



PLANNING COMMITTEE MINUTES PLC 25-016

9:30 a.m.

December 2, 2025

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

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

**Absent with
Regrets:** Councillor M. Francis – City Business

**Also in
Attendance:** Councillor B. Clark (virtual)

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

(Nann/Beattie)

That the agenda for the December 2, 2025 Planning Committee meeting, be approved, as presented.

CARRIED

4. DECLARATIONS OF INTEREST

There were no declarations of interest.

Please refer to the December 10, 2025 Council minutes for the disposition of these matters.

5. APPROVAL OF MINUTES OF PREVIOUS MEETING

5.1 November 14, 2025

(Cassar/Pauls)

That the minutes of the November 14, 2025 Planning Committee, be adopted, as presented.

CARRIED

6. DELEGATIONS

6.1 Anthony Salemi, West End Home Builders' Association, respecting Hamilton's Comprehensive Development Engineering Guidelines in Action

(i) (M. Wilson/McMeekin)

That the speaking time for Anthony Salemi's Delegation be extended to ten (10) minutes.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – 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
YES – Ward 8 Councillor R. Cooper

(ii) Anthony Salemi, West End Home Builders' Association, and Meiyong Gu, a recent graduate of McMaster University's Master of Engineering and Public Policy Program, addressed the Committee respecting Hamilton's Comprehensive Development Engineering Guidelines in Action.

(iii) (McMeekin/Pauls)

That the Delegation from Anthony Salemi, West End Home Builders' Association, and Meiyong Gu, a recent graduate of McMaster University's Master of Engineering and Public Policy Program, respecting Hamilton's Comprehensive Development Engineering Guidelines in Action, be received.

CARRIED

Please refer to the December 10, 2025 Council minutes for the disposition of these matters.

6.2 Delegations respecting the Rental Housing Licensing Pilot Program (Item 9.9)

(i) The following Delegation was not in attendance when called upon to speak:

(a) Steven Liu (virtual) (Item 6.2(i))

(ii) The following Delegations addressed the Committee respecting the Rental Housing Licensing Pilot Program (Item 9.9):

(a) Lucie Brusse (in-person) (Item 6.2(ii))

(b) Arun Pathak (in-person) (Item 6.2(iii))

(c) Kerry Yang and Stephen DeCordova, Vice-President (Education), McMaster Students Union (in-person) (Item 6.2(iv))

(d) Ron Tomblin (in-person) (Item 6.2(v))

(e) Maggie Abril (in-person) (Item 6.2(vi))

(f) Robert Flis (in-person) (Item 6.2(vii))

(g) Daniel Chin (in-person) (Item 6.2(viii))

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

That the following Delegations (Item 6.2) be received:

(a) Lucie Brusse (in-person) (Item 6.2(ii))

(b) Arun Pathak (in-person) (Item 6.2(iii))

(c) Kerry Yang and Stephen DeCordova, Vice-President (Education), McMaster Students Union (in-person) (Item 6.2(iv))

(d) Ron Tomblin (in-person) (Item 6.2(v))

(e) Maggie Abril (in-person) (Item 6.2(vi))

(f) Robert Flis (in-person) (Item 6.2(vii))

(g) Daniel Chin (in-person) (Item 6.2(viii))

CARRIED

6.3 Matt Johnston, Urban Solutions respecting Demolition Permits for 959 and 963 Hwy. 5 (Items 9.3 and 9.4)

Matt Johnston, Urban Solutions, addressed the Committee respecting Demolition Permits for 959 and 963 Hwy. 5 (Items 9.3 and 9.4).

(A. Wilson/Cooper)

That the Delegation from Matt Johnston, Urban Solutions, respecting Demolition Permits for 959 and 963 Hwy. 5 (Items 9.3 and 9.4), be received.

CARRIED

Please refer to the December 10, 2025 Council minutes for the disposition of these matters.

6.4 Travis Skelton, Losani Homes, respecting Demolition Permits for 1829 Rymal Rd. E. and 1069 Hwy 8 (Items 9.1 and 9.2)

Travis Skelton, Losani Homes, addressed the Committee respecting Demolition Permits for 1829 Rymal Rd. E. and 1069 Hwy 8 (Items 9.1 and 9.2)

(A. Wilson/Pauls)

That the Delegation from Travis Skelton, Losani Homes, respecting Demolition Permits for 1829 Rymal Rd. E. and 1069 Hwy 8 (Items 9.1 and 9.2), be received.

CARRIED

(M. Wilson/Cooper)

That Items 8.1 and 8.2 be moved up in the agenda to be heard at this time.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – 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
YES – Ward 8 Councillor R. Cooper

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.

Please refer to the December 10, 2025 Council minutes for the disposition of these matters.

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.

8.1 PED25068

**Applications for an Official Plan Amendment and Zoning By-law
Amendment for Lands Located at 1630 Main Street West and 69
Sanders Boulevard (Ward 1)**

- (i) Mark Michniak, Senior Planner, addressed the Committee respecting Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 1630 Main Street West and 69 Sanders Boulevard, with the aid of a presentation.

(M. Wilson/A. Wilson)

That the presentation from Mark Michniak, Planner XX, respecting Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 1630 Main Street West and 69 Sanders Boulevard, be received.

CARRIED

- (ii) Edward John from Landwise, was in attendance and indicated they are not in support of the staff report.

(Pauls/Cooper)

That the speaking time for Edward John from Landwise, be extended by three (3) minutes.

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

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
NOT PRESENT – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
NOT PRESENT – 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
YES – Ward 8 Councillor R. Cooper

Please refer to the December 10, 2025 Council minutes for the disposition of these matters.

(A. Wilson/Cassar)

That the delegation from Edward John from Landwise, be received.

CARRIED

(iii) Registered Delegation:

The following Registered Delegations (Item 8.1 (b)) addressed the Committee:

- (i) Rosemary Lukosius (in-person)

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

(iv) (A. Wilson/Cassar)

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

- (a) Written Submissions (Item 8.1(a)):

- (i) Paul Faure – Opposed to development
(ii) Robert Flis – Opposed to development

- (b) Delegations (Item 8.1(b)):

- (i) Rosemary Lukosius – Opposed to development

- (ii) That the public meeting be closed.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – 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
YES – Ward 8 Councillor R. Cooper

Please refer to the December 10, 2025 Council minutes for the disposition of these matters.

(v) **(M. Wilson/McMeekin)**

That Report PED25068, dated December 2, 2025, respecting Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 1630 Main Street West and 69 Sanders Boulevard (Ward 1), be received, and the following recommendations be approved:

(a) That Amended Official Plan Amendment Application UHOPA-24-011, by Landwise (c/o Edward John) on behalf of Sanders Gardens Inc. (c/o Selva Chelliah), Owner, to amend Site Specific Policy – Area K within the Ainslie Wood Westdale Secondary Plan to permit a maximum building height of 12 storeys and a maximum density of 615 units per gross hectare, for lands located at 1630 Main Street West and 69 Sanders Boulevard, as shown on Appendix A attached to Report PED25068, BE DENIED on the following basis:

(i) That the proposed Official Plan Amendment is premature as the applicant has failed to demonstrate that the proposal is consistent with the Provincial Planning Statement (2024), and failed to demonstrate that the proposal complies with the general intent of the Urban Hamilton Official Plan and the Ainslie Wood Westdale Secondary Plan as:

- (1) It does not comply with the City's intensification policies;
- (2) It does not comply with the height and density policies of the "Mixed Use – Medium Density" designation of the Ainslie Wood Westdale Secondary Plan;
- (3) It has not demonstrated that trees have been sufficiently protected;
- (4) It has not demonstrated that it is a compatible use, due to odour and noise impacts;
- (5) It does not comply with the City's urban design policies; and,
- (6) It is not considered to be good planning as the increased height, massing, and scale result in overdevelopment of the site.

Please refer to the December 10, 2025 Council minutes for the disposition of these matters.

- (b) That Amended Zoning By-law Amendment Application ZAC-24-034, by Landwise (c/o Edward John) on behalf of Sanders Gardens Inc. (c/o Selva Chelliah), Owner, for a change in zoning from the Mixed Use Medium Density (C5, 730) Zone to a site specific Mixed Use Medium Density (C5) Zone, to permit a 12 storey mixed use building with 290 dwelling units, 268 square metres of commercial floor area, 72 underground parking spaces, and 27 surface parking spaces, for lands located at 1630 Main Street West and 69 Sanders Boulevard, as shown in Appendix A attached to Report PED25068, BE DENIED on the following basis:
- (i) That the proposal is not consistent with the general intent of the Urban Hamilton Official Plan and the Ainslie Wood Westdale Secondary Plan as:
- (1) It does not comply with the City's intensification and urban design policies;
 - (2) It does not comply with the height and density policies of the "Mixed Use – Medium Density" designation of the Ainslie Wood Westdale Secondary Plan;
 - (3) It has not demonstrated that trees have been sufficiently protected;
 - (4) It has not demonstrated that it is a compatible use, due to odour and noise impacts; and,
 - (5) It is not considered to be good planning as the increased height, massing, and scale results in overdevelopment of the site

Result: Motion CARRIED by a vote of 9 to 2, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
NOT PRESENT – Ward 5 Councillor M. Francis
NO – 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
NO – Ward 8 Councillor R. Cooper

Please refer to the December 10, 2025 Council minutes for the disposition of these matters.

8.2 PED25255

Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 2640, 2646, and 2654 Binbrook Road, Glanbrook (Ward 11)

- (i) Shaival Gajjar, Planner I, Development Planning, addressed the Committee respecting Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 2640, 2646, and 2654 Binbrook Road, Glanbrook (Ward 11), with the aid of a presentation.

(Tadeson/McMeekin)

That the staff presentation from Shaival Gajjar, Planner I, Development Planning, respecting Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 2640, 2646, and 2654 Binbrook Road, Glanbrook (Ward 11), be received.

CARRIED

- (ii) Mike Crough from Arcadis Professional Services Inc., was in attendance and indicated they are in support of the staff report.

(Tadeson/Beattie)

That the delegation from Mike Crough from Arcadis Professional Services Inc., be received.

CARRIED

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

(iii) (Beattie/Tadeson)

- (i) That the following public submissions were received and considered by the Committee; and,
- (a) Written Submissions:
- (i) Karen Cowie – Concerns with development
 - (ii) Barry Fletcher – Concerns with development
 - (iii) Steve Colley – Concerns with development
- (ii) That the public meeting be closed.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang

Please refer to the December 10, 2025 Council minutes for the disposition of these matters.

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
YES – Ward 8 Councillor R. Cooper

(iv) (Tadeson/Cooper)

That Report PED25255, dated December 2, 2025, respecting Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 2640, 2646, and 2654 Binbrook Road, Glanbrook (Ward 11), be received, and the following recommendations be DEFERRED to February 2026.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – 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
YES – Ward 8 Councillor R. Cooper

(Cassar/Beattie)

That Committee Recess for lunch from 1:18 p.m. to 2:00 p.m.

CARRIED

The Committee reconvened at 2:00 p.m.

7. ITEMS FOR INFORMATION

(Nann/A. Wilson)

That the following Items for Information be received:

7.1 PED25074

Annual Report on Building Permit Fees (City Wide)

Please refer to the December 10, 2025 Council minutes for the disposition of these matters.

7.2 PED25276
Terms of Reference for Review of Fortification By-law No. 10-122 (City Wide)

7.3 PED25251
Appeal of Official Plan Amendment to the Ontario Land Tribunal for Lack of Decision for Lands Located at 442, 450, 454 and 462 Wilson Street East, Ancaster (Ward 12)

CARRIED

8. PUBLIC HEARINGS (Continued)

8.3 PED25279
Bill 17 (*Protect Ontario by Building Faster and Smarter Act, 2025*) – Amendments to the Urban Hamilton Official Plan and City of Hamilton Zoning By-law No. 05-200 regarding Permissions for Elementary and Secondary Schools (CI-25-I) (City Wide)

- (i) Alaina Baldassarra, Senior Planner, Zoning Bylaw Reform, addressed the Committee respecting Bill 17 (*Protect Ontario by Building Faster and Smarter Act, 2025*) – Amendments to the Urban Hamilton Official Plan and City of Hamilton Zoning By-law No. 05-200 regarding Permissions for Elementary and Secondary Schools (CI-25-I) (City Wide), with the aid of a presentation.

(Beattie/A. Wilson)

That the staff presentation from Alaina Baldassarra, Senior Planner, Zoning Bylaw Reform, respecting Bill 17 (*Protect Ontario by Building Faster and Smarter Act, 2025*) – Amendments to the Urban Hamilton Official Plan and City of Hamilton Zoning By-law No. 05-200 regarding Permissions for Elementary and Secondary Schools (CI-25-I) (City Wide), be received.

CARRIED

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

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

(i) That there were no public submissions received regarding this matter; and,

(ii) That the public meeting be closed.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson

YES – Ward 2 Councillor C. Kroetsch

Please refer to the December 10, 2025 Council minutes for the disposition of these matters.

YES – 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
YES – Ward 8 Councillor R. Cooper

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

That Report PED25279, dated December 2, 2025, respecting Bill 17 (*Protect Ontario by Building Faster and Smarter Act, 2025*) – Amendments to the Urban Hamilton Official Plan and City of Hamilton Zoning By-law No. 05-200 regarding Permissions for Elementary and Secondary Schools (CI-25-I) (City Wide), be received, and the following recommendations be approved:

- (a) That City Initiative CI-25-I respecting amendments to Volume 1 and Volume 2 of the Urban Hamilton Official Plan related to permitting schools in the urban area where standalone residential is permitted, BE APPROVED on the following basis:
- (i) That the Urban Hamilton Official Plan Amendment, attached as Appendix A to Report PED25279, be adopted by City Council; and,
 - (ii) That the proposed changes to the Urban Hamilton Official Plan are consistent with the *Planning Act* because of Bill 17 (*Protect Ontario by Building Faster and Smarter Act, 2025*).
- (b) That City Initiative CI-25-I respecting updates to Section 3: Definitions, Section 10: Commercial and Mixed Use Zones, Section 11: Transit Oriented Corridor Zones, Section 14: Waterfront Zones, and Section 15: Residential Zones of Zoning By-law No. 05-200, BE APPROVED on the following basis:
- (i) That the By-law to amend Zoning By-law No. 05-200, attached as Appendix B to Report PED25279, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council; and,

Please refer to the December 10, 2025 Council minutes for the disposition of these matters.

- (ii) That the proposed changes in zoning implement changes to the *Planning Act* because of Bill 17 (*Protect Ontario by Building Faster and Smarter Act, 2025*), and will comply with the Urban Hamilton Official Plan upon adoption of the Urban Hamilton Official Plan Amendment, attached as Appendix A to this Report.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – 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
YES – Ward 8 Councillor R. Cooper

9. ITEMS FOR CONSIDERATION

9.1 PED25088 Demolition Permit – 1829 Rymal Road East, Stoney Creek (Ward 9)

(Beattie/Tadeson)

That Report PED25088, dated December 2, 2025, respecting Demolition Permit – 1829 Rymal Road East, Stoney Creek (Ward 9), be received and the following recommendations be approved:

- (a) That the Chief Building Official BE AUTHORIZED to issue a demolition permit for 1829 Rymal Road East, Stoney Creek 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 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – 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

Please refer to the December 10, 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
YES – Ward 8 Councillor R. Cooper

**9.2 PED25113
Demolition Permit: 1069 Highway No. 8, Stoney Creek (Ward 10)**

(Beattie/Cooper)

That Report PED25113, dated December 2, 2025, respecting Demolition Permit: 1069 Highway No. 8, Stoney Creek (Ward 10), be received and the following recommendations be approved:

- (a) That the Chief Building Official BE AUTHORIZED to issue a demolition permit for 1069 Highway No. 8, 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 9 to 2, as follows:

YES – Ward 1 Councillor M. Wilson
NO – Ward 2 Councillor C. Kroetsch
NO – 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
YES – Ward 8 Councillor R. Cooper

**9.3 PED25246
Demolition Permit: 959 Highway No. 5 West, Flamborough (Ward 13)**

(A. Wilson/M. Wilson)

That Report PED25246, dated December 2, 2025, respecting Demolition Permit: 959 Highway No. 5 West, Flamborough (Ward 13), be received and the following recommendations be approved:

- (a) That the Chief Building Official BE AUTHORIZED to issue a demolition permit for 959 Highway No. 5 West, Flamborough, 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 December 10, 2025 Council minutes for the disposition of these matters.

Result: Motion CARRIED by a vote of 11 - 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – 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
YES – Ward 8 Councillor R. Cooper

9.4 PED25250

Demolition Permit: 963 Highway No. 5 West, Flamborough (Ward 13)

(A. Wilson/Beattie)

That Report PED25250, dated December 2, 2025, respecting Demolition Permit: 963 Highway No. 5 West, Flamborough (Ward 13), be received and the following recommendations be approved:

- (a) That the Chief Building Official BE AUTHORIZED to issue a demolition permit for 963 Highway No. 5 West, Flamborough, 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 11 - 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – 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
YES – Ward 8 Councillor R. Cooper

Please refer to the December 10, 2025 Council minutes for the disposition of these matters.

**9.5 PED25256
Demolition Permit - 81 Wilson Street, Hamilton (Ward 2)**

(Kroetsch/Nann)

That Report PED25256, dated December 2, 2025, respecting Demolition Permit - 81 Wilson Street, Hamilton (Ward 2), be received and the following recommendations be approved:

- (a) That the Chief Building Official BE AUTHORIZED to issue a demolition permit for 81 Wilson Street, Hamilton 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 11 - 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – 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
YES – Ward 8 Councillor R. Cooper

**9.6 PED24075(b)
Demolition Control Area By-law (City Wide)**

(Nann/Kroetsch)

That Report PED24075(b), dated December 2, 2025, respecting Demolition Control Area By-law (City Wide), be received and the following recommendations be approved:

- (a) That the by-law to amend By-law No. 22-101, being a by-law for Demolition Control, prepared in a form satisfactory to the City Solicitor and attached as Appendix A to Report PED240475(b), BE ENACTED.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang

Please refer to the December 10, 2025 Council minutes for the disposition of these matters.

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
YES – Ward 8 Councillor R. Cooper

**9.7 PED25271
Enhanced Parking Enforcement Services (City Wide) (Outstanding
Business Item List)**

(Nann/Kroetsch)

That Report PED25271, dated December 2, 2025, respecting Enhanced Parking Enforcement Services (City Wide), be received and the following recommendations be approved:

- (a) That Parking Enforcement Staff BE DIRECTED to utilize the existing Parking Control Officer compliment and overtime resources to provide complaint-based enforcement services on Sundays and the Customer Contact Centre BE DIRECTED to charge-back Parking Enforcement for all support and activities associated with the pilot up to a maximum of all-in costs for one full-time equivalent staff using revenue generated through the pilot for a period not less than six months.
- (b) Parking Enforcement Staff BE DIRECTED to report back to Planning Committee in Q4 of 2026 with recommendations inclusive of assessment of operational and financial implications of expanding enforcement services, including budgetary requirements and potential revenue offsets with the data from the Pilot Program.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – 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
YES – Ward 8 Councillor R. Cooper

Please refer to the December 10, 2025 Council minutes for the disposition of these matters.

**9.8 PED25273
Comments on Proposed Update to the Provincial Projection
Methodology Guideline (City Wide)**

(i) (McMeekin/Cooper)

That Report PED25273, dated December 2, 2025, respecting Comments on Proposed Update to the Provincial Projection Methodology Guideline (City Wide), be received and the following recommendations be approved:

- (a) That the staff submission as provided in Appendix A to Report PED25273 regarding the Proposed Update to the Provincial Projection Methodology Guideline BE APPROVED; and,
- (b) That the Director of Planning and Chief Planner BE DIRECTED to confirm the submissions made to the Province attached as Appendix A to Report PED25273.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – 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
YES – Ward 8 Councillor R. Cooper

**9.9 PED21097(g)
Rental Housing Licensing Program and Rental Housing Licensing Pilot
Summary (Wards 1, 8 and part of 14)**

(M. Wilson/A. Wilson)

- (a) That Report PED21097(g), dated December 2, 2025, respecting Rental Housing Licensing Program and Rental Housing Licensing Pilot Summary (Wards 1, 8 and part of 14), be received and the following recommendations be approved:
 - (i) That a permanent Rental Housing Licensing Program within Wards 1, 8 and parts of 14, BE APPROVED, to be implemented effective January 1, 2026, at an initial estimated annual cost of \$698,000 to be offset by revenues from proposed user fees outlined in Appendix “A” to Report PED21097(g).

Please refer to the December 10, 2025 Council minutes for the disposition of these matters.

- (ii) That staff BE DIRECTED to report back annually, in Q4, to the Planning Committee to provide program updates with the purpose of communicating any changes in user fees and/or staffing resources required to maintain overall program viability, efficiency, and cost offset/neutrality.
 - (iii) That staff BE DIRECTED to report back to Planning Committee before December 31, 2027, with recommendations on expanding and scaling the program to other wards or areas of the City.
- (b) That the following written submissions, be received:
- (i) James McCall and Sara McCall
 - (ii) Sommer Abdel-Fattah
 - (iii) Robert Flis
 - (iv) Myron Tymochko
 - (v) Anna Kusmider, Hamilton and District Apartment Association
 - (vi) Kayla Andrade, Ontario Landlords Watch

Result: Motion CARRIED by a vote of 9 to 2, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
NOT PRESENT – Ward 5 Councillor M. Francis
NO – 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
NO – Ward 8 Councillor R. Cooper

9.10 PED25128

Reestablishing the Last Recognized Use and/or Legally Established Non-Conforming Status within Zoning Verification Reports (City Wide)

(Beattie/Tadeson)

That Report PED25128, dated December 2, 2025, respecting Reestablishing the Last Recognized Use and/or Legally Established Non-Conforming Status within Zoning Verification Reports (City Wide), be received and the following recommendations be approved:

- (a) That Planning Division staff be directed to monitor opportunities to adjust Zoning Verification Report fees resulting from efficiencies created by the implementation of technology enhancements and report back to Planning Committee in Q4 of 2026.

Please refer to the December 10, 2025 Council minutes for the disposition of these matters.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – 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
YES – Ward 8 Councillor R. Cooper

9.11 PED25281

Comments in Response to ERO #025-1257: Consolidation of Conservation Authorities (City Wide)

- (i) Sarah Marshall, Planner I - Heritage, addressed the Committee respecting Comments in Response to ERO #025-1257: Consolidation of Conservation Authorities (City Wide), with the aid of a presentation.

(Tadeson/McMeekin)

That the staff presentation from Sarah Marshall, Planner I - Heritage, respecting Comments in Response to ERO #025-1257: Consolidation of Conservation Authorities (City Wide), be received.

CARRIED

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

WHEREAS, the *Conservation Authorities Act* (1946) established Conservation Authorities (CAs) as local, watershed-based bodies to manage natural resources in partnership with municipalities;

WHEREAS, Conservation Authorities are governed by Boards of Directors comprised of municipally elected officials or appointees, ensuring direct accountability to the local tax base;

WHEREAS, Bill 68 (Schedule 3) has received royal assent creating the Ontario Provincial Conservation Agency whose objects include overseeing conservation authorities and the transition to a regional watershed-based framework for conservation authorities in Ontario with municipal cost contribution yet to be defined;

Please refer to the December 10, 2025 Council minutes for the disposition of these matters.

WHEREAS, the Ministry of the Environment, Conservation and Parks has posted Environmental Registry Notice No. 025-1257 (“Proposed Boundaries for the Regional Consolidation of Ontario’s Conservation Authorities”), proposing to reduce Ontario’s 36 conservation authorities to 7 regional entities as part of a broader restructuring;

WHEREAS, the Province already has the authority to establish overarching legislation, regulations and standards through the Conservation Authorities Act and the Ministry of Environment, Conservation and Parks;

WHEREAS, Conservation Authorities in partnership with their member municipalities have for decades tailored programs and services to local watershed and community needs;

WHEREAS, The Province has not substantiated a case for the proposed consolidation with an outline of specific performance objectives for CAs and a related evaluation of current performance;

WHEREAS, the current funding model relies heavily on municipal levies and self-generated revenue, with the Province of Ontario contributing approximately 5% or less to operating budgets (e.g., the Hamilton Conservation Authority receives 35% of their funding from the City of Hamilton and less than 1% from the Province); and

WHEREAS, a forced amalgamation threatens to dilute local decision-making, sever the critical link between local property taxes and local service delivery, and ignore the unique hydrological and environmental differences between our distinct watersheds;

THEREFORE, BE IT RESOLVED:

- (a) That the City of Hamilton formally opposes the proposed amalgamation of Conservation Authorities as outlined in ERO 025-1257;
- (b) That the City of Hamilton calls upon the Province of Ontario to maintain the current watershed-based governance model that ensures local accountability;
- (c) That the City of Hamilton urges the Province to strengthen centralized standards, resources, and communication rather than undertaking broad structural amalgamation and to provide sustainable, predictable provincial funding across conservation authorities—particularly where gaps exist—to enable local CAs to advance ongoing digitization and systemization work that has already resulted in improved efficiency and consistency in recent years;

Please refer to the December 10, 2025 Council minutes for the disposition of these matters.

- (d) That the City of Hamilton requests that the Ministry engage meaningfully and collaboratively with affected municipalities, CAs, and local First Nations before advancing any changes for CAs to ensure that any changes reflect both local needs and the practical realities of implementation; and
- (e) That a copy of this resolution be forwarded to the Premier of Ontario, the Minister of the Environment, Conservation and Parks, the Minister of Municipal Affairs and Housing, all local MPPs, the Association of Municipalities of Ontario (AMO), All Ontario Municipalities, Conservation Ontario, Hamilton Conservation Authority, Grand River Conservation Authority, Niagara Peninsula Conservation Authority and Conservation Halton.

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

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
NOT PRESENT – 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
NOT PRESENT – Ward 8 Councillor R. Cooper

(iii) (A. Wilson/Cassar)

That Report PED25281, dated December 2, 2025, respecting Comments in Response to ERO #025-1257: Consolidation of Conservation Authorities (City Wide), be received and the following recommendations be approved:

- (a) That Council ENDORSE the submissions and recommendations attached in Appendix A to Report PED25281 regarding Environmental Registry of Ontario Posting No. 025-1257.
- (b) That the Director of Planning and Chief Planner be DIRECTED to present the submissions and recommendations to the Province resulting from Council's review and decisions on Report PED25281.

Please refer to the December 10, 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
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
NOT PRESENT – 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
NOT PRESENT – Ward 8 Councillor R. Cooper

9.12 HMHC 25-012

Hamilton Municipal Heritage Committee Minutes dated November 28, 2025

(Kroetsch/A. Wilson)

- (a) That Hamilton Municipal Heritage Committees Minutes dated November 28, 2025, be received and the recommendations contained therein be approved.
- (b) That the following written submissions, be received:
 - (i) John DeFaveri, The DeFaveri Group of Companies

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

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
NOT PRESENT – 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
NOT PRESENT – Ward 8 Councillor R. Cooper

Please refer to the December 10, 2025 Council minutes for the disposition of these matters.

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 – November 14, 2025

(A. Wilson/Tadeson)

That the Closed Session Minutes of the November 14, 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
YES – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
NOT PRESENT – 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
NOT PRESENT – Ward 8 Councillor R. Cooper

13. ADJOURNMENT

There being no further business, the Planning Committee adjourned at 4:21 p.m.

Respectfully submitted,

Lisa Kelsey
Legislative Coordinator
Office of the City Clerk

Councillor T. Hwang,
Chair, Planning Committee

Please refer to the December 10, 2025 Council minutes for the disposition of these matters.