Economic Development and Planning Committee

AMENDED REPORT 08-003

February 5, 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. Bratina, B. Clark, S. Duvall, B. McHattie,
D. Mitchell and R. Pasuta

Staff Present: T. McCabe, General Manager – Planning and Development
B. Janssen, D. Cuming, P. Mallard, R. Lee, M. Hazell,
T. Sergi, J. Thompson, D. Fama, J. Spolnik, G. Macdonald,
and Economic Development
P. Barkwell – City Solicitor
A. Zuidema- Legal
A. Rawlings – City Clerk’s Office

AT THEIR MEETING OF FEBRUARY 13, 2008, COUNCIL AMENDED THE REPORT RESPECTING ITEMS 17 AND 20, AND ADDED ITEM 21, AS NOTED BELOW

THE ECONOMIC DEVELOPMENT AND PLANNING COMMITTEE PRESENTS REPORT 08-003 AND RESPECTFULLY RECOMMENDS:

1. Dundas Business Improvement Area (B.I.A.) Revised Board of Management (PED07009(a)) (Ward 13) (Item 5.1)

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

Angelo Morgante

2. Ottawa Street Business Improvement Area (B.I.A.) Revised Board of Management (PED07027(a)) (Wards 3 & 4) (Item 5.2)

That the following individuals be appointed to the Ottawa Street B.I.A.’s Board of Management:

Council – February 13, 2008
3. Appeal of the City of Hamilton Committee of Adjustment Decision to Approve Severance Application GL/B-07:126 Dave Mitchell (Owner), 1308 Guyatt Road (Former Township of Glanbrook) (PED08031) (Ward 11) (Item 5.3)

That Council agrees to the following actions, as detailed in Report PED08031, respecting the appeal of the City of Hamilton Committee of Adjustment Consent/Land Severance Application GL/B-07:126 (Dave Mitchell), 1308 Guyatt Road, former Township of Glanbrook, as shown on Appendix “A” to Report PED08031, approved by the Committee of Adjustment but recommended for denial by the Planning and Economic Development Department:

(a) That Council of the City of Hamilton proceed with the appeal to the Ontario Municipal Board (OMB) against the decision of the Committee of Adjustment to approve application GL/B:07-126.

(b) That Council directs Planning staff to attend the future Ontario Municipal Board (OMB) Hearing, and further directs the City Solicitor to retain outside counsel to represent the City at the Hearing, if necessary, with the retainer of the outside counsel to be framed in such a manner as to ensure a maximum arms length relationship between the outside counsel and City staff and City Council.

4. Enterprise Zone Municipal Realty Tax Incentive Grant Program Application for 130-150 King Street East, Hamilton, EZ07/05 (PED08032) (Ward 2) (Item 5.4)

That Application EZ07/05 for the proposed redevelopment of the Plaza Hotel to a four (4) or five (5) star Crowne Plaza Hotel located at 130-150 King Street East, be approved as an eligible project under the 5 Year “Enterprise Zone Municipal Realty Tax Incentive Grant Program”.

5. Committee of Adjustment Minor Variance Application GL/A-07:232, for the Property Located at 1333 Woodburn Road, Glanbrook - Supported by the Planning and Economic Development Department (PED08034) (Ward 11) (Item 5.5)

That Report PED08034, respecting Committee of Adjustment (Rural) Minor Variance Application GL/A-07:232, 1333 Woodburn Road, Glanbrook, as shown on Appendix “A”
to Report PED08034, denied by the Committee but supported by the Planning and Economic Development Department, be received for information.

6. Demolition Permit – 100 Sherman Avenue South (PED08036) (Ward 3) (Item 5.6)

That the Acting Director of Building Services be authorized and directed to issue a demolition permit for 100 Sherman Avenue South in accordance with By-Law 74-290 pursuant to Section 33 of The Planning Act as amended.

7. Hamilton LACAC (Municipal Heritage Committee) December 13, 2007 (Item 5.7(a))

That the Minutes of the Hamilton LACAC (Municipal Heritage Committee) meeting of December 13, 2007 be received.

8. Renaming of Malwood Drive to Stoneglen Way (Glanbrook) (PED08040) (Ward 11) (Item 6.2)

That approval be given to the following:

(a) That “Malwood Drive”, running north off Provident Way, in the former Township of Glanbrook, be renamed “Stoneglen Way”, as identified on Appendix “A” to Report PED08040.

(b) That the draft By-law, attached as Appendix “D” to report PED08040, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.

9. Renaming of the West Leg of Monza Drive to Vancouver Lane (Stoney Creek) (PED08039) (Ward 11) (Item 6.3)

That approval be given to the following:

(a) That the west leg of “Monza Drive”, running east off Creanona Boulevard and north of Baseline Road, in the former City of Stoney Creek, be renamed “Vancouver Lane”, as identified on Appendix “A” to Report PED08039.

(b) That the draft By-law, attached as Appendix “D” to Report PED08039, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.
10. **Renaming of the South Leg of Falcon Road to Halifax Street (Stoney Creek) (PED08038) (Ward 11) (Item 6.4)**

That approval be given to the following:

(a) That the south leg of “Falcon Road”, running west off Fifty Road and north of the North Service Road, in the former City of Stoney Creek, be renamed “Halifax Street”, as identified on Appendix “A” to Report PED08038.

(b) That the draft By-law, attached as Appendix “D” to report PED08038, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.

11. **Application for Approval of a Draft Plan of Condominium (Common Elements Condominium) for a Portion of Lands Located on Block 8, Registered Plan 62M-1093, Hamilton (PED08008) (Ward 7) (Item 6.5)**

That approval be given to **Condominium Application 25CDM200715, “Timothy’s Walk”, by Frisina Developments, Owner**, to establish a draft plan of condominium (Common Elements Condominium) for a condominium road, storm water management facility and associated parking for ten semi-detached dwellings on Block 8, Registered Plan 62M-1093, at 205 Queensdale Avenue East (Hamilton), as shown on the attached map marked as Appendix “A” to Report PED08008, subject to the following conditions:

(a) That this approval applies to the plan prepared by Ashenhurst Nouwens Limited, dated October 5, 2007, showing the condominium road, storm water management facility and visitor parking, attached as Appendix “B” to Report PED08008.

(b) That the Final Plan of Condominium complies with all applicable provisions of Zoning By-law No. 6593, as amended by By-law 06-282.

(c) That the Owner shall enter into a Development Agreement to ensure that each of the proposed parcels for the ten semi-detached dwellings (20 units) have legal shared ownership to the condominium road, visitor parking and storm water management facility and to address any other requirements of the City of Hamilton, to the satisfaction of the City Solicitor.

(d) That the Owner shall receive final approval of Part Lot Control Application PLC-07-039, and the implementing By-law.
(e) That the Owner shall include the following warning clause in the Development Agreement and all Purchase and Sale Agreements:

“Purchasers are advised that the City of Hamilton will not be providing maintenance or snow removal service for the private condominium road.”

(f) That the Owner shall satisfy any conditions, financial or otherwise, of the City of Hamilton.

12. Application for a Change in Zoning for the Properties Located at 1610 and 1622 Rymal Road East (Hamilton) (PED08011) (Ward 6) (Item 6.6)

That approval be given to Zoning By-law Amendment Application ZAC-07-011, by Dennis Mathers, Owner, for a change in zoning from the “AA” (Agricultural) District to the “M-11 – ‘H’/S-1586” (Prestige Industrial - Holding) District, Modified, for the northerly portion of the lands located at 1610 and 1622 Rymal Road East, to permit the development of a Real Estate Office, as shown on Appendix “A” to Report PED08011 on the following basis:

(a) That the draft By-law, attached as Appendix “B” to Report PED08011, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.

(b) That the amending By-law apply the Holding provisions of Section 36(1) of the Planning Act to the subject lands, by introducing the Holding ‘H’ symbol as a suffix to the proposed zoning District. The Holding provision will prohibit the development of the subject lands until such time as all of the following have been completed:

(i) An Archaeological Assessment has been submitted, to the satisfaction of the City of Hamilton’s Manager of Development Planning and the Ministry of Culture.

(ii) Written confirmation from the Hamilton Conservation Authority has been received indicating that the limits of the flood and erosion hazards associated with Tributary HC2-B of Hannon Creek have been accurately identified and that a feasible building envelope (including limit of grading works) is established outside of these hazard limits, to the satisfaction of the City of Hamilton’s Manager of Development Planning.

(iii) The completion of the requirements for the Trinity Church Corridor Class Environmental Assessment Study, to the satisfaction of the City of Hamilton’s General Manager of Public Works.
That 1610 and 1622 Rymal Road East have been merged on title to ensure that comprehensive development takes place, to the satisfaction of the City of Hamilton’s Manager of Development Planning.

That an Engineering Servicing Report assuring that the existing municipal services within the Rymal Road right-of-way have sufficient capacity to accommodate the development, to the satisfaction of the City of Hamilton’s Manager of Engineering Design and Construction.

That the proposed change in zoning is in conformity with the Hamilton-Wentworth Official Plan and the Hamilton Official Plan.

13.  Application to Amend Flamborough Zoning By-law 90-145-Z for Property Located at 1192 4th Concession Road West, (Flamborough) (PED08030) (Ward 14) (Item 6.7)

That approval be given to Zoning Application ZAR-07-066, Tim Boyko, owner, for a change in zoning from the Agricultural “A” Zone to the Agricultural “A-85” Zone, to permit a temporary “Garden Suite” for a period of not more than ten years, on the property located at 1192 4th Concession Road West, as shown on Appendix “A” to Report PED08030, on the following basis:

(a) That the Agricultural “A” Zone provisions, applicable to the subject lands, be amended in accordance with Section 39 of the Planning Act, R.S.O 1990, to add a “Garden Suite” as a permitted use for a maximum period of ten years.

(b) That the Draft By-law, attached as Appendix “B” to Report PED08030, which has been prepared in a form satisfactory to the City Solicitor, not be enacted by City Council until:

(i) The owner enters into an “Occupancy Agreement” with the City, which Agreement shall detail appropriate conditions regarding occupancy and duration of use related to the “Garden Suite”; to be prepared in a form satisfactory to the City Solicitor and the Director of Planning.

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

14.  Application for a Change in Zoning for the Properties Located at 40 and 46 Flamboro Street and 62 Barton Street (Flamborough) (PED08035) (Ward 15) (Item 6.8)

That approval be given to amended Zoning Application ZAC-06-94, Marcel and Angelina Leclerc, owners, for a change in zoning from the Neighbourhood Institutional
Zone within Zoning By-law No. 05-200 to the Medium Density Residential – Holding “R6-17(H)” Zone within Zoning By-law No. 90-145-Z, to permit future medium density residential uses; to recognize the location of the existing church for the purpose of future redevelopment; and, to recognize the existing single detached dwelling, on the properties located at 40 and 46 Flamboro Street and 62 Barton Street (Flamborough), as shown on Appendix “A” to Report PED08035, on the following basis:

(a) That the subject property be removed from Zoning By-law No. 05-200.

(b) That the subject property be zoned Medium Density Residential - Holding “R6-17(H)” Zone.

(c) That the ‘H’ Holding provision, may be removed by a further amendment to this By-law, at such time as the applicant has:

(i) Demonstrated that sufficient servicing capacity is available to the satisfaction of the Manager of Engineering Design and Construction;

(ii) Carried out an archaeological assessment and mitigated, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found to the satisfaction of the Manager of Development Planning and the Ministry of Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements. The archaeological assessment is not required prior to removal of the ‘H’ Holding provision for the reuse of the existing church building; and,

(iii) Submitted a signed Record of Site Condition (RSC) to the City of Hamilton and the Ministry of the Environment (MOE). This RSC must be to the satisfaction of the City of Hamilton, including an acknowledgement of receipt of the RSC by the MOE, and submission of the City of Hamilton’s current RSC administration fee. Submission of the Record of Site Condition is only required prior to removal of the ‘H’ Holding Provision for a residential reuse of the existing church building.

(d) That the draft By-laws, attached as Appendix “B” and Appendix “C” to Report PED08035, which have been prepared in a form satisfactory to the City Solicitor, and as amended by Committee on February 5, 2008, to permit the conversion of the existing church into seven dwelling units, without being subject to the “H” Holding provisions, and to permit a reduction in parking to 1.25 spaces per dwelling for these 7 units, be enacted by City Council.

(e) That the proposed changes in zoning are in conformity with the Hamilton-Wentworth Official Plan and the Flamborough Official Plan.
15. Application for a Draft Plan of Subdivision for Green Forest Estates Located in the Southeast Quadrant of the Westover Settlement Area (Flamborough) (PED08033) (Ward 14) (Item 6.9)

That approval be given to **Subdivision Application 25T-200702, by Baldin and Beltrame Construction Company Limited, owner**, to establish a draft plan of subdivision known as “Green Forest Estates”, on lands located in the southeast quadrant of the Westover Settlement Area on Part of Lot 31, Concession 5 (former Town of Flamborough) and known municipally as 1322 6th Concession Road West, as shown on Appendix “A” to Report PED08033, subject to the following:

(a) That this approval apply to the plan “Green Forest Estates”, prepared by Kenneth Youngs Engineering (2002) Inc., and certified by Dan McLaren, P. Eng, O.L.S., on January 20, 2007, showing twelve lots (Lots 1-12) for single detached dwellings, and one block (Block 13) for the widening of Westover Road, attached as Appendix “B” to Report PED08033, subject to the owner entering into a Standard Form Subdivision Agreement, as approved by City Council and with the Special Conditions attached as Appendix “C” to Report PED08033, and as amended by Committee on February 5, 2008, respecting the addition of specific financial securities in Conditions 12 and 13.

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

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

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

16. Applications for Approval of a Draft Plan of Subdivision, "Ardleigh Heights", and for a Change in Zoning for the Property Located at Part of Lot 8, Concession 7 (North Side of Stone Church Road East Between Upper Sherman Avenue and Rambo Street) (Hamilton) (PED08016) (Ward 7) Item 8.1)

(a) That approval be given to **Subdivision Application 25T-200708, by 1125920 Ontario Ltd., c/o Paul Silvestri, owner**, to establish a draft plan of subdivision known as “Ardleigh Heights”, on the property located at Part of Lot 8, Concession...
7 (north side of Stone Church Road East between Upper Sherman Avenue and Rambo Street) (Hamilton), as shown on Appendix “A” to Report PED08016, subject to the following conditions:

(i) That this approval apply to the Draft Plan of Subdivision “Ardleigh Heights”, 25T-200708, prepared by MTE Consultants Inc., and certified by Bryan Jacobs, O.L.S., dated August 15, 2007, showing 15 lots for single detached dwellings (Lots 1 to 15) and a public street shown as Ardleigh Street Extension, attached as Appendix “B” to Report PED08016, subject to the owner entering into a Standard Form Subdivision Agreement, as approved by City Council, and with the special conditions attached as Appendix “D” to Report PED08016, and as amended by Committee on February 5, 2008, respecting the requirement for double garages and for double driveways on Lots 1-12 inclusive;

(ii) Acknowledgement that there will be no City share for any municipal works associated with this development; and,

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

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

(b) That approval be given to Zoning Application ZAC-07-059, by 1125920 Ontario Ltd., c/o Paul Silvestri, owner, for a change in zoning on the westerly portion of the subject property from the “C” (Urban Protected Residential, Etc.) District to the “R-4” (Small Lot Single Family Dwelling) District, to permit 15 single detached dwellings on separate lots, for the property located at Part of Lot 8, Concession 7 (north side of Stone Church Road East between Upper Sherman Avenue and Rambo Street, Hamilton), as shown on Appendix “A” to Report PED08016, on the following basis:

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

(ii) That the draft By-law, attached as Appendix “C” to Report PED08016, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.

(iii) That the proposed change in zoning is in conformity with the Hamilton-Wentworth Official Plan and the Hamilton Official Plan.
17. Application for a Certificate of Approval (Waste Disposal / Processing / Transfer Station) Ministry of Environment Reference 4713-72FJAD, 217, 221 and 223 Lottridge Street and 103 Clinton Street (PED08012) (Ward 3) (Item 8.2)

That the Ministry of Environment Assessment and Approvals Branch of the Ontario Ministry of Environment be advised that should the Ministry approve the application CA-07-001, by B.I.Z. Mechanical Inc., Applicant, for a Certificate of Approval for a future waste disposal/processing and transfer facility to be located at 217, 221 and 223 Lottridge Street and 103 Clinton Street, Hamilton, as shown on Appendix “A” to Report PED08012, that the City of Hamilton requests the following to be undertaken:

(a) That the Certificate of Approval includes the following requirements:

   (i) That prior to receiving any waste materials, the proponent obtains site plan approval from the City’s Planning Division; obtains the necessary demolition permits for existing buildings to be removed and a building permit from the Building Services Division for the new facility; and completes construction of the proposed facility and all required site works; all to the satisfaction of the Director of Planning, Planning Division, City of Hamilton.

   (ii) That the proponent be required to provide financial assurance to cover final cleanup of the site, following the cessation of use.

   (iii) That the Certificate of Approval limits the maximum waste capacity to 500 tonnes received daily and limits the maximum daily stored waste capacity to 300 tonnes daily, at any one time, and the daily residual limit for final disposal at 200 tonnes daily.

   (iv) That the Certificate of Approval includes strict requirements for on site housekeeping practices to minimize dust generation, including an effective dust mitigation plan. Also, that site activities be controlled for any potential litter, noise and odour issues impacting the surrounding residential uses.

   (v) That the waste streams be limited to solid non-hazardous mixed waste from industrial, commercial, institutional and residential construction and demolition waste materials. That no putrescible waste, and no waste from rendering plant lagoons be accepted at this facility. That no other waste be accepted at this facility. That the incidental waste component accepted at this facility be limited to 2% or less of the waste received at the proposed facility.
(vi) That the waste accepted be limited to waste generated from the Province of Ontario.

(vii) That prior to receiving any waste materials at the facility the proponent obtains written approval from the Chief Fire Prevention Officer, Hamilton Fire Services, that the constructed facility is in compliance with Parts 3 and 4 of the Ontario Fire Code. That a Fire Safety Plan shall be prepared in accordance with Section 2.8 of the Fire Code that has been approved by the Chief Fire Official.

(viii) That the proponent be required to create on-site infrastructure including, but not limited to, a containment dyke and pumping system, to contain all fire suppression water, in the event of a fire on-site.

(ix) That the proponent implements spills prevention on site, and containment measures be included in the Certificate of Approval. That the contingency plans for spills on site and clean up procedures are covered under the Certificate of Approval, and that the City’s Spills number (905) 540-5188 is included in the company’s on-site Contingency Plan.

(x) That the proponents land area behind residential lots 81, 83, 85, 87, 89, 91 and 93 Clinton Street, and to the north of 162 Barnesdale Avenue North, be left in a natural state and be screened by fencing from the proposed facility.

(xi) That all truck access to the site be limited to Lottridge Street from a north direction only.

(xii) That a Ministry of Environment staff person be identified to the City as the contact for all issues and complaints regarding the subject property.

(b) That a copy of Report PED08012 be forwarded to the Environmental Assessment and Approvals Branch of the Ministry of Environment for their consideration.

(c) That the Environmental Assessment and Approvals Branch of the Ministry of Environment be requested to forward a copy of its final decision respecting the Certificate of Approval to the Clerk, City of Hamilton.

18. Needs Assessment Study – Proposed Pickering Airport (Airport Implementation Task Force Report 08-001) (Item 8.4)

(a) That the correspondence from the Honourable Lawrence Cannon, Minister of Transport, respecting the Needs Assessment Study for the proposed Pickering Airport (attached hereto as Appendix “A”), be received;
(b) That the Mayor be authorized and directed to send follow-up correspondence to the Minister of Transport with respect to the Needs Assessment Study for the proposed Pickering Airport, such correspondence to include the following:

(i) expressing the City’s opposition to the selection process
(ii) requesting reconsideration of the methodology of the process,
(iii) process should be more public and provide more opportunities for the City of Hamilton and other agencies, organizations and the public to participate;
(iv) requesting a review period after findings are complete
(v) timelines for the completion of various phases;

(c) That the M.P.’s and M.P.P.’s be invited to a future meeting of the Committee of the Whole for discussion of the proposed Pickering Airport issue.

19. **Appeal respecting 601 Second Road, by Paletta International – OMB Case Number 060735**

That the City Clerk advise the Hamilton Region Conservation Authority that a settlement of OMB Case No., PL060735, through a donation of lands suitable to the Authority, including the 12m x 12m daylight triangle at Second Road and Ridge Road to the satisfaction of the Director of Development Engineering, meets with the approval of City Council.

20. **Licencing By-law (Added Item)**

That the section of the Licensing By-law, 07-170, which requires that security cameras and GPS be installed in all taxis by May, 2008 be amended, and that this date be changed to November, 2008, to allow time for a full review of taxi shield installation, including a Public Meeting on the matter with the Taxi Industry.

21 **Business Case to Purchase Lands Along Airport Road Adjoining the John C. Munro/Hamilton international Airport (Airport Implementation Task Force Report 08-001) (Item 8.4)**

That Item 21 of the Economic Development and Planning Committee Report 08-003 respecting Business Case to Purchase Lands Along Airport Road Adjoining the John C. Munro/Hamilton international Airport be referred to a special Committee of the Whole meeting.
(a) That Option 1 – acquisition of all future land required for runway and airport expansion now (approximately 149 acres), as outlined in Business Case to Purchase Lands along Airport Road adjoining the John C. Munro/ Hamilton International Airport attached to Confidential Report PED07048(c)/FCS07042(c), be approved;

(b) That the requisite funding in the amount of $3 million be pre-approved for inclusion in the 2009 Capital Budget;

(c) That Report PED07048(c)/FCS07042(c), in its entirety, remain a confidential document.

FOR THE INFORMATION OF COUNCIL:

(a) CHANGES TO THE AGENDA (Item 1)

The Clerk advised of the following changes:

Item 6.1 Mike Tellerd, has advised that he cannot attend today.

Delegation request from John Ariens, PEIL and Myra James, respecting Item 5.3. added as Item 4.3.

Delegation request from Jasper Kujavsky/Lord Group, added as Item 4.4

The Agenda for the February 5, 2008, meeting of the Economic Development & Planning Committee was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 2)

Councillor Mitchell declared a conflict respecting Item 5.3, as he is the owner of the property concerned.

(c) APPROVAL OF MINUTES (Item 3)

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

(d) Ed Fothergill respecting Item 5.6, Demolition Permit – 100 Sherman Avenue South (PED08036) (Ward 3), requesting to speak in favour of the permit (Item 4.1)
On a Motion (McHattie/Clark), Committee agreed to hear Mr. Fothergill when Item 5.6 is being considered.

(e) Lisa Sheritt respecting Committee of Adjustment decision on 522 Book Road Ancaster, which has been appealed by City staff (Item 4.2)

On a Motion (Ferguson/Mitchell), Committee agreed to hear Ms. Sheritt at a future meeting when the report is before them.

(f) John Ariens, PEIL, and Myra James, respecting 1308 Guyatt Road (PED08031)

On a Motion (Clark/Person), Committee agreed to hear Mr. Ariens and Ms James, when Item 5.3 is being considered.

(g) Jasper Kujavsky/Lord Group respecting 2017 World’s Fair

On a Motion (Pearson/Clark), Committee agreed to hear the delegation today.

(h) Appeal of the City of Hamilton Committee of Adjustment Decision to Approve Severance Application GL/B-07:126 Dave Mitchell (Owner), 1308 Guyatt Road (Former Township of Glanbrook) (PED08031) (Ward 11) (Item 5.3)

Councillor Mitchell declared a conflict and left the room for the entire consideration of the matter. As requested by Committee, Alvin Chan gave an overview of the subject matter, and explained that the subject severance application is not in accord with any Provincial or City policies. For this reason, staff had recommended that the Committee of Adjustment refuse the application. Following the approval of the application by the Committee of Adjustment, City staff launched an appeal to the Ontario Municipal Board.

John Ariens, PEIL, the applicant’s agent, addressed Committee in support of the severance application, with the aid of a powerpoint presentation. He explained that Planning policies are subject to interpretation and that the subject application should be considered as the disposition of a surplus farm house.

Myra James, one of the applicants, addressed Committee in support of the severance application.
Committee discussed the matter in detail and had additional information supplied by the agent, the applicant, and staff.

Committee decided that it was necessary to go into Closed Session to hear legal advice relating to all aspects of the matter. Following advice from the Clerk, Committee decided to consider this matter later in the meeting with the scheduled Closed Session matter, under Item 12.1.

(i)  Demolition Permit – 100 Sherman Avenue South (PED08036) (Ward 3) (Item 5.6)

Committee discussed the matter and had additional information supplied by staff.

Ed Fothergill, the applicant’s agent, advised that he supported the staff report.

Councillor Whitehead advised that Councillor Morelli, the Ward Councillor, was in support of the application.

Committee approved the staff recommendation.

(j)  Mike Tellerd, M and M Tables (delegation approved by Committee in fall 2007) (Item 6.1)

Chair Whitehead noted that Mr. Tellerd was unable to attend today.

On a Motion (Pearson/Pasuta), Committee agreed to hear Mr. Tellerd at a future meeting.

(k)  Renaming of Malwood Drive to Stoneglen Way (Glanbrook) (PED08040) (Ward 11) (Item 6.2)

A Public Meeting was held.

Chair Whitehead advised that the next three applications are City initiatives for street name changes, and have been advertised in the local newspapers, in line with normal practice.

Paul Toffoletti was present to assist Committee.

No members of the public came forward to address Committee on the matter.
Committee approved the staff report.

(I) Renaming of the West Leg of Monza Drive to Vancouver Lane (Stoney Creek) (PED08039) (Ward 11) (Item 6.3)

A Public Meeting was held.

Chair Whitehead advised that the subject application is a City Initiative for a street name change, and has been advertised in the local newspapers, in line with normal practice.

Paul Toffoletti was present to assist Committee.

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

Committee approved the staff report.

(p) Renaming of the South Leg of Falcon Road to Halifax Street (Stoney Creek) (PED08038) (Ward 11) (Item 6.4)

A Public Meeting was held.

Chair Whitehead advised that the application is a City Initiative for a street name change, and has been advertised in the local newspapers, in line with normal practice.

Paul Toffoletti was present to assist Committee.

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

Committee approved the staff report.

(n) Application for Approval of a Draft Plan of Condominium (Common Elements Condominium) for a Portion of Lands Located on Block 8, Registered Plan 62M-1093, Hamilton (PED08008) (Ward 7) (Item 6.5)

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 approval authority gives or refuses to give approval to the draft plan of condominium, 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 in respect of the proposed plan of condominium before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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.

Jason Thompson was present to assist Committee with the report.

Al Frisina, the applicant, advised Committee that he was satisfied with the staff recommendation.

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

Committee approved the staff recommendation.

(o) Application for a Change in Zoning for the Properties Located at 1610 and 1622 Rymal Road East (Hamilton) (PED08011) (Ward 6) (Item 6.6)

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.
Danielle Fama was present to assist Committee with the report.

John Ariens, the applicant’s agent, advised Committee that he was satisfied with the staff recommendation.

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

Councillor McHattie asked if the possibility existed for a mixed use development on the site. Staff explained that the site was adjacent to industrial, and not considered suitable for mixed use. Councillor McHattie asked that staff give consideration to mixed use development wherever possible, particularly along major corridors such as Rymal Road.

Councillor Pearson confirmed that Councillor Jackson, the Ward Councillor, was in favour of the application.

Committee approved the staff recommendation

**Application to Amend Flamborough Zoning By-law 90-145-Z for Property Located at 1192 4th Concession Road West, (Flamborough) (PED08030) (Ward 14) (Item 6.7)**

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.

Daniel Barnett was present to assist Committee.

Mrs. Boyko, the applicant, advised Committee that she supported the staff recommendation.
No members of the public came forward to address Committee.

Committee approved the staff recommendation.

(q) Application for a Change in Zoning for the Properties Located at 40 and 46 Flamboro Street and 62 Barton Street (Flamborough) (PED08035) (Ward 15) (Item 6.8)

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.

Greg Macdonald outlined the application with the aid of a powerpoint presentation. He explained that the application complied with all relevant policies and allows the potential re-use of an historic building.

Mr. Macdonald noted that several concerns had been raised by area residents, and a petition had also been submitted. Concerns from the residents included traffic, parking, drainage and noise. Mr. Macdonald explained that the Traffic Department has no concerns at this stage, and that these detailed matters will be addressed at the Site Plan Application Stage.

James Webb addressed Committee in support of the application, on behalf of Marcel LeClerc, the applicant. Mr. Webb requested two changes to the staff recommendations:

- to withdraw the “H” Holding from the existing church building to allow for seven residential units, as there is capacity in the Grindstone Creek sewer for this
- to allow a reduction in parking to 1.25 spaces for each of the seven units within the church.
Staff advised that the proposed amendments were satisfactory.

Charles Smith, 41 Flamboro Street, addressed Committee. Mr. Smith explained that while he was not against the development of the site, he had concerns about the existing traffic problems on Barton Street, the number of trees which may be lost, the location of future driveway access to the site and the potential demolition of the former church manse.

Committee discussed the issues raised by Mr. Smith, and how these details could be addressed at the Site Plan Stage, with input from the neighbours.

Mr. Webb offered to notify the Ward Councillor at the Site Plan Stage, when Councillor McCarthy would decide on the next stages of neighbourhood involvement.

On a Motion (Pearson/Pasuta), Committee approved the two amendments requested by Mr. Webb.

On a Motion (Pearson/McHattie), Committee approved the recommendation as amended.

(r) Application for a Draft Plan of Subdivision for Green Forest Estates Located in the Southeast Quadrant of the Westover Settlement Area (Flamborough) (PED08033) (Ward 14) (Item 6.9)

A Public Meeting was held.

Chair Whitehead advised that an added submission from Jean and John Ferrier had been distributed.

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 approval authority gives or refuses to give approval to the draft plan of subdivision, 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 in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of
Cam Thomas outlined the report to Committee, with the aid of a powerpoint presentation. He noted that a number of letters of concern had been received from area residents, highlighting issues of water quality and quantity, drainage, need for filling of the property, impact on quality of life, size of lots and work on the site prior to approvals.

Mr. Thomas advised that the applicant had provided a hydro-geological study to support the development, and that this study had been peer-reviewed, that an archaeological study had been approved by the Province and that there would be no impact on the ESA or the wetland to the south.

Committee asked questions respecting the application, including the impact on the ESA, source water protection and surrounding land uses.

Staff confirmed that there would be a warning clause in the subdivision agreement respecting the proximity of the nearby chicken farm, that the proposal was within the Westover Settlement Area, that the site had been zoned for residential since at least 1990, and that the MDS formulae did not apply to the site.

Councillor Pasuta expressed concerns respecting the level and degree of filling which had been taking place on the property, the destruction of trees and the fact that concerns raised by the residents and by him had not been responded to by City staff.

Councillor Pasuta expressed concerns about the potential house sizes and the amount of water they would use, and asked who would be responsible if the residents lost their water supply or the quality of the supply was reduced.

Staff responded that the subdivision conditions addressed these issues and that the applicant would need to conduct monitoring of the water situation, but that actual liability was a difficult issue to address.

Tony Sergi explained that through the subdivision conditions, staff aim to deal with mitigation ahead of time, and that there may already be houses in the area depending on cisterns, even where there is no development occurring, as well as homes where water treatment systems are in use.

Brian Duxbury, agent for the applicant, addressed Committee in support of the proposed subdivision, and provided an overview of the planning situation and the subject proposal. He noted that his client was proposing twelve lots on a 28 acre parcel, intended to naturalize the rear of the lots, would provide cisterns for all
the homes and had presented a hydro geological study which indicated that there would be no adverse impact on the existing water situation in Westover.

Mr. Duxbury also noted that he had told his client to stop the filling and tree removal at the site.

Kenneth H. Mills, 1340 Concession 6 West, addressed the Committee as an area resident since 1959, and a neighbour to the subject site. Mr. Mills expressed concerns respecting the subject development proposal, including, but not limited to, the following:

- how much fill is needed to get up to the required grade
- what arrangements are proposed to take excess water from the site, will swale go down his east lot line or will water go elsewhere, future maintenance of swale
- how much water will the new houses use, concern about drilling and use of 12 new wells in a line, just 126 feet apart, concern about septic systems
- question about size/length of lots – is this practical
- concern about 10’ widening on Westover Road, will existing residents be asked for a widening, will road be widened?
- Concern about large amounts of fill brought onto site, 10 trucks worked for 3 days

Mr. Sergi offered to talk with Mr. Mills about the swale and waterflows, and explained that the 10 foot widening on Westover Road is a requirement of the Official Plan, for a future widening.

Mike Benallik, 1084 Westover Road, addressed Committee and expressed his concerns, including, but not limited to, the following:
- concerns respecting drainage from the site, how the swale would operate, how it would be maintained
- amount of water to be used by new homes, potential impact on existing supply
- widening of road will lead to cutting of existing trees

Mr. Sergi explained that the road widening would be taken for a future use, and no widening was proposed now. He noted that a drainage swale would be required to be maintained, and should not be blocked.

Danielle Tenny, 1060 Westover Road, addressed Committee and expressed her concerns, including, but not limited to, the following:
- her lot directly adjacent to proposed Lot 1, which dog-legs behind her lot, concern it could obstruct her view
- where will new homes actually be located
- concern about cramming too many lots in, maybe 2 houses might work
- concern about potential tree loss
- concern that existing residents being ignored, lack of time to review staff report

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- concern about amount and depth of fill on site, shocked that filling took place ahead of site approvals
- concern that test wells may not reflect actual situation
- concern about her own water supply, she has a pool, question about the future water supply, concern about number of new houses.

Ivan Sweers, 1313 Concession 6 West, addressed Committee and explained his concerns, including, but not limited to, the following:
- concern about his water supply, test wells and a study not the same as actual construction of 12 houses
- who will be responsible if his water supply disappears, who will pay, is there a written guarantee?

Chair Whitehead asked staff to prepare a written summary for residents, respecting future water supply and responsibility issues.

Mr. Sergi explained that securities could be added to conditions 12 and 13, during the 5 year monitoring period.

Mike Francis, 1296 6th Concession Road West, addressed Committee, and expressed his concerns, including, but not limited to, the following:
- when was site rezoned from A to R2(H)?
- only received report yesterday, wants copies of all studies for the site, to allow his own review, needs certainty here
- concern about filling of site, tree removal, barn removal
- significant run-off from drumlins, run-off includes water from chicken operation, does not want this through his property
- where will houses be located
- concern for potential loss of privacy
- need guarantee that if water runs out, someone will pay for installation and ongoing filling of cistern.

Barbara Vos, 1281 Westover Road, addressed Committee and noted her concerns about the future of the water supply, run-off from the drumlins and the size of the development.

Councillor Pasuta expressed his concerns that, as the applicant has ignored the City so far, on the filling and tree removal issues, what will happen in the future.

Chair Whitehead suggested that staff should respond off-line, to the questions raised by the residents respecting:
- when rezoning took place
- when staff report provided to residents
- grading and filling of site
- use of cisterns.
Jason Thompson explained that the site had been included as part of the Westover Settlement Area in 1988, and zoned as future residential in 1990.

Committee discussed the matters raised by the residents and had information supplied by staff.

Councillor Clark requested that staff report back to Committee respecting the Clean Water Act and how this meshed with and affected the planning process. Chair Whitehead confirmed that this was direction to staff.

On a Motion (Pasuta/Clark), Conditions 12 and 13 were amended to include the requirement for specific financial securities.

Committee agreed that there would be no street lights at this time.

On a Motion (Clark/Pearson), the Recommendation, as amended, was carried.

Councillors Pasuta and McHattie requested that their opposition be recorded.

(s) Scott Snider respecting property owned by Paletta International at Second Road East/Ridge Road.(delegation approved by Committee, January 15, 2007) (Item 6.10)

Mr. Snider provided background information respecting the subject property and application, and OMB Hearing, with reference to a document which had been distributed to Committee members. He explained that the property was traversed by the Stoney Creek, and that each half could be used as a speciality crop farm. Mr. Snider proposed that the OMB Hearing could be settled, by the applicant’s dedication of the escarpment face and the creek, to the Hamilton Conservation Authority. He suggested that this solution was in the public interest, and that Paletta would agree also to dedicate a daylight triangle, as requested.

Martin Killian, representing the Niagara Escarpment Commission, addressed Committee and spoke to the Commission’s position on the matter. He explained the NEC policy framework and that the Commission and the landowner had not directly discussed the subject proposal. Mr. Killian confirmed that the NEC is the decision making authority and has concerns about land-use issues which are not addressed by a public land donation.

Committee discussed the matter and had further information supplied by Mr. Killian.

Committee agreed that they would go into Closed Session later in the meeting, to receive advice from City Legal staff respecting the entire issue.
Committee received both delegations and Chair Whitehead thanked the delegations for their presentations.

(t) Jasper Kujavsky and Lord Group respecting the 2017 World’s Fair

The delegation addressed Committee and provided an outline of their suggestion for a potential City bid for the 2017 World’s Fair. A handout from the Lord Group was distributed to Committee members. Barry Lord explained that the award of the 2017 World’s Fair to Hamilton would lead to a significant, beneficial transformation for the City.

Chair Whitehead noted that, on January 30, 2008, Council had referred the request from the Group to the General Manager of Planning, for a report back to Committee.

On a Motion (Pearson/Bratina), Committee received the presentation. Chair Whitehead thanked the group for attending today.

Council lifted Item (u) to become Item 21 and referred it to a special Committee of the Whole meeting.

(u) Airport Implementation Task Force Report 08-001 (Item 8.4)

Committee considered the subject report and approved Recommendation (1)

On A Motion (Clark/Ferguson) Committee referred Recommendation (2) of the Task Force report to Council, for deliberation as follows;

Business Case to Purchase Lands along Airport Road Adjoining the John C. Munro/Hamilton International Airport (PED07048(c)/FCS07042(c)) (Item 7.2)

(a) That Option 1 – acquisition of all future land required for runway and airport expansion now (approximately 149 acres), as outlined in Business Case to Purchase Lands along Airport Road adjoining the John C. Munro/Hamilton International Airport attached to Confidential Report PED07048(c)/FCS07042(c), be approved;

(b) That the requisite funding in the amount of $3 million be pre-approved for inclusion in the 2009 Capital Budget;
(c) That Report PED07048(c)/FCS07042(c), in its entirety, remain a confidential document.

Councillor McHattie requested that his opposition to the referral be recorded.

At 2:30 p.m., Committee recessed for a brief lunch break.

At 2:45 p.m., Committee reconvened.

At 2.46pm, Committee passed the following Motion;

(Pearson/Mitchell)

That Committee move into Closed Session pursuant to Section 8.1, Sub-section (e) of the City’s Procedural By-law 03-301, and Section 239 of the Ontario Municipal Act, to consider a matter relating to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, respecting property at Second Road East/Ridge Road

and pursuant to Section 8.1, Sub-section (e) and (f) of the City’s Procedural By-law 03-301, and Section 239 of the Ontario Municipal Act, to consider a matter relating to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, and the receiving of advice that is subject to Solicitor-client privilege, including communications necessary for that purpose, respecting property at 1308 Guyatt Road

Councillor Mitchell left the room.

At 3.45pm, Committee reconvened in Open Session.

(v) Appeal of the City of Hamilton Committee of Adjustment Decision to Approve Severance Application GL/B-07:126 Dave Mitchell (Owner), 1308 Guyatt Road (Former Township of Glanbrook) (PED08031) (Ward 11) (Item 5.3)

Chair Whitehead noted that staff direction had been provided, during the closed session consideration of the subject.

A Motion (Clark/McHattie) to approve the staff recommendation on the subject item was placed on the floor.
Peter Barkwell suggested that the use of outside legal counsel would be appropriate for the subject appeal, and this amendment was approved. The Motion, as amended, was then passed.

Councillor Mitchell returned to the room.

(w) Property owned by Paletta International at Second Road East/Ridge Road. (Item 6.10)

Committee passed a Recommendation on this item.

(x) Applications for Approval of a Draft Plan of Subdivision, "Ardleigh Heights", and for a Change in Zoning for the Property Located at Part of Lot 8, Concession 7 (North Side of Stone Church Road East Between Upper Sherman Avenue and Rambo Street) (Hamilton) (PED08016) (Ward 7) Item 8.1)

Councillor Duvall provided an update and advised that since the last meeting, discussions had been held between the parties, in an attempt to address the outstanding issues.

Greg Macdonald advised that the applicants have made modifications to the plan to permit each house on Lots 1-12 on the extension of Ardleigh to have a double car garage and double driveway. This should alleviate on-street parking concerns raised at the last meeting. Mr. Macdonald explained that the plan would be revised to show this, that the relevant condition would be amended and that no other changes are proposed.

Mr. McCabe noted that it was necessary to address the by-law requirement that not less than 50% of the front yard should be landscaped. He said that if the final plan was available before Council, the conditions in the by-law could be amended, otherwise a variance would be required later.

On a Motion (Duvall/McHattie), Committee approved an amendment to require that Lots 1-12 inclusive have double garages and double driveways.

Committee then approved the staff recommendation, as amended.
Chair Whitehead advised that the Ward Councillor, Councillor Morelli, had been consulted on the matter and was satisfied with the staff recommendation.

On a Motion (Clark/Pearson), Committee approved an amendment to the recommendation to prohibit the acceptance of putrescible waste, and sludge from rendering plant lagoons.

Committee then approved the recommendation, as amended.

(z) Minimum Property Standards for the Maintenance of Heritage Attributes of Designated Heritage Properties Under Parts IV and V of the Ontario Heritage Act (PED07239) (City Wide) (Item 8.3)

Councillor McHattie gave a brief overview of the matter, and the following was approved, on a Motion (McHattie/Clark):

That the matter of Minimum Property Standards for the Maintenance of Heritage Attributes of Designated Heritage Properties Under Parts IV and V of the Ontario Heritage Act, as outlined in PED07239, and previously considered by Economic Development and Planning Committee on September 4, 2007, be referred to staff with direction to obtain input and comment from the owners of designated buildings respecting the proposed amendments to the Property Standards By-law; and to report back thereafter to the Economic Development and Planning Committee, on whether to move forward with an amending by-law, or other suitable policies.

(bb) Motions (Item 9)

None

(cc) Notice of Motion (Item 10)

(i) Placement of Cell Phone Towers

Councillor Duvall read his Notice of Motion

(ii) 112 King Street East (former Royal Connaught Hotel)

Councillor Bratina read his Notice of Motion

(dd) General Information (Item 11)
(i) **Problems relating to the keeping of large numbers of pigeons and doves at 94 Emerald Street North** (from Outstanding Business List, due February 5, 2009) (No copy) (Item 11.1)

Marty Hazell addressed Committee on the matter.

By Motion (Pearson/Ferguson), Committee removed the item from the Outstanding Business List.

(ii) **Staff interpretation of OMB decision respecting Springbrook Avenue Ancaster, cost of sewers** (from Outstanding Business List, due February 5, 2009) (no copy) (Item 11.2)

Tony Sergi addressed Committee on this matter, and noted that he was in discussions with the developers involved, including the items of indexing the costs and how homeowners who severed would be assessed for their costs.

On a Motion (Ferguson/Pearson), Committee approved the following:

(a) That the existing residents who wish to connect to the sewer be charged a lump sum of $5,000.00, indexed in 2009 and beyond to the CPI;

(b) Should an existing resident sever his or her property, they will be subject to the full costs of the connection to the sewer;

(c) And that the subject item be removed from the Outstanding Business List.

(iii) **News from the General Manager (no copy)** (Item 11.3)

Tim McCabe updated Committee on a number of items. He noted that 143 mobile sign permits had now been processed, that work on the provision of infrastructure had commenced at the Heritage Green Development, and that the Operational Review of Building Services had been completed.

Chair Whitehead noted that today’s meeting had been very lengthy, and asked whether Committee wished to ask staff for options around meeting weekly. Councillor Pearson disagreed with the option. There was no further discussion.
(ee) Taxi Shields (Added Item)

Chair Whitehead advised Committee that staff wished to speak briefly on this item, which had been referred to Planning staff by Council, for a written report.

Marty Hazell explained that following the recent incidents of violence against taxi drivers, the drivers had submitted a petition requesting the installation of shields between drivers and passengers. He noted that the Licensing By-law requires the provision of cameras and GPS in taxis, by May 28, 2008. Mr. Hazell explained that it would be appropriate to extend this date for 6 months, while staff and the taxi industry reviewed the matter of shields, and then made appropriate recommendations to Committee. Mr. Hazell proposed that a special public meeting be held for this issue.

Committee approved the recommendation suggested by staff.

(ff) ADJOURNMENT (Item 13)

There being no further business, the Economic Development and Planning Committee adjourned at 4:15 p.m.

Respectfully submitted,

Terry Whitehead, Chair
Economic Development and Planning Committee

Alexandra Rawlings, Co-ordinator
Economic Development and Planning Committee
February 5, 2008