



MEETING MINUTES

Subject: Bayfront Industrial Area Renewal Strategy – Focus Group Meeting #2
Date and Time: Thursday, May 24, 2018 – 4:00 p.m.-6:30 p.m.
Location: The Eva Rothwell Centre, Boardroom, 460 Wentworth Street North, Hamilton, ON, L8L5W8
Our File: 16-4534

Attendees

Christine Newbold	City of Hamilton, Community Planning
Tiffany Singh	City of Hamilton, Community Planning
Norm Schleeahn	City of Hamilton, Business Development
Christine Strupat	City of Hamilton, Community Planning
Mark Hefferton	City of Hamilton, Community Planning
Patrick Kennedy	Dillon Consulting Limited
Melissa Kosterman	Dillon Consulting Limited
Rob Zeidler	The Cotton Factory
Juby Lee	Environment Hamilton
Steve Rowe	Keith Neighbourhood
Karen Logan	Hamilton Industrial Environmental Association
Liz Tobin	Lucy Day Group / Sherman Hub
Huzaifa Saeed	Chamber of Commerce
Larissa Fenn	Hamilton Port Authority

Regrets:

Lynda Lukasik	Environment Hamilton
Terry Charters	Stelco
Kimberley Gutt	Sustainable Hamilton & Burlington
Sandi Stride	Centre for Climate Change Management
Fawn Sault	Mississaugas of the New Credit First Nation

Notes

The purpose of the meeting was to provide a status update to the Focus Group, introduce the Vision and Objectives, discuss draft scenarios and next steps

Discussion Item	Action
<p>1. WELCOME AND INTRODUCTIONS</p> <ul style="list-style-type: none"> • Tiffany, Christine and Paddy introduced the purpose of the meeting. • All in attendance introduce themselves. • Paddy further introduced the projects to attendees. 	No action
<p>2. BACKGROUND</p> <ul style="list-style-type: none"> • Paddy initiated the presentation and highlighted a refresher regarding the background and the intent for the project including the study area, reasons for the strategy, phase 1 recommendations, study process, study objectives, and lessons learned. <ul style="list-style-type: none"> ○ A question was raised about why certain residential areas are not included in the study area boundaries while some are. <ul style="list-style-type: none"> ▪ Some areas that currently have residential dwellings are in fact zoned industrial. ▪ The excluded pockets are the ones that are zoned residential. ▪ Many of the residential neighbourhoods found in this area existed before there was zoning regulating separation distance between certain uses. ▪ Much of the residential was developed to support the industrial uses ▪ Question to group – Should we expand the study area to include those outside the employment / industrial use? ○ A comment was made that citizens are becoming more engaged and usually there is harmony between the existing industries and residential. When there are problems is when industry upsets this balance. ○ A comment was made that it might be helpful to have the history of Hamilton information available, how it’s evolved. The book titled “The People and the Bay: A Social and Environmental History of Hamilton Harbour” should be made available on the City’s website. 	City to locate and link to historic video information.
<p>3. STATUS UPDATE</p> <ul style="list-style-type: none"> • Paddy continued with the presentation and presented a status update for the project including activities since May 2017; who we have engaged with; and, key issues and opportunities. <ul style="list-style-type: none"> ○ A concern was raised that we are proposing the elimination of heavy industry and K zoning. <ul style="list-style-type: none"> ▪ It was clarified that industrial uses are not being eliminated. Instead the K zoning under Zoning By-law No. 6593, related to lands around Hamilton Harbour 	

Discussion Item	Action
<p>(port lands) is being replaced with zoning that is generally consistent with other industrial areas in the City, and bringing the lands into the City-wide comprehensive Zoning By-law No. 05-200. This transition has been part of a consultative process between the City and the Hamilton Port Authority.</p>	
<p>4. VISION & OBJECTIVES</p> <ul style="list-style-type: none"> • Paddy presented the Vision for the Bayfront as well as the objectives. Project Process during the first portion of the presentation. <ul style="list-style-type: none"> ○ The Navy Yards image from Philadelphia provides a very suburban context. Prefer to see more urban context (there was lots of discussion regarding the elements of a suburban business park vs. an urban context.) Encourage walkability, less focus on cars and parking. It is understood however that there is and will remain a need to maintain the truck and transport traffic which is essential to maintaining a health employment area Trucks and transportation as well as parking will still need to be accommodated. <ul style="list-style-type: none"> ▪ It was noted that several hierarchies of streets will need to be observed to support the functions of the Bayfront. Some more transportation focus and others more pedestrian and public realm focused. ○ A question was asked if the Transportation Master Plan is connected to this strategy. <ul style="list-style-type: none"> ▪ The TMP is currently being revised. The draft is scheduled to be released in the next few weeks for public comment. It will be reviewed and considered as we move forward with the action and strategy component of this project. ○ It was noted that for air and water quality, industries should meet the provincial standards and should be held accountable if they fail. <ul style="list-style-type: none"> ▪ It was noted we could add some stronger language in the objectives. However, it was also noted that industries are ultimately accountable to Provincial standards and regulations, so keeping our objectives for the scope of this project higher level and indicating that there is an overall interest in improving air and water quality may be sufficient given our jurisdiction. ○ A question was asked if we will be providing direction for private properties. <ul style="list-style-type: none"> ▪ It was noted that this study will provide urban design guidelines which will be applicable to both public and 	<p>Attempt to find more urban industrial examples.</p>

Discussion Item	Action
<p>private realms.</p> <ul style="list-style-type: none"> ○ There was discussion around tree planting. ‘Trees Please’ Hamilton was mentioned as a way that citizens are becoming more involved in the urban forest in Hamilton. Citizen scientists are inventorying trees, and collecting particulate matter levels using air monitors. ‘Trees Please’ is a project of the Hamilton Naturalists Club and Environment Hamilton. Also incentives for landowners to plant trees. ○ There was a question about if the Steering Committee had seen the scenarios. <ul style="list-style-type: none"> ▪ It was clarified that yes the Steering Committee had seen the scenarios and large landowners that aren’t on the committee are being consulted with one-on-one (Empire Steel / 440 Victoria). 	
<p>5. SCENARIOS</p> <ul style="list-style-type: none"> • Melissa presented the first scenarios in Area 1 Scenario 1. After which the activity began with breakout groups to discuss each Area and its scenarios. Group discussion during Area 1 is captured below: <ul style="list-style-type: none"> ○ Empire Steel Scenario – generally the group felt strongly that the mock up example of changes doesn’t capture the significant attributes of the site. <ul style="list-style-type: none"> ▪ The building layout and parking lots in the medium and long term options look too suburban and don’t fit the urban context and close proximity to Barton Street. ▪ Should try to preserve some of the larger building formats, as they are hard to come by in urban settings and with close proximity to rail and port. ▪ Warehousing is an essential component of supply chains that support employment in other areas of the City. Thus, storage and warehousing will continue to be a necessary component to this employment area (especially for the steel industry). ▪ The very close proximity to rail is what makes this an ideal industrial site and different from other pockets within the study area. ▪ The original brick building may be of cultural heritage value, and could be a great example of adaptive reuse similar to the cotton factory. ▪ One suggestion is that the team looks at Hamilton Specialty Bar instead of Empire Steel since there were there were significant opinions on the latter. ▪ It was noted that we make sure to show the connections to outside of the study area and now it will affect the 	<p>No Action</p>

Discussion Item	Action
<p>surrounding neighbourhoods. Barton Street is revitalizing and will be a connector / catalyst for development.</p> <ul style="list-style-type: none"> ▪ Comment that storage and warehousing will continue to be necessary especially in the steel industry. 	
<p>6. ACTIVITY (DISCUSSION – REPORT BACK)</p> <ul style="list-style-type: none"> • AREA 2 <ul style="list-style-type: none"> ○ Make sure we have high regard for industrial uses. There are trucks that are required. As area evolves goods movement may change but be cognizant of the dynamics. ○ Mix of uses / diversity is needed to complement current industrial uses. These supportive uses could include small retail / banks / services. At the edges especially there is a good opportunity for a great mix. ○ There needs to be a sense of streetscape, building frontages on the street with a good streetscape. There needs to be safety / eyes on the street. ○ Centre Mall is a good example of what not to do. ○ Focus on transportation, rail access is important. The most valuable industrial land is located along the rail corridor. Preserve this land for the heaviest industrial uses. • AREA 3 <ul style="list-style-type: none"> ○ Make sure to call out all things that are going on, Barton Street is becoming more vibrant. ○ Opportunities for major recreational space, cultural recreation corridor. ○ There are land use compatibility issues. ○ Wayfinding is needed in this area. It is something that can be done better. • AREA 4 <ul style="list-style-type: none"> ○ Operations and maintenance need to be forecasted with improvements otherwise trees will not have a healthy survival rate. ○ Approach Orlick to sever the property now to get the open space. ○ Section of Barton Street is not maintained nicely, opportunity for greening. ○ Public overpasses over the railway, they could act as a gateway feature. ○ Long grasses and shrubs could cause CPTED issues and wildlife conflicts (coyotes), sightlines etc. ○ Entrances on Barton should face the street, bring buildings to street edge. ○ More planting along Barton, opportunity to provide permeable 	

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<p>paving solutions.</p> <ul style="list-style-type: none"> ○ Wayfinding and water stations where possible along the off-road trail. ○ Move the pipeline trail proposal up from the medium term to the short term. ○ At the edges, opportunity to provide mix of uses in buildings, above grade. Maybe residential if it's allowed. ○ Do not ignore the rail corridor, it is part of the necessary infrastructure landscape. 	
<p>7. ADJOURNMENT</p> <ul style="list-style-type: none"> ● Tiffany and the team thanked participants for attending the focus group and for their participation. ● Noted that we will send electronic information to the Focus Group including the Hamilton Chamber of Commerce. ● Meeting adjourned at 7:00pm. 	No Action

Meeting Adjourned

Please send revisions to Melissa Kosterman at mkosterman@dillon.ca



MEETING MINUTES

ACTIVITY

AREA 2 – Discussion Maps



AREA 3 – Discussion Maps





AREA 4 – Discussion Maps

