




CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Growth Management Division

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	August 10, 2021
SUBJECT/REPORT NO:	To Incorporate City Lands into Rachel Drive by By-law (PED21138) (Ward 10)
WARD(S) AFFECTED:	Ward 10
PREPARED BY:	Sally Yong-Lee (905) 546-2424 Ext. 1428
SUBMITTED BY:	Tony Sergi Senior Director, Growth Management Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION(S)

- (a) That the following City lands designated as Part 2 on Plan 62R-21169 be established as a public highway to form part of Rachel Drive;
- (b) That the By-law to incorporate the City lands to form part of Rachel Drive be prepared to the satisfaction of the 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

Council at its meeting of April 26, 2017 approved the acquisition of lands in Ward 11 (now in Ward 10) to establish a direct road connection to the North Service Road. The Winona Road area has experienced an increase in vehicular traffic as a result of the commercial developments south of the Queen Elizabeth Way (QEW). The proposed road would help alleviate vehicular traffic filtering through the residential community north of the QEW and west of Winona Road

**SUBJECT: To Incorporate City Lands into Rachel Drive by By-law (PED21138)
(Ward 10) - Page 2 of 4**

Vacant lands at 1288 Baseline Road, owned by Trillium Housing Winona Non-Profit, was identified as a suitable location to establish a road connection to the North Service Road. A Memorandum of Understanding (MOU), effective March 14, 2018, was entered with Trillium Housing Winona Non-Profit to transfer a portion of lands at 1288 Baseline Road for a proposed road and to construct the municipal road.

Lands at 1288 Baseline Road was granted Site Plan Approval (DA-18-151) on December 4, 2018, conditional on conveying the lands for the municipal road (Rachel Drive), and to construct the road to municipal standards under an External Works Agreement with the City.

Construction of the road is substantially completed and is currently blocked off and used as a private driveway access for the proposed housing development. Real Estate is finalizing the reality transaction with Trillium Housing Winona Non-Profit on the land acquisition for the road. The By-law will be held in abeyance until the lands are transferred to the City. Upon passing of the By-law to establish Rachel Drive as a public highway, the road will be opened to traffic.

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

Councillor Brenda Johnson, Ward Councillor for the area, brought forward a motion to the April 18, 2017 Planning Committee meeting to acquire lands in Ward 11 (now in Ward 10) to establish a direct road connection from Baseline Road to the North Service Road. The Winona area is seen an increase in vehicular traffic as a result of the commercial developments that has occurred south of the QEW. The proposed road connection would potentially alleviate vehicular traffic filtering through the residential community north of the QEW, and west of Winona Road. The acquisition of lands for a road in Ward 11 (now in Ward 10), was approved by Council at its meeting of April 26, 2017.

**SUBJECT: To Incorporate City Lands into Rachel Drive by By-law (PED21138)
(Ward 10) - Page 3 of 4**

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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 of the Public Works Department and Legal Services of the City Manager's Office have been consulted.

ANALYSIS AND RATIONALE FOR RECOMMENDATION(S)

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 as a public highway to form part of Rachel Drive would bar legal access to the abutting housing development.

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.

**SUBJECT: To Incorporate City Lands into Rachel Drive by By-law (PED21138)
(Ward 10) - Page 4 of 4**

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" to Report PED21138 – Key Location Map

Appendix "B" to Report PED21138 – By-law No. XX – To Incorporate City Lands
Designated as Part 2 on Plan 62R-21169 be
Established as a Public Highway to Form Part of
Rachel Drive

SYL:sf