



January 9, 2018

Project No. 16108

City of Hamilton
Planning & Economic Development Committee
c/o Ms. Ida Bedioui, Planning Coordinator
71 Main Street West,
Hamilton, ON L8P 4Y5

Attn: Planning and Development Committee Members

**Re: Proposed Urban Hamilton Official Plan Amendment
Centennial Neighbourhoods Secondary Plan
Policies and Schedules
Comments on Behalf of SmartREIT
502-560 Centennial Pkwy North**

GSP Group Inc. is planning consultant to SmartREIT, owner of two properties within the Centennial Neighbourhoods Secondary Plan boundary:

- 210 Centennial Parkway North (southeast corner of Barton St E and Centennial Pkwy N); and,
- 502-560 Centennial Parkway North (southeast corner of the QEW and Centennial Pkwy N).

On behalf of our client, we have reviewed and provided comments to the previous Draft policies and schedules of the Centennial Neighbourhoods Secondary Plan.

With respect to the 502-560 Centennial Parkway North Site, we had requested that the gross floor area cap of 45,058 square metres be lifted given the Site's unique characteristics within the Secondary Plan, specifically:

- proximity to the GO Station (i.e. directly across Centennial Parkway from the Station);
- within area identified as Major Transit Station Area in draft Secondary Plan;
- likely transit linkage between the GO Station and future LRT Station;
- large surface parking areas and single storey buildings on the site could be intensified and/or redeveloped for office, employment and commercial use; and,

- adjacent access to the Queen Elizabeth Way and Centennial Parkway South.

Removal of this gross floor area cap would allow the Site to further develop and intensify for a mix of permitted commercial and employment uses which would support the significant transit investments being made within the City of Hamilton and the Province.

City Planning Staff replied to this request, stating:

“Policy E.4.2.9 of Volume 1 of the UHOP notes that there are 4 major commercial areas in the City which are not part of Nodes or Corridors and are not anticipated to evolve into mixed use areas over the life of the plan. This site is one of them. The policy notes that the amount and type of retail uses in these locations shall not be expanded without an amendment to the Urban Structure. As Urban Structure Amendments are only permitted to be made through a Municipal Comprehensive Review process, changes to the existing GFA cap cannot be considered as part of the Secondary Plan process.”

Policy E.4.2.9 of the UHOP identifies that: “The amount or type of retail uses in these locations shall not be expanded without an amendment to the Urban Structure.” (underlining added)

We note that Policy E.4.2.9 of the UHOP deals specifically with “amount and type of retail uses”. On this basis, we request that the Site Specific Policy applicable to the Site retain the retail commercial GFA cap of 34,142 square metres, however, the overall GFA cap of 45,058 square metres should be removed.

We request that 6.7.18.4 d) i) of the draft Secondary Plan be modified to read as follows:

“Notwithstanding Policies E.4.7.3 c) and E.4.7.7 – District Commercial and Section E.5.4.6 and E.5.4.7 – Employment Area – Business Park Designation of Volume 1, the following provisions shall apply:

- i) The maximum gross floor area for all retail and service uses shall not exceed 34,142 square metres. No maximum gross floor area applies to all other permitted uses on the site.”

In our view, this policy wording would not require an amendment to the Urban Structure as it would maintain the retail and service commercial gross floor area cap set out in the current policy. The requested policy would allow the Site to develop and intensify for other permitted non-retail uses to recognize the locational characteristics described above and the stated objectives of the recommended Centennial Neighbourhoods

Secondary Plan promoting transit oriented development and providing for intensification in strategic locations.

The gross floor area cap on the Site was a result of a negotiated settlement with the City approximately ten years ago to limit the amount of retail, based in part on market feasibility studies conducted at the time and concern about potential impacts on existing retailers. The intent was not to limit other non-retail uses.

An increase to the retail gross floor area could be considered through the recently commenced Municipal Comprehensive Review process.

Thank you for your consideration of this request. SmartReit and/or GSP Group will be in attendance at the January 16, 2018 Public Meeting to respond to any questions you may have.

Yours truly,

GSP Group Inc.

A handwritten signature in black ink, appearing to read 'Eric Saulesleja', with a long, sweeping tail extending to the right.

Eric Saulesleja, MCIP, RPP
Senior Associate

cc: Ms. Melanie Pham, Hamilton Planning
Ms. Emily Roukhian, SmartREIT
Ms. Sarah Knoll, GSP Group