



## City of Hamilton Report for Information

**To:** Mayor and Members  
General Issues Committee

**Date:** June 11, 2025

**Report No:** PED14117(e)

**Subject/Title:** Bayfront Industrial Area Strategy Action Plan – 2024 Update

**Ward(s) Affected:** City Wide

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### Recommendations

- 1) That Report PED14117(e) respecting the Bayfront Industrial Area Strategy 2024 Update **BE RECEIVED** for information.

### Key Facts

- PED14117(e) provides a three-year update to the Bayfront Industrial Area Strategy Action Plan, identified as Section 5.1 in the [Bayfront Industrial Area Strategy – Phase 2 \(PED14117\(d\)\) \(City Wide\)](#) – See Appendix A to Report PED14117 (e).
- On September 21, 2022, Hamilton City Council approved the Bayfront Industrial Area Strategy that identified 47 actions organized under six themes and suggested timelines.
- Staff, within the Economic Development Division, were directed to monitor the implementation of the actions contained within the Bayfront Industrial Area Strategy.
- At the end of 2024, six of the action items were achieved or require ongoing work and 13 actions have been initiated and are in various stages of development. Appendix B to Report PED14117(e) attached provides a progress report and timelines on all action items. Among the action items there are notes that may include an update and/or suggest further recommendations.

## Financial Considerations

Not applicable

## Background

On September 21, 2022, Hamilton City Council approved the Bayfront Industrial Area Strategy (the Strategy) and its vision to be “A modern industrial campus for innovation, clean industry, resilience and progress.”

The Bayfront Industrial Area (The Bayfront) continues to be one of the City’s major employment areas. It has an estimated 1,449 hectares of designated employment lands and is home to some of the city’s largest employers. Its diverse range of economic activities and new investment opportunities (i.e. the Steelport site) enhance the global competitiveness of the City and the Greater Golden Horseshoe.

The area’s multi-modal transportation system continues to enable industries to efficiently move goods via water, air, rail, or roads. The Strategy speaks to well-connected roadways, transit, bike lanes, multi-use paths and sidewalks that will offer residents and employees a full range of transportation options to safely access, move through, and enjoy the Bayfront.

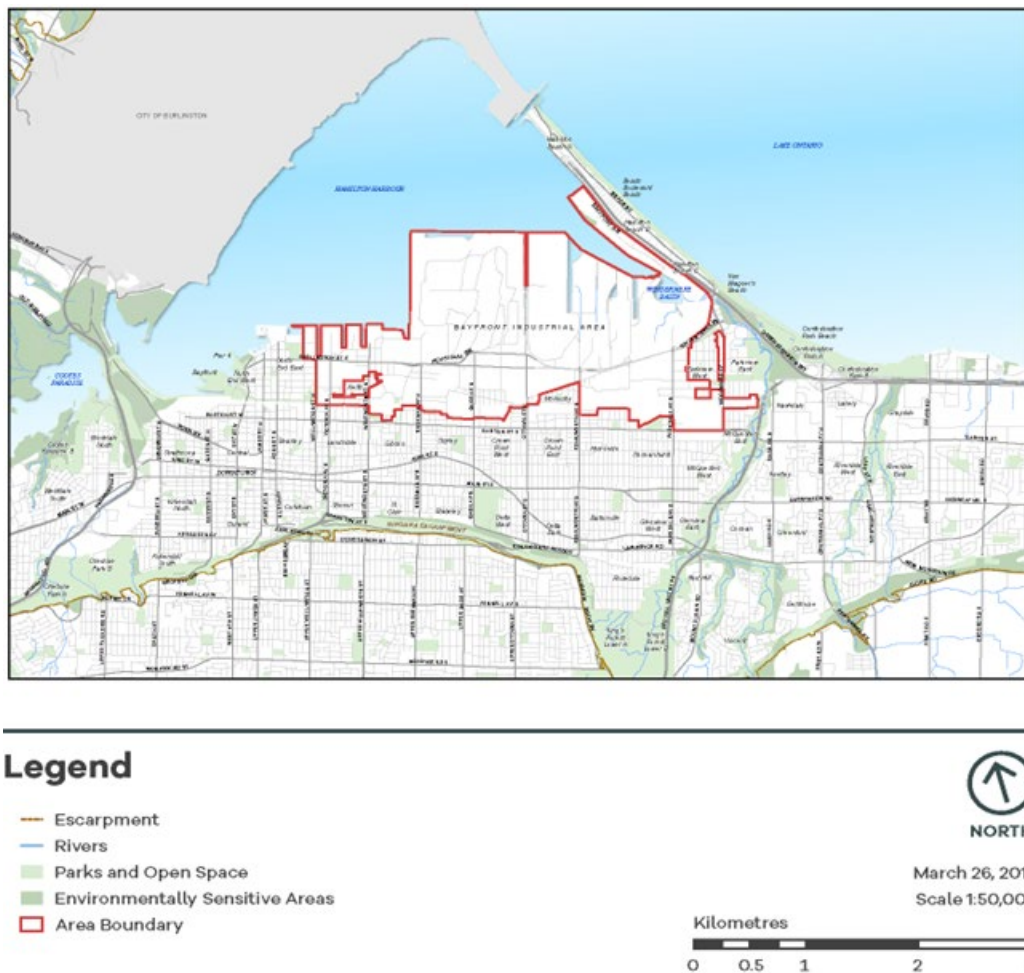
The Hamilton Oshawa Port Authority represents a vital piece of the multi-modal infrastructure, helping to support the economic activities within the Bayfront Industrial Area (and beyond).

The Strategy outlined ten main objectives for The Bayfront. They included the following:

1. Maintain the employment function of The Bayfront;
2. Attract a mix of high-quality industrial uses to complement existing industrial strength;
3. In appropriate locations, promote a greater diversity of uses;
4. Promote brownfield redevelopment, adaptive reuse, and employment land intensification;
5. Improve air, soil, and water quality within The Bayfront;
6. Improve the attractiveness of both the public and private realm through urban design excellence;

7. Provide opportunities to resolve existing land use compatibility issues;
8. Conserve and celebrate cultural heritage resources;
9. Continue to improve the transportation network; and,
10. Provide opportunities for public access to the waterfront and enhance important views and vistas.

**Figure 1**  
**Bayfront Context**



The renewal of the Bayfront is meant to be an incremental process with some larger transformational moves combined with many smaller incremental actions involving many different stakeholders and agencies. These changes will take place over time and may be further influenced by a range of evolving and often unpredictable forces, such

as local and regional growth, demographic trends, market trends, and technological changes.

The renewal of the Bayfront also requires long term commitment and leadership from both the City and private landowners. This commitment includes strategic, phased public investments that will require on-going monitoring, maintenance and upgrades, and consistency with existing policies and adherence to the approved Design Guidelines.

Staff, within the Economic Development Division, were directed to monitor the implementation and undertake an on-going review of these Actions to assess the fulfillment of this long-term vision and strategy. To do this efficiently, staff re-established an internal Technical Advisory Committee which is represented by various departments and divisions who have a focus on the Bayfront. This committee has been instrumental in assisting with the monitoring. This report marks the committee's first update.

## **Analysis**

The Action Plan is intended to inform the implementation phase by identifying a number of opportunities for how the City can advance the vision and achieve the objectives for the Bayfront. The Action Plan also identifies multiple timeframes – short (five years), medium (ten years), and long term (over 10 years). The identified timeframes offer an anticipated start time and may be ongoing.

The Action Plan includes 47 actions that are organized under the following six themes:

1. Leadership & Land Use Policy;
2. Public Realm Enhancements;
3. Naturalization and a Livable Climate;
4. Conserving and Celebrating Industrial Heritage;
5. Better Transportation Connections and Access; and,
6. Creating an Advanced Manufacturing & Innovation Campus.

At the end of 2024, 6 of the 47 action items were identified as achieved, and 13 actions are in various stages of development and/or address the identified actions. The remaining 29 have yet to be started.

Table 1 provides a high-level breakdown of these actions grouped by each of the six themes. Appendix B to Report PED14117(e) attached provides a progress report and

the timelines on all action items. Among the action items there are notes that may include an update and/or suggested further recommendation.

Outside of the Hamilton Oshawa Port Authority lands, the Steelport lands are a key site within the Bayfront. The Steelport subdivision proposal, submitted in 2024 and currently being reviewed by the City, has the potential to act as a catalyst in advancing the vision and the objectives for the Bayfront Industrial Area Strategy and its Action Plan.

Staff have prioritized the Steelport application by striking up working groups that meet regularly, hold internal staff workshops to come up with solutions to address the unique complexities of the site and participate in the Community Advisory Committee meetings. This work has been identified in Appendix B to Report PED14117(e) in relation to 11 of the actions.

Among the completed action items there are some which represent finite projects (e.g., document production or strategy creation) and others that have been identified as achieved however, may require ongoing work. These are noted throughout the progress report.

**Table 1. Bayfront Industrial Area Strategy 2024 Update**

<b>Economic Development Action Plan Area</b>	<b>Achieved as of 2024</b>	<b>Initiated in 2024</b>	<b>Not started</b>
<b>Leadership and Land Use Policy</b>	4	0	8
<b>Public Realm Enhancements</b>	0	5	2
<b>Naturalization and a Liveable Climate</b>	2	1	6
<b>Conserving and Celebrating Industrial Heritage</b>	0	1	4
<b>Better Transportation Connections and Access</b>	0	5	3
<b>Creating an Advanced Manufacturing and Innovation Campus</b>	0	1	5
<b>All Bayfront Industrial Area Strategy Actions</b>	<b>6</b>	<b>13</b>	<b>28</b>

#### **Update on Action Items Achieved in 2024**

Priority was given to re-establish an internal Technical Advisory Committee in 2023 (due to staff turn-over/retirements). The Technical Advisory Committee worked to identify department leads and commenced tracking progress on the actions. The Technical Advisory Committee is represented by various departments and divisions.

In early 2024 tracking was paused due to other internal challenges and resumed later in the year. The first official Technical Advisory Committee meeting took place in early December of 2024.

**The completed and initiated items under the Leadership and Land Use Policy theme include:**

- Action 2: Approve the Bayfront Industrial Area Urban Design Guidelines:
  - The Bayfront Industrial Area Urban Design Guidelines were approved in 2022 concurrently with the approval of the Bayfront Industrial Area Strategy. Staff are using the guidelines to assess proposals for development as directed by Council.
- Action 4: Work with Provincial and Federal Ministries to explore and develop a guide to the financial tools available for businesses:
  - Completed and an on-going project - funding/incentive programs are made available through the [investinhamilton.ca](https://investinhamilton.ca) website and relevant information is shared via economic developments Corporate Calling and investment focused programs.
- Action 7: Expand existing programs to evaluate enhanced lot level controls for managing stormwater on-site:
  - Green Infrastructure Guidelines for Site Servicing were approved by Council for implementation in 2025. All development subject to Site Plan Control is subject to new requirements for source control.
- Action 12: Implement an on-going review of these actions to assess the fulfilment of this long-term vision and strategy:
  - The Technical Advisory Committee supports yearly monitoring of the Actions.

**The following speak to the initiated items under the Public Realm Enhancements theme:**

- Action 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:
  - Consideration of public art opportunities within the Steelport Draft Plan of Subdivision area are being explored through the current application and will be explored through subsequent development processes.
- Action 15: Determine opportunities for mural art on private property that is publicly experienced:

- Mural art has been implemented with Slate Asset Management at the Steelport site using the City's Mural Artist Directory.
- Action 16: Develop and implement a wayfinding signage program:
  - 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.
- Action 18: Investigate a Climate Change Readiness and Building Improvement Community Improvement Project Area and Community Improvement Plan for two key corridors:
  - Economic Development Division Staff have completed a comprehensive review of the current Hamilton LEED'ing the Way Community Improvement Plan 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 Community Improvement Plan 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 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 the Climate Change Office with partial financial support provided through a Council approved allocation from the Office of Climate Change Initiatives' Reserve in 2024.

- Action 19: Identify land to be conveyed to the City for public streets:
  - New lands for public roads are identified within the Steelport subdivision proposal, which will provide more permeability to the road network and support new industrial uses on the lands.

**The completed and initiated items under the Naturalization and a Liveable Climate theme include:**

- Action 24: Investigate improvements to the Environmental Remediation and Site Enhancement Tax Assistance Program:

- In 2023, City Council approved the continuation of, and updates to, the City's Environmental Remediation and Site Enhancement Programs which provide financial assistance to support the remediation and redevelopment of contaminated properties. Through the updated Environmental Remediation and Site Enhancement Redevelopment Grant 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 Environmental Remediation and Site Enhancement Redevelopment Grant 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.
- Action 25: Work with Provincial Government on potential brownfield incentives to encourage innovation:
  - 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 *Environmental Protection Act*. 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.
- Action 28: Create an Eco-Industrial Park:
  - The Steelpoint 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 Environmental Remediation and Site Enhancement 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.



**The following speak to the initiated items under the Conserving and Celebrating Industrial Heritage theme:**

- Action 29: Conduct built heritage resource inventory:
  - A built heritage resource inventory has been completed within the Steelport lands in conjunction with the Steelport Draft Plan of Subdivision application.

**The following speak to the initiated items under Better Transportation Connections and Access:**

- Action 34: Consider opportunities for enhanced transit service to the Bayfront Industrial Area:
  - Transit is presenting its phasing and implementation plan for (Re)Envision (now called Hamilton Street Railway 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 45 minutes by transit; and,
  - 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.
- Action 36: Investigate opportunities for enhancements towards a protected cycling network:
  - 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 will be determined through future design processes.
- Action 38: Improve public access at key locations with advantageous views of the harbour:
  - 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.
- Action 39: Investigate locations for public water-based transportation:

- The Steelport subdivision proposal includes the allocation of land for public use along the waterfront, which could support future water-based transportation opportunities.
- Action 41: Investigate opportunities and locations for curb side alternative fuel charging stations:
  - 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 curb side charging stations would be considered in the future detailed design of new roads in collaboration with Transportation Planning.

**The following speak to the initiated items under Creating an Advanced Manufacturing and Innovation Campus:**

- Action 44: Identify key areas for enhanced pedestrian and cycling amenities on private property to improve active transportation:
  - Opportunities for enhancing pedestrian and cycling amenities on private property will be identified on an ongoing basis through the review of individual development applications.

**Next Steps**

Economic Development and Planning's 2025 Update Report to Council is anticipated in the Spring of 2026. This Report will continue to focus on monitoring the action items that have been completed, initiated and that are ongoing, noting:

- Estimated timelines for completion;
- Those which are, by their nature, beyond the scope of the timeline and, may require additional budget and resources; and,
- Those which are at risk of being not being completed within the timeline and will require a mitigation strategy.

**Alternatives**

Not Applicable

**Relationship to Council Strategic Priorities**

1. Sustainable Economic & Ecological Development
2. Safe & Thriving Neighbourhoods
3. Responsiveness & Transparency

## **Previous Reports Submitted**

- [Bayfront Industrial Area Strategy – Phase 2 \(PED14117\(d\)\) \(City Wide\)](#)

## **Consultation**

The monitoring process included the re-establishment of an internal stakeholder/ Technical Advisory Committee. Technical Advisory Committee members assisted in reviewing the Action Plan and where they were identified as a “Project Lead” provided comments and updates on their designated Actions.

Technical Advisory Committee representatives include the following departments and sections:

### **Planning and Economic Development Department**

- Business Investment and Sector Development.
- Commercial Districts and Small Business.
- Growth Management.
- Heritage and Urban Design.
- Office of Climate Change Initiatives.
- Sustainable Communities.
- Tourism and Culture.
- Transportation Planning.

### **Healthy and Safe Communities Department**

- Indigenous Relations.

### **Public Works Department**

- Hamilton Water.
- Infrastructure Planning and Systems Design.
- Transit Planning and Customer Service.
- Water Systems Planning.

## **Appendices and Schedules Attached**

Appendix A to Report PED14117(e) - Bayfront Industrial Area Strategy – A Strategy and Action Plan (2022)

Appendix B to Report PED14117(e) - Bayfront Industrial Area Strategy Action Plan - 2024 Progress Report

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