Economic Development and Planning Committee

AMENDED REPORT 08-008

Friday, May 9, 2008
9:30 a.m.
Albion Room, Hamilton Convention Centre
1 Summer’s Lane
Hamilton

Present: Chair T. Whitehead
1st Vice Chair M. Pearson
2nd Vice Chair L. Ferguson
Councillors: B. Clark, S. Duvall, B. McHattie, D. Mitchell

Absent: Councillor B. Bratina – City Business
Councillor R. Pasuta – City Business

Staff Present: T. McCabe, General Manager – Planning and Development
B. Janssen, P. Mallard, T. Sergi, J. Hickey-Evans, M. Sergi,
J. D’Andrade, N. Schleehan, J. Thompson, R. Walters,
J. Spolnik, N. Everson, B. Khes – Planning and Economic
Development
A. Zuidema - Legal
A. Rawlings – Co-ordinator, City Clerk’s Office

AT THEIR MEETING OF MAY 14, 2008, COUNCIL AMENDED THE REPORT BY
LIFTING INFORMATION ITEM ( ) FROM THE INFORMATION SECTION, AND
RENUMBERING IT AS ITEM 20, AS SHOWN BELOW;

THE ECONOMIC DEVELOPMENT AND PLANNING COMMITTEE PRESENTS
REPORT 08-008 AND RESPECTFULLY RECOMMENDS:

1. Waterdown Business Improvement Area (B.I.A.) Revised Board of
Management (PED07127(b)) (Ward 15) (Item 5.1)

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

   ▪ Jim Rudnick

2. King Street West Business Improvement Area’s (B.I.A.) Proposed Budget
and Schedule of Payment for 2008 (PED08115) (Ward 2) (Item 5.2)

Council – May 14, 2008
a) That the 2008 Operating Budget for the King Street West B.I.A. (attached as Appendix ‘A’ to Report PED08115) be approved in the amount of $8,500.00.

b) That the levy portion of the Operating Budget for the King Street West B.I.A. in the amount of $4,500.00 be approved.

c) That the General Manager of Finance and Corporate Services be hereby authorized and directed to prepare the requisite by-law pursuant to Section 208, The Municipal Act, 2001, to levy the 2008 Budget as referenced in sub-section (b) above.

d) That the following schedule of payments for 2008 be approved:

<table>
<thead>
<tr>
<th>Month</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>May</td>
<td>$2,250.00</td>
</tr>
<tr>
<td>June</td>
<td>$2,250.00</td>
</tr>
</tbody>
</table>

e) That Assessment appeals may be deducted from the levy payments.

3. **Project Auto Find (PED08106) (City Wide) (Item 5.3)**

(a) That staff be directed to establish a permanent partnership with the Hamilton Police Service and the Insurance Bureau of Canada to allow continued participation with “Project Auto Find”.

(b) That the Director of Parking and By-law Services be authorized and directed to sign the Memo of Understanding or any other necessary documents in a form satisfactory to the City Solicitor.

4. **Demolition Permit – 328 Mountain Brow Boulevard (PED08110) (Ward 6) (Item 5.4)**

That the Acting Director of Building Services be authorized and directed to issue a demolition permit for 328 Mountain Brow Boulevard in accordance with By-Law 74-290 pursuant to the demolition control provisions of Section 33 of The Planning Act, as amended, subject to the following conditions:

(a) That the applicant has applied for and received a building permit for a replacement building on this property;

(b) That the said building permit specifies that the replacement building be erected within two years of the demolition of the existing building on this property;

Council – May 14, 2008
(c) That the said building permit for the replacement building specifies if such replacement building is not erected within the said two year time limit, that the City be paid the sum of $20,000;

(d) That the applicant be required to register on title to the subject property (prior to issuance of the said demolition permit), notice of these conditions (including the directions to the City Clerk outlined in sub-section (e)) in a form satisfactory to the Acting Director of Building Services and to the City Solicitor; and,

(e) That if the said replacement building is not erected as required, the City Clerk be authorized to add the said sum, until payment thereof, as a lien or charge upon the property until paid.

5. Demolition Permit – 111 Mountain Park Avenue (PED08112) (Ward 7) (Item 5.5)

That the Acting Director of Building Services be authorized and directed to issue a demolition permit for 111 Mountain Park Avenue in accordance with By-Law 74-290 pursuant to the demolition control provisions of Section 33 of The Planning Act, as amended, subject to the following conditions:

(a) That the applicant has applied for and received a building permit for a replacement building on this property;

(b) That the said building permit specifies that the replacement building be erected within two years of the demolition of the existing building on this property;

(c) That the said building permit for the replacement building specifies if such replacement building is not erected within the said two year time limit, that the City be paid the sum of $20,000;

(d) That the applicant be required to register on title to the subject property (prior to issuance of the said demolition permit), notice of these conditions (including the directions to the City Clerk outlined in sub-section (e)) in a form satisfactory to the Acting Director of Building Services and to the City Solicitor; and,

(e) That if the said replacement building is not erected as required, the City Clerk be authorized to add the said sum, until payment thereof, as a lien or charge upon the property until paid.

6. Demolition Permit – 284 Normanhurst Avenue (PED08113) (Ward 4) (Item 5.6)
That the Acting Director of Building Services be authorized and directed to issue a demolition permit for 284 Normanhurst Avenue in accordance with By-Law 74-290 pursuant to the demolition control provisions of Section 33 of The Planning Act, as amended, subject to the following conditions:

(a) That the applicant has applied for and received a building permit for a replacement building on this property;

(b) That the said building permit specifies that the replacement building be erected within two years of the demolition of the existing building on this property;

(c) That the said building permit for the replacement building specifies if such replacement building is not erected within the said two year time limit, that the City be paid the sum of $20,000;

(d) That the applicant be required to register on title to the subject property (prior to issuance of the said demolition permit), notice of these conditions (including the directions to the City Clerk outlined in sub-section (e)) in a form satisfactory to the Acting Director of Building Services and to the City Solicitor; and,

(e) That if the said replacement building is not erected as required, the City Clerk be authorized to add the said sum, until payment thereof, as a lien or charge upon the property until paid.

7. Demolition Permit – 80, 86 & 90 Carling Street (PED08114) (Ward 1) (Item 5.7)

That the Acting Director of Building Services be authorized and directed to issue demolition permits for 80, 86 and 90 Carling Street in accordance with By-Law 74-290 pursuant to Section 33 of The Planning Act as amended.

8. Agricultural and Rural Affairs Advisory Committee Revised Report 08-001 respecting sludge haulers and farm site applications (Item 5.8)

(a) That the position of the Agricultural and Rural Affairs Advisory Committee for the City of Hamilton which supports the mandatory soil testing of farm sites and the continuation of the Certificate of Approval process for the spreading of sewer and paper mill sludge, be endorsed;

(b) And that in addition to sending the City’s position to the Ministry of the Environment, copies of the letter also be forwarded to the area MPPs.
9. Agricultural and Rural Affairs Advisory Committee Minutes of the meeting of January 24, 2008 (Item 5.9(a))

That the Agricultural and Rural Affairs Advisory Committee Minutes of the meeting of January 24, 2008, be received.

10. Application for a Change and Modification in Zoning for Lands Located at 471 Highway 52 South (Ancaster) (PED08103) (Ward 12) (Item 6.1)

That approval be given to amended Zoning By-law Application ZAR-07-071, S. Qureshi, owner, for a modification to the Agricultural “A” Zone to permit the construction of a single family dwelling having a maximum lot coverage of 1,100 square metres (Block “1”), and a change in zoning from the Agricultural “A” Zone to a modified Private Open Space “O1” Zone, for conservation management purposes (Block “2”), for the lands located at 471 Highway 52 South, (Ancaster), as shown on Appendix “A” to Report PED08103, on the following basis:

(a) That the subject lands be rezoned from the Agricultural “A” Zone to the Agricultural - Holding “A-569 (H)” Zone, Modified, for Block 1, and to the Private Open Space “O1-571” Zone, Modified, for Block 2.

(b) That the Draft By-law, attached as Appendix “B” to Report PED08103, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.

(c) That the amending By-law apply the Holding provisions of Section 36(1) of the Planning Act, R.S.O., 1990, to the subject lands, by introducing the Holding symbol ‘H’ as a suffix to the proposed zoning. The Holding provision will prohibit the development of the subject lands until such time that the owner:

(i) Completes a tree management plan, to the satisfaction of the Director, Operations and Maintenance Division, Public Works Department;

(ii) Completes an archaeological assessment of the subject lands and mitigates, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. No demolition, grading, construction activities, landscaping, staging, stockpiling or other soil disturbances shall take place on the subject property prior to the approval of the Director of Planning and the Ministry of Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements; and,

(iii) Addresses all issues relating to the servicing of the subject property for the proposed use, including a hydrogeological study of the groundwater quality and quantity and the subsurface sewage effluent plume, to ensure that neighbouring wells will not be adversely affected, to the satisfaction of
11. Application to Amend Township of Glanbrook Zoning By-law No. 464 for Lands Located at 3552 Regional Road 56 (Glanbrook) (PED08104) (Ward 11) (Item 6.2)

That approval be given to **Zoning Application ZAR-08-004, by Richard Lewis, Agent for P & L Livestock Limited, Owner**, for a change in zoning from the General Agriculture “A1” Zone to the General Agriculture “A1-234” Zone in order to prohibit residential uses and the use of the existing barns for livestock, and a reduced side yard setback for an existing barn on Block “1”, and for a change in zoning from the General Agricultural “A1” Zone to the General Agriculture “A1-235” Zone in order to permit an increase in maximum lot coverage for the existing garage on Block “2”, for the lands located at 3552 Regional Road 56, (Glanbrook), as shown on Appendix “A” to Report PED08104, on the following basis:

(a) That the draft By-law, attached as Appendix “B” to Report PED08104, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.

(b) That the amending By-law be added to Schedule “D” of Zoning By-law No. 464.

(c) That the proposed changes in zoning conform to the Hamilton-Wentworth Official Plan and the Township of Ancaster Official Plan.

12. Application to Amend Township of Glanbrook Zoning By-law No. 464 for Lands Located at 3332 Regional Road 56 (Glanbrook) (PED08105) (Ward 11) (Item 6.3)

That approval be given to **Zoning Application ZAR-08-005, by Richard Lewis, Agent for P & L Livestock Limited, Owner**, for a change in zoning from the General Agriculture “A1” Zone to the General Agriculture “A1-236” Zone in order to prohibit residential uses and the use of the existing quonset hut for livestock on Block “1”, and for a change in zoning from the General Agricultural “A1” Zone to the General Agriculture “A1-237” Zone in order to permit a reduction in the minimum lot frontage...
requirement on Block “2”, for the lands located at 3332 Regional Road 56, (Glanbrook), as shown on Appendix “A” to Report PED08105, on the following basis:

(a) That the draft By-law, attached as Appendix “B” to Report PED08105, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.

(b) That the amending By-law be added to Schedule “D” of Zoning By-law No. 464.

(c) That the proposed changes in zoning conform to the Hamilton-Wentworth Official Plan and the Township of Glanbrook Official Plan.

13. Application for a Change in Zoning for Lands Located at 61-65 King Street West (Stoney Creek) (PED08107) (Ward 9) (Item 6.4)

That approval be given to Zoning By-law Amendment Application ZAC-07-108, by Anne Patricia Kay, owner, for a change in zoning from the Central Area Commercial “CA1-1” Zone (Block “1”) and the Community Park (P2) Zone (Block “2”) to the Single Residential “R2-59” Zone to permit the future development of two single detached dwellings on separate lots on the rear portion of the subject lands; and for a change in zoning from the Central Area Commercial “CA1-1” Zone (Block “3”) to the Central Area Commercial “CA1-9” Zone to recognize the two existing dwellings fronting onto King Street West, for lands known as 61-65 King Street West, as shown on Appendix “A” to Report PED08107, on the following basis:

(i) That the draft By-law, attached as Appendix “B” to Report PED08107, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.

(ii) That the draft By-law, attached as Appendix “C” to Report PED08107, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.

(iii) That the amending By-law (Appendix “C”) be added to Schedule “A”, Map No. 5, of Zoning By-law No. 3692-92.

(iv) That the proposed changes in zoning are consistent with the Provincial Policy Statement, and conform to the Hamilton-Wentworth Official Plan and Stoney Creek Official Plan.

14. Draft Urban Structure Plan and Official Plan Policies (City Wide) (PED08118) (Item 7.2)
That Council receive the findings of the Draft Urban Structure Report, and associated Draft Policies attached as Appendices “A” and “B” to Report PED08118 and authorize staff to:

(a) consult the public, land owners and various stakeholders on the Draft Urban Structure Study and associated draft policies; and,

(b) report back in September 2008 on the outcome of the public input and a final set of recommendations for inclusion of policies and designations for inclusion in the new Official Plan.

15. Economic Development 2007 Highlights (PED08119) (City Wide) (Item 7.3)

That Report PED08119 respecting Economic Development 2007 Highlights be received for information.

16. Airport Crash Rescue Truck (PED08109) (City Wide) (Item 8.1)

(a) That staff be authorized and directed to finalize an Agreement with Transport Canada for $1.053 million in grant funding from the Airports Capital Assistance Program (ACAP).

(b) That staff be authorized and directed to purchase the Airport Crash Rescue Truck and provide an equivalent guarantee to Transport Canada in the amount of $1.053 million in grant funding from ACAP.

(c) That staff be authorized and directed to prepare and negotiate an Agreement between the City of Hamilton and TradePort International Corporation, to ensure the responsibility for all maintenance, insurance, indemnification, maintenance audit fees and any other operating expenses of the truck are fulfilled and that the Agreement includes a provision for transfer of ownership of the Airport Crash Rescue Truck at the conclusion of the ten (10) year Agreement with ACAP. Further, that the Agreement includes a provision for the utilization of this Airport Crash Rescue Truck in the event of extraordinary emergencies near or adjacent to the John C. Munro Hamilton International Airport.

(d) That the Mayor and City Clerk be authorized to execute the Agreement in a form satisfactory to the City Solicitor.

17. Interim Control By-law for Private Waste Disposal Sites (PED08126) (City Wide) (Item 8.2)
(a) That Report PED08126, Interim Control By-law for Private Waste Disposal Sites, be received for information.

(b) That the definition of “waste disposal site” within the by-law be amended to read as follows:

For the purposes of this By-law, “Waste Disposal Site” is defined as follows:

Any non-municipal land, building or structure in which waste is deposited, disposed of, handled, stored, transferred, treated or processed, with the exception of on-site crushing of concrete from construction.

(c) That an amending by-law be prepared, to the satisfaction of Legal Counsel, and forwarded to Council for approval.

18. Temporary Property Co-ordinator for Hamilton Beach Surplus Properties (Added item)

(a) That the Real Estate Section of the Planning and Economic Development Department be authorized to hire a Property Co-ordinator to be used exclusively in moving forward with the divesting of the surplus properties within the Hamilton Beach area for up to 18 months.

(b) That the position having an annual cost of $85,000 be self funded through the sale of properties from the City’s Capital – Property Purchase and Sale Account.


(a) That Council instruct Legal Services to respond to the Motion of Silverwood Homes Limited, respecting Silverwood's appeal of OPA 109 (the Waterdown North Secondary Plan) by agreeing to scale back the appeal to a site specific appeal of Silverwood's lands municipally known as 111 Parkside Drive; and

(b) That Council instruct Legal Services to retain outside professional(s) including traffic and planning experts to assist the City with its defense on the scaled back appeal; and

(c) That the General Manager of Finance and Corporate Services be directed to identify an appropriate funding source for the consultant(s) as noted in (a) above.
AT THEIR MEETING OF MAY 14, 2008, COUNCIL AMENDED THE REPORT BY LIFTING INFORMATION ITEM ( ) FROM THE INFORMATION SECTION, AND RENUMBERING IT AS ITEM 20, AS SHOWN BELOW;

(20) Growing the Greenbelt – Comments on Proposed Provincial Criteria (City Wide) (PED08108) – Referred from City Council of March 26, 2008 (Item 7.1)

The following staff recommendation was discussed;

(a) That City Council inform the Ministry of Municipal Affairs and Housing that the City supports the six proposed criteria, in principle, but would request the Ministry to include specific requirements (i.e. what groups, minimum number of public meetings) for public consultation to ensure a transparent and equitable process across all municipalities.

(b) That Report PED08108 be forwarded to the four Conservation Authorities for their information.

(c) That the request of Council of March 26, 2008, to consider correspondence from the Hon. Jim Watson, Ministry of Municipal Affairs and Housing, regarding the Growing the Greenbelt – Consultation 2008, be identified as complete and removed from the Economic Development and Planning Outstanding Business List.

And that Item 20 be referred to the Agricultural and Rural Affairs Committee for comment and to report directly back to Council at its meeting scheduled for May 28, 2008.

FOR THE INFORMATION OF COUNCIL:

(a) CHANGES TO THE AGENDA (Item 1)

The Clerk advised of the following changes:

Added handouts respecting the proposed draft amending by-law for Private waste sites, Item 8.2.

Added Closed Session Item, respecting the North Waterdown Secondary Plan/ Silverwood Homes OMB Appeal

Added Notice of Motion from Councillor Pearson, respecting the appointment of a temporary co-ordinator for the Hamilton beach properties.
The Agenda for the May 9, 2008, meeting of the Economic Development & Planning Committee was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 2)

None

c) APPROVAL OF MINUTES (Item 3)

The April 15, 2008 Minutes of the Economic Development and Planning Committee meeting were approved, as presented

d) Project Auto Find (PED08106) (City Wide) (Item 5.3)

Councillor Ferguson noted that he had recently had a positive, personal experience with this programme, and praised all those involved.

(e) Agricultural and Rural Affairs Advisory Committee Report 08-001 respecting sludge haulers and farm site applications (Item 5.8)

Councillor Mitchell spoke in favour of this report, and proposed an amendment, that the letter from the City to the Ministry of the Environment also be copied to the area MPPs.

(f) Application for a Change and Modification in Zoning for Lands Located at 471 Highway 52 South (Ancaster) (PED08103) (Ward 12) (Item 6.1)

A Public Meeting was held.

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

a) If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the City of Hamilton before the Zoning By-law is passed, the person or public body is not entitled to appeal the decision of the Council of the City of Hamilton to the Ontario Municipal Board.

Council – May 14, 2008
b) If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Council of the City of Hamilton before the Zoning By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Cam Thomas outlined the report to Committee.

The agent, Robert Van Poorten, advised Committee that he supported the staff recommendation.

Committee discussed the proposal and had additional information supplied by staff. The main issues raised by Committee members were:

- date lot created
- size and appropriateness of buffers

Cam Thomas explained that this type of lot could no longer be created, due to the Green Belt and Places to Grow legislation.

Tony Sergi provided details of the buffers, and how the buffers had recently been adjusted following consideration of the changes in climate, and severe weather events. He noted that the requirements for each individual site would vary, and thus there were no set figures.

Mr. Thomas offered to send details respecting the date of creation of the lot to Councillor Ferguson.

No members of the public came forward to address Committee on the application.

Committee approved the staff recommendation.

(g) Application to Amend Township of Glanbrook Zoning By-law No. 464 for Lands Located at 3552 Regional Road 56 (Glanbrook) (PED08104) (Ward 11) (Item 6.2)

A Public Meeting was held.

Chair Whitehead advised the meeting of the following, in accordance with the provisions of the Planning Act,
a) If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the City of Hamilton before the Zoning By-law is passed, the person or public body is not entitled to appeal the decision of the Council of the City of Hamilton to the Ontario Municipal Board.

b) If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Council of the City of Hamilton before the Zoning By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

On a Motion (Mitchell/Pearson), Committee agreed to forgo the staff presentation.

Jennifer d’Andrade was present to assist Committee.

The agent, Richard Lewis, advised Committee that he supported the staff recommendation.

No members of the public came forward to address Committee on the application.

Councillor McHattie expressed concerns respecting the approval of this type of application, as well as the next one on the Agenda, since it could make land development applications easier in the future.

Tim McCabe explained that there will be no further consideration of Urban Boundary expansions until 2031, and that the land consolidation has already taken place.

Committee approved the staff recommendation.

Councillor McHattie requested that his opposition be recorded.

(h) Application to Amend Township of Glanbrook Zoning By-law No. 464 for Lands Located at 3332 Regional Road 56 (Glanbrook) (PED08105) (Ward 11) (Item 6.3)

A Public Meeting was held.

Chair Whitehead advised the meeting of the following, in accordance with the provisions of the Planning Act,
(14)

Economic Development & Planning
Committee

Committee

a) If a person or public body does not make oral submissions at a public
meeting or make written submissions to the Council of the City of Hamilton
before the Zoning By-law is passed, the person or public body is not
entitled to appeal the decision of the Council of the City of Hamilton to the
Ontario Municipal Board.

b) If a person or public body does not make oral submissions at a public
meeting, or make written submissions to the Council of the City of
Hamilton before the Zoning By-law is passed, the person or public body
may not be added as a party to the hearing of an appeal before the
Ontario Municipal Board unless, in the opinion of the Board, there are
reasonable grounds to do so.

On a Motion (Pearson/Mitchell), Committee agreed to forgo the staff
presentation.

Jennifer d’Andrade was present to assist Committee.

The agent, Richard Lewis, advised Committee that he supported the staff
recommendation.

No members of the public came forward to address Committee on the
application.

Committee approved the staff recommendation.

Councillor McHattie requested that his opposition be recorded.

(i) Application for a Change in Zoning for Lands Located at 61-65 King Street
West (Stoney Creek) (PED08107) (Ward 9) (Item 6.4)

A Public Meeting was held.

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

a) If a person or public body does not make oral submissions at a public
meeting or make written submissions to the Council of the City of Hamilton
before the Zoning By-law is passed, the person or public body is not
entitled to appeal the decision of the Council of the City of Hamilton to the
Ontario Municipal Board.

b) If a person or public body does not make oral submissions at a public
meeting, or make written submissions to the Council of the City of
Hamilton before the Zoning By-law is passed, the person or public body
may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

On a Motion (Clark/Ferguson), Committee agreed to forgo the staff presentation.

Jennifer d’Andrade was present to assist Committee.

Chair Whitehead advised that one additional submission from Randy Smith, had been distributed this morning.

The applicant, Danny Kay, advised Committee that he supported the staff recommendation, and provided further details of the background to the development. He explained that while two lots are being created, there would only be the development of one house, for the foreseeable future.

No members of the public came forward to address Committee on the application.

Committee approved the staff recommendation.

AT THEIR MEETING OF MAY 14, 2008, COUNCIL AMENDED THE REPORT BY LIFTING INFORMATION ITEM (j) FROM THE INFORMATION SECTION, AND RENUMBERING IT AS ITEM 20, THEN REFERRED THE ITEM, AS FOLLOWS;

That Item 20 be referred to the Agricultural and Rural Affairs Committee for comment and to report directly back to Council at its meeting scheduled for May 28, 2008.

(j) Growing the Greenbelt – Comments on Proposed Provincial Criteria (City Wide) (PED08108) – Referred from City Council of March 26, 2008 (Item 7.1)

The following staff recommendation was discussed;

(a) That City Council inform the Ministry of Municipal Affairs and Housing that the City supports the six proposed criteria, in principle, but would request the Ministry to include specific requirements (i.e. what groups, minimum number of public meetings) for public consultation to ensure a transparent and equitable process across all municipalities.

(b) That Report PED08108 be forwarded to the four Conservation Authorities for their information.
That the request of Council of March 26, 2008, to consider correspondence from the Hon. Jim Watson, Ministry of Municipal Affairs and Housing, regarding the Growing the Greenbelt – Consultation 2008, be identified as complete and removed from the Economic Development and Planning Outstanding Business List.

Joanne Hickey-Evans gave a brief overview of the report, and explained that the Ministry is proposing that municipalities could request to the Ministry the addition of areas for inclusion in the Green Belt. This proposal does not allow individual members of the public to propose additions. She noted that the process did not deal with any lands which are currently included in the Green Belt.

Committee discussed the matter, and staff advised that a very short time frame for comment had been provided, and that the Ministry was requesting a Council response.

Ms. Hickey-Evans noted that Ministry staff had already given us an extension.

Councillor Mitchell suggested that the matter be referred to the Agriculture and Rural Affairs Advisory Committee for their input.

On a Motion, Report PED08108 was referred to the Agriculture and Rural Affairs Committee for their consideration.

Staff was directed to contact Ministry staff to request an extension to the deadline for making comments on this matter, and to report back with their response.

(k) Draft Urban Structure Plan and Official Plan Policies (City Wide) (PED08118) (Item 7.2)

Michelle Sergi introduced the subject and spoke to a powerpoint presentation. Copies of the presentation had been distributed at the start of the meeting.

Ron Shishido, Dillon Consulting, gave an overview of the planning context to the Urban Structure Plan.

Paul Lowes, Sorenson, Gravely Lowes, continued with details of the Urban Structure Plan.

Committee discussed the matter and raised a number of issues, including:

- densities – what do the various figures of people/jobs per hectare look like on the ground in built form
- variation in densities across City, preservation of character of areas
- quality of jobs as well as numbers of jobs

Council – May 14, 2008
- location of office space
- use of incentives to meet Provincial targets
- what will happen if municipalities do not meet their targets
- where will commercial properties locate

The consultants provided the following information:

- Downtown Hamilton is about 200 p/j/h
- Downtown Toronto is about 400 p/j/h
- Downtown Stoney Creek is about 100 p/j/h
- There are various ways of providing increased density, building higher is just one way, there will be visuals at Public Open Houses
- There is still going to be variation in densities across City
- New office space should locate Downtown Hamilton, not in industrial areas
- Province sets targets, municipalities must strive to achieve them through Official Plan policies. Province will be monitoring results, may adjust their policies in response.
- More commercial areas are needed, and details of these, and other issues will be included in the Secondary Planning process.

The consultants added that public input will be sought through Public Information Centres, and staff confirmed that these would be held across the City.

Staff will send dates/times of the Public Information Centres to the Ward Councillors, when their sessions are coming up.

Committee made the following directions respecting the upcoming Public Information Centres:

- need to include visuals for increased density proposals
- need to state clearly that required infrastructure will be in place before major new development happens
- more detail, including whole City, Conservation areas, will be included on mapping for Public Information Centres.

Committee approved the staff recommendation.

On a Motion (Mitchell/Ferguson), Committee recessed for a brief lunch break at 12:25 pm.

At 1:00 pm, Committee reconvened, and by Motion (Pearson/Mitchell), moved up Item 12.2 for consideration.
12.2 North Waterdown Secondary Plan OPA 109-Silverwood Homes-(Added item)

On a Motion, (Pearson/Mitchell) Committee moved into Closed Session at 1:05 pm to consider a matter pursuant to Section 239 of the Municipal Act, 2001, respecting the following:

(a) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, respecting the Silverwood Homes Appeal to the Ontario Municipal Board.

On a Motion (Pearson/Ferguson) reconvened in Open Session.

Committee then passed a Motion respecting this item.

(l) Economic Development 2007 Highlights (PED08119) (City Wide) (Item 7.3)

Neil Everson provided an overview of the year 2007 with the aid of a powerpoint presentation. Mr. Everson then distributed hard copies of the presentation slides.

Committee thanked Neil and his staff for all their efforts over the year. Mr. Everson agreed to send digital information on the economic development highlights to all the Councillors for inclusion in their websites.

Committee then provided the following direction to staff:

(a) That a full-page advertisement be placed in the Saturday Spectator and in the local weekly papers, outlining the successes which the City has achieved in economic development and downtown initiatives over the past year, based on the presentation from the Economic Development staff made to the Economic Development and Planning Committee on May 9, 2008.

(b) And that staff bring a draft copy of the advertisement to the Chair Review Meeting, for review, prior to its publication.

Councillor Ferguson requested an update on the report on key performance indicators for economic development.

Mr. McCabe explained this report was targeted for the second meeting in June.

(m) Airport Crash Rescue Truck (PED08109) (City Wide) (Item 8.1)
Members of Committee expressed support for the staff report and approved the report.

(n) Interim Control By-law for Private Waste Disposal Sites (PED08126) (City Wide) (Item 8.2)

Art Zuidema provided copies of three alternative amendments to the recently approved Interim Control By-law.

Robert Walters spoke to the proposed alternatives for consideration. Committee discussed the matter and had additional information supplied by staff. Staff confirmed that the intent of the Interim Control By-law was to allow a full review of private waste disposal sites. The consultant’s report is underway and due in early Fall, at which time the Interim Control By-law could be lifted.

Committee discussed the possibility of exceptions from the by-law and by Motion (Ferguson/Clark) approved an amendment to staff recommendation 3.1, to allow an exception for on-site concrete crushing or recycling operations.

(o) Motions (Item 9)

None.

(p) Temporary Property Co-ordinator for Hamilton Beach Surplus Properties (Added item)

Councillor Pearson spoke to the issue, which she noted was being brought forward following a request from Councillor Collins.

Councillor Pearson read the preamble to the Notice of Motion, as follows, and requested that the item be considered today on a Motion.

Whereas, on December 11, 1997 the former City Council adopted Item 2 on the 1st Report of the Committee of the Whole approving the acquisition of 159 properties composing 10.32 hectares (25.49 acres) from the Hamilton Regional Conservation Authority along with an additional 3.9 hectares (9.6 acres) of Ministry of Transportation (MTO) lands in order to implement the Hamilton Beach Neighbourhood Plan; and

Whereas, on June 27, 2000 in adopting Item 5 of Report 13.00 of the Finance and Administration Committee, City Council approved the declaration of 57 surplus properties in the Hamilton Beach area; and
Whereas, on March 6, 2002 in adopting Item 21 of Report 02-008 of the Committee of the Whole, City Council approved the declaration of 68 surplus properties in the Hamilton Beach area, totaling 125 properties; and

Whereas, given that 41 real property assets remain with an assessed 2005 value of approximately $3.5 million, commitment and priority must be given to the Real Estate Section of the Planning and Economic Development Department to divest in the sale of these non-programmed assets; and

Whereas, the City is losing lost revenue opportunities and increased tax assessment due to current insufficient staff resources in the Real Estate Section of the Planning and Economic Development Department to be able to give priority to the sale of the real property assets within the Hamilton Beach Area

By Motion (Mitchell/Pearson), Committee waived the rules to permit the item to proceed as a Motion. Councillor Ferguson requested that his opposition to waiving the rules be recorded.

Councillor Pearson explained the reasoning behind the Motion.

Councillor Ferguson expressed concern about hiring an additional staff person, and how the increase in FTEs has continued since amalgamation. He requested if an additional staff member be used for this purpose, but Mr. McCabe explained there was no-one available. Mr. McCabe confirmed that the position would be temporary and would end when the properties in question had been sold.

Committee approved the Motion. Councillor Ferguson requested that his opposition be recorded.

Councillor Pearson noted that she would work with Councillor Collins on the matter, and report back to Committee, as appropriate.

(q) General Information (Item 11)

Differences respecting size of buffers from ESAs, within the rural areas and urban areas – Report due May 9, 2008 (no copy) (Item 11.1)

Staff noted that the matter had already been considered during the discussion on buffers in Item 6.1, and that staff had previously reported on the item.

On a Motion (Pearson/Mitchell), the subject item was removed from the Outstanding Business List.

Eramosa Karst Lands (Added Item)
Councillor Clark raised a concern respecting information he has received from the Province, regarding the City’s future plans for the area. He suggested that staff be directed to review this land for future open space use.

On a Motion (Clark/Duvall), the following direction was given to staff:

That staff consider the options available for the future of the feeder areas of the eramosa karst area, including its use as open space and the planning applications needed, and report back to Committee.

(r) New City Website Section for Public Meetings, Open Houses and other public gatherings

Committee then discussed the possibility of adding a special section to the City web-site, to have one place where all the City public meetings, open houses and public sessions be included, to permit the public to see all these events in one place. Councillor Mitchell added that this would also help Councillors and staff to plan their meetings, and should become a requirement for all staff to use.

On a Motion, the following direction was given to staff:

That staff investigate implementing a new section on the City website where all City Public Meetings, Open Houses, Public information Sessions, and associated meetings, would be included, and where all departments would post relevant notices, to allow citizens to have one site where all public meetings are displayed together, and to report back to Committee.

11.2 News from the General Manager (no copy)

In view of the lateness of the hour, Mr. McCabe said that he would defer his comments until the next meeting.

(s) Closed Session Minutes of April 1, 2008 (Item 12.1)

The Closed Session Minutes of April 1, 2008 were adopted as presented, without discussion, and remain confidential and restricted from public disclosure in accordance with the exemptions provided in the Municipal Freedom of Information and Protection of Privacy Act.

(t) ADJOURNMENT (Item 13)
On a Motion, the Economic Development and Planning Committee adjourned at 3:05 pm.

Respectfully submitted,

Terry Whitehead, Chair
Economic Development and Planning Committee

Alexandra Rawlings, Co-ordinator
Economic Development and Planning Committee
May 9, 2008