



City of Hamilton 2018 - 2020 Employment Area Inventory and Shovel Ready Lands

October 20, 2021

PED16161(b)

2018 - 2020 EMPLOYMENT AREA INVENTORY AND SHOVEL READY LANDS

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:
 - since 2018 to the end of 2020
 - forecast anticipated changes to 2024
- Request 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.

2018 - 2020 EMPLOYMENT AREA INVENTORY AND SHOVEL READY LANDS

Part A

2018-2020 Employment Areas Inventory and Shovel-Ready Employment Areas Initiative Update Overview

WHAT IS A “SHOVEL READY” SITE?

A Shovel Ready site:

....is land or a property that is vacant or otherwise available for redevelopment, **zoned** as employment land, and **fully serviced** with municipal water, wastewater, and road infrastructure.

CREATING SHOVEL-READY INVENTORY

The Shovel-Ready land inventory is dynamic; lands are created and added to the inventory and removed as development proceeds, continuously.

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

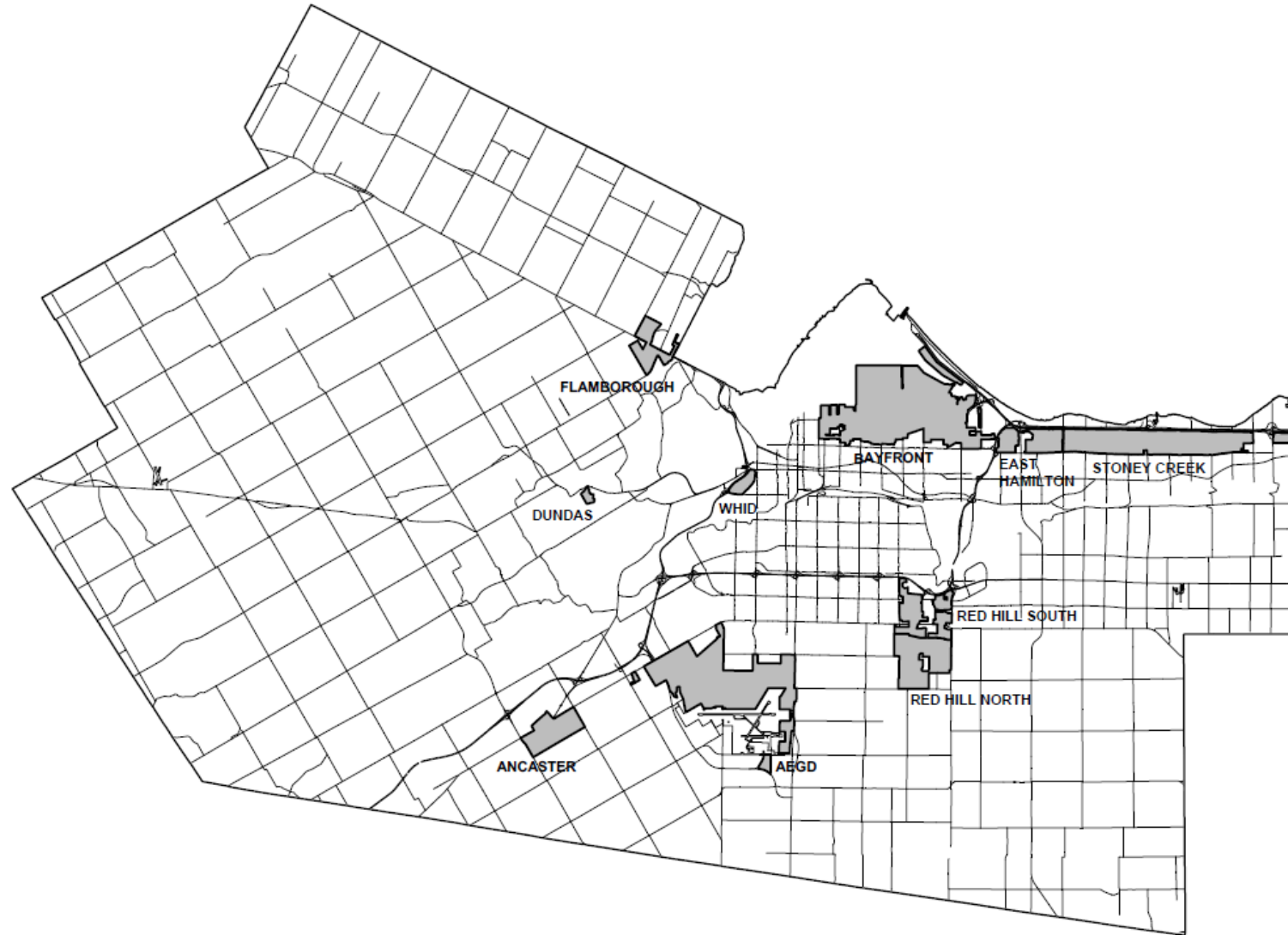
- Extending water/sewer/road infrastructure to unserviced lands;
- Demolition of existing buildings on an already-serviced property being used for a non-conforming use; e.g. farming operation; and,
- Through land assembly.

REDUCING SHOVEL-READY INVENTORY

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**.

HAMILTON'S BUSINESS PARKS



HAMILTON'S BUSINESS PARKS

- Airport Employment Growth District
- 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
- Dundas Industrial Park

2018-2020 SHOVEL READY EMPLOYMENT LANDS

SUMMARY:

Industrial Business Park	2020 Shovel Ready Lands (ha)
AEGD	12
Ancaster	36
Bayfront	40
Flamborough	28
Stoney Creek	43
Red Hill and North and South	99
Total	258

SHOVEL-READY INVENTORY CHANGES

AEGD:

- There is currently only a small amount of Shovel-Ready land available in the AEGD.
- Significant development activity (e.g. Amazon site) is quickly absorbing what is available and 4 Draft Plans of Subdivision are currently being processed for approval.

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

SHOVEL-READY INVENTORY CHANGES

Ancaster Business Park:

- Well-established, but still growing business park.
 - Cormorant Road Extension to Trinity Road opened in 2020, providing much needed second access to park.

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

SHOVEL-READY INVENTORY CHANGES

Flamborough Business Park:

- Clustered in each of the four quadrants at Highway 5/6 is partially built out.
- Actively growing in NW, NE and SE quadrants. Recent notable infrastructure projects include:
 - Extension of Clappison Drive to Parkside Drive
 - Construction of Leavitt Boulevard as part of Wescam project

2018 Shovel-Ready Inventory (ha)	Shovel-Ready Land Created (ha)	Shovel-Ready Land Removed (ha)	2020 Shovel-Ready Inventory (ha)
18	19	9 removed through absorption	28

SHOVEL-READY INVENTORY CHANGES

Red Hill North and South Business Parks:

- Red Hill North is well-established.
- Red Hill South still very much undeveloped, but is considered a prime area for employment expansion.
 - Extension of Dartnall Road planned for 2025.
 - Urbanization of Nebo Road in 2022.

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 removed through absorption	99

SERVICING PRIORITIES FOR 2021 - 2024

AEGD

- Dickenson trunk sanitary sewer – east of Upper James
- Dickenson sub-trunk sanitary sewer – west of Upper James
- Garner trunk sanitary sewer – east of Hwy. 6

Red Hill Business Park South

- Urbanization of Nebo Road from Rymal Road to Twenty Road
- Dartnall Road extension from Twenty Road to Dickenson Road

Stoney Creek Industrial Business Park

- Arvin Road extension from McNeilly Road to Lewis Road

Flamborough Business Park

- Solar Drive extension

2021-2024 SHOVEL READY EMPLOYMENT LANDS

FORECAST SUMMARY:

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 BP	85	36	9	8	5	0
Stelco / Bayfront	46	40	0	16	0	0
Flamborough BP	54	28	8	7	0	0
Stoney Creek BP	62	43	0	14	0	10
Red Hill North & South	216	99	4	18	0	13
Total	1206	258	48	235	50	50

EXPEDITING SHOVEL-READY DEVELOPMENT

Part B

Additional Tools to Expedite the Shovel-Ready Land Initiative

EXPEDITING SHOVEL-READY DEVELOPMENT

- City is experiencing significant growth in employment land development, particularly in the AEGD.
- Lack of large (>10 ha) shovel-ready properties across the City.
- Currently several active employment developments in the AEGD that require major municipal infrastructure.
- Typical timelines to get approvals and service land puts the ability to attract specific businesses looking to locate in Hamilton at risk.

EXPEDITING SHOVEL-READY DEVELOPMENT

Recommendation b) of **Report PED16161(b)** seeks Council's approval for expanded delegated authority for staff to use additional tools intended to expedite the servicing required for employment land projects.

EXPEDITING SHOVEL-READY DEVELOPMENT

These tools come in the form of additional authority of staff to consider the use and execution of standard form Development Agreements to permit development activities that are currently **not permitted** prior to approval of a Plan of Subdivision application.

EXPEDITING SHOVEL-READY DEVELOPMENT

Existing Delegated Authority

- Staff have authority to execute Development Agreements as a condition of development approval under the Planning Act (e.g. Plans of Subdivision).
- Prior to work proceeding, a Developer must have approved construction plans and also execute an appropriate Development Agreement with the City (e.g. a Subdivision Agreement or External Works Agreement).

EXPEDITING SHOVEL-READY DEVELOPMENT

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

- 1. External Works** - the installation of municipal infrastructure on existing municipal roads (external to the subject lands) that is required to support a development project.
- 2. Stockpiling and Pre-grading of Fill** - the stockpiling and limited pre-grading of fill by a developer on its subject lands.

EXPEDITING SHOVEL-READY DEVELOPMENT

Allowing these activities prior to approval require delegated authority to the GM of PED to enter into the following development agreements with Developers of Employment Land:

- External Works Agreement for infrastructure servicing external to the subject lands.
- Pre-grading Agreement for stockpiling and limited pre-grading on their subject lands.

RESOURCING SHOVEL-READY DEVELOPMENT

Staff support this approach to expediting the shovel-ready initiative:

- Enhances the Shovel-Ready Initiative
- Reflects positively on the City that we are open for business

Thank You!