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

Absent with
Regrets: Councillor Pasuta - Illness

Staff Present: T. McCabe, General Manager – Planning and Economic Development
P. Mallard, B. Janssen, J. Hickey-Evans, R. Walters, R. Martins, L.
King, L. Alexander, C. Plosz, R. Clackett, A. Fletcher, D. Cuming,
K. Maxwell, C. Newbold, G. Paparella, R. Marini, – Planning and
Economic Development
A. Rawlings, S. Paparella - City Clerk's Office

THE FOLLOWING ITEMS WERE REPORTED TO CITY COUNCIL FOR THEIR
CONSIDERATION:

1. New Official Plan Policies for Urban Structure (PED08118(a)) (City Wide)
   (Item 6.1)

   (Pearson/Clark)

   (a) That the draft Urban Structure policies and associated Schedule, attached
       as Appendix “C” to Report PED08118(a), for inclusion in the new Official
       Plan (OP) in June 2009, be received.

   (b) That Report PED08011(a) be tabled to Spring of 2009, until such time as
       the first comprehensive draft of the Urban Official Plan, is presented.

   (c) That the presentation from Trinity Development Group Inc., be referred to
       Legal Counsel for their comments and be considered in Closed Session,
       at a future Economic Development & Planning Committee meeting.

CARRIED
2. Communication from Victor Doyle, Ministry of Municipal Affairs and Housing, respecting Draft Urban Structure Plan and policies for Employment Areas (Item 6.1.1)

(McHattie/Clark)
That the communication from Victor Doyle, Ministry of Municipal Affairs and Housing, respecting Draft Urban Structure Plan and policies for Employment Areas, be received.

CARRIED

3. New Official Plan Policies for Cultural Heritage (PED08282) (City Wide) (Item 6.2)

(Ferguson/Mitchell)
(a) That the draft Cultural Heritage Official Plan policies and associated appendix maps, attached as Appendix ‘A’ to Report PED08282, for inclusion in the new Official Plan in June 2009, be received.

(b) That further consultation be carried out with the Hamilton-Halton Homebuilders’ Association regarding the Cultural Heritage Official Plan policies.

CARRIED

4. New Official Plan Policies and Zoning for Employment Areas (PED08146(a)) (City Wide) (Item 6.3)

(Ferguson/Mitchell)
(a) That the revised draft Employment Area Official Plan (OP) policies, attached as Appendix “A” to Report PED08146(a) and associated Schedule E-1 – Urban Area Land Use Designations, attached as Appendix “B” to Report PED08146(a), and the revised draft Conversion and Retention of Employment Lands Official Plan policies, attached as Appendix “C” to Report PED08146(a), for inclusion in the new urban Official Plan (OP) in June 2009, be endorsed.

(b) That the correspondence from John Ariens, IBI Group, respecting the inclusion of “a place of assembly” in employment zones, be received and referred to staff for review and a report back to the Economic Development & Planning Committee.

CARRIED
5. Planning Study of Private Waste Disposal Sites (PED08064(a)) (City Wide) (Item 6.4)

(McHattie/Ferguson)
(a) That Report PED08064(a) be referred to the first appropriate Committee of the Whole.

(b) That staff be directed to contact the Ministry of the Environment to obtain a comprehensive list of all private waste disposal sites within the City of Hamilton.

(c) That staff be directed to provide the list noted in (b) above, along with the implications of prohibiting private waste sites in Hamilton, and report back to the same meeting of Committee of the Whole.

CARRIED

6. New Official Plan Policies for Housing (PED08283) (City Wide) (Item 7.1)

(Pearson/McHattie)
(a) That Report PED08283 respecting the new Official Plan (OP) policies for housing be received.

(b) That staff be authorized to consult with the general public, land owners, and various stakeholders on the lands affected by the proposed Official Plan (OP) policies for housing.

CARRIED

7. New Integrated Transportation Network Official Plan Policies (PED08284) (City Wide) (Item 7.2)

(Pearson/Mitchell)
(a) That Report PED08284 respecting the new Official Plan (OP) policies for the integrated Transportation Network be received.

(b) That staff be authorized to consult with the general public, land owners, and various stakeholders regarding proposed Official Plan (OP) transportation policies.

CARRIED

8. Proposed Urban Official Plan Policies for the Natural Heritage System (PED08285) (City Wide) (Item 7.3)

(Pearson/McHattie)
(a) That Report PED08285 respecting the proposed Urban Official Plan (OP) Policies for the Natural Heritage System be received.
(b) That staff be authorized to consult with the general public, land owners, and various stakeholders on the lands affected by the proposed Urban Official Plan (OP) Policies for the Natural Heritage System.  
CARRIED

9. Proposed Official Plan Policies and Zoning for Commercial and Mixed Use Areas (PED08286) (City Wide) (Item 7.4)  
(Pearson/Ferguson)  
(a) That Report PED08286 respecting the proposed Official Plan Policies and Zoning for Commercial and Mixed Use Areas be received.  
(b) That staff be authorized to consult with the general public, land owners, and various stakeholders on the lands affected by the proposed Official Plan policies for commercial and mixed use areas attached as Appendix "A" to Report PED08286.  
CARRIED

10. New Official Plan Policies for Neighbourhood Designation (PED08287) (City Wide) (Item 7.5)  
(Clark/Ferguson)  
(a) That Report PED08287 respecting new Official Plan (OP) Policies for Neighbourhood Designation be received.  
(b) That staff be authorized to consult with the general public, land owners, and various stakeholders on the lands affected by the proposed Official Plan (OP) Policies for the Neighbourhood designation.  
CARRIED

11. Rural Zoning Update (PED08307) (City Wide) (Item 8.1)  
(Pearson/McHattie)  
That Report PED08307, Rural Zoning Update, be received for Information.  
CARRIED

12. Correspondence from Ministry of Municipal Affairs and Housing (June 20, 2008) – Employment Land Budget (PED08066(b)) (Item 8.2)  
(Clark/Pearson)  
That Report PED08066(b) – Correspondence from Ministry of Municipal Affairs and Housing (June 20, 2008), be tabled to the January 20, 2009 meeting of the Economic Development & Planning Committee.  
CARRIED
13. Information Report – Public Consultation (PED08074(a)) (City Wide) (Item 8.3)

(McHattie/Pearson)
That Report PED08074(a), Information Report – Public Consultation, be received for Information.

CARRIED

FOR THE INFORMATION OF COUNCIL:

Councillor M. Pearson assumed the Chair for the beginning of the meeting, as Councillor Whitehead had another meeting that he was required to attend. Subsequently, Councillor Whitehead returned to the Committee meeting and resumed the Chair.

(a) CHANGES TO THE AGENDA (Item 1)

The Clerk advised of the following changes:

There will be additional handouts provided by some of the presenters. Following the advertising of this meeting, there is a list of speakers who wish to appear before Committee today. A list has been provided to all members of the Economic Development & Planning Committee for their reference and has been posted on the board outside.

(Mitchell/Ferguson)
That the Agenda for the November 27, 2008 meeting of the Economic Development & Planning Committee be approved, as amended.

CARRIED

(b) Opening Comments from the General Manager of the Planning and Economic Development Department

Tim McCabe, General Manager, of the Planning and Economic Development Department, provided an overview of the new Urban Official Plan. Mr. McCabe thanked all of his staff for their hard work and dedication with respect to the Urban Official Plan, and noted in particular, the input of the following staff members:

• B. Janssen
• J. Hickey-Evans
• A. Fletcher
• R. Walters
• S. Hamilton
• C. Newbold
• K. Maxwell
• D. Cuming
• R. Martin
• L. King
• R. Clackett
• J. Strutt
• S. Celini
• L. Alexander
• C. Plosz
• L. King
(c) DECLARATIONS OF INTEREST (Item 2)

None.

(d) APPROVAL OF MINUTES (Item 3)

None.

(e) New Official Plan Policies for Urban Structure (PED08118(a)) (City Wide) (Item 6.1) and Communication from Victor Doyle, Ministry of Municipal Affairs and Housing, respecting Draft Urban Structure Plan and policies for employment areas (Item 6.1)

Christine Newbold provided an overview with the aid of a PowerPoint presentation. Highlights of the presentation included, but were not limited to, the following:

- The Provincial planning Context;
- The G.R.I.D.S. planning context;
- Purpose and elements of Urban Structures Policies;
- Three Components of the Urban Structure Policies:
  - Policy directions for managing Hamilton’s growth;
  - Guiding principles (goals) for Hamilton’s Urban Structure and urban land uses; and,
  - Policy direction for structure components;
- Policy Framework for Managing Growth;
- Guiding Principles/Goals for Urban Structure and Land Use;
- Policy Directions for Planning the Major Structural Elements of the City;
- Sub Regional Service Nodes;
- Downtown Urban Growth Centre;
- Community Nodes;
- Urban Corridors;
- Major Activity Centres;
- Employment Areas;
- Neighbourhoods;
- Open Space;
- Urban Structure Implementation; and,
- How Urban Structure Policies are to be used.
Chair Pearson invited the speakers who had registered to speak to Committee:

(i) Maria Gatzios, representing the Twenty Road Landowners Group, addressed Committee. Her comments included, but were not limited to, the following:

- No need to expand urban boundaries.
- MMAH comments do not support special policy approach. Municipalities must carry out a comprehensive 5 year review and an official plan process.
- Any reference to the Elfrida area should be left out of both the urban and rural official plans, at this time.
- Will be objecting to the special policy approach if it goes forward for approval.
- Request that staff be directed review an additional neighbourhood node at Upper James and Rymal Road.

(ii) Ed Fothergill, Hamilton Chamber of Commerce, addressed Committee. His comments included, but were not limited to, the following:

- The Chamber feels that there is an immediate need to generate opportunities for future employment growth within the City, need to adjust the assessment base away from the continued dependence on the residential sector, need to minimize the need for out-commuting, to generate jobs, and to re-establish the city as a self sustaining, healthy community.
- The plan should incorporate policies and opportunities for proper movement of goods.
- The Chamber requests that the consideration of an appropriate land use designation for lands located between the existing Urban Area and the Greenbelt be deferred pending further discussion between the City of Hamilton and the Province.
- That staff be directed to meet with representatives of the Chamber of Commerce and the Province to formulate appropriate designation and staging policies for this area.

Copies of the presentation were provided to members of Committee and were provided for the public record.

(iii) Mike Foley, Associate Vice President, Trinity Development Group, addressed Committee. His comments included, but were not limited to, the following:
Mr. Foley requested that it be noted for the record that while he is a Director of the Hamilton Chamber of Commerce, when the Chamber agreed to the presentation from Mr. Fothergill, he declared a conflict and had not voted on this item.

Mr. Foley commented that Trinity Development Inc. owns land within the WHID area and that they wish to develop this land. He noted that they had offered the lands to McMaster at cost, but McMaster had refused.

He explained that Trinity wishes to move ahead with the development of these lands and that they had a grocery store and a home improvement store ready to move forward.

On a Motion (Clark/McHattie), the presentation, by Mike Foley, Associate Vice President, Trinity Development Group, was referred to Legal Counsel for a response back to Committee in Closed Session.

(iv) Tom Nugent addressed Committee. His comments included, but were not limited to, the following:

• Would like GRIDS revisited.
• Twenty Road should be included in the Urban area.
• Feels that in order to minimize the effects of greenhouse gases, people who work in the Twenty Road area could get to work by walking, taking public transportation or riding their bicycles to work.

(v) John MacLennan addressed Committee. His comments included, but were not limited to, the following:

• Need to encouraging infill within the existing City boundaries.
• Need to upgrade and continue the use of the existing housing stock.
• Need to maintain farmland as a valuable resource and not expand the Urban boundaries.

(vi) Michael Desnoyers, Hamiltonians for Progressive Development, addressed Committee. His comments included, but were not limited to, the following:

• Concern about the acceptance of Report PED08011(a) at today's meeting, as the issues raised by the Ministry have not yet been resolved.
- Report should be referred back to staff in order to address the Ministry’s issues then go out to for public consultation.
- Vision 2020 said no to the Urban Boundary Expansion and need to maintain agricultural land, but we are proposing expansion as part of this document.
- Committee has requested, but not yet received, the staff report respecting energy issues, inappropriate to proceed until we know what energy impacts will be.
- He has lost confidence in Council to administer the policies they endorse.
- Considers that Report PED08011(a) is in violation of Places to Grow.
- Concern that Council approved conversion of four major employment areas in June, we should protect employment lands not convert them.

(vii) Don Mclean addressed Committee. His comments included, but were not limited to, the following:

- Raised concerns about advertising for this meeting, noted that advertising for Metrolinx was much better.
- Noted that Places to Grow provides hope for the future, but the current reports do not reflect that.
- Suggested need for further public consultation, organized in different ways.
- Critical of GRIDS process.
- Urban growth is not the way to go.
- Need to engage community to get them to understand the benefits of intensification.

(viii) Michael Bryan, Planning Consultant for Silvestri Investments, addressed Committee. His comments included, but were not limited to, the following:

- Agreed with comments made by Maria Gatzios, Council can look at changes to GRIDS and that expansion at Twenty Road is better than expansion in Elfrida.
- Noted that Silvestri lands are easily developable simply by extension of Upper Wentworth.
- These lands should be included in GRIDS for the following reasons:
  o Integration with existing community;
  o Use of existing infrastructure;
  o These lands are very similar to infill development;
  o Outside airport noise zones;
  o Non-prime agricultural lands;
community facilities including schools, police station, community centre, YMCA and parks already exist in area;
Area also includes servicing opportunities, future rapid transit, and existing commercial.

Copies of the presentation were provided to the Clerk for the public record.

(ix) Sheri Selway, addressed Committee. Her comments included, but were not limited to, the following:

- Chair of the North End Neighbours.
- Noted that NEN has been working with the City on Setting Sail policies and that reports on today’s agenda are possibly heading in a different direction.
- Concerned that NEN has not been consulted about the current report.
- Public should be consulted prior to report rather than afterward.

Chair Whitehead asked if there were further persons who wished to address Committee.

There were no other members of the public who wished to speak to this matter.

Committee discussed the issue and had additional information supplied by staff. Points raised included, but were not limited to, the following:

- The Rural Official Plan is still with the Province and has not yet been approved.
- Rural Official Plan may be amended by the Province, but not rejected.
- Further expansion to the Urban boundary, including Twenty Road, cannot be looked at for another 5 years.
- Elfrida is noted as the next future growth area in the Rural Official Plan.
- Proposed 250 jobs/population figures in the Downtown are in accord, with the approved Downtown Secondary Plan, Secondary Plan can be reviewed in the future to consider higher targets.
- During the Official Plan process, staff is encouraging additional input from the various community associations and groups. All Councillors were requested to provide contact information to staff.

The following motion (Bratina/McHattie) was withdrawn:
That the intensification number for the Downtown Core be raised to a target of 400.

Committee received the Report PED08011(a), as amended

(f) New Official Plan Policies for Cultural Heritage (PED08282) (City Wide) (Item 6.2)

Kirsten Maxwell provided an overview with the aid of a PowerPoint presentation. Highlights of the presentation included, but were not limited to, the following:

- Heritage issues in the Planning Act;
- Provincial Policy Statement and Directions;
- Key Issues and Challenges;
- Proposed Key Policy Directions; and,
- Cultural Heritage Landscapes.

Chair Whitehead noted that there were no registered speakers, but that a letter from Karen Judith Wilkins, Sulphur Springs Road, Ancaster, had been received and distributed today.

He asked if there were any persons who wished to address Committee.

Doug Duke, Executive Officer of the Hamilton-Halton Homebuilders Association, addressed committee. His comments included, but were not limited to, the following:

- HHHBA has represents over 300 companies, including builders, developers, skilled trades, suppliers and related service professionals.
- Maintaining a health housing market is essential to a strong and vibrant community.
- The industry has some specific concerns with respect to the Cultural Heritage Policies.
- The HHHBA recognizes and supports need to develop a more uniform approach to the conservation of significant heritage resources in the community. HHHBA also understands the need to align City policy with provincial legislation; however, the policy as written and if exercised to the extreme, will result in projected delays and increased costs, which would affect the development community, and home buyers.
- With the great deal of uncertainty respecting the “Inventoried Properties that May or May Not be on the Register”, and the “Properties, which are not yet Identified, but May be of Cultural Interest” classifications, added costs, responsibility and delays could occur.
• Potential for unrealistic burden, as it implies that one proponent can impose requirements on the actions of a neighbour through the City’s use of the Policy.
• Section E.U.2.1 – requirements are quite restrictive and are not conducive to intensification.
• The HHHBA supports need for clear and consistent policy that protects but the proposals could be onerous and costly, and preserves our natural heritage resources.
• Overly stringent guidelines will limit the ability to creatively intensify the City.
• HHHBA requested that Committee recommend amendments to the policy in order to eliminate areas of uncertainty and ambiguity.

A copy of the presentation was provided to the Clerk for the public record.

Committee discussed the issue and had additional information supplied by staff. Points raised included, but were not limited to, the following:

• When archaeological Master Plan is completed, staff will ask the Province to delegate the approval of archaeological studies, to speed up the process.
• Not all Planning Act applications will require an archaeological study.
• Staff not aware of any Provincial assistance to cover the costs of applicants' archaeological studies.
• Requirement to follow the Provincial regulations.

Committee directed that staff consult with the HHHBA and approved the staff recommendation, as amended.

Mr. McCabe requested the HHHBA put their specific concerns in writing for staff.

(g) New Official Plan Policies and Zoning for Employment Areas (PED08146(a)) (City Wide) (Item 6.3)

Chair Whitehead noted that an additional letter had been received and distributed today from John Ariens, IBI Group.

Robert Walters provided an overview of the report with the aid of a PowerPoint presentation.

Highlights of the presentation included, but were not limited to, the following:

• The City is in compliance with Places to Grow.
• Zoning included in the report is for information only, at this point.
• Report does not address the Airport or the Harbour.
Chair Whitehead invited the speakers who had registered to speak to Committee:

(i) Ed Fothergill was on the speakers list, but was no longer in attendance.

(ii) Don Maclean addressed Committee. His comments included, but were not limited to, the following:

- Committee/Council has to make decisions that are right for the public good.
- Concern that Brownfields are being left unimproved, that staff definition is incorrect.
- Hamilton planning is not forward looking, but responds to the development community.
- Concern about previous Council direction to convert four employment areas to commercial.
- Need for better public participation.

(iii) Michael Desnoyers was on the speakers list, but was no longer in attendance.

Chair Whitehead asked if there were further persons who wished to address Committee.

There were no other members of the public who wished to speak to this matter.

Committee discussed the issue and had additional information supplied by staff. Points raised included, but were not limited to, the following:

- Should hotels be allowed in older industrial areas and in business parks.
- Should concentration of offices be only in the downtown.

Chair Whitehead requested that Committee members advise staff, respecting minor typographical changes required in the appendices to the report, after the meeting.

Committee agreed that the letter from John Ariens should be referred to staff for their review.

Committee approved the staff recommendation, as amended. Councillors B. Clark and B. McHattie wished to be recorded as opposed.
(h) Planning Study of Private Waste Disposal Sites (PED08064(a)) (City Wide) (Item 6.4)

Robert Walters was present to assist Committee.

Chair Whitehead noted that there were no registered speakers and asked if there were any persons who wished to address Committee.

No one came forward to address the issue.

Committee discussed the issue and noted that this item should be forwarded to Committee of the Whole to allow all members of Council to participate in the discussion and vote on this matter.

Councillor Collins proposed amendments to the staff recommendation to include a listing of all private waste disposal sites in the City, and what are the implications to the City if they wanted to discontinue this use.

Councillor Mitchell noted the need to move forward quickly with this item, as there is an outstanding City land transaction for the Glanbrook Industrial Park.

Committee referred the report, with the added direction, to the first appropriate Committee of the Whole meeting.

(i) New Official Plan Policies for Housing (PED08283) (City Wide) (Item 7.1)

Kirsten Maxwell was present to assist Committee with this item.

Chair Whitehead asked if there were any members of the public who wished address Committee.

There were no members of the public who wished to speak to this matter.

Committee approved the staff recommendation.

(j) New Integrated Transportation Network Official Plan Policies (PED08284) (City Wide) (Item 7.2)

Ric Martins was present to assist Committee with this item.

Chair Whitehead asked if there were any members of the public who wished address Committee.

There were no members of the public who wished to speak to this matter.
Committee approved the staff recommendation.

(k) Proposed Urban Official Plan Policies for the Natural Heritage System (PED08285) (City Wide) (Item 7.3)

Cathy Plosz was present to assist Committee with this item.

Chair Whitehead asked if there were any members of the public who wished to speak to this matter.

There were no members of the public who wished to speak to this matter.

Committee approved the staff recommendation.

(l) Proposed Official Plan Policies and Zoning for Commercial and Mixed Use Areas (PED08286) (City Wide) (Item 7.4)

Joanne Hickey-Evans and Paul Lowes, Sorenson Gravely Lowes, the City’s consultants, were present to assist Committee with this item.

There were no members of the public who wished to speak to this matter.

Committee approved the staff recommendation.

(m) New Official Plan Policies for Neighbourhood Designation (PED08287) (City Wide) (Item 7.5)

Robert Walters was present to assist Committee with this item.

Chair Whitehead asked if there were any members of the public who wished to speak to this matter.

There were no members of the public who wished to speak to this matter.

Committee approved the staff recommendation.

(n) Rural Zoning Update (PED08307) (City Wide) (Item 8.1)

Al Fletcher was in attendance to assist Committee with this item.

Committee received the staff report.
(o) Correspondence from Ministry of Municipal Affairs and Housing (June 20, 2008) – Employment Land Budget (PED08066(b)) (Item 8.2)

Guy Paparella and Joanne Hickey-Evans were present to assist Committee with this item.

Tim McCabe noted that he is meeting with Provincial officials next week and should have an update for Committee on December 2, 2008.

Committee discussed the issue and referred the item to the January 20, 2009 Economic Development & Planning Committee.

(p) Information Report – Public Consultation (PED08074(a)) (City Wide) (Item 8.3)

Bill Janssen provided an overview of the required Statutory Public Open House and Public Meetings for the approval of the Official Plan. It is expected that at least three days will be required for the Public Meetings and that a Special Council will be needed at the end of June, 2009, in order to meet the Provincial deadlines.

Chair Whitehead requested members of Committee to consider their preferences for the timing of these meetings, and to provide this information to Mr. McCabe.

Committee received the staff report.

On a Motion (Pearson/Ferguson), the communications from today’s meeting were received.

Chair Whitehead thanked everyone for their involvement in today’s meeting.

(q) MOTIONS (Item 9)

None

(r) NOTICES OF MOTION (Item 10)

Councillor B. McHattie introduced the following Notice of Motion, and requested that it be circulated, prior to the December 2, 2008 Economic Development & Planning Committee meeting:
10.1 Potential Added Intensification to the Downtown Urban Growth Centre

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.

(s) GENERAL INFORMATION/OTHER BUSINESS (Item 11)
None.

(t) PRIVATE AND CONFIDENTIAL (Item 12)
None.

(u) ADJOURNMENT (Item 13)
(Mitchell/Ferguson)
There being no further business, the Economic Development and Planning Committee adjourned at 4:30 p.m.

CARRIED

Respectfully submitted,

Terry Whitehead, Chair
Economic Development and Planning Committee

Alexandra Rawlings, Coordinator
Economic Development and Planning Committee
November 27, 2008