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

Also Present: Councillor B. Bratina

Absent: Councillor B. McHattie - vacation

Staff Present: L. Coveyduck, General Manager - Planning and Development
N. Everson, C. Reid – Economic Development
A. Rawlings – City Clerk’s Office

AT THEIR MEETING OF FEBRUARY 15, 2007, COUNCIL AMENDED ITEM 22, AS NOTED BELOW:

THE ECONOMIC DEVELOPMENT AND PLANNING COMMITTEE PRESENTS REPORT 07-003 AND RESPECTFULLY RECOMMENDS:

1. Enterprise Zone Municipal Realty Tax Incentive Grant Program Application for 121 James Street North, Hamilton EZ07/03 (PED07059) (Ward 2) (Item 5.1)

That Application EZ07/03 for the proposed development of a five (5) storey commercial building located at 121 James Street North, be approved as an eligible project under the 10 Year “Enterprise Zone Municipal Realty Tax Incentive Grant Program”.

Council – February 14, 2007
2. Declaration of Surplus Property - Proposed Sale Between the City of Hamilton and the North Hamilton Community Health Centre of Part 1 on Plan No. RB-H-748 Surveys, Municipally Known as Part of 444 Hughson Street North (PED07036) (Ward 2) (Item 5.2)

(a) That the subject lands, being part of 444 Hughson Street North, being composed of Lots 15 & 16, Part of Lots 17, 24 & 25 on the west side of John Street North, Lots 15 & 16, Part of Lots 17, 23 & 26 on the east side of Hughson Street North, in the Block bounded by Wood, John, Macauley and Hughson Streets, James Hughson Survey, Unregistered, in the City of Hamilton, more particularly described as Part 1 on Plan No. RB-H-748 Surveys, comprising an area of 0.4 ha. (1.0 acres) attached as Appendix “A” to Report PED07036, be declared surplus to the requirements of the City of Hamilton, in accordance with Procedural By-law for the Sale of Land, being By-law 04-299.

(b) That an Offer to Purchase executed by North Hamilton Community Health Care on December 22, 2006, and scheduled to close on or before April 6, 2007, for the acquisition of the subject lands described in Sub-section (a) above at a purchase price of $616,140.00, be approved and completed.

(c) That the required deposit cheque, in the amount of $61,614.00, being 10% of the purchase price, be held by the General Manager of Finance and Corporate Services pending completion of this transaction.

(d) That the sale price of $616,140.00, less the associated costs of preparing the property for sale as identified in Sub-section (e) below, be credited to the Property Purchase Reserve Account 100035.

(e) That the sum of $20,000.00 be debited to Account 47702-3560150200 (Reserve for Property Purchases), being the cost to prepare the property for sale.

(f) That the Offer to Purchase agreement contain the following key provisions:

(i) That it is understood and agreed that the Purchaser shall submit to the Vendor, prior to closing, documentation verifying that suitable arrangements have been made to secure additional parking offsite to facilitate the proposed development on the subject lands, failing which, this Offer will become null and void and the deposit shall be returned without deduction and without interest.

(ii) That the Purchaser acknowledges and agrees that upon closing of the herein transaction, the Purchaser shall obtain at their expense a demolition permit from the City of Hamilton’s Building and Licensing Division and, further that the Purchaser shall bear all costs, expenses,
fees and charges in respect to the demolition of the existing building on the said lands.

(iii) That it is understood and agreed that as a condition of demolition to be carried out by the Purchaser’s contractors and employees, at the Purchaser’s costs, that all necessary precautions shall be taken to ensure that the existing breezeway from the existing school building to the brick pillars/double doors located at the south end of the Bennetto Community Centre, is removed and that said opening to the Bennetto Community Centre is adequately enclosed and/or protected to the satisfaction of the City of Hamilton.

(iv) That the Purchaser will prepare and obtain approval of a consent agreement pursuant to the Planning Act (Ontario) prior to the issuance of a building permit. The Purchaser will complete all terms, conditions and covenants imposed upon it by the site plan approval. It is further understood and agreed that the Vendor permits the submission by the Purchaser of the necessary applications at the expense of the Purchaser and prior to the closing of this transaction, and agrees to execute such documentation necessary in connection with the said applications.

(v) That the Purchaser shall obtain all government permits and approvals required for the Purchaser’s proposed use of the said lands, and satisfy all requirements and restrictions imposed thereby from the Vendor and all other governmental authorities having jurisdiction, at its own cost.

(vi) That subject to the prior approval of the construction by the Ministry of Health and Long Term Care, the Purchaser shall commence construction of the building(s) in accordance with the consent agreement upon the said lands by not later than one (1) year after the date of closing of the purchase transaction. Construction is considered commenced when the foundations have been installed, as determined by the City of Hamilton Building and Licensing Division. The Purchaser shall not be in default of this Agreement in event the delay in the commencement of construction is as a result of a delay in obtaining the prior approval for construction from the Ministry of Health and Long Term Care.

(vii) That subject to the provisos as set out in Sub-section (vi) above; the Purchaser shall complete construction of the said building(s) not later than eighteen (18) months after the date of commencement of construction referred to above. The building is considered completed upon the issuance by the City of Hamilton Building and Licensing Division of an occupancy permit or satisfactory final inspection, as determined by the Building and Licensing Division.
(viii) That if the Purchaser fails to comply with the conditions relating to commencement and completion of construction set out in Sub-sections (vi) & (vii) above, within the time required, then the Vendor shall have the right to enter upon the said lands upon thirty (30) days notice to the Purchaser, and any such entry by the Vendor, pursuant to the terms hereof, shall determine the estate of the Purchaser in the said lands. Notice of the entry may be registered by the Vendor on title to the said lands.

(ix) That upon such entry by the Vendor, the Purchaser, at its own cost, shall execute and deliver to the Vendor a transfer of the said lands to the Vendor, free and clear of all charges, encumbrances, liens, claims or adverse interests whatsoever, and the Vendor agrees to pay to the Purchaser the original purchase price for the said lands, less the deposit, less the commission paid (if any) by the Vendor to a real estate agent, less arrears of realty taxes, penalty and interest (including local improvement charges), less amounts required to discharge any mortgages, liens, charges or other encumbrances against the said lands and less the costs of the Vendor incurred in entering on the land and retaking and reselling the land and without increase or compensation for any improvements, additions, alterations in, on or under the said lands.

(x) That the Purchaser acknowledges and agrees that the Purchaser is responsible for certain charges, fees, levies and rates affecting the said lands and for providing all services required to the said lands. The Purchaser is responsible for the following:

(1) Municipal, realty and business taxes.
(2) Building permit application fee and the applicable development charges.
(3) Storm, sanitary sewers and waterline laterals under the street and under the said lands.
(4) All utility connections to the said lands.
(5) The construction of a driveway to and over the said lands.
(6) Parkland dedication fees in accordance with By-law No. 03-199.

(xi) That notwithstanding any other statement contained in this Agreement, nothing herein shall be interpreted to constitute pre-approval of the Purchaser’s development of the property by the Vendor, and the Vendor makes no representations or warranties herein as to the result of any application the Purchaser may submit to the Vendor in respect of the property.
(xii) That the Purchaser acknowledges that the Vendor, on or before the closing date of this transaction, will be removing the existing fire and electrical panels from the existing school, at its own cost.

(g) That the City Clerk be authorized and directed to execute and issue a Certificate of Compliance in the form prescribed pursuant to Section 268 of the Municipal Act, if required.

3. Committee of Adjustment (Urban) Severance Applications AN/B-06:149 and AN/B-06:150 for the Property Known as 85 Academy Street, Ancaster - Supported by the Planning and Economic Development Department (PED07037) (Ward 12) (Item 5.3)

That Report PED07037, respecting Committee of Adjustment Severance Applications AN/B-06:149 and AN/B-06:150, 85 Academy Street, Ancaster, as shown on Appendix “A” to Report PED07037, denied by the Committee but supported by the Planning and Economic Development Department, be received for information.

4. Removal of the Holding ‘H’ Symbol from the Property Located at 675 Strathearn Avenue (Hamilton) (PED07044) (Ward 4) (Item 5.4)

That approval be given to Zoning Application ZAH-06-68, by Liberty Energy Inc., applicant, for removal of the Holding ‘H’ symbol from the property located at 675 Strathearn Avenue, as shown on Appendix “A” to Report PED07044, on the following basis:

(a) That the zoning of the subject lands be changed from the “K/S-1527” – ‘H’ (Heavy Industry, etc. - Holding) District, Modified, to the “K/S-1527” (Heavy Industry, etc.) District, Modified.

(b) That the draft By-law, attached as Appendix “B” to Report PED07044, 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 Official Plan and the City of Hamilton Official Plan.
5. **Enterprise Zone Municipal Realty Tax Incentive Grant Program Application for 215-231 Main Street West; 62-64 Hess Street South; and, 67-69 Queen Street South, Hamilton EZ04/07 (PED07045) (Ward 2) (Item 5.5)**

That Application EZ04/07 for the proposed redevelopment of 10 commercial/residential properties fronting on Main Street West, Queen Street South and Hess Street South, be approved as an eligible project under the 10 Year “Enterprise Zone Municipal Realty Tax Incentive Grant Program”.

6. **Enterprise Zone Municipal Realty Tax Incentive Grant Program for 118 Market Street Hamilton - Agreement - EZ02/06 (PED07046) (Ward 2) (Item 5.6)**

(a) That the Enterprise Zone Tax Grant, as detailed within Report PED07046, be applied to 118 Market Street, Hamilton as the redevelopment of the property is complete and the terms and conditions of the program have been satisfied.

(b) That the Mayor and City Clerk be authorized and directed to execute the Agreement attached as Appendix “A” to Report PED07046.

7. **Enterprise Zone Municipal Realty Tax Incentive Grant Program Application for 284 King Street East, Hamilton EZ06/04 (PED07049) (Ward 2) (Item 5.7)**

That Application EZ06/04 for the proposed redevelopment of 8 residential units at 284 King Street East, be approved as an eligible project under the 10 Year “Enterprise Zone Municipal Realty Tax Incentive Grant Program”.

8. **Enterprise Zone Municipal Realty Tax Incentive Grant Program Application for 170-176 Jackson Street West, Hamilton EZ07/01 (PED07050) (Ward 2) (Item 5.8)**

That Application EZ07/01 for the proposed redevelopment of 15 residential units at 170-176 Jackson Street West, be approved as an eligible project under the 10 Year “Enterprise Zone Municipal Realty Tax Incentive Grant Program”.

9. **Demolition Permit – 188 Eleanor Avenue (PED07051) (Ward 7) (Item 5.9)**

That the Director of Building and Licensing be authorized and directed to issue a demolition permit for 188 Eleanor Avenue in accordance with By-Law 74-290 pursuant to Section 33 of *The Planning Act* as amended.

Council – February 14, 2007
10. **Declaration of Surplus Property and Sale of City Lands Known as 0 Braeheid Ave., Block 111 on Plan 62M-704, Flamborough, to Alistair Ingram and Michelle Burda, (PED07052) (Ward 15) (Item 5.10)**

(a) That the City land identified as part of 0 Braeheid Avenue, being Block 111 on Plan 62M-704, as shown on Appendix “A” to Report PED07052, having a frontage of 6.1 metres (20.0 feet) along the southern limit of Braeheid Avenue and a depth of 6.1 metres (20.0 feet) in the former Town of Flamborough, now in the City of Hamilton, be declared surplus to the requirements of the City of Hamilton in accordance with the “Procedural By-law for the Sale of Land”, being By-law No. 04-299.

(b) That the Real Estate Section of the Development and Real Estate Division of the Planning and Economic Development Department be authorized and directed to sell the subject lands, as shown on Appendix “A” to Report PED07052, to the abutting land owners Alistair Ingram and Michelle Burda for the sale price of $200.00 in accordance with the “Procedural By-law for the Sale of Land”, being By-law No. 04-299.

(c) That the required deposit cheque, in the amount of $20.00, being 10% of the purchase price, be held by the General Manager of Finance and Corporate Services pending acceptance of the transaction.

(d) That the proceeds, in the amount of $200.00, for the sale be deposited in Account No. 47702-3560150200 (Civic Property Purchases and Sales).

(e) That the following condition be included in the Offer to Purchase:

“The purchasers acknowledge and agree that the lands being sold pursuant to the Offer shall be registered in the same name and title of the current land holdings municipally known as 35 Riley Street, Flamborough Roll No. 251830339022430, currently owned by Alistair Ingram and Michelle Burda.”

(f) That the City Clerk be authorized and directed to execute and issue a Certificate of Compliance for this transaction in the form prescribed pursuant to Section 268 of the [Municipal Act](#), incorporating the following, if required:

i) That the subject lands be declared surplus by inclusion of this report to Council.

ii) That in accordance with the approved methods of giving Notice to the Public in the Real Property Sales Procedural By-law No. 04-299, Section 12(a) (7), sufficient notice to the public is given by way of this report to City Council.
iii) That an internal review of the value of the property intended to be sold was completed on November 21, 2006,

11. Enterprise Zone Municipal Realty Tax Incentive Grant Program Application for 66-68 King Street East, Hamilton EZ07/02 (PED07054) (Ward 2) (Item 5.11)

That Application EZ07/02 for the proposed redevelopment of the former MacKay and Victoria Hall buildings located at 66-68 King Street East, be approved as an eligible project under the 10 Year “Enterprise Zone Municipal Realty Tax Incentive Grant Program”, subject to the issuance of a Heritage Permit for the alterations and repairs to the façade at 68 King Street East.

12. Appointment By-law under the Building Code Act (PED07075) (City Wide) (Added Item 5.12)

That the By-law attached to Report PED07075 to repeal and replace City of Hamilton By-law No. 05-113, being a By-law to appoint a Chief Building Official, Deputies and Inspectors under Section 3 of the Building Code Act, 1992, be approved.

13. 2007 Tim Hortons Brier - Hamilton Street Railway (HSR) Ridership Fees Waiving (PED07031/PW07023) (City Wide) (Added Item 5.13)

a) That the Public Works Department - Transit Division - be directed to accept all 2007 Tim Hortons Brier spectator game day tickets and accredited participants as a valid fare on all regular transit services for the duration of the event, March 1 – 11, 2007.

b) That staff be directed to develop a policy for waiving fees for future requests for major events and report back to Committee and Council for consideration.

14. West Hamilton Innovation District Secondary Plan and Zoning By-law (CI-06-L) (PED07005) (Ward 1) (Item 6.1)

(a) That approval be given to Official Plan Amendment No. ___ to the former City of Hamilton Official Plan, attached as Appendix “A” to Report PED07005, to adopt the West Hamilton Innovation District Secondary Plan;

(b) That approval be given to City Initiative CI-06-L to enact the Research and Development (M1) Zone within the City’s new Comprehensive Zoning By-law, known as Zoning By-law 05-200, attached as Appendix “B” to Report PED07005;
(c) That the draft By-law, attached as Appendix “B” to Report PED07005 which has been prepared in a form satisfactory to the City Solicitor, and as amended by Committee on February 6, 2007, with regard to minor mapping revisions, be enacted by City Council; and,

(d) That the proposed change in zoning will be in conformity with Official Plan for the City of Hamilton upon finalization of proposed Official Plan Amendment No. ___.

15. Application to Amend the Town of Ancaster Zoning By-law No. 87-57 for Lands Located at 144 McNiven Road, Ancaster (PED07038) (Ward 12) (Item 6.3)

That approval be given to Zoning Application ZAR-06-60, Mario Zecchini owner, for a further modification to the “R5-456” (Residential) Zone to add a triplex dwelling within the existing building as an additional permitted use, for the property located at 144 McNiven Road (Ancaster), as shown on Appendix “A” to Report PED07038, on the following basis:

(a) That the draft By-law, attached as Appendix “C” to Report PED07038, which has been prepared in a form satisfactory to the City Solicitor, be enacted by Council.

(b) That the proposed modification in zoning conforms to the Hamilton-Wentworth Official Plan and the Town of Ancaster Official Plan.

16. Applications for a Draft Plan of Subdivision Known as “Alaqua Ancaster” and for a Change in Zoning for Lands Located at 444, 452, 460 and 468 Southcote Road (Ancaster) (PED07047) (Ward 12) (Item 6.4)

That approval be given to Subdivision Application 25T-200602, Jason and Consuelo Robinson, Ray and Christine Mudge, Les and Diane Strong, and Erich and Gisela Lieske, owners, to establish a Draft Plan of Subdivision known as “Alaqua Ancaster” on lands located at 444, 452, 460 and 468 Southcote Road (former Town of Ancaster), as shown on Appendix “A” to Report PED07047, subject to the following conditions:

(i) That this approval apply to the Draft Plan of Subdivision “Alaqua Ancaster” 25T-200602, prepared by Lorelei Jones and Associates, and certified by David B. Searles, OLS, dated December 19, 2005, showing twenty-two lots for single detached dwellings, one block (Block 23) for open space and a cul-de-sac extending Street “F” of the “Southcote Woodlands” draft plan of subdivision, attached as Appendix “B” to Report PED07047, subject to the owner entering into a Standard Form Subdivision...
Agreement, as approved by City Council, with the following special conditions included therein;

1. That the Owner dedicates a road widening, 2.048 metres (10 feet) in width, to the City of Hamilton from 444, 452, 460 and 468 Southcote Road by Certificate on the Final Plan of Subdivision to the satisfaction of the Manager of Development Engineering;

2. That the Owner make a cash payment to the City for the future urbanization of Southcote Road adjacent to the lands of Nos. 444, 452, 460 and 468 Southcote Road in accordance with the City’s Financial Policies for New Development;

3. That the Owner agrees to provide street lighting on the adjacent sections of Southcote Road, where deemed necessary, to the satisfaction of the Manager of Development Engineering;

4. That the Owner agrees to extend the existing sanitary sewer on Southcote Road to service Nos. 444, 452, 460 and 468 Southcote Road, to the satisfaction of the Manager of Development Engineering;

5. That the Owner agrees that the servicing of the site shall not commence until the Stormwater Management Facility has been substantially completed, to the satisfaction of the Manager of Development Engineering;

6. That the Owner shall prepare a Hydrogeological study to identify and mitigate the potential impacts of a high ground water table on proposed buildings, to the satisfaction of the Manager of Development Planning;

7. That the Owner shall prepare a Groundwater Study which shall assess the impact that the proposed development would have on the water supply and the sewage disposal systems on the adjacent properties. Pending the outcome of the Study, the owner shall propose appropriate mitigative measures to address the concerns to the satisfaction of the Manager of Development Engineering;

8. That the Owner agrees to remove all dead or diseased trees within the City’s road allowance and that the removal and replacement of street trees, as required by the reconstruction of the roads, will be at the sole expense of the owner;

9. That the Owner submit a detailed plan for approval which illustrates the driveway locations on Lots 3 – 12 and Lots 16 – 19 to the
satisfaction of the Supervisor of Traffic Planning. The driveway locations to these lots shall be shown on approved engineering drawings;

10. That the applicant install chainlink fencing, or other acceptable type of fencing, at the rear of Lots 7, 8, 9, and 10, to the satisfaction of the City’s Manager of Open Space Development;

11. That any existing septic tank be pumped out by a licensed contractor and refilled with suitable material to prevent it from collapsing, to the satisfaction of the City’s Environmental Health Section;

12. That any existing abandoned water wells are plugged in accordance with Environment Ontario’s Facts Sheet entitled: “Water Wells and Groundwater Supplies Recommended Methods for Plugging Water Wells”, to the satisfaction of the City’s Environmental Health Section;

(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 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 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-06-05, Jason and Consuelo Robinson, Ray and Christine Mudge, Les and Diane Strong, and Erich and Gisela Lieske, owners, for a change in zoning from the Agriculture “A-216” Zone to the site-specific Residential “R4-553” Zone (Block 1) to permit twenty-two single detached dwellings on separate lots, and from the Agriculture “A-216” Zone to the Public Open Space “O2” Zone (Block 2) to permit open space uses, on lands located at 444, 452, 460 and 468 Southcote Road (former Town of Ancaster), as shown on Appendix “A” to Report PED07047, subject to the following:

(i) That Block “1” be rezoned from the Agriculture “A-216” Zone to the site-specific Residential “R4-553” Zone.

(ii) That Block “2” be rezoned from the Agriculture “A-216” Zone to the Public Open Space “O2” Zone.

Council – February 14, 2007
(iii) That the draft By-law, attached as Appendix “C” to Report PED07047, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.

(iv) That the proposed changes in zoning are in conformity with the Hamilton-Wentworth Official Plan and the Ancaster Official Plan.

17. Application to Amend the Town of Flamborough Zoning By-law No. 90-145-Z for Lands Located at 93 Highway No. 52, Flamborough (PED07041) (Ward 14) (Item 6.5)

That approval be given to Zoning Application ZAC-06-70, Flamborough Hills Golf Course Ltd., owner, for changes in zoning from the “O3” (Recreational Open Space) Zone to the “A” (Agricultural) Zone (Block “1”) to permit the existing single-detached dwelling on a separate lot, and from the “O3” (Recreational Open Space) Zone to the “O3-9” (Recreational Open Space) Zone (Block “2”) to delete an accessory dwelling unit for maintenance and/or security purposes as a permitted use, for the property located at 93 Highway No. 52 (Flamborough), as shown on Schedule “A” to Appendix “B” of Report PED07041, on the following basis:

(a) That Block “1” of the subject lands be rezoned from the “O3” (Recreational Open Space) Zone to the “A” (Agricultural) Zone.

(b) That Block “2” of the subject lands be rezoned from the “O3” (Recreational Open Space) Zone to the “O3-9” (Recreational Open Space) Zone.

(c) That the draft By-law, attached as Appendix “B” to Report PED07041, which has been prepared in a form satisfactory to the City Solicitor, be enacted by Council.

(d) That the proposed changes in zoning conform to the Hamilton-Wentworth Official Plan and the Flamborough Official Plan.

18. Application for a Zoning By-law Amendment for Lands Located at 598 and 600 Upper Sherman Avenue (Hamilton) (PED07040) (Ward 7) (Item 6.6)

That approval be given to Zoning Application ZAR-06-59, Dusan and Elizabeth Rados, owners, for changes in zoning from the “H” (Community Shopping and Commercial, etc.) District to the “H” (Community Shopping and Commercial, etc.) District, Modified, (Block “1”) to recognize the existing building containing commercial use and one dwelling unit, and parking for the adjacent lands at 600 Upper Sherman Avenue; from the “C” (Urban Protected Residential, etc.) District to the “C” (Urban Protected Residential, etc.) District, Modified, (Block “2”) to recognize the existing three family dwelling, parking and access for the adjacent lands at 598 Upper Sherman Avenue; and from the “DE” (Low Density Multiples) District to the “C” (Urban Protected Residential, etc.) District, Modified, (Block “3”) to recognize the existing three family
dwelling, the location of the subject lands, as shown on Schedule “A” to Appendix “D” to Report PED07040, subject to the following:

(a) That Block “1” be rezoned from the “H” (Community Shopping and Commercial, etc.) District to the “H/S-1572” (Community Shopping and Commercial, etc.) District, Modified;

(b) That Block “2” be rezoned from the “C” (Urban Protected Residential, etc.) District to the “C/S-1572” (Urban Protected Residential, etc.) District, Modified;

(c) That Block “3” be rezoned from the “DE” (Low Density Multiples) District to the “C/S-1572” (Urban Protected Residential, etc.) District, Modified;

(d) That the draft By-law, attached as Appendix “D” to Report PED07040, which has been prepared in a form satisfactory to the City Solicitor, not be forwarded to City Council for enactment until:

   (i) the applicant relocates the existing mobile sign in accordance with By-law requirements, to the satisfaction of the Director of Building and Licensing.

   (ii) removes or trims the existing vegetation which impedes sightlines at the entrance to the property, to the satisfaction of the Supervisor, Traffic Planning Section, Operations and Maintenance Division, Public Works Department.

(e) That the proposed changes in zoning are in conformity with the Hamilton-Wentworth Official Plan and the Hamilton Official Plan.

19. **Removal of Sign Regulations from City of Hamilton Zoning By-law No. 6593 (PED07001) (City Wide) (Item 6.7)**

(a) That approval be given to City Initiative CI-06-J to remove the regulations relating to signage from the City of Hamilton Zoning By-law No. 6593.

(b) That the attached Zoning By-law, marked as Appendix “A” to Report PED07001, which has been prepared in a form satisfactory to City Solicitor, be enacted by City Council.

(c) That the proposed changes in zoning are in conformity with the Official Plans for the Region of Hamilton-Wentworth and the City of Hamilton.
20. **City Initiative - New Institutional Zoning By-law Regulations - Urban Area Only (PED06405(a)) (City Wide) (Item 6.8)**

(a) That approval be given to Official Plan Amendment No. ___ of the former Town of Ancaster Official Plan; Official Plan Amendment No. ___ of the former Town of Dundas Official Plan; Official Plan Amendment No. ___ of the former town of Flamborough Official Plan; Official Plan Amendment No. ___ of the former Township of Glanbrook Official Plan; and, Official Plan Amendment No. ___ of the former City of Stoney Creek Official Plan, as contained in Appendix “A” to Report PED06405(a).

(b) That approval be given to **City Initiative CI-06-H** to enact the third stage of the City’s new Comprehensive Zoning By-law known as Zoning By-law No. 05-200, attached as Appendix “B” to Report PED06405(a).

(c) That the attached Zoning By-law marked Appendix “B” and Appendix “C” to Report PED06405(a), which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.

(d) That the General Manager, Planning and Economic Development Department, be hereby authorized and directed to prepare the requisite By-law to amend the Official Plans, in a form satisfactory to the City Solicitor, for presentation to Council.

(e) That upon adoption of Official Plan Amendment Numbers ___, ___, ___, ___, and ___, the third stage of the City’s new Comprehensive Zoning By-law will be in conformity with the Ancaster, Dundas, Flamborough, Glanbrook, and Stoney Creek Official Plans.

(f) That the enactment of the Official Plan Amendments and Zoning By-law, attached as Appendices A, B and C, be held until such time that By-law 06-166 (Parks and Open Space) becomes final and binding.

21. **City Initiative CI-06-I to Amend the New Open Space and Parks Comprehensive Zoning By-law Regulations (PED06152(a)) (Ward 2) (Item 6.9)**

(a) That approval be given to **City Initiative CI-06-I** to amend By-law 06-166, which approved the new Open Space and Parks Comprehensive Zoning By-law by deleting Zoning Maps No. 826, 827 and 868 from Schedule “A”.

(b) That the attached Zoning By-law, marked as Appendix “A” to Report PED06152(a), which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.
22. Brownfield Redevelopment and Intensification Office (PED07043) (City Wide) (Item 8.1)

(Whitehead/McHattie)
That Item 22 of Economic Development and Planning Committee Report 07-002 be referred to the Committee of the Whole strategic planning meeting for discussion.

CARRIED

That the Information Report be received.

23. Airport Implementation Task Force – Report 07-001 (Item 8.3)

1. Noise Impact and Evaluation Study (PED07035) (City Wide)

(a) That the Noise Impact and Evaluation Study (December 2006) for the John C. Munro Hamilton International Airport be received;

(b) That the General Manager, Planning and Economic Development Department, be authorized and directed to incorporate and implement the 2010 Noise Exposure Forecast with Extended Runway 06 – Figure 8, attached as Appendix C to Report PED07035, as part of all land use planning approvals for the City of Hamilton including the Airport Influence Area and the new Official Plan and Zoning By-Law;

(c) That the General Manager, Planning and Economic Development Department, be authorized and directed to revise Appendix D of the Rural Hamilton Official Plan and that the Minister of Municipal Affairs be requested to modify the Rural Hamilton Official Plan accordingly;

(d) That the General Manager, Planning and Economic Development Department be authorized and directed to incorporate into any approved residential Draft Plans of Subdivision or severances a condition to erect a Public Notice on the development site indicating that the area falls within the Airport Influence Area;

(e) That the General Manager, Planning and Economic Development Department, in consultation with the Legal Services Division, investigate the feasibility and cost of registering a covenant on title for each property.
within the Airport Influence Area, hence providing additional awareness for existing landowners and future purchasers;

(f) That the General Manager, Public Works Department, be authorized and directed to erect appropriate signage on major arterial roadways entering the Airport Influence Area indicating its presence.

24. Letter from Carmen Chiaravalle respecting inclusion in GRIDS process of lands on Twenty Road East (Referred from Council, January 24, 2007) (Item 8.4)

That the letter from Carmen Chiaravalle be received.

FOR THE INFORMATION OF COUNCIL:

(a) Changes to the Agenda

The Clerk advised of the following changes:

(i) Late report respecting appointment of Chief Building Official (PED07075) added as Item 5.12.

(ii) Late report respecting 2007 Tim Hortons Brier- HSR Ridership Fees (PED07031/PW07023) added as Item 5.13.

(iii) Late communication from Manfred Rudolph, respecting upcoming public meeting respecting Licencing Code and Taxi List Amendments, added as Item 4.1.

Committee approved the Agenda, as amended.

(b) Declarations of Interest

Councillor Ferguson declared an interest respecting Added Item 4.1, as he has an interest in a taxi company.

(c) Added Delegation Request from Manfred Rudolph respecting Taxi List Amendments (Added Item 4.1)

Committee considered Mr. Rudolph’s request to postpone the portion respecting the taxi waiting list of the upcoming Public Meeting, noting he has a conflict with the date.
Ms. Coveyduck provided an update regarding the matter.

Committee agreed that the request from Mr. Rudolph would be approved, at the advertised meeting on February 20, 2007, and directed the Clerk to advise him of this.

(d) Enterprise Zone Municipal Realty Tax Incentive Grant Program Application for 121 James Street North, Hamilton EZ07/03 (PED07059) (Ward 2) (Item 5.1)

Councillor Bratina spoke regarding the success of the Enterprise Zone policy, and how significant this was proving in the revitalization of the Downtown Core. He noted there were six Enterprise Zone reports on this Agenda, and thanked staff for their efforts.

(e) Committee of Adjustment (Urban) Severance Applications AN/B-06:149 and AN/B-06:150 for the Property Known as 85 Academy Street, Ancaster - Supported by the Planning and Economic Development Department (PED07037) (Ward 12) (Item 5.3)

Councillor Ferguson requested information on the process followed when there is an appeal of a Committee of Adjustment decision. Information was provided by staff.

(f) Removal of the Holding ‘H’ Symbol from the Property Located at 675 Strathearn Avenue (Hamilton) (PED07044) (Ward 4) (Item 5.4)

Councillor Clark requested information on the “H” Holding removal for Liberty Energy. Staff explained that the MOE had withdrawn their original requirement of a Record of Site Condition and that this had been the only condition to be cleared prior to the removal of the “H”. Staff confirmed that the City’s request for a “bump-up” was still before the Ministry. Staff was given direction to advise the Ministry that this “bump-up” request is still active.

(g) New Planning Act requirements

Councillor Mitchell advised that the revised Planning Act is now in place, and that from now on, some of the Public Meetings will be under the new regulations, and some under the old ones. He explained that there are some very important changes under the new Act, which affect future rights of appeal. Under the new
Act, unless a person speaks at the Public Meeting and/or sends the City a written comment, they are not entitled to appeal a decision to the OMB.

(h) West Hamilton Innovation District Secondary Plan and Zoning By-law (CI-06-L) (PED07005) (Ward 1) (Item 6.1)

A Public Meeting was held.

Chair Mitchell advised the Meeting of the following requirements, pursuant to the new 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 Official Plan Amendment is approved and/or 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.

Committee was in receipt of an added communication from LaFarge respecting their property at 501 Main Street West.

Tim McCabe provided Committee with an overview of the area, which consists of 54 hectares, and includes the former Camco plant, and the subject applications area is one of the key employment areas in the City, and is expected to produce in the order of 1500 jobs and 1 million square feet of research and development, advanced manufacturing, a bio-sciences incubator, and associated commercial floor space.

Mr. McCabe noted that the proposed by-law includes the first new industrial zone in the staged comprehensive zoning by-law. He explained that the proposal represents significant partnerships between the Federal government, McMaster University and the City, and will transform a brownfield site into a research and development park.

Mr. McCabe addressed the importance of moving forward with the approval of the applications, since the Interim Control By-law for the area will expire on February 15, 2007. He also confirmed that the applications had been the subject of an extensive public consultation process, including the local property areas and McMaster University. He thanked City staff for their efforts.
Cam Thomas addressed Committee and gave an overview of the subject applications. He noted that while extensive studies had already taken place, additional work on various elements in the park is on-going. This work includes the consideration of the extension of Frid Street.

Mr. Thomas advised Committee of a minor change in Appendix B to the report, respecting map references.

Brenda Khes addressed Committee and explained that while a traffic study had indicated the need for the Frid Street extension, there was no recommendation yet on its alignment, elevation or configuration. This matter will be addressed through further studies, under the Environmental Assessment Act.

Committee asked staff a member of questions relating to the absence of Ward Councillor and the letter from LaFarge. In response, staff advised that the Ward Councillor had been involved throughout the process and was supportive of the proposal. Staff also explained the background to the LaFarge property and noted that Economid Development staff re continuing to work with LaFarge to identify possible alternative sites.

Zach Douglas, President of McMaster Innovation Park, addressed Committee is support of the proposal, with the aid of a powerpoint presentation. Copies of this presentation were provided to Committee.

Mr. Douglas gave an overview of the proposed Innovation Park, and noted the partnership between the University, who had paid $13.2 million for the land, the Province of Ontario who had contributed $10.0 million, the City of Hamilton, who had contributed $5.0 million, and the Federal Government who had agreed to re-locate the CANMET facility to the Park.

Mr. Douglas explained the McMaster Innovation Park (MIP) would anchor the West Hamilton Industrial District (WHID). He thanked the City for an excellent process in arriving at this stage and for the financial contribution but expressed McMaster’s concerns about the Frid Street extension.

He considered that while a local road would be consistent with MIP, a collector road acting as a truck route would be inconsistent.

In conclusion, Mr. Douglas advised of his support for the substance of the Official Plan Amendment but opposed the Frid Street extension, as currently proposed.

In response to questions from Councillor Whitehead, Mr. Douglas advised that the possible departure of the Senior Vice-President of Research from the University should not have an impact on the MIP, and that the existence of educational floor space was an essential element of research parks. Staff explained the percentage limitations of educational floor space.
In response to questions from Councillor Ferguson, Mr. Douglas replied that the relocation of CANMET to the MIP was still certain, but should they not come, while the pace of development would decrease, the MIP would adapt.

Councillor Bratina asked questions about assessment growth regarding the proposed use and for alternate uses.

George Liversidge addressed Committee and explained his company-owned 16-17 acres at Frid and Chatham. He noted he had been involved in and supported the process and thanked the City. Mr. Liversidge questioned the need for a “research park” as there was no demand, but explained he supported the proposal, provided his business could carry on. Mr. Liversidge supported the extension of Frid Street but not in the present configuration, which would split McMaster in two.

Mr. Liversidge thought that the proposals would need significant effort by the City, in order to be successful.

Chair Mitchell thanked the presenter.

Sergio Manchia, Planning and Engineering Initiatives Ltd., addressed Committee on behalf of Hamilton Metal Trading Corporation, who owns 14 acres within WHID, and Aberdeen (Hamilton) Holdings Inc., who owns 17 acres. Mr. Manchia supported the proposals in principle, noting the benefits of the use of brownfields but requested further land use flexibility. He proposed that the permitted uses include neighbourhood related independent retail, entertainment, self storage and cinemas. Mr. Manchia noted that these would benefit both McMaster and the adjacent Kirkendall Neighbourhood, and the uses proposed did not include “Big Boxes”.

Chair Mitchell thanked Mr. Manchia.

George Zajac, Planning and Engineering Initiatives, addressed Committee on behalf of a client at 606 Aberdeen. He noted that after the approval of the development applications, the use would become legal non-conforming but requested that flexibility be provided in the planning documents for future uses. Mr. Zajac also expressed concerns about the impact on his client at the proposed Frid Street extension.

Mr. Manchia added that the proposed planning document restrict the additional uses to the McMaster lands and asked for Committee’s direction.

Committee then discussed whether amendments could be made to the planning documents between now and Council on February 14, 2007, to address the concerns raised.
Mr. McCabe cautioned Committee that the changes suggested represented a change to major principles rather than minor adjustments, since retail for the adjoining neighbourhood is not part of the vision for the area.

He explained that there is major flexibility in uses in conjunction with the park uses.

David Blois, 150 Chatham, addressed Committee regarding the proposal. He explained that he owned a 47,000 square foot multi-tenanted building and thanked staff for their assistance with the by-law. Mr. Blois noted his concern that “call centre” is not one of the new permitted uses, and that he has a potential call centre tenant for his building.

Mr. McCabe advised that this use could be interpreted as an office use, and that he would follow this up with the speaker.

Committee directed that staff meet with the speakers to discuss the issues raised, and to come back with any amendments, in time for Council.

(i) Application to Amend the City of Hamilton Zoning By-law No. 6593 for Lands Located at 639 Rymal Road West (PED07039) (Ward 8) (Item 6.2)

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.

Scott Baldry outlined the report to Committee.

Councillor Whitehead asked questions regarding traffic matters, lot pattern and pedestrian needs.

Thomas Sullivan, one of the applicants, advised Committee that he supported the staff recommendation.

Norm Grey, 3 Falconridge, addressed Committee and echoed the concerns expressed by Councillor Whitehead. He presented a petition signed by 38 residents objection to the proposal. Mr. Grey explained that the lots would not conform with the existing homes, that the development would increase congestion, and that another northbound turning lane was needed. He distributed photos of the area to the Committee.
Al Potruff, 619 Rymal Road West, addressed Committee and expressed concerns with grading, noting that the site is presently at a lower elevation, and asked for clarification the type of development.

Staff advised that the grading would be addressed through the development process and that the houses would be single detached.

Gord Patton, 613 Rymal Road West, addressed Committee and asked about future development plans for Rymal, and whether there would be any commercial development or road widening.

Staff responded that while they are not aware of any commercial proposals, the land is in private ownership and so future applications could be submitted.

Theo Bezemer, 1227 Upper Paradise, also noted concerns about congestion, as traffic already gets backed up during school hours. He noted that the subdivision only has one road for access and egress, and five additional driveways will increase the problem of congestion.

There were no other speakers.

Committee discussed the matters raised by the speakers.

Councillor Whitehead explained that the sidewalk into the subdivision is not complete, forcing pedestrians to walk on the street. He suggested that the applicant and staff meet to resolve the issues raised by the residents.

On a Motion by Councillor Pearson, seconded by Councillor Ferguson, the matter was tabled to a later meeting of Committee, to allow the Ward Councillor to review the issues identified with all parties.

(j) **Application to Amend the Town of Ancaster Zoning By-law No. 87-57 for Lands Located at 144 McNiven Road, Ancaster (PED07038) (Ward 12) (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.

Scott Baldry outlined the report to Committee and confirmed that there would be no changes to the outside of the building.
Mario Zecchini, the applicant’s agent, advised that he supported the staff recommendation.

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

Committee approved the staff recommendation.

(k) Applications for a Draft Plan of Subdivision Known as “Alaqua Ancaster” and for a Change in Zoning for Lands Located at 444, 452, 460 and 468 Southcote Road (Ancaster) (PED07047) (Ward 12) (Item 6.4)

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.

Committee was in receipt of an added submission from Paul Graham.

Jason Thompson outlined the report to Committee and noted a typo on page 1 of the report, where the reference regarding the road widening reads as “2.048 metres (10 feet),” and should read “3.048 metres (10 feet).” The Clerk will make the change.

The applicant’s agent, Lorelei Jones, advised that she was in agreement with the staff recommendation.

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

In response to questions from Councillor Ferguson, Mr. Thompson confirmed that the public notice for the applicant had been given in accordance with the requirements of the Planning Act.

Councillor Ferguson then expressed concerns regarding the current condition of the adjacent Southcote Woods site, respecting the removal of vegetation, the dust problems last year and unauthorized access to the site.

Tony Sergi explained that the Alaqua site cannot go ahead until the sanitary sewer is provided in Southcote Woods. He explained that there is no subdivision agreement for Southcote Woods, as yet, and that the delay is due to issues regarding the pumping station and the complexities of the site.

Committee directed staff to follow up on securing the site, cutting off unauthorized access and re-vegetating the site.
Committee approved the staff recommendation.

(I) Application to Amend the Town of Flamborough Zoning By-law No. 90-145-Z for Lands Located at 93 Highway No. 52, Flamborough (PED07041) (Ward 14) (Item 6.5)

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.

Scott Baldry outlined the report to Committee.

James Webb, the applicant’s agent, advised that he supported the staff recommendation.

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

Committee approved the staff recommendation.

(m) Application for a Zoning By-law Amendment for Lands Located at 598 and 600 Upper Sherman Avenue (Hamilton) (PED07040) (Ward 7) (Item 6.6)

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.

Scott Baldry outlined the report to Committee. He explained that while the applicant has removed the unauthorized sign by-law will not be forwarded to Council until the vegetation at the front has been trimmed back.

Steve Fraser, A.J. Clarke and Associates, addressed Committee in support of the staff recommendation and agreed that the vegetation would be trimmed.

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

Committee approved the staff recommendation.
(n) Removal of Sign Regulations from City of Hamilton Zoning By-law No. 6593 (PED07001) (City Wide) (Item 6.7)

A Public Meeting was held.

The Chair advised the Meeting of the following requirements, pursuant to the new 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 Official Plan Amendment is approved and/or 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.

Heather Travis was present to assist Committee.

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

Committee approved the staff recommendation.

(o) City Initiative - New Institutional Zoning By-law Regulations - Urban Area Only (PED06405(a)) (City Wide) (Item 6.8)

A Public Meeting was held.

The Chair advised the Meeting of the following requirements, pursuant to the new 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 Official Plan Amendment is approved and/or 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.
Shannon Hamilton provided an overview of the report. She noted that residential care homes now have individual definitions, based on their size and type, and that Long Term Care facilities and Retirement Homes are being removed from the requirement of the Radial Separation By-law.

Ms. Hamilton noted a change in the staff recommendation, such that the Official Plan Amendment and By-law Amendments will be held at this time.

Tim McCabe advised that the New Institutional Zones would apply across the entire City, when the new residential zones were introduced for the Comprehensive Zoning By-law. He explained that the staff report had been considered and adopted by Committee last year, but that changes in the new Planning Act required a second Public Meeting.

Councillor Clark asked questions regarding the possibility of siting correctional facilities under the residential care facility zoning requirements.

Staff explained that it was not the intent of the regulations to permit this, but that it could potentially happen.

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

On a Recorded Vote, Committee approved the staff recommendation:

Yeas: Whitehead, Pasuta, Pearson, Ferguson, Duvall, Mitchell (6)

Nays: Clark (1)

Absent: McHattie

(p) City Initiative CI-06-1 to Amend the New Open Space and Parks Comprehensive Zoning By-law Regulations (PED06152(a)) (Ward 2) (Item 6.9)

A Public Meeting was held.

The Chair advised the Meeting of the following requirements, pursuant to the new 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 Official Plan Amendment is approved and/or 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.

Al Fletcher outlined the report to Committee and explained that changes to the originally approved by-law had been made as a settlement of our objection to the first by-law. The changes involved the removal of 3 maps from the by-law. Mr. Fletcher explained that the objectors' concerns will now be considered through the Ontario Municipal Board Hearing regarding the Setting Sail Secondary Plan.

Councillor Clark advised that Councillor Collins is satisfied with the staff recommendations.

Chair Mitchell noted that John Norris had indicated he would be attending the Meeting, in order to speak on this issue.

Mr. Norris was not present.

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

Committee approved the staff recommendation.

(q) Brownfield Redevelopment and Intensification Office (PED07043) (City Wide) (Item 8.1)

Ms. Coveyduck provided an overview of the report. She explained that a staff person in the Economic Development office is allocated to brownfields, and that a further consideration of this staffing arrangement will occur when the Brownfields historical analysis is completed.

Ms. Coveyduck explained that all planning staff are involved in intensification. From now on, staff will review intensification with the applicant for each new planning application. Ms. Coveyduck concluded that no extra money was needed for these two items at the present time.

Councillor Whitehead advised that the Mayor had asked for additional direction to be given to staff regarding the brownfields section of the employment lands report on February 1, 2007. The additional information to be included in the brownfields addendum is as follows:
i) the costs of brownfield development as compared to greenfield development, including the use of financial incentives, and what these might be.

(ii) problems and opportunities associated with brownfield development for Hamilton, including a review of similar experiences of some comparable cities across North America and Europe.

(iii) an increase in the target density of employees per net hectare to a number that is closer to the average of neighbouring communities in the GTA.

(iv) a scenario where there is an increase in the percentage of major office employment as compared to employment land jobs and population-related employment.

The Clerk confirmed that the Mayor would be presenting these matters to Council on February 14, 2007, as an addition to the Economic Development and Planning Committee Report of February 1, 2007.

Councillor Ferguson thanked staff for the information provided to him respecting the new and proposed residential units under the Enterprise Zone project.

Committee discussed some of the elements related to brownfields, and had additional information supplied by staff.

Neil Everson confirmed that re-development of brownfields can be very slow, due to the required processes of site remediation.

Carolynn Reid advised that the issue of income tax incentives for this type of re-development had been brought to the attention of the Minister.

Committee approved the staff report.

(r) Sale of City Owned Property - 30 Limeridge Road East, Hamilton to 1649404 Ontario Inc. (Anthony Di Silvestro) (PED07022) (Ward 7) (Item 8.2)

Bill Farkas gave Committee an update on this matter.

Committee approved a delegation request from the representatives of the Bethune Estate.

On a Motion by Councillor Clark, seconded by Councillor Duvall, Committee agreed to postpone consideration of the entire matter to the February 20, 2007 meeting.
(s) **Airport Implementation Task Force – Report 07-001 (Item 8.3)**

Committee approved the staff recommendation.

(t) **Letter from Carmen Chiaravalle respecting inclusion in GRIDS process of lands on Twenty Road East (Referred from Council, January 24, 2007) (Item 8.4)**

Committee discussed the letter and Paul Mason provided an overview of the results of the GRIDS process, explaining that the lands of Mr. Chiaravalle and his group had been part of the consideration. Mr. Mason noted that staff has reported previously on the concerns of this group. Committee asked Mr. Mason to write another letter re-confirming the Council position on this area.

Mr. Mason explained that every five years Council must review the Official Plan and that this area will be included at that time.

Councillor Mitchell relinquished the Chair to 1st Vice-Chair Whitehead, in order to address the issue. Councillor Mitchell suggested that a separate presentation should be held and appropriate direction was given to staff.

Councillor Mitchell resumed the Chair.

(u) **Motions (Item 9)**

None

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

None

(w) **General Information**

Councillor Whitehead requested an update on the sinkholes on Upper Paradise. Staff agreed to address this with the Councillor.

Councillor Whitehead requested an update on parking at Upper Paradise and Stone Church. Ms. Coveyduck responded that a report would be coming in March.
(x) Private and Confidential (Item 12)

None

(y) Adjournment

On a Motion, the Economic Development and Planning Committee adjourned at 1:30 p.m.

Respectfully submitted,

David Mitchell, Chair
Economic Development and Planning Committee

Alexandra Rawlings, Co-ordinator
Economic Development and Planning Committee
February 6, 2007