



Neighbourhood-Community
Information Meetings
May 12 & 19, 2022

**PROPOSED
DRAFT PLAN OF
SUBDIVISION
&
REMOVAL OF
HOLDING PROVISION
ZONING BY-LAW
AMENDMENT**

9451, 9517, 9569, 9579, 9593 &
9867 Dickenson Road West and
1199 & 1205 Glancaster Road

File # 25T-202203 / ZAH-22-021



Hwy 403

Active Industrial
Subdivisions by Others
(Employment & NHS Areas)

DICKENSON ROAD WEST

MEDIUM DENSITY
RESIDENTIAL

SUBJECT
LANDS

GLANCASTER ROAD

UPPER JAMES STREET

John C. Munro Hamilton International Airport



Site Plan Information

- Site Area: 109.12 hectares
- Total Building Area: 295,326 sq. m
- Total Office Area: 16,085 sq. m
- Vehicle Parking (surface) Provided: 2,116 spaces
- Landscape Area: 30 ha (28% of site area)
- Channel Blocks: 11.26 ha
- Storm Water Management Pond: 1.95 ha
- Bicycle Parking Provided: 108 spaces



Provincial Policy Statement (PPS):

- *Employment uses that support transit and active transportation uses;*

Growth Plan:

- *The minimum density target is not less than 50 residents and jobs combined per hectare;*

The proposed warehouse and office space will help achieve the minimum employment density targets.



Legend

- Urban Growth Centres
 - Future Transportation Corridors*
 - Existing Major Highways*
 - Highway Extensions*
 - Existing Rail Lines*
 - Welland Canal*
 - Gateway Economic Zone
 - Border Crossings
 - Intermodal Hubs
 - International Airports
 - Proposed Airport
 - Major Ports
 - Gateway Economic Centre
-
- Built-Up Area – Conceptual
 - Designated Greenfield Area – Conceptual
 - Greenbelt Area*
 - Greater Golden Horseshoe Growth Plan Area**

- Requires Municipalities to provide for:
- *Priority routes to facilitate the movement of goods into and out of Employment Areas; and*
 - *Alternate routes connecting to the Provincial Network.*

MUNICIPAL POLICIES

AIRPORT EMPLOYMENT GROWTH DISTRICT (AEGD) SECONDARY PLAN

Land Use Designations:

- *Airside Industrial*; &
- *Airport Prestige Business*

- AEGD intended to be developed as a major business and eco-industrial park that will provide for prestige industrial, light industrial, airport-related business and institutional development;

Proposed Uses

(as permitted):

- Warehousing,
- Transportation Terminals, and
- Offices



AIRPORT EMPLOYMENT GROWTH DISTRICT SECONDARY PLAN
LAND USE PLAN MAP B.8-1

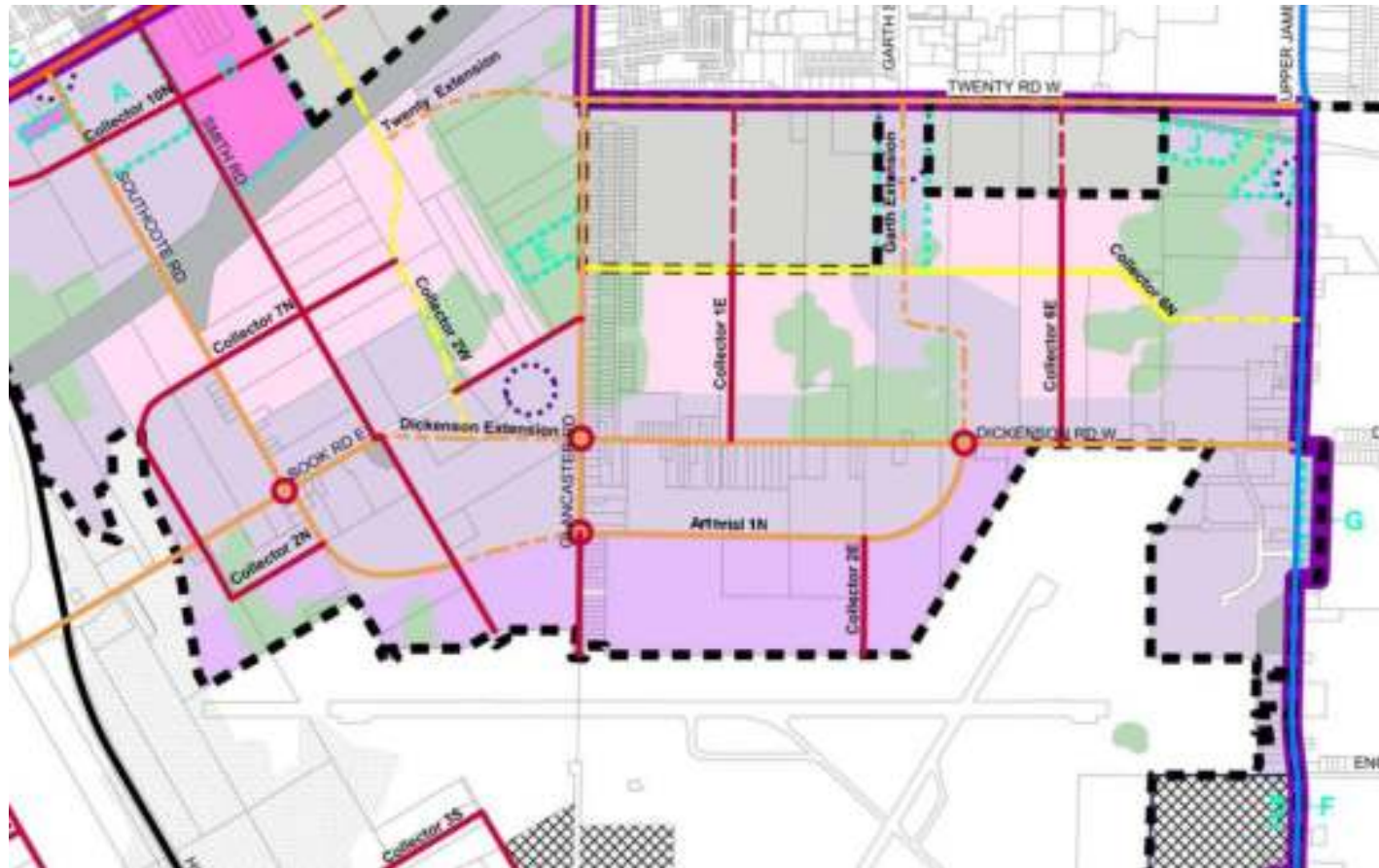
Legend

Land Use Designations

- Light Purple: Airport Light Industrial
- Medium Purple: Airport Prestige Business
- Dark Purple: Airside Industrial
- Green: Natural Open Space

Other Features

- Red Dashed Line: Area or Site Specific Policy
- Blue Dashed Line: Employment Supportive Centres
- Black Dashed Line: Urban Boundary
- Black Solid Line: Secondary Plan Boundary



Land Use Designations

- Airside Industrial
- Airport Related Business
- Airport Light Industrial
- Airport Prestige Business
- Institutional
- Utilities
- Natural/OpenSpace
- Airport Reserve

Other Features

- Major Arterial Road - 4 Lanes
- Minor Arterial Road - 4 Lanes
- Minor Arterial Roads - Potential Alignment
- Collector Road - 4 Lanes
- Collector Road - Potential Alignment
- Collector Road - 2 Lanes
- Collector Road - Potential Alignment
- Major Arterial Road - 6 Lanes
- RHVP / HIA Corridor
- Provincial Highway
- Potential Roundabout
- SPA
- Employment Supportive Centres



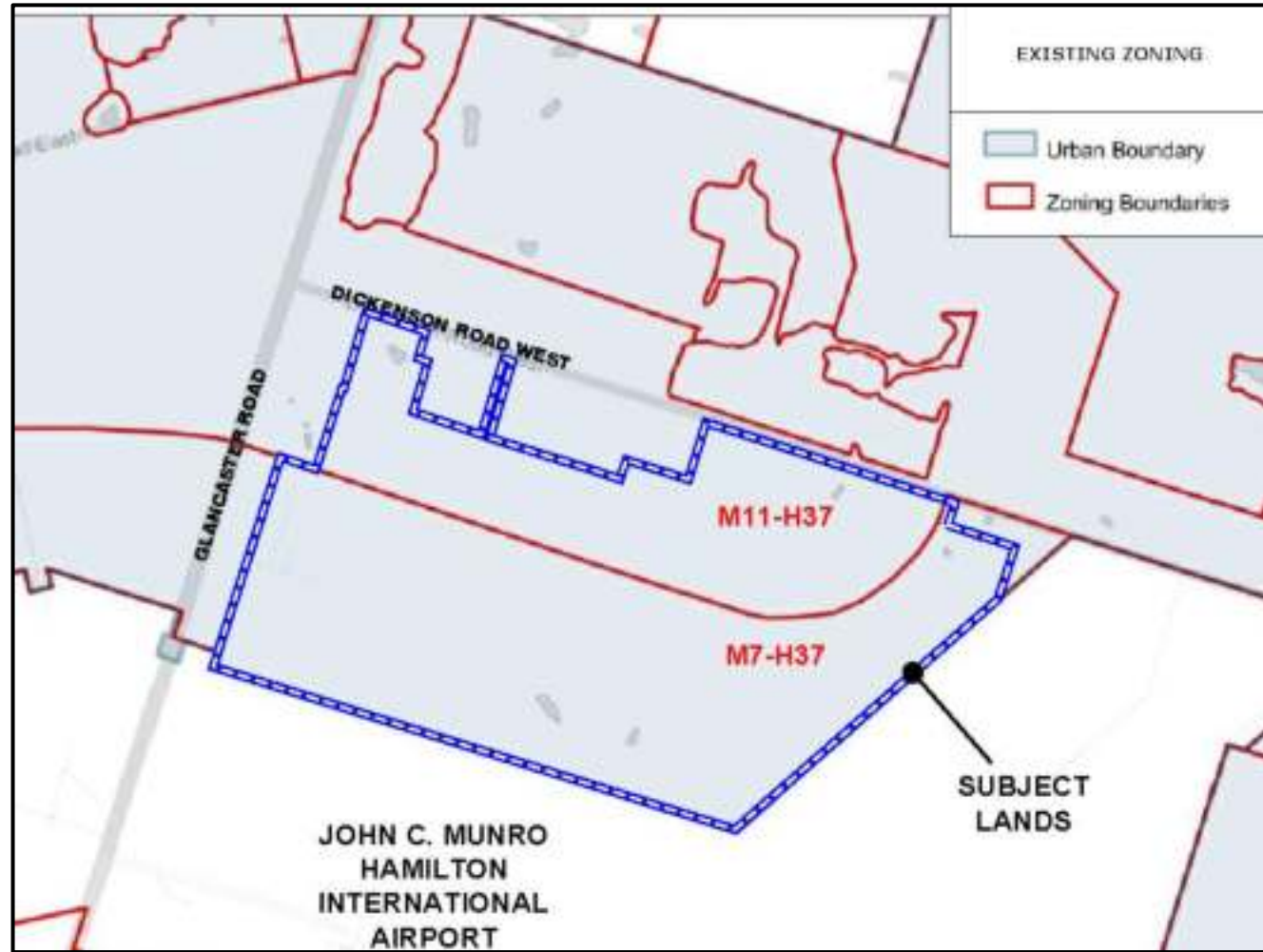
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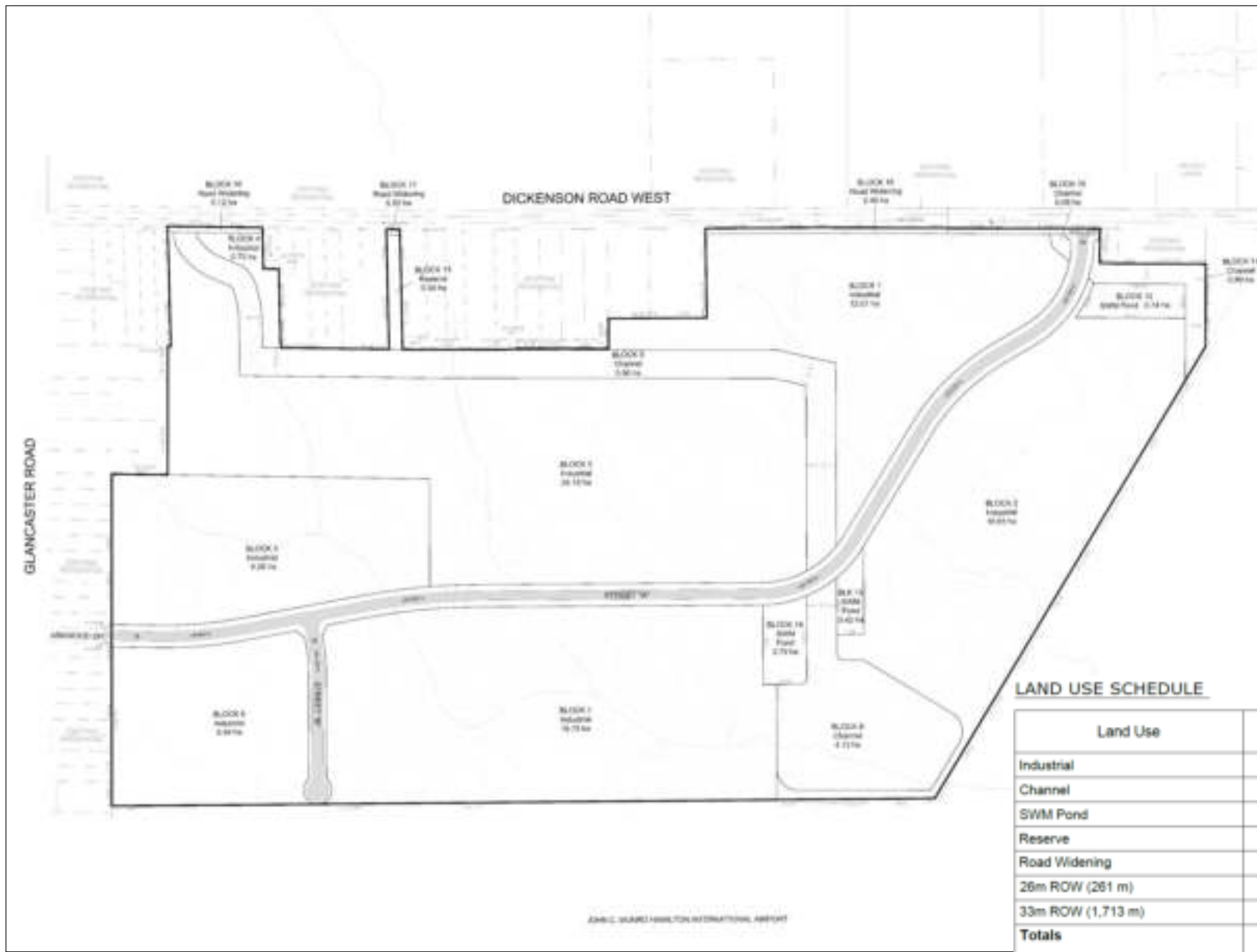
- Enhanced Transit Stops
 - Proposed Car Pool Lot
 - Potential Gateway Features
 - Proposed Rapid Transit *
 - Proposed Transit Route *
 - Proposed Transit Route Extension *
 - Proposed Multi-Use Trail
 - ↖ John C. Munro Hamilton International Airport
 - Urban Boundary
 - Secondary Plan Boundary
- * Pending Further Study

City of Hamilton

Zoning By-law No. 05-200:

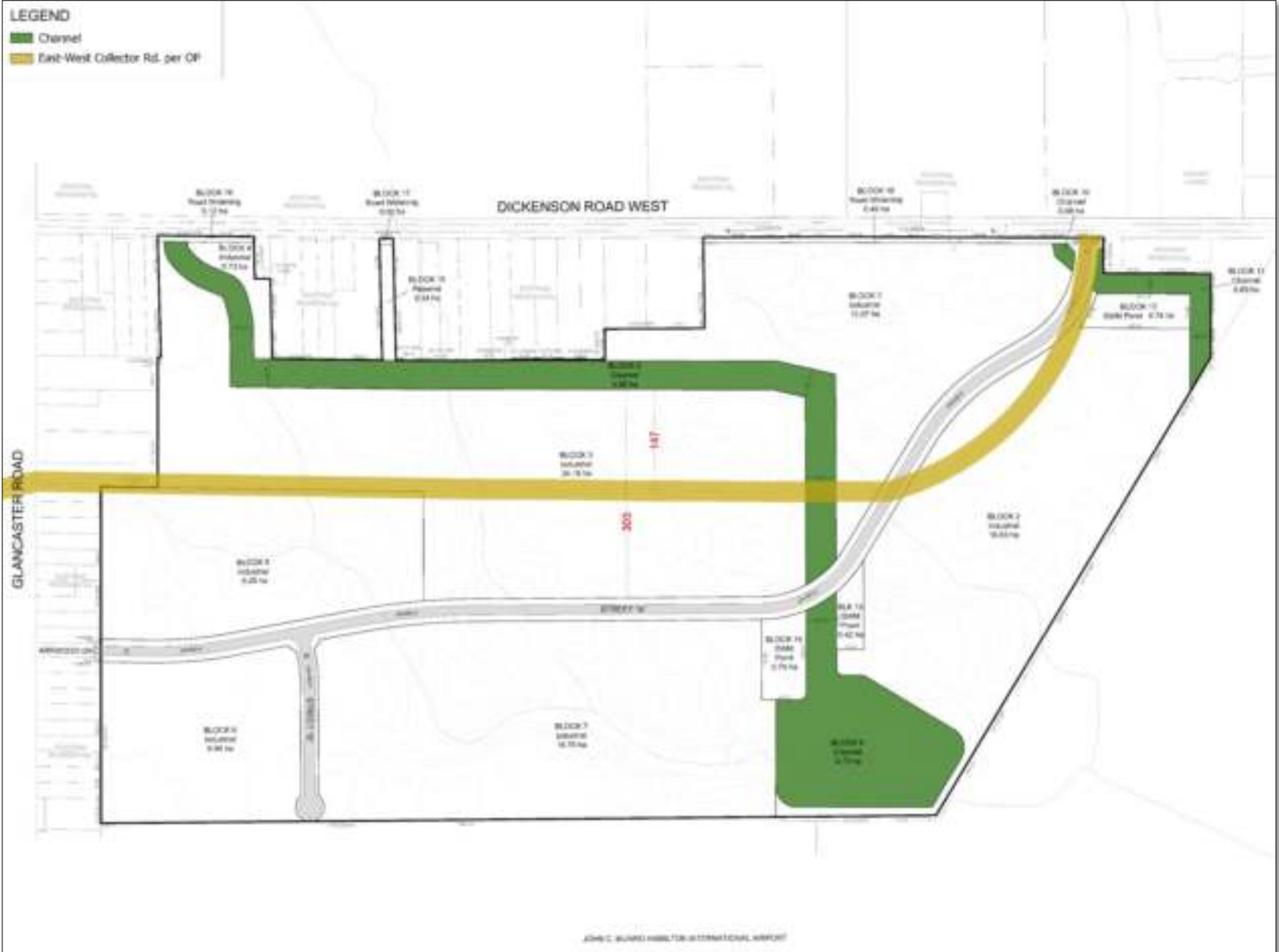
- Zoned: Airport Industrial (M7) & Airport Prestige Business Park (M11)
- Holding Provision (H37) is applicable to all lands.
- Proposed warehouses with offices conform to the permitted uses in both M7 and M11 zones.
- Lands fall within the John C. Munro Hamilton Airport Zoning Area.





LEGEND

- Channel
- East-West Collector Rd. per OP

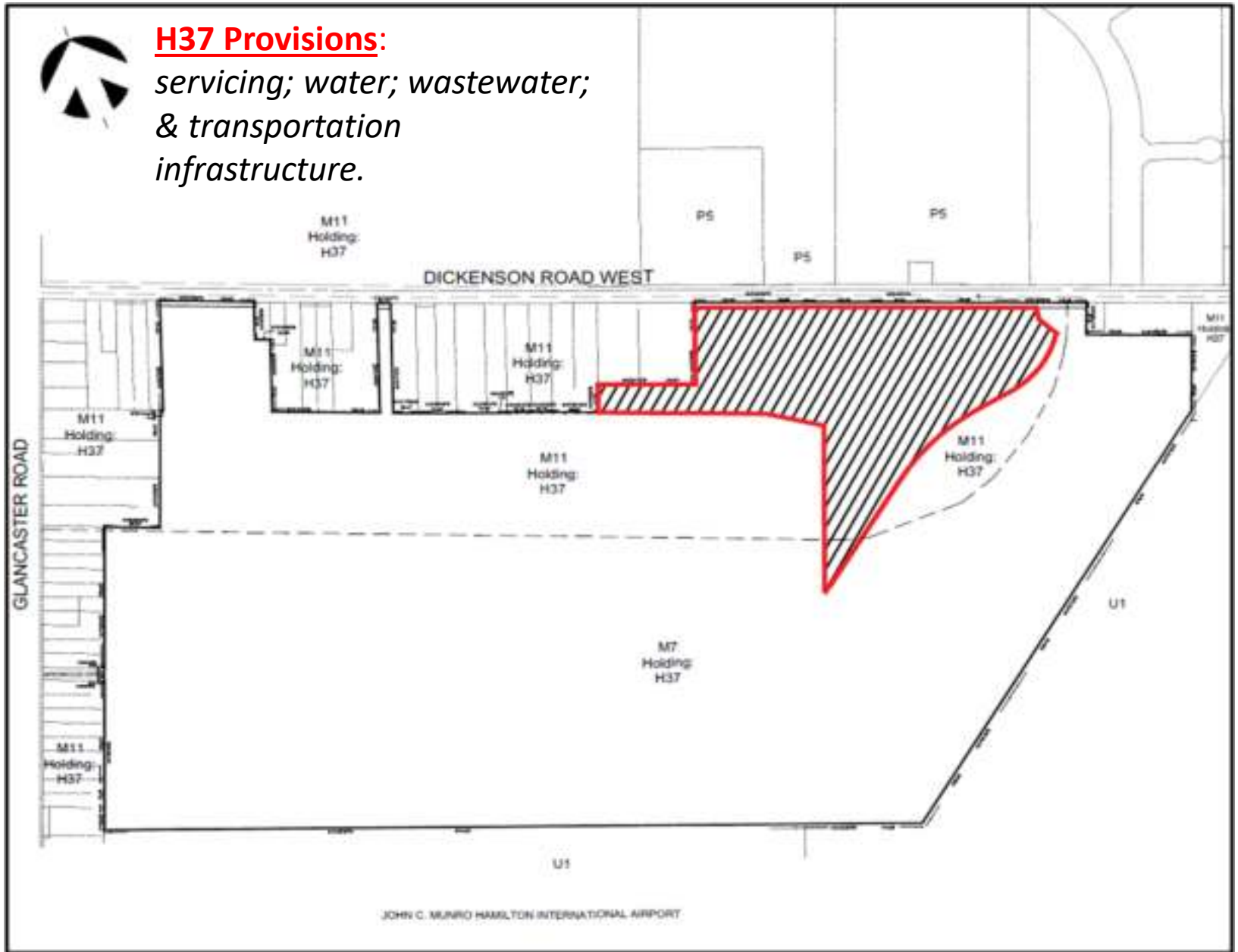


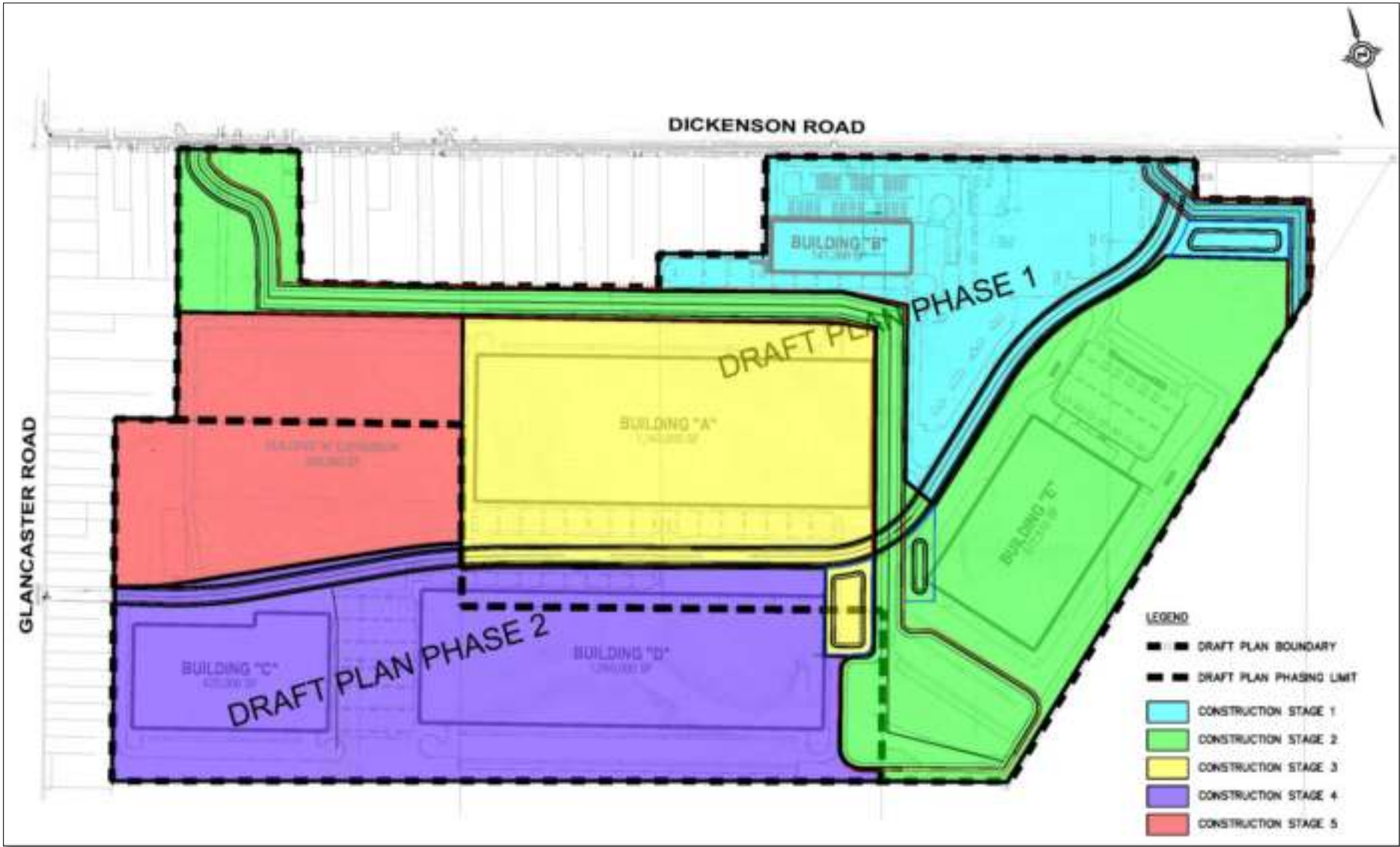
JOHN C. BURROUGHS INTERNATIONAL ARCHITECT



H37 Provisions:

*servicing; water; wastewater;
& transportation
infrastructure.*





PHASING AND CONSTRUCTION PLAN

COMMENTS / QUESTIONS

- WAYNE COUTINHO, PLANNER, RPP

905-257-0227 EXT 23

WAYNE@KORSIAK.COM

- MACKENZIE FARRANT, JUNIOR PLANNER

905-257-0227 EXT 27

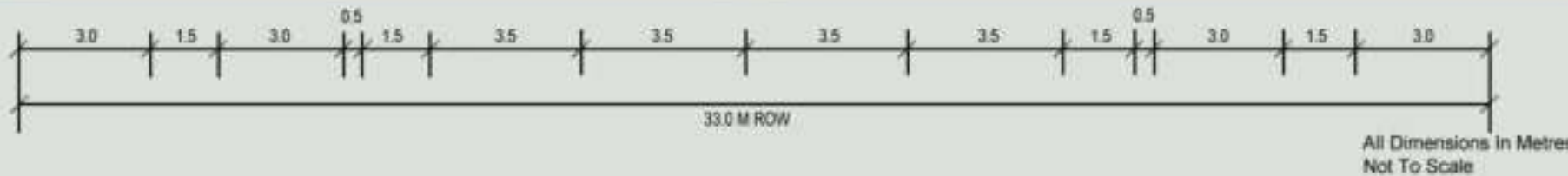
MACK@KORSIAK.COM

2nd In-Person Neighbourhood-Community Meeting
Thursday May 19th (6:30 pm to 8:00 pm)
Glanbrook Municipal Centre (4280 Binbrook Road)

Hamilton Airport Employment Growth District (AEGD)

Urban Design Guidelines – 33.0 M ROW

Proposed 4-Lane Collector Roadway

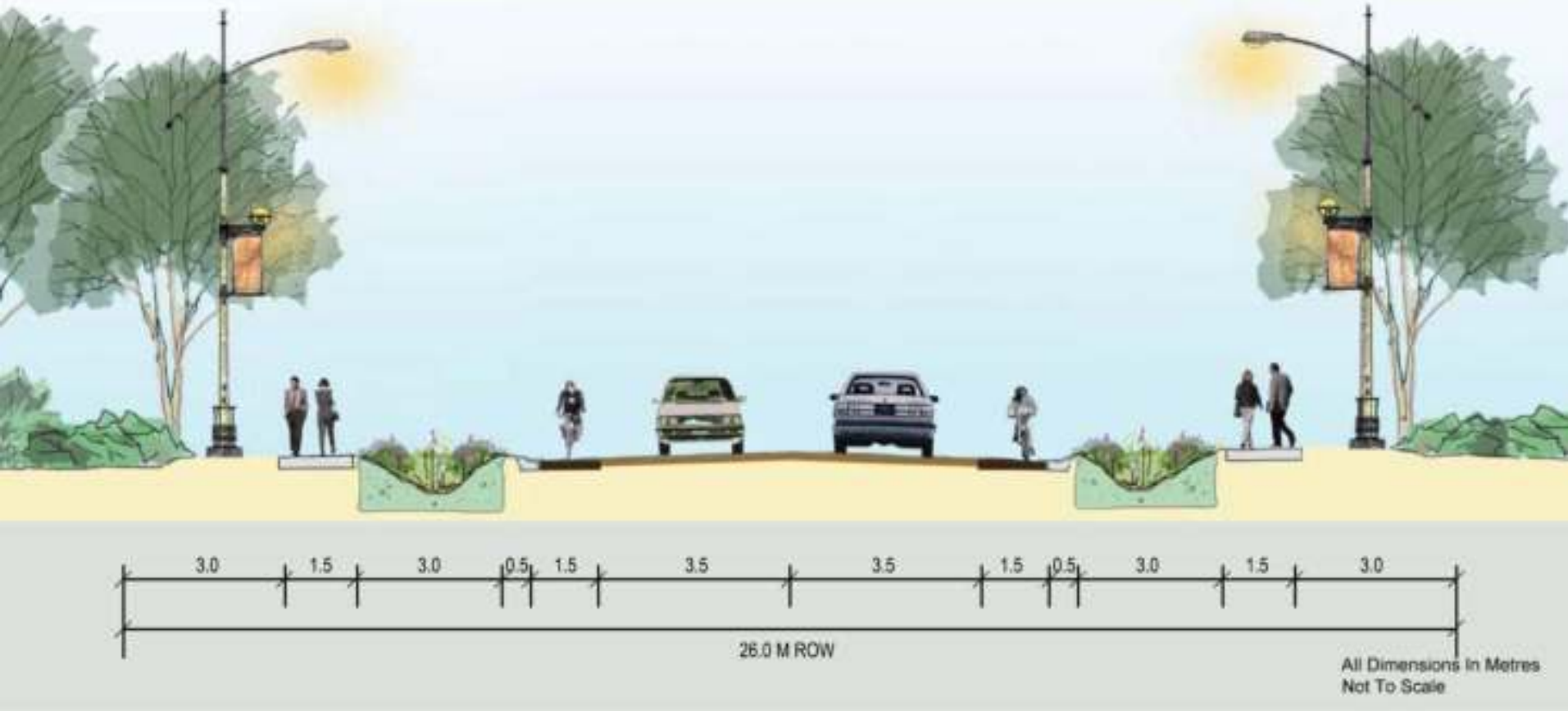


NOTE: ROW conveyance portion may include such LID features as grass swales, dry-swales or bio-swales, subsurface Exfiltration pipes or combinations thereof. Additional storage can be included through subsurface gravel or pre-manufactured storage areas, infiltration through amended or engineered soils or other such techniques as outlined in the SWMP.

Hamilton Airport Employment Growth District (AEGD)

Urban Design Guidelines – 26.0 M ROW

Proposed 2-Lane Collector Roadway



NOTE: ROW conveyance portion may include such LID features as grass swales, dry-swales or bio-swales, subsurface Exfiltration pipes or combinations thereof. Additional storage can be included through subsurface gravel or pre-manufactured storage areas, infiltration through amended or engineered soils or other such techniques as outlined in the SWMP.