Economic Development and Planning Committee
REPORT 07-012
June 19, 2007
9:30 a.m.
Council Chambers
Hamilton City Hall

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

Also Present: Councillor T. Jackson

Staff Present: T. McCabe, General Manager – Planning and Development
P. Mallard, T. Sergi, G. Macdonald, L. Brooks, J. Gravina,
– Planning and Development
G. Paparella – Economic Development
D. Adames - Tourism
R. Sabo – Legal
A. Rawlings – City Clerk's Office

THE ECONOMIC DEVELOPMENT AND PLANNING COMMITTEE PRESENTS
REPORT 07-012 AND RESPECTFULLY RECOMMENDS:

1. Downtown Hamilton Business Improvement Area (B.I.A.) Revised Board of
Management (PED07006(a)) (Ward 2) (Item 5.1)

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

   Saied Targhi, Crown Plaza Hotel, 150 King Street East

2. Downtown Hamilton Business Improvement Area (B.I.A.) Expansion of
Boundaries (PED07176) (Ward 2) (Item 5.2)

   a) That the Downtown Hamilton B.I.A. boundaries be expanded as identified in
Appendix ‘A’ to Report PED07176.

Council – June 27, 2007
b) That the City Clerk’s Division be authorized and directed to circularize the existing and proposed expansion area 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.

3. Annual Report on Building Permit Fees (PED07177) (City Wide) (Item 5.3)

That Report PED07177, Annual Report on Building Permit Fees, be received.

4. Demolition Permit – 10 Railway Street (PED07178) (Ward 2) (Item 5.4)

That the Director of Building Services be authorized and directed to issue a demolition permit for 10 Railway Street in accordance with By-Law 74-290 pursuant to the demolition control provisions of Section 33 of The Planning Act, as amended, subject to the following conditions:

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

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

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

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

(e) That if the said replacement building is not erected as required, the City Clerk be authorized to add the said sum, until payment thereof, as a lien or charge upon the property until paid.
5. **Demolition Permit – 12 Railway Street (PED07185) (Ward 2) (Item 5.5)**

That the Director of Building Services be authorized and directed to issue a demolition permit for 12 Railway Street in accordance with By-Law 74-290 pursuant to the demolition control provisions of Section 33 of *The Planning Act*, as amended, subject to the following conditions:

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

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

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

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

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

6. **Demolition Permit – 14 Railway Street (PED07186) (Ward 2) (Item 5.6)**

That the Director of Building Services be authorized and directed to issue a demolition permit for 14 Railway Street in accordance with By-Law 74-290 pursuant to the demolition control provisions of Section 33 of *The Planning Act*, as amended, subject to the following conditions:

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

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

(c) That the said building permit for the replacement building specifies if such replacement building is not erected within the said two year time limit, that the City be paid the sum of $20,000;
(d) That the applicant be required to register on title to the subject property (prior to issuance of the said demolition permit), notice of these conditions (including the directions to the City Clerk outlined in sub-section (e)) in a form satisfactory to the Director of Building Services and to the City Solicitor; and,

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

7. **Demolition Permit – 98 Robins Avenue (PED07179) (Ward 4) (Item 5.7)**

That the Director of Building Services be authorized and directed to issue a demolition permit for 98 Robins Avenue in accordance with By-Law 74-290 pursuant to Section 33 of The Planning Act as amended.

8. **Demolition Permit – 667 Rymal Road West (PED07180) (Ward 8) (Item 5.8)**

That the Director of Building Services be authorized and directed to issue a demolition permit for 667 Rymal Road West in accordance with By-Law 74-290 pursuant to Section 33 of The Planning Act as amended.

9. **Demolition Permit – 123 Rymal Road West (PED07182) (Ward 8) (Item 5.10)**

That the Director of Building Services be authorized and directed to issue a demolition permit for 123 Rymal Road West in accordance with By-Law 74-290 pursuant to Section 33 of The Planning Act as amended.

10. **Demolition Permit – 971 Scenic Drive (PED07194) (Ward 8) (Item 5.11)**

That the Director of Building Services be authorized and directed to issue a demolition permit for 971 Scenic Drive in accordance with By-Law 74-290 pursuant to Section 33 of The Planning Act as amended.

11. **Demolition Permit – 1364 Upper Wellington Street (PED07195) (Ward 7) (Item 5.12)**

That the Director of Building Services be authorized and directed to issue a demolition permit for 1364 Upper Wellington Street in accordance with By-Law 74-290 pursuant to
the demolition control provisions of Section 33 of The Planning Act, as amended, subject to the following conditions:

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

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

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

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

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

12. Growth of Film Community in Hamilton (PED07183) (City Wide) (Item 5.13)

That Report PED07183, Growth of Film Community in Hamilton, be received.

13. Application for a Change in Zoning for Lands Located at 118 Rymal Road West (Hamilton) (PED07169) (Ward 8) (Item 6.1)

That approval be given to Zoning Application ZAR-07-005, Romel Talya, owner, for a change in zoning from the “AA” (Agricultural) District to the “C” (Urban Protected Residential, etc.) District to permit the existing single detached dwelling and one new single detached dwelling on separate lots, for the lands located at 118 Rymal Road West (Hamilton), as shown on Appendix “A” to Report PED07169, on the following basis:

(a) That the subject lands be rezoned from the “AA” (Agricultural) District to the “C” (Urban Protected Residential, etc.) District.

(b) That the Draft By-law, attached as Appendix “B” to Report PED07169, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.
(c) That the proposed change in zoning is in conformity with the Hamilton-Wentworth and Hamilton Official Plans.

14. City of Hamilton Support for the 2010 Can-Am Police Fire Games Bid (PED07184) (City Wide) (Item 8.1)

a) That Council authorize staff to prepare a bid for the 2010 Can-Am Police Fire Games, including endorsement and support for the bid phase.

b) That staff be directed to prepare a letter of intent for the bid phase, to the Can-Am Police Fire Games Board of Directors, by the July 1, 2007 deadline, to be signed by the Mayor and Clerk.

c) That staff be directed to establish a 2010 Can-Am Police Fire Games Bid Committee, led by Tourism Hamilton, to prepare the bid submission due mid-September, 2007, and all necessary work to comply with the bid specifications as presented by the Can-Am Police Fire Games Board of Directors.

d) That prior to submitting the actual Bid, the Bid committee prepare a report to Council outlining all costs, other commitments and implications for Council approval.

15. 2007 Community Investment Support Program (CISP) – Asian Foreign Investment Strategy (PED07173) (City Wide) (Airport Implementation Task Force Report 07-003, Item 2)

That Report PED07173 respecting the 2007 Community Investment Support Program (CISP) – Asian Foreign Investment Strategy be received.

16. Hamilton International Airport (HIA) Master Plan and Related City Lease Obligations (PED07175) (City Wide) (Airport Implementation Task Force Report 07-003, Item 3)

(a) That Report PED07175 respecting Hamilton International Airport (HIA) Master Plan and Related City Lease Obligations be received;

(b) That the correspondence from Richard Koroscil, President and CEO of TradePort International Corporation be received.
17. **Further Direction on Strategic Land Acquisition Capital Program for the John C. Munro/Hamilton International Airport (PED07048(b)/FCS07042(a)) (Airport Implementation Task Force Report 07-003, Item 4)**

(a) That Council reaffirm their endorsement of the Airport Master Plan (December, 2004) regarding required land acquisitions for the extension of Runway 06 in accordance with the Lease Agreement;

(b) That staff be directed to pursue further land acquisitions using the $7.4 million from the Airport Strategic Land Acquisition Capital Program, as approved in the 2007 Capital Budget;

(c) That prior to the City acquiring any additional lands surrounding the John C. Munro Hamilton International airport, exclusive of those lands specified in the Lease Agreement, that TradePort International submit a comprehensive business plan, including a detailed cost benefit analysis;

(d) That the comprehensive business plan be peer reviewed by an independent consultant, to an upset limit of $15,000, to be funded from the Airport Strategic Land Acquisition Capital Program.

(e) That Report (PED07048(b)/FCS07042(a)) remain confidential and not be released.

**FOR THE INFORMATION OF COUNCIL:**

(a) **Changes to the Agenda**

The Clerk advised of the following changes:

- two added delegation requests, which will be considered as Items 4.1 and 4.2.

Committee approved the Agenda, as amended

(b) **Declarations of Interest**

None
(c) **Approval of Minutes**

Committee approved the Minutes of the Economic Development and Planning Committee meeting of June 5, 2007.

(d) **Delegation Request from David Cohen respecting Item 5.9 (Demolition Permit for 329 Main Street West) (Added Item 4.1)**

Committee approved the delegation request, and agreed to hear Mr. Cohen when Item 5.9 is considered.

(e) **Delegation Request from Margaret Strecker (Added Item 4.2)**

Committee approved the delegation request, and agreed to hear Ms. Strecker at a future meeting.

(f) **Demolition Permit – 329 Main Street West (PED07181) (Ward 1) (Item 5.9)**

Tim McCabe provided an overview of the report.

David Cohen addressed Committee. He expressed his concerns about the demolition of a building on one of the City’s main arterial roads, in order to provide a commercial parking lot. Mr. Cohen explained that the proposal was not in accord with the City’s “triple bottom line” test and that consideration should be given to the overall improvement of the street, including conversion to two-way traffic. Mr. Cohen provided a copy of his presentation for the public record.

Councillor McHattie requested that the matter be tabled to allow time to talk to the applicant.

On a Motion (Pearson/Duvall), Committee tabled the matter to the next meeting on July 9, 2007.

(g) **Application for a Change in Zoning for Lands Located at 118 Rymal Road West (Hamilton) (PED07169) (Ward 8) (Item 6.1)**

A Public Meeting was held.
Chair Mitchell advised the meeting of the following:

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.

Laurielle Brooks outlined the report to Committee.

Councillor McHattie asked a number of questions respecting how the proposal to construct one single family residential house fitted into the City’s GRIDS and intensification plans, as well as the need to develop Rymal Road as a key corridor with transit routes.

Staff responded that the new Official Plan will bring forward the intensification and other policies which are required to bring about the intent of the GRIDS plan. Mr. McCabe added that we are presently in a transition phase, while the new Official Plan is in preparation.

Councillor McHattie agreed that he would continue his discussion with Mr. McCabe off-line.

The applicant, Romel Talya, confirmed he supported the staff recommendation.

No members of the public came forward to address Committee.

Committee approved the staff recommendation.

Councillor McHattie requested that his opposition be recorded.

(h) Application for a Modification in Zoning for Lands Located at 837 Barton Street (Stoney Creek) (PED07171) (Ward 11) (Item 6.2)

A Public Meeting was held.

Chair Mitchell advised the meeting of the following:
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.

Joe Gravina outlined the report to Committee.

Committee asked a number of questions respecting the proposal. Mr. Gravina confirmed that through the Site Plan process, the access driveway and most of the site will be paved and thus the dust problems reduced, a drainage plan will be needed and truck parking will be confined to the rear of the site. He confirmed that the rezoning is needed to establish the use, and then the Site Plan will be used to address the site details.

Mario Correa advised Committee he was satisfied with the staff recommendation.

Committee discussed the matter. Chair Mitchell relinquished the chair to Councillor Pearson to address the issue. He suggested that the matter be tabled for two weeks to allow him to meet with the local residents and to verify that the appropriate controls are in place.

On a Motion (Clark/Pasuta), Committee tabled the application to the Committee meeting of July 9, 2007.

(i) Application for a Change in Zoning for the Property Located at 865 Mohawk Road East (Hamilton) (PED07170) (Ward 6) (Item 6.3)

A Public Meeting was held.

Chair Mitchell 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 and provided details of the proposed building. He explained how the building had been reduced in size from
16 to 14 dwellings, that there would be a maximum of 3 storey/13 metres, and that various design measures had been included to mitigate the impact on the adjacent residences. Mr. Macdonald explained that the Traffic Section had approved the driveway locations and that they had no concerns respecting the traffic impacts.

Chair Mitchell confirmed that additional written submissions had been received from Real and Louis Lessard, 861 Mohawk Road East, Joan and Walter Craig, 89 Winchester Boulevard, Nikola and Marlene Vorkapic, 95 Winchester Boulevard, and Malle Sutt, 101 Winchester Boulevard.

On a Motion (Pearson/Clark), Committee received these letters.

The applicant’s planning consultant, Rosemary Humphreys, confirmed that she supported the staff recommendation.

Real Lessard, 861 Mohawk Road East, addressed Committee and explained her concerns about the proposal.

These included, but were not limited to:
- proximity of new parking area to her backyard, will become noisy with cars, stereos, delivery trucks
- traffic on Mohawk difficult now, this will make it worse, create chaos
- where is garbage area located?
- Started a petition in area last night, all the neighbours are against this
- Too much development proposed for this small site

Marlene Vorkapic, 95 Winchester, addressed Committee with her concerns.

These included, but were not limited to:
- too high density of buildings and people on small site at busy intersection
- proposed development will increase number of accidents, access driveways are too close to intersection and to HSR bus stop
- will increase noise in area
- concern about garbage storage location
- other 3 corners are commercial, but lower density and have more space around them for cars
- neighbourhood petition shows people are against this proposal

Councillor Jackson thanked speakers, and presented a petition for the public record against the development, containing over 40 names. He suggested that a meeting with the neighbours would be useful, and asked if Committee would table the item to allow him to organize this. He noted that the site had been vacant for fifteen years that he would prefer single family units on the property and sees this neighbourhood opposition to the proposal as part of a general concern regarding intensification.
On a Motion (Duvall/Whitehead), Committee tabled the matter until the next meeting.

(j) City of Hamilton Support for the 2010 Can-Am Police Fire Games Bid (PED07184) (City Wide) (Item 8.1)

David Adames gave an overview of the staff report on this matter, and noted that the City’s proposed bid does not include the construction of any venues, as existing sites will be used. In response to questions, he explained that there were expected to be approximately 1000 participants plus volunteers, and that a further report with detailed costings would be brought to Committee, before submission of the bid.

Committee approved the staff recommendation.

(k) Urban Braille for New Site Plans – Report ACPD07001 (Item 8.2)

Tim McCabe explained that Urban Braille is part of his department’s urban design work plan. He agreed, in principle, with the request from the Committee, but suggested that it should be considered within the context of the up-coming staff report.

On a Motion (Pearson/Pasuta), Committee referred the report back to staff, for consideration in a future report.

(l) Airport Implementation Task Force Report 07-003 (Item 8.3)

Guy Paparella was present to assist Committee. Committee considered the Task Force recommendations, and agreed that the Confidential section of the recommendations would be considered later in the meeting.

(m) Motions (Item 9)

None

(n) Notice of Motions (Item 10)

None
(o) General Information (Item 11)

(i) Consideration of citizen applications for the Ancaster Village Core Advisory Committee (No copy)

On a Motion (Ferguson/Pearson), a selection sub-committee composed of Councillors Ferguson and Mitchell was formed to consider the citizen applications for this Advisory Committee, and to report back to Committee.

(ii) News from the General Manager (No copy)

Tim McCabe addressed Committee and explained he had requested a regular slot on Committee's agenda to discuss general items of interest, including matters which will be the subject of future reports, such as the Economic Development Governance Model. He proposed that there be no discussions on individual sites, and that this was not intended to produce further items for the Outstanding Business List.

Committee welcomed the idea, and the opportunity to have general discussions about non-agenda items, as well as to review strategic issues.

Committee then briefly discussed the Economic Development Governance report, and directed that this report should go to COW.

(iii) Further General Information

Councillor Duvall gave an update on the steel industry and advised that while Stelwire had closed, Arcelor Mittal is now in the process of consolidating its wire making operations on this site. He noted that the wire operations from Burlington and Michigan were being relocated to the Hamilton site.

Councillor Whitehead raised the issue of noise from “thumper cars” and noted that other municipalities have by-laws to regulate this noise.

Tim McCabe advised that he would investigate the practice in other municipalities, and advise Committee thereafter.
(p) **Private and Confidential**

On a Motion (Clark/Pearson), Committee moved into Closed Session at 11:00 am, to consider two items respecting the proposed or pending acquisition or disposition of land, at 281 Herkimer Street and in the vicinity of the airport.

On a Motion (Clark/Duvall), Committee resumed in Open Session at 12:05 pm.

(q) **Sale of City lands known as 281 Herkimer Street, Hamilton, Part lot 24, Plan 280, in the City of Hamilton** (Item 12.1)

On a Motion (Clark/Pearson), Committee referred this item for further consideration at Council on June 27, 2007, to permit additional information to be gathered.

(r) **Airport Implementation Task Force**

On a Motion (Pearson/Clark), Committee approved all the recommendations from the Task Force, and added an amendment to keep report PED07048(b)/FCS07042(a) Private and Confidential.

(s) **Adjournment**

On a Motion, the Economic Development and Planning Committee adjourned at 12:10 p.m.

Respectfully submitted,

David Mitchell, Chair
Economic Development and Planning Committee

Alexandra Rawlings, Co-ordinator
Economic Development and Planning Committee
June 19, 2007