



CITY OF HAMILTON
Planning and Economic Development Department
Growth Management Division

TO:	Mayor and Members General Issues Committee
COMMITTEE DATE:	October 4, 2017
SUBJECT/REPORT NO:	Airport Employment Growth District – Transportation Master Plan, Water and Wastewater Master Plan and Subwatershed Study and Stormwater Management Master Plan Updates 2016 (PED17175) (Wards 11 and 12)
WARD(S) AFFECTED:	Wards 11 and 12
PREPARED BY:	Alvin Chan (905) 546-2424 Ext. 2978 Guy Paparella (905) 546-2424 Ext. 5807
SUBMITTED BY:	Tony Sergi Senior Director, Growth Management Planning and Economic Development
SIGNATURE:	

RECOMMENDATIONS

- (a) That the 2016 Updates to the Airport Employment Growth District Transportation Master Plan; Water and Wastewater Master Plan; and, Subwatershed Study and Stormwater Management Master Plans be received;
- (b) That staff be directed to prioritize and implement the 2016 Updates to the Airport Employment Growth District Transportation Master Plan; Water and Wastewater Master Plan; and, Subwatershed Study and Stormwater Management Master Plans.

EXECUTIVE SUMMARY

As part of the Airport Employment Growth District file, a supporting Water and Wastewater Master Plan was completed in September 2010, with a Transportation Master Plan and a Subwatershed Study and Stormwater Master Plan completed in June 2011.

Due to a recent Ontario Municipal Board (OMB) on February 17, 2015, these Master Plans were subject to updates to confirm that the ultimate network recommendations and the potential change in timing and priorities of improvements and municipal service provisions required to accommodate the new land use configurations.

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Alternatives for Consideration – Not Applicable

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: Of the 44 project groupings, 28 projects are Schedule “C” works and require a Phase Three and Four Municipal Class Environmental Assessment. In review, seven project groupings have been identified as priorities identified on Tables one and two of Appendix “B” to Report PED17175.

Staff has identified six of these seven project groupings to be initiated next year (2018) with an estimated construction cost by the consultant of \$52,119,000. The majority of these construction costs will be covered by Development Charges, with the remaining amount to be absorbed by developers and private land owners upon development.

Finance and Development staff will work within the City’s Growth Revenue constraints regarding prioritization and capital plan forecasting of these projects.

The remaining project grouping has already been substantially completed through the Public Works Department, Garner Road / Rymal Road and Garth Street Class Environmental Assessment Environmental Study Report, February 2014.

Moreover, some projects will be completed by developers through the integrated planning process. All remaining supporting projects will be incorporated into future Budget Deliberations; Multi-Year Capital Budget Submissions; and the 2019 Development Charges Background Study and By-law.

Furthermore, staff will be submitting application to the Federal Trade and Transportation Corridors Initiative (TTCI) for Airport Employment Growth District (AEGD) projects. Should other Federal or Provincial Infrastructure Funding programs become available, staff will make application for AEGD projects accordingly.

Lastly, Council will need to review and prioritize AEGD road projects in conjunction with all other growth related road projects.

Staffing: Completion of the required additional Municipal Class Environmental Assessments will be identified in the capital workplan for completion by the

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Infrastructure Planning Section, Growth Management Division, Planning and Economic Development Department.

Legal: N / A

HISTORICAL BACKGROUND

The AEGD Secondary Plan Area comprises 555 hectares of land. The general boundaries extend between Garner Road / Twenty Road West in the north, Upper James Street in the east, and Highway 6 as both the most southerly and westerly boundaries in some areas.

As part of the AEGD Secondary Plan, a supporting Water and Wastewater Master Plan was completed in September 2010, along with a Transportation Master Plan and Subwatershed Study and Stormwater Master Plan completed in June 2011.

However, on February 17th, 2015, the OMB approved the AEGD Secondary Plan, based on the Minutes of Settlement signed by the City of Hamilton, Silvestri Investments, Twenty Road West Landowners Group, and Craig Smith.

The OMB approved Secondary Plan included revised Land Use Schedules showing lands subject to the Secondary Plan which were added to the City of Hamilton Urban Boundary. Compared to the initial Secondary Plan Land Use approved by Council in 2010, there are four notable geographic differences:

- Addition of land west of Highway 6 and east of Fiddler's Green Road;
- Addition of lands south of Book Road East, and west of Smith Road;
- Removal of Silvestri lands (south of Garner Road East, north of the Utility Corridor, and west of Smith Road); and,
- Removal of Twenty Road West lands (east of Glancaster Road, South of Twenty Road West, and North of Dickenson Road West) while maintaining a Garth Street Corridor.

The newly approved Secondary Plan attached as Appendix "A" to Report PED17175, will affect the future needs of the transportation system, stormwater management system and the municipal services network. The purpose of the updated Master Plans is to confirm that the ultimate network recommendations and the potential change in timing and priorities of improvements and service provisions required to accommodate the new land use configurations.

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The Master Plan is available at the following link:

City of Hamilton Airport Employment Growth District Website:

www.hamilton.ca/aegd

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Environmental Assessment Act, R.S.O. 1990, c. E.18:

In review of the required infrastructure projects, a total of 44 project groupings have been identified ranging in priority from short term (zero to five years – 2016 - 2021); medium term (five to fifteen years – 2021 - 2031); and, long term (2031 and beyond).

Of the 44 project groups, 28 have been identified as Schedule “C” works which will require completion of a Phase Three and Four Municipal Class Environmental Assessment in the future, prior to any construction. Additional review and details with respect to these projects is provided in the Analysis and Rationale for Recommendation Section below.

Lastly, the remaining 16 project groups have been identified as either a Schedule “A” or “B” works. Of note, Schedule “A” works can be completed at any time, but Schedule “B” projects must be completed within ten years of the Phase One and Two Master Plan(s), being 2026.

As mentioned above, staff has identified six of these seven project groupings to be initiated next year (2018) with an estimated construction cost by the consultant of \$52,119,000.

The remaining project grouping has already been substantially completed through the Public Works Department, Garner Road / Rymal Road and Garth Street Class Environmental Assessment Environmental Study Report, February 2014.

Lastly, some projects will be completed by developers through the integrated planning process. All remaining supporting projects will be incorporated into future Budget Deliberations; Multi-Year Capital Budget Submissions; and the 2019 Development Charges Background Study and By-law.

RELEVANT CONSULTATION

The AEGD was previously subject to *Planning Act* Applications and Municipal Class Environmental Assessment Master Plans which included public input at various stages.

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As these are updates to reflect the OMB decision, additional public input was not required.

In addition, the updates were also circulated to the City of Hamilton Public Works Department, Hamilton Conservation Authority, Niagara Peninsula Conservation Authority, and the Grand River Conservation Authority for review and input.

The City of Hamilton Public Works Department and all three Conservation Authorities have reviewed the updates and are satisfied with its contents and findings.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

As mentioned above, the 28 project groupings identified as Schedule “C” works will require a Phase Three and Four Municipal Class Environmental Assessment for implementation and construction at a future date.

Upon completion of the Municipal Class Environmental Assessment process, the City would have ten years to begin construction of the respective project.

In review, seven projects have been identified as primary projects based on needs and through review of the co-ordination of the works identified within the master plans. The list provided below is in no particular order:

1. Dickenson Road (Glancaster Road to Upper James Street);
2. Dickenson Road Extension (Southcote Road to Smith Road);
3. Dickenson Road Extension (Smith Road to Glancater Road);
4. Book Road (Highway 6 to Southcote Road);
5. Smith Road (Garner Road to Dickenson Road Extension);
6. Smith Road (Hydro Corridor North); and,
7. Garner Road (Fiddler’s Green Road to Glancaster Road).

In review, Phase Three and Four Municipal Class Environmental Assessments will be initiated for six of the seven priority project next year (2018) with an estimated construction cost by the consultant of \$52,119,000. Of note, Dickenson Road (Southcote Road to Smith Road) is deemed to be a Schedule “B” project and can be implemented today.

Additionally, the remaining project grouping has already been substantially completed through the Public Works Department, Garner Road / Rymal Road and Garth Street Class Environmental Assessment Environmental Study Report, February 2014.

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Furthermore, staff will be submitting application to the TTCI for AEGD projects. Should other Federal or Provincial Infrastructure Funding programs become available, staff will make application for AEGD projects accordingly.

Notwithstanding, Council will need to continue to review and prioritize AEGD road projects in conjunction with all other growth related road projects.

Lastly, some projects will be completed by developers through the integrated planning process. All remaining supporting projects will be incorporated into future Budget Deliberations; Multi-Year Capital Budget Submissions; and the 2019 Development Charges Background Study and By-law.

ALTERNATIVES FOR CONSIDERATION

N / A

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Community Engagement & Participation

Hamilton has an open, transparent and accessible approach to City government that engages with and empowers all citizens to be involved in their community.

Economic Prosperity and Growth

Hamilton has a prosperous and diverse local economy where people have opportunities to grow and develop.

Clean and Green

Hamilton is environmentally sustainable with a healthy balance of natural and urban spaces.

Built Environment and Infrastructure

Hamilton is supported by state of the art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

APPENDICES AND SCHEDULES ATTACHED

- Appendix “A”: Airport Employment Growth District – Land Use Plan
- Appendix “B”: Project Groupings and Estimated Construction Costs

AC/GP/sd