

From: Ashley Paton <apaton@bousfields.ca>

Sent: February 27, 2024 10:18 AM

To: clerk@hamilton.ca

Subject: February 28 City Council - Item 6.5 - Planning Committee Report 24-003 - Updates and Amendments to Zoning By-law No. 05-200 - Residential Zones Project (Staff Report PED22154(a)) - Eastgate Square

Good Morning,

On behalf of Hammer GP LP and Hammer GP Services Corp. the owners of the property municipally addressed as 75 Centennial Parkway North, also known as Eastgate Square, we are submitting the enclosed comments regarding Report PED22154(a), specifically the amendments to Section 5 (Parking) of Zoning By-law 05-200 recommended for approval by Planning Committee on February 23, 2024.

I understand the City is dealing with a recent cyber security incident which has affected email services. I will follow-up with a phone call after submitting this email to ensure the Clerk's receipt of the email.

Please let me know if you have any questions.

Thank-you and best regards,

Project No.: 21229

February 27, 2024

Via Email to clerk@hamilton.ca

Office of the City Clerk
City of Hamilton
71 Main Street West
Hamilton, ON L8P 4Y5

**Re: Planning Committee Report 24-003 – February 23, 2024
Updates and Amendments to Zoning By-law No. 05-200 as Phase 2 of the
Residential Zones Project (Staff Report PED22154(a))
Eastgate Square, 75 Centennial Parkway North, City of Hamilton**

We are the planning consultants for Hammer GP LP and Hammer GP Services Corp. (the “Owners”) the owners of the property municipally addressed as 75 Centennial Parkway North, also known as Eastgate Square (the “subject site”). We are writing on behalf of our client to provide comments regarding Report PED22154(a), specifically the amendments to Section 5 (Parking) of Zoning By-law 05-200 recommended for approval by Planning Committee on February 23, 2024.

Background

On August 3, 2023, a Draft Plan of Subdivision (“DPOS”) application was submitted which proposed the division of the subject site into multiple development blocks to facilitate the future redevelopment of the subject site into a vibrant, mixed-use community, with a number of residential buildings, public parkland blocks, a new east-west public road, and a block to retain a significant portion of the existing shopping centre. The DPOS application was deemed complete by the City on September 5, 2023 and is currently under review.

More specifically, the DPOS application proposed the division of the site into ten (10) residential and mixed-use development blocks, three (3) public park blocks, multiple road widenings, and a 20.0 metre-wide east-west public road. Overall, 18 towers at heights ranging from 15-20 storeys in height, and 104 3-storey multiple dwelling units are proposed on the subject site, with approximately 4,000 residential units in total. The future development of the site will occur over four (4) phases of development, as contemplated in the DPOS application submission material.

Our Comments

We are generally supportive of the adopted amendments to Section 5.0 of Zoning By-law 05-200, which include a significant reduction in the residential parking requirements for the subject site. These amendments are supportive of the Council-approved long-term vision of the Centennial Neighbourhoods Secondary Plan which calls for the development of a vibrant, mixed-use area with transit-supportive densities focused around a higher order transit station area specifically by developing on portions of the subject site currently occupied by underutilized, large surface parking areas.

With that being said, the Owners have concerns about the proposed minimum requirements for Electric Vehicle (EV) Parking Spaces where 100% of all *provided* residential parking and 50% of all *provided* non-residential parking will be required to be EV-ready if the amendments are approved as-is.

We request that the approval of the Zoning By-law Amendment, specifically as it relates to the amendments in Section 5 (Parking) of By-law 05-200, be deferred to allow for additional consultation with City staff, landowners, and developers.

In the alternative, we would recommend that the definition of "Parking Space, Electric Vehicle" be revised as follows:

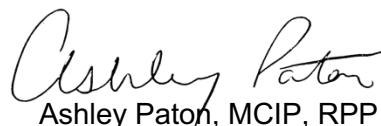
*"Shall mean a Parking Space equipped with electric vehicle charging equipment which provides, or which is capable of providing **at a future date** Level 2, or greater, electric vehicle charging **conduit rough-ins** in accordance with the SAE International J1772 standard, as amended."*

Please do not hesitate to contact the undersigned at dfalletta@bousfields.ca or apaton@bousfields.ca should you have any questions.

Sincerely,
Bousfields Inc.



David Falletta, MCIP, RPP



Ashley Paton, MCIP, RPP

cc. *Hammer GP LP and Hammer GP Services Corp.*
Alana Fulford, City of Hamilton, Residential Zones Project
Brian Hollingworth, City of Hamilton, Director, Transportation Planning and Parking