Economic Development and Planning Committee
AMENDED REPORT 07-002
February 1, 2007
9:30 a.m.
Council Chambers
Hamilton City Hall

Present: Chair D. Mitchell
Mayor F. Eisenberger
2nd Vice-Chair M. Pearson
Councillors: B. Clark, S. Duvall, L. Ferguson,
R. Pasuta

Also Present: Councillors B. Bratina, M. McCarthy, R. Powers

Absent: 1st Vice-Chair T. Whitehead – illness
Councillor B. McHattie - vacation

Staff Present: T. McCabe, P. Mallard, M. Sergi, J. Hickey-Evans,
P. Mason, C. Newbold, S. Robichaud – Planning and Development
A. Rawlings – City Clerk’s Office

AT THEIR MEETING OF FEBRUARY 15, 2007, COUNCIL AMENDED ITEM 1, AS NOTED BELOW;

THE ECONOMIC DEVELOPMENT AND PLANNING COMMITTEE PRESENTS REPORT 07-002 AND RESPECTFULLY RECOMMENDS:

1. Comprehensive Employment Land Study (Phase 1) (PED07056) (City Wide) (Item 8.2)

(Mitchell/Pearson)
That Item 1(b) of Economic Development and Planning Committee Report 07-002 respecting Comprehensive Employment Land Study (Phase 1) (PED07056), be amended by deleting sub-sections (i), (ii) and (iii) in their entirety, and replacing it with the following in lieu thereof:

(b)(i) the costs of brownfield development as compared to Greenfield development, including the use of financial incentives, and what these might be;
(ii) problems and opportunities associated with brownfield development for Hamilton, including a review of similar experiences of some comparable cities across North America and Europe;

(iii) an increase in the target density of employees per net hectare to a number that is closer to the average of neighbouring communities in the GTA;

(iv) a scenario where there is an increase in the percentage of major office employment as compared to employment land jobs and population-related employment. **Amendment CARRIED**

(Mitchell/Pearson)
That Item 1(c) of Economic Development and Planning Committee Report 07-002 be amended by inserting the words, “cost and” before the word, “timing”. **Amendment CARRIED**

(Mitchell/Pearson)
That Item 1 of Economic Development and Planning Committee Report 07-002, as amended, be referred back to the Committee for further discussion. **DEFEATED**

The main motion, as amended, **CARRIED**.

(a) That Report PED07056 respecting the Comprehensive Employment Lands Study, prepared by Hemson Consulting, and attached as Appendix “A” to Report PED07056 be received.

(b) That prior to the release of the Hemson Study for public comment, staff, in conjunction with appropriate consultants, bring forward an Addendum to the report, respecting brownfield development. This Addendum shall include, but shall not be limited to, consideration of the following items;

(i) the costs of brownfield development
(ii) problems and opportunities associated with brownfield development
(iii) the potential use of financial incentives, and what these might be.

(c) That staff bring an estimate of the timing for the completion of the above-mentioned Addendum, to the Committee on February 20, 2007

2. **Hamilton Commercial Strategy (PED07055) (City Wide) (Item 8.3)**

(a) That the Hamilton Commercial Strategy, prepared by Sorenson Gravely Lowes Planning Associates Inc. and Robin Dee & Associates, 2006, be received and
released to agencies, stakeholders and the general public for consultation and comment.

(b) That following the public consultation process, a summary of the input received and implementation options be brought forward for consideration by Committee and Council.

3. Residential Intensification Study (PED07053) (City Wide) (Item 8.4)

(a) That the Residential Intensification Study (two volumes), prepared by Metropolitan Knowledge International Inc., dated May 2005 and May 2006, be received and that the Report be released to agencies, stakeholders and the general public for consultation and comment.

(b) That following the public consultation process, a summary of the input received and implementation options be brought forward for consideration by Committee and Council.

FOR THE INFORMATION OF COUNCIL:

(a) Changes to the Agenda

The Clerk advised that there were no changes to the Agenda.

Committee approved the Agenda.

(b) Declarations of Interest

None

(c) GRIDS overview (no copy) (Item 8.1)

Paul Mason provided an introduction to the matters to be addressed at the meeting.

Steve Robichaud provided an overview of the GRIDS process, and provided a copy of his handout to Committee.

On a Motion, Committee received the staff presentation respecting GRIDS.

(d) Comprehensive Employment Land Study (Phase 1) (PED07056) (City Wide) (Item 8.2)
Ray Simpson, Hemson Consulting, provided an introduction to the Employment Land Study.

Anthony Lorus, Hemson Consulting, gave an overview of the Study, with the aid of a powerpoint presentation.

- Hamilton has inadequate supply of industrial lands
- Need for additional supply of 1000 gross developable hectares (825 net hectares) of high quality land, with good transportation access and size
- Hamilton well positioned for employment opportunities
- Forecast is over 90,000 jobs to 2031
- Jobs in industrial sector, as well as IT, service
- Preferred locations are around Airport, East Mount Hope, some opportunity at North Glanbrook
- Preferred location is not on brownfields
- Trend for brownfields to redevelop for residential.

Committee discussed the presentation and report and had additional information supplied by the consultants and staff.

Committee expressed concerns abutter study, including the following points:

- need to include consideration of brownfields
- need for consideration of broad alternatives for discussion, to set out a range for public review
- need to consider rail component, potential of harbour, the impact of changes in energy consumption, commuting patterns, changes in airport noise

Staff explained that their strategy on the consideration of industrial lands was similar to the process followed for the Rural Official Plan, and that this was the first part of a detailed process, leading up to the final public meeting. Paul Mason explained that other on-going projects, which are tied into the current study, are addressing brownfields, the Economic Development Strategy, a historical land use study and a goods movement review.

On a Motion by Mayor Eisenberger, seconded by Councillor Duvall, Committee determined to receive the study, but not release it for public review, pending the receipt of information regarding the development of brownfield lands.

(e) Hamilton Commercial Strategy (PED07055) (City Wide) (Item 8.3)

Michelle Sergi provided an overview of the work on the commercial strategy, and included the following points:
- need for a comprehensive approach to commercial policies across the City of Hamilton
- need for update of commercial policies and a new Commercial Land Use Policy.

Paul Lowes, SGL Consulting, addressed Committee and provided an overview of his Study, with the aid of a powerpoint presentation. A paper copy of this presentation was provided to Committee. Mr. Lowes’ presentation included the following points:

- significant changes in retail habits over last number of years, including switch from consumption to value, resulting in big box, factory outlets, Wal-Mart, dollar stores
- aging population demand pampering, a “shopping experience”
- reduction in length of average shopping trip from 100 minutes/7.2 stores to 45 minutes/2.6 stores
- general movement away from Regional Malls to Power Centres, Lifestyle Centres, new “Main Street” concept and revitalized main streets

Committee discussed the presentation and had additional information supplied by the consultant, including the following:

- residential can be provided in conjunction with commercial and major transit stations in high density areas of population
- transit an important element in some types of retail planning, with transit being essential for major retail nodes
- Main Streets are very important, 45 km total in Hamilton, character is the key

Committee received the report and its release for public input.

Staff confirmed that the karst area around Trinity Church Road in Stoney Creek is part of an on-going study.

**Residential Intensification Study (PED07053) (City Wide) (Item 8.4)**

Christine Newbold provided an overview of the Study, with the aid of a powerpoint presentation. A paper copy of the handout was provided to Committee. The overview included the following points:

- Study linked to GRIDS process, the GRIDS recommended options cannot be reached without residential intensification
- Demand for intensification influenced by smaller households, commuting patterns, ground oriented housing preferences, urban amenity and perceptions of neighbourhood
- Supply of intensification affected by five factors:
  - public opposition/deters developers
  - project economics
Committee discussed the presentation and had additional information supplied by staff.

Councillor Clark expressed disappointment that the City’s consultant was not present.

Committee expressed concerns about how intensification will work, noting that the need is established but that local communities will not be happy.

Staff explained that intensification is primarily diversification of neighbourhoods, will permit an alternative to single family development and will support the maintained existence of schools, shopping areas and other community facilities.

Committee received the report and authorized its release for public review.

(g) Official Plan Work Programme overview (no copy) (Item 8.5)

Joanne Hickey-Evans advised that many of the items discussed today were included in the Official Plan Work Programme. She suggested that the overview be left to a later date. Committee agreed with the request.

(h) New Planning Act overview (no copy) (Item 8.6)

Paul Mallard gave an overview of the changes to the Planning Act and their effects on the functioning of this Committee, with the aid of a powerpoint presentation. A paper copy of the handout was provided to Committee. Highlights included:

- Council has 60 days to comment with respect to appeals
- Participation in OMB is now restricted
- Board is allowed to refuse repeat applications
- Act will exempt certain types of energy projects
• Enhanced public record provisions
• Requirement for notification to applicant and to public of the receipt of a “complete” application
• Second dwelling unit allowed in existing dwellings, as-of-right, provided that appropriate policies included in Official Plan
• Local Appeal Boards may be established to hear Committee of Adjustment appeals
• Restrictions on re-designation/re-zoning of employment lands
• Pre-consultation regarding development applications becomes a requirement (City already has this policy in place)
• Official Plan reviews are mandated every five years
• Timing restriction for presentations from the public is precluded at Public Meetings, which will make for longer meetings
• Will require more detailed planning minutes – will have to form part of statutory declaration
• Currently must notify tenants and property owners; new Act requires notice be sent to Property owners only

Committee discussed the changes and had additional information supplied by staff. Staff confirmed that the new regulations surrounding speaking at public meetings/providing written comments prior to the passage of the OPA/By-law, apply only to the Official Public Meetings under the Planning Act, and not to open houses or information sessions.

(i) Motions (Item 9)

None

(j) Notices of Motion (Item 10)

None

(k) General Information (Item 11)

On a Motion by Councillor Pearson, seconded by Councillor Clark, Committee passed the following Motion;

That the item respecting “Strategy for Intensification and mixed use nodes” be removed from the Outstanding Business List, as it has been dealt with at today’s meeting.
Private and Confidential (Item 12)

None

Adjournment

On a Motion, the Economic Development and Planning Committee adjourned at 1:14 p.m.

Respectfully submitted,

David Mitchell, Chair
Economic Development and Planning Committee

Alexandra Rawlings, Co-ordinator
Economic Development and Planning Committee
February 1, 2007