



PLANNING COMMITTEE

REPORT 13-019

9:30 am

Tuesday, December 3, 2013

Council Chambers

Hamilton City Hall

71 Main Street West

Present: Councillors J. Farr (Chair), B. Johnson (1st Vice Chair), J. Partridge (2nd Vice Chair), C. Collins, L. Ferguson, R. Pasuta, M. Pearson and T. Whitehead

Absent with Regrets: Councillor B. Clark – personal business

THE PLANNING COMMITTEE PRESENTS REPORT 13-019 AND RESPECTFULLY RECOMMENDS:

1. Appointment of Chair and Vice-Chairs

- (a) That Councillor Johnson be appointed as Chair of the Planning Committee for 2014;
- (b) That Councillor Partridge be appointed as 1st Vice-Chair of the Planning Committee for 2014;
- (c) That Councillor Collins be appointed as 2nd Vice-Chair of the Planning Committee for 2014;

2. Follow-Up Report - Municipal Services and Property Taxation on Condominium Properties (PED13206) (City Wide) (Outstanding Business List Item) (Item 5.2)

That the current Site Plan Guidelines and best practice of requiring warning clauses be retained in their current condition, and updates be completed, as required.

3. Request to Designate 1099 King Street East (Hamilton) (Jimmy Thompson Memorial Pool) Under Part IV of the Ontario Heritage Act (PED13182) (Ward 3) (Item 5.3)

- (a) That 1099 King Street East (Hamilton) (Jimmy Thompson Memorial Pool) be included in the Municipal *Register of Property of Cultural Heritage Value or Interest*, as per the provisions of the Ontario Heritage Act, and that staff make appropriate amendments to the *Register of Property of Cultural Heritage Value or Interest*;
- (b) That Report PED13182 be forwarded to the Hamilton Municipal Heritage Committee for information and consultation prior to the Council-approved inclusion of 1099 King Street East (Hamilton) (Jimmy Thompson Memorial Pool) in the Municipal *Register of Property of Cultural Heritage Value or Interest*;
- (c) That Council discloses its intent to demolish Scott Park Arena, listed as 876 Cannon Street East but located on the subject property municipally addressed as 1099 King Street East (Hamilton).

4. Hamilton Historical Board 2014 Volunteer Committee Budget Submission (PED13186) (City Wide) (Item 5.4)

- (a) That the Hamilton Historical Board 2014 base budget submission in the amount of \$14,340.00, attached as Appendix "A" to Report PED13186, be approved and forwarded to the 2014 budget process General Issues Committee (GIC);
- (b) That in addition to the base funding, a one-time budget allocation for 2014 of \$2370.00, funded by the Hamilton Historical Board reserve, be approved and forwarded to the 2014 budget process General Issues Committee (GIC).

5. Airport Employment Growth District Ontario Municipal Board (OMB) Hearing Update (PED13209) (City Wide) (Item 5.5)

That Report PED13209, Airport Employment Growth District Ontario Municipal Board (OMB) Hearing Update, be received.

6. Heritage Permit Application HP2013-057 Under Part V of the Ontario Heritage Act for Erection of a New Garage at 43 Mill Street North (Waterdown) (PED13212) (Ward 15) (Item 5.6)

That Heritage Permit Application HP2013-057 be approved for the erection of a new garage at 43 Mill Street North (Mill Street Heritage Conservation District) (Waterdown), subject to the following conditions:

- (a) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of Planning staff, prior to submission as part of any application for a Building Permit;
- (b) That construction of the proposed garage, in accordance with this approval, shall commence no later than December 31, 2015. If the construction has not commenced by December 31, 2015, then this approval expires as of that date, and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

7. Increase to Fees Under the Building By-law (PED13187) (City Wide) (Item 6.2)

- (a) That the By-law, attached as Appendix "A" to Report PED13187 to amend City of Hamilton By-law No. 08-161, the Building By-law, be enacted.
- (b) That the fees prescribed in the By-law, attached as Appendix "A" to Report PED13187, be included in the User Fees and Charges By-law, replacing the fees listed under the heading "Classes of Permits and Fees New Construction and Additions Building Classifications per the Building Code".

8. Application for a Condominium Conversion for Lands Known as 54 Mohawk Road West (Hamilton) (PED13184) (Ward 8) (Item 6.3)

That approval be given to Condominium Conversion Application CDM-CONV-12-01, by 54 Mohawk Road West (Hamilton) Limited, Owner, to establish a Draft Plan of Condominium for the existing apartment building, consisting of 47

dwelling units, located at 54 Mohawk Road West (Hamilton), as shown on the attached map marked as Appendix "A" to Report PED13184, subject to the following:

- (a) That this approval apply to the plan, prepared by A.T. McLaren Limited and certified by S.D. McLaren, O.L.S., dated July 27, 2012, and as red-lined revised, showing a total of 47 residential apartment units, 40 resident vehicular parking spaces, and 6 visitor vehicular parking spaces, attached as Appendix "B" to Report PED13184;
- (b) That the following conditions shall apply to the Draft Plan of Condominium approval:
 - (i) That the Final Plan of Condominium comply with all applicable provisions of Hamilton Zoning By-law No. 6593;
 - (ii) That the owner satisfies all conditions, financial or otherwise, of the City of Hamilton;
 - (iii) That the owner shall submit a report, in accordance with Section 9 (4) of The Condominium Act, 1998, prepared and certified by a qualified Registered Professional Engineer or Licensed Architect, to the satisfaction of the Chief Building Official of the City of Hamilton, to confirm the structural and mechanical integrity of the building and any owner initiated measures required to correct any deficiencies prior to the release of the final plan for registration;
 - (iv) That the owner shall include the following warning clause in all Development Agreements and Offers of Purchase and Sale or Lease/Rental Agreements:

"Purchasers/tenants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels may exceed the Municipality's and the Ministry of the Environment's noise criteria."
 - (v) That the owner shall provide the Manager of Design and Construction with evidence that satisfactory arrangements, financial and otherwise, have been made with a telecommunication services provider, approved by the Canadian Radio and Telecommunication Commission (CRTC), that adequate telecommunication service will be provided to the condominium, including 9-1-1 emergency calling service that identifies, at a minimum, the caller's name and location information.

9. Application for an Amendment to City of Hamilton Zoning By-law No. 6593 for Lands Located at 83 - 89 Stone Church Road West (Hamilton) (PED13188) (Ward 8) (Item 6.4)

- (a) That approval be given to Amended Zoning By-law Amendment Application ZAC-13-018, by Valery Homes, Owner, for a change in zoning from the “D”-‘H’ (Urban Protected Residential - One and Two Family Dwelling) District, with a Holding Provision, the “C” (Urban Protected Residential) District, and the “AA” (Agricultural) District to the “DE-2/S-1700”-‘H’ (Multiple Dwellings) District, Modified, with a Holding Provision, to permit two 9-unit multiple dwellings (stacked townhouse), on lands located at 83-89 Stone Church Road West (Hamilton), as shown on Appendix “A” to Report PED13188, on the basis:
- (i) That the draft By-law, attached as Appendix “B” to Report PED13188, which has been prepared in a form satisfactory to the City Solicitor, be enacted by Council;
 - (ii) That the amending By-law be added to Section 19B of Zoning By-law No. 6593 as “DE-2/S-1700”-‘H’;
 - (iii) That the proposed modification in zoning conforms to the Urban Hamilton Official Plan.
- (b) That upon finalization of the implementing By-law, the Mewburn Neighbourhood Plan be amended by changing the designation of 83-89 Stone Church Road West (Hamilton) from “Single and Double Residential” to “Attached Housing”;
- (c) That Section 3 of the proposed zoning by-law be amended to add a new sub-section (b), to read as follows:
- “(b) That the applicant/owner provide the appropriate access points to the satisfaction of the Senior Director, Growth Management and Ward Councillor.”

10. Application for an Amendment to Stoney Creek Zoning By-law No. 3692-92, for Lands Located at 1310 South Service Road, 400 Winona Road, and 395 Fifty Road, in the Former City of Stoney Creek (PED13205) (Ward 11) (Item 6.6)

That approval be given to Zoning Application ZAC-13-019, by Penady (Stoney Creek) Ltd., Applicant, for a further modification to the Community Shopping Centre (Holding) “SC2-4(H)” Zone, for the lands located at 1310 South Service

Road, 400 Winona Road, and 395 Fifty Road, as shown on Appendix "A" to Report PED13205, on the following basis:

- (a) That the draft By-law, attached as Appendix "B" to Report PED13205, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
- (b) That the amending By-law be added to Schedule "A", Map No. 9, of Stoney Creek Zoning By-law No. 3692-92;
- (c) That the proposed change in zoning is in conformity with the Urban Hamilton Official Plan.

11. Application for an Amendment to City of Hamilton Zoning By-law No. 6593 for Lands Located at 1500-1502 Main Street East (Hamilton) (PED13185) (Ward 4) (Item 6.7)

That approval be given to Zoning Application ZAC-13-017, by Unicare Limited Partnership, c/o Steve Kozar, to further modify the site specific "H/S-1462" (Community Shopping and Commercial, Etc.) District, Modified and the "C/S-1462" (Urban Protected Residential, Etc.) District, Modified to the "H/S-1462b" (Community Shopping and Commercial, Etc.) District, Modified and the "C/S-1462b" (Urban Protected Residential, Etc.) District, Modified, to permit a 620 sq. m third storey addition for twenty additional residents to the existing retirement home (for a total of 90 units), at lands located at 1500-1502 Main Street East (Hamilton), as shown on Schedule "A" to Appendix "B" to Report PED13185, on the following basis:

- (a) That the draft By-law, attached as Appendix "B" to Report PED13185, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
- (b) That the change in Zoning conforms to the Urban Hamilton Official Plan.

12. Rental Housing Sub-Committee Terms of Reference (PED10049(o)) (City Wide) (Item 8.1)

That Councillors Whitehead and Councillor Collins be appointed as members of the Rental Housing Sub-Committee.

13. Urban Hamilton Official Plan Proposed Settlement of Part of Appeal by Twenty Road East Landowners and Legal Direction (LS13038) (Item 12.1)

- (a) That Report LS13038 remain confidential;
- (b) That the recommendations contained in Appendix "A" to Report LS13038 are approved as the basis of a proposed settlement of those portions of Twenty Road East Landowner's appeal of the Urban Hamilton Official Plan identified in Appendix "A";
- (c) That the recommendations contained in Appendix "A" to Report LS13038 are approved as the position of the City at any Ontario Municipal Board hearing in respect of those matters set out in Appendix "A";
- (d) That Legal staff be authorized to finalize the details of the proposed settlement together with such drafting, editorial or technical modifications as may be necessary and consented to by the Director of Planning, or his delegate, provided these are consistent with the intent of the recommendations, as described in Appendix "A" to Report LS13038;
- (e) That in the event that the recommendations contained in Appendix "A" to Report LS13038 are approved, that Appendix "A" be made public.

FOR THE INFORMATION OF COUNCIL:

(a) CHANGES TO THE AGENDA (Item 1)

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

DELEGATION REQUESTS

- 4.1 Delegation request from Patty Bogumil respecting item 5.3 Request to Designate 1099 King Street East (Hamilton) (Jimmy Thompson Memorial Pool) Under Part IV of the Ontario Heritage Act (PED13182) (Ward 3)
- 4.2 Delegation request from Jo-Ann Young respecting item 5.3 Request to Designate 1099 King Street East (Hamilton) (Jimmy Thompson Memorial Pool) Under Part IV of the Ontario Heritage Act (PED13182) (Ward 3)

PUBLIC HEARINGS AND DELEGATIONS

6.5 Application for an Amendment to Glanbrook Zoning By-law No. 464 to Permit a Place of Worship for Lands Located at 3075 Tisdale Road, Glanbrook (PED13210) (Ward 11)

- (i) Correspondence from Jonathan Malda
- (ii) Correspondence from Tessa Malda
- (iii) Correspondence from Stuart Vermeulen

Report PED13210, Application for an Amendment to Glanbrook Zoning By-law No. 464 to Permit a Place of Worship for Lands Located at 3075 Tisdale Road, Glanbrook and the items of correspondence, was tabled to the January 14, 2014 meeting of the Planning Committee.

The Agenda for the December 3, 2013 meeting of the Planning Committee was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 2)

None.

(c) APPROVAL OF MINUTES (Item 3)

(i) November 19, 2013

The Minutes of the November 19, 2013 Planning Committee meeting were approved.

(d) DELEGATION REQUESTS (Item 4)

- (i) Delegation request from Patty Bogumil respecting item 5.3 Request to Designate 1099 King Street East (Hamilton) (Jimmy Thompson Memorial Pool) Under Part IV of the Ontario Heritage Act (PED13182) (Ward 3) (Item 4.1)**

The delegation request from Patty Bogumil respecting item 5.3 Request to Designate 1099 King Street East (Hamilton) (Jimmy Thompson Memorial Pool) Under Part IV of the Ontario Heritage Act (PED13182) (Ward 3), was approved for today's meeting.

- (ii) **Delegation request from Jo-Ann Young respecting item 5.3 Request to Designate 1099 King Street East (Hamilton) (Jimmy Thompson Memorial Pool) Under Part IV of the Ontario Heritage Act (PED13182) (Ward 3) (Item 4.2)**

The delegation request from Jo-Ann Young respecting item 5.3 Request to Designate 1099 King Street East (Hamilton) (Jimmy Thompson Memorial Pool) Under Part IV of the Ontario Heritage Act (PED13182) (Ward 3) , was approved for today's meeting.

(e) **CONSENT ITEMS (Item 5)**

- (i) **A Draft Woodland Conservation By-law for Private Property Within the Urban Area (City Wide) (PD02229(d)) (Item 5.1)**

- (a) That the new by-law reflect a change to the Stoney Creek By-law Section (to remain) where the fee schedules and the number of trees allowed be removed;
- (b) That the revised Stoney Creek By-law Section reflect the harmonized by-law of no fee or limit of trees;
- (c) That any changes to a fee schedule be harmonized City Wide.

Report PD02229(d), A Draft Woodland Conservation By-law for Private Property Within the Urban Area (City Wide), was tabled, as amended.

- (ii) **Request to Designate 1099 King Street East (Hamilton) (Jimmy Thompson Memorial Pool) Under Part IV of the Ontario Heritage Act (PED13182) (Ward 3) (Item 5.3)**

Patty Bogumil, speaking on behalf of herself and Jo-Ann Young, spoke to the report with the aid of speaking notes. A copy of the speaking notes has been included in the public record.

The delegation from Patty Bogumil, respecting report PED13182, Request to Designate 1099 King Street East (Hamilton) (Jimmy Thompson Memorial Pool) Under Part IV of the Ontario Heritage Act, was received.

That Council direction to staff pertaining to further Cultural Heritage Assessment of 1099 King Street East (Hamilton) (Jimmy Thompson Memorial Pool), to determine whether the property is of cultural heritage

value worthy of designation under Part IV of the Ontario Heritage Act, be added to the Outstanding Business List pending further information on the programming requirements for the proposed recreation facility for the Pan Am Stadium Precinct;

For disposition on this Item, refer to item 3.

(f) PUBLIC HEARINGS AND DELEGATIONS (Item 6)

(i) Delegation Request from Jonathan Dalton respecting City licensing and by-law enforcement (Item 6.1)

The delegation was not in attendance.

(ii) Increase to Fees Under the Building By-law (PED13187) (City Wide) (Item 6.2)

No public speakers came forward.

The public meeting respecting Report PED13187, Increase to Fees Under the Building By-law, was closed.

The staff presentation respecting Report PED13187, Increase to Fees Under the Building By-law, was waived.

For disposition on this Item, refer to item 7.

(iii) Application for a Condominium Conversion for Lands Known as 54 Mohawk Road West (Hamilton) (PED13184) (Ward 8) (Item 6.3)

In accordance with the provision of the Planning Act, Chair J. Farr advised those in attendance that if a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the City of Hamilton before Council approves the condominium conversion, the person or public body is not entitled to appeal the decision of the Council of the City of Hamilton to the Ontario Municipal Board, and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

No public speakers came forward.

The public meeting respecting Report PED13184, Application for a Condominium Conversion for Lands Known as 54 Mohawk Road West (Hamilton), was closed.

The staff presentation respecting Report PED13184, Application for a Condominium Conversion for Lands Known as 54 Mohawk Road West (Hamilton), was waived.

For disposition on this Item, refer to item 8.

(iv) Application for an Amendment to City of Hamilton Zoning By-law No. 6593 for Lands Located at 83 - 89 Stone Church Road West (Hamilton) (PED13188) (Ward 8) (Item 6.4)

In accordance with the provision of the Planning Act, Chair J. Farr advised those in attendance that if a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the City of Hamilton before Council approves the zoning by-law amendment, the person or public body is not entitled to appeal the decision of the Council of the City of Hamilton to the Ontario Municipal Board, and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Tim Lee, Planner, provided an overview of the report with the aid of a PowerPoint presentation. A copy of the presentation has been included in the public record.

The staff presentation respecting Report PED13188, Application for an Amendment to City of Hamilton Zoning By-law No. 6593 for Lands Located at 83 - 89 Stone Church Road West (Hamilton), was received.

Public Speaker:

1. Catherine Charlebois – 30-1030 West 5th St, Hamilton, ON L9B 0A1

Ms. expressed concerns, on behalf of her complex, respecting traffic, road widening of West 5th Street, the entrance to the complex being on West 5th Street instead of Stoney Church Road West.

A petition signed by the residents has been received for the public record.

The public presentation respecting Report PED13188, Application for an Amendment to City of Hamilton Zoning By-law No. 6593 for Lands Located at 83 - 89 Stone Church Road West (Hamilton), was received.

George Zajac, IBI Group, agent, addressed concerns respecting the property.

The public meeting respecting Report PED13188, Application for an Amendment to City of Hamilton Zoning By-law No. 6593 for Lands Located at 83 - 89 Stone Church Road West (Hamilton), was closed.

The recommendations contained in Report PED13188, Application for an Amendment to City of Hamilton Zoning By-law No. 6593 for Lands Located at 83 - 89 Stone Church Road West (Hamilton), were amended by adding a new recommendation (c) to read as follows:

(c) That Section 3 of the proposed zoning by-law be amended to add a new sub-section (b), to read as follows:

“(b) That the applicant/owner provide the appropriate access points to the satisfaction of the Senior Director, Growth Management and Ward Councillor.”

For disposition on this Item, refer to item 9.

(v) Application for an Amendment to Stoney Creek Zoning By-law No. 3692-92, for Lands Located at 1310 South Service Road, 400 Winona Road, and 395 Fifty Road, in the Former City of Stoney Creek (PED13205) (Ward 11) (Item 6.6)

In accordance with the provision of the Planning Act, Chair J. Farr advised those in attendance that if a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the City of Hamilton before Council approves the zoning by-law amendment, the person or public body is not entitled to appeal the decision of the Council of the City of Hamilton to the Ontario Municipal Board, and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

No public speakers came forward.

The public meeting respecting Report PED13205, Application for an Amendment to Stoney Creek Zoning By-law No. 3692-92, for Lands

Located at 1310 South Service Road, 400 Winona Road, and 395 Fifty Road, in the Former City of Stoney Creek, was closed.

The staff presentation respecting Report PED13205, Application for an Amendment to Stoney Creek Zoning By-law No. 3692-92, for Lands Located at 1310 South Service Road, 400 Winona Road, and 395 Fifty Road, in the Former City of Stoney Creek, was waived.

For disposition on this Item, refer to item 10.

(vi) Application for an Amendment to City of Hamilton Zoning By-law No. 6593 for Lands Located at 1500-1502 Main Street East (Hamilton) (PED13185) (Ward 4) (Item 6.7)

In accordance with the provision of the Planning Act, Chair J. Farr advised those in attendance that if a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the City of Hamilton before Council approves the zoning by-law amendment, the person or public body is not entitled to appeal the decision of the Council of the City of Hamilton to the Ontario Municipal Board, and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

No public speakers came forward.

The public meeting respecting Report PED13185, Application for an Amendment to City of Hamilton Zoning By-law No. 6593 for Lands Located at 1500-1502 Main Street East (Hamilton), was closed.

The staff presentation respecting Report PED13185, Application for an Amendment to City of Hamilton Zoning By-law No. 6593 for Lands Located at 1500-1502 Main Street East (Hamilton), was waived.

For disposition on this Item, refer to item 11.

(vii) Proposed Zoning By-law Amendment for 307 and 325 Fiddler's Green Road (Ancaster) (PED13183) (Ward 12) (Item 6.8)

In accordance with the provision of the Planning Act, Chair J. Farr advised those in attendance that if a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the City of Hamilton before Council approves the

zoning by-law amendment, the person or public body is not entitled to appeal the decision of the Council of the City of Hamilton to the Ontario Municipal Board, and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Cam Thomas, Planner, provided an overview of the report with the aid of a PowerPoint presentation. A copy of the presentation has been included in the public record.

The staff presentation respecting Report PED13183, Proposed Zoning By-law Amendment for 307 and 325 Fiddler's Green Road (Ancaster), was received.

Christoph Summer, applicant/owner, and Glenn Wellings, agent, provided an overview of the development and the concerns of the Ward Councillor respecting buffers, garbage, parking, traffic, air conditioning.

Public Speakers:

1. Janet Mahony – 259 Fiddler's Green Rd., Ancaster, ON L9G 1W9

Ms. Mahony expressed concerns with respect to the character of the neighbourhood with the aid of speaking notes. A copy of her speaking notes and opposition package have been included in the public record.

2. Murray Smith – 299 Fiddler's Green Rd., Ancaster ON L9G 1W9

Mr. Smith expressed concerns with respect to the character of the neighbourhood, intensification, privacy, garbage. A copy of the speaking notes has been included in the public record.

3. David and Wendy Fallis – 300 Mapledene Dr., Ancaster, ON L9G 2K2

Mr. Fallis expressed concerns with respect to the garbage. He also expressed concerns on behalf of Mrs. Fallis. A copy of the speaking notes are included in the public record.

4. Teresa St. Michael – 25 Douglas Rd., Ancaster, ON L9G 2E2

Ms. St. Michael expressed concerns with respect to the storm water, affordability, garbage, character of the neighbourhood, air conditioning units.

5. Lillian Beattie – 325 Fiddler’s Green Road, Ancaster, ON L9G 1W9

Ms. Vicky expressed that she is a resident of Highgate and the retirement home is the most affordable and is thankful for the quality of care. She also expressed that she has not had any issues with the sounds from air conditioning units.

6. Mildred McLaren – 325 Fiddler’s Green Road, Ancaster, ON L9G 1W9

Ms. McLearan expressed that she is a resident of Highgate and enjoys the accommodations at an affordable rate.

7. Paula Wiggins – 92 Chatterson Dr, Ancaster, ON L9G3X2

Ms. Wiggins expressed that there is a waiting list and many of the current residents of Ancaster wish to stay in the community and the expansion is beneficial to those residents.

8. Scott Gallea – 293 and 283 Fiddler’s Green Road, Ancaster, ON L9G 1W9

Mr. Gallea expressed support towards the development.

9. Michael Street - 73 Hatton Dr, Ancaster, ON L9G2H5

Mr. Street expressed concerns with respect to character of the neighbourhood and intensity.

The public presentations respecting Report PED13183, Proposed Zoning By-law Amendment for 307 and 325 Fiddler's Green Road (Ancaster), were received.

The public meeting respecting Report PED13183, Proposed Zoning By-law Amendment for 307 and 325 Fiddler's Green Road (Ancaster), was closed.

The recommendations contained in Report PED13183, Proposed Zoning By-law Amendment for 307 and 325 Fiddler's Green Road (Ancaster), were amended in subsection (a) by adding the word, “revised”, before the words, “Draft by-law”.

Report PED13183, Proposed Zoning By-law Amendment for 307 and 325 Fiddler's Green Road (Ancaster), as amended, was referred back to the Ward Councillor and staff for further consultation with the public.

(g) DISCUSSION ITEMS (Item 8)

(i) Rental Housing Sub-Committee Terms of Reference (PED10049(o)) (City Wide) (Item 8.1)

Report PED10049(o), Rental Housing Sub-Committee Terms of Reference, was referred back to staff for further details respecting the length of term and additional membership.

For disposition on this Item, refer to item 12.

(h) MOTIONS (Item 9)

(i) Tax Implications for Condominium Conversions

Planning staff in consultation with the City's Finance Department, were requested to investigate the tax implications related to the condominium conversions for multi-residential properties and that this information be relayed to the Planning Committee via an information report.

(i) NOTICES OF MOTION (Item 10)

Councillor Collins introduced the following Notice of Motion:

(i) Tax Implications for Condominium Conversions

That planning staff in consultation with the City's Finance Department, investigate the tax implications related to the condominium conversions for multi-residential properties and that this information be relayed to the Planning Committee via an information report.

The rules were waived in order to bring forward a motion respecting Tax Implications for Condominium Conversions.

(j) **GENERAL INFORMATION AND OTHER BUSINESS (Item 11)**

(i) **Outstanding Business List Amendments (Item 11.1)**

The following Outstanding Business List due dates were revised:

- (aa) Item B: Woodland Manor (PED08306)
Current Date: December 3, 2013
New Date: June 3, 2014
- (bb) Item E: Racing Pigeons
Current Date: December 3, 2013
New Date: January 14, 2014
- (cc) Item N: Hamilton Municipal Heritage Committee Report 12-006 (Proactive Heritage Building Protection Strategy)
Current Date: December 3, 2013
New Date: March 19, 2014
- (dd) Item T: Municipal Costs for Appeals to the Ontario Municipal Board for Municipal Decision on Mineral Aggregate Resource Developments
Current Date: December 3, 2013
New Date: February 18, 2014
- (ee) Item X: City Initiative to Amend Hamilton Zoning By-law No. 6593 for the Properties Located at 118 to 338 Mountain Brow Boulevard (Hamilton) (PED13101)
Current Date: December 3, 2013
New Date: April 1, 2014
- (ff) Item Y: Establishment of a Specialized By-law Enforcement Unit (PED13108) (City Wide) (Item 5.1)
Current Date: December 3, 2013
New Date: Q1 2014
- (gg) Item Z: Parked Facing the Wrong Way (PED13109) (City Wide)
Current Date: December 3, 2013
New Date: Q1 2014
- (hh) Item D: Protection Measures for Existing Stable Residential Areas (Monster Homes) (PED11196)
Current Date: December 3, 2013
New Date: Q4 2014

The following items were removed from the Outstanding Business List:

- (aa) Item EE: Application for an Amendment to Stoney Creek Zoning By-law No. 3692-92 for the Property Located at 455 Jones Road (Stoney Creek) (PED12169)
- (bb) Item FF: Accessible Taxicab Licensing (PED10063(e))
- (cc) Item F: By-law 05-200, to Modify General Commercial "C3-116" and "C3-117" Zone and add Site Specific General Commercial "C3-275" Zone to the Glanbrook Zoning By-law No. 464
- (dd) Item G: Municipal Services and Property Taxation on Condo Properties

(k) PRIVATE AND CONFIDENTIAL (Item 12)

- (i) Urban Hamilton Official Plan Proposed Settlement of Part of Appeal by Twenty Road East Landowners and Legal Direction (LS13038) (Item 12.1)**

For disposition on this Item, refer to item 13.

(l) ADJOURNMENT

There being no further business, the Planning Committee adjourned at 2:13 p.m.

Respectfully submitted,

Councillor J. Farr
Chair, Planning Committee

Vanessa Robicheau
Legislative Coordinator
Office of the City Clerk