

Optimizing a \$1B Investment: The City-Building Potential of a Bay Street LRT Stop

LRT Special GIC Meeting March 28, 2017




Sean Donnelly
*President and CEO,
ArcelorMittal Dofasco*




David Hansen
*Director of Education,
Hamilton Wentworth Catholic
District School Board*




Keanin Loomis
*CEO, Hamilton Chamber
of Commerce*




Manny Figueiredo
*Director of Education,
Hamilton-Wentworth District
School Board*




Terry Cooke
*President & CEO, Hamilton
Community Foundation*




Patrick Deane
*President & Vice Chancellor,
McMaster University*




Rob MacIsaac
*President & CEO,
Hamilton Health Sciences*




Ron J. McKerlie
*President,
Mohawk College*




Howard Elliot
*Chair, Hamilton Roundtable
for Poverty Reduction*




Dr. David A. Higgins
*President, St. Joseph's
Healthcare Hamilton*



Bay Street Stop Advocates



HAMILTON - DOWNTOWN



CARMEN'S GROUP



Core Urban Inc.
Develop Different



HAMILTON



Sheraton®

HAMILTON HOTEL



Inspiring Innovation and Discovery



Vrancor
GROUP



ENTERTAINMENT

COLLÈGE BORÉAL



Art Gallery of Hamilton



REALTORS®
ASSOCIATION
of Hamilton-Burlington



Hamilton and Halton Region

Hamilton-Halton
Home Builders'
Association

Destinations At Bay/King

- Major condo developments
 - Staybridge Suites
 - Homewood Suites
 - Sheraton Hotel
 - Hamilton Place
 - Art Gallery of Hamilton
 - Hamilton Convention Centre
 - City Hall
 - David Braley Health Sciences Centre for McMaster University
 - Concerts and hockey at First Ontario Center
 - Standard Life Building
 - Nations Supermarket
 - Passport Office
 - WSIB Office
 - Standard Life
 - Collège Boréal
 - Federal Building
 - Sir John A. Macdonald Site
 - Bayfront Park
-

Despite Multiple Attractions, Bay & King is the Most Underperforming Intersection in Hamilton



Business Case Synopsis

- An LRT stop has been proven to attract investment for commercial and residential uses (Transit-Oriented Development). King/Bay is surrounded by underdeveloped land use and over 270 degrees of parking lots. Additionally, a Bay Street stop would make the Sir John A Macdonald site more attractive for development.
 - City of Hamilton has significant population/job density targets to meet under the Province Places to Grow Act. The underutilized land near Bay Street is ideal for the intensification of our downtown district.
 - Bay Street receives significant foot traffic for businesses, public services and entertainment. A stop at Bay street is a more attractive alternative for these destinations than Queen or James.
 - Will provide a vital connection between BIAs for visitors, students and workers between King West BIA & International Village BIA.
 - Minimal impact on end-to-end trip times & construction costs versus potential returns. A \$2.6 Million investment will potentially lead to revenue increase of over \$6 Million annually.
 - It is a best practice in building LRT to space stops in the urban commercial core closer together.
-