

October 8, 2019

Walter Basic and Amy Shanks
Planning Department
Town of Grimsby
160 Livingston Avenue
Grimsby, ON
L3M 4G3

**RE: 362 & 398 North Service Road, Grimsby (Fifth Wheel Lands)
Town File Nos. 26OP-16-1805, 26Z-16-1803, 26T-16-1801
Fifth Wheel Employment Strategy
OUR FILE 141961**

The following provides an employment strategy as it relates to the Fifth Wheel Lands, 362-398 North Service Road, in the Town of Grimsby. The Town and Region have requested additional information as it relates to the proposed development and the implementation of the employment overlay policies in the Official Plan.

Employment Area Policy

The following policy in the Winston Road Secondary Plan provides guidance on the employment area overlay shown on Schedule F of the Official Plan:

- 11.3.3.2 h) *Lands immediately abutting the QEW and the portion of North Service Road east of Casablanca Boulevard within the employment overlay area as shown on Schedule F shall be reserved for employment generating uses permitted in Section 11.3.3.1a). The balance of the designation not within the employment overlay area shall be permitted and encouraged to be developed for a broad mix of uses as permitted in Section 11.3.3.1a). The Town will require a comprehensive plan of each site which demonstrates how the opportunities for employment generating land uses will be incorporated into the first phase of development.*

We note that there is no minimum employment area requirement established in this policy.

Floor Area of Employment Uses

The calculation of the amount of employment generating uses has been prepared based on the employment area overlay as shown on Schedule F of the Official Plan. The area of the site included in the overlay is **1.846 hectares**.

The Growth Plan, revised on July 1, 2019, provides a revised density target for the Region of Niagara of **50 people and jobs / hectare**.

Based on the requirement of 50 people and jobs per hectare, the requirement is for 92 jobs on the subject lands.

The Town of Grimsby Development Charges Background Study provides a rate of 550 square feet per employee for commercial / population related land uses, and the Region of Niagara Development Charges Background Study provides a rate of 500 square feet per employee. Population related employment includes categories which relate primarily to population growth within the municipality.

We have prepared the following analysis, based on the area of the entire employment overlay as shown on Schedule F (1.846 hectares), and the requirement for 92 jobs.

Type of Use	Square Feet / Employee	Total Jobs	Total Square Feet
Commercial / Population Related – Town of Grimsby	550	92	50,600
Commercial / Population Related – Region of Niagara	500	92	46,000

In summary, a range of 46,000 to 50,600 square feet are required to achieve the minimum density targets. A minimum of 46,000 square feet will be required through the site specific zoning by-law.

It should be noted that the calculation does not include 'no fixed place of work' or 'work from home' jobs which will be generated on site.

Location of Proposed Employment Uses

Through the review of the proposed applications, the Town and Region have expressed a preference to have the employment uses consolidated into one block on the draft plan of subdivision.

It is confirmed that the employment generating uses will be provided primarily within Block 4 (Building E & Building F) on the proposed Draft Plan of Subdivision, dated October 8, 2019. A portion of employment uses are also proposed in Block 2 (Building A & Building B) to allow for a portion of employment uses to be constructed within the first phase of development, as required in the Official Plan. The total employment uses provided within the blocks identified above will be required to have a total square footage of 46,000 square feet, and implemented in the site specific zoning by-law.

In addition to the above, it is our understanding that all buildings are permitted to have office uses, as well as supporting commercial uses as permitted in the Official Plan and site specific zoning by-law.

Function and Parking

Parking for employment generating uses will be provided in the underground parking levels. Additional parking for short term visitors to the employment generating uses will be provided along the internal road network.

Yours truly,
MHBC

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

David W. Aston, MSc, MCIP, RPP
Partner

A handwritten signature in black ink, written in a cursive style that reads 'Smirtitsch'.

Stephanie Mirtitsch, BES, MCIP, RPP
Planner