West Harbour Community Conversation  
Thursday, October 29th, 2015  
294 James St. North, West Harbour Hub

Welcome (Paul Johnson – City of Hamilton)

- This meeting, along with other new engagement tools, are a result of a workshop in May where the community was asked to identify their engagement needs, ask questions, and suggest new tools to increase awareness and involvement of residents in the future of the West Harbour
- Working harder to turn around and post meeting notes, minutes, & Q&A

West Harbour Engagement (Jay Carter – Evergreen CityWorks)

- A national not-for-profit and charity, Evergreen was invited to Hamilton by a private donor
- Currently working with the City of Hamilton, neighbourhood associations, community groups, service providers, businesses, and a broad diversity of residents to collaboratively create a new Engagement Strategy for the West Harbour
- Currently in the process of testing 5 community-identified engagement tools:
  - These monthly West Harbour Community Conversation Meetings: meant to provide an open forum for conversations about a number of different topics and projects that have been identified by the community with employees from many different departments of the City of Hamilton, including Public Works, Community & Emergency Services, Planning & Economic Development (PED), City Manager’s Office, City Housing Hamilton, and Public Health, so that questions can be answered on the spot
  - The travelling PED Conversation Couch, for in-depth discussions with City staff on particular topics which will pop-up in West Harbour locations to engage people where they are
  - The West Harbour Hub at 294 James St. North, a free community space for residents, organizations, and City of Hamilton staff to use to increase awareness and engagement on local challenges and solutions; can be booked for meetings, events, workshops, exhibits, etc. and provided with direct access through the ‘storefront animator’ volunteer role
  - Central contact system with an email and phone line for any and all inquiries: WestHarbour@hamilton.ca and 905 546 2424 extension 2085
  - An online West Harbour directory of which staff are responsible for which projects in the West Harbour posted online
- Each of these tools are being evaluated and modified to reflect local needs and suggestions
- Final recommendation report in December to be collectively created, reviewed, and evaluated by Evergreen, City of Hamilton staff, and West Harbour residents, community groups, and stakeholders

Real Estate & Land Disposition (Chris Phillips – City of Hamilton, & Sheila Botting – Deloitte)

- Deloitte was hired to do two studies: Real Estate Development Disposition Strategy (evaluation, phasing, real-estate strategy on how to take these lands to market) and Affordable Housing with City Housing Hamilton assets (Jamesville townhouses & 500 MacNab)
- First Study: West Harbour Real Estate Development Disposition Strategy
Looking at what can happen to the City-owned lands - Industrial, residential, office, senior housing, etc.
Run through the models with highest and best use, community needs, etc.
Just finished Bayfront Strategy – posted on City website – and will remain as industrial
Tremendous potential in West Harbour, but needs to work for the existing community
Setting Sail as guiding planning document, along with North End Traffic Management Plan, Urban Official Plan
Not looking at entire West Harbour area, looking at specific lands owned by the City
Look at property, market cost, then costs for servicing, and what they could become

**Second Study: West Harbour Affordable Housing Strategy**
City Housing Hamilton (CHH) has a goal to achieve a net increase of affordable housing units within the area
This work looks at the City Housing Hamilton complexes in the West Harbour (500 MacNab and James & Strachan townhouses)
Examines all CHH docs – portfolios, real estate, deferred maintenance, etc. as well as what other communities are doing
There are many different types and definitions of ‘affordable housing’; could be subsidized, rent-g geared to income, increased rental, below market rate, affordable home-ownership, etc. and Deloitte is examining all of them
Final result is a public report to Council with one of the goals being a net increase of affordable units
Deloitte study itself is on behalf of City; will provide recommendations to the City of Hamilton and will go to Council in January 2016

**Real Estate & Land Disposition Discussion:**

- Mention of highest and best use and reference to zoning bylaws – your primary places seem to all be in the North End Neighbourhood – we have completed an OP that sets out 8 criteria for future development – are you using those?
  - Yes, these criteria and those set in Setting Sail, Urban Official Plan, Traffic Management Plan, and others, are the guiding principles for study
  - At this point, our focus is on the mathematical model, and not other elements such as urban design
  - It was clarified that not all of the properties are located solely in the North End neighbourhood; Barton-Tiffany for example, is located in Central and Strathcona
  - More than one, two, or three neighbourhoods are going to be affected by the changes, so approaching entire area as a complex system of communities

- In the last process, the City created a structure where the stakeholders met with the consultants directly, is there any reason why you wouldn’t be meeting with the North End Neighbours prior to going to council?
  - That’s happening through this process (monthly meetings) and supplemented by more focused meetings
  - It’s not just one neighbourhood – we are looking at all of these things from that broad perspective
Many in attendance agreed that these forums are good for group community discussions with City of Hamilton and consultants.

- Is there an opportunity for stakeholders/residents to participate in this study?
  - Stakeholders and residents alike have opportunities through this process (monthly meetings) and supplemented by more focused meetings,
  - Using affordable housing as an example, together, we need to figure out how more affordable housing will actually happen while ensuring an open, accessible, and transparent public process.

- Are you suggesting is that the experts (e.g. Deloitte) have input to develop study, options are developed based on a facts and existing guidelines, and then there are a series of feedback processes for what the best options are based on community-identified needs and input; is this correct?
  - Exactly that; this is a process of Council.

- Is there thinking about upper levels of Government through this process?
  - We have a Housing Board; another set of decision makers about how this rolls out and who will ultimately be responsible for operating new affordable housing units,
  - Part of this study is looking across the country and globe for other ways to form partnerships: new partnerships to not only increase net-new affordable housing options, but also to help upgrade aging stock,
  - Already forming alignment in Toronto and Ottawa – Council has also set out priorities for government relations around infrastructure more broadly.

- How does the Barton Tiffany Urban Design Study that the community worked so hard on come into this?
  - Both work closely together – Barton-Tiffany Urban Design Study is one of the key inputs and guidelines for this study.

- If redevelopment takes place along James Street North, north of Strachan, there needs to be commercial development: it was a mistake to remove this in the past – is this being explored?
  - This current phase is all about numbers (number of units, different types of housing, density, etc.); the next phase is all about design guidelines.

- In regards to numbers, are you looking at unit size? Number of bedrooms? Square footage? When I look at affordable, I think about the wide range of people who would want to buy here and aren’t wealthy – we need more housing but we need to know what kind of housing we are looking at – do you have this?
  - Part of all the modelling is figuring out who needs affordable housing, what kind is out there, and then play around with all those assumptions about number of bedrooms, square footage, etc.
  - Figuring out what is the best fit for the needs of the community,
  - Goal is to keep the people who have called this pace their home in their homes and neighbourhoods.

**Pier 8 Development (Alan Waterfield – City of Hamilton; Jessica Hawes – Brooks-McIlroy)**

- Alan Waterfield, Senior Planner with the City of Hamilton Community Planning Team, introduced Jessica Hawes of Brooks-McIlroy who is leading the Urban Design Study for Piers 7 & 8.
- Panels of proposed concepts based on public input and feedback were presented.
The slideshow presentation as well as the panels of concepts can be found online here: www.hamilton.ca/piers7and8

Following the presentation, Emily Wall and David Sujecki, also from Brooks McIlroy, will stick around after the meeting to help answer any questions about the concepts or displays.

Looking for a diversity of community feedback – what do you like in the option plans? What direction should this take?

Study Overview Presentation: http://www.hamilton.ca/sites/default/files/media/browser/2015-10-30%2012%3A57/piers-7-8-uds-oct29-presentation.pdf

- Both concepts stick with a similar urban structure – building on the work completed to date with Setting Sail Secondary Plan as guiding document
- We are focusing on character, treatment on buildings, massing, etc.
- Structures, land-uses, and densities are all defined in existing documents

Community consultation has resulted in 3 key themes emerging:

- Policy structure guidance already in place and this needs to be adhered to
- Public realm framework – a walkable community with active and passive recreation opportunities and amenities for a broad diversity of users: the entire community
- High-quality materials – materiality

Concept 1: Greenway Community and Concept 2: Raised Gardens can both be reviewed in the slideshow presentation and the display panels found here: http://www.hamilton.ca/sites/default/files/media/browser/2015-10-29%2014%3A51/piers-7-8-uds-presentation-boards.pdf

Pier 7 & 8 Discussion:

- Do total numbers of proposed parking spaces have a connection to defined number of units?
  - The general rule of thumb is 1 space per unit
  - Our expectation is that just because parking spots can be accommodated, doesn’t mean that they should be built
- Will you be explaining how that works from a traffic point of view? Do you have a traffic analysis?
  - Public Works is in the process of conducting a Traffic Study
- What about parking during events?
  - Through this work and the transportation work being done, be assured that there is a large share of parking reserved for visitors as well as residents, but we hope the modal shift will change to more walking, cycling, transit, and LRT developments
- What about parking for the marina?
  - Marina parking is being worked on differently and there is an ongoing Parking Study taking place
  - This, and other implications for the boating community, will be an agenda item for the November 26th West Harbour Community Conversation Meeting
- What is the extra amount of parking for?
  - Visitors, restaurants, commercial spots, etc. The idea is a place where people are living, working, and enjoying being part of the community
  - Brooks-McIlroy: We want to know what numbers YOU want to see for parking
- Will there be bus service? Bike lanes?
o Yes, and hoping to increase active and alternative transportation options and accessibility for all

- Will everyone have to access Pier 8 from Discovery Drive?
  o No – a new entranceway will be added and there are two existing roads on the East and West of the Pier

- Will Hughson remain closed at Guise Street?
  o Yes
  o The North End Traffic Management Plan is not being changed at all

- Based on what was presented at this meeting, do you expect us to now be able to make any wise input? How is our input going to be valuable if it is not genuinely informed?
  o Including this evening, these panels will remain at 294 James Street North for two weeks for drop-in review and engagement. Everyone and anyone is welcome to stay to ask direct questions of the consultants or our planners, and all information will be posted online at www.hamilton.ca/westharbour and www.hamilton.ca/piers7and8

- Would you (Brooks-McIlroy) come together with the neighbourhood associations so we can talk about it rather than this modified PIC to examine this more carefully?
  o This engagement is a test, and not everyone comes to meetings.
  o Brooks-McIlroy & City of Hamilton can have another conversation and push back date for comments
    • The response was split, but another more focused meeting will be scheduled with Brooks-McIlroy

- Are you going to provide information on some sort of Phasing process? If so, what will be there while we’re waiting between Phases 2 and 3? Will it remain vast swathes of asphalt?
  o The Terms of Reference for Brooks-McIlroy includes an implementation plan – as of this moment, unclear what those interim recommendations will be

- What is going to happen to the Sea Cadets?
  o Currently located on Pier 8, but the solution has not been found
  o This will be on the agenda for the November 26th West Harbour Community Conversation Meeting