Mayor L. DiIanni called the meeting to order.

COMMITTEE OF THE WHOLE PRESENTS REPORT 06-009 AND RESPECTFULLY RECOMMENDS:


   (a) That the Growth Related Integrated Development Strategy – Final Report, attached as Appendix 1, be endorsed as the City of Hamilton’s growth management strategy and incorporated through:

   (i) the urban structure and associated policies into the new Official Plan for the City of Hamilton;

   (ii) the Stormwater Master Plan, the Transportation Master Plan and the Water and Wastewater Master Plan; and
(iii) the preparation of a new development charges by-law for the City of Hamilton.

(b) That the Province of Ontario be requested to consider and incorporate the City’s position on the growth management strategy in completing a growth management plan for the Greater Golden Horseshoe area, and in particular in the development of the Sub-Area Assessment applicable to the City of Hamilton.

(c) That Planning and Economic Development Staff be directed to investigate and report back on any opportunities and the implications of incorporating the lands north of Twenty Road, south of the Hydro corridor, west of Glanbrook Industrial Business Park and east of Upper James and the SE Corner of the Glanbrook Industrial Business Park into the city’s Growth Strategy.

(d) That the Planning and Economic Development Staff present to Committee and Council a plan to establish a “Brownfield Redevelopment and Intensification office” with the goals and objectives of creating an inventory of infill and redevelopment opportunities, identifying and addressing the barriers associated with infill, adaptive reuse and redevelopment properties (including but not limited to infrastructure or contamination issues) and the eventual marketing of said properties and that the report include a detailed costing of the initiative, as well as alternative sources of funding as part of the 2007 Budget process.

Note: (Due to bulk, Appendix 1 is available in the Clerk’s office)

FOR THE INFORMATION OF COUNCIL:

(a) CHANGES TO THE AGENDA

The Clerk circulated an addendum with additional speakers noted.

(b) DECLARATIONS OF INTEREST

Councillor Braden declared an interest in the discussions on Pleasantview as a family member owns land in that area.

(c) ADOPTION OF MINUTES

3.1 May 8, 2006

The Minutes of the May 8, 2006 meeting were adopted as presented.

Council – May 24, 2006
(d) PRESENTATIONS

The Mayor provided opening comments to members of council and the public on the GRIDS report.

(i) Growth Related Integrated Development Strategy – Final Report (City Wide) (CM06015)

Steve Robichaud provided an overview of the report. Included in the overview were the following issues which were discussed in detail:

- 5 Growth Options
- Growth Concepts
- Process for public consultation

Members of Council and members of the gallery who spoke at the meeting congratulated Steve Robichaud for his work on this project.

The motion as amended with the inclusions of the additional subsections (c and d) CARRIED on a Recorded Vote as follows:

Yeas: Dilanni, Bruckler, Collins, Jackson, Kelly, Whitehead, Samson, McCarthy, McHattie, Morelli, Pearson, Merulla
Total: 12

Nays: Braden, Bratina, Mitchell
Total: 3

A motion to defer the report pending comments by the Agricultural and Rural Affairs committee was DEFEATED.

(e) DELEGATIONS

(i) John Dolbec and Ed Fothergill, Hamilton Chamber of Commerce (written submission)

(ii) Ed Cooper, REALTORS Association of Hamilton-Burlington (written submission)

(iii) Peter Serrani, Hamilton-Halton Home Builders’ Association (written submission)

(iv) Ed Fothergill, Fothergill Planning and Development Inc. on behalf of owners of lands in the Pleasantview area, former Town of Dundas

Council – May 24, 2006
Mr. Fothergill addressed the Pleasant View area in Dundas which consists of 250 acres. Mr. Fothergill offered suggestions for ranking Pleasantview lands higher than other lands in the city. This is the only area covered by provincial planning document. An advantage to this area is it can be developed within a contained area and if developed would not lead to further expansion and New interchange at Highway 6 and York road which could service development. Pleasantview allows for housing that can’t be replicated elsewhere in city. Suggest that the GRIDS plan move ahead and include provision for development within the Pleasantview area.

(v) Ed Fothergill, Fothergill Planning and Development Inc. on behalf of owner of property on the east side of Highway 20, north of Highway 53 in the former City of Stoney Creek

Mr. Fothergill addresses this property which houses an auto recycling operation near Highway 20 and Rymal Road. It is designated as a node in the GRIDS plan and is in support of that part of the plan which shows the node. Feel that it’s an important gateway to city. Opportunity for major land owners to put together a land assembly and are happy to see the lands have been designated in the plan.

(vi) Jack Santa Barbara – out of town

(vii) Jim Quinn – not in attendance

(viii) David Cohen (written submission)

(ix) Cathy Gazzola

Ms. Gazzola is the President of the Durand neighbourhood. Ms. Gazzola advocated for good long term planning and public engagement. Ms. Gazzola questioned where is evidence to justify path the City is taking. Where is evidence that new employment lands are needed for manufacturing industry. Where is evidence that intensification will happen in this community. Where is the evidence that this process will be accountable and transparent and asked Council to take these into consideration when determining recommendation in the report.

(x) Michael Desnoyers (written submission)

Mr. Desnoyers is a resident of Hamilton and the Chair of Hamiltonians for Progressive Development. He acknowledged effort of staff and for the knowledge and passion in presenting information. Mr. Desnoyers expressed concerns and disappointment with recommendations.

Council – May 24, 2006
He noted that The GRIDS process has failed to garner public input and does not reflect the 9 guiding principles. The report contains two huge urban boundary expansions exasperating urban sprawl. No alternatives have been presented to growth options. Aerotropolis does not adhere to 7 of the 9 guiding principles but is included in future growth plans. He called it a betrayal of residents and organizations. New information and concerns have been presented to council but not addressed. At the Glanbrook Open House citizens overwhelming expressed their opposition to nodes and corridor and aerotropolis lands. He asked Council to reconsider the GRIDS process and seek creative alternatives.

(xi) Roy Salisbury (not present)

(xii) Robert Korol (withdrawn)

(xiii) Virginia Cameron (written submission)

(xiv) Dan Rodrigues (written submission)

(xv) Terri Johns

Ms. Johns is a land use planner with Starward developments. She represented the property owners on 20 Road West. She appreciated the work of staff over the years and supports the recommendations and asked Committee to move forward with Hamilton’s potential growth

(xvi) Angelo Cameracci (withdrawn)

(xvii) Don McLean (written presentation pending)

(xiii) Kieran Dixon

Mr. Dixon is a Ward 7 resident and a concerned member of downtown professional community
He addressed his concerns including that the report was profoundly uninspired and has been treated as a number crunching exercise for the warehousing of people. It squanders an opportunity for Hamilton because there is no inspiring vision; there was no genuine community involvement in process; Hamilton has an opportunity to say no more sprawl; opportunity to create urban centre for intensification; Nodes explained are not what people think of when people think of a vibrant downtown, it’s a form of bedroom community; ask council to show vision and leadership as opposed to resignation that sprawl is inevitable.
Concerned how the 9 directions were handled or applied and how the directions were applied to aerotropolis

Council – May 24, 2006
(xiv) Sergio Manchia, Planning and Engineering Initiatives

Mr. Manchia expressed his appreciation to staff. Mr. Manchia spoke on behalf of Artstone Holdings Ltd. at 20 Road, Spallacci Group and Twenty Road Development - Twenty Road and Dickenson Road. Mr. Manchia spoke in support of the recommendation. Mr. Manchia advised that large companies don’t have lands for employment lands. It is now up to council to make decision and move forward.

(xv) Mike Bryan, Silvestri Investments Ltd.

Mr. Bryan is a professional planner. He commended staff and council for vision and hard work. He is in support of GRIDS process and main recommendations. He noted concerns asked Council to endorse principles and ask council to amend by adding the following: Leaving door open to considering changes that are warranted after stakeholder input into the plan as you go through the planning process. Important for consultation process to be continued. Provide more details on the recommendations by the public.

(xvi) Richard Koroscil, President, CEO, Tradeport International

Mr. Koroscil congratulated staff for hard work. The report addresses intensification, economic development and growth in Hamilton. He is encouraged by the inclusion of the airport employment lands. This is an opportunity for significant growth on airport lands and surrounding lands for purposes not only for the airport. It is critical for the city move forward today and implement the plan. Can’t allow other businesses to go by our door to other communities.

(xvii) Syd Hamber, JJ Barnicke Limited

Mr. Hamber acknowledged the apathy of citizens. He noted that staff have done an excellent job getting the word out. He also noted that we need jobs and assessment. Mr. Hamber addressed the residential to industrial/commercial assessment and how the Residential Taxpayer is already picking up too much, this can be changed. Mr. Hamber also addressed the loss of manufacturing jobs in last 5 years and how intensification costs increase with the needs for improvements to infrastructure in the city. He noted that it is time we controlled our destiny. He requested that council vote in favour of the nodes and corridors option.

(xviii) Jim Kotsopoulos, Planner, Armstrong Hunter and Associates

Mr. Kotsopoulos represents Empire Communities. He spoke in support of the staff direction and hoped that Council would endorse them. Mr. Kotsopoulos addressed the Nash neighbourhood secondary plan went through a very open process in 2005 and city staff identified an option for.
those lands, and requested confirmation on the relationship between the growth options and the Nash secondary plan

(xix) Dr. Tom Nugent (written submission)

(xx) Ray Rocci (withdrawn)

(xxi) Marvin Caplan
Mr. Caplan noted that the Grids program was part of strategy of reviving Vision 2020. Funding for Action 2020/Vision 2020 was stopped. The Community undertook revitalizing vision 2020. GRIDS was to plan for the future growth of the community. Mr. Caplan addressed the intensification issue. This has been 6 long years in the making and encouraged council to support vision 2020 which was the basis of the consultation and encouraged Council to accept as it is because it would mean that Hamilton could continue to reclaim its downtown.

(xxii) Written submission by John Demik
Committee received Mr. Demik’s written submission.

(xxiii) Written submission by Carmen Chiarvalle
Committee received Mr. Chiarvalle’s written submission.

There being no further business, the meeting adjourned at 6:35 p.m.

Respectfully submitted,

Mayor L. Dilanni

M. Gallagher, Co-ordinator, Council, Committee of the Whole
May 18, 2006