



## PLANNING COMMITTEE MINUTES PLC 25-010

9:30 a.m.

July 8, 2025

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

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

**Absent with Regrets:** Councillor N. Nann - Personal

**Also in Attendance:** Councillors B. Clark, 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

The Committee Clerk advised that Item 7.1 Report PED21097(g) respecting Rental Housing Licensing Pilot Program - Update (Wards 1, 8 and parts of 14) has been deferred to a future Planning Committee meeting.

**(Kroetsch/Cassar)**

That the agenda for the July 8, 2025 Planning Committee meeting, be approved, as presented.

**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

NOT PRESENT – Ward 3 Councillor N. Nann

**Please refer to the July 16, 2025 Council minutes for the disposition of these matters.**

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

**4. DECLARATIONS OF INTEREST**

Councillor Hwang declared a non-disqualifying interest respecting Item 8.2, PED23164 - Application for a Zoning By-law Amendment for Lands Located at 64 Hatt Street, Dundas (Ward 13) (Deferred from the January 16, 2024 Planning Committee meeting), due to a business relationship with the previous owners of the development property.

**5. APPROVAL OF MINUTES OF PREVIOUS MEETING**

**(Cassar/McMeekin)**

That the following Minutes, be adopted, as presented:

- 5.1 June 10, 2025
- 5.2 June 25, 2025 (Special)

**CARRIED**

**6. DELEGATIONS**

(i) The following Delegations addressed the Committee:

6.1 Delegations respecting the Designation of 84 York Blvd. (Philpott Church) (Item 9.5)

(a) Registered Delegation:

(i) Jackson Theune (in-person)

6.2 Gaby Kalapos, Hamilton Climate Change Advisory Committee, respecting City of Hamilton's Response to Bill 17 and Bill 30 (Item 9.3) (in-person)

(ii) **(A. Wilson/Cassar)**

(a) That the following Delegations and Written Submissions be received:

6.1 Delegations respecting the Designation of 84 York Blvd. (Philpott Church) (Item 9.5)

(a) Registered Delegation:

(i) Jackson Theune (in-person) (Item 6.1 (a)(i))

**Please refer to the July 16, 2025 Council minutes for the disposition of these matters.**

(b) Written Submissions:

- (i) Philpott Church Leadership (Item 6.1 (b)(i))
- (ii) PJ Mercanti, HUPEG (Item 6.1 (b)(ii))
- (iii) Darryl Firsten, In8 Developments (Item 6.1 (b)(iii))

6.2 Gaby Kalapos, Hamilton Climate Change Advisory Committee, respecting City of Hamilton's Response to Bill 17 and Bill 30 (Item 9.3) (in-person)

6.3 Written submission from Anthony Salemi, WE HBA, respecting Inclusionary Zoning (Item 9.6)

6.4 Written submission from Anthony Salemi, WE HBA, respecting Hamilton SCUBE Motion (Item 10.1)

**CARRIED**

**7. ITEMS FOR INFORMATION**

**7.2 PED25175  
Committee of Adjustment Initiatives (City Wide)**

**(A. Wilson/Kroetsch)**

That Report PED25175, dated July 8, 2025, respecting Committee of Adjustment Initiatives (City Wide), be received.

**CARRIED**

**8. PUBLIC HEARINGS**

In accordance with the *Planning Act*, Chair T. Hwang 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.

**Please refer to the July 16, 2025 Council minutes for the disposition of these matters.**

**8.1 PED25062**

**Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 1809, 1817, 1821, 1825, 1829, 1831, 1835, 1837, 1841 and 1843 Rymal Road East (Ward 9)**

James Van Rooi, Senior Planner, Development Planning, addressed the Committee respecting Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 1809, 1817, 1821, 1825, 1829, 1831, 1835, 1837, 1841 and 1843 Rymal Road East (Ward 9), with the aid of a PowerPoint presentation.

**(i) (Tadeson/Cassar)**

That the staff presentation from James Van Rooi, Senior Planner, Development Planning, respecting Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 1809, 1817, 1821, 1825, 1829, 1831, 1835, 1837, 1841 and 1843 Rymal Road East (Ward 9), be received.

**CARRIED**

**(ii) Dave Aston and Stephanie Mirtitsch from MHBC Planning, were in attendance and indicated support for the staff report.**

**(Tadeson/Cassar)**

That the delegation from Dave Aston and Stephanie Mirtitsch from MHBC, be received

**CARRIED**

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

**(iii) (Tadeson/Cassar)**

(i) That the following public submissions were received and considered by the Committee; and,

(a) Written Submissions:

- (i) Rachel Marshall – Opposed to development (Item 8.1 (a)(i))
- (ii) Bahareh & Shpendi Shaip – Opposed to development (Item 8.1 (a)(ii))
- (iii) Apurv Shah – Opposed to development (Item 8.1 (a)(iii))
- (iv) Mike Strecker – Opposed to development (Item 8.1 (a)(iv))
- (v) Brandon Henderson, NEC – Comments on the development (Item 8.1 (a)(v))

(ii) That the public meeting be closed.

**Please refer to the July 16, 2025 Council minutes for the disposition of these matters.**

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

YES – Ward 1 Councillor M. Wilson  
YES – 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  
YES – Ward 12 Councillor C. Cassar  
YES – Ward 13 Councillor A. Wilson  
YES – Ward 15 Councillor T. McMeekin

**(iv) (Tadeson/Cassar)**

That Report PED25062, dated July 8, 2025, respecting Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 1809, 1817, 1821, 1825, 1829, 1831, 1835, 1837, 1841 and 1843 Rymal Road East (Ward 9), be received, and the following recommendations be approved:

(a) That Amended Official Plan Amendment Application UHOPA-24-008, by MHBC Planning Ltd. (c/o Dave Aston) on behalf of 2324780 Ontario Inc. (c/o Dianne Ramos), Owner, to amend the Urban Hamilton Official Plan by redesignating a portion of the subject lands from the “Mixed Use – Medium Density” designation to the “Neighbourhoods” designation and to amend the Trinity West Secondary Plan by redesignating a portion of the subject lands from the “Mixed Use – Medium Density” designation to the “Low Density Residential 2” designation and adding a new “Site Specific Policy – Area X” to permit the development of four mixed use buildings with building heights up to 12 storeys with residential and commercial uses and a block for future low density residential development, for lands located at 1809, 1817, 1821, 1825, 1829, 1831, 1835, 1837, 1841, and 1843 Rymal Road East, as shown in Appendix A attached to Report PED25062, BE APPROVED on the following basis:

- (i) That the draft Official Plan Amendment, attached as Appendix B to Report PED25062, be adopted by City Council;
- (ii) That the proposed Official Plan Amendment is consistent with the Provincial Planning Statement (2024).

**Please refer to the July 16, 2025 Council minutes for the disposition of these matters.**

- (b) That Amended Zoning By-law Amendment Application ZAC-24-026, by MHBC Planning Inc. (c/o Dave Aston) on behalf of 2324780 Ontario Inc. (c/o Dianne Ramos), Owner, for a change in zoning from the Mixed Use Medium Density (C5) Zone, the Mixed Use Medium Density (C5, 589) Zone and the Mixed Use Medium Density (C5, 604, H98) Zone to the Mixed Use Medium Density (C5, 928) Zone and the Low Density Residential – Small Lot (R1a) Zone, to permit four 12 storey mixed use buildings, two blocks of two storey townhouse dwellings and a block for future low density residential, for a total of 812 units, 2,650 square metres of ground floor commercial area, 575 underground parking spaces, and 113 surface parking spaces, for lands located at 1809, 1817, 1821, 1825, 1829, 1831, 1835, 1837, 1841, and 1843 Rymal Road East, as shown in Appendix A attached to Report PED25062, BE APPROVED on the following basis:
  - (i) That the draft By-law, attached as Appendix C to Report PED25062, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council; and,
  - (ii) That the proposed changes in zoning are consistent with the Provincial Planning Statement (2024) and comply with the Urban Hamilton Official Plan and the Trinity West Secondary Plan upon adoption of the Official Plan Amendment.

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

YES – Ward 1 Councillor M. Wilson  
YES – 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  
YES – Ward 12 Councillor C. Cassar  
YES – Ward 13 Councillor A. Wilson  
YES – Ward 15 Councillor T. McMeekin

## **8.2 PED23164**

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

Jennifer Catarino, Area Planning Manager, addressed the Committee respecting Application for a Zoning By-law Amendment for Lands Located at 64 Hatt Street, Dundas (Ward 13), with a verbal update.

**Please refer to the July 16, 2025 Council minutes for the disposition of these matters.**

(i) **(A. Wilson/McMeekin)**

That the verbal update from Jennifer Catarino, Area Planning Manager, respecting Application for a Zoning By-law Amendment for Lands Located at 64 Hatt Street, Dundas (Ward 13) be received.

**CARRIED**

(ii) James Webb from WEBB Planning, was in attendance and indicated support for the staff report.

**(A. Wilson/Cassar)**

That the delegation from James Webb from WEBB Planning, be received

**CARRIED**

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

(iii) **(A. Wilson/McMeekin)**

(i) That the following public submissions were received and considered by the Committee; and,

(a) Written Submissions:

(i) Anita Lauinger – Concerns with the development (Item 8.2 (a)(i))

(ii) That the public meeting be closed.

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

YES – Ward 1 Councillor M. Wilson

YES – 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

YES – Ward 12 Councillor C. Cassar

YES – Ward 13 Councillor A. Wilson

YES – Ward 15 Councillor T. McMeekin

(iv) **(A. Wilson/McMeekin)**

That Report PED23164, dated November 14, 2023, respecting an Application for a Zoning By-law Amendment for Lands Located at 64 Hatt Street, Dundas (Ward 13), be received, and the following recommendations be approved:

(a) That Amended Zoning By-law Amendment Application ZAC-22-044, by WEBB Planning Consultants (c/o James Webb), on behalf of 64 Hatt St Investments Inc. (c/o Forge & Foster), owner, for a change in zoning from General Industrial (I.G) Zone to Mixed Use Medium Density (C5, 863, H156) Zone and from Open Space – Conservation Zone (OS) and Open Space - Conservation Zone (OS/S-7) to Conservation/Hazard Land (P5, 863) Zone, to permit the adaptive reuse of existing industrial buildings on the lands located at 64 Hatt Street, as shown on Appendix "A" attached to Report PED23164, be APPROVED, on the following basis:

- (i) That the Draft By-law, attached as Appendix "B" to Report PED23164, 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 Mixed Use Medium Density (C5, 863, H156) Zone as shown on Schedule "A" of Appendix "B" attached to Report PED23164 and shall be lifted conditional upon the following:
  - (1) That the Owner submits and receives approval of a Functional Servicing Report to demonstrate that the change in land use can be serviced without adverse impacts to the existing infrastructure, to the satisfaction of the Director of Development Engineering;
  - (2) That the owner acknowledges and agrees that, as part of a future Site Plan Control application, the owner will enter into and register on title an External Works Agreement with the City for the design and construction of any required infrastructure upgrades at the owner's expense, to the satisfaction of the Director of Development Engineering;

**Please refer to the July 16, 2025 Council minutes for the disposition of these matters.**

- (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.
- (v) **(A. Wilson/Cassar)**  
That Report PED23164 be **amended** by deleting sub-section (ii) and renumbering the balance as follows:
  - ~~(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 Mixed Use Medium Density (C5, 863, H156) Zone as shown on Schedule “A” of Appendix “B” attached to Report PED23164 and shall be lifted conditional upon the following:~~
    - ~~(1) — That the Owner submits and receives approval of a Functional Servicing Report to demonstrate that the change in land use can be serviced without adverse impacts to the existing infrastructure, to the satisfaction of the Director of Development Engineering;~~
    - ~~(2) — That the owner acknowledges and agrees that, as part of a future Site Plan Control application, the owner will enter into and register on title an External Works Agreement with the City for the design and construction of any required infrastructure upgrades at the owner’s expense, to the satisfaction of the Director of Development Engineering;~~
  - (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.

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

YES – Ward 1 Councillor M. Wilson  
YES – 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

**Please refer to the July 16, 2025 Council minutes for the disposition of these matters.**

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

**Result: Main Motion, As Amended, CARRIED by a vote of 10 to 0, as follows:**

YES – Ward 1 Councillor M. Wilson  
YES – 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  
YES – Ward 12 Councillor C. Cassar  
YES – Ward 13 Councillor A. Wilson  
YES – Ward 15 Councillor T. McMeekin

## **9. ITEMS FOR CONSIDERATION**

### **9.1 PED25165**

**Demolition Permit –1123, 1131 and 1135 Stone Church Road East, Hamilton (Ward 6)**

**(Tadeson/Francis)**

That Report PED25165, dated July 8, 2025, respecting Demolition Permit – 1123, 1131 and 1135 Stone Church Road East, Hamilton (Ward 6), be received and the following recommendations be approved:

- (a) That the Chief Building Official BE AUTHORIZED to issue a demolition permit for 1123 Stone Church Road East 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.
- (b) That the Chief Building Official BE AUTHORIZED to issue a demolition permit for 1131 Stone Church Road East 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.
- (c) That the Chief Building Official BE AUTHORIZED to issue a demolition permit for 1135 Stone Church Road East 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.

**Please refer to the July 16, 2025 Council minutes for the disposition of these matters.**

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

YES – Ward 1 Councillor M. Wilson  
YES – 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  
YES – Ward 12 Councillor C. Cassar  
YES – Ward 13 Councillor A. Wilson  
YES – Ward 15 Councillor T. McMeekin

**9.2 PED25172  
Demolition Permit – 974, 980 Upper Paradise Road, Hamilton (Ward 14)**

**(Tadeson/McMeekin)**

That Report PED25172, dated July 8, 2025, respecting Demolition Permit – 974, 980 Upper Paradise Road, Hamilton (Ward 14), be DEFERRED to the July 29, 2025 Planning Committee meeting.

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

YES – Ward 1 Councillor M. Wilson  
YES – 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  
YES – Ward 12 Councillor C. Cassar  
YES – Ward 13 Councillor A. Wilson  
YES – Ward 15 Councillor T. McMeekin

**9.3 PED25176  
City of Hamilton's Response to Provincial Bill 17, *Protect Ontario by Building Faster and Smarter Act*, 2025 and Associated Ontario Regulations, and Bill 30, *Working for Workers Seven Act*, 2025 (City Wide)**

Spencer Skidmore, Area Planning Manager, addressed the Committee respecting City of Hamilton's Response to Provincial Bill 17, *Protect Ontario by Building Faster and Smarter Act*, 2025 and Associated Ontario Regulations, and Bill 30, *Working for Workers Seven Act*, 2025 (City Wide), with the aid of a PowerPoint presentation.

**Please refer to the July 16, 2025 Council minutes for the disposition of these matters.**

(i) **(Cassar/McMeekin)**

That the staff presentation from Spencer Skidmore, Area Planning Manager, respecting City of Hamilton's Response to Provincial Bill 17, *Protect Ontario by Building Faster and Smarter Act, 2025* and Associated Ontario Regulations, and Bill 30, *Working for Workers Seven Act, 2025* (City Wide), be received.

**CARRIED**

(ii) **(Cassar/McMeekin)**

That Report PED25176, dated July 8, 2025, respecting City of Hamilton's Response to Provincial Bill 17, *Protect Ontario by Building Faster and Smarter Act, 2025* and Associated Ontario Regulations, and Bill 30, *Working for Workers Seven Act, 2025* (City Wide), be received and the following recommendations be approved:

- (a) That the submissions and recommendations as provided in Report PED25176 regarding Schedules 1, 2, 3, 5, 6, 7, and 8 of proclaimed *Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025* and Associated Ontario Regulations attached as Appendix "A" and "B" to Report PED25176 BE APPROVED;
- (b) That the Director of Planning and Chief Planner BE DIRECTED to confirm the submissions made to the province attached as Appendix "A" and "B" to Report PED25176.
- (c) That staff BE DIRECTED to report back to Council on any required process, fee, and By-law changes, as well as any financial impacts resulting from *Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025*, and of *Bill 30, Working for Workers Seven Act, 2025* should Bill 30 be proclaimed; and,
- (d) That staff BE DIRECTED to prepare the necessary draft amendments to the Urban and Rural Hamilton Official Plans, and any impacted municipal Zoning by-laws, and schedule a Statutory Public Meeting, as well as update any required policies and procedures to give effect to the proposed changes, and undertake an analysis on any financial implications, for Council's consideration at a future Planning Committee resulting from the proclamation of *Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025* Schedule 7 Amendments to the *Planning Act*, and *Bill 30, Working for Workers Seven Act, 2025* Schedule 6 Amendments to the *Planning Act*, should Bill 30 be proclaimed.

**Please refer to the July 16, 2025 Council minutes for the disposition of these matters.**

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

YES – Ward 1 Councillor M. Wilson  
YES – Ward 2 Councillor C. Kroetsch  
NOT PRESENT – Ward 3 Councillor N. Nann  
YES – Ward 4 Councillor T. Hwang  
NOT PRESENT – 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 PED25181**

**Comments in Response to Bill 5, Protect Ontario by Unleashing Our Economy Act, 2025 (City Wide)**

**(i) (Cassar/McMeekin)**

That Report PED25181, dated July 8, 2025, respecting Comments in Response to Bill 5, Protect Ontario by Unleashing Our Economy Act, 2025 (City Wide), be received and the following recommendations be approved:

- (a) That Council ENDORSE the submissions and recommendations attached in Appendix A to Report PED25181 regarding Environmental Registry of Ontario Posting Nos. 025-0380, 025-0391, and 025-0418.
- (b) That the Director of Planning and Chief Planner be DIRECTED to confirm the submissions and recommendations made to the Province resulting from Council's review and decisions on Report PED25181.

**(ii) (Cassar/McMeekin)**

That Report PED25181 be **amended** by adding sub-sections (c), (d) and (e), as follows:

- (c) ***That the City of Hamilton opposes the Government of Ontario's Bill 5 due to its infringement on Indigenous rights, assignment of powers to arbitrarily override and ignore long-established areas of municipal government authorities, risks to the long-term health of important ecosystems and the environment generally, and circumvention of numerous democratic rights and oversight responsibilities; and,***

**Please refer to the July 16, 2025 Council minutes for the disposition of these matters.**

- (d) *That the City of Hamilton call on the Province of Ontario to obey their own rule of law, to pursue housing, forestry, infrastructure and critical mineral development through policies that follow sound environmental planning principles, uphold the planning authority of local government, respect Indigenous treaty obligations, and protect vital ecological systems; and,*
- (e) *That this resolution be forwarded to the Honourable Doug Ford, Premier of Ontario; the Honourable Stephen Lecce, Minister of Energy and Mines; the Honourable Todd McCarthy, Minister of the Environment, Conservation and Parks; the Honourable Vic Fedeli, Minister of Economic Development, Job Creation and Trade; the Honourable Rob Flack, Minister of Municipal Affairs and Housing; the Honourable George Pirie, Minister of Northern Economic Development and Growth; the Honourable Greg Rickford, Minister of Indigenous Affairs and First Nations Economic Reconciliation and Minister Responsible for Ring of Fire Economic and Community Partnerships; the Association of Municipalities of Ontario; all Ontario municipalities, M.P.P. Donna Skelly and M.P.P. Neil Lumsden.*

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

YES – Ward 1 Councillor M. Wilson  
YES – Ward 2 Councillor C. Kroetsch  
NOT PRESENT – Ward 3 Councillor N. Nann  
YES – Ward 4 Councillor T. Hwang  
NOT PRESENT – 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

- (iii) Main Motion, ***As Amended***, to read as follows:

That Report PED25181, dated July 8, 2025, respecting Comments in Response to Bill 5, Protect Ontario by Unleashing Our Economy Act, 2025 (City Wide), be received and the following recommendations be approved:

- (a) That Council ENDORSE the submissions and recommendations attached in Appendix A to Report PED25181 regarding Environmental Registry of Ontario Posting Nos. 025-0380, 025-0391, and 025-0418.

**Please refer to the July 16, 2025 Council minutes for the disposition of these matters.**

- (b) That the Director of Planning and Chief Planner be DIRECTED to confirm the submissions and recommendations made to the Province resulting from Council's review and decisions on Report PED25181;
- (c) ***That the City of Hamilton opposes the Government of Ontario's Bill 5 due to its infringement on Indigenous rights, assignment of powers to arbitrarily override and ignore long-established areas of municipal government authorities, risks to the long-term health of important ecosystems and the environment generally, and circumvention of numerous democratic rights and oversight responsibilities; and,***
- (d) ***That the City of Hamilton call on the Province of Ontario to obey their own rule of law, to pursue housing, forestry, infrastructure and critical mineral development through policies that follow sound environmental planning principles, uphold the planning authority of local government, respect Indigenous treaty obligations, and protect vital ecological systems; and,***
- (e) ***That this resolution be forwarded to the Honourable Doug Ford, Premier of Ontario; the Honourable Stephen Lecce, Minister of Energy and Mines; the Honourable Todd McCarthy, Minister of the Environment, Conservation and Parks; the Honourable Vic Fedeli, Minister of Economic Development, Job Creation and Trade; the Honourable Rob Flack, Minister of Municipal Affairs and Housing; the Honourable George Pirie, Minister of Northern Economic Development and Growth; the Honourable Greg Rickford, Minister of Indigenous Affairs and First Nations Economic Reconciliation and Minister Responsible for Ring of Fire Economic and Community Partnerships; the Association of Municipalities of Ontario; all Ontario municipalities, M.P.P. Donna Skelly and M.P.P. Neil Lumsden.***

**Result: Main Motion, As Amended, CARRIED by a vote of 9 to 0, as follows:**

YES – Ward 1 Councillor M. Wilson  
YES – Ward 2 Councillor C. Kroetsch  
NOT PRESENT – Ward 3 Councillor N. Nann  
YES – Ward 4 Councillor T. Hwang  
NOT PRESENT – 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

**Please refer to the July 16, 2025 Council minutes for the disposition of these matters.**

YES – Ward 13 Councillor A. Wilson  
YES – Ward 15 Councillor T. McMeekin

**9.5 PED24077(b)**  
**Recommendation to Pass a By-law to Designate 84 York Boulevard, Hamilton, (Philpott Memorial Church) under Part IV of the Ontario Heritage Act (Ward 2)**

Scott Dickinson, Cultural Heritage Planner, addressed the Committee respecting Recommendation to Pass a By-law to Designate 84 York Boulevard, Hamilton, (Philpott Memorial Church) under Part IV of the *Ontario Heritage Act* (Ward 2), with the aid of a PowerPoint presentation.

**(i) (Kroetsch/A. Wilson)**

That the staff presentation from Scott Dickinson, Cultural Heritage Planner, respecting Recommendation to Pass a By-law to Designate 84 York Boulevard, Hamilton, (Philpott Memorial Church) under Part IV of the *Ontario Heritage Act* (Ward 2), be received.

**CARRIED**

**(ii) (Kroetsch/Francis)**

That Report PED24077(b) respecting Recommendation to Pass a By-law to Designate 84 York Boulevard, Hamilton, (Philpott Memorial Church) under Part IV of the *Ontario Heritage Act* (Ward 2), be received.

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

YES – Ward 1 Councillor M. Wilson  
YES – 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  
YES – Ward 12 Councillor C. Cassar  
YES – Ward 13 Councillor A. Wilson  
YES – Ward 15 Councillor T. McMeekin

**9.6 PED23044(b)**  
**Inclusionary Zoning – Market Feasibility Study and Peer Review (Wards 1, 2, 3, 4 and 5)**

Neil Stoop, Senior Planner, addressed the Committee respecting Inclusionary Zoning – Market Feasibility Study and Peer Review (Wards 1, 2, 3, 4 and 5), with the aid of a PowerPoint presentation.

**Please refer to the July 16, 2025 Council minutes for the disposition of these matters.**

- (i) **(A. Wilson/McMeekin)**  
That the staff presentation from Neil Stoop, Senior Planner, respecting Inclusionary Zoning – Market Feasibility Study and Peer Review (Wards 1, 2, 3, 4 and 5), be received.

**CARRIED**

- (ii) **(A. Wilson/McMeekin)**  
That Report PED23044(b), dated July 8, 2025, respecting Inclusionary Zoning – Market Feasibility Study and Peer Review (Wards 1, 2, 3, 4 and 5), be received and the following recommendations be approved:

- (a) That the Inclusionary Zoning Market Feasibility Study, prepared by urbanMetrics Inc., dated March 26, 2024, and the 2025 Addendum dated April 30, 2025, attached as Appendix A and Appendix B to Report PED23044(b), BE RECEIVED;
- (b) That the Peer Review – Hamilton Inclusionary Zoning Market Feasibility Study, prepared by N. Barry Lyon Consulting Ltd., dated March 31, 2023, attached as Appendix C to Report PED23044(b), BE RECEIVED;
- (c) That staff BE DIRECTED to undertake public and community partner engagement on the Inclusionary Zoning Market Feasibility Study, the Peer Review, and the draft Inclusionary Zoning framework, attached as Appendix D to Report PED23044(b), refine the framework, and report back to Planning Committee with final recommendations for Inclusionary Zoning in Q3 2026and,
- (d) That staff BE DIRECTED to review existing Official Plan policies and Zoning regulations for opportunities to increase heights to provide opportunities for additional dwelling units to support Inclusionary Zoning.

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

YES – Ward 1 Councillor M. Wilson  
YES – Ward 2 Councillor C. Kroetsch  
NOT PRESENT – Ward 3 Councillor N. Nann  
YES – Ward 4 Councillor T. Hwang  
NOT PRESENT – 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

**Please refer to the July 16, 2025 Council minutes for the disposition of these matters.**

**9.7 HMHC 25-007**

**Hamilton Municipal Heritage Committee Minutes dated May 29, 2025**

**(Kroetsch/A. Wilson)**

That Hamilton Municipal Heritage Committee Minutes dated June 27, 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  
YES – Ward 2 Councillor C. Kroetsch  
NOT PRESENT – Ward 3 Councillor N. Nann  
YES – Ward 4 Councillor T. Hwang  
NOT PRESENT – 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

**9.8 Amendment to the Outstanding Business List**

**(Cassar/Tadeson)**

That the following Amendment to the Outstanding Business List, be approved:

- (i) Item to be Removed:
  - (a) 19P - Corporate Policy for Official Planning Notification During Mail Strikes (Addressed as Item 9.1 on Planning Committee Minutes 25-008)

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

YES – Ward 1 Councillor M. Wilson  
YES – Ward 2 Councillor C. Kroetsch  
NOT PRESENT – Ward 3 Councillor N. Nann  
YES – Ward 4 Councillor T. Hwang  
NOT PRESENT – 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

**Please refer to the July 16, 2025 Council minutes for the disposition of these matters.**

## 10. MOTIONS

### 10.1 Expediting Development of SCUBE Lands

**(Beattie/Pauls)**

WHEREAS, the SCUBE (Stoney Creek Urban Boundary Expansion) lands were approved in 2004 by the City of Hamilton;

WHEREAS, the SCUBE lands are within the OMB approved urban boundary and designated for development in 2007;

WHEREAS, the Fruitland-Winona Secondary plan has designated a mix of housing options in three designated blocks;

WHEREAS, Blocks 2 and 3 have received Council approvals and the development industry is just now bringing forward development plans and mobilizing to begin early construction on a variety of family-focused and entry level ground-based housing options including singles and a townhomes and low-rises;

WHEREAS, Block 1 has yet to be approved despite being planned for growth development in it's entirety for nearly 20 years,

WHEREAS, Block 1 envisions over 1,000 new entry-level attainable ground-level, family-oriented housing units in addition to transit-focused road networks, parks, recreation amenities as well as a badly needed public elementary school,

WHEREAS, Hamilton is facing a housing crisis that requires urgent action to increase supply;

WHEREAS, planning delays and administrative barriers have slowed progress on these lands;

THEREFORE, BE IT RESOLVED:

That Growth Management staff be directed to report back with a plan to expedite the build-out of the SCUBE lands, with a focus on enabling the Approval of Fruitland-Winona Secondary Plan Area Block 1 and report back to planning committee in Q3 2025

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

YES – Ward 1 Councillor M. Wilson

YES – Ward 2 Councillor C. Kroetsch

NOT PRESENT – Ward 3 Councillor N. Nann

YES – Ward 4 Councillor T. Hwang

NOT PRESENT – Ward 5 Councillor M. Francis

**Please refer to the July 16, 2025 Council minutes for the disposition of these matters.**

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

**11. NOTICES OF MOTION**

There were no Notices of Motion.

**12. PRIVATE & CONFIDENTIAL**

There were no Private and Confidential Items.

**13. ADJOURNMENT**

There being no further business, the Planning Committee adjourned at 1:20 p.m.

Respectfully submitted,

Lisa Kelsey  
Legislative Coordinator  
Office of the City Clerk

Councillor T. Hwang,  
Chair, Planning Committee