COMMUNITY INFORMATION MEETING
Thursday May 11, 2017, 6:30pm – 9:00pm
Mohawk College, Fennell Campus, Collaboratory Room (135 Fennell Avenue West, Hamilton)

Former Hamilton Psychiatric Hospital Lands Development Opportunity Study
AGENDA

6:30 – 7:00  Sign-in / Open House
7:00 – 7:30  Presentation
7:30 – 8:30  Facilitated Workshops (20 min per station)
8:30 – 8:45  Report Back
8:45 – 9:00  Wrap-up
STUDY PURPOSE

• To undertake a Development Opportunity Study for the Former Hamilton Psychiatric Hospital lands, including Century Manor, that will:
  o Confirm the vision and land use for the property based on community and stakeholder engagement; and,
  o Evaluate potential land use concepts and design parameters for future redevelopment.

• The City of Hamilton is considering the potential acquisition of the property.

• The Development Opportunity Study will not be a determining factor in the purchase of these lands, but will be an important input into the decision making process.
**TIMELINE**

**Background Review (April 2017)**
- Review of all relevant information
- Analysis of opportunities and constraints

**Stakeholder and Community Engagement (May 2017)**
- Letters to stakeholders
- Telephone interviews with stakeholders
- Community Information Meeting - May 11, 2017

**Visioning/Design Workshop (May 2017)**
- Engagement – Visioning / Design Workshop
- Documentation of discussion
- Prepare land use concepts

**Preferred Concept and Market Evaluation (May – June 2017)**
- Refine land use concepts
- Market Evaluation Study / Develop Business Case

**Recommendations (June – September 2017)**
- Develop Recommendations
- Final Study Report
Cultural Heritage Considerations:

• The Former Hamilton Psychiatric Hospital lands are identified as a Cultural Heritage Landscape in the Urban Hamilton Official Plan.

• The property is designated under Part IV of the *Ontario Heritage Act* by By-law No. 97-198. The heritage attributes protected in the By-law include the four facades of the Century Manor building.

• The Beckfield Building, Trades Building, the Bunker and the Quonset Huts do not display any cultural heritage value associated with the hospital and may be demolished.
Natural Heritage Considerations:

• An Environmental Impact Study (EIS) concluded that the redevelopment of the property is primarily constrained by the Niagara Escarpment brow and the Environmentally Sensitive Area (ESA) associated with the woodlot within the northwest corner of the property.

• Buffers from these features have been identified to protect their overall form and function.

• These buffers represent the limit of development necessary to protect these sensitive natural features from development.

• These lands are being retained by the City.
PLANNING FRAMEWORK

Urban Hamilton Official Plan

Urban Structure Designation: Major Activity Centre

• Major Activity Centres are major institutional uses and employment generators with a high level of in-commuting by employees, patients and students.

• Accommodate major institutional uses but also provide for ancillary residential, recreation, research and office uses.

• Served by higher order transit service in recognition of the high ridership rates by students and employees, and are linked to other Urban nodes, including the Downtown.
PLANNING FRAMEWORK

Urban Hamilton Official Plan

Land Use Designation: Institutional

- Permits a broad range of institutional facilities, including: education; religious; cultural; health; long term care; day care facilities; and accessory uses.

- Permits ancillary uses subject to criteria, including: administrative offices; residential uses (i.e., student residences, convents, and continuing care projects); and recreational uses.

- Other uses may also be permitted where institutional uses cease to exist on the property, including: low density residential uses; parks and open space; and community facilities/services.
**NEXT STEPS**

- **Visioning/Design Workshop (May 2017)**
  - Time and location to be determined
  - Develop land use concepts

- **Preferred Concept and Market Evaluation (May – June 2017)**
  - Refine land use concepts
  - Market Evaluation Study/Development of Business Case
  - Recommend a Preferred Concept Plan

- **Recommendations (June – September 2017)**
  - Develop Implementation Plan and Recommendations
  - Final Study Report
OVERVIEW OF ACTIVITIES

7:30 – 8:30 Workshop Stations:

1. Land Use and Vision (20 min)
   • What is Your Vision for the future use of the Property?
   • Should the property be used for education/healthcare if an institution expresses interest?
   • If there is no interested institutional user, what other use would be appropriate?

2. Cultural Heritage (20 min)
   • What would be an appropriate reuse of Century Manor?
   • Tell us about the buildings and landscapes that are important to you and why.
   • Tell us about the views that should be considered during site design.

3. Access and Circulation (20 min)
   • What are the important modes of transportation to the property?
   • Which modes of transportation should be prioritized during the design of the property?

8:30 – 8:45 Report Back to Group

8:45 – 9:00 Wrap-Up
For further information, please contact:

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