Present: Chair M. Pearson
Councillors: B. Bratina, B. Clark, S. Duvall, L. Ferguson,
B. McHattie, D. Mitchell, R. Pasuta, T. Whitehead

Staff Present: T. McCabe, General Manager – Planning and Economic
Development
P. Mallard, T. Sergi, B. Janssen, J. Spolnik, M. Hazell,
R. Marini, T. Lee, A. Chan, E. John, J. Hickey-Evans, H. Milsome,
P. Buckle, S. Robichaud- Planning and Economic Development
A. Rawlings, Co-ordinator, City Clerk's Office

AT THEIR MEETING OF MARCH 11, 2009, COUNCIL AMENDED ITEM 14, AS SHOWN BELOW
THE ECONOMIC DEVELOPMENT AND PLANNING COMMITTEE PRESENTS
REPORT 09-006 AND RESPECTFULLY RECOMMENDS:

1. Downtown Hamilton Business Improvement Area (B.I.A.) Revised Board of
Management (PED07006(d)) (Ward 2) (Item 5.1)

That the following individuals be appointed to the Downtown Hamilton B.I.A.’s Board of
Management:

Lillian Cathcart
Francis Zanetti

2. Westdale Village Business Improvement Area (B.I.A.) Revised Board of
Management (PED07010(a)) (Ward 1) (Item 5.2)

That the following individual be appointed to the Westdale Village B.I.A.’s Board of
Management:

Paul Snider

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3. **Demolition Permit – 1429 Sheffield Road, (John Bayus Park, 21 Whispering Pine) (Flamborough) (PED09056) (Ward 14) (Item 5.3)**

That the Director of Building Services be authorized and directed to issue a demolition permit for 1429 Sheffield Road (21 Whispering Pine, Flamborough) in accordance with By-Law 08-226 pursuant to Section 33 of The Planning Act as amended.

4. **Demolition Permit – 214 Avondale Street (PED09058) (Ward 3) (Item 5.4)**

That the Director of Building Services be authorized and directed to issue a demolition permit for 214 Avondale Street, in accordance with By-Law 08-226 pursuant to Section 33 of The Planning Act, as amended.

5. **Demolition Permit – 44 Park Lane (Ancaster) (PED09060) (Ward 12) (Item 5.5)**

That the Director of Building Services be authorized and directed to issue a demolition permit for 44 Park Lane (Ancaster) in accordance with By-Law 08-226 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 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.
6. Demolition Permit – 22 Winona Park Road (Stoney Creek) (PED09063) (Ward 11) (Item 5.6)

That the Director of Building Services be authorized and directed to issue a demolition permit for 22 Winona Park Road (Stoney Creek) in accordance with By-Law 74-290 pursuant to the demolition control provisions of 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.

7. Hamilton Community Heritage Fund Loan Program Application (HCHF2009-001) for 957 Governor's Road, Dundas (PED09064) (Ward 13) (Item 5.7)

That approval be given to Hamilton Community Heritage Fund Loan Program Application (HCHF2009-001), for property located at 957 Governor's Road, Dundas, as shown on Appendix “A” to Report PED09064, subject to the following:

(a) That a loan commitment of $5,145 be approved, in accordance with the terms and conditions of the Hamilton Community Heritage Fund Loan Program, for replacement of the asphalt roof on the designated building in kind.

(b) That the Mayor and Clerk be authorized and directed to execute the loan agreement and security documentation with respect to (a), in a form satisfactory to the City Solicitor.
Economic Development & Planning Committee

(c) That the General Manager of the Planning and Economic Development Department be authorized to amend the loan agreement, provided that the terms and conditions of the Hamilton Community Heritage Fund Loan Program are maintained.

(d) That Report PED09064 be forwarded to the Hamilton Municipal Heritage Committee for information.

8. Demolition Permit – 3306 Homestead Drive (Glanbrook) (PED09065) (Ward 11) (Item 5.8)

That the Director of Building Services be authorized and directed to issue a demolition permit for 3306 Homestead Drive (Glanbrook) in accordance with By-Law 08-226 pursuant to Section 33 of The Planning Act, as amended.

9. Integrity of the AMANDA Database System (PED09067) (City Wide) - Referred from City Council November 12, 2008 (from Licensing Tribunal Report 08-006) (Item 5.9)

(a) That Report PED09067 respecting Integrity of the AMANDA Database System be received for information.

(b) That the outstanding business item relating to Integrity of the AMANDA Database System be identified as complete and removed from the Economic Development and Planning Committee’s Outstanding Business List.

10. Amendments to the Downtown and Community Renewal Community Improvement Plan and Project Area (PED07074(c)) (Wards 1, 2, 3, 4, 6, 7, 8, 9, 11, 12, 13, 15) (Item 6.1)

(a) That the Downtown and Community Renewal Community Improvement Project Area be amended by expanding the Ancaster Village Community Improvement Project Area, as shown on Sheet 1 of Appendix ‘A’ attached to Report PED07074(c), and that the by-law attached to Report PED07074(c) as Appendix ‘A’ be enacted.

(b) That the Downtown and Community Renewal Community Improvement Plan be amended as set out in Report PED07074(c), and that the by-law attached to Report PED07074(c) as Appendix ‘B’ be enacted.

(c) That, upon enactment of the by-law noted in Recommendation (b) of Report PED07074(c), Appendix ‘A’ to the Downtown and Community Renewal

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Community Improvement Plan, being the program description and terms for the Hamilton Downtown Residential Loan Program, be deleted and replaced respectively with the program description and terms of the Hamilton Downtown Property Investment Program attached to Report PED07074(c) as Appendix ‘C’.

(d) That, upon enactment of the by-law noted in Recommendation (b) of Report PED07074(c), Appendix ‘B’ to the Downtown and Community Renewal Community Improvement Plan, being the program description and terms for the Enterprise Zone Municipal Realty Tax Incentive Grant Program, be deleted and replaced respectively with the program description and terms of the Enterprise Zone Grant Program attached to Report PED07074(c) as Appendix ‘D’.

(e) That, upon enactment of the by-law noted in Recommendation (b) of Report PED07074(c), Appendix ‘C’ to the Downtown and Community Renewal Community Improvement Plan, being the program description and terms for the Commercial Property Improvement Grant Program, be deleted and replaced respectively with the program description and terms attached to Report PED07074(c) as Appendix ‘E’.

(f) That, upon enactment of the by-law noted in Recommendation (b) of Report PED07074(c), Appendix ‘D’ to the Downtown and Community Renewal Community Improvement Plan, being the program description and terms for the Main Street Housing Loan and Grant Program, be deleted and replaced respectively with the program description and terms attached to Report PED07074(c) as Appendix ‘F’.

11. Application for a Change in Zoning for Lands Located at 675 York Road (Dundas) (PED09048) (Ward 13) (Item 6.2)

That approval be given to amended Zoning By-law Amendment Application ZAR-08-036, by Surinder Kaloe, Owner, for a change in zoning from the Rural Zone, Modified (RU/S-58), to a Rural Zone, Modified (RU/S-111), for “Block 1”, and a change in zoning to Open Space - Conservation Zone (OS) for “Block 2”, in order to permit the reconstruction of a single detached dwelling at a new location on lands located at 675 York Road (Dundas), as shown on Appendix “A” to Report PED09048, on the following basis:

(a) That the draft By-law, attached as Appendix “B” to Report PED09048, 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 K-1, of Zoning By-law No. 3581-86.

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(c) That the proposed change in zoning is in conformity with the Hamilton-Wentworth Official Plan and the Town of Dundas Official Plan.

12. Application to Amend Hamilton Zoning By-law No. 6593 for the Property Located at Springvalley Crescent (Lots 3 - 9, Inclusive, and Block 27 on Plan 62M-1102) and the Rear of 850 West 5th Street (Hamilton) (PED09050) (Ward 8) (Item 6.3)

That approval be given to Zoning By-law Amendment Application ZAC-08-061, by Angros Enterprises Limited, Owner, for changes in zoning from the “AA” (Agricultural) District (Blocks “2” and “4”), “C/S-1367” (Urban Protected Residential, etc. - Modified) District (Block “6”), and the “C” (Urban Protected Residential, etc.) District (Blocks “1”, “3”, and “5”) to the “D/S-1598” (Urban Protected Residential - One and Two Family Dwellings, etc.) District, Modified, (Blocks “1” and “2”), and the “D’-‘H’/S-1598 (Urban Protected Residential - One and Two Family Dwellings, etc. Holding) District, Modified, to permit the construction of 7 semi-detached dwellings (Blocks “1” and “2”), and future semi-detached dwellings (Blocks “3”, “4”, “5” and “6”), in conjunction with adjoining lands on Lots 3-9, inclusive, and Block 27 on Plan 62M-1102, and a portion of the rear lands of 850 West 5th Street (Hamilton), as shown in Appendix “A” to Report PED09050, and as revised respecting a mapping correction in one of the appendices, on the following basis:

(i) That Block “1” be rezoned from the “C” (Urban Protected Residential, etc.) District to the “D/S-1598” (Urban Protected Residential - One and Two Family Dwellings, etc.) District, Modified.

(ii) That Block “2” be rezoned from the “AA” (Agricultural) District to the “D/S-1598” (Urban Protected Residential - One and Two Family Dwellings, etc.) District, Modified.

(iii) That Blocks “3” and “5” be rezoned from the “C” (Urban Protected Residential, etc.) District to the “D’-‘H’/S-1598” (Urban Protected Residential - One and Two Family Dwellings, etc. - Holding) District, Modified.

(iv) That Block “4” be rezoned from the “AA” (Agricultural) District to the “D’-‘H’/S-1598” (Urban Protected Residential - One and Two Family Dwellings, etc. - Holding) District, Modified.

(v) That Block “6” be rezoned from the “C/S-1367” (Urban Protected Residential, etc. - Modified) District to the “D’-‘H’/S-1598” (Urban Protected Residential - One and Two Family Dwellings, etc. - Holding) District, Modified.

(vi) That the amending By-law apply the Holding Provisions of Section 36 (1) of the Planning Act, R.S.O., 1990, to Blocks “3”, “4”, “5”, and “6”, by introducing the
Holding Symbol ‘H’ as a suffix to the proposed Zoning District. The Holding provision will prohibit development of the subject lands until such time as:

a) The lands are assembled with the rear portion of lands, municipally known as 854 West 5th Street and 862 West 5th Street, Hamilton, to ensure proper land assembly and orderly development lands, to the satisfaction of the Director of Planning.

City Council may remove the ‘H’ symbol and, thereby, give effect to the “D/S-1598” (Urban Protected Residential - One and Two Family Dwellings, etc. - Modified) District provisions, by enhancement of an amending By-law once the condition is satisfied.

(vii) That the Draft By-law, attached as Appendix “B” to Report PED09050, which has been prepared in a form satisfactory to the City Solicitor, be enacted by Council.

(viii) That the proposed changes in zoning are in conformity with the Hamilton-Wentworth Official Plan, and the City of Hamilton Official Plan.

13. **Our Downtowns, Business Improvement Areas (BIAs) and “Main Street” Corridors – 2008 Annual Report and 2009 Downtown and Community Renewal Division Work Plan (PED09066) (City Wide) (Item 7.1)**

(a) That Report PED09066 respecting “Our Downtowns, BIAs and “Main Street” Corridors - 2008 Annual Report and 2009 Downtown and Community Renewal Division Work Plan” be received for information and that the relevant contents be made available through appropriate municipally-generated publications.

(b) That the item related to Regulating Residential Rental Housing, specifically “Staff to monitor the Main Street Housing Program, near Mac and Mohawk, respecting effectiveness in encouraging higher density student housing, through the annual report of the Downtown and Community Renewal Division”, be removed from the Outstanding Business list on the Economic Development and Planning Committee agenda, as this matter will be reported annually.

14. **Request for Comments by Ministry of Municipal Affairs and Housing (MMAH) Regarding an Amendment to the Parkway Belt West Plan (PED09059) (Ward 13) (Item 8.1)**

(a) That the City of Hamilton advise the Ministry of Municipal Affairs and Housing (MMAH) that it does not support approval of an amendment to the Parkway Belt West Plan to permit increased development in the “PleasantView” lands in the former Town of Dundas, and;
(b) That the City of Hamilton reaffirm its decision of April 25, 2007 wherein the City of Hamilton has no objection to the inclusion of the “PleasantView” lands within the proposed expansion of the Niagara Escarpment Plan, and;

(c) That notwithstanding paragraphs (a) and (b) above, that the City of Hamilton intensify its efforts to involve the ministries of Natural Resources and Municipal Affairs and Housing (MMAH) in discussion to determine the appropriate provincial governance legislation and applicable land use planning for this area.

That Council advise the Ministry of Municipal Affairs and Housing (MMAH) that sufficient time is needed to allow for a comprehensive and co-ordinated review of the currently circulated Official Plan Amendment (OPA-08-010) and Zoning Amendment (ZAC-08-040) applications, with consultation with all necessary stakeholders to take place, in order that the proposal be appropriately assessed in accordance with Special Policy ‘A’ of the Council Adopted Rural Official Plan. Accordingly, Council requests that no decision be made by the MMAH regarding the application by Mattiacci and Strobel for an amendment to the Parkway Belt West Plan until such time that a comprehensive land-use review has been completed by the City.

15. Confirmation of Chair/Appointment of Vice Chair (Airport Implementation Task Force Report 09-001) (Item 8.2)

(a) That Councillor M. Pearson be confirmed as Chair of the Airport Implementation Task Force for 2009;

(b) That Councillor L. Ferguson be appointed as Vice Chair of the Airport Implementation Task Force for 2009.

16. 2009 Airport Joint Marketing and Capital Initiatives (PED09041) (City Wide) (Airport Implementation Task Force Report 09-001 (Item 8.2)

(a) That $24,000 be allocated from the Airport Joint Marketing Reserve Fund as the City’s portion of the proposed 2009 Joint Marketing Initiatives, as per Report PED09041, and the Hamilton International Airport (HIA) Lease Agreement;

(b) That $17,500 be allocated from the Airport Capital Reserve Fund as the City’s portion of the proposed 2009 Joint Capital Initiatives as per Report PED09041 and the HIA Lease Agreement.

(a) That the verbal update from John Gibson respecting the 2009 Marketing Strategy, be received;

(b) That an update on the Airport Master Plan be deferred for one year, pending completion of the Airport Employment Growth District Study.

18. **Correspondence respecting sale of lands in the vicinity of Hamilton International Airport to the City of Hamilton received from Colin Heslop and Cora May Landers (Airport Implementation Task Force Report 09-001) (Item 8.2)**

(a) That the two pieces of correspondence from Colin Heslop and Cora May Landers respecting sale of lands in the vicinity of Hamilton International Airport to the City of Hamilton, be received;

(b) That staff be directed to investigate and report back with details, including cost, timing of acquisition, acquisition strategy, etc., taking into consideration the Airport Master Plan.

19. **Ontario Veteran License Plate Parking By-law Exemptions (PED06157(b)) (City Wide) (Item 8.3)**

(a) That the report be referred to Committee of the Whole, for their consideration;

(b) That Cliff Woodhead be approved as a delegation to address Committee of the Whole, at that meeting.

20. **Hamilton Licensing Tribunal**

That the Governance Committee consider the Hamilton Licensing Tribunal become a citizen-appointed committee.

21. **Removal of Item respecting Residential Rental Housing (Item 11.1)**

That the first listed item respecting Residential Rental Housing be removed from the Outstanding Business List.
FOR THE INFORMATION OF COUNCIL:

(a) CHANGES TO THE AGENDA (Item 1)

The Clerk advised of the following changes:

- added delegation request from Peter Hurrell, to be considered with delegation requests, under Item 4
- added letter received from Rashne Baetz, respecting Item 8.1

Committee, on a Motion, received the added communication.

The Agenda for the March 3, 2009, meeting of the Economic Development & Planning Committee was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 2)

Councillor Ferguson declared an interest respecting Item 10.2 as he is an investor in the taxi industry.

(c) APPROVAL OF MINUTES (Item 3)

The Minutes of the Economic Development and Planning Committee meeting of February 17, 2009, were approved.

(d) Delegation Requests (Item 4)

(i) Jim Stollard, Hamilton Naturalists Club, respecting the Copetown Lions Proposed Development (Item 4.1)

On a Motion (Clark/Whitehead), Committee deferred consideration of the delegation request to the Committee meeting at which the subject report will be considered.

(ii) Christopher Mcleod, respecting the Copetown Lions Proposed Development (Item 4.2)

On a Motion (Clark/Whitehead), Committee deferred consideration of the delegation request to the Committee meeting at which the subject report will be considered.

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(iii) Ed Fothergill, respecting staff report Request for Comments by Ministry of Municipal Affairs and Housing (MMAH) Regarding an Amendment to the Parkway Belt West Plan (PED09059) (Ward 13) (Item 4.3)

On a Motion (Whitehead/Clark), the delegation request to address Committee after the staff presentation on Item 8.1, was approved.

(iv) Peter Hurrell, respecting comments from the NEC to Ministry of Municipal Affairs and Housing (MMAH) Regarding an Amendment to the Parkway Belt West Plan (PED09059) (Ward 13) (Added Item 4.4)

On a Motion (Whitehead/Clark), the delegation request to address Committee after the staff presentation on Item 8.1, was approved.

(e) Integrity of the AMANDA Database System (PED09067) (City Wide) - Referred from City Council November 12, 2008 (from Licensing Tribunal Report 08-006) (Item 5.9)

Councillor Whitehead raised some items respecting AMANDA and its use by Councillors. Staff provided additional information.

(f) Amendments to the Downtown and Community Renewal Community Improvement Plan and Project Area (PED07074(c)) (Wards 1, 2, 3, 4, 6, 7, 8, 9, 11, 12, 13, 15) (Item 6.1)

Chair Pearson advised the meeting of the following, in accordance with the provisions of the Planning Act,

a) 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 the approval authority gives or refuses to give approval to the Official Plan Amendment, and passes the zoning by-law, 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.

b) 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 the approval authority gives or refuses to give approval to the official plan amendment, or passes the zoning by-law, 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 Pearson advised that an added communication from Nancy Clarke Hauser had been distributed today. On a Motion (Clark/Ferguson), Committee received the letter.

Hazel Milsome provided an outline of the subject report, with the aid of a powerpoint presentation.

Chair Pearson advised that there was no outside agent as the application is a City Initiative.

Nancy Clarke Hauser, 141 Highway No. 8, Dundas, advised Committee that she did not object to the amendments.

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

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

Ms. Milsome confirmed that she would provide a written response to the questions raised in Ms. Clarke Hauser’s letter.

Committee approved the staff recommendation.

(g) Application for a Change in Zoning for Lands Located at 675 York Road (Dundas) (PED09048) (Ward 13) (Item 6.2)

Chair Pearson advised the meeting of the following, in accordance with the provisions of the Planning Act,

a) 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 the approval authority passes the zoning by-law, 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.

b) 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 the approval authority passes the zoning by-law, 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 Pearson noted that an additional letter had been received from Scott Postma.

Alvin Chan was present to assist Committee and provided a brief outline of the subject application, with the help of a powerpoint presentation.

Mr. Chan clarified the points raised in the letter from Scott Postma, as follows:

- house proposed is single detached
- accessory buildings will not include a second dwelling
- 9.7 metres height will allow a two storey house with pitched roof
- application will be subject to site plan approval.

Tejpal Kaloe, the applicant, advised that he was in support of the staff recommendation.

Nancy Clarke Hauser, 141 Highway No. 8, Dundas, advised Committee that she had no problem with the subject application, having heard the information respecting it.

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

Councillor McHattie asked a number of questions respecting the application.

Mr. Chan explained that the subject lot was significantly larger than the majority in the area, and thus an increased dwelling size was reasonable. The additional height proposed would accommodate a two storey house and pitched roof, and would be acceptable, as larger setbacks are being required.

Committee approved the staff recommendation.

(h) Application to Amend Hamilton Zoning By-law No. 6593 for the Property Located at Springvalley Crescent (Lots 3 - 9, Inclusive, and Block 27 on Plan 62M-1102) and the Rear of 850 West 5th Street (Hamilton) (PED09050) (Ward 8) (Item 6.3)

Chair Pearson advised the meeting of the following, in accordance with the provisions of the Planning Act,

a) 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 the approval authority passes the zoning by-law, 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.

b) 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 the approval authority passes the zoning by-law 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.

Timothy Lee was present to assist Committee and provided an outline of the subject application, with the help of a powerpoint presentation. He explained a small revision to one of the appendices, respecting a mapping correction.

Steve Fraser, A.J. Clarke and Associates, advised that he was in support of the staff recommendation and noted the following points:

- any traffic issues will be mitigated through the later phases of development
- no residents have raised concerns to his client
- singles and semis are both low density development and blend with existing neighbourhood.

Councillor Whitehead raised a number of issues respecting the proposal, including, but not limited to, the following:

- why semi-detached dwellings are proposed behind the existing single detached houses facing West 5th Street, particularly as the new singles proposed in the subdivision back onto each other
- concern exists in the area about increased density
- traffic volumes will be increased by the development and will exacerbate the situation on West 5th, particularly for turning movements
- problem of creating another “sliver” to be left for land assembly
- West 5th still has a rural cross section
- Gourley Neighbourhood already densely developed.

Victor Fontana, the developer, advised Committee that he supported the staff recommendation. His points included, but were not limited to, the following:

- immediate neighbours on West 5th, including his relatives, have been consulted and have no objections to proposal
- advised that he had received a concern respecting the townhouses in Phase III, but no objections to this phase of development
- not possible to match existing lot lines, due to larger size of existing lots.

No other members of the public came forward to address Committee.
Committee discussed the matter and had additional information supplied by staff and the applicant.

Staff explained that the subject application was required to clear conditions of a land severance application, the land “sliver” already exists, and the subject site represents appropriate infilling.

Committee approved the staff recommendation. Councillor Whitehead requested that his opposition be recorded.

(i) **Our Downtowns, Business Improvement Areas (BIAs) and “Main Street” Corridors – 2008 Annual Report and 2009 Downtown and Community Renewal Division Work Plan (PED09066) (City Wide) (Item 7.1)**

Ron Marini provided an outline of the report, with the help of a powerpoint presentation.

Committee discussed various items raised by the presentation and had additional information supplied by staff.

Mr. Marini confirmed that financial programmes in Hamilton are innovative and are copied by other municipalities across the Province, and that these programmes are under constant re-evaluation for improvements. He noted that Hamilton Downtown strives to be investment friendly and to assist all development in the various downtowns.

Committee approved the staff report and received the presentation.

Committee thanked Mr. Marini and his staff for all their hard work.

(j) **Request for Comments by Ministry of Municipal Affairs and Housing (MMAH) Regarding an Amendment to the Parkway Belt West Plan (PED09059) (Ward 13) (Item 8.1)**

Edward John provided an outline of the report. He explained the reasoning behind the staff recommendation and noted the need to carry out a comprehensive land use study for the area.
Ed Fothergill addressed Committee on behalf of a group of landowners in the west side of Pleasant View area. His points included but were not limited to the following:

- supports staff report
- his clients have applied for an Amendment to Parkway Belt West Plan, out of an abundance of caution, but may in fact not need one
- his clients are talking to people involved, working on required studies
- his clients have appealed Rural Official Plan, to fulfil aim of keeping planning local, to keep flexibility, like a place holder, until their studies are complete

On a Motion (Whitehead/Duvall), Mr. Fothergill’s presentation was received.

Peter Hurrell, Old Guelph Road, addressed Committee. His points included, but were not limited to, the following;

- represented group of home owners in Pleasant View
- Ward Councillor against development
- No need to undertake further land use study, 1995 OMB held 6 week hearing, concluded that development should not exceed 1 house per 25 acres
- Pleasant View correctly included in Rural Official Plan
- Trunk sewer through area never intended to serve Pleasant View
- Area serves as natural wildlife corridor from Cootes Paradise to escarpment, essential natural area as confirmed by Royal Botanical Gardens’ studies

On a Motion (McHattie/Whitehead), the presentation by Mr. Hurrell was received.

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

Councillor McHattie, seconded by Councillor Bratina, proposed an Amendment to recommend to MMAH that the Parkway Belt Amendment be refused, that land use studies of the area be undertaken and that the 2007 Council Motion, that the area be transferred to the NEC as printed in the report, be confirmed.

Committee discussed the matter. Following the provision of further information from staff, Committee agreed that Councillor McHattie’s proposal was contrary to the staff recommendation, and so could not be considered as an Amendment.

Committee continued their discussion.

Mr. McCabe confirmed the need for the Province to decide first on the jurisdictional issue of whether the land is to remain in the Parkway Belt or become part of the Niagara Escarpment Plan. He added that until that decision
has been made, it is premature to make any decision on the Parkway Belt Amendment application.

Joanne Hickey-Evans advised that talks respecting the jurisdiction of the Pleasant View area have been on-going with the Province since at least 2007, and that there is not yet clarity on the issue.

Steve Robichaud continued that the GRIDS process did not identify the subject area as one for future development, and that there is a need to have the Provincial planning jurisdiction for the area established. He added that staff do not support the Parkway Belt Amendment now, and that there will be a review of land uses at some point.

Mr. McCabe added that it is premature to make a decision on the amendment application, until the jurisdictional issue is made and the studies are done.

Committee approved the staff recommendation. Councillors McHattie and Bratina requested their opposition be recorded.

(k) **Airport Implementation Task Force Report 09-001 (Item 8.2)**

Committee approved the recommendations of the Task Force Report.

(l) **Ontario Veteran License Plate Parking By-law Exemptions (PED06157(b)) (City Wide) (Item 8.3)**

Marty Hazell and Paul Buckle were present to assist Committee.

Committee discussed the best way of dealing with the subject report, given the fact that it has City-wide implications.

On a Motion (Whitehead/McHattie), Committee agreed to have the report considered at COW.

On a Motion (Bratina/Whitehead), Committee agreed to hear a delegation from Mr. Woodhead today, as he had been waiting all day for the issue.

On a Motion (Whitehead/Mitchell), Committee agreed that Mr. Woodhead could make a presentation at the COW meeting at which the matter is considered, if he wishes.

Cliff Woodhead, 348 Margaret Avenue, Stoney Creek, addressed Committee and explained his position in support of the provision of veterans’ licence plates. He also suggested that attempting to police the use of these plates would be cost
prohibitive and that staff should review the abuses respecting the use of handicapped plates.

Committee received the delegation.

(m) Potential Added Intensification to the Downtown Urban Growth Centre (Item 10.1)

Councillor McHattie, seconded by Councillor Whitehead, put forward the following Motion;

(a) That staff be directed review the feasibility of increasing the Downtown Urban Growth Centre density from 250 persons and jobs per hectare to 400 persons and jobs per hectare, including potential changes needed to the Downtown Secondary Plan; and, to provide examples from other downtowns such as Guelph, Waterloo and Mississauga, and report back to the Economic Development & Planning Committee;

(b) That staff discuss this initiative with Provincial staff during growth planning discussions;

(c) That copies of this Motion be distributed to the Minister of Municipal Affairs, the Minister of Public Infrastructure and Renewal and the Premier of Ontario.

Committee discussed the matter and had information supplied by staff respecting the implications this would have on the staff workplan, the timing of the Official Plan and Comprehensive Zoning by-law preparation, the existing Downtown Secondary Plan and zoning, and the requirements for added infrastructure.

The mover and seconder agreed that friendly amendments would be added to the Motion, to place this review as part of the required five year review of the new Official Plan, once approved, and to add the requirements to look at the infrastructure implications, also as part of the five year review.

The Motion was defeated on the following standing recorded vote;

YEAS: McHattie, Whitehead, Duvall,
TOTAL: 3
NAYS: Pearson, Bratina, Ferguson, Mitchell, Pasuta
TOTAL: 5
Absent: Clark
(n) Consideration of proposal that the Hamilton Licensing Tribunal become a Citizen Committee (Item 10.2)

Councillor Whitehead moved the Motion.

Committee discussed the matter and agreed that the referral of the matter to the Governance Committee was appropriate. They noted that staff direction could be given by Governance, respecting the appropriate details.

(o) Regulating Residential Rental Housing (from Outstanding Business List, due February 2009) (Item 11.1)

Chair Pearson advised that the matter of the proposed removal of this item from the Outstanding Business List had been discussed with, and agreed to by, Councillor McHattie.

On a Motion (Whitehead/Ferguson), the item was removed from the Outstanding Business List.

(p) Items from Governance Committee respecting Committee meetings (Item 11.2)

Chair Pearson gave an overview of the matters respecting the ED&P meetings discussed at Governance Committee;

- moving the screen to the front so the public can see better
- problem respecting loss of quorum in longer meetings
- suggestion of a “short” staff presentation on each application, including photos of site
- whether there should be a set lunch break.

The Chair noted that the screen had been moved for this meeting and it would be placed at the front from now on.

Committee discussed the benefits and disbenefits of a set lunch break. Chair Pearson noted that when Closed Session items are on the Agenda, we have a standard time set of noon, or thereabouts, and eat lunch during this session.
Councillors Whitehead and Duvall spoke in favour of a fixed time, so that the public would also be able to have a break.

Councillor Ferguson suggested taking each meeting as it comes, as they do vary. Chair Pearson suggested that members could grab a sandwich and return to their seats, without having the meeting interrupted.

On a Motion (Mitchell/Duvall), Committee agreed to have a 30 minute break for lunch during each meeting, from 12:30 – 1:00 pm, or thereabouts.

Councillors Pearson and Bratina requested their opposition be recorded.

(q) Child and Youth Friendly Transportation Guidelines

Councillor Bratina asked if Committee could have a presentation from OPPI on Child and Youth Friendly Transportation. Committee agreed that this was a good suggestion and Bill Janssen was asked to facilitate it.

(r) Rural Signage

Councillor Pasuta asked about problems in the rural area with signage for farm gate sale of locally grown produce.

Marty Hazell explained that staff are bringing back a report on the workings of the Sign By-law in April, and would include this matter in the report.

(s) Hess Village

Councillor Duvall noted that he had heard that a new bar is opening in Hess Village with 400 seats, and asked if this information was known when Council voted to deny the patio addition for Smooth Herman’s. He said that if this information had been available, it might have influenced the vote, and that there was a possibility that a re-consideration might be requested.

Councillor Ferguson agreed with Councillor Duvall.

Mr. McCabe explained that the existing zoning by-law allowed a variety of uses which could proceed subject to the issuance of a building permit, and without the need for a planning application.
(t) **ED&P Meeting of June 2, 2009**

The Clerk advised that this meeting will be held in the Stoney Creek City Hall, due to a large event being held in the Convention Centre.

(u) **News from the General Manager (Item 11.3)**

Mr. McCabe noted that the Official Plan is on target and a draft is now being printed. The required Statutory Open House will be on April 8, 2009.

There will be a Special ED&P Meeting in October, 2009 to consider the proposed tree cutting by-law.

Planning is preparing a short report to the 2009 Budget process to propose a reduction in fees for development applications related to agriculture.

A new strategy for the disposition of surplus school sites is being looked at with the School Boards, to address the problems of loss of greenspace.

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

None

(w) **ADJOURNMENT (Item 13)**

The Economic Development and Planning Committee adjourned at 3:00 p.m.

Respectfully submitted,

Maria Pearson, Chair
Economic Development and Planning Committee

Alexandra Rawlings, Co-ordinator
Economic Development and Planning Committee
March 3, 2009