

Wednesday, March 19th, 2008
7:00 p.m.
Council Chambers, Dundas Town Hall

The Dundas Community Council met.

There were Present: Russ Powers, Councillor
Maria Antonakos
Larry Button
Patti Cannon
Bob James
Bill Kennedy, Environment
Stan Nowak, Heritage
Keith Sharp, Sports & Recreation
Fiorigio Minelli
Jeff Saunders

Regrets: Phyllis Kraemer, Business

Also Present: Marj Walker, City of Hamilton (recording minutes)
Craig Campbell, Dundas Star News

1. Remarks from the MP, MPP, School Trustees - None

2. Previous Meeting Report

The report from the February 20th, 2008 meeting was received as distributed and was moved by Jeff Saunders, seconded by Fiorigio Minelli to accept the minutes, as amended. Carried.

3. Presentations and Discussions

Presentation and discussion – Ed Fothergill, Professional Planner Re: Pleasantview Proposed Development

Mr. Fothergill and associates outlined the preliminary planning proposal for the Pleasantview area. This is a 200-acre property which is part of the Provincial Government's Parkway Belt, approved by the Province in the 70's which allows for small lot development. The area has been serviced whereas areas to the East have been determined problematic for servicing. While not considered an Environmentally Sensitive Area, borders include ESA's as well as Royal Botanical Garden property which developers hope to link to, allowing residents to utilize RBG lands.

There are identified areas or "pockets" in which development is not feasible due to environmental problems and a need for a pump-house. The areas limitations are well defined.

Proponents believe that traditional development on this property is not appropriate and their idea is for a retirement/seniors community in keeping with the natural features. It would be a 'transitional' development for residents as they age and would

include low-rise apartments (approximately 6 stories), townhouses, a recreation/community centre, a wellness centre, and a nursing home. The proposal includes 760 units (210 in the area North of York Rd and 550 at the South end of the development)

Dan Treganno, Landscape Architect, noted the intent to use an “open space” framework, using pronounced gullies and ravines and enhancing the existing topography. These would help to create “pods” for development and be utilized in the creation of a road and trail system within the development. The current hydro corridor will remain unchanged.

Over 50% of the area will remain open space. The proposed development will be centralized and set back from the road, with ample area to allow for buffering and greenspace along York and Valley roads, thus maintaining the rural setting.

There is permissible road allowance on both the North and South sides of York Road.

A pond will be part of a Storm Water Management System.

The developer will need to get changes to the Official Plan and Zoning bylaw and will be making a future application. They would like input from the Dundas Community Council and intend to seek consultation and feedback with appropriate groups in the community in the next few weeks – around the time they make their submission. As part of the planning process, a formal public meeting will be set up (likely Fall '08) but they are interested in community feedback prior to this.

The proposed Wellness Centre will be open to the public but more specific to the residents of the development. This will not be an over-night stay facility.

While it is still early in the proposal, they may be looking at a condo ownership/corporation template. There will be provision for public access.

The sanitary capacity has been determined sufficient for this, as well as future growth.

There are public transit opportunities. Currently the HSR does a turnaround at Watson's Lane and York Rd with the potential to go to the Hopkins Court area. There was concern from Community Council members that seniors living away from amenities without public transportation could be problematic. Mr. Fothergill advised that while not in the plans, shops/convenience stores have been discussed.

They will address parking issues with the City but do not anticipate problems.

There will also be increased traffic on York Road from this, as well as from the opening at Hwy. 6. Councillor Powers indicated that there are plans for remedial work from Valley Road to Hwy # 6.

Parkland dedication will be a cash payment as their proposed greenspace within the development are not intended for public use.

The intensity of activity in a senior's complex is less than in a typical family subdivision with less traffic, and is more inwardly focused.

There will be no access from Valley Road.

While there is not such a senior's community in a rural area, the concept is similar to that of Twenty Place and St. Elizabeth's in Hamilton. Mr. Fothergill suggested the Community Council may want to see these.

Zoning changes do not impact neighbouring properties. Should these properties want re-zoning, they will need to apply individually.

Community Council members have concerns regarding healthcare for seniors in light of the recent HHS announcement to eliminate Emergency care at McMaster and focus primarily on Children's healthcare issues.

It is too early to define the socio-economic group that will be interested or utilize such a development.

Presentation – Committee of Adjustment Process - Jason Thompson, Planning Department - City of Hamilton, Acting Senior Project Manager, (West Section).
(Handout attached)

There are 9 members of the community on the Committee of Adjustment who are appointed by Hamilton City Council. They are authorized to grant minor variances from the City zoning bylaws, permit enlargements, or changes to legal non-conforming uses, give consent to sever land or lot additions with abutting properties, consent to mortgages, partial discharge of mortgages, validation of title, access right of ways, easements and leases over 21 years.

The process takes 6-8 weeks and is reviewed by Planning staff.

Prior to submitting an application for a minor variance, it is recommended that an applicant speak with Planning staff who can advise whether the application may be supported.

The Committee of Adjustment reviews the application along with detailed sketches of the proposal. There is an application fee (\$810) to the City as well as other fees that may be included by the Conservation Authority. The application becomes a public document.

There are discrepancies between the fees across municipalities and Conservation Authorities as per their cost recovery formulas. Conservation Authorities also have discrepancies between what are considered 'minor' vs. 'major' variances. The City of Hamilton has discussed this and staff has suggested standardized fees but to no avail. All fees and charges are before Council and the figures open to public scrutiny. Areas

West of Hamilton typically have higher fees; areas East of Hamilton typically have lower fees.

Land Severance Applications fees are according to full/partial services and Public Health department may be involved.

The application is then reviewed by appropriate City departments and agencies with allocated time frames for comments.

A notice of Public Hearing is mailed to neighbouring property owners. It is recommended that prior to this point, the applicant discuss plans with neighbours.

Once meeting is held, the Committee of Adjustment evaluates the comments from the public as well as that of municipal departments and applicable outside agencies. The applicant is given the opportunity to discuss the application with the Committee and any concerns which have been raised.

There are always incidents when the public will go ahead with plans outside of this process however, when the time comes that this property may be sold, there will be non-conforming issues.

Variations are not appropriate for change of use (re-zoning is necessary).

The Committee of Adjustment deals with at least 500 applications per year.

Currently there are 6 different Zoning Bylaws structures and 7 Official Plans due to amalgamation. Harmonizing these will take years.

Parking requirements need to be evaluated on the impact they have on neighbouring properties.

Heritage Permits- evaluated by LACAC who provide comment to the Committee of Adjustment and must be within heritage stipulations and often incur additional costs.

4. Updates on Business from Previous Report: None

5. Information/Discussion Items:

(a) Dundas District Playfield

The ownership is now in the hands of the City. There are options to enhance passive elements (example being moving the memorial stone towards the tree). Councillor Powers commended the DDIG on their excellent efforts and thanks to Jessica Brennan and the HWDSB.

The productive approach by all represents a model of cooperation and sets a precedent for future collaborative initiatives.

The owners of the former road along the Head Street entrance forbid public access.

(b) Veldhuis Property

Greenhouses to the West will be demolished. The usable greenhouses to the East continue for use and occupancy for up to 3 years then will fall under the Conservation Authority.

The pump-house can be demolished at the cost of the Conservation Authority however Councillor Powers suggested there is no hurry to do this – it originally was responsible for aerating the Canal but has been sitting dormant.

This is the 50th anniversary of the Conservation Authority and there may be value at looking at a possible fountain component in the Western part of the Canal. They have not ruled out recreation features (such as fishing) at this time but it is still too premature to say. The fact that this is a flood area requires consideration.

There is the intent to merge with City and RBG lands to the East.

The Dundas Park Dedication funds are now depleted from the acquisition of the parkland.

(c) Dundas Driving Park

Renovations are on schedule. Dundas Park is considered a City-wide park, rather than a neighbourhood park. Last year it was estimated that 17,800 used the wading pool alone – a significant increase from the previous year.

The bandshell has been demolished. The Concert Band has agreed to play at the Community Centre for all 6 concerts this year. In 2009, they can utilize the new multi-use building in the Park.

(d) Mayor's Taskforce on Community Councils

The Minutes of the February meeting will be forwarded to the Mayor and the Community Council Task Force for their information and consideration.

(e) Hamilton Health Sciences Plans

HHS held a public meeting March 5, 2008, however there was limited advertising. As few were aware of the meeting there was poor attendance. Councillor Powers suggested Community Council hosts another meeting at the Community Centre. Councillor Powers will ensure appropriate advertisement of the meeting and HHS has agreed to attend. This meeting should take place mid-April. Councillor Powers will continue to discuss ideas with Community Council and together at the next Community Council meeting will focus on this issue. Councillor Powers will prepare a flyer and Committee members can distribute to their contacts.

Thanks to Bob James and Larry Button for their submissions. Dr. James was able to provide a unique perspective.

It is important to note that McMaster originated as a general care facility and plans to re-structure this have been developed without public consultation. Funds to build and sustain this facility have come from residents through fundraising initiatives.

As residents of Dundas will now have a longer drive to a hospital for appropriate care, Maria Antonakos timed it at 30-40 minutes), would there be an impact on property values? Maria was involved in the initiative to keep open the Women's Hospital downtown Toronto and suggested that perhaps the presenters involved in that would be interested in helping to lobby HHS.

There was consensus among the Community Council members that HHS has made this decision with only the 'bottom line' efficiencies and potential grant/research funding considered, holding little regard to demographics, public responsibility, and patient care.

With demographics in mind, it is important to remember that it is only a small population of children who have illnesses requiring hospital care. Healthcare needs increase with age and Dundas clearly hosts an aging population.

(f) **Gypsy Moth**

Aerial spraying will be done by way of a GPS system. The Councillor is inquiring whether the company would do spraying on additional infected private property at the same cost to the City.

The public is invited to comment on a proposed gypsy moth plan which will be formally presented to the Public Works Committee March 31, 2008. Citizens may also appear before the Committee to make presentations.

Public Works Committee recommendations will go to Council April 9, 2008.

Conservation Area has its own plan to spray. Councillor Powers will bring the map to the April meeting. (N.B. City of Hamilton Open House will be held Thursday, April 17th in the Town Hall upstairs auditorium from 7:00 to 9:00 pm.)

(g) **Victoria Day**

Due to renovations at the Driving Park, there is no area appropriate to hold the annual firework event. It will take place at Christie's Conservation Area on the Sunday of Victoria Day weekend with a rain-out day being Monday. There will be no charge for admission. The Conservation Authority has discussed releasing the fireworks from a barge. This coincides well with their 50th anniversary and there will also be other events held that day to celebrate.

6. Community Reports from Members

(a) Arts and Culture – Patti Cannon

See attached.

(b) Business – Phyllis Kraemer - None

(c) Environment – Bill Kennedy

There will be a Gypsy Moth workshop April 8, 2008 at the Dundas Baptist Church. (See attached).

After speaking with the Chief of Maintenance for the HWDSB, Bill has finally been successful in having the extra interior and exterior lights at Highland Secondary turned off during the night.

Concerns were discussed with the amount of times that street lights have been out of order along King Street downtown. Councillor Powers advised that a new contractor has been hired and the ‘vintage’ lights need to be turned off manually to check the system. The contractor is well within the 72 hour time limit they have committed to replace burnt out lights.

There are many potholes which need attention. They are particularly bad around the area of Alma and Cross Streets. Bill suggested crews of 4 going out on Sundays and that currently, the crews are not packing the asphalt as well as they should – the material just pops out easily later. Bill asked Community Council members to advise him of any significant potholes they notice.

Stan Nowak mentioned a large sink hole near the catch basin on the North-west corner of Albert and Park Streets.

Consensus was that operation and maintenance service in general is still not adequate.

There is an Environmental Assessment to take place beginning in April for a new round-about for Governors Road to address traffic near the schools.

(d) Heritage – Stan Nowak

Advised of upcoming heritage happenings taking place at Valley City Manufacturing, the Dundas Museum, and The Giant’s Rib. (See attached)

The Hamilton Wentworth Stewardship is hosting a clean-up April 5, 2008 at a variety of locations in Dundas. Stan will provide further information when available.

(e) Sports and Recreation – Keith Sharp

The Real McCoys will be playing Whitby tomorrow (Thurs) at the arena. All are encouraged to attend.

(f) Others

7. Other Issues/Questions:

Hamilton City Council will be meeting to discuss \$8M which has been allocated to Capital initiatives. Each Councillor will be allowed 5 minutes to present priorities. This may be an ideal opportunity to fast track infrastructure needs.

Replica trolleys from the 1870's will run from Gore Park to the Waterfront free of charge this summer.

Councillor Powers will be inviting Don Hull, Director of Transit to the May meeting to discuss any transit concerns.

Phyllis Kraemer will be arranging a time for Jacqueline Norton to speak with the BIA regarding movie shoot issues.

The Dundas Little Theatre would like to improve the façade of the building. The City owns the property and building and has discussed lease arrangements with the DLT (for a nominal fee). Repairs to the roof and some doors will be done by the City prior to this taking effect. DLT will be responsible for changes to the façade.

Councillor Powers has asked for timelines for the Post Office relocation from David Sweet and will advise Community Council members once he hears.

8. Upcoming Meetings/Events

Next meeting Wednesday, April 16th, 2008 at 7:00 pm.

9. Adjournment at 10:00 p.m.

Respectfully Submitted,

**Russ Powers
Councillor**

Dundas Community Council Meeting
Wednesday March 19th at 7 p.m.
Arts Report

The Carnegie Gallery is hosting the Biennial Potters Guild of Hamilton Wentworth Juried Exhibition from April 4 to the 27th.

The 38th Annual DVSA Art Auction takes place on Saturday April 12th. There are over 1500 original works of art. Free previews take place on April 10, 11, and 12th. Silent auction bids are accepted during the previews.

The Auction event begins with the silent auction at 7 p.m. followed by the live auction at 8 p.m. April 12th. Tickets are \$20 in advance or \$25 at the door. Each year DVSA invites people in the community to paint a piece of pottery to be auctioned at the event.

St. James Church Gallery is showing mixed media works by Frances Ward and Dennis Farfard.

The Hamilton Children's Choir will be performing on Friday April 11 at 7:30 p.m. at St. James Church. This choir celebrates 30 years of choral singing for youth from 8 to 24 years of age. In the past, the Hamilton Children's Choir has performed with Celine Dion at the Juno Awards, Opera Hamilton, the Hamilton Philharmonic Orchestra, the Hamilton Youth Philharmonic Orchestra, the Bach Elgar Choir, and The Canadian Male Orpheus Male Choir. Also, the HCC has performed at special events/venues such as the HAIDA celebration, Ivor Wynne, the Skydome, and Ontario Sings.

The choir has toured in such places as the Maritimes, France, and Powell River, British Columbia and St. John's, Newfoundland. More recently, the HCC chamber choir travelled to Spain and competed in the 2006 Tolosa Choral Competition where they received the Audience Choice Award for best choir and earned 2nd place in the children's choral competition.

The Dundas Little Theatre Youth Company is a new theatre group organized by Dundas Little Theatre and director Martha Christianson is beginning it's program in April 2008. The first ten week program of drama classes will take place on Saturday mornings and Tuesdays after school. All participants in the classes will perform in a production of "Days and Confused" on June 8th at the Garstin Centre for the Arts. The program is for children 7-14. Martha Christianson is a professional actress and started a program similar to this back in 2003 in Vancouver. The DLYC is currently taking registrations for this course.

Now that the Field has been secured across from Dundas District, the Dundas Innovation group is looking to the possibility of obtaining the school for an Arts Centre. I met with Julia Kollek this week for an update. This idea has been discussed over the past year and there has been some interest from arts

organizations. Recently, there had been some rumours indicating that another school was interested in the property however a call to Judith Bishop encouraged the group to continue with their proposal. The Board wants

fair market value for the school and there seems to be some differences of opinion and uncertainty as to what that might be.

I have joined the group and we will do some more research on funding opportunities, interest from the community etc.

It would be a huge task and at this point looks very expensive but the group is excited and optimistic.

Respectfully Submitted

Patti Cannon