

Bayfront Industrial Area Strategy Action Plan - 2024 Progress Report								
Theme	Action Items	CoH Div. Project Lead	Internal External Lead	Project Status	Est. Start Year	Expected Completion	Update as of the end of 2024	Further updates
	Establish an internal steering/Technical Advisory Committee (TAC) to assist in monitoring identified Actions.	Economic Development (Ec Dev) Business Investment & Sector Development (BISD)	Internal	Achieved	2023	2024	Re-established an internal TAC committee in 2023 (due to staff turn- over/retirements). TAC worked to identify department leads and commenced tracking updates. In early 2024 the updates paused due to internal challenges and resumed later in the year. The first official TAC meeting took place in early December of 2024.	
1. Leadership & Land Use Policy	1. Establish a Bayfront Industrial Area (BIA) Governance Body.	Ec Dev - Business Investment & Sector Development / Planning /Office of Climate Change Initiatives	Joint	Medium Term	2025	2026		
	2. Approve the Bayfront Industrial Area Urban Design Guidelines (BIAUDG).	Joint: Planning - Sustainable Communities /Urban Design Group	Internal	Achieved	2022	2022	The Bayfront Industrial Area Urban Design Guidelines were approved in 2022 concurrently with the approval of the Bayfront Industrial Area Strategy. Staff will continue using the guidelines to assess proposals for development as directed by Council.	
	3. Organize capacity building workshops on how to use the Bayfront Industrial Area Urban Design Guidelines (BIAUDG).	Planning	Internal	Short Term	2025	2026 or beyond		
	4. Work with Provincial and Federal Ministries to explore and develop a guide to the financial tools available for businesses.	Joint: Ec Dev. - Business Investment & Sector Development	Internal	Achieved	2024	2025	Economic development staff work with government partners and have developed an on-line tool to support industry - funding/incentive programs are made available through the investinhamilton.ca website. Further, relevant information is also shared with industry via economic developments corporate calling and investment focused programs. On-going monitoring and updates are required.	
	5. Develop a targeted land acquisition strategy.	Joint: Real Estate/Public Works/ Transportation Planning	Internal	Short Term	2025	2026 or beyond		
	6. Complete a local level stormwater and wastewater servicing strategy for The Bayfront area.	Joint: Public Works/Systems Planning Hamilton Water	Internal	Short Term	2024	2025		
	7. Expand existing programs to evaluate enhanced lot level controls for managing stormwater on-site.	Joint: Growth Management /Public Works	Internal	Achieved	2024	Ongoing	Green Infrastructure Guidelines for Site Servicing approved by Council for implementation in 2025. All developments subject to Site Plan Control are subject to new requirements for source control.	

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	8. Complete the ongoing City-wide Water, Wastewater and Stormwater (W/WW/SWM) Master Plan infrastructure assessment.	Joint: Public Works/Systems Planning Hamilton Water	Joint	Medium Term	2026	2026 or beyond		
	9. Implement recommendations pertaining to The Bayfront from the City-wide Water, Wastewater and Stormwater (W/WW/SWM) Master Plan.	Joint: Public Works/Growth Management	Internal	Medium Term	2026	2026 or beyond		
	10. Develop a Wastewater Sewer Allocation Program for The Bayfront.	Joint: Growth Management /Public Works	Internal	Medium Term	2026	2026 or beyond		
	11. Develop land use options for "Potential Areas for Change" (Figure 4.1).	Planning - Sustainable Communities	Internal	Short Term	2026	2026 or beyond	This action may require a budget request for the 2026 budget cycle. It is estimated that a Secondary Plan or Tertiary Plan type of study would take approximately two years to complete. The current proposal for the Steelport lands may make a future review of that area unnecessary.	
	12. Implement an on-going review of these actions to assess the fulfillment of this long-term vision and strategy.	ALL	Internal	Ongoing	2024	Ongoing	The TAC supports yearly monitoring of the Actions.	
2. Public Realm Enhancements	13. Implement a new internal development application process requiring any new or altered energy facilities (public or private) to go through Site Plan Control approval process.	Planning - Site Plans	Internal	Short Term	2025	2025		
	14. Include the Bayfront Industrial Area Strategy study area for consideration as an area for public art installations in the next update to the Public Art Master Plan.	Joint: Tourism and Culture /Planning	Internal	Initiated	2024	Ongoing	Consideration of public art opportunities within the Steelport draft plan of subdivision area will be explored through the current application and subsequent development processes.	Reccomendation: A funding stream is required for public art to be considered in the Bayfront Industrial Area - i.e. a capital improvement project.
	15. Determine opportunities for mural art on private property that is publicly experienced.	Joint: Tourism and Culture/Ec Dev - Commercial Districts & Small Business	Internal	Initiated	2024	Ongoing	Mural art implemented with Slate Asset Management at Steelport through the use of the City's Mural Artist Directory	

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	16. Develop and Implement a wayfinding signage program	Tourism and Culture	Internal	Initiated	2024	Ongoing	New wayfinding and signage may be considered through the implementation of the Steelport draft plan of subdivision to enhance the image of the site, direct visitors and provide an attractive setting for businesses.	
	17. Prepare, develop and implement Streetscape Master Plan targeting public realm improvement for 3 key corridors.	Joint: Planning / Public Works	Internal	Long Term	2027	2027 or beyond	This project may require a budget request for hiring consultant, or creating a contract position within Urban Design Team for preparation and development of the Master Plan. Implementation would require significant funding - Recommendation to move to Mid-Late Development.	
	18. Investigate a Climate Change Readiness and Building Improvement Community Improvement Project Area (CIPA) and Community Improvement Plan (CIP) for 2 key corridors.	JOINT: Office of Climate Change Initiatives /Ec Dev - Commercial Districts & Small Business	Internal	Initiated	2024	2025	Economic Development Division Staff have completed a comprehensive review of the current Hamilton LEED'ing the Way Community Improvement Plan (CIP) to identify opportunities to further incentivize environmentally sustainable developments not only in the Bayfront, but across the city. Staff's proposed replacement plan and incentive programs, the Growing a Resilient and Environmentally Sustainable Hamilton Community Improvement Plan was referred back to staff at the General Issues Committee on April 30, 2025 via Report PED25105. Staff were directed to report back on the CIP by Q4 2025. Staff's proposal included the creation of a new grant program specifically for the Bayfront that will support sustainable industrial and commercial building retrofits in order to attract new green investment and reductions in greenhouse gas emissions. The new GREEN Hamilton Bayfront Industrial Area Retrofit Grant Program is a collaborative effort between the Economic Development Division and Climate Change Office with partial financial support provided through a Council approved allocation from the Office of Climate Change Initiatives' Reserve in 2024.	
	19. Identify land to be conveyed to the City for public streets.	Joint: Public Works / Real Estate	Internal	Initiated	2024	Ongoing	New lands are identified within the Steelport subdivision proposal, which will provide more permeability to the road network and support new industrial uses on the lands.	
3. Naturalization and a Livable Climate	20. Develop a best practices guide for demolition of industrial properties.	Joint: Planning / Building	Internal	Short Term	2025	2025 or beyond		
	21. Complete a Priority Street Tree Planting Program.	Public Works	Internal	Short Term	2025	2025 or beyond		
	22. Establish a tree-planting fund and task force.	JOINT: Public Works / Office of Climate Change Initiatives	Internal	Short Term	2025	2025 or beyond		

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	23. Undertake naturalization, tree planting and ecological restoration in underutilized green spaces.	JOINT: Office of Climate Change Initiatives / Planning	Internal	Medium Term	2026	2026 or beyond	The Steelpoint draft plan of subdivision proposal would advance this goal in multiple ways, by: -Establishing enhanced "green" road rights-of-way with new tree plantings -Enhancing and providing naturalization along the waterfront, and -Creating a naturalized stormwater conveyance system with plantings	
	24. Investigate improvements to the Environmental Remediation and Site Enhancement (ERASE) Tax Assistance Program (TAP).	Ec Dev - Commercial Districts & Small Business	Internal	Achieved - Completed	2022	2023	In 2023, City Council approved the continuation of, and updates to, the City's ERASE programs which provide financial assistance to support the remediation and redevelopment of contaminated properties. Through the updated ERASE Redevelopment Grant (ERG) Program, costs for on-site infrastructure removal and infrastructure upgrades required for new industrial development in the Bayfront Industrial Area continue to be eligible under the Program to support remediation and investment in this area. In addition, the ERG Program was revised to provide increased incentives for developments, including those in the Bayfront Industrial Area, which utilize sustainable remediation practices and/or result in buildings that achieve specific certifications for environmental sustainability.	
	25. Work with Provincial Government on potential brownfield incentives to encourage innovation.	Ec Dev - Commercial Districts & Small Business	Joint	Achieved	2023 or Earlier	Ongoing	The City of Hamilton provided a response to the Province's Proposed "Amendments to Reduce Records of Site Condition That Are Not Supporting Brownfields Redevelopment" legislation which proposed amendments to Ontario Regulation 153/04 under the <i>Environmental Protection Act</i> . Staff's comments were received and adopted by Council in January 2025 via Report PED25017. Staff's comments were generally supportive of the amendments proposed as they had the potential to expediate the approvals process leading to Records of Site Condition and potentially allow Provincial staffing resources to be better directed to supporting remediation and redevelopment efforts on true brownfields. This submission followed a previous letter sent by the Mayor, on behalf of Council, to the then Minister of Environment, Conservation and Parks and Minister of Municipal Affairs and Housing on May 14, 2023 requesting that the Province of Ontario invest provincial staff resources as required to avoid unnecessary provincial delays by ensuring timely approval of remediated sites in alignment with municipal approval timelines.	
	26. Complete a Public Realm Depaving Plan.	Joint: Office of Climate Change Initiatives/Planning	Internal	Medium Term	2026	2026 or beyond		

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	27. Develop a Gateway Plan with specific designs as identified in Section 5.2 of the Bayfront Industrial Area Design Guidelines.	Planning	Internal	Medium Term	2026	2026 or beyond	Recommendation: Budget to be considered for the development of specific gateway designs.	
	28. Create an Eco-Industrial Park.	Governance Committee	Joint	Initiated	2026	2026 or beyond	The Steelport subdivision proposal incorporates sustainable stormwater management measures in road design, such as using bioswales. The potential for District Energy within this area is also being explored. Additional sustainability measures can be considered at the site plan stage for individual developments, to advance the goal of creating an Eco-Industrial Park.	City incentives under the current ERASE programs and staff's proposed Growing a Resilient and Environmentally Sustainable Hamilton Community Improvement Plan (referenced above under Actions 18 and 24) will further support the Strategy's vision of the Bayfront as an Eco-Industrial Park.
4. Conserving and Celebrating Industrial Heritage	29. Conduct built heritage resource inventory.	Joint: Planning / Tourism & Culture	Internal	Initiated	2024	2027 or beyond	A built heritage resource inventory has been completed within the Steelport lands in conjunction with the Steelport draft plan of subdivision application. Further work to recognize heritage within this area is ongoing. Staff recommend that further resources are required to complete this work.	
	30. Create a "Benefits of Heritage Conservation" marketing brochure.	Joint: Planning / Tourism & Culture	Internal	Short Term	2025	2025 or beyond		
	31. Conduct a capacity building workshop explaining the heritage inventory and designation process.	Joint: Planning / Tourism & Culture	Internal	Short Term	2025	2025 or beyond		
	32. Update the Made in Hamilton 20th Century Industrial Trail.	Joint: Tourism and Culture /Planning	Internal	Medium Term	2026	2026 or beyond		
	33. Develop tourism-oriented products that celebrates indigenous use of the land prior to industry and Hamilton's Industrial Heritage.	Joint: Indigenous Relations /Tourism & Culture	Internal	Medium Term	2026	2026 or beyond		

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5. Better Transportation Connections and Access	34. Consider opportunities for enhanced transit service to the Bayfront Industrial Area.	Transit (Transit Strategic Planning)	Internal	Initiated	2024	2025	Transit is presenting its phasing and implementation plan for (Re)Envision (now called HSR Next) in May 2025. Transit service will increase in the Bayfront area through the course of the plan while also offering new connections across Hamilton. The general area will be better connected to city-wide population and employment, with a 7% increase in people and 9% increase in jobs reachable within 45min by transit. Transit is also monitoring redevelopment plans for Steelport, with two lines identified for potential extensions to serve new developments. The future 9 Rosedale may be extended to provide local service through the area, while the 60 L-Line priority bus route may be extended to provide express service as travel demand increases.	Proposed Roadways in the Steelport draft plan of subdivision are collector sized and provide the opportunity to accommodate transit service within this area should the demand be realized.
	35. Undertake a business case to determine the feasibility of expanding the City's Bike Share System and micro mobility options.	Transportation Planning Services	Internal	Short Term	2025	2025 or beyond		
	36. Investigate opportunities for enhancements towards a protected cycling network.	Transportation Planning Services	Internal	Initiated	2026	2026 or beyond	There are additional right-of-way widths being proposed for new roads within the SteelPort subdivision plan, which can accommodate shared use paths and/or separated cycling facilities. Exact details would be determined through future design processes.	
	37. Determine Smart Commute opportunities to facilitate first and last mile travel.	Governance Committee	Joint	Medium Term	2026	2026 or beyond		
	38. Improve public access at key locations with advantageous views of the harbour.	Governance Committee	Joint	Initiated	2024	2026 or beyond	The Steelport subdivision proposal includes the allocation of land for public use along the waterfront and new public access points from a new road network.	
	39. Investigate locations for public water-based transportation.	Governance Committee	Joint	Initiated	2024	2026 or beyond	The Steelport subdivision proposal includes the allocation of land for public use along the waterfront, which could support future water-based transportation opportunities.	
	40. Investigate and submit a business case to Metrolinx for a new GO Transit Station.	Transportation Planning Services	Internal	Short Term	2025	2025 or beyond		

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	41. Investigate opportunities and locations for curbside alternative fuel charging stations.	Transportation Planning Services	Internal	Initiated	2024	2025 or beyond	<p>New roads within the Steelport subdivision are being planned with sufficient widths to accommodate a variety of sustainable features. On- street parking and the accommodation of curbside charging stations would be considered in the future detailed design of new roads in collaboration with Transportation Planning.</p>	<p>Transportation Planning in collaboration with Fleet services is in the process of putting together an EV strategy RFP that aims to align existing strategies and master plans and provide consistency for EV policies and infrastructure across the City. The EV strategy will include an EV Charging network plan that will extend to BIAs and commercial areas, residential areas, off/on street parking and curbside parking facilities. The hope is to have a consultant in place by late- 2025, with the project taking approximately 1 year to complete.</p>
6. Creating an Advanced Manufacturing & Innovation Campus	42. Form partnerships with local institutions to create space for start- up research and innovation opportunities working towards creation of a physical and digital campus.	BIA Governance Body	Joint	Short Term	2026	2026 or beyond		
	43. Determine the branding/ marketing of the area to attract new complimentary business, researchers, and attract long-term employees.	BIA Governance Body	Joint	Short Term	2025	2025 or beyond		

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	44. Determine opportunity to develop and build an internationally recognized architecturally unique key flagship building as a visual expression of change and innovation in the Bayfront Industrial Area and to house convention space, social space, research and innovation incubation space, and recreational space.	BIA Governance Body	Joint	Long Term	2026	2026 or beyond		
	45. Identify key areas for enhanced pedestrian and cycling amenities on private property to improve active transportation.	BIA Governance Body	Joint	Initiated	2024	2027 or beyond	Opportunities for enhancing pedestrian and cycling amenities on private property will be identified on an ongoing basis through the review of individual development applications.	
	46. Identify opportunities to, build and maintain shared facilities (event/ conference spaces, training spaces, social infrastructure, recreational spaces, parking structures, alternative fuel charging hubs).	BIA Governance Body	Joint	Medium Term	2026	2026 or beyond		
	47. Develop a shared fibre optic network for the area providing "innovation hub" internet access across the campus area through WiFi hot spots (transit stations, social spaces, research spaces, recreational spaces, charging ports etc.).	BIA Governance Body	Joint	Medium Term	2026	2026 or beyond		