1. **Understanding the theme explanation:** Read through each explanation point listed under this theme one at a time and, for each explanation point, ask the group to think of possible “tactics” that could be used to achieve the desired outcome (alternate phrasing: “What can we do to make this point become a reality in the West Harbour area?”). A “tactic” can be a government policy or program (such as the ERASE program to redevelop brownfields or the Global Hamilton program that helps newcomers integrate into Hamilton’s local economy), or a building design feature (such as LEED certification).

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| Clear paths of travel to all buildings and amenities   | Look at work of Advisory Committee for Persons with Disabilities, Built Environment working group
Accessible design should include:
- Enough sidewalks and ramps
- Deep curb cuts
- Urban Braille
- Flat joints in sidewalks
- Standards in site plans
- Proper angles/grading/slopes
- Quick snow/ice removal along paths
- Drop offs for DARTS in sheltered areas, shelters in parks for someone in a power mobility device |
| Fully accessible buildings                             | AODA and current building standards are the bare minimum – there is an issue with turning radius for wheel chairs
Fully accessible buildings pay attention to details – width of doorways, turns, angles, layout of bathroom, automatic doors, accessible laundry and recycling, no carpets (carpets are difficult for wheelchairs) |
| Completely barrier free residential units             | Currently, there is a lack of accessible units. 15% of residential units city-wide should barrier free. Need an inventory of what’s available to persons with disabilities
Accessible units include features like:
- Roll in showers
- Seamless movement
- Mirrors at appropriate level and angle
- Ovens that open sideways |
| Windows open so that they don’t interfere with wheelchairs  
Units need to be more than 1, 2 bedroom. Need units with 3-5 bedrooms to accommodate larger families with a member with accessibility needs. |
|---|
| Accessible signage throughout  
Accessible signage is signage that persons can see or interpret because it uses large print, smart phone chip reader technology, symbols instead of written info  
Accessible wayfinding signage needs to be placed along trails, transit stops and parks in the public realm  
Lighting should be appropriate for persons with sensitivity to fluorescent lights |

2. **Verifying the theme explanation**: After working through the list of provided theme explanations, do you see anything that is missing from the list? What additional theme explanations could be added to help clarify this theme area or make the theme more achievable?

*Setting Sail doesn’t address accessibility*

Increase public awareness about accessibility needs. Sensitivity and safety for persons with disabilities can be enhanced through: police patrols, sensitivity training for landlords and businesses, employees and the general public so people know proper terminology to use

3. **Applying the West Harbour Vision to Pier 8**: Now look at the “element” provided for this theme area (“Feature fully accessible design for residents and visitors of all abilities”). What are some ways that future development specifically on Pier 8 can align with or support this theme area’s “element”? Which of the specific tactics you listed for question 1 can be used on Pier 8?

*Disabilities don’t just impact those who are born with them. Disability also impact many people with age.*

**Housing needs to be both affordable and accessible**

Accessible parking should be in appropriate locations so that after they park they don’t have to go all around to find a curb cut

Urban Braille should be placed at appropriate locations

The needs of service animals should be considered – animal friendly charging stations, animal safety

Design should include charging stations for electronic wheelchairs

4. **Opportunities for Pier 8**: What are some examples of successful community planning or development that City staff could consider using as a guide when planning for future development on Pier 8 (such as the The Regent Park Revitalization Plan)? What are some local opportunities for partnership or collaboration that we should pursue in order to ensure future development on Pier 8 aligns with this theme area’s vision for the West Harbour (such as partnerships with Indwell or The Good Shepherd)?
In purchase/land sale agreement, require developers to include Braille and accessible units
AFFORDABILITY

1. **Understanding the theme explanation:** Read through each explanation point listed under this theme one at a time and, for each explanation point, ask the group to think of possible “tactics” that could be used to achieve the desired outcome (*alternate phrasing: “What can we do to make this point become a reality in the West Harbour area?”*). A “tactic” can be a government policy or program (such as the ERASE program to redevelop brownfields or the Global Hamilton program that helps newcomers integrate into Hamilton’s local economy), or a building design feature (such as LEED certification).

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<td>Doesn't cost more than 30% of before tax household income</td>
<td>N/A</td>
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| Suitable for families | Neighbourhoods should have big sidewalks, bike lanes, speed limit should be 30 km  
Building features: Range of unit sizes, 3-5 bedrooms to accommodate large families, playground (out and indoor), recreation centre like Beasley Park, seniors housing – all these features and facilities should be integrated together  
Provide a mix and full range of housings of all types and sizes, including housing for private ownership and rental  
Raise The Hammer article on Hamilton explained that a common assumption is that older people are primarily the group that desire to live in waterfront neighbourhoods but, in reality, families are a predominant group who want to live by water so the West Harbour area needs large units designed for families  
Use government (federal and provincial) programs to provide affordable housing options. Use all programs available but we can’t depend on other levels of [government]  
Every existing (CityHousing Hamilton) unit should be assessed for repairs, fixed and then offered to back existing tenants or people on the waiting list  
Build a place/mini community for everyone |
| Continuum of affordable housing: Affordable homeownership, Non-profit housing (rent-geared-to-income), Cooperative housing, Purpose-built private market rental | Incentivize private sector to build affordable housing  
Keep a broad group and tenure  
Mixed income buildings  
Rental is an important component  
Define the continuum and the terms (need a made in Hamilton definition of affordable housing) |
| housing, Supportive housing, Secondary suites | Avoid a concentration of any type and learn from previous mistakes in creating too heavy concentration of certain types in one area  
Supportive community elements  
Incorporate the whole spectrum into the West Harbour |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| Inclusionary Zoning                         | As the land owner, the City can mandate inclusionary zoning  
Set up a network of municipalities dealing with affordable housing [to share knowledge and best practices]  
Lots of developers feel that inclusionary zoning is not a tool to maintain affordable housing. Have to give something to developer in return so that they can still make a profit (such as tax rebates)  
Wording of inclusionary zoning legislation has to be strong  
Look how it has been used in Toronto and Mississauga (also implemented Section 37 of the Planning Act to implement affordable housing)  
City should zone and a certain % of all development should be affordable  
We should pursue all current and proposed legislation re inclusionary zoning and form co-op and other models for implementation based on set provincial standards  
General support for density bonusing (more information on density bonusing found [here](#)) |
| Innovative housing: laneway and small homes, cohousing, and low-energy consumption via design | Incorporate environmental design elements like low energy consumption, Solar panels on roofs, LED lighting  
There may not be enough space in the West Harbour for innovative housing |
| In the event of disposal of publicly owned lands located within West Harbour, Council will consider the desirability of developing such lands for affordable housing, and where appropriate, shall encourage the development of said lands for such housing as a priority | Group doesn’t want Council to only “consider desirability” – want them to actually do it  
Budget for continuous and ongoing repairs instead of letting assets fall into disrepair  
Consider tax implications and use incentives |
| In developing city owned lands for residential purposes; Council may require that at least 25% of the gross area of such lands be provided in the form of affordable housing | Not sure of the total percentage of affordable housing that we should aim for (i.e. 10-20%) but 25% affordable housing is too high. [Aim for] 20% “Fair share” |
| The City of Hamilton will partner with the senior levels of government, the private sector and community-based housing providers to promote the development of the City-owned land in the West Harbour for affordable rental and homeownership opportunities through various programmatic initiatives | If there is a program, partner and take advantage of it |

2. **Verifying the theme explanation**: After working through the list of provided theme explanations, do you see anything that is missing from the list? What additional theme explanations could be added to help clarify this theme area or make the theme more achievable?

[Affordable housing is a] Civil Responsibility

3. **Applying the West Harbour Vision to Pier 8**: Now look at the “element” provided for this theme area (“Provide inclusive and affordable housing as part of its residential developments”). What are some ways that future development specifically on Pier 8 can align with or support this theme area’s “element”? Which of the specific tactics you listed for question 1 can be used on Pier 8?

*Sell land at cheaper price, waiving fees and charges [to use in exchange for inclusionary zoning]*
*Reduce parking requirements since it’s very expensive to have a car. Discourage car use by providing carshare in every building, high frequency busses, electric buses, etc. This will also increase the affordability of residential units.*
*Build a mini community for everyone*

4. **Opportunities for Pier 8**: What are some examples of successful community planning or development that City staff could consider using as a guide when planning for future development on Pier 8 (such as the The Regent Park Revitalization Plan)? What are some local opportunities for
partnership or collaboration that we should pursue in order to ensure future development on Pier 8 aligns with this theme area’s vision for the West Harbour (such as partnerships with Indwell or The Good Shepherd)?

It is a mistake for the City to sell off land – it would be better to sell over a period of time until it increases in value so that the City can capture more land value and put the profit back into affordable housing.

City Housing Hamilton’s two properties – MacNab to be renovated or sold? There is opportunities to partner here. Renovate 500 MacNab so people can move into currently vacant units.

There are limits on private sector investment – Regent Park couldn’t get affordable housing in some buildings. Community has to invest, can’t assume that the private sector can do it all.

Jamesville has most potential to house large families – need to replace units for larger units

National Housing Strategy

Municipality must find a balance between affordable housing and building densities – the two must be compromised

LRT is a big opportunity to increase density – it will increase density at least a little

Could negotiate to move CN lands when land price allows for it

City should discount land for non-profits

Look to philanthropic investment

Social housing on Pier 8 should target seniors in particular

Warm to the idea of bonusing for affordable housing

Work with organizations including non-profits in the delivery of affordable housing (i.e. the navy league)

Other Comments:

Important to better define affordable housing and create a made in Hamilton definition.

Important to protect and build more rental tenure throughout West Harbour

Emphasise inclusiveness in pier 8 and include affordable housing even if this means density bonusing and revisiting height limits of the Secondary Plan

Achieve a ‘mini’ community designed for everyone.
CONNECTIONS

1. **Understanding the theme explanation:** Read through each explanation point listed under this theme one at a time and, for each explanation point, ask the group to think of possible “tactics” that could be used to achieve the desired outcome (*alternate phrasing: “What can we do to make this point become a reality in the West Harbour area?”*). A “tactic” can be a government policy or program (such as the ERASE program to redevelop brownfields or the Global Hamilton program that helps newcomers integrate into Hamilton’s local economy), or a building design feature (such as LEED certification).

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<td>Mitigate or eliminate physical barriers to the waterfront</td>
<td>Poor water quality in the harbour is a barrier for human activity (such as fishing and swimming) – not knowing if it’s safe to use the water is a barrier. The CN railyard a Barton Tiffany – need to build a pedestrian bridge over it. Barriers are mainly due to design. The parking lot between the waterfront parks and downtown create a perceived barrier that breaks the flow and makes it less welcoming. People “want to go down more often” but feel a separation between the waterfront and the rest of the city. Too many spaces on the waterfront feel sterile, are not natural, and are not designed for people, some some spaces are good but not continuous along the full stretch of the waterfront. Far too much poorly layout parking spaces in prime locations with no enough green space breaking up the open asphalt. Parking lot at Bayfront Park cuts off pedestrians as they head towards the park from the sidewalk at Bay St. Need more wayfinding signs throughout and a connected path/boardwalk. Promote existing opportunities for activity in West Harbour to a wider audience (ex. BARC’s Harbour Explorer online tool and wayfinding) – many local residents don’t realize how close they live to the waterfront.</td>
</tr>
<tr>
<td>Promote a connected open space system along the waterfront, through the neighbourhoods and between Downtown and the waterfront</td>
<td>Need commercial continuity. Revitalize commercial strip at the very top of James Street North. Should put commercial on street level of whatever new development happens at Jamesville property. James St N doesn’t feel like part of the waterfront (heading north, once visitors hit the residential area they might think they’re going the wrong way) – need consistent retail past the railway. Use public art and pop up stalls/events to maintain interest and to draw people along. If people are at Bayfront Park, there is nothing to draw them on to Pier 8.</td>
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<tr>
<td>Suggestion</td>
<td>Details</td>
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<tr>
<td>Extend the existing grid of streets and blocks to the waterfront wherever feasible and appropriate</td>
<td>Yes, agree that grid pattern should be the norm throughout the West Harbour. Grid patterns feel less organized and less natural but better for finding your way around. Grid patterns feel better for pedestrians who are not from the north end.</td>
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| Preserve and augment important public vistas and view corridors to and from the waterfront | Save the sea cadet buildings  
best views are to the north west.  
New wall along Discovery Drive – too much asphalt instead of a naturalized waterfront |
| Improve pedestrian, cycling and transit connections to the waterfront from Downtown and the Escarpment | Group likes the A-line bus but sees need to increase awareness of it |
| Establish a pedestrian connection between Dundurn Park and the Waterfront Trail | This is a high priority, also remove the rail yards and reclaim ahead for public use. Need a bridge over the CN railyard but remove the railyard entirely if possible |
| Enhance the streetscapes of key north-south and east-west streets | More trees and integrated in the planned parkland instead of removing them during construction phase and replacing them with little saplings that take decades to reach full size.  
It is very important to take care of existing matures trees when preforming construction and rehabilitation of existing sites. Mature trees add character.  
Build wide sidewalks with defined green spaces between pedestrians and vehicular traffic. |
| Develop a continuous waterfront trail | “continuous” should also refer to year-round uses. Consider seasonal (especially winter time) uses for the trail like skating path (similar to Arrowhead park), snowshoe and ski paths  
Group members use the trail and like it a lot. Wish is was longer and better connected from Dundurn/Cootes Paradise to Pier 8.  
Very important to have more activity along the trail.  
Can integrate more active nodes so the whole length is dynamics and more social elements to attach more people.(e.g skate park, skating, play spaces, small retail, more benches)  
Better design and program along the trail use |
2. **Verifying the theme explanation:** After working through the list of provided theme explanations, do you see anything that is missing from the list? What additional theme explanations could be added to help clarify this theme area or make the theme more achievable?

   *The vision is intuitive, clear and easily digestible but needs to be simplified in some areas.
   Make the “Explanations” boxes more democratically distributed. Some themes have many more bullet points than others – gives viewers the impression that those areas are more important than the others.*

3. **Applying the West Harbour Vision to Pier 8:** Now look at the “element” provided for this theme area ("Enhance the physical, visual connections to the water"). What are some ways that future development specifically on Pier 8 can align with or support this theme area's "element"?
   *Which of the specific tactics you listed for question 1 can be used on Pier 8?*

   *The group members would prefer to see a “Stanley Park” on Pier 7 & 8, instead of residential development, with open space and trails.
   Even if space is privately owned in the future, the developer should be instructed to keep it publically accessible.
   Pier 7 & 8 must feel natural
   Don’t use addition of new saplings that is prescribed in the Urban Design Study as an excuse to remove existing mature trees from the area. Find a developer who’s willing to work with what’s already there.*

4. **Opportunities for Pier 8:** What are some examples of successful community planning or development that City staff could consider using as a guide when planning for future development on Pier 8 (such as the The Regent Park Revitalization Plan)? What are some local opportunities for partnership or collaboration that we should pursue in order to ensure future development on Pier 8 aligns with this theme area’s vision for the West Harbour (such as partnerships with Indwell or The Good Shepherd)?

   *Good examples to follow: Stanley Park, Chicago’s waterfront – both are naturalized, publically accessible waterfronts
   Keep Sea Cadets building as a heritage building
   Find a developer who values the land for what it could be – don’t undervalue it
   Use development as an opportunity to build community pride in our waterfront – Hamiltonians from all areas of the city should be excited and proud of it.*

**Further Discussions:**
*Other areas for improvement are:
Connections to the water*
-Area currently far too sterile. Need to develop space so people can interact with the water. Active use of the water and all its amenities. More dynamic and more social. Not just looking at the water’s edge from a concrete pier
-Create a consistent publicly accessible and animated boardwalk along the full length of the waterfront from Dundurn/Cootes Paradise to Pier 8.
-Consistent commercial continuity from James Street North to the waterfront.

**Connections to the past**
-Work with BARC group to develop new signage and interactive spaces to tell about the past uses and history of the Hamilton harbour both natural and man made
-Design the harbour to reflect past usages and heritage styles while meeting modern needs and amenities

**Connections to the present (the residents and businesses)**
-Smart use of digital technology. Such as getting feedback from current visitors on how to make the places and spaces better or interactive sign showing current event in the parks.
-Getting the local community to tell their story and help take ownership of spaces around the harbour (e.g. small flowerbeds)
-Getting the local community active in local events (ie local craft market, or waterfront hikes, etc)

**Connections to the rest of the city.**
-Needs better exposure to show Hamiltonian the value and beauty of the waterfront.
-Deep concern to sell of the land to outside developers for exclusive private condos. City needs to maintain some ownership.
-Needs to be a meeting space for all citizens not just local residents.
-Make it more visible through city wide promotion and cultural events.
1. **Understanding the theme explanation**: Read through each explanation point listed under this theme one at a time and, for each explanation point, ask the group to think of possible “tactics” that could be used to achieve the desired outcome (*alternate phrasing: “What can we do to make this point become a reality in the West Harbour area?”*). A “tactic” can be a government policy or program (such as the ERASE program to redevelop brownfields or the Global Hamilton program that helps newcomers integrate into Hamilton’s local economy), or a building design feature (such as LEED certification).

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| Conserving and strengthening the overall character of the West Harbour neighbourhoods and streetscapes | **Character of neighbourhood:**  
- Keep small scale  
- Balance between marine and community  
- More flow  
- Build on spine of waterfront trail  
- Quiet  
- Family interaction  
- Maintain marine history  
- Link/make accessible existing buildings (i.e. boat clubs)  
- Industrial heritage  
- Promote human history and natural landscape  
- Cultural landscape – native plantings  
- Diverse  
**Threats to character:**  
- Cookie cutter design  
- Big box commercial on Barton Tiffany  
- Cost of remediation for Barton Tiffany  
- Cost of cultural improvements  
- Need stringent design guidelines |

Conserving, restoring and reusing historic buildings and structures
<table>
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<th>Reflecting and interpreting the city’s industrial, marine and cultural heritage in the design of new buildings and open spaces</th>
<th>The final product should not be a cookie cutter design</th>
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| Encouraging the development of cultural institutions to inform residents and visitors about the area’s heritage | Educational events/outdoor classroom  
Signage for wayfinding, city trivia, distance on trail  
Advertise culture on buses and make it public transportation friendly |
| Providing public open spaces for cultural festivals and other celebratory events | Accessible culture (food, music, art) - To all tastes, physical ability, ethnic groups, economic status  
Low key cultural events  
Accessible for local artists  
Outdoor theatre  
Foodie culture (stores, patios, food trucks, public eating spaces, pop up food events)  
Smaller venues  
Rotating public art  
Increased focus on winter sports  
Enhanced Eastwood Park  
Sport equipment rental station  
Sport track |

2. **Verifying the theme explanation:** After working through the list of provided theme explanations, do you see anything that is missing from the list? What additional theme explanations could be added to help clarify this theme area or make the theme more achievable?

(include) a definition of “culture“:
- Social gathering
- “things people do”
- Really broad
- How do you “feel”?  
- Creating flexible spaces
3. **Applying the West Harbour Vision to Pier 8:** Now look at the “element” provided for this theme area ("Celebrate the heritage, culture and diversity of Hamilton"). What are some ways that future development specifically on Pier 8 can align with or support this theme area’s “element”? Which of the specific tactics you listed for question 1 can be used on Pier 8?

N/A

4. **Opportunities for Pier 8:** What are some examples of successful community planning or development that City staff could consider using as a guide when planning for future development on Pier 8 (such as the The Regent Park Revitalization Plan)? What are some local opportunities for partnership or collaboration that we should pursue in order to ensure future development on Pier 8 aligns with this theme area’s vision for the West Harbour (such as partnerships with Indwell or The Good Shepherd)?

N/A
**DESIGN**

1. **Understanding the theme explanation:** Read through each explanation point listed under this theme one at a time and, for each explanation point, ask the group to think of possible “tactics” that could be used to achieve the desired outcome (*alternate phrasing: “What can we do to make this point become a reality in the West Harbour area?”*). A “tactic” can be a government policy or program (such as the ERASE program to redevelop brownfields or the Global Hamilton program that helps newcomers integrate into Hamilton’s local economy), or a building design feature (such as LEED certification).

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<td>Design and construct buildings that respect, complement and enhance the best attributes of West Harbour</td>
<td>The design should include a well-integrated mix of heights and design throughout. Consideration of the views from all angles – especially pedestrian views looking south from the Promenade and coming into the city on the GO train. How do the buildings look altogether? The view should be iconic but still blend nicely. Buildings shouldn’t be too close to water (e.g. Toronto – too clustered). Don’t want tall buildings. Keep a maximum of 6 stories on James from tracks with landmark buildings on Guise and John. Consistency of design but not cookie cutter. There is an existing challenge with existing single family homes abutting tall buildings. The Design Review Panel should lead process not only advise.</td>
</tr>
<tr>
<td>Adopt “best practice” technologies to achieve energy efficient buildings</td>
<td>Wind mitigation should be incorporated into architecture design. Complete a comprehensive review of wind for the whole area.</td>
</tr>
<tr>
<td>Ensure the public realm - the area’s parks, squares, streets, trails and public buildings - is designed, upgraded and maintained to the highest standards</td>
<td>No puny trees, maintain the area’s Carolinian forest heritage in the design. Public safety – promote safety through lighting, complete streets on all streets. The area needs enforcement for safety. Parking – not scattered, below street level, on street parking feels confined, how do we plan for larger events? You should be able to go everywhere on a bike path. Create open space where possible – BUT if we took more space for open space, where are we taking it from? Keep some of the blocks for public space if possible.</td>
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Use of public space – is it just a trail or is it natural?
Include public washrooms, drinking fountains and bike locks
Traffic circle – friendly to residents and visitors
Greening streets – brings people outside, has health and social benefits
Cultural landscape (like La Salle Park in Burlington) help to create connections to escarpment and rest of waterways

| Incorporate public art into the design of significant buildings and open spaces |
| Promote the development of inspiring, meaningful and memorable places |

2. **Verifying the theme explanation:** After working through the list of provided theme explanations, do you see anything that is missing from the list? What additional theme explanations could be added to help clarify this theme area or make the theme more achievable?

*N/A*

3. **Applying the West Harbour Vision to Pier 8:** Now look at the “element” provided for this theme area ("Promote excellence in design"). What are some ways that future development specifically on Pier 8 can align with or support this theme area’s “element”? Which of the specific tactics you listed for question 1 can be used on Pier 8?

*Public safety concerns re. the Pier 8 central parking garage – design should include “extra eyes”, lighting, safety buttons, multiple exits
The goal should be: “Pier 8 is a centre of excellence in all aspects of design”
Wind mitigation through building design
The lot next to the water should be setback in addition to the trail
Most people will experience it [Pier 8] from the promenade, consider how you can improve their experience
On the promenade, use plantings of native species (Carolinian forest) to create a green strip
6 stories (building height on Pier 8) – these might cause a problem with meeting density targets*
Are the parking requirements economic feasibility? Can the parking requirements be adjusted to accommodate affordable housing?

Consider the look/view from promenade looking south

Move the parking structure east

4. **Opportunities for Pier 8**: What are some examples of successful community planning or development that City staff could consider using as a guide when planning for future development on Pier 8 (such as the The Regent Park Revitalization Plan)? What are some local opportunities for partnership or collaboration that we should pursue in order to ensure future development on Pier 8 aligns with this theme area’s vision for the West Harbour (such as partnerships with Indwell or The Good Shepherd)?

*Empower the Design Review Panel to make decisions, keep public involved through the entire process to ensure good design

*Public should be involved through the entire process of design and engineering – almost like an arm’s length organization*
**ENVIRONMENT**

1. **Understanding the theme explanation:** Read through each explanation point listed under this theme one at a time and, for each explanation point, ask the group to think of possible “tactics” that could be used to achieve the desired outcome (*alternate phrasing: “What can we do to make this point become a reality in the West Harbour area?”*). A “tactic” can be a government policy or program (such as the ERASE program to redevelop brownfields or the Global Hamilton program that helps newcomers integrate into Hamilton’s local economy), or a building design feature (such as LEED certification).

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| Employ “best practice” techniques for storm water management to minimize reliance on the existing combined sewer system | Require green roofs. Some should be naturalized roofs (landscaped, community gardens). For habitats, for rain water.  
The community garden on the parkade could be funded by condo fees  
Include green infrastructure – permeable pavement, tree planting to resist drought, etc. Should be determined by horticultural report.  
Use building design to achieve cleaner water back into the harbour  
Encourage water conservation  
Require rain water retention for toilets and irrigation.  
Maintain or enhance existing aquatic and shoreline habitats  
Protection for waterfowl and wildlife. Coyotes come across ice – need to identify wildlife corridors.  
From Pier 4 to 8 needs to be renaturalized.  
City needs to be involved in wildlife management (beavers, cormorants, geese, fish) – need education, share success stories  
Boating – need to understand plans better and consider impact of boats.  
Recreation Master Plan to Pier 7 – how does it support fish habitat?  
Conserve green shoreline along Harbour for visitors and animals  
Remove, replace or seal potentially harmful subsurface materials, as per statutory policies and guidelines  
What happened with sewage overflow that washed up on the shore?  
Identify and protect key views and improve public access to the harbour  
Manage vehicle accessibility to trail and waterfront as soon as possible  
Cyclists need to have access on roads into new development |
| Increase the public’s understanding and appreciation of the harbour and watershed from an ecological perspective | **What is our responsibility to steward or remediate the harbour and habitat?**  
Improve wildlife management and public education on proper interaction with wildlife |

2. **Verifying the theme explanation:** After working through the list of provided theme explanations, do you see anything that is missing from the list? What additional theme explanations could be added to help clarify this theme area or make the theme more achievable?

   Consider the tree canopy and tree conservation. The area is losing many trees because of construction and the emerald ash borer. We need to replace all the trees that are cut down especially at Guise and Discovery Drive area because trees absorb carbon and air pollutions.  
   Air quality is impacted by industrial discharges with east wind, car exhaust. Look for ways to reduce emissions throughout West Harbour to improve air quality.  
   **Environmental design for buildings**  
   The climate is changing so we must change the way we plan communities accordingly. Our designs need to be drought resistant and heat resistant.

3. **Applying the West Harbour Vision to Pier 8:** Now look at the “element” provided for this theme area ("Promote a healthy harbour"). What are some ways that future development specifically on Pier 8 can align with or support this theme area’s “element”? Which of the specific tactics you listed for question 1 can be used on Pier 8?

   Drought resistant, heat resistant plants are needed due to climate change  
   Need non-active greenspace for quiet activity and for children and elderly  
   **Building design to achieve cleaner water in the harbour**  
   Leave room and creatively for the community to determine how space can be used and do not over program  
   Harbour should be swimmable

4. **Opportunities for Pier 8:** What are some examples of successful community planning or development that City staff could consider using as a guide when planning for future development on Pier 8 (such as the The Regent Park Revitalization Plan)? What are some local opportunities for partnership or collaboration that we should pursue in order to ensure future development on Pier 8 aligns with this theme area’s vision for the West Harbour (such as partnerships with Indwell or The Good Shepherd)?

   *Pilot project – Centre for Excellence in Green Design. Since the neighbourhood is so close to the water should be the “best” or “state of the art”.*
NEIGHBOURHOOD

1. **Understanding the theme explanation:** Read through each explanation point listed under this theme one at a time and, for each explanation point, ask the group to think of possible “tactics” that could be used to achieve the desired outcome (alternate phrasing: “What can we do to make this point become a reality in the West Harbour area?”). A “tactic” can be a government policy or program (such as the ERASE program to redevelop brownfields or the Global Hamilton program that helps newcomers integrate into Hamilton’s local economy), or a building design feature (such as LEED certification).

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<tr>
<td><strong>Explanation / Objectives</strong></td>
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<tr>
<td>Ensure new development respects and enhances the character of the neighbourhoods</td>
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| Consider the balance and diversity of neighbourhood  
Character is slow but we have fast traffic. Destinations needs to be managed for traffic to help protect character and safety  
Safety important to the character of streets  
Streets should be urban scale, not wide highways  
Impact of new development on existing community  
The citywide destination should not undermine the character of the existing neighbourhood – transportation needs to be managed (e.g. speed bumps)  
Include spaces for arts, culture, events and retail throughout the Setting Sail area  
The neighbourhood’s character today is:  
- Gritty, welcoming, diverse (it is easy to get to know people living in the North End compared to other Hamilton neighbourhoods)  
- Family friendly  
- Has a local, “small town” feel  
The character can be respected and enhanced by:  
- Promote accessibility and affordability in new development in order to keep people in the neighbourhood  
- No more “loud” events – construct an amphitheatre facing away from the neighbourhood to direct noise away from residential areas  
- Aesthetics and design features should be a continuity of what already exists  
- Maintain the integration of residential and recreational  
- Support local businesses so they can flourish as a result of new development  
- Don’t have too many events particularly in summer months  
- Promote all modes of transportation and improve connectivity so it is easier to get around by bike  
- Clean the water so it can be used safely for recreational uses like boating and kayaking  
- Protect the natural environment and wildlife |
| Relocate heavy industrial uses and clean-up contaminated sites | Incentive programs to clean up (i.e. ERASE program)  
Seizure of property by City of Hamilton. City should be much more involved in cleaning up contaminated sites  
Plan for cleaning up sites is needed (existing and future)  
Greater involvement from City on abandoned sites, encourage sites to be repurposed  
Find people that violate contamination guidelines  
Need programs and plans in place – strategy, sighting bylaws, etc  
All levels of government should be involved in cleaning up contaminated lands. Land owners are primarily responses so tougher regulations are needed to force owners to clean up contamination and cover costs.  
Implementation of clean up processes must be faster. |
|------------------|---------------------------------------------------------------------------------------------------|
| Encourage compatible development on abandoned, vacant and under-utilized land | Good example of this is Bayfront Park  
Affordability and accessibility should be used as criteria to determine what kind of development is compatible  
On Pier 8 – concerned about towers  
Low like the neighbourhood – maybe less than 6  
Compatibility from traffic too  
Streets are important  
Pier 8 – 6 stories too high  
No towers – community concerns – low scale like neighbourhood  
Added cars are concern  
Compatible with amount of cars? Large amount of personal vehicles  
What are the guidelines for structures in the secondary plan? (this is a concern)  
Streetscaping and improvements of public area  
The new 3 story condo building across from Bayfront Park is an example of a good use of land |
| Support James Street as the area’s main commercial street | Hairdressers, seniors residence, grocery stores are needed  
Banks are important  
Need to be investing in the neighbourhood by providing real neighbourhood services not just retail that caters to tourists  
Very little commercial, only conveniences stores  
Like to see more retail – full range  
Continuing of retail north of railway  
Need more commercial – very little of this now  
More retail (banks, seniors residence)  
Consider the impact that LRT will have on commercial areas  
It would be nice if the North End had an old fashioned Pub |
|---|---|
| Encourage new commercial uses that cater to the local neighbourhood | Artists collectives, studio space is needed  
Philanthropic developers need to bring development to the neighbourhood – target those developers  
Create a list of what is needed in the neighbourhood and pass it along to developers so they can address needs.  
Banks, seniors housing, mixed use, retail, guest services  
Balance and diversity continues to grow  
Target developers that will invest in the community  
Economic development (City) needs to go out (RFP) and find community minded developers. We create the list.  
Bring the art crawl to the waterfront  
“Mixed use” should be the goal (a mix of residential buildings with commercial uses on the 1st floor)  
Less noisy events at Pier 4 – build an amphitheatre at Bayfront |
| Enhance the amenities and landscaping in existing neighbourhood parks | Build an amphitheatre  
Improve access to the waterfront |
| Augment existing parkland with additional publicly-accessible open spaces |  |
| Ensure existing and future neighbourhoods are well served by community services, such as schools, health care, libraries and emergency services | Need retail and banks, seniors as well as continuing James as main street
Maintain essential services (retail, banks, grocery stores, etc.)
Need affordable/social/seniors housing in the neighbourhood – a mix of units are needed to accommodate varying family sizes and demographics
North Hamilton Health Clinic – should be improved as the area grows
Group is concerned about the negative impacts of gentrification
Make sure emergency services and vehicles are able to easily access all areas of the neighbourhood (the group is concerned that some of the streets on Pier 8 will be too tight for large firetrucks, etc)
Bennetto School is on a main artery road (John St N) – need to maintain safety for children
Area needs improved library services |
| Improve access to the waterfront and Downtown from the neighbourhoods | Right up James St as a main street
LRT to the waterfront
Group is concerned about the ability of emergency responders to access all areas of the area due to tight streets, one way streets and LRT
More wayfinding for all modes of transportation |
| Preserve, restore and/or reuse buildings of historic or architectural significance | The group is very passionate about the need to maintain the character and features of heritage buildings, even buildings that are not registered for protection. Existing heritage features should be built into the newer buildings that go up. |
| Preserve and maximize on street parking | Increase transit so we don’t need parking
Transit accessibility – extend LRT to the water
There is currently pressure on existing parking – more public parking is needed.
Central parking should be well lit and safe, not in an enclosed structure |
| Generally avoid expropriation of residential and commercial properties | Group is in favour of expropriating properties that are contaminated and in need of remediation |

2. **Verifying the theme explanation**: After working through the list of provided theme explanations, do you see anything that is missing from the list? What additional theme explanations could be added to help clarify this theme area or make the theme more achievable?

*Housing variety is part of strengthening the neighbourhood*
3. **Applying the West Harbour Vision to Pier 8:** Now look at the “element” provided for this theme area ("Continue to grow and to strengthen existing neighbourhoods"). What are some ways that future development specifically on Pier 8 can align with or support this theme area’s “element”? Which of the specific tactics you listed for question 1 can be used on Pier 8?

*Space is needed for arts events on Pier 8 like on Granville Island*
*Supercrawl needs to come all the way down James – need a continuum of activity. Jamesville is the dead zone with no activity*
*Need retail on James St N and Pier 8*
*Housing should be in conjunction with retail to encourage mixed use communities*
*The LRT should go right on to Pier 7*
*All the elements mentioned should be included on Pier 8 and throughout the neighbourhood*
*Transportation for getting to the waterfront should be kept to one or two roads only instead of all local roads being used to access the waterfront*
*Encourage people to get there in different ways.*

4. **Opportunities for Pier 8:** What are some examples of successful community planning or development that City staff could consider using as a guide when planning for future development on Pier 8 (such as the The Regent Park Revitalization Plan)? What are some local opportunities for partnership or collaboration that we should pursue in order to ensure future development on Pier 8 aligns with this theme area’s vision for the West Harbour (such as partnerships with Indwell or The Good Shepherd)?

*Provide space for cultural events, art, theatre, etc*
*Continue retail mixed use down James towards waterfront*
*LRT right to Harbour due to vehicle/parking issues*
*Senior housing and affordable housing down at Pier 8 or at least included*

**Good examples of waterfront neighbourhoods to follow:**
- *Halifax waterfront (models for tourism, blend, community)*
- *Granville Island (mix of uses)*
- *Key West (except for the high end housing)*
1. **Understanding the theme explanation:** Read through each explanation point listed under this theme one at a time and, for each explanation point, ask the group to think of possible “tactics” that could be used to achieve the desired outcome (*alternate phrasing: “What can we do to make this point become a reality in the West Harbour area?”*). A “tactic” can be a government policy or program (such as the ERASE program to redevelop brownfields or the Global Hamilton program that helps newcomers integrate into Hamilton’s local economy), or a building design feature (such as LEED certification).

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| Land at the water’s edge, to a depth that can accommodate a trail, promenade, or other desired open space or public facility, must be publicly-owned | Guise Street is an example area that fits into this category  
Potential program uses to maximize public space are:  
- Trail or street lighting  
- What kind of a trail system and how does it facilitate access to water  
- Security of public and boat owners  
- Elevated sections of walkways to create more welcoming aspect for public  
- Privacy through trees or other natural design features, and how buildings are designed  
- Proper signage  
- Sufficient, well placed, and accessible public washrooms |
| New development on the waterfront should not prevent or inhibit public access to the water’s edge | Need to find a balance between access to public and for boat owners  
Setbacks for commercial space to allow continuous access  
James St N is very attractive to boaters  
Need to have appropriate parking structures that are close  
Ensuring that there are ways to move people through the area – e.g. cycling, bus or trolley (capitalize on the trolley/tram)  
More alternative transportation and bike hubs |
| The waterfront should include public facilities for launching and docking recreational boats | Facilities should stay where the boats are  
Need: fueling, pump out, water, marine maintenance facilities  
Need all the normal amenities, food, service – the more attractive it is the better so it will attract more business (James St N is very attractive to boaters)  
Waterfront and recreational facilities should be accessible to all people  
Public boat launch should be improved. Currently, it is busy and causes congestion |
| The needs of recreational boating organizations for direct, safe and secure access to the harbour should be respected | There are concerns about the security of public with respect to where boats are located  
The safety and security of boats and automobiles should be considered  
There are numerous visitors via the waterfront  
Parking is a huge issue – how are Planning staff taking this into consideration? |

2. **Verifying the theme explanation:** After working through the list of provided theme explanations, do you see anything that is missing from the list? What additional theme explanations could be added to help clarify this theme area or make the theme more achievable?

*Design public access in a way that will instill a sense of safety in residents and visitors*

3. **Applying the West Harbour Vision to Pier 8:** Now look at the “element” provided for this theme area (“*Provide safe and continuous access along the water’s edge*”). What are some ways that future development specifically on Pier 8 can align with or support this theme area’s “element”? Which of the specific tactics you listed for question 1 can be used on Pier 8?

*N/A*

4. **Opportunities for Pier 8:** What are some examples of successful community planning or development that City staff could consider using as a guide when planning for future development on Pier 8 (such as the The Regent Park Revitalization Plan)? What are some local opportunities for partnership or collaboration that we should pursue in order to ensure future development on Pier 8 aligns with this theme area’s vision for the West Harbour (such as partnerships with Indwell or The Good Shepherd)?

*Good example to follow:*
- Port Credit
- Port Dalhousie (until the condos went up)
TRANSPORTATION

1. **Understanding the theme explanation:** Read through each explanation point listed under this theme one at a time and, for each explanation point, ask the group to think of possible “tactics” that could be used to achieve the desired outcome (*alternate phrasing: “What can we do to make this point become a reality in the West Harbour area?”*). A “tactic” can be a government policy or program (such as the ERASE program to redevelop brownfields or the Global Hamilton program that helps newcomers integrate into Hamilton’s local economy), or a building design feature (such as LEED certification).

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| Establish a clear street hierarchy that recognizes the function and character of existing streets | The North End Traffic Management Plan should be expanded throughout the West Harbour – good consensus on the traffic management plan and 30 km/hr as a community benefit  
Enhance pedestrian crossings  
Create room for cars to pass when there is parking on both sides of streets  
Clearly identify parking areas |
| Improve road connections to the waterfront and identify primary routes to waterfront destinations | Wayfinding signage for drivers (amenities)  
Use on-street parking as traffic calming  
Connected bikelanes  
A-line increased service and seasonal routes need to be permanent and more frequent  
Multimodal transport options must be made available |
| Promote a more balanced multi-modal transportation system, in which public transit, cycling, walking, ferries and water taxis have a significant role | Leverage waterfront GO, LRT and cycling network to promote neighbourhood at Pier 8 as a “car light” community (less reliant on cars). Make public parking more expensive, more event shuttles, more transit and cycling promoted to get to West Harbour
Residents should have more input on transit when the LRT plan is final
Car-free, design parking onsite as needed (market will determine parking needs)
Stricter parking regulations in place surrounding West Harbour.
Car share should be included in development plans.
Design infrastructure for LRT and cycling now and include cycleparking.
Leave open for boat or kayak rental (sobi canoe)
Plan for water taxis and ferries but will be difficult to monetize – need a good business case
As GO service increases, more local HSR routes will be required (increased frequency and make seasonal routes permanent) |
| --- | --- |
| Ensure most dwelling units in the area are within 400 metres walking distance of a transit stop | Waterfront [needs more transit stops] – demand will happen when all day GO [is implemented]
Parking should be onsite, spaces reduced to promote travel by transit |
| Monitor and minimize traffic impacts on the existing local street network | Most [people visiting West Harbour will arrive] by car; set up carpool sites for shuttle, expand #11 bus
Make sure that bump out designs allow for 2 cars to pass each other, always maintain one lane in each direction
Create stricter parking regulations in existing neighbourhoods |

**Other comments:**

- *Parking was a key theme which needed a balance between providing public and private parking and encouraging new residents and visitors to take more active and sustainable modes of transit/transportation including walking, cycling, bikeshare, carshare, carpooling and, most importantly, transit and LRT. Protect on-street parking.*
- *Another key focus needs to be on transit, including more service, more busses, more routes, more service to GO station and, most importantly, designing for waterfront LRT now.*
- *This complements Complete Streets as a guiding principles for all future waterfront development*
- *Develop “car-light” communities in the West Harbour*
  - Reduce parking requirements
  - More permit parking
• Higher public parking rates
  • Developments include: transit passes, bikeshare passes, careshare vehicle on-site, long term bike parking for every unit – for all UNITS sold

• Complete and connected streets and community
  • Make sure transit and cycling networks are complete and connected to other communities

• Mitigate parking issues:
  • Design for and invest in transit, walking, cycling, bikeshare networks NOW
  • Connect to LRT

2. **Verifying the theme explanation:** After working through the list of provided theme explanations, do you see anything that is missing from the list? What additional theme explanations could be added to help clarify this theme area or make the theme more achievable?

The theme is very transit oriented, group wants sustainable transportation design

Bicycle parking
Need to add accessibility as a guiding principle in complete streets and building design to accommodate persons with disabilities and mobility challenges in transportation network (ex. Accommodate DARTS drop offs)
Build TDM, education, marketing and sustainability/healthy modes of travel to the waterfront for the public
More support for higher density units by making developments transit oriented (supports affordable housing)

3. **Applying the West Harbour Vision to Pier 8:** Now look at the “element” provided for this theme area ("Promote a balanced transportation network"). What are some ways that future development specifically on Pier 8 can align with or support this theme area’s “element”? Which of the specific tactics you listed for question 1 can be used on Pier 8?

For all modes, pedestrians suffering with age or mobility issues
Kiss n’ rides for DARTS buses
Reduce number of required parking spaces for condos as a way to achieve more affordable units

4. **Opportunities for Pier 8:** What are some examples of successful community planning or development that City staff could consider using as a guide when planning for future development on Pier 8 (such as the The Regent Park Revitalization Plan)? What are some local opportunities for partnership or collaboration that we should pursue in order to ensure future development on Pier 8 aligns with this theme area’s vision for the West Harbour (such as partnerships with Indwell or The Good Shepherd)?
Good examples to follow: Dockside village in Victoria, Washington, Baltimore

Partnerships with Metrolinx (station access), DARTS, Hamilton-Burlington Trail Council, City of Burlington
**WATERFRONT**

1. **Understanding the theme explanation:** Read through each explanation point listed under this theme one at a time and, for each explanation point, ask the group to think of possible “tactics” that could be used to achieve the desired outcome (*alternate phrasing: “What can we do to make this point become a reality in the West Harbour area?”*). A “tactic” can be a government policy or program (such as the ERASE program to redevelop brownfields or the Global Hamilton program that helps newcomers integrate into Hamilton’s local economy), or a building design feature (such as LEED certification).

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<tr>
<td>Promote a diversity of land uses along the waterfront, including open space, marine</td>
<td>Potential institutional uses: Hamilton storage (old ships) museum or replica, marine culture, “Hamilton History” museum,</td>
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<tr>
<td>recreation, residential, cultural, commercial, and institutional</td>
<td>need a destination reason – appeal to transient boating community, LCBO</td>
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<td>Mixed uses should resemble existing neighbourhood</td>
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<td>Retirement community</td>
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<td>Maintain a balance of active and passive recreational uses and outdoor and indoor</td>
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<td>waterfront attractions</td>
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<tr>
<td>Enhance the city as a tourist destination</td>
<td>Facilities for cultural events</td>
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<td>Keep open space open and passive</td>
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<td>Public bathroom facilities</td>
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<td>Better parking</td>
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<td>Balance of locals and visitors – need to co-exist</td>
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<td></td>
<td>Grade walkway to water’s edge (raised) to balance security and access – need continuous access to water’s edge</td>
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<td>Need a children’s apparatus</td>
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<td>Create a mix of retail/restaurants/services</td>
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<td></td>
<td>Marine services</td>
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<td>Be “waterfront appropriate”, taking advantage of the harbour setting and promote season-long and year-round enjoyment and appreciation of the waterfront</td>
<td>Ice-fishing</td>
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<td>Support and encourage a diversity of marine activity</td>
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2. **Verifying the theme explanation**: After working through the list of provided theme explanations, do you see anything that is missing from the list? What additional theme explanations could be added to help clarify this theme area or make the theme more achievable?

* N/A

3. **Applying the West Harbour Vision to Pier 8**: Now look at the “element” provided for this theme area ("Create a diverse, balanced & animated waterfront"). What are some ways that future development specifically on Pier 8 can align with or support this theme area’s “element”? Which of the specific tactics you listed for question 1 can be used on Pier 8?

* N/A

4. **Opportunities for Pier 8**: What are some examples of successful community planning or development that City staff could consider using as a guide when planning for future development on Pier 8 (such as the The Regent Park Revitalization Plan)? What are some local opportunities for partnership or collaboration that we should pursue in order to ensure future development on Pier 8 aligns with this theme area’s vision for the West Harbour (such as partnerships with Indwell or The Good Shepherd)?

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