



WELCOME TO THE CITY OF HAMILTON

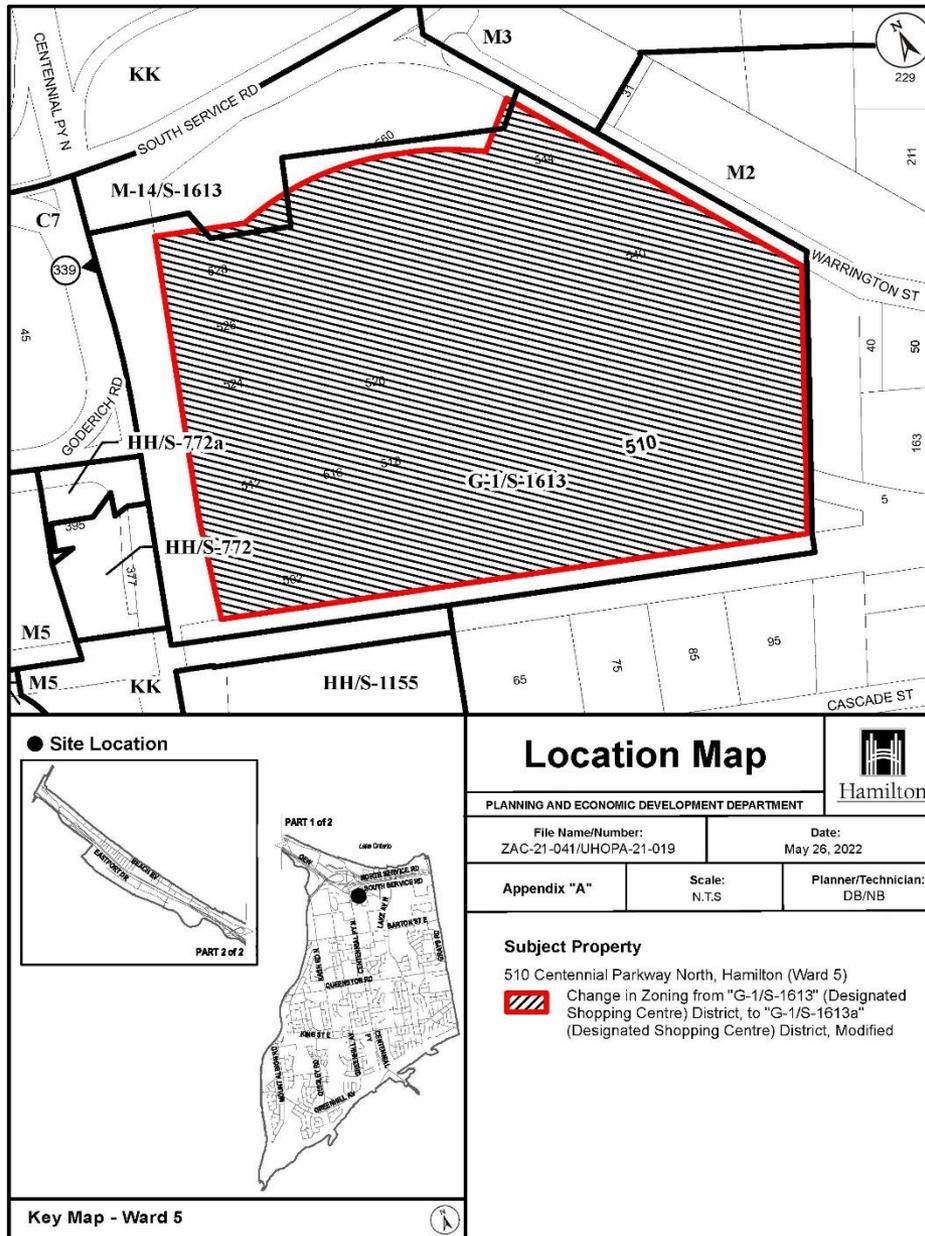
# PLANNING COMMITTEE

July 5, 2022

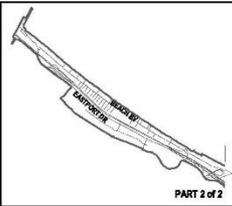
# PED22129 – (ZAC-21-041 / UHOPA-21-019)

Urban Hamilton Official Plan Amendment (UHOPA-21-019) and Zoning By-law Amendment (ZAC-21-041) Applications for the Lands Located at 510 Centennial Parkway North, Hamilton.

Presented by: Daniel Barnett



● Site Location



Key Map - Ward 5

### Location Map



|  |                              |
|--|------------------------------|
| PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT |                              |
| File Name/Number:<br>ZAC-21-041/UHOPA-21-019 | Date:<br>May 26, 2022        |
| Appendix "A"                                 | Planner/Technician:<br>DB/NB |
| Scale:<br>N.T.S.                             |                              |

**Subject Property**

510 Centennial Parkway North, Hamilton (Ward 5)  
 Change in Zoning from "G-1/S-1613" (Designated Shopping Centre) District, to "G-1/S-1613a" (Designated Shopping Centre) District, Modified

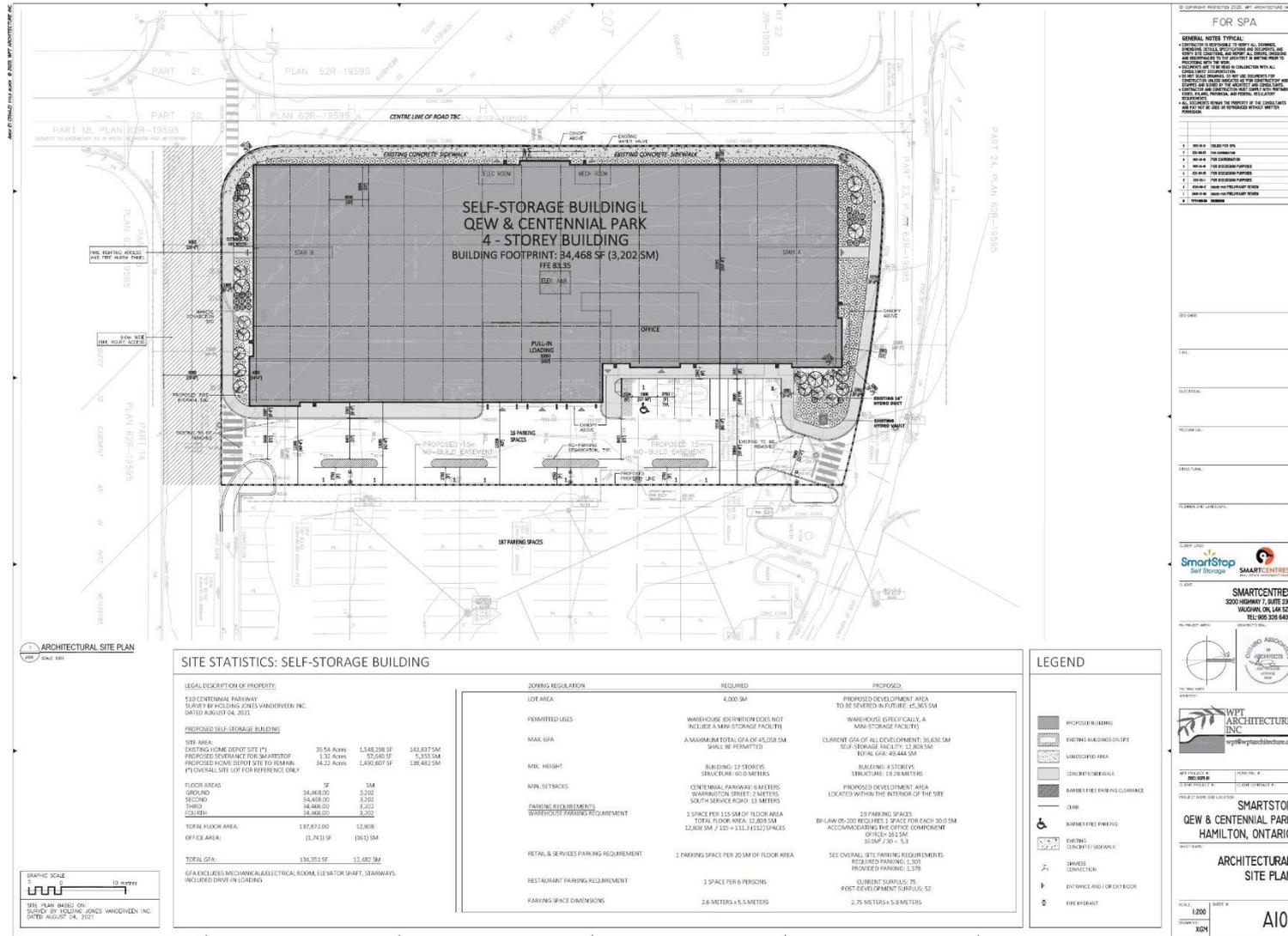


SUBJECT PROPERTY



510 Centennial Parkway North, Hamilton





FOR SPA

**GENERAL NOTES TYPICAL**

- EXISTING CONCRETE SIDEWALKS TO BE REPAIRED TO MEET ALL CURRENT CODES AND STANDARDS. ALL EXISTING SIDEWALKS TO BE REPAIRED TO MEET ALL CURRENT CODES AND STANDARDS. ALL EXISTING SIDEWALKS TO BE REPAIRED TO MEET ALL CURRENT CODES AND STANDARDS.
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ARCHITECTURAL SITE PLAN  
SCALE: 1:500

**SITE STATISTICS: SELF-STORAGE BUILDING**

**LEGAL DESCRIPTION OF PROPERTY:**  
#10 CENTENNIAL PARKWAY  
SURVEY BY HOLDING JONES VANDERVEN INC.  
DATED AUGUST 04, 2011

**PROPOSED SELF-STORAGE BUILDING**

**EXISTING HOME DEPOT SITE (1)**  
PROPOSED DEVELOPMENT FOR SMARTSTOP  
PROPOSED HOME DEPOT SITE TO REMAIN  
IN ORIGINAL SITE LOT FOR REFERENCE ONLY

|                                    | ACRES | SQ FT     | SM      |
|------------------------------------|-------|-----------|---------|
| SITE AREA                          | 35.54 | 1,548,298 | 143,837 |
| EXISTING HOME DEPOT SITE (1)       | 1.23  | 52,600    | 4,855   |
| PROPOSED DEVELOPMENT FOR SMARTSTOP | 34.22 | 1,495,697 | 138,982 |

**FLOOR AREAS**

|        | SF        | SM    |
|--------|-----------|-------|
| GROUND | 34,468.00 | 3,202 |
| SECOND | 34,468.00 | 3,202 |
| THIRD  | 34,468.00 | 3,202 |
| FOURTH | 34,468.00 | 3,202 |

**TOTAL FLOOR AREA:** 137,872.00 / 12,808

**OFFICE AREA:** (1,713) SF / (161) SM

**TOTAL GFA:** 136,159 SF / 12,647 SM

GFA EXCLUDES MECHANICAL/ELECTRICAL ROOM, ELEVATOR SHAFT, STAIRWAYS, INCLUDED DRIVE-IN LOADING

| ZONING REGULATION                                     | REQUIRED   | PROPOSED   |
|---|--|--|
| LOT AREA  | 4,000 SM   | PROPOSED DEVELOPMENT AREA TO BE SEVERED IN FUTURE: 15,365 SM   |
| PERMITTED USES  | WAREHOUSE EXCLUSION DOES NOT INCLUDE MINI-STORAGE FACILITY   | WAREHOUSES (EXCEPT ONLY A MINI-STORAGE FACILITY)   |
| MAX. GFA  | A MAXIMUM TOTAL GFA OF 45,028 SM SHALL BE PERMITTED  | CURRENT GFA OF ALL DEVELOPMENT: 36,630 SM<br>SELF-STORAGE FACILITY: 12,808 SM<br>TOTAL GFA: 49,444 SM  |
| MIN. HEIGHT   | BUILDING: 12 STOREYS<br>STRUCTURE: 60.0 METERS   | BUILDING: 4 STOREYS<br>STRUCTURE: 18.28 METERS   |
| MIN. SETBACKS   | CENTENNIAL PARKWAY: 6 METERS<br>WARRINGTON STREET: 1 METERS<br>SOUTH SERVICE ROAD: 13 METERS             | PROPOSED DEVELOPMENT AREA LOCATED WITHIN THE INTERIOR OF THE SITE  |
| PARKING REQUIREMENTS<br>WAREHOUSE PARKING REQUIREMENT | 1 SPACE PER 115 SM OF FLOOR AREA<br>TOTAL FLOOR AREA: 12,808 SM<br>12,808 SM / 115 = 111.37 (112) SPACES | 10 PARKING SPACES<br>BY-LAW 05-200 REQUIRES 1 SPACE FOR EACH 30.0 SM<br>ACCOMMODATING THE OFFICE COMPONENT (1012) IS 33 SM<br>61MP / 30 = 2.03     |
| RETAIL & SERVICES PARKING REQUIREMENT                 | 1 PARKING SPACE PER 30.0 SM OF FLOOR AREA  | SEE OVERALL SITE PARKING REQUIREMENTS<br>REQUIRED PARKING: 1,320<br>PROVIDED PARKING: 1,378<br>CURRENT SURPLUS: 75<br>POST-DEVELOPMENT SURPLUS: 52 |
| RESTAURANT PARKING REQUIREMENT                        | 1 SPACE PER 8 PERSONS  |  |
| PARKING SPACE DIMENSIONS                              | 2.6 METERS x 5.5 METERS  | 2.75 METERS x 5.8 METERS   |

**LEGEND**

- PROPOSED BUILDING
- EXISTING BUILDINGS ON SITE
- LANDSCAPED AREA
- CONCEPT SITEWORK
- BARBER FEE PARKING CLAIRANCE
- CURB
- BARBER FEE PARKING
- EXISTING CONCRETE SIDEWALK
- SKIMMED CONNECTION
- ENTRANCE AND / OR OUTDOOR
- BIKE RACK

**SMARTSTOP**  
QEW & CENTENNIAL PARK  
HAMILTON, ONTARIO

**ARCHITECTURAL SITE PLAN**

SCALE: 1:200  
DATE: AUGUST 14, 2021

**A101**

GRAPHIC SCALE 10 METERS

SITE PLAN BASED ON:  
SURVEY BY HOLDING JONES VANDERVEN INC.  
DATED AUGUST 04, 2011



Northerly portion lands proposed for the proposed warehouse (mini storage facility) and the existing hotel located on the lands to the north, as seen from the subject property looking north



The portion of the lands proposed for the proposed warehouse (mini storage facility) and the existing parking and commercial uses located to the west, as seen from the subject property looking west



Southerly portion of the lands proposed for the proposed warehouse (mini storage facility) and the existing commercial uses located to the south, as seen from the subject property looking south



Existing commercial uses located to the south east of the portion of the lands proposed for the proposed warehouse (mini storage facility), as seen from the subject property looking south east



Existing commercial uses located to the east of the portion of the lands proposed for the proposed warehouse (mini storage facility), as seen from the subject property looking east



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE