Council Direction:

Report PED08028 was not a specific request of Council however, it provides an update of the Planning and Economic Development Department, Industrial Parks and Airport Development Division’s “Shovel Ready” Industrial Lands Initiative. These projects are not achieved in isolation but involve the staff resources of the Public Works, Corporate Services, and Planning and Economic Development Departments.

Information:

What Is “Shovel Ready” Employment Land?

Despite all the strengths and assets that the City of Hamilton has going for it, our community is continuously hampered by an overwhelming lack of dedicated employment land. While it may appear that our community has lots of industrial property just waiting to be developed, all too often our industrial property is nothing more than an old pasture with a sign in front proclaiming the land "INDUSTRIAL".

The process of getting from raw, undeveloped land to a top-notch industrial site is often a time-consuming and expensive process. In today’s fast-moving economy, where concepts like time to market and just-in-time delivery are emphasized, more and more companies are looking for sites that are “Shovel Ready” as they grow and expand. In the long run, the communities who recognize this growing trend will ultimately be the biggest winners.
What is a “Shovel Ready” site? Basically, it is a site that already has the necessary designation, zoning, permits, and servicing/utility infrastructure in place. Having a “Shovel Ready” site (or sites) in your community sends a strong message to both prospective businesses and citizens alike. In short, it says that your community is serious about economic development and is open for business.

It is important to have a number of industrial land options to meet the needs of relocating or expanding businesses in different locations within the City (see Appendix A to Report PED08028). The following information is divided into Industrial Business Parks and Areas to provide a brief update of where the City is in relation to providing “Shovel Ready” industrial lands across the City. For further convenience, location maps have also been provided for almost all of the project areas being described.

**Airport Employment Growth District Study**

Staff issued a Request for Proposals (RFP) in July, 2007. Submissions were reviewed in August and interviews with short listed firms were conducted in September. The contract was awarded to Dillon Consulting and their study team in late October.

Dillon Consulting will assist staff in the development of a secondary plan, master plans and a financing and development phasing plan by providing scoping documents and draft land use concepts as part of phase I of the study process.

This work (phase I) is to be completed by June 2008 with a public information centre being held in late March, early April 2008. The completion of the secondary plan, master plans and the financing and development phasing plan (phase II) is to be completed by September 2009.

An Airport Employment Growth District Community Liaison Committee has also been formed and represents a broad spectrum of the community. This committee is a key resource for staff and the study team to consult with. Meetings occur monthly on the third Wednesday at the Mount Hope Community Hall on Homestead Drive. The meetings are open to the public.

**John C. Munro Hamilton International Airport**

(Attached as Appendix B to Report PED08028)

In addition to the Airport Employment Growth District Study, the Division has been working with private land-owners and Tradeport International to advance the continued development of the Airport.

*Strategic Land Acquisitions* – staff with assistance from Tradeport International has been developing a business plan for strategic land acquisitions surrounding the Airport to allow for its continued growth and prosperity as per the 2004 Airport Master Plan. The strategic land acquisitions are identified as “B” on Appendix B to Report PED08028. When complete, staff will submit a report outlining the business case for strategic land acquisitions.
acquisitions (first quarter of 2008) to the Airport Implementation Task Force and subsequently the Economic Development and Planning Committee and Council.

**Airport Industrial Business Park**  
(Attached as Appendix B to Report PED08028)

Staff has been working with private land owners to facilitate industrial land development within the industrial park.

**Orlick Aeropark Sub-division** is moving forward with the start of construction anticipated in Spring 2008. This sub-division is identified as “A” on Appendix B to Report PED08028. Net “shovel ready” land available today is 16 acres, with an additional 64 acres when the subdivision is complete. The remainder of the Airport Industrial Business Park will be integrated into the Airport Employment Growth District Study.

**Ancaster Industrial Business Park**  
(Attached as Appendix C to Report PED08028)

Phase V Subdivision (identified as “B” on Appendix C to Report PED08028) engineering drawings are presently being completed for a 42 acre, City owned industrial subdivision. Of the 42 acres, approximately 30 acres of “shovel ready” land will be available for purchase, also, approximately 4 acres of the 42 acre parcel have been sold to or in the process of sale to abutting property owners along Osprey Drive to facilitate the expansion of their businesses within the Hamilton community.

Land acquisition discussions have begun with private property owners and engineering designs are being prepared for the Cormorant Road Extension and Storm Pond I design and construction (identified as “A” on Appendix C to Report PED08028). Once complete, an additional 55 acres of “shovel ready” land should be available later in 2008.

One issue that has been raised and may delay the construction of Storm Pond I and adjoining lands is a Part II bump-up request. This request was received by the Ministry of Environment with regard to Stream #52 upgrade/restoration works as part of the City’s Storm-water Master Plan. Staff is negotiating a solution to address the appellant’s concerns and will inform Council accordingly.

Presently, approximately 9.5 acres are “shovel ready” at the west end of Osprey Drive as well as another 22 acres at Garner Road West and Mason Drive and north of Portia Drive.

If all goes well, total “shovel ready” acreage for the Ancaster Industrial Park for 2008 will be approximately 120.5 acres.
Public Works staff with the involvement of the Industrial Parks and Airport Development Division has completed or is in the process of completing the Lewis Road Class Environmental Assessment (CEA), McNeill Road CEA, Watercourse 5 & 6 CEA and the Arvin Avenue Extension CEA. The culmination of these studies over the next few years will result in the City’s ability to facilitate the eventual development of approximately 165 acres of privately owned lands to further the City’s “Shovel Ready” initiative in the Stoney Creek Industrial Business Park.

A number of different City and private initiatives are underway within the park. The North Glenbrook Transportation Master Plan is complete along with the Dartnall Road Class EA. The Hannon Creek Watershed Class EA is nearing completion along with the North Glenbrook Industrial Business Park Servicing Strategy.

Staff has been in negotiation with property owners to acquire lands for the extension of Dartnall Road (identified as “C” on Appendix E to Report PED08028). Unfortunately progress to date has been quite slow. In light of this, staff is also considering the reconstruction of Nebo Road, Twenty Road to the Dartnall Road Extension as well as a portion of the Dartnall Road Extension (identified as “B” on Appendix E to Report PED08028) to facilitate the servicing of the City-owned property of 55 acres along Nebo Road to Dickenson Road (identified as “A” on Appendix E to Report PED08028).

The Trinity Church Road Class EA was “bumped up” and is awaiting a decision of the Minister of Environment and negotiations between the City and the appellant did not reach a conclusion in the specified time period (identified as “D” on Appendix E to Report PED08028).

Presently, there are roughly 73 acres of “Shovel Ready” lands within the park and another 366 acres should come on line in the next couple of years including the above-noted lands owned by the City south of Twenty Road and east of Nebo, as well as a privately owned industrial sub-division north of Twenty Road and west of Trinity Church Road of approximately 44 acres.

The Trinity Neighbourhood Secondary Plan and the opening of the Red Hill Valley Parkway provides additional opportunity for another 125 acres of industrial business park lands that need to become “shovel-ready”. Anchor Road, Pritchard Road and the proposed Trinity Church Road extensions are all being reviewed for servicing and road construction or re-construction to facilitate more developable industrial business park.
lands. Presently, there are 82 acres of “shovel ready” lands in this park.

**West Hamilton Innovation District**  
(Attached as Appendix G to Report PED08028)

The West Hamilton Innovation District Secondary Plan is still before the OMB and Planning and Economic Development Department staff, continue to negotiate solutions to address appellant concerns. Nonetheless, Public Works staff has initiated a Class EA for extending Frid Street. Industrial Parks and Airport Development Division will coordinate the preparation of an implementation and servicing work plan for this District once the OMB hearing is complete.

**Bayfront and East Hamilton Industrial Areas**  
(Attached as Appendix H to Report PED08028)

These areas provide potential for redevelopment of industrial uses. A Historical Land Use Inventory is presently being completed. Once completed, Planning and Economic Development Department staff will work collaboratively to identify redevelopment opportunities and investments in these areas.

**Flamborough Industrial Business Park**  
(Attached as Appendix I to PED08028)

Industrial Parks and Airport Development Division are working with Community Services, Corporate Services, Public Works and the Ministry of Transportation (MTO) to ensure that the redevelopment of North Wentworth Arena and any future MTO works in the industrial business park will take into account the goals of the “Shovel Ready” Initiative. In particular, the road pattern needs to provide optimal accessibility and opportunity to develop parcels of land. These projects represent significant opportunities that must be acted upon now to provide additional Shovel Ready lands in the Park. There are presently 33 acres of “shovel ready” lands available in the park along Coreslab Drive with another 35 acres which could potentially become available over the next couple of years.

**Action Plan Priorities for 2008 - 2009**

**Ancaster Industrial Business Park**  
Construct City-owned subdivision  
Facilitate development of one privately owned industrial subdivision (west of Tradewind Drive) by extension of Cormorant westward to Trinity Road and construction of Storm Pond I  
Facilitate planning of another industrial sub-division west of Shaver Road
Stoney Creek Industrial Business Park
Complete all EA studies noted above.
Land negotiations for stream and road improvements
Development of a phasing strategy for capital improvements
Detailed design and tendering of noted works

North Glanbrook Industrial Business Park
Complete required studies/EAs
Re-construct Nebo Road, Twenty Road (from Nebo east to the new Dartnall Road Extension)
Complete land negotiation for Dartnall Road Extension from Twenty Road, south to Dickenson Road
Construct Dartnall Road Extension from Dickenson Road to Rymal Road

Hamilton Mountain Industrial Business Park
Anchor Road Extension Servicing Study
Pritchard Road Servicing Study

West Hamilton Innovation District
Await outcome of OMB process
Complete Frid Street Class EA
Develop a capital budget project listing and prioritize

Bayfront and East Hamilton Industrial Areas
Complete Historical Land Use Inventory
Identify opportunities for redevelopment and development
Work collaboratively to create a Brownfield Redevelopment Strategy and Implementation Plan

Flamborough Industrial Business Park
Finalize future road pattern with the Ministry of Transportation so that industrial land development needs, as well as the requirements of the public and landowners are met

2008 – 2010 Shovel Ready Lands Summary

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<tr>
<td>Airport IBP</td>
<td>16 acres</td>
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<td>Ancaster IBP</td>
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<td>Total</td>
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<td>845 acres (approx.)</td>
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Note:

1. West Hamilton Innovation District – pending OMB decision
2. Bayfront and East Hamilton Industrial Area – pending Employment Land Budget.
3. None of the 285 acres are owned by the City of Hamilton. Therefore, it is essential that the City work with private land-owners, developers and industrial realtors to move development projects forward as well as direct potential land purchasers or tenants to them.

Other Industrial Parks and Airport Development Division Initiatives

Incentive Program research and development (LEED Community Improvement Plan, cost sharing etc.)
Employment Lands Database on mapping/publication of opportunities
Review Development Standards (Eco-Industrial etc.)

Future Shovel Ready Lands Initiatives for 2010 and Beyond

It is staff’s intention to report annually to Planning and Economic Development Committee and Council on the progress of the Shovel Ready Initiative through specific Information Reports and the Capital Budget process.

______________________________
Tim McCabe
General Manager
Planning and Economic Development Department

GP:JEG:hb
Attachs. (9)