

## **Requests for Removal of Employment Lands through Phase 1 of the Employment Area Review**

On November 14, 2025, Planning Staff presented Report PED25182 – City Initiated Official Plan Amendments for Phase 1 of the Employment Area Review in support of the Statutory Public Meeting. The report and appendices summarized the draft Official Plan Amendments and phasing of the Employment Area Review project.

### **Written Requests for Removal**

Eight formal written comments were submitted with requests to remove lands from designated Employment Areas through Phase 1 of the project. An evaluation of the proposed removal requests against the Provincial Planning Statement policies is provided below, along with staff's evaluation and recommendation for each request.

### **Staff Analysis and Next Steps**

As discussed in Report PED26034, Phase 1 of the Employment Area Review is intended to be an interim measure until the City undertakes a comprehensive review and update of each of the City's distinct employment area clusters through Phase 2.

Phase 2 will involve a comprehensive assessment of the City's existing employment area policies, with particular consideration of the uses permitted within each designation and the appropriate long-term function of each distinct employment cluster. Phase 2 will include extensive consultation and engagement with employment landowners at which time the City expects to receive additional requests from landowners to have their lands removed from designated Employment Areas.

As a result, City staff's recommendations on written requests received in Phase 1 are divided between:

- **Support Removal** – Staff support the request to remove lands from the designated Employment Area.
- **Defer to Phase 2 Employment Area Assessment** – Staff do not support the request to remove lands from the designated Employment Area at this time and will review the request further in Phase 2.

**Removal Request: 128 Tope Crescent (Ward 1)**

Removal Request Submitted By:	Urban Solutions Planning & Land Development Consultants Inc. on behalf of the Property Owner
Removal Area:	0.10 hectares
Designated Employment Area:	West Hamilton Innovation District Employment Area
Urban Hamilton Official Plan Designation:	Volume 1: Schedule E – Urban Structure: <ul style="list-style-type: none"> <li>• Neighbourhoods</li> <li>• Primary Corridor</li> </ul>
	Volume 1: Schedule E-1 – Urban Land Use Designations: <ul style="list-style-type: none"> <li>• Industrial</li> </ul>
	Ainslie Wood Westdale Secondary Plan Land Use Plan Map B.6.2-1: <ul style="list-style-type: none"> <li>• Employment Area – Industrial lands</li> </ul>
Zoning Classification (ZBL No. 05-200)	Light Industrial (M6)
Current Land Use:	Vacant



Figure 1 – 128 Tope Crescent as shown on the Ainslie Wood Westdale Secondary Plan



Figure 2 – 128 Tope Crescent Aerial View



Figure 3 – View of 128 Tope Crescent facing North-East (site visit)



Figure 4 – View of 128 Tope Crescent facing North (site visit)

**Applicants Proposed Land Use & Rationale for Removal:**

Urban Solutions submitted comments on behalf of the property owner requesting to remove the lands from the West Hamilton Innovation District Employment Area and redesignate them to 'Neighbourhoods' to facilitate the construction of seven street townhouse dwellings fronting onto Tope Crescent. A Formal Consultation Application (FC-24-027) was submitted to the Planning and Economic Development Department in 2024 and the applicant has been working with staff through on-going discussions to facilitate the development. Urban Solutions provided a letter (attached as Appendix H to Report PED26034) requesting removal of the subject lands from the designated employment area and provided rationale.

**Sustainable Communities Analysis & Recommendation:** Defer to Phase 2  
Employment Area Assessment

Staff encourage the on-going conversations with the Planning Division and agent to continue regarding the proposed use for the lands. Through Phase 2, staff will consider the lands further to determine an appropriate land use based on land use compatibility, and if the lands should remain within the designated area of employment. Staff will consult directly with the landowner and their agent.

**Removal Request: 386 Wilcox Street (Steelport) (Ward 3)**

Removal Request Submitted By:	MHBC Planning on behalf of the Property Owner
Removal Area:	211 hectares
Designated Employment Area:	Bayfront Industrial Area
Urban Hamilton Official Plan Designation:	Volume 1: Schedule E – Urban Structure: <ul style="list-style-type: none"> <li>• Employment Areas</li> </ul> Volume 1: Schedule E-1 – Urban Land Use Designations: <ul style="list-style-type: none"> <li>• Industrial</li> </ul>
Zoning Classification (ZBL No. 05-200)	General Industrial (M5, 433)
Current Land Use:	Industrial

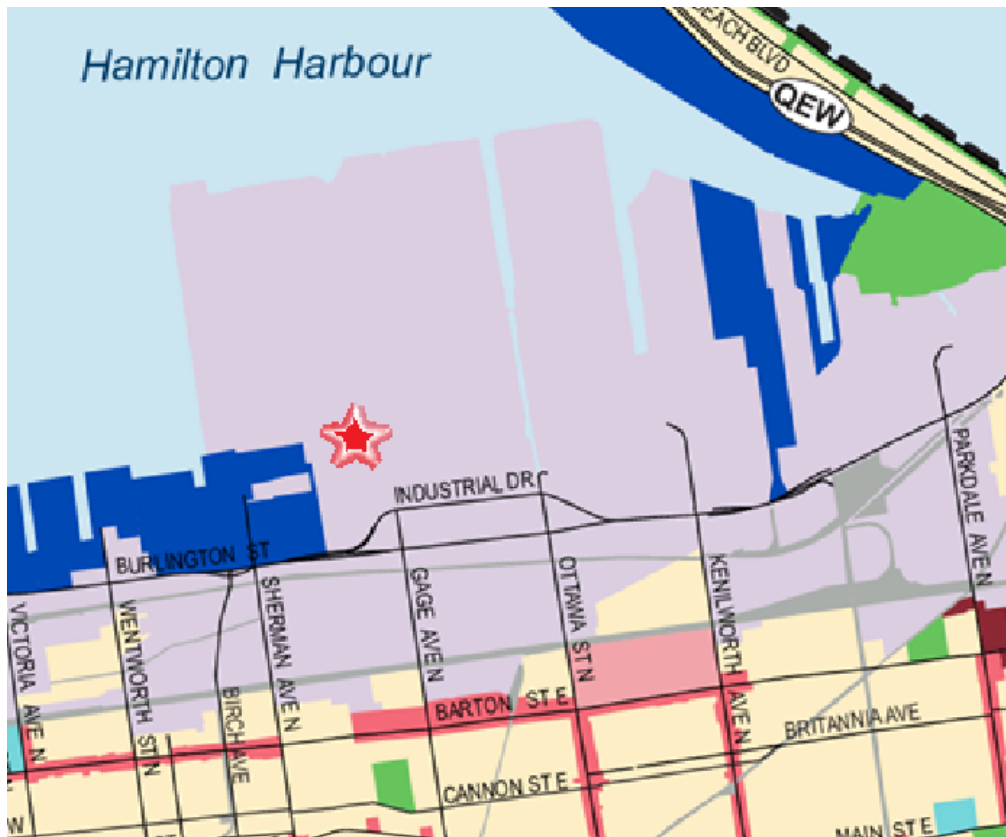


Figure 5 - 386 Wilcox Street as shown on Volume 1: Schedule E-1 – Urban Land Use Designations



Figure 6 – 386 Wilcox Street Aerial View

**Applicants Proposed Land Use & Rationale for Removal:**

MHBC Planning submitted comments on behalf of Slate HWD Inc. requesting that the Phase 1 Official Plan Amendments not apply to the subject lands as they are subject to an ongoing Draft Plan of Subdivision Application (File No. 25T-202403). The conceptual master plan seeks to redevelop the lands into a modern, master-planned employment area including municipal roads, public spaces, and flexible development parcels that could accommodate a wide range of employment and supportive uses.

**Sustainable Communities Analysis & Recommendation:** Defer to Phase 2 Employment Area Assessment

The Bayfront Industrial Area is Hamilton’s largest employment area, at over 1,400 hectares and provides approximately 19,700 jobs. Given the importance of these lands to the City’s broader employment and economic development strategies, staff do not support its full removal as a designated Employment Area through Phase 1. Through Phase 2 of the Employment Area Review, staff will consider the request further to determine the long-term impacts of the removal on the surrounding cluster of employment parcels. During Phase 2, staff will work with the landowner to better understand the overall strategy planned for the function of the area given the strategic

location. Staff will work closely with the landowner and agent through Phase 2 towards a land use policy solution that allows limited employment supportive uses in specific locations which do not compromise the integrity, contiguity, and function of the larger employment area.

**Removal Request: 510 Beach Road (Ward 4)**

Removal Request Submitted By:	GSP Group Inc. on behalf of the Property Owner
Removal Area:	0.17 hectares
Designated Employment Area:	Bayfront Industrial Area
Urban Hamilton Official Plan Designation:	Volume 1: Schedule E – Urban Structure: <ul style="list-style-type: none"> <li>• Employment Areas</li> </ul> Volume 1: Schedule E-1 – Urban Land Use Designations: <ul style="list-style-type: none"> <li>• Industrial</li> </ul>
Zoning Classification (ZBL No. 05-200)	Light Industrial (M6)
Current Land Use:	Motor Vehicle Repair Use

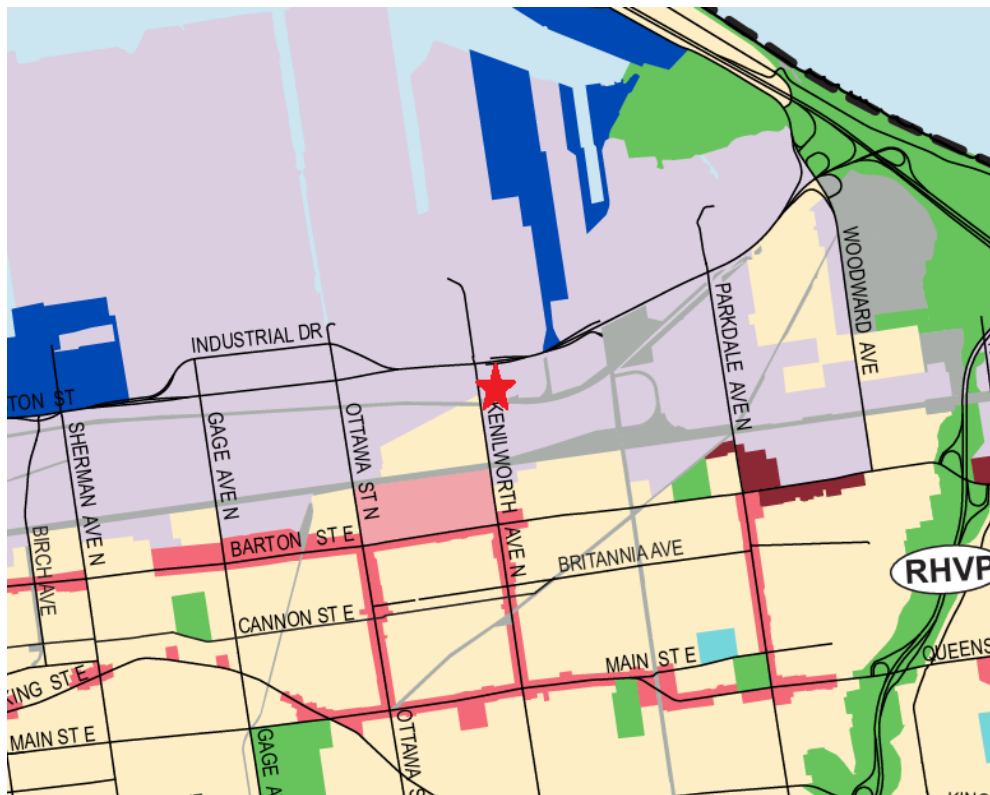


Figure 7 – 510 Beach Road as shown on Volume 1: Schedule E-1 – Urban Land Use Designations



Figure 8 – 510 Beach Road Aerial View

**Applicants Proposed Land Use & Rationale for Removal:**

GSP Group Inc. submitted comments on behalf of the landowner requesting to remove the lands from the Bayfront Industrial Employment Area to permit the existing non-conforming motor vehicle repair use and to permit motor vehicle sales as a new accessory use.

**Sustainable Communities Analysis & Recommendation:** Defer to Phase 2 Employment Area Assessment

The Bayfront Industrial Area generally functions as an employment area as per the *Planning Act*. In this case, removal of the land from the designated employment area to permit the proposed uses may compromise the integrity, contiguity, and function of the larger employment area. Through Phase 2 of the Employment Area Review, staff will consider the request further to determine the long-term impacts of the removal on the surrounding cluster of employment parcels. Staff will consult directly with the landowner and agent to determine how best to proceed with the removal request and ensure that any legally established existing uses are reflected in the land use permissions.

**Removal Request: 600 Pritchard Road (Ward 6)**

Removal Request Submitted By:	Property Owner
Removal Area:	6.9 hectares
Designated Employment Area:	Red Hill North Business Park
Urban Hamilton Official Plan Designation:	Volume 1: Schedule E – Urban Structure: <ul style="list-style-type: none"> <li>• Employment Areas</li> </ul> Volume 1: Schedule E-1 – Urban Land Use Designations: <ul style="list-style-type: none"> <li>• Business Park</li> </ul>
Zoning Classification (ZBL No. 05-200)	Prestige Business Park (M3, 370) Conservation Hazard Land (P5)
Current Land Use:	Vacant

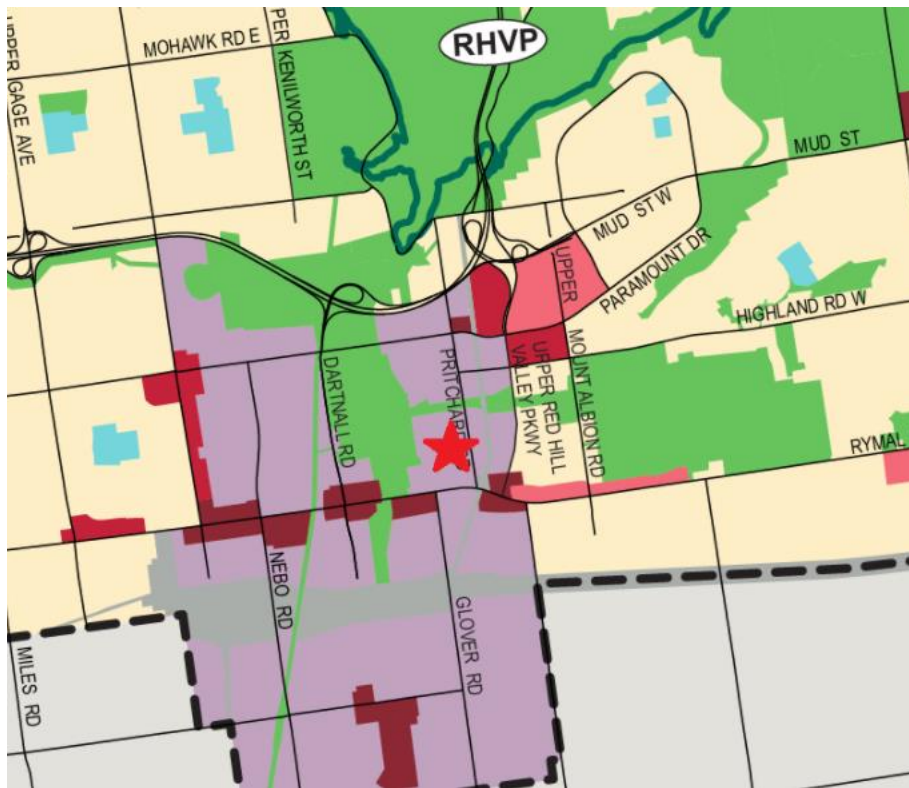


Figure 9 – 600 Pritchard Road as shown on Volume 1: Schedule E-1 – Urban Land Use Designations



Figure 10 – 600 Pritchard Road Aerial View

**Applicants Proposed Land Use & Rationale for Removal:**

The property owner submitted comments requesting that the lands retain the site-specific zoning permissions (M3, 370) to permit a place of worship. The owner is in the early stages of project planning and hopes to construct a new place of worship on the lands. The letter also detailed the owner's plans to sever off a portion of the parcel and retain only the lands required to facilitate the construction of the church.

**Sustainable Communities Analysis & Recommendation:** Defer to Phase 2  
Employment Area Assessment

The existing site-specific zoning provisions will remain in place through Phase 1 of the Employment Area Review. However, should the proposed development require any form of planning approval to facilitate construction, the applicant will be required to demonstrate conformity with the Official Plan, consistency with the Provincial Planning Statement, and conformity with *Planning Act*. Through Phase 2, staff will consider the lands further to determine if they should remain within the designated area of employment and will consult directly with the landowner.

**Removal Request: Twenty Road West Lands (Ward 11)**

Removal Request Submitted By:	Corbett Land Strategies Inc. on behalf of the Property Owners
Removal Area:	389 hectares
Designated Employment Area:	Airport Employment Growth District
Urban Hamilton Official Plan Designation:	Volume 1: Schedule E – Urban Structure: <ul style="list-style-type: none"> <li>• Employment Areas</li> </ul>
	Volume 1: Schedule E-1 – Urban Land Use Designations: <ul style="list-style-type: none"> <li>• Airport Employment Growth District</li> </ul>
	Airport Employment Growth District Secondary Plan: <ul style="list-style-type: none"> <li>• Airport Prestige Business</li> <li>• Airport Light Industrial</li> <li>• Site Specific Policy - Area “I”</li> <li>• Site Specific Policy – Area “J”</li> </ul>
Rural Hamilton Official Plan Designation (for information on land designation only)	Volume 1: Schedule D – Rural Land Use Designations <ul style="list-style-type: none"> <li>• Rural</li> <li>• Open Space</li> </ul>
Zoning Classification (ZBL No. 05-200)	Airport Light Industrial (M10, H37) Airport Prestige Business (M11, 36, H37) Conservation/Hazard Land (P5) Rural (A2)
Current Land Uses:	Multiple uses but predominately agriculture

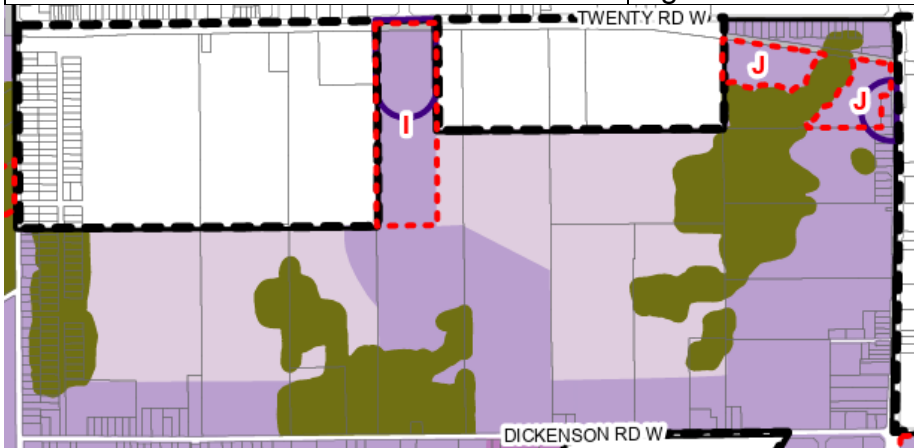


Figure 11 –Twenty Road West Lands as shown on the Airport Employment Growth District Secondary Plan – Land Use Plan – Map B.8.1



Figure 12 – Twenty Road West Lands Aerial View

**Applicants Proposed Land Use & Rationale for Removal:**

Corbett Land Strategies Inc. submitted comments on behalf of the Upper West Side Landowners Group stating the owners are not in support of the proposed Phase 1 Official Plan Amendments as the changes will have a negative impact on addressing the housing crisis within Ontario. With respect to Phase 2, the agent has requested that staff confirm that the anticipated timeline to complete the review is approximately 18-24 months. Staff confirm that the intention is to complete the review in an expeditious manner, promptly beginning after Council approval of phase 1.

It is important to note that portions of these lands are currently under appeal at the Ontario Land Tribunal, including applications to expand the urban boundary and to establish a new Secondary Plan.

**Sustainable Communities Analysis & Recommendation:** Defer consideration of the request until Ontario Land Tribunal appeals have been resolved.

As portions of the subject lands are under litigation, staff recommend that there be no consideration of the request until these matters have been resolved. The lands subject

to the Ontario Land Tribunal appeals include the removal of lands from the Rural designation.

**Removal Request: 700 Garner Road (Ward 12)**

Removal Request Submitted By:	MHBC Planning on behalf of the Property Owner
Removal Area:	21 hectares
Designated Employment Area:	Airport Employment Growth District
Urban Hamilton Official Plan Designation:	Volume 1: Schedule E – Urban Structure: <ul style="list-style-type: none"> <li>• Employment Areas</li> </ul>
	Volume 1: Schedule E-1 – Urban Land Use Designations: <ul style="list-style-type: none"> <li>• Institutional</li> </ul>
	Airport Employment Growth District Secondary Plan: <ul style="list-style-type: none"> <li>• Institutional</li> <li>• Special Policy Area “D”</li> </ul>
Zoning Classification (ZBL No. 05-200)	Major Institutional (I3, 27, H37)
Current Land Use:	Agriculture

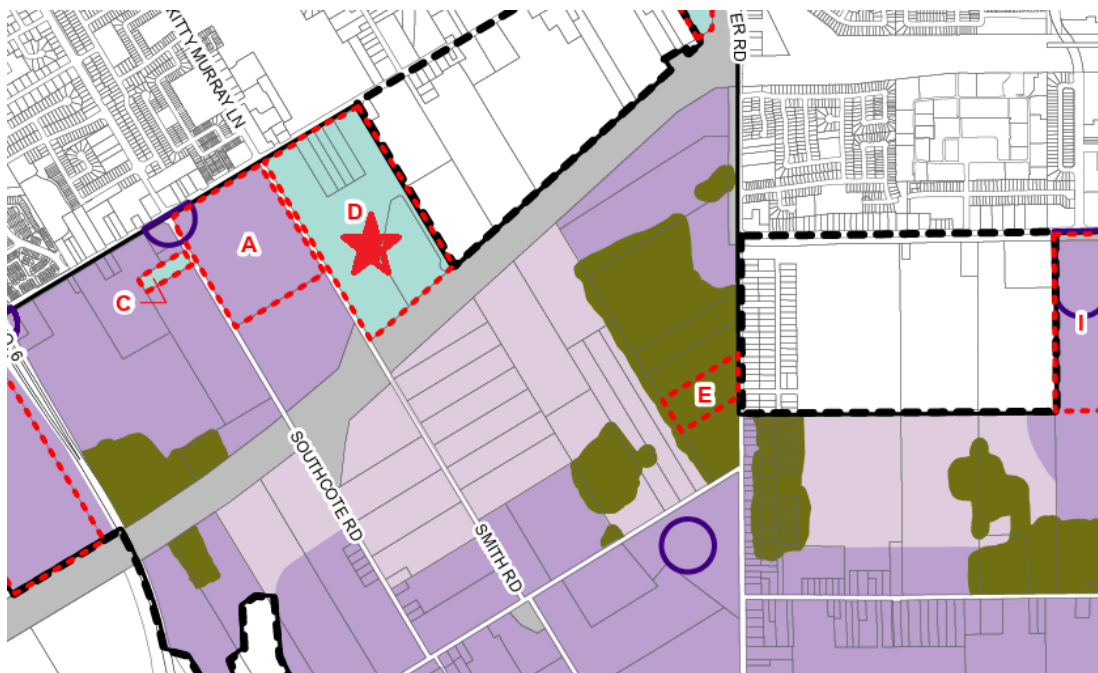


Figure 13 – 700 Garner Road as shown on the Airport Employment Growth District Secondary Plan – Land Use Plan – Map B.8.1

**Applicants Proposed Land Use:**

The proposed employment land removal request involves approximately 21 hectares of land. The proposed development consists of institutional uses, including a new French language secondary school, collector roads and stormwater infrastructure. A Draft Plan

of Subdivision (25T-202105) for this development was approved by Council on November 19, 2025.

MHBC Planning provided a letter (attached in Appendix H to Report PED26034) requesting removal of the subject lands from the designated employment area. MHBC states that the lands are “subject to an unusual policy framework in that they are technically within an employment area but are designated and zoned only for institutional uses. They are therefore caught under the City’s Employment Area Review even though they are not designated or zoned for employment uses nor do they permit any uses other than institutional”.

**Sustainable Communities Analysis & Recommendation:** Support Removal

Planning staff concur with the landowner’s assessment that the subject lands are unique in that the lands are designated Institutional in the Airport Employment Growth District Secondary Plan and existing Official Plan policies do not permit employment uses that fall under the updated Provincial employment definitions (manufacturing, warehousing etc.). This means that if the Phase 1 Official Plan Amendment is applied to these lands, effectively the Official Plan would not allow any uses on the subject lands. As a result, staff are recommending that that Phase 1 Official Plan Amendment notwithstanding these lands and that existing Institutional uses permitted in the Official Plan (including a Post Secondary School) remain unchanged.

**Removal Request: 105 Clappison Avenue (Ward 15)**

Removal Request Submitted By:	MHBC Planning on behalf of the Property Owner
Removal Area:	1.6 hectares
Designated Employment Area:	Flamborough Business Park
Urban Hamilton Official Plan Designation:	Volume 1: Schedule E – Urban Structure: <ul style="list-style-type: none"> <li>• Employment Areas</li> </ul>
	Volume 1: Schedule E-1 – Urban Land Use Designations: <ul style="list-style-type: none"> <li>• Business Park</li> </ul>
Zoning Classification (ZBL No. 05-200)	Prestige Business Park (M3, 437)
Current Land Use:	Vacant

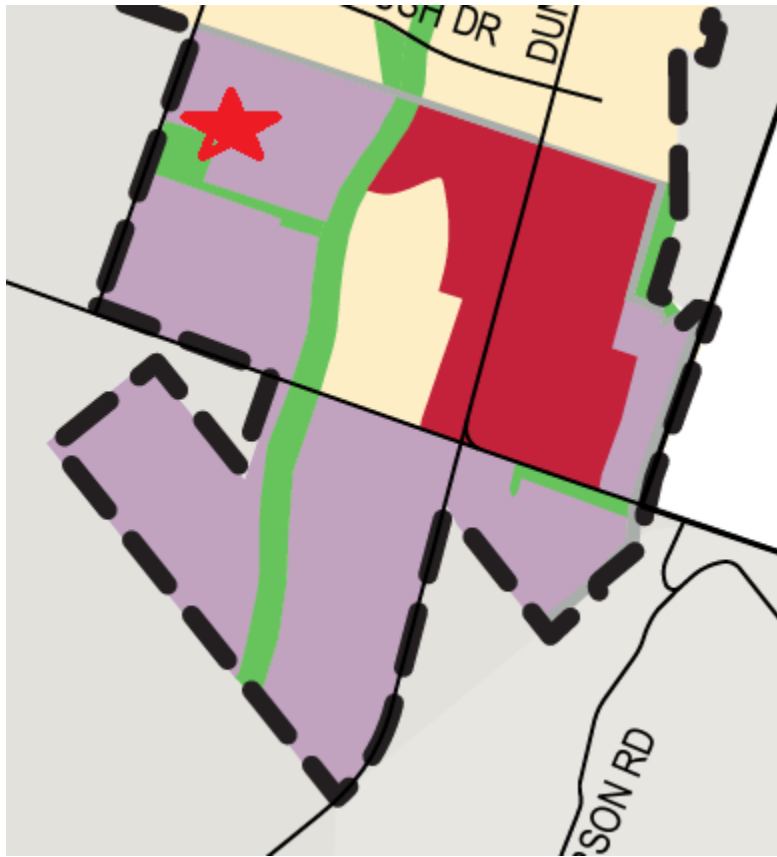


Figure 14 –105 Clappison Avenue as shown on Volume 1: Schedule E-1 – Urban Land Use Designations



Figure 15 – 105 Clappison Avenue Aerial View

**Applicants Proposed Land Use & Rationale for Removal:**

MHBC Planning submitted comments on behalf of the Flamborough Power Centre Inc., Ankara Realty Limited and Flamborough Capital Corporation Inc. requesting that the Phase 1 Official Plan Amendment not apply to the subject lands to continue to permit commercial and office uses. Phase 2 of the Medical Hub and Planned Business Centre is nearing final Site Plan Approval (DA-25-042) and includes a two-storey office building and parking area. MHBC states that “should the Phase 1 OPA be approved as is, this building could not be tenanted with office uses as currently planned, creating significant disruption and hardship to the Owners’ business given the amount of time and resources spent to develop the Medical Hub and Planned Business Centre and commitment made to the Phase 1 tenants. It may also leave the Phase 2 building site and parking area undeveloped indefinitely given that it [was] always intended and shown as a future phase during Phase 1 approval, rather than a traditional employment use.”

**Sustainable Communities Analysis & Recommendation:** Defer to Phase 2  
Employment Area Assessment

In considering this request it is important to note:

- A medical Office was lawfully established on the subject lands before the Provincial Planning Statement, 2024 came into effect on October 20, 2024. This means that under the recommended Phase 1 Official Plan Amendment this use is permitted to continue on the property.
- Through Phase 1 staff are not recommending an amendment to the Zoning By-law meaning that the existing zoning land use permissions on the subject lands will continue. As a result, this should not impact final site plan approval and the issuance of a building permit for construction of the Medical Hub and Planned Business Centre proposed through Site Plan DA-25-042.

Based on this, staff are not recommending that these lands be removed from the designated Employment Area through Phase 1 of the Employment Area Review. Through Phase 2 staff will review the request and consider whether these lands together with other lands within the Flamborough Power Centre North Business Park that also allow a Medical Office and Fitness Club should remain as a designated Employment Area.

However, should the proposed development require any form of planning approval to facilitate construction, the applicant will be required to demonstrate conformity with the Official Plan, Provincial Planning Statement, and *Planning Act*. Through Phase 2, staff will consider the lands further to determine if they should remain within the designated area of employment and will consult directly with the landowner and their agent.

### **Removal Request: 1400 South Service Road**

MHBC Planning submitted comments on behalf of the landowner requesting changes to Appendix G of Report PED25182 to implement the Ontario Land Tribunal decision OLT-23-001146 which remove the lands from the designated Employment Area – Business Park in the Urban Hamilton Official Plan. This request has been reflected in Appendix I of Report PED26034.

As illustrated in Figure 14, the OLT decision amended the Urban Hamilton Official Plan:

- Removed the southern portion of the property from the designated Employment Area – Business Park in the Fruitland Winona Secondary Plan to allow medium density residential uses; and,
- Established site specific permissions for a stand-alone office on the northern portion of the property.

These amendments are to enable the development of both medium density residential and standalone office/commercial buildings on the property as illustrated the MHBC Planning's concept plan shown in Figure 15.

The portion of the lands removed as a designated Employment Area is not subject to the recommended Official Plan Amendment. To ensure that Phase 1 of the Employment Area Review doesn't conflict with the recent Ontario Land Tribunal decision, the recommended Official Plan Amendment includes a notwithstanding clause which would allow stand alone office to continue to be a permitted use on the subject lands.

It is important to note that as part of Phase 2 of the Employment Area Review, staff will be assessing the broader employment designation between Fifty Road and the Town of Grimsby and that there has been no predetermination has been made on the ultimate designations of this area.

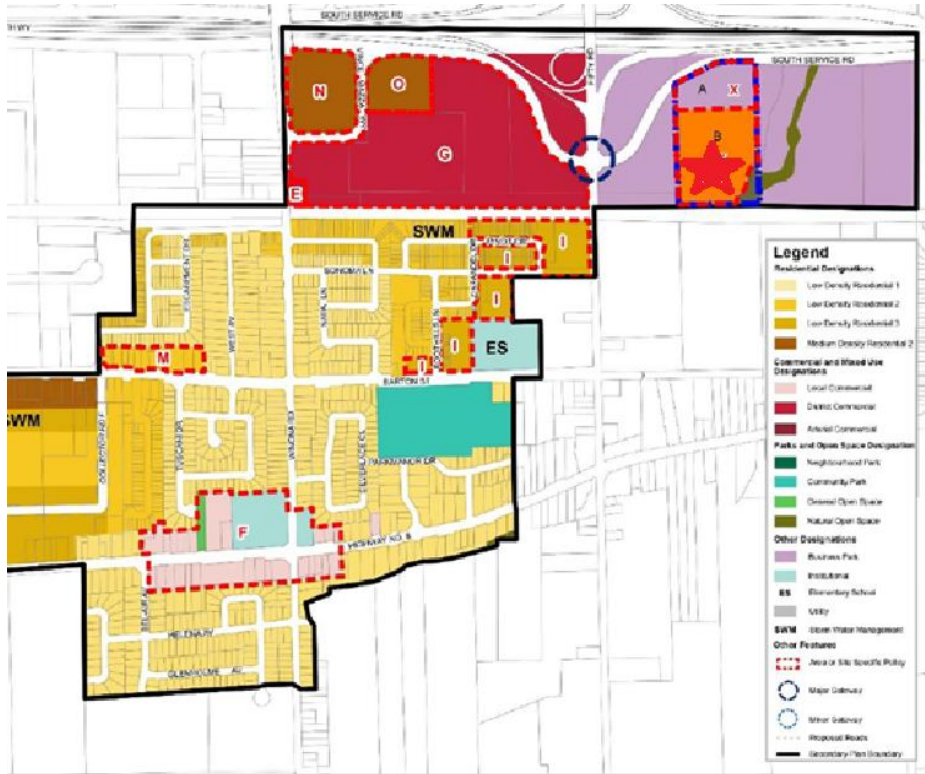


Figure 16 – Land Use Plan submitted by MHBC through Ontario Land Tribunal Case No. OLT-23-001146



Figure 17 - MHBC Concept Plan dated March 20, 2025, as submitted through Ontario Land Tribunal Case No. OLT-23-001146.