



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	November 14, 2017
SUBJECT/REPORT NO:	North Hannon Neighbourhood Plan Amendment for the Removal of the Anchor Road Extension (Hamilton) (Ward 6) (PED17205)
WARD(S) AFFECTED:	Ward 6
PREPARED BY:	Danielle Beck 905-546-2424 Ext. 1285
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

That the North Hannon Neighbourhood Plan be amended to remove the future extension of Anchor Road, as shown on Appendix "A" to Report PED17205, and be **APPROVED**.

EXECUTIVE SUMMARY

A request to remove the future extension of Anchor Road was submitted by the applicant for 406 Pritchard Road, on behalf of the owners, who are proposing to develop 406 Pritchard Road with a multi-unit industrial development. The North Hannon Neighbourhood Plan was adopted by Council on November 30, 1971.

The adjacent property owners have been contacted by City of Hamilton staff regarding the amendment and all property owners are either in favour or have no concerns regarding the removal of the future extension of Anchor Road in the North Hannon Neighbourhood Plan. Staff recommend approval as there would be no adverse impacts to the removal of the Anchor Road extension with respect to traffic, redevelopment / development of the adjacent properties or to existing infrastructure.

Alternatives for Consideration – See Page 9

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: The Neighbourhood Plan was adopted by Council resolution. An amendment to the Neighbourhood Plan requires a formal Council decision to enact the amendment; however, because Neighbourhood Plans are not part of the Urban Hamilton Official Plan (UHOP), the provisions of the *Planning Act* respecting Public Notice for the meeting do not apply. However, Chapter F, Policy 1.2.8, requires a formal Council decision to enact an amendment to a Neighbourhood Plan.

HISTORICAL BACKGROUND

April 28, 2017: Staff received Zoning By-law Amendment Application ZAH-17-042 for the removal of the Holding Provision for 406 Pritchard Road.

May 17, 2017: Zoning By-law Amendment Application ZAH-17-042 was deemed completed and circulated internally and to external agencies for review.

June 16, 2017: Staff received a letter from the agent of 406 Pritchard Road on behalf of the owners, requesting the removal of the future extension of Anchor Road.

June 27, 2017: Staff circulated adjacent property owners regarding the request to remove the future extension of Anchor Road.

July 13-20, 2017: Received confirmation from adjacent property owners that they have no concerns or agree with the removal of the future extension of Anchor Road.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Provincial Policy Statement (2014)

The *Planning Act* requires that a Council of a municipality, in exercising any authority that affects a planning matter, shall be consistent with policy statements issued under Sub-section (1) of the *Planning Act*. This provision refers to the Provincial Policy Statement (PPS), a document with policies that focus on key provincial interests related to land use planning. The Provincial Policy Statement, 2014 (PPS, 2014) provides

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policy direction on matters of provincial interest related to land use planning and development. The PPS recognizes the complex interrelationships among and between environmental, economic, and social factors in land use planning. The Provincial Policy Statement was issued under Section 3 of the *Planning Act*, and came into effect on March 1, 2005, with an amendment on April 30, 2014.

Three sections of the PPS apply:

1. Building Strong Communities - including the provision to provide a range of employment types to meet long-term needs, and providing opportunities for a diversified economic base;
2. Wise Use and Management of Resources - namely the protection of natural heritage, cultural heritage, and archaeological resources; and,
3. Protecting Public Health and Safety - relates to directing development away from areas of natural or human-made hazards.

The proposed amendment to the North Hannon Neighbourhood Plan would facilitate the development and redevelopment of the area in accordance with the policies of the PPS to remove the future extension of Anchor Road. Accordingly, the proposal is consistent with the PPS.

Growth Plan for the Greater Golden Horseshoe

A portion of the area currently proposed for the future extension of Anchor Road is identified as part of a Natural Heritage System. The Growth Plan for the Greater Golden Horseshoe requires municipalities to incorporate Natural Heritage Systems in official plans, and will apply appropriate policies to maintain, restore, or enhance the connectivity of the system (Policy 4.2.2.2). The removal of the future extension of Anchor Road will preclude the road from extending through the existing Core Areas.

In addition, Policies 3.2.2 and 3.2.3 respecting Transportation and Moving People requires transportation to focus on active transportation, reducing trip distances and times and utilizing and supporting existing infrastructure to move people and goods. The removal of the future extension of Anchor Road is consistent with these policies as adequate infrastructure for transportation and moving people is already available by way of Pritchard Road, an existing road that already connects Stone Church Road East and Rymal Road East, and can be improved to service the needs of the existing developments and any future development. Therefore, the proposed elimination of the Anchor Road extension conforms to the Growth Plan.

Urban Hamilton Official Plan

The lands affected by the removal of the future extension of Anchor Road are identified as “Major Open Space”, “Employment Areas” and “Secondary Corridor” on Schedule “E” – Urban Structure and designated “Business Park” and “Open Space” on Schedule “E-1” – Urban Land Use Designations in the Urban Hamilton Official Plan (UHOP).

The lands adjacent to the planned extension of Anchor Road are located within a Core Area in a Natural Heritage System in the UHOP. The Core Area is identified as the Red Hill Creek Escarpment Valley Environmentally Significant Area (ESA). Core Areas are to be enhanced and preserved and any development or site alteration within or adjacent to them shall not negatively impact their natural features or their ecological functions. The deletion of the planned extension of Anchor Road will result in the road not being extended through the existing Core Area as identified in the UHOP.

Potential road networks, unless shown on Secondary Plans, are not delineated in the Urban Hamilton Official Plan schedules and do not require an amendment to the UHOP.

Policies in Chapter F, Implementation Section of Volume 1 of the Urban Hamilton Official Plan state:

“F.1.2.7 Neighbourhood plans are policies adopted by council resolution and do not form part of the Official Plan. Any proposal for development or redevelopment must conform to the designations, and policies in the Neighbourhood Plan.

F.1.2.8 Any amendment to the Neighbourhood Plan must be evaluated using the provisions of Policies F.1.1.3 and F.1.1.4 and shall require a formal Council decision to enact the amendment.”

Any development or redevelopment will be reviewed in relation to the Urban Hamilton Official Plan and North Hannon Neighbourhood Plan. Furthermore, in Chapter F, Policy 1.2.8 outlines the requirement of a formal Council decision to enact the amendment.

In addition, Policies F.1.1.3 and F.1.1.4 state:

“F.1.1.3 Amendments to this Plan, including secondary plans, shall be required to create, modify or expand land use designations and policies which do not comply with this Plan.

F.1.1.4 Amendments to this Plan shall be undertaken by the City:

- a) to update this Plan to reflect new provincial or municipal planning policies at the time of Official Plan Five Year review or other appropriate time through a City initiative; or,
- b) to update and streamline administration of municipal planning policies.”

The deletion of the planned extension of Anchor Road is consistent with the above noted policies as it will not adversely impact any future development or redevelopment of the lands affected and reflects updated land uses and current development patterns. The removal of the future extension of Anchor Road has been reviewed by staff through Zoning By-law Amendment Application ZAH-17-042 and has resulted in the subject request for an amendment to the North Hannon Neighbourhood Plan, through a City initiative, to update the plan.

Anchor Road is classified as a Local Road in the UHOP. The primary function of Local Roads is to provide direct land accesses while the secondary function is to enable the movement of low volumes of traffic to collector roads (Chapter C, Policy 4.5.2.f)i)). The Anchor Road Extension would be connecting Stone Church Road East, which is a Minor Arterial Road, to Rymal Road East which is a Major Arterial Road, and does not follow the preferred hierarchy of local road connecting to collector roads. Therefore, the proposed extension of Anchor Road would not be in keeping with this policy.

Furthermore, Policy C.4.5.2.f)vii) states:

“Local roads ending in cul-de-sacs shall generally be discouraged, except under the following criteria:

- 1. where the topography, natural features, wetlands, watercourses, existing development, etc. prevent the construction of a through street;
- 2. where the road extension would have to cross a railway right-of-way or any other utility corridor;
- 3. where it has been determined by the City that public street connectivity is not essential to the street circulation network or the underground services and utility grid network of the adjacent area; or,
- 4. where the local road network is arranged such that connections or pedestrians and cyclists are direct and continuous.”

The proposed cul-de-sac of Anchor Road to the north of 406 Pritchard Road would preclude intrusion into the existing boundary of the Red Hill Creek Escarpment Valley Environmentally Significant Area (ESA). Furthermore, the removal of the Anchor Road

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Extension will not adversely impact the public street connectivity and does not cross a railway right-of-way or other utility corridor.

The cul-de-sac of Anchor Road will be designed to City of Hamilton standards and will be subject to an External Works Agreement. The External Works Agreement is one of the conditions that must be satisfied through the Holding Removal Application and approved by the Manager of Development Approvals.

Currently a 24 metre easement extends off the end of Anchor Road for the purposes of underground services (municipal storm, sanitary and water). All existing easements will remain and impacts of the development will be reviewed and assessed through the Site Plan Control Application DA-17-121.

Therefore, the proposed Neighbourhood Plan Amendment complies with the Urban Hamilton Official Plan (UHOP).

Hamilton Zoning By-law No. 05-200

The lands affected by the removal of the future extension of Anchor Road are zoned:

<u>Property Address</u>	<u>Zoning</u>
370 Anchor Road (Block A and B on 62M-246)	<ul style="list-style-type: none">• Conservation / Hazard Land (P5)• Open Space (P4)
406 Pritchard Road	<ul style="list-style-type: none">• Prestige Business Park (M3, 465) Special Exception• Prestige Business Park (M3, 465, H55) Special Exception, Holding
0 Pritchard Road (Parts 1 to 8 on 62R-10895)	<ul style="list-style-type: none">• Prestige Business Park (M3, 370) Special Exception• Prestige Business Park (M3)• Conservation / Hazard Land (P5)
1519 Rymal Road East	<ul style="list-style-type: none">• Prestige Business Park (M3)
1465 Rymal Road East	<ul style="list-style-type: none">• Prestige Business Park (M3)

The removal of the future extension of Anchor Road will have no impacts on the existing zoning of the above lands and the development and redevelopment of these properties. Furthermore, the above properties will continue to conform to the policies of the applicable zoning.

RELEVANT CONSULTATION

Zoning By-law Amendment (ZAH-17-042) Consultation

On May 17, 2017, internal and external agencies were circulated for comments on the Holding Removal for 406 Pritchard Road, Hamilton. The Holding Provision for 406 Pritchard Road requires an Environmental Impact Assessment (EIS) be provided and approved by the City of Hamilton and the Hamilton Conservation Authority and a Development Agreement be entered into by the developer and the City of Hamilton to address the future Anchor Road extension.

Comments were received by Building Services (Zoning) Division, Growth Management Division, Hamilton Water Division and the Hamilton Conservation Authority.

The above noted agencies have no concerns regarding the removal of the future extension of Anchor Road in the North Hannon Neighbourhood Plan.

Adjacent Land Owners Consultation

On June 27, 2017, Staff circulated adjacent property owners advising them of the request by the agent of 406 Pritchard Road to remove the future extension of Anchor Road from the North Hannon Neighbourhood Plan. The adjacent property owners were provided three (3) weeks to contact Staff with their concerns or questions.

The following properties and owners were contacted:

<u>Property Address</u>	<u>Owner</u>
0 Pritchard Road (Parts 1 to 8 on 62R-10895)	Living Hope Church
1519 Rymal Road East	Ferrell Builders Supply Limited
1465 Rymal Road East	Mr. Arno Steinnagel

The owner of 406 Pritchard Road was not contacted as they made the request. Furthermore, the owners of 0 Anchor Road (Block A and B on 62M-246) is the Hamilton Conservation Authority, who have provided comments through the development applications submitted.

Staff was contacted by all adjacent property owners and all owners either had no concerns or supported the removal of the future extension of Anchor Road. Correspondence from the adjacent property owners is included in Appendix "D" of Report PED17205.

Public Consultation

As the North Hannon Neighbourhood Plan does not form part of the Urban Hamilton Official Plan (UHOP), public consultation is not required and the proposed Neighbourhood Plan amendment is not a public process. Nevertheless, all abutting affected property owners were solicited for their input and have no concerns with the proposed amendment.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

The future extension of Anchor Road is proposed through four (4) privately owned properties (see Appendix “B” to Report PED17205). The removal of the future extension will not adversely impact any of these properties and their ability to develop or redevelop, subject to the applicable policies and Zoning requirements. The proposed location of the future extension of Anchor Road in the North Hannon Neighbourhood Plan would facilitate development only on the east side of the future extension due to the western lands being located in a Core Area. Proposing a “single loaded” road abutting a Core Area when other public roads are available to accommodate development is not considered an efficient use of land.

With the recent extension of the Upper Red Hill Valley Parkway, the north / south connections between Stone Church Road East / Paramount Road and Rymal Road East, including Dartnall Road and Pritchard Road, traffic congestion has been alleviated and has provided additional development opportunities along the Minor and Major Arterial Roads. Dartnall Road, from the Lincoln Alexander Parkway to the Hydro Corridor has been identified as a Future Road Widening in the Urban Hamilton Official Plan. Furthermore, Dartnall Road it is also proposed to be extended 152.4 metres beyond Rymal Road East past Dickenson Road East. Lastly, Pritchard Road will be maintained as-is and provides another north / south connection between Rymal Road East and Stone Church Road East. Adequate infrastructure is being provided to accommodate traffic in the neighbourhood and the removal of the future extension of Anchor Road will not have an adverse impact on the neighbourhood.

Based on the foregoing, the proposed Neighbourhood Plan amendment represents good planning, and conforms to the policies of the *Planning Act*, Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe and the Urban Hamilton Official Plan.

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ALTERNATIVES FOR CONSIDERATION

Option 1:

Not approving the removal of the future extension of Anchor Road in the Hannon North Neighbourhood Plan is not recommended. This road extension is not required for traffic movement and will not negatively impact future development or redevelopment of adjacent lands.

Option 2:

Relocation of the future extension of Anchor Road would result in the need for Staff to conduct a review of the neighbourhood and amending the North Hannon Neighbourhood Plan to provide a different alignment of the future extension of Anchor Road. This option is not desirable as it requires a thorough review of the neighbourhood in consultation with internal and external agencies to determine another location for the future extension of Anchor Road. The magnitude and scope of such a review would have budgetary and work plan implications.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Community Engagement & Participation

Hamilton has an open, transparent and accessible approach to City government that engages with and empowers all citizens to be involved in their community.

Economic Prosperity and Growth

Hamilton has a prosperous and diverse local economy where people have opportunities to grow and develop.

Built Environment and Infrastructure

Hamilton is supported by state of the art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

APPENDICES AND SCHEDULES ATTACHED

Appendix “A”: Location Map

Appendix “B”: North Hannon Neighbourhood Plan Map Amendment

Appendix “C”: Letter Requesting Removal of Anchor Road extension

Appendix “D”: Consultation Letters and Responses

DB:jp

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