Welcome (Jason Thorne)

- This about is the 6th monthly meeting we’ve held with the community to talk about issues impacting the West Harbour
- Monthly meetings were inspired by discussions we had in May 2015 with the community about how we could improve and streamline the City’s engagement methods
- City staff from a wide variety of departments and divisions attend each meeting
- Each monthly meeting covers a wide variety of topics (i.e. marina, parking, transit, etc.)
- Tonight’s different format is our attempt to give people opportunities to talk about each topic that interests them. Focus will be on Pier 8.
- Need to get input on items that will be going to Council over upcoming months: Pier 7 & 8 Urban Design Study, rezoning and expressions of interest
- Need to keep talking about these issues as they go to Council – putting all the affordable housing in one particular area (i.e. Barton Tiffany) is NOT recommendation that staff will make to Council
- Thank you to the group of community volunteers who spent extra time over the past month to create a Vision for the West Harbour

Agenda Overview (Paul Johnson)

- Tonight will include update on the Pier 7 & 8 Urban Design Study, Vision drafted by community group which will be used to frame conversations going forward

Vision Update (Carol Hoblyn & Terri Wallis)

- Summary of the process that the 18 volunteer members of the working group took to create draft vision
- Accessibility and affordability are two areas in which Setting Sail is deficient – both are considerable issues in the West Harbour and the two are very closely linked
  - Aging population means increasing accessibility needs – West Harbour lacks accessible housing for seniors in particular
  - Accessible housing is hard to find because once a person is able to move into an accessible unit, they are not likely to leave (unless they need greater assistance for living or they pass away). Accessible units are hard to come by
  - Most accessible units are small (1-2 bedrooms) so not suited to larger families
Disability affects everyone – even if you aren’t born with a disability, you will likely be touched by disability somehow as you age

Accessibility is not in Setting Sail and needs to be considered every time we use the term “affordability” we should also be considering accessibility

- The group’s Vision is based off the Guiding Principles in Setting Sail and two new themes of accessibility and affordability. The two new theme additions reflect the comments made by the wider community at past community conversation meetings
- The purpose of tonight’s group discussions is to reflect upon and review the Vision and start to think of how the Vision can be used to guide decision making in the future

### Pier 7 & 8 Urban Design Study Update (Alan Waterfield)
- The presentation is a project update and information on next steps. Information on the Pier 7 & 8 Urban Design Study will be linked to the Vision created by the community group
- An Urban Design Study for Pier 7 & 8 is required in Setting Sail and must follow key parameters set out in Setting Sail in regards to land use (medium density residential), mix of retail, commercial and institutions, street pattern
- Purpose of the Urban Design Study is to greater define the streets, parks and spaces that Setting Sail envisions
- Brooks MacIlroy was the planning consultant retained to help create the Urban Design Study
  - Began with a review of existing plans (i.e. Setting Sail, Rec Master Plan, Transportation mgmt. plan) that impact the area that the UDS needs to consider and incorporate
  - May 12, 2015 – first consultation was a visioning exercise; ideas were incorporated into two separate design concepts
  - Two design concepts were presented and consulted on in fall 2015
- The full Urban Design Study will be presented to the community on May 2, 2016 (location to be determined).
- The full Urban Design Study will be presented to the West Harbour Sub Committee on May 5 and Planning Committee on May 17.
- The Urban Design Study guidelines will be used to inform other processes such as the zoning by-law, planned subdivision and expression of interest for sale of Pier 8
- The Urban Design Study aligns with themes within the Vision (particularly public access via promenade, environment via the “greenway” for naturalized storm water management, waterfront views, etc.)
- We’ve heard from Terri’s remarks earlier that accessibility is a big area of concern and we make sure accessibility needs are considered in the areas covered by the Urban Design Study

**Discussion exercise**

- Break out discussions focused on pillars of the Vision:
  - **Neighbourhoods.** Key themes that emerged during discussion were:
    - The existing character of the neighbourhood should be preserved through density requirements, restrictions on building heights, street design and open spaces that can be used for cultural programming and events
    - The City of Hamilton should play a more involved role in cleaning up contaminated industrial sites so these spaces can be rehabilitated
    - Commercial and retail areas should be expanded farther up James St N all the way to the waterfront and include institutions like banks, hairdressers, seniors residences and grocery stores to create a mixed use community
    - When selling its West Harbour land, the City of Hamilton should consider the needs of the existing neighbourhood and target private sector developers that are willing to invest into the community and strengthen it rather than change or alter its character
  - **Environment.** Key themes that emerged during discussion were:
    - The Vision for the West Harbour that is laid out in Setting Sail does not consider climate change or how the impacts of climate change should be addressed and mitigated
    - The community should be designed to reduce emissions by promoting alternative transportation and by creating an urban canopy of drought resistant species that will absorb carbon and air pollutions
    - Green infrastructure, such as permeable pavement, green roofs, natural stormwater management, rain water retention, etc., should be used wherever possible
    - As a waterfront community, the West Harbour should be considered the best and state of the art in regards to sustainable design for buildings and the public realm
  - **Public Access.** Key themes that emerged during discussion were:
    - Public access to the water’s edge can be promoted using a well maintained trail system that includes proper lighting, signage, public washrooms, natural design features, and security features
The needs of the public should be balanced with the needs of the boating community who frequent the waterfront community.

The waterfront should include amenities for boaters, such as fueling, pump out, marine maintenance facilities as well as food, retail and services.

Security for the public as well as to private property, such as cars, boats and marine equipment, should be considered. All users and visitors of the area should feel safe and secure.

**Waterfront.** Key themes that emerged during discussion were:

- Potential institutional uses in the area could be a museum that celebrates Hamilton and it’s marine culture or a retirement community.
- Open space should be kept passive so that future users are able to determine how to use open spaces.
- A mix of retail, restaurants, services and recreational activities along the waterfront should be encouraged.
- The needs of local residents and area visitors should be carefully balanced so that co-existence is possible.

**Transportation.** Key themes that emerged during discussion were:

- The West Harbour should be designed as a “car light” community that is less reliant on cars because alternate transportation options such as connected bike lanes, increased transit service, LRT, SoBi, car share, etc., are easily accessible.
- Traffic calming measures, such as 30 km/hr speeds, enhanced pedestrian crossings, space for two cars to pass each other, street parking, etc., should be implemented across the entire West Harbour area.
- Public parking rates should be increased and the amount of private parking should be reduced in order to encourage visitors and residents to reduce their reliance on cars.
- The number of required parking spaces for condos could be reduced as a way to achieve more affordable units.
- Transit in the West Harbour should be designed with accessibility needs in mind.

**Connections.** Key themes that emerged during discussion were:

- High potential exists to improve resident’s and visitor’s connections to the water, to the past/heritage of the area, to present recreational and commercial opportunities and to the rest of the city.
- Existing opportunities for connecting with the West Harbour should be promoted online and using exploration tools and wayfinding guides.
The area’s “flow” can be improved by adding small features, such as pop up shops, social spaces, skateparks, and historic plaques, along pathways and roads to “pull” visitors through the area.

The connection to the waterfront should be naturalized wherever possible by protecting mature trees, ensuring water is safe to use for recreational activities and avoiding the use of asphalt where it isn’t necessary.

Hamilton’s connection to the waterfront and the harbour is something the entire city can be proud of and enjoy, not only local residents of the West Harbour.

Culture. Key themes that emerged during discussion were:

- The culture and character of the existing neighbourhood is defined as quiet, family oriented, diverse and also celebratory of the area’s marine and industrial heritage.
- Cookie cutter design, “big box” commercial, and the high cost associated with cultural improvements were identified as potential threats to the culture and character of existing West Harbour neighbourhoods.
- Stringent design guidelines should be used to protect and enhance the area’s culture.
- The culture of the West Harbour should be accessible to people from all ethnic backgrounds, physical abilities, economic status.

Design. Key themes that emerged during discussion were:

- In keeping with the existing character of the area, a mix of building heights (no more than 6 stories tall) and consistent but creative design should be integrated throughout the areas of new development.
- The Design Review Panel should lead the design process.
- Design of public spaces should celebrate and mimic the area’s natural Carolinian forest heritage.
- Public safety should be considered in the design of public spaces and parking garages by using features like lighting, opening up visibility to hidden areas, safety buttons, multiple possible exits.
- Design should consider the view that area residents and visitors will have from multiple angles, such as from the promenade looking south.

Accessibility. Key themes that emerged during discussion were:

- Many people are born with disabilities but disability also increasingly affects people as they age. With an aging population of baby boomers, we should be preparing to house and accommodate a growing disabled population.
15% of residents units city-wide should be constructed to be barrier free.
Accessibility requirements under AODA are the bare minimum; much more can be done to create a truly barrier free community
Accessibility features in the West Harbour should include: Urban Braille, deep curb cuts, sheltered drop off areas for DARTS, residential units that have space for a wheelchair’s turning radius, roll-in showers, automated doors, ovens that open sideways, etc.
In sale of land, the City should require potential developers to be innovate and forward thinking in their approach to meeting accessibility needs.

- **Affordability.** Key themes that emerged during discussion were:
  - It is important to better define affordable housing and create a “made in Hamilton” definition of affordability.
  - It is important to protect and build more rental tenure throughout the West Harbour
  - Emphasise inclusiveness in Pier 8 and include affordable housing even if this means considering density bonusing and revisiting height limits of the Secondary Plan
  - Achieve a ‘mini’ community designed for everyone, including families and seniors

- Participants only have the opportunity to talk about 2 of the 10 topics tonight but more opportunities will follow

**Next Steps (Paul Johnson)**
- Facilitators will stay at their tables for an extra 10 minutes to answer questions about this topic
- Discussion notes will be transcribed and distributed before next week Tuesday
- Diedre will be available in person at the Evergreen Community Storefront (294 James St N) on Monday, April 11 at 1:30 until 4:30 pm to talk with people who want to provide more input on this conversation
- Alan Waterfield will review the discussion notes and incorporate the feedback into the Pier 7 & 8 Urban Design Study where appropriate. The full Urban Design Study will be presented to the community on May 2, 2016 (location to be determined). The presentation will be an opportunity for residents to hear the contents of the Urban Design Study and ask the planners for clarification on details. Any feedback that residents have on the Urban Design Study should be directed to the Planning Committee.
Q & A Period

- What impact does the feedback we gave tonight have on the Pier 7 & 8 Urban Design Study?
  - Planning staff will review the discussion notes from tonight to double check that the Pier 7 & 8 Urban Design Study aligns with the major themes and key points that emerged from this discussion. A draft of the Pier 7 & 8 Urban Design Study already exists and, from now, planning staff will be adjusting the plan based on feedback where appropriate, not undertaking significant revisions.

- Why can’t we see the final Urban Design Study and have opportunity to give feedback before it is sent to Planning Committee? It would be helpful to formulate feedback if pictures were shown
  - The May 2nd presentation will contain renderings, details, etc. This presentation will be a summary/synthesis of all feedback received to date and is staff’s final recommendation to Council. The Urban Design Study will be presented for information only. Anyone wishing to provide additional input to the study at that time should submit correspondence to, or appear as a delegation in front of, the May 17 Planning Committee.

- To what degree can community feedback impact the current design? How do we know which elements of the Plan are changeable and which are not? For example, is it possible to remove a building planned for one of the development blocks from the Plan and put a park or open space there instead?
  - The West Harbour (Setting Sail) Secondary Plan, which was developed through extensive community engagement, contains specific information about the land use on Pier 8 and planning staff are required to follow the policies laid out by Setting Sail.
  - The draft of the Pier 7 & 8 Urban Design Study that will be presented to the community on May 2nd and to Planning Committee on May 17th is also the result of a long community consultation process and implements the Secondary Plan policies in greater detail, with respect to the design of the future buildings containing the various land uses and the open spaces around them where permitted by the Plan.

- The parking study currently in progress – what impact does it have on the Urban Design Study?
  - The urban design study will provide design direction for how parking can be accommodated. The parking study will make additional recommendations on parking for the area. The May 2nd presentation will only cover the Urban Design Study

- What will be on the agenda for the April 28 Community Conversation?
The agenda for the April 28th meeting is still open at this point.

Community Update (Maurana Brush)

- Maurana Brush is a McMaster University student who is undertaking a study on the social impact of the West Harbour redevelopment project. Maurana is looking for individuals who have lived or owned a business in the West Harbour for at least 10 years to complete a one-on-one interview with her to discuss topics like: changes to the neighbourhood and daily life as a result of the redevelopment work over the past 10 years, gentrification, possible changes that might occur in the future and inclusivity.
- Contact Maurana if you are interested in participating in the study:
  - Email: maurana.brush@learnlink.mcmaster.ca
  - Phone: 519-404-5604

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