



Hamilton

**STONEY CREEK PRESENTATION**

**HAMILTON, Ontario**

**June 12, 2013**



Hamilton

# OUR SERVICE DELIVERY MODEL

**Planning & Economic  
Development:  
A Unique Partnership**



- **Building Services**
- **Culture & Tourism**
- **Economic Development**
- **Growth Management**
- **Parking & By-Law Services**
- **Planning**



- **Business Development**
- **Corporate Real Estate**
- **Urban Renewal**
- **Graphic & Cartographic Services**
- **Small Business  
(One-Stop Centre – SBEC)**
- **Hamilton Technology Centre**



Hamilton

# AEDO CERTIFIED BY IEDC

INTERNATIONAL ECONOMIC  
DEVELOPMENT COUNCIL



Accredited Economic Development Organization



**Has anything happened  
in Hamilton since  
amalgamation?**



Hamilton

# INDUSTRIAL

**Activation Labs**

**Affinity Biologicals**

**AMTS**

**Anderson Water Systems**

**ArcelorMittal Dofasco**

**AVL Manufacturing**

**Beverly Greenhouses**

**BIOX**

**Birmingham Foundations Solutions**

**Bitumar**

**Bristol-Meyers Squibb Medical Imaging**

**BSB Manufacturing**

**Bunge**

**Burlington Automation**

**Burlington Stamping**

**Canada Bread**

**Cambridge Profab**

**Coreslab**

**Earl Paddock Transportation**

**Eveley International**

**Fluke Transport**

**Fox 40 Whistle**

**General Electric (Stoney Creek)**

**Hamilton Specialty Bar**

**Integra Environmental Inc.**

**James Richardson International (JRI)**

**Janco Steel**

**Jayne Industries**

**Jervis B. Webb**

**JNE Consulting**



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# INDUSTRIAL

**Karma Candy**

**Kodarin Industries**

**Kraft Cadbury**

**MacAsphalt**

**Magna Tech**

**Maple Leaf Foods**

**Metro Freightliner**

**Navistar**

**Norstar Windows**

**Nu-Line Products**

**Oakrun Farm Bakeries**

**Parrish & Heimbecker**

**Pensafe Inc**

**PV Labs**

**Salerno Dairy**

**SFS Intech**

**Sling Choker Manufacturing**

**Sobotech**

**Springers Meats**

**Stackpole – Engineered Products**

**Stackpole – Precision Metal Components**

**Steelcare Inc.**

**Superior Boilersworks**

**Taylor Steel**

**TDL Coffee Roasting Facility**

**The Meat Factory**

**Tiercon Manufacturing**

**Toronto Tank Lines**

**Trivaris**

**Vicwest**

**Vopak**





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# COMMERCIAL

118 James Street North

Ancaster Fairgrounds

Anchor Bar

Audcomp Computer Systems

Budd's BMW

C Hotel by Carmen's

Canadian Institute of Dental Hygiene

Canadian Tire – Waterdown

Canadian Tire – Centre Mall

Canadian Tire – Queenston

Cargojet Logistics Terminal

Caroline Place Retirement Home

Carstar Corporate Headquarters

Central Mall Redevelopment

Chuck Gammage Animation

Countrywide Recycling

Courtyard by Marriot

Crowne Plaza surhappen

Eastgate Square Redevelopment

FIAT / Johnson Motors

Fortinos Head Office

Fortinos (Rifle Range Road)

Fortinos (Upper Centennial Pkwy)

Gowlings Law Offices

GT French Paper

Hart Department Stores

Heritage Green (Home Depot, Indigo, Hockey Life)

Homewood Suites (Hilton) Hotel

Hotel Hamilton

Huminah Huminah Animation

KPMG Chartered Accountants

Leon's Furniture

Liburdi Engineering

Lime Ridge Mall

Losani Homes Corporate Centre

LOWE's Home Improvement



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# COMMERCIAL

MacGillvray Partners Chartered Accountants

Minacs

Nations Fresh Foods

Net Access

PanAm Nurseries

Pipeline Animation Studios

Players Paradise

Princess Auto

Protocol Call Centre

Purolator Cargo/Courier – Airport

Red Hill Toyota

Sarcoa Restaurant

Select Mazda

Sheraton Hotel

Silver City Mountain

Simpson Wigle Lawyers

SP Data

Staybridge Suites Hotel

Starsky Fine Foods

Stephenson's Rentals

Stoney Creek Furniture

Target – Ancaster

Target – Centre Mall

Target – Queenston Road

Target – Upper James

Target – Waterdown

Taylor Liebow Chartered Accountants

Terra Greenhouses

Treble Hall

Union Gas – Training / Offices

Walmart – Ancaster

Walmart – Centennial Pkwy

Walmart – Mohawk Road East

Walmart – Rymal Road East

Walmart – Upper James

Walmart - Waterdown





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# INSTITUTIONAL

**Art Gallery of Hamilton**

**Bishop Ryan Secondary School**

**Bishop Tonnes Secondary School**

**Canada Marine Discovery Centre**

**Canada Place (Federal Offices)**

**Canada Post - Ancaster**

**Canada Post - East Mountain**

**Canadian Centre for Occupational Health & Safety**

**CANMET Federal Laboratories**

**Central Library**

**College Boreal**

**Columbia Internation College - Residences**

**David Braley Athletic Centre at McMaster**

**David Braley Cardiovascular Research Centre**

**Downtown Farmers Market**

**Hamilton Arts Inc.**

**Hamilton Community Energy Centre**

**HHSC - Hamilton General Hospital Redevelopment**

**HHSC - Urgent Care Centre**

**HHSC - McMaster Children's Hospital**

**Hillfield Strathallan College**

**Juravinski Hospital (Henderson)**



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# INSTITUTIONAL

Juravinski Hamilton Regional Cancer Centre

Lister Block

Macassa Lodge LTC

MacNab Transit Terminal

McMaster Automotive Research Center (MARC)

McMaster Downtown Health Campus

McMaster Engineering Technology Building

McMaster Innovation Park (MIP)

McMaster Les Prince Residence

Michael DeGroot Centre for Learning

Mohawk College Library

Mohawk College Wellness Centre

Mohawk College START Centre

Redeemer University College - Library

Regional Rehabilitation Center

Ron V. Joyce Stadium at McMaster

St. Josephs Juravinski Research Tower

St. Joseph's Mental Health Centre

St. Joseph's Peri-operative Centre

St. Peter's Hospital

St. Peters LTC

Wentworth Lodge LTC





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# MULTI-RESIDENTIAL

**141 Main Street West (Apartments)**

**275 King Street West**

**Caroline Residences**

**Bella Towers - Phase 1**

**Chateau Royale**

**City Places**

**Core Lofts**

**Film Lofts - 80 King William Condos**

**Horizon City Square Condos**

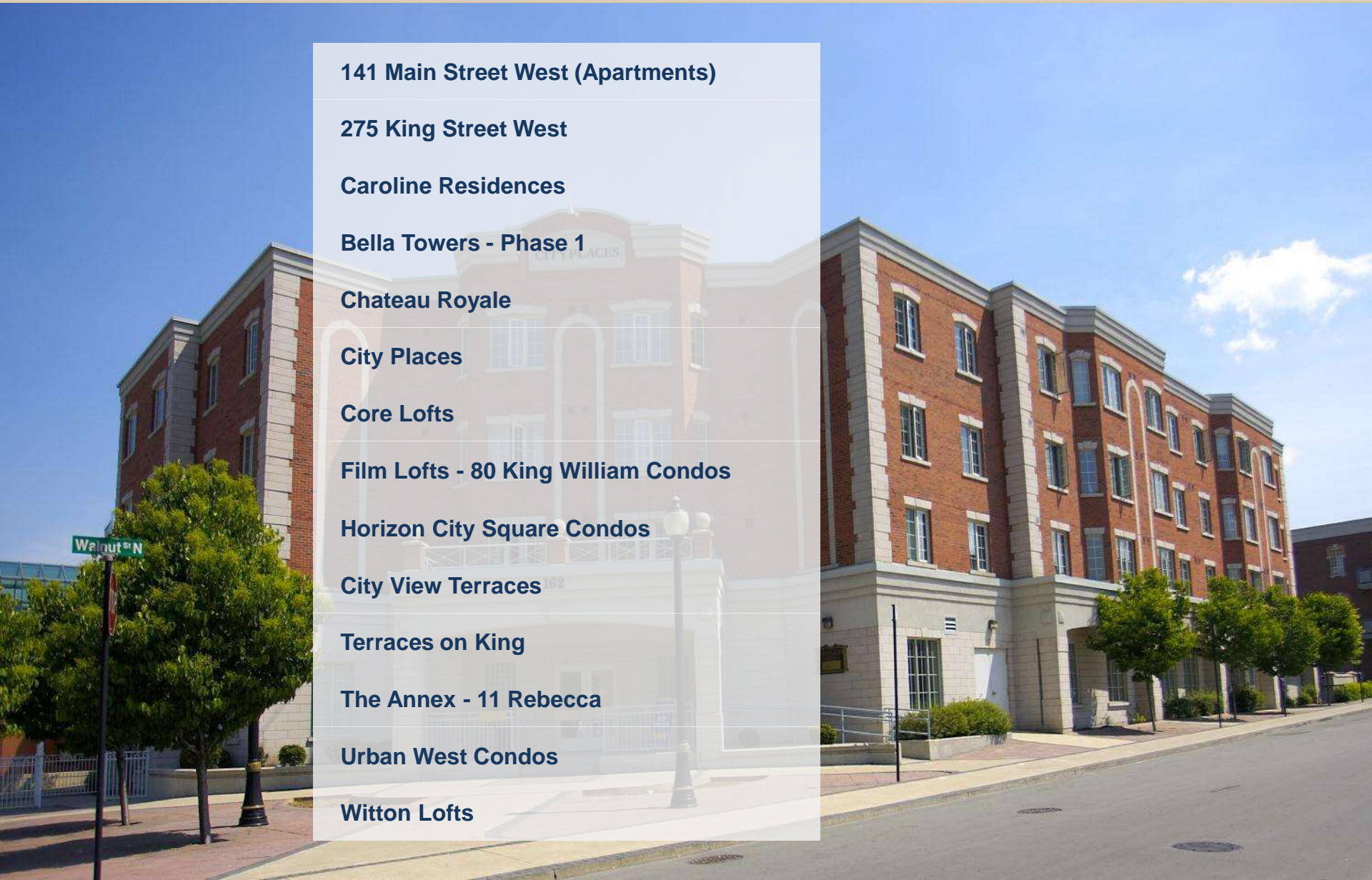
**City View Terraces**

**Terraces on King**

**The Annex - 11 Rebecca**

**Urban West Condos**

**Witton Lofts**





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# STONEY CREEK DEVELOPMENT HIGHLIGHTS

**BSB Manufacturing**

**Earl Paddock Transportation**

**Eveley International**

**Fox 40 Whistle**

**Heritage Green (Home Depot, Indigo, Hockey Life)**

**Janco Steel**

**Jayne Industries**

**Kodarin Industries**

**Losani Homes Ltd**

**Magna Tech**

**Metro Freightliner**

**Mohawk College STARRT Centre**

**Norstar Windows**

**Nu-Line Products**

**Pearson Dunn Insurance**

**Pensafe Inc**

**Players Paradise**

**Stoney Creek Furniture**

**Taylor Steel**

**The Meat Factory**

**Tiercon Manufacturing**

**Union Gas – Training / Offices**

**Walmart – Centennial Pkwy**



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# OUR ECONOMIC PERFORMANCE

**What do the Numbers tell us.**



# GROWTH MANAGEMENT IN 2012

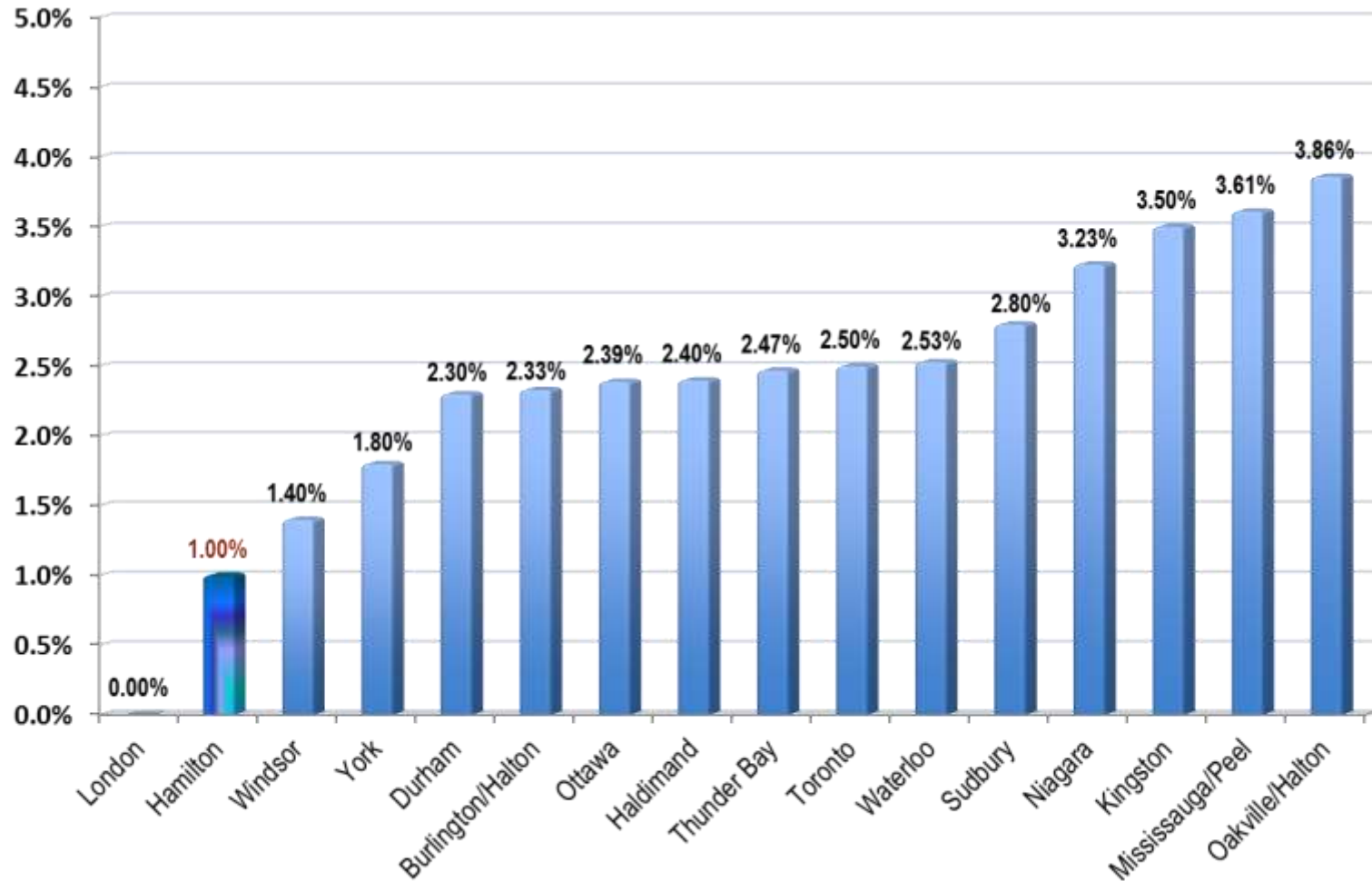
- *New Public Roads*  
**13 kms of curbs & 17 kms of sidewalks**
- *New Sanitary/Storm Sewers*  
**14 kms and 1,400 drains/ 38 kms of sanitary & storm sewers**
- *New Watermains*  
**12 kms & 1,300 water service connections**
- *Detailed Engineering Submissions*  
**123**
- *Servicing: Site Plans*  
**100 major permits**
- *Water Services*  
**17,000 metres**





# TAX INCREASES BY MUNICIPALITY

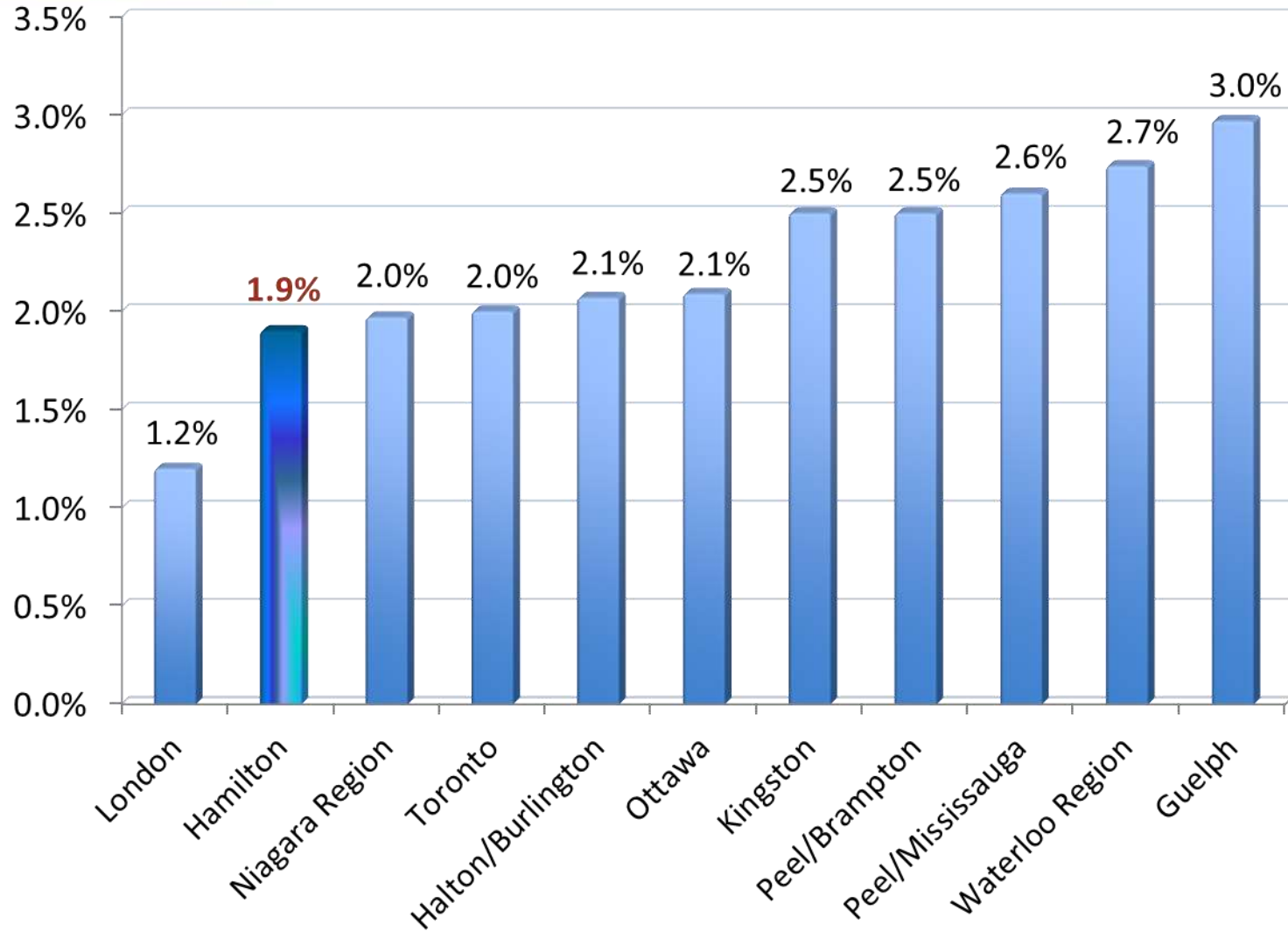
**2 years running - Second lowest tax increase amongst major municipalities in Ontario**





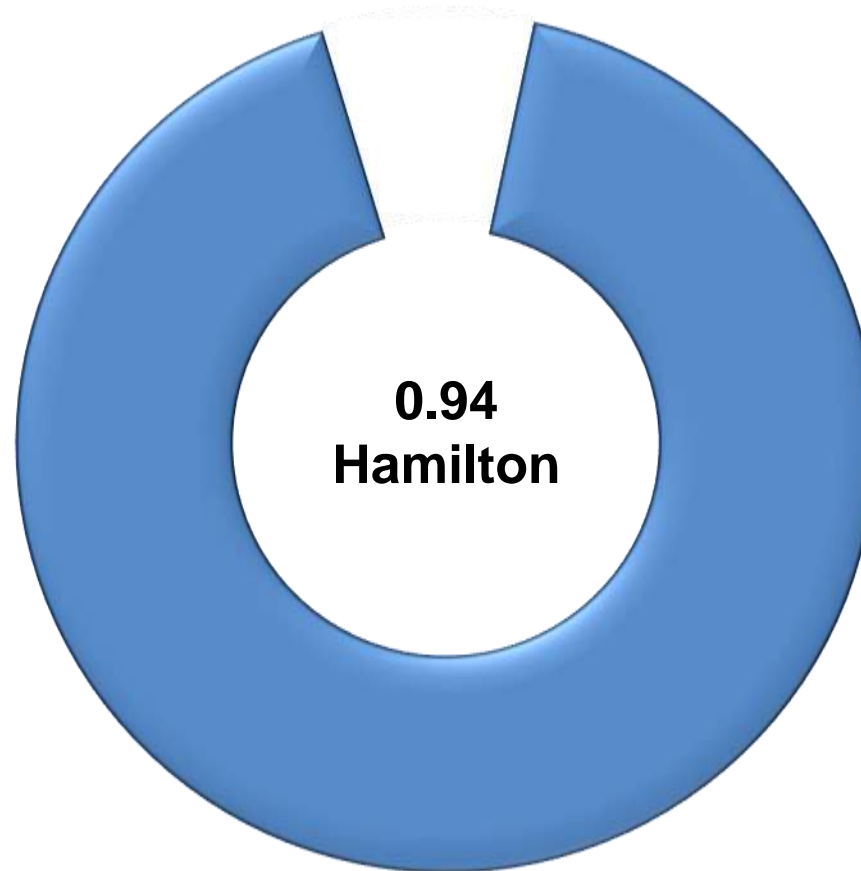
Hamilton

# 2013 AVERAGE TOTAL TAX IMPACTS





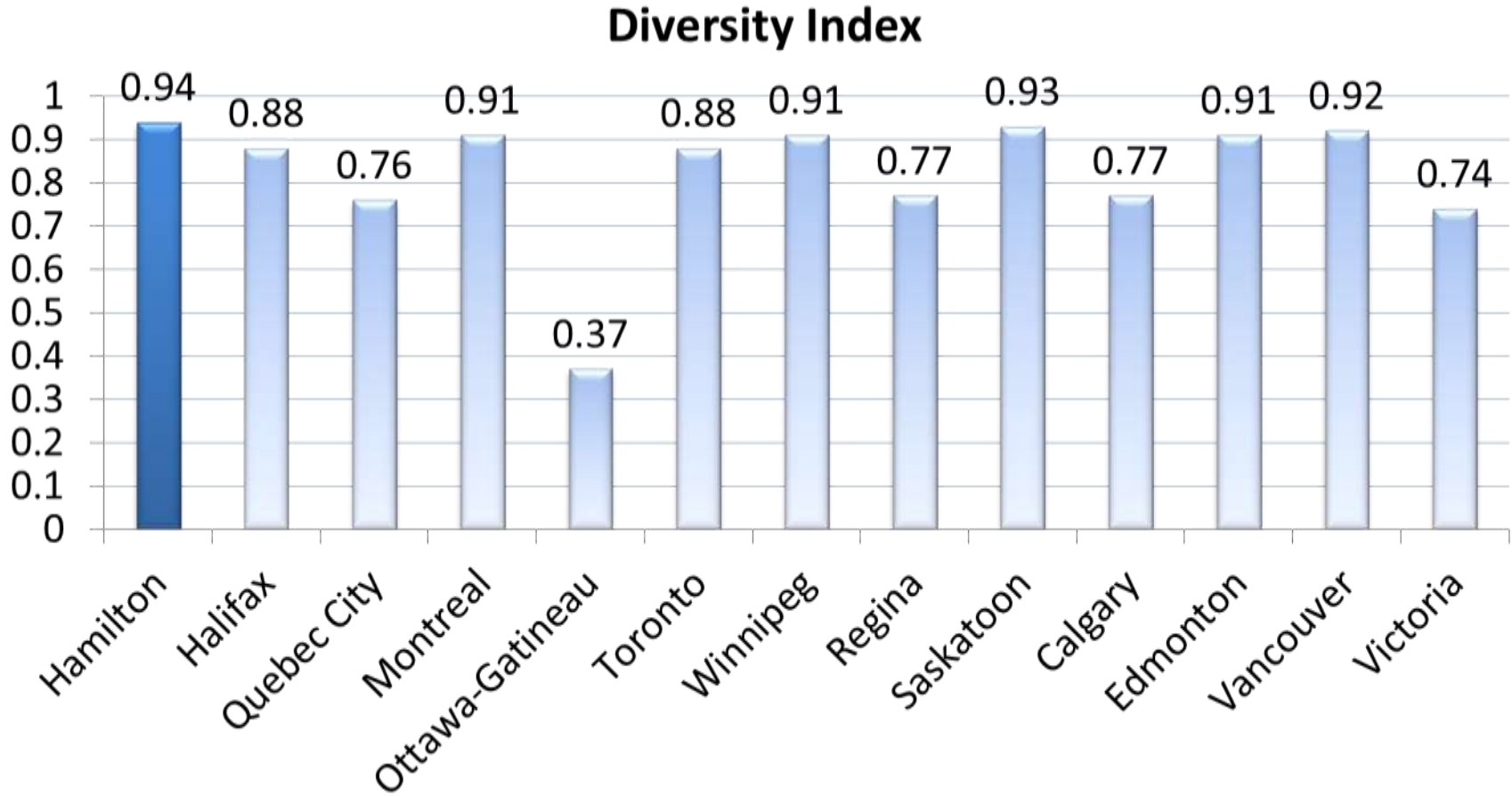
# 2013 ECONOMIC DIVERSITY INDEX



**Highly diverse = 1**  
**Not diverse = 0**



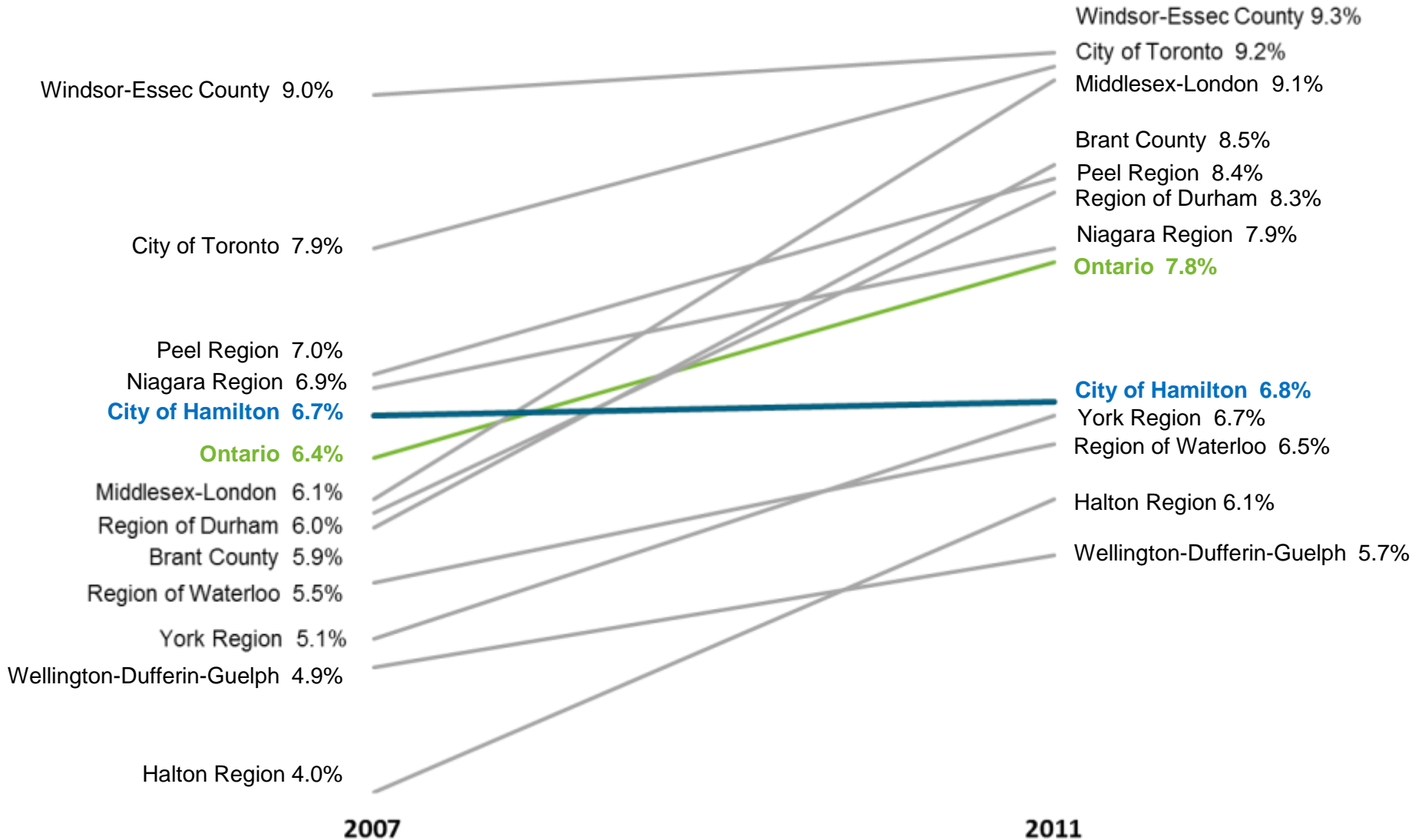
# DIVERSITY INDEX COMPARISON





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# PRE & POST RECESSION RATES





Unemployment rates continue to improve

<b>2009</b>	<b>8.2%</b>
<b>2010</b>	<b>7.8%</b>
<b>2011</b>	<b>6.3%</b>
<b>2012</b>	<b>6.5%</b>
<b>2012 Provincial Average</b>	<b>7.9%</b>
<b>2012 National Average</b>	<b>7.3%</b>



# UNEMPLOYMENT RATES COMPARISON

## Unemployment Rates as of April 2013

<b>Hamilton</b>	<b>6.8%</b>
Oshawa	8.3%
St.Cath/Niagara	8.6%
Kitchener	7.1%
London	9.9%
Windsor	9.2%
<b>Ontario</b>	<b>7.7%</b>
<b>Canada</b>	<b>7.2%</b>



**Just how good was  
our economic  
performance in 2012 ?**





# A RECORD BREAKING YEAR

- **Total Permits Dollars**

- Record Year 2010 - \$1.1 Billion
- **Dec 2012 total - \$1.5 Billion**

- **Industrial/Commercial Dollars**

- Record Year 2009 - \$310 Million
- 2010 - \$303 Million
- **Dec 2012 total - \$423 Million**

- **Industrial Dollars**

- Record Year 2010 - \$140 Million
- **Dec 2012 total - \$209 Million**

- **Non-Residential vs. Residential**

- Record Year 2010 Dec 2012
- Res \$591 Million Res \$660 Million
- Non-Res \$505 Million **Non-Res \$823 Million**



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# COMMERCIAL & INDUSTRIAL PERMITS

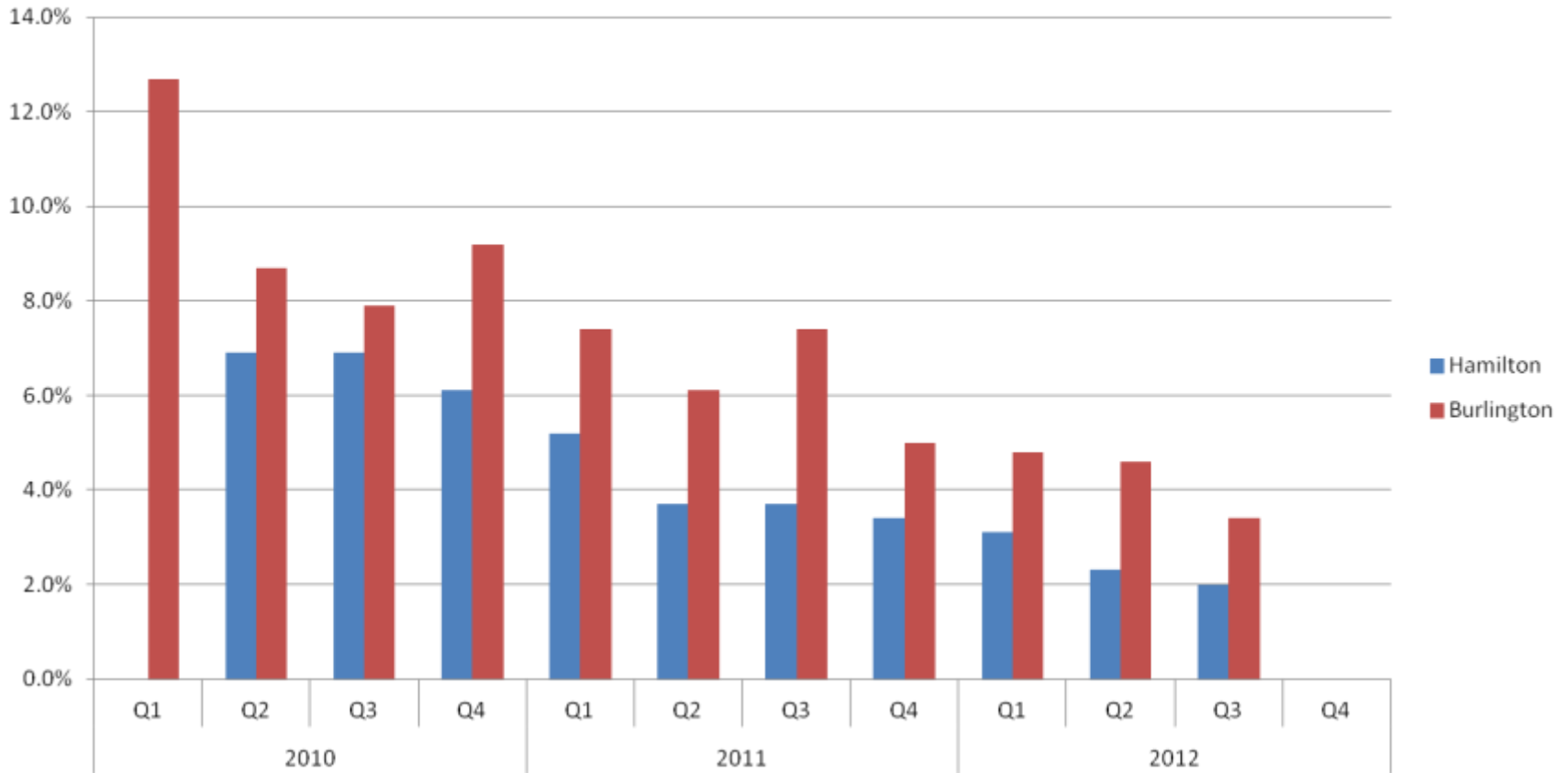
	5 Year Totals	7 Year Totals
Hamilton	<b>\$1,372,296,462</b>	<b>\$1,742,995,141</b>
Burlington	\$ 481,860,669	\$ 650,030,263

	2012	2011	2010	2009	2008	2007	2006
Hamilton	\$409,700,711	\$157,299,426	\$303,381,745	\$309,696,069	\$192,218,511	\$189,729,426	\$180,969,253
Burlington	\$ 74,732,038	\$102,083,476	\$ 71,540,225	\$ 70,528,649	\$162,976,281	\$ 85,798,231	\$ 82,371,363



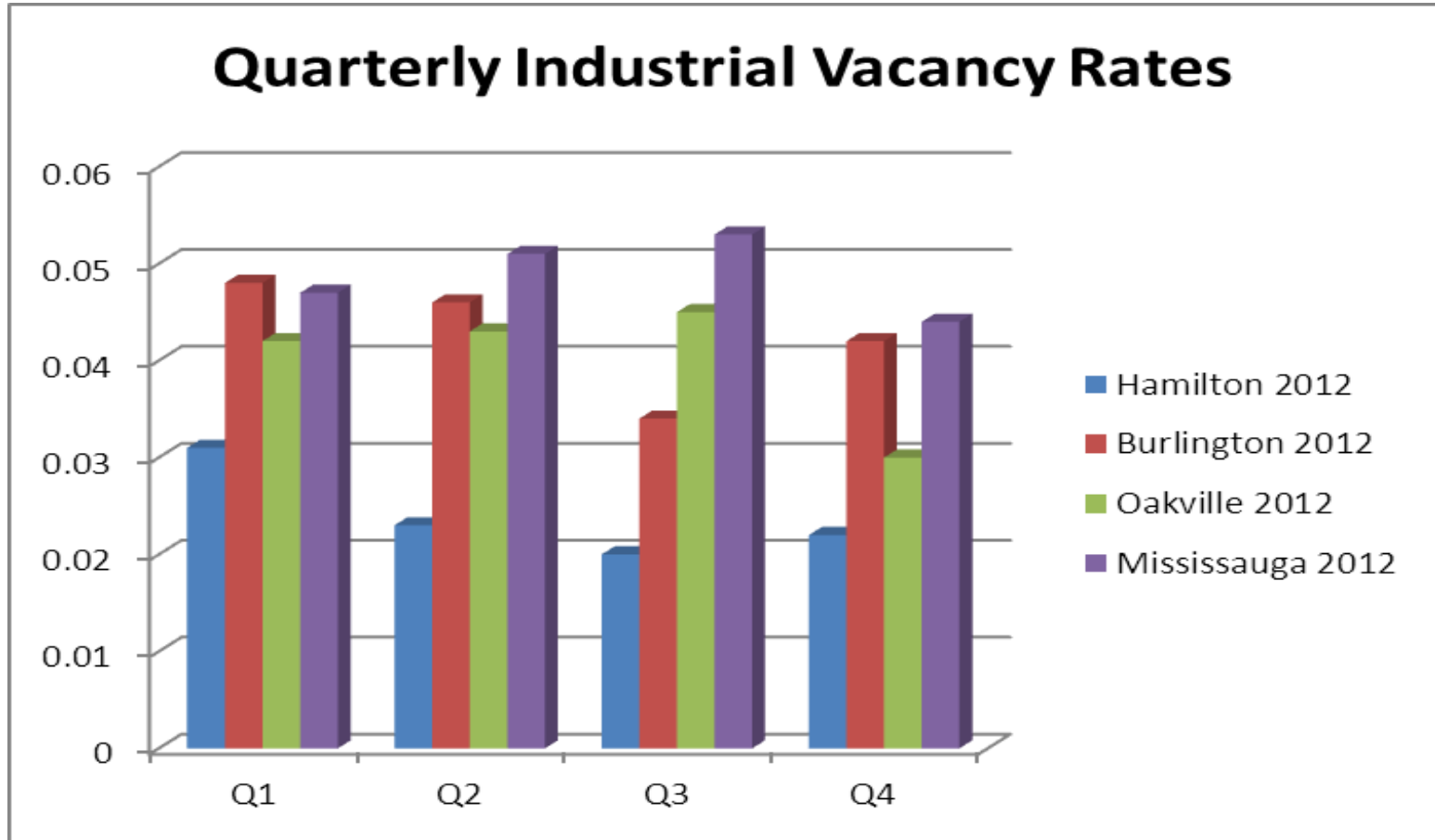
# IND. VACANCY RATE COMPARISON

## Industrial Vacancy Rates





# Industrial Vacancy Rates 2012

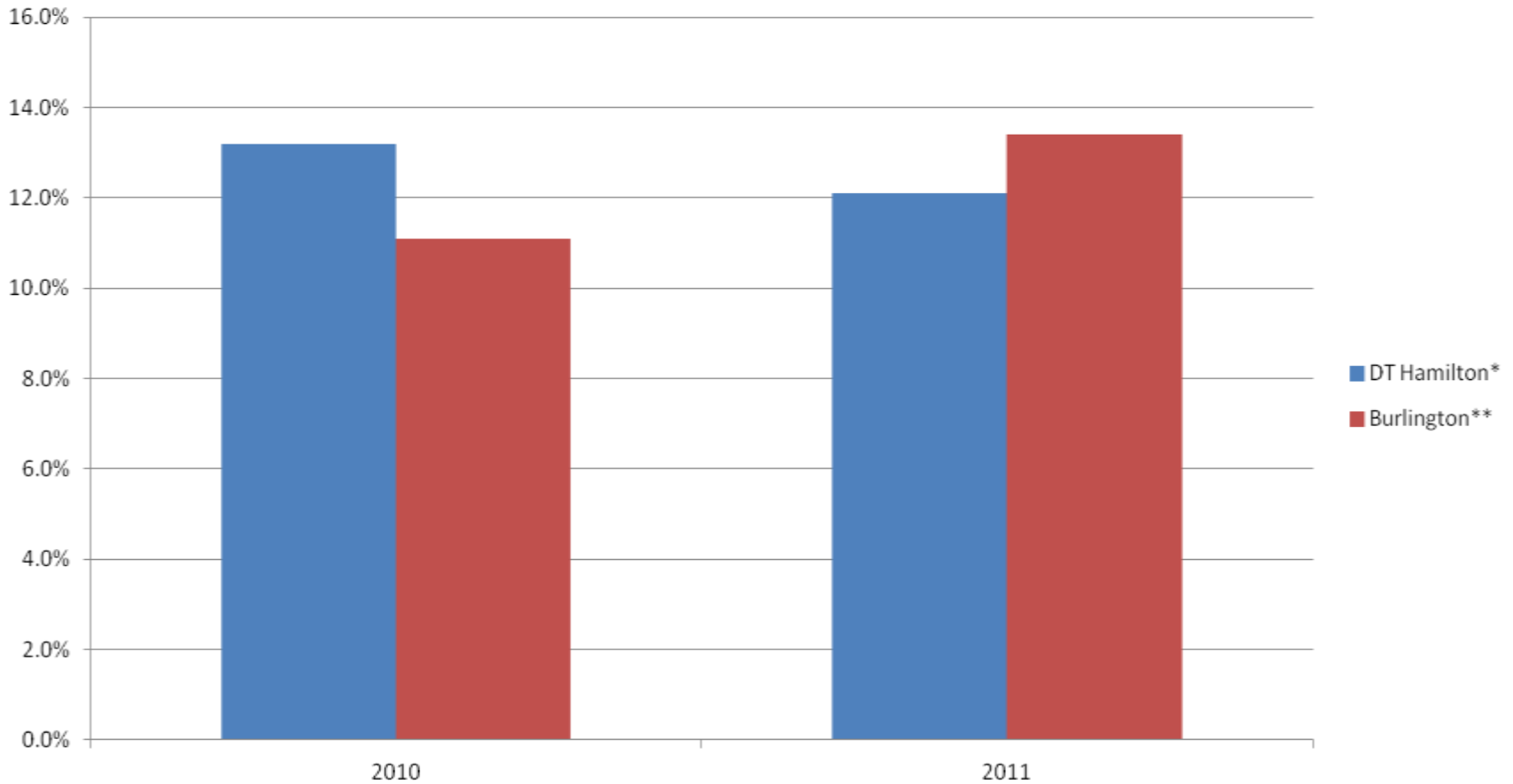




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# OFFICE VACANCY RATE COMPARISON

## Office Vacancy Rates

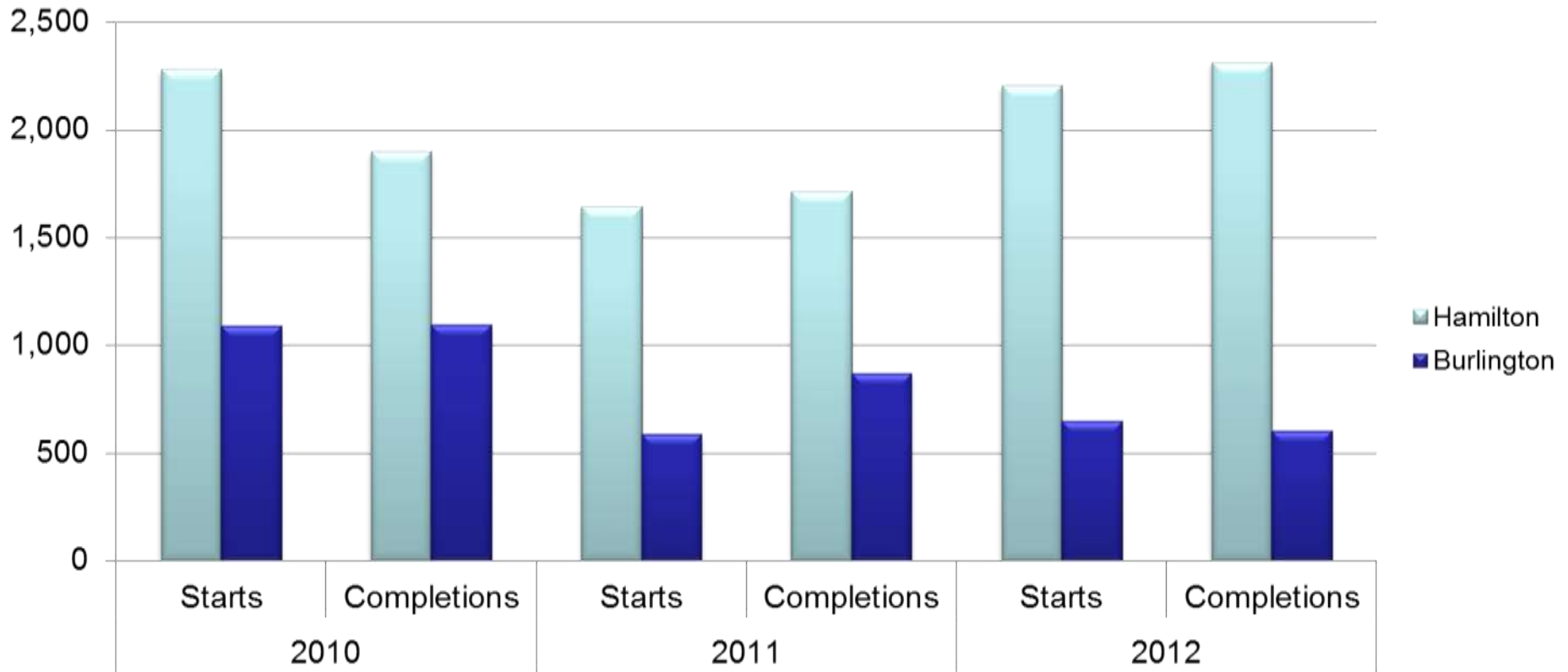




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# RESIDENTIAL GROWTH 2012

## Housing Starts and Completions





# HOW DOES HAMILTON RANK?

- **Best place to invest in Ontario**  
*(Source: Calgary based Real Estate Investment Network (REIN))*
- **Top Canadian City in corporate facility projects from June 2011-May 2012**  
*(Source: Atlanta's Site Selection Magazine & Conway Data Inc)*
- **Fastest growing economy in Ontario at 2.5% in 2013**  
*(Source: Conference Board of Canada)*
- **Hamilton is the #1 ranked City in Canada and #2 ranked city in North America for the use of Social Media marketing in Economic Development and Tourism**  
*(Source: Intelegia Montreal, QC)*



## fDi MAGAZINE – AMERICAS CITIES OF THE FUTURE AWARDS 2013:

- **Top 10** overall in mid-sized cities category
- **Top 10** in infrastructure in mid-sized city category (economic development related)
- **Top 10** in business friendliness in mid-sized city category





**What's in store for Hamilton  
in the next few years?**



# THE 2013 PIPELINE

- **Pan Am Games Stadium**
- **McMaster Downtown Medical Campus**
- **Bella Towers (former Federal Building Condos)**
- **Homewood Suites**
- **Red Hill Business Park Developments**
- **LIUNA Development north of Lister Block**
- **Nations Fresh Foods (55,000 s.f.)**
- **Acclamation Expansion (James Street North)**
- **HIA Cross-dock Facility \$12M 60,000 s.f.**
- **Manufacturing Expansions (Coreslab & Stackpole)**
- **Royal Connaught Hotel & Condos**



# OTHER MAJOR PROJECTS

- **AEGD Decision from the OMB**
- **2015 GO Train Service to James Street North**
- **Community Services will issue an RFP for 36 new household residences**
- **Hamilton Paramedic Services will implement new electronic patient care record system**
- **Waterfront Redevelopment Piers 7 & 8**
- **The NEXT 5 year Ec Dev Strategy**



# WHAT KEEPS ME UP AT NIGHT

- **“Shovel ready” land in COH**
- **Available industrial space for Lease**
- **Skilled labour shortages locally**
- **Provincial election results (uncertainty)**
- **Personal debt load of Canadians**
- **Housing market correction**
- **The value of the Canadian dollar**
- **Financial incentives in the U.S.**
- **“Right-to-Work” laws now in the “rust belt”**



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# QUESTIONS

**Neil Everson**

**Director**

***Economic Development Division***

**Planning & Economic Development  
Department**

**City of Hamilton**

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