

REGION OF HAMILTON-WENTWORTH
- RECOMMENDATION -

4.17

DATE: 1995 May 18
G. Aston (T101-03)

REPORT TO: Chairman and Members
Transportation Services Committee

FROM: E. M. Gill, P. Eng.
Senior Director
Roads Department

SUBJECT: Road Widening Policy (RDS 95-156)

RECOMMENDATION:


- a) That the Region's Road Widening Policy adopted by Council in approving item 31 of the 14th Report of the Engineering Services Committee, on 15 Aug 1978, be amended by adding to Section G the following:

"In the case of dedications received as a condition of site plan approval, from lands not exceeding 0.20 Hectares in area, and for which no other Planning Act approvals have been received relating to the proposed development, the survey plan and any necessary legal documents shall be prepared by or under the direction of the Region and at the Region's expense."

and the first sentence of Section F be deleted and the following substituted therefor:

"In the case of existing developments, road widenings are to be required when the increase in the gross floor area exceeds 30% of the existing gross floor area."

- b) That the Roads Department and the Legal Services Department be directed to do all things necessary to implement this policy.
- c) That the above policy be included in the Region's Policy Manual.


E. M. Gill, P. Eng.

Page 2
Road Widening Policy

FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

Additional costs to the Region amounting to five to ten thousand dollars per year would be anticipated. Sufficient funds exist within the budget to accommodate this amount. Future changes to the Development Charges By-law could consider this additional expense.

SUSTAINABLE COMMUNITY IMPLICATIONS:

(Vision 2020, adopted by Regional Council as their vision for the future of Hamilton-Wentworth, embodies the concept of a sustainable community which is an equal balance of the economy, the environment, and social/health factors in all regional decision-making.)

To promote and encourage the growth of small business within the Region, a shift in the balance of the cost of providing road allowance widenings is proposed.

BACKGROUND:

At the Committee's meeting of Dec 20, 1994, in dealing with a request for an exemption to the Region's Road Widening Policy (the text of that policy is attached as an Appendix to this report), the Committee requested this Department to review the policy, and in particular with respect to the requirements for the preparation of deeds at the cost to the applicant.

Subsequent to that meeting we have discussed this matter with the Regional Chairman, several Regional Councillors, the Economic Development Department, and the Legal Services Department.

An often repeated concern is that, while the cost of preparing survey plans and deeds is generally not onerous on large developments or where a change in use is proposed by a developer, that cost, which for a small development could amount to two to five thousand dollars, does pose a significant expense to owners who only wish to expand an existing building without a change in use.

In order to promote and encourage the small business entrepreneur in this Region, it is recommended that the direct out of pocket expenses involved in preparing the necessary survey plans and deeds be borne by the Region. To adequately define this type of expansion, it is proposed that this exemption apply only to owners whose sole development proposal includes only site plan approval, that is, no zoning change or official plan amendments, nor severance or subdivision consents are required, and the size of the property is less than 0.2Ha (approx 1/2 acre) in size.

The policy also provides that in the case of minor enlargements to an existing development, that is, where redevelopment occurs, widenings are to be negotiated on an individual basis. For many years this department has recommended that if the gross floor area were to increase

Cont'd...3

Page 3
Road Widening Policy

by 30% then redevelopment was deemed to have occurred and the widenings were recommended. This has been indicated to various Committees over the years but has not been formally adopted as part of the policy. It is recommended that this practice be formally adopted within the Road Widening Policy. Provisions already exist within the Policy to permit reductions in the amount of land to be dedicated to preserve the viability of the abutting lands.

The list of roads and their designated widths included in the policy have been changed over the years by various Official Plan Amendments and by Council resolutions. It is recommended that the policy be brought up to date in accordance with these amendments; once completed, a revised Policy will be forwarded to your Committee.

:ga

Transportation Services Committee Report 6-95

May 29, 1995

40. Public Meeting - By-law Approval for the Alteration of Rymal Road, City of Hamilton (RDS 95-122)

- a) That the By-law to alter Rymal Road, between West 5th Street and Upper Gage Avenue, in the City of Hamilton, in the form attached to Report RDS 95-122, be passed and enacted;
- b) That the Commissioner of Transportation/Environmental Services be authorized and directed to carry out the works once all the necessary approvals have been obtained. Item 4.10 (Bill No. 2414)

41. Crushing and Recycling of Concrete Stockpiled at 442 Burlington Street East, Hamilton (RDS 95-160)

- a) That the Commissioner of Transportation/Environmental Services be authorized and directed to issue a requisition in the amount of \$148,623 (includes \$9,723 GST and \$25,000 contingency) to COX CONSTRUCTION LTD. for the crushing and recycling of the material at 442 Burlington Street East, Hamilton;
- b) That the cost be charged to Account No. 1-59006-3011535 (Stone Church - Regional Contracts). Item 4.16

42. Road Widening Policy (RDS 95-156)

- a) That the Region's Road Widening Policy, adopted by Council in approving Item 31 of the 14th Report of the Engineering Services Committee on August 15, 1978, be amended by adding to Section G, the following:

"In the case of dedications received as a condition of site plan approval from lands not exceeding 0.20 hectares in area, and for which no other Planning Act approvals have been received relating to the proposed development, the survey plan and any necessary legal documents shall be prepared by or under the direction of the Region and at the Region's expense."

and the first sentence of Section F be deleted and the following substituted therefor:

"In the case of existing developments, road widenings are to be required when the increase in the gross floor area exceeds 30% of the existing gross floor area."