



Project No. 1478

May 16th, 2016

Rose Caterini, City Clerk
City Hall
71 Main St. W., 1st Floor
Hamilton, ON, L8P 4Y5

Dear Ms. Caterini

**Re: *Development Charge Credits Extension
Kenilworth Avenue Investments Inc.
Centre on Barton Development (1147 & 1227 Barton St East)***

On behalf of Kenilworth Avenue Investments Inc. c/o Triovest Realty Advisors Inc., we are requesting an extension of development charge (DC) demolition credits for the above noted property. We are seeking Council approval of a 3-year extension for 43,513.28sf of development charge demolition credits expiring June 3rd, 2016 and 43,023.00sf expiring October 2nd, 2016.

Summary

Bousfields Inc. on behalf of the owners submitted a request to Council in May 2014 to extend DC credits for a period of 5 years. At that time, DC credits were scheduled to expire in June and October 2014. Council at its May 28th meeting referred the request back to the General Manager of Finance and Corporate Services for a report back to the Audit, Finance and Administration Committee. A recommendation report was submitted to the Audit, Finance and Administration Committee by the General Manager of Finance & Corporate Services, which recommended that the DC credits be extended for a period of two years as well as provided two alternatives to Committee which include the options of a 5 year extension or no extension. At its August 13, 2014 meeting, the Committee approved the General Manager's recommendation of a 2-year extension.

Background

The owners purchased Centre on Barton (previously Centre Mall at 1227 Barton Street East) in 2003, a 60-acre commercial site in Hamilton. In 2006, plans were prepared to redevelop the lands. The proposal included the demolition of 843,481sf of the existing mall together with the development of twenty-five commercial retail buildings totaling +/- 813,000sf. The project was considered Canada's largest commercial redevelopment of its time. The first Site Plan application was submitted



frontages for the purposes of a new left turn lane, and the installation of new traffic signals at Kenilworth and Vansitmart Avenue.

Finally, the City continues to hold securities, which may not be withdrawn until all of the remaining buildings and site works are completed. Thus it is of strong interest to the owners to continue to work towards the full build out of the site in a timely manner.

Conclusions

It is in our opinion that a 3-year extension is an appropriate request. The additional 3 year time frame is consistent with our 5 year request previously provided in 2014 and would provide sufficient time to continue to redevelop this large site. We are requesting that Council consider approval of this request to continue to help facilitate the timely completion of the Centre on Barton. We would like to thank you in advance for your consideration and should you have any questions, please contact the undersigned at your earliest convenience.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read 'Tyler Grinyer'.

Tyler Grinyer, MCIP, RPP

Cc: Councillor Sam Murella, Ward 4
Mike Zegarac, General Manager, Finance & Corporate Services
Joseph Spiler, Manager of Capital Budgets & Development
Randy Gladman, Vice President, Development, Triovest Realty Services Inc.

New Buildings

Building	Address	Year	Square Feet
Building E	1283 Barton St. E	2008	124,247.80
Building D	1211 Barton St. E	2008	121,438.40
Building Q	1241 Barton St. E	2008	21,172.00
Building V	1183 Barton St. E	2008	16,985.00
Building U	1187 Barton St. E	2008	15,112.00
Building W	1145 Barton St. E	2008	13,358.00
Building K	1299 Barton St. E	2008	10,710.00
Building P	1255 Barton St. E	2008	8,105.00
Building Y	1273 Barton St. E	2008	7,319.00
Bilding C1/C2	1161 Barton St. E	2009	48,491.00
Building H	1317 Barton St. E	2009	25,634.00
Building L	1275 Barton St. E	2009	15,847.70
Building S	1223 Barton St. E	2009	13,885.40
Building R	1219 Barton St. E	2009	6,307.60
Building FA/FB/	1267 Barton St. E	2010	49,430.40
Building S	1223 Barton St. E	2010	20,314.00
Building N	1259 Barton St. E	2010	17,426.00
Building H	1317 Barton St. E	2010	17,314.00
Building X1/X2	1149 Barton St. E	2010	12,136.60
Building X1/X2	1149 Barton St. E	2010	7,338.30
Building J	1311 Barton St. E	2010	6,049.00
Building I	1321 Barton St. E	2010	1,162.50
Building Z	1115 Barton St. E	2011	88,856.08
Bilding C1/C2	1161 Barton St. E	2012	25,904.96
Building FA/FB/	1267 Barton St. E	2013	56,399.98
Building M	1231 Barton St. E	2015	6,000.00
		Total	756,944.72

Not Yet Built

Building A	510 Ottawa Street North	27,723.20
Building O	1263 Barton St. E	7,643.77
Building T	1191 Barton St. E	18,563.64
	Total	53,930.61

Demolitions

Address	Year	Square Feet
Commercial		
1227 Barton St. E	2006	118,000
1227 Barton St. E	2006	42,000
1271 Barton St. E	2007	4,844
1227 Barton St. E	2008	184,117
1227 Barton St. E	2009	131,949
1227 Barton St. E	2009	304,532
1147 Barton St. E	2009	43,023
	Total	828,465

479,504

Industrial (Bldg Dept.'s classification - was former Active Green & Ross - fits commercial DC definition)

1271 Barton St. E	2007	15,016
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Remainings DC Credits:	
Total Demolitions	843,481.00
Total Re-Developed	<u>756,944.72</u>
DC Credits remaining:	86,536.28

Credits expire 5 years from Demolition Permit Issuance

Credits were extended for 2 years in August 2014

June 3, 2016 43,513.28 square feet will expire

October 2, 2016 43,023.00 square feet will expire

Building EXB 1111 Barton St. E Address changed in 2011, previously 1089, 1091. Beer Store - Building permit 2003. Not applicable to analysis.