

**Proposed Self-Storage Facility
First Dundas Leasing Ltd
201 King Street East
City files OPA-08-003 and ZAC-08-011**

The site of the proposed Dundas Business Self-Storage Facility is a vacant 5.2 acre property located on the northwest corner of King Street East and Olympic Drive as shown on the plan below.



These lands are subject to an application for amendments to the City Official Plan and Zoning Bylaw to permit a commercial self-storage facility (City files OPA-08-003 and ZAC-08-011).

The site was purchased by the owner from the Region of Hamilton-Wentworth in 1998 after Region designated the site and adjacent lands for industrial uses, at the request of the Town of Dundas. Historically, the site had been used for gravel excavation and some land filling for many years with no other established land use.

Nearby lands are owned by the City of Hamilton, Hydro One and the Royal Botanical Gardens, and are used for utilities and public open space. The adjacent land uses are shown on the plan below and summarized as follows:

North – Recycling Centre and Solid Waste Transfer Station

East – Hydro One Transformer Station and transmission line

South – Desjardins Canal

West – Dundas Sewage Treatment Plant CSO Tank and Volunteer Marsh



Existing land use surrounding site

The site is within the Urban Area boundary of the City of Hamilton and is intended for development. Over the past 25 years, these lands have been designated as “Utilities” (1982 Town Official Plan), “Industrial” (Official Plan Amendment 27) and “Parkland” (Official Plan Amendment 33).

The current Official Plan designation on the site is “Parkland” which permits private recreation uses. This designation was established in 1998 due to limited soil bearing conditions on the site at the time. However, the City has no intention of establishing a park on the site and the permitted uses in the current zoning are not restricted to public parkland. The current zoning on the site is Park and Recreation PR1 zone exception 85 (H-PR1-FP/S-85) which permits a range of indoor and outdoor commercial recreation, and amusement uses including sports

club facilities, mini golf, and licensed restaurants. The permitted building size is approximately 56000 sq.ft. to a maximum height of 10.5m.

In the Official Plan, the site is subject to several special policies which reflect the location and Conservation Authority floodplain policies as follows:

- Special Policy Area 3 requires that development on the site be floodproofed,
- Special Policy Area 4 requires:
 - o Urban design measures due to the site proximity to nearby wetlands (Cootes Paradise and Volunteer Marsh), and the visible nature of the site from Cootes Drive Olympic Drive, King Street East, and residential areas to the north,
 - o Storm water management to minimize impact on the nearby wetlands
 - o Landscaping of re-graded slopes adjacent to Volunteer Marsh
 - o Site plan control, and
 - o Holding provisions in the site zoning

The site is also within the Cootes Paradise Environmentally Sensitive Area (ESA) which includes the Desjardins Canal, Volunteer Marsh and York Road pond. The Recycling Centre, Solid Waste Transfer Station and the CSO Tank are within the same ESA.

Since 2000, the site has been progressively and legally filled in preparation for development, as required by the floodplain policies of the Conservation Authority and Official Plan. Most of the fill on the site is clay soil from excavation of the adjacent CSO Tank. This material was placed under the authority of Site Alteration Permit 03-209063-00-PF issued by the City of Hamilton on July 11, 2003 and compacted for soil bearing purposes.



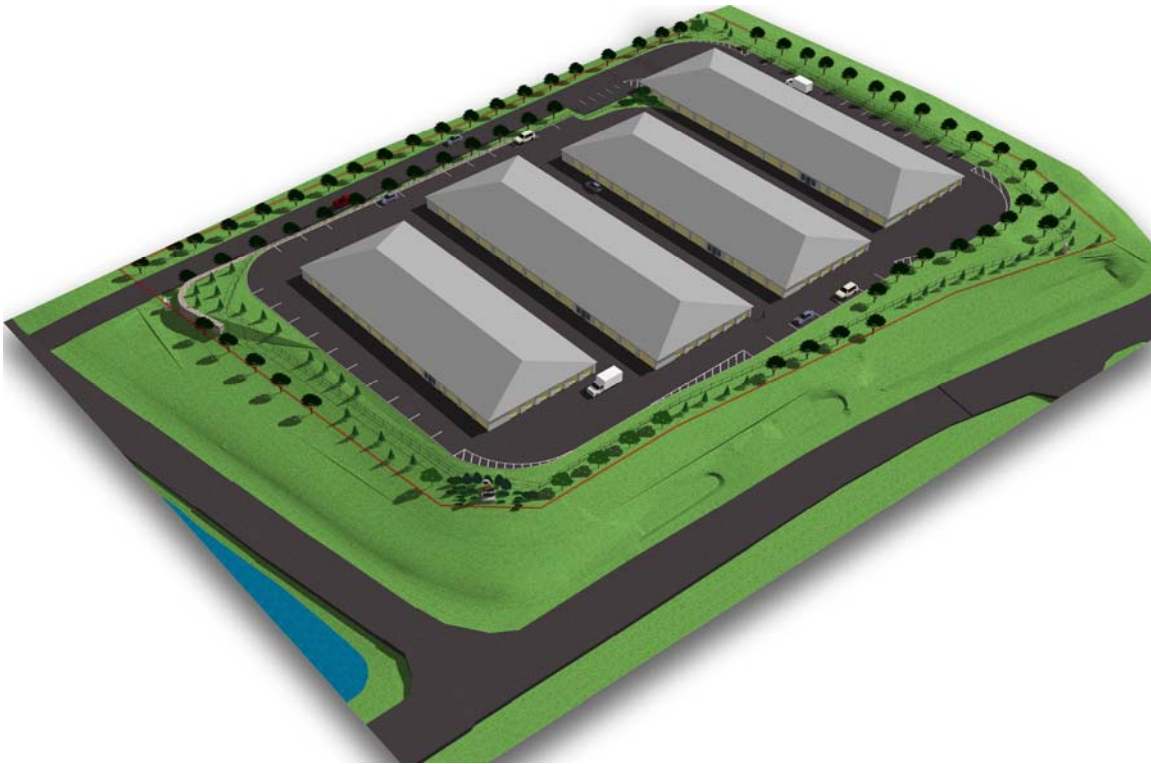
Photo looking south showing existing site conditions, November 2008

The proposal is to develop and operate a commercial self-storage facility to meet the storage needs of private households and business in the community. The facility is expected to consist of four low profile buildings oriented with end walls facing Olympic Drive as shown on the plan below.



Self-Storage Facility Preliminary Site Plan

The proposed single site entrance is located on King Street East adjacent to the CSO Tank. No outside storage of any kind is proposed or permitted. The owner's commitment is to finish all buildings using architectural materials in neutral colours and to implement controlled lighting. Below is a coloured perspective drawing of the proposed self-storage facility.



Aerial view of preliminary site plan

The site requires additional fill and grading to a minimum elevation of 81.3m in order to meet the floodproofing requirements of the Conservation Authority and the Town Official Plan. As a result, the developed site will be more prominent than if no floodproofing was required. To address these conditions and environmental requirements, and to ensure that the facility fits into the local setting, a number of design measures have been included in the proposal, as follows:

- Buildings will be set back 15m from the property lines adjacent to Olympic Drive and King Street East
- Buildings will be set back 7.5m from the property lines at the Recycling Centre and CSO Tank
- Use of retaining walls has been kept to a minimum
- Screen landscaping is proposed along Olympic Drive, King Street East, the Recycling Centre and the CSO Tank
- Restoration landscaping is proposed on the re-graded slopes adjacent to Volunteer Marsh

Below is a photographic simulation of the appearance of the facility on Olympic Drive looking north with screen landscaping.



Photo simulation looking north on Olympic Drive with on-site screen landscaping

A number of technical studies were prepared for the self-storage facility proposal to meet the requirements of the Town Official Plan and to address issues, and concerns as follows:

- Preliminary Grading Plan
- Storm Water Management Report
- Preliminary Site Plan and Landscape Concept
- Scoped Environmental Impact Study
- Geotechnical Consultation Letter Report
- Visual Impact Assessment Overview
- Planning Justification Report

The Scoped Environmental Impact Study found in 2008 that the natural heritage resources of the site are of low quality and low diversity. No provincially or nationally significant species were documented on the site and none are expected given the filled condition of the site, and little vegetation. Future turtle nesting will not be affected since the development will not extend into documented and/or potential turtle nesting sites along Olympic Drive and King Street East. The compacted clay soils within the site boundaries are not conducive to turtle nesting.

The Scoped Environmental Impact Study concluded that the development will not impact the watercourse within the Olympic Drive west ditch or the Cootes Paradise wetlands since the self-storage facility will be set back from the watercourse by a 15m buffer with restoration planting, and storm water quality controls will be implemented as required by the Conservation Authority.

The Scoped Environmental Impact Study also concluded that the development will not impact the Cootes Paradise ESA provided that the following

recommendations are implemented, in addition to the landscape restoration plantings and stormwater quality controls:

- If possible, conduct construction activities outside of breeding bird season
- Reduce light spill into Volunteer Marsh by shielding exterior lights
- Implement standard sediment controls, and
- Implement revegetation in a timely manner using native species

The City of Hamilton Environmentally Sensitive Area Impact Evaluation Group (ESAIEG) and the Conservation Authority are in agreement with the Scoped Environmental Impact Study conclusions and recommendations. ESAIEG requested the opportunity to review landscape plans at the site plan approval stage of development. The Conservation Authority will also review the project details at the site plan approval stage. A permit under the Conservation Authority regulations will be required for the site development.

The Visual Impact Assessment Overview Report examined the effect of the proposed self-storage facility on views of the Niagara Escarpment from different vantage points on King Street East and Olympic Drive taking into account required floodproofing and assuming no screen landscaping as shown below. The report concluded that while buildings on the site will have some impact on escarpment views, most of the impact is due to filling to meet floodproofing standards which is required for any development on the site. The report also concluded that the building location, profile and orientation are appropriate, and maintain escarpment views to the extent possible.



Photo simulation looking north on Olympic Drive without on-site screen landscaping



Photo simulation looking northeast on King Street East without on-site screen landscaping

The geotechnical letter report indicated that soil testing for building foundation purposes determined the presence of methane in the soils on parts of the site due to degradation of native soil deposits (peaty soils, vegetation). The report recommends methane venting in the building design to address public safety.

No City department or review agency raised an objection to the proposed public storage facility. Several departments and agencies identified requirements for the site plan approval stage of development.

The development proposal conforms to the intent of Provincial policy and the City Official Plan, conforms to all engineering, and environmental requirements, and respects the aesthetic considerations of the site and vicinity. The proposed facility is considered appropriate for the following reasons:

- The land use is compatible with adjacent utility and open space land uses
- The land use makes efficient use of existing infrastructure in the form of roads and municipal services
- The site is feasible for the land use taking into account soil stability and active methane venting for public safety
- The land use generally conforms to the requirements of the proposed zone including lot frontage, intensity of use, building height etc.
- The potential direct and indirect environmental impacts have been identified and appropriate mitigation has been recommended for the detailed design and construction stages of development, and
- The proposal incorporates design elements such as building setbacks and landscaping, which are appropriate for the site and setting, and the adjacent land uses, including the requirement to floodproof which is required for any development on the site.

In a planning report dated October 15, 2008 (PED 08248), the City Planning and Economic Development Department staff recommended approval of the Official Plan Amendment and rezoning for the proposed self-storage facility with site specific zoning regulations to implement site development and environmental controls.

At the site plan approval stage of development, detailed design matters will be considered and incorporated into the project including grading, drainage, landscaping, lighting, fencing, architectural building design, and the requirements of the City and review agencies. As stated above, the owner is committed to the use of neutral colours in the architectural finish of the buildings.