# Meeting Agenda

<table>
<thead>
<tr>
<th>Time</th>
<th>Agenda item</th>
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<tbody>
<tr>
<td>7:00</td>
<td>Welcome &amp; agenda overview</td>
</tr>
<tr>
<td>7:05</td>
<td>March 31 discussion results</td>
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<tr>
<td>7:15</td>
<td>Community updates and announcements</td>
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<tr>
<td>7:45</td>
<td>Preliminary Results of McMaster’s West Harbour Redevelopment Study</td>
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<tr>
<td>8:15</td>
<td>West Harbour Vision – next steps</td>
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<tr>
<td>8:45</td>
<td>Public Works update</td>
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<td>9:00 pm</td>
<td>Close</td>
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You should know...

- **Pier 7 & 8 Urban Design Study**
- **LRT Sub-Committee Meeting 1pm, May 2nd**
- **Transportation Master Plan**
- “Our Future Hamilton”
- **City of Hamilton 2016 – 2025 Strategic Plan**
March 31 Community Conversation

• Discussion Highlights:
  – A car-light community with easily accessible public transit
  – Use creative approaches to achieve affordability (i.e. # of private parking spaces)
  – Maintain the “family friendly” character of the existing neighbourhood and extend this character into newly developed areas
  – Consider the user’s experience, safety and comfort in design of public and private spaces
  – Residential, commercial and institutional uses meets the needs of a wide variety of demographics and respect the history and character of the area
March 31 Next Steps

• Direction for West Harbour Vision group
• Pier 7 & 8 Urban Design Study
• Steps towards “development-ready” Pier 8
• Summer 2016 community wide engagement and key messages
Community Updates

- Beasley Neighbourhood Association
- Hughson St Baptist
- North End Neighbours
- Jane’s Walk
- Open Streets
- Harbour West Neighbours
- Jamesville Hub
- Sustainability Design (Peter O'Hagan)
- Active Sustainable Safe Transport to Schools
- Evergreen
Re-developing Beasley’s Neighbourhood Plan

A Citizen Visioning Exercise
April 28, 2016
294 James St. N Engagement Hub
Who we are

The Beasley Neighbourhood Association is a group of Beasley residents and supporters.

Our Vision

To improve the quality of life for people who work, live and play in the Beasley neighbourhood.

Our Mission

Our mission is to build on our capabilities, abilities and strengths to make Beasley a place where everyone can be their best.

FIND US AT: www.ourbeasley.com  Twitter: @ourbeasley
Facebook: www.facebook.com/ourbeasley/
The Beasley Neighbourhood Plan (2011)

Our Neighbourhood Plan is a general guide that leads to community ownership. The goal is to improve the overall quality of life for residents today and in the future. Residents work with business & property owners, community groups & other stakeholders through public meetings and information sharing.
Beasley Neighbourhood Plan (2011) - Methods

- Undertaken through direction of Beasley Neighbourhood Charter
- Overall approach was engagement and two way information sharing with:
  - Residents and business stakeholders in community
  - Local and other governments and their agencies
  - Schools and religious communities
  - Charitable and other mission based organizations working in Beasley
- Facilitated table-discussions at Charter meetings (held monthly)
- Community Survey administered through BNA
- Further discussions within the community to review and establish priorities and expectations
2011 Beasley Plan

Four key goals:

1. Increase Sense of Health, Safety & Security
2. Improve Social & Cultural Connections
3. Improve Neighbourhood Design
4. Strengthen Business & Economic Opportunities
2011 Beasley Plan

Plans aren’t enough. We need an *action plan* to get things done.

Each goal subdivided to more detailed *objectives* and even more specific *actions*, such as:

- Goal: Improve Neighbourhood Design
  - Objective: Improve Parks, Rec & Gathering Spaces
  - Action #1: **Redevelop Beasley Park**
THE PAST...

- We have been successful on many important measures.
- Many others lost their champions, ran out of steam, or proved impractical.
- Judging by our initial expectations for the 14 City-approved actions, we excelled at completing the “highest-complexity” tasks:
  - Park redevelopments (x2)
  - Encouraging housing options (Hamilton CLT; encouraging Beasley Towns; HHS at OMB)
- Are remaining projects still priorities?
  - Promote healthy food networks (*OBJ: Health & wellbeing*)
  - Learn strategies to live with marginalized populations (*OBJ: Health & wellbeing*)
  - Neighbours helping neighbours (*OBJ: Increase interaction between neighbours*)

*If so, how do we complete them?*
We have already started engaging:

- On November 25th, 2015, held first open session, attended by 80
- Since autumn, GIS mapping tool at www.ourbeasley.com has been capturing input
- On April 23rd, 2016, more than 50 surveys were completed at annual Beasley Fair
Progress so far...

- As of April, we have collected 100+ data points between the November 25th meeting, the online tool, and shared mapping data
- We have placed all the data points on heat maps to see where the hot spots are for good and bad experiences (safety, health/wellness, diversity/inclusion, parks/recreation)
- We also counted the keywords that came up from the data and took a look at the comments left at the November meeting to figure out some of the hot topics, as well as highlight suggestions from community members
EXAMPLE: Word Cloud - Good Experiences

Alleys Neighbours Community Centre Wesley Beasley Park Biking Mosque City Collaboration Entertainment
EXAMPLE: Heat Map - Good Experiences

Map of all good experiences (all categories combined)

- Concentrated around Beasley Park, Elgin Alley and Cannon Bike lanes
- Low representation from King to Main streets and between Robert to the railway tracks
THE FUTURE...

For the next period, approximately 2016-2021, we are asking:

● Do we want a smaller, tighter list of actions? More? More focused? Themes?
● How can we further involve community partners, especially those with the resources to actually accomplish actions?
● What are the low-hanging fruit right now that we need to see through?
  ○ Complete Mary Street?
  ○ Wellington bike lane?
  ○ Enhancing transit options around West Harbour GO?
  ○ Completing the Alleyway Project(s)
  ○ Funding multicultural centre?
  ○ Others…?
THANK YOU

On behalf of the Beasley Neighbourhood Association, we thank you for your time and participation.

Please stay in touch with us, and sign up for Beasley Planning updates.
Your Ideas. Your City. Your Day.

Saturday, June 4th

Map & Registration: [http://hamilton.100in1day.ca](http://hamilton.100in1day.ca)

Follow along [@100in1DayHam](http://twitter.com/100in1DayHam)
Thank you!

Jay Carter
jcarter@evergreen.ca
@294JamesStN
Inclusion of People Living on Low Incomes in the West Harbour

Maurana Brush, Cole Gately
Concern expressed about gentrification, displacement, and affordable housing

Lack of data on these issues

**Our research question:** Among West Harbour residents, what are the perspectives regarding action that could be undertaken to ensure that the West Harbour area of Hamilton remains inclusive to people with low income levels as it is redeveloped?
Our Methods

- Recruitment at 294 James St., Welcome Inn Community Centre, North Hamilton Community Health Centre
- 30 minute interviews with:
  - Residents
  - Community Development Workers
  - City of Hamilton staff members
- Thematic analysis
Theme 1: Who belongs here?

- "Transplants" from Toronto with different views
- People living on high incomes seen as outsiders
- Some land "too good" for people living on low income
  - “Um, and the reason the social housing [was at Jamesville] was because the City felt that … that was a less desirable place to live at that time. So now, that situation’s changed quite a bit … you can fall into this attitude of, well, that land is too good for them now, so we have to move them along. Right?”
• Property prices are rising

• Rental units are lost as houses are renovated and sold
  • “Um, now the stuff that’s harder to see is the day to day kinda change which is happening, which is … the renters that silently disappear. So, renting basement suites, houses, bought by somebody and they renovate it either for their own use or they flip it and the rental component … it’s questionable whether it stays.”

• Displacement because of increased property taxes
  • “[T]here is an elderly lady, retired, who lived across the street from me, and lived there for 30 years before I moved in. She actually had to move out because she can’t afford her yearly property taxes.”

• Displacement from subsidized housing
Theme 3: Impacts of History

- Tight-knit community with social support
- Past experiences of displacement are “a part of the neighbourhood”
  - “So [the Bennetto field] used to be all houses ... [T]he story I heard from one of the neighbours was there was a suicide during that time, there [were] ... marital breakups. So we’ve done a lot of research, not just in this area but other places where ... something big happened to communities like floods or that that ... causes a lot of other problems because of that. They, usually ... people band together in ... a bad situation, [but] when you break up the community they don’t have anyone to band together with. “
- City's past actions foster distrust
Theme 4: City’s Role

- Residents think the City prioritizes money over their values
- Can use the land they own for affordable housing
  - “the City has a lot of control because some of the major pieces of land available for redevelopment are owned by the City or controlled by the City and ... by doing that the City can ... consider ... options for affordable housing or accessible housing”
- Can't control market or loss of imbedded rental units
• Prioritize affordable and accessible housing
• Various, innovate solutions for populations such as seniors
  • “they might wanna think about how they can develop some imaginative solutions to the housing problem which has been with us for the entire history of the country over in that area, as they have a great opportunity to do it if they wanted to be a little forward looking.”
• More conversations about affordable housing for all
Summary

Who belongs here?

Impacts of History

Property Prices and Displacement

City’s Role

Hopes for Future
Future Recommendations

- Quantitative studies of displacement
- Specific engagement of populations who seem to be most affected
  - People living in subsidized housing
  - Renters
  - Seniors
Thank you!

• For letting us use their facilities and helping with recruitment:
  • Jay Carter from Evergreen
  • Diedre Beintema, Kirstin Maxwell, Suzanne Brown, and David Brodati from the City of Hamilton
  • Adam Sweedland from City Housing Hamilton
  • Diana DeSimone from the North Hamilton Community Health Centre
  • Krista Rao from the Welcome Inn Community Health Centre

• We also want to say thank you to everyone who participated! This work would not have been possible without you
Any Questions?
West Harbour Vision
Terri Wallis, Graham Crawford
Accessibility
Vision Checklist

This Checklist is based on the West Harbour Vision framework and provides a checklist of the key points developed by residents for each of the 10 Themes contained in the Vision.

<table>
<thead>
<tr>
<th>Clear paths of travel to all buildings and amenities</th>
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<tbody>
<tr>
<td>- Enough sidewalks and ramps</td>
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<tr>
<td>- Deep curb cuts</td>
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<tr>
<td>- Urban Braille</td>
</tr>
<tr>
<td>- Flat joints in sidewalks</td>
</tr>
<tr>
<td>- Standards in site plans</td>
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<tr>
<td>- Proper angles/grading/slopes</td>
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<tr>
<td>- Quick snow/ice removal along paths</td>
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<tr>
<td>- Drop offs for DARTS in sheltered areas, shelters in parks for someone in a power mobility device</td>
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<tr>
<td>- 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</td>
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<tr>
<th>Fully accessible buildings</th>
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<tr>
<td>- AODA and current building standards are the bare minimum – there is an issue with turning radius for wheelchairs</td>
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<tr>
<td>- 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)</td>
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<tr>
<th>Completely barrier free residential units</th>
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<tr>
<td>- 15% of residential units city-wide should barrier free. Need an inventory of what’s available to persons with disabilities</td>
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<tr>
<td>- Accessible units include roll in showers, seamless movement, mirrors at appropriate level and angle, ovens that open sideways</td>
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<tr>
<td>- Windows open so that they don’t interfere with wheelchairs</td>
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<tr>
<td>- Units need to be more than 1, 2 bedroom. Need units with 3-5 bedrooms to</td>
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PIER 7 + 8 DESIGN CHECKLIST

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<tr>
<th>DESIGN PRINCIPLES AND DIRECTIONS</th>
<th>Complies</th>
<th>Partially Complies</th>
<th>Does Not Comply</th>
<th>Not Applicable</th>
<th>DESCRIBE HOW THE GUIDELINE OR DESIGN DIRECTION IS MET (provide drawing reference as required)</th>
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### SECONDARY PLAN GUIDING PRINCIPLES

#### 1. WESTERN WATERFRONT GUIDING PRINCIPLES

- Promote a healthy harbour;
- Strengthen existing neighbourhoods;
- Provide safe, continuous public access along the water’s edge;
- Create a diverse, balanced and animated waterfront;
- Enhance physical and visual connections;
- Promote a balanced transportation network;
- Celebrate the City’s heritage; and,
- Promote excellence in design.

### PIER 7 + 8 URBAN DESIGN VISION

#### 2. VISION STATEMENT

Pier 8 will become a vibrant urban waterfront neighbourhood to be enjoyed by all residents of the City. The vitality of Hamilton’s urban waterfront will be supported by a mix of residential, commercial...
West Harbour Waterfront Re-development Update

APRIL 28, 2016
West Harbour Strategic Initiatives
Waterfront Development Office

Responsible for:

- Delivery of capital infrastructure required for Pier 6/7/8 development
  - Roads
  - Watermains
  - Sewers

- Implementation of West Harbour Waterfront Recreation Master Plan
  - Bayfront and Pier 4 Park upgrades
  - Pier 3-8 shoreline rehabilitation / reconstruction
  - Marina re-build (main basin)
  - Waterfront Trail and boardwalk
  - Pier 6/7 Artisan and commercial village
West Harbour Strategic Initiatives
Waterfront Development Office

2015-2018 Implementation Plan

Focused on:

• Infrastructure projects required to get lands on Piers 6, 7 and 8 development-ready
  (includes studies and planning approvals that allow the City to proceed with construction)

• Infrastructure upgrades to the marina between Pier 4 and Pier 8 ("the main basin")
West Harbour Strategic Initiatives
Waterfront Development Office

Major Projects – Status

1. Pier 4 Shoreline and Discovery Drive Asphalt Trail Temporary Relocation - Complete

2. Pier 7 Shoreline and Transient Docks – Under Construction

3. Marina Breakwater – Under Construction

4. Marina Dock Replacement – Tender Closed

5. Pier 5-7 Shoreline and Boardwalk – Functional Design

6. Pier 6 & 7 Improvements (Pier 6 Artisan Village / Pier 7 Commercial Village) - Functional Design

7. Pier 8 Sanitary Pumping Station – Detailed Design
Harbour West Concept Plan (January 2010)
Pier 7 Shoreline / Pier 8 Park
Marina Re-Build - Main Basin
Existing Conditions
Marina Re-Build - Main Basin
Functional Design
Marina Re-Build - Main Basin
Conceptual Layout Overlay
Thank You!

Questions/Comments