

Request to Speak to a Committee of Council

If your request is for a specific committee meeting, this form must be received by NOON the day before the scheduled committee meeting. Requests for Monday meetings must be received the Friday before the meeting. Requests for meetings scheduled for the day after a statutory holiday must be received the last business day before the meeting.

Standing Committee Requested

Kindly indicate which Standing Committee: *

Requestor Information

Name of Individual: * Andrew Knowles

Name of Organization: Chedoke Brow Lands Community Group

Do you or your organization represent a lobbyist (voluntary) Yes No

Contact Number: * 905-547-4826

Email Address: * andrewknowles@live.ca

Mailing Address: * 8 Hixon Rd Hamilton, ON L8k 2B7

Reason(s) for delegation request: * I feel it is important to explain my case against intensification on the Brow Lands property.

Will you be submitting a formal presentation?* Yes No

Overhead projector required for the presentation

Power Point required for the presentation

Requests to speak to Council are forwarded to the Standing Committee for consideration. Once considered by Committee, and approved, you will be notified of the date for your presentation.

This form is not for the purpose of presenting unsolicited proposals by Vendors to Committee. Such proposals are subject to a competitive process as required by the City's Purchasing Policy.

Personal information collected on this form is authorized under Section 5.10(2) of the City's Procedural By-law No. 10-053 for the purpose of contacting individuals and/or organizations requesting an opportunity to appear as a delegation before a Standing Committee and will be published with the Committee Agenda. The Voluntary Lobbyist Registry is a public document and will be available for viewing in the City Clerk's office. The Procedural By-law is a requirement of Section 238(2) of the Municipal Act. Questions about its collection can be directed to the Manager, Legislative Services / Deputy Clerk, City Hall, 71 Main St. W., Hamilton, ON L8P 4Y5 (905 546-2424 ext. 4304).

Attachment

Speech

By Andrew Knowles

Introduction

My name is Andrew Knowles and I am 24 years old, and I am representing my Grandmother, Shirley Fawcett, who lives on Scenic Dr, next to the 24 acre property that was sold.

Secondly I am representing myself. I do not live in the neighbourhood, but I have been visiting this neighbourhood for nearly 24 years and I feel I have come to know it as well as my own.

I am also an ecosystem management graduate and a political science student.

Position

My position is simple, that if a development is going to occur on this property, it should be to the lowest density possible and fit the character of the community and the property, more specifically respecting the value of green space on the property.

I will not be speaking in regards to how many units will be on the property, or how high to make the buildings, I will be speaking to you about the importance of this land and I will be providing some evidence to you.

Character of the Community

First I'd like to talk about the character of the Community.

The Brow Lands Community consists of quiet single family homes and it backs onto the Niagara Escarpment.

Imagine living here your entire life or just buying an expensive home for the clear fact of the Community's qualities of beauty and green space and now have to be fearful of a sudden shift in character of the community.

This would naturally upset the community as it was proved in 2007 when a petition of about 600 signatures (576 signatures) against Deanlee Management's previous proposal of 12 to 14 storey buildings on the brow lands. Although this petition does not reflect the current proposals, it shows the disagreement with the development idea in general. (Show copy of petition)

The United Nations has declared the Niagara Escarpment a world's biosphere reserve and is indicated in the Niagara Escarpment Plan. **Here is a quote from the Niagara Escarpment plan:**

"In 1990 the Escarpment was proclaimed a World Biosphere Reservedue to its unique ecosystem, making it one of only 12 such sites in all of Canada. The Niagara Escarpment Plan, which ensures the land's environmental survival, is "Canada's first, large scale environmental land use plan. It balances protection, conservation and sustainable development to ensure that the Escarpment will remain

substantially as a natural environment for future generations.” (from the official Niagara Escarpment Plan document).

Quote from Green Belt Ontario website:

“Along with its fragile environmental atmosphere, the Escarpment also exists as an important agricultural area. The land’s location between the moderating influence of the Niagara Escarpment and Lake Ontario and Lake Erie forms a unique microclimate that allows for agricultural production that is not possible in other parts of the country.” (Green Belt, 2011)

Wild Life and Green Space

The Brow Lands on the Niagara Escarpment is a location of beauty and wildlife.

Along Scenic drive consists of a beautiful grass field and one of the last isolated wood lots in our city. The Brow lands are home to a number of trees and wildlife that inhabit it. Deer are a regular site in the Community, usually appearing on a resident’s property with their fawns.

Rabbits are also present in the community which families of them can be seen in the grass fields or on resident’s properties. The Niagara Escarpment is also a home to a various number of birds including, Hawks and Turkey vultures, which depend on the Brow land’s green space to survive.

The main 6 and 4 storey buildings that the city is proposing also does not fit with the character of this community. I am appreciative of the retaining of the forest, path, and the historical buildings but I believe that the current plan still disrupts the look and feel of the community.

At a public meeting held at people’s church last year. In front of 300 people, Ron Starr who was the former owner of Deanlee Management called the property Quote “a Brownfield”. This term which refers to an environmentally degraded or abandoned area, was an extremely incorrect for the labelling of the property. – The area is not environmentally degraded and certainly the area is not abandoned.

Historical Significance of the Property

This property is a part of over 100 years of history in this Community.

- In 1906 local residents donated Farmland next to the Escarpment to the Hamilton Health Association (Hamilton Health Sciences) which Chedoke Health Corp was a part of, for medical purposes only, more particularly TB.
- In 1916 the medical clinics were used to treat soldiers of WW I who caught TB in Europe and in 1955 to treat Inuit people who caught TB.

This is only a sample of the Historical significance of this land. You can read the entire history in a letter by a veteran resident of 49 years of the Brow Lands Community, Iris Brunning.

I have submitted this letter as evidence.

Traffic Issues

I would like to refer to one of the many major issues that resident's have been concerned about in Deanlee's proposed development. And that is how the adding of more people to this community will worsen the established traffic problem on Scenic Dr.

I have in my possession a letter referencing a City Traffic report. The City of Hamilton has already made a traffic report of the area in a 24 period on Scenic Dr. At Angela St. The report its self I no longer have possession, but states as follows:

"Total vehicles – 4499" (in a 24h period)

If there are more people added to this community, this will make the traffic problem worse regardless of the City of Hamilton's alternative plan.

Question:

What is the City's plan to solve the traffic problems which will be intensified by the proposed development plans?

There is already established intensification in the community

which includes: Idyllwild Retirement Residence, Extendicare Nursing Home, Well Wood Cancer Centre, St. Peters Hospital, a Women's Hospice, Columbia College and residence of approx 700 people and a future recreational centre that is being planned to be built.

In regards to the disruption in the area, I have a number of questions which I hope to have answered by Deanlee Management, the city, and all other parties applicable.

1. Is there an Environmental Assessment done recently to the property? And if so, what are the results and how do the results engage with the two proposals by Deanlee Management and the City?
2. Is there a Geologic assessment of the property? Do you know what kind of rock makes up the Brow Lands and the Escarpment? If blasting is going to happen for underground parking lots, how will this affect resident's basements? How will blasting affect the geologic health of the Brow Lands and the Escarpment?

Lack of transparency in this process

I would now like to discuss about the lack of transparency in this process.

A report by the Niagara Escarpment Commission, regarding the brow lands, dated March 10, 2009, suggests that, "Once the City has made a decision on the applications, and assuming the applications are approved, this applicant will likely sell the property to others for development."

(NEC report, 2009)

For a highly creditable organization to say this, carries weight. These exact characteristics of Deanlee Management Inc. as mentioned by the NEC, is that of a likely land speculator.

The NEC has also stated that quote “under Niagara escarpment guide lines buildings cannot exceed 3 to 4 storeys in height.” Yet Deanlee Management proposes the highest building being 10 storeys. (Mountain news article 2)

The property was supposedly acquired four years ago, yet Deanlee did not take possession until December/2010. Hospitals (Chedoke), it should be noted, do not pay property taxes; therefore, Deanlee paid no taxes on the property through most of the approval process.

In recent Mountain News article “Brow lands saga takes another twist,” there are two quotes that should have your attention:

“Last month Deanlee’s lawyer Paul DeMelo told an Ontario Municipal Board panel the Mississauga firm was in talks with another business about the 24 acre brow lands property.”

And the second quote:

“Whitehead said another builder is now in the mix and it’s not clear if the original proponent, Deanlee Management, is still part of the development plan.”

<http://www.hamiltonmountainnews.com/news/article/239401>

Question:

Has Deanlee Management sold the property to who Deanlee’s lawyer described as their “partner” in the Hamilton Spectator?

Most residents that I have spoken to believe that the property has already been sold and they do not believe that Deanlee Management Inc. is reputable.

Most of the residents tell me that they feel that their input really doesn’t carry any weight and the fate of this large property is basically out of their hands.

Conclusion

I will conclude by saying that this land is a large part of this community and has historical and green space value. I, like many others feel that the process has lacked transparency and residents question the creditability of their input.

Even though I am not a resident in this community, I have come to know it for nearly 24 years and my Grandmother has lived here for 31 years. We both believe it is a beautiful part of Hamilton which should be protected.

Maybe we should look at it at this perspective; residents are not upset because they need something to complain about, they are upset because this is important piece of land in their community. There are so many people that become defensive of this property and say they don’t want any development at all. Well

can you blame them when they are so sceptical of this process? Can you blame them when they express they feel they have been left out of the loop?

After they read articles like "brow lands saga takes another twist" saying that Deanlee may no longer a part of this process, your left feeling, what am I fighting against?

I should add, since Deanlee Management took possession of the property, it has been poorly taken care of; some parts of the grass are cut while others are left unattended. (please see photos)

Why is the property allowed to be in this condition?

In my opinion, this is being done on purpose in order to devalue the look of the property.

So I would like to ask all of you: **when green space is legitimate?**

Why is it ok to develop over a World war one and a medically historic site?

So now I will be so bold to say that my personal feelings along with 1,146 others actually believe it should be considered park land.

And yes I do have the evidence to back it up. A petition of 1,146 Signatures and counting agreeing it should be.

(Read petition)

Although this is the community's feelings on the matter, in the end, they only want what is suitable for the community.

This process has made promises to the Community by the seller and buyer which have not been kept. Chedoke promised that the development project would not happen unless they had the backing of the neighbours, and refused to allow speculation, while Deanlee promised to respect the community's input of keeping in character of the community.

Well, the residents never had the backing of this project, speculation has apparently occurred, and Deanlee management has broken their promise by proposing a development which is ridiculously out of character with the community.

After 4 years of this, how do you expect the residents to react?

I request that this matter is referred back to the community for consultation.

Thank you for your time.

Niagara Escarpment Commission

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Commission de l'escarpment du Niagara

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March 10, 2009

INFORMATION REPORT

**RE: Proposed Official Plan Amendment, Zoning By-law and
Draft Plan of Subdivision
Deanlee Management Inc.
Chedoke Brow Lands, City of Hamilton**

In 2007, Deanlee Management Inc. submitted applications to amend the City of Hamilton Official Plan and Zoning By-law and submitted a draft plan of subdivision for a property located on the brow of the Niagara Escarpment at the intersection of Sanatorium Drive and Scenic Drive. The proposed development sited in the NEP's Urban Area has evolved since the original application in response to feedback from the City, NEC staff and other agencies. The proposal now includes the following:

- 81,000 square metres of gross floor area and 725 residential apartment units
- some limited commercial or other non-residential uses
- conversion of Sanatorium Drive to a private road
- retention of two heritage buildings
- preservation of a 2 hectare woodlot
- the extension of a trail along the Escarpment brow
- minimum 30 metre setback of any buildings from the Escarpment brow
- minimum of 30% landscaped open space throughout the site
- creation of two stormwater detention ponds in the centre of the site, and
- creation of a traffic circle at the southern intersection of the two roads.

NEC staff have provided several comments to the City on this development and our latest set of comments, and the Demonstration Master Plan dated February 3, 2009 are attached. We are providing them to the Commission at this time as there is some expectation on the part of the applicant that the City could make a decision on the applications in May.

At the time of writing, NEC staff have not reviewed the final text of the Official Plan amendment, zoning by-law or conditions of draft approval but based on the discussion with the applicant and City staff at a meeting held on March 9, we can provide the Commission with information on the intent for the site based on the draft documents that we have reviewed. Further comments will be provided to the City and the Commission

will be advised of the staff position, if the development changes subsequent to our report.

The key issues for NEC staff have been the visual impact on the Escarpment, building heights, protection of the woodlot and the preservation of open space within the site to maintain the character of the Escarpment Urban designation and links to the Escarpment.

Based on the staff evaluation of the Visual Impact Assessment Supplementary Report, dated February 2, 2009 prepared by Siteline Research on behalf of the applicant, there could be a visual impact from the proposed 10 storey building on Block 9 when viewed from the King Road perspective. In discussions with the applicant, they are now considering lowering this particular building by 2 storeys which could resolve the visual impact. We have requested a final consolidated Visual Impact Assessment and the incorporation of the recommendations of the study in the Official Plan policies. These recommendations relate to building roof details, building colour, fenestration and lighting; all designed to minimise the impact of the buildings on the Escarpment.

In order to allow views through the site from the south, NEC staff recommended that adequate setbacks between the proposed 6-8 storey buildings on the east and west side of Sanatorium Drive at Scenic Drive be established in the zoning bylaw. The applicant's planner suggested a 30 metre setback in this location and this is satisfactory.

Opposite San Pedro Drive on the subject lands is a grassed and treed area through which Chedoke Creek passes. It is proposed that some of this area would be preserved and two dry storm water management ponds would be created. The precise extent of this area is still under discussion as the Sanatorium Road Flood and Erosion Impact Study for the larger surrounding area is not yet complete. However, in discussions with the applicant, they intend to preserve a 15 metre buffer on either side of the creek at the request of the Hamilton Conservation Authority through the zoning bylaw which will be of assistance in preserving views through the site and maintain a park-like setting. The preservation of a component of the open park-like setting to balance the built form is an important factor in mitigating the visual impact of medium density development within this Escarpment Urban Area. The 15 metre setback along the Chedoke Creek centreline is not considered sufficient to provide this balance. The provision of a wide opening with views into a central contiguous open space area, consistent with the Demonstration Master Plan provided by the proponent, is a matter that continues to be discussed. We have also raised a concern with the City as to whether the proposed 30% landscaped open space will be achieved on the site. This issue remains pending until the applicant produces a scaled drawing of the development concept.

An existing 2.7 hectare woodlot on the north east portion of the site will be protected but will remain as private property. A ten metre setback around the woodlot will be established to protect the edge of the woodlot during construction.

Underground parking is proposed for this development. In order to excavate, some blasting will be necessary. The applicant advised that a further report on blasting is being prepared and the NEC will be provided with a copy. If the report demonstrates that underground parking is not feasible, then the overall density of the development would be reduced.

Once the City has made a decision on the applications, and assuming the applications are approved, this applicant will likely sell the property to others for development and applications for draft plan of condominium and site plan approval will be submitted. We believe the City will continue to keep us involved in the consultation process and will circulate these applications to us for comment. It will be important to ensure that the new owners of the property understand the importance of requirements of the Niagara Escarpment Plan and the urban design guidelines so that the final form of the development incorporates the principles that we have conveyed to the City with respect to the open landscape character of the site and the importance of adhering to the recommendations of the Visual Impact Assessment.

Nancy Mott-Allen
Senior Strategic Advisor

Linda Laflamme
Landscape Architect

Ken Whitbread
Manager



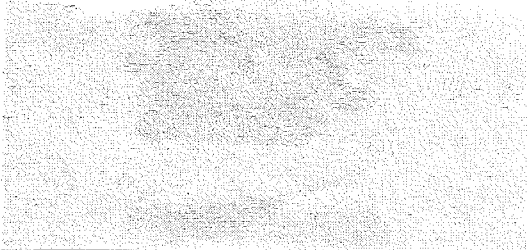
Hamilton

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Traffic Engineering & Operations Maintenance
Public Works Department
320-77 James Street North
Phone: 905.540.5920 Fax: 905.540.5928

Thursday, July 11th, 2007



Subject: Scenic Drive Traffic Volume Information

Please find below a summary of the traffic volumes recorded in a 24 hour period on Scenic Dr. at Angela St. Please also find a classification chart attached.

- Total Vehicles – 4499
- 2 axle vehicles (Class 5) – 101
- 3 axle vehicles (Class 6) – 48
- 4 axle vehicles (Class 7) – 19
- Heavy Vehicle (Class 8) – 11
- Heavy Vehicle (Class 9) – 12
- Heavy Vehicle (Class 10) - 10

If you had any other questions or concerns please let me know.

Sincerely,

Johanna Black
Traffic Technologist
City of Hamilton

905-546-2424 ext. 4577
Jblack@hamilton.ca

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Daniel

D J A B A S S U

Chedoke brow lands to be sold

BY MARK NEWMAN
STAFF WRITER

The Chedoke Health Corporation is looking to sell off about four hectares (11 acres) of land near the Mountain Brow, north of Scenic Drive, but don't expect to see a new subdivision or any intensive development go up on that property.

Officials from CHC, St. Peter's and Hamilton Health Sciences discussed future plans for the Chedoke site in front of about 100 people at a March 9 public meeting in the Nash Auditorium of the Wilcox building.

CHC planner Don May said the buyer must not change the general aesthetics of the area, that includes maintaining public walkways and viewing areas. He said new buildings must remain 100 feet from the Mountain Brow and under Niagara Escarpment Commission guidelines they cannot exceed three or four storeys in height.

"We will not let somebody speculate on the property," Mr. May said. "We want to know what the intended use is before we move ahead."

The three hectare (7.5 acre) wooded lot east of Sanatorium Road is not included in the sale and will be maintained, possibly by the city or the Hamilton Conservation Authority. Access to the Bruce Trail that runs through the wooded area will also be maintained.

Mr. May said the land is being sold to help Hamilton Health Sciences pay for millions of dollars in new capital projects slated over the next 10 years. That includes the redevelopment of the Henderson General Hospital and a new rehab building at Hamilton General Hospital.

"When you look at the 10 year capital requirements of the entire health care system in Hamilton, you're looking at over \$300 million in construction and the community portion of that is approximately 40 per cent or about \$120 million," said Mr. May, who noted one of CHC's mandates is to help HHS pay for new health care facilities.

The CHC will be issuing a national request for proposals for the brow land in the coming weeks. That process is expected to take a year and Mr. May said another public meeting will be held then.

See LANDS/Page 4

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My name is _____ I live at _____ Hamilton and my husband and I have been home owners in the immediate vicinity of Chedoke for more than forty nine years, for thirty of those years I worked at Chedoke Hospital. I will attempt to condense Chedoke's unique heritage which dates back almost 100 years, into as short a time as possible.

The original ninety eight acres of land was donated to Chedoke in 1906 by the Long and Bisby families who were Hamilton wool merchants. The dire need for caring for people with tuberculosis was brought to their attention by a Mrs. Lyle, a Presbyterian minister's wife, who was well known in the area for her charitable work. The first few patients were housed in tents right on the escarpment of the mountain brow, they stayed there during that summer and were indeed able to return to work that winter. In due time additional land was donated amounting to three hundred and seventy acres.

During 1906 and 1907 citizens worked tirelessly to raise funds needed to build a sanatorium for the ever increasing numbers of patients needing medical attention. Individual citizens, churches and organizations such as Rotary, Kiwanis, and the I.O.D.E. etc. raised the funds to convert the farm house and wood shed into a house and kitchen facility for the doctor, patients and staff. Two wooden open air buildings were built to house patients. Some of the food for patients and staff came from the cows, chickens and of course the orchards provided fruit in season. At this time the community raised the funds to provide all the provisions needed for patients and staff. In 1906 the Hamilton Health Association was chartered. During 1909 Dr. Holbrook had donated 10% of his already meagre salary for provisions. During 1914-1918 rapid expansion was needed for returning soldiers from WWI who had contacted T.B. in the trenches in Europe. The spirit of generosity continued with prominent families donating the money to build individual buildings which bear their names, hence the Wilcox, Southam, Bruce, Grafton, Evel, Moreland and of course the Long and Bisby buildings.

From 1917 to 1945 Dr. Howard Holbrook, who was Medical Superintendent at that time, expanded the catchment area and set up clinics and 700 beds were used. The San as it was then called, was the largest in North America. The first open air school for children in Canada was opened. As time progressed T.B. dwindled, however the InnuIt population incidence increased. During 1960, Dr. Ewart received a call from the Ministry asking if Chedoke could take 'a few' InnuIt patients, in all 1,271 InnuIt were treated. Some InnuIt babies were even born here, Christenings were arranged in their own language and even a christening robe provided. Dr. Ewart believed that it was important that they maintain their culture, faith, language and skills. Tons of soapstone was imported to the San in order that they could use it for occupational therapy. Adult patients left Chedoke with the gift of a collection of beautiful soapstone carvings for the enjoyment of patients, staff and visitors as a token of their appreciation for the excellent care they had received. The Ladies Auxillary funded the cost of an excellent display cabinet designed to house them.

As T.B. (then called the White Plague) was slowly eradicated the sanatorium was no longer needed, the Wilcox Building became Chedoke General and Childrens' Hospital in 1959. During the next decade Chedoke became the site of the School of Medical Technology, the School of Radiology and in 1965 the School of Nursing was built on the property and housed 110 nursing students. This was closed in 1978. In keeping with the educational role of Chedoke, Dr. Hugo Ewart offered the University the land for a Medical School, together with a 60% ratio of representation on its Board, however this was declined.

During this time Chedoke had become a full service hospital which included a Childrens' ward, orthopaedic surgery was a specialty and the Rehabilitation Centre became world class, the Prosthetics and Orthotics Department were privileged to serve patients such as Terry Fox and Rick Hansen. Many family physicians from outlying areas such as Dundas, Ancaster, Caledonia, Hagersville, Binbrook, Mount Hope and of course the Hamilton Mountain used Chedoke almost exclusively. Unfortunately, in 1976 Chedoke was threatened with closure by the province, the community and staff came together and over 85,000 signatures were obtained from surrounding areas and the closure was averted.

In 1979 Chedoke was amalgamated with McMaster Hospital, however the amalgamation did not include the existing funds and the land. In the mid-1980's staff members pledged donations from their payroll to be used for Chedoke Redevelopment. Their generosity funded 2.4 million dollars, however we have never received any accountability for this. During 1992 the Operating Rooms were closed, together with the Emergency Department, later in 1999 the Urgent Care was also closed.

As you can see Chedoke has enjoyed a unique history of generosity from its inception not only from the gifts of land but also the tireless work from its community. Land has been donated to worthwhile causes such as Nursing Homes and the Interval House for Abused Women.

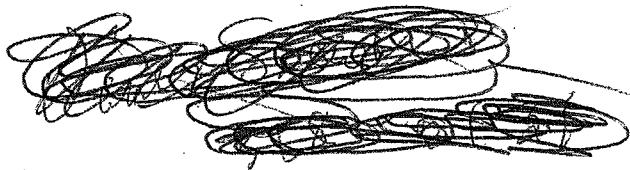
Dr. Holbrook's philosophy was of applying the golden rule of 'do unto others' and of paving the way for the needs of the time and also of preparing for the future. We are endeavouring to try to do the same. We believe that it is impossible to predict accurately the future health care needs at this precarious time of crisis in health care, there is even a threat of T.B. once again appearing. Until a thoroughly comprehensive plan for the future needs of Chedoke and indeed of health care in general has been studied; this precious property should be preserved for future use. The East lands are treed, quiet, secluded yet adjacent to a bus route and are particularly suited to a Hospice or similar building. We are all aware that funds may not be available at the moment, but times change, governments change, and the community often provide funds when needed for such important purposes. This responsibility rests not only to the neighbours in this area of the community, but to the entire region. Many of the services offered at Chedoke are regional.

Once the few remaining acres are gone no one can replace them, certainly not as a gift freely given. We feel that the sale of these remaining properties would be one of a short-sighted, quick fix method of dealing with today's fiscal problems.

Finally, I would like to mention, that had it not been for the generosity and mature legacy of Chedoke's past heritage, we would not be in this position today, - of being here to debate the use and the sale of these extraordinary lands.



Hamilton



ONE MORE OPPORTUNITY TO VOTE!

*****Please wait until after the presentation to vote!*****

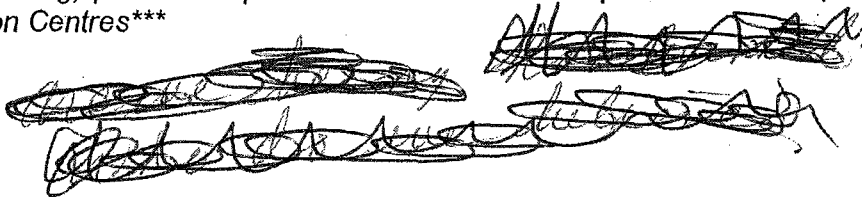
City staff received 198 votes overall for the five Community Options. These votes were submitted at both Public Information Centre #3 in November and through email. The votes have been tallied and the results are:

	1st Preferred	2nd Preferred
#1 – No Development	34	8
#2 – Limited Development	22	19
#3 – Medium Low Development	11	29.5
#4 – Mixed Use Medium Dev.	16	31
#5 – Most Development	19	8.5

Based on the votes, City staff has reproduced the No Development option as the first preferred option and the Mixed Use Medium Development as the second preferred option. You now get one more opportunity to vote on which option you would like to represent the overall Community Vision for the Chedoke Brow Lands. This option will be incorporated into the staff report to Economic Development and Planning Committee and will reflect the community's position regarding the redevelopment of the brow lands.

Please use your red sticker to vote for the option that you like the best.

*****When voting, please keep in mind the information provided at the previous Public Information Centres*****



note

Chedoke browlands for sale

*Chedoke Health Corporation looking
for proposals that conform with area*

The future of the Chedoke browlands could include some sort of modest mixed residential development along with a large wooded area and an expanded brow trail.

Don May, planning consultant for the Chedoke Health Corporation which owns the 9.6 hectare (24 acre) property, said the CHC put the land up for sale last month after it was advised Hamilton Health Sciences no longer requires the property for its services.

Mr. May said he expects as many as a dozen developers will submit proposals for the property north of Scenic Drive by the Feb. 27 noon deadline.

"We had 46 requests for information," Mr. May noted. "Most of the interest to date has been mixed residential."

An information meeting was held at the Hamilton-Halton Home Builders' Association office on Rymal Road Jan. 30.

Future plans for the browlands and HHS plans for the central campus area to the south (Chedmac and Sanatorium) will be discussed at a public meeting hosted by Ward 8 councillor Terry Whitehead Nov. 22, 7 p.m. at Chedoke in the Nash Auditorium.

While there appears to be a lot of interest in the land, Mr. May noted CHC will not accept offers that are not compatible with the area and the proposal must have the backing of the neighbours.

"If somebody said to us they want it for commercial (development), we would not accept that offer," Mr. May said. "We're not accepting necessarily the highest price."

Who ever purchases the land (provided the CHC gets an offer it can approve) will be restricted on how much development can be done.

The 2.9 hectare (7 acre) woodlot on the north-east side of the land will be turned over to the city or the Hamilton Conservation Authority for preservation as part of the sale agreement.

"It's a very sensitive area," Mr. May said. "There's plants in there whose roots are above the surface."

A small strip of land along the brow north of Sanatorium Road will likely be added to the brow trail and a .64 hectare (1.6 acre) of land in the middle of the property is subject to city municipal storm water use.

Any development would be subject to Niagara Escarpment Commission rules that limit

See VIEW/Page 2

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INTRODUCTION

The Niagara Escarpment Plan

The Niagara Escarpment includes a variety of topographic features and land uses extending 725 kilometres from Queenston on the Niagara River to the islands off Tobermory on the Bruce Peninsula.

The particular combination of geological and ecological features along the Niagara Escarpment results in a landscape unequalled in Canada. It is also a source of some of southern Ontario's prime rivers and streams and one of the province's principal outdoor recreation areas.

Human impact on this environment is reflected in a variety of ways. The Escarpment area is the site of a large mineral aggregate extraction industry. Demand for permanent and seasonal residences in many areas is intense. Farming ranges from the cultivation of tender fruit and specialty crops in the Niagara Peninsula to the raising of beef cattle in Bruce County while the proximity to Ontario's largest population centres makes the Escarpment a popular tourist destination. Many archaeological sites and historical homes and buildings reflect, in a richly picturesque and valuable way, the development of the current landscape and economy of the area.

The Niagara Escarpment Planning and Development Act established a planning process to ensure that the area would be protected. From this emerged the Niagara Escarpment Plan which serves as a framework of objectives and policies to strike a balance between development, preservation and the enjoyment of this important resource.

On February 8, 1990, the Bureau of the United Nations Educational, Scientific and Cultural Organization (UNESCO) Man and Biosphere (MAB) program approved the designation of the Niagara Escarpment as a Biosphere Reserve.

The Greenbelt Act, 2005, enacted in February, 2005, authorized the preparation of the Greenbelt Plan, 2005 that was approved in February, 2005. The Greenbelt Plan identifies where urbanization should not occur in order to provide permanent protection of the agricultural land base and the ecological features and functions occurring in the Greenbelt Plan Area.

That Area includes all of the Niagara Escarpment Plan Area as well as the Oak Ridges Moraine Conservation Plan Area and the Protected Countryside. The policies of the Niagara Escarpment Plan are the policies of the Greenbelt Plan for the Niagara Escarpment Plan Area.



Possibility grows here.

The Niagara Escarpment and Bruce Trail

Undeniable Importance

Along the 725 kilometres of the Niagara Escarpment it is possible to find plunging cliff faces, pebbled beaches, waterfalls and wetlands co-existing with villages, towns and cities. In 1990 the Escarpment was proclaimed a World Biosphere Reserve by UNESCO due to its unique ecosystem, making it one of only 12 such sites in all of Canada. The Niagara Escarpment Plan, which ensures the land's environmental survival, is "Canada's first, large scale environmental land use plan. It balances protection, conservation and sustainable development to ensure that the Escarpment will remain substantially as a natural environment for future generations." (from the official Niagara Escarpment Plan document). Along with its fragile environmental atmosphere, the Escarpment also exists as an important agricultural area. The land's location between the moderating influence of the Niagara Escarpment and Lake Ontario and Lake Erie forms a unique microclimate that allows for agricultural production that is not possible in other parts of the country.] Greenbelt

The Formation of the Escarpment

Until about 450 million years ago this area lay under a tropical sea. Over the next few million years, rock was formed from layers of compressed sediments that became the limestone and shale visible today in the cliff faces of the Escarpment. This rock was then carved by the retreat of glaciers during the last ice age (70,000-10,000 BC), leaving behind caves, deep valleys, rolling hills and the characteristic cliffs, some of which are up to 1,675 feet high.]

Flora and Fauna

Within the stunning topography of the Escarpment lives an incredible diversity of species, including:

- Over 350 species of birds
- 53 types of mammals
- 36 species of reptiles and amphibians
- 90 types of fish

Among these species 109 are on the threatened and endangered species lists, further emphasizing the importance of the Escarpment's environmental integrity. Among these are the Jefferson Salamander, Acadian Flycatcher, Hooded Warbler and Spotted Turtle, all of which are classified as endangered or threatened by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC). There are also many unusual plants to be found, such as the Walking Fern, an odd plant that spreads by sending out runners, making it appear to be striding across the ground. Gnarled trees can be found clinging to