

RIGHT OF WAY IMPACT ASSESSMENT

Prepared By: UrbanSolutions Planning & Land Development Consultants Inc.
Prepared For: Official Plan and Zoning By-Law Amendment Applications
Location: 1630 Main Street West & 69 Sanders Boulevard, Hamilton, Ontario
Owner: Sanders Garden Inc.
Date: June 12, 2018

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) has been retained as the professional planning consultant acting on behalf of Sanders Garden Inc., the owner of 1630 Main Street West and 69 Sanders Boulevard in the City of Hamilton.

On February 21, 2018, City staff held a Formal Consultation meeting in order discuss the requirements of the Official Plan/Zoning By-Law Amendment and Site Plan Control Applications for the development proposal. The Formal Consultation document was prepared and provided by City Staff on March 6, 2018 (FC-18-014). In this document, the following road widening and daylight triangle requirements were identified:

- A required 45.72 metre right of way width for Main Street West; and,
- A required 12.19m by 12.19m daylight triangle from the ultimate ROW width at the intersection of Main Street West and West Park Avenue.¹

In response to the above, a Right of Way (ROW) Impact Assessment has been prepared, along with the enclosed Appendices A and B, in conjunction with the Official Plan and Zoning By-Law Amendment application submission. The purpose of this submission is to request consideration that the required road widening and daylight triangle be waived. These considerations have been evaluated against the criteria contained in the City of Hamilton's Right of Way (ROW) Impact Assessment Guidelines. The Guidelines identify that a road widening and the dedication of the 12.19m x 12.19m daylight triangle may not be appropriate if it would result in significant adverse impacts on an existing streetscape form or the existing built form. This analysis has been prepared to describe and evaluate the merits of the road widening and daylight triangle requirements based these guidelines.

Road Widening Impacts on the Existing Streetscape Form

The existing ROW width for Main Street West is 26.3m, which would require a road widening dedication of 9.71m from the centre line of the road to satisfy the City's road widening requirement. This widening

¹ Development Engineering and Transportation Planning indicated that an additional road widening dedication will be required to facilitate rapid transit; however, the LRT office did not indicate a road widening requirement during the Formal Consultation process.

is required to be dedicated in order to provide a total road width of 45.72m along Main Street West as identified through Formal Consultation.

The ROW Impact Guidelines indicate that a road widening may not be appropriate if it would result in significant adverse impacts on an existing streetscape form. Providing a road widening of 9.71m would significantly limit the developable area and would eliminate approximately 16% of the total lot area. This area can be used to provide an adequate building and site layout design and contribute to the overall existing streetscape, see Appendix A. Currently, the portion along Main Street West where the subject lands are located exhibits a poor streetscape area; this development will significantly improve and contribute to the overall pedestrian environment. If a widening of such depth was provided, it would limit the developable area and impact the potential area that could be used to significantly enhance the streetscape.

Road Widening Impacts on the Existing Built Form

The ROW Impact Assessment Guidelines also identify that a road widening may not be appropriate if it would result in significant adverse impacts on the surrounding existing built form. The land proposed to be dedicated is only useful to the municipality if it is dedicated on both sides of Main Street West. The area surrounding the subject lands is already established and several existing buildings along Main Street West are located within the required road widening. The road widening dedication would significantly impede their built form. Further, many of the surrounding existing buildings are close to the property line and unlikely to provide widenings. If a widening was provided for this property, it would create inconsistencies with the surrounding built form.

Eliminating the road widening requirement for Main Street West will allow for a better overall design of the subject lands that is compatible with the existing streetscape. As shown on Appendix B, the existing buildings along Main Street West currently provide a continuous setback. The proposed development is required to have a much greater setback from the actual street than the existing buildings along the north side of the street between West Park Avenue and Westbourne Road. Therefore, the required widening would have a significant adverse impact on the existing streetscape, based on the number of built form conflicts with the 45.72m Right of Way limit. Further, the property has been designed to implement current best practice planning principals while promoting intensification, being consistent with planning policy and the overall goals of the Urban Hamilton Official Plan. Provided that the required road widening is extensively large, it can be considered reasonable to eliminate this requirement given it would assist in maintaining the overall neighbourhood streetscape.

Daylight Triangles

The City of Hamilton has also requested a daylight triangle of 12.19m x 12.19m at the corner of Main Street West and West Park Avenue from the ultimate ROW width, as shown in Appendix A. A daylight triangle of this size would remove a significant amount of developable area from the subject lands and is unnecessary for its purpose. The purpose of this dedication is specifically to allow for an area of land on which no building or any structures can be erected. The proposed development includes a 5.0m x 5.0m visibility triangle to ensure that adequate sight lines are provided for vehicles approaching the intersection. Therefore, the proposed building at the ground level is an appropriate distance from the property line and will not negatively affect sight lines from the intersection. The dedication would

therefore remove a significant area from the property and disrupt the balance of the development where sufficient sight lines will be provided via the visibility triangle.

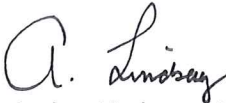
For the reasons discussed above, it is our opinion that the right of way widening required at Main Street West as well as the daylight triangle required at the corner of Main Street West and West Park Avenue are not appropriate for the subject proposal – these dedications would result in an 18% reduction in the total lot area of the property thereby significantly impeding the developable area. Moreover, the required dedications would compromise the viability of the proposed development which is compatible with the surrounding context and in keeping with the applicable policy framework. As such, we respectfully request that the road widening be waived and that the daylight triangle requirement be replaced by a 5.0m x 5.0m visibility triangle for this development.

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

Regards,
UrbanSolutions

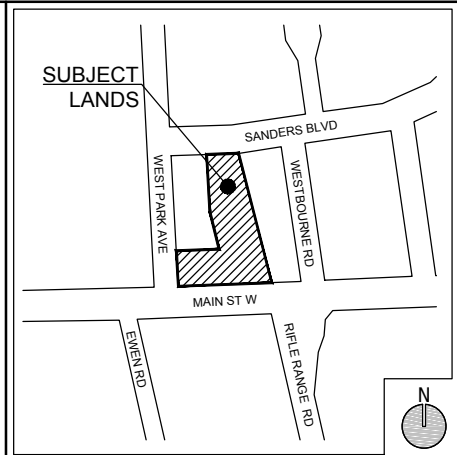
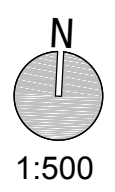
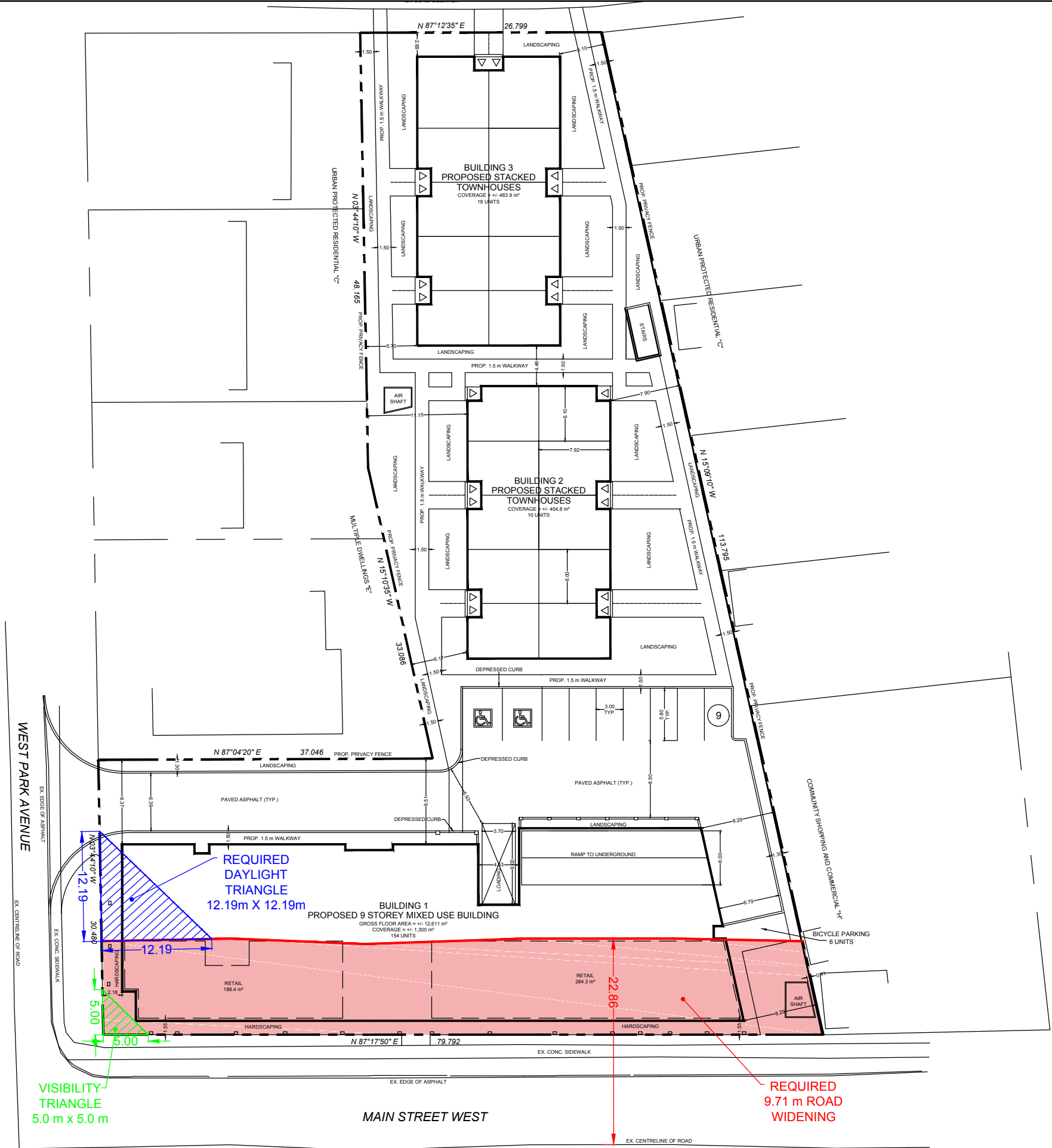


Matt Johnston, MCIP, RPP
Principal







Amber Lindsay, MES
Planner

Encl. – Appendices A and B



KEY MAP - N.T.S.

LEGAL DESCRIPTION:
**LOTS 1, 2 AND 3
 REGISTERED PLAN 904
 AND OF LOT 20**
 REGISTRAR'S COMPILED PLAN 1475
 IN THE CITY OF HAMILTON

- LEGEND:
-  SUBJECT LANDS
 -  ROAD WIDENING DEDICATION REQUIREMENT
 -  12.19m X 12.19m REQUIRED DAYLIGHT TRIANGLE
 -  5.0m X 5.0m PROPOSED VISIBILITY TRIANGLE

NOT FOR CONSTRUCTION
 ISSUED FOR REVIEW & COMMENTS ONLY

DESIGN BY: ARCH DESIGN INC.	CHECKED BY: M. JOHNSTON
DESIGN BY: C. AGRO	DATED: May 31, 2018



UrbanSolutions
 Planning & Land Development Consultants Inc.

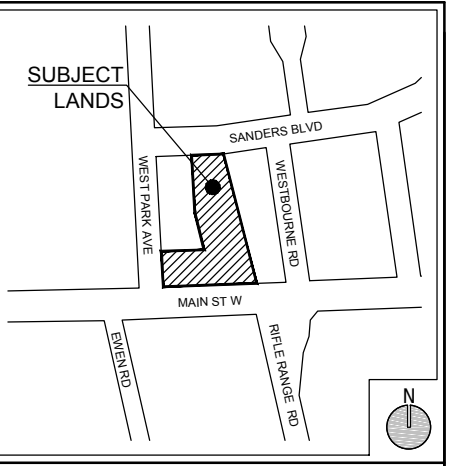
105 MAIN STREET EAST, SUITE 501
 HAMILTON, ON L8N 1G6
 905-546-1087 - urbansolutions.info

PROJECT:
**1630 Main Street West &
 69 Sanders Boulevard**
 CITY OF HAMILTON

CLIENT:
Sanders Garden Inc.

TITLE:
**Appendix A to
 Right of Way Assessment**

U/S FILE NUMBER: 262-17	SHEET NUMBER: 1
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KEY MAP - N.T.S.

LEGAL DESCRIPTION:
**LOTS 1, 2 AND 3
 REGISTERED PLAN 904
 AND OF LOT 20**
 REGISTRAR'S COMPILED PLAN 1475
 IN THE CITY OF HAMILTON

LEGEND:

- SUBJECT LANDS
- ROAD WIDENING DEDICATION REQUIREMENT
- EXISTING ROAD WITH

NOT FOR CONSTRUCTION
 ISSUED FOR REVIEW & COMMENTS ONLY

DESIGN BY: C.AGRO CHECKED BY: M.JOHNSTON
 DESIGN BY: C.AGRO DATED: JUNE 11, 2018

105 MAIN STREET EAST, SUITE 501
 HAMILTON, ON L8N 1G6
 905-546-1087 - urbansolutions.info

PROJECT:
**1630 Main Street West &
 69 Sanders Boulevard**
 CITY OF HAMILTON

CLIENT:
Sanders Garden Inc.

TITLE:
**Appendix B to
 Right of Way Assessment**

U/S FILE NUMBER: 262-17 SHEET NUMBER: 1

