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April 19, 2022

Stephanie Paparella  
Legislative Coordinator  
Office of the City Clerk  
71 Main Street, West, First Floor  
Hamilton, ON  
L8P 4Y5

Dear Ms. Paparella:

**RE: Comments on Municipal Comprehensive Review and Land Needs Assessment –  
1400 South Service Road, Flying J  
OUR FILE: 14196R**

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On behalf of our client, Losani Homes, we have been involved with discussions with City staff and made several submissions as part of the Municipal Comprehensive Review and GRIDS 2 process for the 'Flying J' lands located at 1400 South Service Road, Stoney Creek, hereinafter referred to as the subject lands. The purpose of the request and submissions has been to request the conversion of 7.33 ha of land for a proposed mixed use development, including both employment (office and commercial) and residential uses.

We have made a number of submissions to City staff and submission to the General Issues Committee on August 4, 2021 and November 18, 2021. The subject lands were part of the Council motion on August 13, 2021 and deferred from consideration of GRIDS 2 and Municipal Comprehensive Review.

A formal Official Plan Amendment and Zoning By-law Amendment application was submitted for the lands in August, 2021 for a mixed use redevelopment and is currently under review by staff and agencies. The proposed application provides for a density of 276 people and jobs per hectare and will contribute to the 80% intensification target within the Built-Up Area.

In the Fall of 2021, Council made the decision to implement a no boundary expansion option. At the November 9, 2021 GIC meeting, the Final Land Needs Assessment was presented and City Council made the decision in November 9, 2021 to. This Report noted that a final decision on the lands deferred for employment land conversion consideration was outstanding.

Given the no urban boundary expansion option, which was adopted by Council, it is our understanding that additional opportunities for intensification and residential development within the City's existing urban boundary are required. The conversion of the subject lands for development of a mixed use community will support the 'no urban boundary expansion' option as it will provide new housing to

accommodate forecasted population within the existing Urban Area, and maintain jobs at a similar density to the target of the employment lands designation.

### **Proposed Revised Site Specific Policy Modification**

We have reviewed the Staff Report (PED17010) and City staff's analysis regarding the proposed conversion and the proposed special policy language, and propose the following as a revised special policy:

*"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 policy recognizes the transition of lands from employment area to a range of other non-employment uses is proposed during the planning horizon of this Plan. For the purposes of this Plan and consideration of a future site specific amendment to redesignate the lands for other uses on the lands, the subject lands shall not be considered as employment area. The justification for conversion of the lands as part of the City's municipal comprehensive review is based on the lands providing a mixed use development with a minimum number of jobs on the lands and intensification of residential uses to assist in achieving the City's intensification targets and housing needs. A site specific Official Plan amendment to redesignate the lands to expand the range of uses, shall consider the following factors:*

- a) A minimum of 417 jobs along the QEW frontage to support the City-wide employment targets;*
- b) A mixed use development based on transit-supportive design objectives;*
- c) There is sufficient infrastructure capacity in the area, specifically with regard to sanitary servicing and transportation; and;*
- d) The development area considers the potential development of 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."*

The proposed special policy will allow for a site specific application on the subject lands outside of the Municipal Comprehensive Review process, while ensuring the City's concerns related to employment, the development of the adjacent lands, and infrastructure capacity are addressed.

The following provides a summary of key points to consider for the proposed modified special policy request:

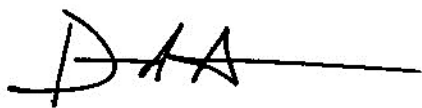
- The subject lands are not identified as a Provincially Significant employment Zone (PSEZ).
- The proposed special policy language recognizes the lands as an area in transition from traditional employment to mixed use. Existing land use permissions already include a range of commercial and population related uses and prohibit intensive industrial uses.
- The mixed use proposal maintains a significant number of jobs (over 400 jobs). The City's Land Needs Assessment Report completed in November, 2021 (PED 17010 Appendix N) and The Watson & Associate's Land Needs Assessment Peer Review (PED 17010 Appendix B) identifies that the employment area density assumes a density of 39.5 jobs per hectare, and currently the UHOP targets 37 jobs per hectare. The proposed development would provide for an employment density of approximately 37 jobs per hectare for the employment portion of the lands.

- Proposes additional residential units (986) in existing Urban Area to assist with addressing the forecasted housing and population requirements in a comprehensively planned with a transit supportive density that will assist in meeting the City's residential intensification targets.
- The MTO lands to the west are unlikely to be developed by MTO for employment uses, and could be considered as part of the overall comprehensive development of these lands
- Provides opportunity for housing choice in the form of apartment units in the Fruitland-Winona Secondary Plan Area that is not currently planned within the area and introduces potential for attainable and rental housing.
- Provides a transit supportive density for any future transit investments in the area.
- The Land Needs Assessment identified a surplus of employment lands, therefore conversion of the subject lands does not impact the long term supply of employment land.
- Details associated with the development of adjacent land, land use compatibility and infrastructure can be addressed through a site specific Official Plan Amendment and Zoning By-law Amendment application.

**We request that the General Issues Committee consider the revised special policy wording for input into the draft Official Plan Amendment.**

Yours truly,

**MHBC**

A handwritten signature in black ink, appearing to read 'DAA', followed by a long horizontal line extending to the right.

David Aston, M.Sc., MCIP, RPP  
Vice President, Partner

cc. Fred Losani, William Liske, Heather Travis