Committee of the Whole
REPORT 08-022
EMPLOYMENT and AIRPORT LANDS
1:10 p.m.
June 23, 2008
Albion Rooms
Hamilton Convention Centre

Present: Mayor F. Eisenberger
Councillors B. Bratina, B. Clark, C. Collins, S. Duvall
T. Jackson L. Ferguson, M. McCarthy D. Mitchell,
M. Pearson, B. McHattie, S. Merulla, B. Morelli, R.
Pasuta, T. Whitehead

Absent with regrets: Councillor Powers

Also Present: T. McCabe, General Manager – Planning and
Economic Development
N. Everson, G. Paparella, B. Jansen, P. Mallard,
C. Reid, J. Goodram, J. Hickey-Evans – Planning
G. Davis, J. Stephen – Public Works
A. Rawlings, C. Biggs – City Clerks Office

COMMITTEE OF THE WHOLE PRESENTS REPORT 08-022 AND
RESPECTFULLY RECOMMENDS:

1. Focusing Efforts on Employment Lands (City Wide) (PED08066(a))
   (Item 8.1)

   (a) That the Municipal Comprehensive Review and Conversion Analysis for
       Employment Lands Study, attached as Appendices “A” and “B” to Report
       PED08066(a) be endorsed, and:

       (i) the City retain the lands designated “Industrial” in the area
           municipal Official Plans and the lands designated “Urban” in the
           Hamilton-Wentworth Official Plan, east of Fifty Road, north of the
           CNR Railway tracks and establish these designations as
“Employment Area” designations in the new Official Plan (OP), with the exception of the following sites/areas listed in Recommendations (a) (ii) and (b);

(ii) the sites/areas identified in Appendix “C” to Report PED08066(a) be removed from the Industrial designation in the area municipal Official Plans because these lands have existing non-employment planning approvals or are within the jurisdiction of the Hamilton Airport; and,

(iii) the specific designation(s), special policy area(s) and zoning be determined as part of the next phase of the OP process for the lands identified in Recommendation (a) parts (i), (ii) and (iii).

(b) That in addition to the recommended conversions sites contained in Appendix “B” to Report PED08066(a), the following areas be identified as Council exceptions:

(i) the north side of Wilson Street between Duffs Corners and Shaver Road – Ancaster Industrial Business Park; and,

(ii) 1625 Stone Church Road East – East Mountain Industrial Business Park; and,

(iii) The entire 14.77 Confederation Park Shopping Centres Limited property, being 480-500 Centennial Parkway North and 20 Warrington Street, from the City's employment lands inventory identified in Municipal Comprehensive Review and Conversion Analysis for Employment Lands Study and employment lands designation to allow for development of commercial and non-retail uses on the property; and

(iv) The site at the southwest quadrant of QEW and Fifty Road from the City’s employment lands study and employment land bank and that the site be deemed to permit a mix of land uses including commercial uses;

(c) That City staff be directed to:

(i) Review the alternate draft concept plan, prepared by Confederation Park Shopping Centres Limited in relation to Official Plan and Zoning By-Law Amendment applications OPA-07-08 and ZAC-07-029;
(ii) Process the ERASE grant applications filed by Confederation Park Shopping Centres Limited to facilitate remediation of the property at 480-500 Centennial Parkway North and 20 Warrington Street;

(iii) Work with Confederation Park Shopping Centres Ltd. through the Official Plan, Zoning By-law Amendment and site plan process to create a feature, phasing, mix of uses, and design at the northwest end of the 480-500 Centennial Parkway North and 20 Warrington Street property which will function as a gateway to the Centennial Parkway corridor. A maximum of 250,000 square feet of retail/service uses shall be permitted first, plus an additional 1 square foot for every square foot of non-retail use (e.g. offices, hotel, etc.) that is constructed. All as demonstrated in the draft concept plan prepared by Confederation Park Shopping Centres Ltd.; and

(iv) Upon completion of the review of applications OPA-07-08 and ZAC-07-029 that these applications be brought forward to Economic Development and Planning Committee for consideration at a statutory public meeting.

(d) That the proposed Official Plan policies regarding retention of existing Employment Lands, timing and parameters of future municipally initiated comprehensive reviews for Employment Lands, attached as Appendix “D” to Report PED08066(a), be circulated for public consultation in conjunction with the proposed Employment Land policies and land use designations and zoning in Report PED08146.

(e) That the findings of the Updated Employment Land Budget Supply, attached as Appendix “E” to Report PED08066(a), be endorsed, specifically:

(i) the need for an additional 1,134 ha of gross hectares (2,802 gross acres) of developable Employment Lands,

(ii) these additional Employment Lands only be accommodated with the proposed Airport Employment Growth District only; and,

(iii) any additional residual employment land that has not been accommodated after the approval of the proposed Airport Employment Growth District be revisited at the time of a future Official Plan review.

(f) That future matters respecting the background studies for the Official Plan, Official Plan policies and land use designations be considered by
the Economic Development and Planning Committee instead of the Committee of the Whole;

2. **Airport Employment Growth District Phase I Study Completion**

**PED08149/PW08075 (City Wide) (Item 8.2)**

(a) That the Airport Employment Growth District Phase I Study findings be received as base information for Phase II of the Study;

(b) That City staff be authorized and directed to continue to work with Dillon Consulting and their project team for Phase II of the Airport Employment Growth District Study, subject to successful negotiations with the General Managers of the Planning and Economic Development Department and the Public Works Department;

(c) That, as part of the Airport Employment Growth District Phase 2 study, staff prepare a terms of reference designed to evaluate the City’s vulnerability to an energy-constrained future (i.e., peak oil issues), and the consequences resulting from accommodating all required employment lands in the Airport Employment Growth District only, as recommended in report PED08066a, item (d) (ii), and report back to Committee of the Whole by October 14, 2008, for their review of the study terms of reference, and cost of study, prior to the Phase 2 study beginning.

**FOR THE INFORMATION OF COUNCIL:**

(a) **CHANGES TO THE AGENDA**

The Clerk advised of the following changes:

(i) Correspondence from the Province respecting staff reports PED08066(a) and PED08149/PW08075

(ii) Additional Appendix to Report 8.2 respecting Minutes from the Airport Secondary Plan public information centres

(iii) Additional speaker to Item 8.1 – Rob Schreiber – added as 8.1(q)

(Mr. Schreiber’s request was received prior to the deadline; however, inadvertently omitted from the Speakers’ List.)
(iv) Request to speak to Item 8.1 received from Mr. Doug Mady of Mady Development Corporation

(v) Typographical error in Report 8.1 – address on Stone Church Road should read "1625", not "1626" as indicated in the Report;

(vi) Proposed amendment to staff recommendations from Mayor F. Eisenberger respecting Item 8.1

(vii) Proposed amendment to staff recommendations from Councillor B. McHattie respecting Item 8.2

The agenda was adopted as amended.

(b) DECLARATIONS OF INTEREST

None

The Mayor welcomed everyone to the meeting, to consider Employment lands and the Airport Employment Growth District.

He advised that the meeting will have a staff and consultant overview, followed by the delegations, for each report.

He advised each speaker that they would have a maximum of 5 minutes, as stated in the City’s Procedural By-law, to address Committee.

(c) Focusing Efforts on Employment Lands (City Wide) (PED08066(a)) (Item 8.1)

Joanne Hickey-Evans presented an overview of the staff report, with the aid of a powerpoint presentation.

Carolynn Reid continued with the presentation.

Carolynn Reid spoke to the Committee respecting Brownfields Initiatives and specifically, the results from the public meetings.

Councillor Ferguson inquired as to how many hectares or acres of Brownfields are left and what percentage is under 1 hectare or 1 acre. Staff responded that 61% are less than 1 acre. There are 1386 sites (7300 acres) of interest. A Brownfield site is defined as a site which is either vacant or abandoned with a perceived level of contamination.
Councillor Clark indicated that it would be difficult to assess the cost per square acre for remediation and asked if the Ministry of the Environment has standards for cleaning up contaminated sites, depending on use i.e., industrial versus parkland versus residential. Staff responded that the standards are more sensitive for residential uses and that the environmental expectations escalate the cost.

Councillor Bratina commented that the definition of Brownfield does not speak to development potential i.e., a wrecking yard does not show as Brownfield, but has development potential.

Councillor Whitehead inquired as to the length of time it may take to process a Brownfield application. Staff responded that assuming approval from the Province is required, the timeline is typically 12 to 16 weeks. If there are appeals, another 12 to 16 weeks can be added. This excludes the time it takes to remediate the site. The Province is currently reviewing this process.

Anthony Lorius, Hemson Consulting addressed Committee with the aid of a power point presentation and gave an overview of the Employment Land Conversion Analysis. He emphasized the importance of retaining virtually all the employment lands for future use. He cautioned Committee that Hamilton presently did not have sufficient employment lands and emphasized the need to meet the provincial guidelines. Mr. Lorius added that some scattered sites and some small industrial areas could be converted without compromising this intent. Mr. Lorius noted that there is a need for good language in the Official Plan to help at future OMB Hearings.

Joanne Hickey-Evans spoke to the conversion analysis in the report and noted the staff framework and methodology which had been used in this process. She clarified that the reference to 400-500 Centennial Parkway North should read 480-500.

Committee then asked a number of questions and staff responded.

Councillor Duvall asked questions with regard to the future of the Hester area and whether the businesses would have to leave this area. Staff responded that there was no intent to change anything now, but that the opportunity is created for changes in the future.

Councillor McHattie asked questions with regard to the recently-received Provincial letter and whether or not a comprehensive municipal review was still needed. Ms. Hickey-Evans responded that the Province is looking for a brand new Official Plan as representing a comprehensive review. She noted that the new Official Plan would be completed by June, 2009.
Mr. McCabe advised Committee that staff would continue to work with the Province with the expectation of agreement by 2009.

Councillor Mitchell asked questions regarding the southwest corner of Fifty Road and the QEW and the potential development on this site for transportation and commercial uses.

Ron Shisheido, Dillon Consulting, addressed Committee respecting the updated land/budget supply and explained the importance of providing an adequate ongoing supply of land.

Committee discussed the items raised and noted the matters addressed in the letter from the Province which highlighted their different assumptions regarding land and jobs. Councillor Clark asked if there had been over-calculations, and requested staff to come back with a one-page overview outlining what the Province is saying and what staff is saying about the land budget and employment figures. Staff agreed to bring this information forward.

- Registered Speakers:

(i) Kieran C. Dickson

Mr. Dickson addressed Committee with regard to the issue. His comments included but were not limited to the following points:

- Disagreement about the City’s definition for Brownfields
- Need to include consideration of underutilized sites
- Urge City to obtain necessary expertise

(ii) Ed Fothergill, Hamilton Chamber of Commerce

Mr. Fothergill addressed Committee with regard to the issue. His comments included but were not limited to the following points:

- Hamilton is experiencing increases in jobs and good things are happening in the City
- Suggested higher target of 95,000 jobs should be used and that additional land is also needed
- Suggested need to overdesignate and not underdesignate land areas in view of future potential changes
- Brownfields are important, but also need to have adequate supply of Greenfield sites for future development
(iii) Michael Desnoyers-Hamiltonians for Progressive Development

Mr. Desnoyers addressed Committee with regard to the issue. His comments included but were not limited to the following points:

- Representing Hamiltonians for Progressive Development
- Concern that Brownfields have not been adequately considered in the staff reports toward meeting Provincial targets
- Concern about using Greenfield sites, particularly when Brownfields are available
- Suggested tabling decision on report in order for staff to calculate the supply of Brownfield lands available
- Need to project how Brownfield lands can be used over the next 25 years within the City targets

(iv) Don McLean

Mr. McLean addressed Committee with regard to the issue. His comments included but were not limited to the following points:

- Concern about Provincial comments; concern that this type of information should have been forwarded to Committee earlier
- Questioned City projections within the report and noted that if City agrees with province, area of land could be significantly reduced from 1134 hectares to possibly 546 or even 354 hectares
- Suggested talking to Province and not making decision on report today
- Staff reports lack of consideration of intensification on industrial lands; Province requires this

(v) George Zajac, IBI, representing Maple Farms Motel, written submission attached

Mr. Zajac addressed Committee with regard to the issue and referenced the letter he had submitted. His comments included but were not limited to the following points:

- Supported the staff report
- Also noted that Sergio Manchia would not be able to attend with regarding Mobius, 1625 Stone Church Road East, but that he also agreed with the staff report
(vi) Christine Cote, representing Confederation Park Shopping Centres Limited, 480 and 500 Centennial Parkway North and 20 Warrington Street

Ms Cote addressed Committee with regard to the issue, and referenced the letter her consultant, GSP group, had submitted. Her comments included but were not limited to the following points:

- Company submitted applications in May and would like to proceed
- Subject site, former Waxman property, significantly contaminated, will cost $2.5 million to remediate
- Suggested it is a regeneration area, should be exempt from provincial rules
- Proposal includes hotel, commercial, Wal-Mart and requested exemption from employment lands to allow commercial development
- Provided handout for the public record

(vii) Steve Fraser, A. J. Clarke, representing owners of 1089-1143 Wilson Street West, written submission attached

Barry Clarke appeared before the Committee instead of Steve Fraser, who was unable to attend, and referenced the letter he had submitted. His comments included, but were not limited to the following points:

- In favour of removing subject area from employment lands to become non-employment lands
- In favour of land uses as shown in Mr. Fraser’s letter of June 12, attached to agenda

(viii) Peter Turkstra

Mr. Turkstra addressed Committee with regard to the issue. His comments included but were not limited to the following points:

- Represents Turkstra Lumber, including 15 sites, 3 manufacturing plants and several hundred employees
- Hester Street area mostly entrepreneurs, all want to stay in area without threat
- Concern over land use designation changing, do not want to be residential; do not want to become legal non-conforming; questioned why staff would propose changes to thriving industrial area

Councillor Ferguson suggested that Mr. Turkstra meet with staff and the Ward Councillor to have his comfort level raised.

(ix) Carl Turkstra

Mr. Turkstra addressed Committee with regard to the issue. His comments included but were not limited to the following points:

- Recently purchased land on Beach Road, west of Gage Avenue North, beside railroad track for future development
- Recently discovered staff is proposing conversion of said property
- Land well situated, good infrastructure, but needs environmental clean up
- Questioned staff recommendation in report due to high cost of clean up
- Suggested staff recommendation on this land should not be approved

(x) J. Daniel Campbell, Day and Campbell Ltd

Mr. Campbell addressed Committee with regard to the issue. His comments included but were not limited to the following points:

- Neighbour of Peter Turkstra on Upper Wellington
- Agrees area is a well-used industrial enclave, viable and productive; no need to change it
- Concern that area would become legal non-conforming; concern that they may be asked to leave
- Businesses need security
- Staff recommendation is unfair to existing, well-established businesses

Councillor Ferguson asked Joanne Hickey-Evans to respond about the issues raised regarding the businesses being at risk.

Joanne Hickey-Evans addressed Committee and confirmed that the proposed change is available to the businesses and that they can change if they wish. She agreed to talk further with Mr. Campbell.

(xi) Sergio Manchia, IBI Group, representing Mobius, 1625 Stone Church Road East, written submission attached

Mr. Manchia was not in attendance. The Mayor noted that this item had been dealt with under Item (v) above.
(xiii) Mary Kiss, concerned Ainslie Wood Residents Association respecting property at 17 Ewen Road

Ms. Kiss addressed Committee with regard to the issue, and referenced the added written submission which had been distributed today. Her comments included but were not limited to the following points:

- Ms. Kiss provided a letter which was distributed to all members of Committee
- Speaking on behalf of Ainsliewood Neighbourhood Association, an area of single family houses with some industry and some employment lands
- Main concern is proposed development at 17 Ewen Road, for 10-storey, 535-unit apartment building, probably for students
- Community does not want another apartment building in area, suggested building should be placed in downtown or McMaster campus or Innovation Park
- All of the businesses large and small are environmentally friendly, non polluting and co-exist with the community
- Concern about potential increase in density of students within area, increase in traffic and associated matters
- Urged Committee to allow businesses to remain and to refuse the apartment development

Kim Foster, respecting property at 17 Ewen Road

Mr. Foster addressed Committee with regard to the issue. His comments included but were not limited to the following points:

- In favour of employment lands remaining on Ewen Road
- Many changes in the industries and businesses over the past years, but still a good mix offering flexibility to industries
- Committee and industries co-exist and businesses should be allowed to remain

(xv) Keith Beck

Mr. Beck was not present to address Committee.

(xvi) James Webb, representing J. Beaume Real Estate

Mr. Webb addressed Committee with regard to the issue, and referenced the written submission which had been distributed
today. His comments included but were not limited to the following points:

- provided a handout to all members of Committee
- Requested a zoning change to allow further uses for this underutilized site located at 1525 Stone Church Road East
- Proposed range of new uses for subject site, particularly as Hamilton Mountain Bowl, is moving out
- Proposes to meet with staff to discuss new range of uses, site not a conversion candidate as owner is requesting productive re-use of site
- Supportive of staff report

(xvii) Larry Kelly, Kelly Auto Body

Mr. Kelly was not in attendance to address Committee.

(xviii) Rob Schreiber

Mr. Schreiber addressed Committee with regard to the issue. His comments included but were not limited to the following points

- Member of CLC for Airport Growth District
- Ancaster resident, air traffic controller at Pearson International
- Need additional capacity in our area for airports, Hamilton can offer efficiencies to airlines and take up slack from Toronto
- Hamilton is a cargo hub, strongest segment of air business, should take advantage of this business
- Need to create jobs for our children, need to reduce out-commuting to jobs in other areas

(xvix) Doug. Mady

Harold Kersey, Vice President of Planning and Development, Mady Development Corporation addressed Committee on behalf of Mr. Mady

- Mady site is southwest corner of QEW and Fifty Road
- Proposed development of site includes multi-modal transit terminal, potentially including VIA
- Requested approval for continuation of discussions for this proposed development to bring transit opportunities to fruition; applications have already been submitted
Councillor Mitchell advised that the Mady development site is the subject of his proposed Notice of Motion as Item 10.1.

Mayor Eisenberger relinquished the Chair to Deputy Mayor Duvall in order to speak to his proposed amendment as follows.

**Proposed Amendment to Report (PED08066(a)) Focusing Efforts on Employment Lands**

**(Eisenberger/McHattie)**

(f) That the City of Hamilton proceed with an employment lands designation process based on Smart Growth principles that ensures the following:

(i) That development of employment lands in the Airport Employment Growth District (AEGD) be subject to a phased approach, the first of which will accommodate half of the projected demand, or 567 ha; and,

(ii) That any process to designate more land for employment purposes in the Airport Employment Growth District (AEGD) beyond this initial phase be dealt with as an Official Plan Amendment; and,

(iii) As part of this Official Plan Amendment, a “brownfields first” performance measure be applied whereby the quantity of vacant brownfield parcels in employment areas must be reassessed and incorporated into an updated employment land budget and used to fulfill employment land demand.

Mayor Eisenberger spoke to the amendment which had been distributed to Committee, noting that it represented a compromise with regard to the designation of the future employment lands. He noted that a phased approach would be prudent for the Airport Employment Growth District, while allowing further consideration of the use of Brownfield parcels.

Committee discussed the matter.

In response to questions from the Committee, Mr. McCabe explained that staff considered that their recommendations were appropriate, based on sound advice from the Consultants, and that staging would take place through the Secondary Planning process. He noted the importance of continuing to talk with the Province to resolve the issues they had raised, but also, the need to eliminate uncertainty.
Committee continued their discussion of this matter and had further information supplied by staff.

The amendment LOST.

Councillor Collins then introduced a proposed amendment to the staff report, seconded by Councillor Pearson, with regard to the former Waxman lands at Centennial Parkway and the QEW, which had previously been addressed by the delegation from Smart!Centres.

Councillor Collins spoke to his amendment and explained the importance of remediating this contaminated site and improving the image of Hamilton at this important gateway.

Committee discussed and then approved the amendment.

Councillor Bratina and Mayor Eisenberger requested that their opposition be noted.

Councillor Mitchell then spoke to his Notice of Motion.

On a motion, Committee agreed to consider this matter as an amending motion to Item 8.1.

Councillor Mitchell spoke in favour of considering the Mady site at the southwest quadrant of the QEW and Fifty Road as a commercial site.

Committee discussed the proposal and had additional information supplied by staff. Committee then approved the amendment.

Mayor Eisenberger and Councillors McHattie and Merulla requested that their opposition be noted.

Committee then approved the staff recommendation, as amended with regard to Item 8.1. Mayor Eisenberger and Councillors McHattie and Pasuta requested that their opposition be noted.

Committee then had a brief recess at 5:30 p.m.
(d) Airport Employment Growth District Phase I Study Completion PED08149/PW08075 (City Wide) (Item 8.2)

Due to the lateness of the hour, Committee determined to forego the staff presentation.

City staff and the consultants were present to assist with the recommendations.

- Registered Speakers:

(i) Kieran C. Dickson

Mr. Dickson addressed Committee with regard to the issue. His comments included but were not limited to the following points:

- Concern whether taxpayers could afford this expansion
- Concern whether this expansion is what the City wants
- Concern about lack of evaluation of cost of employment lands expansion
- Concern about type of jobs which may be created
- Will all costs really be covered by development charges
- Will expansion be viable since fuel costs are continuing to increase
- Better to use existing port facilities and Brownfields
- Asked Committee to reject the staff recommendation

(ii) Hamilton Chamber of Commerce, Ed Fothergill

The Mayor noted that Mr. Fothergill’s comments regarding Item 8.2 had been included in his previous address.

(iii) Michael Desnoyers - Hamiltonians for Progressive Development

Mr. Desnoyers addressed Committee with regard to the issue. His comments included but were not limited to the following points:

- Impact of rising price of oil not known at this point, impact on proposed employment lands could be significant
- In face of food shortages, City should retain agricultural lands
- Need comprehensive study of energy-constrained future
- Need ballpark costs and what City’s contribution will be to this endeavour
- Development costs here could be better invested in Brownfield redevelopment

What will be the fallback position if investments do not work out
Need to review best use of resources; need added information before decision made

(iv) James S. Quinn

A copy of Mr. Quinn’s letter was submitted for the public record
Mr. Quinn was not present to address the Committee and Joan Roberts read his letter
His comments included but were not limited to the following points:
Concern that aerotropolis included in all scenarios of GRIDS so airport expansion has never really been tested or considered by public
Concern that 3100 agricultural acres to be developed
Concern about potential pollution of headwaters of Welland River and other creeks
Concern about oil price increases, potential reduction in freight transportation by air
Airport is a bad location for employment lands
Questioned why these uses were being proposed adjacent to the airport
Concern that if airport lands not developed for employment, they may become residential lands
Recommends money be better spent elsewhere
Recommended City compare costs and benefits to alternative plan that would spend same amount of money

(v) Don McLean

Mr. McLean addressed Committee with regard to the issue. His comments included but were not limited to the following points:

Airport expansion has always been opposed by citizens, but has never gone to full public consultation
Concern that Council is not listening to the public
Concern that City should not be disagreeing with the Province and should continue discussions with the Province
Concern that matter heading to OMB if we continue to disagree with the Province
City needs to emphasize Brownfield redevelopment
(vi) David Hart Dyke

Mr. Hart Dyke addressed Committee with regard to the issue. His comments included but were not limited to the following points:

- Mr. Hart Dyke submitted a copy of his written comments
- Aerotropolis represents poor return on investment for the taxpayers of the City
- Concern that there may be lack of accuracy in some of information being presented
- Concern about large area of agricultural land being turned into a developed area
- Noted that recent cancellation by Air Canada of Jazz Service at Airport – this could be an indication of future changes
- Concern about installation of services, difficulties of construction, potential pollution, as well as high costs
- Concern that airport included in each option of GRIDS
- Concern that benefits (if any) will not accrue to all taxpayers
- Concern that City will not be well served by this expansion.

(vii) Maggie Hughes

Ms. Hughes addressed Committee with regard to the issue. Her comments included but were not limited to the following points:

- Main concern is climate change and how this proposal may exacerbate the problem
- Concern that climate change has already happened; tornadoes are appearing in Ontario; severe weather events are more frequent
- Concern about on-going food supplies; need to preserve agricultural land and not build on it
- City should have a Plan B.

(viii) Janet Chafe

Ms. Chafe addressed Committee with regard to the issue. Her comments included but were not limited to the following points:

- Public are against airport; however, Council does not listen
- Concern that any benefit of proposal will not be for all taxpayers
- Concern about increasing urban sprawl
- Concern about how TradePort operates
(ix) Ella Haley

Ms. Haley addressed Committee with regard to the issue. Her comments included but were not limited to the following points:

- Speaking as member of National Farmers’ Union, professor and organic farmer; expressed concerns about food-growing crisis and lack of discussion of this crisis
- Protection of farm land to produce food is essential; should not displace farming for other purposes
- Prime farming area around the airport needs to be retained
- Concern about pollution, essential to consider carbon issues
- Do not take land out of farm production just to create new Brownfields
- Spoke in favour of letter printed in agenda from resident near airport about pollution and health impact, and supports call for a public health inquiry

(v) Steve Spicer/Doug Duke, Hamilton Halton Homebuilders Association

Mr. Spicer addressed Committee with regard to the issue. His comments included but were not limited to the following points:

- HHHBA represents construction industry and supports both staff reports
- HHHBA supports designation of adequate lands for jobs, crucial for Hamilton’s continued prosperity
- Need to reduce out-commuting by providing jobs in Hamilton
- Airport well positioned for new employment growth

(vi) Lynda Lukasik, Executive Director, Environment Hamilton

Ms. Lukasik addressed Committee with regard to the issue. Her comments included but were not limited to the following points:

- Spoke as Executive Director of Environment Hamilton and member of CLC, noted her support for creation of live/work community
- Issue of peak oil and rising fuel costs should be included in Phase 2, since these were missed in Phase 1
- Concern that all options in GRIDS had included airport expansion, represented a big problem in proper consideration of airport expansion
- Need for sustainability analysis for staff proposals
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- Need to consider report on peak oil from Richard Gilbert in 2005
- Need to consider recommendations from this report in land use planning in these energy-constrained times
- Recommended Phase 2 consider rising oil costs and peak oil issues

(vii) Dave Braden

Mr. Braden addressed Committee with regard to the issue. His comments included but were not limited to the following points:

- Speaking as potential investor in new green automotive plant, needed to have assurances that Hamilton would be a good place to invest
- Need to get some serviced land in place around the airport and then check the take-up of this land before proceeding with the whole area
- Need some sense of trust and respect and need assurance that no hidden costs along the way, need for a positive image since Hamilton has positive attributes
- Need to make Hamilton a good place to locate a business

(viii) Rob Schreiber

Rob Schreiber addressed Committee with regard to the issue. His comments included but were not limited to the following points:

- Agreed oil prices are a concern, but aviation industry is changing to adapt; jets now quieter, emissions being reduced
- Loss of Air Canada Jazz service is due to their management structure and overall route reduction rather than any problems with Hamilton
- Zoom, WestJet and other newer airlines have a different management style and structure and are increasing their business
- Things are changing the airport world; Hamilton could be a successful “hub” if given the appropriate opportunities
- In favour of the staff recommendations to increase employment lands and get more people working in Hamilton.
Richard Koroscil

The Mayor requested that Richard Koroscil, CEO of John C. Munro/Hamilton International Airport, be allowed to address Committee.

His comments included, but were not limited to, the following:

- Explained that the airline industry is changing, Air Canada is downsizing; other airlines are increasing fleet, including WestJet
- Cargo business had 20% growth last year; growth is continuing this year as well; 100 new jobs created at HIA by large cargo company
- Need for a growth in employment lands to provide new jobs in Hamilton
- Need development around the airport as well as downtown; whole City will benefit from new jobs
- Agreed that Secondary Plan should be phased
- Supported staff recommendations
- Confident that airlines will adjust to changes in oil prices and continue to be successful.

(e) Additional Written Submissions (Item 8.2.1)

(i) Dympna McCully, 1659 Glancaster Road, Mount Hope

(ii) Realtors Association of Hamilton Burlington

On a Motion, Committee received all the delegations and the written submissions regarding both reports.

(f) Discussion of Staff Recommendations

Councillor McHattie, seconded by Councillor Whitehead, moved an amendment to Item 8.2 with regard to a proposal for a peak oil study.

Committee discussed the amendment and its potential cost. Committee than approved the amendment. On a motion, Committee then approved the staff recommendation as amended.

(g) Motions (Item 9)

None

(h) Notices of Motion (Item 10)
Grandfathering of Site at the southwest quadrant of QEW and Fifty Road (Item 10.1)

This matter was dealt with by the Committee as an amendment to staff recommendation 8.1.

(i) General Information (Item 11)

None

(j) Private and Confidential (Item 12)

None

(j) ADJOURNMENT

There being no further business, the meeting adjourned at 7:35 p.m.

Respectfully submitted,

Mayor F. Eisenberger

Alexandra Rawlings
Co-ordinator
June 23, 2008