



March 23, 2026

Mayor Andrea Horwath and Members of Hamilton City Council

Dear Ms. Horwath and Members of Council

**RE: March 24, 2026 Planning Committee – Item 9.6: PED26034 City Initiated Official Plan Amendments for Phase 1 of the Employment Area Review (City Wide) Flamborough Power Centre North Business Park
Our file: 17190AO**

On behalf of Krpan Group Management and its entities, Flamborough Power Centre Inc., Ankara Realty Limited and Flamborough Capital Corporation Inc. (the "Owner") which own the Flamborough Power Centre North Business Park ("FPCN"), we are submitting this letter to express our concerns with the City Initiated Official Plan Amendment ("OPA") for Phase 1 of the Employment Area Review and to make a request as it relates to FPCN.

Background

Krpan Group has been actively involved in building out west Waterdown for over two decades, attracting high-profile and high-tech employers like L3 Harris, Stryker, AXYZ Automation, Lincoln Electric, Carlisle Medical Centre, along with building over 300,000 square feet of commercial uses in the Flamborough Power Centre shopping area, all representing over 3,000 jobs.

In particular, FPCN is a business park subdivision that was approved in 2016 on the lands generally bounded by Highway 6, Parkside Drive, the North Waterdown Community and Borer's Creek, totalling approximately 38.2 ha (see Figure 1). Site development proceeded shortly thereafter, including significant investment to deliver shovel-ready lands including roads, services, stormwater management, intersections, bridge, etcetera.

Within the Urban Hamilton Official Plan ("UHOP"), FPCN is identified as Employment Areas on Schedule E and designated Business Park on Schedule E-1. FPCN is zoned with a combination of M2 (General Business Park), M3 (Prestige Business Park) and in certain area, M3-388 which permits Medical Clinics and Fitness Centres in addition to the office and other permissions within the M3 parent zone.

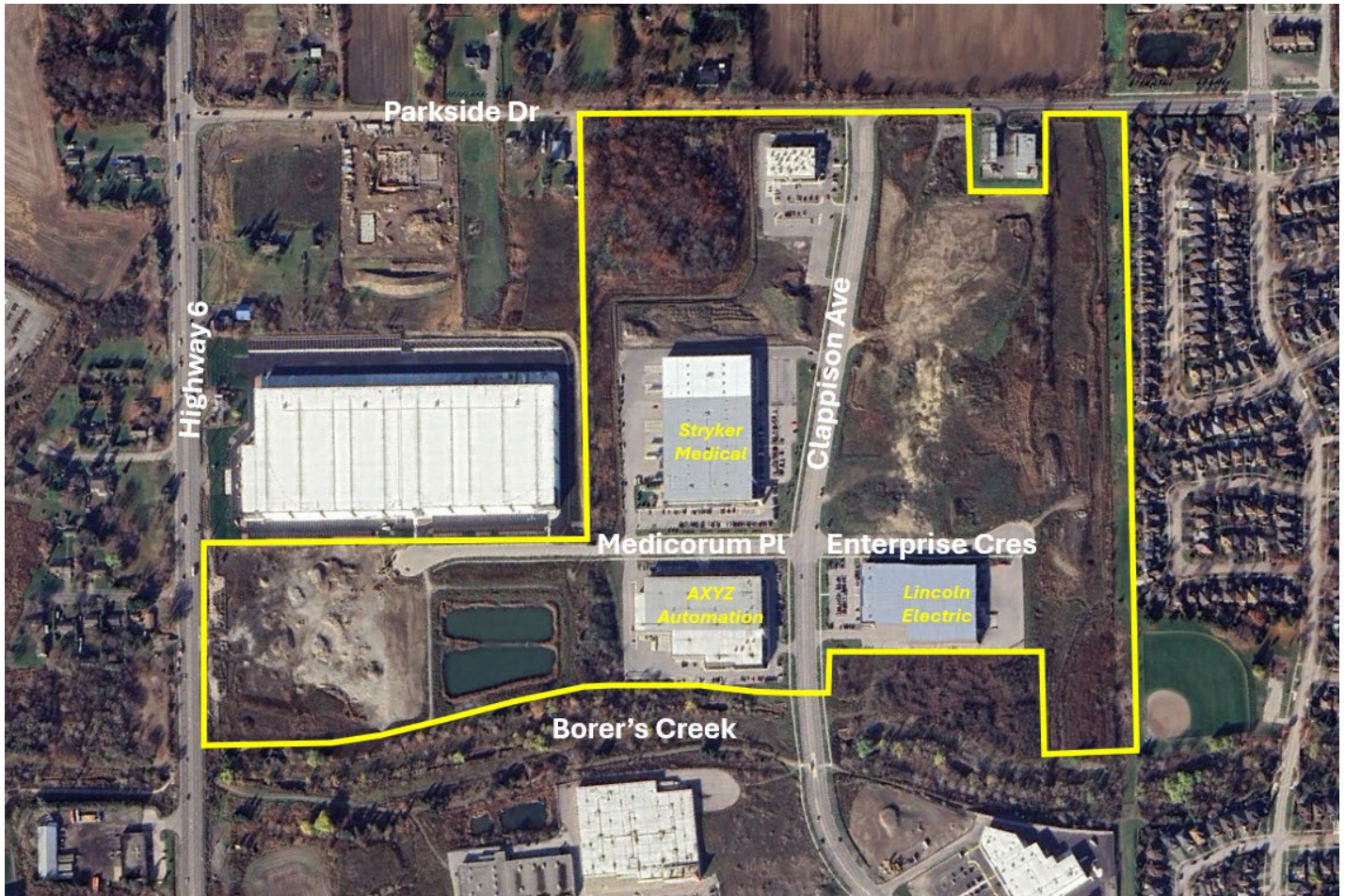


Figure 1: Flamborough Power Centre North Business Park

Concerns

We have previously expressed concerns with the proposed modifications to the employment areas policy framework and the implications to the build-out of FPCN in our letter dated January 16, 2026 (attached).

The Owner is in the process of receiving Site Plan Approval on a second 25,000 square foot office building to complement the existing medical centre building and in discussions with two other prospective tenants to build over 50,000 square feet of office in other parts of FPCN. Should the OPA be approved as proposed, there will be an immediate impact on the leasing potential of the proposed building and continuation of discussions with prospective employers. Despite the fact that the existing zoning will be maintained while the City undertakes phase 2 of the employment areas review, there will be substantial risk to not only the Owners but any prospective tenants who may want to lease space but would have no certainty that their use would be permitted once phase 2 of the employment areas review is complete.

Request

We understand the predicament that the City finds itself in as a result of the Provincial changes with respect to Areas of Employment which has set off this multi-phase employment area review. This is a situation that neither the City nor the Owner has called for. The changes in Provincial policy have created wholesale shifts in the way Employment Areas are administered and developed which must be carefully implemented in order to not jeopardize the very purpose of these policies – the protection of land for economic activity and jobs.

We request the FPCN be removed from the Phase 1 OPA so that it can continue to be subject to the existing Business Park land use designation and zoning. This will allow the owners to continue working to attract new business and employers to the business park while working closely with staff through the Phase 2 process where a context appropriate policy framework can be developed for these lands, which may indeed include designating some of FPCN as Employment Area after all.

We believe there is little risk of these lands being converted to non-employment uses in the interim given that FPCN is already partially built-out with existing employment uses.

We appreciate the opportunity to provide comments on this key policy initiative.

Thank you for your consideration.

Yours truly,

MHBC

Gerry Tchisler, M.Pl., MCIP, RPP
Partner

*cc. John A. Krpan, Krpan Group Management
Steve Malovic, Krpan Group Management*

ATTACHMENT



January 16, 2026

Allison Martin, MCIP, RPP
Senior Planner, Sustainable Communities
Planning and Economic Development Department
Planning Division, City of Hamilton

Via email: employmentreview@hamilton.ca

Dear Ms. Martin:

**RE: City of Hamilton Employment Area Review – Flamborough Power Centre North Business Park, 105 Clappison Avenue et al
OUR FILE 17190AO**

On behalf of the Owners, Flamborough Power Centre Inc., Ankara Realty Limited and Flamborough Capital Corporation Inc., we are pleased to submit this letter as it relates to the Flamborough Power Centre North Business Park ("FPCN"). This letter is in response to Report PED25182 - City Initiated Official Plan Amendment ("OPA") for Phase 1 of the Employment Area Review. We have significant concerns with the proposed modifications to the employment areas policy framework and the implications to the build-out of FPCN.

BACKGROUND

FPCN was approved in 2016 on the lands generally bounded by Highway 6, Parkside Drive, the North Waterdown Community and Borer's Creek, totalling approximately 38.2 ha (see Figure 1). Site development proceeded shortly thereafter, including significant investment to deliver shovel-ready lands including roads, services, stormwater management, intersections, bridge, etc. to bring the City's employment vision to fruition. This was followed by the Owners securing high-profile medical and advanced manufacturing tenants including Stryker Medical, Lincoln Electric and XYZ Automation. Stryker Medical subsequently expanded their facility with a 40,000 SF expansion in 2024. Furthermore, the first Phase of a Medical Hub and Planned Business Centre was completed in 2024 with the introduction of a 2-storey medical office building containing a variety of integrated medical uses. This has yielded substantial development charge and tax revenue for the City, the continuity of which can be put in jeopardy with the implementation of this OPA.

Currently, Phase 2 of the Medical Hub and Planned Business Centre is nearing final Site Plan Approval under application DA-25-042 which includes the introduction of a 2-storey, multi-tenant sister office building and the completion of the existing parking area. Phase 2 has always been contemplated in the plans and was integral to the decision by the existing group of doctors in selecting this location

as it provided opportunities to continue to build out this portion of the development with complementary and ancillary uses needed for the success of the Phase 1 tenants. Future phases of the Medical Hub and Planned Business Centre are being planned on the east side of Clappison Avenue. A key goal for the northern portion of FPCN has always been the establishment of a medical and business hub that is anchored by the presence of Stryker Medical, a leading name in the field of medical device manufacturing. High profile tenants like Stryker Medical have been an important factor in attracting other high-tech, high-wage employers to the area, including L3 Harris.

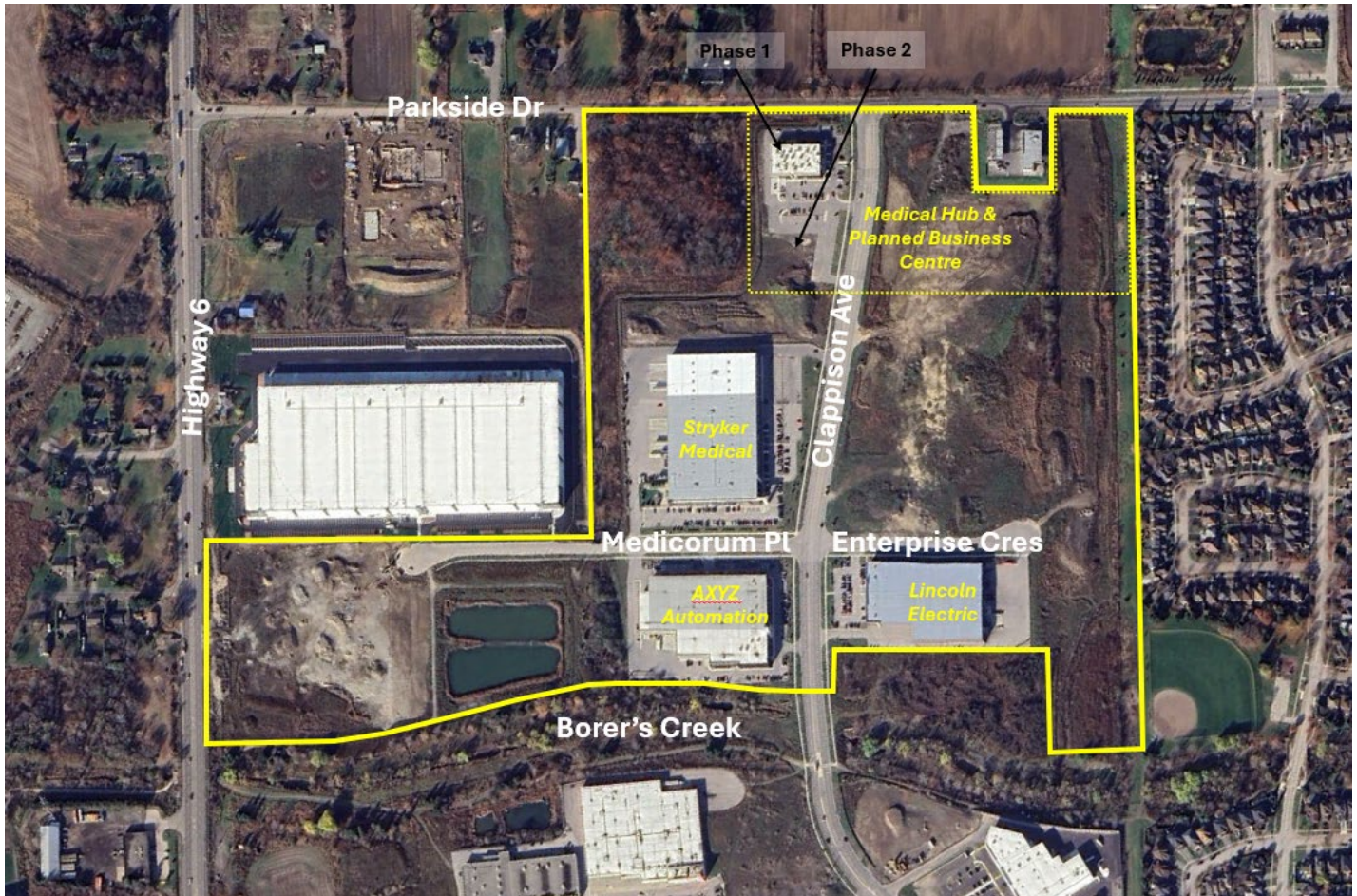


Figure 1: Flamborough Power Centre North Business Park

FPCN exists within the broader area known as the iConnect Community, a mixed-use community envisioned by the Owners that is centered around the recently approved conversion of underutilized commercial lands into medium and high-density residential uses (see Figure 2). iConnect capitalizes on existing commercial and employment land uses to deliver residential intensification that rounds out a complete community concept. A key driver of this concept is the diversity of land uses and employers that can create the necessary synergies between residential, commercial and employment land uses to allow for a vibrant and walkable community where residents can live, work, shop and play all within a short walk or bike ride. It is imperative that this land use diversity, including the permissions within FPCN, is maintained uninterrupted so that development within the iConnect Community can continue at the steady pace it has been for the past two decades.



Figure 2: iConnect Community Concept

POLICY FRAMEWORK

Within the Urban Hamilton Official Plan (“UHOP”), FPCN is identified as Employment Areas on Schedule E and designated Business Park on Schedule E-1. FPCN is zoned with a combination of M2 (General Business Park), M3 (Prestige Business Park) as well as M3 with Special Exceptions 388 and 437. In particular, the area intended for the Medical Hub and Planned Business Centre is zoned M3 and M3-437 (see Figure 3 below), with the latter permitting Medical Clinics and Fitness Centres, in addition to the office and other permissions within the M3 parent zone.



Figure 3: Zoning in Area for Medical Hub and Planned Business Centre

CONCERNS AND REQUEST

We acknowledge that the intent of the phased Employment Area Review is to maintain the integrity of City's formal employment areas and that the Phase 1 OPA is an interim measure that applies blanket restrictions across all employment areas in the City, leaving the detailed assessment of each employment area for Phase 2.

The Phase 1 OPA would scope permitted uses in all employment areas to those identified in the Provincial definition of Areas of Employment which is limited to the following:

- i. Manufacturing uses.
- ii. Uses related to research and development in connection with manufacturing anything.
- iii. Warehousing uses, including uses related to the movement of goods.
- iv. Retail uses and office uses that are associated with uses mentioned in subparagraphs i to iii.
- v. Facilities that are ancillary to the uses mentioned in subparagraphs i to iv.
- vi. Any other prescribed business and economic uses.

This results in significant risk to employment areas not only due to the smaller range of potential employers that can now be accommodated but also due to the uncertainty Phase 1 creates with respect to tenancing and investment decisions for business parks that are actively developing and in discussions with prospective tenants. Our requests with respect to FPCN stem from the following issues:

- 1) Impact to the construction and tenancing of the multi-tenant office building currently completing Site Plan Approval through application DA-25-042;
- 2) Impact to the ability to build out the future phases of the Medical Hub and Planned Business Centre on the east side of Clappison Avenue; and,
- 3) Impact to the vacant areas of FPCN.

Impact to Multi-Tenant Office

Site Plan Approval application DA-25-042 is nearing final approval with a small number of conditions still outstanding which are being actively addressed. The Owners are currently in leasing discussions with several prospective tenants who are interested in occupying this building. 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 is sized to accommodate the sister building, as always intended and shown as a future phase during Phase 1 approval, rather than a traditional employment use.

We request that Phase 1 and Phase 2 of the Medical Hub and Planned Business Centre be removed from the Phase 1 OPA. This area is already identified in Appendix G to Report PED25182 (see Figure 4). This is critical to ensuring that the Phase 2 building is constructed and that both buildings can be tenanted not only with the existing medical uses, but also other office uses (as is largely the plan for Phase 2). It would also ensure that any future planning applications that are required to facilitate tenants and necessitate consideration of the official plan, can be processed appropriately.

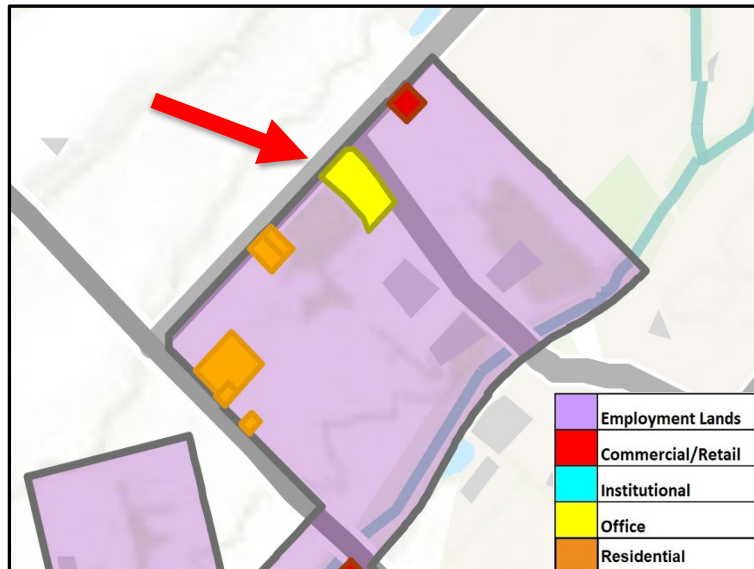


Figure 4: Excerpt of Appendix G to Report PED25182

Impact to Medical Hub and Planned Business Centre

The Owners are in the preliminary planning stages for a third building for the portion of the Medical Hub and Planned Business Centre area located on the east side of Clappison Avenue (see Figure 1). Although we understand that detailed reviews of all employment areas will occur as part of Phase 2 of the City’s review, we request that this area also be removed from the employment area as part of the Phase 1 OPA. This would ensure the Owners can continue planning out the remainder of the Medical Hub and Planned Business Centre with the prospect of bringing more employers to Hamilton, including retaining existing ones looking for new facilities.

Impact to Remaining Vacant Areas of FPCN

Part of FPCN’s success in attracting modern, high-tech and high-wage employers, and the driving force underpinning the transformation of the broader area into a mixed-use community as envisioned in the iConnect Community concept, is the diversity of land uses that are existing and permitted within a relatively small geographic area. Scoping the permitted uses within the remaining vacant areas of FPCN to those identified in the Provincial definition would hinder the Owner in attracting further high-tech and high-wage employers due to the reduction in use types that could create synergies amongst businesses within FPCN. Furthermore, the Owners have submitted a bid and are in discussions to bring upwards of 50,000 square feet of additional office space on the vacant lands. We request that these areas also be removed from the employment area as part of the Phase 1 OPA to ensure that this employment growth opportunity can be maintained.

CONCLUSION

FPCN and the iConnect Community area have tremendous potential to develop into a complete community where people can live, work, shop and play. The Owners have been consistently investing in this area since 2003 starting initially with the development of the Flamborough Power Centre shopping centre, then FPCN, selling land to establish L3 Harris and most recently converting underutilized commercial lands to allow medium and high-density residential uses to round out the

complete community concept. This development activity builds upon the upcoming investments by several levels of government in improving the transportation infrastructure anchoring the iConnect Community which includes a grade separate interchange and car pool lot for Highway 6 and Dundas Street by the Ministry of Transportation, the Dundas Street BRT by Metrolinx and the L-Line Rapid Transit by the City as identified in the BLAST Network / (Re)envision HSR Plans. The Owners' investments into this area have secured significant jobs for the City of Hamilton and the Owners would like to maintain this momentum to complete the entire node in a timely manner. Therefore, it is imperative that staff and Council approach the Employment Area Review with utmost caution to ensure that this development activity and investment is not disrupted, particularly in the current economic conditions.

Our opinion is that removing FPCN from the employment, and certainly some of its component areas, is of minimal risk to the City from the perspective of residential conversions given the existing employment uses spread throughout FPCN and on abutting lands. There is effectively no room to create standalone pockets of residential development within FPCN while maintaining appropriate buffer distances and creating a residential environment. Furthermore, FPCN only forms a portion of the iConnect Community concept which already provides for complementary residential zoned land. This substantial amount of residential land located south of Borer's Creek will accommodate residential growth in the area for years to come.

We will also be closely monitoring Phase 2 of the Employment Area Review and look forward to working with staff to protect existing land use permissions in FPCN so that new employers can continue to establish themselves here, providing quality jobs to the residents of Waterdown and Hamilton.

Should you have any questions, please do not hesitate to contact us.

Yours truly,
MHBC

Gerry Tchisler, M.Pl., MCIP, RPP
Partner