



Employment Land Review Final Recommendations for Conversion City Wide

Report PED17010(k)
General Issues Committee
August 4, 2021

Background

- Review of designated Employment Lands in the Urban Hamilton Official Plan must be completed through the Municipal Comprehensive Review process
- Draft Employment Land Review report presented in November 2019 to the General Issues Committee
- November 2019 GIC motion to review potential conversion of the Confederation Go Station lands for future mixed use development (included as Appendix D to Report PED17010(k))
- Some land owners who made request for conversion provided City staff with additional information after November 2019 for consideration for final report

Land Needs Assessment (Employment Area)

- The Growth Plan for the Greater Golden Horseshoe forecasts that the City of Hamilton will need to accommodate approximately 122,000 additional jobs by the year 2051
- A Land Needs Assessment (LNA) has been completed as part of the City's Municipal Comprehensive Review (MCR) and was presented to Committee on March 29, 2021 (Report PED17010(i))
- The LNA calculates demand for Employment Area jobs at approximately 112,090 jobs to the year 2051, and current Employment Area land supply at being able to accommodate 114,000 jobs
- The LNA has identified a small surplus of employment land (approx. 60 hectares) that may be suitable for conversion for non-employment uses

Tests for assessing potential conversion

City Criteria

- Site(s) are mixed use blocks and located along the edges of employment areas (Screening Criteria)
- Conversion of the site(s) will not adversely affect the long-term viability and function of the employment areas
- Conversion of the site(s) will not compromise any other planning policy objectives of the City, including planned commercial functions
- Conversion of the site(s) will be beneficial to the community through its contribution to the overall intent and goals of the City's policies and demands on servicing and infrastructure
- Conversion of the site(s) will not negatively affect the long-term viability of existing employment uses, including large, stand-alone facilities
- Conversion of the site(s) will not create incompatible land uses, including a consideration of the Ministry of Environment, Conservation and Parks Land Use Planning guidelines (D-series guidelines)
- Conversion of the site(s) will result in a more logical land use boundary for an employment area.

Tests for assessing potential conversion

Provincial Criteria from Growth Plan 2019, as amended

- There is a need for the conversion
- The lands are not required over the horizon of this Plan for the employment purposes for which they are designated
- City will maintain a sufficient supply of employment lands to accommodate forecasted employment growth
- Proposed uses would not adversely affect the viability of the employment area or the achievement of the minimum intensification and density targets
- There are existing or planned infrastructure and public service facilities to accommodate the proposed use

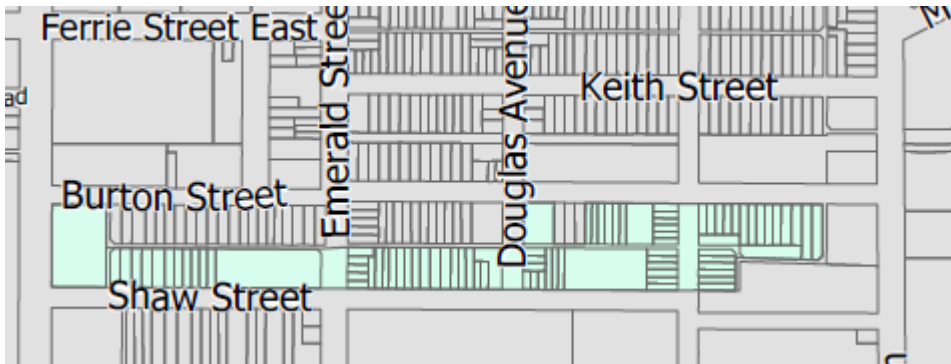
Report Structure

The Employment Land Review report (Appendix C to Report PED17010(k)) has been structured as follows:

- Employment Land Review (ELR) report
 - City staff review of potential conversion sites in existing Employment Areas (Bayfront Industrial Area, East Hamilton Ind. Area, Red Hill North Business Park, Flamborough Business Park)
- Appendix A to ELR
 - Residential Enclaves Review
- Appendix B to ELR
 - Analysis of public requests for conversion

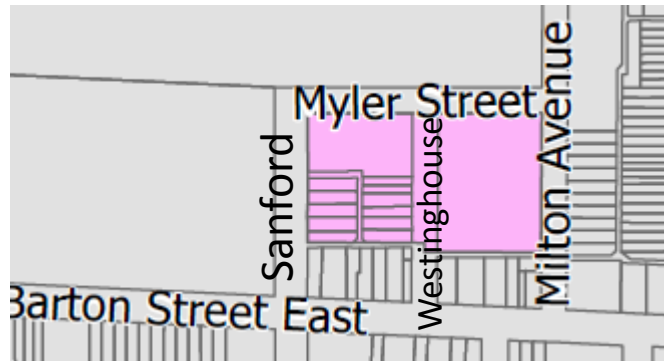
Recommended Conversions – Employment Land Review (Staff)

Bayfront Industrial Area: 14.4 ha (total all areas)



Certain properties on Victoria N, Shaw St, Emerald St, Douglas Ave, Cheever St, Burton St.

New Designation: Neighbourhoods (Site Specific Policy for 121 Shaw, and 390 Victoria, Area Specific Policy for remaining parcels)

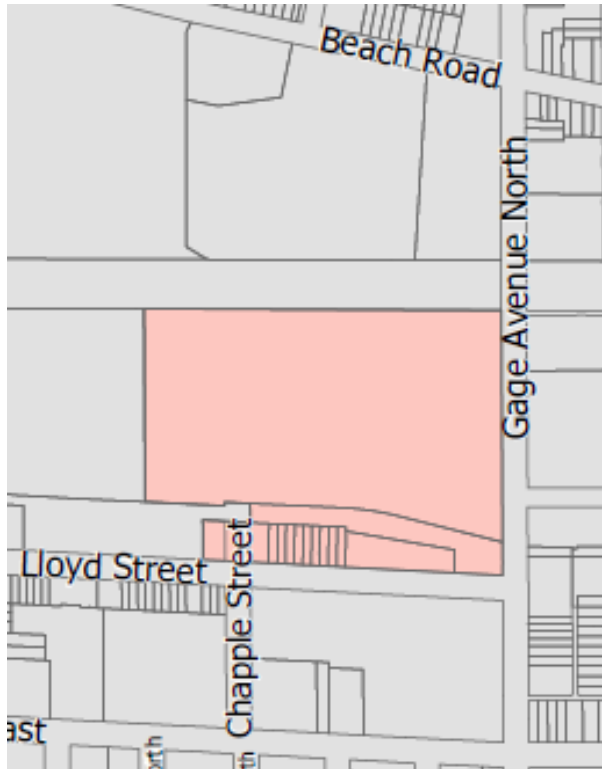


268-286 Sanford Ave N (even only)
13-23 Westinghouse Ave (odd only)
42 Westinghouse Ave

New Designation: Neighbourhoods (Site Specific Policy and Area Specific Policy)

Recommended Conversions – Employment Land Review (Staff)

Bayfront Industrial Area: 14.4 ha (total all areas)

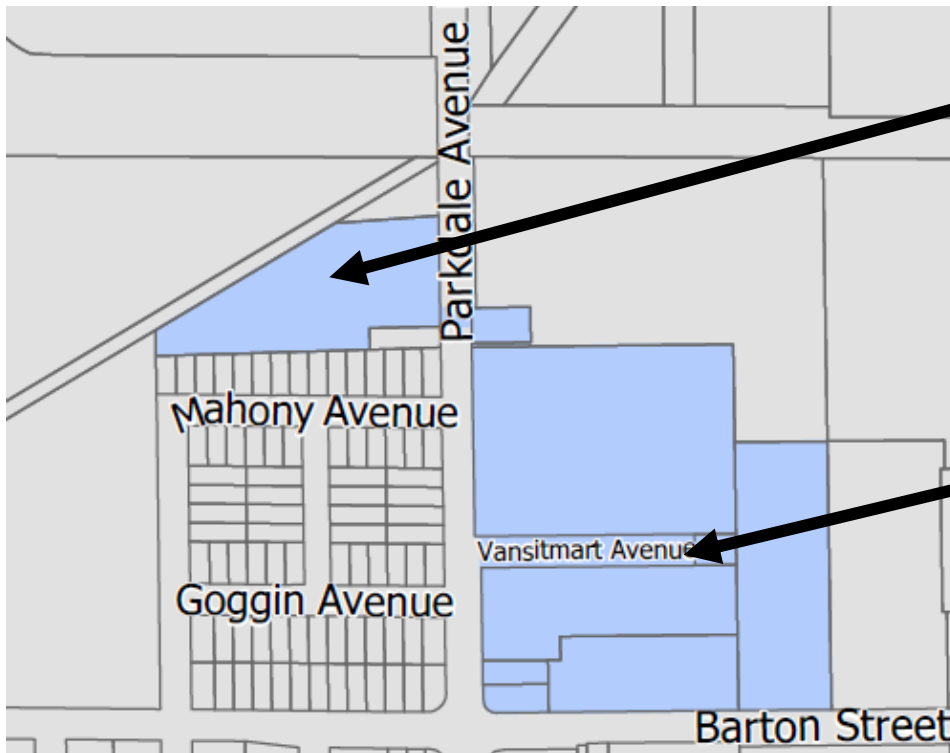


36-67 Lloyd St (odd only)
221 Gage Ave N

New Designation: Neighbourhoods (Area
Specific Policy)

Recommended Conversions – Employment Land Review (Staff)

Bayfront Industrial Area: 14.4 ha (total all areas)



401 Parkdale Ave N.

New Designation: Arterial Commercial

300-380 Parkdale Ave N (even only)

1811 Barton St E

1831 Barton St E

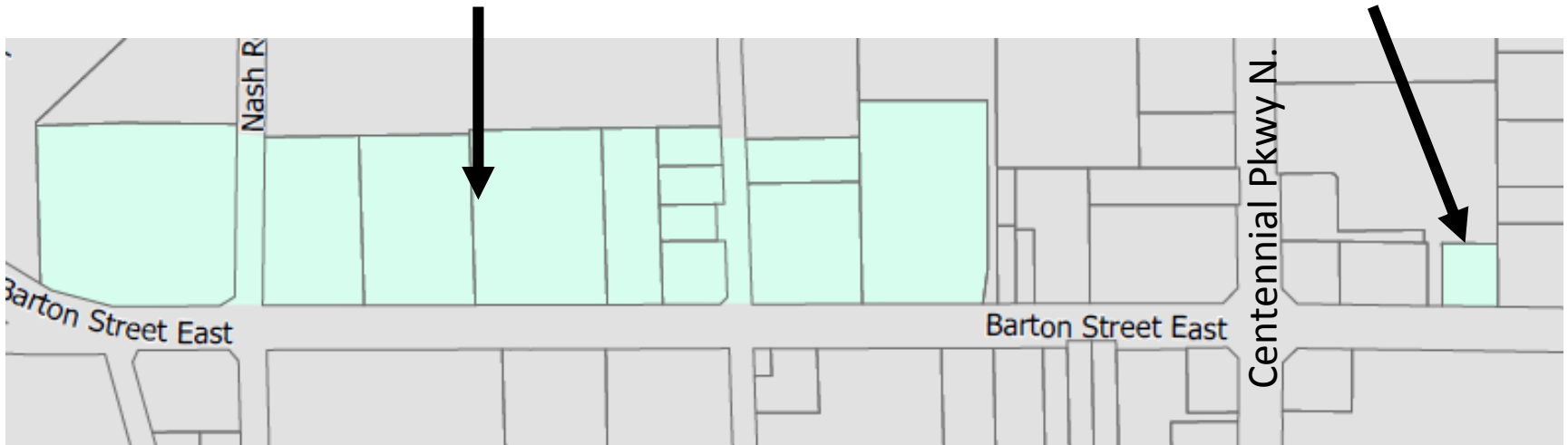
New Designation: Arterial Commercial

Recommended Conversions – Employment Land Review (Staff)

East Hamilton Industrial Area: 11.1 ha

New Designation:
Arterial Commercial

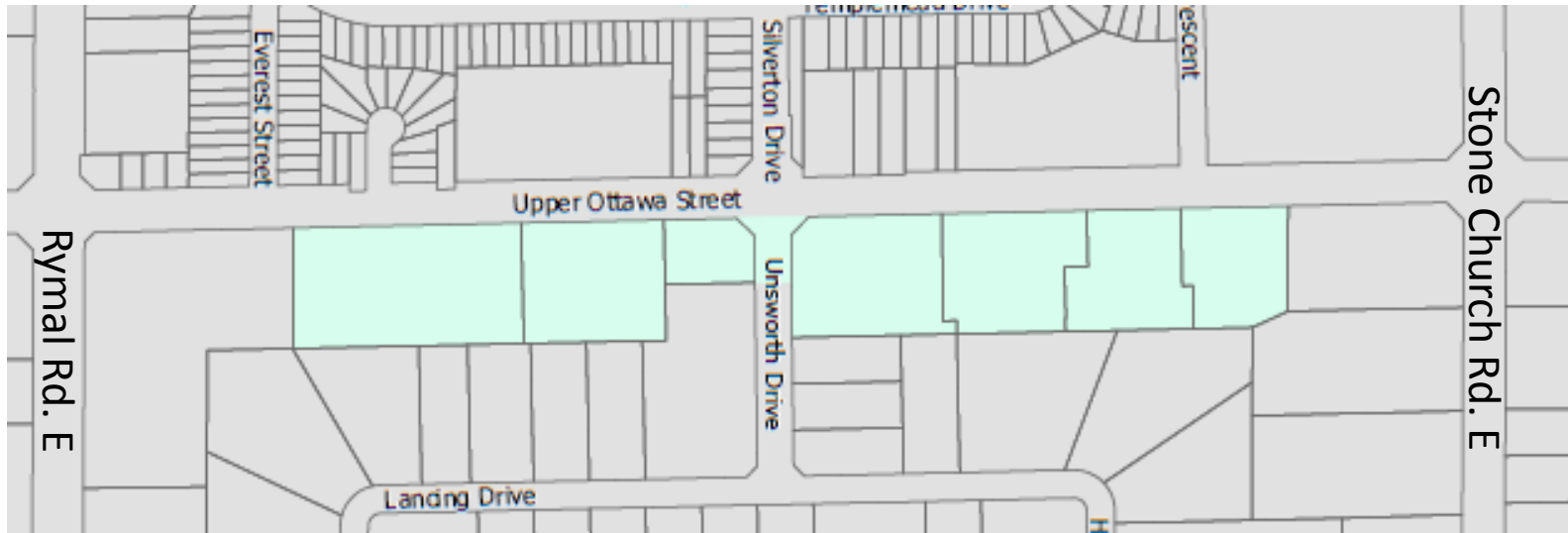
New Designation: Mixed
Use High Density



Recommended Conversions – Employment Land Review (Staff)

Red Hill Business Park (North): 5.6 ha

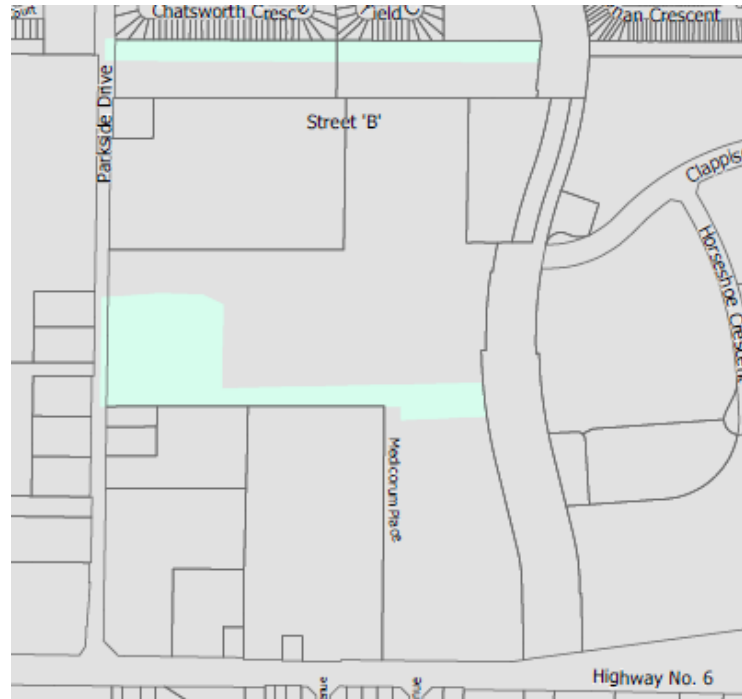
New Designation: District Commercial (Area Specific Policy)



Recommended Conversions – Employment Land Review (Staff)

Flamborough Business Park: 6 ha

New Designation: Open Space



Recommended Conversions – Residential Enclaves

Margaret Enclave (Stoney Creek Business Park): 5 ha

New Designation: Neighbourhoods



Recommended Conversions – Residential Enclaves

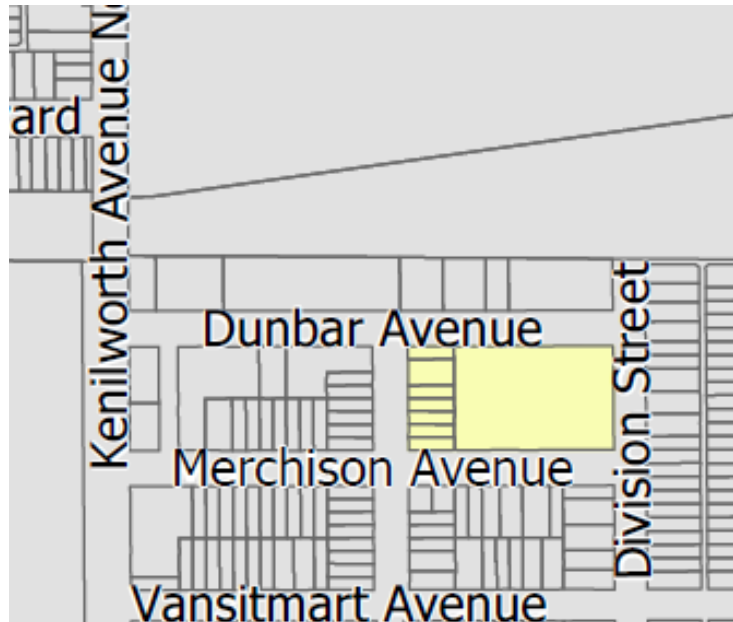
The following residential enclaves are not recommended for conversion, however, Staff recommend an update to the Zoning on certain residential properties to allow for renovations and additions for existing dwellings (SE 375), as shown in the Report PED17010(k):

- Land Enclave
- Leeds Enclave
- Biggar Enclave
- Cornell Enclave
- Winona Enclave
- McNeilly Enclave (apply M3 zone, SE 375 to all R1 properties)

Recommended Conversions – Requests for Conversion

**85 Division Street & 77-79 Merchison Ave., 166-180 Harmony,
Hamilton: 0.65 ha**

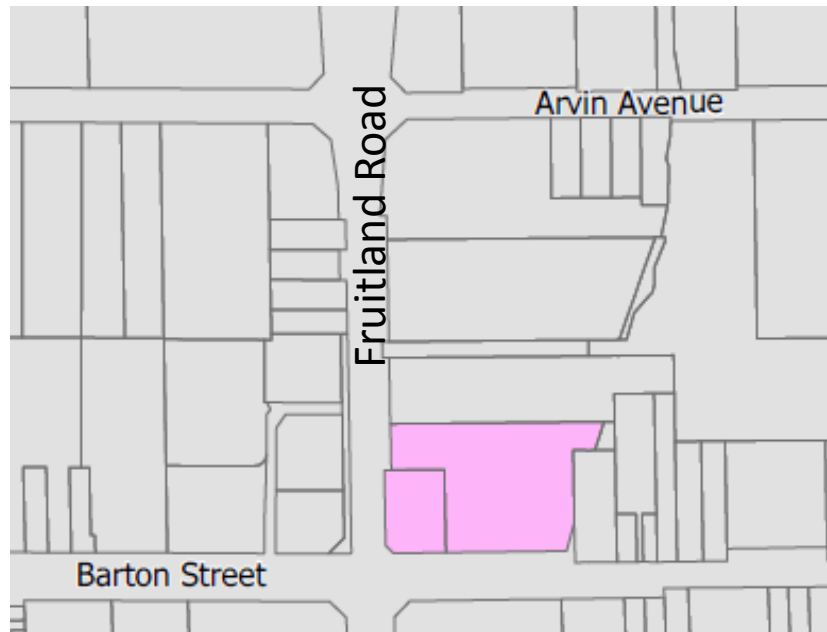
New Designation: Neighbourhoods (Site Specific Policy)



Recommended Conversions – Requests for Conversion

645-655 Barton Street East, Stoney Creek: 1.43 ha

New Designation: District Commercial (Site Specific Policy)



Requests for Conversion – Not Recommended

The following Requests for Conversion were reviewed in detail in Report PED17010(k), Appendix C, but were not recommended for conversion:

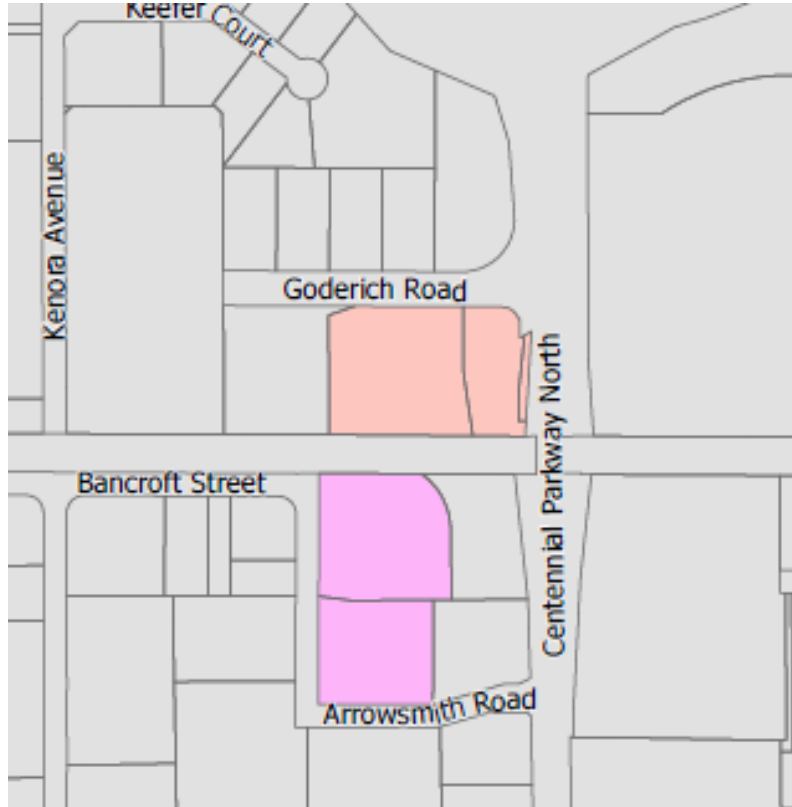
- 1400 South Service Road, Stoney Creek
- 385 Nebo Road and 1280 Rymal Road East, Hamilton
- 1725 Stone Church Road East, Hamilton
- 30 Milton Ave, Hamilton (286 Sanford and 42 Westinghouse – reviewed by staff in ELR)
- 354-356 Emerald Street N & 118 Shaw St.
- 2683 Barton Street, Stoney Creek

Requests for Conversion - Deferrals

The following Requests for Conversion are recommended for deferral until a later date in the GRIDS 2 / MCR process:

- McMaster Innovation Park – conversion to permit multiple dwellings in mixed use buildings
- 70-100 Frid Street – mixed use multiple dwellings
- Twenty Road West (multiple land parcels) – commercial mixed use and residential use
- 700 Garner Road West – institutional, residential, commercial uses proposed.

Recommended Conversions – Confederation GO Station



**Northern lands (395 Centennial Pkwy):
1.92 ha**

New Designation: Utilities (Site Specific Policy)

**Southern lands (185 Bancroft St., 25
Arrowsmith Rd.): 2.13 ha**

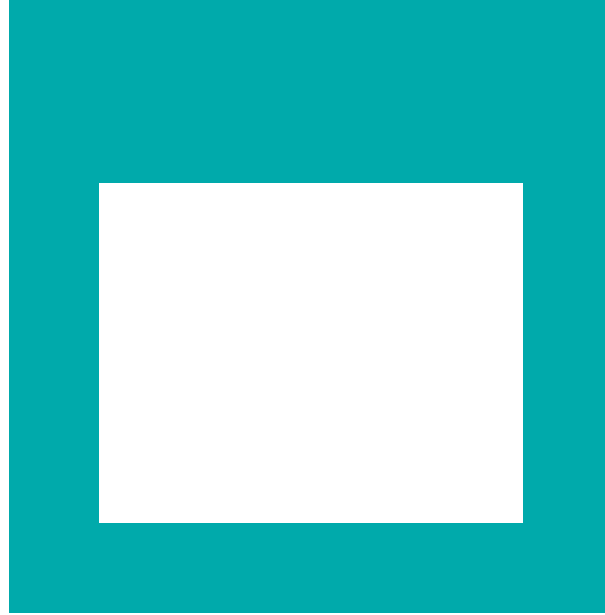
New Designation: Mixed Use – High Density (Site Specific Policy)

Total Area of Lands Recommended for Conversion

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

Next Steps

- A draft Official Plan Amendment will be prepared through the completion of the Municipal Comprehensive Review
- Staff will report back to Committee and Council regarding the sites currently recommended for deferral when the draft OPA is presented



THANK YOU

1400 South Service Road

Location: 1400 South Service Rd.

Designation: Business park

Proposed Use: high density residential, mixed-use development with office and commercial uses

Recommendation: Keep current designation as Business Park.
No conversion recommended.

- Not along edge of emp. Area
- Isolated development



1280 Rymal Road E, 385 Nebo Road

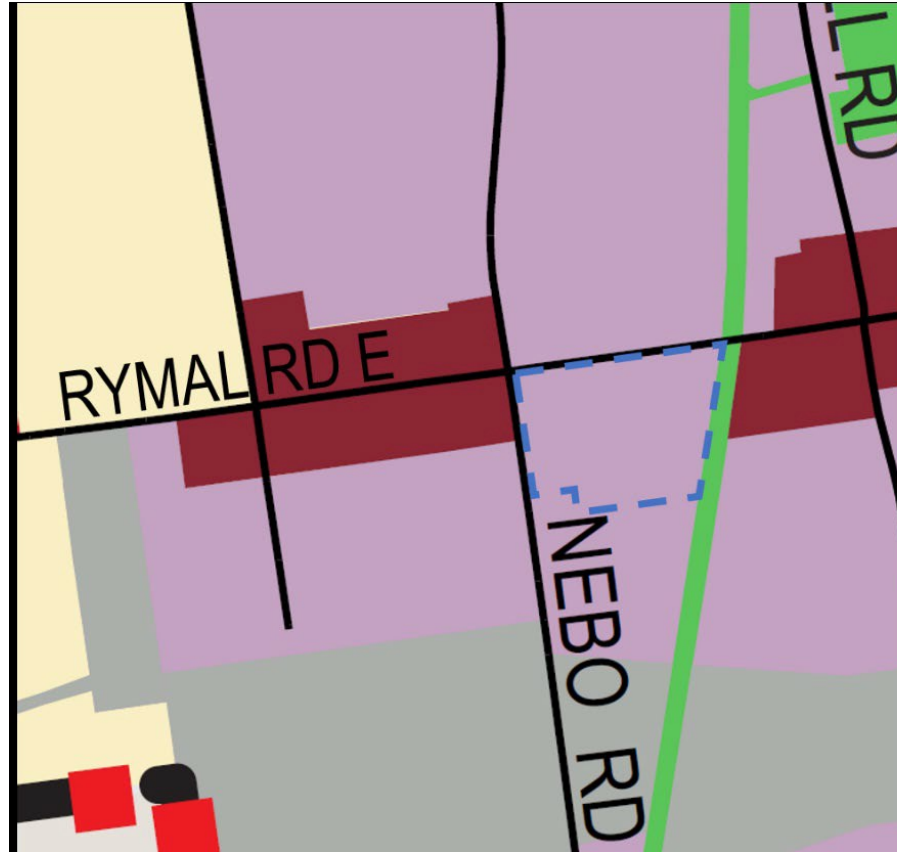
Location: 1280 Rymal Road E/
385 Nebo Road

Designation: Business Park

Proposed Use: Conversion of site to allow specialty grocery store on site and remove restriction for 500m² retail floor area limit across site

Recommendation: No conversion

- Not on edge of employment area
- Need has not been demonstrated



1725 Stone Church Road E

Location: 1725 Stone Church Road E

Designation: Business Park

Proposed Use: mixed use with full range of commercial, retail, office, and high density residential

Recommendation: No conversion

- Need for conversion has not been demonstrated
- Viability of employment –precedent for further conversions
- Commercial function of West Mountain (Heritage Green)
- Boundary of RHVP

