

Employment Area Land Need

City of Hamilton Land Needs Assessment to 2051
Technical Working Paper – Draft Summary of Results
December 2020



Employment Area

Hamilton 2051 forecasted employment by type (LNA Table 23):



Hamilton is forecasted to have 360,000 jobs by 2051. Line 1 shows the breakdown of the jobs by type: Major Office, Population-Related (e.g. retail, personal services, institutional etc); Employment Land (eg. industrial, manufacturing, warehousing etc.); and Rural (e.g. agricultural, resources etc.).

To determine how many jobs need to be accommodated within the City’s Employment Areas (i.e business parks and industrial lands), we divide the jobs into Rural, Community and Employment Areas (Growth Plan policy areas). The number of jobs that are forecasted in the Employment Areas in Line 2 (112,090) represents the ‘demand’ for Employment Area land.

Forecasted 2051 employment by Growth Plan policy area (LNA Tables 24 - 26):



Employment Area

The 'supply' of Employment Area land is determined by reviewing the capacity of the City's existing Employment Areas to accommodate jobs. The existing jobs and the vacant land supply in the City's Employment Areas in 2016 are shown in Lines 3 and 4. The Central Urban Areas includes the East Hamilton Industrial Area, Stoney Creek Business Park, and West Hamilton Innovation District. The Developing Greenfield Areas includes the Ancaster, Flamborough, and Red Hill North and South Business Parks.

2016 Existing Jobs by Area (LNA Table 27):



2016 Estimated Vacant Land Supply by Area in Hectares (LNA Table 28):



In the next step, a density factor is applied to the vacant land areas to determine the number of additional jobs that will be accommodated within each area by 2051 (Line 5).

Density of Job Growth by Area 2016 to 2051 (Jobs per Hectare) (LNA Table 30):



There is no density factor applied to the Bayfront vacant lands because the estimated job growth for the Bayfront is based on a combination of the redevelopment of certain key sites (i.e. Stelco site) and the Hamilton Port, which is counterbalanced by a decline in jobs which is common in older industrial areas. As is noted in Line 6 below, the net result is an increase of 5,000 jobs in the Bayfront between 2016 and 2051.

To determine the ultimate job growth of each area to the year 2051, the vacant employment lands in Line 4 is multiplied by the density in Line 5 (with the exception of the Bayfront as noted above).

Job Growth by Area 2016 to 2051 – Line 4 multiplied by Line 5 (LNA Table 31):



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The ultimate 2051 employment supply in the City's Employment Areas is determined by adding the existing 2016 jobs (Line 3) to the anticipated job growth in each area (Line 6).

2051 Employment Supply (Capacity) by Area – Line 3 + Line 6 (LNA Table 31):



For the final step, the forecasted jobs in the Employment Areas in 2051 from Line 2 is compared the total job capacity (supply) in Line 7 to determine if there is a need for additional lands. In Hamilton's case, the forecasted 2051 demand of 112,090 jobs is roughly balanced with the 2051 employment supply of 114,420 jobs, so there is no need for any additional employment lands. Hamilton may have a small surplus of 60 net ha.

2051 Employment Supply and Demand (LNA page 55):

