



July 7, 2022

GSP File No: 21214

Madame Clerk, Mayor Eisenberger and Members of Council
 City of Hamilton
 71 Main Street West
 Hamilton, Ontario
 L8P 4Y5

**RE: 510 Centennial Parkway North, Hamilton
 Council Agenda 22-016: Friday, July 8, 2022
 Item number 6.3: Planning Committee Report 22-011 (July 5, 2022)
 PED22129: UHOPA-21-019 / ZAC-21-041**

At the City of Hamilton Planning Committee Meeting #22-011 held on July 5, 2022, the applications for Urban Hamilton Official Plan Amendment (UHOPA-21-019) and Zoning By-law Amendment (ZAC-21-041) for the lands located at 510 Centennial Parkway North, were denied.

Staff Report (PED22129) clearly articulated the merit of the application and recommended that the proposal be approved for the following reasons:

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

In opposition to these conclusions, Planning Committee Members opined that the approval of the applications would offend Ontario Board Decision PL090764 (from 2010), as well as the policies within the UHOP and the Centennial Neighbourhoods Secondary Plan.

We continue to maintain, with the written support from City of Hamilton Planning Staff, that these applications can be supported on their merit, without concern relating to historical visions for the Site. The City of Hamilton is continually evolving as are trends in retail shopping centres; and the proposal complements the existing uses on the Site while adapting to the changing dynamic of retail trends.

We respectfully request that Council lift the Planning Committee decision for reconsideration and support the approval of the applications, as amended, below. Alternatively, we request that Council defer consideration of the item to allow for additional dialogue to occur, with the item to return to Council on August 12th, 2022.

A summary of the key points to aid in the reconsideration of the decision by Planning committee are provided below:

- The addition of the mini-storage use does not negate the policy that the area caters “primarily” to the weekly and daily shopping needs of residents in the surrounding area. The area continues to primarily cater to those functions. The proposed mini-storage area is only 3.6% of the entire Site area.
- The mini-storage use will complement the existing services and support the existing businesses within the District Commercial designation through increased activity. Furthermore, SmartStop’s operational experience suggests that up to 40% of the end users of the mini-storage units are used by small businesses to support their operations.
- The addition of the mini-storage use does not offend the urban design policies relating to an active public street frontage. This building is located internal to the Site, and the proposed By-law restricts the location of the mini-storage building to be set back a minimum of 50m (164ft) from a public street. All policies relating to design matters adjacent to the public realm will be maintained. In addition, the proposed development will improve the pedestrian experience within the existing shopping centre through the addition of a sidewalk and landscaping.
- The proposed development will contribute to the commercial intensification and build-out of the existing shopping centre while optimizing the use of existing infrastructure. There is an excess of vacant land within the Site (approximately one-third) for which there has been little to no market uptake to develop. SmartCenters acts on the viable interests on its lands across all asset types, and notes that the commercial interest in this site has waned and that it now faces the prospects of future vacancies in light of the impacts associated with the pandemic.
- The addition of the mini-storage use will complement the planned function of the recently approved Centennial Neighbourhoods Secondary Plan. This secondary plan includes Sub-Regional Service Node lands, the limits of which do not include the Site. The Sub-Regional Service Node is one of the priority areas where the City is focusing intensification and density. These planned high density developments include minimal storage space and would stand to benefit from the proposed use.
- It needs to be recognized that the Site is located on former industrial lands and abut a Provincially Significant Employment Zone (PSEZ). While the highest and best use of the lands would likely include a mixed-use development with a high-density residential component, given compatibility factors related to these adjacent lands and environmental factors arising from the Site itself, the potential to add a sensitive land use such as residential on these lands is remote at best. The Risk Assessment tied to the Site would prohibit residential of any kind.

Furthermore, the Risk Assessment would limit most forms of mixed-use development that would require underground components (i.e.: parking garage). As well, residential uses are not currently permitted nor contemplated on the Site per the policy and regulatory direction provided by the UHOP, Centennial Neighbourhoods Secondary Plan, and Zoning By-law.

We continue to highlight the synergy between SmartCenters and SmartStop Self Storage and the successful developments that have thrived in numerous municipalities across Ontario. Users of these facilities, including women and seniors, appreciate and prefer to use self-storage facilities that are located in highly visible, well-lit, accessible locations where there are other people around, such as a commercial plaza; as opposed to secluded industrial parks.

In order to be explicit in the use, and restriction thereof, we request the following revision to Appendix C of Report PED22129 (the draft Zoning By-law), to restrict the mini-storage building to only one, 4-storey building.

Specifically, Appendix C, page 2 of 5, regulation 2 c) should state (bolded words added):

*That in addition to Section **2.1 (a) and 2.3 (a)** of By-law No. 10-081 and Section 2 b) of this By-law, a Warehouse (Mini Storage Facility) shall be restricted a maximum of one Mini Storage Facility, **at a maximum height of four storeys (19.5m to uppermost point)** and to a maximum total gross floor area of 12,900 square metres and maximum ground floor area of 3,500 square metres.*

The addition of the mini-storage use will contribute to the vision of the Centennial Neighbourhoods Secondary Plan and provides a complementary use to the existing and planned function of the area.

Therefore, we would appreciate the reconsideration of the applications for Urban Hamilton Official Plan Amendment (UHOPA-21-019) and Zoning By-law Amendment (ZAC-21-041) for the lands located at 510 Centennial Parkway North (PED22129), as amended in this letter, and welcome further discussion.

Respectfully,



Sarah Knoll, MCIP, RPP
Associate - Senior Planner/Hamilton Manager



Stuart Hastings, MCIP, RPP
Planner

- cc. Steve Robichaud, Chief Planner and Director of Planning, City of Hamilton
Rino Dal Bello, Senior Project Manager – Urban Area, City of Hamilton
Daniel Barnett, Planner 2, Urban Team, City of Hamilton
Allan Scully, Executive Vice President, Development, SmartCentres
Adam Hawkswell, Manager, Development, SmartCentres