Plan Amendment and Zoning Amendment be received; and,
- (c) That Staff be directed to bring forward the Draft Official Plan Amendment and Draft Zoning By-law Amendment, incorporating any recommended changes based on submissions received at the statutory public meeting, in Q1 of 2025.

5. **Applications for an Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision for Lands Located at 286 Lewis Road, Stoney Creek (PED24206) (Ward 10) (Item 10.2)**

- (a) That Official Plan Amendment Application UHOPA-24-007, by Glen Schnarr & Associates Inc. (c/o Maurice Luchich) on behalf of Lewis 286 Development Inc. (c/o Tomide Olaniyi), Owner, to redesignate the lands from “Low Density Residential 2”, “Low Density Residential 3”, and “Medium Density Residential 2” to “Low Density Residential 3” and “Medium Density Residential 2”, and to create a new Site Specific Policy Area within the Fruitland-Winona Secondary Plan to permit a maximum density of 82 units per net hectare, for lands located at 286 Lewis Road, as shown in Appendix “A” attached to Report PED24206, be DENIED on the following basis:

- (i) That the proposal is not consistent with the Provincial Planning Statement (2024) and does not comply with the general intent of the Urban Hamilton Official Plan and the Fruitland-Winona Secondary Plan as:
 - (1) It does not comply with the City's Block 3 Servicing Strategy;
 - (2) It does not meet the intent of the City's urban design policies;
 - (3) It does not meet the intent of the Fruitland-Winona Secondary Plan's general residential policies nor the "Low Density Residential 3" and "Medium Density Residential 2" designations;
 - (4) The proposal is premature as it has not demonstrated that adequate infrastructure capacity is available;
 - (5) It has not demonstrated that there will not be any downstream flooding or erosion hazards;
 - (6) It has not demonstrated that areas of archaeological potential are sufficiently assessed;
 - (7) It has not demonstrated that it maintains the integrity of adjacent heritage resources;
 - (8) It has not demonstrated that trees have been sufficiently protected; and,
 - (9) It has not demonstrated that it protects the long-term viability of employment uses;

- (b) That Zoning By-law Amendment Application ZAC-24-022, by Glen Schnarr & Associates Inc. (c/o Maurice Luchich) on behalf of Lewis 286 Development Inc. (c/o Tomide Olaniyi), Owner, for a change in zoning from the Agricultural Specialty "AS" Zone and Rural Residential "RR" Zone to site specific Multiple Residential "RM3" Zones in Stoney Creek Zoning By-law No. 3692-92 and from the Agricultural Specialty "AS" Zone and Rural Residential "RR" Zone to a site specific Low Density Residential (R1) Zone and the Conservation/Hazard Land (P5) Zone in Hamilton Zoning Bylaw No. 05-200, to permit 309 townhouse dwellings, for lands located at 286 Lewis Road, as shown in Appendix "A" attached to Report PED24206, be DENIED on the following basis:
 - (i) That the proposal is not consistent with the Provincial Planning Statement (2024) and the general intent of the Urban Hamilton Official Plan and Fruitland-Winona Secondary Plan as:
 - (1) It does not comply with the City's Block 3 Servicing Strategy;
 - (2) It does not meet the intent of the City's urban design policies;

- (3) It does not meet the intent of the Fruitland-Winona Secondary Plan's general residential policies nor the "Low Density Residential 3" and "Medium Density Residential 2" designations;
 - (4) The proposal is premature as it has not demonstrated that adequate infrastructure capacity is available;
 - (5) It has not demonstrated that there will not be any downstream flooding or erosion hazards;
 - (6) It has not demonstrated that areas of archaeological potential are sufficiently assessed;
 - (7) It has not demonstrated that it maintains the integrity of adjacent heritage resources;
 - (8) It has not demonstrated that trees have been sufficiently protected;
 - (9) It has not demonstrated that it protects the long-term viability of employment uses; and,
 - (10) It is not considered to be good planning as the cumulative impact of reduced setbacks, increased yard encroachments, reduced lot size, height, and density results in overdevelopment of the site.
- (c) That Draft Plan of Subdivision Application 25T-202402, by Glen Schnarr & Associates Inc. (c/o Maurice Luchich) on behalf of Lewis 286 Development Inc. (c/o Tomide Olaniyi), Owner, on lands located at 286 Lewis Road, as shown in Appendix "A" attached to Report PED24206, be DENIED, 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 the Draft Plan of Subdivision is not consistent with the Provincial Planning Statement (2024);
 - (ii) That the Draft Plan of Subdivision does not appropriately address the criteria set out in Sub-Section 51(24) of the *Planning Act*;
 - (iii) That the Draft Plan of Subdivision does not comply with the general intent of the Urban Hamilton Official Plan and Fruitland-Winona Secondary Plan as:
 - (1) It is not in the public interest nor an orderly development of land;
 - (2) It does not comply with the City's Block 3 Servicing Strategy;
 - (3) It does not meet the intent of the Urban Hamilton Official Plan policies relating to the protection of cultural heritage and natural heritage resources nor the Fruitland-Winona Secondary Plan's general residential policies and "Low

- Density Residential 3” and “Medium Density Residential 2” designations;
- (4) The proposal is premature as it has not demonstrated that adequate infrastructure capacity is available;
 - (5) It has not demonstrated that it protects the long-term viability of employment uses; and,
 - (6) It has not demonstrated that there will not be any downstream flooding or erosion hazards.

6. Application for a Zoning By-law Amendment for Lands Located at 72 and 78 Stirton Street, Hamilton (PED24202) (Ward 3) (Item 10.3)

- (a) That Zoning By-law Amendment Application ZAC-24-021, by A.J. Clarke and Associates c/o Ryan Ferrari on behalf of Vrancor 2007 c/o Gunther Bluesz, Owner, for a change in zoning from the “D/S-459” and “D/S-1822” (Urban Protected Residential – One and Two Family Dwellings, etc.) District, Modified to the “DE-2/S-1837-‘H’” (Multiple Dwellings) District, Modified, Holding, to permit the adaptive reuse of the existing vacant two storey industrial building for 39 dwelling units and five parking spaces, for lands located at 72 and 78 Stirton Street, as shown in Appendix “A” attached to Report PED24202, be APPROVED on the following basis:
 - (i) That the draft By-law, attached as Appendix “B” to Report PED24202, 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 Planning Statement (2024), and complies with the Urban Hamilton Official Plan;
 - (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 symbol ‘H’ to the “DE-2/S-1837-‘H’” (Multiple Dwellings) District, Modified:

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

- (1) That the Owner submit and receive completion of a signed Record of Site Condition to the satisfaction of the Director of Development Planning or enter into a conditional building permit agreement with respect to completing a Record of Site Condition. The Record of Site Condition must include a notice of acknowledgement of the Record of Site Condition by the Ministry of the Environment, Conservation and Parks,

and submission of the City of Hamilton's current Record of Site Condition administration fee;

- (2) That the Noise and Vibration Impact Study prepared by dBA Acoustical Consultants Inc. dated March 2024, be peer reviewed by a qualified acoustical consultant, at the expense of the Owner, to the satisfaction of the Director of Development Planning;
- (3) That the Owner submit and receive approval of a Watermain Hydraulic Analysis Report to demonstrate that the existing watermain has sufficient capacity to support domestic and fire flows including an appropriate pressure range, and that the surrounding areas are not adversely impacted in accordance with City standards, to the satisfaction of the Director of Development Engineering;
- (4) That the Owner enter into and register an External Works Agreement with the City on the title of the lands for the design and construction of any required improvements to the municipal infrastructure at the Owner's cost, should it be determined that upgrades are required to the infrastructure to support the development, according to the Functional Servicing Report and Watermain Hydraulic Analysis Report, to the satisfaction of the Director of Development Engineering;
- (5) That the Owner submit and receive approval of a Conservation Management Plan, which includes detailed information regarding masonry repairs and cleaning, retrofit of the existing masonry walls for insulation, foundation work, roof repairs, salvage, detailed drawings and specifications for new doors and windows informed by the original windows and doors, be submitted and approved to the satisfaction of the Director of Heritage and Urban Design;
- (6) That the Owner submit and receive approval of a Conservation Management Plan and Interpretation / Commemoration Plan that may include salvage and reuse of interior elements and/or installation of interpretive elements that convey the significance of the Appleford Check Book Company and the Hamilton Radial Electric Railway, to the satisfaction of the Director of Heritage and Urban Design;
and,

(7) That the Owner receive approval from Hydro One Network Inc. prior to the proposed residential land use being established on the subject lands, to the satisfaction of Hydro One Network Inc., as well as the Director of Development Planning.

(iv) That upon finalization of the amending By-law, the subject lands be re-designated from “Single and Double” to “Medium Density Apartments” in the Gibson Neighbourhood Plan.

7. Provincial Request for Comments on Transition Regulations to Facilitate the Introduction of the Provincial Planning Statement, 2024 (PED24192) (City Wide) (Item 11.1)

(a) That Council endorse the submission and recommendations as attached in Appendix “A” to Report PED24192 regarding Environmental Registry of Ontario posting 019-9065 - Consideration of Transition of Land Use Planning Matters to Facilitate the Introduction of a New Policy Statement issued under the *Planning Act*; and,

(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 decision on Report PED24192.

8. Implementation Plan for Area of Employment Changes Under the *Planning Act* and Provincial Planning Statement, 2024 (PED24203) (City Wide) (Item 11.2)

That Report PED24203 respecting Implementation Plan for Area of Employment Changes Under the *Planning Act* and Provincial Planning Statement, 2024, be received.

9. Hamilton Municipal Heritage Committee Report 24-009 (Item 11.3)

(a) Recommendation to Designate 2251 Rymal Road East, Stoney Creek (Former Elfrida United Church), under Part IV of the *Ontario Heritage Act* (PED24201) (Ward 9) (Item 8.1)

(i) That the City Clerk be directed to give notice of Council’s intention to designate 2251 Rymal Road East, Stoney Creek (former Elfrida United Church), shown in Appendix “A” attached to Report PED24201, 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 PED24201, 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 Planning Committee to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.

(b) Recommendation to Designate 21-25 Jones Street, Stoney Creek (the Powerhouse), under Part IV of the *Ontario Heritage Act* (PED24190) (Ward 5) (Item 8.2)

- (i) That the City Clerk be directed to give notice of Council’s intention to designate 21-25 Jones Street, Stoney Creek, shown in Appendix “A” attached to Report PED24190, 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 PED24190, 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 Planning Committee to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.

- (c) **Recommendation to Designate 134 Cannon Street East, Hamilton (Former Cannon Knitting Mills), under Part IV of the *Ontario Heritage Act* (PED24136) (Ward 2) (Item 8.3)**
- (i) That the City Clerk be directed to give notice of Council's intention to designate 134 Cannon Street East, Hamilton (former Cannon Knitting Mills), shown in Appendix "A" attached to Report PED24136, 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 PED24136, 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 Planning Committee to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.
- (d) **Heritage Designations Update, October 2024 (PED23187) (City Wide) (Item 9.4)**
- That Report PED23187, respecting Heritage Designations Update, October 2024, be received.
- (d) **Heritage Permit Application HP2024-023, Under Part V of the *Ontario Heritage Act*, to Permit the Demolition of the Existing Dwelling and Garage at 940 Beach Boulevard, Hamilton (PED22124(a)) (Ward 5) (Item 10.1)**
- (i) That Heritage Permit Application HP2024-023, for the demolition of the existing dwelling and detached garage on the Part V designated lands located at 940 Beach Boulevard, Hamilton, under Section 42 of the *Ontario Heritage Act*, be approved with the following condition:
- (1) That implementation of the demolition of the dwelling and detached garage, in accordance with this approval, shall be completed no later than November 30, 2026. If demolition is

not completed by November 30, 2026, then this approval expires as of that date and no demolition shall be undertaken without a new approval issued by the City of Hamilton;

- (ii) That appropriate notice of the Council decision on Heritage Permit Application HP2024-023 be served on the owner of 940 Beach Boulevard, Hamilton, and the Ontario Heritage Trust, as required under Section 42 of the *Ontario Heritage Act*.

(f) Notice of Intention to Demolish the Building Located at 85 Catharine Street North, Hamilton, being a Non-Designated Property Listed on the Municipal Heritage Register (PED24189) (Ward 2) (Item 10.2)

That the non-designated property located at 85-87 Catharine Street North, Hamilton, be removed from the Municipal Heritage Register.

10. Appeal to the Ontario Land Tribunal for lands located at 200 Market Street, 125 Napier Street and 55 Queen Street North, Hamilton respecting applications for an Official Plan Amendment (UHOPA-22-005) and Zoning By-Law Amendment (ZAC-22-012) (LS24010(a)) (Item 15.2)

That Report LS24010(a) respecting Appeal to the Ontario Land Tribunal for lands located at 200 Market Street, 125 Napier Street and 55 Queen Street North, Hamilton respecting applications for an Official Plan Amendment (UHOPA-22-005) and Zoning By-Law Amendment (ZAC-22-012), be referred to the November 13, 2024 Council meeting for consideration.

11. Appeal to the Ontario Land Tribunal (OLT) for lands located at 393 Rymal Road West, Hamilton, for Lack of Decision on Zoning By-law Amendment Application (ZAC-20-029) (LS24023) (Ward 8) (Item 15.3)

- (a) That the directions to staff in Closed Session respecting Report LS24023 be approved;
- (b) That closed session recommendations (a), (b), and (c) of Report LS24023 be released to the public, following approval by Council;
- (c) That closed session recommendations (d), (e), and (f) of Report LS24023 be approved and remain confidential until made public as the city's position before the Ontario Land Tribunal; and,
- (d) That the balance of Report LS24023, including Confidential Appendix "A", remain confidential.

FOR INFORMATION:

(a) APPROVAL OF AGENDA (Item 2)

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

8. STAFF PRESENTATIONS

8.1 Market and Land Supply Monitoring Report - 2023 and Interim 2024 Update (PED24110) (City Wide)

(a) Staff Presentation

10. PUBLIC HEARINGS

10.1 Transit Oriented Corridor Expansion -Redesignating and Rezoning of a Portion of Upper James Street Between the Lincoln M. Alexander Parkway and Twenty Road, to the "Mixed Use - Medium Density" Designation and Transit Oriented Corridor Mixed Use Medium Density (TOC1) Zone (PED24173) (Ward 8)

(a) Registered Delegations:

- (i) Chris Ritsma
- (ii) James Webb, WEBB Planning Consultants

(b) Staff Presentation

10.2 Applications for an Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision for Lands Located at 286 Lewis Road, Stoney Creek (PED24206) (Ward 12) (Ward 12) – To be moved up in the agenda to be heard after Delegation Requests.

(a) Registered Delegations:

- (i) John Soltes
- (ii) David Szumilas
- (iii) Elaine Lewis

(b) Staff Presentation

10.3 Application for a Zoning By-law Amendment for Lands Located at 72 and 78 Stirton Street, Hamilton (PED24202) (Ward 3)

(a) Staff Presentation

15. PRIVATE AND CONFIDENTIAL

15.2 Appeal to the Ontario Land Tribunal for lands located at 200 Market Street, 125 Napier Street and 55 Queen Street North, Hamilton respecting applications for an Official Plan Amendment (UHOPA-22-005) and Zoning By-Law Amendment (ZAC-22-012) (LS24010(a)) (Ward 1)

(a) REVISED Appendix "A"

CHANGE TO THE ORDER OF ITEMS:

Item 10.2, Applications for an Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision for Lands Located at 286 Lewis Road, Stoney Creek (PED24206) (Ward 12) (Ward 12) – to be considered following the consideration of the Delegation Requests.

The agenda for the November 5, 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) October 18, 2024 (Item 4.1)

The Minutes of the October 18, 2024 meeting were approved, as presented.

(d) DELEGATION REQUESTS (Item 6)

(i) Robert Thompson respecting Noise Complaints at Club SIX15 (For the November 19th meeting)

The Delegation Request from Robert Thompson respecting Noise Complaints at Club SIX15, was approved for the November 19th meeting.

(e) PUBLIC HEARINGS (Item 10)

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

If a person or public body would otherwise have an ability to appeal the decision of Council, City of Hamilton to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the by-law is passed, 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, Zoning By-law Amendment, and Draft Plan of Subdivision for Lands Located at 286 Lewis Road, Stoney Creek (PED24206) (Ward 12) (Item 10.2)

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

The staff presentation was received.

- (b)** Maurice Luchich with Glen Schnarr & Associates was not in attendance when called upon to speak.

- (c)** Registered Delegations:

The following delegations (Added Item 10.2 (a)) addressed the Committee:

- (i) John Soltes (in-person) – Concerns with proposal
- (ii) David Szumilas (in-person) – Concerns with proposal
- (iii) Elaine Lewis (in-person) – Concerns with proposal

- (d)** Chair Cassar called three times for public delegations and the following individuals came forward:

- (i) Marion Watford (in-person) – Opposed to proposal
- (ii) Shawn Tombolini (in-person) – Concerns with proposal

- (e)** (a) The following public submissions (Added Item 10.2(a)) regarding this matter were received and considered by the Committee:

- (i) John Soltes – Concerns with proposal
- (ii) David Szumilas – Concerns with proposal
- (iii) Elaine Lewis – Concerns with proposal

- (iv) Marion Watford – Opposed to proposal
- (v) Shawn Tombolini – Concerns with proposal

(b) The public meeting was closed.

For disposition of this matter, refer to Item 5.

(f) STAFF PRESENTATIONS (Item 8)

(i) Market and Land Supply Monitoring Report - 2023 and Interim 2024 Update (PED24110) (City Wide) (Item 8.1)

Charlie Toman, Senior Project Manager, Policy Planning/Municipal Comprehensive Review, addressed the Committee with the aid of a PowerPoint presentation.

The staff presentation was received.

For disposition of this matter, refer to Item 1.

(g) PUBLIC HEARINGS (Item 10) - Continued

(i) Transit Oriented Corridor Expansion -Redesignating and Rezoning of a Portion of Upper James Street Between the Lincoln M. Alexander Parkway and Twenty Road, to the “Mixed Use - Medium Density” Designation and Transit Oriented Corridor Mixed Use Medium Density (TOC1) Zone (PED24173) (Ward 8) (Item 10.1)

(a) Mallory Smith, Planner 1 – Zoning By-Law Reform, addressed the Committee respecting Transit Oriented Corridor Expansion - Redesignating and Rezoning of a Portion of Upper James Street Between the Lincoln M. Alexander Parkway and Twenty Road, to the “Mixed Use - Medium Density” Designation and Transit Oriented Corridor Mixed Use Medium Density (TOC1) Zone, with the aid of a PowerPoint presentation.

The staff presentation was received.

(b) Registered Delegations:

The following delegations (Added Item 10.1 (a)) addressed the Committee:

- (i) Chris Ritsma (in-person) – Concerns
- (ii) James Webb, WEBB Planning Consultants (in-person) – In support of the proposal with suggested modifications

- (c) Chair Cassar called three times for public delegations and no one came forward.
- (d) The following public submissions regarding this matter were received and considered by the Committee:
 - (a) Registered Delegations (Added Item 10.1(a)):
 - (i) Chris Ritsma - Concerns
 - (ii) James Webb, WEBB Planning Consultants – in support of the proposal with suggested modifications
 - (b) The public meeting was closed.

For disposition of this matter, refer to Item 4.

(ii) Application for a Zoning By-law Amendment for Lands Located at 72 and 78 Stirton Street, Hamilton (PED24202) (Ward 3) (Item 10.3)

- (a) Daniel Barnett, Planner II, addressed the Committee respecting Application for a Zoning By-law Amendment for Lands Located at 72 and 78 Stirton Street, Hamilton with the aid of a PowerPoint presentation.

The staff presentation was received.

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

The presentation from Ryan Ferrari with A.J. Clarke & Associates Ltd., was received.

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

- (c) (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.

The Committee recessed for thirty minutes.

The Committee meeting reconvened at 12:55 p.m.

(h) DISCUSSION ITEMS (Item 11)

(i) Implementation Plan for Area of Employment Changes Under the *Planning Act* and Provincial Planning Statement, 2024 (PED24203) (City Wide) (Item 11.2)

Lauren Vraets, Senior Planner, addressed the Committee, respecting Report PED24203, Implementation Plan for Area of Employment Changes Under the *Planning Act* and Provincial Planning Statement, 2024, with the aid of a PowerPoint presentation.

The presentation from Lauren Vraets, Senior Planner, addressed the Committee, respecting Report PED24203, Implementation Plan for Area of Employment Changes Under the *Planning Act* and Provincial Planning Statement, 2024, was received.

For disposition of this matter, refer to Item 8.

(i) GENERAL INFORMATION / OTHER BUSINESS (Item 14)

(i) Outstanding Business List (Item 14.1)

The following changes to the Outstanding Business List, were approved:

- (a) Items to be Removed:**
22S - Public Consultation on Sustainable Building and Development Guidelines - Low Density Residential Uses (PED22185) (City Wide) (Addressed as Item 3 on Planning Committee Report 24-014)

(j) PRIVATE & CONFIDENTIAL (Item 15)

Committee determined that discussion of Item 15.1 was not required in Closed Session; therefore, the matter was addressed in Open Session, as follows:

(i) Closed Session Minutes – October 18, 2024 (Item 15.1)

- (a) That the Closed Session Minutes dated October 18, 2024, be approved as presented; and,
- (b) That the Closed Session Minutes dated October 18, 2024, remain confidential.

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

The Committee meeting reconvened in Open Session at 3:05 p.m.

- (i) **Appeal to the Ontario Land Tribunal for lands located at 200 Market Street, 125 Napier Street and 55 Queen Street North, Hamilton respecting applications for an Official Plan Amendment (UHOPA-22-005) and Zoning By-Law Amendment (ZAC-22-012) (LS24010(a)) (Item 15.2)**

For disposition of this matter, refer to Item 10.

- (ii) **Appeal to the Ontario Land Tribunal (OLT) for lands Located at 393 Rymal Road West, Hamilton, for Lack of Decision on Zoning By-law Amendment Application (ZAC-029) (LS24023) (Ward 8) (Item 15.3)**

For disposition of this matter, refer to Item 11.

- (k) **ADJOURNMENT (Item 16)**

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

Councillor C. Cassar, Chair
Planning Committee

Lisa Kelsey
Legislative Coordinator