



MHBC
PLANNING
URBAN DESIGN
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ARCHITECTURE

1400 SOUTH SERVICE ROAD EMPLOYMENT LAND CONVERSION REQUEST

General Issues Committee
August 4, 2021

LAND NEEDS AND MARKET NEEDS ASSESSMENT

- Conversion of the lands is not impacting the land needs conclusion
- City Land Needs Assessment confirmed there is surplus employment land, and residential land is required to accommodate growth to 2051.
- Urban Metrics Report identified that proposed mixed use development will provide for more jobs (417) than the current employment land designation (183-233) and that the lands would be slower to develop
- Conversion of these lands will provide residential units within the urban area and support intensification targets by providing a transit supportive density (276 people and jobs / ha)

CRITERIA FOR CONSIDERATION FOR CONVERSION REQUEST

- Opportunity for mixed use, complete community.
- Employment / commercial uses along the frontage, and maintain jobs.
- Not a Provincially Significant Employment Zone (PSEZ).
- Fragmented from existing industrial uses (Stoney Creek Business Park) and separated by QEW, natural feature, CN corridor and Fifty Road.
- Will support any future transit expansion. Fifty / Barton EA is ongoing.



GATEWAY VISION

- Proposed conversion meets the policies of the Growth Plan as:
 - The conversion will maintain a significant number of jobs
 - The lands are not within a PSEZ
- Proposed development would support more jobs than a typical business park / industrial development
- Subject lands are well positioned to assist with residential needs and intensification
- Conversion will not impact the long term viability of any other employment lands



CONCLUSION

- Proposed conversion does not impact land needs conclusions
- Mix of residential and jobs supports intensification objectives
- Supports establishment of a gateway at Fifty Road into Fruitland-Winona and the eastern City boundary
- Proposed mixed use would be a dynamic comprehensively planned development



COUNCIL RESOLUTION REQUEST

We request the following resolution for the lands at 1400 South Service Road, Stoney Creek:

- That the lands be identified for an Employment Conversion to facilitate the development as a mixed use comprehensively planned site, including residential, commercial and office uses

