



**Planning and Economic Development Committee  
MINUTES 05-006  
March 1, 2005  
9:30 a.m.  
Council Chambers  
Hamilton City Hall**

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Present: Chair T. Whitehead  
1<sup>st</sup> Vice-Chair M. Pearson, 2<sup>nd</sup> Vice-Chair D. Mitchell  
Councillors: B. Bratina, M. Ferguson, B. Kelly, B. McHattie,  
S. Merulla

Also Present: Councillor C. Collins

Staff Present: L. Coveyduck, General Manager, Planning and Development  
T. McCabe, P. Mallard, T. Sergi, P. Moore, O. Quinn, S.  
Deiaco, D. Cuming, P. Toffoletti, R. Walters, H. Travis,  
– Planning and Development  
R. Marini, H. Milsome, G. Moodie, M. Hazel – Downtown  
Renewal  
N. Everson - Economic Development  
A. Rawlings - City Clerk's Office

1<sup>st</sup> Vice-Chair Pearson called the meeting to order.

**THE FOLLOWING ITEMS WERE REPORTED TO COUNCIL:**

**1. Enterprise Zone Municipal Realty Tax Incentive Grant Program –  
Application EZ04/08, 250 Main Street East (PD05044) (Ward 2) (Item 5.1)  
(McHattie/Ferguson)**

That Application EZ04/08 for the proposed renovations and adaptive re-use to a four (4) storey office building consisting of 42,500 square feet, be approved as an eligible project under the “Enterprise Zone Municipal Realty Tax Incentive Grant Program”.

**CARRIED**

**2. Dundas Business Improvement Area (B.I.A.)  
Revised Board of Management (PD05056) (Ward 13) (Item 5.2)  
(McHattie/Ferguson)**

That the following individuals be appointed to the Dundas B.I.A.'s Board of Management:

Evelyn Cruikshank, Cruikshanks Apparel Ltd., 59 King Street West  
Kevin Small, Frosty's Fish and Chips, 142 King Street West

**CARRIED**

**3. Waterdown Business Improvement Area (B.I.A.) Proposed Budget and  
Schedule of Payment for 2005 (PD05058) (Ward 15) (Item 5.3)  
(McHattie/Ferguson)**

- a) That the 2005 operating budget for the Waterdown B.I.A. (attached as Appendix 'A' to Report PD05058) be approved in the amount of \$47,050;
- b) That the levy portion of the operating budget for the Waterdown B.I.A. in the amount of \$32,760 be approved;
- c) That the General Manager of Finance and Corporate Services be hereby authorized and directed to prepare the requisite by-law pursuant to Section 208, The Municipal Act, 2001, to levy the 2005 Budget as referenced in sub-section (b) above.
- d) That the following schedule of payments for 2005 be approved:

January	\$8,190
April	\$8,190
July	\$8,190
October	\$8,190

And that 2004 assessment appeals may be deducted from 2005 levy payments.

**CARRIED**

**4. Application for a Change in Zoning for the Properties Located at 340  
Leaside Avenue and 467 Barton Street (Stoney Creek) (PD05052) (Ward 10)  
(Item 6.1)  
(Pearson/Mitchell)**

That approval be given to Zoning Application ZAC-04-94, Mohawk College, owner, for a change in zoning from the Small Scale Industrial "MS" Zone to the Special Purpose Industrial "MSP-6" Zone (Block "1"); and for a further modification to the Special Purpose Industrial "MSP-6" Zone (Block "2") to permit a 3 storey addition and parking lot expansion to Mohawk College, on lands located at 340 Leaside Avenue and 467 Barton Street, shown as Blocks "1" and "2", on Appendix "A" to Report PD05052, on the following basis:

- (a) That Block "1" be rezoned from the Small Scale Industrial "MS" Zone to the Special Purpose Industrial "MSP-6" Zone.
- (b) That the attached Draft By-law, included as Appendix "B" to Report PD05052, which has been prepared in a form satisfactory to Corporate Counsel, be enacted by City Council.
- (c) That the amending By-law be added to Schedule "A", Map No. 1, of Zoning By-law No. 3692-92.
- (d) That the proposed change in zoning is in conformity with the Hamilton-Wentworth Official Plan and the City of Stoney Creek Official Plan.

**CARRIED**

**5. Application for Approval of a Draft Plan of Subdivision, "Duncairn Forest" and Change in Zoning for Lands Known Municipally as 81 Duncairn Crescent (Hamilton) (PD05053) (Ward 8) (Item 6.2)  
(Merulla/Pearson)**

- (a) That approval be given to **Subdivision Application 25T-200415, by 1639142 Ontario Inc. (Tony Di Silvestro), owner**, to establish a draft plan of subdivision on lands located at 81 Duncairn Crescent, comprising 28 lots for single-detached dwellings and 1 public street, as shown on Appendix "B" to Report PD05053, subject to the execution of a City standard form Subdivision Agreement, including the conditions contained in Appendix "C" to Report PD05053.
- (b) That approval be given to **Zoning Application ZAC-04-91, by 1639142 Ontario Inc. (Tony Di Silvestro), owner**, for a change in zoning from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District to permit 28 single detached dwellings in a proposed plan of subdivision on lands located at 81 Duncairn Crescent, as shown on Appendix "A" to Report PD05053, on the following basis:
  - (i) That the subject lands be rezoned from AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District.
  - (ii) That the draft By-law, attached as Appendix "D" to Report PD05053, which has been prepared in a form satisfactory to Corporate Counsel, be enacted by City Council.
  - (iii) That the proposed change in zoning is in conformity with the Official Plan for the Hamilton Planning Area.

- (c) That upon finalization of the implementing By-law, the Gourley Neighbourhood Plan be amended to change the designation from “Civic and Institutional” to “Single and Double” Residential; to remove the existing Public Walkway designation to the west of the subject lands; and to revise the road network to add a new road shown as Holimont Court on Appendix “B” to Report PD05053.
- (d) That the Director of Public Works be directed to undertake the process to stop-up and close the public walkway from Glenview Place to the west limit of the subject lands, as prescribed by the Municipal Act, and following such closure, the Real Estate Section of the Department of Planning and Development be directed to negotiate the sale of the lands to be offered to the abutting property owners.

**CARRIED**

**Councillor Bratina opposed**

**6. Applications for an Amendment to the Official Plan and a Change in Zoning for Lands Located at 50 Hatt Street (Dundas) (PD05054) (Ward 13) (Item 6.3) (Merulla/Pearson)**

- (a) That approval be given to Official Plan Amendment Application OPA-04-22, Richard Liebttag, owner, for Official Plan Amendment No. \_\_\_\_\_, to the Official Plan for the former Town of Dundas, on lands municipally known as 50 Hatt Street, Blocks 1 to 11 Registered Plan No. 62M-963, as shown on Appendix “A” to Report PD05054, by amending Policy 3.4.4.1 on the following basis:
  - (i) That the permitted density of residential units on Spencer Creek Village lands, north of Spencer Creek, be reduced from 350 units to 322 units.
  - (ii) That the maximum size of the permitted retirement home be increased from 100 residents to 151 residents.
  - (iii) That 800 square metres of permitted street oriented commercial floor space be relocated from mixed use buildings on Hatt Street and/or Ogilvie Street to free standing commercial buildings on Hatt Street.
- (b) That approval be given to Zoning Application ZAC-04-93, Richard Liebttag, owner, for an amendment to the Zoning By-law for the former Town of Dundas, to permit a retirement home for a maximum of 151 residents, an apartment building, street oriented commercial uses, to remove the ‘H’ Holding Symbols and provide for further modifications in zoning on lands known municipally as 50 Hatt Street, shown as Blocks 1 to 6 and 11 on Appendix “A” to Report PD05054, on the following basis:

- (i) That Blocks 4 and 6 be rezoned from the Holding, Medium To High Density Multiple Dwelling “H-RM3/S-81” Zone to the Medium Density Multiple Dwelling “RM3/S-81” Zone.
  - (ii) That Block 11 be rezoned from the Holding, Park and Recreation “H-PR1/S-84” Zone to the Park and Recreation “PR1/S-84” Zone.
  - (iii) That Block 3 be rezoned from the Holding, Central Area Commercial “H-CAC/S-80” Zone to the Medium To High Density Multiple Dwelling “RM3/S-80” Zone.
- (c) That the attached draft By-law, shown as Appendix “C” to Report PD05054, which has been prepared in a form satisfactory to Corporate Counsel, be enacted by City Council.
  - (d) That the zoning will be in conformity to the Official Plan for the former Town of Dundas upon the approval of Official Plan Amendment No. \_\_\_\_.

**CARRIED**

**7. Our Downtowns and BIAs – 2004 Annual Report (PD05055) (City Wide)  
(Item 7.1)**

**(Bratina/Ferguson)**

- (a) That Report PD05055 respecting “Our Downtowns and BIAs – 2004 Annual Report” be received for information.
- (b) That Report PD05055 responds to Item No. 13 on the 2005 Budget Process Task List and can be removed from this outstanding list.

**CARRIED**

**8. City of Hamilton Street Naming, Renaming, and Addressing Guidelines and Policies (PD05059) (City Wide) (Item 7.2)**

**(Pearson/Bratina)**

That approval be given to establish and implement a new policy and procedures for street naming and street numbering of lands throughout the City of Hamilton, as set out in the **City of Hamilton Street Naming Guidelines and Requirements; and City of Hamilton Municipal Addressing Policy**; attached as Appendices “A” and “B” to Report PD05059.

**CARRIED**

**9. Application for Change in Zoning for Lands Located at 79 and 85 Lovers Lane (Ancaster) (PD05035) (Ward 12) (Item 8.1) (Ferguson/Mitchell)**

That approval be given to **Zoning Application ZAC-04-84, Ignazio Fortino and David Disimoni, owners**, for a change in zoning from “D” (Deferred Development) Zone to “R1-516” (Residential) Zone to permit two single-detached dwellings on one lot (proposed vacant land condominium), to “R1-517” (Residential) Zone to permit a single-detached dwelling at 79 Lovers Lane, and to “R1” (Residential) Zone to recognize the existing single-detached dwelling at 85 Lovers Lane, shown as Blocks 1, 2, and 3 respectively on Appendix "A" to Report PD05035, on the following basis:

- (a) That Block 1 be rezoned from “D” (Deferred Development) Zone to a “R1-516” (Residential) Zone.
- (b) That Block 2 be rezoned from “D” (Deferred Development) Zone to a “R1-517” (Residential) Zone.
- (c) That Block 3 be rezoned from “D” (Deferred Development) Zone to a “R1” (Residential) Zone.
- (d) That the Draft By-law, attached as Appendix “B” to Report PD05035, and as modified by Committee on March 1, 2005, regarding the freehold tenure arrangements, which has been prepared in a form satisfactory to Corporate Counsel, be enacted by City Council.
- (e) That the proposed changes in zoning are in conformity with the Hamilton-Wentworth Official Plan and the Town of Ancaster Official Plan.

**CARRIED**

**10. Application for a Change in Zoning for Lands Located at 1038 Beach Boulevard (Hamilton) (PD05018) (Ward 5) (Item 8.2) (Ferguson/McHattie)**

That **Zoning Application ZAR-04-83, John Mokrycke Architect, applicant**, for a change in zoning from “C” (Urban Protected Residential, etc.) District, Modified to “D” (Urban Protected Residential – One and Two Family Dwellings, etc.) District, Modified, to permit a semi-detached dwelling for lands located at 1038 Beach Boulevard, as shown on Appendix “A” to Report PD05018, be **DENIED** for the following reasons:

- (a) The proposal conflicts with the intent of the Hamilton Beach Heritage Conservation District: Guidelines for Conservation and Change.
- (b) The proposal conflicts with the intent of the Historic and Architectural Resources policies of the City of Hamilton Official Plan.
- (c) The proposal is not compatible with surrounding land uses in terms of built form.

- (d) Approval of the application may encourage other similar applications, which if approved, would undermine the intent and purpose of the Hamilton Beach Heritage Conservation District: Guidelines for Conservation and Change, which may jeopardize the heritage character of the area.

**CARRIED**

**11. Application for a Change in Zoning for Lands Located at 1014 Beach Boulevard (Hamilton) (PD05021) (Ward 5) (Item 8.3)  
(Ferguson/McHattie)**

That Zoning Application ZAR-04-87, Penny S. Ulbinas, applicant, for a change in zoning from "C" (Urban Protected Residential, etc.) District, Modified, to "D" (Urban Protected Residential – One and Two Family Dwellings, etc.) District, Modified, to permit a semi-detached dwelling, for lands located at 1014 Beach Boulevard, as shown on Appendix "A" to Report PD05021, be **DENIED** for the following reasons:

- (a) The proposal conflicts with the intent of the Hamilton Beach Heritage Conservation District: Guidelines for Conservation and Change.
- (b) The proposal conflicts with the intent of the Historic and Architectural Resources policies of the City of Hamilton Official Plan.
- (c) The proposal is not compatible with surrounding land uses in terms of built form.
- (d) Approval of the application may encourage other similar applications, which if approved, would undermine the intent and purpose of the Hamilton Beach Heritage Conservation District: Guidelines for Conservation and Change, which may jeopardize the heritage character of the area.

**CARRIED**

**12. Recommendation to Designate 71 Main Street West (Hamilton City Hall Civic Complex), Hamilton, Under Part IV of the Ontario Heritage Act (PD05036) (Ward 2) (Item 8.4)**

**(Merulla/Ferguson)**

That the following recommendations contained in Report PD05036, endorsed by the City's Municipal Heritage Committee on December 16, 2004, be tabled by the Planning and Economic Development Committee, until such time as Council has concurrently received, and considered, the report from the Public Works Department (Fleet and Facilities Division) regarding the necessary renovations/repairs and cost implications for the Main Street City Hall building:

- (a) That 71 Main Street West, Hamilton City Hall, be designated as a property of cultural heritage value pursuant to the provisions of Part IV of the Ontario Heritage Act.

- (b) That the Reasons for Designation contained in Appendix "A" to Report PD05036 be approved.
- (c) That Council direct Corporate Counsel to take appropriate action to designate 71 Main Street West (Hamilton City Hall) under Part IV of the Ontario Heritage Act, 1990, in accordance with the Notice of Intention to Designate attached as Appendix "B" to Report PD05036.

**CARRIED**

**Councillors Bratina, McHattie and Pearson opposed**

**13. Graffiti By-law (Outstanding Business List) (Item 8.5)**

**(Merulla/Bratina)**

That staff conduct discussions on the graffiti issue with all stakeholders, including, but not limited to, the BIAs, Neighbourhood Groups, the Police Department and the Community Foundation, that the Toronto model be considered in these discussions, and that the discussions consider the possibility of designated and non-designated graffiti free zones and that staff bring a report back to Committee.

**CARRIED**

**14. Removal of Items from the Outstanding Business list (Motion)**

**(Pearson/Mitchell)**

That the following items be removed from the Outstanding Business List:

Item D) – Demolition of 226 Avondale Street, as the application has been withdrawn

Item E) – Strategy to attract Factory Outlet Stores, as this is no longer in accord with City Policy

Item G)- Standards of Operation and Performance of Commercial Entertainment Vessels, as the boat in question has been moved to Toronto.

Item K) – Fence at 184 Lovers Lane, as this has been addressed

Item O) – 415 Beach Boulevard – reverse driveway, as this is not in accord with City Policy

Item DD) – Lake Erie Fast Ferry, as staff has written a letter in support of the ferry.



Item B) – DEFERRED BUSINESS – 2042 Jerseyville Road, as the applicant has withdrawn her application for a Heritage Designation.

**CARRIED**

**15. Factory Outlet stores (Motion)  
(Merulla/Bratina)**

That a Strategy for attracting Factory Outlet Stores to the non-Downtown area of the old City of Hamilton, including brownfield areas, infill areas, and areas adjacent to the major highways, be prepared by Economic Development staff and that a report be brought back to Committee.

**CARRIED**

**16. Impact of Current Value Assessment (Motion)  
(Merulla/**

That the issue of Current Value Assessment and its impact on the tax situation in areas wherever infill development takes place, be reviewed and that staff report back with options on how this matter may be addressed.

**CARRIED**

**THE FOLLOWING ITEMS WERE REPORTED TO COUNCIL FOR INFORMATION  
PURPOSES:**

**(a) Changes to the Agenda**

The Clerk advised that Councillor Ferguson had requested that Item 8.1 be moved to the start of the Agenda.

On a Motion, Committee moved the item to be first on the Agenda.

The Agenda, as amended, was approved.

**(b) Declarations of Interest**

None declared.

**(c) Approval of Minutes**

The Minutes of the February 15, 2005 meeting were approved as presented.

**(d) Application for a Change in Zoning for the Properties Located at 340 Leaside Avenue and 467 Barton Street (Stoney Creek) (PD05052) (Ward 10) (Item 6.1)**

A Public Meeting was held.

1<sup>st</sup> Vice-Chair Pearson advised the meeting that as per the Planning Act, the Ontario Municipal Board has the authority to dismiss any appeal of a person not presenting an oral statement or written statement at the Public Meeting

Greg Macdonald outlined the report to Committee. He explained the parking requirement which was being recommended is less than the by-law normally required and is based on a Mohawk College parking survey. 775 parking spaces will be provided for the site.

Chair Whitehead assumed the Chair.

No members of the public came forward to address Committee.

Maurice Graff, the applicant's architect, advised Committee that he was satisfied with the staff recommendations.

Committee approved the staff recommendation.

**(e) Application for Approval of a Draft Plan of Subdivision, "Duncairn Forest" and Change in Zoning for Lands Known Municipally as 81 Duncairn Crescent (Hamilton) (PD05053) (Ward 8) (Item 6.2)**

A Public Meeting was held.

Chair Whitehead advised the meeting that as per the Planning Act, the Ontario Municipal Board has the authority to dismiss any appeal of a person not presenting an oral statement or written statement at the Public Meeting

Owen Quinn outlined the report to Committee. He noted that comments had been received from the public regarding increased traffic, increased taxes, closure of the walkway and fencing matters and he spoke to how these issues are being addressed.

Robert Provan, 3 Graywood Road, addressed Committee and asked about the type of housing proposed, the details of the walkway, encroachment on the Open

Space designation, the increase in traffic and his concern about an increase in taxes.

Lubo Hajny, 73 Glenview Place, addressed Committee and explained his concerns about the future of Gourlay Park, the increase in traffic, the potential danger from traffic to children after the walkway is closed, increase in taxes, loss of privacy, and the details of fencing.

Terry Eccles, 114 Duncairn Crescent, addressed Committee and noted the development was the best of the development proposals he had seen for the site. He requested that the trees be preserved.

Angelo Cameracci addressed Committee on behalf of the applicant and in support of the staff recommendation.

Committee discussed the proposal and the issues raised by the speaker and had additional information supplied by staff and by the applicant. Mr. Cameracci explained that the replacement of the fence would be during the first phase, that proper, temporary fencing would be installed and that consultation with the neighbours would take place.

Committee approved the staff recommendation.

Councillor Bratina requested his opposition be recorded.

**(f) Applications for an Amendment to the Official Plan and a Change in Zoning for Lands Located at 50 Hatt Street (Dundas) (PD05054) (Ward 13) (Item 6.3)**

A Public Meeting was held.

Chair Whitehead advised the meeting that as per the Planning Act, the Ontario Municipal Board has the authority to dismiss any appeal of a person not presenting an oral statement or written statement at the Public Meeting

Paul Moore outlined the report to Committee and explained that the by-law now proposes to lift the H from the subject property, as the Record of Site Condition has now been received, and is satisfactory.

Patricia Stephenson-Cino, 50 Main Street, addressed Committee and asked a number of questions, noting that as a gerontologist, she considered that adequate outside space was valuable and necessary to retirement home dwellers and that the design does not appear to provide adequate space outside the building. She also noted concerns about truck traffic in the area.

No other members of the public came forward to address Committee.

Ken Dakin addressed Committee on behalf of the applicant, in support of the staff recommendation. He explained the indoor exercise facilities being provided.

Committee discussed the proposal and had additional information provided by staff and by the applicant. Staff explained that the local trail system is on the south side of Spencer Creek, there is traffic in the area as Hatt Street includes areas zoned as industrial, that the proposal is in accord with the urban design principles for the area and that a traffic study would be carried out in future.

Mr. Dakin agreed that the speaker would be included in the development process and kept informed.

Committee approved the staff recommendation.

**(g) Our Downtowns and BIAs – 2004 Annual Report (PD05055) (City Wide)  
(Item 7.1)**

Ron Marini gave an overview of the report using a powerpoint presentation.

He highlighted the successes in Downtown Hamilton over the previous year, including the Core Lofts, Chateau Royale, the former Bank of Montreal at Main and James, the new office building at Main and Hughson and the almost completed Staybridge Holiday Inn on Market Street.

Mr. Marini noted the success of the Downtown Ambassador Programme, the successes achieved by the Clean and Safe Committee and the proposed developments at 12 Mary Street (old Century Theatre), 47 Caroline, 150 King and the former Federal Building on Main Street.

Mr. Marini also paid tribute to Mary Carlin, the School Crossing Guard who had saved several children from injury during a traffic incident at her crossing. He thanked Ms. Carlin, who had placed the lives of the children ahead of her own safety, and who had been injured as a result.

Mr. Marini outlined a number of successes in the other Downtown areas of the City, including Stoney Creek and Dundas.

Mr. Marini provided an overview of the CPIG project for façade improvements, and Gord Moodie explained the additional future possibilities of the proposed Urban Development Bank.

Members of Committee congratulated Mr. Marini and his staff, and received the report.

Committee discussed various aspects of the report.

**(h) City of Hamilton Street Naming, Renaming, and Addressing Guidelines and Policies (PD05059) (City Wide) (Item 7.2)**

Paul Toffoletti was present to provide information on the report.

Committee discussed the matter, and it was confirmed by staff that all names go through a process whereby they are checked for possible duplication and reviewed with the emergency services. Certain names are reserved for use in former municipalities, other names are reserved for specific developers and historic names are included on the list. While developers are encouraged to use a name from the list, there is no requirement for this.

Staff also confirmed that the report does not include any changes to the numbering policies.

Staff was directed to provide a list of approved names, sorted by former municipality, to each member of Council.

Committee approved the staff report.

**(i) Update on the City of Hamilton New Comprehensive Zoning By-law (No copy) (Item 7.3)**

Tim McCabe and Al Fletcher provided an overview of the matter, using a powerpoint presentation.

Mr. McCabe explained that the new by-law would provide a simplified approach to regulations, would be consistent and would allow flexibility. He considered the approach being taken by staff would lead to a better City with less red tape and bureaucracy.

Al Fletcher provided highlights of the public involvement process for the new by-law.

Mr. McCabe explained that while it would be ideal to have the new Official Plan precede the zoning by-law process, it was necessary to move ahead and provide a framework for the many mature, stable areas in the City, where major change was not anticipated. He explained that in the Downtown area of Hamilton, the Secondary Plan had already been approved and that the first phase of the new by-law process is the preparation of the new zoning by-law for this area. The public meeting for this is proposed for late May.

Committee discussed the matter in detail and had additional information supplied by staff.

Committee requested that the public be informed using a variety of methods, that Committee be kept informed of on-going activities and progress and that the Stoney Creek Chamber of Commerce be included in consultations, along with the Hamilton Chamber.

Committee approved receipt of the staff report.

Chair Whitehead thanked staff.

**(j) Application for Change in Zoning for Lands Located at 79 and 85 Lovers Lane (Ancaster) (PD05035) (Ward 12) (Item 8.1)**

1<sup>st</sup> Vice-Chair Pearson noted that additional written submissions had been received from the Lover's Lane Preservation Association.

Councillor Ferguson explained that discussions had been held between the various parties but that no consensus could be reached. He suggested that the application should therefore proceed, based on a freehold arrangement as noted in the revised draft by-law.

Committee approved the staff recommendation, with the revised draft by-law.

**(k) Application for a Change in Zoning for Lands Located at 1038 Beach Boulevard (Hamilton) (PD05018) (Ward 5) (Item 8.2)**

**(l) Application for a Change in Zoning for Lands Located at 1014 Beach Boulevard (Hamilton) (PD05021) (Ward 5) (Item 8.3)**

Councillor Collins spoke to the two applications and explained that a neighbourhood meeting had been held. At the meeting, the neighbours were in

agreement with the staff report, and considered that the two dwellings proposed were not suitable for the area.

Councillor Collins requested that Committee approve both of the staff recommendations, and thereby refuse both applications.

Committee then approved the staff recommendations to deny the zoning change proposed at 1038 Beach Boulevard and the zoning change proposed at 1014 Beach Boulevard.

**(m) Recommendation to Designate 71 Main Street West (Hamilton City Hall Civic Complex), Hamilton, Under Part IV of the Ontario Heritage Act (PD05036) (Ward 2) (Item 8.4)**

Tim McCabe provided the background to the staff report and explained the reasons for the recommendation to defer the designation, until the costs of renovations are identified.

David Cuming explained the heritage significance of the City Hall building and that the proposed designation would include both exterior and interior features.

Committee discussed the matter in detail.

Committee approved the staff recommendation.

Councillors McHattie, Pearson and Bratina requested that their opposition be recorded.

**(n) Update on Graffiti By-law (Outstanding Business List)( No copy) (Item 8.5)**

Judy Downey provided an overview of the matter, and explained the legal difficulties of enforcing a by-law on graffiti. She noted that graffiti is currently handled under the Property Standards By-law, and that a separate by-law would need pro-active enforcement.

Councillor Merulla requested that staff continue to discuss the issue with the BIA's, Neighbourhood Associations, the Police and other stakeholders and that the Toronto model be reviewed.

Committee approved an appropriate Motion.

**(o) Motions (Item 9)**

Councillor Pearson proposed that a number of items be removed from the Outstanding Business List.

Neil Everson explained that staff had already written a letter of support for the Lake Erie Fast Ferry, a matter which had been referred to Committee by Council.

Committee discussed Item E) Strategy to attract Factory Outlet Stores. Mr. Everson confirmed that staff had reviewed the matter, with regard to the Downtown, and had concluded that it should not be pursued, as it did not accord with City policy.

Councillor Merulla proposed a new Motion that staff be requested to consider this Strategy for areas of the City.

Committee approved both Motions.

**(p) Notices of Motion (Item 10)**

None

**(q) General Information (Item 11)**

Councillor Whitehead asked whether the School Board had made application for the proposed new school in Dundas, and if so, whether the date for the Public Meeting had been set.

Staff responded that no application has been received from the School Board, and so there is not date for a Public Meeting.

Chair Whitehead noted that the City wished to continue working in co-operation with the School Board on the matter, when the application was submitted.

Councillor Mitchell raised the matter of the Seniors' home in Binbrook, where the existing septic bed is failing. He explained that sewers were available in the general area, but not adjacent to the home's lot line. He explained that there would be a major cost in providing the required updates to the septic system and asked if staff could explore options to address the problem and report back.



Chair Whitehead advised Committee that the Westcliffe Plaza Liquor Store has been closed, and a new outlet opened in the Meadowlands. He expressed his concerns over the erosion of retail in a local plaza and asked what action the City could take. He said he would follow up the matter with staff and with the LCBO.

**(r) Private and Confidential (Item 12)**

None

**(s) Adjournment  
(Bratina/McHattie)**

The Planning & Economic Development Committee adjourned at 1:45 p.m.

Respectfully submitted,

Terry Whitehead, Chair

Maria Pearson, 1<sup>st</sup> Vice-Chair

Planning & Economic Development Committee

Alexandra Rawlings, Co-ordinator  
Planning and Economic Development Committee  
March 1, 2005