



MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

1400 SOUTH SERVICE ROAD EMPLOYMENT LAND CONVERSION REQUEST

General Issues Committee

May 4, 2022

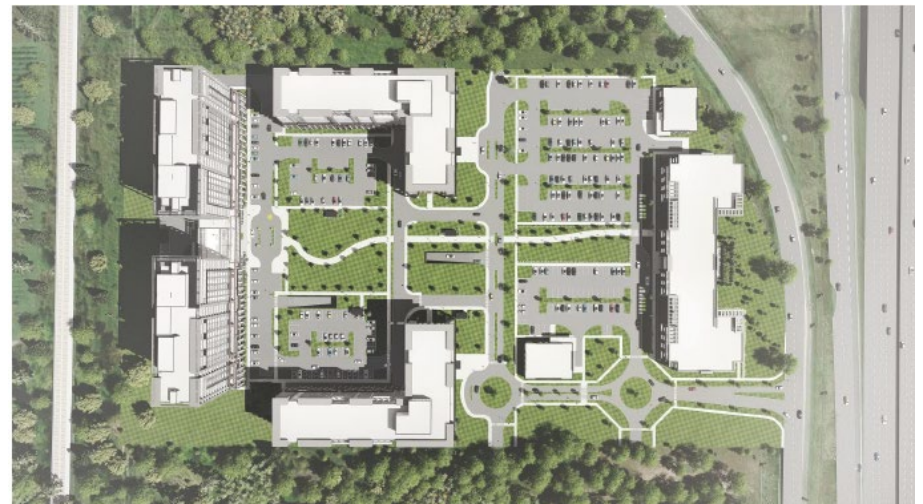
GATEWAY VISION

- Losani proposes a comprehensively planned, transit supportive mixed use development with:
 - Minimum of over 400 jobs, greater than the density in the City LNA
- 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 in the Urban Area / Built Up Area
- Conversion will not impact the long term viability of any other employment lands and lands not within a PSEZ



PREVIOUS SUBMISSIONS AND PLANNING APPLICATIONS

- Previous submissions have been made to allow review of the conversion criteria and discussions with City staff
- OPA and ZBA applications submitted in August, 2021 – continue to be under review by staff and agencies



SUMMARY

- We support the City's recommendation for deferral to allow time for the land use assessment and further consideration of the ongoing site specific Official Plan Amendment and Zoning By-law Amendment applications

