



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members General Issues Committee
COMMITTEE DATE:	August 4, 2021
SUBJECT/REPORT NO:	GRIDS 2 and Municipal Comprehensive Review – Employment Land Review (PED17010(k)) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Lauren Vraets (905) 546-2424 Ext. 2634
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That the Employment Land Review Report, dated August 4, 2021, attached as Appendix “C” to Report PED17010(k), and the following conversions of Employment Lands, be approved by Council for implementation through the Municipal Comprehensive Review process:
- (i) The conversion of 44.2 ha of Employment Lands to non-employment designations as identified in Appendices “A” to “C” to Report PED17010(k);
 - (ii) The following conversions of lands in the vicinity of the Confederation GO Station, as identified in Appendix “D” to Report PED17010(k):
 - 1. The southern portion of lands, known municipally as 185 Bancroft Street and 25 Arrowsmith Drive, with an area of 2.13 ha, be redesignated to a site specific Mixed Use – High Density Designation,
 - 2. The northern portion of lands, known municipally as 395 Centennial Parkway North and 460 Kenora Avenue, with an area of 1.92 ha, be redesignated to a site specific Utilities Designation.

- (b) That the following four privately-initiated conversion requests be deferred for consideration to later in the Municipal Comprehensive Review process to allow for additional information to be provided and evaluated and for the requests to be considered as part of the GRIDS 2 / MCR review of growth options:
 - (i) McMaster Innovation Park lands within the West Hamilton Innovation District, Hamilton (approximate area of conversion request 3.1 ha);
 - (ii) 70 – 100 Frid Street (West Hamilton Innovation District “ANNEX precinct”), Hamilton (approximate area of conversion request 2.24 ha);
 - (iii) Lands in the vicinity of Twenty Road West, bounded by Upper James Street, Twenty Road West, Dickenson Road and Glancaster Road, Glanbrook (approximate area of conversion request 55.2 ha); and,
 - (iv) 700 Garner Road East, Ancaster (approximate area of conversion request 26.6 ha).
- (c) That following the review of the four deferred conversion requests identified in Recommendation (b), staff report back with a final recommendation on each request and a confirmation of the Employment Area land need calculations in the City’s Land Needs Assessment to 2051 that is scheduled to be presented to the General Issues Committee in October, 2021, to ensure that the City’s Employment Area land needs are met.

EXECUTIVE SUMMARY

On November 20, 2019 Planning staff brought forward Report PED17010(f) to the General Issues Committee, which presented the draft recommendations of the Employment Land Review (ELR). Following public consultation and review of supplementary information provided by conversion applicants, Staff have completed the Employment Land Review.

The Employment Land Review includes review of Residential Enclaves and privately initiated requests for Employment Land conversion as part of the Growth Related Integrated Development Strategy update (GRIDS 2) and the Municipal Comprehensive Review (MCR). Report PED17010(k) highlights the changes made to the draft Employment Land Review (Report PED17010(f)) presented in November, 2019.

The final recommended employment land conversion sites include staff identified conversions through the Employment Land Review and the Residential Enclaves Review, as well as two privately initiated requests for conversion. Staff have also considered the potential conversion of the Confederation GO Station lands, as directed by Council in November, 2019.

A total of 48.2 hectares of Employment Area designated land is recommended for conversion to non-employment designations. Appendix “A” to Report PED17010(k) provides a breakdown of the recommended conversion sites by Ward. Appendix “B” to Report PED17010(k) provides mapping of the recommended conversion sites within their respective Employment Areas. Four privately initiated conversion requests are recommended for deferral. A final recommendation for the deferred conversion requests will be presented towards the completion of the MCR.

The final recommendations for all employment land conversion through the MCR will be accompanied by a draft Official Plan Amendment (OPA) for review by the Province. The final recommendation for conversion will take into consideration any applicable policy changes that arise from the future release of the Ministry of the Environment Conservation and Parks’ Land Use Compatibility Guidelines. Any changes to the recommendations provided in Appendix “C” to Report PED17010(k) will be summarized in the staff report presenting the draft OPA for the MCR.

Alternatives for Consideration – See Page 14

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: N/A

HISTORICAL BACKGROUND

Report PED17010(f) – Draft Employment Land Review Report

On November 20, 2019 Planning Staff brought forward Report PED17010(f) to the General Issues Committee, which presented the draft recommendations of the Employment Land Review (ELR). The presentation of the draft ELR document at that time was to facilitate discussion of the initial recommendations for employment land conversion and to seek direction to begin the second round of GRIDS2 / MCR public consultation. At this time, Planning staff were also directed by Committee motion to review the potential conversion of the Confederation GO station to a mixed use or other appropriate designation. The motion reads as follows:

“That Staff be directed to consider the removal of the lands located at 395 Centennial Parkway North, 185 Bancroft Street and 25 Arrowsmith Road (site of the future GO Station and associated parking) from the Light Industrial designation within the Centennial Neighbourhoods Secondary Plan, and add the lands to a Mixed Use designation or other appropriate designation, as part of the

Employment Land Review being completed as part of the Municipal Comprehensive Review.”

Public Consultation

In November / December, 2019, public open houses were held in four locations across the City which included presentation of the draft Employment Land Review results, including the sites which had been recommended for conversion in the draft Report. The open house events were advertised in the Hamilton Spectator and Hamilton Community News, through social media, and through direct emails. Approximately 150 people attended the open house events. Members of the public were provided the opportunity to comment on the proposed conversion sites and the staff rationale for supporting or not supporting the requests.

Provincial Policy Changes

Since the draft ELR was presented, there have been significant changes to provincial policy which informed revisions to the City’s Land Needs Assessment evaluation. Amendment 1 to the Growth Plan for the Greater Golden Horseshoe 2019 came into effect in August, 2020, and extended the planning horizon to the year 2051. The population and employment growth forecasts for the City of Hamilton were revised for the 30-year planning horizon, predicting that the City will grow by 122,000 jobs over the next 30 years. The Province’s Land Needs Assessment methodology was also changed to take a more market-based approach to determining Community Area and Employment Area land need. A summary of Policy Implications and Legislated Requirements is included in the next section, beginning on page 5 of Report PED17010(k).

City of Hamilton Draft Land Needs Assessment to 2051

The City has now completed the Land Needs Assessment (Report PED17010(i)), which calculates that the forecasted demand for Employment Area employment will be approximately 112,020 jobs to the year 2051. The current supply of Employment Area designated land in the City has the capacity to accommodate 114,000 jobs during this time period. The result is a slight oversupply of Employment Area land to the year 2051, which equates to a small surplus of approximately 60 hectares. The removal of 48 ha of Employment Area lands as per Recommendation (a) in this report would result in a net surplus of approximately 12 ha of Employment Area lands. However, following consideration of the deferred conversion requests (recommendation (b) to Report PED17010(k)), a re-evaluation of the surplus / deficit of Employment Area lands will need to be undertaken and a recommendation will be presented to Committee and Council to ensure that the City has sufficient supply of employment lands to accommodate forecasted growth to 2051. Further discussion on the findings of the

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City's Draft Land Needs Assessment is included in the Analysis / Rationale for Recommendation section below.

Updates to Draft Employment Land Review Report

Since Report PED17010(f) was presented in November, 2019, Staff have reviewed additional requests for conversion and revised information submitted by applicants for their original conversion requests. Staff have also reviewed the conversion potential for the Confederation GO station lands, in response to the General Issues Committee motion. The findings of the City's completed LNA have also been incorporated into the analysis of the potential employment land conversions. Report PED17010(k) provides the final staff recommendations for employment land conversions, with the exception of three deferred requests for conversion (see Analysis and Rationale for Recommendation section below).

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

A review of the Provincial and local Official Plan policies related to employment land conversion was previously provided in Report PED17010(f) in November, 2019. Since that date, the Provincial Policy Statement was updated, and the Growth Plan 2019 was amended. The following policy review highlights the changes to the provincial policy documents as they relate to the conversion of Employment Lands.

Provincial Policy Statement (PPS), 2020

Policy review for the previous version of the PPS (2014) was provided in Report PED17010(f) in November 2019. On May 1, 2020 the Province released an update to the PPS. The following sections of the PPS, including new policies 1.3.2.2 and 1.3.2.5 below, provide policy direction related to the review and conversion of employment areas.

“1.3.2.2 At the time of the official plan review or update, planning authorities should assess employment areas identified in local official plans to ensure that this designation is appropriate to the planned function of the employment area. Employment areas planned for industrial and manufacturing uses shall provide for separation or mitigation from sensitive land uses to maintain the long-term operational and economic viability of the planned uses and function of these areas.

1.3.2.4 Planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.

1.3.2.5 Notwithstanding policy 1.3.2.4, and until the official plan review or update in policy 1.3.2.4 is undertaken and completed, lands within existing employment areas may be converted to a designation that permits non-employment uses provided the area has not been identified as provincially significant through a provincial plan exercise or as regionally significant by a regional economic development corporation working together with affected upper and single-tier municipalities and subject to the following:

- a) there is an identified need for the conversion and the land is not required for employment purposes over the long term;
- b) the proposed uses would not adversely affect the overall viability of the employment area; and,
- c) existing or planned infrastructure and public service facilities are available to accommodate the proposed uses.”

The PPS directs municipalities to review employment areas at the time of Official Plan review to ensure designations are appropriate. Through the Employment Land Review, attached as Appendix “C” to Report PED17010(k), staff are recommending conversion of identified and specific lands in employment areas to an appropriate alternative designation. The evaluation and recommendation of employment lands to allow non-employment use has been undertaken as part of the Municipal Comprehensive Review (MCR). While PPS policy 1.3.2.5 (introduced in the 2020 PPS) allows for limited conversions of employment lands prior to the current MCR, the City is considering all conversion requests comprehensively as part of the MCR.

Growth Plan 2019, as amended

A policy review of the Growth Plan, 2019 was provided in Report PED17010(f) in November, 2019. In August, 2020, Amendment 1 to the Growth Plan came into effect. Amendment 1 included a lengthened planning horizon to the year 2051 and adjusted Schedule 3 Population and Employment growth forecasts. The Employment growth forecast for Hamilton has increased to 122,000 new jobs between 2021 and 2051. The changes to the Growth Plan through Amendment 1 did not alter policy 2.2.5.9 which speaks to consideration of employment conversions only through the MCR and specifies criteria for conversion. Policy 2.2.5.10 c) was updated to allow conversion of certain employment lands within Provincially Significant Employment Zones (PSEZ) in advance of the MCR, provided they are located within a delineated Major Transit Station Area. The Employment Land Review, attached as Appendix “C” to Report PED17010(k) includes all of the City’s employment areas, as well as those areas within and outside of identified PSEZs, and evaluates potential conversion sites against Growth Plan criteria specified in policy 2.2.5.9.

In accordance with the requirements of the Growth Plan, including the mandated Provincial Land Needs Assessment methodology, the City has completed the Land Needs Assessment (Report PED17010(i)), which calculates that the City has a slight oversupply of Employment Area land to the year 2051, which equates to a small surplus of approximately 60 hectares. The Land Needs Assessment (LNA) was received by Council and staff were directed to have further public consultation on the LNA and report back no later than October, 2021. The removal of 48 ha of Employment Area lands as per Recommendation (a) in this report would result in a net surplus of approximately 12 ha of Employment Area lands, subject to further review of the outstanding deferred conversion requests. Further discussion on the findings of the City's Draft Land Needs Assessment is included in the Analysis / Rationale for Recommendation section below.

Urban Hamilton Official Plan (UHOP)

A summary of the relevant policies of the UHOP as they relate to employment land conversion is provided in Report PED17010(f). The UHOP contains policy goals relating to the protection of employment lands for employment uses and identifies the uses to be permitted within employment areas. The UHOP also provides policy direction related to the review of employment lands through the MCR, and notes that the City may establish additional criteria to that of the Growth Plan to guide the review of potential conversion sites. The Employment Land Review attached as Appendix "C" to Report PED17010(k) responds to this policy direction and utilizes criteria established by the City, in addition to the Growth Plan criteria, to evaluate conversion sites.

RELEVANT CONSULTATION

Public Consultation

Staff have consulted with the public on the draft Employment Land Review as detailed in the November, 2019 Report PED17010(f). Results of the public and stakeholder consultation conducted in November and December, 2019 are provided in Report PED17010(g), presented to the General Issues Committee on December 14, 2020. The following is a high-level summary of the public consultation results as they relate to Employment Land Conversions:

- Employment area densities should take into account changes in the way people will work in the future and anticipated trends in the type of work being done;
- Concern that a loss of employment land will result in Hamilton becoming a bedroom community; and,
- Support for employment uses associated with the agricultural sector.

With regard to the public comments, Staff note the updated employment forecasts included with Amendment 1 to the Growth Plan 2019 take into account changing trends in employment, including type and location of employment. The LNA has incorporated anticipated future job trends into the calculation of Employment Area land need. The findings of the LNA indicate the City has sufficient supply of Employment Area land for the planning horizon to 2051, with a surplus of 60 hectares. Finally, a review of employment policies as they relate to supporting the agricultural sector will be undertaken as part of the City's MCR and Official Plan updates.

Individual Site Specific Requests for Conversion

Staff have met with several requestors for employment land conversion regarding their proposals. In these meetings, Planning staff have clarified the process for considering employment land conversions as part of the MCR, and provided initial feedback about supplementary material that was submitted as part of the conversion request. For those sites that submitted supplementary justification or studies for their conversion request, Planning staff have included additional analysis of the proposal in Appendix "B" of the ELR Report (Appendix "C" to Report PED17010(k)).

City Department Consultation

Economic Development Divisions staff have reviewed the proposed conversion sites and confirmed that they are in support of the staff recommended conversions.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

1. Report Structure:

The ELR Report, attached as Appendix "C" to Report PED17010(k), provides a review of the City's Employment Areas (industrial areas, business parks) and identifies areas for conversion to a non-employment designation. The ELR report is broken into three sections:

- sites identified for potential conversion by Planning Staff in the main body of the ELR report (attached as Appendix "C" to Report PED17010(k));
- review of Residential Enclaves in various Employment Areas (included as Appendix "A" to ELR report which is attached as Appendix "C" to Report PED17010(k)); and,
- review of individual Requests for Conversion submitted by the public (included as Appendix "B" to ELR report which is attached as Appendix "C" to Report PED17010(k)).

2. Summary of Changes from Draft Report:

Since the draft ELR report was presented in Report PED17010(f) in November 2019, the following revisions / updates to the ELR report resulting from consultation and policy changes have been made:

Employment Land Review (Main Body of ELR Report)

The main body of the ELR report, which summarizes the staff review of all the City's Employment Areas and recommended conversions, has undergone minor updates:

- Updated policy references to the Provincial Policy Statement 2020 and Amendment 1 to the Growth Plan, 2019;
- Added reference and analysis related to the City's Land Needs Assessment to 2051;
- Fixed typographical and formatting errors including the addition of 39 Lloyd Street (0.06 ha) in the Bayfront Industrial Area to the list of recommended conversion sites, which was unintentionally omitted from the previous draft, and corrected mapping to show the proper boundary of the Red Hill North Business Park; and,
- Added a requirement for an area specific policy to be applied to lands identified for conversion to the Neighbourhoods designation in the Bayfront Industrial Area. The area specific policy will require that, at the development stage, any future redevelopment of the parcels be required to demonstrate compatibility with adjacent uses, including but not limited to the completion of a noise study, record of site condition (if required) and compliance with the Ministry of Environment, Conservation & Parks D-Series Guidelines.

Residential Enclaves Review (Appendix "A" to ELR Report)

Planning staff have made no changes to the analysis or recommendations for the Residential Enclaves review (Appendix "A" to ELR Report, which is Appendix "C" to Report PED17010(k)).

Requests for Conversion (Appendix "B" to ELR Report)

The following paragraphs included a summary of the changes made to the Requests for Conversion review (Appendix "B" to ELR Report, which is Appendix "C" to Report PED17010(k)):

- The conversion request for 645-655 Barton Street, Stoney Creek, has been reviewed further following the submission of a Market Study by the applicant.

Planning staff recommend conversion to a modified District Commercial designation, with a site specific policy to prohibit sensitive land uses;

- The analysis of the conversion request for 85 Division Street and 77 – 79 Merchison Avenue has been updated to reference a Noise Impact Study submitted by the applicants. Planning staff recommend conversion of the lands to a site specific Neighbourhoods designation, with a requirement to complete a detailed noise control study and other studies to demonstrate land use compatibility, including but not limited to a record of site condition, at the development stage;
- Staff have provided a full analysis summary of conversion requests for certain properties which did not pass City screening Criteria 1 (i.e. site(s) are within an area that contains a mix of uses and located along the edges of employment areas). For the following properties, the applicants submitted additional information/analysis for Planning staff to consider in their evaluation:
 - 1400 South Service Road – Supplementary information and planning analysis was submitted by the applicant with regard to the mixed-use development concept for the site, and justification for the site's conversion. Planning Staff do not recommend conversion of the site, as staff maintain the opinion the site is not located on the edge of the employment area and would therefore fragment the employment lands, and further, a need for the conversion has not been justified.
 - 385 Nebo Road and 1280 Rymal Road East (new submission since draft ELR in 2019) - The applicant submitted planning justification and demographic information to support the request for conversion to allow a specialty grocery store use. Planning staff do not recommend conversion of the site, as the site is not located on the edge of the employment area, does not meet the intent of the UHOP, and a need for the conversion has not been justified. There has been no business case submitted which supports the proposed change to the Arterial Commercial Designation to permit a specialty grocery store use.

3. Deferral sites:

Four sites are recommended for deferral until later in the MCR process (McMaster Innovation Park (MIP) lands, 70 – 100 Frid Street (WHID “ANNEX precinct”), Twenty Road West lands, and 700 Garner Road East), as per Recommendation (b) of Report PED17010(k).

For the MIP lands, the deferral request was made by the applicant to allow for additional time to prepare studies for submission to the City in support of the deferral.

For the 70 – 100 Frid Street lands, Staff are recommending deferral in order to have more time to assess the merits of the proposal as well as to consider the future uses of the east section of the West Hamilton Innovation District.

For the remaining two deferral areas (Twenty Road West and 700 Garner Road E), the conversion requests are being deferred to allow for review of the requests in coordination with the evaluation of growth options as part of the next phase of GRIDS 2 / MCR.

The deferral of these conversion requests should not be construed as support for the proposed conversions, and the future recommendation on these requests could be for no change to the current Employment Area designation, enhanced permissions for certain parcels, or for conversion to an alternative designation. Following further review of the deferred requests, staff will report back to Council with a final recommendation on each site, as per Recommendation (c) of this Report. Further information on the deferred sites is provided below:

- McMaster Innovation Park (MIP) – the conversion requested for MIP includes the introduction of multiple dwellings within mixed use buildings. Ground floor uses would continue to provide employment uses consistent with the current M1 – Research and Development zone. The conversion area is approximately 3.1 hectares. MIP is completing planning and marketing studies for the conversion request, and have requested deferral of a decision for the site until the studies are completed.
- 70 – 100 Frid Street, Hamilton (West Hamilton Innovation District “ANNEX precinct”) – the conversion request for this site involves approximately 2.24 hectares of land currently designated as “Research District” in the West Hamilton Innovation District Secondary Plan. The applicant submitted a Planning Justification Report in support of the proposed conversion. The requested conversion would allow the development of mixed-use multiple dwellings ranging from 4 to 24 storeys in height, with ground floor uses consistent with the existing M1 – Research and Development zoning. Deferral of a decision for this site will allow Staff to comprehensively review and research the conversion request and to review the anticipated future uses of the easterly section of the West Hamilton Innovation District.
- Twenty Road West / Upper West Side area (multiple parcels) – the conversion request involves approximately 55.2 hectares of lands within the Airport Employment Growth District (AEGD). Multiple land use designations apply to the lands, including Airport Prestige Business, Airport Light Industrial and Natural Open Space. A portion of the lands abutting Twenty Road West are identified as an Employment Supportive Centre and Site Specific Policy - Area I, which restricts certain industrial and utility uses and permits certain non-employment uses. The requested conversion proposes the introduction of mixed use development along the future extension of

Garth Street, as well as compact residential uses. A portion of the lands proposed for conversion are located between two parcels of land that will be reviewed as possible options for future Urban Boundary expansion through GRIDS 2.

It is appropriate to consider the conversion request in coordination with the review of growth options in the next phase of GRIDS 2 / MCR. The deferral of the employment land conversion request is being recommended to allow for the area to be evaluated comprehensively, and should not be construed as support for either the conversion request or for the redesignation of the adjacent rural lands.

- 700 Garner Road East, Ancaster – the proposed conversion involves approximately 26.6 hectares of land located within the AEGD, currently designated as Institutional with Site Specific Policy – Area D. Policy B.8.7.2 of the AEGD requires that the lands be considered as the Airport Prestige Business designation should institutional uses cease or are not developed. The conversion request proposes a mix of uses for the lands, including a long-term care facility and retirement home, commercial uses, residential uses as well as other institutional uses. The subject lands are immediately adjacent to lands along Garner Road East that are not currently located within the Urban Boundary, but which will be reviewed as a possible option for future urban boundary expansion through GRIDS 2. It is appropriate to consider the conversion request in coordination with the review of growth options in the next phase of GRIDS 2 / MCR. The deferral of the employment land conversion request is being recommended to allow for the area to be evaluated comprehensively, and should not be construed as support for either the conversion request or for the redesignation of the adjacent rural lands.

The total land area of the deferred requests is approximately 87 ha.

4. Confederation GO Station Council Motion:

Planning staff have reviewed the conversion potential of the Confederation Go Station lands (known as 395 Centennial Parkway North, 185 Bancroft Street and 25 Arrowsmith Drive) as directed by Council motion in November 2019. Staff find that the request merits recommendation for conversion for the southern portion of the lands (185 Bancroft Street and 25 Arrowsmith Drive) to the Mixed Use – High Density designation. The northern area of the Confederation Go Station lands (395 Centennial Parkway North) is located adjacent to the Kenora Waste Transfer Station which continues to be operational and is not recommended for conversion to a Mixed Use designation. However, staff recommend that the northern parcel be redesignated to the Utilities Designation with a site specific policy, in recognition of the existing and future use of the property as a GO station, and compatibility requirements if the lands are to redevelop in the future to accommodate mixed uses, including residential. A full analysis of the employment land conversion review for the Confederation GO Station lands is provided in Appendix “D” to Report PED17010(k).

5. Summary and Next Steps:

In total, Planning staff are recommending conversion of 48.2 hectares of land currently designated Employment Area throughout the City. Table 1 details the total areas of land recommended for conversion through the various components of the Employment Land Review:

Table 1: Summary of recommended Employment Land conversions

Conversion Analysis	Area (ha)
ELR Conversions (Staff identified)	37.1
Residential Enclaves	5
Request for Conversion	2.1
Confederation Go Station	4.0
Total Recommended Conversions	48.2

A full summary of all recommended employment land conversions, by Ward, is provided in Appendix “A” to Report PED17010(k). Mapping of the recommended employment land conversions is provided as Appendix “B” to Report PED17010(k).

The City’s Land Needs Assessment (LNA), undertaken as part of GRIDS 2 and the MCR, has identified a small surplus of employment lands equating to roughly 60 hectares. The recommended employment land conversions detailed in Appendices “C” and “D” to Report PED17010(k) can be accommodated within the identified surplus of employment lands. However, as noted above, there are four conversion requests that are being recommended for deferral. Staff note that following a final decision on the Employment Land Review report, including the deferred requests for conversion, there will be a requirement to confirm the Employment Area land need calculations in the LNA to ensure that the City’s employment land needs continue to be met, as recommended through Report PED17010(i) (March 29, 2021), and through Recommendation (c) of this Report.

It should also be noted that on May 4, 2021 the Ministry of the Environment Conservation and Parks released a draft Land Use Compatibility Guideline for review and comment. Staff Report PED21137, presented to Planning Committee on July 6, 2021, summarizes the City’s comments to the Province on the proposed Land Use Compatibility Guideline. The draft Land Use Compatibility Guideline directs that municipalities include Area of Influence (AOI) distances and Minimum Separation Distances (MSD) for classes of industrial land uses in their Official Plan. Should this draft Land Use Compatibility Guideline be finalized to include the prescriptive AOIs and MSDs as requirements instead of guidelines for best practices, there may be a need to

further review the recommendations made through the Employment Land Review (Appendix “C” to Report PED17010(k)).

The final recommended Employment Land conversions, including any lands from the deferred requests, will be implemented through a future Official Plan Amendment (OPA) submitted to the Province for the MCR. It is anticipated that the City will submit the MCR OPA in early 2022.

ALTERNATIVES FOR CONSIDERATION

Council could choose not to endorse the recommended Employment Land conversions. This alternative is not recommended, as it would delay the GRIDS 2 and MCR workplan.

Council could choose to endorse additional Employment Land conversions beyond those recommended by Staff. While all of the sites reviewed through this analysis are generally small in size, and their conversion would not have a significant impact on the City’s overall employment need, this approach is not recommended, as the requests do not meet the conversion criteria of the Provincial Growth Plan and / or the City. Furthermore, the sites which are currently deferred for further review are larger in size, and should these and additional lands beyond those recommended by staff be endorsed for conversion, there is a potential risk that the result may be a deficit of employment land based on the 30 year planning horizon to 2051. An urban boundary expansion for employment lands may be required to offset the deficit resulting from additional conversions.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Economic Prosperity and Growth

Hamilton has a prosperous and diverse local economy where people have opportunities to grow and develop.

Clean and Green

Hamilton is environmentally sustainable with a healthy balance of natural and urban spaces.

Built Environment and Infrastructure

Hamilton is supported by state of the art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

APPENDICES AND SCHEDULES ATTACHED

Appendix “A” to Report PED17010(k) – Summary of recommended Employment Land conversion sites by Ward

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- Appendix “B” to Report PED17010(k) – Mapping summary of recommended Employment Land conversion sites
- Appendix “C” to Report PED17010(k) – Employment Land Review Report
- Appendix “D” to Report PED17010(k) – Review of Confederation Go Station Employment Land conversion
- Appendix “E” to Report PED17010(k) – Summary table of all Employment Land conversion requests land areas

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