



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Mayor and Members General Issues Committee
COMMITTEE DATE:	May 4, 2022
SUBJECT/REPORT NO:	GRIDS 2 and Municipal Comprehensive Review – Follow-up Regarding Deferred Employment Land Conversion Requests (PED17010(r)) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Lauren Vraets (905) 546-2424 Ext. 2634
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That the Municipal Comprehensive Review (MCR) Official Plan Amendment (UHOP Conformity Amendment), which is being brought forward to the Planning Committee on May 17, 2022, include the following amendment to implement the recommendations of the City’s Employment Land Review:
 - (i) Revisions to the existing Area Specific Policy – A in the West Hamilton Innovation District Secondary Plan for McMaster Innovation Park, as outlined in Appendix “B” to Report PED17010(r);
- (b) That the matter regarding the employment land conversion request for the lands located at 1400 South Service Road be deferred until a later phase of the City’s current Municipal Comprehensive Review, based in the review and assessment of land use options for the south-east quadrant of the Queen Elizabeth Way (QEW) and Fifty Road area.

EXECUTIVE SUMMARY

As part of the City’s current Municipal Comprehensive Review (MCR), Planning Staff have been undertaking an assessment of the City’s Employment Area designated lands

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OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

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and opportunities for conversion to non-employment designations. On April 20, 2022, Planning Division staff presented Report PED17010(p) to the General Issues Committee (GIC) to provide final recommendations for six outstanding deferred conversion requests resulting from a previous Employment Land Conversion report in August 2021 (PED17010(k)). Committee directed staff to further defer the recommendations for Site Specific policies for two sites until the next GIC meeting (May 4, 2022). The intent of the further deferral was to give staff additional time to consider the site specific policy wording that would apply to each property.

Report PED17010(r) presents the staff recommendations for the McMaster Innovation Park – West Hamilton Innovation District and the lands located at 1400 South Service Road in Stoney Creek.

The revised site specific policy proposed for McMaster Innovation Park will be implemented through the final MCR Official Plan Amendment, to be presented to Planning Committee on May 17, 2022.

For the lands known as 1400 South Service Road, it is proposed that the conversion request be deferred until such a time as Planning Division staff have completed a land use assessment for the south-east quadrant of the Queen Elizabeth Way (QEW) and Fifty Road area and presented the assessment to Planning Committee and Council.

Alternatives for Consideration – See Page 7

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: The recommendations of the Employment Land Review will be implemented through the GRIDS2 and MCR Official Plan Amendment, and the Province is the final approval authority for this forthcoming Official Plan Amendment (OPA).

HISTORICAL BACKGROUND

As part of the City's current MCR, Planning Staff have been undertaking an assessment of the City's Employment Area designated lands and opportunities for conversion to non-employment designations. The following reports have been presented to GIC with respect to the Employment Land Review:

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- November 19, 2019 – draft Employment Land Review (Report PED17010(f));
- August 4, 2021 – Employment Land Review (Report PED17010(k)); and,
- April 20, 2022 – Deferred Employment Land Conversion Requests (PED17010(p)).

As a result of the presentation of Report PED17010(p) on April 20, 2022, GIC directed staff to defer the recommendations for site specific policies for two sites: McMaster Innovation Park (MIP), and 1400 South Service Road. The further deferral of recommendations for these two sites was to allow staff additional time to consider revisions to the proposed site specific policies.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

A complete review of provincial and local employment policies was provided in Report PED17010(k). No provincial or local policies related to employment or employment conversions have been changed since that time.

RELEVANT CONSULTATION

City Department Consultation

Economic Development Division staff have reviewed the proposed revision to the site specific policy wording for McMaster Innovation Park and support the Planning Division staff recommendation.

External Consultation

Planning Division staff have met with the representatives for both MIP and 1400 South Service Road regarding site specific policies for the two sites.

Representatives from MIP have confirmed that they support the staff proposed revision to their site specific policy.

Representatives for 1400 South Service Road have indicated they would support deferral of consideration of the conversion request until a later phase of the City's MCR.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

1.0 McMaster Innovation Park (MIP)

Through Report PED17010(p), Planning Division staff recommended that the existing Site Specific Policy (Area A) for MIP in the West Hamilton Innovation District Secondary Plan be modified to permit the development of two multiple dwellings in mixed use

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buildings, geographically clustered in the north east quadrant of the site. The proposed revision to the existing site specific policy also capped the gross floor area (GFA) for the residential uses to a maximum of 15% of the GFA for all existing and proposed employment uses.

MIP expressed concern with the proposed policy wording presented in Report PED17010(p) that requires the residential uses to be clustered in one area and be limited to locating within two buildings. Staff had previously included this draft policy based on the location of two proposed residential buildings in the north east quadrant of the site presented on MIP's revised Master Plan. These two proposed mixed use buildings did not present concerns with respect to compatibility with existing and future employment uses based on the Land Use Compatibility Study submitted by MIP.

To address the locational concerns for the residential uses expressed by MIP, a revised policy has been proposed for consideration (see below and Appendix "B" attached to Report PED17010(r)) which removes the restriction on the number and location of multiple dwellings (see strikethrough) while also ensuring that the City retains the ability to review the compatibility of any sensitive land uses when they are proposed through the development approvals process (see bold and highlighted):

"6.4.10.1 In addition to Policy B.6.4.3.1 – General Development Policies, the following policies shall apply to the lands shown as Site Specific Policy – Area A - McMaster Innovation Park on Map B.6.4-1 - West Hamilton Innovation District – Land Use Plan:

a) Educational, residential **multiple dwellings** and commercial uses permitted ancillary to McMaster Innovation Park shall be developed in accordance with the long-term vision to create a dynamic, integrated state-of-the-art research community that shall foster innovation, entrepreneurialism and creativity. **Residential Uses shall be subject to the following policies:**

i) **Multiple dwellings in mixed use buildings shall be permitted;**

~~ii) Multiple dwellings will be clustered in the North East quadrant of the site;~~

~~iii) A maximum of two multiple dwellings shall be permitted;~~

ii) **The Gross Floor Area for multiple dwellings shall be limited to a maximum of 15% of the total gross floor area of all existing and proposed buildings, which are to be used for other**

permitted M1 uses, located on the said lands, save and except for the following uses:

- a. Educational Establishments;
 - b. *Multiple Dwelling(s)*;
 - c. Commercial Parking Facilities; and,
 - d. Warehouse (as a primary use);
- iii) The development of any *multiple dwellings* or *sensitive land uses* shall require the submission and implementation of a Land Use Compatibility study to the satisfaction of the City to demonstrate that the use avoids, or where avoidance is not possible, minimizes and mitigates any adverse impacts on employment uses permitted through Policy B.6.4.3.3. The Land Use Compatibility study shall be submitted as part of a Complete Application in accordance with Section F.1.19 of Volume 1;
- iv) The Zoning By-law shall regulate matters related to timing and sequencing of residential development to ensure that any residential use permitted on the site is proportional to the development of the established employment uses within McMaster Innovation Park; and,
- v) The Zoning By-law shall regulate matters for residential use, among other regulations as required – including, building heights, parking requirements, and other site-specific performance standards for development.”

2.0 1400 South Service Road

The Staff recommendations provided in Report PED17010(p) did not support the lands at 1400 South Service Road in the Stoney Creek Business Park for conversion. However, staff did recommend the addition of a proposed Site Specific Policy for the subject lands to provide additional criteria to consider, should the lands be reviewed for conversion through a future Municipal Comprehensive Review conversions request.

“B.7.4.18.X For the lands located on at 1400 South Service Road, designated Business Park, shown as Site Specific Policy – Area X on Map B.7.4-1 – Fruitland Winona Secondary Plan – Land Use Plan, the City shall assess of the appropriateness of these lands as Employment – Business Park designated lands during the next

Municipally Initiated Comprehensive Review, and may consider a conversion to other non-employment uses. The assessment for conversion shall consider, but not be limited to the following factors:

- a) There is sufficient City-wide employment land supply;**
- b) Any proposed development would support planned local and/or regional transit services;**
- c) There is sufficient infrastructure capacity in the area, specifically with regard to sanitary servicing and transportation;**
- d) The development area includes adjacent lands on the block, from Fifty Road to Fifty Creek, and is developed as part of a complete community in a manner that is transit supportive; and,**
- e) The proposed development is able to satisfy provincial and local employment land conversion criteria.”**

Staff received correspondence from MHBC Planning Ltd. (the Applicant), retained on behalf of Losani Homes (the land owner), requesting an alternative Site Specific Policy for 1400 South Service Road. Specifically, the applicant has requested policy wording that would permit consideration of a conversion for the lands to non-employment uses outside of the City’s MCR process. The Applicant’s proposed policy wording is attached as Appendix “A” to Report PED17010(r).

Staff note that the Applicant has a current application for Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) (File UHOPA-21-018 & ZAC-21-039) with the City to redesignate and rezone the lands for mixed use and high density residential development.

In light of the Applicant’s ongoing OPA / ZBA application, Planning staff recommend that the conversion request for 1400 South Service Road be deferred until a later stage in the City’s MCR process. Planning Division Staff will be undertaking a land use assessment of the lands in the south-east quadrant of the QEW and Fifty Road area. As part of this assessment, staff will be consulting with all affected landowners and Metrolinx. A decision regarding the Applicant’s OPA / ZBA application for the proposed development will inform a future determination of an employment land conversion through the City’s on-going MCR.

3.0 Next Steps

The modified Site Specific Policy for MIP, should it be approved as recommended, will be incorporated into the final MCR Official Plan Amendment wording, to be presented to Planning Committee on May 17, 2022. Planning Division staff will forward the Council approved MCR Official Plan Amendment to the Province to meet the conformity deadline of July 1, 2022.

ALTERNATIVES FOR CONSIDERATION

Council could choose to provide alternate direction to staff with respect to one or both of the deferred employment conversion requests discussed in Report PED17010(r).

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Economic Prosperity and Growth

Hamilton has a prosperous and diverse local economy where people have opportunities to grow and develop.

Built Environment and Infrastructure

Hamilton is supported by state of the art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

APPENDICES AND SCHEDULES ATTACHED

Appendix “A” to Report PED17010(r) – Letter from MHBC Planning on behalf of Losani Homes (dated April 19, 2022)

Appendix “B” to Report PED17010(r) – Changes proposed to MIP Site Specific Policy – Area A

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