



SHAPING GREAT COMMUNITIES

June 5, 2017

Mrs. Ida Bedioui,  
Planning Coordinator  
City of Hamilton – City Clerks Office  
71 Main Street West, 1<sup>st</sup> Floor  
Hamilton, ON L8P 4Y5

Dear Mrs Bedioui:

**RE: City of Hamilton Comprehensive By-law: Proposed Commercial and Mixed Use  
Zones (PED16100(b))  
COMMENTS on behalf of SmartREIT  
PLANNING COMMITTEE MEETING, JUNE 6<sup>th</sup>, 2017**

GSP Group is planning consultant to SmartREIT, who own the following properties:

1. 651-679 Upper James Street, Hamilton
2. 1051 Garner Road West, Ancaster
3. 2130-2140 Rymal Road East, Glanbrook
4. 480-500 Centennial Parkway North, Stoney Creek
5. 210 Centennial Parkway North, Stoney Creek

On behalf of our client, we have reviewed Staff Report PED16100(b) and Draft Official Plan Zoning By-Law Amendments to implement the proposed Commercial and Mixed Use (CMU) Zones. On the basis of our review, we respectfully request that our comments be included in the public record.

We have previously provided comments, dated January 23, 2017. Following this submission, we attended a meeting with SmartREIT and City staff on March 7<sup>th</sup> and have since received correspondence from the City regarding our meeting and action items.

While we appreciate the time that the City has afforded us, outlined below are amendments that remain outstanding as per our discussion, and additional comments based on the draft Zoning By-Law included in the Staff Report.

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

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- A. Although Appendix D (page 8, points 1 and 5) indicate that the definition of *Shopping Center* has been revised to include the words “broader shopping customer” the definition include within the Draft Zoning By-Law remains identical to the definition reviewed in September 2016.

<p><b>Shopping Centre</b></p>	<p>Shall mean one or more buildings, or part thereof, containing a group of four or more separate commercial establishments, comprehensively planned and maintained as a single cohesive and integrated site.”</p>
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- B. 651-675 Upper James St does not have the Site Specific #308 referenced on the mapping.
- C. An increase in parking stall sizes has been proposed as a minimum 3.0m in width and 5.8m in length. The allowance for a reduced width of 2.8m is identified as only permitted within an above ground or underground parking structure not abutting a wall or structure for commercial or apartment uses. This reduction in parking width (2.8m) should be afforded to surface parking as well. The proposed parking stall width of 3.0m is a substantial increase and exceeds all regulations for parking stall width in surrounding municipalities.

SmartREIT does not support the increase in parking stall size regulations. Our Client is in the midst of multi-phased development/redevelopment of these Sites and amending the parking stall sizes amidst the development process could greatly affect the design and layout of their development. We would request that Committee exclude the foregoing lands from the application of any new zoning provisions relating to parking and would be happy to discuss with your Staff how best to achieve this intent.

- D. Some of the SmartREIT sites are subject to approved Minor Variances to regulations including, but not limited to, parking stall dimensions. SmartREIT requests confirmation that all approved minor variances will be carried forward. Alternatively, these variances can be added to the site specific regulations section of the Zoning By-Law.
- E. A new regulation has been proposed (Subsection 5.2 h)) to require Landscaped Parking Islands for a parking lot with greater than 50 parking spaces, stating:

*“That Subsection 5.2 DESIGN STANDARDS be amended by adding the following new clauses:*

*“h) In addition to Section 5.1 a) v) and Subsection e) herein, the following Planting Strip requirements shall apply to a parking lot in a Commercial and Mixed Use Zone:*

*i) A parking lot with 50 or more parking spaces shall require one or more Landscaped Parking Island with a minimum combined area of 10% of the parking area, to be provided and maintained;*

*ii) Each Landscaped Parking Island shall have a minimum width of 2.8 metres and a minimum area of 10.0 square metres;*

*iii) In addition to Section 5.6, the number of required parking spaces required to accommodate the Landscaped Parking Island within the parking lot shall be reduced by the amount needed to accommodate the minimum Landscaped Parking Island requirement as required by Subsection i) above up to a maximum of 10% of the required parking spaces.”*

As noted above, SmartREIT is in a multi-phased development/redevelopment of some of these large Sites. Amending the parking lot requirements amidst this development/redevelopment process will greatly affect the design and the ability to lease out the properties.

Additionally, these new provisions were just released with the posting of the Planning Committee Agenda last week. Given that they have only been recently released, we have not had the opportunity to fully evaluate their implications and discuss with City Planning Staff. We request that Planning Committee refer the draft Zoning By-law back to Planning staff to permit further consultation.

Based on our comments, we request that Planning Committee refer the draft Zoning By-law back to City Staff to permit further consultation.

Yours truly,  
**GSP Group**



Eric Saulesleja, MCIP, RPP  
Senior Associate

cc: SmartREIT. Ms. E. Roukhian  
City of Hamilton, Messrs. S. Robichaud, T. Lee