

AIRPORT EMPLOYMENT GROWTH DISTRICT



ABOUT THE AEGD

The Airport Employment Growth District (AEGD) is a City led project developed to expand Hamilton's employment opportunities and support population growth.

All Ontario cities are tasked with increasing employment lands as outlined in a Provincial document called Places to Grow. The City of Hamilton selected an 830 hectare area of land surrounding the John C. Munro Hamilton International Airport, now referred to as AEGD, to examine and develop a concentrated area of employment lands.

Creating a balanced community has always been the primary purpose of this project. In order to determine how to best move forward; research, plans (i.e. Secondary Plan, Transportation Master Plan, Water/Wastewater Master Plan) and public consultation have been undertaken.

The AEGD will be a combination of Hybrid Prestige and Light Industrial business. Specific industries will be as follows:

- **Prestige Business Park:** Business/financial services, research and development, prestige/light industrial, warehousing, wholesale trade, transportation, communication and government services.
- **Airport-Related Business:** Businesses requiring airport access such as freight forwarders, logistics, transport companies, regional integrator operations, and onsite customs brokers.
- **Light Industry:** Light industry, warehousing, repair, wholesale trade, office, distribution, transportation, communications, and utilities.



ENVIRONMENTAL IMPACT

The AEGD will be an environmentally sensitive eco-industrial park that protects the area's natural and cultural heritage resources. Specifically, that includes:

- Applying designs to reduce environmental footprint
- Creating a sustainable development, incorporating multi-modal transportation
- Protecting the character of the surrounding land uses
- Providing greater emphasis on treating rainwater and runoff as a resource for water conservation
- Targeting a reduction in auto trips with improved public transportation and reducing the need for commuters to leave Hamilton

The inclusion of multi-purpose trails, pedestrian and habitat linkages, and reducing internal traffic to cut emissions will also be environmentally sensitive aspects of the area.

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AEGD COMMUNITY LIAISON COMMITTEE (CLC)

The City believes that the advice of local residents, businesses and community leaders can lead to improved decisions and enhanced communications with the local community. An AEGD Community Liaison Committee (CLC) was one of the methods used to provide City of Hamilton elected representatives, staff and consultants with community feedback regarding the AEGD Study. On September 30th, the CLC will complete its final commitment to the AEGD project and disband.

For more information on the AEGD please visit; <http://www.hamilton.ca/aegd> and <http://www.aegd.ca>

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ARTIST CONCEPTION

The AEGD is an opportunity to create something new and different in Hamilton – a visually appealing, environmentally sensitive community we can all be proud of.

The following illustrations will provide you with our vision for the area:



Residential Transition Areas

This includes bike paths, sidewalks, curbs, trees, and other amenities residents can enjoy.

Twenty Road



Before



After

Glancaster Road



Before



After

Garner Road



Before



After

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GET INVOLVED

HELP DRIVE MORE JOBS TO HAMILTON

We hope you recognize the opportunity that AEGD represents for the future of this city. This is our chance to create something new and exciting; an environmentally sensitive industrial park that will generate many new jobs and pave the way for significant growth.

The decision to be made is very important, as it creates new opportunities for the entire Hamilton community. To show support for the AEGD, we are calling upon you to do one or more of the following:

1. Send comments on the AEGD to aged@hamilton.ca until September 8, 2010
2. Attend the AEGD public meeting on September 8th at the Ancaster Fairgrounds (630 Trinity Road, RR#1 Jerseyville) from 2 to 4 p.m. and 6 to 8 p.m.
3. Contact your Ward Councillor or Mayor through a written letter or email to share your thoughts on the AEGD. Should you choose this, we encourage you to copy all Members of City Council.

Mailing Address for all Councillors and Hamilton's Mayor:

Hamilton City Hall
Second Floor, 71 Main Street West
Hamilton, Ontario
L8P 4Y5

Email contacts:

Mayor Eisenberger: mayorfred@hamilton.ca
Brian McHattie, Ward 1: bmchattie@hamilton.ca
Bob Bratina, Ward 2: bbratina@hamilton.ca
Bernie Morelli, Ward 3: bmorelli@hamilton.ca
Sam Merulla, Ward 4: smerulla@hamilton.ca
Chad Collins, Ward 5: ccollins@hamilton.ca
Tom Jackson, Ward 6: tjackson@hamilton.ca
Scott Duvall, Ward 7: sduvall@hamilton.ca

Terry Whitehead, Ward 8: twhitehead@hamilton.ca
Brad Clark, Ward 9: bclark@hamilton.ca
Maria Pearson, Ward 10: mpearson@hamilton.ca
David Mitchell, Ward 11: david.mitchell@hamilton.ca
Lloyd Ferguson, Ward 12: lferguson@hamilton.ca
Russ Powers, Ward 13: rpowers@hamilton.ca
Robert Pasuta, Ward 14: rpasuta@hamilton.ca
Margaret McCarthy, Ward 15: mmccarthy@hamilton.ca

4. Request to speak the Special Economic Development and Planning Committee meeting (AEGD Phase II) on September 30th at 9:30 a.m. (Hamilton Convention Centre).

If you have something to say about the AEGD, we encourage you to register as a speaker at the September 30th Economic Development and Planning Committee (EDP) meeting by visiting www.hamilton.ca > Request to Speak to a Committee of Council. All speakers must register for the EDP meeting by NOON on September 29th and are encouraged to speak for approximately 2-5 minutes.

Presentations to the committee can be as simple as answering the following questions:

1. How will this project impact you and your family?
2. How can the community benefit from the AEGD?
3. How important is it to bring jobs to Hamilton?

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GOT A QUESTION?

There is an opportunity at any time during this process for interested persons to review outstanding issues and bring concerns to the attention of the Project Managers. If you have any questions or comments, please contact:

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City of Hamilton
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OR

Syeda Banuri

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Public Works
City of Hamilton
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Email: Syeda.Banuri@hamilton.ca

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FREQUENTLY ASKED QUESTIONS

What is the AEGD?

The Airport Employment Growth District (AEGD) is a City led project developed to expand Hamilton's employment opportunities and support population growth. To learn more about this initiative, refer to the "Backgrounder" paper.

Why isn't the City concentrating on developing brownfields instead?

Brownfields are abandoned or underused industrial and commercial facilities available for re-use. A project is considered **shovel ready** if it has advanced to the stage in which labourers may immediately be employed to start work. The City needs to have a diverse supply of land available for development opportunities; this means having a balance between brownfields and shovel ready land for developers and employers to choose from.

How well have other business parks in Hamilton sold?

The Ancaster Industrial Business Park, sold out an entire 30 acre phase in less than ten months and it is now home to new companies like Tim Hortons' state-of-the-art Coffee Manufacturing facility. Canada Bread broke ground on a 375,000 sq ft. bakery in the newly named Red Hill Business Park.

How large is the area to be developed?

The total AEGD area is 1,340 gross hectares (ha.). It is important to point out that this includes the existing business park and not all of the land will be used for business as a portion will be designated as heritage and natural areas.

The basic breakdown is as follows:

- 122 gross ha. of the area is taken up by the existing Airport Business Park,
- 391 gross ha. is classified as non-developable areas (i.e. existing infrastructure, hydro corridor, natural areas, etc.) and
- 828 gross ha. is for the urban expansion.

Why has this area been selected as employment lands?

This project was initiated by both The City of Hamilton's Growth Related Integrated Development Strategy (GRIDS) and the Province's Places to Grow report. Hamilton, like all other Ontario municipalities, has been allocated targets for the number of jobs they must create over the next twenty years (i.e. Places to Grow indicates Hamilton must reach 270,000 jobs by 2031). In order to meet this target Hamilton needed to designate additional employment lands to help achieve this goal.

The Airport Employment Growth District (AEGD) project's focus is on increasing employment opportunities/growth for prestige and light industrial industries/employers. The remaining types of employment will be located across the City with a high concentration of office employment in the downtown.

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What is GRIDS?

The Growth Related Integrated Development Strategy, or GRIDS, is a made-in-Hamilton balanced growth strategy. The purpose of GRIDS was to identify the most ideal places for growth and the type of growth based on environmental priorities, social issues, economic opportunities and population studies as well as to identify strategies to fund the servicing of these areas. For more information, please refer to their website at (www.hamilton.ca/grids).

Does the plan for this area protect the environment?

The plan includes sustainable design techniques where significant natural heritage areas will be protected and enhanced. All provincially and municipally significant natural features, such as wetlands, mature trees and forests will be protected. Where an opportunity exists, the AEGD's open space system will be connected to natural areas to allow residents and future employees working in the AEGD to enjoy and explore our natural heritage resources.

Will the AEGD infringe upon lands owned by the First Nations?

No, this area is outside of the Haldimand Track and we are not aware of any land claims within the study area. Also, there is a representative from the Six Nations on the Community Liaison Committee.

Will there be opportunities for food production in the AEGD?

Yes, we are ensuring that the zoning will permit opportunities for agri-businesses or greenhouses to operate in the AEGD. As many people know, greenhouses offer an opportunity to grow crops all year round and are slowly becoming a more popular method for food production. In addition, the plans have ensured that existing farms can continue to operate in the AEGD.

What type of jobs will the AEGD bring to Hamilton?

The Airport Employment Growth District will bring a variety of employment opportunities including:

- Advanced manufacturing
- Warehouse and transportation
- Business and financial services
- Food services
- Construction
- Research and technology

The expected breakdown of types of employment opportunities include:

- Utilities & Construction - **3.5%**
- Manufacturing - **8%**
- Wholesale Trade/Transportation and Warehousing - **45%**
- Business Services - **21.0%**
- Retail, Accommodation and Food Services - **15%**
- Public Administration - **2.5%**
- Other Services - **5%**

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Companies who are in the warehouse and transportation industries provide essential and complementary services that help bring products and parts for the other businesses that will be located in this area. It is typical for these types of businesses to be in close proximity to airports and other modes of transportation.

Where is the AEGD located?

The AEGD study area is bounded by Garner Road East and Twenty Road West to the north, Upper James Street to the east, White Church Road West and Carluke Road East to the south and Fiddler's Green Road to the west.

How will the cancellation of the Niagara-to-GTA Corridor (Mid-Pen Highway) impact this project?

Council has directed staff to review the impacts of not having the NGTA Corridor. Updates will be provided sometime in the fall to correspond with the final Public Meeting. When information is available it will be posted to the website.

What are the timelines for this project?

The first phase of the project will take place over a 20 year time period in order to meet the timeline of 2031 from the Province to increase employment opportunities for our City.

How will the AEGD impact property values?

Generally, when lands change from un-serviced rural lands to serviced urban land the value of the land tends to go up.

How much public consultation has taken place for the AEGD?

Public consultation for this project has taken place over the last three years. There have been six public meetings with a total of 700 people in attendance. Types of people we have consulted with include: residents, property owners, business owners, associations, environmental groups, First Nations, and Agricultural and Rural Affairs Advisory Committee. In addition, a total of 16 Community Liaison Committee (CLC) meetings have been held to date. Just recently we mailed the complete Secondary Plan and associated materials to over 800 property owners in the AEGD study boundary and nearly 3,000 residents in the AEGD study area. Throughout the summer, eight public meetings have been held to gain feedback on the secondary plan.

Have the plans taken into account the residential communities along Twenty Road and The Village of Mount Hope?

Yes, the urban design guidelines in the areas that are close to residential communities have a number of requirements to ensure a conscientious transition from residential to business areas.

A few examples of the urban design guidelines recommended in these areas can be viewed in the "Artist's Conception" paper and are to include:

- Increased setbacks from the road that will incorporate natural buffers
- Natural buffers will have very high quality standards, with 50% of the linear lot frontage to be landscaped
- Use of higher quality and attractive materials, visual connections to the ground floor through glazing, arcades or canopies

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- Pedestrian, bike and trail connections
- Areas facing residential areas should be low rise (max. 3-4 storeys) and compatible to the residential built form
- Loading/Service and areas should not be visible from residential areas and should be screened

What is the cost to the taxpayer?

Cost to the tax payer is minimal; in fact, increasing the number of businesses who are paying taxes reduces the burden on homeowners.

By 2031, the AEGD would generate a positive impact on the City's property tax base of approximately \$66 million annually. This project is very typical of other planning projects and conventional servicing where the development is industry-led and 12% of the costs would be attributed to the levy (taxpayer). Of this 12% a portion would be paid for by the property owners in the AEGD who want to take benefit from the services; further reducing the amount funded by the individual tax payer. Additionally the project costs are staged over a 20 year period as development takes place.

Reference: <http://www.hamilton.ca/Help/City+of+Hamilton+FAQs/AEGD-FAQs/>