WEST HARBOUR COMMUNITY CONVERSATION

Thursday, September 29, 2016
294 James St N
7:00 pm – 9:00 pm
# Tonight's Agenda

<table>
<thead>
<tr>
<th>Start Time</th>
<th>Agenda Item</th>
<th>Presenter</th>
<th>Participation Style</th>
</tr>
</thead>
<tbody>
<tr>
<td>7:00</td>
<td>Welcome &amp; Agenda Overview</td>
<td>Diedre Beintema</td>
<td>Inform</td>
</tr>
<tr>
<td>7:05</td>
<td>Community updates</td>
<td>Community members</td>
<td>Inform</td>
</tr>
<tr>
<td>7:15</td>
<td>City Housing Hamilton West Harbour properties</td>
<td>Matt Bowen</td>
<td>Inform</td>
</tr>
<tr>
<td>7:30</td>
<td>Bayfront Beach Study</td>
<td>Gavin Norman</td>
<td>Inform</td>
</tr>
<tr>
<td>7:50</td>
<td>Subdivision Application &amp; Rezoning Process</td>
<td>Edward John</td>
<td>Inform</td>
</tr>
<tr>
<td>8:10</td>
<td>Land Solicitation Workshop Results</td>
<td>Philbert Kim</td>
<td>Inform</td>
</tr>
<tr>
<td>8:45</td>
<td>Land Solicitation Prioritization Exercise</td>
<td>Philbert Kim</td>
<td>Consult</td>
</tr>
<tr>
<td>9:00</td>
<td>Close</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
UPCOMING DATES

Please see website or events schedule for more details

• October 3 (8:30 am) – Bayfront Beach Survey closes
• October 11 (9:30 am) – WH Development Sub-Cmte
• October 13 (3:30 pm) - Bayfront Beach Study Conversation Couch #1
• October 20 (6:30 pm), November 3 (3:30 pm) – Engagement Evaluation Conversation Couch Sessions
COMMUNITY UPDATES
West Harbour Community Properties

Matt Bowen, Manager Tenant Engagement and Support Services.

CityHousing Hamilton
A Brief History

Over the last several months, two key studies were undertaken to determine the best development options for 500 MacNab St. N., Jamesville, James/Picton and 10 Brock.

The first study was a market and financial analysis to support CHH and the City of Hamilton in their decision making for affordable housing within the West Harbour Community.

The second study involved extensive Building Condition Assessments (BCAs) for each of the above listed properties to identify capital expenditures at both five and thirty year intervals.

Based on the outcomes of these studies, CHH was able to confirm the future options for these properties.
500 MacNab St. N.

- That City Housing Hamilton confirm its intention to retain, renovate and repair 500 MacNab Street North at an estimated cost of $6.5M.

- That staff be directed to meet with the local Service Manager to discuss funding applications and opportunities for Municipal, Provincial and Federal housing resources.

- That staff be directed to prepare a transition plan for the remaining tenants at 500 MacNab to facilitate the necessary repairs at this location.

- That a summary of the information and subsequent CHH board decisions be communicated to the tenants of 500 MacNab.
That City Housing Hamilton confirm its intention to redevelop and intensify the site bounded by James St. N., Picton St. W., Ferrie St. W., MacNab St. N. and Strachan St. W. (known as ‘Jamesville’), and

That staff be directed to prepare the criteria for an Expression of Interest (EOI) for the Jamesville property that includes, but is not limited to a medium density, mixed use, mixed income development, and

That the EOI be presented to the CHH Portfolio Sub-Committee for consideration
• That the information contained in the Building Condition Assessment (BCA) report be received, and referred to staff for consideration as part of CHH’s 10 year capital budget plan, and

• That a summary of the information and subsequent CHH board decisions be communicated to Brock Street residents.
What Happens Next?

CityHousing Hamilton is committed to its continuous **Resident Engagement**.

A summary of the information and subsequent CHH board decisions be communicated to Jamesville tenants an addition to the broader North End neighbourhood through the North End Breezes and Councillors Neighbourhood Association contacts and all future West Harbour Public Engagement.
The next steps in planning for the work to be completed on these properties will include such actions as communication plans, relocation plans for tenants and building renovation and redevelopment documents (e.g. Expression of Interests and Request for Proposals).
Questions?
BAYFRONT BEACH STUDY

Gavin Norman
Manager, Waterfront Development
Public Works
Harbour West Concept Plan

plan not to scale
January 2019
PURPOSE OF STUDY

• To investigate ongoing water quality issues at Bayfront Park Beach that regularly prevents it from being used for swimming.

• To develop and evaluate strategies to address the problem in consultation with the public, stakeholders, and water resource specialists.
BACKGROUND

• Beach opened in 1993
• Historic water quality problem due to poor circulation and E. coli contamination in water column and beach sand from water fowl
• Water quality problem more recently exacerbated by presence of blue-green algae
• Ongoing water quality testing results in beach being closed for swimming majority of summer
• Beach permanently closed to swimming in 2016 (by order of Board of Health)
CONSULTATION OBJECTIVES

Study Goal: to build community support for the preferred strategy for addressing water quality problems at Bayfront Park Beach.

Along with providing information about the study to the community, consultation will help us to:

• Better understand the historical context, perspectives and stakeholders related to Bayfront Beach;

• Better understand how Bayfront Beach is used and how the community would like to use it in the future; and

• Gather feedback on the different strategies for Bayfront Beach and inform the final recommendations.
CONSULTATION ACTIVITIES

• Key stakeholder interviews
• Bayfront Park Beach Intercept surveys with Places and Spaces Display (Sept 7 and Oct 4)
• Conversation Couch Discussion Sessions
  – Session 1: Thursday October 13, 3:30-5:30
  – Session 2: TBD
• Online Survey (Sept 7 – Oct 3)
• Community Conversation updates (dates tbd)
HELP US SHAPE THE FUTURE OF
BAYFRONT BEACH

LOOKING TO THE FUTURE

The City of Hamilton is looking for a solution to improve the water quality at the West Harbour Beaches.

A HISTORY OF POOR WATER QUALITY

Over the last few years, poor water quality has resulted in closures of Bayfront Beach and Pier 4 Beach for much of the summer. While some think the poor water quality is caused by industrial pollutants, recent studies have shown that closures of the West Harbour beaches are because of high levels of bacteria introduced to both the water and the sand in waterfowl droppings.

A few more things we know about water quality at the beaches:

- The water quality in the Harbour has improved over the years as a result of actions taken from the 1992 Remedial Action Plan.
- Water quality offshore from the beach appears to be better than at the shoreline, indicating that part of the problem is related to a lack of water circulation at the beaches.
- There appears to be an increase in the presence of blue-green algae resulting in concerns over algal toxins.
- Pier 4 Beach appears to have better water quality than Bayfront Beach. While a waterfowl control program has improved water quality to some degree at both beaches, it is suspected that this control is more effective at Pier 4 beach due to the smaller beach area.

WHAT ARE WE GOING TO DO ABOUT IT?

We’re conducting a study to identify how best to address the beach closures at West Harbour — specifically Bayfront Beach. Potential solutions might be:

- Close the beach permanently.
- Turn the beach into a wetland or other naturalized area.
- Improve the beach quality for land recreation activities such as beach volleyball.
- Improve the beach and water quality for both land and water recreation (such as swimming).

AECOM
• Online survey responses to date:
  – 350+ responses; most respondents are regular visitors
  – Like: access to water’s edge, naturalized areas, trail uses, view of the bay, peaceful, proximity to downtown and residential areas
  – Key concerns: pollution, poor water quality, geese droppings, algae, lack of public facilities (toilets, picnic area, etc.), inadequate public transit to the park, inadequate development/design
  – Improvements: clean/swimmable water, more water recreation, remove geese and/or their droppings, naturalized wetland instead of beach, more amenities, “in water” pool, increase water circulation
WORK PLAN / STATUS / NEXT STEPS

• Review of Background Studies – complete, study findings report prepared
• Analysis – Q3/Q4 2016, compiling data for further water quality and hydrodynamic modelling
• Public input – Q3/Q4 2016, survey initiated, other opportunities to engage planned
• Develop alternatives – Q3/Q4 2016, potential solutions identified, modelling to be completed, prepare cost estimates, assess results
• Evaluate alternatives – Q4 2016
• Recommendations – Q1 2017
QUESTIONS?
THANK YOU!
SUBDIVISION APPLICATION & REZONING PROCESS

Edward John
Housing and West Harbour Planner
Planning & Economic Development
PIER 8 SOLICITATION PROCESS
PUBLIC CONSULTATION

Philbert Kim
Sr. Consultant, West Harbour Disposition Strategy
Planning & Economic Development
WHAT’S THIS REALLY ABOUT?

Can we agree on what a winning bid should look like?

How do we articulate these desires to interested bidders?

How do we encourage innovation?
OVERVIEW

• **Purpose:** To inform City Staff of public’s priorities which will factor into recommendations to Council about how the sale process should progress

• **Opportunities to Participate:** Three different days in July, Aug, Sept; up to three different times each day = up to 9 sessions (7 completed, 2 canceled due to no participants)

• **Method:** Guided, anonymous questionnaire. Included information segments + survey questions. Approx. 30 minute commitment.
WHY THIS FORMAT?

• Gives everyone an equal voice
• Allows for complete honesty
• Keeps us focused and on track
• Quantifiable results
• Need to start making choices
PARTICIPANT PROFILE

• Total of 37 participants:
  – Avid users of Waterfront (over 50% said monthly or more; 1/3 said weekly or more)
  – Keeping abreast of issues (70% said they feel “relatively well” or “very well” informed)
  – Came with a purpose (100% came specifically to “learn more”, “ask a question”, “contribute opinions”, or “all of the above”; no one came “out of curiosity” with “no expectations”)
  – Came from different parts of the City (although North End/Beasley dominated with 1/3 of sample)
PARTICIPANT PROFILE
LAND VALUE VS. COMMUNITY VALUES

Q: Where along the spectrum between seeking maximum community benefits and maximum financial return should the City be aiming for when negotiating with developers?

(n = 35)

Maximize Community Benefits

Maximize Financial Return
Q: Where along the spectrum between seeking maximum community benefits and maximum financial return should the City be aiming for when negotiating with developers? (n = 35)
Q: If it was up to you, what elements would you ask developers to provide?

(n = 33 x 15 votes = 495 total votes)

- Environmental Sustainability: 17%
- Affordable Housing - RGI: 14%
- Family Friendly Units: 12%
- Neighbourhood Appropriate Commercial: 11%
- Modest Market Housing: 9%
- Architectural Excellence: 9%
- Keep Zoning Intact: 8%
- Fund Community Resources: 8%
- High Accessibility Standard: 8%
- Maximize Land Sale Price: 5%
Q: Out of the following possible affordable housing delivery methods, please indicate your **primary preference** for Pier 8 (n = 34)

- **32%**: Modest Finish / Modest Priced Ownership
- **24%**: Ownership Assistance Programs
- **29%**: Modest Finish / Modest Priced Rental
- **15%**: Subsidized Rental
- **0%**: No Affordable Housing on Pier 8
## Value Judgements

<table>
<thead>
<tr>
<th></th>
<th>Matches</th>
<th>Wins</th>
<th>% Won</th>
<th>Won against</th>
<th>Lost To</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordability</td>
<td>4</td>
<td>1</td>
<td>25%</td>
<td>Price</td>
<td>Policy, Sustainability</td>
</tr>
<tr>
<td>Price</td>
<td>3</td>
<td>0</td>
<td>0%</td>
<td></td>
<td>Affordability, Sustainability, Families</td>
</tr>
<tr>
<td>Policy</td>
<td>2</td>
<td>1</td>
<td>50%</td>
<td>Affordability</td>
<td>Amenities</td>
</tr>
<tr>
<td>Sustainability</td>
<td>2</td>
<td>2</td>
<td>100%</td>
<td>Price, Affordability</td>
<td></td>
</tr>
<tr>
<td>Families</td>
<td>2</td>
<td>2</td>
<td>100%</td>
<td>Price, Affordability</td>
<td></td>
</tr>
<tr>
<td>Amenities</td>
<td>1</td>
<td>1</td>
<td>100%</td>
<td>Policy</td>
<td></td>
</tr>
</tbody>
</table>
## "Discomfort Index"

<table>
<thead>
<tr>
<th>Matchup</th>
<th>Opt Out Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordability vs. Price</td>
<td>0%</td>
</tr>
<tr>
<td>Amenities vs. Policy</td>
<td>5%</td>
</tr>
<tr>
<td>Sustainability vs. Price</td>
<td>8%</td>
</tr>
<tr>
<td>Affordability vs. Policy</td>
<td>0%</td>
</tr>
<tr>
<td>Family-friendly vs. Price</td>
<td>14%</td>
</tr>
<tr>
<td>Affordability vs. Sustainability</td>
<td>16%</td>
</tr>
<tr>
<td>Affordability vs. Family-friendly</td>
<td>27%</td>
</tr>
</tbody>
</table>
TONIGHT’S EXERCISE

• Two topics
  – Affordable housing delivery methods
  – Priority community benefits

• Same format
  – Visit the boards (multiples to prevent crowding)
  – Use the coloured stickers to indicate your first and second choice
  – Leave additional comments using slips provided
NEXT STEPS

• Staff Report for Council:
  – Offering Strategy – what?
  – Solicitation Process – how?

• Schedule of Events
  – Oct 11: WH Development Subcommittee
  – Nov 2: General Issues Committee
  – Nov 9: Council Meeting
THANK YOU!

Philbert Kim
Sr. Consultant, West Harbour Disposition Strategy
City of Hamilton
(905) 546-2424 ext. 3140
Philbert.Kim@hamilton.ca

Join our mailing list to stay in the loop!
www.hamilton.ca/westharbour