



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	July 5, 2022
SUBJECT/REPORT NO:	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 (PED22129) (Ward 5)
WARD(S) AFFECTED:	Ward 5
PREPARED BY:	Daniel Barnett (905) 546-2424 Ext. 4445
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That **Official Plan Amendment Application UHOPA-21-019 by Confederation Park Shopping Centres Limited and Confederation Park Shopping Centres II Limited, Owner (c/o Adam Anthony Hawkswell)** for a further modification to Area Specific Policy - Area “D” in the Centennial Neighbourhoods Secondary Plan to permit the establishment of a four storey warehouse (mini storage facility), to restrict the maximum gross floor area of the mini storage use to 12,900 square metres and to permit a mini storage facility in addition to the existing maximum gross floor area cap of 45,058 square metres for all District Commercial uses, for lands located at 510 Centennial Parkway North, as shown on Appendix “A” attached to Report PED22129, be **APPROVED** on the following basis:
- (i) That the draft Official Plan Amendment, attached as Appendix “B” to Report PED22129, be adopted by City Council;
 - (ii) That the proposed Official Plan Amendment is consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended;

- (b) That **Zoning By-law Amendment Application ZAC-21-041 by Confederation Park Shopping Centres Limited and Confederation Park Shopping Centres II Limited (c/o Adam Anthony Hawkswell)** for a further modification to the “G-1/S-1613” (Designated Shopping Centre) District, Modified, to permit a four storey, 12,482 square metre warehouse (mini storage facility) on the lands located at 510 Centennial Parkway North, as shown on Appendix “A” attached to Report PED22129, be **APPROVED** on the following basis:
- (i) That the draft By-law, attached as Appendix “C” to Report PED22129, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
 - (ii) That the proposed change in zoning is consistent with the Provincial Policy Statement (2020), conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended, and complies with the Urban Hamilton Official Plan upon the approval of Official Plan Amendment No. _____.

EXECUTIVE SUMMARY

The subject property is municipally known as 510 Centennial Parkway North. The current use of the lands is a commercial plaza with an existing total gross floor area of approximately 25,830 square metres. The Owner, Confederation Park Shopping Centres Limited and Confederation Park Shopping Centres II Limited, has applied for amendments to the Urban Hamilton Official Plan (UHOP) and the former City of Hamilton Zoning By-law No. 6593 to permit a four storey warehouse (mini storage facility) on an undeveloped portion of the subject lands.

The purpose of the Official Plan Amendment (OPA) application is to modify the existing Area Site Specific Policy - Area “D” in the Centennial Neighbourhoods Secondary Plan to permit a four storey warehouse (mini storage facility) within the District Commercial designation.

The purpose of the Zoning By-law Amendment application is for a further modification to the “G-1/S-1613” (Designated Shopping Centre) District, Modified to permit a four storey, 12,482 square metre warehouse (mini storage facility) with the following modifications:

- Expand the definition of Warehouse to include a mini storage facility;
- Exempt the warehouse (mini storage facility) from the maximum total gross floor area of 45,058 square metres;

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- To restrict the maximum gross floor area of a warehouse (mini storage facility) to 12,900 square metres;
- To require a minimum setback of 50 metres from a street line for any warehouse (mini storage facility) use;
- To reduce the minimum number of required parking spaces from 112 to 6 for a warehouse (mini storage facility); and,
- To reduce the minimum size of a loading space from a depth of 18.0 metres to 10.5 metres and a minimum height of 4.3 metres to 3.9 metres for a warehouse (mini storage facility).

The Applications have merit and can be supported for the following reasons:

- They are consistent with the Provincial Policy Statement (2020) (PPS);
- They conform to the A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (Growth Plan);
- They comply with the general intent of the UHOP and Centennial Neighbourhood Secondary Plan, upon approval of the OPA; and,
- The proposed land use is compatible with existing and approved development in the immediate area.

Alternatives for Consideration – See Page 19

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: As required by the *Planning Act*, Council shall hold at least one Public Meeting to consider an application for an Official Plan Amendment and Zoning By-law Amendment.

HISTORICAL BACKGROUND

Report Fact Sheet

Application Details	
Applicant/Owner:	Confederation Park Shopping Centres Limited and Confederation Park Shopping Centres II Limited (c/o Adam Hawkswell)

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Application Details	
File Number:	UHOPA-21-019 and ZAC-21-019
Type of Application:	Urban Hamilton Official Plan Amendment and Zoning By-law Amendment.
Proposal:	To permit the development of a four storey warehouse (mini storage facility) and 16 parking spaces.
Property Details	
Municipal Address:	510 Centennial Parkway North.
Lot Area:	13.73 hectares.
Servicing:	Existing full municipal services.
Existing Use:	Commercial plaza.
Documents	
Provincial Policy Statement (PPS):	The proposal is consistent with the PPS.
A Place to Grow:	The proposal conforms to the Growth Plan.
Official Plan Existing:	Urban Hamilton Official Plan Schedule "E" - Urban Structure: "Neighbourhoods" Schedule "E-1" – Land Use Designations: "District Commercial" Centennial Neighbourhoods Secondary Plan Map B.6.7-1 Land Use Plan: "District Commercial" and Area Specific Policy - Area "D"
Official Plan Proposed:	Further modification to the "District Commercial" Area Specific Policy – Area "D".
Zoning Existing:	"G-1/S-1613" (Designated Shopping Centre) District, Modified.
Zoning Proposed:	"G-1/S-1613a" (Designated Shopping Centre) District, Modified.

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Documents	
Modifications Proposed:	<p>The following modifications have been requested by the Applicant for the development:</p> <ul style="list-style-type: none"> • Amend the Warehouse definition to include mini storage facility; • Exclude warehouse from the maximum total gross floor area of 45,058 square metres; • Provide parking at a rate of 1 parking space for each 30.0 square metres of gross floor area which accommodates the office component of the warehouse (mini storage facility); and, • To reduce the minimum length of a loading space from 18.0 metres to 10.5 metres and height from 4.3 metres to 3.9 metres. <p>The following modifications have been included by staff:</p> <ul style="list-style-type: none"> • To restrict the maximum gross floor area of a warehouse (mini storage facility) to 12,900 square metres; and, • To restrict the location of a warehouse (mini storage facility) by requiring a minimum setback of 50.0 metres from a street line.
Processing Details	
Received:	September 1, 2021.
Deemed Complete:	September 22, 2021.
Notice of Complete Application:	Sent to 26 property owners within 120 metres of the subject property on October 1, 2021.
Public Notice Sign:	Posted November 4, 2021 and updated with public meeting date on June 8, 2022.
Notice of Public Meeting:	Sent to 26 property owners within 120 metres of the subject property on June 17, 2022.
Public Consultation:	The Applicant established a micro site where details of the proposal were outlined and the associated plans submitted with the Applications were able to be accessed and contact information for both City staff and the Applicant was provided. A separate sign was included along with the public notice sign to inform the public of the micro site. A total of 92 people logged into the micro site and no comments were received in response.
Public Comments:	None received.
Processing Time:	286 days from date of receipt of initial Application.

Existing Land Use and Zoning:

	Existing Land Use	Existing Zoning
Subject Property:	Commercial Plaza	“G-1/S-1613” (Designated Shopping Centre) District, Modified.
Surrounding Land Uses:		
North	Industrial Lands	General Business Park (M2) Zone, Prestige Business Park (M3) Zone and “M-14/S-1613” (Prestige Industrial) District, Modified.
East	Industrial Lands	General Business Park (M2) Zone.
South	Industrial Lands/Rail Line	General Business Park (M2) Zone, and “KK” (Restricted Heavy Industrial District) District.
West	GO Station and Commercial Uses	Arterial Commercial (C7, 339) Zone, and “HH/S-772”, and “HH/S-772a” (Restricted Community Shopping and Commercial District) District, Modified.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The following policies, amongst others, apply to the proposal.

- “1.1.3.1 *Settlement areas* shall be the focus of growth and development.
- 1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses:
 - a) Efficiently use land and resources;

- b) Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomic expansion;
- e) Support active transportation; and,
- f) Are transit-supportive, where transit is planned, exists or may be development;

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.”

The proposed development is located within a settlement area and makes use of the vacant area of the existing commercial plaza which promotes efficient use of land and use of the existing infrastructure.

Cultural Heritage

The subject property meets two of the ten criteria used by the City of Hamilton and Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) for determining archaeological potential:

- 1) In an area of sandy soil in areas of clay or stone; and,
- 2) Along historic transportation routes.

These criteria define the property as having archaeological potential. Accordingly, Section 2 (d) of the *Planning Act* and Section 2.6.2 of the Provincial Policy Statement apply to the subject Applications. A caution note will be included at the Site Plan Control stage to acknowledge the archaeological potential.

Therefore, the proposed development is consistent with the PPS.

Growth Plan for the Greater Golden Horseshoe 2019, as amended

The following policies, amongst others, apply to the proposal.

“2.2.1.2 a) Forecasted growth to the horizon of this Plan will be allocated based on the following:

- a) The vast majority of growth will be directed to settlement areas that:
 - i. Have a delineated built boundary;
 - ii. Have existing or planned municipal water and wastewater systems; and,
 - iii. Can support the achievement of complete communities;

2.2.1.2 c) Within *settlement areas*, growth will be focused in:

- i. Delineated built-up areas;
- ii. Strategic growth areas;
- iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and,
- iv. areas with existing or planned public service facilities

2.2.1.4 Applying the policies of this Plan will support the achievement of *complete communities* that:

- a) Feature a diverse mix of land uses including residential and employment uses, and convenient access to local stores, services and public service facilities;”

The subject lands are located within the Hamilton urban area and are fully serviced by municipal water and wastewater infrastructure. The proposed warehouse (mini storage facility) contributes towards providing a diverse mix of land uses and makes use of existing municipal services.

Based on the foregoing, the proposal conforms with the policies of the Growth Plan.

Urban Hamilton Official Plan

The subject property is identified as “Neighbourhoods” on Schedule “E” – Urban Structure and designated “District Commercial” on Schedule “E-1” Urban Land Use Designations in the UHOP and designated “District Commercial” and Area Specific Policy - Area “D” in the Centennial Neighbourhood Secondary Plan. The following policies, amongst others, apply to the proposal.

District Commercial

“E.4.7 Areas designated District Commercial are intended to provide retail and service commercial uses to the immediate neighbourhood. District Commercial areas shall contain a range of retail shops and services that

cater primarily to the weekly and daily shopping needs of residents in the surrounding neighbourhoods. These retail shops and services may currently be clustered in a plaza forms but new areas or expansions and redevelopment of existing areas can create an improved street presence by bringing the stores up to the edge of the street;

- E.4.7.1 The range of retail uses are intended to serve the daily and weekly shopping needs of residents in the surrounding neighbourhoods. The District Commercial areas shall also serve as a focus for the adjacent neighbourhood(s) by creating a sense of place;
- E.4.7.2 The following uses shall be permitted on lands designated District Commercial on Schedule E-1 – Urban Land Use Designations:
 - a) Commercial uses including retail stores, personal services, financial establishments, live work units, restaurants, including gas bars, car washes, and service stations;
- E.4.7.4 The specific permitted heights and densities shall depend on the area and may be further refined through detailed secondary plans or the Zoning By-law.
- E.4.7.5 The built form may include stand-alone stores, multiple unit commercial buildings or live-work buildings; and,”

Policies E.4.7 and E.4.7.1 identify that areas designated District Commercial are intended to provide retail and service commercial uses to the immediate neighbourhood and are intended to serve the daily and weekly shopping needs of residents in the surrounding area. The proposed warehouse (mini storage facility) serves the needs of residents and commercial uses in the immediate neighbourhood.

The proposed warehouse (mini storage facility) is not a use permitted for lands designated “District Commercial” as per policy E.4.7.2, therefore an Official Plan Amendment is required.

Policy E.4.7.4 identifies that permitted building height and density for areas designated District Commercial may be further refined through the Secondary Plan and Zoning By-law. With respect to building height, the Secondary Plan does not establish a maximum building height for the subject lands, however the Zoning By-law restricts building height to a maximum of 12 storeys and 60 metres, therefore the proposed four storey, 18.0 metre building will comply. In respect to density the policies of the Secondary Plan

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establish a maximum gross floor area (GFA) of 45,058 square metres for the overall commercial GFA of the site, and also maximum GFA's for various types of uses including limiting the maximum GFA of one department store to 18,581 square metres. The proposed development is seeking to exempt the proposed warehouse (mini storage facility) from the maximum gross floor area calculation of 45,058 square metres, and will establish a new maximum permitted GFA to limit the size and scale of a warehouse (mini storage facility). This is further discussed under the Secondary Plan section of this report.

The proposed warehouse (mini storage facility) will be a stand alone building located in the interior of the subject lands. Therefore, the proposal will comply with policies E.4.7.5 and E.4.7.16.

Integrated Transportation Network / Infrastructure / Lot Creation

- “C.4.5.6.8 No development or redevelopment shall be permitted which does not front on a public road of an acceptable standard of construction;
- C.4.5.8.4 New development or redevelopment shall only be permitted on a property that has direct frontage on a publicly assumed road constructed to municipal standards;
- C.5.3.5 All new development and redevelopment within the urban area shall be connected to the City's water and wastewater system; and,
- F.1.14.3.4 Consents for new lot creation for both the severed and retained lands for mixed uses, commercial, institutional, or open space uses in the Commercial / Mixed Use and Institutional designations shall be permitted provided the following conditions are met:
 - a) The lot severed for commercial, institutional or open space uses shall comply with the policies of this Plan including secondary plans, where one exists;
 - b) The lots are in conformity with the Zoning By-law or a minor variance is approved;
 - c) The lots severed for residential uses, including mixed use building which contain residential uses shall comply with Section B.2.4 – Residential Intensification Policies, Section B.3.3 – Urban Design

- Policies, Section E.3.0 – Neighbourhoods Designation and other relevant policies of this Plan;
- d) The lots are fully serviced by municipal water and wastewater systems; and,
 - e) The lots have frontage on a public road.”

The Applicant identified in their submission for the Applications that their intention is to sever the lands for the proposed warehouse (mini storage facility) from the balance of the lands. The proposed warehouse (mini storage facility) is not located immediately adjacent to a municipal road, thereby creating challenges in ensuring that the lot will comply with the policies above. The Applicant will be required to demonstrate compliance with the policies requiring new development having frontage on and access to a public road and be connected to the City’s water and wastewater system, as part of any future application for Consent to Sever.

Centennial Neighbourhoods Secondary Plan

The subject lands are designated “District Commercial” on Map B.6.7-1 Land Use Plan and “Area Specific Policy – Area “D” on Map B.6.7-4 Area and Area Specific Policy - Area “D” in the Centennial Neighbourhood Secondary Plan. The following policies, amongst others, apply to the proposal.

“6.7.7.7 District Commercial Designation

Section E.4.7 – District Commercial of Volume 1 shall apply to lands designated District Commercial on Map B.6.7-1 – Centennial Neighbourhoods – Land Use Plan;

6.7.18.4 b) On the lands designated District Commercial, the following policies shall apply:

- i) In addition to the uses permitted in Policy E.4.7.2 – District Commercial of Volume 1, the following uses shall also be permitted:
 - 1. One department store;
 - 2. Hotel and convention centre;
 - 3. Entertainment uses; and,
 - 4. Arts and cultural uses;

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- 6.7.18.4 d) 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 development shall not exceed 45,058 square metres;
 - ii) Development of the site shall be completed in a phased manner consisting of an initial permitted development of 23,226 square metres of retail and service commercial uses. An additional 1 square metre of retail and service commercial uses shall be permitted for every 1 square metre of non-retail, employment and service uses, as identified in the Zoning Bylaw, for which construction has substantially commenced on the site;
 - iii) Notwithstanding Policy 6.7.18.4 d) i) an increase in the total maximum gross floor area for all development may be permitted without amendment to this Plan subject to the following requirements:
 1. The maximum gross floor area for all retail and service commercial uses shall not exceed 34,142 square metres.
 2. Office uses shall be limited and shall be secondary to the primary function of the lands to serve the daily and weekly shopping needs of residents in the surrounding neighbourhoods; and,
 3. The City may require the submission of studies to demonstrate that an increase in gross floor area can be appropriately accommodated on the site. Required studies may include, but are not limited to, a Servicing Report and a Transportation Impact Study. In this regard, the Zoning By-law may establish a holding provision on the lands for development in excess of 45,058 square metres of gross floor area, to implement this provision.”

The proposed warehouse (mini storage facility) is not permitted for lands designated “District Commercial” as outlined in Section E.4.7.2 of Volume 1 of the UHOP and was not previously added as a use in Section 6.7.18.4 b). Therefore, an OPA is required to permit the proposed use. The inclusion of a restriction on the maximum gross floor area

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of a warehouse (mini storage facility) will ensure that the predominate use of the land will remain commercial.

Policy 6.7.18.4 d) i) of the Centennial Neighbourhood Secondary Plan restricts the maximum gross floor area to 45,058 square metres and the application is seeking to exempt the gross floor area of the proposed warehouse (mini storage facility) from the maximum gross floor area requirement. A warehouse (mini storage facility) does not constitute a use that would negatively impact the viability of other commercial uses in the community, since it is neither a retail or service commercial use. Therefore, exempting the warehouse (mini storage facility) from the maximum gross floor area requirement will not result in an oversaturation of commercial uses. The office identified as part of the proposed development constitutes an accessory component to the warehouse (mini storage facility) and is not a separate use and therefore is consistent with policy 6.7.18.4 d) iii) 2. A Transportation Impact Study was not required for the Official Plan Amendment and Zoning By-law Amendment Applications as the proposed use is not expected to negatively impact the servicing capacity (Policy 6.7.18.4d) i) 3.).

“6.7.18.4 g) ii) Notwithstanding Section B.3.3 – Urban Design and Policies E.4.7.11 to E.4.7.17 – District Commercial Design of Volume 1, the site shall:

1. Support a high quality form of urban design including streetscapes, views and vistas, gateways, walkways, and amenity spaces;
2. Be a “gateway” location into the City that promotes a sense of arrival;
3. Be a mixed use area with a range of commercial uses, employment uses, and amenity spaces;
4. Concentrate the arrangement of uses and buildings such that it encourages comfortable pedestrian and cycling activity on and surrounding the site, and which facilitates public transit ridership;
5. Have a connected circulation system internally that comfortably and efficiently links all buildings, transit facilities, parking areas, and amenity spaces to the bounding public streets;
7. Have a strong edge and frame facing the bounding public streets, including the placement and design of buildings and high quality landscaping;

8. Incorporate framing views and vistas within the site by aligning buildings and building elements to create terminus views; and,
9. Appropriately transition to surrounding properties in terms of buffering and screening;

6.7.18.4 h) ii) For all buildings on the site, the following built form policies apply:

1. Buildings shall be sited and designed to enhance the public nature of streets, amenity spaces, and pedestrian realm;
2. Buildings should generally be sited parallel to the public street;
3. The principal building façade shall contain the primary building entrance. The principal building façade shall be varied and articulated, through the use of elements such as bay projections, canopies and/or varied roof lines, colours and other elements in order to provide visual interest and to break up long walls to create the impression of smaller building units;
4. Principal building entrances shall be located at grade, and shall be easily accessed from the public sidewalk on the adjacent public streets and the internal pedestrian walkways;
5. Principal building entrances shall be emphasized on the building's façade through architectural treatments;
6. Other building façades shall be designed in a similar fashion to the principal building façade, with respect to colour, material, and articulation;
7. All building signage shall be designed in a manner integral to the building design in terms of size, form, material, and colour;
8. Roof-top mechanical equipment shall be enclosed or screened, particularly in a manner integral with the overall building design in terms of form, material, and colour;
9. Canopies over doorways, arcades and other treatments are encouraged in the design of a building façade, particularly along

pedestrian routes, to provide a comfortable pedestrian environment for walking; and,

10. Stacking lanes and order stations for drive-through facilities shall not be located between a building wall and the road allowance of a bounding public street.”

The proposed warehouse (mini storage facility) contributes towards providing a range of commercial uses. The proposed warehouse (mini storage facility) is to be located internal to the site and will not form part of the Centennial Parkway North or Warrington Street streetscapes. Therefore, the proposal will not detract from the site serving as a gateway for the City. The existing uses are largely car oriented, however internal sidewalks will provide safe pedestrian access and connections to other commercial uses on site as well as access to public transit. The principal building entrance will be located at grade and accessed by the internal walkways. The details respecting the proposed landscape, materials, colours, canopies, entrance features, enclosure of mechanical equipment, and other design elements will be evaluated and finalized at the Site Plan Control stage.

City of Hamilton Zoning By-law No. 6593

The subject property is zoned “G-1/S-1613” (Designated Shopping Centre) District, Modified, in the City of Hamilton Zoning By-law No. 6593 which permits a range of commercial uses but does not permit a mini storage facility as a permitted use. The “G-1/S-1613” (Designated Shopping Centre) District, Modified, restricts the maximum gross floor area of all uses to 45,058 square metres. The site specific modifications to accommodate the proposal are outlined in the Report Fact Sheet and discussed in detail in Appendix “E” to Report PED22129.

RELEVANT CONSULTATION

Departments and Agencies
The following departments and agencies had no comments: <ul style="list-style-type: none">• Alectra Utilities;• Canada Post;• Urban Renewal, Commercial District and Small Business Section; and,• Landscape Architectural Services, Public Works.

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	Comment	Staff Response
Development Engineering Approvals Section, Planning and Economic Development Department.	<p>Development Engineering Approvals staff have no objection with respect to the proposed Official Plan Amendment or Zoning By-law Amendment. Should the lot be severed in the future the new lot requires frontage on a street. Per City standards, every lot shall have frontage with separate services and a separate access. A Joint Use Agreement may be required with neighbouring lands including servicing and access. A Joint Use Agreement is required to be registered on title of the lands, as a condition of the Site Plan Application / Consent Application.</p> <p>The grading and servicing plans shall be provided at the Site Plan Control and Consent to Sever Applications for full review.</p>	<p>Reciprocal easements and any Joint Use Agreement will be required as a condition of the Site Plan Control application and Consent to Sever application.</p> <p>Detailed civil engineering plans (grading and servicing plans) will be reviewed through the Site Plan Control and Consent to Sever Applications.</p>
Growth Planning Section, Planning and Economic Development Department.	<p>It should be confirmed if there will be a need for reciprocal easements.</p> <p>The municipal address for the proposed mini storage building will be determined after conditional Site Plan approval is granted.</p>	<p>Any reciprocal easements will be established as part of the Site Plan Control and Consent to Sever Applications.</p> <p>The municipal address will be established as part of the Site Plan Control application.</p>
Forestry and Horticulture Section, Public Works Department.	<p>There are no municipal tree assets located on site, therefore a Tree Management Plan will not be required.</p> <p>No Landscape Plan is required.</p>	Noted.

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	Comment	Staff Response
Transportation Planning Section, Planning and Economic Development Department.	Transportation Planning staff support the application for Official Plan Amendment and Zoning By-law Amendment. Transportation Planning staff have determined, without setting a precedent and notwithstanding the Official Plan Amendment and Zoning By-law Amendment that a Traffic Impact Study is not required for this development.	Noted.
Recycling and Waste Disposal, Operations Division, Public Works Department.	The development is not serviceable for municipal waste collection service. Commercial units are permitted to set out 810 L of garbage for all units which is equivalent to six garbage bags/containers per week. A private waste hauler will be required to collect the waste materials since the property will exceed the allowable garbage container limit.	The need for a private waste hauler will be identified as part of the Site Plan Control application along with any required warning clauses.
Ministry of Transportation	The Ministry of Transportation has no objections to the proposed Official Plan Amendment and Zoning By-law Amendment. The subject site is located within the MTO Permit Control Area for the QEW / Centennial Parkway North interchange, as a result, an MTO Building and Land Use Permit is required prior to the commencement of any on-site construction / works.	The MTO Building and Land Use Permit will be required as part of the Site Plan Control application.

PUBLIC CONSULTATION

In accordance with the provisions of the *Planning Act* and the Council approved Public Participation Policy, Notice of Complete Application and Preliminary Circulation was

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sent to 26 property owners within 120 metres of the subject property on October 1, 2021. A Public Notice sign was posted on the property on November 4, 2021 and updated on June 8, 2022. Finally, the Notice of the Public Meeting was given on June 17, 2022 in accordance with the requirements of the *Planning Act*.

To date, no public submissions have been received.

Public Consultation Strategy

The Public Consultation Strategy included the creation of a micro site where details of the proposal were outlined and the associated plans submitted with the Applications were able to be accessed and contact information to contact both City staff and the Applicant was provided.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

1. The proposal has merit and can be supported for the following reasons:
 - (i) It is consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended;
 - (ii) It complies with the general intent of the UHOP, and complies with the general intent of the Centennial Neighbourhood Secondary Plan upon approval of the OPA; and,
 - (iii) The proposed land use is compatible with existing and approved development in the immediate area.

2. Official Plan Amendment

The proposed Official Plan Amendment seeks to amend the existing Site Specific Policy Area within the “District Commercial” designation in the Centennial Neighbourhood Secondary Plan, to permit the establishment of a four storey warehouse (mini storage facility), to restrict the maximum gross floor area of the mini storage use to 12,900 square metres and to exempt the gross floor area of a mini storage facility from the maximum gross floor area of calculation.

As outlined in detail in the Policy Implication and Legislated Requirements section of Report PED22129, the proposed amendment facilitates a use that will serve both the residents and commercial businesses in the area and is compatible with the existing and planned uses on the subject lands and the adjacent lands. The

proposed building is to be located centrally to the site and will not impact the streetscape character along either Centennial Parkway North or Warrington Street and will allow for the development of an undeveloped portion of the existing commercial development. Restricting the maximum gross floor area of a warehouse (mini storage facility) to 12,900 square metres with a maximum ground floor area of 3,500 square metres will ensure that the predominate use of the lands will remain for commercial purposes will not displace any required parking and will not alter the intended vision for the area.

Therefore, staff support the proposed Official Plan Amendment.

3. Zoning By-law Amendment

The application for Zoning By-law Amendment is for a modification to the “G-1/S-1613” (Designated Shopping Centre) District, Modified to the “G-1/S-1613a” (Designated Shopping Centre) District under City of Hamilton Zoning By-law No. 6593.

A warehouse use was permitted on the subject lands as part of the site specific zoning that was previously established for the site in 2010. The definition of a warehouse included in the site specific zoning did not include a mini storage facility. Staff note that Zoning By-law No. 05-200 includes mini storage facility within the definition of Warehouse and the proposed modifications align with this terminology and permitted uses. The modifications are identified on page 4 of Report PED22129 and discussed in detail in Appendix “E” attached to Report PED22129.

Therefore, staff support the proposed amendment to the Zoning By-law.

4. The proposed development will be subject to a future Site Plan Control application. Any severance of the subject lands will be subject to a future Consent to Sever application.

ALTERNATIVES FOR CONSIDERATION

Should the Applications be denied, the subject property can be used in accordance with the “G-1/S-1613” (Designated Shopping Centre) District, Modified, in the City of Hamilton Zoning By-law No. 6593.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Community Engagement and Participation

Hamilton has an open, transparent and accessible approach to City government that engages with and empowers all citizens to be involved in their community

Economic Prosperity and Growth

Hamilton has a prosperous and diverse local economy where people have opportunities to grow and develop.

Healthy and Safe Communities

Hamilton is a safe and supportive City where people are active, healthy, and have a high quality of life.

Clean and Green

Hamilton is environmentally sustainable with a healthy balance of natural and urban spaces.

Built Environment and Infrastructure

Hamilton is supported by state-of-the-art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

Culture and Diversity

Hamilton is a thriving, vibrant place for arts, culture, and heritage where diversity and inclusivity are embraced and celebrated.

Our People and Performance

Hamiltonians have a high level of trust and confidence in their City government.

APPENDICES AND SCHEDULES ATTACHED

Appendix “A” to Report PED22129 – Location Map

Appendix “B” to Report PED22129 – Draft Official Plan Amendment

Appendix “C” to Report PED22129 – Draft Amendment to Zoning By-law No. 6593

Appendix “D” to Report PED22129 – Concept Plan

Appendix “E” to Report PED22129 – Zoning By-law Site Specific Modification – Chart

DB:sd