

Request to Speak to Committee of Council

Submitted on Wednesday, October 7, 2020 - 12:57 pm

==Committee Requested==

Committee: Public Works Committee

==Requestor Information==

Name of Individual: Peter McAlister

Name of Organization: Stelco Canada

Contact Number: [REDACTED]

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Mailing Address: 386 Wilcox St, Hamilton, ON L8L 8K5

Reason(s) for delegation request: We are requesting an amendment to a Sewer Bylaw that limits the number of Parcels to 3 parcel this bylaw if not amended would prevent us from developing the additional lands outside of the Stelco steel operations.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? Yes

October 2, 2020

Via Email

clerk@hamilton.ca

Chair and Members of the Public Works Committee
City of Hamilton
71 Main Street West, 1st Floor
Hamilton, Ontario L8P 4Y5

Dear Chair and Members of the Public Works Committee:

**RE: Request to Amend By-law 06-026 and By-law R84-026, as amended;
with Respect to the Stelco Hamilton Works, 386 Wilcox Street.**

On behalf of Stelco Inc. ("Stelco"), I write to respectfully request that City of Hamilton (the "City") Public Works Committee recommend to City Council that the lands municipally known as 386 Wilcox Street (the "Site"), be specifically exempted from any limit on the number of parcels that can share private water or sewer connections prior to connecting to the City's water or sewer infrastructure, subject to compliance with all other by-law requirements.

As set out below, the requested amendments will permit Stelco to comply with all other provisions of the City's sewer and water by-laws, and also permit the future re-development of the Site as a major employment area in the City. Further, the requested amendments are based on the singular nature of the Site including its environmental condition and the significant employment opportunities the Site presents for the City.

Amendments Requested

The provisions of section 5 of By-law 06-026 require more than one non-residential lot to enter into a joint use agreement with the City if the lots share private sewer connections to the City's sewer system. However, the by-law only permits up to three lots to enter into such an agreement.

The provisions of section 18 of Region of Hamilton Wentworth By-law R84-026 as amended, require more than one lot created by any form of subdivision to enter into a joint use agreement with the City if the lots share private water connections to the City's water infrastructure. However, the by-law only permits up to three lots to enter into such an agreement.

Stelco requests site specific amendments to both by-laws to exempt the Site from the three-lot limit. In other words, while Stelco would enter into a joint services agreement for the Site and would register the agreement on title to bind all future owners of any part of the site, the agreement would cover more than three lots.



Reason for Request

In October 2019, the Committee of Adjustment approved Stelco's consent application under the *Planning Act*, to divide the Site into seven parcels. City staff supported Stelco's application as the creation of seven separate parcels will facilitate Stelco's corporate reorganization, and eventually will facilitate the re-development of portions of the Site that Stelco no longer uses for steel production.

Stelco is in the process of clearing the conditions for the consent. Once the seven parcels are created, Stelco will be immediately off-side the City's water and sewer by-laws noted above, because more than three parcels will share the water and sewer pipes that currently connect to the City's infrastructure.

Unique Nature of the Site

As stated above, Stelco is severing the Site into separate parcels to separate continued steel operations from lands that are subject to other corporate obligations and lands that could be redeveloped. In other words, the creation and servicing of seven separate parcels is the first step in the eventual redevelopment of the Site, which among other things is part of a Provincially Significant Employment Zone, to reinvigorate a unique employment area in the City. on

The Site has an area of over 313 hectares and is a long-established industrial site on which Stelco has been producing steel and managing infrastructure for over 100 years. The Site takes advantage of existing transportation infrastructure and is anticipated to accommodate over 755,000 square meters of new developable gross floor area to accommodate a range of employment uses.

Further, the redevelopment of the Site for future employment uses is consistent with the planning policy framework set out in the Provincial Policy Statement and conforms with the policies set out in the Growth Plan for the Greater Golden Horseshoe (the "Growth Plan") and the City's Urban Official Plan. Importantly, the future redevelopment of the Site will facilitate the City's expected increase of over 100,000 jobs by 2051 as set out in the Growth Plan.

In terms of size, the only comparable lands are the City's Airport Employment Growth District.

In contrast to the greenfield redevelopment of the Airport Employment Growth District, the Site has been in operation for over 100 years. As a result, the Site has complex environmental conditions, and it would not be appropriate to locate new City infrastructure on the Site. Accordingly, the Site is expected to have future private roads and private infrastructure located in the roads, that would, as now, connect to City infrastructure at Industrial Drive.

In other words, the Site is unique because it presents a major opportunity to develop new employment uses in the City that can only be achieved through the use of private servicing.



Conclusion

Amending the City's by-laws to specifically exempt this historical Site from the three-parcel limit for joint use agreements is a crucial first step to facilitating a new major employment area in the City and ensuring compliance with all other provisions of the City's water and sewer by-laws.

Stelco will also make oral submissions at the upcoming Public Works Committee meeting and will be available to answer any questions from the Committee.

Yours truly

A handwritten signature in blue ink, appearing to read "P. McAlister", with a long horizontal flourish extending to the right.

Peter McAlister
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