

Employment Areas (section 2.2.5) – Substantive Changes

Grey highlighted strikethrough text = text to be deleted

Bolded text = text to be added

Proposed Policy Change	Revised Policy	Staff Comments & Suggested Modifications
<p>2.2.5.5 Municipalities should designate and preserve lands within <i>settlement areas</i> located adjacent to or near <i>major goods movement facilities and corridors</i>, including major highway interchanges, as areas for manufacturing, warehousing and logistics, and appropriate associated uses and ancillary facilities.</p> <p>New Policy</p>	<p>2.2.5.5 Municipalities should designate and preserve lands within <i>settlement areas</i> located adjacent to or near <i>major goods movement facilities and corridors</i>, including major highway interchanges, as areas for manufacturing, warehousing and logistics, and appropriate associated uses and ancillary facilities.</p> <p>New Policy</p>	<p><u>Support</u></p> <p>It supports the location of the existing Employment areas and any future expansion areas near goods movement corridors (major roads and facilities (i.e Port, Airport)</p>
<p>2.2.5.6 Upper- and single-tier municipalities, in consultation with lower-tier municipalities, will designate all <i>employment areas</i>, including any prime employment areas, in official plans and protect them for appropriate employment uses over the long-term. For greater certainty, <i>employment area</i> designations may be incorporated into upper- and single-tier official plans by amendment at any time, in advance of the next <i>municipal comprehensive review</i>.</p>	<p>2.2.5.6 Upper- and single-tier municipalities, in consultation with lower-tier municipalities, will designate all <i>employment areas</i> in official plans and protect them for appropriate employment uses over the long-term. For greater certainty, <i>employment area</i> designations may be incorporated into upper- and single-tier official plans by amendment at any time, in advance of the next <i>municipal comprehensive review</i>.</p>	<p><u>Support, with the exception of the removal of the prime employment areas.</u></p> <p>In the event additional employment areas or expansions of existing areas are identified these lands can be designated prior to 2022.</p> <p><u>Do not support removal of prime employment areas.</u></p> <p>The identification of provincially significant employment areas is only intended to protect employment areas in advance of the next MCR and does not provide a longer term protection of these areas from commercial or non-employment uses. The 2017 Growth Plan allows municipalities to identify prime employment areas and give them the necessary protection.</p>
<p>2.2.5.8 Municipalities may identify <i>employment areas</i> located adjacent to or near <i>major goods movement facilities and corridors</i>, including major highway interchanges, as <i>prime employment areas</i> and plan for their protection for appropriate employment uses over the long term by:</p> <p>a. prohibiting residential, institutional, and</p>	<p>Policy deleted in its entirety.</p>	<p><u>Do not Support:</u></p> <p>Prime employment areas removed in their entirety. See the comments above.</p> <p>In addition, the deletion of this policy does not prohibit sensitive land uses or institutional uses from locating in employment areas. These uses can negatively impact industrial development and use</p>

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<p>other sensitive land uses; b. prohibiting retail and office uses that are not associated with or ancillary to the primary employment use; and c. planning for freight-supportive land use patterns.</p>		<p>employment land for uses that do not have alternative locations to build.</p>
<p>2.2.5.8 The development of sensitive land uses over major retail uses or major office uses will avoid, or where avoidance is not possible, minimize and mitigate adverse impacts on industrial, manufacturing or other uses that are particularly vulnerable to encroachment.</p> <p>New Policy</p>	<p>2.2.5.8 The development of sensitive land uses over major retail uses or major office uses will avoid, or where avoidance is not possible, minimize and mitigate adverse impacts on industrial, manufacturing or other uses that are particularly vulnerable to encroachment.</p> <p>New Policy</p>	<p><u>Do not support</u></p> <p>This policy allows for sensitive lands uses (i.e. institutional, residential) to be located above offices and larger (greater than 500 square metres) retail uses a within employment areas . To allow for the expansion of industries and to protect industry from potential impacts on adjacent sensitive land uses, the inter mixing of sensitive land uses and industrial development is not permitted in the UHOP. The policy is also contradictory to Policy 2.2.5.7 which requires an interface between employment areas and non employment areas, and the prohibition on sensitive lands uses that are not ancillary to the prime employment use (i.e. day care in a warehouse)</p> <p>This policy provides a potential for non-employment uses (i.e places of worship, day cares) to locate on employment lands. If mitigation measures are not successful there are potential impacts on industry.</p> <p>The Growth Plan defines ‘major office’ (4,000 square metres and greater). If the intent of the policy is to align with the definition of major office, it needs to be italicized. If not the municipality can define ‘major’ in their own terms.</p>
<p>2.2.5.10 For greater certainty, the redesignation of an employment area to a designation that permits non-employment uses is considered a conversion and may occur only through a municipal comprehensive review undertaken in accordance with policy 2.2.5.9.</p>	<p>2.2.5.10 Notwithstanding policy 2.2.5.9, until the next municipal comprehensive review, lands within existing employment areas may be converted to a designation that permits non-employment uses, provided the conversion would:</p>	<p><u>Do not support.</u></p> <p>There is no definition of a “significant number of jobs”. Zoning is general in nature and establishes uses but not the number of people that may be working.</p> <p>This policy will put pressure on employment areas to allow for mixed</p>

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<p>Notwithstanding policy 2.2.5.9, until the next <i>municipal comprehensive review</i>, lands within existing <i>employment areas</i> may be converted to a designation that permits non-employment uses, provided the conversion would:</p> <p>a. satisfy the requirements of policy 2.2.5.9 a), d) and e); and</p> <p>b. maintain a significant number of jobs on those lands.</p>	<p>a. satisfy the requirements of policy 2.2.5.9 a), d) and e); and</p> <p>b. maintain a significant number of jobs on those lands.</p>	<p>use buildings (i.e. office and residential) and commercial (major retail). Further, it does not allow the municipality to undertake a full review of its employment areas to determine which areas may be converted and for what type of use.</p> <p>The City of Hamilton has a strong policy regime aimed at protecting employment lands which was supported in the both the 2006 and 2017 Growth Plans.</p> <p>As an alternative, the municipality could undertake comprehensive review of the Employment Land conversion and the Land Needs Assessment and then upon the completion of these studies, OPA's could be enacted provided Council supports the conversion of the employment areas. A reworded policy is contained below.</p> <p>“Notwithstanding policy 2.2.5.9, lands within existing <i>employment areas</i> may be converted to a designation that permits non-employment uses prior to the completion of the <i>municipal comprehensive review</i>, provided that:</p> <p>a) the municipality completes a comprehensive Employment Land Conversion Review in accordance with the requirements of policy 2.2.5.9 and a Land Needs Assessment; and,</p> <p>b) upon the completion of the Employment Land Conversion Review and Land Needs Assessment, the Council of the municipality passes a resolution identifying lands which may be converted to a non-employment use;”</p>
<p>2.2.5.11 Any change to an official plan to permit new or expanded opportunities for <i>major retail</i> in an <i>employment area</i> may only occur only through a <i>municipal comprehensive review</i> undertaken in</p>	<p>2.2.5.11 Any change to an official plan to permit new or expanded opportunities for <i>major retail</i> in an <i>employment area</i> may only occur in accordance with policy</p>	<p><u>Do not support</u></p> <p>Similar to the comment above, this policy does not allow a municipality the opportunity to review their employment areas on a city wide basis. It provides the opportunity for any employment lands</p>

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accordance with policy 2.2.5.9 or 2.2.5.10.	2.2.5.9 or 2.2.5.10.	to be converted to major retail at any time.
<p>2.2.5.12 The Minister may identify provincially significant employment zones to support co-ordination of planning for jobs and economic development at a regional scale and will require their protection through appropriate official plan policies and designations. Policy 2.2.5.10 will not apply to any part of an employment area within a provincially significant employment zone.</p> <p>New policy</p>	<p>2.2.5.12 The Minister may identify provincially significant employment zones to support co-ordination of planning for jobs and economic development at a regional scale and will require their protection through appropriate official plan policies and designations. Policy 2.2.5.10 will not apply to any part of an employment area within a provincially significant employment zone.</p> <p>New policy</p>	<p><u>Support, with modifications</u></p> <p>This policy identifies employment areas where the conversion to non employment uses can only occur at the time of a municipal comprehensive review. Both from an economic development perspective and a land use planning direction, the City protects its employment areas for a wide range of manufacturing, logistics, warehousing, research and development and other similar uses.</p> <p>However, it is unclear if these PSEZ's will be included in a new Schedule in the Growth Plan or some other regulation or mechanism. To implement the PSEZs, a new schedule should be added to the Growth Plan.</p> <p>The PSEZ's that have been identified in Hamilton are only a portion of the employment areas that meet the criteria (i.e location near highways, ports, airports, presence of an agri-food network) established in the proposed policy framework. The following areas are considered as PSEZs.</p> <p><i>Additions:</i></p> <ol style="list-style-type: none"> 1. <i>Ancaster Business Park</i> – Although not directly fronting on Highway 403, it is connected to the Highway by a major arterial road. It includes agri-food network uses. 2. <i>Red Hill South and the eastern half of Red Hill North Business Park</i> – this area is connected to the QEW and Highway 403 by the Redhill Parkway and the Linc. It is in the process of being serviced and contains significant manufacturing companies. (e.g Maple Leaf Foods). 3. The West Hamilton Innovation District - It is a Research and Development Park closely aligned to McMaster University

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		<p>and other major research partners. It directly fronts onto Highway 403.</p> <p>4. Flamborough Business Park – it has a direct link to Highways 403 and 401 via Highway 6 (a provincial highway). It permits a full range of agri-food businesses.</p> <p><i>Modifications</i></p> <p>5. Hamilton Portland’s – Employment lands along the QEW. The description is incorrect and includes two different areas. It should be renamed to Hamilton North (Bayfront Area and employment lands along the QEW).</p> <p>6. Hamilton Central – see the comments on the Red Hill North and south Business parks</p> <p>7. Hamilton Airport – rename to Hamilton Airport Employment Growth District and follow the boundaries of the District.</p>
<p>2.2.5.13 Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will each develop an employment strategy establish minimum density targets for all employment areas within settlement areas that:</p> <p>a. establishes a minimum density target for all employment areas, are measured in jobs per hectare, that</p> <p>b. reflects the current and anticipated type and scale of employment that characterizes the employment areas and aligns with policy 2.2.5.1 to which the target applies;</p> <p>c. identifies reflects opportunities for the <i>intensification of employment areas</i> on</p>	<p>2.2.5.13 Upper- and single-tier municipalities, in consultation with lower-tier municipalities will establish minimum density targets for all employment areas within settlement areas that:</p> <p>a. are measured in jobs per hectare</p> <p>b. reflect the current and anticipated type and scale of employment that characterizes the <i>employment areas</i> to which the target applies;</p> <p>c. reflects opportunities for the <i>intensification of employment areas</i> on sites that support <i>active transportation</i> and are served by existing or planned transit; and</p> <p>d. will be implemented through official plan policies and designations and</p>	<p><u>Support</u></p> <p>These deletions remove the requirement for the municipality to develop an employment strategy, and allows for different density targets for different employment areas.</p> <p>Staff have comments on previous versions of the Growth Plan that municipality OP’s and Zoning By-laws cannot control the number of jobs. It provides the opportunity for appropriate employment uses to be located in employment areas. Hamilton has updated and progressive UHOP policies which are implement by the 2010 Zoning By-law to encourage job opportunities and future economic growth..</p>

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<p>sites that support <i>active transportation</i> and are served by existing or planned transit; and</p> <p>d. will be implemented through a municipal comprehensive review, including official plan policies and designations and zoning by-laws.</p>	<p>zoning by-laws.</p>	
<p>2.2.5.14 Outside of <i>employment areas</i>, the redevelopment of any employment lands should retain space for a similar number of jobs to remain accommodated on site.</p> <p>New policy</p>	<p>2.2.5.14 Outside of <i>employment areas</i>, the redevelopment of any employment lands should retain space for a similar number of jobs to remain accommodated on site.</p> <p>New policy</p>	<p><u>Do not support</u></p> <p>This policy is unclear. The assumption is the unitalicized employment areas mean commercial areas/sites. The UHOP does not identify other employment areas outside of the Employment areas (Industrial).</p>