# Community Conversation Meeting

## AGENDA

<table>
<thead>
<tr>
<th>Time</th>
<th>Agenda item</th>
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<tbody>
<tr>
<td>7:00</td>
<td>Welcome - Agenda Overview and Ground Rules</td>
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<tr>
<td>7:15</td>
<td>West Harbour Vision</td>
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<tr>
<td></td>
<td>• Review of West Harbour Waterfront Rec. Master Plan (2010)</td>
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<td>• Review of 2012-2015 City of Hamilton Strategic Plan</td>
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<td>• Vision Statement Survey</td>
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<td>7:30</td>
<td>Deloitte Report Presentation</td>
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<td>• Background - Constraints - Conclusions</td>
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<td>• Deloitte Summary Presentation</td>
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<td>• Council Direction &amp; Next Steps</td>
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<td>• Affordable Housing Continuum</td>
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<td>Q&amp;A period</td>
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<td>8:00</td>
<td>Group Conversation &amp; Engagement Exercise: Affordable Housing</td>
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<td>• What does the term “Affordable Housing” in the West Harbour mean to you?</td>
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<td>• What part of the “Continuum” should be focussed on in the West Harbour?</td>
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<td>9:00 pm</td>
<td>Open conversation / Conversation Couch / Open House</td>
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<td>9:30 pm</td>
<td>Close</td>
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Community Conversation Meeting
Tonight’s Ground-Rules

1. Focused Discussion on 4-topics:
    Principles and Vision for the West Harbour
    Deloitte West Harbour Real Estate & Affordable Housing Study
    Affordable Housing issues within the West Harbour
    Actions to-date – City-owned land Disposition Process

2. Questions on all other topics can be directed to City Staff

3. Incorporating different format to enhance the discussion

4. Tonight is not the end of the discussion – Next Meeting – Thursday March 31st
    Topic - Disposition Process of the Pier 8 “city-owned” lands
The West Harbour Vision
Built upon the leadership throughout decades

1985-1992
- Remedial Action Plan for Hamilton Harbour (RAP)

2000-2003
- “Setting Sail” Secondary Plan

2008-2010
- West Harbour Waterfront Recreation Master Plan

2012-2015
- City of Hamilton Strategic Plan

2014
- Goal of being “Development-Ready” by 2018

2014-2018
- Implementation Plan
“Setting Sail” Secondary Plan
Core Principles outlines the “Vision”

1. Promote a healthy harbour
2. Strengthen existing neighbourhoods
3. Provide safe, continuous public access along the water’s edge
4. Create a diverse, balanced and animated waterfront
5. Enhance physical and visual connections
6. Promote a Balanced Transportation Network
7. Celebrate the City’s heritage
8. Promote excellence in design
West Harbour
Proposed Vision Statement…

The West Harbour is an area with a healthy harbour, strong and diverse neighbourhoods, a balanced transportation network, and is a celebration of Hamilton’s heritage.

The West Harbour includes a waterfront that is safe, continuous, excellent in design, and containing physical and visual connections that enhance positive experiences for all Hamiltonians and visitors to our community.
West Harbour
Your Voice…Community Feedback…

The West Harbour is an area with a healthy harbour, strong and diverse neighbourhoods, a balanced transportation network, and is a celebration of Hamilton’s heritage.

The West Harbour includes a waterfront that is safe, continuous, excellent in design, and containing physical and visual connections that enhance positive experiences for all Hamiltonians and visitors to our community.

1. Which parts of the Vision Statement align with your personal vision of the future West Harbour? Which parts of the Vision Statement do you like?

2. What parts of the Vision Statement do you dislike and think should be removed?

3. What should be added to the Draft vision statement?
1. What did we ask Deloitte to do?

- Financial and Land Development Study
  - Asset Assessment, Feasibility and Disposition Strategy
  - CHH Portfolio Review, Financial Analysis, & Decision Making Framework
- Offers “Base-Line” factual Data to inform Council's / CHH Decision-Making
- Assessed only 5 city-owned properties within West Harbour
- Used only existing policy approval assumptions - “Setting Sail”
- Included provision to accommodate up to 400 units of Aff. Housing within WH
- Included multiple scenarios for the development of Aff. Housing
- The Study is not...
  - This was not a Policy Study on Affordable Housing
  - The Recommendations are not absolute
2. What are the Constraints?
   - City is significant land-owner... **but** available land supply is limited
   - “Setting Sail” Plan places clear limits on intensification
   - Land values within the West Harbour have risen & rising
   - Cost of construction is significant
   - Development of 330 units on Jamesville cost $100-$125 million
   - Both CHH sites require significant Capital Re-investment **today**
   - City-wide CHH portfolio requires significant Re-investment dollars
   - Limited new money to build additional affordable housing
   - CHH is **not** the only housing provider in West Harbour or the City
   - Opportunities to partner with private-sector are unclear
3. What were their Conclusions?

- **Pier 8 - prime private-sector Re-development site**
  - Proceed to implementation of an Expression-of-Interest (REOI) Phase
  - Proceeds of Sale are significant and can be used for Affordable Housing

- **“Jamesville” – prime private-sector Re-development site**
  - More complex than Pier 8 – requires transition plan for tenants and CHH
  - City must determine long-term density approval on the 5 acre site
  - Proceeds of Sale are significant and can be used for Affordable Housing

- **500 MacNab – Needs more Study – Variety of Options**
  - Do not have all the facts yet – Need to confirm cost of rehabilitation
  - Options could include rehabilitation by CHH, 3rd-party partnership, private-sector rental, full Re-Development
  - Transition Plan is needed for tenants & CHH

- **“Barton-Tiffany” – Available vacant land supply - Needs more Study**
  - City-owned land with Residential Zoning
  - Do not have all the facts yet – City to complete Environmental Assessment
Council – Affordable Housing Motion – Dec. 8, 2015

• Staff to investigate dedicating the funds generated from the sale of City owned properties in the West Harbour area to the rehabilitation of the City’s existing affordable housing stock, and/or the provision of new affordable housing units, and
• That the report consider an investment strategy referencing the City’s Housing and Homelessness Action Plan strategies and targets, and
• That the report include an inventory of the aforementioned lands, with approximate current market values.
Deloitte Study
Council Approved Next Steps

Council - West Harbour Sub-Committee – Feb. 9, 2016
- That staff be directed to prepare a Request for Expressions of Interest to determine the extent of interest from the development community in the opportunities that exist for Pier 8 with a report back to the West Harbour Development Sub-Committee by the 4th Quarter of 2016.

CityHousing Hamilton – Feb. 22, 2016
- That staff be directed to compile a list of CHH development options on CHH or City owned lands (in the vicinity of the West Harbour area) that seeks to integrate and replace the 236 units at MacNab and Jamesville, should one or both properties be redeveloped;
- That staff undertake a full condition assessment of 500 MacNab;
- That staff prepare a report, illustrating the cost, process and timelines associated with up-zoning one or both of 500 MacNab and Jamesville.
Defining “Affordable Housing”

The Affordable Housing Continuum

<table>
<thead>
<tr>
<th>The Housing and Homelessness System Continuum</th>
<th>Absolute Homelessness</th>
<th>Emergency Shelter</th>
<th>Housing with Supports</th>
<th>Social and Subsidized Housing</th>
<th>Private Market – Affordable Rental</th>
<th>Private Market – Affordable Home Ownership</th>
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<tr>
<td>• Living on the street</td>
<td>• Family Shelter</td>
<td>• Residential Care Facilities</td>
<td>• Rent Geared to Income Apartment and Single/Semi-Detached Units</td>
<td>• Apartments, Townhouse and Single/Semi-Detached Houses</td>
<td>• Condominium, Townhouses, Single/Semi-Detached Houses</td>
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<td>• Sleeping rough</td>
<td>• Men’s Shelters</td>
<td>• Transitional Housing</td>
<td>• Second Stage Housing and Single/Semi-Detached Units</td>
<td>• Accessory Apartments Single Room Occupancy</td>
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<td>• Squatting and couch surfing</td>
<td>• Women’s Shelters</td>
<td>• Senior Assisted Living Group Homes</td>
<td>• Rent Supplement</td>
<td>• Single Room Occupancy</td>
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<td>• Temporary stays in Institutional Settings (substance use rehabilitation, incarceration, hospital)</td>
<td>• Youth Shelter</td>
<td>• Harm Reduction Supportive Housing for Men</td>
<td>• Housing Allowances</td>
<td>• Rooming Houses</td>
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- Absolute Homelessness
- Emergency Shelter
- Housing with Supports
- Social and Subsidized Housing
- Private Market – Affordable Rental
- Private Market – Affordable Home Ownership
1. What does the term “affordable housing” mean to you? Write several sentences below that summarize your definition of “affordable housing” for the West Harbour.

2. On your sticky notes, use the numbers 1 through 6 to show us which part of the affordable housing continuum should be a focus in the West Harbour area? (“1” indicates highest priority, “6” indicates lowest priority). Place your sticky notes on the flip chart papers on the wall in the front of the room.