



SHAPING GREAT COMMUNITIES

December 2, 2015

File No: 13077

City Clerks Office  
 City of Hamilton  
 71 Main Street West, 1st Floor  
 Hamilton, ON L8P 4Y5

Attention: Ms. Ida Bedioui  
 Legislative Co-ordinator

Re: Northwest corner of Barton Street and Fifty Road  
 City of Hamilton (Former City of Stoney Creek)  
 Greenbelt 2005 Review  
 Delegation regarding Staff Report PED15078(a)

On behalf of the Owners of the property, Avatar International/1800615 Ontario Inc (S. Manchia, A. DiCenzo) , GSP Group respectfully requests the following documentation to be received by the City of Hamilton Planning Committee and deemed part of the public record.

The Site is approximately 4 hectares (9.9 acres) and is located between the urban boundary and two arterial roads, Fifty Road to the east and Barton Street to the south. Approved residential subdivisions directly about the Site to the north and west, including the new St. Gabriel's Catholic Elementary School site which is under construction.

Specifically, the Site is referenced as being included in the "Lower Stoney Creek Lands" area R1-B within the City of Hamilton Greenbelt Boundary Review Report prepared by Dillon Consulting dated November 2015 and the City of Hamilton Staff Report PED15078(a). Area R1 is divided into three sub areas, A, B, and C. The Site is within Area B. Area B also includes lands within the southwest quadrant of Barton Street and Fifty Road.

We have been actively involved in the coordinated Greenbelt Plan review by the Ministry of Municipal Affairs and Housing (MMAH) and have made submissions and delegations to both the MMAH and the City. The City has also reviewed the Site and has provided written comments.

Specifically,

Date	Document	Comment
March 31 <sup>st</sup> , 2015	City of Hamilton Staff Report PED13167(b) - Proposed Official Plan Amendment (OPA) and Draft Rural Zoning By-law	<i>Section 7.4 Lower Stoney Creek, West of Fifty Road: As part of the upcoming Provincial Greenbelt Plan review in 2015, City staff will be recommending that the lands located between the existing urban boundary and Fifty Road, and north of Highway 8, should be</i>

		<p><i>removed from the Greenbelt Plan and included within the urban boundary. As such, any decisions related to zoning of these lands will be deferred until after the Greenbelt Plan review, and in the interim, the existing zoning of the Stoney Creek Zoning By-law will continue to apply to these lands. Deferring the zoning decision on these lands does not adversely affect the land owners or preclude any future decision of Council on recommended changes to the Greenbelt Plan.</i></p>
May 27 <sup>th</sup> , 2015	GSP Letter to Ministry of Municipal Affairs and Housing	<p>Submission included the request to modify the Greenbelt Plan boundary mapping to use the Fifty Road and Barton Street intersection as the limits of the Greenbelt area, thereby removing the subject lands from the governance of the Greenbelt Plan.</p>
June 16 <sup>th</sup> , 2015	GSP delegation to Planning Committee in reference to City of Hamilton Staff Report PED15078 – Coordinated Provincial Plan Review – City of Hamilton Comments	<p>Delegation noted that specific property recommendations were not included, as was anticipated from the previous Report. GSP correspondence acknowledged the steps taken to date regarding the Site and requested the endorsement of these lands to be removed from the Greenbelt Plan boundary.</p> <p>Planning Committee carried a motion that <b><i>“staff be directed to recommend removal of the lands owned by 1800615 Ontario Inc. located at the northwest corner of Barton Street and Fifty Road, Hamilton (former City of Stoney Creek) from the Greenbelt Boundary.”</i></b></p> <p>Council requested that the matter be deferred back to Planning Committee when the City Report regarding the Greenbelt Plan is presented to consolidate the recommendations.</p>
September 17 <sup>th</sup> , 2015	GSP submission to the City of Hamilton regarding the <b>Dillon Consulting Greenbelt Review, Open House Drop In Sessions</b>	<p>Submission outlined correspondence submitted to date, GSP and Owner attendance at the <b><i>Open House sessions and our support for the City’s reference to include the Site in ‘areas that could be considered for removal from the Greenbelt’ and agree with the Draft results summarized on Panel 17.</i></b></p>

The Site is included in one of the recommendations in today’s Staff Report (PED15078(a)). Specifically, Recommendation (d) indicates that the City request the Province to give consideration to certain modifications to the Greenbelt Plan Protected Countryside. These

modifications are the removal of 132 ha of land from the Greenbelt boundary and the inclusion of 231 ha into the Greenbelt boundary. The Site is within the lands recommended for removal, referenced as part of the 'Lower Stoney Creek Lands', a land mass totaling 104ha.

Section 3.2 expands on this recommendation, providing analysis for the entire 104ha. The Report also reiterates that Planning Committee previously approved the removal of the Site from the Greenbelt Boundary, as indicated in the chart above.

We support the recommended removal of the Site from the boundary, but request a refinement in the recommendation to specifically mention the recommended removal of the Site based on its own merits.

Complementing the initial justification provided in previous submissions, the Site has been reviewed based on the City's "Proposed Criteria to assess Areas that Could Be Considered for Removal from the Greenbelt" and the following justification is provided:

<b>Criteria Group</b>	<b>To be suitable for removal from the Greenbelt, the area should.....</b>	<b>Northwest corner of Barton Street and Fifty Road, Stoney Creek</b>
Protection of Agriculture	<p>Not contain Agricultural lands</p> <p>Not contain Specialty Crop Lands</p> <p>Be surrounded by land uses that prohibit typical agricultural practices</p>	<p>Majority of the Site is Class 4 Soils, Non-Prime agricultural lands. The Site is not actively farmed.</p> <p>2005 Land Evaluation and Area Review (LEAR) did not identify these lands as specialty crop.</p> <p>Site is fragmented from agricultural operation. Site fronts two arterial roads and abuts approved Draft Plan of Subdivisions and an elementary school under construction.</p>
Rural Character and Economy	Not be supportive of rural character nor allow for rural amenities and assets	Site is not conducive to providing for rural amenities and assets due to direct proximity to the urban boundary and urban development.
Environmental Protection	Not contain portions of the City's Natural Heritage System (local features)	Site does not contain City's Natural Heritage System Features.
Cultural Heritage	Not undermine known, municipally identified trails, parks, conservation areas, or other cultural heritage (buildings and landscapes)	General Open Space and Community Parks have been allocated within the approved adjacent secondary plan.

Criteria Group	To be suitable for removal from the Greenbelt, the area should.....	Northwest corner of Barton Street and Fifty Road, Stoney Creek
Existing Urban Areas	<p>Contain land that is not constrained by the NEF 28 contour as those have greater flexibility for a range of land uses including residential and institutional uses</p> <p>Contain land that is clearly highly suitable for employment uses</p> <p>Be contiguous with existing urban land that would create a complete community or complete an existing community</p> <p>Have a configuration suitable for urban uses</p>	<p>Site is not constrained by the NEF 28 noise contour.</p> <p>Opportunity to enhance an approved community as area is contiguous to urban land, directly abutting existing urban land to the north and west.</p>
Infrastructure and Natural Resources	<p>Be serviced or in an area where water/wastewater servicing is already planned or provide opportunities for efficient servicing expansion.</p> <p>Contain existing or planned connections to higher-order transportation networks (e.g. arterial roads).</p> <p>Be in proximity to identified inter-regional transit corridors, mobility hubs, or other sustainable transportation networks.</p>	<p>The adjacent subdivisions and infrastructure improvements on Barton Street were designed and approved through the City to incorporate the Site.</p> <p>The Site abuts Fifty Road which provides direct access to the QEW.</p> <p>The Site abuts Barton Street, an arterial road and a potential rapid transit route, specifically the B Line (B.L.A.S.T.) connecting directly to the Fifty Road Mobility Hub.</p>

This site is truly an anomaly that was inadvertently included in the Greenbelt Plan. In reviewing this site on its own, as a small, remnant parcel of land that is located between the City of Hamilton urban boundary and two arterial roads, the merits for removal from the Greenbelt boundary are significant with no planning rationale for keeping it within the Greenbelt. The lands are not tender fruit lands and farming is not a viable long term use. The area around the Site will continue to urbanize, with the approved secondary planning and noted transportation infrastructure.

We respectfully request a refinement in the recommendation to specifically recommend the removal of the Site from the Greenbelt boundary based on its own significant merits and acknowledging the City Planning Staff and previous Planning Committee support for removal.

We suggest the following recommendation be carried by Planning Committee:

*That notwithstanding Recommendations (b) and (c), as part of the current Coordinated Provincial Plan Review, the City of Hamilton requests the Province to give consideration to the following modification to Greenbelt Plan Protected Countryside area as follows:*

(i) *remove the lands situated at the northwest quadrant of Barton Street and Fifty Road, former City of Stoney Creek from the Greenbelt Plan.*

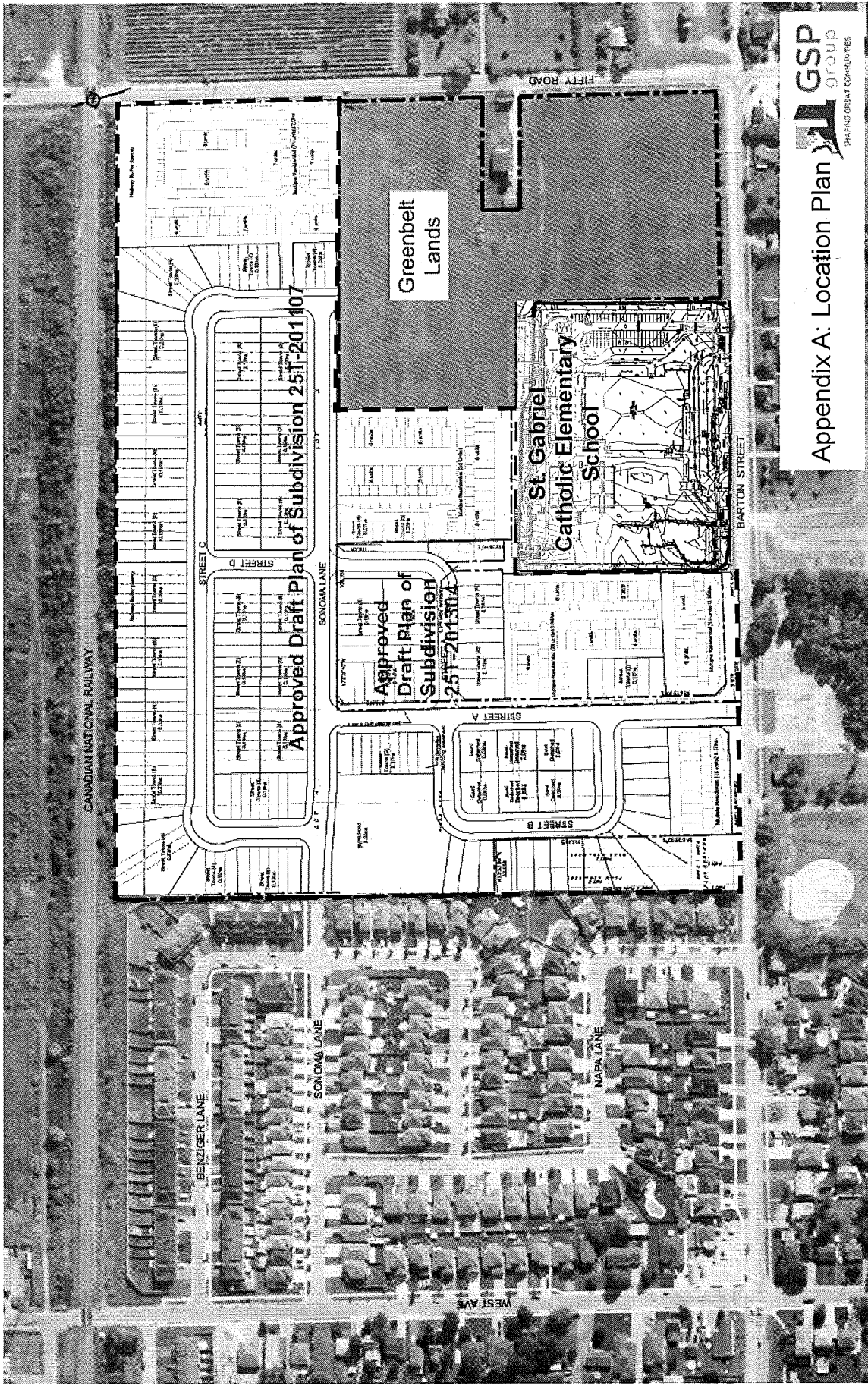
Yours Truly,  
GSP Group Inc.



Sarah Knoll, BES, MCIP, RPP  
Senior Planner

Attachments: Appendix A: Location Plan  
Appendix B: Excerpt of Planning Committee Minutes 15-010 (highlight added)  
Appendix C: Previous Submissions, including:  
May 27<sup>th</sup>, 2015 letter from GSP addressed to MMAH  
June 15<sup>th</sup>, 2015 letter from GSP addressed to City Clerks Office  
September 17<sup>th</sup>, 2015 submission from GSP addressed to City of Hamilton

cc: Mr. Jason Thorne, General Manager of Planning  
Mr. Steve Robichaud, Director of Planning, Chief Planner  
Ms. Anita Fabac, Manager of Development Planning  
Ms. Joanne Hickey Evans, Manager of Policy & Zoning By-Law Reform  
All members of Planning Committee  
Mayor Fred Eisenberger and all members of Council  
Avatar International/1800615 Ontario Inc -Mr. S. Manchia, Mr. A. DiCenzo  
DiCenzo & Associates, Mr. Allan Buist  
Ministry of Municipal Affairs and Housing – The Honourable David Crombie, Mr. Richard Stromberg  
GSP Group Inc. – Mr. Glenn Scheels



GSP Group  
PLANNING GREAT COMMUNITIES

# Appendix A: Location Plan



## **PLANNING COMMITTEE**

### **MINUTES 15-010**

**9:30 am**

**Tuesday, June 16, 2015**

**Council Chambers**

**Hamilton City Hall**

**71 Main Street West**

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**Present:** Councillors J. Partridge (Chair), M. Pearson (2<sup>nd</sup> Vice-Chair), C. Collins, D. Conley, J. Farr, M. Green, A. Johnson, and R. Pasuta

**Absent with regrets:** B. Johnson, (1<sup>st</sup> Vice Chair), personal

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**THE FOLLOWING ITEMS WERE REPORTED FOR THE CONSIDERATION OF COUNCIL:**

1. **Status of LIUNA and McMaster University Downtown Construction Commitments (PED15082) (Ward 2) (Item 5.1)**

**(Green/Conley)**

That Report PED15082 respecting Status of LIUNA and McMaster University Downtown Construction Commitments, be received.

**CARRIED**

2. **Appeal to the Ontario Municipal Board (OMB) on the City of Hamilton's Refusal or Neglect to Adopt an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 201 Robert Street and 166 Ferguson Avenue North (PED15081) (Ward 2) (Item 5.2)**

**(A. Johnson/Green)**

- (a) That Report PED15081 respecting Appeal to the Ontario Municipal Board (OMB) on the City of Hamilton's Refusal or Neglect to Adopt an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 201 Robert Street and 166 Ferguson Avenue North, be received.

**CARRIED**

**(Farr/Green)**

- (b) That legal staff be authorized to retain outside planning consultants to support Council's position (which was approved on May 13, 2015, in

7. **Delegation from Sarah Knoll Senior Planner, with GSP, representing her client 1800615 Ontario Inc, the owners of land at the northwest corner of Barton Street and Fifty Road, Hamilton (former City of Stoney Creek) respecting the Coordinated Provincial Plan Review (Added 4.1)**

**(Farr/Conley)**

That staff be directed to recommend removal of the lands owned by 1800615 Ontario Inc. located at the northwest corner of Barton Street and Fifty Road, Hamilton (former City of Stoney Creek) from the Greenbelt boundary.

**CARRIED**

8. **Hamilton Municipal Heritage Committee Report 15-005 (8.2)**

**(Collins/Green)**

**(a) Appointment of Chair and Vice-Chair**

- (i) That Alissa Denham-Robinson be appointed as Chair of the Hamilton Municipal Heritage Committee.
- (ii) That Terri Wallis be appointed as Vice Chair of the Hamilton Municipal Heritage Committee.

**(b) Introduction and Appointments to Sub-Committees/Working Groups**

- (i) That Wilf Arndt, David Beland and Mark McGaw be appointed to the Heritage Permit Review Sub-Committee.
- (ii) That Kathy Stacey be appointed to the Cross-Melville District Heritage Committee (Dundas).

**(c) Heritage Permit Application HP2015-010, Under Part V of the Ontario Heritage Act for the Erection of a Structure at 1020 Beach Boulevard, Hamilton (PED15076) (Ward 5) (Item 8.2)**

That Heritage Permit Application HP2015-010, Under Part V of the Ontario Heritage Act for the Erection of a Structure at 1020 Beach Boulevard, Hamilton (PED15076), be approved as presented.

**(d) Recommendation to Designate 77 Gage Avenue North, Hamilton (former King George School) Under Part IV of the Ontario Heritage Act (PED15077) (Ward 3)**

- (i) That the designation of 77 Gage Avenue North, Hamilton, shown in Appendix "A" of Report PED15077, as a property of cultural heritage value pursuant to the provisions of Part IV of the Ontario Heritage Act, be approved;





September 17, 2015

File No: 13077

Ms. Sarah Cellini, MCIP, RPP  
Policy Planner  
City of Hamilton  
71 Main Street West, 4<sup>th</sup> Floor  
Hamilton, ON  
L8P 4&5

Attention: Ms. Sarah Cellini, MCIP, RPP  
Policy Planner

Re: Northwest corner of Barton Street and Fifty Road  
City of Hamilton (Former City of Stoney Creek)  
Greenbelt Plan Review and Niagara Escarpment Plan Review

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On behalf of 1800615 Ontario Inc., GSP Group respectfully requests the following documentation to be received by the City of Hamilton Planning Staff and reviewed in conjunction with the City's Greenbelt Plan boundary review. We request that this correspondence be included in the City Staff Recommendation Report that will be presented at Planning Committee.

The subject lands are approximately 4ha (9.9ac) in size. The property is located between the developable City of Hamilton urban boundary and two arterial roads. Specifically, the property abuts Fifty Road to the east, Barton Street to the south, residential approved subdivisions to the north and west and an approved school site also to the west.

We have been actively involved in the Ministry of Municipal Affairs and Housing's request for comments relating to the Greenbelt Plan and have prepared submissions and delegations to the City of Hamilton. In summary, the following correspondence has occurred:

1. City of Hamilton Staff Report PED13167(b) - Proposed Official Plan Amendment (OPA) and Draft Rural Zoning By-law, brought forward at Planning Committee on **March 31<sup>st</sup>, 2015** relating to the Draft Rural Zoning By-Law stated:

*"7.4 Lower Stoney Creek, West of Fifty Road*

*As part of the upcoming Provincial Greenbelt Plan review in 2015, City staff will be recommending that the lands located between the existing urban boundary and Fifty Road, and north of Highway 8, should be removed from the Greenbelt Plan and included within the urban boundary. As such, any decisions related to zoning of these lands will be deferred until after the Greenbelt Plan review, and in the interim, the existing zoning of the Stoney Creek Zoning By-law will continue to apply to these lands. Deferring the zoning decision on these lands does not adversely affect the land owners or preclude any future decision of Council on recommended changes to the Greenbelt Plan."*

2. GSP letter to the Ministry of Municipal Affairs and Housing, dated **May 27<sup>th</sup>, 2015** responding to Ministry's request for comments relating to the Greenbelt Plan. Our submission include the request to modify the Greenbelt Plan boundary mapping to use the Fifty Road and Barton Street intersection as the limits of the Greenbelt area, thereby removing the subject lands from the governance of the Greenbelt Plan. The merits for removal were included in the submission (attached).
3. GSP letter and delegation addressed to the City of Hamilton Clerk's Office, presented at the **June 16<sup>th</sup>, 2015** City of Hamilton Planning Committee. While the City of Hamilton's Planning Staff Report PED15078 – Coordinated Provincial Plan Review – City of Hamilton Comments, indicated in Section 1.2 that "*Dillion Consulting has been retained to undertake a preliminary review of the long term land needs in the City to accommodate future growth.*", specific property recommendations were not included, as was anticipated from the correspondence referenced is the above item one. GSP's letter and delegation summarized the merits for removal of the property which had previously been discussed in length and agreed upon with the City. Our correspondence acknowledged steps taken to date regarding the subject lands identified by the City to be removed from the Greenbelt boundary and the City's direction to proceed on this basis (attached). Following GSP's delegation at Committee, the Planning Committee Minutes 15-010, Item 7, make note that Councilor Farr, seconded by Councilor Conley motioned that "*staff be directed to recommend removal of the lands owned by 1800615 Ontario Inc. located at the northwest corner of Barton Street and Fifty Road, Hamilton (former City of Stoney Creek) from the Greenbelt boundary*" (attached).

The City is in the process of hosting Open House Drop-In Sessions to review and provide comment on the Greenbelt boundary. I have attended and reviewed the panels included for display at these Sessions. The subject lands are noted on the panels referencing "areas that could be considered for removal from the Greenbelt" as Area 1 – Lower Stoney Creek, Section B. We support the City's of the subject lands for removal and agree with the Draft results summarized on Panel 17. The attached documentation provides additional merits relating specifically to the subject lands.

We continue to invite the City's agreement to support the merits for these lands to be removed from the Greenbelt Plan boundary and request the inclusion of this recommendation within the Staff Report.

Yours Truly,  
**GSP Group**



Sarah Knoll, BES, MCIP, RPP  
Senior Planner

Attachments: May 27<sup>th</sup>, 2015 letter from GSP addressed to MMAH  
June 15<sup>th</sup>, 2015 letter from GSP addressed to City Clerks Office  
June 16<sup>th</sup>, 2015 Planning Committee Minutes 15-010 (excerpt)

cc: DiCenzo Construction, Mr. Anthony DiCenzo  
DiCenzo & Associates, Mr. Allan Buist  
City of Hamilton, Director – Planning Division, Mr. Steve Robichaud  
Ministry of Municipal Affairs and Housing – The Honourable David Crombie, Mr. Richard Stromberg



SHAPING GREAT COMMUNITIES

June 15, 2015

File No: 13077

City Clerks Office  
City of Hamilton  
71 Main Street West, 1st Floor  
Hamilton, ON L8P 4Y5

Attention: Ms. Ida Bedioui  
Legislative Co-ordinator

Re: Northwest corner of Barton Street and Fifty Road  
City of Hamilton (Former City of Stoney Creek)  
Greenbelt 2005 Review

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On behalf of 1800615 Ontario Inc., GSP Group respectfully requests the following documentation to be received by the City of Hamilton Planning Committee and deemed part of the public record.

The Site is approximately 4 hectares (9.9 acres) and is located between the urban boundary and two arterial roads, Fifty Road to the east and Barton Street to the south. Approved subdivisions directly abut the Site to the north and west, including the new St. Gabriel's Catholic Elementary School site.

Our correspondence relates to the 2005 Greenbelt Plan and the Municipality's contribution to the coordinated review process.

As you are aware, City Planning Staff prepared a Report, heard at the March 31<sup>st</sup> Planning Committee meeting relating to the proposed Official Plan Amendment and Draft Rural Zoning By-Law (PED13167(b)). The Report itemized six areas not to be included in the New Rural Zoning By-Law. Specifically, this Site was referenced in Section 7.4 titled "Lower Stoney Creek, West of Fifty Road". An excerpt from this section stated:

*"As part of the upcoming Provincial Greenbelt Plan review in 2015, City staff will be recommending that the lands located between the existing urban boundary and Fifty Road, and north of Highway 8, should be removed from the Greenbelt Plan and included within the urban boundary."*

Following this anticipated correspondence from the recommendation indicated by City Staff, GSP submitted an independent letter to the Ministry of Municipal Affairs and Housing (MMAH), dated May 27, 2015, attached. This letter provided justification to the MMAH to remove the Site from the governance of the Greenbelt Plan, modifying the Plan limits to utilize the Fifty Road and Barton Street intersection as the limits of the Greenbelt

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

72 Victoria Street South, Suite 201, Kitchener, ON N2G 4Y9 519 569 8883  
162 Locke Street South, Suite 200, Hamilton, ON L8P 4A9 905 572 7477  
gspgroup.ca

**20**  
YEARS  
1995 - 2015

area. Our justification included, but was not limited to: size of Site; fragmentation due to arterial roads along with approved residential and institutional developments surrounding the Site; and infrastructure that is available and/or designed to accommodate the Site. The adjacent subdivisions and infrastructure improvements on Barton Street to incorporate these Greenbelt lands were designed and approved through the City.

We acknowledge that Section 1.2 of the June 16<sup>th</sup> Planning Staff Report indicates that *"Dillon Consulting has been retained to undertake a preliminary review of the long term land needs in the City to accommodate future growth."* Knowing that our position is consistent with Planning Staff's review, we respectfully request direction from Planning Committee on the mechanisms that the City of Hamilton will use to address specific properties through the Greenbelt Review and ask for inclusion in this process. We also invite the endorsement of these lands to be removed from the Greenbelt Plan boundary.

Yours truly,  
GSP Group Inc.



Sarah Knoll, BES, MCIP, RPP  
Senior Planner

cc: Messrs. Sergio Manchia and Anthony DiCenzo, 1800615 Ontario Inc.  
Mr. Steve Robichaud, Director, Planning Division, City of Hamilton  
Ms. Joanne Hickey-Evans, Manager, Policy Planning and Zoning By-law Reform, Planning Division

Enclosure: May 27th, 2015 letter from GSP addressed to MMAH



SHAPING GREAT COMMUNITIES

May 27, 2015

couriered and emailed

Land Use Planning Review  
Ministry of Municipal Affairs and Housing  
Ontario Growth Secretariat  
777 Bay Street, Suite 425 (4<sup>th</sup> Floor)  
Toronto, ON M5G 2E5  
landuseplanningreview@ontario.ca  
1-800-665-1120

Attention: The Honourable David Crombie, PC, OC, O. Ont  
Chair 2015 Coordinated Review Panel; and

Attention: Mr. Richard Stromberg, Manager

Dear Honourable Crombie and Mr. Stromberg:

**Re: Northwest Corner of Barton Street and Fifty Road  
City of Hamilton (Former City of Stoney Creek)  
Lands within Greenbelt Plan 2005, Request for Removal  
EBR Registry number 012-3256**

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On behalf of 1800615 Ontario Inc, the owners of the above referenced lands, GSP Group respectfully submits comments addressing the Province request in seeking public input during the co-ordinated review of the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan.

The four plans provide an integrated regional framework and work together to manage growth, protect agricultural lands and the natural environment, and support economic development in Ontario's Greater Golden Horseshoe and Greenbelt. They encourage the development of compact, complete communities while reducing impacts to the environment.

It is our understanding that all comments received prior to May 28, 2015 will be considered as part of the decision-making process by the Ministry. This correspondence outlines our request for the subject lands to be removed from the governance of the Greenbelt Plan.

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

72 Victoria St. S., Suite 201, Kitchener, ON N2G 4Y9 519 569 8883  
162 Locke St. S., Suite 200, Hamilton, ON L8P 4A9 905 572 7477  
gspgroup.ca

**Context:**

The lands are approximately 4ha (9.9ac) in size. The property is located between the developable City of Hamilton urban boundary and two arterial roads. Specifically, the property abuts Fifty Road to the east, Barton Street to the south, residential approved subdivisions to the north and west and an approved school site also to the west.

The lands are currently vacant and have not been used for agricultural purposes for many years.

**Greenbelt Designation:**

The subject land is currently designated within the Greenbelt Plan 2005 as "Protected Countryside" on Schedule 1 and "Tender Fruit and Grape Lands" on Schedule 2.

The Greenbelt Plan indicates the delineation of the Agricultural System, which includes Tender Fruit and Grape Lands, is based on a variety of factors, including '*land evaluation area review (LEAR) which assessed such matters as soils, climate, productivity and land fragmentation; the existing pattern of agriculturally protected lands set out in municipal official plans; and a consideration of projected future growth patterns.*' Specifically, the 'Tender Fruit and Grape Lands' areas are based on provincial soil and climate analysis of current and potential tender fruit and grape production areas. (Section 3.1.1)

**Request for Consideration:**

It is our professional opinion that the subject land should be removed from the governance of the Greenbelt Plan. The designations listed above should be re-evaluated based upon the following:

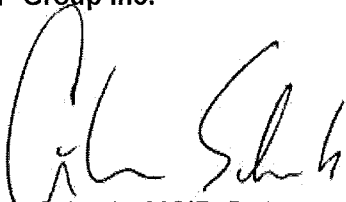
- The land is approximately 4 hectares in size and small for a viable agricultural operation.
- Proximity to approved residential and institutional development may limit any agricultural practice on the land due to noise, odour and other concerns.
- According to the Canada Land Inventory from OMAFRA, the majority of the site is Class 4 soils, referred to as Non-Prime Agricultural Lands.
- The lands are fragmented from agricultural operation, given that the City of Hamilton Urban Boundary directly abuts the north and west lot lines and that the property has significant frontage on two arterial roads, Fifty Road to the east and Barton Street to the South.
- Full municipal services can be extended to the property and adjacent properties have been designed to have regard for the potential future development of the lands.

- The intersection of Fifty Road and Barton Street is referenced as a potential Rapid Transit Route by the City of Hamilton with a future Multi-Modal hub to be located in the vicinity of the site.

In summary, the property is a small remnant parcel of land that is located between the City of Hamilton urban boundary and two arterial roads. Farming is not a viable long term use of the lands, including specialty crops. The area around the subject lands will continue to urbanize, with the approved residential and institutional development and the noted transportation infrastructure. The property is literally a 'hole in the donut' created by somewhat arbitrary mapping, without scientific basis, in the Greenbelt Plan, at the time of its inception.

We respectfully request a modification to the Greenbelt Plan to use the Fifty Road and Barton Street intersection as the limits of the Greenbelt Area, thereby removing the subject lands from the governance of the Greenbelt Plan.

Yours truly,  
**GSP Group Inc.**



Glenn Scheels, MCIP, RPP

Enclosures:

c.c. Mssrs. Sergio Manchia/Anthony DicCenzo, 1800615 Ontario Inc.  
Mr. Russell D. Cheeseman  
Mr. Steve Robichaud, City of Hamilton  
Ms. Heather Travis, City of Hamilton



Site and Surrounding Land Use

Lake Ontario

Business Park

Residential

Residential

Future Residential

Future Commercial

Subject Lands

Greenbelt

School

Park

NEP

NEP

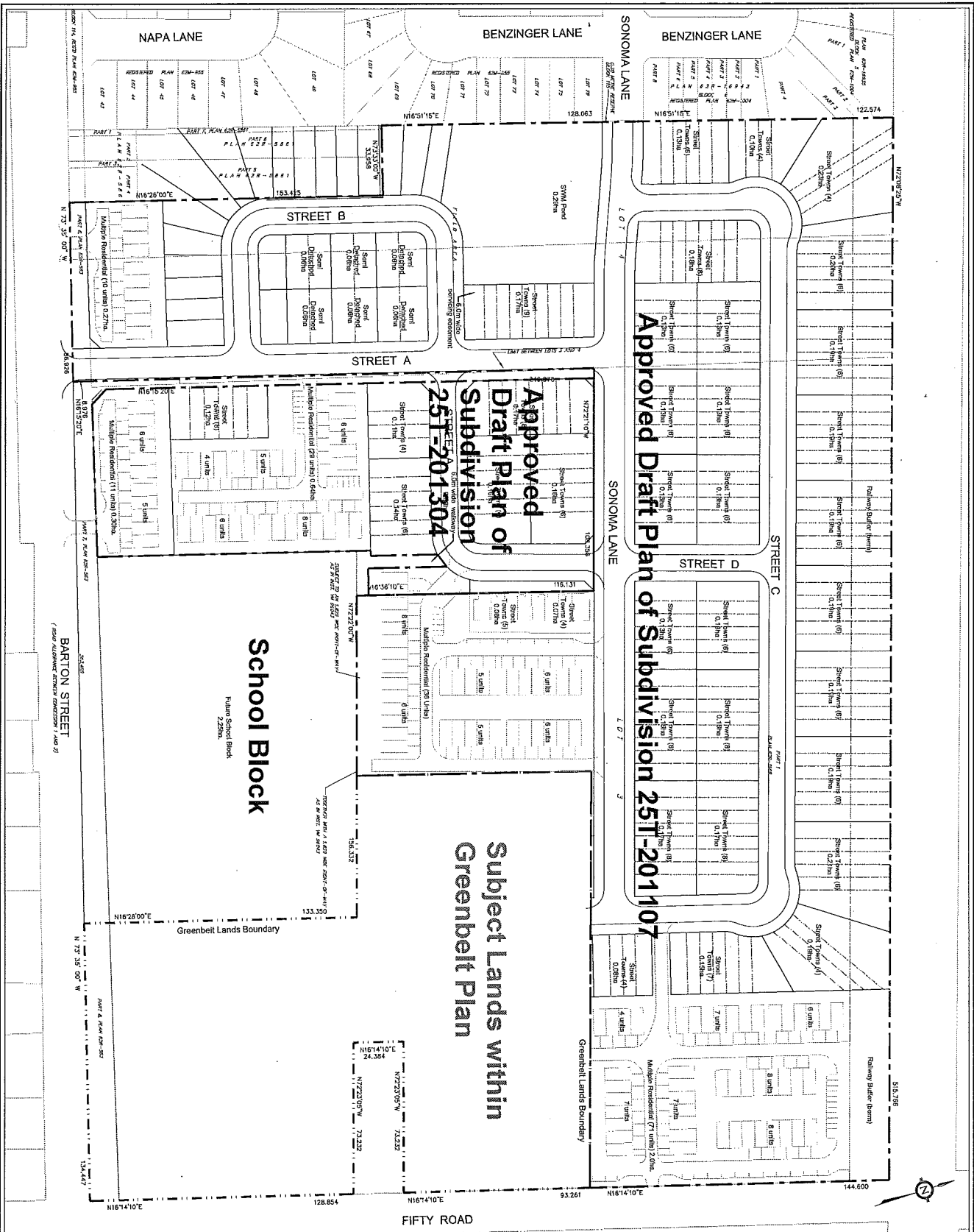
Residential

Residential

Residential

Images © 2015 DigitalGlobe © 2015 Google





### KEY PLAN

## OVERALL CONCEPT PLAN

Part of Lot 3 & 4  
 Contention 1  
 City of Hamilton  
 Regional Municipality of Hamilton-Wentworth

Foothills of Winona Phase III

LAND USE SCHEDULE	BLOCKS	UNITS	AREA (ha)
Residential	1-4	11	0.28
Small-densified	6-7	12	0.28
Street Townhouses	8-15	114	4.83
Multiple Residential	16-18	90	2.51
Stromwater Management Pond	19	0.85	0.25
Future Development	20-23	0.16	0.16
Field Wetland	24	0.06	0.06
<b>TOTAL</b>		<b>227</b>	<b>11.28</b>

FUTURE PHASES	UNITS
Street Townhouses	81
Multiple Residential	76
<b>TOTAL</b>	<b>157</b>

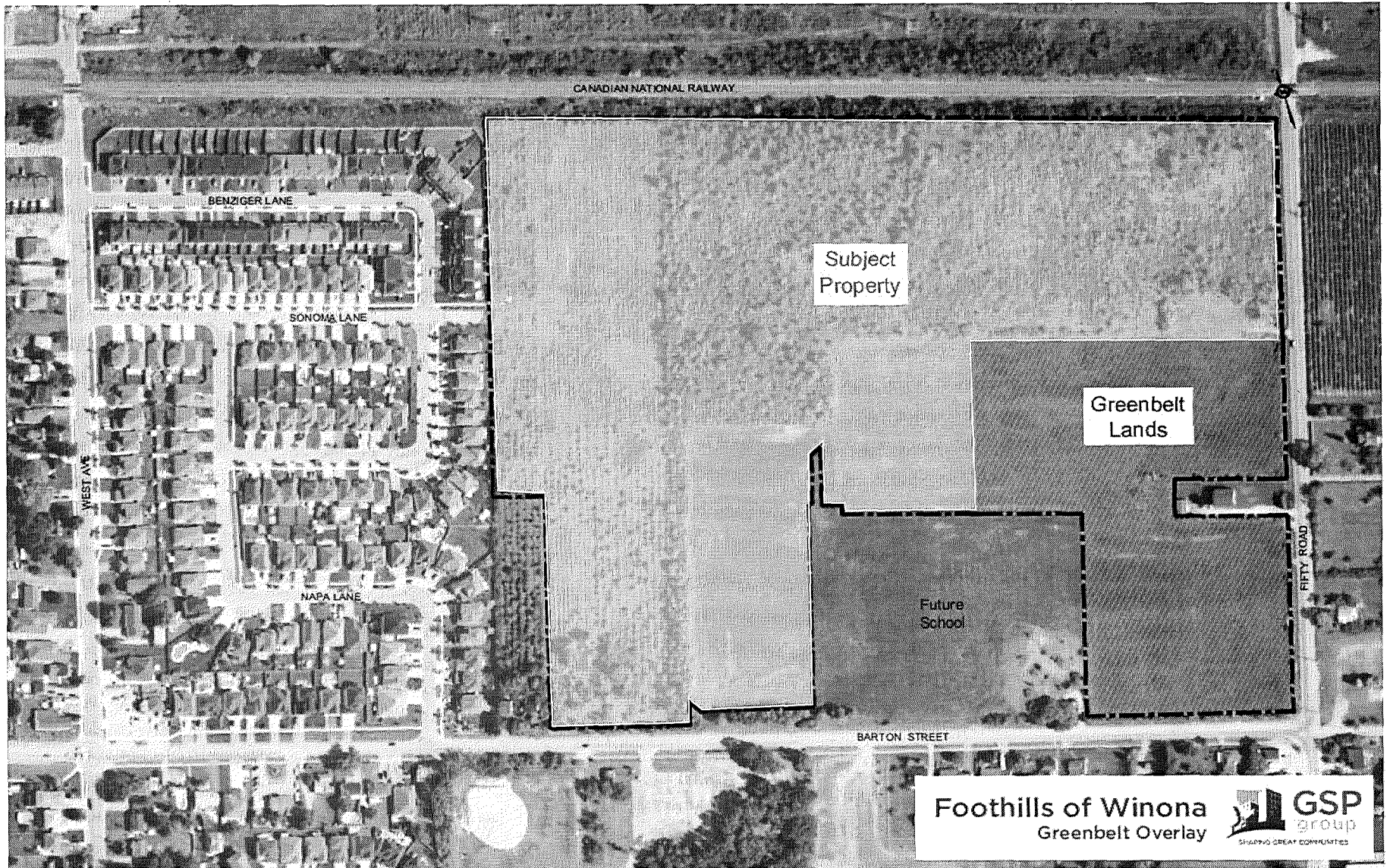
ON-STREET PARKING SPACES REQUIRED: 240 (Units) x 0.4 = 114 spaces  
 (25% of total units, excluding multiple residential)  
 ON-STREET PARKING SPACES PROVIDED: 124 spaces total

**GSP GROUP**

Geotechnical Services  
 Planning  
 Engineering

251-201304

251-201107



CANADIAN NATIONAL RAILWAY

BENZIGER LANE

SONOMA LANE

NAPA LANE

WEST AVE

FIFTY ROAD

Subject Property

Greenbelt Lands

Future School

BARTON STREET

Foothills of Winona  
Greenbelt Overlay





## **PLANNING COMMITTEE**

### **MINUTES 15-010**

**9:30 am**

**Tuesday, June 16, 2015**

**Council Chambers**

**Hamilton City Hall**

**71 Main Street West**

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**Present:** Councillors J. Partridge (Chair), M. Pearson (2<sup>nd</sup> Vice-Chair), C. Collins, D. Conley, J. Farr, M. Green, A. Johnson, and R. Pasuta

**Absent with regrets:** B. Johnson, (1<sup>st</sup> Vice Chair), personal

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**THE FOLLOWING ITEMS WERE REPORTED FOR THE CONSIDERATION OF COUNCIL:**

**1. Status of LIUNA and McMaster University Downtown Construction Commitments (PED15082) (Ward 2) (Item 5.1)**

**(Green/Conley)**

That Report PED15082 respecting Status of LIUNA and McMaster University Downtown Construction Commitments, be received.

**CARRIED**

**2. Appeal to the Ontario Municipal Board (OMB) on the City of Hamilton's Refusal or Neglect to Adopt an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 201 Robert Street and 166 Ferguson Avenue North (PED15081) (Ward 2) (Item 5.2)**

**(A. Johnson/Green)**

(a) That Report PED15081 respecting Appeal to the Ontario Municipal Board (OMB) on the City of Hamilton's Refusal or Neglect to Adopt an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 201 Robert Street and 166 Ferguson Avenue North, be received.

**CARRIED**

**(Farr/Green)**

(b) That legal staff be authorized to retain outside planning consultants to support Council's position (which was approved on May 13, 2015, In

7. **Delegation from Sarah Knoll Senior Planner, with GSP, representing her client 1800615 Ontario Inc, the owners of land at the northwest corner of Barton Street and Fifty Road, Hamilton (former City of Stoney Creek) respecting the Coordinated Provincial Plan Review (Added 4.1)**

**(Farr/Conley)**

That staff be directed to recommend removal of the lands owned by 1800615 Ontario Inc. located at the northwest corner of Barton Street and Fifty Road, Hamilton (former City of Stoney Creek) from the Greenbelt boundary.

**CARRIED**

8. **Hamilton Municipal Heritage Committee Report 15-005 (8.2)**

**(Collins/Green)**

**(a) Appointment of Chair and Vice-Chair**

- (i) That Alissa Denham-Robinson be appointed as Chair of the Hamilton Municipal Heritage Committee.
- (ii) That Terri Wallis be appointed as Vice Chair of the Hamilton Municipal Heritage Committee.

**(b) Introduction and Appointments to Sub-Committees/Working Groups**

- (i) That Wilf Arndt, David Beland and Mark McGaw be appointed to the Heritage Permit Review Sub-Committee.
- (ii) That Kathy Stacey be appointed to the Cross-Melville District Heritage Committee (Dundas).

**(c) Heritage Permit Application HP2015-010, Under Part V of the Ontario Heritage Act for the Erection of a Structure at 1020 Beach Boulevard, Hamilton (PED15076) (Ward 5) (Item 8.2)**

That Heritage Permit Application HP2015-010, Under Part V of the Ontario Heritage Act for the Erection of a Structure at 1020 Beach Boulevard, Hamilton (PED15076), be approved as presented.

**(d) Recommendation to Designate 77 Gage Avenue North, Hamilton (former King George School) Under Part IV of the Ontario Heritage Act (PED15077) (Ward 3)**

- (i) That the designation of 77 Gage Avenue North, Hamilton, shown in Appendix "A" of Report PED15077, as a property of cultural heritage value pursuant to the provisions of Part IV of the Ontario Heritage Act, be approved;