



Presentation to:  
**West Harbour Development Sub-Committee**

Presentation date:  
**May 5, 2016**

Presented by:  
**Vision Working Group**  
of the  
**Community Engagement Process**

# WEST HARBOUR VISION

Historic West Harbour has been the arrival point, the destination point, and the meeting point for generations of people from around the world as they made the West Harbour communities of Central, Beasley and the North End their home for their families and their businesses. Being an integral part of the commercial, recreational, and creative heart of Hamilton, the residences and businesses have created a unique and dynamic culture that is basis of the renaissance of the West Harbour.

## The West Harbour will . . .

THEMES	NEIGHBOURHOOD	ENVIRONMENT	PUBLIC ACCESS	WATERFRONT	TRANSPORTATION	CONNECTIONS	CULTURE	DESIGN	ACCESSIBILITY	AFFORDABILITY
ELEMENTS	Continue to grow and to strengthen existing neighbourhoods.	Promote a healthy harbour.	Provide safe and continuous public access along the water's edge.	Create a diverse, balanced & animated waterfront.	Promote a balanced transportation network.	Enhance the physical, visual connections to the water.	Celebrate the heritage, culture and diversity of Hamilton.	Promote excellence in design.	Feature fully accessible design for residents and visitors of all abilities.	Provide inclusive and affordable housing as part of its residential developments.
EXPLANATIONS	<p>Setting Sail Section A.6.3.2.2</p> <ul style="list-style-type: none"> <li>• New development to enhance the character of the neighbourhood</li> <li>• James Street as main commercial area</li> <li>• Commercial uses that cater to the neighbourhood</li> <li>• Augment existing parkland</li> <li>• Attractive to residents, boaters and visitors</li> </ul>	<p>Setting Sail Section A.6.3.2.1</p> <ul style="list-style-type: none"> <li>• Stormwater best practices</li> <li>• Water conservation</li> <li>• Maintain habitat</li> <li>• Fix subsurface harmful materials</li> <li>• Improve understanding of harbour ecology</li> <li>• Encourage environmental sustainability in natural and built forms</li> </ul>	<p>Setting Sail Section A.6.3.2.3</p> <ul style="list-style-type: none"> <li>• Land at the water's edge to be publicly owned</li> <li>• Include public facilities for launching and docking</li> <li>• Respect the needs of recreational boating organizations</li> </ul>	<p>Setting Sail Section A.6.3.2.4</p> <ul style="list-style-type: none"> <li>• Promote diversity of land use along the waterfront</li> <li>• Balance active and passive, indoor and outdoor</li> <li>• Enhance as a tourist destination</li> <li>• Be waterfront appropriate</li> <li>• Diversity of marine activity</li> <li>• Incorporate the unique marine recreation / resources of the area</li> </ul>	<p>Setting Sail Section A.6.3.2.6</p> <ul style="list-style-type: none"> <li>• Establish a clear hierarchy of function and character of streets</li> <li>• Improve road connections to the waterfront</li> <li>• Promote balanced, multi-modal transportation system with public transit, cycling, walking</li> <li>• Ferries and watertaxis have a significant role</li> <li>• Minimize traffic impacts on existing local street network</li> </ul>	<p>Setting Sail Section A.6.3.2.5</p> <ul style="list-style-type: none"> <li>• Mitigate barriers to the waterfront</li> <li>• Promote connected open space system to downtown</li> <li>• Extend grid streets to the waterfront where appropriate</li> <li>• Preserve vistas</li> <li>• Improve pedestrian, cycling and transit connections</li> <li>• Enhance streetscape</li> <li>• Continuous waterfront trail</li> </ul>	<p>Setting Sail Section A.6.3.2.7</p> <ul style="list-style-type: none"> <li>• Strengthen overall character of West Harbour</li> <li>• Conserve historic buildings</li> <li>• Reflect and interpret industrial, marine and cultural heritage</li> <li>• Encourage promotion of history and heritage</li> <li>• Provide open space for festivals and celebrations</li> </ul>	<p>Setting Sail Section A.6.3.2.8</p> <ul style="list-style-type: none"> <li>• Demonstrate highest standard of design</li> <li>• Respect pride of residents</li> <li>• Attract tourists and encourage reinvestment</li> <li>• Adopt best practices for energy efficient buildings</li> <li>• The public realm to be upgraded and maintained to the highest standards</li> <li>• Incorporate public art</li> <li>• Promote meaningful and memorable places</li> </ul>	<ul style="list-style-type: none"> <li>• Clear paths of travel to all buildings and amenities</li> <li>• Fully accessible buildings</li> <li>• Completely barrier free residential units</li> <li>• Public awareness and sensitivity</li> </ul>	<ul style="list-style-type: none"> <li>• Doesn't cost more than 30% of before tax household income</li> <li>• Suitable for families</li> <li>• Continuum of affordable housing:                             <ul style="list-style-type: none"> <li>- Affordable homeownership</li> <li>- Non-profit housing (rent-geared-to-income)</li> <li>- Cooperative housing</li> <li>- Purpose-built private market rental housing</li> <li>- Supportive housing</li> <li>- Secondary suites</li> </ul> </li> <li>• Inclusionary Zoning</li> <li>• Innovative housing such as laneway and small homes, co-housing, and low-energy consumption via design</li> </ul>

\* The first 8 Vision Elements are based on the 8 Principles included in the Setting Sail Secondary Plan developed by the community.

# VISION WORKING GROUP CHECKLISTS

## - EXAMPLES

**WEST HARBOUR VISION**

*West Harbour has been the arrival point, the destination point, and the meeting point for generations of people from around the world as they made the West Harbour communities of Central, Beasley and the North End their home for their families and their businesses. Being an integral part of the commercial, recreational, and creative heart of Hamilton, the residents and businesses have created a unique and dynamic culture that is the essence of the West Harbour.*

**The West Harbour will ...**

NEIGHBOURHOOD	ENVIRONMENT	PUBLIC ACCESS	RECREATION	TRANSPORTATION	CONNECTIONS	CULTURE	DESIGN	ACCESSIBILITY	AFFORDABILITY	
<ul style="list-style-type: none"> <li>Continue to grow and prosper as a vibrant neighbourhood.</li> <li>Provide a healthy future.</li> <li>Provide safe and convenient access along the water's edge.</li> <li>Create a diverse, vibrant, and unique neighbourhood.</li> <li>Provide a vibrant and diverse community.</li> <li>Enhance the vibrancy and livability of the water.</li> <li>Provide a mix of housing types.</li> <li>Provide fully accessible and inclusive housing for all.</li> <li>Provide inclusive and affordable housing for all.</li> </ul>	<ul style="list-style-type: none"> <li>Protect and enhance the natural environment.</li> <li>Provide a mix of green spaces and amenities.</li> <li>Provide a mix of green spaces and amenities.</li> <li>Provide a mix of green spaces and amenities.</li> <li>Provide a mix of green spaces and amenities.</li> <li>Provide a mix of green spaces and amenities.</li> <li>Provide a mix of green spaces and amenities.</li> <li>Provide a mix of green spaces and 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### Environment Vision Checklist

This Checklist is based on the West Harbour Vision framework and provides a checklist of the key points developed by residents for each of the 10 Themes contained in the Vision.

<b>Employ "best practice" techniques for storm water management to minimize reliance on the existing combined sewer system</b>	<input type="checkbox"/> Require green roofs. Some should be naturalized roofs (landscaped, community gardens). For habitats, for rain water.	<input type="checkbox"/> to resist drought, etc. Should be determined by horticultural report.
<b>Encourage water conservation</b>	<input type="checkbox"/> Require rain water retention for toilets and irrigation	<input type="checkbox"/> Use building design to achieve cleaner water back into the harbour
<b>Maintain or enhance existing aquatic and shoreline habitats</b>	<input type="checkbox"/> Protection for waterfowl and wildlife. Coyotes come across ice - need to identify wildlife corridors. <input type="checkbox"/> From Pier 4 to 8 needs to be renaturalized. <input type="checkbox"/> City needs to be involved in wildlife management (beavers, cormorants, geese, fish) - need education, share success stories	<input type="checkbox"/> Boating - need to understand plans better and consider impact of boats. <input type="checkbox"/> Recreation Master Plan to Pier 7 - how does it support fish habitat? <input type="checkbox"/> Conserve green shoreline along Harbour for visitors and animals <input type="checkbox"/> Harbour should be swimmable <input type="checkbox"/> Drought resistant, heat resistant plants are needed due to climate change
<b>Remove, replace or seal potentially harmful subsurface materials, as per statutory policies and guidelines</b>	<input type="checkbox"/> What happened with sewage overflow that washed up on the shore?	
<b>Identify and protect key views and improve public access to the harbour</b>	<input type="checkbox"/> Manage vehicle accessibility to trail and waterfront as soon as possible <input type="checkbox"/> Cyclists need to have access on roads into new development <input type="checkbox"/> Need non-active greenspace for quiet activity and for children and elderly	
<b>Increase the public's understanding and appreciation of the harbour and watershed from an ecological perspective</b>	<input type="checkbox"/> What is our responsibility to steward or remediate the harbour and habitat? <input type="checkbox"/> Improve wildlife management and public education on proper interaction with wildlife <input type="checkbox"/> Consider the tree canopy and tree conservation. The area is losing many trees because of construction and the emerald ash borer	<input type="checkbox"/> We need to replace all the trees that are cut down especially at Guise and Discovery Drive area because trees absorb carbon and air pollutants <input type="checkbox"/> Air quality is impacted by industrial discharges with east wind, car exhaust. Look for ways to reduce emissions throughout West Harbour to improve air quality. <input type="checkbox"/> Environmental design for buildings <input type="checkbox"/> Since the neighbourhood is so close to the water should be the "best" or "state of the art" <input type="checkbox"/> The climate is changing so we must change the way we plan communities accordingly. Our designs need to be drought resistant and heat resistant

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### Affordability Vision Checklist

This Checklist is based on the West Harbour Vision framework and provides a checklist of the key points developed by residents for each of the 10 Themes contained in the Vision.

<b>Doesn't cost more than 30% of before tax household income</b>	<input type="checkbox"/> Affordable housing is a civic responsibility <input type="checkbox"/> MacNab to be renovated or sold? There are opportunities to partner here.	<input type="checkbox"/> Renovate 500 MacNab so people can move into currently vacant units. <input type="checkbox"/> See comments below
<b>Suitable for families</b>	<input type="checkbox"/> Neighbourhoods should have big sidewalks, bike lanes, speed limit should be 30 km <input type="checkbox"/> Integrated building features: range of unit sizes, 3-5 bedrooms to accommodate large families, playground (out and indoor), recreation centre like, seniors housing should be integrated together	<input type="checkbox"/> Provide a mix and full range of housings of all types and sizes, including housing for private ownership and rental <input type="checkbox"/> Harbour area needs large units designed for families <input type="checkbox"/> Use government (federal and provincial) programs to provide affordable housing options. <input type="checkbox"/> Use all programs available but we can't depend on other levels of [government] <input type="checkbox"/> Every existing (City/Housing Hamilton) unit should be assessed for repairs, fixed and then offered to back existing tenants or people on the waiting list <input type="checkbox"/> Build a place/mini community for everyone
<b>Continuum of affordable housing:</b> - Affordable homeownership - Non-profit housing (rent-geared-to-income) - Cooperative housing - Purpose-built private market rental housing - Supportive housing - Secondary suites	<input type="checkbox"/> Incentivize private sector to build affordable housing <input type="checkbox"/> Keep a broad group and tenure <input type="checkbox"/> Mixed income buildings with rental as an important component <input type="checkbox"/> Define the continuum and the terms (need a made in Hamilton definition of affordable housing)	<input type="checkbox"/> Units with 3-5 bedrooms to accommodate larger families with a member with accessibility needs <input type="checkbox"/> Avoid a concentration of any type and learn from previous mistakes in creating too heavy concentration of certain types in one area <input type="checkbox"/> Supportive community elements <input type="checkbox"/> Incorporate the whole spectrum into the West Harbour <input type="checkbox"/> Social housing on Pier 8 should target seniors in particular <input type="checkbox"/> Work with organizations including non-profits in the delivery of affordable housing (i.e. the navy league)
<b>Inclusionary Zoning</b>	<input type="checkbox"/> As the land owner, the City can mandate inclusionary zoning <input type="checkbox"/> Set up a network of municipalities dealing with affordable housing (to share knowledge and best practices) <input type="checkbox"/> Have to give something to developer in return so that they	<input type="checkbox"/> can still make a profit (such as tax rebates) <input type="checkbox"/> Wording of inclusionary zoning legislation has to be strong (see Toronto and Mississauga) <input type="checkbox"/> City should zone and a certain % of all development should be affordable <input type="checkbox"/> We should pursue all current and proposed legislation re inclusionary zoning and form co-op and other models for implementation based on set provincial standards <input type="checkbox"/> General support for density bonuses <input type="checkbox"/> Community has to invest too
<b>Innovative housing such as laneway and small homes, co-housing, and low-energy consumption via design</b>	<input type="checkbox"/> Incorporate environmental design elements like low energy consumption, Solar panels on roofs, LED lighting <input type="checkbox"/> There may not be enough space in the West Harbour for innovative housing	
<b>In the event of disposal of publicly owned lands located within West Harbour, Council will consider the desirability of developing such lands for affordable housing, and where appropriate, shall encourage the development of said lands for such housing as a priority</b>	<input type="checkbox"/> Group doesn't want Council to only "consider desirability" - want them to actually do it <input type="checkbox"/> Budget for continuous and ongoing repairs instead of letting assets fall into disrepair <input type="checkbox"/> Consider tax implications and use incentives	<input type="checkbox"/> Sell land at cheaper price, waiving fees and charges [to use in exchange for inclusionary zoning] <input type="checkbox"/> Reduce parking requirements since it's very expensive to have a car <input type="checkbox"/> Discourage/reduce car use by providing carshare in every
<b>In developing city owned lands for residential purposes; Council may require that at least 25 % of the gross area of such lands be provided in the form of affordable housing</b>	<input type="checkbox"/> Unsure of the total percentage of affordable housing that we should aim for (i.e. 10-20%) but 25% affordable housing is too high. [Aim for] 20% <input type="checkbox"/> "Fair share"	
<b>City of Hamilton will partner with the senior levels of government, the private sector and community-based housing providers to promote the development of the City-owned land in the West Harbour for affordable rental and homeownership opportunities through various programmatic initiatives</b>	<input type="checkbox"/> If there is a program, partner and take advantage of it	



# URBAN DESIGN STUDY CHECKLISTS

## - EXAMPLES

<b>PIER 7 + 8 DESIGN CHECKLIST</b>					
	Complies	Partially Complies	Does Not Comply	Not Applicable	DESCRIBE HOW THE GUIDELINE OR DESIGN DIRECTION IS MET (provide drawing reference as required)
<b>DESIGN PRINCIPLES AND DIRECTIONS</b>					
<b>SECONDARY PLAN GUIDING PRINCIPLES</b>					
<b>1. WESTERN WATERFRONT GUIDING PRINCIPLES</b>					
<ul style="list-style-type: none"> <li>Promote a healthy harbour;</li> <li>Strengthen existing neighbourhoods;</li> <li>Provide safe, continuous public access along the water's edge;</li> <li>Create a diverse, balanced and animated waterfront;</li> <li>Enhance physical and visual connections;</li> <li>Promote a balanced transportation network;</li> <li>Celebrate the City's heritage; and,</li> <li>Promote excellence in design.</li> </ul>					
<b>PIER 7 + 8 URBAN DESIGN VISION</b>					
<b>2. VISION STATEMENT</b>					
<p>Pier 8 will become a vibrant urban waterfront neighbourhood to be enjoyed by all residents of the City. The vitality of Hamilton's urban waterfront will be supported by a mix of residential, commercial, community and cultural uses.</p> <p>The character of Pier 8 will be designed to be compatible with Pier 7 and to create a strong connection between this exciting new community and the rest of the West Harbour waterfront.</p>					
<b>3. PIER 7 + 8 GUIDELINES PRINCIPLES</b>					
1. A mix of uses to support a diverse and vibrant community					
2. Environmentally sustainable landscapes and architecture designs to create a low impact community footprint					
3. A community of complete streets designed for accessibility, walking, running, cycling, taking transit and driving					
4. A fixed street and park network that creates a variety of development blocks					
5. A variety of public spaces for active and passive recreation on the waterfront					
6. An architecture that is varied, contemporary and compatible with the surrounding areas					
7. Marine and industrial elements in the landscape and/or architecture that acknowledge the area's history					


<b>PIER 7 + 8 DESIGN CHECKLIST</b>					
	Complies	Partially Complies	Does Not Comply	Not Applicable	DESCRIBE HOW THE GUIDELINE OR DESIGN DIRECTION IS MET (provide drawing reference as required)
<b>DESIGN PRINCIPLES AND DIRECTIONS</b>					
<b>PIER 7 + 8 URBAN DESIGN GUIDELINES</b>					
<b>4.0 AREA CHARACTER</b>					
Pier 7 + 8 will have a continuous waterfront park with direct views to the Harbour, urban streets with double rows of trees, a network of sidewalks and bike paths, easy access to transit, sustainable energy and water management, and a linear east west park that filters storm water while providing sheltered outdoor space for the community and its visitors.					
The area's parks, streets and buildings are recommended to have a diversity of modern styles and high quality materials. Diverse design styles in the open spaces and development blocks will be essential to achieve a vibrant new waterfront area in keeping with the desired character recommendations.					
<b>4.1.7. Block Size &amp; Character</b>					
The development blocks are compact (maximum width of 90m) and have a very walkable scale. Should multiple blocks be combined together, the community network of open spaces, and pedestrian / cycling connections recommended through this plan must be maintained. Summarize how the proposed development meets the Block Size & Character guidelines outlined in the Urban Design Study.					
<b>4.1.8 Accessibility</b>					
People of all ages and abilities should be accommodated in the design of the open spaces and buildings. The Pier 7 + 8 area will be designed through a lenses of accessibility using the existing City Standards including The Barrier Free Design Guidelines and The Pedestrian Mobility Plan.					
<b>4.2. INFRASTRUCTURE</b>					
An objective for redevelopment at Pier 7 + 8 is to reduce the ecological footprint of the community and to minimize life cycle costs. This is to be achieved through a holistic design approach to development that considers the natural conditions of the site and the sustainability opportunities that arise when planning a new community from the very beginning. Designers will be asked to further the area's sustainability goals. Summarize how the proposed development further the sustainable infrastructure goals outlined in the Urban Design Study.					

We have proposed working with the City's Subject Matter Experts to merge the public's Vision Checklists into the Urban Design Study Checklists to create a Master Checklist.

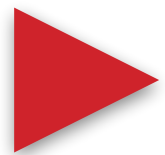
**WEST HARBOUR VISION**

**Environment**  
Vision Checklist

This Checklist is based on the West Harbour Vision framework and provides a checklist of the key points developed by residents for each of the 10 Themes contained in the Vision.



- Employ "best practice" techniques for storm water management to minimize reliance on the existing combined sewer system**
  - Require green roofs. Some should be naturalized roofs (landscaped, community gardens). For habitats, for rain water.
  - The community garden on the parkade could be funded by condo fees.
  - Include green infrastructure - permeable pavements, tree planting.
- Encourage water conservation**
  - Require rain water retention for toilets and irrigation.
- Maintain or enhance existing aquatic and shoreline habitats**
  - Protection for waterfowl and wildlife. Coyotes come across ice - need to identify wildlife corridors.
  - From Pier 4 to 8 needs to be renaturalized.
  - City needs to be involved in wildlife management (beavers, cormorants, geese, fish) - need education, share success stories.
  - Boating - need to understand plans better and consider impact of boats.
  - Education: Model Pier to Pier 7 - how does it support fish habitat?
  - Conserve green shoreline along Harbour for riparian and animals.
  - Harbour should be swimmable.
  - Drought resistant, heat resistant plants are needed due to climate change.
- Remove, replace or seal potentially harmful subsurface materials, as per statutory policies and guidelines**
  - What happened with sewage overflow that washed up on the shore?
- Identify and protect key views and improve public access to the harbour**
  - Manage vehicle accessibility to trail and waterfront as soon as possible.
  - Cyclists need to have access on roads into new development.
  - Need non-active greenspace for quiet activity and for children and elderly.
- Increase the public's understanding and appreciation of the harbour and watershed from an ecological perspective**
  - What is our responsibility to steward or remediate the harbour and habitat?
  - Improve wildlife management and public education on proper interaction with wildlife.
  - Consider the tree canopy and tree conservation. The area is losing many trees because of construction and the emerald ash borer.
  - We need to replace all the trees that are cut down especially at Guise and Discovery Drive area because trees absorb carbon and air pollutants.
  - Air quality is impacted by industrial discharges with east wind, car exhaust. Look for ways to reduce emissions throughout West Harbour to improve air quality.
  - Environmental design for buildings. Since the neighbourhood is so close to the water should be the "best" or "state of the art".
  - The climate is changing so we must change the way we plan communities accordingly. Our designs need to be drought resistant and heat resistant.



**PIER 7 + 8 DESIGN CHECKLIST**

DESIGN PRINCIPLES AND DIRECTIONS	Complies	Partially Complies	Does Not Comply	Not Applicable	DESCRIBE HOW THE GUIDELINE OR DESIGN DIRECTION IS MET (provide drawing reference as required)
<b>SECONDARY PLAN GUIDING PRINCIPLES</b>					
<b>1. WESTERN WATERFRONT GUIDING PRINCIPLES</b>					
<ul style="list-style-type: none"> <li>Promote a healthy harbour;</li> <li>Strengthen existing neighbourhoods;</li> <li>Provide safe, continuous public access along the water's edge;</li> <li>Create a diverse, balanced and animated waterfront;</li> <li>Enhance physical and visual connections;</li> <li>Promote a balanced transportation network;</li> <li>Celebrate the City's heritage; and,</li> <li>Promote excellence in design.</li> </ul>					
<b>PIER 7 + 8 URBAN DESIGN VISION</b>					
<b>2. VISION STATEMENT</b>					
<p>Pier 8 will become a vibrant urban waterfront neighbourhood to be enjoyed by all residents of the City. The vitality of Hamilton's urban waterfront will be supported by a mix of residential, commercial, community and cultural uses.</p> <p>The character of Pier 8 will be designed to be compatible with Pier 7 and to create a strong connection between this exciting new community and the rest of the West Harbour waterfront.</p>					
<b>3. PIER 7 + 8 GUIDELINES PRINCIPLES</b>					
1. A mix of uses to support a diverse and vibrant community					
2. Environmentally sustainable landscapes and architecture designs to create a low impact community footprint					
3. A community of complete streets designed for accessibility, walking, running, cycling, taking transit and driving					
4. A fixed street and park network that creates a variety of development blocks					
5. A variety of public spaces for active and passive recreation on the waterfront					
6. An architecture that is varied, contemporary and compatible with the surrounding areas					
7. Marine and industrial elements in the landscape and/or architecture that acknowledge the area's history					

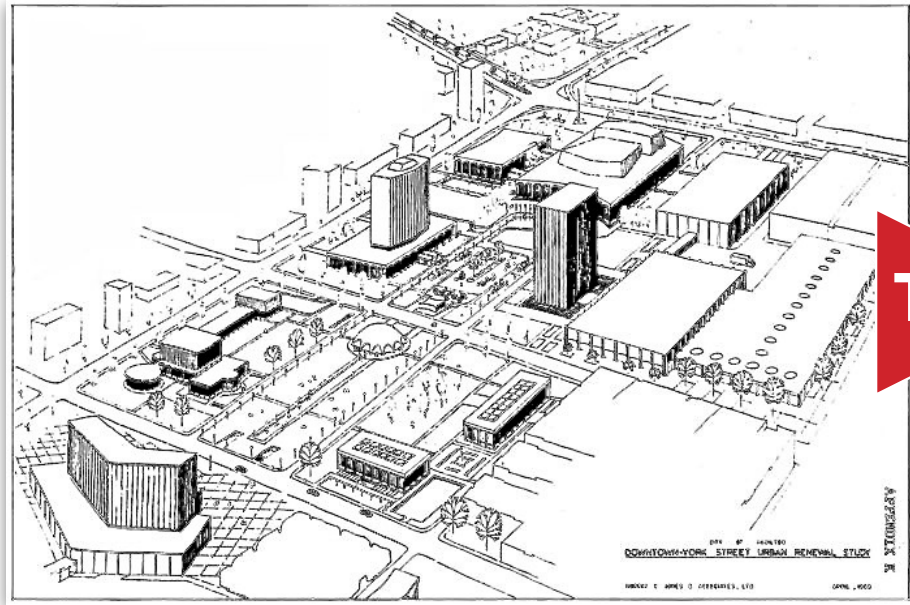
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**MASTER CHECKLIST**



# FROM THIS THIS?



CIVIC SQUARE 1965



JACKSON SQUARE 1975



PIER 7 & 8 2016



PIER 7 & 8 2026?

Council determines the journey from plan to reality.





People have shown their willingness to share in the West Harbour dream. They just want to be truly engaged to ensure that dream doesn't become a nightmare.

