THE PLANNING COMMITTEE PRESENTS REPORT 14-012 AND RESPECTFULLY RECOMMENDS:

1.  Demolition Report – 1354 Upper Sherman Avenue (PED11186) (Ward 7) (Item 5.1)

That the Director of Building Services be authorized and directed to issue a demolition permit for 1354 Upper Sherman Avenue, Hamilton, in accordance with By-Law 09-208, pursuant to Section 33 of the Planning Act, as amended, subject to the following conditions:

(a) That the applicant has applied for and received a building permit for a replacement building on this property;

(b) That the said building permit specifies that the replacement building be erected within two years of the demolition of the existing building on this property;

(c) That the said building permit for the replacement building specifies if such replacement building is not erected within the said two year time limit, that the City be paid the sum of $20,000;

(d) That the applicant be required to register on title to the subject property (prior to issuance of the said demolition permit), notice of these conditions
(including the directions to the City Clerk outlined in sub-section (e)) in a form satisfactory to the Director of Building Services and to the City Solicitor; and,

(e) That if the said replacement building is not erected as required, the City Clerk be authorized to add the said sum, until payment thereof, as a lien or charge upon the property until paid.

2. **Heritage Permit Application HP2014-015, Under Part V of the Ontario Heritage Act, for the Erection of a Structure at 978 Beach Boulevard, Hamilton (PED14151) (Ward 5) (Item 5.3)**

That Heritage Permit Application HP2014-015 be approved for the erection of a new single detached dwelling, with an attached garage, on the designated property at 978 Beach Boulevard, Hamilton (Hamilton Beach Heritage Conservation District), as shown in Appendix “A” to Report PED14151, subject to the final approval of a Site Plan application and the following conditions:

(a) That the specifications for the proposed windows, front garage door, porch, railings, soffits, eaves and downspouts shall be submitted, to the satisfaction and approval of the Director of Planning, prior to submission as part of any application for a Building Permit;

(b) That the dimensions and surfacing materials for the new driveway and any walkways, patios or other hard-surface areas, shall be submitted, to the satisfaction and approval of the Director of Planning, in accordance with the Site Plan approval process and prior to installation;

(c) That the dimensions, design and materials for any new fencing and gates shall be submitted, to the satisfaction and approval of the Director of Planning, prior to installation;

(d) That a plan depicting the planting of any new trees shall be submitted, to the satisfaction and approval of the Director of Planning, prior to planting;

(e) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning, prior to submission as part of any application for a Building Permit; and,

(f) That construction and site alterations, in accordance with this approval, shall be completed no later than September 30, 2016. If the construction and site alterations are not completed by September 30, 2016, then this approval expires as of that date, and no alterations shall be undertaken without a new approval issued by the City of Hamilton.
3. **Fifty Road (PED14034(a)) (Ward 11) (Item 5.4)**

   That Report PED14034(a), respecting Fifty Road, be received.

4. **Capital Projects' Status as of June 30, 2014 (PED14163) (City Wide) (Item 5.5)**

   That Report PED14163, respecting Capital Projects' Status as of June 30, 2014, be received.

5. **Revisions to the Pre-Christmas Free Parking Program for Business Improvement Areas (BIAs) (PED14167) (Wards 1, 3, 4, 6 & 7) (Item 5.6)**

   That the annual Pre-Christmas Free Parking Program, approved by City Council on June 25, 2003, be amended as follows:

   (a) That on-street parking be free at all times from November 24 to December 24 annually and limited to two hours in duration for the Ottawa Street Business Improvement Area;

   (b) That on-street parking be free at all times from December 1 to December 31 annually and limited to two hours in duration for the Locke Street Business Improvement Area;

   (c) That on-street parking be free at all times from December 1, 2014 to December 31, 2014 and limited to two hours in duration for the Concession Street Business Improvement Area.

6. **Application for Amendment to City of Hamilton Zoning By-law No. 6593 and Vacant Land Condominium for Lands Located at 1187-1201 Upper James Street (Hamilton) (PED14137) (Ward 7) (Item 6.2)**

   (a) That approval be given to Zoning Application ZAC-07-084, by 1163133 Ontario Ltd., (Oscar Kichi), Owner, for a change in zoning to Hamilton Zoning By-law No. 6593 from the “HH” (Restricted Community Shopping & Commercial) District and the “AA” (Agricultural) District to the “HH” (Restricted Community Shopping & Commercial) District, Modified, in order to permit a commercial plaza including a 4-storey hotel and commercial (retail/restaurant) buildings, for Lands Located at 1187-1201 Upper James Street (Hamilton), as shown on Appendix “A”, on the following basis:
(i) That the draft By-law, attached as Appendix “B” to Report PED14137, that has been prepared in a form satisfactory to the City Solicitor, be passed; and,

(ii) That the change in zoning is in conformity with the Urban Hamilton Official Plan (UHOP);

(b) That approval be given to Draft Plan of Vacant Land Condominium 25CDM-201401, 1163133 Ontario Ltd., (Oscar Kichi), Owner, to create five (5) Blocks for Lands Located at 1187-1201 Upper James Street (Hamilton). Blocks 1-4 will be developed as commercial units and Block 5 will be developed as a common element (private) roadway and parking, subject to the following conditions:

(i) That this approval applies to the plan prepared by B.J. Clarke, Ontario Land Surveyor, dated January 28, 2014, showing the following condominium elements: one (1) block for a roadway and parking, and four (4) blocks for commercial units, attached as Appendix “D” to Report PED14137;

(ii) That the Owner apply for and receive final approval of a Site Plan Application (DA-14-044), and the final plan of condominium complies in all respects with the approved Site Plan, to the satisfaction of the Manager of Development Planning, Heritage and Urban Design;

(iii) The Owner covenants and agrees that no plan of condominium shall be registered on the lands of the Draft Plan until the Owner has provided the Director of Planning with a list certified by an Ontario Land Surveyor showing the net area and width of each lot and block created by registration of the condominium plan, including the gross area of the plan to be registered, and that the Director of Planning has confirmed to the Owner that the lots and blocks within the plan comply with the City’s requirements for zoning;

(iv) The Owner agrees to establish sufficient easements and rights of way on title, in favour of all individual unit owners, in order to ensure access and use of parking within the site is on a shared basis, all to the satisfaction of the Director of Planning;

(v) The Owner agrees to establish sufficient easements, in order to secure a watermain and public walkway to serve the residential lands to the rear (Adam Estates), all to the satisfaction of the Director of Planning and Senior Director of Growth Management;
(vi) That prior to registration, the owner demonstrate, to the satisfaction of the Director of Planning, that the lands have been merged in title;

(vii) That the Owner provides the Manager of Design and Construction with evidence that satisfactory arrangements, financial and otherwise, have been made with a telecommunication service 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;

(viii) That the Owner satisfies any conditions, financial or otherwise, of the City of Hamilton;

(ix) That the final plan comply with all applicable provisions of Zoning By-law No. 6593; and,

(x) That the Owner receive final approval of Zoning Application ZAC-07-084 to the satisfaction of the Director of Planning.

7. Application for an Amendment to Town of Flamborough Zoning By-law No. 90-145-Z for Lands Located at 22 Dennis Avenue, Flamborough (PED14154) (Ward 15) (Item 6.3)

That approval be given to Zoning Application ZAR-13-034, by Philip Satelmayer, Owner, for a change in zoning from the “R1-6” Urban Residential (Single Detached) Zone to the “R1-66” Urban Residential (Single Detached) Zone, to facilitate the severance for the creation of one additional single detached residential lot, on lands located at 22 Dennis Avenue (Flamborough), as shown on Appendix “A” to Report PED14154, on the following basis:

(a) That the By-law, attached as Appendix “B” to Report PED14154, which has been prepared in a form satisfactory to the City Solicitor, be passed; and,

(b) That the proposed change in zoning is consistent with the Provincial Policy Statement (PPS), and conforms to the Growth Plan for the Greater Golden Horseshoe and the Urban Hamilton Official Plan (UHOP).

(c) That the current 8.2 meter height restriction be maintained in the By-law (attached as Appendix “B” to Report PED14154), governing the two severed lots for the lands located at 22 Dennis Avenue, Flamborough.
8. Application for an Amendment to Town of Flamborough Zoning By-law No. 90-145-Z for Lands Located at 25 Howard Boulevard, Flamborough (PED14155) (Ward 15) (Item 6.4)

That approval be given to Zoning Application ZAR-14-004, by Waterloo Heights Properties Limited, Owner, for a change in zoning from the “R1-6” Urban Residential (Single Detached) Zone to the “R1-67” Urban Residential (Single Detached) Zone, to facilitate a severance in order to permit one additional single detached residential lot, on lands located at 25 Howard Boulevard (Flamborough), as shown on Appendix “A” to Report PED14155, on the following basis:

(a) That the draft By-law, attached as Appendix “B” to Report PED14155, which has been prepared in a form satisfactory to the City Solicitor, be passed; and,

(b) That the proposed change in zoning is consistent with the Provincial Policy Statement (PPS), and conforms to the Growth Plan for the Greater Golden Horseshoe and the Urban Hamilton Official Plan (UHOP).

9. Urban Hamilton Official Plan Amendment for Lands Designated "Neighbourhoods" in the Mewburn Neighbourhood (PED14150) (Ward 8) (Item 6.5)

(a) That approval be given to City Initiative Application CI-14-G, for Urban Hamilton Official Plan Amendment No. ___ , to establish a new Area Specific Policy XX, to exempt lands designated Neighbourhoods in the Mewburn Neighbourhood from the minimum residential densities identified in policies E.3.5 and E.3.6, for lands bounded by Rymal Road West, Stone Church Road West, West 5th Street and Upper James Street, as shown on Appendix “A” to Report PED14150, on the following basis:

(i) That the draft Official Plan Amendment, attached as Appendix “B” to Report PED14150, be adopted; and,

(ii) That the proposed Official Plan Amendment is consistent with the Provincial Policy Statement (2014) and the Places to Grow Growth Plan.

10. Application for an Amendment to Flamborough Zoning By-law No. 90-145-Z for Lands Located at 1370 Brock Road, Flamborough (PED14153) (Ward 14) (Item 6.6)

Council – August 15, 2014
(a) That approval be given to Zoning Amendment Application ZAC-13-011, by Canadian Reformed Church of Canada, (Applicant), for changes in zoning from the “A” Agricultural Zone to the “A-92” Agricultural Zone, with a Special Exception (Block 1); and for lands to be added to City of Hamilton Zoning By-law No. 05-200 and zoned as Conservation/Hazard Lands (P5) Zone (Block 2), in order to permit the development of a Place of Worship, for lands located at 1370 Brock Road (Flamborough), as shown on Appendix “A” to Report PED14153, on the following basis:

(i) That the draft By-laws, attached as Appendices “B” and “C” to Report PED14153, which have been prepared in a form satisfactory to the City Solicitor, be passed;

(ii) That the amending By-law, attached as Appendix “B” to Report PED14153, be added to Schedule “A-8” of former Town of Flamborough Zoning By-law No. 90-145-Z;

(iii) That the amending By-law, attached as Appendix “B” to Report PED14153, be added to Section 33.3 of Zoning By-law No. 90-145-Z as “A-92”;

(iv) That the amending By-law, attached as Appendix “C” to Report PED14153, be added to Map No. RU46 of Schedule “A” of City of Hamilton Zoning By-law No. 05-200; and,

(v) That the proposed changes in zoning are in conformity with the Rural Hamilton Official Plan.

(vi) That Educational Establishments and Cemetery uses be prohibited on the lands located at 1370 Brock Road, Flamborough.

(vii) That use of the lands located at 1370 Brock Road, Flamborough for a “manse” be prohibited.

(viii) That staff be directed to work with the Ward Councillor, a select working group of area residents and the proponent on the site plan approval process, respecting the Application for an Amendment to the Flamborough Zoning By-law 90-145-Z for lands located at 1370 Brock Road, Flamborough.

(ix) That staff be directed to request that the Ministry of Transportation investigate the needs of a traffic light at the intersection of Highway No. 6 and Safari Road, Flamborough.

(x) That staff be directed to consider the option of a landscape buffer around the proposed church property during the site plan process.
11. **A Woodland Conservation By-law for Private Property within the Urban Area (PD02229(f)) (City Wide) (Item 6.7)**

   (a) That the Draft Urban Woodland Conservation By-law, attached as Appendix “A” to Report PD02229(f), which has been prepared in a form satisfactory to the City Solicitor, be passed.

   (b) That the Amending By-law, attached as Appendix “B” to Report PD02229(f), which has been prepared in a form satisfactory to the City Solicitor, be passed.

12. **Proposed Zoning By-law Amendment ZAC-12-059 Affecting Lands Located at 467 Charlton Avenue East (Hamilton) (PED14156) (Ward 2) (Item 6.8)**

   That the Revised Zoning Application ZAC-12-059, Vetco Holdings Inc., Owner, for a change in zoning from the “M-13” (Prestige Industrial) District to the “E/S-1710”-“H” (Multiple Dwellings, Lodges, Clubs, etc. - Holding) District, Modified, (Block 1), from the “M-13” (Prestige Industrial) District, to the Conservation/Hazard Land (P5) Zone (Block 2); from the “A” (Conservation, Open Space, Park and Recreation) District, to the Conservation/Hazard Land (P5) Zone (Block 3), and from the Site-Specific “A-976” (Conservation, Open Space, Park and Recreation) District, to the Conservation/Hazard Land (P5) Zone (Block 4), to permit two six-storey apartment buildings, and one five-storey apartment building, on lands located at 467 Charlton Avenue East (Hamilton), as shown on Appendix “A” to Report PED14156, be approved on the following basis:

   (a) That the By-law, attached as Appendix “B” to Report PED14156, as amended, which has been prepared in a form satisfactory to the City Solicitor, be passed;

   (b) That the amending By-law, attached as Appendix “B” to Report PED14156, as amended, be added to District Map No.W16 of Zoning By-law No. 6593;

   (c) That the By-law, attached as Appendix “C” to Report PED14156, which has been prepared in a form satisfactory to the City Solicitor, be passed;

   (d) That the amending By-law, attached as Appendix “C” to Report PED14156, be added to Map Nos.1039 and 1040 of Zoning By-law No. 05-200;

   (e) That the amending By-law apply the Holding provisions of Section 36(1) of the Planning Act, R.S.O. 1990 to the subject lands by introducing the Holding symbol ‘H’ as a suffix to the proposed Zoning;

   **Council – August 15, 2014**
The Holding provision “E/S-1710”-‘H’ (Multiple Dwellings, Lodges, Clubs, etc. - Holding) District, Modified, shall apply until such time as:

1. The owner has secured provisions for adequate water services to the site are secured and has entered into an External Works Agreement for required servicing of the site, including water, sanitary and storm sewer and road upgrades, to the satisfaction of the Senior Director of Growth Management; and,

2. The owner has received approval from the Ministry of Environment for a Record of Site Condition for the lands to be developed to the satisfaction of the Director of Planning.

(f) That the proposal is consistent with the 2014 Provincial Policy Statement, and is in conformity with the Growth Plan for the Greater Golden Horseshoe, and the Urban Hamilton Official Plan;

(g) That upon final approval of the implementing By-law, the Stinson Neighbourhood Plan be amended to redesignate the subject lands from “Industrial” to “High Density Apartments”.

(h) That in accordance with Section 34(17) of the Planning Act, no further notice be required with respect to the proposed zoning by-law.

13. Application for an Amendment to the Urban Hamilton Official Plan, or Lands Located at 620, 622, and 624 King Street West, 22 and 24 Dundurn Street North, and 41, 45, 47, 49, 55, and 59 Head Street (Hamilton) (PED14160) (Ward 1) (Item 6.9)

That Urban Hamilton Official Plan Amendment Application UHOP-14-002, by Shoppers Drug Mart, Owner, for a change in designation to the “Neighbourhoods” and “Mixed-Use Medium Density” Designation to permit a mixed-use commercial/residential building, and a restaurant on lands located at 620, 622 and 624 King Street West, 22 and 24 Dundurn Street North, and 41, 45, 47, 49, 55 and 59 Head Street (Hamilton), as shown on Appendix “A” to Report PED14160, be DENIED for the following reasons:

(a) The proposal does not meet the policies of the Urban Hamilton Official Plan and the Council adopted Strathcona Secondary Plan (under appeal) with respect to facilitating a mixed-use development that respects and enhances the surrounding neighbourhood with respect to overall built form, scale, mass, and gradation of densities, and creating a development that is transit-supportive and enhances the pedestrian environment; and,
(b) The proposed development does not represent an example of transit oriented development that supports public transit and pedestrianism.

14. Agriculture & Rural Affairs Advisory Committee Report 14-002 (Item 8.1)

CRTC – Fibre Optic Cable in Rural Areas (Item 8.3)

That the update respecting Fibre Optic Cable in Rural Areas, attached as Appendix “A”, be received.

15. Hamilton Municipal Heritage Committee Report 14-008 (Item 8.2)

(a) Recommendation to Designate 3027 Homestead Drive, Glanbrook (Mount Hope Library/Glanford Hall) Under Part IV of the Ontario Heritage Act (Ward 11) (Item 7.1)

(i) That the designation of 3027 Homestead Drive, Glanbrook (Mount Hope Library/ Glanford Hall), shown in Appendix “A”, as a property of cultural heritage value, pursuant to the provisions of Part IV of the Ontario Heritage Act, be approved.

(ii) That the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix “B”, be approved.

(iii) That the City Clerk be directed to take appropriate action to designate 3027 Homestead Drive, Glanbrook (Mount Hope Library/ Glanford Hall) under Part IV of the Ontario Heritage Act, in accordance with the Notice of Intention to Designate, attached as Appendix “C.

(iv) That Mount Hope Park, municipality addressed as 3027 Homestead Drive, Glanbrook, be included in the Register of Property of Cultural Heritage Value of Interest.

16. Heritage Permit Application HP2014-023, Under Part IV of the Ontario Heritage Act, for the Removal of Portions of the Hermitage Ruins at 739 Sulphur Springs Road, Ancaster (PED14177) (Ward 12) (Item 8.3)

That Heritage Permit Application HP2014-023 be approved for the removal of portions of the Hermitage Ruins, in accordance with the submitted application, subject to the following conditions:
(a) That detailed plans and elevations for the proposed alterations, including the methodology for the removal of portions of the walls, stabilization of the structures during removals, and the salvage and storage of materials during construction shall be submitted to the satisfaction and approval of the Director of Planning prior to the removal of any portion of the existing walls;

(b) That the detailed methodology and materials specifications for the masonry repairs and installation of wall capping shall be submitted, to the satisfaction and approval of the Director of Planning prior to the commencement of any repairs;

(c) That a licensed archaeologist shall be retained to undertake an archaeological assessment of the areas to be impacted by grading, excavation, staging of machinery, and stockpiling of materials and any further archaeological assessment, protection, mitigation and/or monitoring that is recommended by the archaeologist, shall be undertaken to the satisfaction of the Director of Planning prior to any soil disturbance activities;

(d) That a plan and surface treatment for the path system, the locations and design of interpretive signage, and the surface treatment inside the building footprints shall be submitted to the satisfaction and approval of the Director of Planning prior to installation;

(e) That implementation of the alterations, in accordance with this approval, shall be completed no later than August 31, 2016. If the alterations are not completed by August 31, 2016, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton;

(f) That no materials shall be removed from the existing ruins for a period of three (3) months following this approval, except for the purpose of testing or structural investigations as approved by the Director of Planning prior to any removals, to allow the community time, if desired, to fundraise for the restoration of the ruins at their current height; and,

(g) That a protocol for advising the public of the scope of the work and timing of the project shall be submitted to the satisfaction and approval of the Director of Planning at least one month prior to the commencement of any construction activity on the site and that any actions in the plan shall be implemented as per the approved plan.

(h) That Item 16 of Planning Committee Report 14-012 respecting Heritage Permit Application HP2014-023, Under Part IV of the Ontario Heritage Act, for the Removal of Portions of the Hermitage Ruins at 739 Sulphur...
Springs Road, Ancaster (PED14177) (Ward 12) be referred to the Ward Councillor to find a creative solution to salvage the ruins of the Hermitage.

17. Secondary Plan Study for the Durand Neighbourhood (Item 9.1)

    That the Planning and Economic Development Department staff be directed to add the Durand Neighbourhood as a mid-term priority in the Departmental Work Plan for the purpose of conducting a Secondary Plan Study for the Durand Neighbourhood.

18. Lay-by Parking Needs at Upper Paradise Road and Stone Church Road (Item 9.2)

    That staff be directed to conduct a formal study regarding lay-by parking needs at Upper Paradise Road and Stone Church Road and report to the Planning Committee.

FOR THE INFORMATION OF COUNCIL:

(a) CHANGES TO THE AGENDA (Item 1)

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

    (i) Added as Item 4.1 – a Delegation Request from Caroline Baker, GSP Group, respecting 81 Robinson Street, Hamilton, City Square Phase 3

    (ii) Added as Item 6.5(ii) – Correspondence from Steven Zakem, on behalf of DiCenzo Construction Company, respecting the Urban Hamilton Official Plan Amendment for Lands Designated "Neighbourhoods" in the Mewburn Neighbourhood

    (iii) Item 6.6 – Application for an Amendment to Flamborough Zoning By-law No. 90-145-Z for Lands Located at 1370 Brock Road, Flamborough (PED14153) (Ward 14)

Written Submissions:

1. Ron and Maria Berry
2. Roger and Bernice Fenton
3. Marty and Tammy Fenton
4. Mr. and Mrs. Jeff Fenton
5. Brett and Lori Fenton
6. Dr. Lind Holland

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(iv) Item 6.7 – A Woodland Conservation By-law for Private Property within the Urban Area (PD02229(f)) (City Wide)

Written Submissions:

1. Angelique-Marie Mori
2. Peter Wynnyczuk, Executive Director, Ontario Urban Forest Council

(v) Item 6.8 – Proposed Zoning By-law Amendment ZAC-12-059 Affecting Lands Located at 467 Charlton Avenue East (Hamilton) (PED14156) (Ward 2)

Written Submissions:

1. Dave and Tiff Michal
2. Written Submission from Brenda Mitchell, Chair, Committed to Responsible Escarpment Development Committee

(vi) Item 6.9 – Application for an Amendment to the Urban Hamilton Official Plan, or Lands Located at 620, 622, and 624 King Street West, 22 and 24 Dundurn Street North, and 41, 45, 47, 49, 55, and 59 Head Street (Hamilton) (PED14160) (Ward 1) (Item 6.9)

Written Submission:

1. Jennifer Dawson and Mark Fenton

The agenda for the August 12, 2014 Planning Committee meeting was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 2)

Councillor B. Clark declared an interest to Item 6.2, Report PED14137, respecting the Application for an Amendment to City of Hamilton Zoning By-law No. 6593 and Vacant Land Condominium for Lands Located at 1187-1201 Upper James Street (Hamilton), as it is the location of his municipal campaign office.
(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 3)

(i) July 8, 2014 (Item 3.1)

The Minutes of the July 8, 2014 meeting of the Planning Committee were approved, as presented.

(d) DELEGATION REQUESTS (Item 4)

(i) Caroline Baker, GSP Group, respecting 81 Robinson Street, Hamilton, City Square Phase 3 (Item 4.1)

The delegation request, submitted by Caroline Baker, GSP Group, respecting 81 Robinson Street, Hamilton, City Square Phase 3, was approved.

(e) Demolition Report – 1354 Upper Sherman Avenue (PED11186) (Ward 7) (Item 5.1)

Report PED11186, respecting Demolition Report – 1354 Upper Sherman Avenue, was lifted from the table.

(f) Various Advisory Committee Meeting Minutes (Item 5.2):

The following Advisory Committee meeting Minutes were received:

(i) Hamilton Historical Board

1. May 20, 2014

2. June 17, 2014

(g) Capital Projects’ Status as of June 30, 2014 (PED14163) (City Wide) (Item 5.5)

Staff was directed to report back to the September 3, 2014 Planning Committee meeting with respect to acquisition of the land required to complete the road construction for the Trinity Road Link; the report is to include the history, circumstances, challenges, consequences and the deadline.
(h) PUBLIC HEARINGS / DELEGATIONS (Item 6)

Application for an Amendment to Township of Glanbrook Zoning By-law No. 464 for Lands known as 228 Seneca Avenue, Glanbrook (PED14146) (Ward 11) (Item 6.1)

Report PED14146, respecting the Application for an Amendment to Township of Glanbrook Zoning By-law No. 464 for Lands known as 228 Seneca Avenue, Glanbrook, remained tabled, as amended to include the revised Appendix “C”.

(i) Application for Amendment to City of Hamilton Zoning By-law No. 6593 and Vacant Land Condominium for Lands Located at 1187-1201 Upper James Street (Hamilton) (PED14137) (Ward 7) (Item 6.2)

Report PED14137, respecting an Application for Amendment to City of Hamilton Zoning By-law No. 6593 and Vacant Land Condominium for Lands Located at 1187-1201 Upper James Street (Hamilton), was lifted from the table.

In accordance with the provision of the Planning Act, Chair B. Johnson 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 proposed official plan and zoning by-law amendments, 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.

Chair Johnson inquired, three times, if there were any members of the public who wished to address Committee respecting this matter. No members of the public came forward to speak to the matter.

The public meeting, respecting the Application for Amendment to City of Hamilton Zoning By-law No. 6593 and Vacant Land Condominium for Lands Located at 1187-1201 Upper James Street (Hamilton), was closed.

The staff presentation, respecting the Application for Amendment to City of Hamilton Zoning By-law No. 6593 and Vacant Land Condominium for Lands Located at 1187-1201 Upper James Street (Hamilton), was waived.

For disposition on this Item, refer to item 6 above.
(j) Application for an Amendment to Town of Flamborough Zoning By-law No. 90-145-Z for Lands Located at 22 Dennis Avenue, Flamborough (PED14154) (Ward 15) (Item 6.3)

In accordance with the provision of the Planning Act, Chair B. Johnson 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 proposed official plan and zoning by-law amendments, 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.

Daniel Barnett, Planner, provided an overview of Report PED14154, with the aid of a PowerPoint presentation. A copy of the presentation has been retained in the public record.

The staff presentation, respecting the Report PED14154, Application for an Amendment to Town of Flamborough Zoning By-law No. 90-145-Z for Lands located at 22 Dennis Avenue, Flamborough, was received.

The Applicant did not wish to appear before Committee.

Public Speakers:

   (i) Peter and Laurie Doma, 20 Dennis Avenue, Hamilton L9M 7G2

   Mr. and Mrs. Doma expressed concerns that included, but were not limited to, the following:

   • If the height requirement is approved at 11 meters, how will that be measured? Will it be on average grade or from the back of the yard?
   • Set back – it is noted in the report as 7.5 meters instead of 10 meters.
   • Concerned about loss of privacy.

Chair Johnson inquired if there were any other members of the public who wished to address Committee respecting this matter. No additional members of the public came forward to address Committee.

The public meeting, respecting Report PED14154, an Application for an Amendment to Town of Flamborough Zoning By-law No. 90-145-Z for Lands Located at 22 Dennis Avenue, Flamborough, was closed.

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For disposition of this matter, refer to Item 7 above.

(k) Application for an Amendment to Town of Flamborough Zoning By-law No. 90-145-Z for Lands Located at 25 Howard Boulevard, Flamborough (PED14155) (Ward 15) (Item 6.4)

In accordance with the provision of the Planning Act, Chair B. Johnson 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 proposed official plan and zoning by-law amendments, 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.

Chair Johnson inquired, three times, if there were any members of the public who wished to address Committee respecting this matter. No members of the public came forward to speak to the matter.

The public meeting, respecting Report PED14155, the Application for Amendment to Town of Flamborough Zoning By-law No. 90-145-Z for Lands Located at 25 Howard Boulevard, Flamborough, was closed.

The staff presentation, respecting Report PED14155, the Application for Amendment Town of Flamborough Zoning By-law No. 90-145-Z for Lands Located at 25 Howard Boulevard, Flamborough, was waived.

For disposition of this matter, refer to Item 8 above.

(l) Urban Hamilton Official Plan Amendment for Lands Designated "Neighbourhoods" in the Mewburn Neighbourhood (PED14150) (Ward 8) (Item 6.5)

In accordance with the provision of the Planning Act, Chair B. Johnson 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 proposed official plan and zoning by-law amendments, 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.
Chair Johnson inquired, three times, if there were any members of the public who wished to address Committee respecting this matter. No members of the public came forward to speak to the matter.

The staff presentation, respecting Report PED14150, Urban Hamilton Official Plan Amendment for Lands Designated "Neighbourhoods" in the Mewburn Neighbourhood, was waived.

The public meeting, respecting Report PED14150, Urban Hamilton Official Plan Amendment for Lands Designated "Neighbourhoods" in the Mewburn Neighbourhood, was closed.

The following written submissions were received:

(i) Robert J. Morris
(ii) Steven Zakem, on behalf of DiCenzo Construction Company

For disposition of this matter, refer to Item 9 above.

(m) Application for an Amendment to Flamborough Zoning By-law No. 90-145-Z for Lands Located at 1370 Brock Road, Flamborough (PED14153) (Ward 14) (Item 6.6)

In accordance with the provision of the Planning Act, Chair B. Johnson 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 proposed official plan and zoning by-law amendments, 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.

Chair Johnson inquired, three times, if there were any members of the public who wished to address Committee respecting this matter.

Alvin Chan, Planner, provided an overview of Report PED14153, with the aid of a PowerPoint presentation. A copy of the presentation has been retained in the public record.

Tony Millington, of Millington & Associates, provided comments that included, but were not limited to, the following:

- The proponent has no objections to the conditions imposed by the City.
• There should be no real increase in traffic, as the majority of the church members live in the Brock Road area and have to drive to leave the community to attend the church in Burlington.

• Water quality and consumption issues were reviewed and accepted by the City. The water flows toward the east, and most of the information was provided to Committee in earlier reports.

• There was no rock found and we tested down to 16 feet.

• The biggest issue was the masses at the church and possible ancillary uses. This will be a church only with no basement. There will be outside lighting for security only, no church bells, no Sunday school, there won't be any banquet facilities or kitchens for making food. It is strictly for the use of the parishioners.

• 93 percent of parishioners are from the Flamborough area and the church is currently located in Burlington.

The Committee voiced concerns that included, but were not limited to, the following:

• source water protection
• traffic study

Public Speakers:

(i) John Flechl, 1413 Brock Road, Flamborough L9H 5E4

• Against the proposal as he has not seen any supporting documentation on studies of water, traffic, etc.
• The Executive Summary of the staff report didn’t indicate that every resident living or abutting the property is against the proposal.
• There will be a loss of privacy, at minimum residents concerns should have been noted in the report.
• This is not a small scale place of worship; they could expand and go up to 4 hectares.
• The Church has a building budget of over 1 million dollars – they have the funds to expand.
• There are no studies to illustrate the impacts of the noise, vibration lighting, traffic, etc.
• We don’t believe that there will be no outside events.
• Hasn’t seen the impact of what the outside night and security lighting will be.
• Concerned about flooding and the potential impact on the wetlands.
• The septic system is adjacent to homes.
• This is a 7 day a week hall that has bible study, outreach programs and other daily events.

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• We are told it’s consistent with the Provincial Policy Statement, but we do not believe that’s true.
• Looking at a building is very different than an open field.
• An environmental impact statement should be completed, at minimum and a public meeting should be held.
• We want to have formal legal liability provided to the residents from the Church and the City to ensure that there is recourse if there is an issue with any water contamination.
• There should be traffic lights at Safari Road and Highway 6; it is a very dangerous intersection already.
• There should be a limitation to the number of buildings that are permitted on that site.
• Once you put the shovel in the ground and build the church, it’s too late.

(ii) Joel Auge, 815 Safari Road, Flamborough L0R 1V0

• We request the application to Re-Zone the land at 1370 Brock Road, Hamilton, Ontario be denied with the following objections:

1. Under the Ministry of Municipal Affairs and Housing Greenbelt Plan, Policy Section 4.1.1.2 states that non-agricultural uses of Greenbelt Protected Countryside require demonstration that the use is appropriate for location in a rural area; the type of water and sewer servicing proposed is appropriate for the type of use; there are no negative impacts on key natural heritage features and/or key hydrologic features or their functions; and, there are no negative impacts on the biodiversity or connectivity of the Natural Heritage System.

2. Since the application requests that Block 2 of the proposed re-zoning be zoned as Conservation/Hazard Lands, effectively confirming their value as wetlands - and since the proposal does not clearly demonstrate that there will indeed be no negative impact on the key natural heritage features and/or key hydrologic features or their functions; and the biodiversity or connectivity or the Natural Heritage System, we request an Environmental Impact Study be undertaken to demonstrate the depth of impact on the air, water, and land on the property in question and surrounding properties under the provisions of the Planning Act.

3. Since neither the Report, nor the Official Plan hold a definition for a “Small Church”, we submit for definition the
report by Outreach Canada, November 10th, 2013, that only 3.8% of all Canadian churches (from a survey of 24,000) have over 350 congregants - classifying this 415 congregant church as a large church as measured against the known Canadian landscape of churches.

Under the Ministry of Municipal Affairs and Housing's Greenbelt Plan, this re-zoning proposal would not qualify this piece of land as suitable for an institution of this size. Based on current by-laws, the application is actually 0.16 hectares (nearly 1/2 acre) more than even the amended re-zoning would allow.

4. The adjacent neighbours received the full, requested application, post-dated on August 8th, delivered to our local homes on August 11th, the day before the Planning Committee meeting. Since 1 day does not allow any rebuttal to the requested application, the neighbours request that File: ZAC-13-011 be postponed to a future Planning Committee meeting to allow neighbours to respond adequately to the full application. As well, the concept plan was not included in the presentation.

5. Our well was not reviewed. If it was, someone trespassed to do so. I'd request that our residential wells all be included in an updated ground water report.

6. Every Canadian Reformed Church website that I have visited is inviting in nature and does seem to focus on growth of membership. Is there a guarantee that this church won't grow in size?

7. The public meetings were not well attended and City staff were not in attendance to answer questions.

(iii) Greg Fraleigh, 771 Safari Road, Flamborough L0R 1V0

- Objects to zoning amendments for the church.
- The church should not be located in the rural area until it has satisfied all requirements.
(iv) Maria Berry and Britt Kovak, 771 Safari Road, Flamborough  L0R 1V0

- We are concerned with trespassers. The lake and water are inviting for swimming and fishing. What would the liability be?
- Are there building height restrictions in rural areas?
- How would the church impact our property values?

(v) Richard and Pam Cooke, 1338 Brock Road, Flamborough  L9H 5E4

- With the church septic system being adjacent to our home, it will affect the use we have for our property.
- Our new septic system will be at the south end of our property and we would suggest that the church move its septic system to the southern lower pocket of the property.
- We are concerned about our privacy and our views, as we will no longer be looking at an open field, but rather a building. We didn’t move to our property to look at the back of any building.
- There will be extra lighting as well.
- We bought additional property and were told by Council that the property was zoned environmental and Greenbelt and we were not permitted to build on that piece of land. We believe that the same rules should apply to all the neighbours.
- We are concerned with both the quantity and quality of the well water source.
- We last tested our well in 2007 and then again in 2010, but not recently.
- We would like to see a final plan of what is proposed to happen, if approved.
- We would also like to see ground water studies and the recommendations for septic.

(vi) David Jonkmar, 121 Powerline Road, Brantford  N3T 5L8

- I am from a similar church in St. George and am an engineer.
- I did the septs for three churches and it averages out, over a week, to be not much more than an average household would use in a week.
- The average flow rates on churches are significantly less.
- We also regularly pump out the septic system, using a timer.
(vii) Gary Akima, Executive Member of the Church, 1017 Westover Road, Flamborough N0B 1L0

- I currently drive 30 km to church, which is an environmental impact in itself.
- Most of the congregation live in the Safari Road area and are currently driving down Safari Road already to go to church so there should be minimal impact on traffic.
- We try to keep the congregation below 400, as it is best for the Pastor.
- We will have funerals, weddings, etc., but it won’t be the full congregation attending at those events and they are usually off hours.
- We had tried a number of properties in Flamborough and then the Greenbelt came into place and we had to let a property go.
- We are not showering or cooking in the building, there is just minimal bathroom use.
- We are good neighbours and are also concerned about the environment.
- We want to work with the neighbours and want to be a positive part of the community.
- There are many landscapers in the congregation that will ensure the church property will look good.
- As far as the parking lot surface, we don’t know what that will be yet. The City will determine what that will be.
- We will probably have sprinklers for the landscaping, but if the City does not want us to use them, we won’t.
- We are not intending to build a school and would have no objection if the City imposes that condition.

The public meeting, respecting Report PED14153, an Application for an Amendment to Flamborough Zoning By-law No. 90-145-Z for Lands Located at 1370 Brock Road, Flamborough, was closed.

The following written submissions, respecting Application for an Amendment to Flamborough Zoning By-law No. 90-145-Z for Lands Located at 1370 Brock Road, Flamborough, were received:

(i) Ron and Maria Berry
(ii) Roger and Bernice Fenton
(iii) Marty and Tammy Fenton
(iv) Mr. and Mrs. Jeff Fenton
(v) Brett and Lori Fenton
(vii) Dr. Lind Holland
(viii) Kirstin Lukasko
(n) A Woodland Conservation By-law for Private Property Within the Urban Area (PD02229(f)) (City Wide) (Item 6.7)

In accordance with the provision of the Planning Act, Chair B. Johnson 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 proposed official plan and zoning by-law amendments, 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.

Chair Johnson inquired, three times, if there were any members of the public who wished to address Committee respecting this matter. Cathy Plosz, Planner, provided an overview of Report PD02229(f), respecting a Woodland Conservation By-law for Private Property Within the Urban Area with the aid of a PowerPoint presentation. A copy of the presentation has been retained in the public record.

The staff presentation, respecting Report PD02229(f), a Woodland Conservation By-law for Private Property Within the Urban Area, was received.

Public Speakers:

(i) Victor Veri, 911 Highway 6 North L8N 2Z1

- Three points of objection:
  1. Disagrees with the definition of “farm”.
  2. There is no fee for anyone who does not make an application for a permit. Get the public to buy the land or replace it. The woodlands are for the benefit of everyone.
  3. Entry and Inspection – believes that it’s not an inspection, but an investigation. The By-law does not state when people will get their “things” returned to them (after the inspection). Individual property owners must be treated fairly.

(ii) Dr. Giuliana Casimirri, Urban Forest Project Coordinator, Hamilton Naturalists’ Club, 58 Charterhouse Crescent, Hamilton L9G 3K9

- Dr. Casimirri spoke in strong support of the proposed Woodland Conservation By-law and provided an overview of her written correspondence, which has been retained in the public record and is available on the City’s web site.
- The existing By-law, which applies across the city, only regulates woodlands across 2 acres or larger and has been ineffective at ensuring that the tree harvesting follows good forestry practices.
- The proposed By-law allows the City to protect significant woodlands other than sensitive natural areas designated in the City’s Natural Heritage System.

(iii) Dr. Lynda Lukasik, 148 Oakland Drive, Hamilton L8E 1B6

- Environment Hamilton is in strong support of the proposed By-law.
- It is not only important for aesthetics, but trees play a very large role in the improvement of air quality, which is linked to the benefits of human health.

The public presentations, respecting Report PD02229(f), respecting a Woodland Conservation By-law for Private Property Within the Urban Area, were received.

The public meeting, respecting Report PD02229(f), a Woodland Conservation By-law for Private Property Within the Urban Area (PD02229(f)), was closed.

The following written submissions, respecting a Woodland Conservation By-law for Private Property within the Urban Area, were received:

(a) Mark Mitchell  
(b) Giuliana Casimirri, Hamilton Naturalists' Club  
(c) Angelique-Marie Mori  
(d) Peter Wynnyczuk, Executive Director, Ontario Urban Forest Council

For disposition of this item, refer to Item 11 above.

(o) Proposed Zoning By-law Amendment ZAC-12-059 Affecting Lands Located at 467 Charlton Avenue East (Hamilton) (PED14156) (Ward 2) (Item 6.8)

In accordance with the provision of the Planning Act, Chair B. Johnson 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 proposed official plan and zoning by-law amendments, 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.

Chair Johnson inquired, three times, if there were any members of the public who wished to address Committee respecting this matter.

Cameron Thomas, Planner, provided an overview of Report PED14156, respecting a Proposed Zoning By-law Amendment ZAC-12-059 Affecting Lands Located at 467 Charlton Avenue East with the aid of a PowerPoint presentation. A copy of the presentation has been retained in the public record.

The staff presentation, respecting Report PED14156, respecting a Proposed Zoning By-law Amendment ZAC-12-059 Affecting Lands Located at 467 Charlton Avenue East, was received.

Ed Fothergill, Fothergill Planning and Development Inc., provided comments that included, but were not limited to, the following:

- This is a good news story.
- The loss of a floor in one of the buildings is significant to my client.
- We are requesting an amendment to the proposed By-law, on page 4 of Appendix “B”, section “(s)” – that sub-sections (i) and (ii) be the same at 35 meters and that it be changed to 39 meters between the 3rd floor and the 6th floor.
- We would also like to propose that the building on the west be 7 stories.
- Mr. Paul Black, Construction Manager, joined Mr. Fothergill at the podium and spoke to the slope stability concerns.

The presentation from Ed Fothergill and Paul Black, respecting Report PED14156, respecting a Proposed Zoning By-law Amendment ZAC-12-059 Affecting Lands Located at 467 Charlton Avenue East, was received.

Rick Lintack, Lintack Architects Inc., provide a brief PowerPoint presentation to Committee that illustrated the proposed building height scenarios of 3 buildings at 6 stories each; 3 buildings with one at 5 stories and the remaining two and 6 stories; and lastly, 3 buildings at heights of 5, 6 and 7 stories.

The presentation from Rick Lintack, Lintack Architects Inc., respecting Report PED14156, respecting a Proposed Zoning By-law Amendment ZAC-12-059 Affecting Lands Located at 467 Charlton Avenue East, was received.

Public Speakers:

(i) Conrad Zurini – not in attendance when called upon.
The following residents all spoke against the Proposed Zoning By-law Amendment ZAC-12-059 Affecting Lands Located at 467 Charlton Avenue East:

(i) Elisabeth Brown, 194 Grant Avenue, Hamilton L8N 2Y2
(ii) Brenda Mitchell, Chair, Committed to Responsible Escarpment Development Committee, 38 Alanson, Hamilton L8N 1W5
(iii) Andrew Downes, 57 West Avenue South, Hamilton L8N 2S2
(iv) Dr. Lynda Lukasik, 148 Oakland Drive, Hamilton L8E 1B6
(v) Linda Quest, 134 Stinson Street, Hamilton L8N 1G6
(vi) Lori Whittaker, 99 Ontario Avenue, Hamilton L8N 2X1
(vii) Tim Perkins, 62 Alanson, Hamilton L8N 1W5
(viii) Colleen Robertshaw, 2195 Charnwood Drive, Hamilton L7M 2W9
(ix) Ralph Meiers, 315-200 Stinson Street, Hamilton L8N 4J5

The following resident spoke in favour of the Proposed Zoning By-law Amendment ZAC-12-059 Affecting Lands Located at 467 Charlton Avenue East, stating that it would be nice to have neighbours rather than an industrial building on that site:

(i) Mike Maderos, 495 Charlton Avenue East, Hamilton L8N 1Z4

The public presentations, respecting Report PED14156, a Proposed Zoning By-law Amendment ZAC-12-059 Affecting Lands Located at 467 Charlton Avenue East, were received.

The following written submissions, respecting the Proposed Zoning By-law Amendment ZAC-12-059 Affecting Lands located at 467 Charlton Avenue East (Hamilton), were received:

(a) Dave and Tiff Michal
(b) Brenda Mitchell, Chair, Committed to Responsible Escarpment Development Committee
(c) Janet Leandro
(d) Andrew Downes
(e) Joel Auge

The public meeting, respecting Report PED14156, respecting a Proposed Zoning By-law Amendment ZAC-12-059 Affecting Lands Located at 467 Charlton Avenue East, was closed.

Councillors B. Johnson and J. Partridge wished to be recorded as OPPOSED to Item 6.8.
Councillor Farr put forward the following amendment:

(a) That sub-section 2(s) of the By-law attached as Appendix “B” to Item 12 of the Planning Committee Report 14-012 be amended by to address the modifications to the spatial separations required between the proposed buildings, as shown in the Visual Impact Assessment, by:

(i) deleting 2(s) (ii); and,

(ii) rewording Subsection 2 (s) to read as follows:

2(s) That the following spatial separation distances shall apply to the proposed buildings:

Between buildings “A”, “B” and “C”, the spatial separation shall be a minimum of 35m from the base of the building to the top of the 3rd floor and a minimum of 39m between the 4th floor and the top of the 6th floor.

(b) That in accordance with Section 34(17) of the Planning Act, no further notice be required with respect to the proposed zoning by-law.

For disposition of this item, as amended, refer to Item 12 above.

(p) Application for an Amendment to the Urban Hamilton Official Plan, or Lands Located at 620, 622, and 624 King Street West, 22 and 24 Dundurn Street North, and 41, 45, 47, 49, 55, and 59 Head Street (Hamilton) (PED14160) (Ward 1) (Item 6.9)

In accordance with the provision of the Planning Act, Chair B. Johnson 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 proposed official plan and zoning by-law amendments, 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.

Chair Johnson inquired, three times, if there were any members of the public who wished to address Committee respecting this matter.

Timothy Lee, Planner, provided an overview of Report PED14160, respecting an Application for an Amendment to the Urban Hamilton Official Plan, or Lands Located at 620, 622, and 624 King Street West, 22 and 24 Dundurn Street North,
and 41, 45, 47, 49, 55, and 59 Head Street (Hamilton), with the aid of a PowerPoint presentation. A copy of the presentation has been retained in the public record.

The staff presentation, Report PED14160, respecting an Application for an Amendment to the Urban Hamilton Official Plan, or Lands Located at 620, 622, and 624 King Street West, 22 and 24 Dundurn Street North, and 41, 45, 47, 49, 55, and 59 Head Street (Hamilton), was received.

Matt Johnston, IBI Group, provided comments with respect to Application for an Amendment to the Urban Hamilton Official Plan, or Lands Located at 620, 622, and 624 King Street West, 22 and 24 Dundurn Street North, and 41, 45, 47, 49, 55, and 59 Head Street (Hamilton).

The presentation from Matt Johnston of the IBI Group, respecting Application for an Amendment to the Urban Hamilton Official Plan, or Lands Located at 620, 622, and 624 King Street West, 22 and 24 Dundurn Street North, and 41, 45, 47, 49, 55, and 59 Head Street (Hamilton), was received.

Public Speakers:

The following residents spoke in support of the staff recommendation to deny the amendment:

(i) Aurelia Shaw, 42 Head Street, Hamilton L8R 1P9
(ii) Ira Rosen, 27 Haddon Avenue South, Hamilton L8J 1X5
(iii) D. Keane, 42 Head Street, Hamilton L8R 1P9

The public presentations, respecting Application for an Amendment to the Urban Hamilton Official Plan, or Lands Located at 620, 622, and 624 King Street West, 22 and 24 Dundurn Street North, and 41, 45, 47, 49, 55, and 59 Head Street (Hamilton), were received.

The public meeting respecting an Application for an Amendment to the Urban Hamilton Official Plan, or Lands Located at 620, 622, and 624 King Street West, 22 and 24 Dundurn Street North, and 41, 45, 47, 49, 55, and 59 Head Street (Hamilton), was closed.

For disposition of this item, refer to Item 13 above.

(q) MOTIONS (Item 9)

Councillor J. Farr introduced the following Motion:
Secondary Plan Study for the Durand Neighbourhood (Item 9.1)

Whereas the Growth Plan for the Greater Golden Horseshoe forecasts 80,000 additional households in Hamilton between 2001 – 2031;

And Whereas the City of Hamilton’s growth management strategy provides for the forecast growth in households through the development of existing designated but vacant lands, a future urban boundary expansion and through intensification and redevelopment;

And Whereas the Urban Hamilton Official Plan requires 40% intensification within the built boundary;

And Whereas the Urban Hamilton Official Plan provides for a balance of intensification to occur within the Nodes and Corridors areas and within areas identified as Neighbourhoods;

And Whereas the Urban Hamilton Official Plan designates areas within the Durand Neighbourhood as being either the James Street Primary Corridor or Neighbourhood;

And Whereas residents of the Durand Neighbourhood have raised concerns that the last update to the Durand Neighbourhood Plan was carried out in 1987 and that the Durand Neighbourhood Plan may no longer provide an appropriate framework to guide intensification, and in particular, matters such as building height, compatibility, parking, traffic and the provision of parkland;

And Whereas the Council approved the City Wide Secondary Plan review (PED08017(a)) which identified immediate, mid-term and low priority areas for future Secondary Plans;

Therefore be it resolved:

That the Planning and Economic Development Department be directed to add the Durand Neighbourhood as a mid-term priority in the Departmental Work Plan for the purpose of conducting a Secondary Plan Study for the Durand Neighbourhood.

For disposition of this item, refer to Item 17 above.
(r) ADJOURNMENT (Item 13)

There being no further business, the Planning Committee adjourned at 7:50 p.m.

Respectfully submitted,

Councillor B. Johnson, Chair
Planning Committee

Stephanie Paparella
Legislative Coordinator
Office of the City Clerk