



# Deferred Employment Land Conversion Requests (City Wide)

Report PED17010(p)  
General Issues Committee  
April 20, 2022

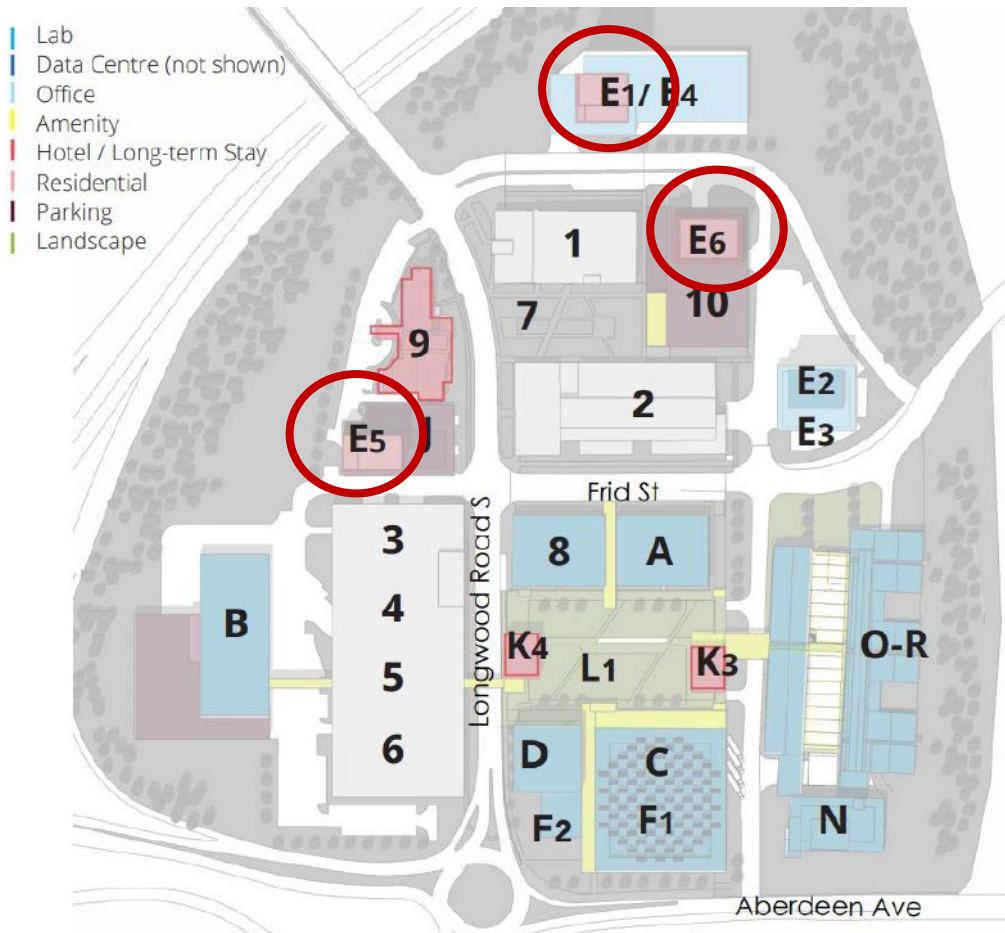
## Background

- Employment Land Review Report PED17010(k) brought forward to GIC on August 4, 2021
  - City has an approximate surplus of 60 hectares of Employment Area designated lands to the year 2051 (as determined by the City's LNA)
  - 53.5 hectares of Employment Area designated lands were supported by GIC for conversion to non-employment designations
  - 6 requests for conversion from private landowners were deferred for consideration at a later date

## Deferred Employment Land Conversion Requests (Report PED17010(p))

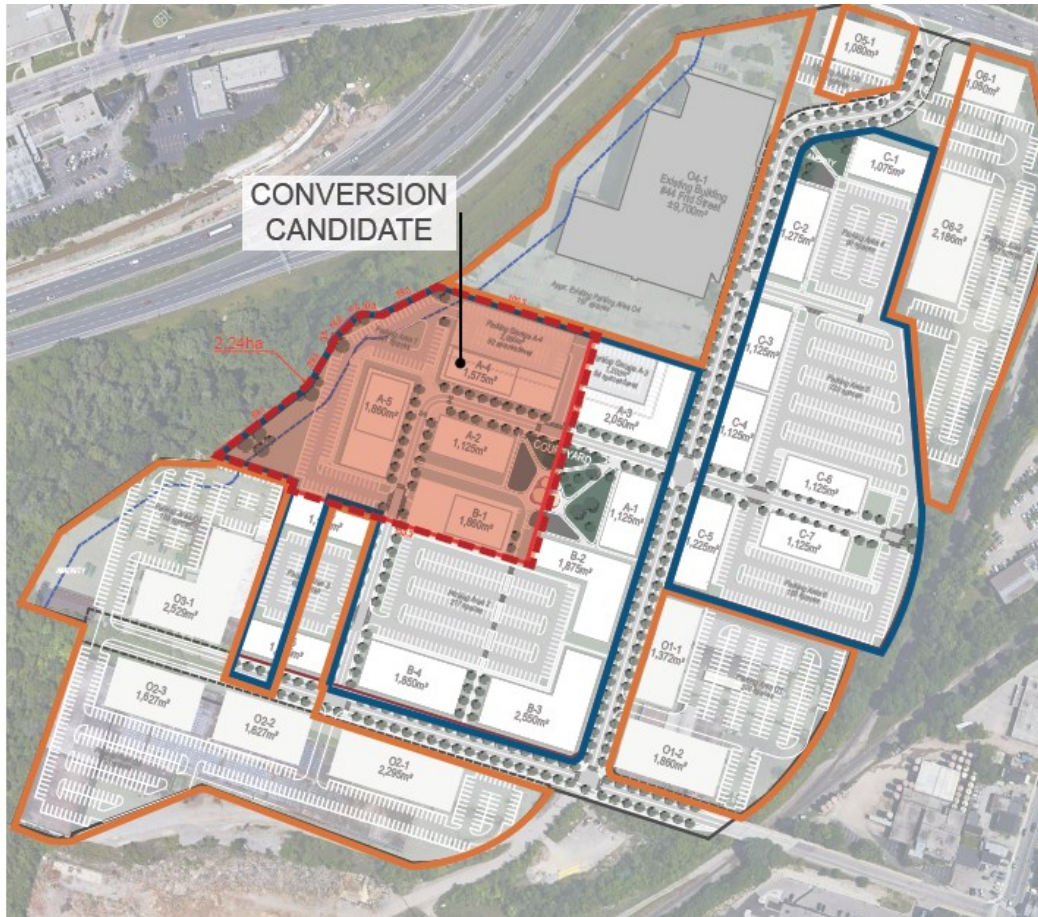
- Staff Report presents final recommendation to GIC for the 6 deferred employment land conversion requests
  - Support for one additional site for conversion (1725 Stone Church Rd E)
  - Refinement to a previous recommendation for conversion in Flamborough
  - Discussion of one additional request for conversion submitted in Feb. 2022
- Appendix “A” provides details on the proposed developments for the 6 deferred sites, analysis based on the Provincial and Local Conversion Criteria, and staff recommendations
- Appendix “B” provides an explanation for the proposed refinement to the previously supported minor refinement in the Flamborough Business Park

# 1. McMaster Innovation Park (MIP) – West Hamilton Innovation District



- Revised Master Plan for MIP
- Existing permissions allow for limited residential use (max 8% of Employment Use GFA, max. GFA 11,500m<sup>2</sup>, 2 res. buildings)
- No conversion requested
- Request to increase permitted GFA for residential uses to allow development of 3 residential buildings
  - GFA 41,341m<sup>2</sup>
  - 17.5% of Employment Use GFA (proposed/existing)
  - 3 buildings (E1- 26 storeys, E6 – 22 storeys, E5, 14 storeys)
- Recommendation: permit increased residential GFA to a max. 15%, limited to 2 buildings (E1 & E6), revised SSP in WHID Secondary Plan

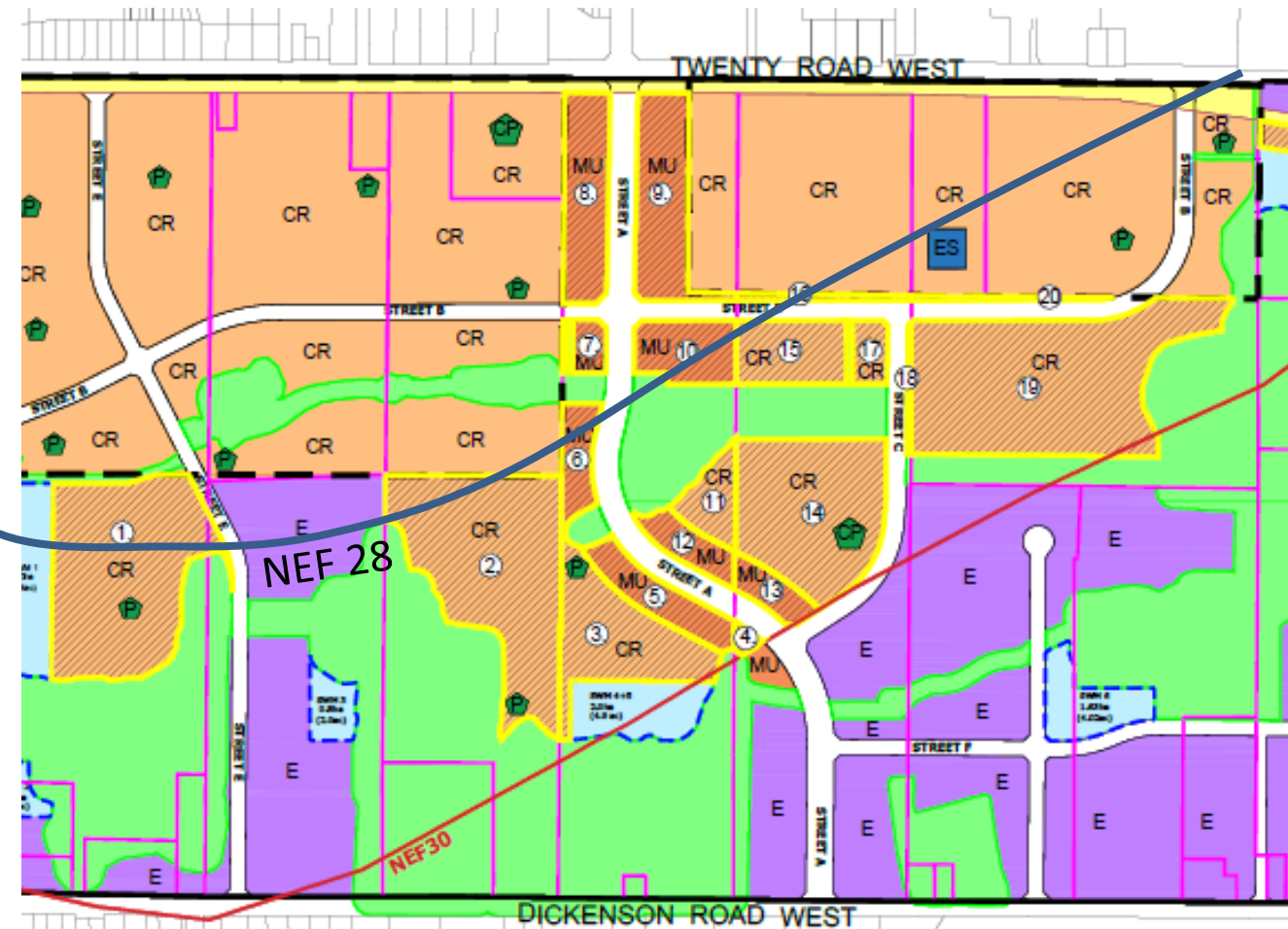
## 2. 70 – 100 Frid Street – West Hamilton Innovation District



- Area of requested conversion: 2.24 ha
- Proposed development of mixed use buildings ranging from 4 – 24 storeys to support redevelopment of this section of WHID
- No existing residential permissions for this area of WHID
- Interior to the business park area
- Some remaining intensive industrial uses (asphalt plant) that compromise introduction of sensitive land uses
- Recommendation: No conversion
- Potential for City to conduct a fulsome review of WHID secondary plan in the future to consider the unique context of the Employment Area

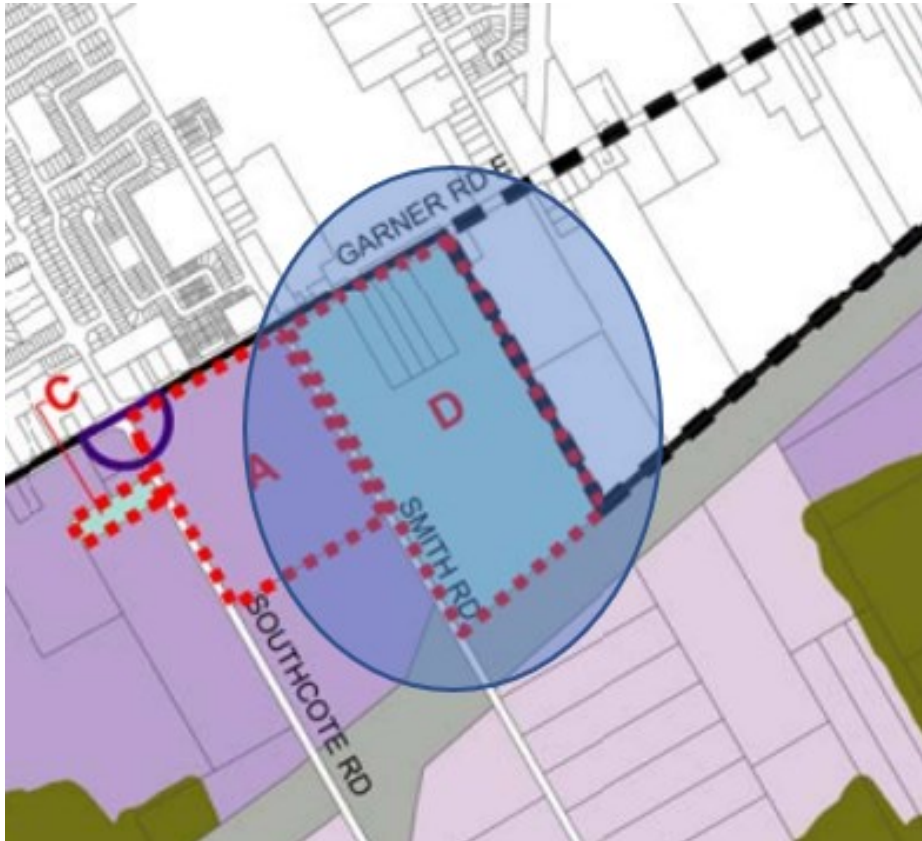


### 3. Twenty Road West Area – Airport Employment Growth District



- Area 55.2 ha (areas shown in yellow boundary)
- Proposed Mixed Use (MU) development along Garth St. extension and Compact Residential (CR)
- Adjacent to rural lands not approved for inclusion in Urban Boundary
- Context with residential is not consistent with adjacent lands
- Area of land could result in Employment Area land supply deficit to 2051
- Recommendation: No conversion

## 4. 700 Garner Road East – Airport Employment Growth District



- Area: 26.6 ha
- Proposed development of mixed uses including residential, institutional, office, and commercial
- Designated Institutional in AEGD, but defaults to Airport Prestige Business if not developed for institutional purposes related to Redeemer College
- Adjacent to rural lands not approved for inclusion in Urban Boundary
- Context with residential is not consistent with adjacent lands
- Area of land could result in Employment Area land supply deficit to 2051
- Recommendation: No conversion
- Staff support revision to Policy B.8.7 of AEGD to remove reference to lands developing exclusively for Redeemer College

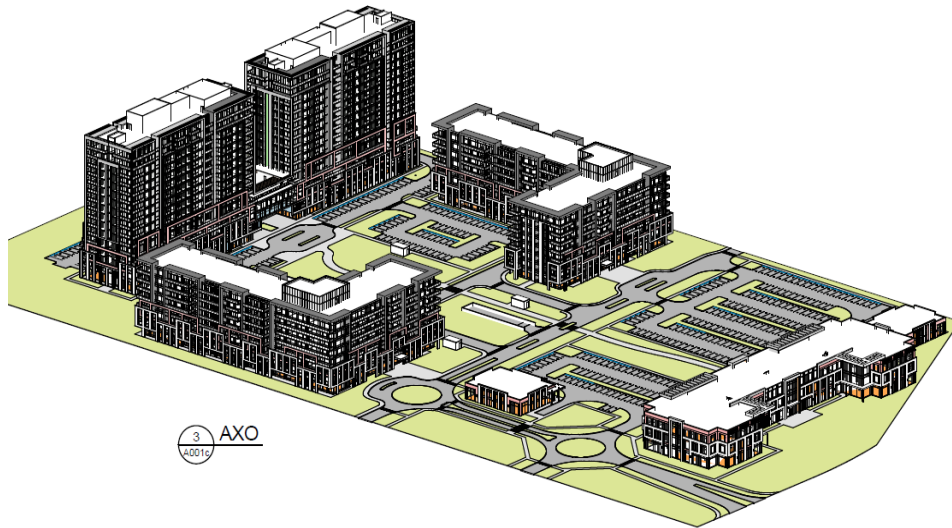
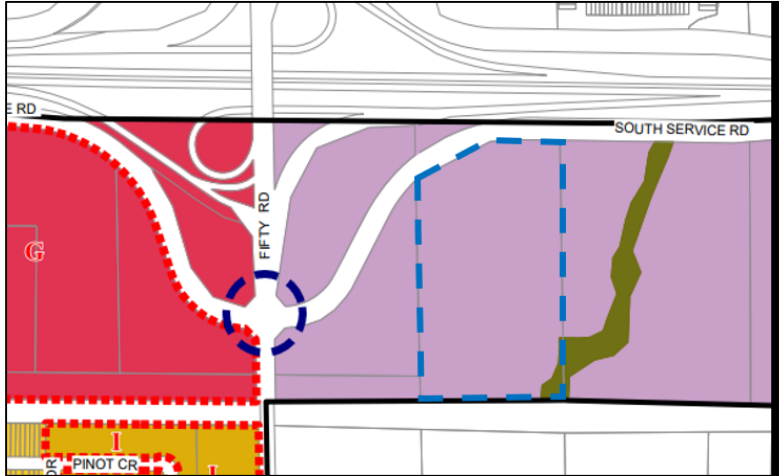
## 5. 1725 Stone Church Road East – Red Hill North Business Park



- Area: 7.4 ha
- Proposed development of commercial and retail uses similar to those in Heritage Green (located east of RHVP)
- No residential or major office uses are proposed
- Need for additional commercial space in the area demonstrated by assessment submitted, and existing sites are fully developed
- Existing mixed context
- Recommendation: Conversion to District Commercial is supported
- Site Specific Policy proposed to prohibit development of sensitive land uses, and to require submission of architectural and urban design guidelines for the site, to ensure consistency with Heritage Green development



## 6. 1400 South Service Road – Stoney Creek Business Park



- Area: 7.2 ha
- Proposed development of 4 multiple dwellings (two 16 storey and two 8 storey) with 986 units, 1 office building (3 storeys), and two 1-storey commercial buildings
- Lands to east and west of site not proposed for conversion
- Active application for OPA / ZBA
- Sanitary servicing and transportation capacity constraints have been identified
- Recommendation: No conversion
- Site Specific Policy proposed - lands may be considered for conversion in future provided servicing capacity can be demonstrated, and lands from Fifty Road to the creek are included (comprehensive development area)

# Refinement to Flamborough Business Park Conversion



- Area 2.0 ha
- Lands are part of utility corridor adjacent to plan of subdivision for business park development
- Lands were mistakenly identified through OPA 107 (Housekeeping) as part of UFE-2
- No conversion is required for this linear area of land as utility designation already applies, and lands inside the employment area are not intended to be converted
- Recommendation: No conversion required

## Additional Request for Conversion - 54 Dundas St. E, Flamborough



- Area 1.4 ha
- Request for conversion to District Commercial designation submitted on February 10, 2022
- Proposed development of Long Term Care
- Adjacent to Niagara Escarpment
- Insufficient time to review proposal in coordination with other agencies within MCR deadline
- Recommendation: No conversion

## Summary of Recommended Employment Land Conversions

Conversions Analysis	Area (hectares)
ELR Conversions (Staff Identified)	35.1
Residential Enclaves	5
Request for Conversion (including deferrals)	9.5
Confederation GO Station	4.0
Council Directed Conversion (1280 Rymal Rd. E / 385 Nebo Rd)	5.3
<b>Total Recommended Conversions</b>	<b>58.9</b>

## Next Steps

- Implementation of Employment Land Conversions through final MCR Official Plan Amendment
  - Municipal Comprehensive Review Public Meeting during Planning Committee on May 17, 2022
  - Submission of final MCR OPA to the Province following Public Meeting





THANK YOU