



Presentation to City of Hamilton
Audit, Finance & Administration Committee
Thursday, October 22, 2020 9:30 a.m.

Mountain Plaza Mall – Hamilton
Development Charge Credits – SmartCentres REIT
Kevin Rachman, Senior Director Development



Mountain Plaza Mall - 2009



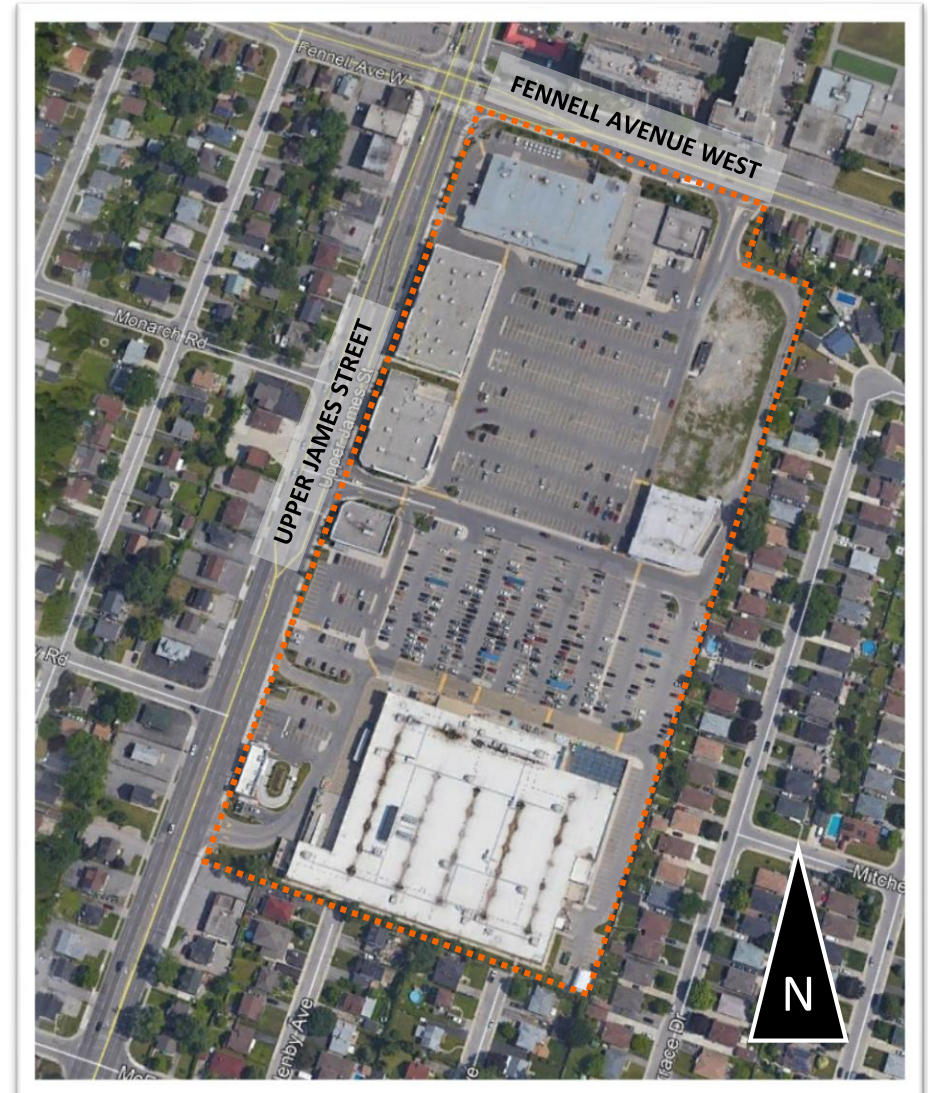
Aerial of Enclosed Shopping Centre Prior to Redevelopment (2009)



Summary of Request

SmartCentres REIT is committed to the continued redevelopment and modernization of **Mountain Plaza Mall**.

SmartCentres REIT is requesting a **5-year extension to the remaining Development Charge Credits**, accrued as a result of the demolition of portions of the original enclosed mall.

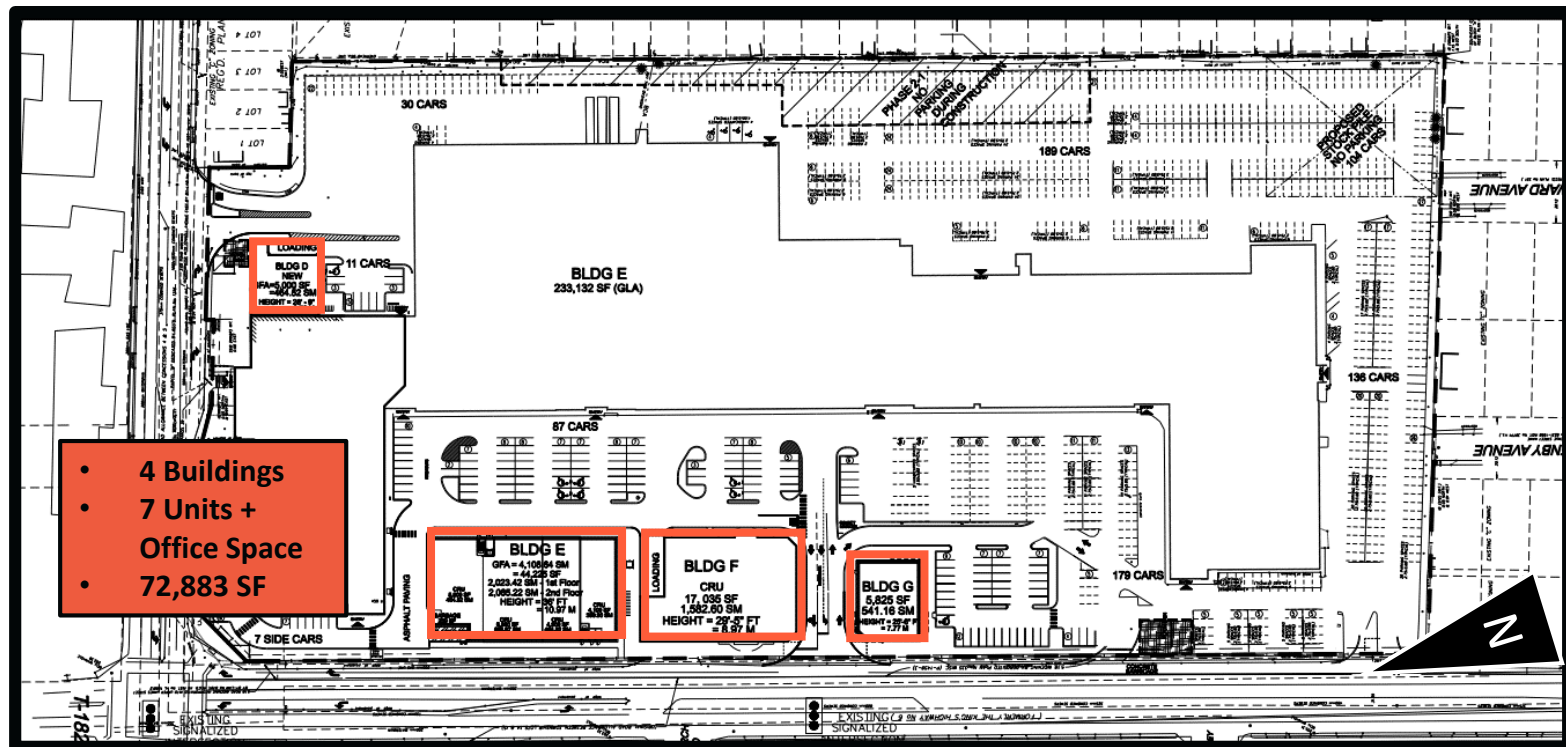


Mountain Plaza Mall 2020

Redevelopment: Phase 1

2009 – Retail Building Construction

- 4 buildings, containing a total of 7 retail units and some 2nd Floor office space (totaling 72,883 SF / 6,771 m² GLA) were constructed
- Construction along the Upper James frontage allowed for the entire enclosed shopping centre to remain open throughout the build
- Development Charge Credits from the upcoming demolition were used for these buildings



2010 – Relocations and Stage 1 Demolition

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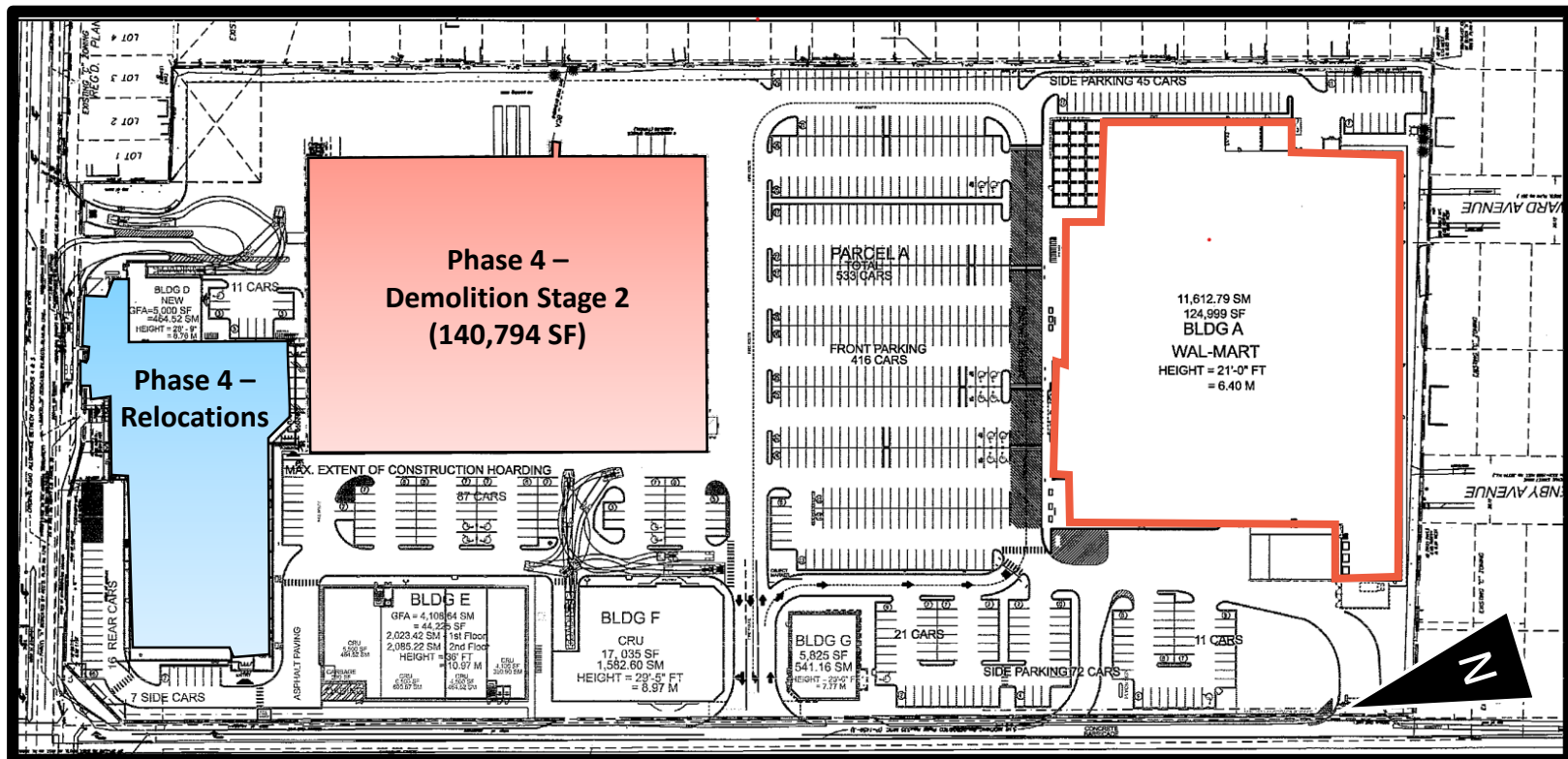
2010 – New Walmart Building Construction

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- The site plan illustrates the layout of the Walmart Supercenter at 10000 N. 10th Avenue. The plan includes the following details:
- Original Walmart & Small Retail Units:** A large rectangular area in the upper left, shaded in light red.
 - New Walmart Building (124,999 SF):** A large rectangular area in the upper right, shaded in light blue.
 - Parking Areas:**
 - FRONT PARKING:** 416 CARS, located between the new building and the original units.
 - REAR PARKING:** 7 SIDE CARS, located to the left of the original units.
 - ASPHALT PAVING:** Located to the left of the original units.
 - MAX. EXTENT OF CONSTRUCTION HOARDING:** A dashed line indicating the boundary of the construction area.
 - BLDG D NEW:** 11 CARS, 5,000 SF, 2nd Floor, HEIGHT = 28'-0" (8.53 M).
 - BLDG E:** 87 CARS, 4,108 SF, 2nd Floor, HEIGHT = 28'-0" (8.53 M).
 - BLDG F:** 21 CARS, 17,035 SF, 2nd Floor, HEIGHT = 28'-0" (8.53 M).
 - BLDG G:** 11 CARS, 5,825 SF, 2nd Floor, HEIGHT = 28'-0" (8.53 M).
 - Other Features:**
 - PARCEL A:** 533 CARS, located to the right of the front parking.
 - SIDE PARKING:** 45 CARS, located to the right of the new building.
 - STREETS:** 10th Avenue, 11th Avenue, 12th Avenue, 13th Avenue, 14th Avenue, 15th Avenue, 16th Avenue, 17th Avenue, 18th Avenue, 19th Avenue, 20th Avenue, 21st Avenue, 22nd Avenue, 23rd Avenue, 24th Avenue, 25th Avenue, 26th Avenue, 27th Avenue, 28th Avenue, 29th Avenue, 30th Avenue, 31st Avenue, 32nd Avenue, 33rd Avenue, 34th Avenue, 35th Avenue, 36th Avenue, 37th Avenue, 38th Avenue, 39th Avenue, 40th Avenue, 41st Avenue, 42nd Avenue, 43rd Avenue, 44th Avenue, 45th Avenue, 46th Avenue, 47th Avenue, 48th Avenue, 49th Avenue, 50th Avenue, 51st Avenue, 52nd Avenue, 53rd Avenue, 54th Avenue, 55th Avenue, 56th Avenue, 57th Avenue, 58th Avenue, 59th Avenue, 60th Avenue, 61st Avenue, 62nd Avenue, 63rd Avenue, 64th Avenue, 65th Avenue, 66th Avenue, 67th Avenue, 68th Avenue, 69th Avenue, 70th Avenue, 71st Avenue, 72nd Avenue, 73rd Avenue, 74th Avenue, 75th Avenue, 76th Avenue, 77th Avenue, 78th Avenue, 79th Avenue, 80th Avenue, 81st Avenue, 82nd Avenue, 83rd Avenue, 84th Avenue, 85th Avenue, 86th Avenue, 87th Avenue, 88th Avenue, 89th Avenue, 90th Avenue, 91st Avenue, 92nd Avenue, 93rd Avenue, 94th Avenue, 95th Avenue, 96th Avenue, 97th Avenue, 98th Avenue, 99th Avenue, 100th Avenue.

Redevelopment: Phase 4

2011 - Demolition of Original Walmart & Adjacent Small Retail Units

- Walmart was moved to its new building
- Various businesses within the adjacent small retail units were relocated
- Stage 2 of demolition included the original Walmart and a series of small retail units



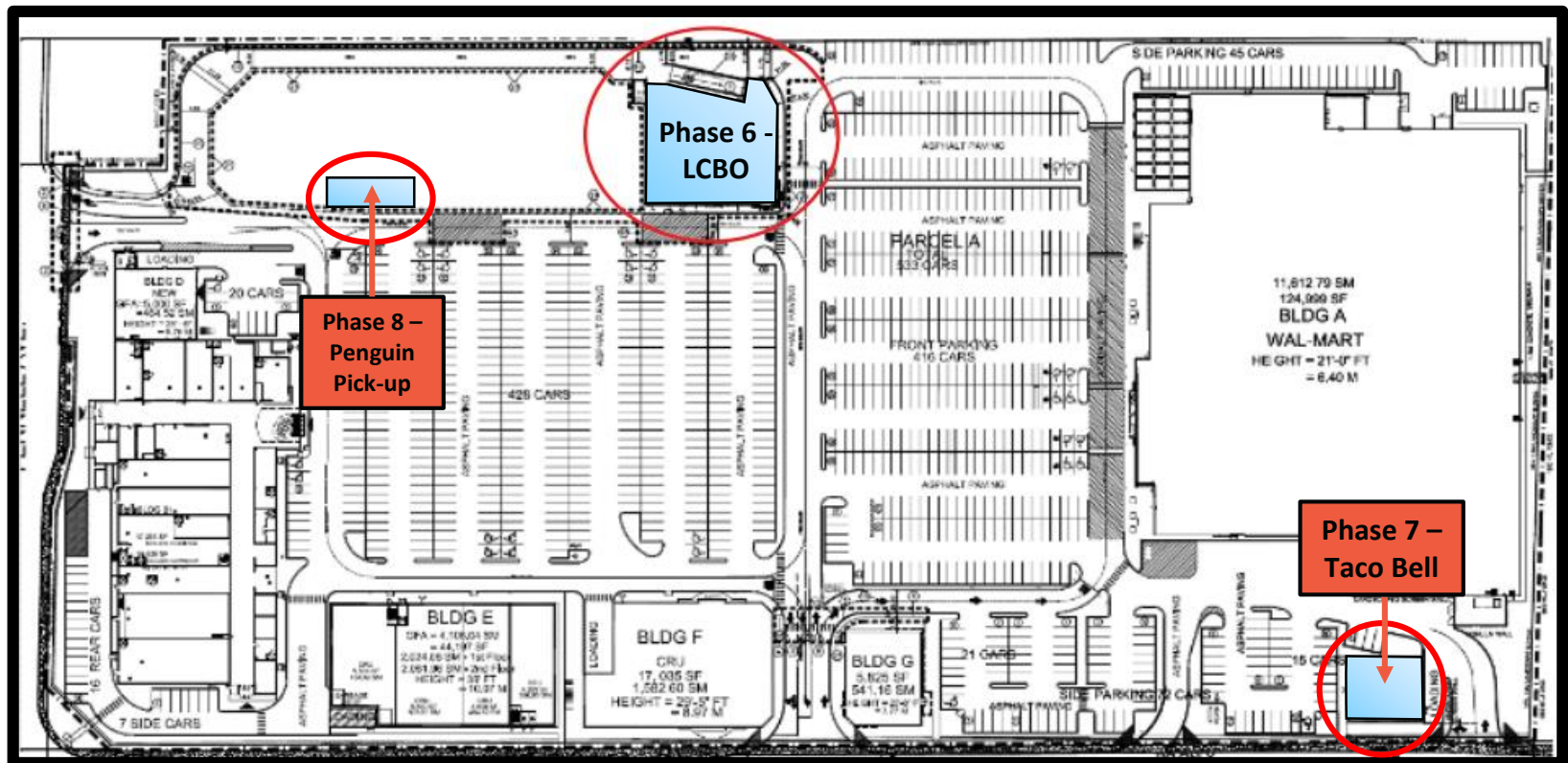
2011/2012 – Parking Lot and New Entrance Construction

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- The site plan illustrates the proposed Phase 5 parking lot construction, which is a large rectangular area outlined in orange. This new lot is situated between the existing temporary fence and the main parking areas. The plan also shows the layout of various buildings, including the main Wal-Mart building (Bldg A) and several smaller structures (Bldg B, C, D, E, F, G). The parking areas are labeled with the number of cars they can accommodate, such as 416 cars in the front parking lot and 48 cars in the side parking lot. A north arrow is located in the bottom right corner of the plan.
- Phase 5 – Parking Lot Construction**
- New Entrance**
- WAL-MART**
11,012.70 SM
124,800 SF
HEIGHT = 21'-0" FT
= 6.40 M
- BLDG A**
- BLDG B**
GFA = 4,100 SM
= 44,000 SF
2,023.42 SM 1-1st Floor
2,068.58 SM 2nd Floor
HEIGHT = 10'-0" FT
= 3.05 M
- BLDG C**
GFA = 4,100 SM
= 44,000 SF
2,023.42 SM 1-1st Floor
2,068.58 SM 2nd Floor
HEIGHT = 10'-0" FT
= 3.05 M
- BLDG D**
GFA = 4,100 SM
= 44,000 SF
2,023.42 SM 1-1st Floor
2,068.58 SM 2nd Floor
HEIGHT = 10'-0" FT
= 3.05 M
- BLDG E**
GFA = 4,100 SM
= 44,000 SF
2,023.42 SM 1-1st Floor
2,068.58 SM 2nd Floor
HEIGHT = 10'-0" FT
= 3.05 M
- BLDG F**
CRU
17,000 SF
2,023.42 SM 1-1st Floor
2,068.58 SM 2nd Floor
HEIGHT = 10'-0" FT
= 3.05 M
- BLDG G**
5,000 SF
541.10 SM
= 1.77 M
- FRONT PARKING**
416 CARS
- SIDE PARKING**
48 CARS
- REAR PARKING**
7 CARS
- LOADING**
- TEMPORARY FENCE**
- NEW ENTRANCE**
- N**

Redevelopment: Phases 6, 7 & 8

2013-2017 – Construction of Additional Buildings

- 2013 – LCBO (Building C6) 11,994 SF/1,114m²
- 2017 – Taco Bell with drive-thru (Building K) 2,190 SF/202m²
- 2017 – Penguin Pick-up (Building C7) 293 SF/27m²





Building & Demolition Permit Totals

BUILDING & DEMOLITION PERMIT LIST

PERMIT TYPE	BUILDING	PERMIT DATE	PERMIT #	PHASE	SQ.M.	SQ.FT.
Building	Building E (Multi-unit)	Apr. 14, 2009	08-276885	1	(4,168.00)	(44,863.99)
Building	Building F (Shopper's)	Mar. 31, 2009	08-276387	1	(1,581.02)	(17,017.96)
Building	Building G (CIBC)	Mar. 10, 2009	09-181866	1	(541.25)	(5,825.97)
Building	Building D (Beer Store)	Apr. 14, 2009	09-182310	1	(465.74)	(5,013.18)
Demolition	Enclosed - South	Apr. 8, 2009	09-181866	2	10,792.00	116,164.12
Building	Building A (Walmart)	Nov. 24, 2009	09-191857	3	(11,612.41)	(124,994.94)
Demolition	Enclosed - Walmart	Jan. 12, 2010	09-201602	4	13,080.16	140,793.67
Building	Building C6 (LCBO)	Apr. 10, 2012	12-104533	6	(1,114.20)	(11,993.15)
<u>DEVELOPMENT CHARGE CREDITS EXTENDED IN 2017</u>					4,389.54	47,248.61
Building	Building K (Taco Bell)	Mar. 31, 2017	17-100989	7	202.00	2,174.31
Building	Building C7 (Penguin Pick-Up)	Apr. 11, 2017	16-123541	7	27.21	292.91
<u>DEVELOPMENT CHARGE CREDITS REQUESTED FOR EXTENSION IN 2020</u>					4,160.33	44,781.21



2017-Present – Completing Mountain Plaza Redevelopment

- SmartCentres has actively engaged with potential tenants, since before the time of its previous extension request in 2017
- The intervening time has seen a significant shift in the retail landscape with the rise of e-commerce (online retail), ultimately impacting potential new tenancies
- COVID-related closures have further impacted the willingness/ability of retailers to open new locations, as they diligently focus on their *bricks & mortar* stores
- This redefined retail economy has necessitated a 'rethink' to SmartCentres' approach to further stages of the redevelopment of Mountain Plaza Mall
- SmartCentres continues to work diligently to identify the highest and best use for the unbuilt and vacant parcels, as well as the remaining section of the enclosed mall
- The modernization of this prominent community destination remains our objective, however additional time is required to develop a plan that will prove to be viable for our company and welcomed by Hamilton Council and Staff

Summary of Request

SmartCentres REIT is requesting a 5-year extension of the remaining Development Charge Credits accrued through the demolition and redevelopment of Mountain Plaza Mall.



Projected Timeline for Further Redevelopment

- 2021 - Engage with Staff in a Pre-Application Conference (PAC)
- 2021-2022 - Phase 1 Applications & Consultation with Staff
- 2023 - Phase 1 Council Approval
- 2023-2025 - Phase 1 Building Permit & Construction
- 2025-2026 - Phase 2 Applications & Consultation with Staff*

* It is expected that any remaining Development Charge Credits would be enveloped in this application



THANK YOU