Planning and Economic Development Committee
MINUTES 06-014
August 8, 2006
9:30 a.m.
Council Chambers
Hamilton City Hall

Present: Chair M. Pearson
1st Vice-Chair D. Mitchell
2nd Vice-Chair B. Bratina,
Councillors D. Braden, B. Kelly, B. McHattie, T. Whitehead,

Also Present: Councillor M. McCarthy, P. Bruckler

Absent: Councillor M. Ferguson – Illness
Councillor S. Merulla-Bereavement

Staff Present: G. Peace, City Manager
R. Marini, Acting General Manager, Planning & Economic Development,
T. McCabe, D. Samis, D. Falletta, E. John, G. McDonald, B.
Khes, T. Sergi - Planning and Economic Development
J. Spolnik, D. Mousseau, R. Charlton – Building & Licensing
D. Adames, Tourism
G. Brovac, Parking
A. Rawlings, I. Sturgeon – City Clerk's Office

THE FOLLOWING ITEMS WERE REPORTED TO CITY COUNCIL:

1. Greenbelt Plan-Implementation Issues (PED06225) (Item 5.1)
   (Braden/Bratina)
   That Information Report PED06225 regarding Greenbelt Plan-Implementation
   Issues be received.

   CARRIED
2. **Application for a Variance to Dundas Sign By-law, 30 York Street (Dundas) (PED06223) (Ward 13) (Item 5.2)**

   **(Braden/Bratina)**
   That approval be given to **Sign Variance Application SV-06-03, Highland Physiotherapy, Owner**, to permit a ground sign on lands in a Highway Commercial “CH” Zone which are used exclusively for accounting and bookkeeping services and the office of a health practitioner, at 30 York Street (former Town of Dundas), as shown on Appendix “A” to Report PED06223, on the following basis.

   (a) That the ground sign shall be permitted with a reduced setback of 0.10 metres to the base of the sign from the north-easterly side property line.

   (b) That the ground sign shall be required to display on the top or bottom of the sign, the municipal address number in numerals that are a minimum height of 15 centimetres.

   **CARRIED**

3. **Demolition Permit – 216 Dundurn Street South (PED06331) (Ward 1) (Item 5.3)**

   **(Braden/Bratina)**
   That the Director of Building and Licensing be authorized and directed to issue a demolition permit for 216 Dundurn Street South in accordance with By-Law 74-290 pursuant to Section 33 of **The Planning Act** as amended.

   **CARRIED**

4. **Demolition Permit – 419 Rennie Street (PED06332) (Ward 4) (Item 5.4)**

   **(Braden/Bratina)**
   That the Director of Building and Licensing be authorized and directed to issue a demolition permit for 419 Rennie Street in accordance with By-Law 74-290 pursuant to Section 33 of **The Planning Act** as amended.

   **CARRIED**

5. **Hess Village Entertainment By-law amending the City of Hamilton Licensing Code By-Law No. 06-213 (PED06339) (Ward 2) (Item 5.5)**

   **(Braden/Bratina)**
   That the draft by-law, attached as Appendix “A” to Report PED06339, which amends City of Hamilton Licensing Code By-law 06-213 respecting the licensing, regulating and governing restaurants and public halls in Hess Village Entertainment Designation By-law, be approved.

   **CARRIED**

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**Council – August 9, 2006**
6. Hamilton Downtown Residential Loan Program – 91 Wellington Street North
Loan Repayment – RL-13 (PED06220/FCS06077) (Wards 2 and 3) (Item 5.6)
(Braden/Bratina)
That Information Report PED06220/FCS06077 respecting the Hamilton Downtown
Residential Loan Program be received.

CARRIED

7. Hamilton LACAC (Municipal Heritage Committee) Minutes for May 18, 2006
(Item 5.7)
(Braden/Bratina)
That the Minutes of the Hamilton LACAC (Municipal Heritage Committee)
meeting for May 18, 2006 be received.

CARRIED

8. Hamilton LACAC (Municipal Heritage Committee) Minutes for June 22, 2006
(Item 5.8)
(Braden/Bratina)
That the Minutes of the Hamilton LACAC (Municipal Heritage Committee)
meeting for June 22, 2006 be received.

CARRIED

9. Applications for an Official Plan Amendment and for a Change in Zoning for
Lands Located at 855 Centre Road, Flamborough (PED06228) (Ward 15)
(Item 6.1)
(Whitehead/Kelly)
(a) That approval be given to Official Plan Amendment Application OPA-06-09,
1171611 Ontario Limited (Frank Spizzirri) Owner, to the Flamborough Official
Plan, to add a “Site-Specific Policy Area” to the current “Agricultural” designation
to add a garden centre as a permitted use, for the lands located at 855 Centre
Road, as shown on Appendix “A” to Report PED06228.

(b) That approval be given to Zoning Application ZAR-06-30, 1171611 Ontario
Limited (Frank Spizzirri), Owner, for changes in zoning from the Agricultural “A”
Zone to the Agricultural “A-27” Zone, Modified (Blocks 1 and 2), and from the
Conservation Management “CM” Zone to the Agricultural “A-27” Zone, Modified
(Block 3), to add a garden centre as an additional permitted use, on lands known
as 855 Centre Road (Flamborough), as shown on Appendix “B”, respectively, to
Report PED06228, subject to the following:

(i) That “Blocks 1 and 2” be rezoned from the Agricultural “A” Zone to the
Agricultural “A-27” Zone, Modified.

(ii) That “Block 3” be rezoned from the Conservation Management “CM” Zone
to the Agricultural “A-27” Zone, Modified.

Council – August 9, 2006
(iii) That the draft Zoning By-law attached as Appendix “B” to Report PED06228, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.

(iv) That the proposed changes in zoning will be in conformity with the Flamborough Official Plan upon finalization of Official Plan Amendment No.____, and are in conformity with the Hamilton-Wentworth Official Plan.

CARRIED

10. Application for a Change in Zoning for Lands Located at 146 Dundas Street East (Flamborough) (PED06222) (Ward 15) (Item 6.2)

(Whitehead/Kelly)

That approval be given to Zoning Application ZAR-06-38, Lorraine Fleming, owner, for a change in zoning from the Urban Residential (Single Detached) “R1-6” Zone to the Urban Residential (Single Detached) “R1-32” Zone (Block “1”) to recognize the location of the existing dwelling on a separate lot, and from the Urban Residential (Single Detached) “R1-6” Zone to the Urban Residential (Single Detached) “R1-33” Zone (Block “2”) to permit one new single detached dwelling on a separate lot, for lands located at 146 Dundas Street East (Flamborough), as shown on Appendix “A”, to Report PED06222, on the following basis:

(a) That Block “1” be rezoned from the Urban Residential (Single Detached) “R1-6” Zone to the Urban Residential (Single Detached) “R1-32” Zone.

(b) That Block “2” be rezoned from the Urban Residential (Single Detached) “R1-6” Zone to the Urban Residential (Single Detached) “R1-33” Zone.

(c) That the Draft By-law, attached as Appendix “B” to Report PED06222 and as amended by Committee on August 8, 2006 regarding the provision of a privacy fence, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.

(d) That the proposed change in zoning is in conformity with the Hamilton-Wentworth and Flamborough Official Plans.

CARRIED

11. Applications for an Official Plan Amendment and Change in Zoning for the Properties Located at 145 to 151 Green Road (Stoney Creek) (PED06334) (Ward 10) (Item 6.3)

(Kelly/Whitehead)

(a) That approval be given to the application by Clemente Valeri, owner, for Official Plan Amendment No.____, for the property located at 151 Green Road (Stoney Creek), as shown on Appendix “A” to Report PED06334, for a change in
designated on Schedule “A1” – Secondary Plan Western Development Area, from "Low Density Residential" to "Medium Density Residential".

(b) That approval be given to Zoning Application ZAC-06-35, by Clemente Valeri, owner, for a change in zoning from the Single Residential “R2” Zone to the Multiple Residential “RM3-25” Zone (Block “1”) and for a further modification to the Multiple Residential “RM3-25” Zone (Block “2”), to permit the development of 36 townhouses on lands located at 145 to 151 Green Road, as shown on Appendix “A” to Report PED06334, on the following basis:

(i) That the draft By-law, attached as Appendix “B” to Report PED06334, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.

(ii) That the amending By-law be added to Schedule “A”, Map No. 6, of Zoning By-law No. 3692-92.

(iii) That upon finalization of the implementing Zoning By-law, the Corman Neighbourhood Plan be amended to reflect the change in designation from “Low Density Residential” to "Medium Density Residential", applicable to Block “1”, as shown on Appendix “A” to Report PED06334.

(iv) That the proposed changes in zoning are in conformity with the Hamilton-Wentworth Official Plan, and will be in conformity with the Official Plan of the City of Stoney Creek upon finalization of proposed Official Plan Amendment No.___.

CARRIED

12. Applications for Approval of a Draft Plan of Subdivision "Chappel North" and Change in Zoning for Lands Located at the Rear of 500, 514 and 522 Rymal Road East (Hamilton) (PED06333) (Ward 7) (Item 6.4) (Kelly/Whitehead)

(a) That approval be given to Amended Subdivision Application 25T200514, Casablanca Properties Inc., owner, to establish a draft plan of subdivision comprising twenty lots for single detached dwellings, and two street extensions, on lands located at the rear of 500, 514, and 522 Rymal Road East (Hamilton), as shown on Appendix “C” to Report PED06333, subject to the execution of a City standard form Subdivision Agreement, including the conditions contained in Appendix “D” to Report PED06333 and the following:

(i) Acknowledgement that there will be no City share for any municipal works related to this development; and,

(ii) That payment of Cash-in-Lieu of Parkland will be required for the development prior to the issuance of each building permit for the lots.
within the plan. The calculation of the Cash-in-Lieu payment shall be based on the value of the lands on the day prior to the day of issuance of the building permit;

all in accordance with the Financial Policies for Development and the City’s Parkland Dedication By-law, as approved by Council.

(b) That approval be given to **Amended Zoning Application ZAC-05-69, Casablanca Properties Inc., owner**, for a change in zoning from the “AA” (Agricultural) District to the “C” (Urban Protected Residential, etc.) District, for lands located at the rear of 500, 514, and 522 Rymal Road East (Hamilton), as shown on Appendix “A” to Report PED06333, on the following basis:

(i) That the subject lands be rezoned from the “AA” (Agricultural) District to the “C” (Urban Protected Residential, etc.) District.

(ii) That the Draft By-law, attached as Appendix “B” to Report PED06333, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.

(iii) That the proposed change in zoning is in conformity with the Hamilton-Wentworth Official Plan and the City of Hamilton Official Plan.

CARRIED

13. **Application for a Modification in Zoning for the Properties Located at 86 Homewood Avenue and 91 Stanley Avenue (Hamilton) (PED06335) (Ward 1)** (Item 6.5) (McHattie/Kelly)

That approval be given to **Zoning Application ZAC-05-122, by Melrose United Church, owner**, for a modification to the “D” (Urban Protected Residential – One and Two Family Dwellings, etc.) District, to permit a limited range of commercial uses in the same building as a place of worship, on the properties located at 86 Homewood Avenue and 91 Stanley Avenue (Hamilton), as shown on Appendix “A” to Report PED06335, on the following basis:

(a) That the subject lands be rezoned from the “D” (Urban Protected Residential – One and Two Family Dwellings, etc.) District to the “D/S-1549” (Urban Protected Residential – One and Two Family Dwellings, etc.) District, Modified.

(b) That the attached draft By-law, included as Appendix “B” to Report PED06335, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.

(c) That the proposed change in zoning is in conformity with the Hamilton-Wentworth Official Plan and the Official Plan of the City of Hamilton. **CARRIED**
14. Applications for Approval of a Draft Plan of Subdivision and Change in Zoning for Lands Located at the Southeast Corner of Colin Crescent and Lorenzo Drive (Hamilton) (PED06226) (Ward 7) (Item 6.6.)

(Kelly/McHattie)

(a) That approval be given to Subdivision Application 25T200604, “Lorenzo Place”, The Estate of Hendrikus Van De Kuyt & The Estate of Cornelis Groenewegen, Owners, as red lined revised, to establish a draft plan of subdivision, comprising twenty-one lots for single-detached dwellings, one block for a 0.3m reserve, one un-developable block to be added to the abutting City Land and a new public street, on lands located at the southeast corner of Colin Crescent and Lorenzo Drive (Hamilton), as shown on Appendix "C" to Report PED06226, subject to the execution of a City standard form Subdivision Agreement, including the conditions contained in Appendix “D” to Report PED06226 and the following:

(i) Acknowledgement that there will be no City share for any municipal works related to this development; and,

(ii) That payment of Cash-in-Lieu of Parkland will be required, pursuant to Section 42 of the Planning Act, prior to the issuance of each building permit for the lots within the draft plan. The payment will be based on the value of the lands on the day prior to the day of issuance of the building permit;

all in accordance with the Financial Policies for Development and the City’s Parkland Dedication By-law, as approved by Council.

(b) That approval be given to Zoning Application ZAC-06-16, The Estate of Hendrikus Van De Kuyt & The Estate of Cornelis Groenewegen, Owners, to change the zoning from the “C” (Urban Protected Residential, etc.) District to the “R-4” (Small Lot Single Family Dwelling) District (Block 1), to permit the development of nineteen single detached dwellings on separate lots, and to change the zoning from the “C” (Urban Protected Residential, etc.) District to the “R-4” (Small Lot Single Family Dwelling) District, Modified (Block 2) to permit the development of two single detached dwellings on separate lots, on lands located at the southeast corner of Colin Crescent and Lorenzo Drive (Hamilton), as shown on Appendix “A” to Report PED06226, on the following basis:

(i) That Block “1” be rezoned from the “C” (Urban Protected Residential, etc.) District to the “R-4” (Small Lot Single Family Dwelling) District.

(ii) That Block “2” be rezoned from the “C” (Urban Protected Residential, etc.) District to the “R-4” (Small Lot Single Family Dwelling) District, Modified.
(iii) That the draft By-law, attached as Appendix “B” to Report PED06226, and as amended by Committee on August 8, 2006 with regard to landscaped areas, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.

(iv) That the proposed changes in zoning are in conformity with the Hamilton-Wentworth Official Plan and the Hamilton Official Plan.

CARRIED

15. Tourism Hamilton 2005 Annual Report (PED06337) (City Wide) (Item 7.1) (Kelly/Braden)

CARRIED

16. Sign Study and By-law - Final Report (PED05172(b)) (City Wide) (Item 8.1) (McHattie/Kelly)
a) That the following recommendations as presented in the Sign By-law Study Final Report PED05172(a) dated May 2006, be approved;

i) That the General Manager of Public Works be directed to investigate the provision of Poster Kiosks and identification of appropriate locations for Postering including necessary funding as per the recommendations in the Study and report back during the 2007 budget process;

ii) That the General Manager of Public Works be directed to investigate the provision of maintenance of the Poster Kiosks and Postering Program including necessary funding as per the recommendations in the Study and report back during the 2007 budget process;

iii) That the General Manager of Public Works be directed to investigate the implementation of a “Sign Busters” Program and report back before February 1, 2007;

iv) That the hiring of two (2) new By-law Enforcement Officers effective November 1, 2006, with associated one-time costs to be funded from the Planning and Economic Development Department’s operating surplus, if any, dedicated to proactive Sign By-law enforcement as per the recommendations in the Study, be approved;

Council – August 9, 2006
v) That the General Manager of Planning and Economic Development be directed to report back to the Planning and Economic Development Committee by June 2008 regarding the application of the new Sign By-law including any recommendations for changes as may be applicable at that time;

vi) That the General Manager of Planning and Economic Development be directed to amend the City of Hamilton Licensing Code, as amended, to licence persons that carry on the business of erecting Mobile Signs;

vii) That the effective date of the new Sign By-law be February 1, 2007 in order for businesses to familiarize themselves with the new By-law and provide them the opportunity to bring existing signage into compliance if necessary;

b) That the Martin Rendl Associates New Sign By-law Study - Supplementary Report, dated July 2006 and attached to Report PED05172(b) as Appendix B be received; and

c) That the draft by-law attached as Appendix A to the Sign By-law Study Final Report (PED05172(b)), be passed and enacted.

CARRIED

17. **Negotiation of a Joint Venture Agreement for the Development of a Parking Structure at 166-190 Main Street West and 57 George Street (PED05105(a)) (Ward 2) (Item 8.2)**

(Bratina/Kelly)

a) That staff be authorized and directed to enter into negotiations with Mikron Properties for a joint venture agreement respecting the development of a parking structure located at 166-190 Main Street West and 57 George Street as delineated in Appendix ‘A’ to Report PED05105(a), to the satisfaction of the Manager of the Hamilton Municipal Parking System;

b) That, as part of the negotiations, Mikron Properties being the owner of 166-190 Main Street West and 57 George Street, be required to submit a conceptual plan for the parking structure and site that satisfies the policy intent of the Downtown Secondary Plan and that is satisfactory to the Manager of Community Planning and Design Section of the Planning and Economic Development Department and which will form the basis of any subsequent site plan requirements under the Planning Act; and,

c) That staff be directed to report the results of the negotiations at a future meeting of the Planning and Economic Development Committee.

CARRIED
18. **GO Train Service Along the Welland-Hamilton-Toronto Route (Item 9.1) (Bratina/McHattie)**

   Whereas the City of Welland has expressed interest in requesting GO Transit to consider the expansion of GO Transit between their community and Toronto;

   That a Working Group be formed to explore with the appropriate parties, the possibility of partnering with the City of Welland, regarding the extension of GO Train service along the Welland-Hamilton-Toronto corridor, and that the Task Force report back to this Committee, as soon as possible, regarding this matter.

   And that the membership of the Task Force shall include Councillors Bratina and Bruckler with appropriate staff support.

   **CARRIED**

**FOR THE INFORMATION OF COUNCIL:**

(a) **Changes to the Agenda**

   The Clerk advised of the following changes to the Agenda which were approved:

   - Added motion by Councillor Bratina regarding Go Transit Service Extension
   - Added Delegation requests respecting the Sign By-law (Item 8.1)
     - Ms. Vera Hamill
     - Ms. Diane Gibbs, Magnet Signs

(b) **Declarations of Interest**

   None declared.

(c) **Approval of Minutes**

   The Minutes of the Planning & Economic Development Committee meeting held on July 10, 2006 were approved as presented.

(d) **Delegation Requests**

   Committee approved the delegation request by Emma Molnar respecting increases in rates and fees for taxi cabs (Item 4.1)
(e) Applications for an Official Plan Amendment and for a Change in Zoning for Lands Located at 855 Centre Road, Flamborough (PED06228) (Ward 15) (Item 6.1)

A Public Meeting was held.

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.

David Samis outlined the report to Committee.

Chair Pearson asked the applicant, Mr. Frank Spizirri whether he was in support of the staff report. He indicated that he was in favour of the staff report.

Councillor Margaret McCarthy indicated that she was in support of the staff recommendation.

Chair Pearson invited any member of the public wishing to speak to this issue to come forward. No one came forward.

Committee approved the staff recommendation.

(f) Application for a Change in Zoning for Lands Located at 146 Dundas Street East (Flamborough) (PED06222) (Ward 15) (Item 6.2)

A Public Meeting was held.

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.

David Falletta outlined the report to Committee.

Chair Pearson asked the applicant, Rocky Porter whether he was in support of the staff report. He indicated that he was in favour of the staff report.

Councillor McCarthy indicated that she was in favour of the staff recommendation as long as a stipulation regarding the inclusion of fencing was included as a condition of the application.

Tim McCabe advised Committee that a stipulation regarding the height of the privacy fence could be included in the zoning by-law. Members of Committee approved this as an amendment.

Council – August 9, 2006
Chair Pearson invited any member of the public wishing to speak to this issue to come forward. No one came forward.

Committee approved the staff recommendation as amended.

(g) Applications for an Official Plan Amendment and Change in Zoning for the Properties Located at 145 to 151 Green Road (Stoney Creek) (PED06334) (Ward 10) (Item 6.3)

A Public Meeting was held.

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 McDonald outlined the report to Committee.

Chair Pearson asked the applicant’s agent, Adi Irani whether he was in support of the staff report. He indicated that he was in favour of the staff report.

Chair Pearson invited any member of the public wishing to speak to this issue to come forward. No one came forward.

Committee approved the staff recommendation.

(h) Applications for Approval of a Draft Plan of Subdivision "Chappel North" and Change in Zoning for Lands Located at the Rear of 500, 514 and 522 Rymal Road East (Hamilton) (PED06333) (Ward 7) (Item 6.4)

A Public Meeting was held.

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.

Edward John outlined the report to Committee.

Councillor McHattie questioned if the GRIDS style of planning was considered in this application and asked if staff could be given direction to re-visit this issue in these types of neighborhood plans.

Staff advised that when the Official Plan is approved, approximately in two years time, mandated intensification policies will be in place.
Councillor Braden asked staff to consider implementing an interim vehicle to address this issue.

Chair Pearson asked the applicant’s agent Angelo Camaracci whether he was in support of the staff report. He indicated that he was in favour of the staff report.

Chair Pearson invited any member of the public wishing to speak to this issue to come forward. No one came forward

Committee approved the staff recommendation.

(i) Application for a Modification in Zoning for the Properties Located at 86 Homewood Avenue and 91 Stanley Avenue (Hamilton) (PED06335) (Ward 1) (Item 6.5)

A Public Meeting was held.

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 McDonald outlined the report to Committee.

Chair Pearson asked the applicant’s agent, Mr. Ed Fothergill whether he was in support of the staff report. He indicated that he was in favour of the staff report.

Chair Pearson invited any member of the public wishing to speak to this issue to come forward.

Dorothy Borsi, 87 Homewood Avenue, raised a concern regarding both on street parking and church parking. She asked the City to consider issuing parking permits to the residents on Stanley and Homewood Avenue or asking the Church to post signs asking their congregation to park in the church parking lot.

Committee approved the staff recommendation.

(j) Applications for Approval of a Draft Plan of Subdivision and Change in Zoning for Lands Located at the Southeast Corner of Colin Crescent and Lorenzo Drive (Hamilton) (PED06226) (Ward 7) (Item 6.6.)

A Public Meeting was held.
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.

Edward John outlined the report to Committee and advised that a minor landscaping amendment is being recommended.

Chair Pearson asked the applicant’s agent, Adi Irani whether he was in support of the staff report. He indicated that he was in favour of the staff report with the inclusion of the added landscaping amendment.

Chair Pearson invited any member of the public wishing to speak to this issue to come forward. No one came forward.

Committee approved the staff recommendation.

(k) Nash Neighbourhood Official Plan Amendment, Secondary Plan (PED06224) (Ward 9) (Item 6.7)

A Public Meeting was held.

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.

Brenda Khes outlined the report to Committee.

Councillor Braden asked questions regarding transit supportable densities for this proposed neighborhood and staff responded that 50 persons per hectare is the density needed and this density is provided in the residential area of the neighborhood.

Councillor Bruckler asked a number of questions regarding parkland provision and the need to ensure that neighborhood parks are provided in the higher density areas. In addition, the Ward Councillor raised questions regarding the proposed areas for low and medium densities, arterial roads, set-back from the escarpment, trail connections and an extension of Isaac Brock.

Councillor Bruckler also asked whether it would be possible to advance the environmental assessment process needed for road and intersection improvements to define access and egress to this proposed neighborhood, at the start of the development of the neighborhood.

Chair Pearson invited any member of the public wishing to speak to this issue to come forward.
Jim Kotsopoulos, Armstrong Hunter& Associates, representing Empire Communities appeared before Committee and advised that extensive consultation and discussion and taken place with staff regarding the Secondary Plan. He advised Committee that they were in support of the staff recommendation.

Bill Robertson, Red Hill Creek Partnership, spoke in favour of the plan and asked members of Committee to approve the application.

Mike Jovanovic, 65 Green Mountain Road, appeared before Committee and provided comments regarding the re-evaluation of the road alignment at First Road West and Green Mountain Road, neighborhood parks and the proposed storm management plan.

Anil Wijesooriya, Ontario Realty Corporation, provided a power point presentation to members of Committee regarding the Proposed Nash Neighborhood Secondary Plan. A copy of the presentation was provided to the Clerk for the public record.

Mr. Wijesooriya explained that the O.R.C. would be prepared to contribute 50% of the cost of the environmental study to determine the buffers needed from Felkers Creek.

Sergio Manchia appeared before Committee on behalf of his clients Mr. & Mrs. Berry. He noted their agreement with the Secondary Plan and hoped that it could move forward.

Fred Rudolph appeared before Committee on behalf of his clients Mr. & Mrs. Vartanian. He requested Committee to defer the plan until such time as his client could hire a consultant to determine the environmental significance of their property. He advised Committee that they would need until the end of the year to complete the review.

Discussion ensued regarding the Secondary Plan Review Process, and staff advised that it would be possible to put the subject property into a Special Policy Area, pending completion of these studies.

Councillor Bruckler then requested a deferral of the approval of the Secondary Plan to permit his Community Advisory Committee to receive a staff presentation on the matter.

By Motion, Committee approved a deferral of the matter.

Councillor Bruckler advised that he hoped to have the Advisory Committee meeting in September.
(l) James Webb Respecting Parkland Dedication in ERASE Areas (Delegation approved by Committee, July 10, 2006) (Item 6.8)

James Webb addressed Committee regarding the application of the Parkland Dedication By-Law to Brownfield redevelopment projects. He requested Committee to support exceptions from higher Parkland Dedication requirements for higher density residential projects subject to ERASE Grants. A copy of Mr. Webb’s presentation was provided to members of Committee.

Staff were directed to prepare a draft policy proposal and to report back to the September 19th, 2006 meeting of the Planning & Economic Development Committee.

(m) Tourism Hamilton 2005 Annual Report (PED06337) (City Wide) (Item 7.1)

David Adames, Executive Director, Tourism, provided Committee with a PowerPoint presentation outlining highlights from 2005. A copy of Mr. Adames’ presentation was distributed to members of Committee.

Members of Committee thanked Mr. Adames and his staff and received the staff report.

(n) Sign Study and By-law - Final Report (PED05172(b)) (City Wide) (Item 8.1)

Dan Mousseau provided a brief overview regarding the process to date.

Martin Rendl, Martin Rendl Associates, made a presentation to the Committee regarding the seven issues which had been referred back by Committee at the Sign By-law meeting on June 22, 2006.

Members of Committee raised questions regarding agricultural and rural area exemptions and the use of colour graphics.

Ms. Vera Hamill, 870 Upper Wentworth Street, spoke on behalf of the 22 residents of her condominium building. The residents were requesting the City to approve the Sign By-law and to ensure that all signs be prohibited from locating immediately adjacent to residential lot lines.

Rick Gibbs, Magnet Signs, appeared before Committee on behalf of the Hamilton-Wentworth Mobile Sign Association. He stated that the triple bottom line of the new proposed Sign By-law is not being met as it fails to meet the economic well being of small business owners. Mr. Gibbs provided the following
suggestions to members of Committee; that the length of time for the display of mobile signs be extended to 6 months per year, and that this amendment to the By-law be enacted and studied for 18 months. After that, he suggested that Committee would be in a position to make a final decision on the amount of time allowed for mobile sign display.

In addition, Mr. Gibbs provided a hand-out to members of Committee regarding a case study that was completed on businesses located at a plaza on Upper Ottawa Street.

Councillor Braden suggested that staff need to communicate with the agricultural community regarding the changes in signage being proposed for the agricultural area.

Councillor Mitchell agreed with Councillor Braden and asked staff to send a letter to the Agricultural and Rural Affairs Advisory Committee providing clarification on how the Sign By-law will affect the Agricultural area.

Chair Pearson thanked staff for all of their work in preparing the by-law.

Committee approved the recommendation as presented and received the correspondence which had been provided.

(o) Negotiation of a Joint Venture Agreement for the Development of a Parking Structure at 166-190 Main Street West and 57 George Street (PED05105(a)) (Ward 2) (Item 8.2)

George Brovac outlined the report to Committee.

Committee approved the staff recommendation.

(p) Motions (Item 9)
(McHattie/Bratina/Bruckler)
Go Train Service Along the Welland-Hamilton-Toronto Route (Item 9.1)

Councillor Bratina spoke to his Motion.

Committee approved the Motion.
Planning & Economic Development Committee

(q) Notices of Motions (Item 10)

None

(r) General Information

(i) Keeping of pigeons in urban areas (From Outstanding Business List, due date August 8, 2006) (Item 11.1)

Randy Charlton provided an update and advised that there would be a public open house in January 2007 regarding this matter. He explained that Keeping of Pigeons would be included in the proposed Comprehensive Animal Control By-law, which should be before Committee by March 2007.

(ii) Loitering in Public Places (Item 11.2)

Councillor Bratina advised Committee that this matter had been considered by the Cleanliness Committee. They had concluded that the problem could not be addressed through a municipal by-law.

Committee then approved the following Motion;

(Bratina/Braden)

That the Item respecting Loitering in Public Places be removed from the Outstanding Business List as the investigation of this issue by the Cleanliness Committee, has determined that there is no effective way of addressing this problem by a City By-law.

(s) Adjournment

(Braden/McHattie)

On a Motion, Committee adjourned at 1:53 p.m.

Respectfully submitted,

Maria Pearson, Chair
Planning & Economic Development Committee

Alexandra Rawlings, Co-ordinator
Planning and Economic Development Committee
August 8, 2006