



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Growth Management Division

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	September 8, 2020
SUBJECT/REPORT NO:	To Incorporate City Lands into Cormorant Road by By-Law (PED20145) (Ward 12)
WARD(S) AFFECTED:	Ward 12
PREPARED BY:	Sally Yong-Lee (905) 546-2424 x1428
SUBMITTED BY: SIGNATURE:	Tony Sergi Senior Director, Growth Management Planning and Economic Development Department

RECOMMENDATION(S)

- (a) That the following City Lands designated as Parts 1 and 2 on Plan 62R-18324, Parts 2, 3, 4, and 6 on Plan 62R-18588 and Parts 1, 2, and 3 on Plan 62R-20075, as shown on Appendix "A" to Report 20145, be established as a public highway to form part of Cormorant Road;
- (b) That the By-Law to incorporate the City lands to form part of Cormorant Road be prepared to the satisfaction of City Solicitor and be enacted by Council;
- (c) That the General Manager of Public Works be authorized and directed to register the By-Law.

EXECUTIVE SUMMARY

There is currently only one single point of ingress/egress into the Ancaster Industrial Park via a signalized intersection at Tradewind Drive and Wilson Street. Safety concerns have been expressed from the Ancaster Industrial Park landowners given that emergency services and access are limited to the single point of ingress/egress.

A Municipal Class Environmental Assessment (MCEA) for the extension of Cormorant Road was undertaken. Council at its meeting of February 25, 2015 endorsed the Cormorant Road Extension Municipal Class B Environmental Assessment identifying the preferred alternative route to extend Cormorant Road directly to Trinity Road South (straight line) from Tradewind Drive.

The Notice of Study Completion was issued on March 5, 2015 and the Cormorant Road Extension Schedule B Class EA Project File Report was placed on record for a 30-day public and agency review. On August 21, 2015, the Minister of the Environment and Climate Change declined to approve the Project File Report as it did not meet the Class EA assessment requirements in the areas of heritage and archaeology. A second Notice of Study Completion was issued on November 12, 2015 and a revised Project File Report made available for a 30-day public and agency review. On June 24, 2016 a decision was issued by Ministry of the Environment and Climate Change denying a Part II Order request for an individual Environmental Assessment, allowing the project to proceed.

Cormorant Road is being constructed by the Developer, 1932376 Ontario Inc., owner of the "Valery Ancaster Business Park" (25T-200512) lands.

Alternatives for Consideration – See Page 3

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: There are no financial implications arising from this Report.

Staffing: There are no associated staffing implications.

Legal: The City of Hamilton is complying with the relevant legislation by enacting this By-Law.

HISTORICAL BACKGROUND

Access into and out of the Ancaster Industrial Park is restricted to the one signalized intersection at Tradewind Drive and Wilson Street. Safety concerns have been expressed from the Ancaster Industrial Park landowners given that emergency services and access are limited to the single point of ingress/egress. With the continued expansion in the Ancaster Business Park to accommodate new businesses and growth of the established companies have added to the mounting traffic issues at this intersection.

Extension of Cormorant Road, from Tradewind Drive to Trinity Road South would provide a much needed second point of ingress/egress as well improve marketability of

the remaining lands west of Tradewind Drive. A Municipal Class Environmental Assessment was undertaken to identify an optimal route for the extension of Cormorant Road between Tradewind Drive and Trinity Road South.

On February 25, 2015 Council endorsed the Cormorant Road Extension Municipal Class B Environmental Assessment. The preferred alternative is to extend Cormorant Road directly to Trinity Road South (straight line) from Tradewind Drive.

The Notice of Study Completion was issued on March 5, 2015 and the Cormorant Road Extension Schedule B Class EA Project File Report was placed on record for a 30-day public and agency review. On August 21, 2015, the Minister of the Environment and Climate Change declined to approve the Project File Report as it did not meet the Class EA assessment requirements in the areas of heritage and archaeology. A second Notice of Study Completion was issued on November 12, 2015 and a revised Project File Report made available for a 30-day public and agency review. On June 24, 2016 a decision was issued by Ministry of the Environment and Climate Change denying a Part II Order request for an individual Environmental Assessment, allowing the project to proceed.

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POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The recommendations do not bind the Corporation to any policy matter.

RELEVANT CONSULTATION

- Geomatics and Corridor Management Section of the Public Works Department; and
- Legal Services Division of the Corporate Services Department.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

Current Provincial legislation requires a Municipal By-Law passed by Council to incorporate lands into the Municipal public highway system. This Report follows the requirements of that legislation.

ALTERNATIVES FOR CONSIDERATION

Not incorporating the lands into a public highway to form part of Cormorant Road would bar legal access.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Economic Prosperity and Growth

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

Healthy and Safe Communities

Hamilton is a safe and supportive city where people are active, healthy, and have a high quality of life.

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” – Key Location Map
Appendix “B” – By-Law No. XX – To incorporate City lands designated as Parts 1 and 2 on Plan 62R-18324, Parts 2, 3, 4, and 6 on Plan 62R-18588 and Parts 1, 2, and 3 on Plan 62R-20075, be established as a public highway to form part of Cormorant Road

SYL/sd