



URBAN SOLUTIONS

PLANNING & LAND DEVELOPMENT



Development Charges – Request to Reconsider

260 & 270 Hunter Road

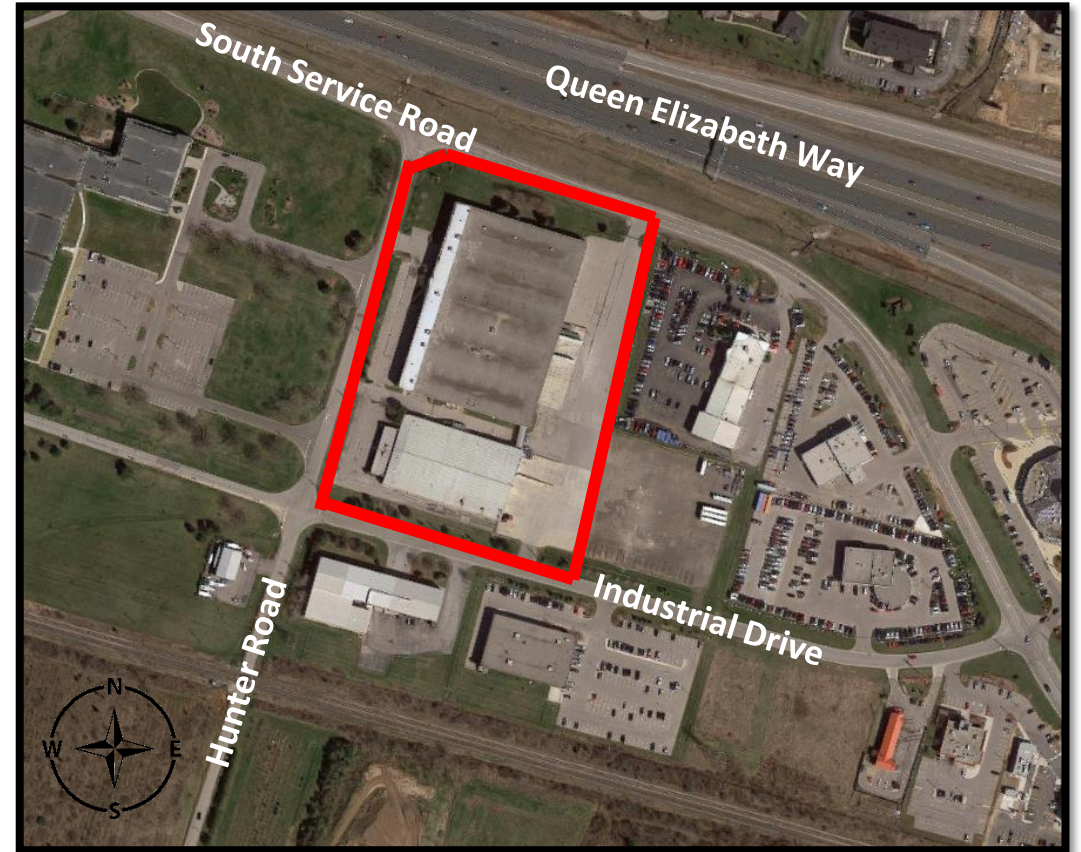
Owner/Applicant: 34 West Avenue N Hamilton Inc. c/o LIUNA

Agent: UrbanSolutions Planning & Land Development Consultants Inc. (c/o Matt Johnston)



SUBJECT LANDS

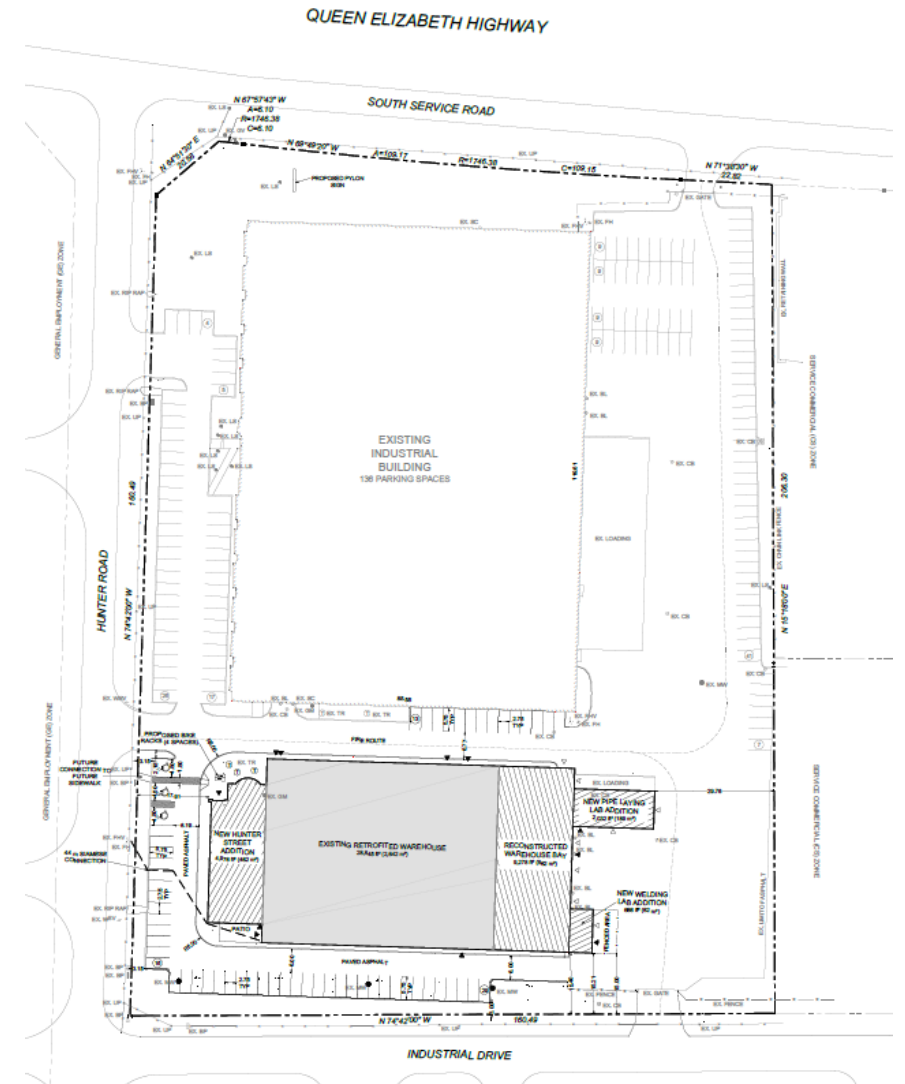
- **Site Area:** 3.32 ha (8.20 acres)
- **Location:** 260 & 270 Hunter Road
- Lands are currently occupied by two (2) commercial buildings fronting onto Hunter Road





SITE PLAN AMENDMENT

- Existing Building – 43,841 sq. ft.
- Proposed Addition – 3,358 sq. ft.
- Total GFA – 47,038 sq. ft.
- Classrooms, Library, Auditorium, Café – 20,311 sq. ft.
- Workshop/Warehouse Training Area – 26,727 sq. ft.





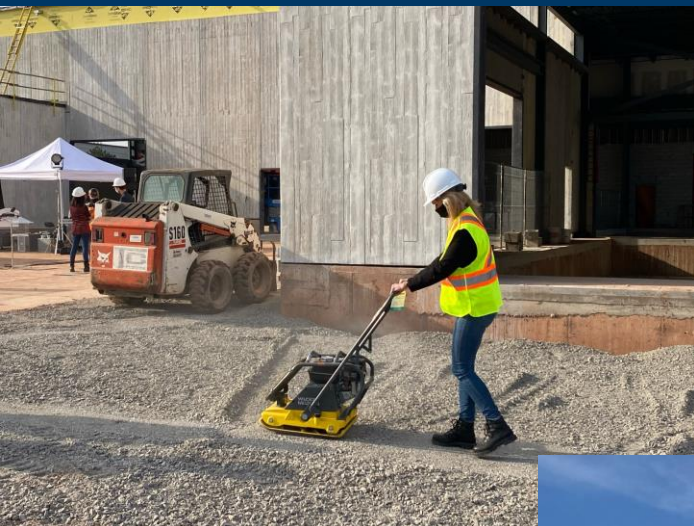
LiUNA Local 837

- Laborers' International Union of North America
- LiUNA Local 837 was first chartered on June 18, 1950, today the local represents 4,000 workers in the Hamilton-Niagara Region.
- Over the years LiUNA Local 837 has become well-known throughout the community, have been involved in non-profit-housing initiatives, banquet and conference centres, and long-term care facilities; creating employment opportunities and training programs.
- LiUNA has 32 training courses in Cambridge, Stoney Creek and St. Catharines which helps employers compete with higher productivity and quality, and at the same time, help workers earn more and work safely on the job.
- This new facility will provide training for approximately 5,000 workers annually.





LiUNA Local 837



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Local 837



CHRONOLOGY

May 18, 2017	Pre-Consultation Meeting for Zoning By-law Amendment
November 20, 2017	Zoning By-law Amendment Approved
December 16, 2019	Site Plan Amendment Approved
March 6, 2020	Development Charges Paid in the Full Amount
June/July, 2021	Training Facility to Open



Development Charge Calculation

Calculation for DC Paid	DC Rate	Square Footage	Calculated DC
Region – Conversion from Industrial to Non-Industrial	\$3.72/sq.ft	43,714sq.ft	\$162,616.08
Region - New Non-Industrial Use	\$8.89/sq.ft	3,358sq.ft	\$29,852.62
Total			\$192,468.70

Requested Calculation for DC	DC Rate	Square Footage	Calculated DC
Region – Conversion from Industrial to Non-Industrial	\$3.72/sq.ft	14,111.49sq.ft	\$52,494.74
Region - New Non-Industrial Use	\$8.89/sq.ft	3,358sq.ft	\$29,852.62
Total			\$82,347.36



Regional Development Charge Calculation

Regional Development Charge Paid	\$192,468.70
Requested Regional Development Charge	\$82,347.36

Difference

Conversion of 43,714 sq. ft. from Industrial to Non-Industrial

Or

Conversion of 14,111.49 sq. ft. from Industrial to Non-Industrial



Industrial VS Non-Industrial

- Construction Training for 5,000 works annually
- Training for Working at Heights, Elevating Work Platform, Forklift Operator, Skidsteer Loading, Health and Safety, Propane, Traffic Control, Mason, Forming, Hand Tools, Sand Blasting, Blueprint Reading
- The Training Centre is for construction related industrial activities.
- On there own, each activity is an industrial one, but because it is being taught, it is inflating the Development Charge as a Non-Industrial Use.



THANK YOU

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