



SPECIAL GENERAL ISSUES COMMITTEE REPORT 20-024

9:30 a.m.

Monday, December 14, 2020

Due to COVID-19 and the Closure of City Hall, this meeting was held virtually.

Present: Mayor F. Eisenberger, Deputy Mayor B. Clark (Chair)
Councillors M. Wilson, J. Farr, N. Nann, C. Collins, T. Jackson,
J.P. Danko, M. Pearson, B. Johnson, A. VanderBeek, T. Whitehead,
J. Partridge

Absent: Councillors S. Merulla and L. Ferguson – Personal
Councillor E. Pauls – Other City Business

THE GENERAL ISSUES COMMITTEE PRESENTS REPORT 20-024, AND RESPECTFULLY RECOMMENDS:

**1. GRIDS 2 and Municipal Comprehensive Review - Public Consultation
Round 2 and Work Plan Update (PED17010(g)) (City Wide) (Item 6.1)**

That Report PED17010(g), respecting the GRIDS 2 and Municipal Comprehensive Review - Public Consultation Round 2 and Work Plan Update, be received.

**2. GRIDS 2 and Municipal Comprehensive Review - Land Needs Assessment
and Technical Background Reports (PED17010(h)) (City Wide) (Item 8.1)**

- (a) That the revised and updated GRIDS 2 10 Directions to Guide Development, attached as Appendix "A" to Report 20-024, be approved;
- (b) That the direction to collapse and consolidate the Municipal Comprehensive Review (MCR) process to guide and direct growth for the 2021 to 2051 time period into one process, be approved;
- (c) That the following draft GRIDS 2 / Municipal Comprehensive Review reports, be received:

- (i) City of Hamilton Land Needs Assessment to 2051 – Technical Working Paper – Draft Summary of Results, prepared by Lorius and Associates, attached as Appendix “B” to Report PED17010(h);
 - (ii) Residential Intensification Market Demand Study prepared by Lorius and Associates, attached as Appendix “C” to Report PED17010(h);
 - (iii) Residential Intensification Supply Update, attached as Appendix “D” to Report PED17010(h); and,
 - (iv) Designated Greenfield Area Density Analysis, attached as Appendix “E” to Report PED17010(h); and,
- (d) That staff be authorized and directed to commence public and stakeholder consultation on the draft Reports identified in Recommendation (c) above, and report back to the General Issues Committee on the results of those consultations with any changes or revisions to the draft reports, prior to final approval of the Land Needs Assessment and related reports.

3. Update and Instructions regarding Ontario Municipal Board (now Local Planning Appeal Tribunal) Appeals of Rural and Urban Hamilton Official Plans - Urban Boundary Expansion (LS16029(b)/PED16248(b)) (City Wide) (Item 13.1)

- (a) That the direction provided to staff in Closed Session, regarding Report LS16029(b)/PED16248(b), respecting an Update and Instructions regarding Ontario Municipal Board (now Local Planning Appeal Tribunal) Appeals of Rural and Urban Hamilton Official Plans - Urban Boundary Expansion, be approved; and,
- (b) That Report LS16029(b)/PED16248(b), respecting an Update and Instructions regarding Ontario Municipal Board (now Local Planning Appeal Tribunal) Appeals of Rural and Urban Hamilton Official Plans - Urban Boundary Expansion, remain confidential.

FOR INFORMATION:

(a) APPROVAL OF AGENDA (Item 1)

The Committee Clerk advised of the following changes to the agenda:

4. COMMUNICATIONS

4.1. Written Submissions respecting Item 8.1 - Report PED17010(h) - GRIDS 2 and Municipal Comprehensive Review - Land Needs Assessment and Technical Background Reports

4.1.c. Maurice Stevens, Castangrey 5 Corp. and Castangrey 7 Corp.

4.1.d. John S. Doherty, Gowling WLG (Canada) LLP, on behalf of 1507565 Ontario Limited, otherwise known as the Frisina Group

4.1.e. Denise Baker, WeirFoulds LLP, on behalf of the Twenty Road East Landowners' Group (the "TRE Group")

5. DELEGATION REQUESTS

5.1. Requests to speak respecting Item 6.1 - Report PED17010(g), GRIDS 2 and Municipal Comprehensive Review - Public Consultation Round 2 and Work Plan Update

5.1.a. Maria Gatzios, Gatzios Planning, on behalf of the Twenty Road East Landowners Group

5.2. Requests to speak respecting Item 8.1 - Report PED17010(h) - GRIDS 2 and Municipal Comprehensive Review - Land Needs Assessment and Technical Background Reports

5.2.a. John Corbett, Corbett Land Strategies Inc., on behalf of the Upper West Side Landowners Group

5.2.b. Drew Spoelstra, Ontario Federation of Agriculture

5.2.c. Lynda Lukasik, Environment Hamilton

5.2.d. Don McLean

- 5.2.e. Maria Gatzios, Gatzios Planning, on behalf of the Twenty Road East Landowners Group
- 5.2.f. Mark Noskiewicz and David Falletta, Goodmans LLP and Bousfields Inc., on behalf of the Elfrida Landowners Group
- 5.2.g. Sergio Manchia and Matt Johnston, Urban Solutions Planning and Land Development Consultants Inc., on behalf of Effort Trust
- 5.2.h. Paul Lowes, SGL Planning and Design Inc.
- 5.2.i. Jonathan Minnes, Gowling WLG (Canada) LLP

8. STAFF PRESENTATIONS

- 8.1 Report PED17010(h) - GRIDS 2 and Municipal Comprehensive Review - Land Needs Assessment and Technical Background Reports

Staff have requested that they be able provide their presentation for Item 8.1, prior to hearing the delegates, as the presentation may address some of the delegates questions and concerns.

The agenda for the December 14, 2020 Special General Issues Committee meeting was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 2)

Councillor B. Johnson declared an interest to Item 13.1, respecting Report LS16029(b)/PED16248(b) - Update and Instructions regarding Ontario Municipal Board (now Local Planning Appeal Tribunal) Appeals of Rural and Urban Hamilton Official Plans - Urban Boundary Expansion, as her Administrative Assistant's family is involved in the appeal.

(c) COMMUNICATION ITEMS (4)

Communication Items 4.1.a to 4.1.e, respecting Item 8.1 – Report PED17010(h) - GRIDS 2 and Municipal Comprehensive Review – Land Needs Assessment and Technical Background Reports, were received and referred to the consideration of Item 8.1:

- (i) Joel Farber, Fogler Rubinoff LLP, on behalf of the Upper West Side Land Owners Group Inc., Spallaci & Sons Limited, 2112443 Ontario Ltd., Twenty Roads Developments Inc., Sullstar Twenty Limited, Lynmount Developments Inc., 909940 Ontario Ltd., and Liv Developments Ltd. (collectively, the "UWS Landowners") (Item 4.1.a.)
- (ii) Sherry Hayes and Debbie Martin (Item 4.1.b.)
- (iii) Maurice Stevens, Castangrey 5 Corp. and Castangrey 7 Corp. (Item 4.1.c.)
- (iv) John S. Doherty, Gowling WLG (Canada) LLP, on behalf of 1507565 Ontario Limited, otherwise known as the Frisina Group (Item 4.1.d.)
- (v) Denise Baker, WeirFoulds LLP, on behalf of the Twenty Road East Landowners' Group (the "TRE Group") (Item 4.1.e.)

(d) DELEGATION REQUESTS (Item 5)

The following Delegation Requests were approved to appear before the General Issues Committee on December 14, 2020:

- (i) Requests to speak respecting Item 6.1 - Report PED17010(g), GRIDS 2 and Municipal Comprehensive Review - Public Consultation Round 2 and Work Plan Update (Item 5.1)
 - (1) Maria Gatzios, Gatzios Planning, on behalf of the Twenty Road East Landowners Group (Item 5.1.a.)
- (ii) Requests to speak respecting Item 8.1 - Report PED17010 - GRIDS 2 and Municipal Comprehensive Review - Land Needs Assessment and Technical Background Reports (Item 5.2)
 - (1) John Corbett, Corbett Land Strategies Inc., on behalf of the Upper West Side Landowners Group (5.2.a.)
 - (2) Drew Spoelstra, Ontario Federation of Agriculture (Item 5.2.b.)
 - (3) Lynda Lukasik, Environment Hamilton (Item 5.2.c.)
 - (4) Don McLean (Item 5.2.d.)
 - (5) Maria Gatzios, Gatzios Planning, on behalf of the Twenty Road East Landowners Group (Item 5.1.e.)

- (6) Mark Noskiewicz and David Falletta, Goodmans LLP and Bousfields Inc., on behalf of the Elfrida Landowners Group (Item 5.1.f.)
- (7) Sergio Manchia and Matt Johnston, Urban Solutions Planning and Land Development Consultants Inc., on behalf of Effort Trust (Item 5.2.g.)
- (8) Paul Lowes, SGL Planning and Design Inc. (Item 5.2.h.)
- (9) Jonathan Minnes, Gowling WLG (Canada) LLP (Item 5.2.i.)

(e) DELEGATIONS (Item 7)

- (i) Maria Gatzios, Gatzios Planning, on behalf of the Twenty Road East Landowners Group, respecting Item 6.1 - Report PED17010(g), GRIDS 2 and Municipal Comprehensive Review - Public Consultation Round 2 and Work Plan Update (Item 7.1.a.)**

The presentation from Maria Gatzios, Gatzios Planning, on behalf of the Twenty Road East Landowners Group, respecting Item 6.1 - Report PED17010(g), GRIDS 2 and Municipal Comprehensive Review - Public Consultation Round 2 and Work Plan Update, was received.

- (ii) Requests to speak respecting Item 8.1 - Report PED17010(h) - GRIDS 2 and Municipal Comprehensive Review - Land Needs Assessment and Technical Background Reports (Item 7.2)**

The presentations from the following delegates, respecting Item 8.1 - Report PED17010(h) - GRIDS 2 and Municipal Comprehensive Review - Land Needs Assessment and Technical Background Reports, were received:

- (1) John Corbett, Corbett Land Strategies Inc., on behalf of the Upper West Side Landowners Group (Item 7.2.a.)
- (2) Drew Spoelstra, Ontario Federation of Agriculture (Item 7.2.b.)
- (3) Lynda Lukasik, Environment Hamilton (Item 7.1.c.)
- (4) Don McLean (Item 7.1.d.)
- (5) Maria Gatzios, Gatzios Planning, on behalf of the Twenty Road East Landowners Group (Item 7.2.e.)

- (6) Mark Noskiewicz and David Falletta, Goodmans LLP and Bousfields Inc., on behalf of the Elfrida Landowners Group (Item 7.2.f.)
- (7) Sergio Manchia and Matt Johnston, Urban Solutions Planning and Land Development Consultants Inc., on behalf of Effort Trust (Item 7.2.g.)
- (8) Paul Lowes, SGL Planning and Design Inc. (Item 7.2.h.)
- (9) Jonathan Minnes, Gowling WLG (Canada) LLP (Item 7.2.i.)

(f) STAFF PRESENTATIONS (Item 8)

(i) GRIDS 2 and Municipal Comprehensive Review - Land Needs Assessment and Technical Background Reports (PED17010(h)) (City Wide) (Item 8.1)

Heather Travis, Senior Project Manager; and, Antony Lorus, of Lorus & Associates, provided the PowerPoint presentation respecting Report PED17010(h) - GRIDS 2 and Municipal Comprehensive Review - Land Needs Assessment and Technical Background Reports.

The presentation respecting Report PED17010(h) - GRIDS 2 and Municipal Comprehensive Review - Land Needs Assessment and Technical Background Reports, was received.

Committee recessed for one half hour until 12:45 p.m.

Consideration of Report PED17010(h) - GRIDS 2 and Municipal Comprehensive Review - Land Needs Assessment and Technical Background Reports, was DEFERRED until after Committee reconvenes in Open Session.

(g) PRIVATE & CONFIDENTIAL (Item 13)

Committee moved into Closed Session respecting Item 13.1, Closed Session respecting Item 13.1, pursuant to Section 8.1, Sub-sections (e) and (f) of the City's Procedural By-law 18- 270, as amended, and Section 239(2), Sub-sections (e) and (f) of the *Ontario Municipal Act*, 2001, as amended, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and, advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

(h) ADJOURNMENT (Item 10)

There being no further business, the special General Issues Committee adjourned at 4:06 p.m.

Respectfully submitted,

Deputy Mayor Brad Clark
Chair, General Issues Committee

Stephanie Paparella
Legislative Coordinator,
Office of the City Clerk

GRIDS 10 Directions – proposed revisions incorporating Our Future Hamilton themes and stakeholder / public comments:

Bold – additions / modifications by staff, stakeholders and public

~~Strikethrough~~ – deletions by staff, stakeholders and public

1. **Plan for climate change mitigation and adaptation, and reduce greenhouse gas emissions.**
2. Encourage a compatible mix of uses in neighbourhoods, **including a range of housing types and affordabilities**, that provide opportunities to live, work, **learn, shop** and play, **promoting a healthy, safe and complete community.**
3. Concentrate new development **and infrastructure** within existing built-up areas and within ~~the a firm~~ urban boundary **through intensification and adaptive re-use.**
4. Protect rural areas for a viable rural economy, agricultural resources, environmentally sensitive recreation and the enjoyment of the rural landscape.
5. Design neighbourhoods to improve access to community life **for all, regardless of age, ethnicity, race, gender, ability, income and spirituality.**
6. Retain and **intensify existing employment land**, attract jobs in Hamilton’s strength areas and targeted new sectors, **and support access to education and training for all residents.**
7. Expand transportation options **through the development of complete streets** that encourage travel by foot, bike and transit, and enhance efficient inter-regional transportation connections.
8. Maximize the use of existing buildings, infrastructure, and vacant or abandoned land.
9. Protect ecological systems **and the natural environment, reduce waste**, improve air, land and water quality, **and encourage the use of green infrastructure.**
10. Maintain and create attractive public and private spaces and respect the unique character of existing buildings, neighbourhoods and ~~settlements~~ **communities, protect cultural heritage resources, and support arts and culture as an important part of community identity.**

Alignment with Our Future Hamilton and Strategic Plan priorities:

Strategic Priority	Reflected in GRIDS Directions?
<p>Community Engagement & Participation</p> <p><i>Hamilton has an open, transparent and accessible approach to City government that engages with and empowers all citizens to be involved in their community.</i></p>	<p>Yes, #5, with modifications to address inclusiveness and accessibility in neighbourhood design.</p>
<p>Economic Prosperity & Growth</p> <p><i>Hamilton has a prosperous and diverse local economy where people have opportunities to grow and develop.</i></p>	<p>Yes, #3, #4, #6, and #8, with modifications to #6 to address intensifying existing employment lands and supporting education for all.</p>
<p>Healthy & Safe Communities</p> <p><i>Hamilton is a safe and supportive city where people are active, healthy and have a high quality of life.</i></p>	<p>Yes, #1, #2, #3, #4, #5, #7, #9, and #10, with modification to #2 to address affordable housing and healthy and safe community.</p>
<p>Clean & Green</p> <p><i>Hamilton is environmentally sustainable with a healthy balance of natural and urban spaces.</i></p>	<p>Yes, #1, #2, #3, #4, #7, #8, #9, with modification to #9 to address waste reduction.</p>
<p>Built Environment & Infrastructure</p> <p><i>Hamilton is supported by state of the art infrastructure, transportation options, buildings and public spaces that create a dynamic City.</i></p>	<p>Yes, #2, #3, #6, #7, #8, #10 with modification to #7 to include complete streets.</p>
<p>Culture & Diversity</p> <p><i>Hamilton is a thriving, vibrant place for arts, culture, and heritage where diversity and inclusivity are embraced and celebrated.</i></p>	<p>Yes, #5, #10, with modification to #10 to add arts and culture.</p>

Additional revisions resulting from stakeholder and public comments:

Direction #1:

- Separate climate change mitigation and adaptation and reduction of greenhouse gas emissions as separate goal and move to #1

Direction #2:

- Add reference to provision of affordable housing and opportunities to ‘learn’

Direction #3:

- Remove reference to “firm” urban boundary
- Add “infrastructure” and “through intensification and adaptive re-use”

Direction #5:

- Add reference to ‘spirituality’

Direction #6:

- Add ‘access’ to education

Direction #10:

- Add ‘protection of cultural heritage resources’