



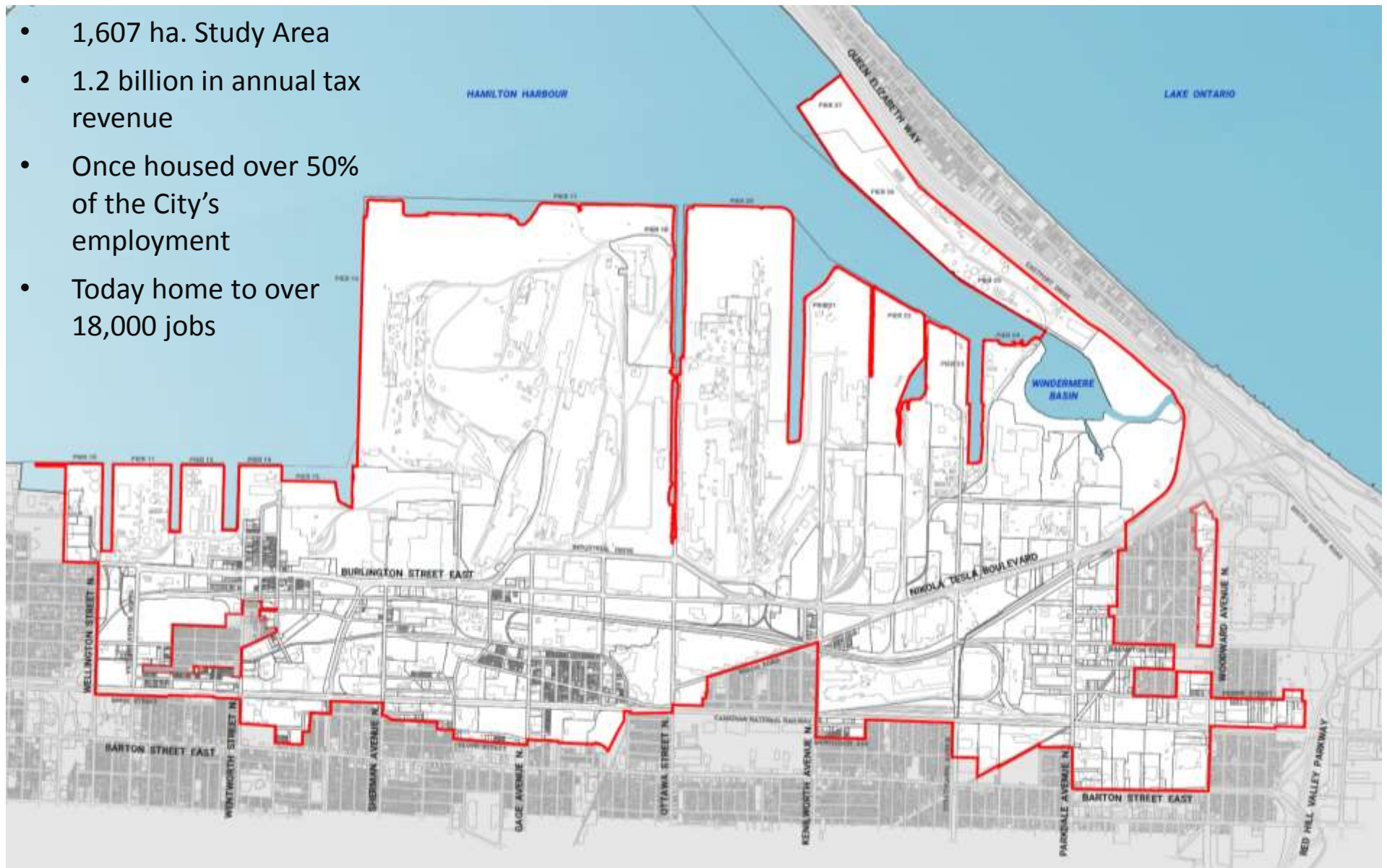
# BAYFRONT INDUSTRIAL AREA RENEWAL STRATEGY

Public Open House #1

June 12, 2017

# BAYFRONT STUDY AREA

- 1,607 ha. Study Area
- 1.2 billion in annual tax revenue
- Once housed over 50% of the City's employment
- Today home to over 18,000 jobs



# WHY A STRATEGY FOR BAYFRONT?



- Important asset and unique location
- Response to evolving state of manufacturing
- Future of Steel in Hamilton
- Ensure future opportunities on Hamilton's largest area of employment land
- Perceptions of the area – appearance/ productivity



## Two Phase Study

Phase 1 – Market Opportunities (Deloitte)

Phase 2 – Strategy and Action Plan

# THE CHANGING GROWTH CONTEXT

## PHASE 1 FINDINGS

For many years, there has been an interest in **reinvestment and redevelopment in the Bayfront**, but the economics and growth prospects were not favorable. Now things are evolving:

- A **large and competitive business park** is coming on stream around the Airport.
- There is **interest in advanced industry** and Hamilton's vision for intensification and redevelopment in the downtown and on the **waterfront is gaining traction**.
- Cost of doing business and congestion elsewhere will make **Hamilton's value proposition** stronger over time.

A new vision is required to **strategically reposition** and encourage **new investment** in the Bayfront for the next generation.

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The next 25 years are forecast to provide tremendous opportunity as employers and investors take advantage of Hamilton's strategic location and infrastructure to drive business opportunity.



*McMaster Downtown Hamilton Health Campus*

*James Street North GO Station Under Construction*



# MARKET SOUNDINGS

## PHASE 1 FINDINGS

The consensus view is that the Bayfront Area will stay in **employment use for the near future**

Bayfront Re-development Opportunity	Steel	Automotive	Agency
Residential development opportunity			
Industrial development opportunity			
Office development opportunity			
Waterfront Retail development opportunity			
Provincial Employment Land Aspirations			
Investment Appetite			
Future of Steel Industry			
Perception of level of contamination			
Development Risk			
Need for a catalyst to kick start re-development			

# STRATEGIC DIRECTIONS

## PHASE 1 FINDINGS

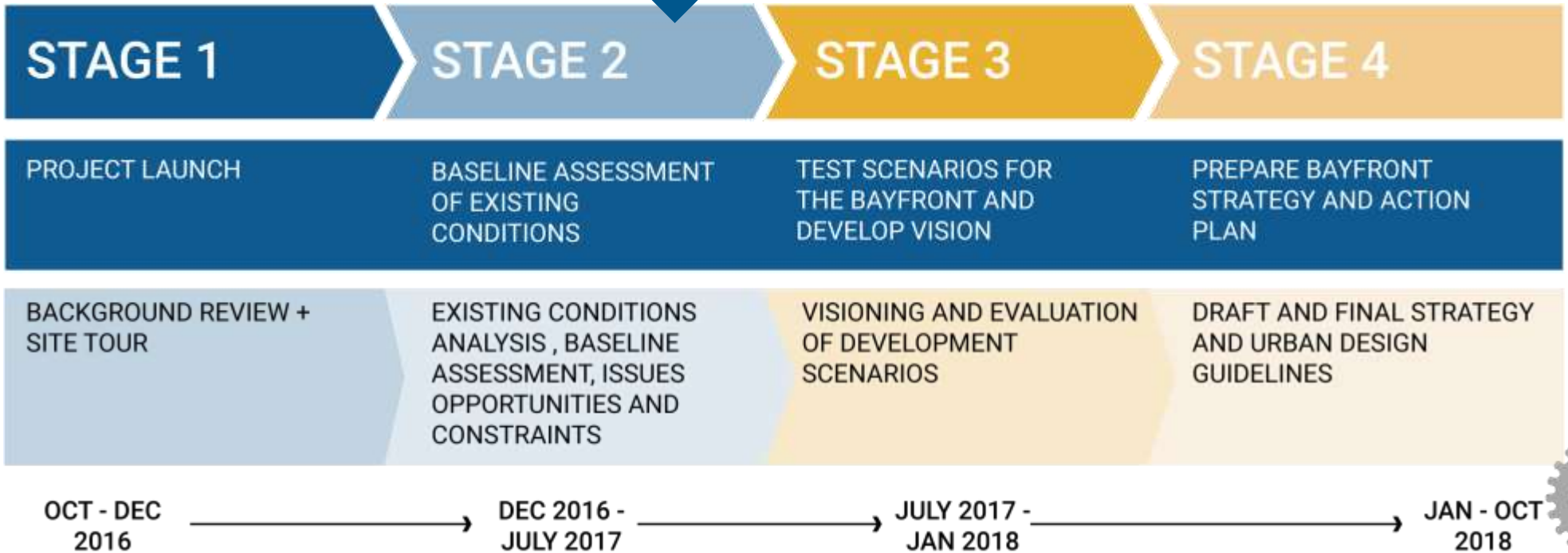
The Bayfront will **remain an employment area** for at least the short to medium term. Significant change to other land uses is a very **long-term proposition**. The goal should be to **maintain the strength of existing clusters** while **growing and expanding** into new sectors.

1	Establish a vision for the Bayfront
2	Ensure AEGD and other greenfield supply comes to market soon
3	Encourage more efficient use of existing land and building supply
4	Consider targeted site acquisition to acquire an element of control
5	Establish a program to bring sites to market
6	Explore program management options



# PHASE 2: STUDY PROCESS

We Are Here

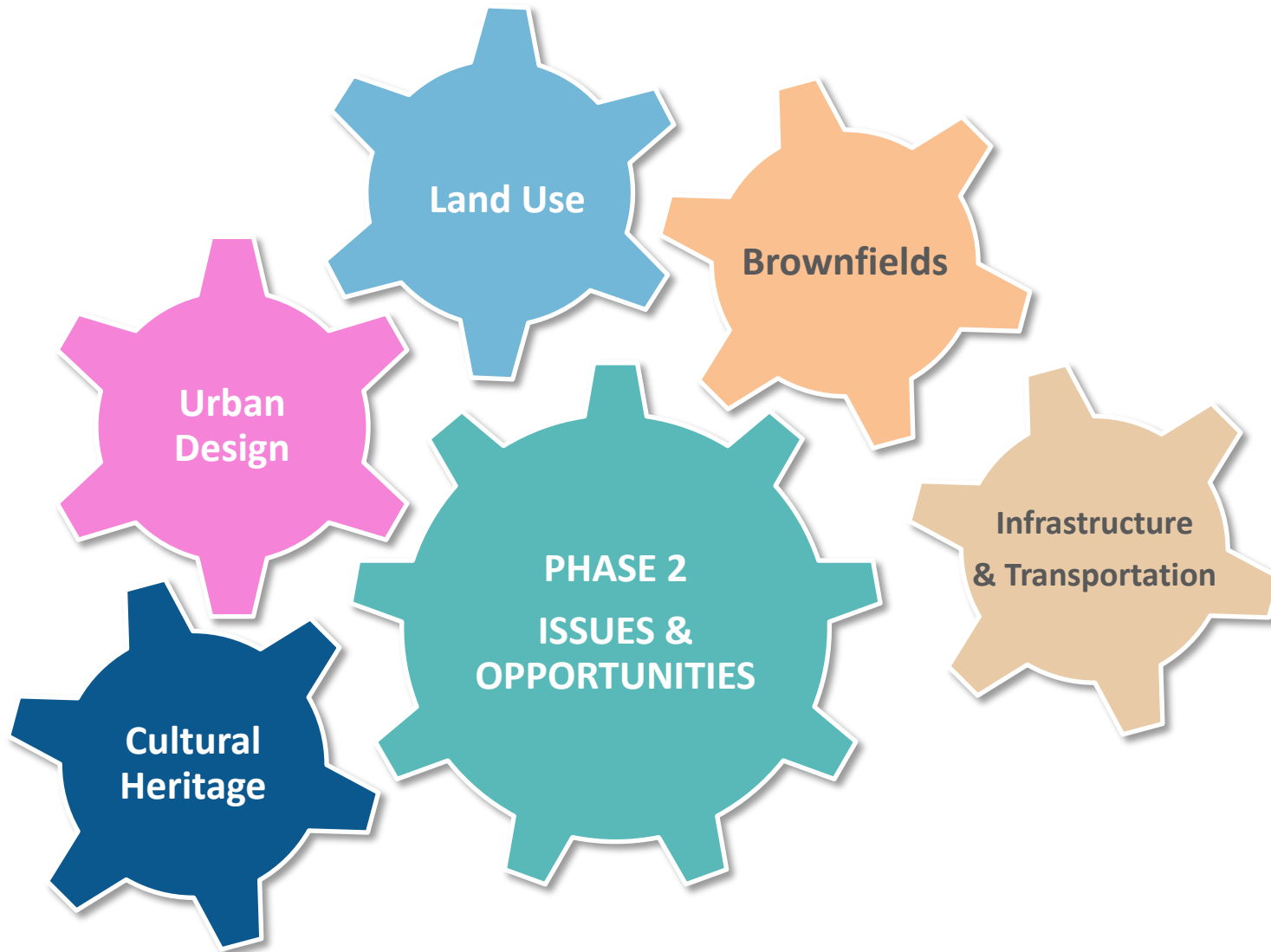


# STUDY OBJECTIVES FOR PHASE 2

1. Investigate a wide range of issues, opportunities and constraints in the Bayfront (land use, urban design, transportation, infrastructure, cultural heritage, economic development, brownfield redevelopment, climate change)
2. Recognize the significant short, medium and long term economic development opportunities
3. Create a bold new vision for the Bayfront and multi-disciplinary Action Plan for strengthening the area



# A BROAD SWEEP...



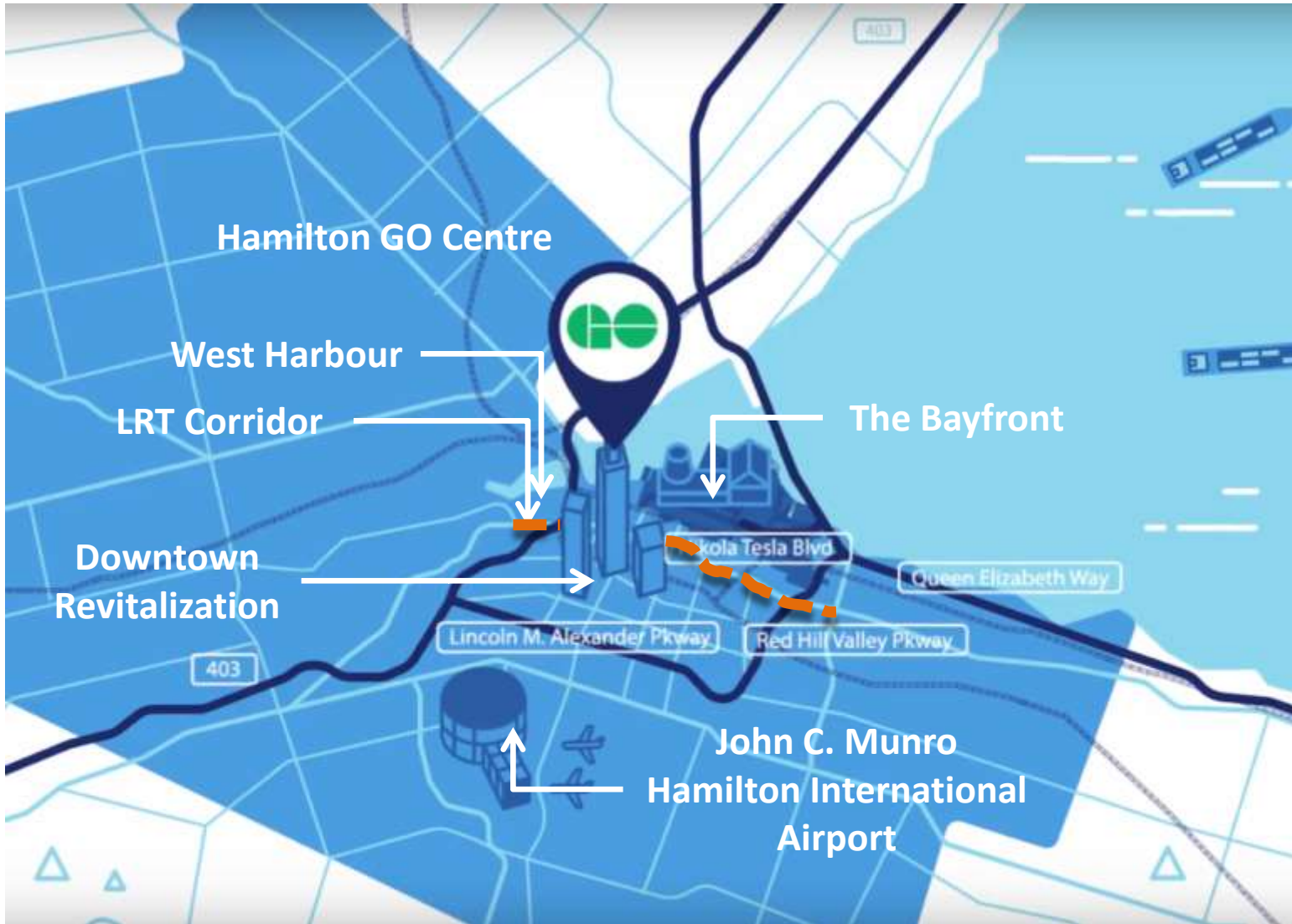
# KEY LESSONS LEARNED

1. **HEAL THE LANDSCAPE**...rejuvenate soils, naturalize shorelines, introduce green spaces, etc.
2. **LEVERAGE CATALYST INVESTMENTS**...they are probably not going to be industrial
3. **PROMOTE EMPLOYMENT OPPORTUNITIES** by protecting the broader employment function of the area....diversification of employment types is ok
4. **BUILD GREAT PUBLIC PLACES** through place-making which serve residents and employees
5. **LEVERAGE INFRASTRUCTURE PROJECTS** to improve competitiveness and connectivity

# PLANNING CONTEXT

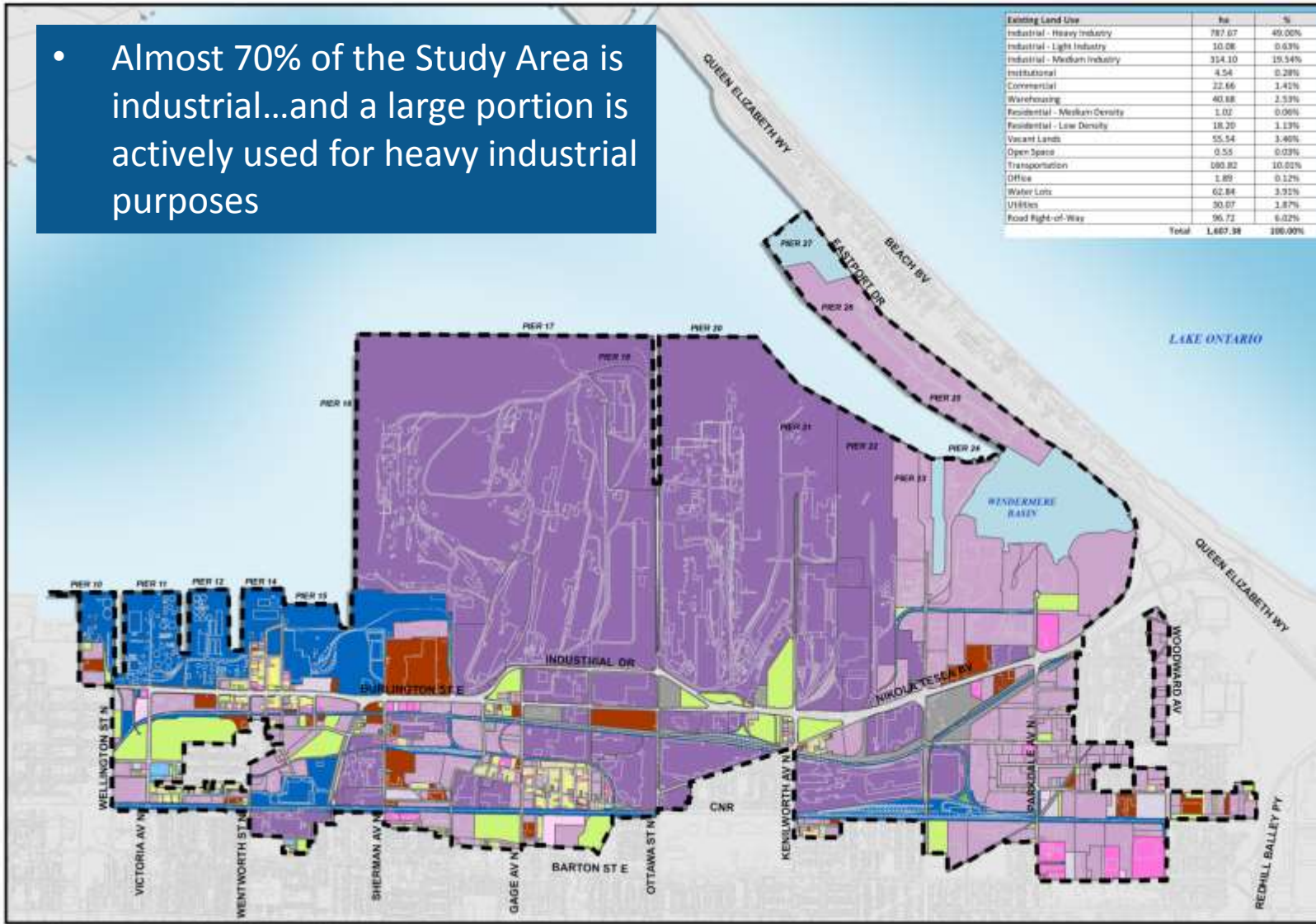


# HAMILTON'S HAPPENING!



# AN INDUSTRIAL AREA

- Almost 70% of the Study Area is industrial...and a large portion is actively used for heavy industrial purposes



- LEGEND**
- Study Area Boundary
  - Industrial - Heavy Industry
  - Industrial - Medium Industry
  - Industrial - Light Industry
  - Institutional
  - Commercial
  - Warehousing
  - Residential - Medium Density
  - Residential - Low Density
  - Vacant Lands
  - Open Space
  - Transportation
  - Office
  - Water Lots
  - Utilities



MAP PREPARED BY: PFM  
DILLON CONSULTING  
CHECKED BY: PJK  
DILLON CONSULTING

May 18, 2017

Scale 1:25,000



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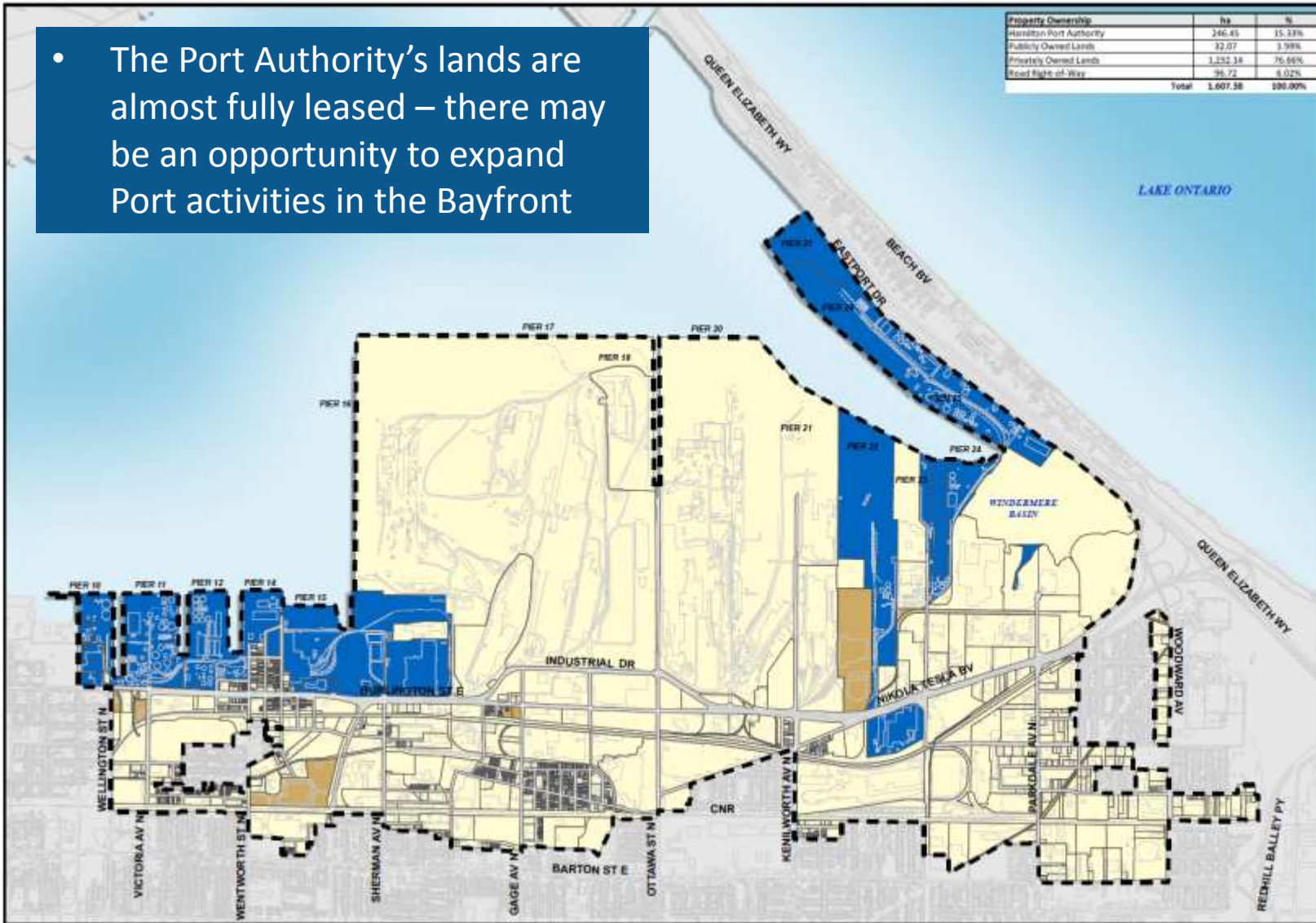
# LAND OWNERSHIP

- The Port Authority's lands are almost fully leased – there may be an opportunity to expand Port activities in the Bayfront

Property Ownership	ha	%
Hamilton Port Authority	246.45	15.33%
Publicly Owned Lands	32.07	3.99%
Privately Owned Lands	1,252.14	76.66%
Road Right of Way	35.72	6.02%
<b>Total</b>	<b>1,607.38</b>	<b>100.00%</b>

## LEGEND

- Study Area Boundary
- Hamilton Port Authority
- Publicly Owned Lands
- Privately Owned Lands



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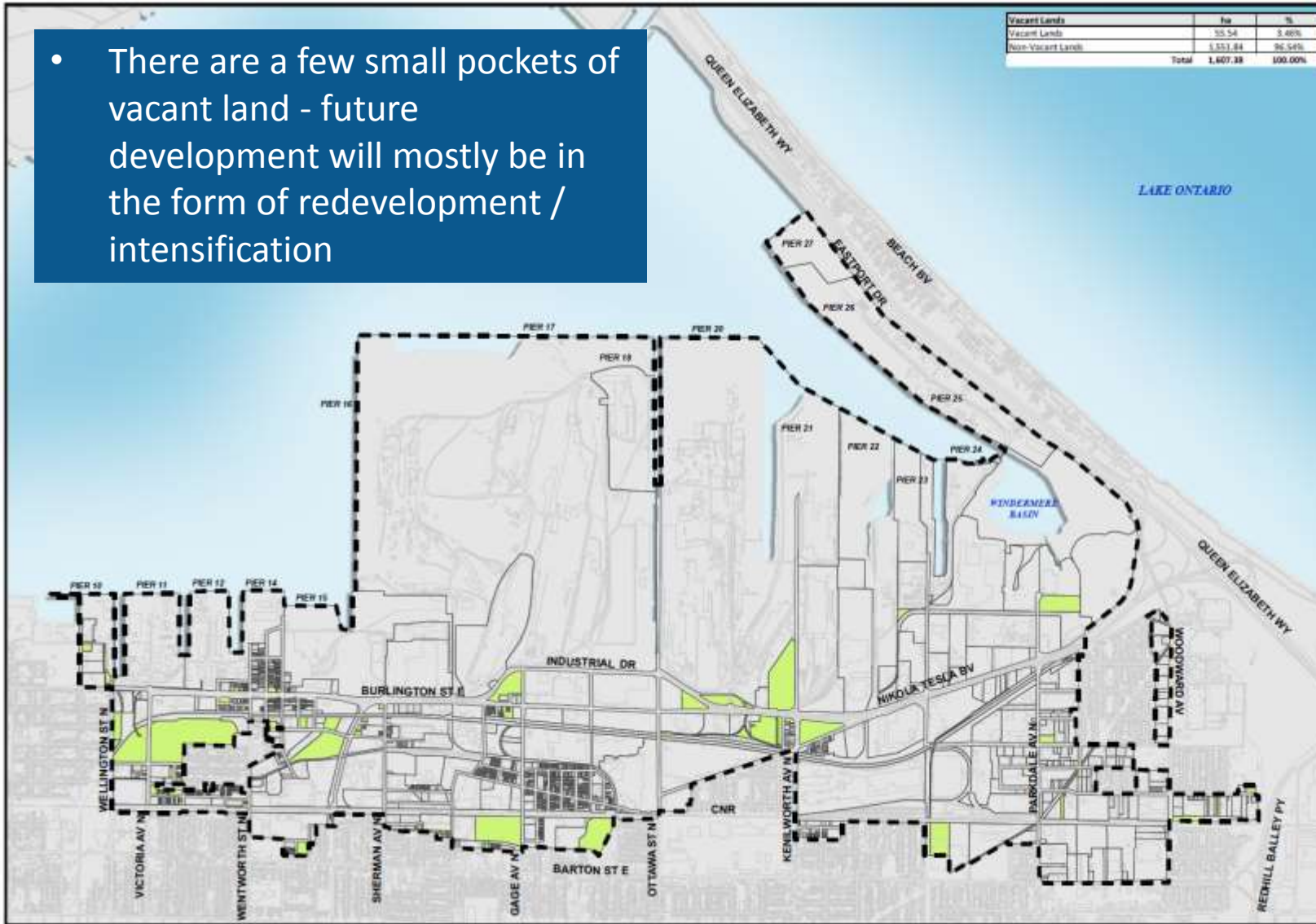
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# VACANT LANDS

- There are a few small pockets of vacant land - future development will mostly be in the form of redevelopment / intensification



Vacant Lands	Ha	%
Vacant Lands	35.54	8.46%
Non-Vacant Lands	3,553.84	96.54%
<b>Total</b>	<b>1,407.38</b>	<b>100.00%</b>

**LEGEND**

- Study Area Boundary
- Vacant Lands



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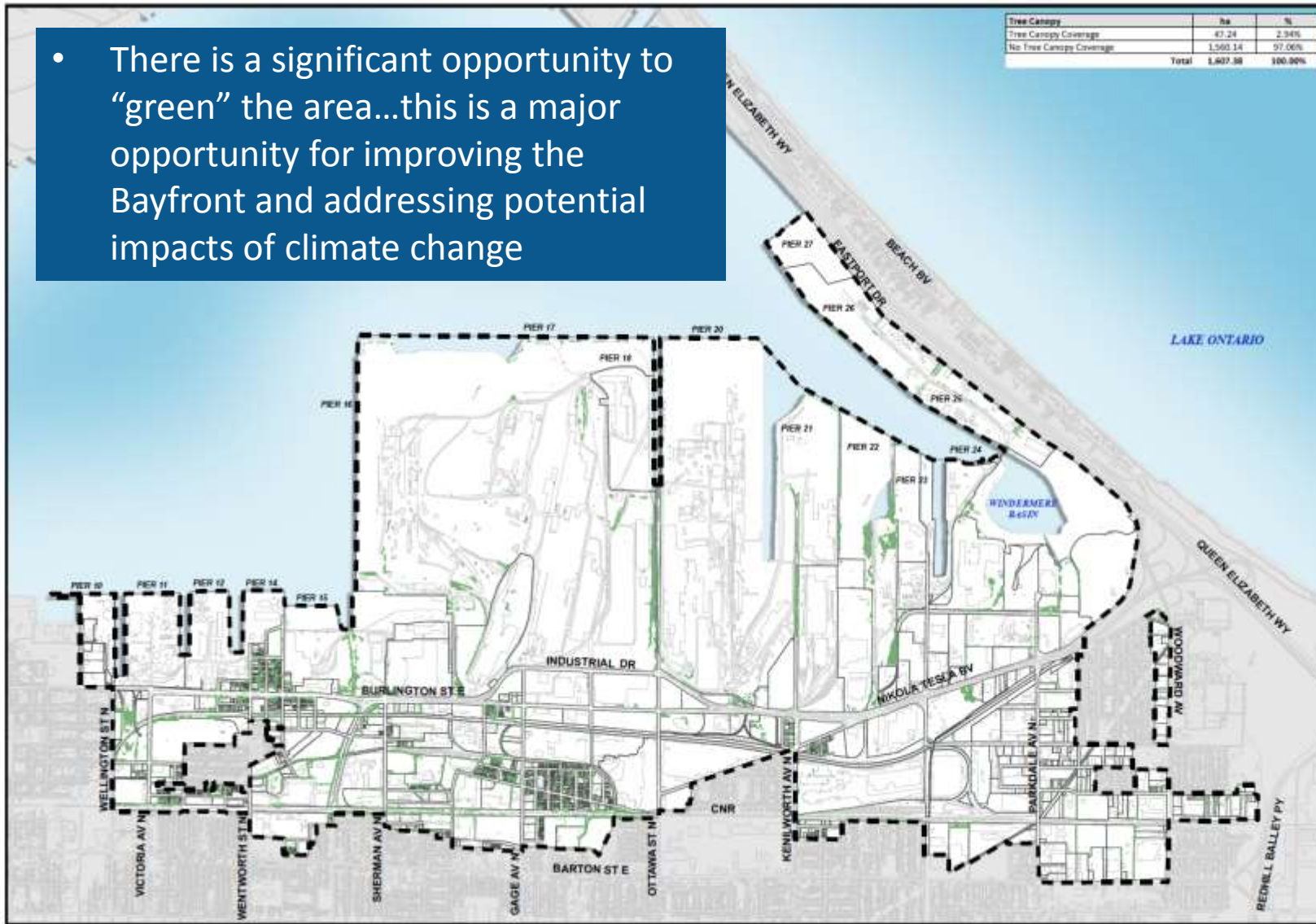
February 09, 2017





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# PUBLIC + PRIVATE TREE COVERAGE

- There is a significant opportunity to “green” the area...this is a major opportunity for improving the Bayfront and addressing potential impacts of climate change



## LEGEND

-  Study Area Boundary
-  Forest Canopy Coverage



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March 07, 2017

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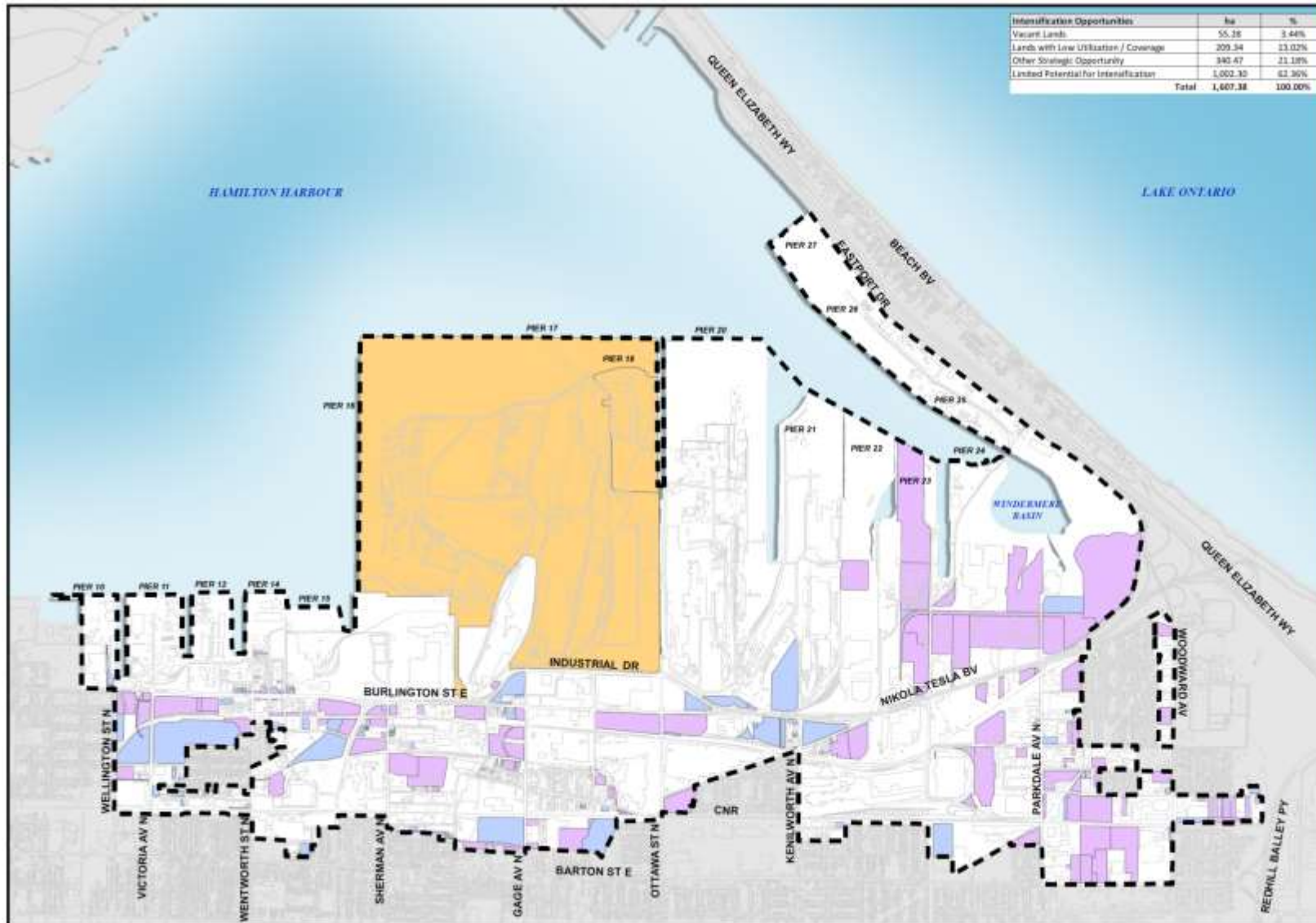


# REDEVELOPMENT / INFILL OPPORTUNITIES



Opportunities to guide the aesthetics and site plan of buildings when they come to be redeveloped to create a more vibrant area. There are also opportunities to create a finer grid of street network, this would allow streetscaping to extend into parcels as they become available for redevelopment. Green infrastructure could be implemented as new streets are created and old streets are redeveloped.

# INTENSIFICATION POTENTIAL



Intensification Opportunities	ha	%
Vacant Lands	55.36	3.44%
Lands with Low Utilization / Coverage	209.34	13.02%
Other Strategic Opportunity	345.47	21.18%
Limited Potential for Intensification	1,002.30	62.36%
<b>Total</b>	<b>1,607.38</b>	<b>100.00%</b>

**LEGEND**

- Study Area Boundary
- Vacant Lands
- Lands with Low Utilization / Coverage
- Other Strategic Opportunity



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May 18, 2017  
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# STATE OF TRANSPORTATION NETWORK



- No major capacity issues within the transportation network
- A number of road improvements are planned for the area
- Very strong goods movement network (port, rail, highway)
- Limited access to transit (HSR routes service the area)
- Limited active transportation connections
- Road safety is an ongoing challenge

# STATE OF INFRASTRUCTURE NETWORK

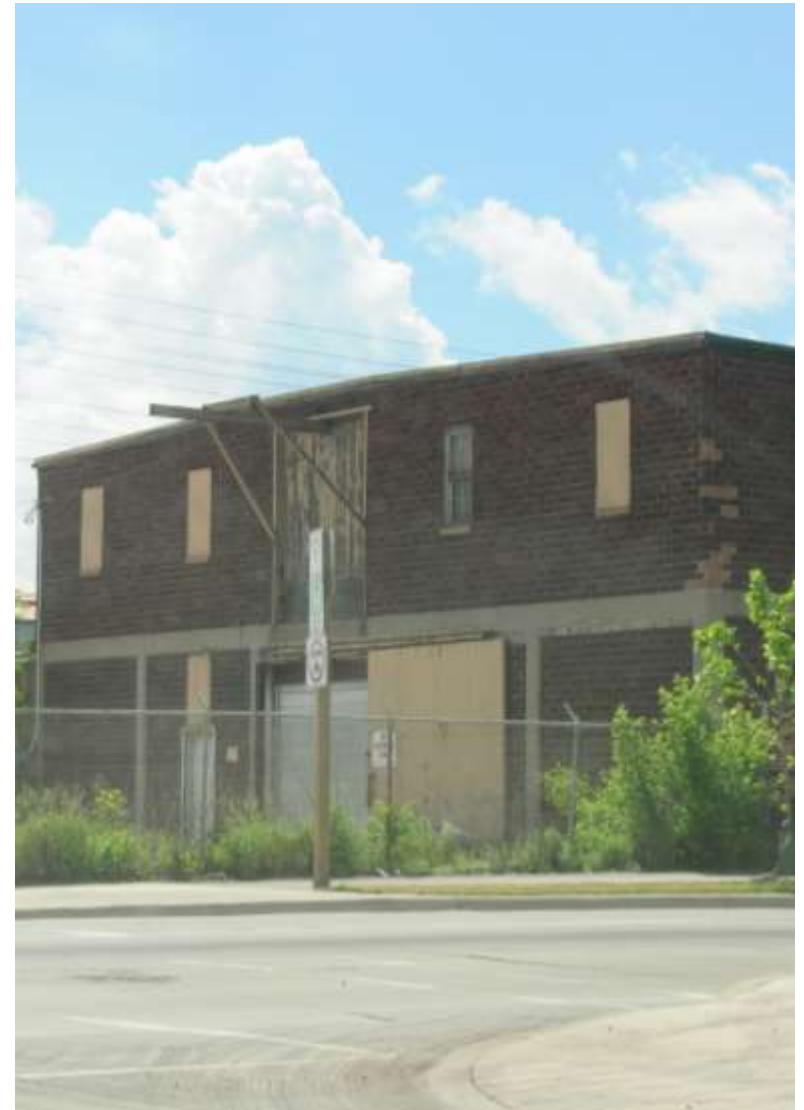
- Fully serviced industrial area
- A number of improvements and upgrades are planned for sanitary, water and storm networks
- Combined sewers in most of the area
- A number of private services/utilities on some of the larger sites
- Water/sanitary capacity to be assessed in Stage 3 (with scenarios)
- Opportunity to link infrastructure improvements with public realm improvements
- Opportunity to use passive Stormwater systems to support public realm/street trees
- Harbour flood levels (with wave uprush/climate change impacts) should be reviewed

# BROWNFIELDS

Underutilized lands with redevelopment potential.

# REVITALIZE THE LANDS

- Most of the lands in the Bayfront have a high degree of complexity due to historic land uses
- City's ERASE incentive program needs to be updated and modernized to attract new investment



# REVITALIZE THE LANDS



- Known as the ‘Machine Shop of the World’
- Redeveloped beginning in the 90’s
- Plan focused on investing in employment land, improved connections and improvements to natural environment.

## Menomonee Valley, Milwaukee, Wisconsin

# REVITALIZE THE LANDS



- One of USA's largest naval shipyards.
- Shipbuilding ceased in 90's
- Master Plan for 600ha of redevelopment
- Focus on campus development for employment lands.
- Placemaking key in Master Plan

## Navy Yards, Philadelphia, Pennsylvania



# REVITALIZE THE LANDS

- Partnership between City of Hamilton and McMaster University
- Transformation of former brownfields into a premier research park at LEED silver or higher.



## McMaster Innovation Park, Hamilton, Ontario

# CULTURAL HERITAGE

Embrace our Past



# INCORPORATING HERITAGE STRUCTURES



Incorporation and/or homage to industrial infrastructure for example the steel stacks as a backdrop and mimicking steel truss as gateway.



## Bethlehem, Pennsylvania

# TELL THE STORY



Interpretive and wayfinding signage to show those moving through the space where to go and what they are experiencing from a cultural, historical, industrial or natural perspective.

## Evergreen Brickworks, Toronto

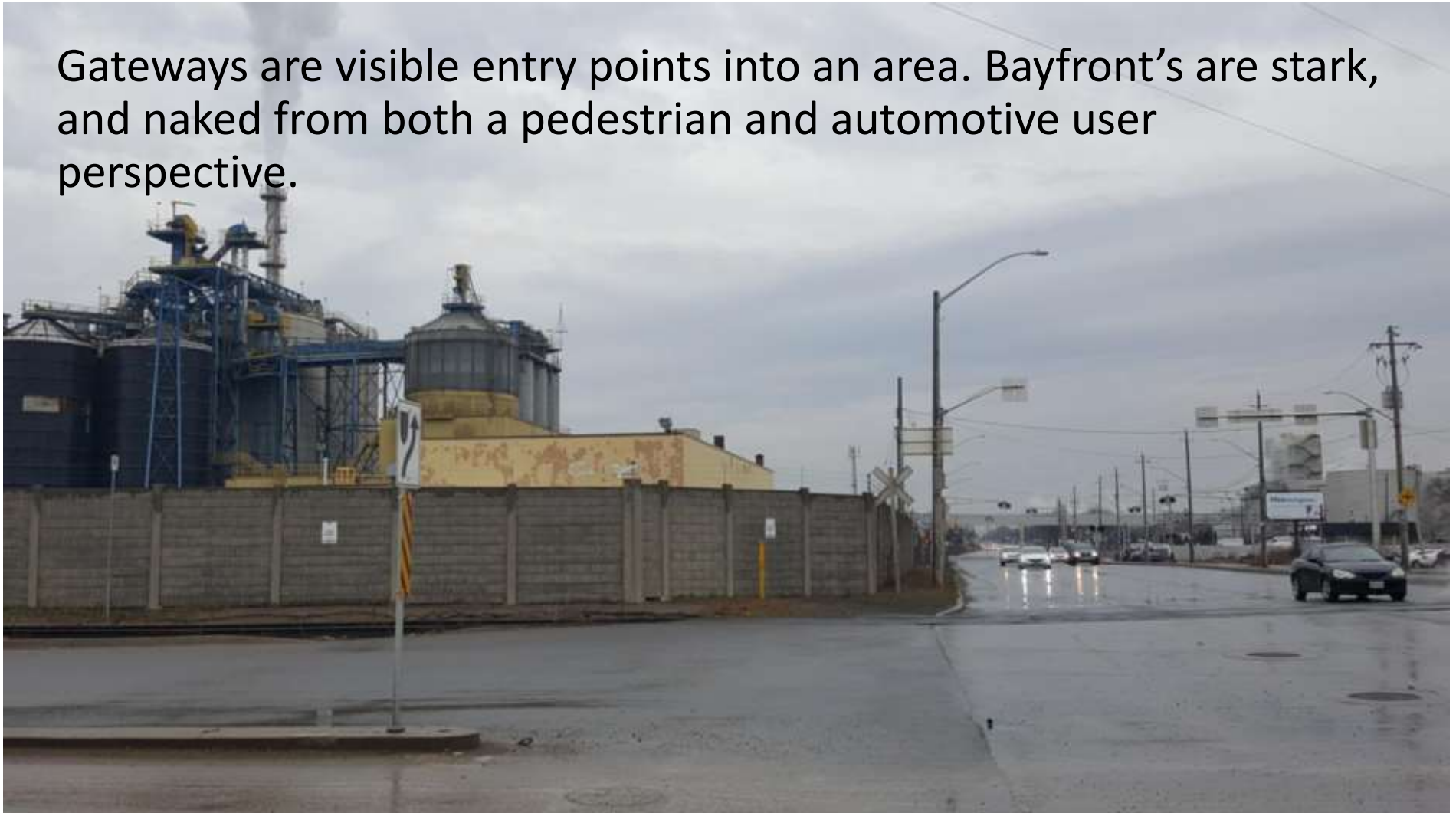
# URBAN DESIGN ISSUES & OPPORTUNITIES

The case for placemaking in the Bayfront



# GATEWAYS

Gateways are visible entry points into an area. Bayfront's are stark, and naked from both a pedestrian and automotive user perspective.



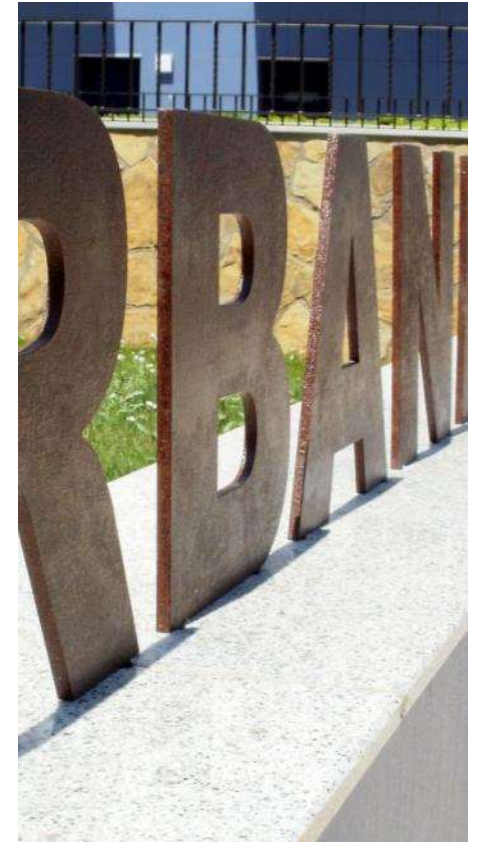
## Wellington Street N + Burlington Street East

# ART + ARCHITECTURE



Public art, architectural and signage as gateway features

# STRIKING FEATURES



Signage, lighting, water features, public art to highlight Hamilton's Industrial History



# PUBLIC SPACES



Windermere East Park

# PUBLIC ART



Evergreen Brickworks, Toronto, Ontario

# INFORMATIONAL SIGNAGE



New South Wales, Australia

# STREETSCAPES



## Sherman Avenue North + Burlington Street East

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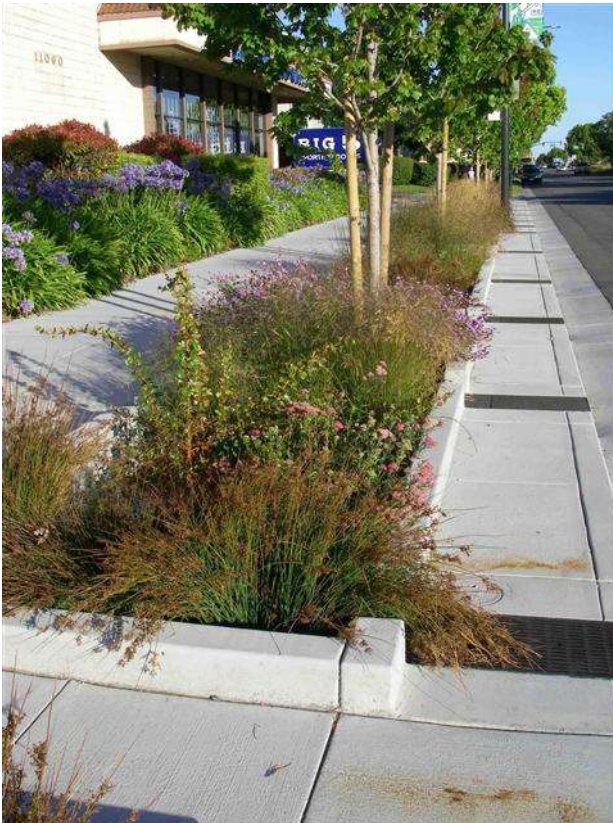
# PUBLIC REALM AMENITIES



Small ways to improve public realm include furnishings and lighting.

# STREET TREES + URBAN FOREST

Ensuring trees reach maturity and are in good health will create better environmental conditions for year round use of the street

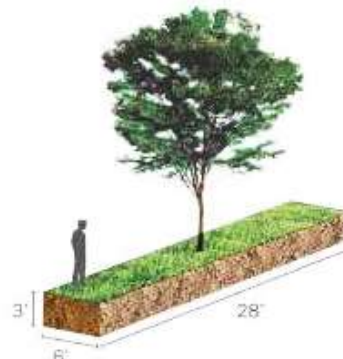


estimated crown spread =  
10 feet diameter



**Soil Volume = 120 cubic feet**

estimated crown spread =  
21 feet diameter



**Soil Volume = 500 cubic feet**

estimated crown spread =  
30 feet diameter



**Soil Volume = 1000 cubic feet**

Integration of better measures of climate change resiliency in new road construction.

# ACTIVE TRANSPORTATION



## Hamilton LRT, Hamilton, ON

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# COMPLETE STREETS



## Hamilton AEGD, Hamilton, ON

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# UNDERPASS SPACES



The Underline, Miami



The Wabash Lights, Chicago

# TRANSITIONAL ZONES



Hillyard Street North of Burlington Street East



Hillyard Street South of Burlington Street East

# SCREENING ADJACENT USES



Landscape screening and berming if needed between industry adjacent to existing residential clusters.

# WATERFRONT VIEWS



Panorama looking west across Windermere Basin



Panorama looking north to water from Hillyard Street

# ESCARPMENT VIEWS



Escarpment views south down Kenilworth Avenue North across Burlington Street East



View South to Escarpment

# HIGHLIGHTING EXISTING VIEWS



Richmond Hill, Ontario

# NEXT STEPS

- **Engagement** throughout the project, including:
  - Focus Group meetings
  - Public Information Centres
  - Meetings with stakeholders
  - Speaker series
  - Other engagement
- **Immediate Next Steps**
  - Review feedback
  - Begin Phase 3 work on vision/scenarios
  - Planning for next round of engagement in late Fall/Winter

# THANK YOU

- Thank you for attending this evening's event
- Visit us on the web at:  
[www.hamilton.ca/bayfrontstrategy](http://www.hamilton.ca/bayfrontstrategy)

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