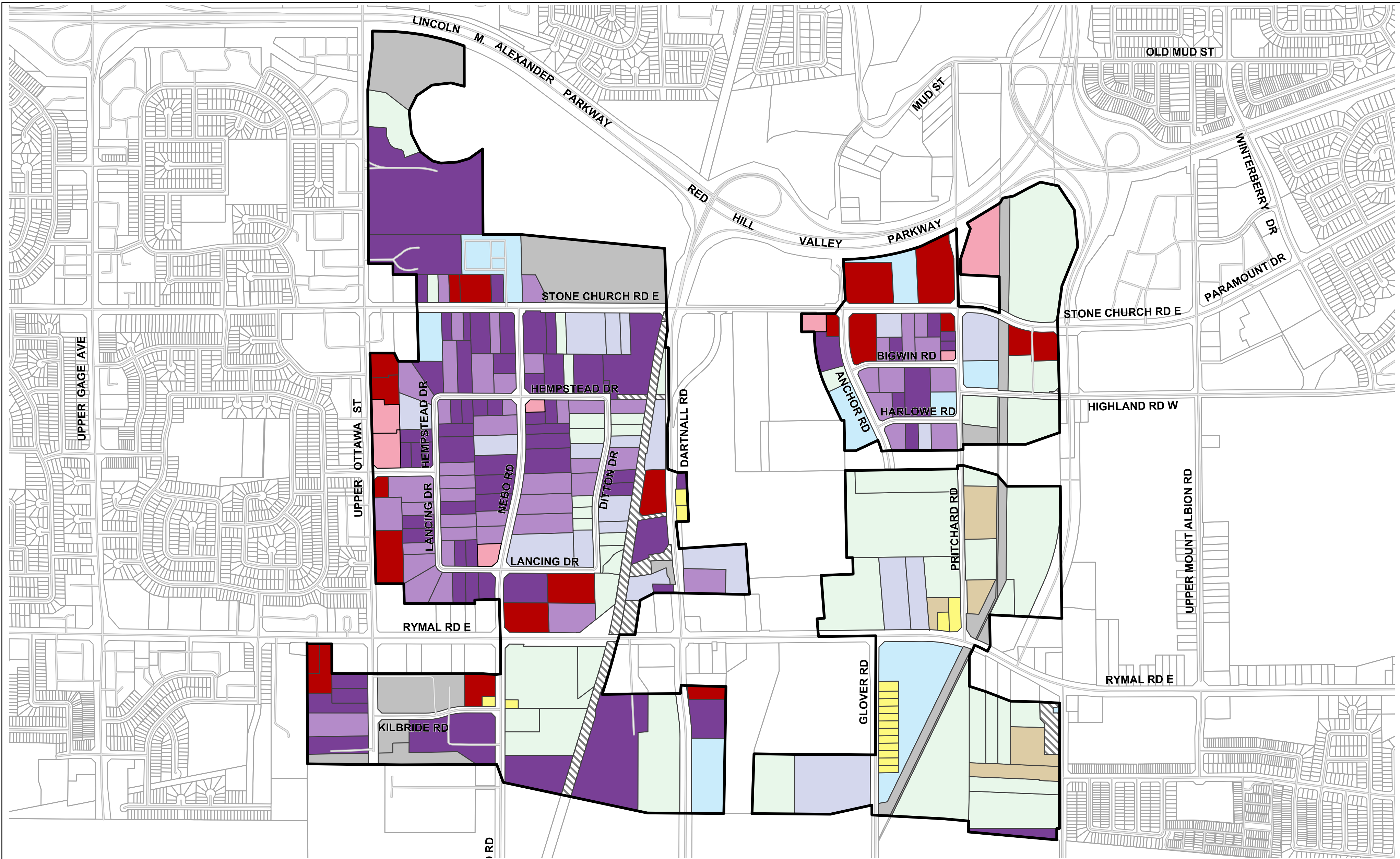




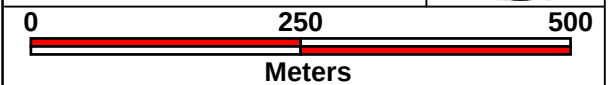
Legend

- |                                                                                                                     |                                                                                                        |                                                                                                                        |                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
|  Employment Area Boundary*       |  Industrial - Heavy |  Parcel Fabric                    |  Utilities         |
|  Farm with Retail/Industrial Use |  Institutional      |  Potential Area for Redevelopment |  Vacant Land       |
|  Industrial - Light              |  Non-Developable    |  Residential < 1ac                |  Warehouse/Storage |
|  Industrial - Medium             |  Office             |  Retail                           |                                                                                                         |

\* Based on Ministry Approved Urban Hamilton Official Plan - E-1 Schedule

**Red Hill North Business Park  
(formerly Mountain Business Park)  
2017 Land Use**

Source Date:  
December 31, 2017



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
INFRASTRUCTURE PLANNING - GROWTH MANAGEMENT

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## Red Hill Business Park North Inventory

### December 31, 2017

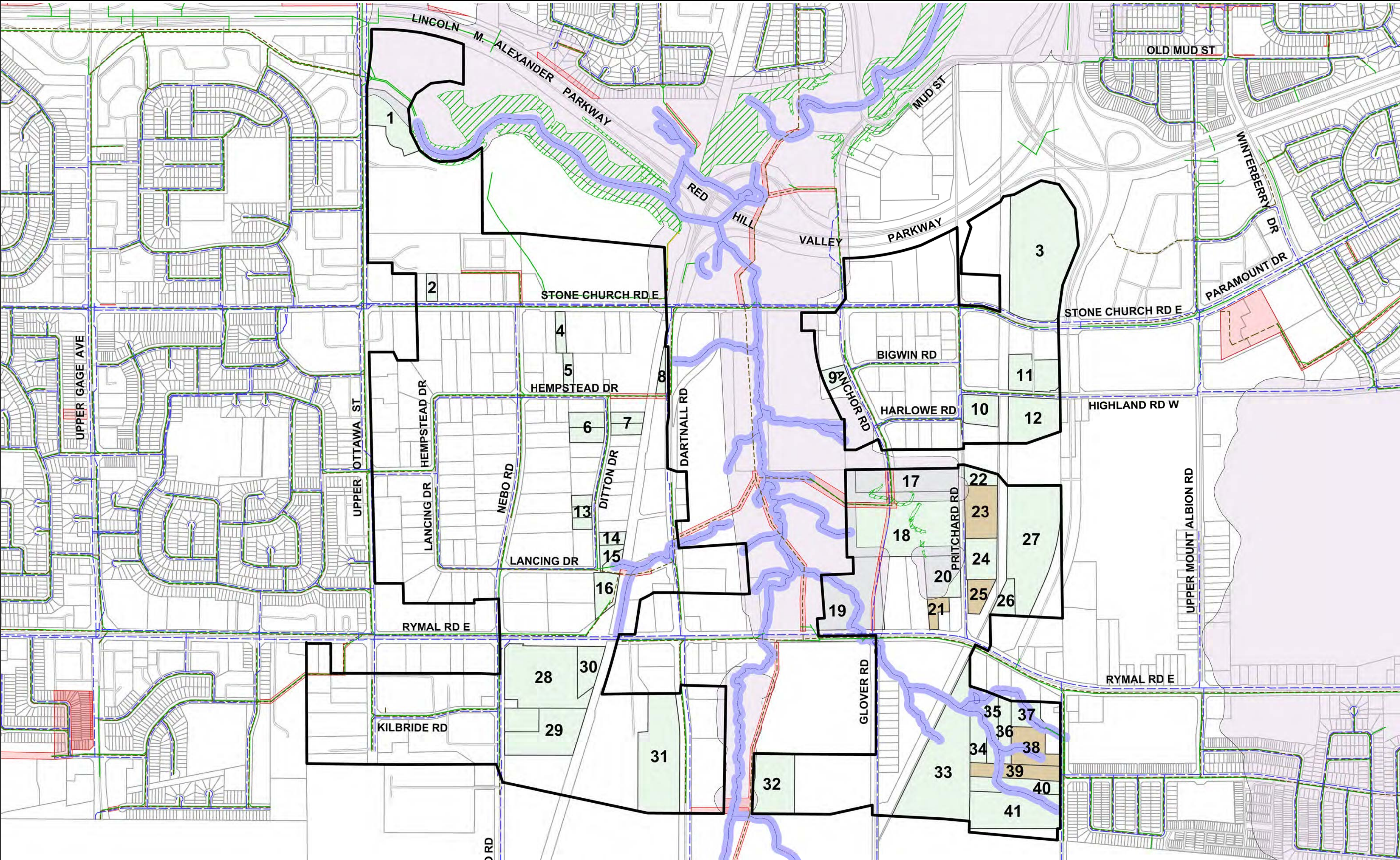
| Primary Land Use Categories                | Number of Parcels | Gross Area (ha) |
|--------------------------------------------|-------------------|-----------------|
| Farm with Retail/Industrial Uses           | 0                 | 0.00            |
| Industrial - Light                         | 49                | 28.43           |
| Industrial - Medium                        | 67                | 57.12           |
| Industrial - Heavy                         | 0                 | 0.00            |
| Institutional                              | 9                 | 16.37           |
| Non-Developable                            | 10                | 6.36            |
| Office                                     | 7                 | 5.02            |
| Potential Area for Redevelopment           | 5                 | 5.35            |
| Residential < 1 acre (0.4 hectare)         | 18                | 2.89            |
| Retail                                     | 19                | 17.24           |
| Utilities/Transportation                   | 15                | 25.33           |
| Vacant Land                                | 42                | 70.88           |
| <i>Vacant Land &gt; 5 acre (2 hectare)</i> | 12                | 50.51           |
| Warehouse/Storage                          | 20                | 22.32           |
| <b>Total</b>                               | <b>261</b>        | <b>257.31</b>   |

Sources: Planning and Economic Development GIS Year End 2017 Land Use, 2017 Building Permits, September 2017 MPAC, Ministry Approved Urban Hamilton Official Plan E-1 Schedule

Notes:

1. Data captured in this table is based on existing primary landuse and is not part of the land budget.
2. Existing roads excluded from area calculations.





Employment Area Boundary\*

Parcel Fabric

Easement

Potential Area for Redevelopment

Vacant Land

1

Reference Number (table follows)

Stream

Stream Buffer

Conservation Authority Hazard Lands

Core Area

Water Main

Sanitary

Combined

Storm

Force

Red Hill North Business Park  
(formerly Mountain Business Park)  
Developable Lands & Municipal Services

Source Date:  
December 31, 2017

0250500

Meters

Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
INFRASTRUCTURE PLANNING - GROWTH MANAGEMENT

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\* Based on Ministry Approved Urban Hamilton Official Plan - E-1 Schedule



# Red Hill Business Park North Potential Developable Lands

## December 31, 2017

| Reference Number | Location               | Gross Area (ha) | Development Constraints Area (ha) |           |        |          | Net Area (ha) |        | Municipal Services |
|------------------|------------------------|-----------------|-----------------------------------|-----------|--------|----------|---------------|--------|--------------------|
|                  |                        |                 | Hazard Land                       | Core Area | Stream | Easement | Overall       | Vacant |                    |
| 1                | 1255 UPPER OTTAWA ST   | 1.82            | 0.01                              | 0.01      | 0.00   | 0.00     | 1.80          | 1.80   | Full               |
| 2                | 1157 STONE CHURCH RD E | 0.29            | 0.00                              | 0.00      | 0.00   | 0.00     | 0.29          | 0.29   | Full               |
| 3                | 130 MUD ST             | 7.44            | 0.00                              | 0.00      | 0.00   | 0.00     | 7.44          | 7.44   | Partial            |
| 4                | 1270 STONE CHURCH RD E | 0.39            | 0.00                              | 0.00      | 0.00   | 0.00     | 0.39          | 0.39   | Full               |
| 5                | 205 HEMPSTEAD DR       | 0.37            | 0.00                              | 0.00      | 0.00   | 0.00     | 0.37          | 0.37   | Full               |
| 6                | 24 DITTON DR           | 0.51            | 0.00                              | 0.00      | 0.00   | 0.00     | 0.51          | 0.51   | Full               |
|                  | 36 DITTON DR           | 0.49            | 0.00                              | 0.00      | 0.00   | 0.00     | 0.49          | 0.49   | Full               |
| 7                | 23 DITTON DR           | 0.35            | 0.00                              | 0.00      | 0.00   | 0.00     | 0.35          | 0.35   | Full               |
|                  | 31 DITTON DR           | 0.34            | 0.00                              | 0.00      | 0.00   | 0.00     | 0.34          | 0.34   | Full               |
| 8                | 4 DARTNALL RD          | 0.26            | 0.00                              | 0.00      | 0.00   | 0.00     | 0.26          | 0.26   | Partial            |
| 9                | 270 ANCHOR RD          | 0.46            | 0.00                              | 0.00      | 0.00   | 0.00     | 0.46          | 0.46   | Full               |
| 10               | 89 HIGHLAND RD         | 1.01            | 0.00                              | 0.00      | 0.00   | 0.00     | 1.01          | 1.01   | Full               |
| 11               | 570 HIGHLAND RD W      | 1.61            | 0.00                              | 0.00      | 0.00   | 0.00     | 1.61          | 1.61   | Full               |
| 12               | UPPER MT ALBION RD     | 2.06            | 0.00                              | 0.00      | 0.00   | 0.00     | 2.06          | 2.06   | Full               |
| 13               | 80 DITTON DR           | 0.22            | 0.00                              | 0.00      | 0.00   | 0.00     | 0.22          | 0.22   | Full               |
|                  | 86 DITTON DR           | 0.21            | 0.00                              | 0.00      | 0.00   | 0.00     | 0.21          | 0.21   | Full               |
|                  | 94 DITTON DR           | 0.22            | 0.00                              | 0.00      | 0.00   | 0.00     | 0.22          | 0.22   | Full               |
| 14               | 103 DITTON DR          | 0.32            | 0.00                              | 0.00      | 0.00   | 0.00     | 0.32          | 0.32   | Full               |
| 15               | 111 DITTON DR          | 0.29            | 0.00                              | 0.00      | 0.00   | 0.00     | 0.29          | 0.29   | Full               |
|                  | DITTON DR              | 0.30            | 0.00                              | 0.00      | 0.10   | 0.00     | 0.20          | 0.20   | Full               |
| 16               | 1277 RYMAL RD E        | 0.82            | 0.00                              | 0.00      | 0.00   | 0.00     | 0.82          | 0.82   | Full               |
| 17               | 406 PRITCHARD RD       | 2.23            | 0.03                              | 0.00      | 0.00   | 0.17     | 2.03          | 2.03   | Full               |
| 18               | 250 PRITCHARD RD       | 7.13            | 0.27                              | 6.86      | 0.00   | 0.00     | 0.00          | 0.00   | Partial            |
| 19               | 1465 RYMAL RD E        | 3.64            | 0.00                              | 3.25      | 0.00   | 0.03     | 0.36          | 0.36   | Full               |
| 20               | 650 PRITCHARD RD       | 1.37            | 0.00                              | 0.60      | 0.00   | 0.00     | 0.77          | 0.77   | Partial            |
| 21               | 1557 RYMAL RD E        | 0.45            | 0.00                              | 0.00      | 0.00   | 0.00     | 0.45          | 0.00   | Full               |
| 22               | 393 PRITCHARD RD       | 0.51            | 0.00                              | 0.00      | 0.00   | 0.00     | 0.51          | 0.51   | Unserviced         |
| 23               | 601 PRITCHARD RD       | 1.64            | 0.00                              | 0.00      | 0.00   | 0.00     | 1.64          | 0.00   | Unserviced         |
| 24               | 649 PRITCHARD RD       | 1.21            | 0.00                              | 0.00      | 0.00   | 0.00     | 1.21          | 1.21   | Unserviced         |
| 25               | 655 PRITCHARD RD       | 0.66            | 0.00                              | 0.00      | 0.00   | 0.00     | 0.66          | 0.00   | Unserviced         |
| 26               | 655 PRITCHARD RD       | 0.56            | 0.00                              | 0.00      | 0.00   | 0.00     | 0.56          | 0.56   | Unserviced         |
| 27               | UPPER MT ALBION RD     | 5.19            | 0.00                              | 0.00      | 0.00   | 0.00     | 5.19          | 5.19   | Unserviced         |
| 28               | 385 NEBO RD            | 4.38            | 0.00                              | 0.00      | 0.00   | 0.00     | 4.38          | 4.38   | Unserviced         |
| 29               | 435 NEBO RD            | 0.78            | 0.00                              | 0.00      | 0.00   | 0.00     | 0.78          | 2.61   | Unserviced         |
|                  | 455 NEBO RD            | 2.61            | 0.00                              | 0.00      | 0.00   | 0.00     | 2.61          | 2.61   | Unserviced         |
| 30               | 1280 RYMAL RD E        | 0.95            | 0.00                              | 0.00      | 0.00   | 0.00     | 0.95          | 0.95   | Unserviced         |
| 31               | 220 DARTNALL RD        | 4.32            | 0.00                              | 0.00      | 0.00   | 0.00     | 4.32          | 4.32   | Unserviced         |
| 32               | RYMAL RD E             | 2.36            | 0.00                              | 0.00      | 0.01   | 0.00     | 2.35          | 2.35   | Unserviced         |
| 33               | RYMAL RD E             | 6.07            | 0.00                              | 0.00      | 0.42   | 0.00     | 5.65          | 5.65   | Unserviced         |
| 34               | 1600 RYMAL RD E        | 1.17            | 0.00                              | 0.00      | 0.49   | 0.00     | 0.68          | 0.68   | Unserviced         |
| 35               | 1610 RYMAL RD E        | 0.80            | 0.00                              | 0.00      | 0.36   | 0.00     | 0.44          | 0.44   | Unserviced         |
| 36               | 1622 RYMAL RD E        | 0.80            | 0.00                              | 0.00      | 0.18   | 0.00     | 0.62          | 0.62   | Unserviced         |
| 37               | 1636 RYMAL RD E        | 0.74            | 0.00                              | 0.00      | 0.31   | 0.00     | 0.43          | 0.43   | Unserviced         |
| 38               | 42 TRINITY CHURCH RD   | 1.39            | 0.00                              | 0.00      | 0.39   | 0.00     | 1.00          | 0.00   | Unserviced         |

## Red Hill Business Park North Potential Developable Lands December 31, 2017

| Reference Number | Location             | Gross Area (ha) | Development Constraints Area (ha) |              |             |             | Net Area (ha) |              | Municipal Services |
|------------------|----------------------|-----------------|-----------------------------------|--------------|-------------|-------------|---------------|--------------|--------------------|
|                  |                      |                 | Hazard Land                       | Core Area    | Stream      | Easement    | Overall       | Vacant       |                    |
| 39               | 56 TRINITY CHURCH RD | 1.21            | 0.00                              | 0.00         | 0.13        | 0.00        | 1.08          | 0.00         | Unserviced         |
| 40               | 68 TRINITY CHURCH RD | 1.22            | 0.00                              | 0.00         | 0.30        | 0.00        | 0.92          | 0.92         | Partial            |
| 41               | 74 TRINITY CHURCH RD | 3.06            | 0.00                              | 0.00         | 0.39        | 0.00        | 2.67          | 2.67         | Partial            |
| <b>Total</b>     |                      | <b>76.23</b>    | <b>0.31</b>                       | <b>10.72</b> | <b>3.08</b> | <b>0.20</b> | <b>61.92</b>  | <b>58.92</b> |                    |

Sources: Planning and Economic Development GIS Year End 2016 Land Use, 2016 Building Permits, September 2017 MPAC, Ministry Approved Urban Hamilton Official Plan E-1 Schedule

**Notes:**

1. Data captured in this table is based on existing primary landuse and is part of the land budget.
2. Existing roads excluded from area calculations.