

MEETING MINUTES



Subject: Bayfront Industrial Area Renewal Strategy – PIC Meeting #2
Date and Time: Thursday, June 14, 2018 – 4:30 p.m.-6:00 p.m.; 6:30 p.m. – 8:00 p.m.
Location: The Eva Rothwell Centre, Gymnasium, 460 Wentworth Street North, Hamilton, ON, L8L5W8
Our File: 16-4534

Attendees

Tiffany Singh	City of Hamilton, Community Planning
Christine Newbold	City of Hamilton, Community Planning
Norm Schleeahn	City of Hamilton, Business Development
Christine Strupat	City of Hamilton, Community Planning
Jennifer Allen	City of Hamilton, Community Planning Student
Patrick Kennedy	Dillon Consulting Limited
Melissa Kosterman	Dillon Consulting Limited

Notes

The purpose of the meeting was to provide an update on the project and to get feedback on the draft vision and objectives as well as to get feedback on the draft scenarios. A synopsis was also presented on the previous PIC and other consultation sessions.

The event was split into two sessions, one in the afternoon, and one in the early evening to better accommodate those with different schedules. At the beginning of each session the City and Consultant Project Team introduced the key team members, the meetings purpose and what we expected to get out of the process.

The City and the Consultant Team then proceeded with the prepared presentation portion of the session which was then followed with a question and answer period and then an open house forum with interactive activity tables.

Activity Summary

Below is a list of the activities. Images of the activities can be found in [Appendix A](#).

- *What are the Opportunities for Change?*
 - Areas for change
 - Improvements to Public Realm

- *Examples of Change – Area 1*

- *Examples of Change – Area 2*

- *Examples of Change – Area 3*

- *Examples of Change – Area 4*

Afternoon Session Discussion (After Presentation)

- There were approximately 15 people at the afternoon session.
- One participant noted an example in the City of Buffalo called the Solar City Factory which took over a steel site and brought in 3,000 jobs.
- One participant asked about the timing of the vision.
 - The vision is long term and could take upwards of 50 years to be realized.
- One participant asked about how much control the City has over private land and if there really is anything that can be done.
 - The City noted that there are ways to influence change. This could be done through rezoning, investment dollars and incentive plans, also grant programs for owners to upgrade their existing buildings or their properties with landscaping and murals. These investments would contribute to the vision and objectives for the Bayfront.
 - The City can also invest in publicly owned land to spur interest in change.
- There was a question about the plan for economic incentives to stimulate redevelopment and who are they geared towards.
 - The city noted one program in existence to assist private landowners with remediation costs to clean up their brownfield properties (ERASE).
- A concern was raised about the waterfront and if it will start to look like Toronto with high rises and is concerned about the threat of development.
 - Employment preservation was not a strong policy piece at the time that Toronto waterfront properties were being redeveloped. Since then the Province has reinforced policies ensuring that this area will be maintained for Employment use

 - The city stated that the vision for the Bayfront is for employment and not for residential development. There is also provincial direction which enforces the importance of employment lands. City Council also supports the protection of the Bayfront for employment and local jobs.

- Having a strong long-term vision and strategy is of significant importance and it will help shape growth and change.
- A question was asked about what the influence of the province and the federal government is on the waterfront.
 - The Port Authority is Federal and governs over their land on the harbour.
 - If they own land or support initiatives financially then they have influence on lands.
 - Otherwise it is City jurisdiction.
- Comment was made that we need to ‘bridge the gap’ between the LRT corridor and the Bayfront. There is a stretch along Barton that is not being dealt with under any strategy at the moment.
- Comment was made that we need north/south thoroughfares to help mitigate and move traffic. Lottridge and Sherman for example.
- The short term quick wins need to be looked at.
- There is a need for a destination in the Bayfront.
- National steel car has started to liven up their infrastructure with rainbow painted chimney stacks.
- Possible matching grant program, 50% matching for urban renewal.
- Participant noted the City should try to achieve what they have direct control over first, the more visual elements and the elements that help the community then have the long range plans for the private realm.
- Start with trees and plantings. The Port has started a pollinator / bee program on their property.
- A question was asked if we are consulting with the schools and the youth. These groups will be the ones to actually experience the changes over the next 25+ years.
- There was a request for a definition of a brownfield.
 - Previously used land for industrial or commercial uses that are underutilized and may be contaminated. If contaminated they must be remediated in order to introduce new sensitive uses (ie. residential that are to be upgraded)
- Liz Tobin advised she will be sharing some updates about this project at an upcoming Mohawk event – Bay Area Climate Change Office Forum on June 27th 2018.

Evening Session Discussion

- There were 12 participants at the evening session.
- A question was posed about how the community was engaged.
 - The City noted that there were many communications:
 - Email list collected over the last year; Local newspaper; Hamilton Spectator; Website; Focus Group – Neighbourhood Association Reps; Posters in libraries and community centres; Barton Village Festival
 - One participant expressed concern that they did not receive any communications to date.
 - They were asked to get on our communications list and participate in the comment form and activities.

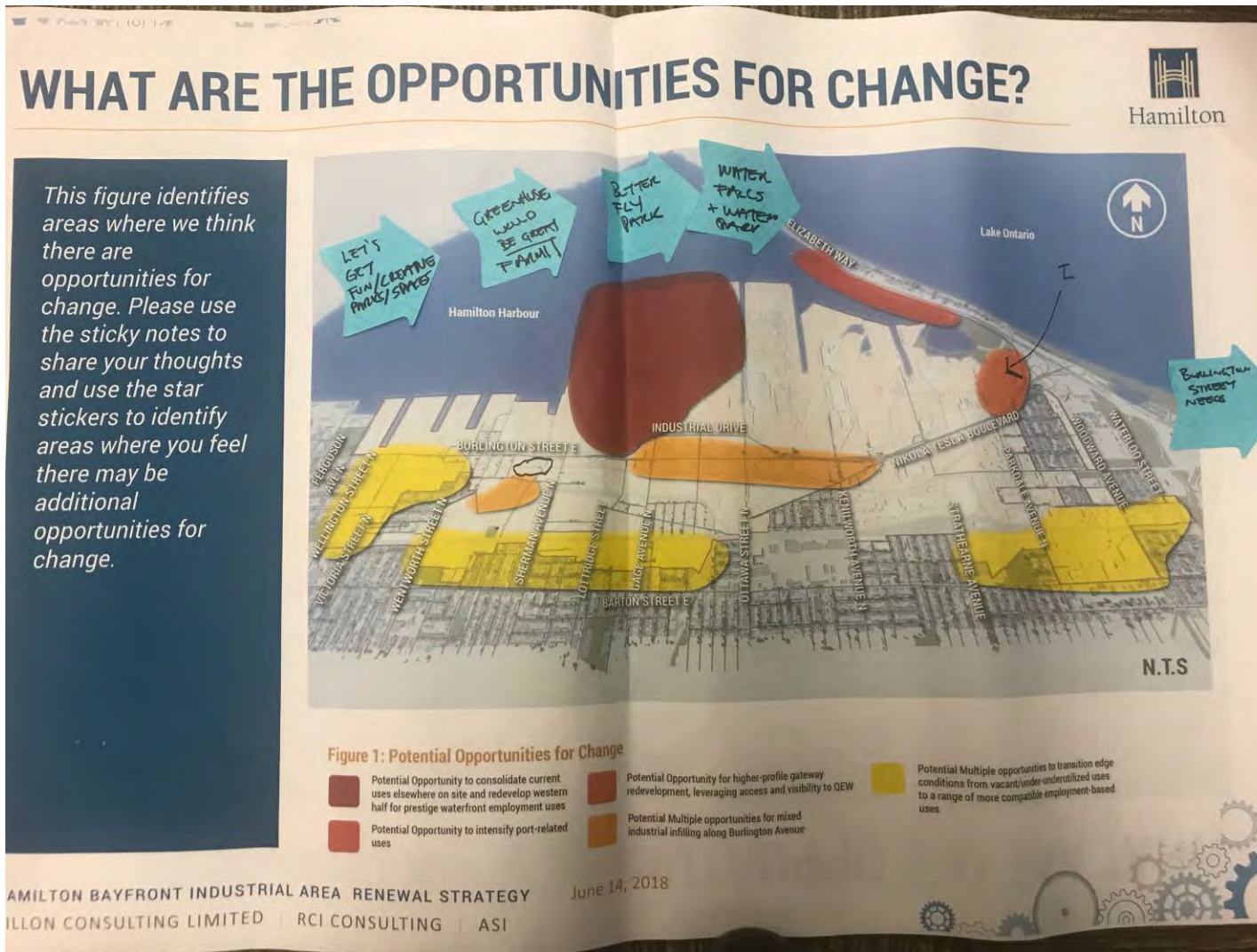
- A question was asked about how murals will be implemented? Which interfaces between Industrial and residential uses have been picked? Participant was interested in when and how the bid process for those art pieces would work.
 - The actual strategy will include potential locations for the incorporation of art and murals. This will be part of the next phase of the project.
- A question was asked about how the study area was defined.
 - The study area comprises the industrial/employment zoning.
- A question was posed about cultural heritage assets and if they had been considered.
 - A cultural heritage resource assessment was conducted by a ASI using secondary resources such as historical mapping and data collected by the City
 - A detailed inventory of potential cultural heritage resources will be conducted by the City.
- One participant expressed concern at seeing workers on a private lot which they noted was vacant. Also noted that some lots have vehicles parked in them for long periods of time.
- Someone noted that there is a sharp divide between residential and industrial lands.
- A question was asked about the definition of 'creative industry.'
 - Team noted it could be industry in film production, studios etc. where the more physical filming activities occur.
 - It was also noted that Karma Candy is really only using about ¼ of their building. The rest is unused.
- What piers are included in the study area? Also which wards?
 - Piers 10 – 27, majority of those piers are owned by the Hamilton Port Authority with Piers 16 – 21 being privately owned (Stelco, Arcelormittal)
 - The Bayfront Strategy covers parts of Wards 2, 3, 4, and 5.
- Question was asked about the photo contest.
 - Photo contest is open to Ontario residents above the age of 19.
- General discussion about the need for more green spaces. Introduce green houses.
- Discussion of rules around reuse of the building especially if it has cultural heritage value.
 - Noted that the team should reach out to the Workers Arts and Heritage museum for art and cultural information.

Meeting Adjourned

Please send revisions to Melissa Kosterman at mkosterman@dillon.ca

MEETING MINUTES

APPENDIX A - ACTIVITIES

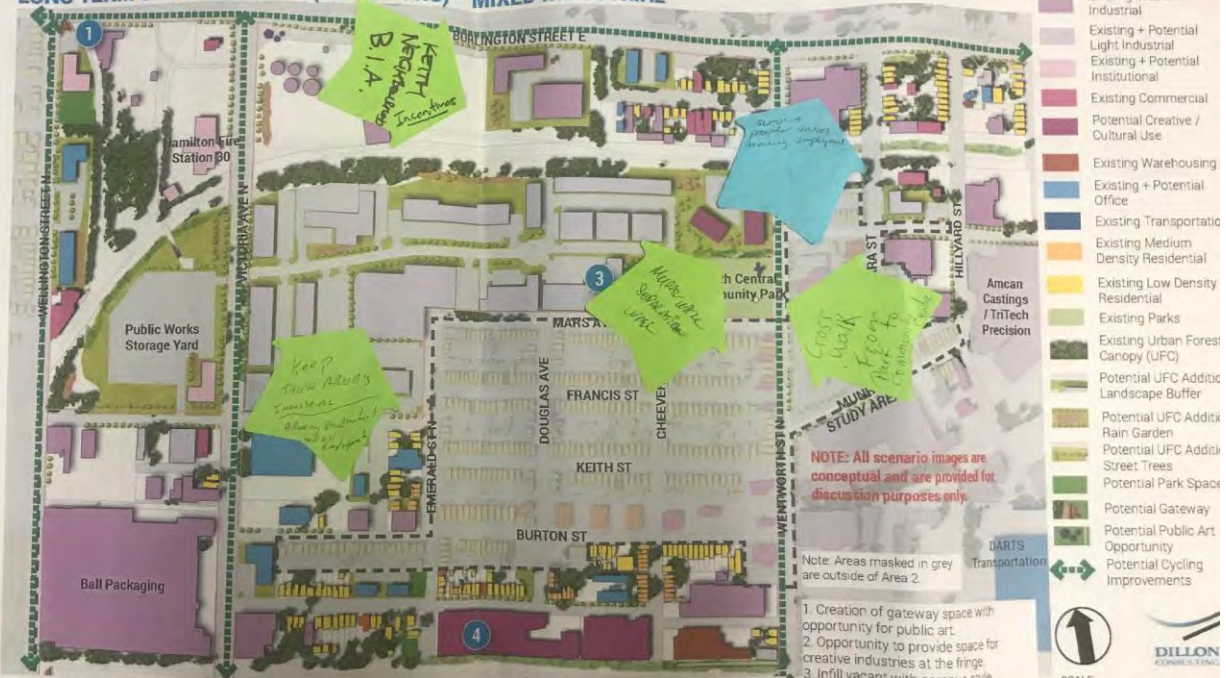


EXAMPLES OF CHANGE - AREA 2



This figure is an example of what change could look like in this particular area. This is not a proposal, but rather an idea generator. Please take a look at the map and let us know what you think. Use the sticky notes to write down your thoughts.

BAYFRONT INDUSTRIAL AREA RENEWAL STRATEGY: AREA 2 - SCENARIO 3 LONG TERM OPPORTUNITIES (25-40+ YRS) - MIXED INDUSTRIAL



In this scenario we are proposing streetscaping improvements, park improvements, additional park spaces, and revitalization and final buildout of vacant parcels. We are proposing infill of creative industry land uses to refresh the former warehousing parcel to increase its utilization, we also propose the conversion of the Karma Candy buildings from medium industrial to creative industry land use. Timing for this scenario would be in the long term.

EXAMPLES OF CHANGE - AREA 1



This figure is an example of what change could look like in this particular area. This is not a proposal, but rather an idea generator. Please take a look at the map and let us know what you think. Use the sticky notes to write down your thoughts.

BAYFRONT INDUSTRIAL AREA RENEWAL STRATEGY: AREA 1 - SCENARIO 3 LONG TERM OPPORTUNITIES (25-40+ YRS) - MIXED INDUSTRIAL

Note: Areas masked in grey are outside of Area 1



In this scenario we are proposing streetscaping improvements, minor park improvements, gateway treatments and revitalization and final buildout of the property. We also propose infill of creative industry land uses to maximize utilization of space on the previous parking lot. Timing would be in the long term.

1. Opportunity to provide new and innovative industries through infill and redevelopment
2. Implement neighbourhood scale public art to tell the story of the Bayfront
3. Create gateway spaces with opportunities for larger scale public art
4. Improve the transition between the employment area and the rest of the neighbourhood and foster creativity by creating space for creative industries at the fringe

OBJECTIVES

7. Provide opportunities to resolve existing land use compatibility issues.



8. Celebrate and strengthen cultural heritage resources of the area through public art, wayfinding, murals, and fostering public institutions and public spaces.

