



# INFORMATION REPORT

<b>TO:</b> Mayor and Members General Issues Committee	<b>WARD(S) AFFECTED:</b> WARD 10
<b>COMMITTEE DATE:</b> June 20, 2012	
<b>SUBJECT/REPORT NO:</b> Ontario Realty Corporation (ORC) Surplus Land at 560 Grays Road (Stoney Creek) (Ward 10) (PED11018(a)) (Outstanding Business List Item)	
<b>SUBMITTED BY:</b> Tim McCabe General Manager Planning and Economic Development Department	<b>PREPARED BY:</b> Cathy Plosz (905) 546-2424 Ext.1231
<b>SIGNATURE:</b>	

## **Council Direction:**

At its meeting of February 14, 2011, the General Issues Committee (GIC) asked for further information on the property located at 560 Grays Road (Stoney Creek). Planning staff was asked to review the site's natural heritage value and report back to GIC.

## **Information:**

The subject property, 560 Grays Road (Stoney Creek), is located in Ward 10. It is bounded to the north by Frances Avenue, to the east by Drakes Drive, to the south by the North Service Road and Queen Elizabeth Way, and to the west by Grays Road. The property is vacant, and is approximately 0.45 ha (1.12 acres) in size (see Appendix "A").

In 2010, the property was declared surplus by the Ontario Realty Corporation (ORC). In its February 14, 2011, report to the General Issues Committee, City staff advised that the City had no interest in acquiring the site (PED11018). During discussion of this matter at GIC, this item was referred to Heritage Planning to further review the site's natural heritage value and report back to GIC. It was placed on the Outstanding Business Item List. This Information Report is intended to address this outstanding item.

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Why was the site identified as a Linkage?

During the preparation of the Urban Hamilton Official Plan, the property at 560 Grays Road was identified as a Linkage in the Natural Heritage System mapping. Linkages include woodlands, meadows, old fields, thickets, wetlands, and streams that connect Core Areas in the Natural Heritage System. Since 560 Grays Road was a meadow located between a park (Confederation Park) to the west and a Core Area (shoreline pond) to the northeast, it was identified as a Linkage.

As part of the public review process for the Urban Official Plan, ORC brought it to the City's attention that there were no natural features on the property. ORC questioned why the site had been identified as a Linkage.

When mapping was being prepared for the Official Plan, Linkages were identified based on analysis of air photos and existing data layers from the City, Conservation Authority, and Ontario Ministry of Natural Resources. This site was identified using aerial photography.

To address the ORC's concerns, the City's Natural Heritage Planner conducted a site visit in August of 2009, and found that the site:

- Was a low-lying, wet meadow with scattered trees;
- Contained a mixture of facultative upland and wetland plants, such as white ash, goldenrod, common reed, and asters; and,
- Contained vegetation with a high percentage of non-native species, typical of disturbed sites.

After the site visit and review of air photos, staff recommended that the Linkage identified on 560 Grays Road be removed because:

- It is a disturbed site of low ecological value;
- It is isolated from other natural areas because it is surrounded on all sides by roads;
- It is of small size; and,
- Opportunities for connection to adjacent natural areas are limited by roads.

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The Stoney Creek Official Plan identified natural features in its Stoney Creek Open Spaces and Natural Environment System (SCONES). The remnant shoreline pond just to the northeast was identified as a “Pond Core Area”, and the vegetated area just to the south of the pond was identified as a “Class 3 Rehabilitation Area”. However, 560 Grays Road was not identified as a natural heritage feature in SCONES.

The Province modified the Urban Hamilton Official Plan to remove the Linkage.

Conclusion:

Based on the site visit conducted, staff agrees that the lands immediately to the south of the pond (bounded by Frances Avenue, Pinelands Avenue, North Service Road, and Drakes Drive) warrant protection and, as such, these lands remain as a Linkage in the Natural Heritage System shown in the Urban Hamilton Official Plan (UHOP) (Schedule B). However, due to the disturbed and isolated nature of 560 Grays Road, staff recommended that it be removed as a Linkage on Schedule B.

Since the subject property is not identified in the Natural Heritage System shown on Schedule B of the UHOP, and it was determined that the site was not a Linkage, Natural Heritage staff had no comments when the ORC circulated it as a surplus property.

This report addresses the Outstanding Business List (OBL) item and can, therefore, be identified as complete and removed from the GIC OBL.

Attachments:

- Appendix A: Location Map for 560 Grays Road (Stoney Creek)

:CP


Attach. (1)



● Location of the Property



Ward 10 Key Map

N.T.S. 

## Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
560GraysRd

Date:  
May 16, 2012

Appendix "A"

Scale:  
N.T.S.

Planner/Technician:  
CP/KA

### Subject Property

 560 Grays Road