

**Public / Stakeholder Comments –**  
**Land Needs Assessment: Employment Area**

Submitted by	Comment / Question	Staff Response
Open House question	Is the Hamilton Airport still expected to grow to the degree that the AEGD's size is still justified	<p>The growth of the Hamilton Airport is independent of the lands surrounding the Airport (i.e. AEGD)</p> <p>There are lands in the Airport Employment Growth District (AEGD) that are currently vacant, but it is anticipated that they will develop before 2051 and accommodate jobs. There have been some announcements recently about larger projects focused on warehousing and logistics in that area and it is anticipated the demand for these uses will continue in the future. However it is not anticipated that any additional lands are required to accommodate growth to 2051.</p>
Open House question	It was mentioned that no new employment areas would be needed in these planning scenarios. Yet the idea of "complete communities" was also mentioned as an intention. Wouldn't complete communities' include walkable / neighborhood employment opportunities?	<p>In the context of the LNA, 'Employment' areas refer to lands used for industry, research and development, warehousing, etc..</p> <p>It is anticipated that Community Areas will have a certain percentage of jobs, likely related to commercial, retail, some office, and institutional jobs (schools) which will contribute to the achievement of complete communities. It is the traditional manufacturing and industrial jobs that are not planned for the Community Areas, these would be located in Employment Areas.</p>
Open House question	It was said we already have a lot of vacant lands in our employment areas. If there is a 60 ha surplus can some be added to greenbelt, eg along Garner road?	<p>In parallel to this work, as part of the Municipal Comprehensive Review, the City is also completing an Employment Lands Review. This project is an opportunity for the City to review the Employment Areas to see if there are lands that should no longer be designated for employment use. The only time that a municipality can remove lands from an Employment Area is through the MCR process. It is also a chance for property owners who own Employment Lands to request a conversion of their lands for other uses.</p> <p>Through that process it is anticipated that there will be some employment lands that will be converted to allow other uses, including mixed-use or</p>

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		<p>commercial development. The total area that may be converted through this process could be anywhere from 40 hectares to 100 hectares, which will use up the 60 hectares of surplus employment lands.</p> <p>Adding lands to the Greenbelt Plan can only be completed at the time of the next Provincial Plan review and requires provincial approval or if the Province.</p>
Open House question	Based on the communication that employment lands are not required, I'm not clear if the blue lands around the airport will be available for development in the near future?	These lands will remain rural into the future because the LNA has identified that there is no need for additional employment land to the year 2051. These lands are still not within the Greenbelt Plan, but will remain rural during this planning horizon.
Open House question	There are lands in the AEGD along Garner Road that are designated Institutional but have special policies indicating that they shall be developed for employment uses if institutional uses are not developed. Were these identified as emp. or res in LNA?	The assumption was that there would be jobs on those lands (either institutional or employment area jobs).
Open House question	If there is a surplus can we stop Business parks like 03/6 gobbling up Ag. land?	The LNA has not identified a need for additional employment lands. The City's existing employment lands are assumed to be fully developed by 2051.