



June 16, 2017

014-14

Via EMAIL

**Mr. Steve Robichaud, MCIP, RPP**  
Director of Planning

City of Hamilton  
71 Main Street West, 5<sup>th</sup> Floor  
Hamilton, ON, L8P 4Y5

Dear Mr. Robichaud,

**Re: 406 Pritchard Rd, Hamilton**  
**Removal of Holding Provision (ZAH-17-042)**  
**Termination of Anchor Road**

Our offices, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) have been retained on behalf of the owner, 406 Pritchard Road (Hamilton) Ltd., to coordinate the planning approval process and application for the removal of the Holding Provision from the above noted lands.

The subject site is located on the west side of Pritchard Road, north of Rymal Road East, legally known as Part of Lot 1, Concession 8, Former Township of Barton. The subject site was granted zoning approval in September of 2014 to allow for Prestige Business Park Zone, Modified (ZAC-14-041, By-law No. 14-296). Site Plan Application DA-16-178 was deemed complete on November 22, 2016, and conditionally approved on March 24, 2017.

By-law No. 14-296 included a Holding (H) provision; within the lands zoned Prestige Business Park (M3, 465) Zone, Modified, on Maps 1500 and 1501 of Schedule "A", known as 406 Pritchard Road (Hamilton), no development shall be permitted until such time as:

1. An updated Environmental Impact Study is received and approved to the satisfaction of the Director of Planning and in consultation with the Hamilton Conservation Authority; and,
2. The owner enters into a Development Agreement with the City of Hamilton to address the future Harbour Road extension and ultimate right-of-way width, including financial and other arrangements, to the satisfaction of the Senior Director of Growth Management.

A previous submission dated April 28, 2017 was made to address Item 1.

This submission is intended to address Item 2, as a request to formally delete the future extension of Anchor Road (mistakenly noted in the by-law as Arbour Road) south to Rymal Road as shown on the North Hannon Neighbourhood Plan, approved in 1971 (Map No. 7404 – enclosed).

Since the adoption of the Urban Hamilton Official Plan (UHOP) in 2009, effective 2013, a majority of lands immediately south of the subject lands have been designated as "Core Areas" as they contribute to the ecological and hydrological functions of the Red Hill Creek Escarpment Valley Environmentally Significant Area (ESA). The lands include features such as significant woodlands, watercourses and streams.

In addition, with the recent opening of Upper Red Hill Valley Parkway, alongside the existing parallel connections (Pritchard and Dartnall Roads), an additional connection through to Rymal Road would be considered redundant – Anchor Road would not have any direct connection to either the Lincoln Alexander or Red Hill Valley Parkways.

Lastly, in consideration of additional maintenance costs to the City of Hamilton, it would be in the public interest not to extend Anchor Road. As the Core Areas designation noted above would restrict future development, the proposed extension would be flanked by vacant lands – generating minimal tax revenue to fund the maintenance of the road extension over the long term.

The proposal would terminate Anchor Road at the northern limits of the subject lands, and include the reconstruction of a cul-de-sac to current municipal standards. The works would be implemented through the execution of an external works agreement with the City of Hamilton, in conjunction with the approvals under a corresponding application for Site Plan Approval (submitted on June 14, 2017).

Therefore, we respectfully request that the City of Hamilton consider our proposal to delete the future extension of Anchor Road through an amendment to the North Hannon Neighbourhood Plan.

Accordingly, we would also ask that the City of Hamilton provide notice to all affected landowners in the vicinity.

We trust the enclosed is in order; however, please feel free to contact the undersigned with any questions.

Regards,  
**UrbanSolutions**



Sergio Manchia, MCIP, RPP  
Principal

Encl.

cc: Mr. David Horwood – 406 Pritchard Road (Hamilton) Ltd.  
Councillor Tom Jackson – Ward 6  
Mr. Alvin Chan – City of Hamilton  
Ms. Danielle Beck – City of Hamilton



Katie Rauscher  
Planner