



Planning and Economic Development Committee
REPORT 06-003
February 21, 2006
9:30 a.m.
Council Chambers
Hamilton City Hall

Present: Chair M. Pearson
1st Vice-Chair D. Mitchell
2nd Vice-Chair B. Bratina,
Councillors: S. Merulla, B. McHattie, T. Whitehead,
B. Kelly

Also Present: Councillor T. Jackson

Absent: Councillor M. Ferguson – illness

Staff Present: G. Peace, City Manager
J. Rinaldo, General Manager, Finance and Corporate
Services
L. Coveyduck, General Manager - Planning and
Development
T. McCabe, P. Mallard, T. Sergi, C. Thomas, G. Macdonald,
P. Moore, R. Lee, D. Cuming - Planning and Development
N. Everson, C. Reid – Economic Development
D. Fisher – Legal
R. Marini, G. Moodie, J. Goodram, H. Milsome – Downtown
Renewal
M. Hazell - Parking
A. Rawlings – City Clerk's Office

**THE PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE PRESENTS
REPORT 06-003 AND RESPECTFULLY RECOMMENDS:**

**AT THEIR MEETING OF MARCH 1, 2006, COUNCIL AMENDED THE REPORT WITH
REGARD TO ITEM 2 AND THE WITH REGARD TO THE LIFTING OF ITEM f)**

Council – March 1, 2006

**FROM THE INFORMATION SECTION AND ADDING IT TO THE REPORT AS
ITEM 21, AS SHOWN BELOW;**

1. **Stoney Creek Business Improvement Area (B.I.A.) Expansion of Boundaries (PED06062) (Ward 9) (Item 5.1)**
 - a) That the Stoney Creek B.I.A. boundaries be expanded as identified in Appendix 'A' to Report PED06062.
 - b) That the City Clerk's Division be authorized and directed to circulate the existing and proposed expansion areas with the notice of intent to amend the designating by-law in accordance with Sections 209, 210, 212 and 213 of the Municipal Act.
 - c) That the City Solicitor be authorized and directed to prepare the necessary amending by-law.

AT THEIR MEETING OF MARCH 1, 2006, COUNCIL AMENDED THE REPORT WITH REGARD TO THE REMOVAL AND REPLACEMENT OF RECOMMENDATION (a) IN ITEM 2, AS FOLLOWS;**2. Demolition Permit – 260 King Street East (PED06054) (Ward 2) (Item 5.2)**

That the Director of Building and Licensing be authorized and directed to issue a demolition permit for 260 King Street East 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:

That subsection (a) be removed in its entirety and replaced with:

- (a) That in recognition that significant Federal and Provincial funding are in place for this project that a demolition permit be issued, prior to the applicant receiving a building permit;
- ~~(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 \$340,000 (\$20,000 for each of the seventeen dwelling units of the existing building that were demolished);

- (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 Director of Building and Licensing 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.

3. Demolition Permit – 12 Beland Avenue North (PED06055) (Ward 4) (Item 5.3)

That the Director of Building and Licensing be authorized and directed to issue a demolition permit for 12 Beland Avenue North in accordance with By-Law 74-290 pursuant to Section 33 of The Planning Act as amended.

4. Heritage Permit Application (HP2006-002) Under Part V of the Ontario Heritage Act to Permit Construction of a Two-Storey Residence Within the Hamilton Beach Heritage Conservation District, 1038 Beach Boulevard, in the City of Hamilton (PED06048) (Ward 5) (Item 5.4)

That Heritage Permit (HP2006-002) be approved for the construction of a detached two-storey residence at 1038 Beach Boulevard, Hamilton, in accordance with the submitted drawings accompanying the permit application, attached as Appendix A to Report PED06048, subject to final detailing of colours, doors, windows and garage doors being submitted to the Hamilton LACAC (Municipal Heritage Committee) and City heritage staff for approval prior to construction.

5. Surplus Hamilton-Wentworth District School Board Lands – Part of Vern Ames School, 205 Berko Avenue, Hamilton (PED06059) (Ward 7) (Item 5.5)

That the Real Estate Section of the Development and Real Estate Division be authorized and directed to advise the Hamilton-Wentworth District School Board that the City of Hamilton has no interest in acquiring the lands composed of Part 1 that forms Part of Lot 7 on Concession 6, in the former Township of Barton, municipally known as part of 205 Berko Avenue, as shown on Appendix “A” to Report PED06059.

6. Tree Removal and Replacement, 383 Main Street East (Hamilton) (PED06057) (Ward 3) (Item 5.7)

That the removal and replacement of one Municipal street tree along the east side of Emerald Street South be approved, and that all costs associated with the removal and replacement of the tree by City staff, determined to be \$522.40, including applicable taxes, be at the sole expense of the owner of the lands, known as 383 Main Street East, attached as Appendix "A" to Report PED06057.

7. Appointment of Municipal Law Enforcement Officers under By-law No. 01-084 being a By-law to Appoint Municipal Law Enforcement Officers (PED06047) (City Wide) (Item 5.8)

- (a) That the following persons be appointed as Municipal Law Enforcement Officers, pursuant to Section 15(1) of the Police Services Act, R.S.O. 1990, Chapter P.15:

"Marlene Loretta St. Louis
Ann Theresa Jordan
Marc Guilbeault
James Robert Pearson
Darren Charles Scott
John Derrick Snowdy
Matthew Agapit Tait Clermont
Magdalena Luchter-Chelminska
Andrew Pilakowski
Brenda Dawson"

- (b) That the following entries in Schedule "A" of City of Hamilton By-law No. 01-084, be deleted, namely:

"Scott Robert McLeod Ian MacDonald Kashif Khan Cindy Cannon Janice Stewart John McCaffrey Peter Ilic Christine Fullarton Marshall Baker	Hugh Campbell Wayne Lockhart John O'Brien Joe Mathieson Jim Wilson Dean Vandermeulen Barb Maher John Vollmer John McManus"	Rosalee Frederick David Vanamm Wayne DiLabbio George Babcock Brian Lanto Art Dubois Norman Wamsley Shaun Stanley
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- (c) That a by-law to amend By-law No. 01-084 accordingly, in the form attached hereto as Appendix "A" to Report PED06047, be passed and enacted.

8. Advisory Committee Minutes – For Information

That the Minutes of Hamilton LACAC (Municipal Heritage Committee) dated December 15, 2005 be received.

9. Application for a Modification in Zoning for the Property Located at 880 South Service Road (Stoney Creek) (PED06053) (Ward 11) (Item 6.1)

That approval be given to **Zoning Application ZAR-05-115, by Battlefield Equipment, owner**, for a modification to the existing Prestige Industrial "MT" Zone, to permit an existing industrial garage with addition, for the property located at 880 South Service Road (Stoney Creek), as shown on Appendix "A" to Report PED06053, on the following basis:

- (a) That the draft By-law, attached as Appendix "B" to Report PED06053, 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 "A", Map No. 2, of Zoning By-law No. 3692-92.
- (c) That the proposed change in zoning is in conformity with the Hamilton-Wentworth Official Plan and the Official Plan of the City of Stoney Creek.

10. Application to Amend Township of Glanbrook Zoning By-law No. 464 for Lands Located at 3087 Highway No. 56 (Glanbrook) (PED06049) (Ward 11) (Item 6.2)

That approval be given to **Zoning Application ZAC-05-113, by Dr. Richard Johnson, Applicant**, for a change in zoning from the Existing Residential "ER" Zone to a modified General Commercial "C3-210" Zone in order to permit a Veterinary Service Establishment with no outside runs, for the lands located at 3087 Highway No. 56 (Glanbrook), as shown on Appendix "A" to Report PED06049, on the following basis:

- (a) That the draft By-law, attached as Appendix “E” to Report PED06049, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.
- (b) That the proposed change in zoning conforms to the Hamilton-Wentworth Official Plan and the Township of Glanbrook Official Plan.

11. Applications for a Draft Plan of Subdivision Approval and for a Change in Zoning for Lands Located Within Part of Lot 51, Concession 3 (Ancaster) (PED06052) (Ward 12) (Item 6.3)

- (a) That approval be given to **Subdivision Application 25T-200501, Landmart Realty Corp., owner**, to establish a draft plan of subdivision to create 139 lots for single detached dwellings, 1 block for block or stacked townhouse dwellings, and 8 blocks for future single detached dwellings, on lands located within Part of Lot 51, Concession 3, as shown on Appendix “B” to Report PED06052, subject to the execution of a City standard form Subdivision Agreement, including the conditions contained in Appendix “D” to Report PED06052, and the following:
 - (i) Acknowledgement by the City of Hamilton of its responsibilities for cost sharing with respect to this development for the following items:
 - 1. The cost of oversizing the watermain, the extra width asphalt pavement and extra depth asphalt on Street “A”;
 - 2. The recreational trail through the Hydro One corridor, where possible, for the length of the subject lands; and,
 - (ii) Acknowledgement by the City of Hamilton that there is no requirement for parkland dedication in this phase of development as a result of the over-dedication within Phase 8 of the owner’s lands, and that the remaining over-dedication of 0.16 hectares of parkland will be applied as a credit towards the next phase of development by the owner,

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

- (b) That approval be given to **Zoning Application ZAC-05-20, Landmart Realty Corp., owner**, for a change in zoning from the Agricultural “A” Zone and the Residential, Holding “R5-525 (H)” Zone to the Residential “R4” Zone, Modified, the Residential “R5” Zone, Modified, and the Residential Multiple “RM4” Zone, Modified, in order to permit the use of the subject lands for 139 lots for single detached dwellings, 1 block for block or stacked townhouse dwellings, and 8 blocks for future single detached dwellings, on lands located within Part of Lot

51, Concession 3, as shown on Appendix "A" to Report PED06052, on the following basis:

- (i) That Block 1 be rezoned from the Agricultural "A" Zone to the Residential "R4-519" Zone.
- (ii) That Block 2 be rezoned from the Agricultural "A" Zone to the Residential Multiple, Holding "RM4-527(H)" Zone.
- (iii) That Block 3 be rezoned from the Residential, Holding "R5-525(H)" Zone to the Residential, Holding "R4-519 (H)" Zone.
- (iv) That Block 4 be rezoned from the Agricultural "A" Zone to the Residential, Holding "R5-525 (H)" Zone.
- (v) That the Holding 'H' symbols applied to the subject lands under Section 36 of the Planning Act, not be removed until such time as the lands have been merged with adjacent lands to allow for a comprehensive development to occur.
- (vi) That the draft By-law, attached as Appendix "C" to Report PED06052, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.
- (vii) That the proposed changes in zoning are in conformity with the Hamilton-Wentworth Official Plan and the Official Plan for Ancaster.
- (viii) That upon satisfying the condition of the 'H' symbol(s) and submitting the required fee, the Director of Development and Real Estate be authorized and directed to give the prescribed notice in accordance with the provisions of the Planning Act, and to prepare a By-law, in a form satisfactory to the City Solicitor, to remove the 'H' symbol(s) for presentation to City Council.

12. Prohibition of Use of Land Without the Availability of Adequate Services (PED06050) (City Wide) (Item 6.4)

That approval be given to City Initiative CI-05-I to amend the Town of Ancaster, Town of Dundas, Town of Flamborough, Township of Glanbrook, City of Hamilton, City of Stoney Creek and the Hamilton Downtown Zoning By-laws, respecting the incorporation of regulations to prohibit the use of land, or the erection or use of buildings and structures thereon, without the provision of adequate services, on the following basis:

- (a) That the draft By-law, attached as Appendix "A" to Report PED06050, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.
- (b) That the proposed regulation is in conformity with the Hamilton-Wentworth Official Plan and the Town of Ancaster, Town of Dundas, Town of Flamborough, Township of Glanbrook, City of Hamilton, and City of Stoney Creek Official Plans.

13. Hamilton Downtown Residential Loan Program (PED06056) (Ward 2) (Item 7.1)

- (a) That a conditional loan commitment, as outlined in Appendix 'A' to Report PED06056 be issued for fourteen (14) development projects within the terms and conditions of the Hamilton Downtown Residential Loan Program and described within the Analysis/Rationale section of Report PED06056:
 - (i) 66, 68 King Street East
 - (ii) 4, 8, 14 Forest Avenue and James Street
 - (iii) 212 King William Street
 - (iv) 92 – 112 King Street East
 - (v) 132 Main Street West
 - (vi) 221 York Boulevard
 - (vii) 189 King William Street
 - (viii) 245 King Street East
 - (ix) 260 King Street East
 - (x) 53 King Street East
 - (xi) 12 Ferguson Avenue
 - (xii) 119 King Street East
 - (xiii) 267 King Street East
 - (xiv) 275 King Street East
- (b) That Council authorize loan commitments under the Hamilton Downtown Residential loan program to exceed the \$20,000,000 maximum to \$26,000,000 provided total monies lent do not exceed \$20 million at any one time.
- (c) That the General Manager of the Planning and Economic Development Department be authorized and directed to amend loan agreements provided that the terms and conditions of the Hamilton Downtown Residential Loan Program as approved by City Council are maintained.
- (d) All projects receiving City loans in excess of \$1 million will be required to submit a quantity survey by a City approved quantity surveyor prior to each loan advance to the satisfaction of the General Manager of Finance and Corporate Services.

14. Request for a School Crossing Guard at the Intersection of Currie and Beaconsfield Streets (PED06051) (Ward 6) (Item 8.2)

That a School Crossing Guard be assigned to the intersection of Currie and Beaconsfield Streets.

15. Main Street Housing Loan and Grant Program (PED06044) (Wards 1, 2, 3, 4, 6, 7, 9, 11, 12, 13 & 15) (Item 8.3)

- a) That the Program Description and Terms for the Main Street Housing Loan and Grant Program attached as Appendix 'A' to Report PED06044 be approved;
- b) That the Main Street Housing Loan and Grant Program be funded from Account Number 102048;
- c) That staff be authorized and directed to prepare and process the necessary amendments to the respective Community Improvement Plans and hold necessary Public Meetings under the Planning Act to fully implement the Main Street Housing Loan and Grant Program in the following Community Improvement Project Areas:

- Ancaster Village Core
- Binbrook Village Core
- Barton Village Business Improvement Area.
- Concession Street Business Improvement Area
- Downtown Dundas
- Main Street West Business Improvement Area
- Ottawa Street Business Improvement Area
- Downtown Stoney Creek
- Downtown Waterdown
- Westdale Village B.I.A.

- d) That consideration be given to the development of a programme of housing loans and grant provision for main commercial arteries within the City, to assist in the delivery of the GRIDS initiative.

16. Applications for a Draft Plan of Subdivision and Zoning By-law Amendment for Lands Located in the Southwest Quadrant of the Westover Settlement Area (Flamborough) (PED06034) (Ward 14) (Item 8.4)

(a) That approval be given to **amended Subdivision Application 25T-89001, by Gary Aikema, owner**, to establish a draft plan of subdivision to create seven lots for single detached dwellings, on lands located on Part of Lot 30, Concession 5 (former Town of Flamborough), as shown on Appendix "A" to Report PED06034, subject to the execution of a City standard form Subdivision Agreement, including the conditions contained in Appendix "C" to Report PED06034, and the following:

- (i) Acknowledgement that there will be no City share for any municipal works related to this development.
- (ii) That payment of Cash-in-Lieu of parkland will be required for the development, 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 the Building Permit.

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

(b) That approval be given to **amended Zoning Application ZAR-05-117, Gary Aikema, owner**, for a change in zoning from the Settlement Residential Holding "R2(H)" Zone to the Settlement Residential "R2-28" Zone to permit the development of six lots for single detached dwellings on Block 1, from the Settlement Residential Holding "R2(H)" Zone to the Settlement Residential "R2-29" Zone to permit the development of one lot for a single detached dwelling on Block 2, and from the Settlement Residential Holding "R2(H)" Zone to the Conservation Management "CM" Zone to permit Conservation uses on Block 3, for lands located in the Westover Settlement Area being Part of Lot 30, Concession 5 (former Town of Flamborough), as shown on Schedule "A" to Appendix "D" of Report PED06034, subject to the following:

- (i) That Block "1" be rezoned from the Settlement Residential Holding "R2(H)" Zone to the Settlement Residential "R2-28" Zone.
- (ii) That Block "2" be rezoned from the Settlement Residential Holding "R2(H)" Zone to the Settlement Residential "R2-29" Zone.
- (iii) That Block "3" be rezoned from the Settlement Residential Holding "R2(H)" Zone to the Conservation Management "CM" Zone.
- (iv) That the draft By-law, attached as Appendix "D" to Report PED06034, which has been prepared in a form satisfactory to the City Solicitor, not be enacted by City Council until a survey has been provided to delineate the boundary of the Conservation Management "CM" Zone, to the satisfaction of the Manager of Development Planning.

- (v) That the proposed changes in zoning are in conformity with the Hamilton-Wentworth Official Plan and the Flamborough Official Plan.
 - (b) That the applicant work with the Hamilton-Halton Watershed Stewardship Programme with a view to the development of a stewardship programme for the subject subdivision, to include consideration of the maintenance and protection of the natural features of the site.
- 17. ERASE Redevelopment Grant Application (ERG-06-01) – 1186468 Ontario Ltd. (Richard Liebtag), 50 and 60 Hatt Street, Dundas (PED06058) (Ward 13) (Item 8.5)**
- a) That ERASE Redevelopment Grant Applications ERG-06-01, submitted by 1186468 Ontario Ltd. (Richard Liebtag), owner of the property at 50 and 60 Hatt Street, for an ERASE Redevelopment Grant not to exceed \$598,575 payable to 1186468 Ontario Ltd. (Richard Liebtag) over a maximum of ten (10) years, be authorized and approved in accordance with the terms and conditions of the ERASE Redevelopment Agreement.
 - b) That the City enter into an ERASE Redevelopment Agreement with 1186468 Ontario Ltd. (Richard Liebtag) regarding the terms and conditions governing the payment of an ERASE Redevelopment Grant for, and redevelopment of, 50 and 60 Hatt Street, with such agreement to be satisfactory to the City Solicitor.
- 18. ERASE Redevelopment Grant Application (ERG-05-05) - 2021184 Ontario Ltd. (Alex Sivitilli) - 347 Centennial Parkway North, Hamilton (PED06063) (Ward 5) (Item 8.6)**
- a) That ERASE Redevelopment Grant Application ERG-05-05, submitted by 2021184 Ontario Ltd., (Alex Sivitilli) owner of the property at 347 Centennial Parkway North, for an ERASE Redevelopment Grant not to exceed \$73,155 payable to 2021184 Ontario Ltd. over a maximum of ten (10) years, be authorized and approved in accordance with the terms and conditions of the ERASE Redevelopment Agreement.
 - b) That the City enter into an ERASE Redevelopment Agreement with 2021184 Ontario Ltd. (Alex Sivitilli) regarding the terms and conditions governing the payment of an ERASE Redevelopment Grant for, and redevelopment of, 347 Centennial Parkway North, with such agreement to be satisfactory to the City Solicitor.

19. **ERASE Redevelopment Grant Application (ERG-06-02) – Beach Community Real Estate and Development Inc. (John Paisley), 440 Beach Boulevard, Hamilton (PED06064) (Ward 5) (Item 8.7)**
- a) That ERASE Redevelopment Grant Application ERG-06-02, submitted by Beach Community Real Estate and Development Inc. (John Paisley), owner of the property at 422, 426, 428, 440, 456 Beach Boulevard where the development is known as 440 Beach Boulevard, for an ERASE Redevelopment Grant not to exceed \$271,637 payable to Beach Community Real Estate and Development Inc. over a maximum of ten (10) years, be authorized and approved in accordance with the terms and conditions of the ERASE Redevelopment Agreement.
 - b) That the City enter into an ERASE Redevelopment Agreement with Beach Community Real Estate and Development Inc. (John Paisley) regarding the terms and conditions governing the payment of an ERASE Redevelopment Grant for, and redevelopment of, 422, 426, 428, 440, 456 Beach Boulevard, with such agreement to be satisfactory to the City Solicitor.
20. **ERASE Redevelopment Grant Application (ERG-06-03) – Andrew Schaafsma Holdings Inc. (Andrew Schaafsma), 1067 Beach Boulevard, Hamilton (PED06065) (Ward 5) (Item 8.8)**
- a) That ERASE Redevelopment Grant Application ERG-06-03, submitted by Andrew Schaafsma Holdings Inc. (Andrew Schaafsma), owner of the property at 1067 Beach Boulevard, for an ERASE Redevelopment Grant not to exceed \$5,770 payable to Beach Community Real Estate and Development Inc. over a maximum of ten (10) years, be authorized and approved in accordance with the terms and conditions of the ERASE Redevelopment Agreement.
 - b) That the City enter into an ERASE Redevelopment Agreement with Andrew Schaafsma Holdings Inc. (Andrew Schaafsma) regarding the terms and conditions governing the payment of an ERASE Redevelopment Grant for, and redevelopment of, 1067 Beach Boulevard, with such agreement to be satisfactory to the City Solicitor.

AT THEIR MEETING OF MARCH 1, 2006, COUNCIL AMENDED THE REPORT WITH REGARD TO THE LIFTING OF ITEM f) FROM THE INFORMATION SECTION AND ADDING IT TO THE REPORT AS ITEM 21, AS SHOWN BELOW;

21. 21. Surplus Hamilton-Wentworth District School Board Lands - Part of James MacDonald School, 200 Chester Avenue, Hamilton (PED06060) (Ward 8) (Item 5.6)

(a) That the Real Estate Section of the Development and Real Estate Division be authorized and directed to advise the Hamilton-Wentworth District School Board that the City of Hamilton has no interest in acquiring the lands composed of Parcel A and B that form part of Concession 7, Part of Lot 17, in the former Township of Barton, municipally known as part of 200 Chester Avenue, Hamilton, as shown on Appendix "A" to Report PED06060.

(b) That the Real Estate Section of the Development and Real Estate Division be authorized and directed to advise the Hamilton-Wentworth District School Board of the City of Hamilton requirements relating to the development of the site.

FOR THE INFORMATION OF COUNCIL:

(a) Changes to the Agenda

At the start of the meeting, the Clerk advised of the following additions to the Agenda:

Joe Rinaldo, General Manager of Finance and Corporate Services, will address Committee on Current Value Assessment, Item on the Outstanding Business List.

Committee approved the Agenda, as amended.

(b) Declarations of Interest

None

(c) Request to address Committee by Pat Harthun respecting parking by-law enforcement on Nellida Crescent (Item 4.1)

Committee approved the delegation request for Ms. Harthun to attend a future meeting.

(d) Current Value Assessment Impact on existing residential properties

Joe Rinaldo gave an overview of the matter.

Committee discussed it and raised a number of concerns. Councillor Mitchell suggested that Council should ask the provincial government to consider altering legislation in specific areas.

Committee directed that Mr. Rinaldo would draft a Motion for consideration by Council, with the input from Committee members, including Councillors Mitchell and Whitehead.

Committee agreed that the item should remain on the Outstanding Business List, pending Council consideration of this matter.

(e) Surplus Hamilton-Wentworth District School Board Lands – Part of Vern Ames School, 205 Berko Avenue, Hamilton (PED06059) (Ward 7) (Item 5.5)

Councillor McHattie asked for clarification regarding this sale of school property. Staff confirmed that the land in question was just a small sliver.

Committee discussed the issue of surplus school property, how the City responds and whether changes are needed.

Staff confirmed that they follow the existing Council direction on dealing with school sites, pursuant to reports from the City Manager's Office.

Chair Pearson directed that the staff reports be provided again to Committee members, and that a further discussion on the matter could take place after that.

AT THEIR MEETING OF MARCH 1, 2006, COUNCIL AMENDED THE REPORT WITH REGARD TO THE LIFTING OF ITEM f) FROM THE INFORMATION SECTION AND ADDING IT TO THE REPORT AS ITEM 21

(f) Surplus Hamilton-Wentworth District School Board Lands - Part of James MacDonald School, 200 Chester Avenue, Hamilton (PED06060) (Ward 8) (Item 5.6)

Committee discussed the matter. Councillor Whitehead expressed concerns that there was already a shortage of park space in this area and requested that the matter be considered by his Ward Community Council, prior to any direction.

Staff advised that the City response must be provided to the School Board by March 2, 2006.

On a Motion, the item was tabled, to allow Councillor Whitehead to review it with his Community Council, prior to Council on March 1, 2006.

(g) Application for a Modification in Zoning for the Property Located at 880 South Service Road (Stoney Creek) (PED06053) (Ward 11) (Item 6.1)

A Public Meeting was held.

Chair Pearson advised the meeting that, as per the Planning Act, the Ontario Municipal Board has the authority to dismiss any appeal of a person not presenting an oral statement or written statement at the Public Meeting.

Greg Macdonald outlined the report to Committee.

Cynthia Baycetch, GSP, the applicant's agent, advised Committee she was satisfied with the staff recommendation.

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

Committee approved the staff recommendation.

(h) Application to Amend Township of Glanbrook Zoning By-law No. 464 for Lands Located at 3087 Highway No. 56 (Glanbrook) (PED06049) (Ward 11) (Item 6.2)

A Public Meeting was held.

Chair Pearson advised the meeting that, as per the Planning Act, the Ontario Municipal Board has the authority to dismiss any appeal of a person not presenting an oral statement or written statement at the Public Meeting.

Greg Macdonald outlined the report to Committee. He explained that one comment from an adjacent owner had been received, and that in response, a fence would be erected along the mutual lot line.

Dr. Richard Johnson, the applicant, advised Committee that he supported the staff recommendation.

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

Committee approved the recommendation from staff.

(i) **Applications for a Draft Plan of Subdivision Approval and for a Change in Zoning for Lands Located Within Part of Lot 51, Concession 3 (Ancaster) (PED06052) (Ward 12) (Item 6.3)**

A Public Meeting was held.

Chair Pearson advised the meeting that, as per the Planning Act, the Ontario Municipal Board has the authority to dismiss any appeal of a person not presenting an oral statement or written statement at the Public Meeting.

Paul Moore outlined the report to Committee. He explained that one letter had been received from the public, which cited concerns regarding the proposed layout of roads across the hydro right-of-way, fencing and expropriation. Mr. Moore noted that these concerns had been addressed in the recommended conditions of draft plan approval. Mr. Moore also confirmed that the use of "Raymond Road" in this subdivision was incorrectly included in the report and that the correct reference was "Street A".

Adi Irani, from A.J. Clarke, the applicant's agent, addressed Committee in support of the staff recommendation. He confirmed that there would be surface drainage from the subdivision. He noted that he was aware of concerns expressed by Councillors regarding grading and drainage in new subdivisions, and said that the development industry is working on improvements in these matters.

Councillor Whitehead requested information on the size of the area around a proposed development which is circulated. Ms. Coveyduck explained that the City circulates to property within 120 metres, as required by the Planning Act, and also requires the erection of a sign on the subject site.

Staff was directed to review the 120 metre circulation area and consider the advantages and disadvantages of extending the area to 200 metres.

Ray Wilson, 927 Garner Road East, Ancaster, addressed Committee with his concerns over the proposed development. Mr. Wilson explained that he had control over the Hydro right-of-way, that Hydro cannot grant roads across it and that without the crossings, the proposed development would be landlocked. Mr. Wilson expressed concern that his future as a farmer and resident was being limited by the development taking place, and explained that he had not agreed to any roads or development on his property.

Committee discussed the matter and had further information supplied by the speaker and by staff.

Mr. Moore confirmed that the proposed development was in accord with the approved Secondary Plan for the area.

Mr. Irani confirmed that he is in discussions with hydro regarding the required crossings of the hydro right-of-way by the proposed subdivision roads.

Mr. Jerry Shea, 390 Springbrook Avenue, addressed Committee and expressed concerns that the lots fronting Springbrook should have wider frontages of 50', as previously agreed. He explained that he had been a part of the Neighbourhood Committee for the Secondary Planning process, and that this matter had been agreed upon then.

Councillor Mitchell noted that he also preferred bigger lots in parts of the subdivision and achieving the higher densities being required by the Province on multiple dwelling lots.

Committee approved the staff recommendation.

Councillor Mitchell requested his opposition be recorded.

(j) Prohibition of Use of Land Without the Availability of Adequate Services (PED06050) (City Wide) (Item 6.4)

A Public Meeting was held.

Chair Pearson advised the meeting that, as per the Planning Act, the Ontario Municipal Board has the authority to dismiss any appeal of a person not presenting an oral statement or written statement at the Public Meeting.

Ray Lee outlined the report to Committee and explained how the changes in Bill 124, including the fact that subdivision agreements would not be considered "applicable law" when issuing building permits, posed problems for municipalities. He noted that while a municipality could prevent the development of land which lacked adequate services, by the use of 1' reserves and/or Holding zones, both methods added time and expense to a development. Mr. Lee explained that the placement of new regulations in the zoning by-law was a quicker and more effective way of addressing the matter. Mr. Lee added that other area municipalities were choosing this route.

Fred Spencer, 1063 King Street West, Dundas, addressed Committee and explained his concerns about some of the wording proposed in the by-law. Mr. Spencer said that infill situations could be adversely affected and asked whether these would be included in the new by-law regulations. He noted that a small

builder could be held up if limited servicing capacity was allocated to a large builder in advance of the actual construction.

Mr. Lee noted that infill is classed as new development and that the regulations would apply.

No other members of the public came forward to address Committee.

Committee approved the staff recommendation.

(k) Hamilton Downtown Residential Loan Program (PED06056) (Ward 2) (Item 7.1)

James Goodram gave an overview of the programme and explained that the 14 applications would lead to a total of 701 new residential units, and that 8 of the 14 were on King Street. Mr. Goodram outlined the success of the programme to date, which included the construction of 448 units.

Gord Moodie gave an overview of the financial issues in the report.

Ron Marini provided details of how the Urban Development Corporation would operate and assist in the development of Hamilton.

Committee congratulated staff on their excellent work in bringing new residential units into the Downtown area.

Committee approved the staff recommendation.

(l) Recommendation to Designate 191 Barton Street East, Hamilton, Under Part IV of the Ontario Heritage Act (PED05197) (Ward 2) (Item 8.1)

Councillor McHattie gave an overview of the discussions which had taken place between representatives of Hamilton Health Sciences, the owner of the site, and representatives from Mark Preece House, the potential future users of the building. He explained how he and Chair Pearson had discussed with the proponents the issues regarding designation of the building. The proponents are still working on their structural analysis and design details, and have requested that the designation be held until this work is completed, in May of this year.

On a Motion, Committee tabled the matter until May 16, 2006.

(m) Request for a School Crossing Guard at the Intersection of Currie and Beaconsfield Streets (PED06051) (Ward 6) (Item 8.2)

Marty Hazell outlined the staff report and the reasons for the recommendation not to place a guard at this location.

Councillor Jackson addressed Committee and explained that while he had worked with the School Board, parents and police on this matter, that the problem had not been solved. He asked Committee to approve the placement of a crossing guard at this location.

Committee approved the request for a crossing guard.

(n) Main Street Housing Loan and Grant Program (PED06044) (Wards 1, 2, 3, 4, 6, 7, 9, 11, 12, 13 & 15) (Item 8.3)

Ron Marini outlined the report and explained the intent to extend the loan opportunities to communities outside Downtown Hamilton. He noted this proposal would require the extension of Community Improvement Plans. These would need to be considered at future public meetings.

Committee discussed the matter and the ways in which the programmes could be extended.

Committee approved the staff recommendation with the addition of one condition, regarding consideration of the future extension of the programmes.

(o) Applications for a Draft Plan of Subdivision and Zoning By-law Amendment for Lands Located in the Southwest Quadrant of the Westover Settlement Area (Flamborough) (PED06034) (Ward 14) (Item 8.4)

Councillor McHattie advised that he had been working on the matter with staff and the applicant, and had reviewed the ESAEIG reports. He explained how an additional condition regarding the potential development of a stewardship programme would address concerns about the rear yards.

Councillor Whitehead expressed concerns regarding the placement of the buildings and their septic systems and the need for long-term monitoring of these systems.

George McKibbin, the applicant's agent, explained that the required standards would be met, and that the applicant was in agreement with the additional condition.

Committee approved the staff recommendation, as amended.

Councillor Whitehead requested his opposition be recorded.

- (p) **ERASE Redevelopment Grant Application (ERG-06-01) – 1186468 Ontario Ltd. (Richard Liebtag), 50 and 60 Hatt Street, Dundas (PED06058) (Ward 13) (Item 8.5)**

Carolynn Reid provided an overview of the report.

Committee approved the staff recommendation.

- (q) **ERASE Redevelopment Grant Application (ERG-05-05) - 2021184 Ontario Ltd. (Alex Sivitilli) - 347 Centennial Parkway North, Hamilton (PED06063) (Ward 5) (Item 8.6)**

Carolynn Reid provided an overview of the report.

Committee approved the staff recommendation.

- (r) **ERASE Redevelopment Grant Application (ERG-06-02) – Beach Community Real Estate and Development Inc. (John Paisley), 440 Beach Boulevard, Hamilton (PED06064) (Ward 5) (Item 8.7)**

Carolynn Reid provided an overview of the report.

Committee approved the staff recommendation.

- (s) **ERASE Redevelopment Grant Application (ERG-06-03) – Andrew Schaafsma Holdings Inc. (Andrew Schaafsma), 1067 Beach Boulevard, Hamilton (PED06065) (Ward 5) (Item 8.8)**

Carolynn Reid provided an overview of the report.

Committee approved the staff recommendation.

- (t) **Motions (Item 9)**

None

(u) **Notices of Motion (Item 10)**

Councillor Bratina put forward the following Notice of Motion:

MOTION TO DISCONTINUE THE CENTRAL HAMILTON ADVISORY COMMITTEE:

WHEREAS, the City of Hamilton undertakes extensive public consultation during the development of planning policies and related applications e.g. the Downtown Secondary Plan; the Downtown Transportation Master Plan; the Downtown Mobility Streets Master Plans; and, the Downtown Zoning By-law; and,

WHEREAS, existing groups/associations are consulted by the City on Downtown initiatives e.g. the Downtown Hamilton, International Village and King Street West Business Improvement Areas; the Downtown Cleanliness and Security Task Force; and, the Durand, Central and Beasley Neighbourhood Associations; and,

WHEREAS, the Central Hamilton Advisory Committee (C.H.A.C.) was established to provide a forum for public consultation on downtown planning matters; and,

WHEREAS, comprehensive plans have now been approved for the downtown and implementation of the various plans is occurring; and,

WHEREAS, other associations and groups, e.g. the Downtown Cleanliness and Security Task Force, are available for policy comment and consultation.

NOW, THEREFORE BE IT RESOLVED:

- a) That the Central Hamilton Advisory Committee (C.H.A.C.) be discontinued; and,
- b) That the City continue to consult with the public and the existing groups/associations on Downtown related initiatives; and,
- c) That the members of C.H.A.C. be sent letters of appreciation for their volunteer hours served over the last few years.

(v) **Urban Design Guidelines for Downtown Hamilton (From Outstanding Business List, due February 21, 2005, no copy)**

Ms. Coveyduck advised that this would be coming forward on March 7, 2006.

(w) Community Liaison Committees for various facilities (From Outstanding Business List, due February 21, 2005, no copy)

Ms. Coveyduck noted that a Community Liaison Committee for the Loretto Academy site was now in the preparation stage, and that a staff report on the balance of the item would be presented on April 18, 2006.

(x) Business Development Mission to China (From Outstanding Business List, due February 21, 2005, no copy)

Mr. Everson advised that this report would be presented on September 5, 2006.

(y) Confidential Items (Item 12)

None

(z) Adjournment

On a Motion, the Planning and Economic Development Committee adjourned at 12:05 p.m.

Respectfully submitted,

Maria Pearson, Chair
Planning & Economic Development Committee

Alexandra Rawlings, Co-ordinator
Planning and Economic Development Committee
February 21, 2006