

Zoning By-law Site Specific Modifications – “G-1/S-1613a” (Designated Shopping Centre) – District

Provision	Required	Requested Amendment	Analysis
Zoning By-law No. 10-081			
<p>2.3 (a) of By-law 10-081 – Maximum Gross Floor Area of the Site</p> <p><i>** Applicant Requested Modification</i></p>	<p>Maximum total gross floor area of 45,058 square metres.</p>	<p>To exempt the gross floor area of a warehouse (mini storage facility) from the maximum total gross floor area.</p>	<p>The proposed warehouse (mini storage facility) constitutes a use that will serve the needs of both residents and businesses in the area but would not constitute a use that would impact the viability of other commercial uses. Therefore, allowing the warehouse (mini storage facility) to be exempt from the maximum total gross floor area restriction of 45,058 square metres would not adversely impact other commercial areas and will facilitate the establishment of a use that will serve the community.</p> <p>Therefore, the proposed modification can be supported.</p>
<p>2.3 (a) of By-law 10-081 – Maximum Gross Floor Area of a mini storage facility</p> <p><i>** Staff Recommended Modification</i></p>	<p>A warehouse (mini storage facility) is not restricted in respect to maximum gross floor area or maximum ground floor area.</p>	<p>To restrict the maximum total gross floor area of a mini storage facility to 12,900 square metres and a maximum ground floor area of 3,500 square metres, and a maximum of one facility shall be permitted.</p>	<p>The Official Plan Amendment included as Appendix “B” to Report PED22129 establishes a maximum gross floor area of 12,900 square metres for a warehouse (mini storage facility). Any additional gross floor area beyond 12,900 square metres would not comply with the maximum gross floor area of the Official Plan. The proposed modification to restrict the maximum gross floor area to 12,900 square metres is to ensure that the Site Specific Zoning By-law carries forward this restriction.</p> <p>In addition, the proposed modification is required in order to put a limit on the proposed use which would otherwise be unrestricted given the modification to exempt a warehouse (mini storage facility) from the overall maximum gross floor area of 45,058 square metres.</p>

<p>2.3 (a) of By-law 10-081 – Maximum Gross Floor Area of a mini storage facility (Continued)</p> <p><i>** Staff Recommended Modification</i></p>			<p>The modification to restrict maximum ground floor area to 3,500 square metres is to ensure that the warehouse (mini storage facility) is developed as a multi storey development, as opposed to a 12,900 square metre single storey development.</p> <p>Therefore, the proposed modification can be supported.</p>
<p>2.3 (e) of By-law 10-081 – Setbacks</p> <p><i>** Staff Recommended Modification</i></p>	<p>Minimum setback of 6.0 metres from Centennial Parkway North, 2.0 metres from Warrington Street and 14.0 metres from South Service Road.</p>	<p>Minimum setback of a warehouse (mini storage facility) of 50.0 metres from a street line.</p>	<p>A warehouse (mini storage facility) represents an appropriate use for the interior of the site, however as the use is both largely a car-oriented use and a use that is anticipated to have limited activity, it does not represent an appropriate use to be established along a street edge. The proposed minimum setback will therefore ensure that a warehouse (mini storage facility) is directed towards the interior of the subject lands and not along a street.</p> <p>Therefore, the proposed modification can be supported.</p>
<p>2.3 (i) of By-law 10-081</p> <p><i>** Staff Recommended Modification</i></p>	<p>That the site specific regulations shall apply to the entire property as if it were one lot, regardless of any future consent(s).</p>	<p>Shall not apply.</p>	<p>Through the review of the applications a potential non-conformity with respect to landscaping for the lands at 560 Centennial Parkway North was identified. A non-conformity at 560 Centennial Parkway North has the potential to create a By-law non-conformity issue for 510 Centennial Parkway North as a result of section 2.3 (i) of By-law No. 10-081. The property at 560 Centennial Parkway North is not subject to the application for Zoning By-law Amendment and therefore any non-conformities at 560 Centennial Parkway North cannot be addressed through the current Zoning By-law Amendment Application.</p>

<p>2.3 (i) of By-law 10-081 (Continued)</p> <p><i>** Staff Recommended Modification</i></p>			<p>The proposed modification is to ensure that any non-conformities with respect to landscaping does not impact the By-law conformity of the subject lands, while maintaining the section 2.3 (i) of By-law No. 10-081 for all other provisions such as internal setbacks, accesses, parking, etc.</p> <p>Therefore, the proposed modification can be supported.</p>
<p>2.3 (j) of By-law 10-081 – Definition of a Warehouse</p> <p><i>** Applicant Requested Modification</i></p>	<p>Definition of warehouse does not specifically identify that a mini storage facility as being a warehouse use.</p>	<p>To revise the definition so that a mini storage facility is considered to be a warehouse use.</p>	<p>A warehouse use was permitted on the subject lands as part of the site specific zoning that was previously established for the site back in 2010. The definition of a warehouse included in the site specific zoning did not include a mini storage facility as being defined as a warehouse use. A mini storage facility has been included in the definition of a warehouse under the City of Hamilton Zoning By-law No. 05-200 and the proposed modification is therefore seeking to apply the definition of a warehouse in the 05-200 By-law to the subject property.</p> <p>Therefore, the proposed modification can be supported.</p>
<p>Section 18A – Parking and Loading Requirements</p>			
<p>18A (1) (a) – Parking Requirements</p>	<p>A warehouse requires parking at a rate of 1 space per 115.0 square metres of floor area.</p>	<p>To require parking for a mini storage facility at a rate of 1 space per 30 square metres of floor area for the office component only.</p>	<p>The proposed modification is consistent with the parking rate that applies to a warehouse in the City of Hamilton Zoning By-law No. 05-200.</p> <p>In addition, the proposed concept plan identifies 16 parking spaces and therefore would exceed the six parking spaces required based on the modification.</p> <p>Therefore, the proposed modification can be supported.</p>
<p>18A (1) (d) – Loading Space Dimension</p>	<p>A loading space is required to have a minimum depth of 18.0 metres, a width of 3.7 metres, and a clearance height of 4.3 metres.</p>	<p>To permit a loading space with a depth of 10.5 metres, a width of 3.7 metres and a clearance height of 3.9 metres.</p>	<p>The proposal is for a warehouse (mini storage facility) which typically are served by personal vehicles and trucks. The typical depth of a personal vehicle and rental moving truck will be less than the proposed 10.5 metres and the typical height of a personal vehicle or rental moving truck will be less than 3.9 metres.</p>

18A (1) (d) – Loading Space Dimension (Continued)			<p>Therefore, the proposed dimensions of a loading space will be sufficient to accommodate the vehicles that are anticipated to use the proposed loading space. Should any restrictions be necessary for the restriction of certain types of trucks that can utilize the loading space, this will be addressed through the Site Plan Control Application.</p> <p>Therefore, the proposed modification can be supported.</p>
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