

City of Hamilton

Hamilton Airport Employment Growth District (AEGD) - Phase 1

PUBLIC INFORMATION CENTRES

May 21 and 27, 2008



Agenda

- Welcome and Introductions (Guy Paparella, City of Hamilton)
- Overview of Planning Context & Secondary Planning - Land Use Report (Ann Joyner, Dillon Consulting)
- Infrastructure Master Plans (Bill Allison, Dillon Consulting)
- Next Steps (Guy Paparella)

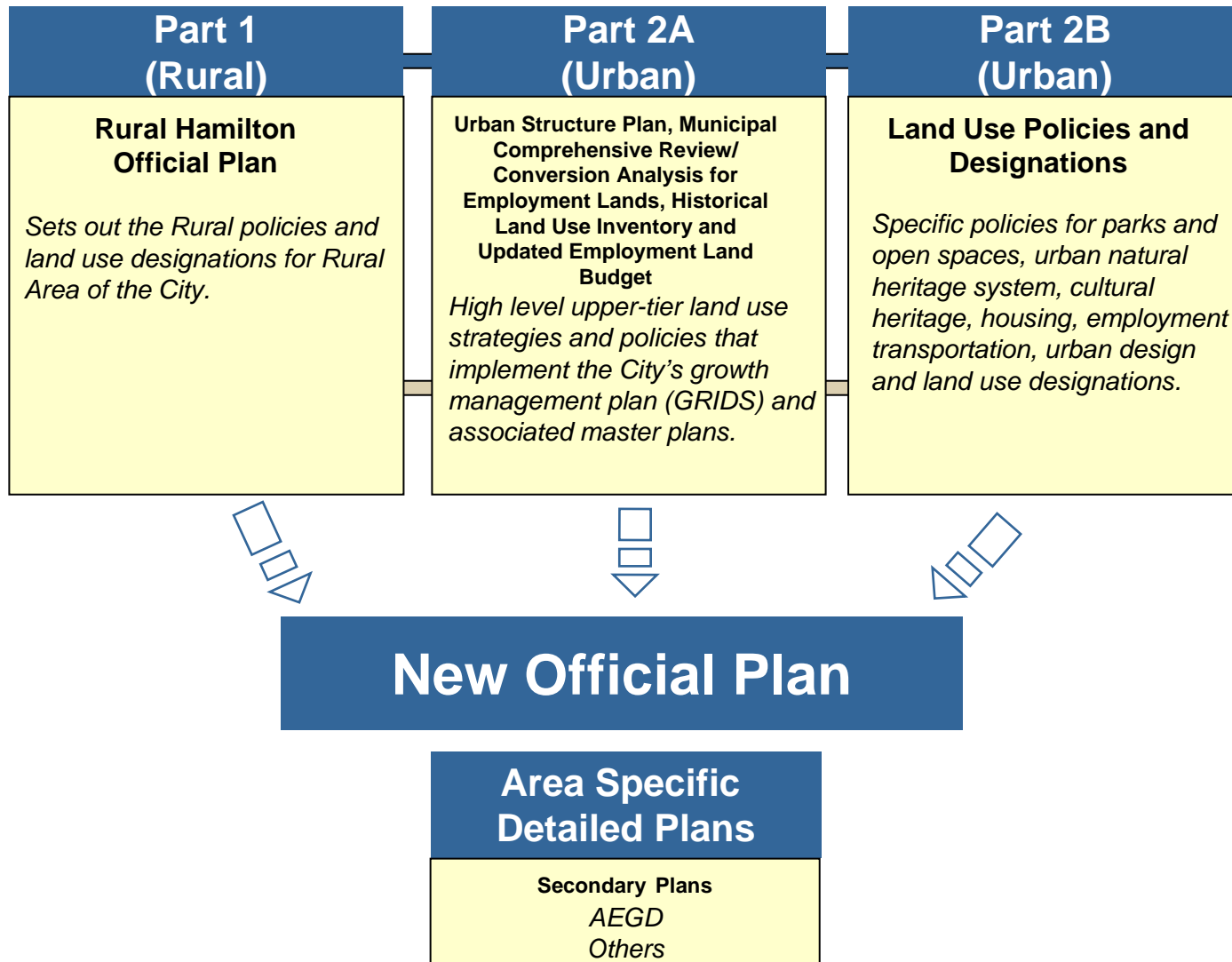
Welcome and Introductions

- **City of Hamilton:**
 - **Guy Paparella:** Industrial Parks & Airport Division
 - **James Goodram:** Industrial Parks & Airport Division
 - **Syeda Banuri:** Capital Planning & Implementation, Public Works
 - **Jill Stephen:** Capital Planning & Implementation, Public Works
- **Consulting team attending today:**
 - **Ann Joyner:** Dillon Consulting, Land Use Team Lead
 - **Bill Allison:** Dillon Consulting, Infrastructure Team Lead
 - **Paul Lowes:** SGL
 - **Jamie Cook,** Watson & Assoc.
 - **Edward Soldo,** Dillon Consulting
 - **Brian Hindley,** Aquafor Beech
 - **Chris Hamel,** KMK/UMA Engineering

Planning Context

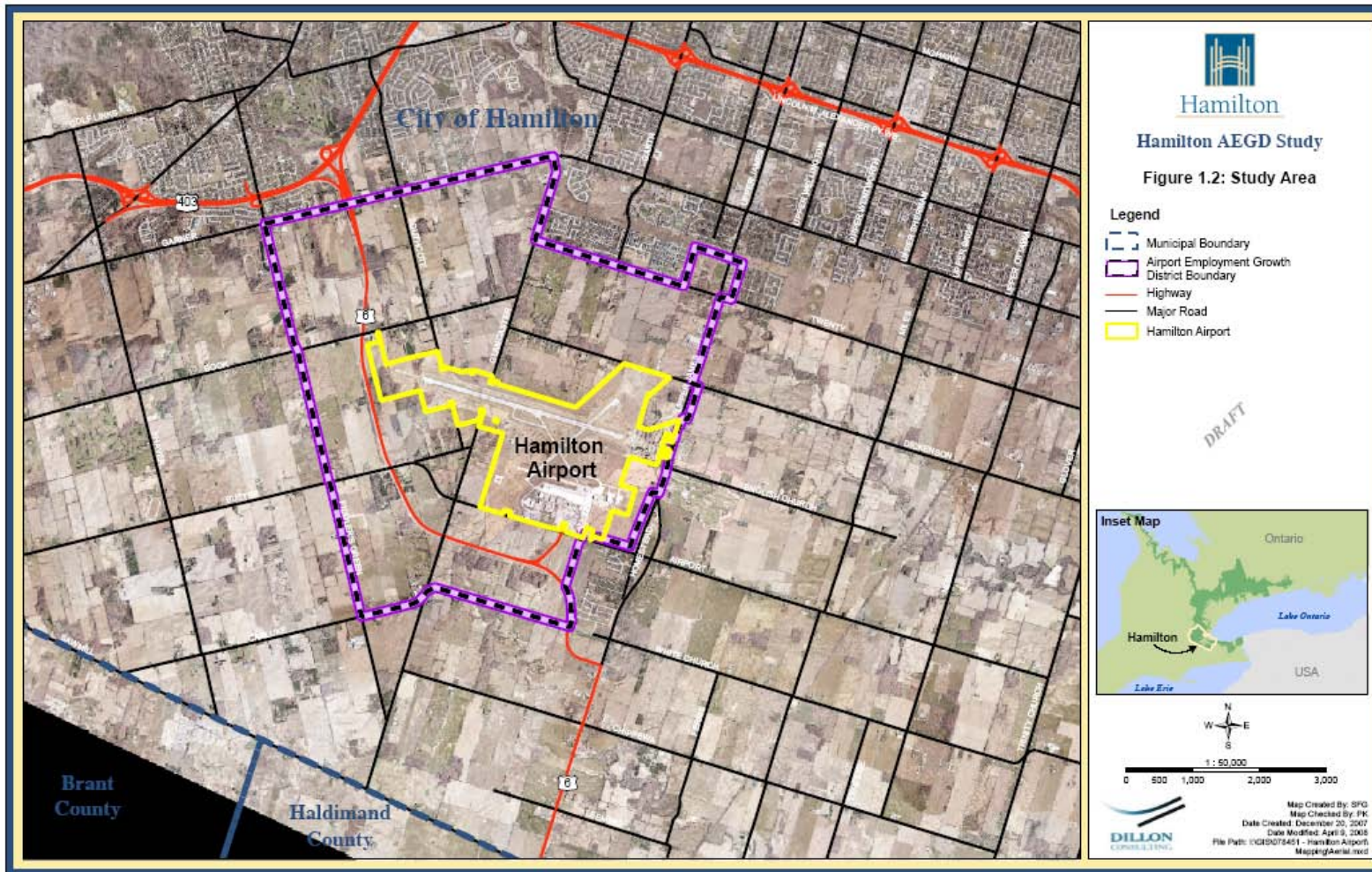
- New City of Hamilton Official Plan
- Major Official Plan projects underway:
 - Urban Structure Plan
 - Municipal Comprehensive Review/Conversion Analysis
 - Updated Employment Land Supply/Budget
 - Historical Land Use Inventory / Brownfields
- Airport Employment Growth District

New Official Plan Process



Why AEGD?

- In 2006, GRIDS identified the AEGD as one of the main areas to address the City's need for employment lands to the year 2031.
- The Growth Plan for the GGH (2006) encourages municipalities to designate and preserve lands in the vicinity of existing airports for employment.



Employment Lands

What is an Employment Area/Land?:

- ✓ Areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities. (Provincial Policy Statement, 2005)



Omron Dualtec Automotive Electronics Inc., Oakville
LEED™ Certified

“For employment land to be competitive, it must be well served by road transportation infrastructure, preferably 400-series highways. It should also be large enough to provide a variety of sites, a sense of place and appropriate buffering from surrounding uses, particularly residential development. Only one location can meet both of these requirements. This is the area adjacent to the new Highway 6 and Highway 403 interchange and the HIA”.

Hemson Report, 2006



*Burnside Industrial Park,
Nova Scotia*



*Warehouse Facility,
Milton, ON*



Dexter Industrial Green Park, MA, USA

AEGD Study – Phase 1

Study process

Purpose:

- ✓ Provide a comprehensive understanding of opportunities and constraints in the Hamilton Airport Employment Growth District (AEGD).
- ✓ Identify the amount of land that may be developed within the AEGD, potential land uses, and designations.

Phase 1

Reports on existing conditions:

- Secondary Plan - Land Use – Phase 1
- Transportation Master Plan – Phase 1
- Water/Wastewater Master Plan – Phase 1
- Stormwater Master Plan – Phase 1

Overall Outcomes:

- Opportunities and Constraints in the Hamilton AEGD
- Draft Land Use Concepts
- Initial Strategic Land Parcel Acquisition

Phase 2

➤ Secondary Plan and Master Plans:

- Detailed studies as required
- Refinement, analysis and development of land use concept
- Archaeological/Cultural Heritage Assessment
- Zoning By-law Recommendations
- Industrial Park Design Guidelines
- Financing Strategy and Development Phasing Plan

CLC & Public Consultation

- The Hamilton AEGD Study has an important consultation component which informs and gathers input from the different stakeholders with interests in the project.
 - **Community Liaison Committee (CLC):** Was created in order to give the opportunity to local residents, businesses, and community leaders to provide comments and advice on the AEGD Study.
 - **Workshops:** Two workshops on Eco-Industrial Parks.
 - **Public Meetings:** Public information centres and public meetings.
 - **Web Site:** www.hamilton.ca/aegd



AEGD Study – Phase 1

Hamilton AEGD Secondary Plan

- The Land Use Report provides information on existing and planned conditions and includes a review of the following:
 - ✓ First Nations Heritage and Treaty Rights;
 - ✓ Natural Heritage System (terrestrial & aquatic);
 - ✓ Agricultural Resources;
 - ✓ Built/Cultural Heritage Resources;
 - ✓ Stage 1 Archaeological Assessment;
 - ✓ Employment Land Policy Review;
 - ✓ Locational Attributes and Market Trends for Employment Lands; and
 - ✓ Eco-industrial Park Best Practices and Standards.

Hamilton AEGD:

- ✓ Feasible
- ✓ Appropriate
- ✓ Justified

Initial analysis found that AEGD has enough lands with flexibility to achieve employment objectives while protecting Natural and Cultural Heritage Resources

First Nations Heritage and Treaty Rights

- Complex Aboriginal history in Southern Ontario.
- Constitutional duty to consult with the relevant First Nation(s).
- The study area does not appear to fall within the boundaries of any current First Nations land claim.
- It Does fall within the bounds of the 1701 Nanfan Treaty.
- Nanfan Treaty (1701) required Six Nations be consulted regarding any Constitutional rights they may have within the subject area.
- Identification of First Nations archaeological resource require more extensive archaeological assessment and consultation with those affected First Nations groups.

Natural Heritage System - Terrestrial

Significant Natural Heritage System can Provide a Parkway Setting



434 ha
(1,072
acres) of
Significant
Natural
Heritage
Core Area

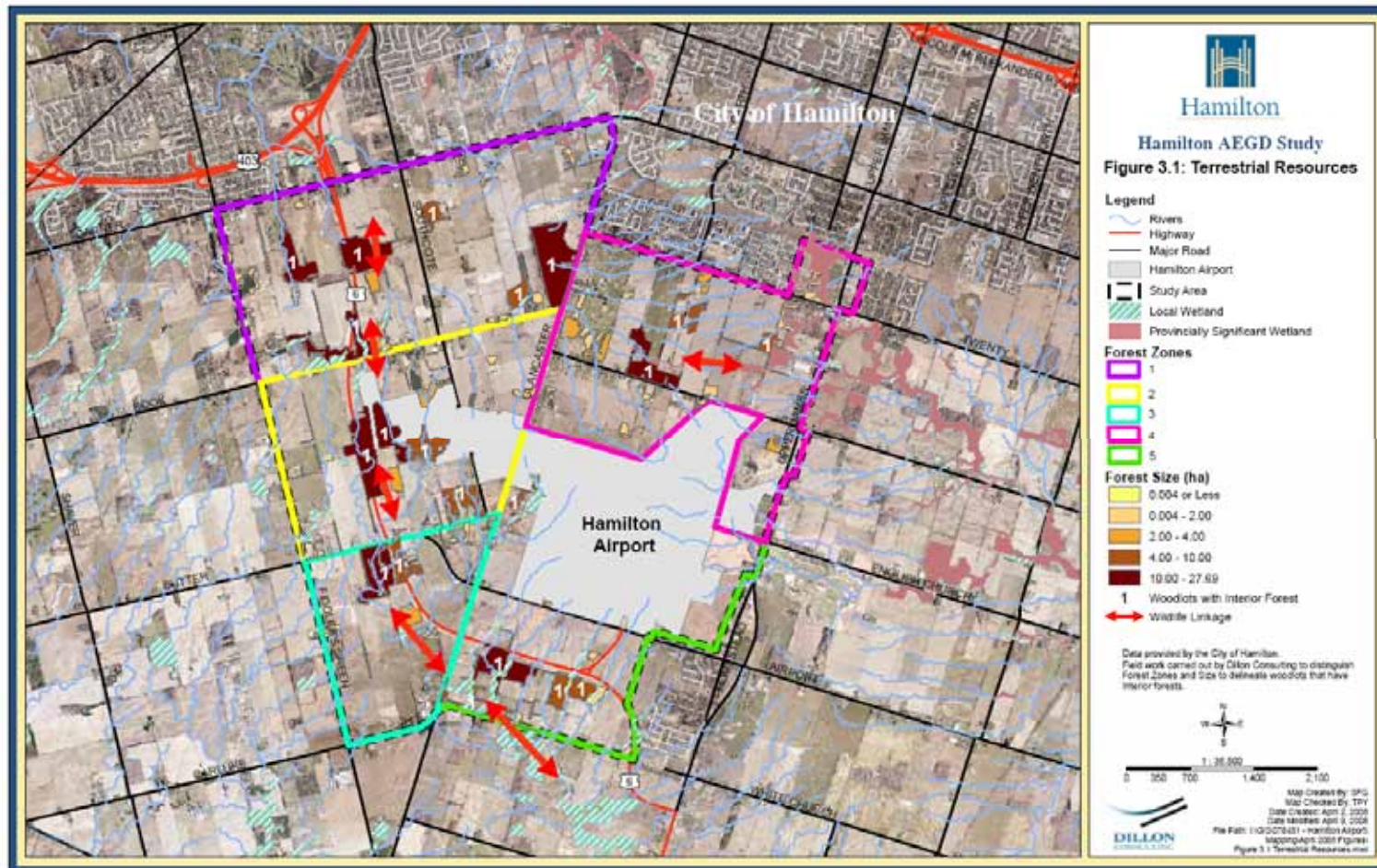
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Natural Heritage System - Terrestrial

The Study Area Contains a Significant Terrestrial Natural Heritage System to be Protected and Enhanced



Approx.
6.5% forest
cover in the
study area

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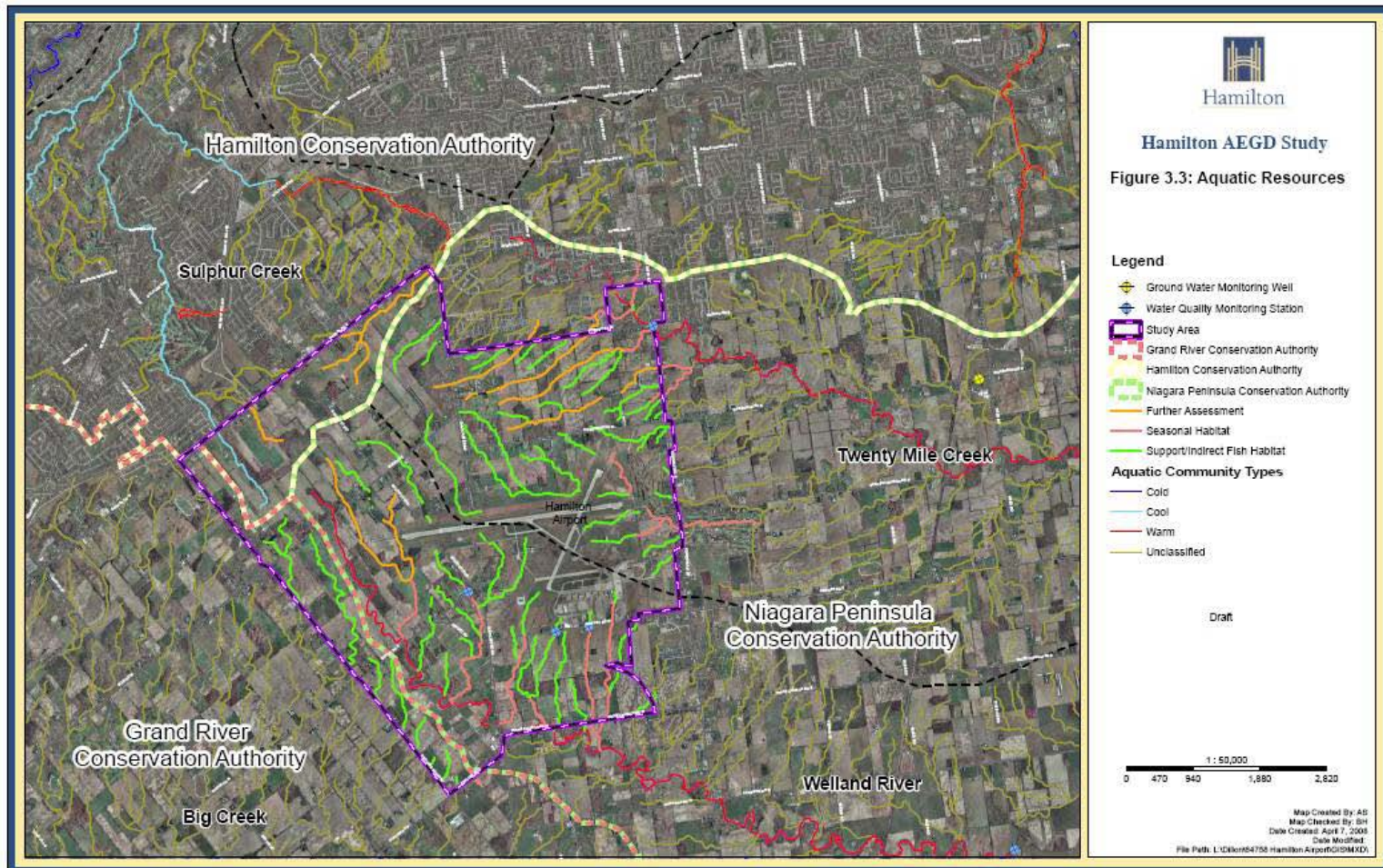


Natural Heritage System - Aquatic

✓ The Area Contains Some Sensitive Aquatic Features

✓ All Drainage Features are Sensitive to Water Quality and Sediment Impacts

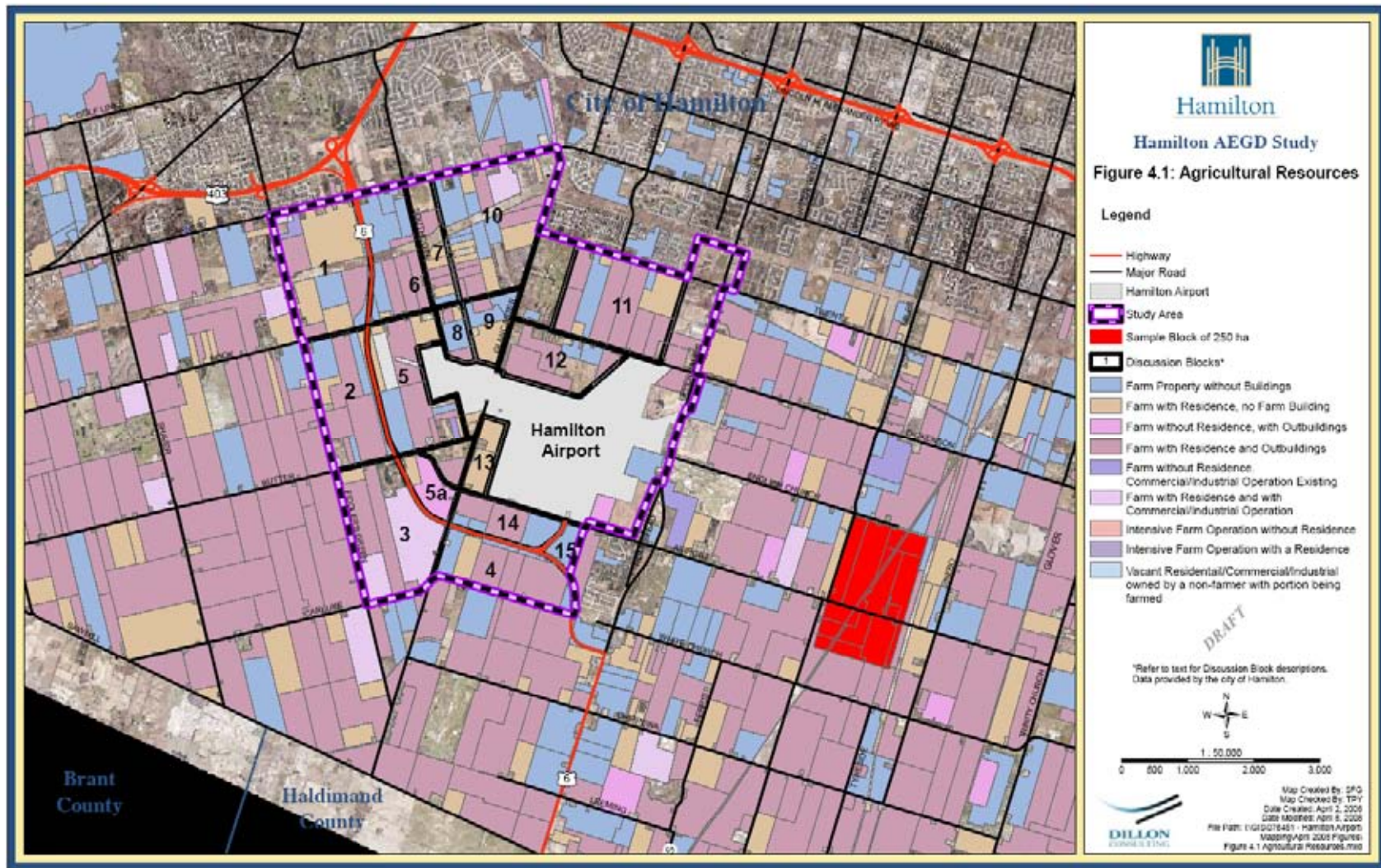
The study area is part of the headwaters of four watersheds.



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Agricultural Resources

Synergies Could be Created Between Agricultural Activities and Industries Within the AEGD



Built/Cultural Heritage Resources

The AEGD Study Area is Rich in Cultural Heritage

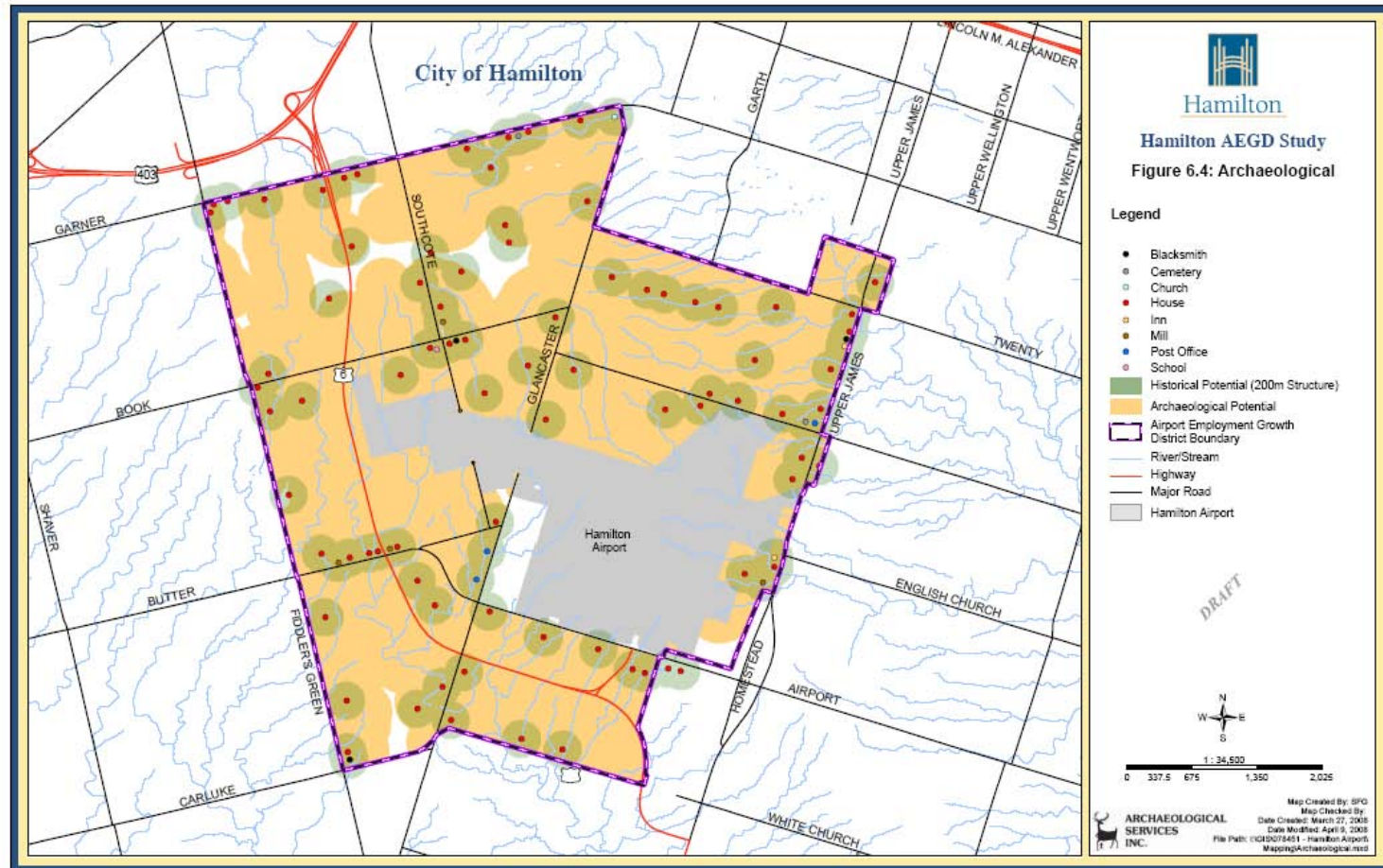
- The study area is rich in buildings, structures and cultural heritage landscapes.
- Evaluation of the heritage merit of those built heritage resources and cultural heritage landscaped that are not already included in Hamilton's Heritage Volumes is required.



Stage 1 Archaeological Assessment

There is Potential for Archaeological Sites Over Much of the Study Area

104 sites have been registered within the study area or fifty metres of its boundaries.



AEGD Study – Phase 1

Market Potential for Employment Lands

Hamilton has Significant Regional and Local Growth Potential

- The GGH is one of the fastest growing City/Region's in North America.
- Hamilton is strategically located in the west GTAH:
 - ✓ Access to major 400 series highways
 - ✓ Proximity to major regional transportation
 - ✓ Infrastructure
 - ✓ Access to the U.S border
 - ✓ Access to major post secondary education facilities
- Future population and employment growth rates for many areas of the GGH are anticipated to continue experiencing high growth levels over the long-term.
- Hamilton's share of future GGH population and employment growth is anticipated to increase significantly.



Market Potential for Employment Lands

AEGD is Needed to Provide Employment Growth and Employment Lands

- Employment lands requirement of **907 net Ha (2,241 net acres)** by 2031.
- City's existing designated employment lands are expected to approach build out during the post 2018 period.
- The following key employment growth sectors have been identified:
 - ✓ Advanced Manufacturing;
 - ✓ Wholesale Trade;
 - ✓ Transportation and Warehousing;
 - ✓ Professional, Scientific and Technical Services; and
 - ✓ Accommodation and Food Services.
- The AEGD is anticipated to be largely built out by 2031.



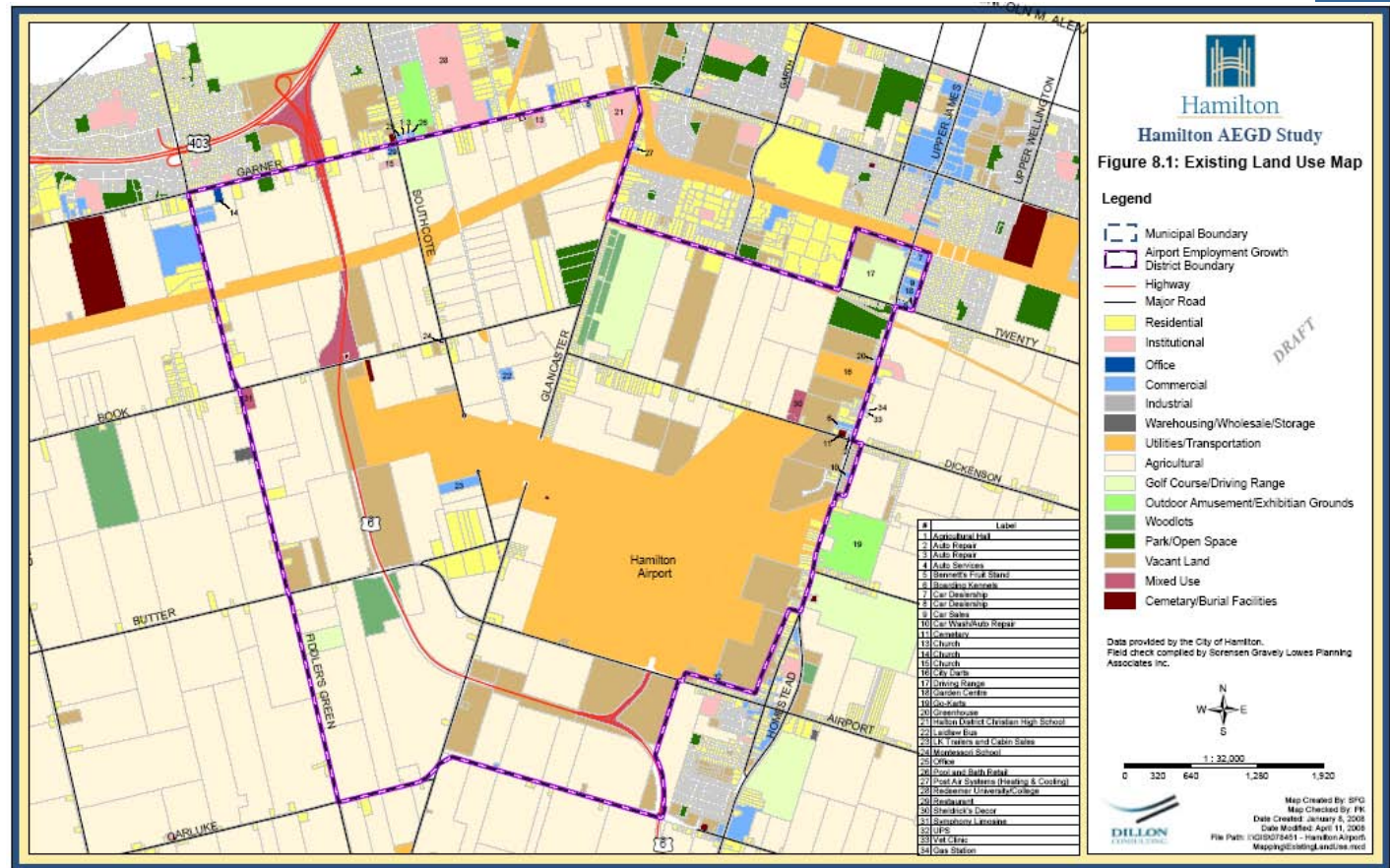
Employment Land Policy Review

✓ Business Park uses are largely compatible with Existing and planned uses

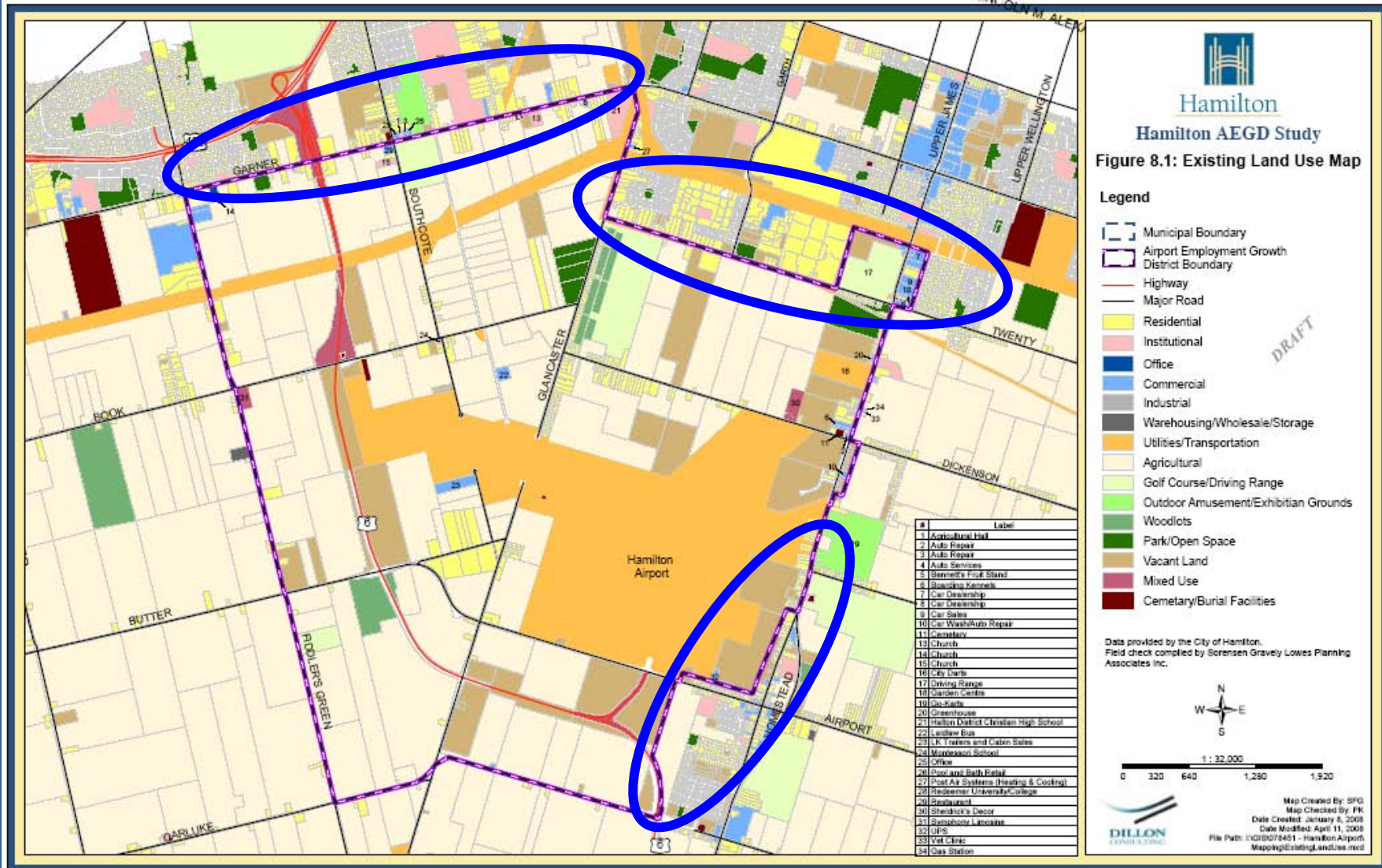
✓ The study area lands represent a feasible area for employment uses

➤ Constraints that need to be considered:

- ✓ Existing pockets of residential particularly to the north and west of the airport
- ✓ Appropriate transitional land uses or buffering may need to be considered.
- ✓ The Greenbelt Plan finger along Hwy 6



Transitional Areas to Consider



AEGD Study – Phase 1

The AEGD Can Take Advantage of Key Locational Attributes and Market Trends

- Hamilton Has Competitive Regional Location Attributes
 - ✓ Hamilton scores relatively high with respect to regional location attributes (i.e. highway access/exposure, proximity to major regional transportation infrastructure, etc.)
 - ✓ Of the eight industrial business parks surveyed within the surrounding market area, the AEGD ranked third
- Hamilton is Well Positioned to Capture a Significant Share of Long Term Regional Economic Growth
- Hamilton Faces Some Challenges with Respect to Regional/Local Economic Indicators

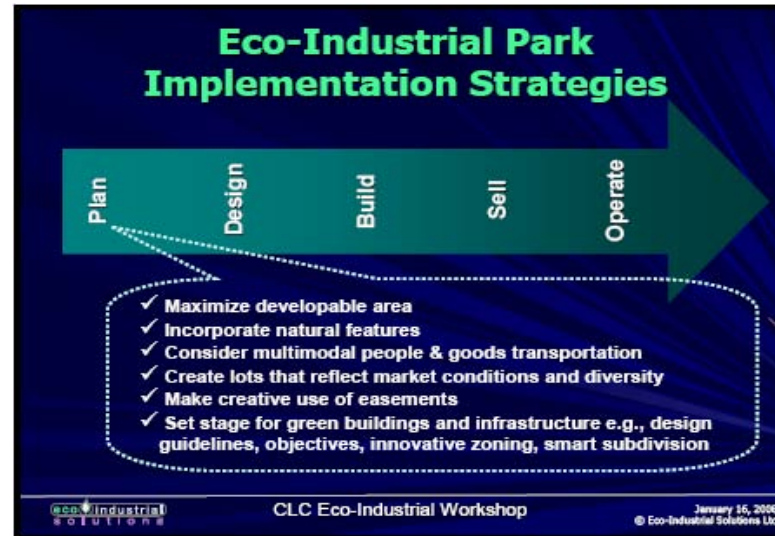


Eco-industrial Park

Best Practices and Standards

There Are Opportunities to Explore Eco-Industrial Innovations

- Eco-industrial principles are being applied in practice in Canada and the USA.
- Eco-industrial innovation is more often advanced through design guidelines than zoning bylaws.
- Customization: There are few standards that are common to all eco-industrial projects.
- Many options for implementation: Most guidelines provide a mix of both required and optional guidelines.
- Required to address the particular limits and complexities of the land use planning regime.



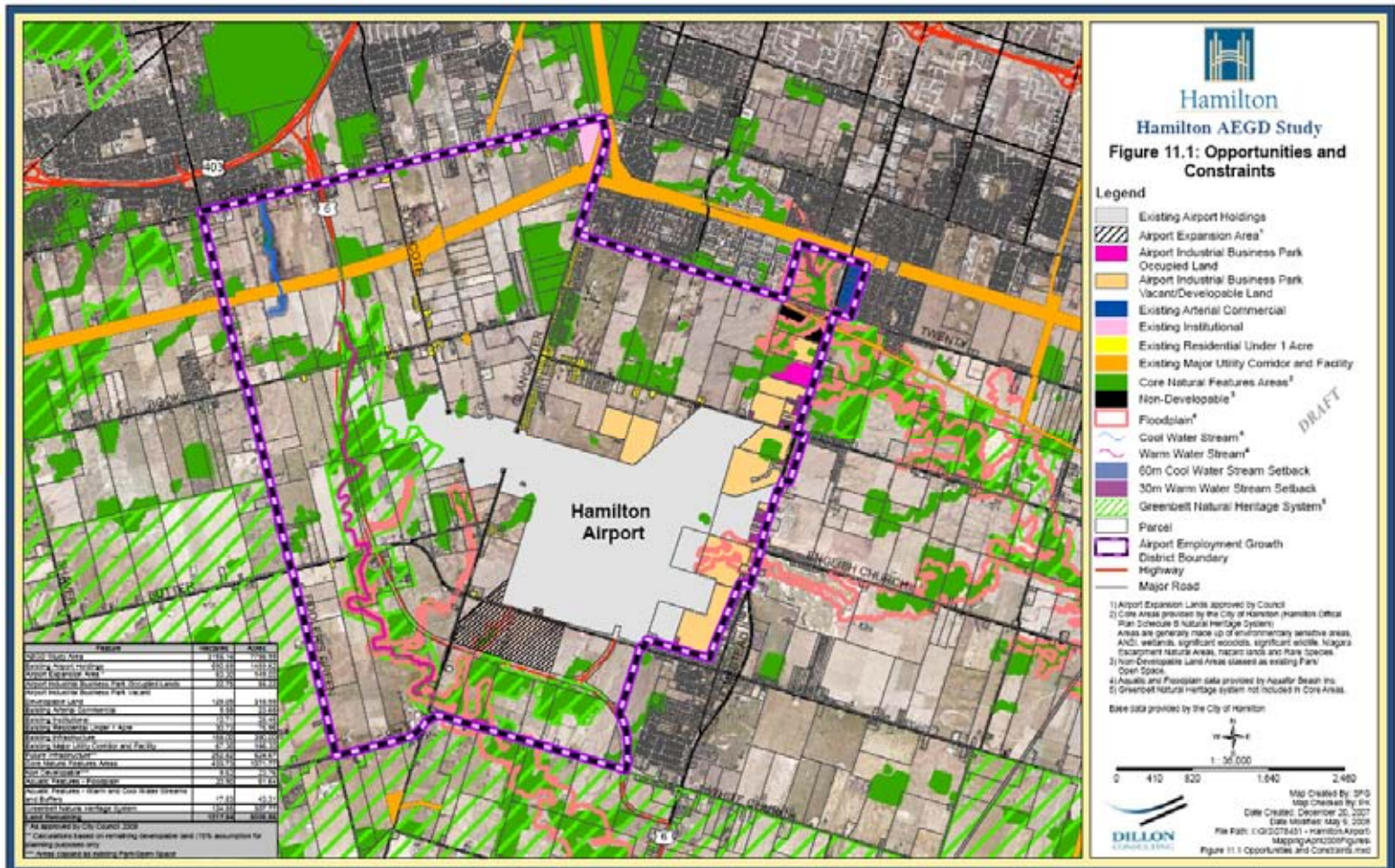
What is Eco-Industrial?

An eco-industrial approach embraces systems thinking and lessons from nature. This creates collaborative relationships between businesses, governments, and communities to more efficiently and effectively use resources, such as materials and energy, but also including land, infrastructure, and people.

Opportunities and Constraints – Land Use

There is Flexibility to Achieve Employment Objectives While Protecting Natural and Cultural Heritage Resources With the Available Land Base for the AEGD

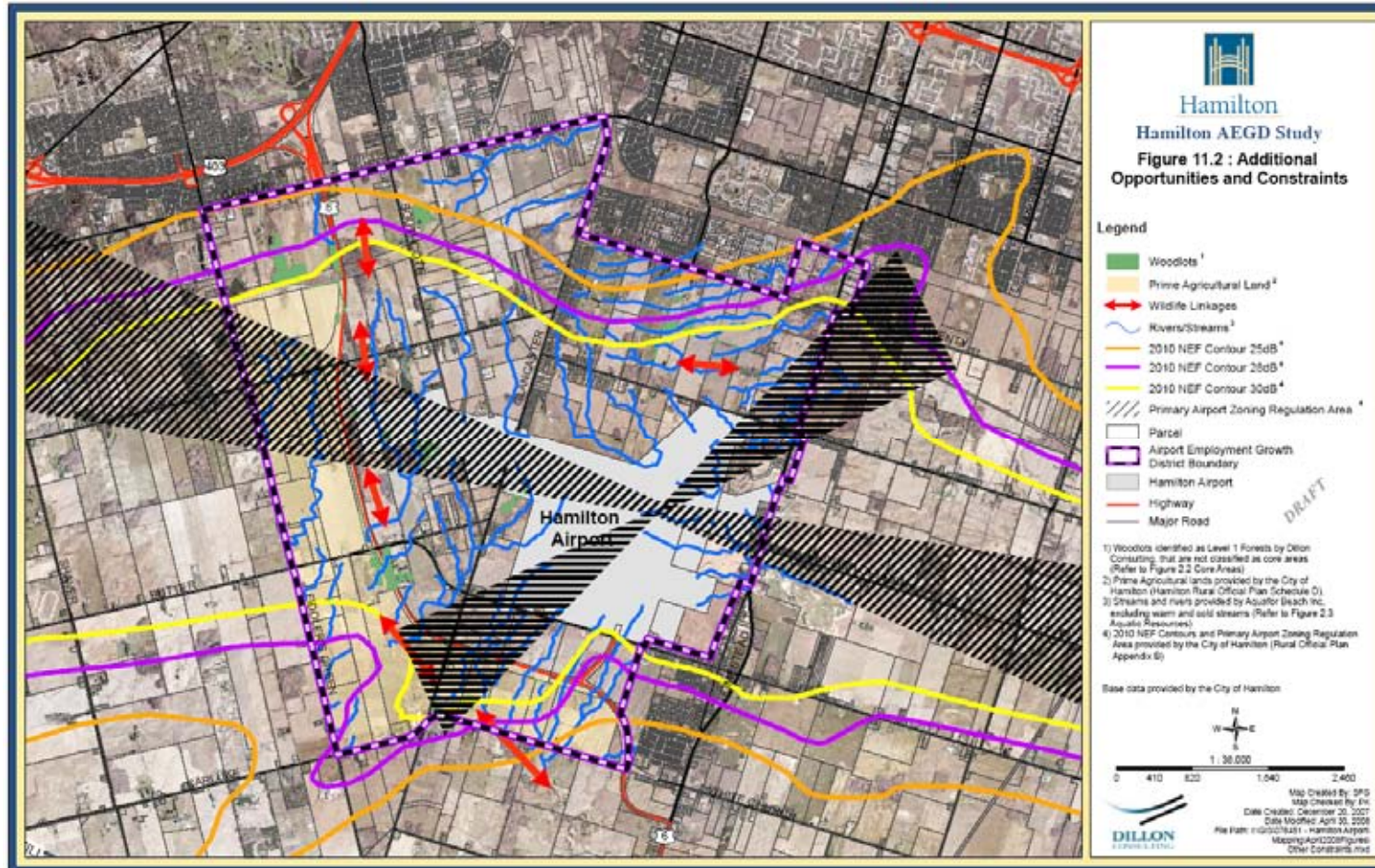
After the constraints have been deducted, over 1,200 Ha of Net Developable Area is available within the Hamilton AEGD



AEGD

Opportunities and Constraints – Land Use

There are Additional Opportunities and Constraints to be Considered Before Development Takes Place



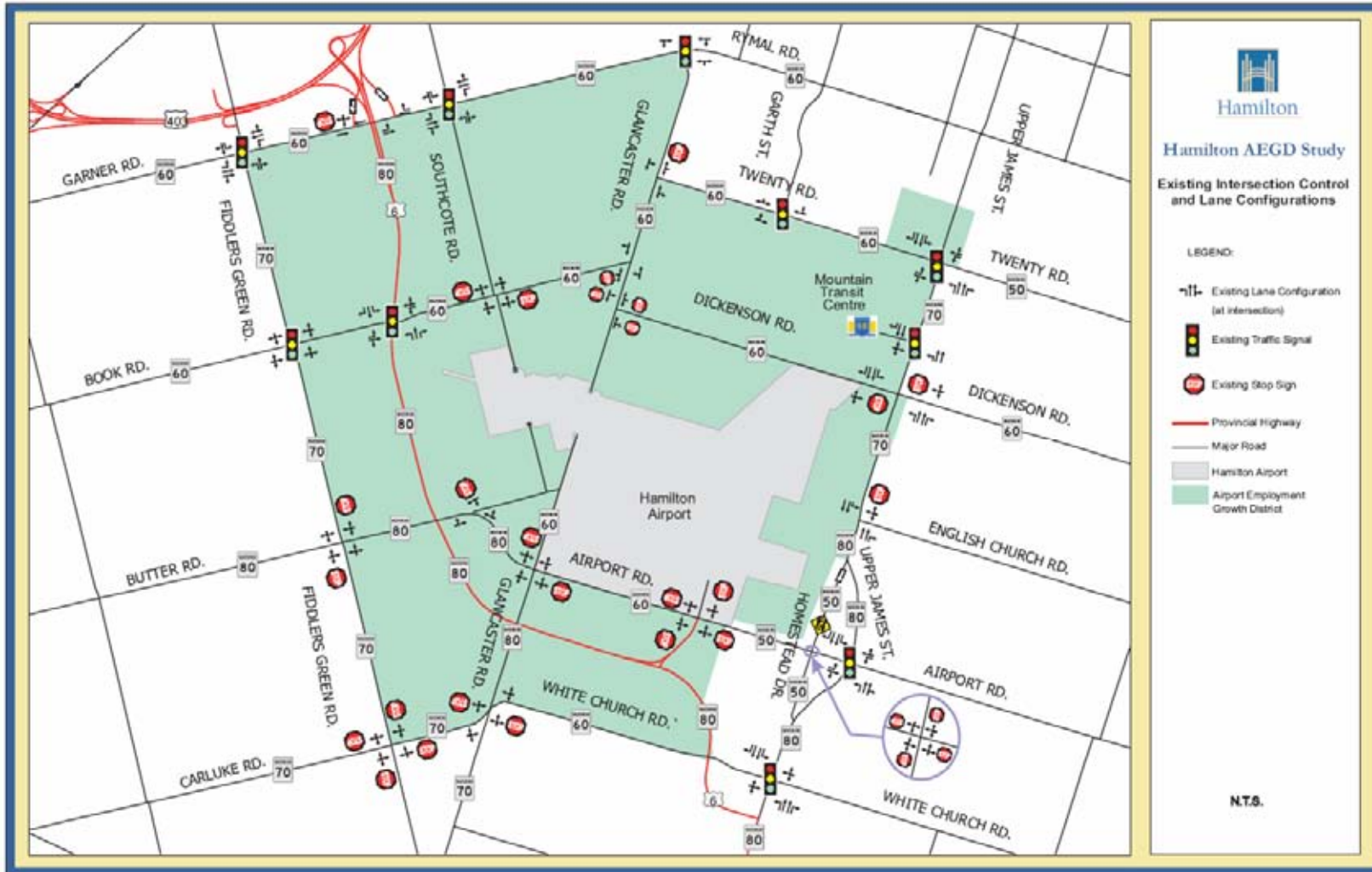
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Transportation Master Plan

Existing Transportation Conditions



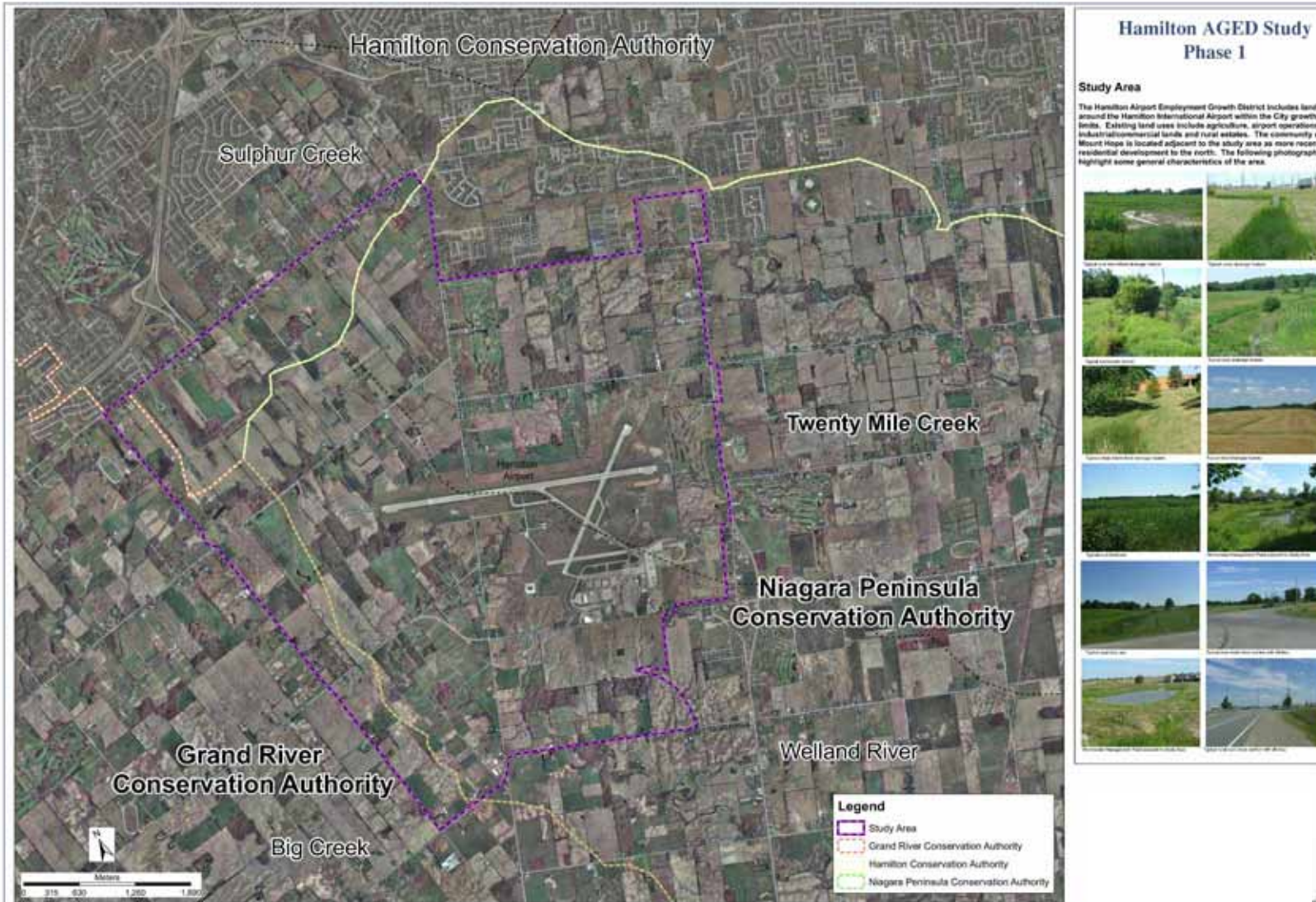
AEGD Study – Phase 1

Opportunities & Constraints– Transportation

There are a number transportation considerations that will have to be assessed in Phase 2:

- Multi modal interconnection of AEGD to railway (CN/CP) and CP intermodal.
- Diversified port activities with the Hamilton Port Authority to take advantage of its multi-modal facilities and access to AEGD and airport.
- Travel Demand Management opportunities within the AEGD (i.e. employee shuttle services, integrated parking facilities, transit terminal).
- Higher Order Transit Service.
- Cycling, trails and pedestrian facility enhancements.
- Proximity of AEGD to other major transportation nodes, transit and business centres (Aldershot Go Station, McMaster Innovation Park etc).
- The potential need for increased capacity on major arterials/highways to the AEGD.
- Network connectivity to the Lincoln Alexander Parkway (LINC) and Red Hill Valley Parkway (RHVP) to provide alternative access to the MTO highway network.
- Network connectivity to the North Glanbrook Industrial Business Park.
- Upgrades/modifications to both the internal AEGD and external road network.
- Potential future linkages to and implications due to the Niagara to GTA Corridor.

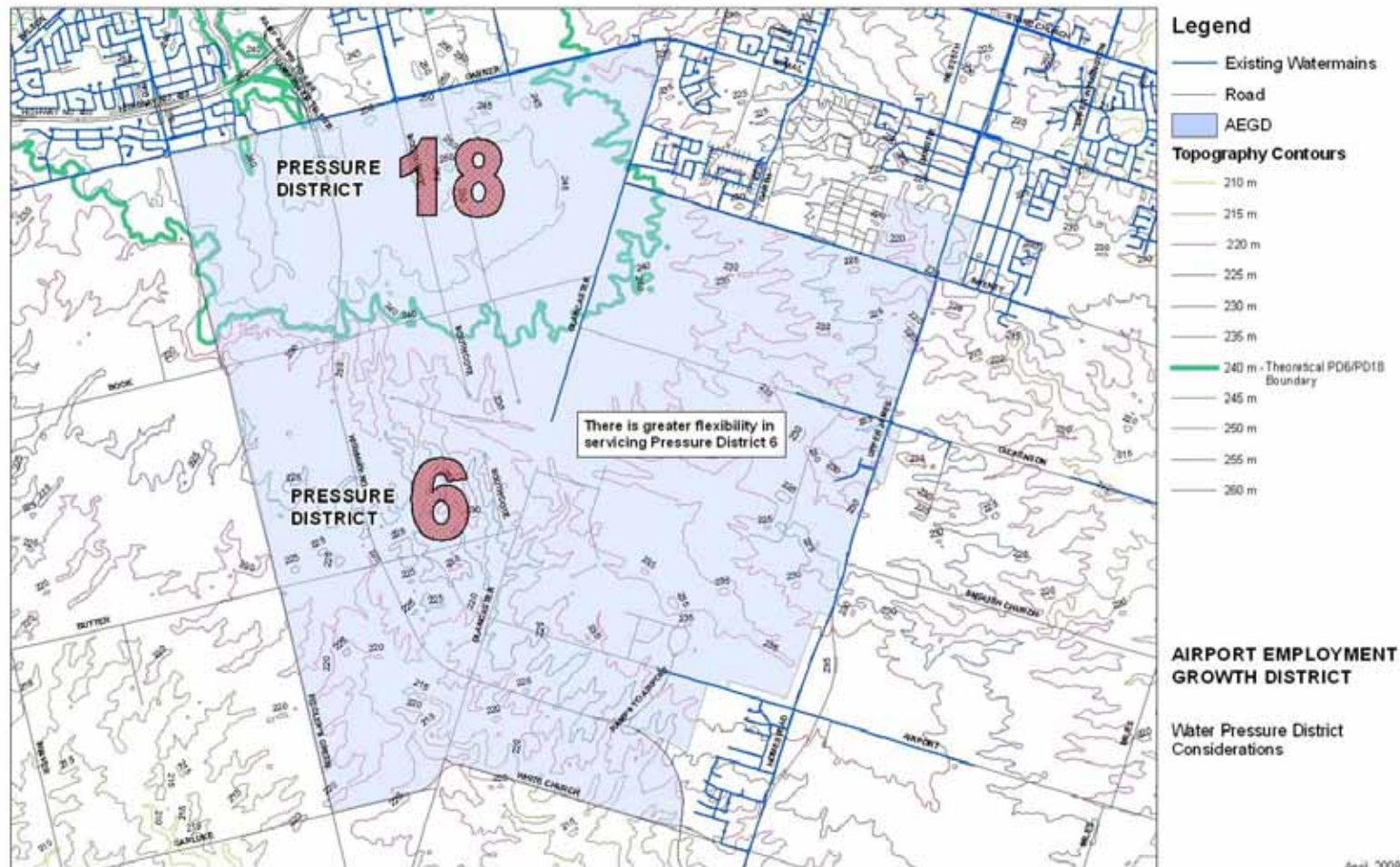
Stormwater Master Plan



AEGD Study – Phase 1

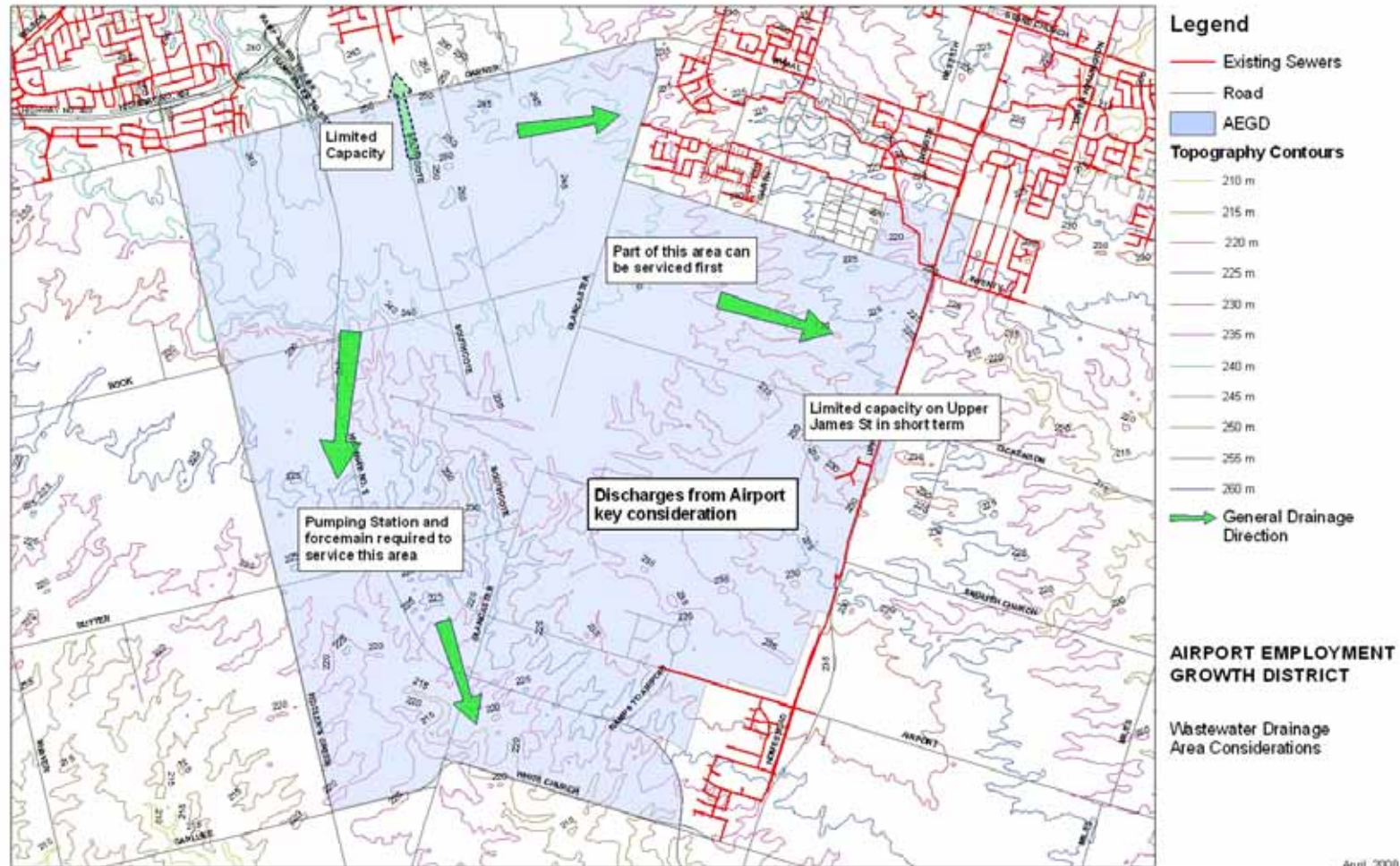
Water/Wastewater Master Plan

Water Phasing Considerations



April, 2008

Wastewater Phasing Considerations

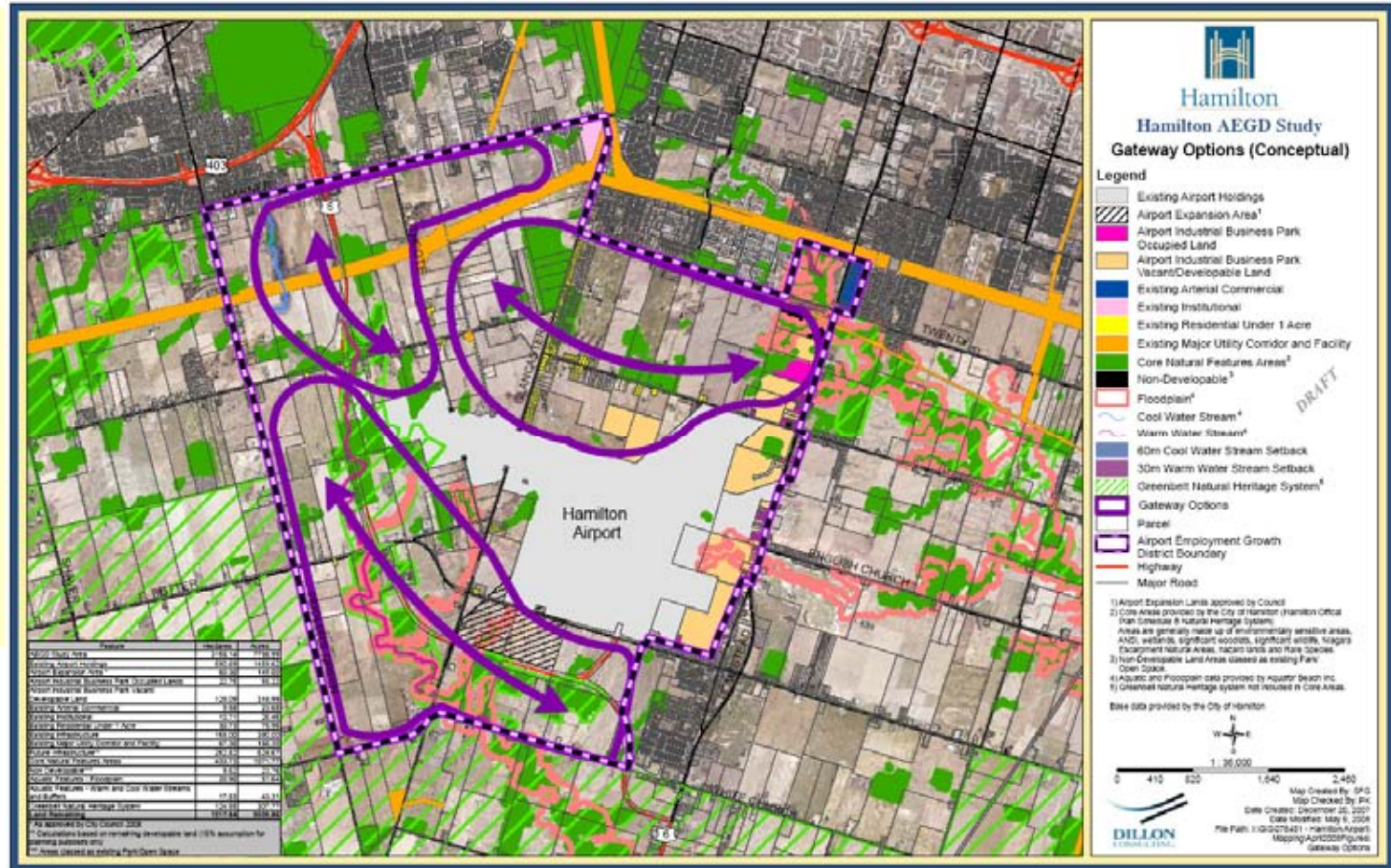


AEGD Study – Phase 1

Moving Forward Preliminary Gateways for the AEGD

Phase 1 studies showed that Hamilton AEGD is:

- ✓ Feasible
- ✓ Appropriate
- ✓ Justified



AEGD Study – Phase 1

Next Steps

- Completion of Phase 1 reports
- Move onto more detailed Phase 2 analysis
 - ✓ Phase 2 Secondary Plan
 - ✓ Phase 2 Master Plans
 - ✓ Financing options
 - ✓ Infrastructure needs
 - ✓ Marketing strategies
- Further opportunity for stakeholder input:
 - ✓ Community Liaison Committee
 - ✓ Public Meetings



THANK YOU

www.hamilton.ca/aegd

AEGD Study – Phase 1