



Hamilton

Proposed New Official Plan Policies & Zoning for Employment Areas

**Chamber of Commerce
December 9, 2008**

New Employment Land Policies and Zoning

Input to date

- First Draft of Policies & Zoning to EDPC June 08
- Since then - all affected City Departments and Prescribed External Public Bodies, ICI Brokers, Chambers of Commerce (previously), Hamilton Port Authority & General Public (Public Information Meetings)
- MMAH & MPIR concerned with amount of offices and supporting uses
- Second Draft of Policies & Zoning to EDPC Nov. 27, 08



New Employment Land Policies and Zoning

Nov. 27, 2008, EDPC Endorsed:

- Official Plan Policies (Employment Area & Conversion/Retention)
- Urban Area Land Use Designation Schedule
- (Zoning for information only – mapping & refinements to come)

No Policy Recommendations for:

- Airport Business Park (Subject to New Secondary Plan)
- Private Waste Disposal Sites (separate study)
- Hamilton Port Authority Lands



Employment Areas in Hamilton



Two Types of Employment Areas

Older Industrial Areas

*Still important for traditional industrial uses

Development Constraints:

- Varying lot sizes
- Older buildings
- Near full occupancy
- Perceived soil contamination
- Poorer road access in general



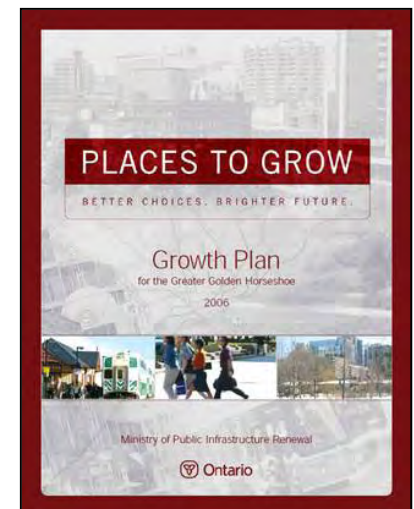
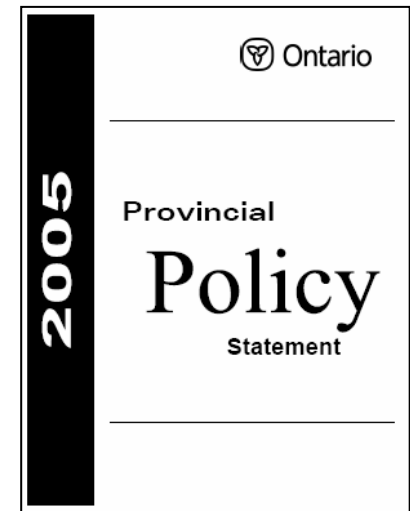
Business Parks

- Larger lots
- Newer infrastructure & buildings
- Not all fully built-out
- Major employment growth in Greenfields
- Better road access
- Image important for investment



Provincial Direction for Employment Areas

- Planning Act (Bill 51)
 - New Protection & Tools
- Provincial Policy Statement
 - Appropriate Range & Mix of Uses
- Places to Grow Act
 - Official Plan Conformity to Growth Plan by June 2009



Provincial Direction for Employment Areas

Places to Grow Growth Plan:

“Employment Area – Areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.”

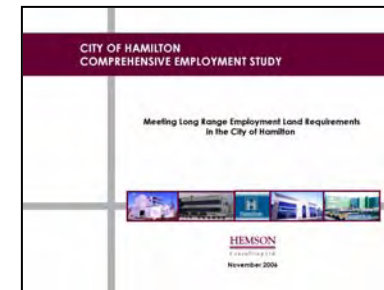
- Protect employment areas
- Appropriate range & mix of uses
- Major Offices (10,000 sq. m+) in Downtown/Transit Locations
- Major Retail is a non-employment use
- Transit supportive, compact built form/reduced surface parking



Municipal Directions

Comprehensive Employment Study – Hemson Consulting 2006

- Existing supply must be protected
- Most future employment growth in Greenfield Business Parks for Research & Development, Prestige, Heavier Industrial Uses
- Primarily large, single-storey buildings & large industrial multiples
- Increased emphasis on appearance & layout

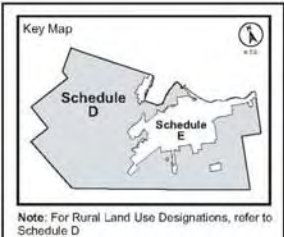


Current Official Plan Policies & Zones

- Former municipalities differ on like situations creating confusion
- Need updating for Provincial policies & current/future economic trends



Proposed Official Plan Designations



DRAFT

Legend

- Employment Area - Airport Business Park
- Employment Area - Business Park
- Employment Area - Industrial Land
- Shipping & Navigation
- John C. Munro Hamilton International Airport
- Municipal Boundary
- Urban Boundary
- Niagara Escarpment
- Rural Area

Hamilton Official Plan Schedule E-1 Urban Land Use Designations

Not To Scale

Date: Nov 4/08

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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New Official Plan Policies

- Flexibility for greater economic opportunities and control of adverse impacts
- Promote high quality design (i.e. non-elevated portions of Burlington St. E, adjacent residential, in and within view of Business Parks)
- Promote eco-development standards

Three types of Permitted Uses:

1. Range of employment uses (i.e. manufacturing, warehousing, research & development, offices, etc.)
2. Uses serving industry (i.e. commercial schools, labour association halls, etc.)
3. Uses serving employees/businesses of employment areas (i.e. restaurants, financial establishments, hotels, etc.)



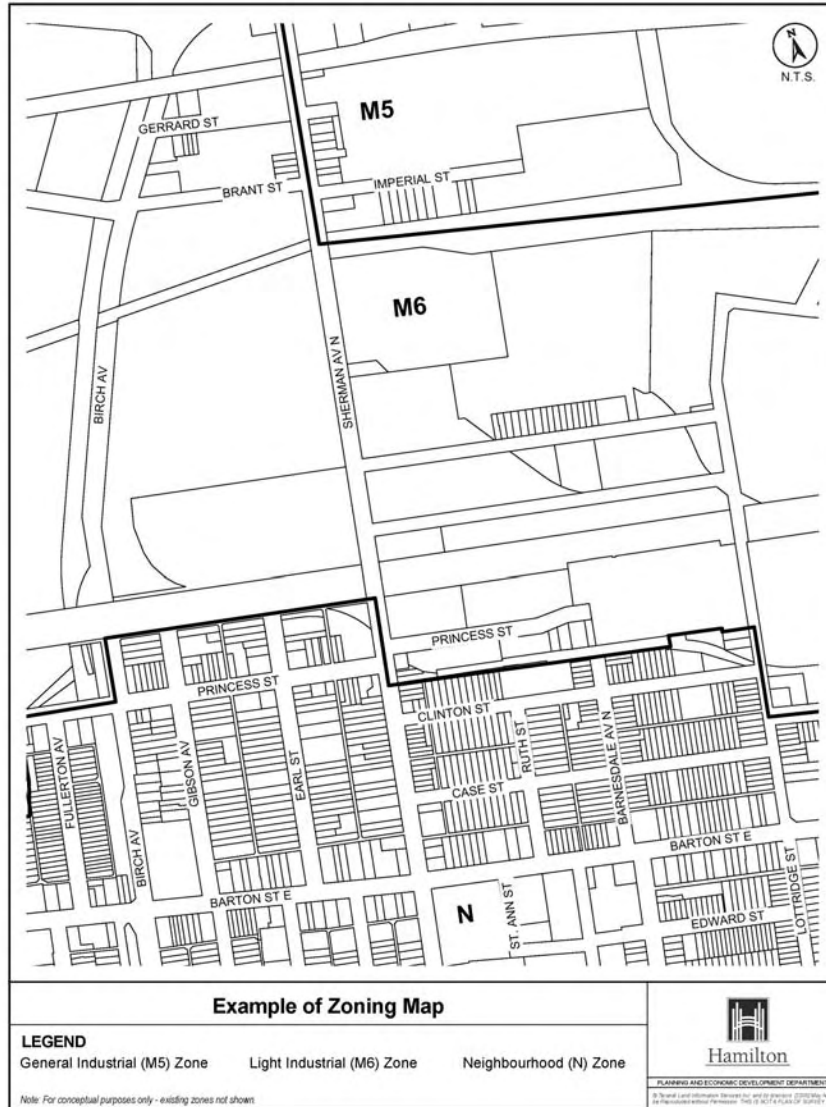
New Official Plan Policies

Employment Area – Industrial Land OP Designation

- Applies to Older Industrial Areas (i.e. Bayfront, East Hamilton EA, Dundas EA, Glen Rd./Tope Cres).
- Two zones implement intent of policies:
 1. **General Industrial (M5) Zone**
 - Applies to interior of industrial area
 - Broadest range of uses & least restrictive (includes unrestricted heavy industrial)
 2. **Light Industrial (M6) Zone**
 - No heavy industrial uses
 - Applied adjacent sensitive uses (i.e. residential)
 - Complementary heights, landscaping, setbacks, screening
 - Implements MOE Separation Distance Guidelines for light manufacturing & outside assembly



New Zoning Example



New Official Plan Policies

Employment Area – Business Park OP Designation

- Applies to all Business Parks (except Airport Business Park)
- Five zones implement intent of policies:
 1. **Research & Development (M1) Zone (Existing for WHID Only)**
 2. **General Business Park (M2) Zone**
 - Interior of Business Parks
 - Broad range of uses
 - Prohibits incompatible uses which create nuisances or detract from park image
 - Requirements for planting strips, loading areas, screening for outside storage/assembly



Employment Area – Business Park OP Designation

3. Prestige Business Park (M3) Zone

- Along expressways (i.e. QEW) and prominent arterial roads (i.e. Trinity Church Road extension)
- Highest quality design – special facade treatments along expressways & arterials
- Enhanced planting strips
- Large lots
- Discourages large parking areas along streets
- Stricter screening controls for outside storage/assembly



4. Business Park Support (M4) Zone

- Groups uses for employees & businesses of the park together (i.e. restaurants, etc.)
- Applied on arterial and/or collector roads into the Parks



5. Modified Light Industrial (M6) Zone

- Limited application
- Buffer from sensitive uses as in older industrial areas



Other Considerations

Offices

- Location unrestricted in older industrial areas
- Restricted in Business Parks to Prestige and Support Use locations
- All offices 2,000 sq. m (except Prestige Business Park Locations - 9,999 sq. m for Industrial Admin. Office & Development Consulting Office)
- Provisions encourage larger offices in Downtown & other nodes & corridors, & Prestige Offices in Business Parks



<http://www.office-connection.com/guildford.htm>



Retail in Employment Areas

Major Retail

* Only defined for employment areas*

- Not permitted in Employment Areas
- Supportive retail and accessory retail to manufacturing is permitted

Eco-Development Standards



New Official Plan policies promote:

- Leadership in Energy and Environmental Design (LEED) certifications (zoning & site plan control)
- Preferential parking for energy conserving/high occupancy vehicles (site plan control)
- Accessory power generation (i.e. solar, wind – zoning)
- Stormwater management (on-site measures - permeable surfacing, planting strips – zoning & site plan control)
- Compact development & reduced parking standards (zoning)
- Ample density allocations (zoning)

Revisions since June '08

- Industrial Administrative Offices/development consulting offices increased in prestige areas of business parks from 2,000 to 9,999 sq. m GFA per free standing building
- Historical heavy industrial uses in proximity to sensitive uses recognized
- Employment Area-Business Park Official Plan designation for Stoney Creek Business Park extended east to Centennial Parkway



Revisions since June '08 (continued)

- Blanket parking standard added for any employment use not specifically cited
- Specialized prestige uses added
- Metal stamping, blanking & punch pressing of metal within a building allowed in Light Industrial M6 Zone and Prestige Business Park M3 Zone

Next Steps

- Draft Zone Mapping/Exceptions & Refinements
- Public Open House (Policies & Zoning)
- Statutory Public Meeting at ED&PC

Questions?

