



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Growth Management Division

TO:	Mayor and Members General Issues Committee
COMMITTEE DATE:	October 20, 2021
SUBJECT/REPORT NO:	Employment Areas Inventory and Shovel-Ready Employment Areas Initiative Update (PED16161(b)) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Gavin Norman (905) 546-2424 Ext. 2155
SUBMITTED BY:	Tony Sergi Senior Director, Growth Management Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That Report PED16161(b) Employment Areas Inventory and Shovel-Ready Employment Areas Initiative Update be received;
- (b) That the General Manager of Planning and Economic Development be authorized and directed to execute existing standard form Development Agreements, in a form suitable to the City Solicitor, with Developers of Employment Lands in advance of Draft Plan of Subdivision approval, providing that doing so supports the City's Shovel-Ready Initiative and is in support of an active Plan of Subdivision;
- (c) Where a City share of servicing cost exists under an External Works Agreement and has been approved in the current Capital Budget, the General Manager of Planning and Economic Development, or their designate, be authorized and directed to pay the Developer of Employment Lands the City share component of the servicing cost in accordance with the terms of the said agreement.

EXECUTIVE SUMMARY

On August 12, 2016, Council approved General Issues Committee Report 16-018, whereby Council directed staff to provide an annual update on the City of Hamilton's annual Employment Area Inventory.

Report PED16161(b) is intended to provide Council with the status of the City's Employment Areas Inventory and Shovel-Ready Employment Areas Initiative within the City's business parks, reflecting changes that have occurred since 2018 to the end of 2020 and forecast anticipated changes to 2024. The status of Shovel-Ready lands is based on recently issued Building Permits but does not include Development Applications in progress (i.e. approval pending).

In addition, Report PED16161(b) is also requesting Council's consideration for additional tools that can be implemented by staff to expedite the servicing of employment lands in order to advance the City's Shovel-Ready Initiative. These tools come in the form of additional authority of staff to consider the use and execution of standard form Development Agreements that would permit Developers of Employment Lands to advance certain development activities that are currently not permitted prior to approval of a Plan of Subdivision Application.

Activities that staff support to occur in parallel with the planning approval process include:

- The installation of municipal infrastructure on existing municipal roads (external to the subject lands) that is required to support a development project if it can be demonstrated that doing so would benefit a developer's ability to service its land for prospective end users, advance the City Shovel-Ready Initiative, and have no financial risk to the City. It is intended that this additional provision would only be used to support projects substantial in scope and as with every development project, the works would be financially secured, subject to a public tender, coordinated with other City projects, etc.
- The stockpiling and limited pre-grading of fill by a developer on its subject lands if it can be demonstrated that having to wait for Draft Plan of Subdivision approval would:
 - detrimentally affect the developer's ability to deliver serviced land to an end-user in a timely manner; and,
 - can be implemented without materially impacting abutting land owners.

If permitted, the developer would proceed at its own risk and would provide sufficient securities to address any deficiencies in compliance. Additionally, the developer

SUBJECT: Employment Areas Inventory and Shovel-Ready Employment Areas Initiative Update (PED16161(b)) (City Wide) - Page 3 of 15

would proceed on the basis that stockpiling would not constitute any form of development approval.

Staff support the ability of Developers of Employment Lands to enter into Development Agreements with the City in advance of Plan of Subdivision approval where it is deemed beneficial to support the City's Shovel-Ready Initiative. The use of an External Works Agreement for infrastructure servicing external to the subject lands or a Pre-grading Agreement for stockpiling and limited pre-grading would only be considered for a Plan of Subdivision that is actively moving through the development process.

Alternatives for Consideration – See Page 14

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: The Shovel-Ready Employment Lands Initiative is resource intensive, in that it requires significant staff time to meet with developers while they are in due diligence periods, to undertake preliminary investigations, and provide guidance and feedback prior to a formal application being submitted; however, providing this enhanced service level for employment lands does reflect positively on the City that we are open for business, and is important for supporting non-residential development.

Permitting developers to install municipal infrastructure and stockpile fill in advance of development approval is another way in which the City can enhance its Shovel-Ready Initiative; however, it is expected to add further demands on staff to review and process these requests. Council has recently approved additional staff within the Development Engineering Section of the Growth Management Division which will provide some assistance in this regard. Any further resourcing demands will be monitored going forward to assess the potential need for additional resources to support the Shovel-Ready Initiative.

Legal: Existing Development Agreements (External Works Agreement and Pre-Grading Agreement) will require a review and may require some alteration to terms and conditions to address the timing of the development activities being advanced (i.e. prior to Draft Plan Approval). PED staff will work with Legal Services staff to ensure the agreements are in a suitable format. The additional delegated authority given to staff through this Report (PED16161(b)), will be included in the By-law intended to capture all existing delegated authorities being prepared by Legal Services.

HISTORICAL BACKGROUND

Report PED1616(b) can be broken down into two separate sections: The Employment Areas Inventory and Shovel-Ready Employment Areas Initiative Update; and, staff's request of Council to consider the use of additional tools to expedite the Shovel-Ready Land Initiative. The following is the background information pertinent to the Employment Areas Inventory and Shovel-Ready Employment Areas Initiative Update after which is background concerning staff's request for additional tools to expedite the process.

A. Employment Areas Inventory / Shovel-Ready Employment Areas Initiative Update

This update reflects changes that have occurred since 2018 and forecast anticipated changes to 2024.

The Shovel-Ready Employment Areas initiative is focussed on designated employment areas, so it does not include the employment growth or employment potential in other important locations, such as within Downtown Hamilton, the other community downtowns, commercial areas, or within our major institutional areas.

The status of Shovel-Ready lands is based on recently issued Building Permits but does not include Development Applications in progress (i.e. approval pending).

The definition of Shovel-Ready employment land is land that is: vacant or otherwise available for redevelopment (often underutilized), zoned as employment land, and fully serviced with water, wastewater, and road infrastructure.

Given the above definition, the Shovel-Ready land inventory is dynamic. Shovel-Ready lands are created and added to the inventory and removed as development proceeds, or as servicing proceeds.

The ways in which Shovel-Ready land can be created include:

- extending water/sewer/road infrastructure to unserviced development lands;
- the demolition of existing buildings on an already-serviced property being used for a non-conforming use, e.g. residential uses; and/or,
- when a non-serviced property joins in title with an adjacent Shovel-Ready property.

The removal of Shovel-Ready land from the inventory is achieved when a development is approved culminating with issuance of Building Permits. This is also referred to as land absorption.

Policies/Plans/Studies Guiding Employment Growth and Shovel-Ready Status

The following summarizes the policies, plans and studies that guide employment growth including the status of Shovel-Ready lands in each of the City's ten business parks as of December 31, 2020:

- Airport Employment Growth District (AEGD);
- Ancaster Industrial Business Park;
- Bayfront Industrial Area;
- Flamborough Industrial Business Park;
- Red Hill North Industrial Business Park;
- Red Hill South Industrial Business Park;
- Stoney Creek Industrial Business Park;
- West Hamilton Innovation District;
- East Hamilton Industrial Area; and,
- Dundas Industrial Park.

Airport Employment Growth District (AEGD)

The Airport Employment Growth District is the City's newest employment growth area, generally surrounded by Garner Road, Twenty Road, Glanaster Road, Upper James Street and Highway 6 (see Appendix "A" attached to Report PED16161(b)). It is largely unserviced and is intended to develop in two phases based on an Implementation Strategy developed in conjunction with approved infrastructure master plans. The total gross AEGD area is approximately 1130 ha.

Plans and Studies Guiding Growth:

- AEGD Secondary Plan (2016);
- AEGD Master Plans
 - Water and Wastewater Servicing Master Plan (2016)
 - Subwatershed Study / Stormwater Master Plan – Implementation (2016)
 - Transportation Master Plan (2016 – currently being updated);
- Class EAs
 - Dickenson Road Municipal Class Environmental Assessment (EA) (ongoing)
 - Glanaster Road Phases 3 and 4 EA – (ongoing); and,
- AEGD Wastewater Servicing Update and Capacity Allocation Policy (under development).

SUBJECT: Employment Areas Inventory and Shovel-Ready Employment Areas Initiative Update (PED16161(b)) (City Wide) - Page 6 of 15

Shovel-Ready Inventory Changes Since 2018 to End of 2020:

2018 Shovel-Ready Inventory (ha)	Shovel-Ready Land Created (ha)	Shovel-Ready Land Removed (ha)	2020 Shovel-Ready Inventory (ha)
40	3	31 - absorbed	12

There is currently only a small amount of Shovel-Ready land available in the AEGD. This is because current development activity (e.g. Amazon site) is quickly absorbing what is available; however, it is important to note there is a significant amount of employment-related development activity that is in progress or imminently in progress through the development approvals process. This includes two employment draft Plans of Subdivision submitted in 2021 along Garner Road. Along Dickenson Road there are also two Plans of Subdivision in progress and one additional Plan of Subdivision that is expected to be submitted in Spring 2021. The expected increase in available Shovel-Ready lands related to these applications is outlined later in this Report in the section entitled “Shovel-Ready Lands Added Forecast 2021-2024 - Totals by Area.”

Status of Infrastructure Expansion:

- Pumping station upgrades – complete in 2021; and,
- Dickenson Sanitary Trunk Extension – complete by the end of 2025 to Upper James Street.

Ancaster Business Park

The Ancaster Business Park is a well-established, but still growing business park established by the former Town of Ancaster. It is bound by Garner Road, Shaver Road, the hydro corridor, and Trinity Road South (see Appendix “A” attached to Report PED16161(b)). The park has a total gross area of 230 ha.

Plans and Policies Guiding Growth:

- Established by the former Town of Ancaster Official Plan, its policies incorporated into the Urban Hamilton Official Plan (UHOP);
- Ancaster Industrial Park Master Drainage Plan (2002-2005);
- Cormorant Road Class EA (2015); and,
- Garner Road West (Highway 6 to Wilson Street) EA (ongoing).

Shovel-Ready Inventory Changes Since 2018 to End of 2020:

2018 Shovel-Ready Inventory (ha)	Shovel-Ready Land Created (ha)	Shovel-Ready Land Removed (ha)	2020 Shovel-Ready Inventory (ha)
41	28	21 - absorbed	36

SUBJECT: Employment Areas Inventory and Shovel-Ready Employment Areas Initiative Update (PED16161(b)) (City Wide) - Page 7 of 15

Status of Infrastructure Expansion:

- Cormorant Drive extension – completed in 2021;
- Valery Business Park SWM Pond and channel works – completed in 2021; and,
- Trinity Road sanitary sewer extension – completed in 2021.

Bayfront Industrial Area

The City of Hamilton’s Bayfront Industrial Area (the "Bayfront") represents the oldest defined employment area in the City. The 1,449 ha mixed industrial area is located on the shore of Hamilton Harbour (see Appendix “A” attached to Report PED16161(b)).

Plans and Policies Guiding Growth:

- Established by the City of Hamilton prior to amalgamation; its pertinent policies are incorporated into the current UHOP; and,
- Bayfront Industrial Strategy (ongoing).

Shovel-Ready Inventory Changes Since 2018 to End of 2020:

2018 Shovel-Ready Inventory (ha)	Shovel-Ready Land Created (ha)	Shovel-Ready Land Removed (ha)	2020 Shovel-Ready Inventory (ha)
37	5	2 - absorbed	40

Although the Bayfront is considered fully Shovel-Ready, it is worth noting that Stelco is intending to reconfigure their land holdings to allow for redevelopment for new industrial uses. The expected increase in available Shovel-Ready lands related to the proposed Stelco plan is outlined later in this Report in the section entitled “Shovel-Ready Lands Added Forecast 2021-2024 - Totals by Area.”

Status of Infrastructure Expansion:

N/A

Flamborough Industrial Business Park

This business park is clustered in each of the four quadrants of the Highway 5 and Highway 6 intersection (see Appendix “A” attached to Report PED16161(b)). The park was established by the former Town of Flamborough and has a gross area of 178 ha.

Plans and Policies Guiding Growth:

- Established by the former Town of Flamborough OP; its policies have been incorporated into UHOP; and,
- Class EAs
 - Waterdown/Aldershot Transportation Master Plan (2010)

SUBJECT: Employment Areas Inventory and Shovel-Ready Employment Areas Initiative Update (PED16161(b)) (City Wide) - Page 8 of 15

- MTO Highway 5 / 6 Interchange Provincial Class EA (2004)
- Waterdown Transportation Management Master Plan (ongoing).

Shovel-Ready Inventory Changes Since 2018 to End of 2020:

2018 Shovel-Ready Inventory (ha)	Shovel-Ready Land Created (ha)	Shovel-Ready Land Removed (ha)	2020 Shovel-Ready Inventory (ha)
18	19	9 – absorbed	28

Status of Infrastructure Expansion:

- Leavitt Boulevard (L3 WESCAM) – complete in 2021;
- Clappison’s Drive extension over Borer’s Creek – complete in 2021; and,
- Solar Drive Extension – anticipated in 2022.

Red Hill North and Red Hill South Industrial Business Parks

These business parks were established by the former City of Hamilton and Township of Glanbrook. The Red Hill North Business Park is well-established while the Red Hill South Industrial Business Park (formerly known as the North Glanbrook Industrial Park) is still largely undeveloped but is considered along with the AEGD as a prime area for employment expansion. These two parks have a combined gross area of 627 ha and are located between Red Hill Valley Parkway, Trinity Church Road, Dickenson Road East and Upper Ottawa Street (see Appendix “A” attached to Report PED16161(b)).

Plans and Policies Guiding Growth:

- Red Hill Business Park North was established by the City of Hamilton; Red Hill Business Park South was established by the Township of Glanbrook prior to amalgamation. Respective policies have since been incorporated into the UHOP;
- Class EAs:
 - North Glanbrook Industrial Business Park TMP EA (2006)
 - Red Hill Business Park South TMP Addendum (2013)
 - Trinity Church Arterial Corridor EA (2007)
 - Twenty Road and Upper Red Hill Valley Parkway Extension EA (ongoing).

Shovel-Ready Inventory Changes Since 2018 to End of 2020:

2018 Shovel-Ready Inventory (ha)	Shovel-Ready Land Created (ha)	Shovel-Ready Land Removed (ha)	2020 Shovel-Ready Inventory (ha)
83	22.6	6.1 - absorbed	99

SUBJECT: Employment Areas Inventory and Shovel-Ready Employment Areas Initiative Update (PED16161(b)) (City Wide) - Page 9 of 15

Recently the City sold a significant Shovel-Ready land holding on Nebo Road. It is expected that the purchaser will be permit ready within approximately 12-18 months. In addition, the City is proceeding with the design of the Dartnall Road extension south of Twenty Road this year with a planned implementation date of 2024. The expected increase in available Shovel-Ready lands related to this project is outlined later in this Report in the section entitled “Shovel-Ready Lands Added Forecast 2021-2024 - Totals by Area.”

Status of Infrastructure Expansion:

- Nebo Road Reconstruction (Rymal to Twenty) – planned for 2022/23; and,
- Dartnall Road Extension (Twenty to Dickenson) – planned for 2024.

Stoney Creek Industrial Business Park

This business park established by the former City of Stoney Creek is mostly built out but with some room still to accommodate growth. It is bounded by the Queen Elizabeth Way, Lewis Road, Barton Street and Grays Road with a total gross area of 678 ha (see Appendix “A” attached to Report PED16161(b)).

Plans and Policies Guiding Growth:

- Fruitland-Winona Secondary Plan (2014);
- SCUBE W/WW/SW Master Plan (Blocks 1, 2, and 3); and,
- Class EAs:
 - Arvin Avenue Class EA (2008)
 - Barton Street / Fifty Road Class EA (ongoing).

Shovel-Ready Inventory Changes Since 2018 to End of 2020:

2018 Shovel-Ready Inventory (ha)	Shovel-Ready Land Created (ha)	Shovel-Ready Land Removed (ha)	2020 Shovel-Ready Inventory (ha)
43*	4	4 - absorbed	43

*Adjusted (correction from 2017)

Status of Infrastructure Expansion:

- Arvin Avenue extension (west of McNeilly Road) – completed in 2019.

West Hamilton Innovation District

This 46 ha business park is a post amalgamation business park established as a corporate, academic and government innovation centre, which allows new businesses and industry to stay and grow-in-place This park is located along Longwood Road, bounded by Highway 403 to the north and Aberdeen Avenue to the west, is

SUBJECT: Employment Areas Inventory and Shovel-Ready Employment Areas Initiative Update (PED16161(b)) (City Wide) - Page 10 of 15

predominantly serviced and does not contribute to the current vacant employment land inventory in a significant way (see Appendix “A” attached to Report PED16161(b)).

Plans and Policies Guiding Growth:

- West Hamilton Innovation District Secondary Plan (2013).

Shovel-Ready Inventory Changes Since 2018 to End of 2020:

2018 Shovel-Ready Inventory (ha)	Shovel-Ready Land Created (ha)	Shovel-Ready Land Removed (ha)	2020 Shovel-Ready Inventory (ha)
3	0	0	3

Although no new Shovel-Ready lands are expected to be created in the near term, McMaster Innovation Park is expected to proceed with plans in the short term to redevelop the former Westinghouse property on Aberdeen Avenue as part of their ongoing expansion.

Status of Infrastructure Expansion:

- N/A

East Hamilton Industrial Area

This Business Park is a well-established, and mostly developed employment area established by the former City of Hamilton and has a gross area of 194 ha. It is bounded by the QEW, Grey’s Road, Barton Road and Red Hill Valley Parkway and has dense residential development along its centre.

Plans and Policies Guiding Growth:

- Established by the former City of Hamilton; its policies have been incorporated into UHOP; and,
- Class EAs and Secondary Plan
 - Centennial Neighbourhoods Secondary Plan (2018)
 - Centennial Neighbourhoods Transportation Master Plan (2018)
 - Ministry of Transportation Ontario – Centennial Go Station EA (2020).

Shovel-Ready Inventory Changes Since 2018 to End of 2020:

2018 Shovel-Ready Inventory (ha)	Shovel-Ready Land Created (ha)	Shovel-Ready Land Removed (ha)	2020 Shovel-Ready Inventory (ha)
7	3.9	1.3	9.6

SUBJECT: Employment Areas Inventory and Shovel-Ready Employment Areas Initiative Update (PED16161(b)) (City Wide) - Page 11 of 15

Status of Infrastructure Expansion:

- N/A

Dundas Industrial Park

This park with a gross area of 17.8 ha was established by the Town of Dundas prior to amalgamation. It is situated adjacent to an established residential neighbourhood and is predominantly developed and doesn't contribute to the current vacant employment land inventory in a significant way. Currently there is 0.7 ha of Shovel-Ready land available land in Dundas (see Appendix "A" attached to Report PED16161(b)).

Shovel-Ready Lands Added Forecast 2021-2024 - Totals by Area

The following table illustrates estimated Shovel-Ready lands be added to the Employment Lands inventory over the next four years through the installation of municipal infrastructure to support growth. Estimates have been prepared using data and information gathered from the Staging of Development Program, intentions of developers with active applications, and City-led infrastructure projects. Note, additional Shovel-Ready land is not expected to be added in the West Hamilton Innovation District and both Dundas and East Hamilton industrial parks over the next four years.

Business Park	Net Supply (ha)	2020 Shovel-Ready Supply (ha)	Added Shovel-Ready Supply Forecast (ha)			
			2021	2022	2023	2024
AEGD (along Dickenson)	743	12	27	71	45	0
AEGD (along Garner)			0	101	0	27
Ancaster	85	36	9	8	5	0
Stelco / Bayfront	46	40	0	16	0	0
Flamborough	54	28	8	7	0	0
Stoney Creek	62	43	0	14	0	10
Red Hill North and South	216	99	4	18	0	13
Total	1206	258	48	235	50	50

For reference, the Shovel-Ready lands inventory for 2020 data which was used to compile the foregoing data, can be found in Appendix "B" attached to Report

PED16161(b). It illustrates land use designations, parcel size and location, as well as the status of available municipal services in map and table formats.

Due to the size and bulk of Appendix “B” to Report PED16161(b), an electronic copy is available for public viewing on the “Invest in Hamilton” website <https://investinhamilton.ca/discover-hamilton/location/business-parks/> and the City of Hamilton website, <https://www.hamilton.ca/mapping-business-reporting/activity-reports/employment-area-inventory>.

B. Additional Tools to Expedite the Shovel-Ready Land Initiative

In recent years, the City has experienced significant growth in employment land development and the interest of businesses locating in Hamilton is increasing, particularly in the AEGD. There is a high demand for large (>10 ha) serviced properties for warehousing purposes which are in relatively low supply across the City and across the region. As the City proceeds with the planned implementation of strategic servicing projects in the AEGD and Red Hill Business Park South, there are active employment plans of subdivisions with very tight timelines that require major municipal infrastructure sooner than what the City could deliver itself. In that respect, it is not uncommon for developers to advance infrastructure servicing projects to support their developments, but it has become apparent in staff conversations with the AEGD area developers, with active applications, that the typical timeline for development approvals, and ultimately the servicing of land, puts the ability to attract specific businesses currently looking to locate in Hamilton at risk.

In that regard, through 2021, staff have investigated the ability of Developers of Employment Lands to enter into Development Agreements with the City, in advance of development approvals where it is deemed beneficial to support the City’s Shovel-Ready Initiative.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Through Report PD01146, approved by Council on August 22, 2001, staff have delegated authority to execute Subdivision Agreements and Service Agreements as a condition of development approval arising out of Development Applications regulated by the *Planning Act* (e.g. Plan of Subdivision or Site Plan). Prior to work proceeding, a Developer must have approved construction plans / drawings, and execute an appropriate Development Agreement with the City; either a Subdivision Agreement, External Works Agreement, as examples. If the City were to consider permitting Developers of Employment Lands to advance development activities while a development application is still pending, it would require direct authorization by Council for a specific project or through additional delegated authority to the Mayor and Clerk.

RELEVANT CONSULTATION

Staff have consulted with Legal Services to confirm any changes required to staff's existing delegated authority to execute Development Agreements prior to approval of a Development Application.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

The City's Shovel-Ready Initiative is dynamic, as much driven by City-initiated projects that open up lands for development, as by developers who initiate their own projects in advance of the City and have the means to service the properties themselves.

Demand for serviced employment land is at unprecedented levels in the City and it has become apparent the needs and wishes of developers to meet the expectation of end-users can be constrained by the length of time it takes to get through the approvals process.

There are limited ways to expedite the development process without exposing the City to some sort of risk (e.g. financial) which undermines the City's authority to govern orderly development in an effective and equitable manner. Notwithstanding, staff have identified the potential to use two existing standard form Development Agreements that could be used with minimal risk in advance of full development approval of a Plan of Subdivision that in turn would expedite the development process.

1. External Works Agreement (EWA)

The EWA is a standard form Development Agreement between the City and a developer, permitting developers with approved development projects to install necessary right-of-way upgrades on behalf of the City (e.g. left turn lane or a sewer extension) external to the development project subject lands to service the development. Currently, staff have delegated authority to enter into an External Works Agreement with a developer when the developer has full planning approvals; e.g. full Site Plan approval. With additional delegated authority, staff could enter into an EWA with a developer in advance of Plan of Subdivision approval to permit approval and installation of servicing to occur, external to the subject lands, in parallel with the planning approvals process when it is deemed to be beneficial to the City's Shovel-Ready Initiative.

It is intended that this additional provision would only be used to support projects substantial in scope and as with every development project, the works would be financially secured by the developer, subject to a public tender in accordance with the City's Financial Policies for Development and coordinated with other City projects.

2. Stockpiling and Pre-grading of Fill

Currently, developers are not permitted to alter their lands until they obtain engineering approvals following approval of a Site Plan or a Plan of Subdivision, the latter also requires a Subdivision Agreement before proceeding. For subdivisions, with additional delegated authority, staff could enter into a Pre-grading Agreement with a developer in advance of subdivision approval to permit the stockpiling and limited pre-grading of fill by a developer on its subject lands, if it can be demonstrated that having to wait for approval would:

- detrimentally affect the developer's ability to deliver serviced land to an end-user in a timely manner; and,
- can be implemented without materially impacting abutting land owners.

If permitted, the developer would proceed at its own risk and would provide sufficient securities to address any deficiencies in compliance. Additionally, the developer would proceed on the basis that stockpiling would not constitute any form of development approval. Permitting stock piling and limited pre-grading of fill to occur in a parallel with the Plan of Subdivision approvals process would in some instances significantly reduce the time it takes a development project to be ready for occupancy.

Based on the above, staff support the ability of Developers of Employment Lands to enter into Development Agreements with the City in advance of subdivision approval where it is deemed beneficial to support the City's Shovel-Ready Initiative. The use of an EWA for infrastructure servicing external to the subject lands or a Pre-grading Agreement for stock piling of fill and limited pre-grading would be subject to the same criteria and requirements as approved by Council and detailed in Report PD01146 and would only be considered for a proposed development that is actively moving through the draft plan of subdivision approval process.

ALTERNATIVES FOR CONSIDERATION

If Council chooses not to approve the use of additional tools to expedite the City's Shovel-Ready Initiative then Developers of Employment Lands would continue to follow the existing development process and proceed to stock piling fill, servicing, etc. only upon approval of their Planning Applications.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Community Engagement and Participation

Hamilton has an open, transparent and accessible approach to City government that engages with and empowers all citizens to be involved in their community

Economic Prosperity and Growth

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

Healthy and Safe Communities

Hamilton is a safe and supportive City where people are active, healthy, and have a high quality of life.

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.

Culture and Diversity

Hamilton is a thriving, vibrant place for arts, culture, and heritage where diversity and inclusivity are embraced and celebrated.

Our People and Performance

Hamiltonians have a high level of trust and confidence in their City government.

APPENDICES AND SCHEDULES ATTACHED

Appendix “A” to Report PED16161(b) – Employment Lands Shovel-Ready Inventory – Detailed Maps and Tables

Appendix “B” to Report PED16161(b) – (PD01146) - (City Wide) (Item 8.5)
Streamlining of Development Approvals for the
New City of Hamilton

MF/GN/sf