

CITY OF HAMILTON

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Economic Development Division

TO: Mayor and Members General Issues Committee	WARD(S) AFFECTED: WARD 11
COMMITTEE DATE: March 21, 2012	
SUBJECT/REPORT NO: Infrastructure Ontario Surplus Land - Project 8663 - Located at 425 Winona Road, Described as Part of 1, Plan 62R-15589, Former Township of Saltfleet, now City of Hamilton (PED12041) (Ward 11)	
SUBMITTED BY: Tim McCabe General Manager Planning and Economic Development Department	PREPARED BY: Darlene Cole (905) 546-2424, Ext. 7910
SIGNATURE:	

RECOMMENDATION:

- (a) That the Real Estate Section of the Economic Development of the Planning and Economic Development Department be authorized and directed to advise Infrastructure Ontario that the City of Hamilton has no interest in acquiring their land located at 425 Winona Road, described as Part 1, Plan 62R-15589, in the former Township of Saltfleet, now City of Hamilton, as shown on Appendix "A" attached to Report PED12041.
- (b) That the Real Estate Section of the Economic Development Division of the Planning and Economic Development Department be authorized and directed to advise Infrastructure Ontario of the City of Hamilton requirements to the development of the site as contained in the "Relevant Consultation" Section of Report PED12041.

EXECUTIVE SUMMARY:

The Real Estate Section of the Economic Development Division of the Planning and Economic Development Department is seeking Council's direction to advise Infrastructure Ontario that the City of Hamilton has no interest in acquiring the surplus lands located at 425 Winona Road, described as Part 1, Plan 62R-15589, in the former Township of Saltfleet, now City of Hamilton as shown on Appendix "A" to Report PED12041.

Alternatives for Consideration – Page 5

FINANCIAL / STAFFING / LEGAL IMPLICATIONS:

Financial: N/A.

Staffing: N/A.

Legal: N/A.

HISTORICAL BACKGROUND:

The information and recommendation contained in this Report primarily affect Ward 11.

The subject is a vacant, L-shaped parcel of land comprising 1.338 ha (3.306 acres) situated at the south-west quadrant of Winona Road and the QEW, with approximately 79 metres (260 feet) of primary frontage along Winona Road and approximately 40 metres (132 feet) of additional frontage along Oriole Avenue. This property is described as Part 1, Plan 62R-15589 and forms all of PIN 17368-0012(LT), and Roll No. 251800311014600.

Zoning and Official Plan designations specific to the subject parcel are described in the *Relevant Consultation* section of this Report.

The Real Estate Section of the Economic Development Division of the Planning and Economic Development Department circulated Infrastructure Ontario's information internally to determine if there was municipal interest in acquiring the lands, and no interest was expressed.

POLICY IMPLICATIONS:

An internal circulation has confirmed there is no municipal need for the subject property. As no municipal need has been identified, Council's direction is being sought to allow staff to advise Infrastructure Ontario that the City of Hamilton has no interest in acquiring the lands.

RELEVANT CONSULTATION:

Pursuant to the City of Hamilton Real Property Sale Procedural By-law 04-299, the Real Estate Section circulated the request to all City Departments. No municipal uses were identified for the subject property.

The following comments were received:

Legislative Approvals Section:

"The Provincial Policy Statement (PPS) provides policy direction of provincial interest related to land use planning and development. The Planning Act requires that, in exercising any authority that affects planning matters, planning authorities shall be consistent with policy statements issued under the Act. Staff notes the following PPS policies:

Policy 1.7.1(e) outlines that long term economic prosperity will be supported by planning so that major facilities (such as airports, transportation corridors, sewage treatment facilities, waste management systems, industries and aggregate activities) and sensitive land uses are appropriately designed, buffered and separated from each other to prevent adverse effects from odour, noise and other contaminants, and minimize risk to public health and safety. Staff note that the subject lands are located adjacent to **existing residential uses**. Should an industrial or commercial use be proposed on the lands in the future, there may be a requirement for a noise study to be submitted with the future Planning Act application to address potential noise impacts on adjacent uses.

Further, Policy 2.6.2 outlines that development and site alternation may be permitted on lands containing archaeological resources or areas of archaeological potential if significant archaeological resources have been conserved by removal and documentation, or preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted. Staff note that the subject lands are located within an area of archaeological potential.

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The property is designated as “Urban Area” within the Hamilton-Wentworth Regional Official Plan. Policy C-3.1 outlines that a wide range of urban uses, defined through Area Municipal Official Plans and based on full municipal services, will be concentrated in the Urban Areas.

The property is designated “Industrial-Business Park” on Schedule “A” – General Land Use Plan and Winona Road is identified as a “collector Road” on Schedule “D” – Functional Road Classification in the Stoney Creek Official Plan.

The property is zoned Prestige Business Park (M3) Zone in By-law No. 05-200.

For information purposes only, the property is designated “Employment Areas” on Schedule “E” – Urban Structure and “Business Park” on Schedule “E-1” – Urban Land Use Designations, and Winona Road is identified as a “Collector Road” on Schedule “C” – Functional Road Classification in the new Urban Official Plan.”

Environment and Sustainable Infrastructure Division:

“Any new or change in access to Oriole Avenue will require an Access Permit from the Traffic office.

According to the City’s New Urban Hamilton Official Plan, Schedule C-2 – Future Road Widening, reference is made to the widening of Oriole Avenue of 20.117 metres and to Winona Road of 26.213 metres.”

Building Services Division:

“The subject property is located in an “M3” – Prestige Business Park Zone and it appears to be vacant.

Any development/use of the property is subject to the requirements of Section 9.3 of the Hamilton 05-200 Zoning By-law.

The lands are subject to Site Plan Control. As such, development or redevelopment may require application to the Planning and Development Division. For further information please contact (9905) 546-2424, Ext. 1355.

Subject to the issuance of a building permit in the normal manner.”

City Wide Services – Recreation:

“The subject property is located just south of the QEW, on the west side of Winona Road. John Wilson Park, a neighbourhood park, is located north of the QEW,

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approximately 500 metres (1,640 feet) from the subject site. To the south, Winona Park, a community park, is located approximately 1 km from the subject site. There was a small neighbourhood parkland deficiency identified (based on the 2006 census population and again based on an updated 2009 deficiency estimate).

The property is designated “Business Park” in the Urban Hamilton Official Plan. As the property falls under one of the Employment Area Designations in the Official Plan, the lands cannot be converted to a non-employment use without undertaking a municipally initiated comprehensive review.

Based on the property designation, and its location adjacent to business park employment uses, the subject site is not considered well suited to meeting Recreation needs within the community.”

ANALYSIS / RATIONALE FOR RECOMMENDATION:

Approval of the recommendation by Committee and Council will authorize Real Estate staff to advise Infrastructure Ontario that the City of Hamilton has no interest in the surplus land.

ALTERNATIVES FOR CONSIDERATION:

Infrastructure Ontario requires either a confirmation of interest or in the alternative, a declination. In this instance, the City has no interest in acquiring the property.

CORPORATE STRATEGIC PLAN:

Focus Areas: 1. Skilled, Innovative and Respectful Organization, 2. Financial Sustainability, 3. Intergovernmental Relationships, 4. Growing Our Economy, 5. Social Development, 6. Environmental Stewardship, 7. Healthy Community

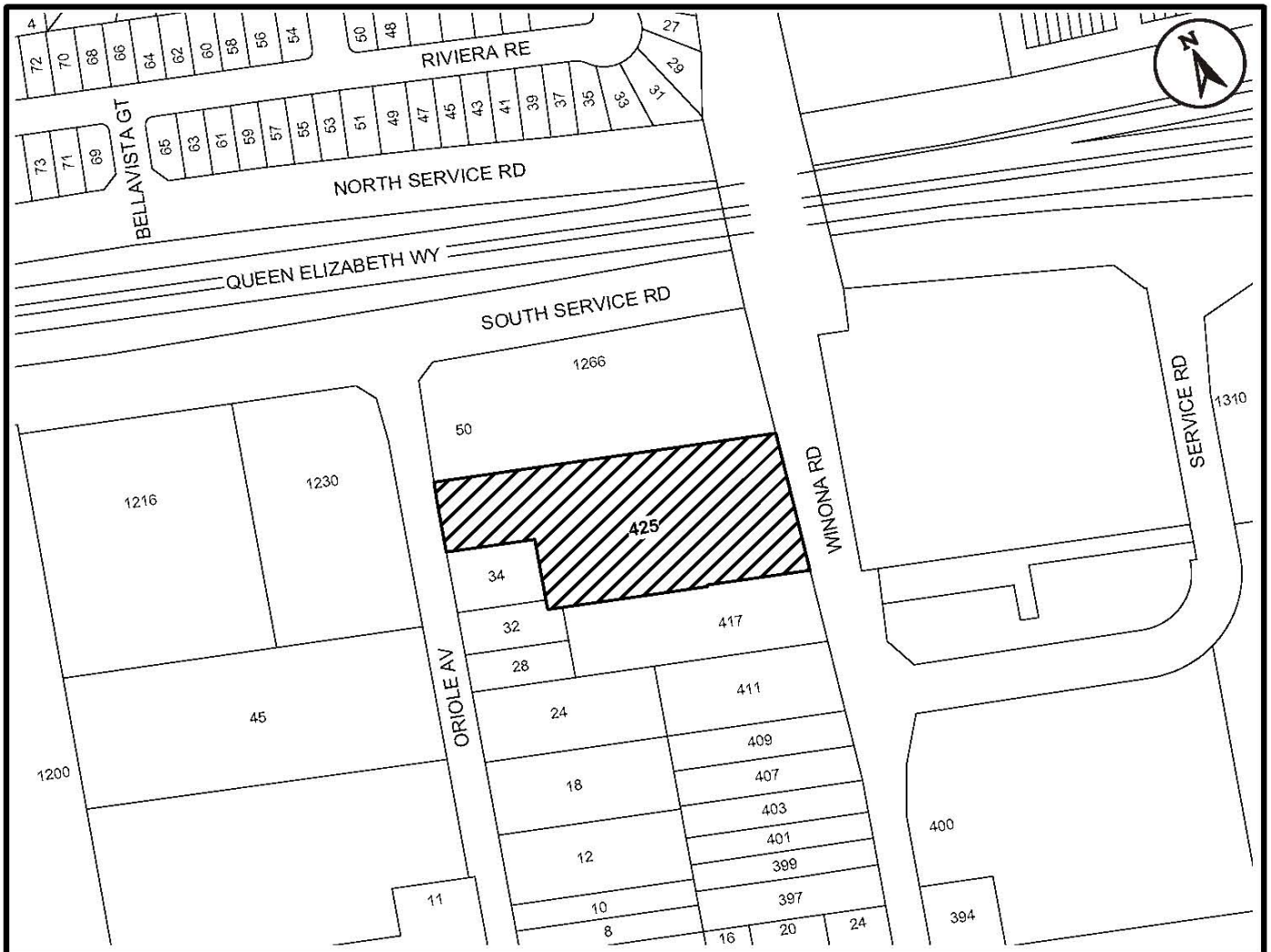
Intergovernmental Relationships

- ◆ Maintain effective relationships with other public agencies.

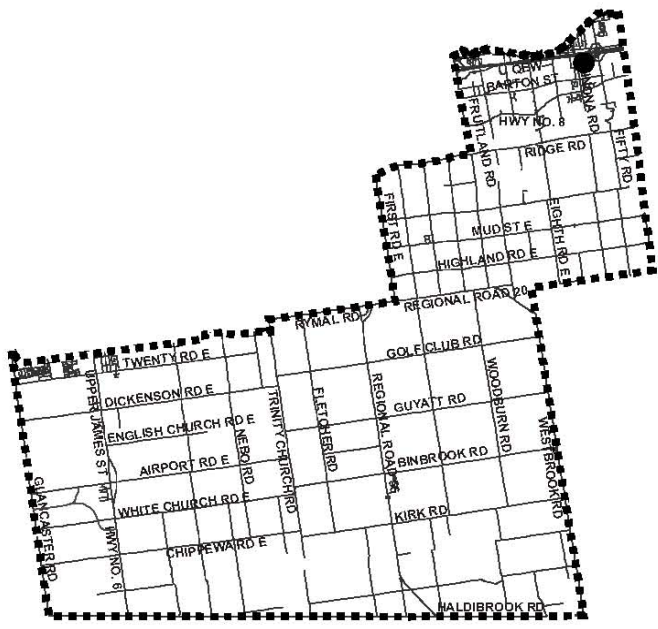
APPENDICES / SCHEDULES:

Appendix “A” to Report PED12041 – Location Map


DC/sd



● Site Location



Ward 11 Key Map

N.T.S. 

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
2005-153

Date:
February 21, 2012

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
DC/IF

Subject Property



425 Winona Road
PIN# 17368-0012(LT)