

# MEETING MINUTES



**Subject:** Bayfront Industrial Area Renewal Strategy – PIC Meeting #1  
**Date and Time:** Monday, June 12, 2017 – 4:00 p.m.-6:00 p.m.; 6:30 p.m. – 8:30 p.m.  
**Location:** The Eva Rothwell Centre, Gymnasium, 460 Wentworth Street North, Hamilton, ON, L8L5W8  
**Our File:** 16-4534

## Attendees

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Eniber Cabrera	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
Kate Clark	City of Hamilton, Planning Student
Patrick Kennedy	Dillon Consulting Limited
Melissa Kosterman	Dillon Consulting Limited
Ann Joyner	Dillon Consulting Limited
Paul Bumstead	Dillon Consulting Limited
Antony Lorius	Deloitte
Luciano Piccione	RCI Consulting

## Notes

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The purpose of the meeting was to discuss the Phase 2 Findings for the issues and opportunities exercise and introduce the project to the general public, also to get a sense of the vision for the Bayfront.

The event was split into two sessions, one in the afternoon, and one in the early evening to allow for 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

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Below is a short summary of the activities. Formal detailed summaries can be found in [Appendix A](#).

### Activity #1

*Question 1 – Identify on the maps provided, areas where you know of major issues/opportunities which have not been covered and should be addressed?*

*Question 2 – Identify on the maps provided, what types of major improvements/change would help the Bayfront and where should they be concentrated?*

- Improved and enhanced trail / cycling connections throughout the Bayfront
- Air and water quality concerns were raised, concerns about pollution.
- Greening initiatives for public and private lands, more parks, more trees.
- Infrastructure concerns were raised, making sure new growth could be sustained (stormwater, utilities, road improvements).
- Public / Waterfront Access.
- Public art, cultural and industrial heritage preservation.

### Activity #2 (Most used 'words' describing the Vision for the Bayfront)

1. Clean
2. Green
3. Progressive
4. Accessible
5. Innovation
6. Beautiful

### Activity #3 (Principles that will achieve the Vision for the Bayfront with strongest support +20)

1. Improve air and water quality
2. Improve overall accessibility / transit / pedestrian / cycling / waterfront access
3. Attract new / better / green / innovative employment to the Bayfront
4. Use green / low impact / resilient design techniques (stormwater / green infrastructure)
5. Implement green energy such as District Energy, solar and wind.

## Afternoon Session Discussion

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- A question was posed regarding Deloitte's survey with stakeholders about the future use. It seems like the use was predetermined and now there is a narrow scope.
  - Deloitte's representative, Antony Lorius, responded that the purpose of Phase 1 was to do a market sounding exercise. Phase 1 wasn't a visioning exercise which is why they looked at the uses the way they did. Now, in this phase, there is a visionary exercise within predetermined parameters. We are looking from employment to employment uses for the most part at this point based on our Provincial planning framework.

- One member noted that what happens with the Stelco lands is important to know. They had met with the Mayor, and think that it is important for the community to have input into what happens at those lands. There were 13,000 employees and now there are 500 employees. They are looking to get back to 10,000 employees. They would like to see real value coming into the community. It is important for the vision. Urge people to get involved. They were involved in Randle's Reef when it started 27 years ago, takes time to get things done.
- One member commented that a lot of lands are owned by the Port Authority and wanted to know if they were involved. Were they interested in what the public has to say? They would have liked to have seen them out at the public meeting.
  - They City noted that HPA is involved in the Steering Committee and are now a part of the Focus Group as requested. They are doing well and growing rapidly.
- A participant asked if there is a super port in the future for HPA? Concerned about the taking away of manufacturing jobs and replacing them with jobs that don't pay well. Concerned that HPA wants all the land in the area.
  - City noted that there isn't an immediate need or demand for a super port, and they are looking for input into the vision for the area and would like the public to provide the City with some feedback.
- Participant asked who is part of the Focus Group (stakeholders) for the project?
  - The Focus Group is meant to be a balance of members of industry, community and others. They have a representative from Stelco/Landco, they have 4-5 residents representing the adjacent neighbourhoods, Environment Hamilton, Sustainable Hamilton, Chamber of Commerce, Hamilton Industrial Environmental Association. Combination of many with 12-14 people maximum, otherwise the focus group would have been too big. They will be meeting face to face with other community groups and indigenous communities such as the Mississaugas of the New Credit First Nation.

## Evening Session Discussion

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- Question was posed about the contaminated lands and what is required.
  - Ministry of Environment governs what is required. If you change from a heavier use to a more sensitive use such as industrial to residential then there needs to be a mandated remediation of the land and record of site condition completed. The standard to reach is much higher to change to residential use. If you go from industry to another industry or from industrial to commercial use, then the requirements are less stringent and it's easier/less costly to manage and achieve.
- Question posed about not changing the statutory plans. There are residential areas that are zoned industrial. There have been difficulties in the ownership.
  - There are 2 residential conditions in this area. 1. Lands designated as Neighbourhoods, 2. lands designated as Employment. We are not looking at wholesale changes. The City has done studies in the past regarding the residential enclaves in the 80's and 90's and reviewed again in the mid 2000's. The decision was that the lands designated as employment should remain as employment and the current residential areas zoned industrial would remain as legal non-conforming uses. The study is looking at the

residential areas to improve transitions between residential and industrial uses in order to provide better aesthetic conditions in those transition areas.

- One member wanted to see a move to less toxic industries on the waterfront. People get their drinking water from the Harbour. We need less toxic industries especially near the lake.
- Question asked if there is a plan for more active green space?
  - City answered that the study is looking at ways to create more green space in the area and is looking to get feedback to inform the vision which will then inform the development scenarios.
- One participant wanted to know what transition zone meant. Is it transitioning current residential uses into industry and the term transition was meant to apply to a geographic transition (it is the zone of the City where we have both industry and residential)
  - Project team noted that “no we are not transitioning from one use to the other, it is simply just recognizing that there is a shift in that area from industry to residential. Geographic transition not land use future transitions.”
- One participant asked about the connection between the Airport and Bayfront?
  - Antony from Deloitte answered that the supply of employment lands are different parts of the pie, more lands mean bigger pieces of the pie available to companies looking for employment lands.
- A participant asked if there will be transit connections between these spaces?
  - City noted that Hamilton has a better chance to reach intensification targets set up in the growth plan if there are transit connections between residential areas and employment areas.
- One participant commented that Hamilton has its own character and they did not want Hamilton to turn into Toronto. There is a need to have universal design and along with that intensification. There was a concern about gentrification, and that it needs to be dealt with. Where is the money coming from?
  - One thing that we are looking to incorporate is accessibility. There are benefits as well as challenges to gentrification; the outcome will differ depending on the vision and development scenarios.
- One participant asked what the current plan is for the area?
  - Consultant team noted that the current plan is the Official Plan which states that the uses are industrial. There is no plan yet, it will stay the same. The Strategy will help to determine if changes to the Official Plan are needed.
- A participant asked if there is a quantitative factor to the contaminants.
  - The brownfields consultant answered that standards for residential are too stringent for the areas in the Bayfront as they have very complex conditions. For other areas it would work, but not in the Bayfront. When the ERASE program is used there is a cleanup component, but there is no requirement to use ERASE. The City does not have a tool to force business owners to use the program.

## Meeting Adjourned

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Please send revisions to Melissa Kosterman at [mkosterman@dillon.ca](mailto:mkosterman@dillon.ca)



# BAYFRONT INDUSTRIAL AREA RENEWAL STRATEGY

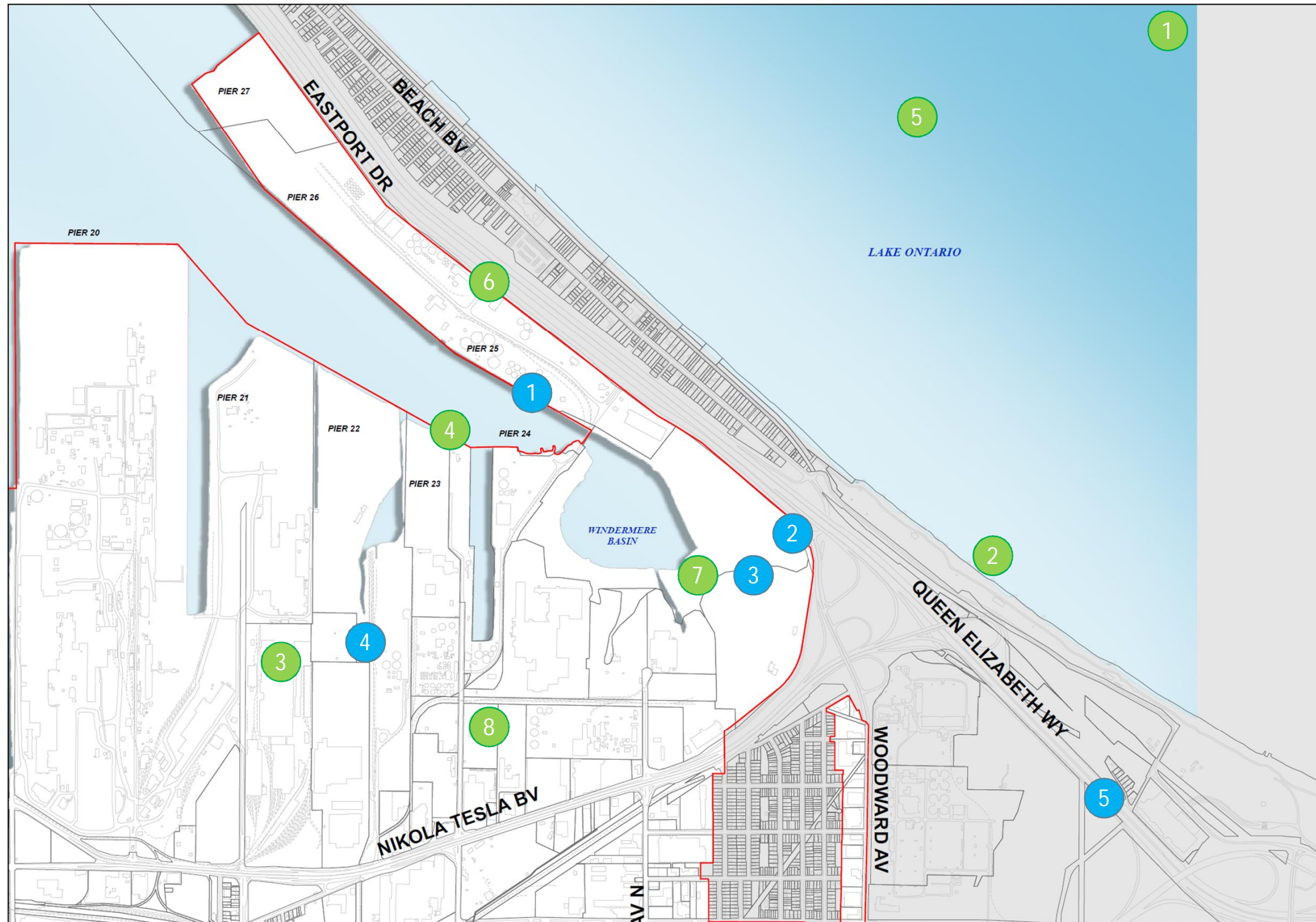
# ACTIVITY #1 - NORTHEAST

## Issues / Opportunities

- 1. Dust emissions from grain loading / unloading
- 2. Better cycling infrastructure. Connect cycling routes to beach bike lanes.
- 3. Cycle trail all the way down the north side of Burlington Street.
- 4. Retain and expand residual natural areas like this inlet and others. Aim to reach the escarpment in 2050.
- 5. Connect pipeline bike trail to the Red Hill & beach trail.

## Improvements / Changes


- 1. Address stormwater. Be practical with infrastructure. Make sure utilities can handle the growth. What about energy planning and evacuation routes?
- 2. Extension of Great Lakes trail into Hamilton Lakefront Trail.
- 3. Purchase vacant or lands available for sale as land trusts for lease back to City.
- 4. Invite outside interest / investment. Maintain / highlight industrial character with modern arts / use for the arts/ performance space (fashion show) that emphasize the industrial history of the area. Showcase industrial area through events that support artists. Same strategy as 2015 Jackson Square tall building that showcases the views. Community interest stimulated through events / fashion show and attract new people to area.
- 5. General Comment - If you want people to come it needs to be cleaned up visually and environmentally.
- 6. Improve connections and access to water.
- 7. Air quality! Smell! Fix it!
- 8. Land industrial / commercial and residential should be clean and visually active. Provide clean up incentives.






## BAYFRONT INDUSTRIAL AREA RENEWAL STRATEGY

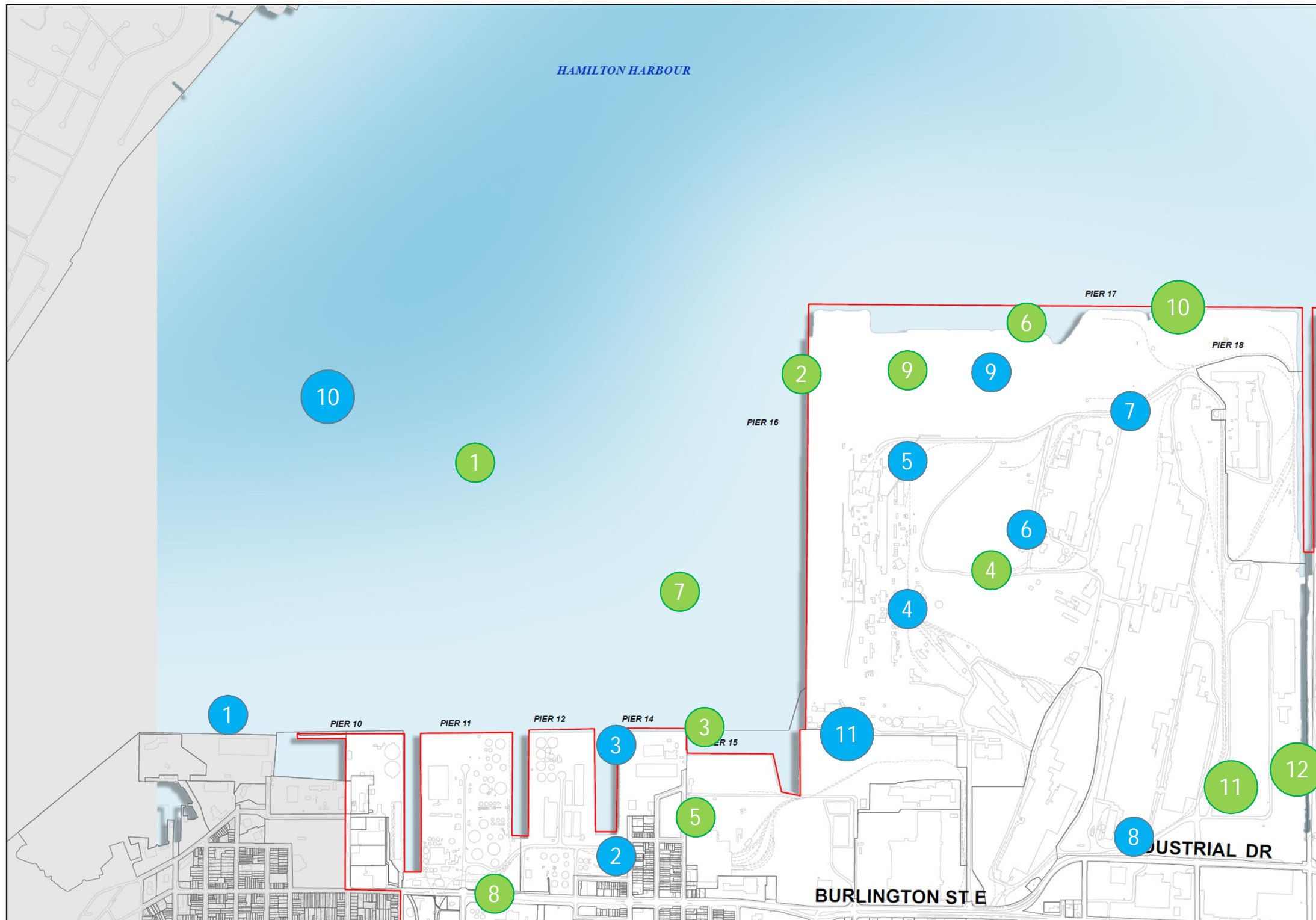
# ACTIVITY #1 - NORTHWEST

 Issues / Opportunities

1. Make it lovely, make entertainment.
2. Ball hockey areas, natural ice skating rinks.
3. Pier 14 – Trucks get lost trying to get to the port.
4. Light industry / commercial.
5. Would be nice to open this up.
6. No more polluting industry.
7. Increase air quality of emissions.
8. Better transit / bus & bike.
9. Create and enforce better particulate emission standards and do something constructive with vacant land.
10. Look for creative opportunities for land trusts.
11. No gasification plant here.

 Improvements / Changes

1. Don't turn us into Toronto!
2. Boardwalk along waterfront.
3. Cut back emissions.
4. Clean up the industry.
5. Move residential to south of Burlington Street and all Industrial north of Burlington Street.
6. Tree planting strip to improve water quality and harbour views.
7. Look for opportunity to have City owned Land Trust for lease to promote specific types of employment (e.g. aerospace).
8. Separate bike roads from automobile roads (similar to Amsterdam).
9. Retain obsolete industrial structures include blast furnace as per River Valley.
10. Windermere Basin improvements.
11. In industrial plants, retain some portion of the machinery and process equipment in situ. Add it to the art program. Use a percentage of it for new residential and commercial developments. Use another percentage for industrial heritage.
12. Public access.

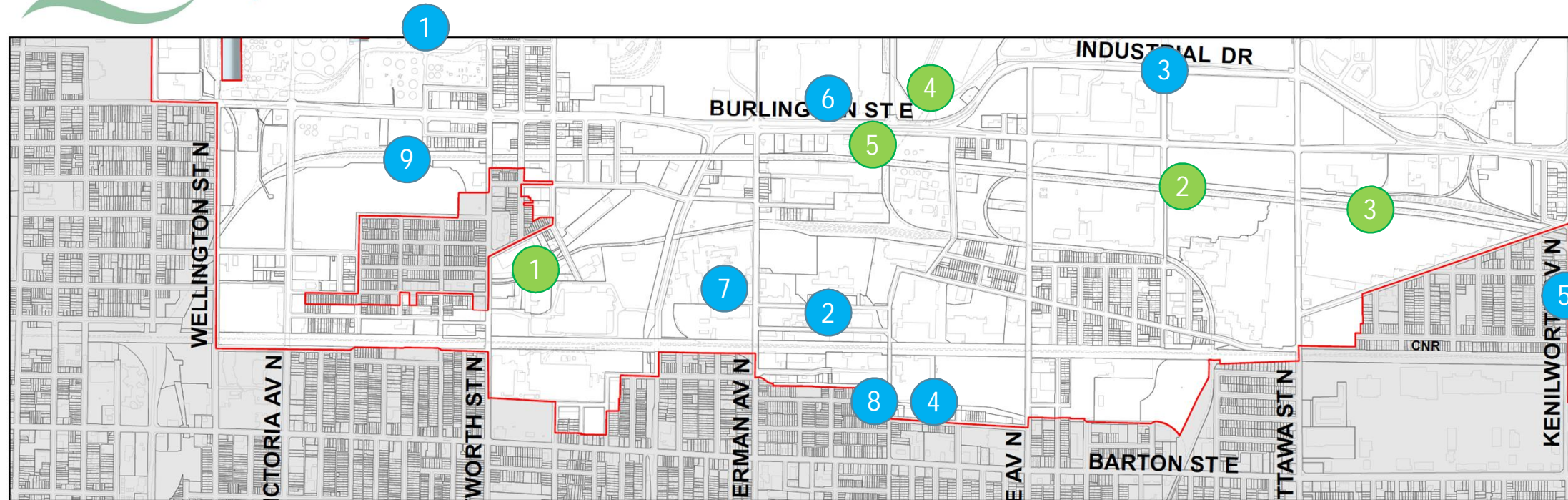




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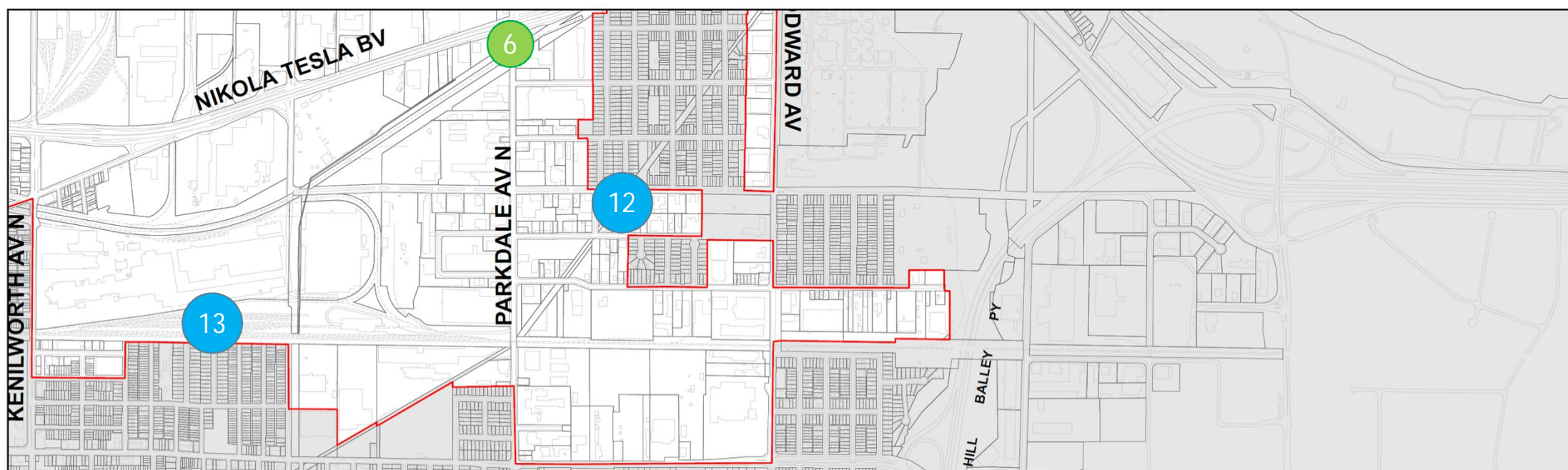
# ACTIVITY #1 - SOUTH

Issues / Opportunities



1. Clean up the industry – pollution and emissions.
2. Dust and noise emissions.
3. Industrial pollution fallout.
4. Poor zoning protection for residents in “light” industrial zones.
5. Why do I smell Bounce fragrance in the wind? Just more pollution.
6. Can be intimidating.
7. Historic dioxin and furans emissions.
8. EZ Waste – bad neighbours (transition to residential)
9. Commercial spaces to separate residential from industrial.
10. Community groups could join up to discuss running issues ‘work together.’
11. Attract new residents to adjacent neighbourhoods.
12. Pipeline trail opportunity – connection.
13. Compatibility with or impacts on existing surrounding or bordering uses.

Improvements / Changes



1. More neighbourhood parks (500m walking radius) throughout Bayfront.
2. Plant trees = less noise, calm streets, cleaner air, healthier lungs.
3. Trees everywhere.
4. Needs improvements Burlington Street is dirty, bad for bikes, dangerous.
5. Improve the pavement of Burlington Street.
6. Desolate. Needs brightening up. Trees, more interests. Public art. Heritage past & future.







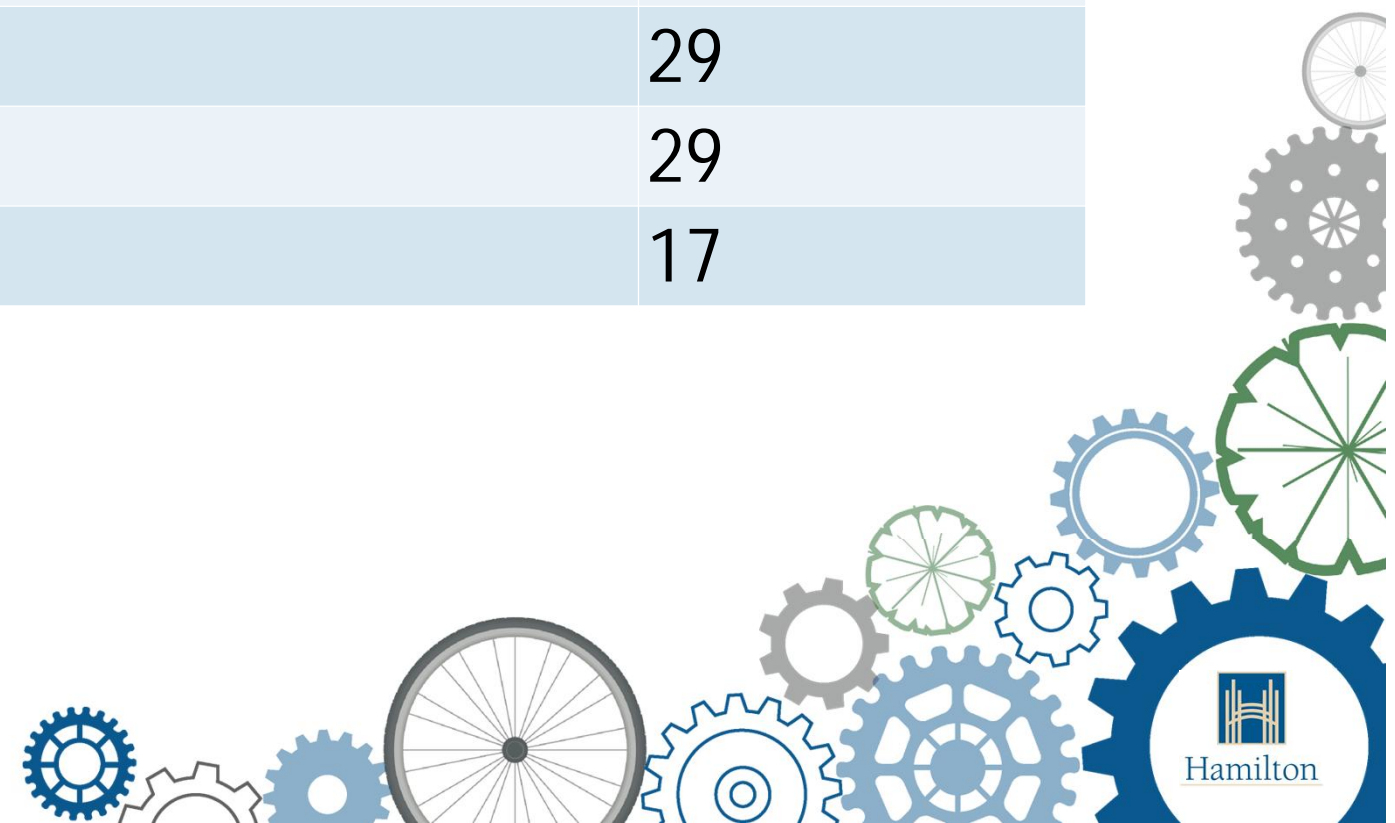


## BAYFRONT INDUSTRIAL AREA RENEWAL STRATEGY

Example principles provided by the Consultant Team for PIC Participants to comment on.

# ACTIVITY #3

Principle	I Support!
Attract new / better / green / innovative employment to the Bayfront	27
Use green / low-impact / resilient design techniques (stormwater management / green infrastructure)	22
Tell the 'story' of the Bayfront's history (steel museum / digital museum / industrial and/or steel trail)	17
Improve how new developments look by using architectural standards and guidelines	16
Implement green energy such as District Energy, solar and wind	21
Open up the Bayfront for different types of industry	17
Improve air and water quality	29
Improve overall accessibility / transit / pedestrian / cycling / waterfront access	29
Introduce public art (pieces, façade treatments, murals)	17



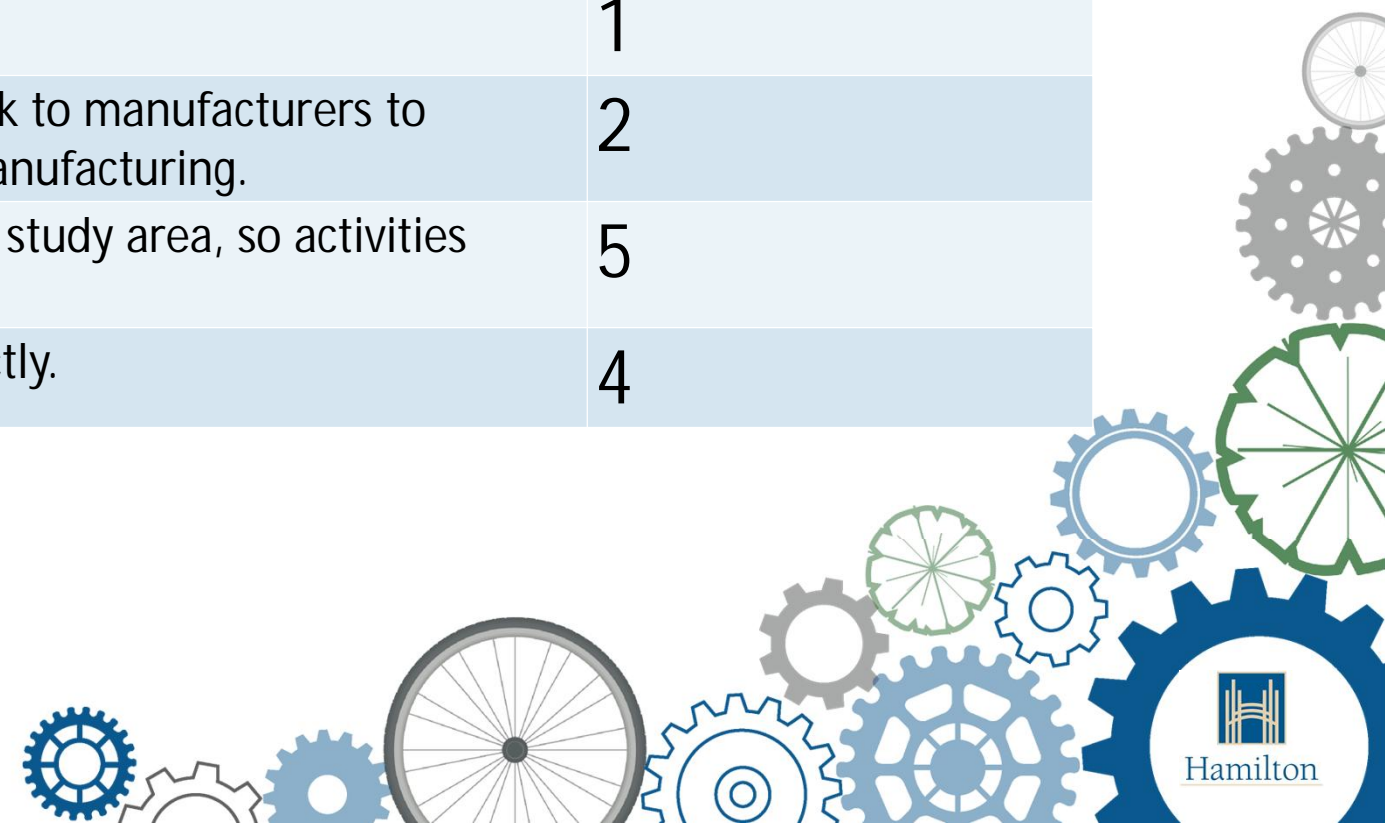


## BAYFRONT INDUSTRIAL AREA RENEWAL STRATEGY

Principles which PIC participants added to our list and then indicated their support.

# ACTIVITY #3

Other Principles we missed? Please List below:	I Support!
Absolutely no more garbage / waste facilities – No gasification plan – clean up Randle Reef	12
Experimentation / Incentives for green building techniques – Use this opportunity to advance Hamilton's Green Building Industry	6
Conservation of a Bayfront property vs. consumption with a balance for the scarce space.	5
Develop Hamilton Harbour into a World Class Seaport	1
Better Streetscape (Native Trees, perennials, cycling infrastructure, pedestrian accessibility)	5
New types of light industry or commercial (medical, innovation)	1
Look for opportunities for the City to buy land and have land trust to lease back to manufacturers to promote more favourable types of employment, such as perhaps aerospace manufacturing.	2
Robust transition to / integration with activities (residential, etc.) Adjoining the study area, so activities outside are not compromised.	5
Major stakeholders should be responsible for improving their curb appeal directly.	4





## BAYFRONT INDUSTRIAL AREA RENEWAL STRATEGY

Principles which PIC participants added to our list and then indicated their support.

# ACTIVITY #3

Other Principles we missed? Please List below:	I Support!
Make waterfront accessible. I.e. where City streets move through private land.	5
Convert brownfields into urban agriculture. For consumption after studies on crop results are assessed.	4
Strong infrastructure, utility systems	1
Buy out residential and move it to south of Burlington Street	3
Leader in innovative creation & technology	2
Encourage more residential development for new jobs that come to the area. Buffer zones of green space between residential and industrial.	1
Consolidated storage to free up land.	1
Lobby federal government for fairer regulations to encourage steel (local) production	1
Trucks out of residential areas (better GPS) residents are not GPS!	4

