



The Strathcona Community Council
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SCC Executive Meeting: Monday July 16, 2018

Location: Erskine Presbyterian Church

Attendees:

Dominic Sorbara	SCC, President	
Thomas Bernacki	SCC, Secretary	
Jonathan Therien	SCC, Treasurer	
Jason Morse	SCC, executive member at large	
Jessica Aird	SCC, Vice President	
Rosemary Batista	SCC, executive member at large	
Chris White	SCC, executive member at large	

Guests:

Glen Norton	City of Hamilton Economic Development Division, Director	
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Meeting called to order at 7:10 PM.

Review of agenda items. No additions.

Last month's minutes approved as of July 10 after 2 week review by email.

Item 1: Glen Norton update re: film studio

Glen Norton introduces himself: Director of Ec Dev, previously he was the head of Downtown Revitalization.

Discussion re: Barton-Tiffany lands. Little interest as-is with zoning commercial-residential. Lots of interest expressed in film – studios, costumes, animation. 20 total acres. Interested parties want to be part of the neighbourhood. Driven by the fact that Toronto is “full”, 2-3 years advanced bookings are required. Bell Media just bought the last indy studio. They are interested in the workforce here in Hamilton. There is also a +10% credit for locating outside of Toronto. There is a push from interested parties to buy the whole set of properties together.

Zoning allows everything except for the sound stage (the large cube to build sets. Glen is looking for feedback from community groups – what do you think if re-zoning is required for the sound stage?

Jessica – why zoning changes? What requires to be changed? Height?

Glen – studio usage permitted, only height. Will be one or two stories higher than permitted in the middle.

Jessica – questions about public access

Glen – amenable to public access in areas (paths through properties, etc.), but gates needed in areas for security.

Glen – total \$50-\$100 Million development.

Jessica recaps Barton-Tiffany secondary plan for other members of executive.

Tom – provides feedback on what have been some generic neighbourhood concerns in the past with developments, just to give Glen some perspective on what “red flags” there may be. 1) Architectural compatibility (e.g. Good Shepherd, they changed the street-facing architecture to better fit in with neighbourhood); 2) urban density and form (e.g. nobody like the proposed King and Dundurn development, a suburban drive-through and large parking lot) 3) addressing the street (e.g. entrances to sidewalk as opposed to being behind parking lot, improve the streetscape and walking friendliness, eyes on the street); 4) traffic (always a concern – where will cars flow).

Jason – generally looking to improve urban fabric on Barton. Having a small commercial district on Barton will be amenity for neighbourhood. Parking will need to be addressed.

Glen – parking will be required, surface parking may be necessary. No rental parking will be allowed. Noise studies will be needed due to shunting yard noise.

Jason – would hope parking lots won’t front on Barton. Also hope that Barton streetscape won’t look like a military compound – fences, etc.

Glen – the parking should be far from Barton – move studios away from shunting yard – studios front on Barton, parking closer to Stuart rail yard.

Jessica – questions about contamination.

Glen – pour concrete to cover. Can’t do that with residential – this use makes the space much easier to redevelop. Elevations mean that parking entrance might come in from Stuart, potentially going under buildings which front onto Barton (which has a higher elevation).

Jason departs at 7:35 PM

Jonathan – why would studios want to be landlords for retail?

Glen – for internal use – e.g. coffee shop, sandwich shop, printers, etc. Small amount likely.

Glen – Incentives are only those existing, for instance ERASE (remediation) plus other existing film incentives. No specific incentives will be offered for this development.

Jon – Residents on south side of Barton may not want to lose their view of the lake. What about the visioning for Caroline, Central Park?

Glen – smaller EMS building fronting on Bay is for the additional space for park. The city building on south side of Barton would be part of studio package. EMS needs a new building anyway, so they're interested in leaving allowing expansion of Central Park.

Dominic – he feels the whole set of Barton-Tiffany properties should be a park. No development. The lands would be better suited for future community use (such as a stadium or recreation centre or school), as well as (short term) park, dog park.

He has talked to many neighbours on Crooks St., Barton St., Magill St., and Ray St. and most (say at least 95%) are very disappointed with the current finished development at Barton St near Crooks St. And these same people do not want to see a repeat happen further down Barton street at the properties in discussion tonight. There are plenty of vacant lands and buildings in Hamilton to choose from, to which Glen disagreed. Why not develop along Barton (once you pass East of James St) or Burlington St. or Kenilworth St, for example.

It is very valuable lake front property which once sold and developed, we will be stuck with these buildings for the next 200 - 300 years or more. It is rare to have a situation where the City owns property such as this, that is part of what makes this so valuable and worth keeping in the City's hands.

Rosemary – points to Queen's Quay example. Beautiful developments, bridges, Lakeshore, Bathurst, Front St.

Jessica – what about street closures?

Glen – only Caroline and Tiffany would be possibilities. Not Queen or Hess.

Developers are open to public pathways, parkettes, benches, etc.

Barton has retail priority. Parking on Stuart, streetscape will be a focus.

Discussion re: Central Park plan iterations.

Glen – re: traffic. Hours of the facility are not 9-5. There will be people spread out through the whole day, so there won't be large bursts of arrival and departures all at the same time.

Timelines – building would be next year (2019). Huge interest and money in studios right now, they want this location because of urban amenities, skilled creative class, plus land. Unique location, can't find urban land close to amenities like this.

Jon – fickle industry. Jobs come and go.

Glen – it's a precinct, not one company operating. Some permanent jobs, some will come and go based on what's in production. Component that's long-term, component that's fickle.

Motion: by Jonathan Therien: to have SCC executive express support for the project. Not expression of membership support, only speaking for the executive

Second: Chris White

Vote: 6 in favour, 1 opposed (Dominic)

Dominic – if you asked the public, he bets most people would be opposed. Should be parks, nice homes with driveways and garages, not a film studio. That's what people want. If you asked the people who live right there, they'd want a park.

Glen – at the AGM for Central Neighbourhood Association, there were 32 in favour, 5 opposed.

We can also take the issue to our membership for their input, which we can forward to Glen. We can put the Spectator article on our Facebook page, by email, to solicit feedback.

Glen departs at 8:15 PM.

Item 3: Security in Victoria Park

Re: sexual assault in Victoria Park

Rosemary asked Councillor Johnson about cameras in the park, funding. What opportunities are there for funds for a camera, panic button, etc., in Victoria Park.

Item 4: potholes

Rosemary: Leave on agenda for next time.

Item 5: Vic Park Pool

Rosemary: Bedbugs in change rooms. Residents have expressed concerns. Rosemary will send an email to Rec. staff and Aidan.

Also people getting in with open wounds and sores, shingles, etc. Rosemary will email in this regard too.

Item 6: Response to AWWCA letter re: PBAC.

Jonathan: tally of responses was insufficient to have a statement expressing support or otherwise on behalf of SCC membership.

ACTION ITEM: Jonathan will send an email to AWWCA to say as much.

Item 8: Banking authority transfer

Hasn't happened yet. Will reschedule for later date.

Item 7: Capital purchases

Jessica, Jonathan – looked into "Refficient", down near Stelco, they are liquidator for electronics. Local, affordable option for AV, electronics. E.g. Epson projector \$50. Speakers \$100.

Jessica and Chris will go and look further. Receivers and amps are going for \$100-\$150 on Kijiji. All-in could get everything we need for \$500. Plus patch cables. Need to make sure cables are long enough.

Hamilton/Halton projectors – rental company. \$50 rental, \$200 deposit.

Jessica will window shop and send an email. Jonathan will call rental place. Will assess for next meeting.

Dominic – discussion re: storage.

All involved will report by email, and we will make a decision by email.

Item 9 – incorporation

Close issue. No further discussion.

Item 10: Police debrief

Rosemary: Superintendents advisory committee for June.

City-wide stats:

Robberies: for this period, 1% increase over the running 5 year average
Issues with banks and commercial robberies.

Generic crime updates provided:

Car thefts are for joy rides primarily.

50/month break-ins into cars.

Wentworth/Sherman is highest concentration.

Deploying mounted unit into Parks.

Updates on “Social Navigator” program, Good Shepherd, Wesley.

Scams are a problem – CRA and the “Grandma” scam.

Citizen awards at Police Awards Night. Awards for citizen bravery. Big event at Theatre Aquarius, Rosemary attended.

Item 11: Our Future Hamilton Community Vision

Rosemary: she attended. Different workshops. Rosemary sat with Culture and Diversity. Annual summit that we will learn about. Workshop to measure performance of projects put in place – how to measure progress. Engage participants for work in subcommittee.

Additional Item

Screen on the Green. Next meeting will be subcommittee for SOTG. Date is Friday, September 7.

Dominic – seat permit. Other jobs to be organized. Dominic, Jessica, Ryan, Celeste has said she will also get involved.

Will turn to Stonewalls for support, Fortinos, Bread Bar.

Other items to be discussed

None.

Deferred agenda items:

- Potholes

Next meeting:

No date set for August. Subcommittee meeting for Screen on the Green to be arranged by subcommittee participants.

Regular meeting to follow SOTG on third Monday in September.

Meeting adjourned 9:25 PM