Special Planning and Economic Development Committee  
REPORT 05-025  
November 7, 2005  
6.00 p.m.  
Upper Auditorium  
Dundas Town Hall  

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

Also Present: Councillor A. Samson  

Absent: Councillor S. Merulla  

Staff Present: T. McCabe, P. Mallard, R. Walters, C. Thomas,  
J. Morgante - Planning and Development  
A. Rawlings, I. Sturgeon – City Clerk’s Office  

THE PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE PRESENTS REPORT 05-025 AND RESPECTFULLY RECOMMENDS:  

1. Application to Amend Dundas Zoning By-law No. 3581-86 to Permit a School on Lands Located at 310 Governor’s Road (Dundas) (PED05170) (Ward 13) (Item 6.1)  

That approval be given to Zoning By-law Amendment application ZAC-05-53, Hamilton-Wentworth District School Board, owner, for a change in zoning, from the Urban Reserve (“UR”) Zone to the Public and Private Service Holding (“PPS-108”-‘H’) Zone, Modified, to permit an elementary school including a day nursery, parking for a secondary school and a park, and a range of other public and educational service uses, for a portion of the lands located at 310 Governor’s Road, as shown on Appendix “A” to Report PED05170, on the following basis:  

Council – November 9, 2005
Planning & Economic Development Report 05-025
Committee

(a) That the zoning of the subject lands be changed from the Urban Reserve (“UR”) Zone to the Public and Private Service Holding (“PPS-108”-‘H’) Zone, Modified.

(b) That the attached Draft By-law, shown as Appendix “B” to Report PED05170, which has been prepared in a form satisfactory to Corporate Counsel, be enacted by City Council.

(c) That the amending By-law shall apply the Holding Provisions of Section 36(1) of the Planning Act, as amended, to the subject lands by introducing the Holding symbol ‘H’ as a suffix to the proposed Public and Private Service (“PPS”) Zone. The Holding Provision will prohibit the use of the subject lands, as permitted by the “PPS-108” Zone, until such time that:

(i) The applicant has submitted an archaeological assessment, which has been granted final approval by the Ministry of Culture.

(ii) The applicant has completed a final Traffic Impact Study, which shall include a functional plan of Governor’s Road for the westbound left turn lane, to the satisfaction of the Director of Operations and Maintenance, Public Works Department.

(iii) An Environmental Assessment has been completed, if the Final Traffic Impact Study requires a continuous westbound turn lane from the signalized Governor’s Road/Bridlewood Drive intersection to the proposed entrance from Governor’s Road; to the satisfaction of the Director of Capital Planning and Implementation, Public Works Department.

(d) That upon satisfying the conditions of the ‘H’ symbol, the General Manager, Planning and Economic Development Department, 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 Corporate Counsel, to remove the ‘H’ symbol for presentation by City Council.

(e) That the proposed change in zoning is in conformity with the Town of Dundas Official Plan and the Hamilton-Wentworth Official Plan.

FOR THE INFORMATION OF COUNCIL:

At 7.00pm, the Clerk advised the meeting that due to the over-run of another meeting at City Hall, the start of the meeting would be delayed, pending the arrival of a quorum of Committee members.

Thirty minutes after the appointed time of the meeting a quorum was not present. The Clerk advised the meeting that pursuant to the requirements of the Procedural By-law,
the meeting was now adjourned. The Clerk advised that Committee members were on their way, and that the meeting would recommence upon the arrival of a quorum.

At 7.45 p.m., quorum was achieved.

The Clerk advised that In accordance with Section 3.4 (2) of the Procedural By-law, the following members of the Planning and Economic Development Committee, comprising a quorum of Committee, have requested the Clerk to summon a Special Meeting of Committee, on November 7, 2005 and have requested that the balance of the rules regarding the calling of a Special Meeting be waived;

Chair Terry Whitehead
1st Vice Chair Maria Pearson
2nd Vice Chair David Mitchell
Councillor Bob Bratina
Councillor Murray Ferguson
Councillor Bill Kelly
Councillor Brian McHattie

Chair Whitehead called the meeting to order.

On a Motion, Committee confirmed their request for the calling of the Special Planning and Economic Development Meeting, and the waiving of the balance of the rules in Section 3.4 of the Procedural By-law.

(a) Changes to the Agenda
Committee approved the Agenda as presented.

(b) Declarations of Interest
None

(c) Chair
During the course of the meeting, Chair Whitehead relinquished the Chair on several occasions to First Vice Chair Pearson in order to join in the debate and to request additional information from staff and the public.

(d) Application to Amend Dundas Zoning By-law No. 3581-86 to Permit a School on Lands Located at 310 Governors Road (Dundas) (PED05170) (Ward 13) (Item 6.1)
A Public Meeting was held.
Chair Whitehead welcomed everyone to the Special Meeting of the Planning and Economic Development Committee, regarding the Public Meeting for the proposed Hamilton-Wentworth District School Board’s new school at 310 Governor’s Road, Dundas.

He apologized for the late start, which was due to the over-run of another Committee meeting at City Hall, and thanked everyone for their patience.

Chair Whitehead explained that the Public Meeting was intended to hear input from the public on the proposed development and that following the public presentations, Committee would discuss the matter and that any Recommendation would be considered by the Council meeting on November 9, 2005.

Chair Whitehead continued that in view of the large number of people who wished to speak, he was requesting that speakers keep their presentations as brief as possible, in line with the 5 minute rule in the Procedural By-law, and not to repeat points already made by other speakers.

Chair Whitehead added that any written presentation material should be given to the Clerk.

Chair Whitehead reminded the audience that Public Meeting was to consider the proposal for a new school at 310 Governors Road and that it was not to revisit any previous proposals from the Board or any previous decisions by Council. He therefore asked the speakers to limit their comments to the report in the Agenda, or he would need to cut them off.

Chair Whitehead advised the audience that this was Committee Meeting where everyone was expected to speak in an appropriate manner and to listen to the views of other speakers, without interrupting. He continued that if these basic rules of respect were not followed, that the meeting would be halted, either for a short break, or altogether.

Chair Whitehead noted that one written submission had been distributed tonight, as follows;

Ms. Janet Langdon, 31 Moss Boulevard

Chair Whitehead 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.

Cam Thomas outlined the report to Committee. He noted that seventeen letters had been received, following the public circulation and that concerns raised by
the public included traffic, safety, loss of vegetation, noise, site design, quality of life matters, site grading and financial issues. Mr. Thomas noted that these items were addressed in the staff report.

Members of Committee raised questions and concerns regarding traffic, school crossing guards, property entrance ways, percentage of children who walk to school vs. being driven and school buses.

Chair Whitehead invited members of the public to come to the podium and to fill their names, addresses and phone numbers in the book provided, before speaking.

The following members of the public addressed Committee on the matter:

1. **Steve Moir, 31 Moss Blvd**

   Mr. Moir addressed Committee and expressed his concerns regarding the proposed school development. These included, but were not limited to,

   - Concerns regarding fencing, traffic, parking, quality of life being compromised, loss of value of homes
   - As Chair of the condominium corporation adjacent to the proposal, he represented a number of people most closely affected by school development and was concerned that he had requested information regarding the proposal and to date had not received anything.

2. **Larry Szpirglas, 34 Suter Crescent**

   Mr. Szpirglas addressed Committee and expressed his concerns regarding the proposed school development. These included, but were not limited to,

   - Disappointed with the site location but considered that property values would rise
   - Concerned about the property and increased costs for building on this site with respect to the geotechnical nature of the grounds, need for major grading work
   - Concerns regarding traffic and questioned if future public meetings will be held, when ‘H’ – Holding removed
   - Concerns that traffic study inadequate.
Planning & Economic Development  Report 05-025
Committee

Paul Mallard advised that the “H” Holding provision will be removed by Council when they are satisfied that all the conditions have been met and no further public meetings are required by the Planning Act.

3. Margaret Greaves, 11 Sweetman

Ms. Greaves addressed Committee and expressed her concerns regarding the proposed school development. These included, but were not limited to,

- Media coverage respecting this issue has been slanted
- Noted previous commitments from Council in obtaining a school in Dundas West and stated that a public school is needed now.

4. Chris Moore, 55 Jerome Park Drive

Mr. Moore addressed Committee and expressed his concerns regarding the proposed school development. These included, but were not limited to,

- Concerns regarding overflow parking area for Highland, 3 schools in the area is not compatible, traffic concerns with students being driven, location is geographical centre of catchment area, not the population centre, criteria for adequate transportation capacity, not in support of the 2nd & 3rd items of the triple bottom line in the report
- Felt the north side of Governor’s Road would be better suited. All the proposals should have been laid out versus an elimination type of approach, to gain the best result.

5. Dennis Schwertzer, 31 Moss Blvd.

Mr. Schwertzer addressed Committee and expressed his concerns regarding the proposed school development. These included, but were not limited to,

- Concerns regarding traffic and children crossing Governor’s Road, would like to see an adequate noise barrier installed, would like to see the Noise Assessment Study that has been completed, and consideration being given to an alternate entrance way.
- Need for a school in West Dundas
- Suggested moving parking lot entrance further away from Moss Boulevard.
6.  **J. Hammer, 88 Jerome Drive.**

Ms. Hammer addressed Committee and expressed her concerns regarding the proposed school development. These included, but were not limited to,

- Concern regarding the age of all the schools in Dundas and would like to see a new school built as soon as possible
- Need to concentrate on school children here, they need a new school with new facilities, whole community will benefit, requested Committee to approve school now.

7.  **Boris Williams, 5 Haines Avenue**

Mr. Williams addressed Committee and expressed his concerns regarding the proposed school development. These included, but were not limited to,

- Feels property is one of the better locations, already owned by the School board, located by a City Park, a newer school will be designed to handle the volumes, most schools in Dundas are out of date.
- Good opportunity here to et new purpose-built school, good for the children to have a new school.

8.  **Elaine Radoslav, 3 Brady Court**

Ms. Radoslav addressed Committee and expressed her concerns regarding the proposed school development. These included, but were not limited to,

- Concerns regarding safety, school capacity limits – will portables be brought in and take up needed open space around building.

9.  **Janet Langdon, 31 Moss Boulevard**

Ms. Langdon addressed Committee and expressed her concerns regarding the proposed school development. These included, but were not limited to,

- Pleased to have a school in this area.
- Concerns regarding traffic, would be pleased to sit on a Committee to review this issue
- Asked if School Board could afford required improvements to adjacent roads.
10. Malcolm Clarke, 21 Suter

Mr. Clarke addressed Committee and expressed his concerns regarding the proposed school development. These included, but were not limited to,

- Site plan concerns – would like to have input in this area. Would like to see preservation of trees, height restrictions, location on property, proper siting of security lighting

Staff advised that citizens could be involved in the process through their Ward Councillor.

11. Greg Stoddart, 88 Jerome Park Drive

Mr. Stoddart addressed Committee and expressed his concerns regarding the proposed school development. These included, but were not limited to,

- Citizens want a new school in Dundas and feels this is the preferred site. Feels that with good will and ingenuity, it can be done.

During the staff and public presentations, Committee asked questions and had additional information supplied by staff and by the speakers.

Tom Smart, the agent for the Hamilton District School Board, made a presentation to members of Committee regarding the proposed development. He introduced Jessica Brennan, School Trustee for the area, Glen O’Connor, the landscape architect on the project, and Bill O’Brien, the traffic consultant for the proposal. He agreed with the provisions of the staff report other than the “H” Holding, and supported the staff recommendation. He spoke to the various issues that were raised by the citizens with regards to traffic, parking, portables, site plan conditions and turning lanes.

Chair Whitehead raised a concern regarding the student distribution and questioned whether the higher percentage of the student body was located on the north or south side of Governor’s Road and whether or not overhead pedestrian walkways were considered.

Mr. Smart advised that this option was cost prohibitive.

Bill O’Brien, Paradigm Transport Solutions, spoke to members of Committee regarding the traffic review that has been done. This study included traffic counts, traffic configurations, parking spaces, entrance access and turning lanes onto the property, and pedestrian signalization. He noted that the figures produced by the study showed
that the intersection of Bridlewood and Governor’s was busy, but not overloaded and was comparable with other urban intersections in Hamilton.

Committee asked a number of questions regarding the proposal.

Councillor Samson felt there should be a type of traffic control put into place and made reference to the system used in Aldershot, where flashing lights and a reduced speed limit operate at school opening and dismissal times.

Mr. O’Brien advised that they reviewed traffic volume not pedestrian safety. Mr. O’Brien advised that this issue could be looked at further should the Board provide direction to do so.

Councillor Kelly suggested that consideration needs to be given to “drop off zones” on the property, during the site plan process, especially with regard to the proposed day care centre entrance. He said that both bus drop-off and individual vehicle drop-off areas should be provided.

Committee approved the staff recommendation.

Councillor Samson asked his constituents to call his office should they wish to be involved during the site plan process.

Chair Whitehead thanked everyone for a good meeting.

(e) Notices of Motion (Item 10)

None

(f) General Information

None

(g) Private and Confidential

None
(h) Adjournment

On a Motion, the Planning and Economic Development Committee adjourned at 8:25 p.m.

Respectfully submitted,

Terry Whitehead, Chair
Planning & Economic Development Committee

Alexandra Rawlings, Co-ordinator
Planning and Economic Development Committee
November 7, 2005