



PLANNING COMMITTEE MINUTES PLC 25-008

9:30 a.m.

June 10, 2025

Council Chambers (Hybrid), City Hall, 2nd Floor
71 Main Street West, Hamilton, Ontario

Present: Councillors T. Hwang (Chair), M. Tadeson (Vice-Chair) (virtual), J. Beattie, C. Cassar, M. Francis, T. McMeekin, N. Nann, E. Pauls, A. Wilson, M. Wilson

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

**Also in
Attendance:** Councillor T. Jackson

1. CALL TO ORDER

Committee Chair T. Hwang called the meeting to order at 9:30 a.m.

2. CEREMONIAL ACTIVITIES

There were no ceremonial activities.

3. APPROVAL OF AGENDA

(Pauls/Beattie)

That the agenda for the June 10, 2025 Planning Committee meeting, be approved, as presented.

Result: Motion CARRIED by a vote of 10 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
NOT PRESENT – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls

Please refer to the June 18, 2025 Council minutes for the disposition of these matters.

YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

4. DECLARATIONS OF INTEREST

There were no declarations of interest.

5. APPROVAL OF MINUTES OF PREVIOUS MEETING

5.1 May 23, 2025

(McMeekin/Cassar)

That the minutes of the May 23, 2025 Planning Committee, be adopted, as presented.

CARRIED

6. DELEGATIONS

(i) The following delegations addressed the Committee:

- (a) Matt Johnston / Scott Beedie respecting Class 4 - 121 Vansitmart Avenue (Item 9.11) (in-person) (Item 6.1)
- (b) Delegations respecting Demolition Permit for 85 Catharine St N (Item 9.8) (virtual) (Item 6.2)
 - (i) Kevin Freeman, Kaneff Group (in-person) (Item 6.2(a))
 - (ii) Mark Flowers, Davies Howe LLP (in-person) (Item 6.2(b))
- (c) Danielle Braemer, Valery Group, respecting Demolition Permits for 2, 4, 6 & 8 McDonalds Lane, 822 Barton St, and 829 Hwy 8 (Items 9.2, 9.3, 9.4 and 9.5) (virtual) (Item 6.3)

(Beattie/McMeekin)

That the Delegation from Danielle Braemar (Item 6.3) be extended by one minute.

CARRIED

- (d) Nicole Cimadamore, New Horizon Development Group Inc., respecting Demolition Permits for 1290 and 1294 Upper James Street (Items 9.6 and 9.7) (in-person) (Item 6.4)

- (e) Lyndon George, Hamilton Anti-Racism Resource Centre, respecting Class 4 Designation of 115 and 121 Vansitmart Avenue (Item 9.11) (in-person) (Item 6.5)

(ii) (Pauls/A. Wilson)

That the following delegations be received:

- (a) Matt Johnston / Scott Beedie respecting Class 4 - 121 Vansitmart Avenue (Item 9.11) (in-person) (Item 6.1)
- (b) Delegations respecting Demolition Permit for 85 Catharine St N (Item 9.8) (virtual) (Item 6.2)
 - (i) Kevin Freeman, Kaneff Group (in-person) (Item 6.2(a))
 - (ii) Mark Flowers, Davies Howe LLP (in-person) (Item 6.2(b))
- (c) Danielle Braemer, Valery Group, respecting Demolition Permits for 2, 4, 6 & 8 McDonalds Lane, 822 Barton St, and 829 Hwy 8 (Items 9.2, 9.3, 9.4 and 9.5) (virtual) (Item 6.3)
- (d) Nicole Cimadamore, New Horizon Development Group Inc., respecting Demolition Permits for 1290 and 1294 Upper James Street (Items 9.6 and 9.7) (in-person) (Item 6.4)
- (e) Lyndon George, Hamilton Anti-Racism Resource Centre, respecting Class 4 Designation of 115 and 121 Vansitmart Avenue (Item 9.11) (in-person) (Item 6.5)

CARRIED

7. ITEMS FOR INFORMATION

7.1 ARAC 25-002

Agriculture and Rural Affairs Sub-Committee Minutes - May 15, 2025

(McMeekin/A. Wilson)

That the Agriculture and Rural Affairs Sub-Committee Minutes, dated May 15, 2025, be received.

CARRIED

9. ITEMS FOR CONSIDERATION

9.1 PED25055

Updates to Public Notice Requirements for *Planning Act* Applications (City Wide)

Jennifer Haan, Business Facilitator – Development Planning, addressed the Committee respecting Updates to Public Notice Requirements for *Planning Act* Applications (City Wide), with the aid of a PowerPoint presentation.

(a) (Cassar/McMeekin)

That the staff presentation from Jennifer Haan, Business Facilitator – Development Planning, respecting Updates to Public Notice Requirements for *Planning Act* Applications (City Wide), be received.

CARRIED

(b) (A. Wilson/Pauls)

That the following written submission be received:

(i) Anthony Salemi, West End Home Builders' Association

CARRIED

(c) (A. Wilson/Nann)

That Report PED25055, dated June 10, 2025, respecting Updates to Public Notice Requirements for *Planning Act* Applications (City Wide), be received and the following recommendations be approved:

(a) That an increased public notice circulation radius from 120 metres to 240 metres for applications for Official Plan Amendments, Zoning By-law Amendments, Draft Plan of Subdivision, and Draft Plan of Condominium (Vacant Land), not including Official Plan Amendment applications for Urban Boundary Expansions, BE APPROVED.

(b) That the By-law to amend By-law No. 12-282 (Respecting Tariff of Fees), as amended, to update application fees to cover the cost of an increased public notice circulation radius, BE APPROVED on the following basis:

(i) That public notice of the proposal to amend the Tariff of Fees By-law has been provided in accordance with By-law No. 07-351.

(ii) That the draft By-law, attached as Appendix A to Report PED25055 has been prepared in a form satisfactory to the City Solicitor.

- (c) That staff BE DIRECTED to update the Development Application Guideline titled “Public Consultation Summary and Comment Response” to increase the public notice circulation radius from 120 metres to 240 metres for applications for Official Plan Amendment, Zoning By-law Amendments, Draft Plan of Subdivision, and Draft Plan of Condominium (Vacant Land), not including Official Plan Amendment applications for Urban Boundary Expansions.
- (d) That the revised Public Notice sign template and revised Notice of Complete Application and Notice of Public Meeting letter templates, attached as Appendix B to Report PED25055, BE ENDORSED.
- (e) That the “Statutory and supplementary public notice requirements for Committee of Adjustment and *Planning Act* applications during Canada Post mail delivery service disruptions” Planning Division policy, attached as Appendix D to Report PED25055 BE APPROVED, and that item 19P be removed from the Outstanding Business List.

Result: Motion CARRIED by a vote of 10 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
NOT PRESENT – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

**9.2 PED25058
Demolition Permit – 2 McDonalds Lane, Stoney Creek (Ward 10)**

- (a) **(Francis/Pauls)**
That Report PED25058, dated June 10, 2025, respecting Demolition Permit – 2 McDonalds Lane, Stoney Creek (Ward 10), be received and the following recommendations be approved:
 - (a) That the request to issue a demolition permit prior to the owner obtaining final Site Plan Approval for redevelopment of 2 McDonalds Lane, Stoney Creek, BE DENIED since the building is in fair condition, boarded up and secure, and staff consider the application to be premature;

- (b) That the Chief Building Official BE AUTHORIZED to issue a demolition permit for 2 McDonalds Lane, Stoney Creek, in accordance with By-law 22-101, pursuant to Section 33 of the *Planning Act* once final Site Plan Control approval has been granted for redevelopment of the property in accordance with section 6(b) of the Demolition Control Area By-law 22-101.

Result: Motion DEFEATED by a vote of 0 to 10, as follows:

NO – Ward 1 Councillor M. Wilson
NOT PRESENT – Ward 2 Councillor C. Kroetsch
NO – Ward 3 Councillor N. Nann
NO – Ward 4 Councillor T. Hwang
NO – Ward 5 Councillor M. Francis
NO – Ward 7 Councillor E. Pauls
NO – Ward 10 Councillor J. Beattie
NO – Ward 11 Councillor M. Tadeson
NO – Ward 12 Councillor C. Cassar
NO – Ward 13 Councillor A. Wilson
NO – Ward 15 Councillor T. McMeekin

- (b) **(Beattie/Pauls)**
That the Chief Building Official BE AUTHORIZED to issue a demolition permit for 2 McDonalds Lane in accordance with By-law 22-101, pursuant to Section 33 of the *Planning Act* as amended, without having final Site Plan approval for the redevelopment of the property, and without having to comply with section 6(b) of the Demolition Control Area By-law 22-101.

Result: Motion CARRIED by a vote of 10 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
NOT PRESENT – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

**9.3 PED25059
Demolition Permit – 6 McDonalds Lane, Stoney Creek (Ward 10)**

(Beattie/McMeekin)

That Report PED25059, dated June 10, 2025, respecting Demolition Permit – 6 McDonalds Lane, Stoney Creek (Ward 10), be received and the following recommendation be approved:

- (a) That the Chief Building Official BE AUTHORIZED to issue a demolition permit for 6 McDonalds Lane in accordance with By-law 22-101, pursuant to Section 33 of the *Planning Act* as amended, without having final Site Plan approval for the redevelopment of the property, and without having to comply with section 6(b) of the Demolition Control Area By-law 22-101.

Result: Motion CARRIED by a vote of 10 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
NOT PRESENT – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

**9.4 PED25060
Demolition Permit – 822 Barton Street, Stoney Creek (Ward 10)**

(Beattie/McMeekin)

That Report PED25060, dated June 10, 2025, respecting Demolition Permit – 822 Barton Street, Stoney Creek (Ward 10), be received and the following recommendation be approved:

- (a) That the Chief Building Official BE AUTHORIZED to issue a demolition permit for 822 Barton Street in accordance with By-law 22-101, pursuant to Section 33 of the *Planning Act* as amended, without having final Site Plan approval for the redevelopment of the property, and without having to comply with section 6(b) of the Demolition Control Area By-law 22-101.

Result: Motion CARRIED by a vote of 10 to 0, as follows:

YES – Ward 1 Councillor M. Wilson

NOT PRESENT – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

**9.5 PED25061
Demolition Permit – 829 Highway No. 8, Stoney Creek (Ward 10)**

(Beattie/McMeekin)

That Report PED25061, dated June 10, 2025, respecting Demolition Permit – 829 Highway No. 8, Stoney Creek (Ward 10), be received and the following recommendation be approved:

- (a) That the Chief Building Official BE AUTHORIZED to issue a demolition permit for 829 Highway No. 8 in accordance with By-law 22-101, pursuant to Section 33 of the *Planning Act* as amended, without having final Site Plan approval for the redevelopment of the property, and without having to comply with section 6(b) of the Demolition Control Area By-law 22-101.

Result: Motion CARRIED by a vote of 10 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
NOT PRESENT – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

**9.6 PED25153
Demolition Report - 1290 Upper James Street, Hamilton (Ward 8)**

(a) (Pauls/Beattie)

That Report PED25153, dated June 10, 2025, respecting Demolition Report - 1290 Upper James Street, Hamilton (Ward 8), be received and the following recommendation be approved:

- (a) That the Chief Building Official BE AUTHORIZED to issue a demolition permit for 1290 Upper James Street in accordance with By-law 22-101, pursuant to Section 33 of the *Planning Act* as amended, without having to comply with Section 6 of the Demolition Control Area By-law 22-101.

Result: Motion DEFEATED by a vote of 5 to 5, as follows:

NO – Ward 1 Councillor M. Wilson
NOT PRESENT – Ward 2 Councillor C. Kroetsch
NO – Ward 3 Councillor N. Nann
NO – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
NO – Ward 12 Councillor C. Cassar
NO – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

(b) (A. Wilson/Cassar)

That Report PED25153, dated June 10, 2025, respecting Demolition Report - 1290 Upper James Street, Hamilton (Ward 8), be received and the following recommendation be approved:

- (a) That the request to issue a demolition permit for 1290 Upper James Street, Hamilton BE DENIED as compliance with Section 6 of the Demolition Control By-law 22-101, pursuant to Section 33 *The Planning Act*, has not been demonstrated and staff consider the application to be premature.

Result: Motion CARRIED by a vote of 6 to 4, as follows:

YES – Ward 1 Councillor M. Wilson
NOT PRESENT – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
NO – Ward 5 Councillor M. Francis
NO – Ward 7 Councillor E. Pauls

NO – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
NO – Ward 15 Councillor T. McMeekin

**9.7 PED25154
Demolition Permit - 1294 Upper James Street, Hamilton (Ward 8)**

(a) (Pauls/Beattie)

That Report PED25154, dated June 10, 2025, respecting Demolition Permit - 1294 Upper James Street, Hamilton (Ward 8), be received and the following recommendation be approved:

- (a) That the Chief Building Official BE AUTHORIZED to issue a demolition permit for 1294 Upper James Street in accordance with By-law 22-101, pursuant to Section 33 of the *Planning Act* as amended, without having to comply with Section 6 of the Demolition Control Area By-law 22-101.

Result: Motion DEFEATED by a vote of 5 to 5, as follows:

NO – Ward 1 Councillor M. Wilson
NOT PRESENT – Ward 2 Councillor C. Kroetsch
NO – Ward 3 Councillor N. Nann
NO – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
NO – Ward 12 Councillor C. Cassar
NO – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

(b) (A. Wilson/Cassar)

That Report PED25154, dated June 10, 2025, respecting Demolition Permit - 1294 Upper James Street, Hamilton (Ward 8), be received and the following recommendations be approved:

- (a) That the request to issue a demolition permit for 1294 Upper James Street BE DENIED as compliance with Section 6 of the Demolition Control By-law 22-101, pursuant to Section 33 *The Planning Act*, has not been demonstrated and staff consider the application to be premature.

Result: Motion CARRIED by a vote of 6 to 4, as follows:

YES – Ward 1 Councillor M. Wilson
NOT PRESENT – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
NO – Ward 5 Councillor M. Francis
NO – Ward 7 Councillor E. Pauls
NO – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
NO – Ward 15 Councillor T. McMeekin

**9.8 PED25155
Demolition Permit - 85 Catharine Street North (Ward 2)**

(a) (McMeekin/Pauls)

That Report PED25155, dated June 10, 2025, respecting Demolition Permit - 85 Catharine Street North (Ward 2), be received and the following recommendation be approved:

- (a) That the Chief Building Official BE AUTHORIZED to issue a demolition permit for 85 Catharine Street North in accordance with By-law 22-101, pursuant to Section 33 of the *Planning Act* as amended, without having to comply with Section 6 of the Demolition Control Area By-law 22-101.

Result: Motion DEFEATED by a vote of 5 to 5, as follows:

NO – Ward 1 Councillor M. Wilson
NOT PRESENT – Ward 2 Councillor C. Kroetsch
NO – Ward 3 Councillor N. Nann
NO – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
NO – Ward 12 Councillor C. Cassar
NO – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

(b) **(A. Wilson/M. Wilson)**

That Report PED25155, dated June 10, 2025, respecting Demolition Permit - 85 Catharine Street North (Ward 2), be received and the following recommendation be approved:

- (a) That the request to issue a demolition permit for 85 Catharine Street North BE DENIED as compliance with Section 6 of the Demolition Control By-law 22-101, pursuant to Section 33 *The Planning Act*, has not been demonstrated and staff consider the application to be premature.

Result: Motion CARRIED by a vote of 6 to 4, as follows:

YES – Ward 1 Councillor M. Wilson
NOT PRESENT – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
NO – Ward 5 Councillor M. Francis
NO – Ward 7 Councillor E. Pauls
NO – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
NO – Ward 15 Councillor T. McMeekin

9.9 PED25166

Demolition Report – 3078, 3168 and 3190 Regional Road 56 (Ward 11)

(Tadeson/Beattie)

That Report PED25166, dated June 10, 2025, respecting Demolition Report – 3078, 3168 and 3190 Regional Road 56 (Ward 11), be received and the following recommendations be approved:

- (a) That the Chief Building Official BE AUTHORIZED to issue a demolition permits for 3078, 3168 and 3190 Regional Road 56 in accordance with By-law 22-101, pursuant to Section 33 of the *Planning Act* as amended, without having to comply with Section 6 of the Demolition Control Area By-law 22-101.

Result: Motion CARRIED by a vote of 10 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
NOT PRESENT – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls

YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

**9.10 PED25136
Contracted Parking Enforcement (City Wide)**

(Beattie/Cassar)

That Report PED25136, dated June 10, 2025, respecting Contracted Parking Enforcement (City Wide), be received and the following recommendations be approved:

- (a) That a single source procurement, pursuant to Procurement Policy #11 – Non-competitive Procurements, for the provision of parking enforcement services for January 1, 2026 - December 31, 2030 BE APPROVED;
- (b) That the General Manager, Planning and Economic Development Department, BE DIRECTED to negotiate and execute an extension of services agreement and any ancillary documents required to give effect thereto with Imperial Parking Canada Corporation (Impark), in a form satisfactory to the City Solicitor.

Result: Motion CARRIED by a vote of 10 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
NOT PRESENT – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

9.11 PED23172(a)
Request for Class 4 Designation for Lands Located at 115 and 121 Vansitmart Avenue, Hamilton (Ward 4)

(a) (A. Wilson/Hwang)

That Report PED23172(a), dated June 10, 2025, respecting Request for Class 4 Designation for Lands Located at 115 and 121 Vansitmart Avenue, Hamilton (Ward 4), be received and the following recommendations be approved:

- (a) That Council deem the lands located at 115 and 121 Vansitmart Avenue, Hamilton as a Class 4 Area pursuant to the Ministry of the Environment, Conservation and Parks (MECP) Noise Guidelines NPC-300 (Stationary and Transportation Sources – Approval and Planning) and that the Class 4 Area designation apply only to the development on the lands located at 115 and 121 Vansitmart Avenue, identified on Appendix A attached to Report PED23172(a).

Result: Motion CARRIED by a vote of 10 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
NOT PRESENT – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

9.12 PED25128
To Reestablish Last Recognized Use and/or Legally Established Non-Conforming Status within Zoning Verification Reports and Establish New Zoning Verification Report User Fees to Reflect New Level of Service (City Wide) - WITHDRAWN

9.13 PED25145
Barton Street and Fifty Road Improvements Municipal Class Environmental Assessment Environmental Study Report (Ward 10)

Margaret Fazio, Senior Project Manager – Infrastructure Planning and Gavin Norman, Manager – Infrastructure Planning, addressed the Committee respecting Barton Street and Fifty Road Improvements Municipal Class Environmental Assessment Environmental Study Report (Ward 10), with the aid of a PowerPoint presentation.

(a) **(Beattie/A. Wilson)**

That the staff presentation from Margaret Fazio, Senior Project Manager – Infrastructure Planning and Gavin Norman, Manager – Infrastructure Planning, respecting Barton Street and Fifty Road Improvements Municipal Class Environmental Assessment Environmental Study Report (Ward 10), be received.

CARRIED

(b) **(Beattie/A. Wilson)**

That Report PED25145, dated June 10, 2025, respecting Barton Street and Fifty Road Improvements Municipal Class Environmental Assessment Environmental Study Report (Ward 10), be received and the following recommendations be approved:

- (a) That the Environmental Study Report respecting the Municipal Class Environmental Assessments for Barton Street and Fifty Road Improvements (Phases 3 and 4), and Fifty Road / CN Rail Crossing (Phases 1 and 2), included as Appendix A to PED25145, BE APPROVED; and that the General Manager of Planning and Economic Development be authorized to place the Environmental Study Report out for minimum 30-day public review.

Result: Motion CARRIED by a vote of 8 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
NOT PRESENT – Ward 2 Councillor C. Kroetsch
NOT PRESENT – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
NOT PRESENT – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

9.14 PED25147

Application to Deem Lands Being Lot 5 of Registered Plan 62M-671, known as 30 Parkmanor Drive, Stoney Creek, not to be Part of a Registered Plan of Subdivision for the Purposes of Subsection 50(3) of the *Planning Act* (Ward 10)

(Beattie/A. Wilson)

That Report PED25147, dated June 10, 2025, respecting Application to Deem Lands Being Lot 5 of Registered Plan 62M-671, known as 30 Parkmanor Drive, Stoney Creek, not to be Part of a Registered Plan of Subdivision for the Purposes of Subsection 50(3) of the *Planning Act* (Ward 10), be received and the following recommendations be approved:

- (a) That the application to deem Lot 5 of Registered Plan 62M-671, known as 30 Parkmanor Drive, Stoney Creek, as shown on Appendix "A" to Report PED25147, not to be Part of a Registered Plan of Subdivision for the purposes of Subsection 50(3) of the *Planning Act*, BE APPROVED; and,
- (b) That the draft By-law, attached as Appendix "D" to Report PED25147, which has been prepared in a form satisfactory to the City Solicitor, BE ENACTED.

Result: Motion CARRIED by a vote of 10 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
NOT PRESENT – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

(Hwang/Francis)

That the Committee Recess from 1:13 p.m. to 1:45 p.m.

CARRIED

**9.15 PED25141
Residential Drainage Assistance Program – 941 Mohawk Road East
(Ward 6)**

(Beattie/Cassar)

That Report PED25141, dated June 10, 2025, respecting Residential Drainage Assistance Program – 941 Mohawk Road East (Ward 6), be received and the following recommendations be approved:

- (a) That with respect to the property at 941 Mohawk Road East, the City implements and funds the construction of a rear yard catch-basin drainage system (Public Portion Only) as recommended in the report prepared by AECOM, dated March 15, 2022 attached in Appendix A1; to the Report PED25141, at a cost of \$19,500, including all applicable overhead and taxes) for works within the Right of Way.
- (b) That funding for work on the City Right of Way in Recommendation (a) estimated at \$19,500, be funded from Capital Account No. 518216, in accordance with the Residential Assistance Program (RDAP).
- (c) That all works on private property be at the sole expense of the property owner.
- (d) That prior to proceeding with any work on City property, appropriate agreements with the benefiting property owner namely 941 Mohawk Road East, are entered into, to the satisfaction of the City Solicitor.

Result: Motion CARRIED by a vote of 9 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
NOT PRESENT – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
NOT PRESENT – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

9.16 PED25170

Approval of Funding for Request for Proposals: Review of Subdivision Process and Comprehensive Development Guidelines (City Wide)

(McMeekin/Francis)

That Report PED25170, dated June 10, 2025, respecting Approval of Funding for Request for Proposals: Review of Subdivision Process and Comprehensive Development Guidelines (City Wide), be received and the following recommendations be approved:

- (a) That the allocation of \$450,000 from the Development Fees Stabilization reserve (110086) to a new project ID which will be established to fund the forthcoming study being undertaken by the Growth Management Division on the Review of the Subdivision Process / Agreement and Comprehensive Development Guidelines, through a competitive Request for Proposals process, BE APPROVED.

Result: Motion CARRIED by a vote of 9 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
NOT PRESENT – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
NOT PRESENT – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

9.17 HMHC 25-006

Hamilton Municipal Heritage Committee Minutes dated May 29, 2025

(A. Wilson/Tadeson)

That Hamilton Municipal Heritage Committee Minutes dated May 29, 2025, be received and the recommendations contained therein be approved.

Result: Motion CARRIED by a vote of 9 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
NOT PRESENT – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
NOT PRESENT – Ward 7 Councillor E. Pauls

YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

10. MOTIONS

There were no Motions.

11. NOTICES OF MOTION

There were no Notices of Motion.

12. PRIVATE & CONFIDENTIAL

Committee determined that discussion of Item 12.1 was not required in Closed Session; therefore, the matter was addressed in Open Session, as follows:

12.1 Closed Session Minutes – May 23, 2025

(Francis/Tadeson)

That the Closed Session Minutes of the May 23, 2025 Planning Committee meeting, be approved and remain confidential.

Result: Motion CARRIED by a vote of 9 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
NOT PRESENT – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
NOT PRESENT – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

13. ADJOURNMENT

There being no further business, the Planning Committee adjourned at 1:55 p.m.

Respectfully submitted,

Lisa Kelsey
Legislative Coordinator
Office of the City Clerk

Councillor T. Hwang,
Chair, Planning Committee