



PLANNING COMMITTEE MINUTES PLC 26-005

9:30 a.m.

April 14, 2025

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

Present: Councillors M. Tadeson (Chair), M. Wilson (Vice-Chair), T. Hwang (2nd Vice-Chair), J. Beattie, C. Cassar, C. Kroetsch, E. Pauls, T. McMeekin, A. Wilson, M. Francis, N. Nann (virtual), R. Cooper

1. CALL TO ORDER

Committee Chair M. Tadeson 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 of the following change to the agenda:

8.4(b)(i) Delegation from John Urbanek - WITHDRAWN

(Kroetsch/Francis)

That the agenda for the April 14, 2026 Planning Committee meeting, **BE APPROVED**, as amended.

CARRIED

4. DECLARATIONS OF INTEREST

There were no declarations of interest.

Please refer to the April 22, 2026 Council minutes for the disposition of these matters.

5. ADOPTION OF MINUTES OF PREVIOUS MEETING

5.1 March 24, 2026

(Pauls/Cooper)

That the minutes of the March 24, 2026 Planning Committee, **BE ADOPTED**, as presented.

CARRIED

6. DELEGATIONS

There were no Delegations.

7. ITEMS FOR INFORMATION

There were no Items for Information.

8. PUBLIC HEARINGS

In accordance with the *Planning Act*, Chair M. Tadeson 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 specified 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 specified 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 specified person or public body is not entitled to appeal the decision.

If a specified 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 specified 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 PED26024

Application for a Zoning By-law Amendment for Lands Located at 1042 and 1050 West 5th Street, Hamilton (Ward 8)

(i) (Cooper/Pauls)

That the staff presentation from Abdullah Pasha, Planner I, respecting Application for a Zoning By-law Amendment for Lands Located at 1042 and 1050 West 5th Street, Hamilton (Ward 8), **BE WAIVED**.

CARRIED

(ii) James Thomas from A.J. Clarke and Associates Ltd., were in attendance and indicated they were in support of the staff report.

Please refer to the April 22, 2026 Council minutes for the disposition of these matters.

(Cooper/Pauls)

That the delegation James Thomas from A.J. Clarke and Associates Ltd., **BE RECEIVED**.

CARRIED

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

(iii) (Cooper/Hwang)

(i) That the public submissions were **RECEIVED** and **CONSIDERED** by Committee; and,

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

(i) Glenn Davies – In support of the development

(ii) Seth Floyd – In support of the development

(ii) That the public meeting **BE CLOSED**.

Result: Motion CARRIED by a vote of 12 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
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
YES – Ward 8 Councillor R. Cooper

(iv) (Cooper/Hwang)

That Report PED26024, dated April 14, 2026, respecting Application for a Zoning By-law Amendment for Lands Located at 1042 and 1050 West 5th Street, Hamilton (Ward 8), be received, and the following recommendations **BE APPROVED**:

(a) That Amended Zoning By-law Amendment Application ZAC-25-031, by A.J. Clarke and Associates Ltd. (c/o Steve Fraser and James Thomas), on behalf of 1000259434 Ontario Inc. (c/o Anukur Patel), Owner, for a change in zoning from “C/S-1822” (Urban Protected Residential, etc.) District, Modified, to “DE-2/S-1844” (Multiple Dwellings) District, Modified, to permit the

Please refer to the April 22, 2026 Council minutes for the disposition of these matters.

development of 18 multiple dwelling townhouse units, on the lands located at 1042 and 1050 West 5th Street, Hamilton, as shown in Appendix “A” attached to Report PED26024, **BE APPROVED** on the following basis:

- (i) That the draft amending By-law, attached as Appendix “B” to Report PED26024, which has been prepared in a form satisfactory to the City Solicitor, **BE ENACTED** by City Council;
- (ii) That the proposed change in zoning is consistent with the Provincial Planning Statement (2024) and complies with the Urban Hamilton Official Plan;
- (iii) That upon finalization of the amending By-law, the subject lands, known municipally as 1042 and 1050 West 5th Street and as shown in Appendix “A” attached to Report PED26024, **BE REDESIGNATED** from “Single and Double” to “Attached Housing” in the Sheldon Neighbourhood Plan, as shown in Appendix “J” attached to Report PED26024.

Result: Motion CARRIED by a vote of 12 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
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
YES – Ward 8 Councillor R. Cooper

8.2 PED26083

Applications for a Zoning By-law Amendment and Draft Plan of Subdivision for Lands Located at 36 Taylor Crescent, Flamborough (Ward 13)

- (i) **(A. Wilson/McMeekin)**
That the staff presentation from Daniel Barnett, Planner II, respecting Applications for a Zoning By-law Amendment and Draft Plan of Subdivision for Lands Located at 36 Taylor Crescent, Flamborough (Ward 13), **BE WAIVED**.

Please refer to the April 22, 2026 Council minutes for the disposition of these matters.

CARRIED

- (ii) Craig Rohe from GSP Group Inc. was in attendance and indicated they were not in support of the staff report.

(A. Wilson/Hwang)

That the delegation Craig Rohe from GSP Group Inc., **BE RECEIVED.**
CARRIED

Chair Tadeson called three times for public delegations and the following individuals came forward:

- (i) Renata Tejada Paredes – Concerns with the development
- (ii) Kyle Dewbury – In support of the development

(iii) (A. Wilson/McMeekin)

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

(a) Written Submissions (Item 8.2(a)):

- (i) Amanda Andrews – Opposed to the development
- (ii) Barbara Beardwood – Opposed to the development
- (iii) Mark Osborne – Opposed to the development
- (iv) Jay Miller – In support of the development

(b) Delegations:

- (i) Renata Tejada Paredes – Concerns with the development
- (ii) Kyle Dewbury – In support of the development

- (ii) That the public meeting **BE CLOSED.**

Result: Motion CARRIED by a vote of 12 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
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
YES – Ward 8 Councillor R. Cooper

(iv) (A. Wilson/McMeekin)

That Report PED26083, dated April 14, 2026, respecting Applications for a Zoning By-law Amendment and Draft Plan of Subdivision for Lands Located at 36 Taylor Crescent, Flamborough (Ward 13), **BE RECEIVED** and the following recommendations **BE APPROVED**:

(a) That Zoning By-law Amendment Application ZAC-25-037, by GSP Group Inc. (c/o Craig Rohe) on behalf of LaRey Homes (Group) Ltd., Owner, for a change in zoning from the Settlement Residential (R2-14(H)) Zone, Modified, Holding, to a site specific Settlement Residential (S1) Zone, to permit the development of 12 single detached dwellings, for lands located at 36 Taylor Crescent, as shown in Appendix “A” to Report PED26083, **BE DENIED** on the following basis:

(i) The proposal does not have regard for Section 2 of the *Planning Act*, is not consistent with the Provincial Planning Statement (2024), does not conform to the Greenbelt Plan (2017), and does not comply with the Rural Hamilton Official Plan and the Greensville Rural Settlement Area Secondary Plan as:

- (1) It does not comply with infrastructure policies for private water and sewage disposal, stormwater management policies, and policies with respect to hydrogeological studies, in the Rural Hamilton Official Plan;
- (2) It does not comply with the City’s servicing policies, stormwater management policies, and phasing policies of the Greensville Rural Settlement Area Secondary Plan;

Please refer to the April 22, 2026 Council minutes for the disposition of these matters.

- (3) It has not been demonstrated that there is adequate groundwater to service the proposed development and that it will not adversely impact the available groundwater of the surrounding area;
 - (4) It has not been demonstrated that the lots will be of sufficient size to provide a sustainable sewage disposal system that complies with the Ontario Drinking Water Standard;
 - (5) It does not comply with the Mid-Spencer Creek/Greensville Rural Settlement Area Subwatershed Study;
 - (6) It has not satisfied the City of Hamilton Guidelines for Hydrogeological Studies and Technical Standards for Private Services;
 - (7) It has not been demonstrated that areas of archaeological potential are sufficiently assessed;
 - (8) It has not been demonstrated that trees have been sufficiently protected;
 - (9) It has not been demonstrated that matters of odour and noise impacts have been adequately assessed; and,
 - (10) It is not considered to be good planning as the reduction in lot size represents an overdevelopment of the subject lands.
- (b) That Draft Plan of Subdivision 25T-202508, by GSP Group Inc. (c/o Craig Rohe) on behalf of LaRey Homes (Group) Ltd., Owner, to establish a Draft Plan of Subdivision consisting of 12 lots, a municipal right-of-way (Street "A") and pedestrian walkway, on lands located at 36 Taylor Crescent, as shown on Appendix "A" to Report PED26083, **BE DENIED** in accordance with By-law No. 07-323 being the delegation of the City of Hamilton's Assigned Authority Under the *Planning Act* for the Approval of Subdivisions and Condominiums, on the following basis:
- (i) The Draft Plan of Subdivision does not have regard to the *Planning Act* for matters of provincial interest in Section 2, and does not appropriately address the criteria set out in Sub-Section 51(24);
 - (ii) The Draft Plan of Subdivision is not consistent with the Provincial Planning Statement (2024);
 - (iii) The Draft Plan of Subdivision does not conform to the Greenbelt Plan (2017);

Please refer to the April 22, 2026 Council minutes for the disposition of these matters.

- (iv) The Draft Plan of Subdivision does not comply with the Rural Hamilton Official Plan and Greensville Rural Settlement Area Plan as:
- (1) It does not comply with infrastructure policies for private water and sewage disposal, stormwater management policies, land division policies, and policies with respect to Hydrogeological Studies;
 - (2) It does not comply with City's servicing policies, stormwater management policies, and phasing policies of the Greensville Rural Settlement Area Secondary Plan;
 - (3) It has not been demonstrated that there is adequate ground water to service the proposed development and that it will not adversely impact the available groundwater of the surrounding area;
 - (4) It has not been demonstrated that the lots will be of sufficient size to provide a sustainable sewage disposal system that complies with the Ontario Drinking Water Standard;
 - (5) It does not comply with the recommendations of the Mid-Spencer Creek/Greensville Rural Settlement Area Subwatershed Study;
 - (6) It has not satisfied the City of Hamilton's Guidelines for Hydrogeological Studies and Technical Standards for Private Services;
 - (7) It has not been demonstrated that areas of archaeological potential are sufficiently assessed;
 - (8) It has not been demonstrated that trees have been sufficiently protected;
 - (9) It has not been demonstrated that matters of odour and noise impacts have been adequately assessed; and,
 - (10) It is not considered to be good planning as the proposed lot sizes represents an overdevelopment of the subject lands.

Result: Motion CARRIED by a vote of 12 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
- 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
- YES – Ward 8 Councillor R. Cooper

8.3 PED26063

Application for an Urban Hamilton Official Plan Amendment for Lands Located at 392, 398, 400, 406 and 412 Wilson Street East and 15 Lorne Avenue, Ancaster (Ward 12)

- (i) Alaina Baldassarra, Senior Planner, addressed the Committee respecting Application for an Urban Hamilton Official Plan Amendment for Lands Located at 392, 398, 400, 406 and 412 Wilson Street East and 15 Lorne Avenue, Ancaster (Ward 12), with the aid of a presentation.

(Cassar/Hwang)

That the staff presentation from Alaina Baldassarra, Senior Planner, respecting Application for an Urban Hamilton Official Plan Amendment for Lands Located at 392, 398, 400, 406 and 412 Wilson Street East and 15 Lorne Avenue, Ancaster (Ward 12), **BE RECEIVED.**

CARRIED

- (ii) Matt Johnston from UrbanSolutions Inc. was in attendance and indicated they were in support of the staff report.

(Cassar/Hwang)

That the delegation Matt Johnston from UrbanSolutions Inc., **BE RECEIVED.**

CARRIED

(iii) Registered Delegations

- (i) Rives Dalley Barbour, Ancaster Village Heritage Community (in-person)

Please refer to the April 22, 2026 Council minutes for the disposition of these matters.

- (ii) Jennifer Asimoudis (virtual) – was unable to delegate due to technical difficulties

Chair Tadeson called three times for public delegations and the following individuals came forward:

- (iii) Linda Hughes (in-person)
- (iv) Gillian Anchel (in-person)
- (v) Kyle Dewbury (in-person)
- (vi) Cayley Firth (in-person)

(iv) (Cassar/A. Wilson)

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

(a) Written Submissions (Item 8.3(a)):

- (i) Suzanne Cooper – Opposed to the development
- (ii) Seth Floyd – In support of the development with concerns
- (iii) Paul and Sylvia Wentworth – Opposed to the development
- (iv) Patrick Harrington, Aird & Berlis LLP – In support of the development
- (v) Marion Urquhart – Opposed to the development
- (vi) Brian Karschti – Opposed to the development
- (vii) Patrick DeNardis – Opposed to the development
- (viii) Honor Hughes – Opposed to the development
- (ix) Karen Reid – Opposed to the development
- (x) Marilyn Daniels – Opposed to the development
- (xi) Laurie and Colin Maier – Opposed to the development
- (xii) Wayne Cook – Opposed to the development
- (xiii) Lori and Brian Dale – Opposed to the development
- (xii) Wayne Cook – Opposed to the development
- (xiii) Lori and Brian Dale – Opposed to the development
- (xiv) Samantha Vandermark – Opposed to the development
- (xv) Lynne Bulger – Opposed to the development
- (xvi) Lee and Wendy Cormie – Opposed to the development
- (xvii) Robyn Covre – Opposed to the development
- (xviii) Shauna Cone – Opposed to the development
- (xix) Nicole McArthur-Newton – Opposed to the development

Please refer to the April 22, 2026 Council minutes for the disposition of these matters.

- (xx) Marianne Morton – Opposed to the development
- (xxi) Sharon Hall – Opposed to the development
- (xxii) Katherine Smith – Opposed to the development
- (xxiii) David Buck – Opposed to the development
- (xxiv) Andy Hvizd – Opposed to the development
- (xxv) Roy De Matos – Opposed to the development
- (xxvi) Janelle Lanza – Opposed to the development
- (xxvii) Genevieve Anson – Opposed to the development
- (xxviii) Monica McCrory – Opposed to the development
- (xxix) Andrea Spitale – Opposed to the development
- (xxx) Chris Asimoudis – Opposed to the development
- (xxxi) John Olmsted – Opposed to the development
- (xxxii) Kathryn Hennessey – Opposed to the development
- (xxxiii) Leslie Brown – Opposed to the development
- (xxxiv) Maya Bartels – Opposed to the development
- (xxxv) Tony Stillo – Opposed to the development
- (xxxvi) Nonni Iler – Opposed to the development
- (xxxvii) Mary Jo Glassco-Sinclair – Opposed to the development
- (xxxviii) Debbie Mikalauskas – Opposed to the development
- (xxxix) Jennifer Pate – Opposed to the development
- (xl) John and Jan Allan – Opposed to the development
- (xli) Erin Davis – Opposed to the development
- (xlii) Julie Adams – Opposed to the development
- (xliii) Ashlee Taylor – Opposed to the development
- (xliv) Christine Nash – Opposed to the development
- (xlv) Sadaf Ali – In support of the development
- (xlvi) Anne Newbigging – Opposed to the development
- (xlvii) Kari Morrow-Floren – Opposed to the development
- (xlviii) Wendi Van Exan – Opposed to the development
- (xlix) Olga Rosenbloom – Opposed to the development
- (l) Matthew Rosenbloom – Opposed to the development
- (li) Janice Currie – Opposed to the development
- (lii) Howie Keown – Opposed to the development
- (liii) Eric Cone – Opposed to the development
- (liv) Lysie Alkema – Opposed to the development
- (lv) Rebecca Ripco – Opposed to the development
- (lvi) Carol Donahoe – Opposed to the development
- (lvii) Bonnie Buchko – Opposed to the development
- (lviii) Elizabeth Gail Moffatt – Opposed to the development

Please refer to the April 22, 2026 Council minutes for the disposition of these matters.

- (lix) Jan Bondy & Richard Chorney – Opposed to the development
- (lx) Stephanie Gomes Wynne – Opposed to the development
- (lxi) Karen Lane-Groen – Opposed to the development
- (lxii) Kathleen Wheeler – Opposed to the development
- (lxiii) Shaila Sinke – Opposed to the development
- (lxiv) Karen Hanna – Opposed to the development
- (lxv) Sarah King – Opposed to the development
- (lxvi) Marg Peppler – Opposed to the development
- (lxvii) Lynn Bommarito – Opposed to the development
- (lxviii) Dave Howitt – Opposed to the development
- (lxix) Min Sun and Bernd Zabel – In support of the development
- (lxx) Katie Rebelo – Opposed to the development
- (lxxi) Laura Donahoe – Opposed to the development
- (lxxii) Jennifer Haverty – Opposed to the development
- (lxxiii) Kara O'Donnell – Opposed to the development
- (lxxiv) Paul Shields – Opposed to the development
- (lxxv) Trudy Mcgovern – Opposed to the development
- (lxxvi) Cynthia Watson – Opposed to the development
- (lxxvii) Tim and Tara Lawr – Opposed to the development
- (lxxviii) Cate Banfield – Opposed to the development
- (lxxix) Sharon Mikula – Opposed to the development
- (lxxx) Kristina Westbrook – Opposed to the development
- (lxxxii) Allyson Short – Opposed to the development
- (lxxxiii) Danielle Molon – Opposed to the development
- (lxxxiv) Nanda Cozzi – Opposed to the development
- (lxxxv) Paige Kaleci – Opposed to the development
- (lxxxvi) Ron and Grace Soldaat – Opposed to the development
- (lxxxvii) Dianne Bender – Opposed to the development
- (lxxxviii) Karen Shields – Opposed to the development
- (lxxxix) Annette Vedelago – Opposed to the development
- (lxxxix) Hailey Cone – Opposed to the development
- (xc) Mark Collings – Opposed to the development
- (xci) Amy Telford – Opposed to the development
- (xcii) Chris and Jennifer Asimoudis – Opposed to the development
- (xciii) Hughanne and Paul Nopper – Opposed to the development
- (xciv) Laura Hutchinson – Opposed to the development
- (xcv) Marilyn Stewart – Opposed to the development

Please refer to the April 22, 2026 Council minutes for the disposition of these matters.

- (xcvi) Peter Sommer – Opposed to the development
 - (xcvii) Brian and Susan Hamilton – Opposed to the development
 - (xcviii) Fran Welsh and David Repchuck – Opposed to the development
 - (xcix) Bonnie Angelini – Opposed to the development
 - (c) Leslie and Valda Farrington – Opposed to the development
 - (ci) Melissa Jeffrey – Opposed to the development
 - (cii) Margarita De Antuñano – Opposed to the development
 - (ciii) Muna and Zainab Pirbhai – Opposed to the development
 - (civ) Noora Grifi – Opposed to the development
 - (cv) Jill Custeau-Maida - Opposed to the development
 - (cvi) Evan Ferber - Opposed to the development
 - (cvii) Drew Bednar - Opposed to the development
 - (cviii) Katia Harvie – Opposed to the development
 - (cix) Ann Cunningham – Opposed to the development
 - (cx) Matt Handyside - Opposed to the development
 - (cxi) Dr. Sakhi Naimpoor – Opposed to the development
 - (cxii) Shannon Eves – Opposed to the development
 - (cxiii) Donald Firth – Opposed to the development
 - (cxiv) Luisa Da Silva – Opposed to the development
 - (cxv) Cynthia Watson – Opposed to the development
 - (cxvi) Jennifer Kershaw – Opposed to the development
 - (cxvii) Hazel Ryan – Opposed to the development
 - (cxviii) Dan and Rita Faulkner – Opposed to the development
- (b) Delegation (Item 8.4(b)):
- (i) Rives Dalley Barbour, Ancaster Village Heritage Community – Opposed to the development
 - (ii) Linda Hughes – Concerns with the development
 - (iii) Gillian Anchel – Concerns with the development
 - (iv) Kyle Dewbury – Opposed to the development
 - (v) Cayley Firth - Concerns with the 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
NOT PRESENT – 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
YES – Ward 8 Councillor R. Cooper

(v) (Cassar/Francis)

That Report PED26063, dated March 24, 2026, respecting Application for an Urban Hamilton Official Plan Amendment for Lands Located at 392, 398, 400, 406 and 412 Wilson Street East and 15 Lorne Avenue, Ancaster (Ward 12), **BE RECEIVED** and the following recommendations **BE APPROVED**:

(a) That Urban Hamilton Official Plan Amendment Application UHOPA-25-001, by Urban Solutions Planning and Land Development Inc. (c/o Matt Johnston), on behalf of Wilson Street Ancaster Inc., Owner, for a change in designation on a portion of the lands from “Low Density Residential 1” to “Mixed Use Medium Density – Pedestrian Focus” and adding a new site specific policy to permit a maximum height of eight storeys in the Ancaster Wilson Street Secondary Plan, to facilitate the development of an eight storey mixed use building, on the lands located at 392, 398, 400, 406 and 412 Wilson Street East and 15 Lorne Street, Ancaster, as shown on Appendix “A” attached to Report PED26063, **BE APPROVED** on the following basis:

- (i) That the Draft Official Plan Amendment, attached as Appendix “B” to Report PED26063, **BE ADOPTED** by City Council;
- (ii) That the proposed Official Plan Amendment is consistent with the Provincial Planning Statement (2024).

Please refer to the April 22, 2026 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
NOT PRESENT – 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
YES – Ward 8 Councillor R. Cooper

The Committee recessed from 12:24 p.m. to 1:00 p.m.

The Committee reconvened at 1:02 p.m.

8.4 PED26053

Application for a Zoning By-law Amendment for Lands Located at 974 and 980 Upper Paradise Road, Hamilton (Ward 14)

(i) (Cooper/Beattie)

That the staff presentation from Mark Michniak, Senior Planner, respecting Application for a Zoning By-law Amendment for Lands Located at 974 and 980 Upper Paradise Road, Hamilton (Ward 14),
BE WAIVED.

CARRIED

(ii) Katelyn Gillis from Landwise was in attendance and indicated they are in support of the staff report.

(Cassar/Cooper)

That the delegation Katelyn Gillis from Landwise, **BE RECEIVED.**

CARRIED

(iii) Registered Delegations

(i) John Urbanek was not in attendance when called upon to speak.

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

(iv) (McMeekin/Beattie)

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

Please refer to the April 22, 2026 Council minutes for the disposition of these matters.

Written Submissions (Item 8.4(a)):

- (i) Seth Floyd – In support of the development
- (ii) Sandra Serafini – Concerns with the development
- (iii) John Urbanek – Opposed to the development

(ii) That the public meeting **BE CLOSED**.

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

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

(iv) (Beattie/Kroetsch)

That Report PED26053, dated April 14, 2026, respecting Application for a Zoning By-law Amendment for Lands Located at 974 and 980 Upper Paradise Road, Hamilton (Ward 14), be received and the following recommendations be approved:

(a) That Revised Zoning By-law Amendment Application ZAC-25-034, by Landwise (c/o Katelyn Gillis) on behalf of Winzen Ancaster Homes Limited (c/o Raymond Zenkovich), Owner, for a change in zoning from the “C/S-1822” (Urban Protected Residential, etc.) District, Modified, to Low Density Residential (R1, 960) Zone, to permit 12 three-storey townhouse dwelling units, as shown in Appendix “A” to Report PED26053, BE APPROVED on the following basis:

- (i) That the Revised Zoning By-law, attached as Appendix “B” to Report PED26053, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;

Please refer to the April 22, 2026 Council minutes for the disposition of these matters.

- (ii) That the proposed change in zoning is consistent with the Provincial Planning Statement (2024) and complies with the Urban Hamilton Official Plan;
- (iii) That upon finalization of the amending By-law, the subject lands known municipally as 974 and 980 Upper Paradise Road and shown in Appendix “A” to Report PED26053, be redesignated from “Single and Double” to “Attached Housing” in the Falkirk West Neighbourhood Plan as shown on Appendix “I” to Report PED26053.

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

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

9. ITEMS FOR CONSIDERATION

9.1 PED26057

Application to Deem Lands Being Lots 1 and 2 of Registered Plan 62M-1229, known as 50 Aeropark Boulevard, and Block 7 of Registered Plan 62M-1229, known as Part of 110 Aeropark Boulevard, Glanbrook, not to be Part of a Registered Plan of Subdivision for the Purposes of Subsection 50(3) of the *Planning Act* (Ward 11)

(Beattie/Cooper)

That Report PED26057, dated April 14, 2026, respecting Application to Deem Lands Being Lots 1 and 2 of Registered Plan 62M-1229, known as 50 Aeropark Boulevard, and Block 7 of Registered Plan 62M-1229, known as Part of 110 Aeropark Boulevard, Glanbrook, not to be Part of a Registered Plan of Subdivision for the Purposes of Subsection 50(3) of the Planning Act (Ward 11), **BE RECEIVED** and the following recommendations **BE APPROVED**:

- a) That the application to deem Lots 1 and 2 of Registered Plan 62M-1229, known as 50 Aeropark Boulevard, and Block 7 of Registered Plan 62M-1229, known as Part of 110 Aeropark Boulevard,

Please refer to the April 22, 2026 Council minutes for the disposition of these matters.

Glanbrook, as shown on Appendix “A” to Report PED26057, 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 “E” to Report PED26057, which has been prepared in a form satisfactory to the City Solicitor, **BE ENACTED**.

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

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

9.2 PED26038

Fee and Process Review for Formal Consultation and Holding Removal Applications (City Wide)

- (i) Joseph Sanseverino, Business Facilitator - Development Planning, addressed the Committee respecting Fee and Process Review for Formal Consultation and Holding Removal Applications (City Wide), with the aid of a presentation.

(Cooper/M. Wilson)

That the staff presentation from Joseph Sanseverino, Business Facilitator - Development Planning, respecting Fee and Process Review for Formal Consultation and Holding Removal Applications (City Wide), **BE RECEIVED**.

CARRIED

- (ii) **(Cassar/Cooper)**

That Report PED26038, dated April 14, 2026, respecting Fee and Process Review for Formal Consultation and Holding Removal Applications (City Wide), **BE RECEIVED** and the recommendations contained therein **BE APPROVED**:

Please refer to the April 22, 2026 Council minutes for the disposition of these matters.

- a) That the draft By-law to amend By-law No. 12-282, as amended, attached as Appendix “A” to Report PED26038, which has been prepared in a form satisfactory to the City Solicitor, **BE APPROVED**.
- (b) That the written submission from Mike Collins-Williams, West End Home Builders’ Association (Item 9.2 (a)(i)), **BE RECEIVED**.

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

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

**9.3 HMHC 26-003
Hamilton Municipal Heritage Committee Minutes dated March 27, 2026**

(Kroetsch/McMeekin)

That Hamilton Municipal Heritage Committees Minutes dated March 27, 2026, be received and the recommendations contained therein **BE APPROVED**.

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

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
NOT PRESENT – Ward 4 Councillor T. Hwang
NOT PRESENT – Ward 5 Councillor M. Francis
NOT PRESENT – 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 April 22, 2026 Council minutes for the disposition of these matters.

10. MOTIONS

10.1 Reducing Demolition by Neglect

(Kroetsch/Nann)

WHEREAS, the current economic climate is slowing development which may result in stalled development proposals and buildings vacated for re-development remaining vacant for longer times and in greater numbers;

WHEREAS, the Hamilton Municipal Heritage Committee values early proactive enforcement of property standards regarding building maintenance such as roof repairs, heating and securing a site, and that this proactive enforcement is essential to preventing future unsafe buildings and demolition by neglect for vacant heritage and non-heritage buildings across the city;

WHEREAS, the proactive and effective management of vacant buildings can result in their re-use for housing and other uses supporting city goals, maintaining the tax base, helping keep neighborhoods safe and in the case of heritage buildings, preserving and celebrating our City's irreplaceable built heritage; and

WHEREAS, the Built Heritage Emergency Protocol that provides guidance for the use of Structural Engineers with heritage expertise and the roles of the Building and Planning Divisions with respect to recognized heritage buildings under threat was approved in 2005 and has not been updated to include Licensing and By-law Services as well as and current policy and legislative changes.

THEREFORE, BE IT RESOLVED:

- (a) That staff **BE DIRECTED** to review current resources, processes and policies in Licensing and By-law Services, Building, and Planning Divisions and recommend options to implement proactive enforcement of property standards associated with the City's Vacant Building Registry By-law to minimize situations where demolition by neglect occurs and future unsafe building orders are required, considering but not limited to the following:
 - (i) A review and update of the Built Heritage Emergency Protocol to include both Building and Licensing and By-law Services Divisions and to address current policy and legislative changes;
 - (ii) To apply current legislation and ensure structural engineers and other consultants with appropriate expertise in heritage buildings are available in a timely manner to address building maintenance issues; and

Please refer to the April 22, 2026 Council minutes for the disposition of these matters.

- (iii) Resource considerations to ensure proactive enforcement of property standards associated with the Vacant Building Registry By-law can be actioned with appropriate expertise to manage vacant building files with heritage interests.
- (b) That staff **BE DIRECTED** to consult with the Municipal Heritage Committee on the review and update of the Built Heritage Emergency Protocol by Q4 2026; and,
- (c) That staff **BE DIRECTED** to report back on recommendations for any proposed policy or process changes and any staffing and financial impacts by Q1 2027.

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

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

11. NOTICES OF MOTION

Councillor M. Wilson introduced the following Notice of Motion:

11.1 Infill Cost Recovery from Public Damage

That staff **BE REQUESTED** to report back in early Q2 on how the City ensures that private infill development assumes the full cost of renewing any damage to the public realm resulting from construction.

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:

Please refer to the April 22, 2026 Council minutes for the disposition of these matters.

12.1 Closed Session Minutes – March 24, 2026

(Beattie/Kroetsch)

That the Closed Session Minutes of the March 24, 2026 Planning Committee meeting, **BE ADOPTED** 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
NOT PRESENT – 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
YES – Ward 8 Councillor R. Cooper

13. ADJOURNMENT

There being no further business, the Planning Committee adjourned at 1:52 p.m.

Respectfully submitted,

Lisa Kelsey
Legislative Coordinator
Office of the City Clerk

Councillor M. Tadeson,
Chair, Planning Committee