




**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**Economic Development Division**

<b>TO:</b>	Chair and Members Airport Sub-Committee
<b>COMMITTEE DATE:</b>	October 6, 2023
<b>SUBJECT/REPORT NO:</b>	Airport Master Plan (PED19084(i)) (City Wide)
<b>WARD(S) AFFECTED:</b>	City Wide
<b>PREPARED BY:</b>	Raymond Kessler (905) 546-2424 Ext. 7019
<b>SUBMITTED BY:</b>	Norm Schleeahn Director, Economic Development Planning and Economic Development Department
<b>SIGNATURE:</b>	

**RECOMMENDATION**

- (a) That the Airport Master Plan, attached as Appendix “A” to Report PED19084(i) prepared by TradePort International Corporation (TradePort), be approved;
- (b) That TradePort be directed to complete, in cooperation with the city and its partners, the studies necessary to implement the Airport Master Plan, that are required from time to time, and particularly in the immediate term:
- Ground Transportation Study;
  - Noise Exposure Forecasts and Airport Zone Regulations Assessment;
  - Functional Servicing Report / Master Servicing Plan;
  - Radar Tower Relocation Study;
  - Stormwater Master Drainage Study;
  - Airport Environmental Strategy and Climate Resiliency Plan;
  - Long-term Land Needs Assessment, and Land Use and Development Optimization Strategy.

## **EXECUTIVE SUMMARY**

Under the current lease agreement, for the operation and management of the city-owned John C. Munro Hamilton International Airport, with TradePort International Corporation (TradePort), an Airport Master Plan is prepared and updated by TradePort as required and appropriate. On September 11, 2023, TradePort, and its consultants Avia NG, presented a draft of the latest update to the Airport Master Plan, along with a draft Strategic Plan and Vision document, and TradePort's preliminary Environmental, Social and Governance plan for the John C. Munro Hamilton International Airport, as background in support of the Airport Master Plan, to the Airport Sub-Committee. Based on feedback from Sub-Committee Members and City Staff and consultants, TradePort has updated the proposed plan. Through this Report, staff are recommending approval of TradePort's final proposed Airport Master Plan and that they be directed to proceed to complete necessary supporting studies.

### **Alternatives for Consideration – Not Applicable**

### **FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

Financial: Not Applicable

Staffing: Not Applicable

Legal: Not Applicable

### **HISTORICAL BACKGROUND**

Since the fall of 2022, TradePort has been preparing an update to the Airport Master Plan, as required by the current lease. A draft of the Airport Master Plan was provided to city staff for review and feedback, and there has been ongoing consultation between staff and the City's consultant Deloitte, who have been retained to support the city's review, and TradePort.

On September 11, 2023, TradePort and its consultants Avia NG presented a draft of the latest update to the Airport Master Plan to the Airport Sub-Committee. Supporting that document were a draft Strategic Plan and Vision document, and TradePort's preliminary Environmental, Social and Governance plan for the John C. Munro Hamilton International Airport. Sub-Committee members provided input, and city staff and consultants also provided further input into the proposed plan.

## **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

City Council, at its meeting of November 24, 2004, adopted the city's Portfolio Management Strategy Plan, which established a formalized process to be consistently applied across all areas of the city to guide the management of the city's real property.

## **RELEVANT CONSULTATION**

Planning and Economic Development Department: Planning Division, Transportation Planning Division, Growth Management Division, Economic Development Division, and the Office of Climate Change Initiatives.

## **ANALYSIS AND RATIONALE FOR RECOMMENDATION**

TradePort's proposed Airport Master Plan represents the culmination of research, analysis and consultation conducted by TradePort and its consultants. City staff have had an opportunity to provide input into the preparation of the plan since early in 2023.

A draft of the Airport Master Plan was provided to city staff for review and feedback in June 2023, and there has been ongoing consultation between the city, its consultants Deloitte, who have been retained to support the city's review, and TradePort. The focus of the city review has been on the supporting documentation, particularly the assumptions, forecasts, and supporting analysis. TradePort also provided the city with its draft of an Airport Strategic Plan, in an effort to ensure that the city and TradePort have a common vision and direction moving forward, and to demonstrate the strategy informing the Airport Master Plan.

Following the September 11, 2023, Airport Sub-Committee meeting, city staff have been in dialogue with TradePort and its consultants Avia NG to ensure the feedback and input provided on the draft plan presented would be incorporated into the proposed Master Plan.

Being an Airport Master Plan, Council should be aware that the Plan presents a vision for the airport lands and John C. Munro Hamilton International Airport's operations over the next 20 years. Over time, the assumptions and strategic considerations within the plan will need to be updated and adjusted. Importantly and more immediately, key considerations not specifically addressed in the Plan, particularly as it relates to requisite supporting off-site City infrastructure that result from the planned airport growth/development, include:

- Long-term prospects for airport lands expansion and growth;
- Vehicular movement of goods and people, to and from and around the airport;
- Encroachment of incompatible uses near the airport;

- Long-term environmental impacts and sustainability; and,
- Funding of major capital investment to support airport activity.

To that end, TradePort's proposed Airport Master Plan includes recommendations for a series of studies to be completed to facilitate the effective implementation of the Plan. These include:

- Ground Transportation Study – to evaluate ground traffic demand that could be expected on surrounding road networks based on the forecast of aviation activity;
- Noise Exposure Forecasts and Airport Zone Regulations Assessment – to understand potential impacts to surrounding land uses;
- Functional Servicing Report / Master Servicing Plan – to determine on-site servicing requirements for water and sanitary services, capacity within the City's existing infrastructure, and any required City infrastructure required to support the future development and expansions at the airport;
- Radar Tower Relocation Study – to identify and protect for potential locations if required on-site;
- Stormwater Master Drainage Study – to determine on-site storm water management requirements for phased development of the airport and surrounding lands, and any City infrastructure required to support the future development and expansions at the airport;
- Airport Environmental Strategy and Climate Resiliency Plan – to ensure a comprehensive approach to climate mitigation/adaptation, consistent with the City's objectives are evaluated, and a strategy for climate risk to airport operations are addressed; and,
- Long-term Land Needs Assessment, and Land Use and Development Optimization Strategy.

TradePort's commitment to completing these studies in a timely manner is vitally important so that the supporting business plans and capital investment strategies are formulated for the effective implementation of the Airport Master Plan, and that the goals of the Plan, and the underlying strategy and vision for the Hamilton International Airport is achieved.

Based on the draft Master Plan, TradePort has also prepared updated Noise Exposure Forecasts that reflect the growth forecasts and capital improvements identified in the draft Master Plan. The updated Noise Exposure Forecasts represent the ultimate condition. Until such time funding has been committed and the necessary capital improvements are proceeding, there will be an interim condition of the current flight movements. To protect the current and future operations of the airport, city Staff in conjunction with TradePort, will continue to monitor the progress of implementation of the Master Plan and associated growth in airport operations, and development in the vicinity of the airport will be assessed utilizing the existing and forecasted Noise Exposure Forecasts.

**ALTERNATIVES FOR CONSIDERATION**

Not Applicable

**APPENDICES AND SCHEDULES ATTACHED**

Appendix "A" to Report PED19084(i) – John C. Munro Hamilton International Airport  
2323-2043 Airport Master Plan Final Technical  
Report