



HAMILTON COMMUNITY LAND TRUST  
VISIONING WORKSHOPS: SUMMARY OF RESULTS

MARCH 2016

# Contents

(1)

Introduction

(2)

Priority-Setting

(3)

Projects

(4)

How Results will be used

Appendix A—Impact-o-Metre Instructions

Appendix B—Raw Results

## 1.0 Introduction

Hamilton Community Land Trust (HamiltonCLT) is a grassroots initiative to develop a CLT for Hamilton—a democratically controlled base of community land that will benefit residents, now and in the future. We are working to preserve the long-term affordability of Hamilton’s diverse central neighbourhoods, and turn underutilised properties into housing, gardens, parks, community-serving commercial spaces, and multi-use community spaces.

HamiltonCLT was founded in 2014 by resident volunteers, including members of the Beasley Neighbourhood Association, who saw the need for greater community control over land-use and sustainable revitalisation in central Hamilton. Beasley, like many central Hamilton neighbourhoods, has long-struggled with economic disempowerment, environmental contamination, and vacancy. Today, Beasley and other nearby neighbourhoods are seeing improvements, but are facing an additional challenge: rising property values that are resulting in the displacement of some residents.

After one year of building capacity and community support, HamiltonCLT was awarded our first major grant in April 2015, in collaboration with the Social Planning and Research Council of Hamilton (SPRC). The Ontario Trillium Foundation awarded the SPRC a 1-year grant for \$75,900 in order to hire a Project Director for the HamiltonCLT who could continue to build capacity, engage with Hamilton’s diverse communities, and develop strategic partnerships.

Today, the Hamilton Community Land Trust is incorporated as a non-profit organisation. The organisation consists of an eight-member start-up board of directors, one part-time staff person (0.65 FTE), and more than two dozen volunteers and advisors. At present, we are working on an application for charitable status and developing a five-year action plan that draws from ongoing consultations with community stakeholders.

In January, 2016, the Hamilton Community Land Trust hosted a series of public visioning workshops titled “Community-Owned Land”. This latest stage in community consultation was intended to test and prioritise HamiltonCLT’s vision and goals with more community members prior to moving into the organization’s operational phase. The central question of the workshops was: “If we were to acquire a property today, what would we do with it?”

Four intensive workshops were held across the lower city in the following locations:

- Norman “Pinky” Lewis Recreation Centre (192 Wentworth Street North)
- Evergreen Community Storefront (294 James Street North)
- Perkins Centre (1429 Main Street East)
- Tim Hortons Field (64 Melrose Avenue North)

More than sixty residents attended the workshops and there was a very high and informed level of engagement from the participants. After the workshops, 63% of participants reported feeling “moderate” levels of engagement and 34% reported feeling “high” or “very high” levels of engagement with HamiltonCLT’s work. This was an improvement from before the workshops where only 15%

reported at least a “moderate” level of engagement. Participants also came out of the workshops with an improved understanding of the community land trust model. Coming in, half of the participants (51%) had only a “moderate” level of understanding of the model, with 2% reporting a “high” level. After the workshops, 98% of the participants reported at least a “moderate” level of understanding, with 59% reporting a “high” or “very high” level. What participants liked most about the workshops was the chance to meet enthusiastic people, learn, and exchange ideas.

Though engagement is never truly representative or complete, we’ve emerged from the workshops with a sense of validation in the direction we’ve been taking, and a much clearer picture of community priorities to guide future decision-making.

## 2.0 Priority-Setting

We asked the workshop participants to engage in a number of activities that were designed to reveal their priorities when it comes to their community and our role as a community land trust.

### 2.1 Values and Changes

Figure 1 summarizes the results of a “speed-brainstorm” activity where groups were given just one minute to create a list of things they value and don’t want to see lost in their city or neighbourhood. The same activity was repeated for a second list: things the participants most want to see change in their city or neighbourhood (summarized in Figure 2). Each group of participants was then asked to choose one or two top answers from each list, with an emphasis on changes that a community land trust can help influence.

**Figure 1:** Things that our participants told us they most value and don’t want to see lost in their neighbourhood or city\*

Category	Value
Community	<ul style="list-style-type: none"> <li>• Big and small at the same time</li> <li>• The people</li> <li>• Diversity of neighbourhoods</li> <li>• Hamiltonian honesty/spirit</li> <li>• Inclusiveness</li> <li>• Social gathering</li> <li>• Openness for change</li> </ul>
Housing	<ul style="list-style-type: none"> <li>• Affordability</li> <li>• Our housing</li> </ul>
Environment (Natural and Built)	<ul style="list-style-type: none"> <li>• Green space</li> <li>• Nature</li> <li>• Architecture</li> <li>• Heritage buildings</li> </ul>
Local Economy	<ul style="list-style-type: none"> <li>• Successful local business areas (i.e. James, Locke and Ottawa)</li> <li>• Local businesses/community shops</li> <li>• Community cafes</li> </ul>
Accessibility	<ul style="list-style-type: none"> <li>• Walkability</li> </ul>

	<ul style="list-style-type: none"> <li>• Accessible spaces</li> <li>• Public cultural amenities</li> <li>• Public access to nature</li> <li>• Access to transit and bike share</li> </ul>
--	---

\*A value was included if it was chosen as a top value by any group, OR if it was given by more than two different groups.

**Figure 2:** Things that our participants told us they most want to see change in their neighbourhood or city\*

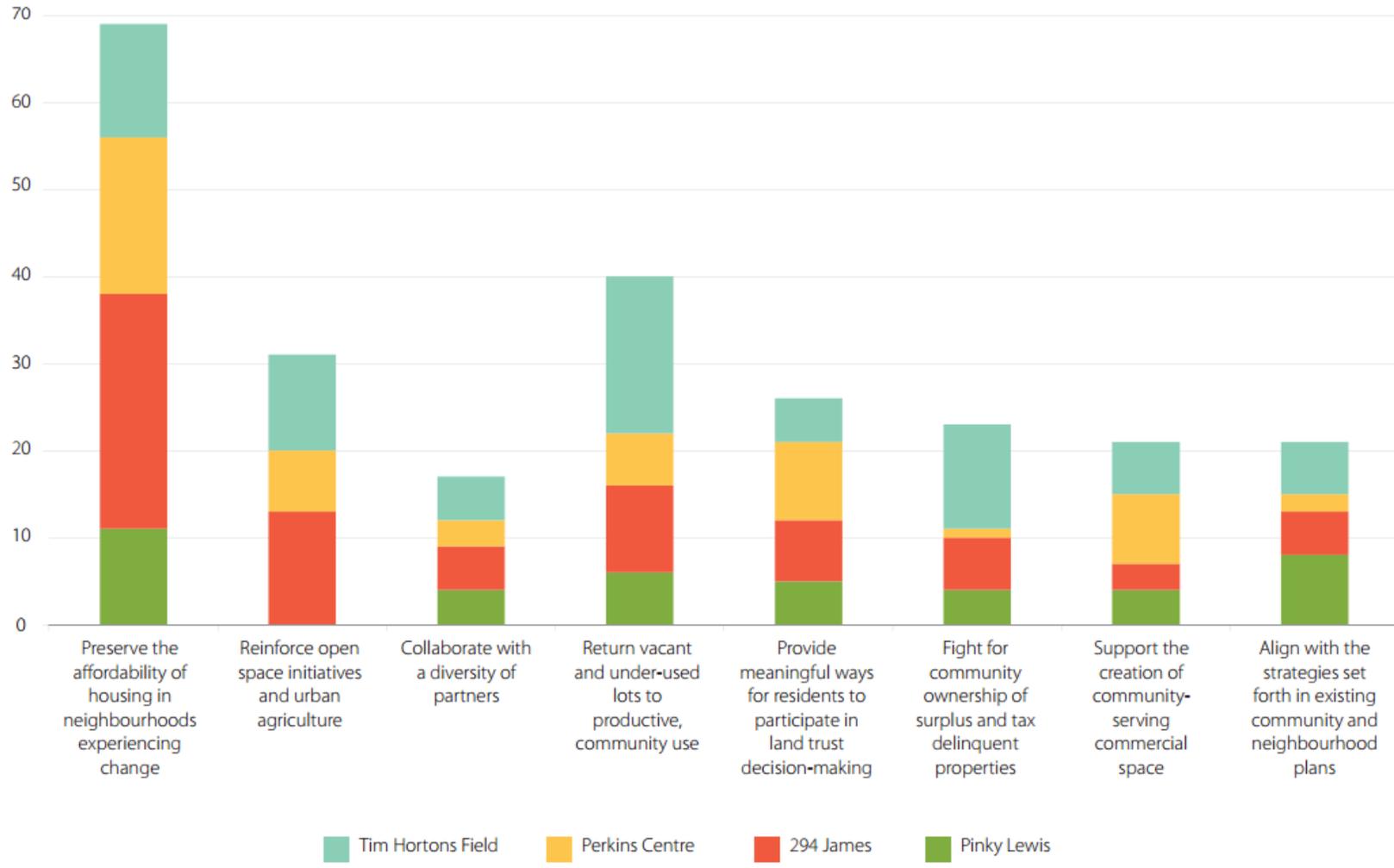
Category	Value
Community	<ul style="list-style-type: none"> <li>• More social inclusion, engagement, and participation</li> <li>• An improved democracy and political culture</li> <li>• New definitions of community</li> <li>• More healthy, affordable, inclusive social activities</li> <li>• More and better public/community spaces</li> </ul>
Stewardship	<ul style="list-style-type: none"> <li>• Better stewardship of community assets</li> <li>• Better use of land, especially old buildings and parking lots</li> <li>• Responsible ownership and better maintenance of properties</li> <li>• Pro-active cleanup of brownfields</li> <li>• Preservation of heritage</li> </ul>
Housing	<ul style="list-style-type: none"> <li>• Affordable housing for all</li> <li>• More rent-gear-to-income housing</li> <li>• More supportive housing</li> </ul>
Local Economy	<ul style="list-style-type: none"> <li>• Revitalisation of downtown and struggling commercial streets (i.e. Barton, King)</li> <li>• More jobs and economic diversity</li> <li>• Fewer inequalities</li> </ul>
Environment (Natural and Built)	<ul style="list-style-type: none"> <li>• More community gardens</li> <li>• More green space</li> <li>• Better air quality (more trees)</li> <li>• Better urban design</li> <li>• Less sprawl/more infill and density</li> </ul>
Accessibility	<ul style="list-style-type: none"> <li>• Better access to transit</li> <li>• More supportive of active transportation (i.e. walking, cycling)</li> </ul>

\*A change was included if it was chosen as a top change by any group, OR if it was given by more than two different groups.

## 2.2 Dotmocracy

To assess priorities among the HamiltonCLTs goals, workshop participants were asked to join in a “Dotmocracy” activity where they were given six stickers and asked to place them next to the statement(s) they agree with the most. The eight statements were conclusions to the question “I believe it is most important that the Hamilton Community Land Trust...”. Participants were given the option to distribute the stickers evenly or concentrate them next to a smaller number of statements.

**Figure 3: “Dotmocracy” Results**



The results of the “Dotmocracy” activity combined across the four workshops are summarized in Figure 3.

Preserving the affordability of housing in neighbourhoods experiencing change emerged as the clear top priority, followed by facilitating the re-use of vacant and underused properties (land recycling), reinforcing open and space and urban agriculture initiatives, and providing meaningful ways for residents to participate in land trust decision-making.

### 3.0 Projects

After getting a better sense of shared values and priorities, workshops participants were asked to brainstorm their dreams for projects on community-owned land. Not surprisingly, there was quite a lot of agreement among the different groups about what types of projects they’d like to see if resources were unlimited. Five major themes arose:

1. Projects that preserve or create new affordable housing
2. Projects that provide greenspace and opportunities for outdoor gathering
3. Projects that provide shared, public, affordable and accessible community spaces
4. Projects that address food security
5. Projects that make better use of under-used land

Other projects that were proposed included incubator spaces (i.e. social enterprise, community art, small business), and commercial spaces that would serve unmet needs. This latter category of projects included a variety of markets (i.e. art, farmers, small business), medical clinics, daycares, and arts studios. Commercial and community spaces were often proposed to exist within mixed-use buildings that also include housing units.

#### 3.1 Affordable Housing

The theme of desirable, safe, affordable housing came up in every group across all four workshops. In total, there were thirteen different housing projects proposed across the eleven groups. Specific housing projects proposed included:

- Conversion of old apartments
- Mixed-income housing with commercial
- Medium density co-operative housing
- Supportive housing for vulnerable populations
- Infill housing on small vacant lots

In addition to the specific housing projects proposed, there were a number of themes that came up several times:

- Affordable (geared to income)
- Desirable, attractive and well-maintained; “pretty yet simple”

- Person-centred, resident-designed, inclusive
- Incorporating “green” features in all housing, i.e. green roofs, geothermal heating, rooftop solar panels and gardens for residents
- Incorporating greenspace and shared space
- Self-sustaining business model
- Moderate in scale, fitting with the surrounding neighbourhood
- Accessible, age-in-place
- Access to transit and shopping (walkable)

Further ideas that were novel or otherwise worth mentioning include:

- Housing that can accommodate large families
- No token units in mixed-income developments—must be truly mixed
- Live-work space for artists, micro-businesses
- Co-housing that brings together youth and seniors
- Housing in a “complete/micro” community (i.e. ecologically sustainable and shops, daycare, food gardens, etc. included on-site)
- Housing that promotes walkable design
- Housing that is supportive and capacity building

### 3.2 Greenspace and Outdoor Gathering

There were ten greenspace projects proposed across the eleven groups. As one participant put it, these projects are “more than just grass”. In addition to beautification and access to nature, it is important to participants that these spaces include opportunities for culture, exercise, fun and social connection.

Participants want their greenspaces to be/have:

- Multi-generational
- Central gathering spaces and activities such as a quad, plaza, band shell, outdoor café, or outdoor theatre
- Gardens or greenhouses within
- Beautification such as fountains, public art, and flowers
- Trees
- Play structures
- Recreation

There were also some ideas that were novel or otherwise worth mentioning:

- Put parks in places starved of them
- Indoor-outdoor community space such as playgrounds and gardens with rain cover
- Eco-parks and re-naturalized spaces
- Mini-parks throughout the city
- Greenspace as an intermediate use for vacant lands and brownfields

- Heritage park
- Enclosed community aviary
- Work with local neighbourhood to enhance/maintain the park

### 3.3 Community Space

A third major theme to arise from the workshops was the need for more shared, public, affordable and accessible community spaces. Eight different ideas were proposed across the eleven groups. The most common idea in this category was the creation of multi-use spaces that could serve several functions for the community at once, ranging from low-cost meeting space and informal gathering to the provision of programs, services, recreation, training and support. Several participants envisioned these spaces as being community-owned and run independently of the traditional government and agency-run community centres. Suggested features for the multi-use community centres included:

- Entertainment/things to do
- Free/affordable rentals (i.e kitchen, meeting rooms)
- Learning and training opportunities
- Job skills and employment support
- Sharing economy (i.e. tool library, music lending library, community swap centre)
- Business incubation
- Cultural uses (i.e. art, theatre, activities)
- Fully accessible
- Programs geared to income
- Green building
- Provision of daycare
- Cross-generational
- Informal gathering spaces

There were also specific community centres proposed such as community health centres, youth centres, and senior centres.

### 3.4 Food Security

The final major theme to arise at the workshops was food security. Eight different food security projects were proposed including a variety of urban agriculture (i.e. food gardens, permaculture, fruit trees, beehives, teaching gardens), grocery stores and earth-to-table operations within food desserts.

### 3.5 Impact/Effort

After taking the opportunity to dream big, we asked the workshop participants to come back down to reality and start thinking about the effort involved in making their projects ideas happen. The chart in Figure 4 below was developed as an overview of the results of an “Impact-o-Metre” activity, where

participants were asked to place their projects on a matrix based on the impact vs. effort involved (full instructions for the activity are included in Appendix A).

Most of the projects proposed fell into the “Major Projects” category, where a high impact is balanced by a high effort involved. That said, some lower-effort projects were identified, including food gardens, parkettes, simple incubator spaces, and basic community parks (with minimal amenities). In addition to sorting the projects, this activity helped participants develop an appreciation for the inputs required to make a (re)development project happen.

**Figure 4: “Impact-o-Metre” Results (Overview)**

<b>Fill Ins</b> (Low Impact, Low Effort)	<b>Quick Wins</b> (High Impact, Low Effort)	<b>Major Projects- Level 1</b> (High Impact, High Effort)	<b>Major Projects- Level 2</b> (Very High Impact, Very High Effort)
Food garden	Incubator space	Refurbish housing units	Supported housing
Parkette	Community park (simple)	Urban farm or greenhouse	Brownfield to housing
		Community park (complex)	Housing with commercial
		Community centre (simple)	Complete/ micro community
			Community centre (complex)

#### 4.0 How Results will be Used

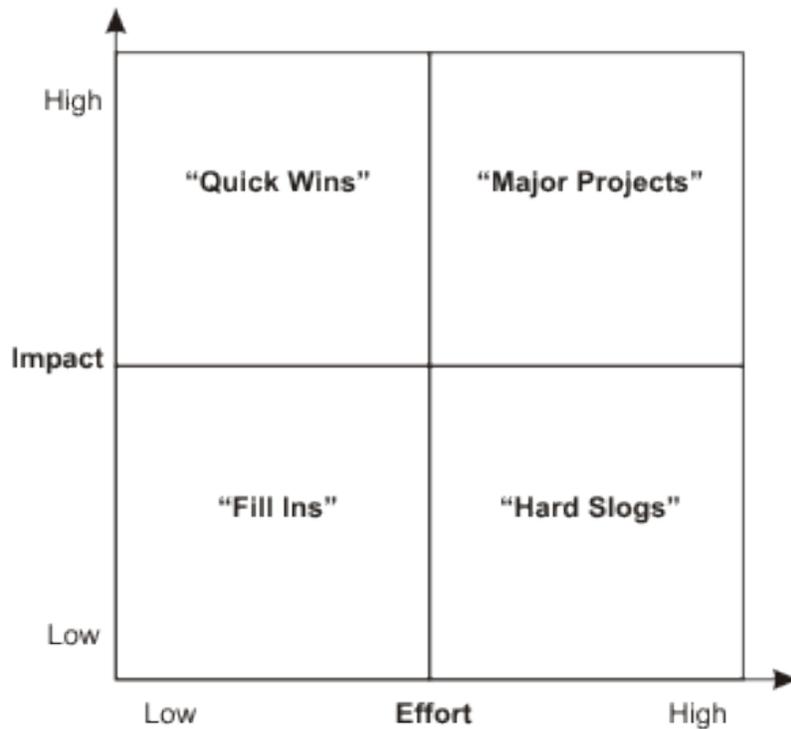
The “Community-Owned Land” workshops were highly aspirational. By asking residents to envision what they would like a community land trust to accomplish if resources were unlimited, we can develop a common vision of land-use to work towards. Fortunately, there was a great degree of agreement across the workshops on what the HamiltonCLT should focus on.

The results of these workshops will be used to develop strategic priorities for the Hamilton Community Land Trust that will provide the framework for a five year plan for the organisation. The plan will be used to guide decision-making about what properties, projects, funding sources and partners to pursue. What ultimately gets built and preserved on CLT land will depend on a variety of factors, like the availability of land, resources, and partners, and the results of more targeted community engagement around specific projects.

## Appendix A

### IMPACT-O-METRE INSTRUCTIONS

The Impact-O-Metre is otherwise known as an Action Priority Matrix. That is because it helps you choose which activities to prioritize to make the most out of your opportunities.



To use the tool:

1. One at a time, rate your project ideas for the impact they will have and for the effort they will take. These are tough decisions so don't be afraid to guesstimate! If you wish, it can be helpful to use a score of 1-10 where the centre of the chart is 5.

Some thoughts to consider for **impact**:

- Does the project address the priorities you identified in Step 1?
- Who does the project serve, and how? Roughly how many people?
- Does the project meet a need that isn't being met elsewhere?
- Think about the daily life of someone who the project would be helping: how important would the project be to them?
- Sustainability—does the project have a way to be financially sustainable so that its impact will be long-lasting?

Some thoughts to consider for **effort**:

- Time
    - How long might it take to set the project up?
  - Cost
    - What different costs would be involved?
    - Can you imagine how the costs might be met?
    - How much effort would that involve?
  - Land
    - Does the project involve a lot of land or could it be accomplished on a smaller property?
  - Partners
    - Can you think of groups who already have the expertise to make the project happen? Or would that expertise need to be developed?
  - Ongoing Effort
    - Will the project continue to take a lot of resources once it is set-up? Are there groups or organizations already in place to run the project, or would an organization need to be set up?
2. After you've placed all your projects on the chart, quickly make any last adjustments to your ratings (don't overthink it!)
  3. Consider where your projects fell on the chart. What does that tell you about the projects?
- **Quick Wins** (High Impact, Low Effort): These are the most attractive projects, giving you a good return for relatively little effort. Focus on these as much as you can;
  - **Major Projects** (High Impact, High Effort): While these give good returns, they take a long time to complete – meaning that one “Major Project” can crowd out many “Quick Wins”. If you're engaging in these, make sure that you complete them quickly and efficiently and that you disengage your effort as soon as you can;
  - **Fill Ins** (Low Impact, Low Effort): Don't worry too much about doing these – if you've got spare time, do them, but drop them if something better comes along; and
  - **Hard Slogs** (Low Impact, High Effort): Avoid these. Not only do they give low returns, they crowd out time which would be better used elsewhere.

Source: Diagram and category definitions from BossEye, Inc. <http://www.timeanalyzer.com>

## Appendix B

### Tim Horton's Field Results

#### GROUP 1

##### Value:

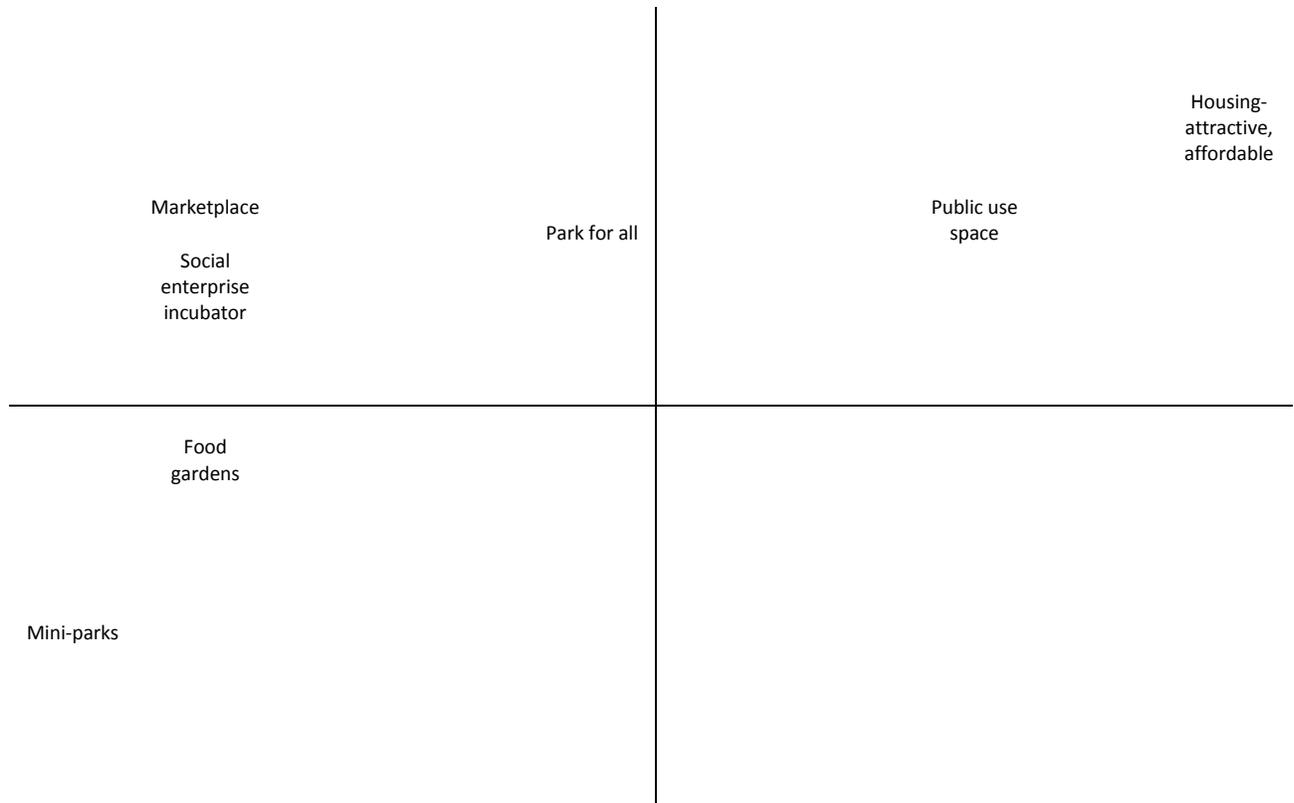
- Neighbourly
- Up and coming
- Sherman Hub itself
- Exciting future (LRT, etc.)
- Architecture (i.e. pretty '20s homes)
- **SOBI**
- Indie cafes (541, Vintage, etc.)
- Rail trail
- **James Street and Locke Street**
- **Big and small at the same time**
- Gage park/green space
- Walkable
- History/heritage
- Innovation/creativity
- Small businesses
- Accessible

##### Want to Change:

- Betterment for everyone
- Equity between neighbourhoods
- Affordable, safe housing
- Less crime & drugs
- More/better public/community spaces (markets, libraries, cultural venues, schools, small businesses)
- A better political culture
- Better air quality
- Barton
- **LRT successful**
- **HSR improvements**
- Revitalize King
- Main/King complete streets plan

Projects:

1. Food gardens (QUICK WIN/FILL IN)
  - a. Permaculture food garden
  - b. Community garden for residents & not for profit commercial venture
2. Market place (QUICK WIN)
  - a. Small inside shops
  - b. Art
  - c. Farmers stands
  - d. Small businesses
  - e. Micro-economic park
3. A park for all (QUICK WIN/MAJOR PROJECT)
  - a. City garden
  - b. Meeting spaces
  - c. Recreation
  - d. Public patio/plaza/art area
  - e. Music, play area
  - f. Bandshell
  - g. Playground with rain cover
  - h. Eco-park—re-naturalize space
  - i. Place in places starved of them (e.g. Main and King)
4. Public use space (MAJOR PROJECT)
  - a. Indoor-outdoor
  - b. Affordable public rental
  - c. Kitchen
  - d. Meeting space
  - e. Community education centre
  - f. Art space
  - g. Outdoor plaza
  - h. Open to public, unplanned use
5. Housing—attractive, affordable(MAJOR PROJECT)
  - a. “Pretty yet simple”
  - b. Self-sustaining (no ongoing funding)
  - c. Affordable
6. Social enterprise incubator (QUICK WIN)
7. Mini Parks (FILL IN)



GROUP 2

Value:

- Walkable
- Working class history
- Bike lanes
- **Architecture**
- **Garden plots/green space**
- Cotton Factory/270 Sherman
- Royal Connaught
- Creativity
- Collaboration

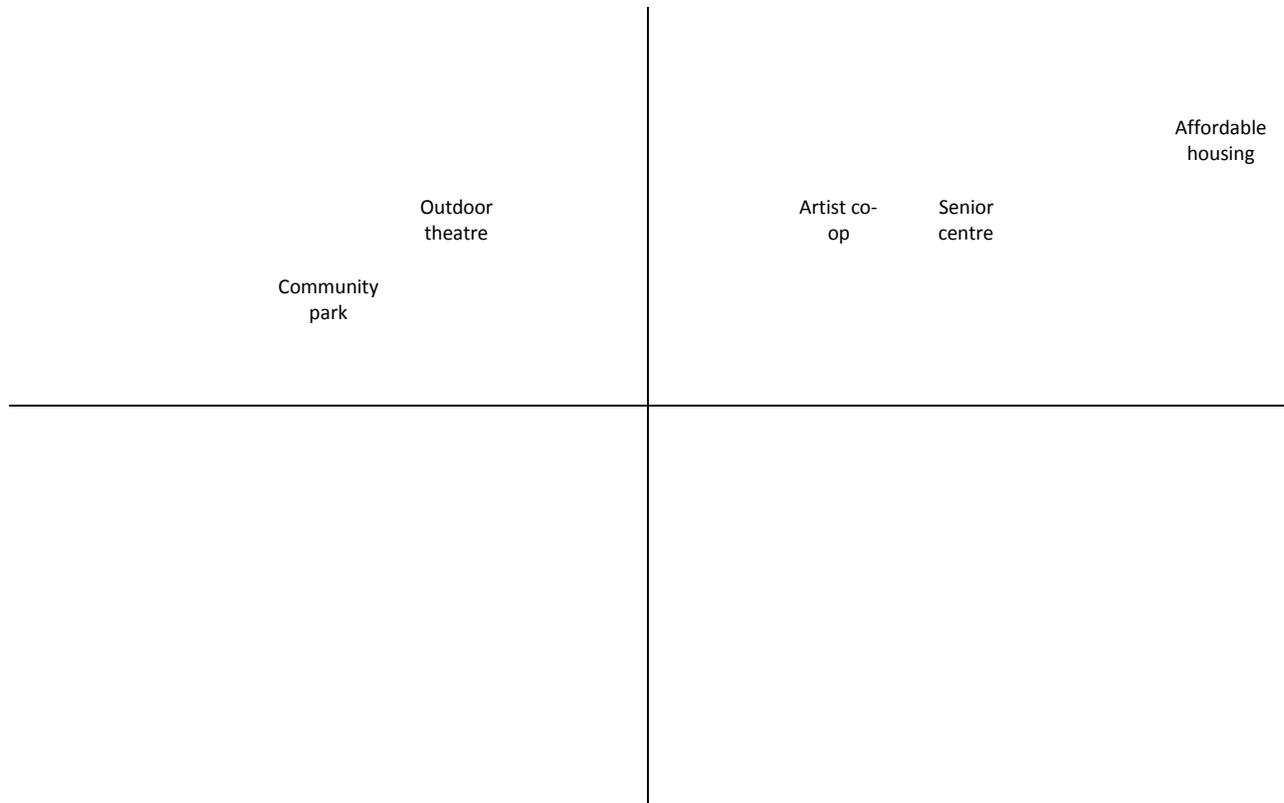
Want to Change:

- More garbage containers
- Responsible City employees
- **Old building cleanup**
- **No absentee landlords**
- Better use of land

- More opportunities to buy affordable, local food
- **Better maintenance of properties**

Projects:

1. Community park (QUICK WIN)
  - a. Garden plots
  - b. Community greenhouse
  - c. Fountain
  - d. Include trees
  - e. Outdoor garden
  - f. Exercise area/running track
  - g. Playground
2. Artist co-op (MAJOR PROJECT)
  - a. Artistic creativity warehouse
3. Senior centre (MAJOR PROJECT)
  - a. Fully accessible
  - b. Green roof
  - c. Solar powered/panels on roof
  - d. Cross-generational (daycare?)
4. Outdoor theatre (QUICK WIN)
  - a. Central quad space
  - b. Community theatre
  - c. Outdoor open entertainment space with trees and a stage
5. Affordable housing (MAJOR PROJECT)
  - a. Well maintained
  - b. Co-operative
  - c. Low-density, mid-range



### GROUP 3

#### Value:

- Community shops
- Cafes
- Green spaces
- Heritage buildings
- Urban gardens
- Walkability
- **Affordability**
- Diversity
- Accessibility
- **Livable on a human scale (both buildings and community)**

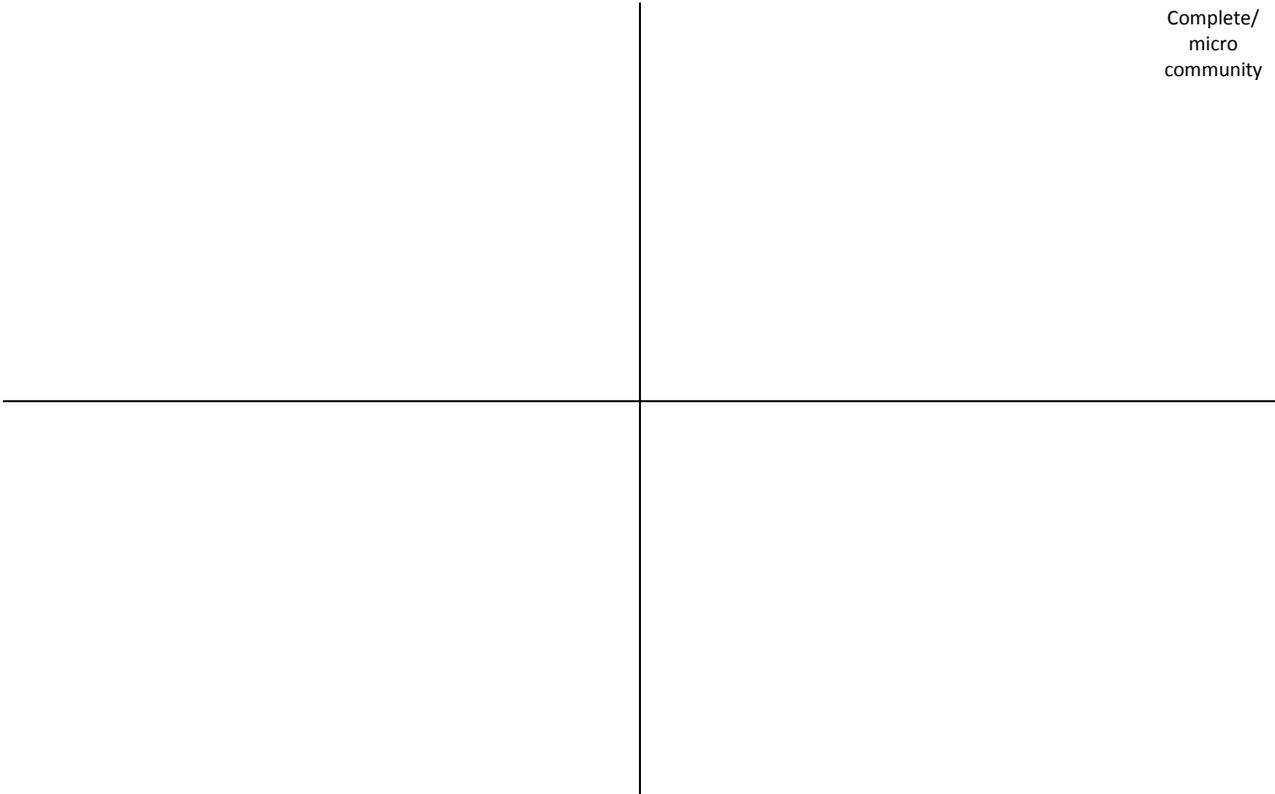
#### Want to change:

- Utilization of land/buildings
- Less depletion of resources
- Local enterprises/local economy

- More farmers markets
- Fewer one-way streets
- More affordable housing
- **Person-centred planning**

Projects:

1. Complete community/micro-community (MAJOR PROJECT)
  - a. Desirable, attractive, affordable housing with green space/gardens
  - b. Co-operatively owned & supportive
  - c. Inclusive
  - d. Rent-gearred-to-income (mixture of incomes—“shallow”, “dense” and no subsidies)
  - e. Low-rise buildings
  - f. Green roof
  - g. Sustainable (i.e. geothermal heating)
  - h. Community space
  - i. Beautiful design
  - j. Person-centred planning (resident designed)
  - k. Co-op affordable housing with local economy based on urban gardens + public transit + diverse communities
  - l. Promoting walkable design
  - m. Non-speculative housing markets



Complete/  
micro  
community

### General Notes

- CLT needs to become self-sustaining
- “Meaningful ways to participate”—please give examples
- Keep heritage buildings & demolish crumbling ugly box buildings
- “Complete communities”
- “Cradle to grave” community

## 294 James Results

### GROUP 1

#### Value:

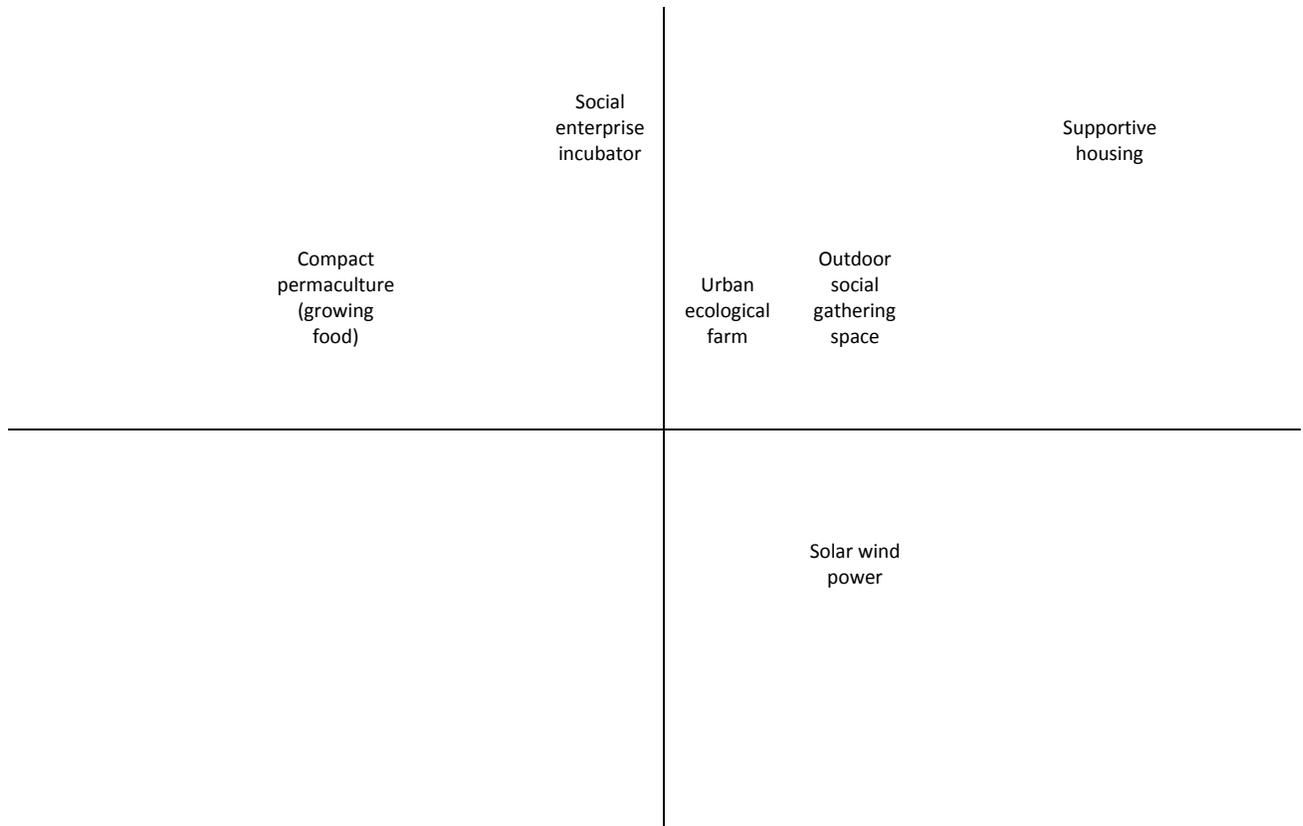
- Parks
- Bike lanes
- Architecture
- Walking trails
- Waterfront walkabout
- Social spaces
- People
- **Public use of natural outdoor space**

#### Want to Change:

- Bike friendly
- **Affordable/supportive housing**
- Air quality
- More pro-active toxic cleanup
- **More community gardens—beehives**
- Gaps in labour market—diversify
- Responsive City Council
- End to sprawl
- Downtown renewal

#### Projects:

8. Compact permaculture (growing food)—QUICK WIN
9. Social enterprise incubator—QUICK WIN (bordering on major project)
  - a. “All purpose” community centre/space
  - b. Nonprofit “third space” for social gathering
10. Urban ecology farm—MAJOR PROJECT
11. Create social spaces outside—MAJOR PROJECT
  - a. Make a downtown open public space where people can gather at, outdoor cafes, restaurants with open streets
  - b. Car-free community zones
12. Build supportive, sustainable and affordable housing with greenspace on roof—MAJOR PROJECT
  - a. for most vulnerable (seniors, mental health, newcomers, single moms and kids, Aboriginal population)



GROUP 2

Value:

- Architecture
- Diversity
- People
- Walkability
- Greenspace
- Water
- Public Swimming Pools
- Inclusivity
- **Hamiltonian honesty/spirit**
- Recreation
- Trees
- Neighbourhood coffee shops
- Many neighbourhoods
- Libraries
- Small scale businesses
- **Our Housing**

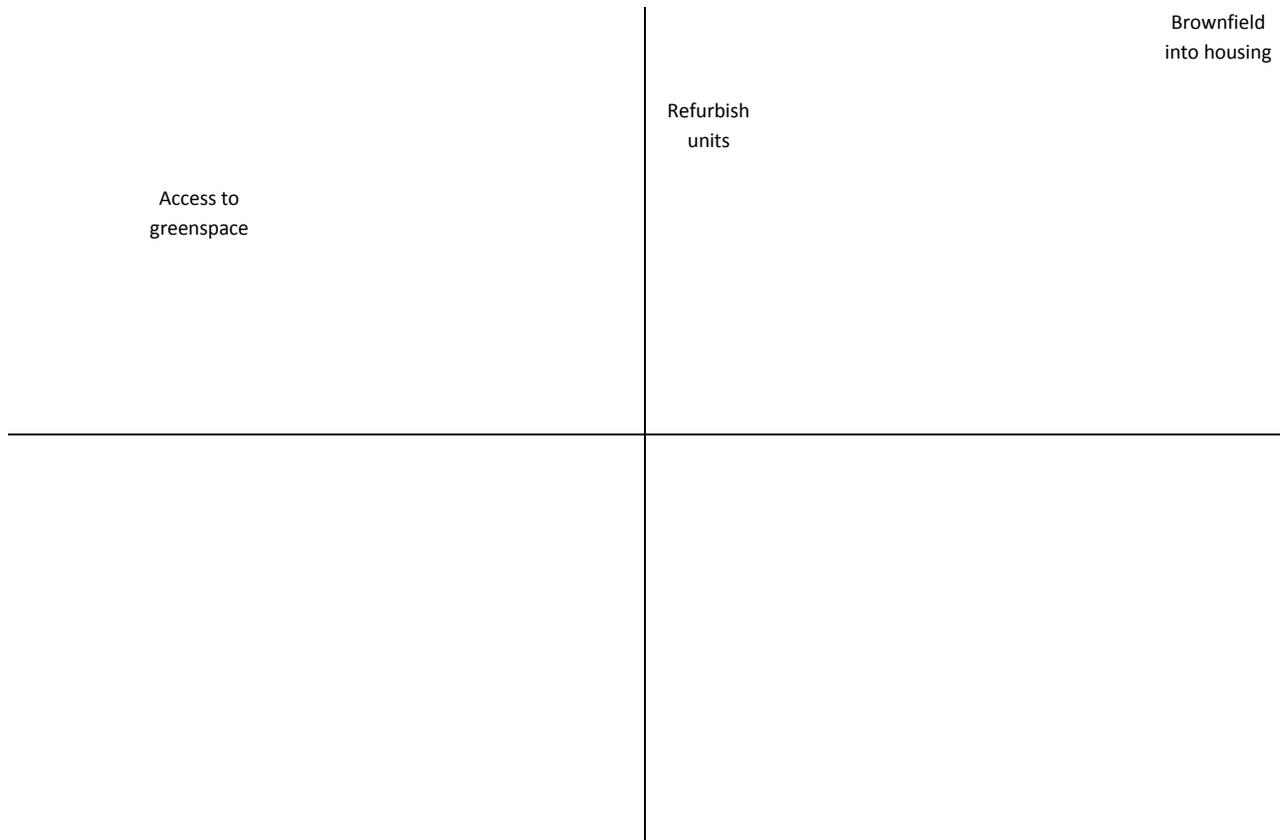
- Social gathering
- We're not Toronto

Want to Change:

- **Availability of quality, rent-geared to income housing**
- Living wage
- More gardens
- Low rises
- More health care—co-ops, hospitals
- Stop sprawl
- Escarpment gondolas
- Less cars
- Integrated transit
- Increase social gathering
- Address income inequality

Projects:

1. Refurbishment of old units, old condos into geared to income housing
  - a. Self sustaining, affordable and ecologically sustainable & capacity building
  - b. Refurbish trashed units in City Housing with money generated by the poor and used strictly for the POOR-NO GENTRIFICATION
  - c. Live/work spaces for artists, mico-businesses
2. Brownfield redevelopment –Sustainable, supportive housing project
  - a. Project for women and children fleeing violence—units for individual families—counseling, education, child care, library (3 year transition)
  - b. Affordable housing that includes garden space and greenhouse for residents to grow their own fruits and vegetables
  - c. Community gardens providing fresh produce free for those in need and grown sustainably and safely
  - d. Affordable housing that's accessible & accommodates large families
  - e. Housing that incorporates demographic diversity—young helping old
  - f. Housing that incorporates shared living and private living spaces
  - g. Affordable housing sustainably powered and built by renewable energy
3. Increase access to green space/nature
  - a. Petition the city to provide public transit to conservation areas e.g. Albion Falls
  - b. Corridors of naturalized spaces for wild life to travel and forage in harmony with humans
  - c. Community garden
4. Local food/grocery store



GROUP 3

Value

- **Local businesses**
- Waterfront access
- Escarpment
- Bruce trail
- Heritage buildings
- GO station/transit
- Density
- Alternative transportation

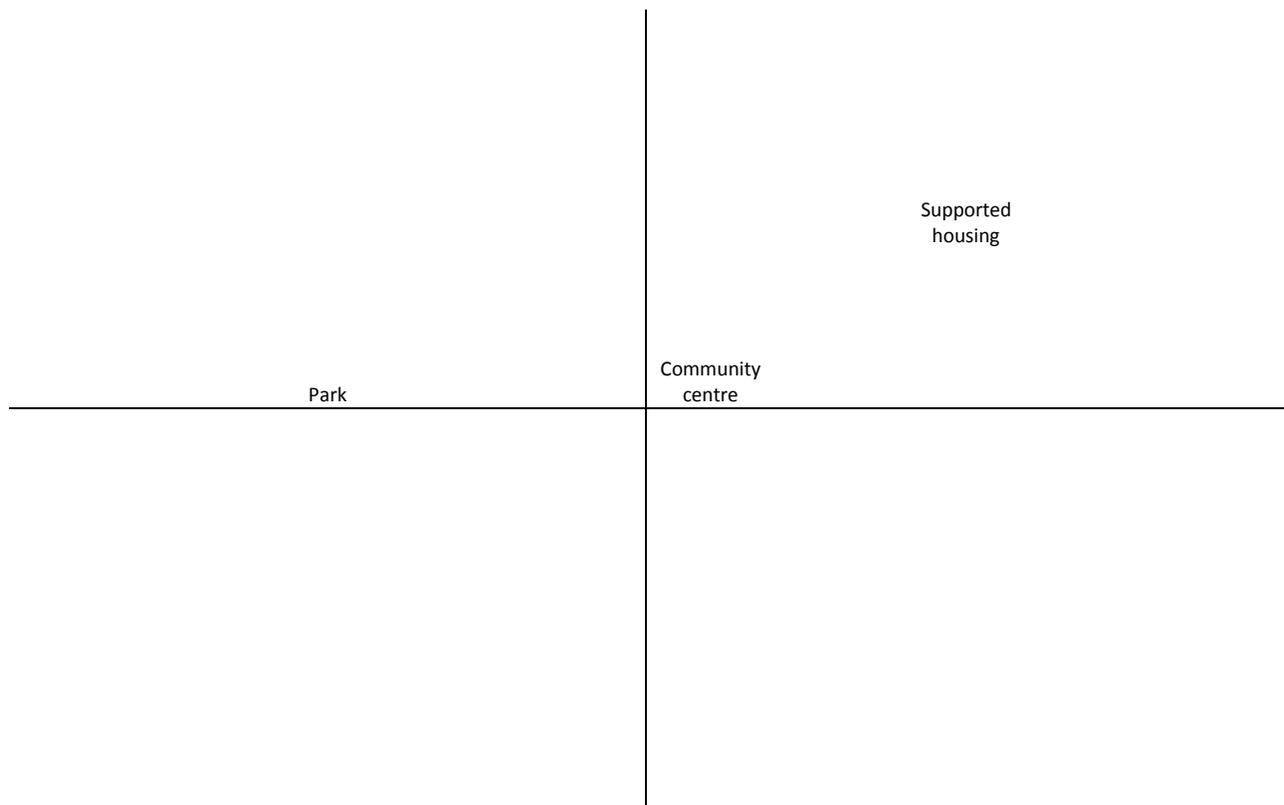
Want to change:

- Affordable housing
- Wider sidewalks
- Snow clearing
- Rehab vacant lots
- **Remove and repurpose parking lots**

- Development that matches character of the neighbourhood
- Lack of economic diversity

Projects:

1. Park (QUICK WIN)
  - a. Intermediate use for vacant lands & brownfields
  - b. Leash free dog parks
  - c. Sports fields
  - d. Sculpture installation space/ public art
  - e. Park with flowers and benches and fountains (senior-friendly)
  - f. Fruit & vegetable stands
2. Community centre (QUICK WIN/MAJOR PROJECT)
  - a. Music lending library (instruments, recordings, equipment)
  - b. Tool library
  - c. Community theatre/performing arts centre
  - d. Seniors centre
  - e. Informal library with green space around & café and daycare
  - f. Daycare with play structure
  - g. Daytime aerobics with daycare
  - h. Indoor “park” with café/congregation area and play structure for kids
3. Affordable housing (MAJOR PROJECT)
  - a. Veterans housing
  - b. Assisted living building
  - c. Old church?



#### GROUP 4

Value:

- Walkable amenities
- Historic buildings
- Access to waterfront
- Green spaces
- **Diversity of neighbourhoods**
- Community meetings
- Cultural hot spots

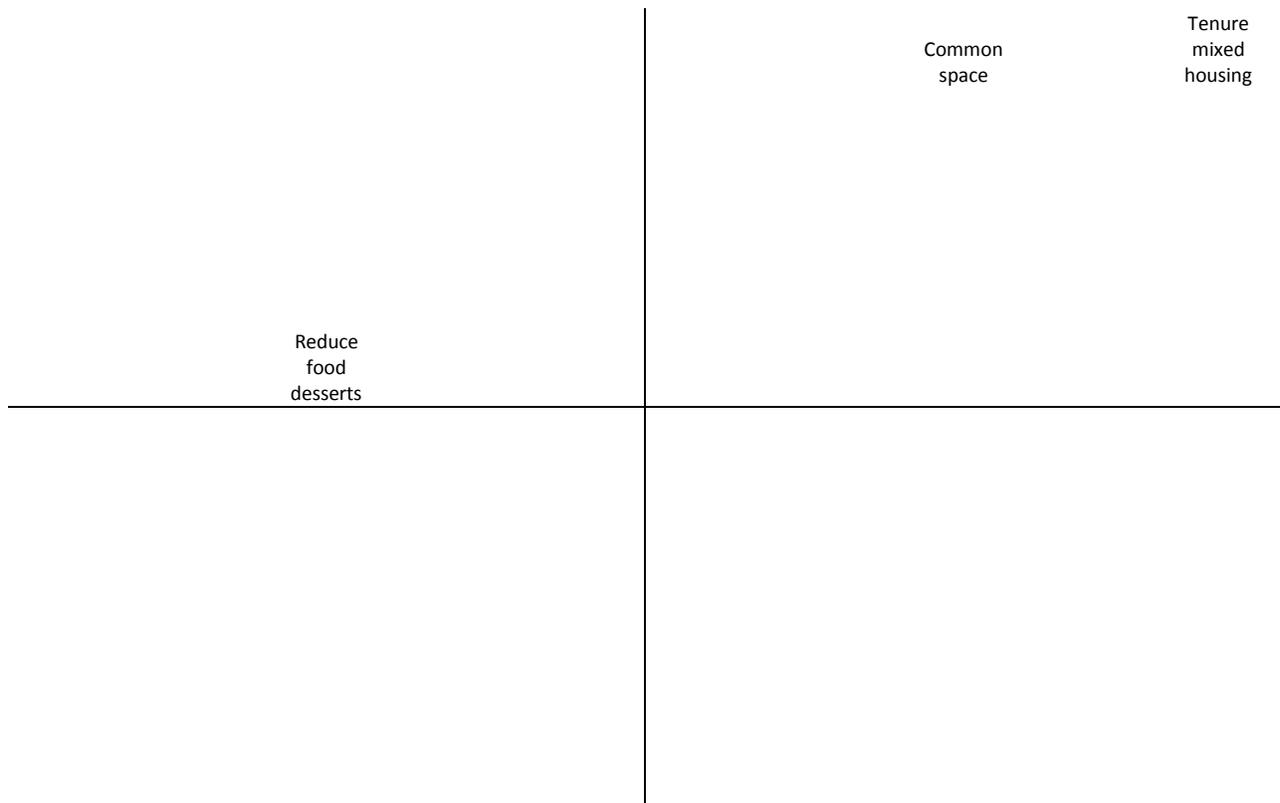
Want to change:

- **More affordable housing**
- Less absentee landlords
- Better roads
- Less NIMBYism
- Better transit for everyone
- More free spaces

- Complete streets

Projects:

1. Reduction of food desserts (QUICK WIN/HARD SLOG)
  - a. More Victory Gardens
  - b. Earth to table Operation (541?)
  - c. Good food boxes
2. REAL mixed housing with a tenure mix (i.e. new Regent Park) (MAJOR PROJECT)
  - a. Cannon Knitting Mills?
  - b. Alternative site: Westinghouse building on Barton St.
  - c. Mixed-use, rent from businesses to support operations
  - d. NO token low income units
3. Common space (MAJOR PROJECT)
  - a. Cultural centre (with museum, arts, activities, free space)
  - b. Centre for participatory learning (“learning annex”)



SUMMARY NOTES

- Access to green space (QUICK WIN)
- Refurbishment of City Housing/old buildings (QUICK WIN/MAJOR PROJECT)
- Brownfield redevelopment (MAJOR PROJECT)

- Attending to food desserts—community gardens, affordable café like the 541 (Low effort, medium impact)
- Redevelop historic building for housing/mixed-use (i.e. culture, museum, businesses)
  - High impact/high effort
- Community gardens (QUICK WIN) / Urban farms (Higher effort involved)
- Community/social space \* priority (QUICK WIN)
- Affordable housing (MAJOR PROJECT—sustainable)
- Energy (solar, wind) (Hard Slog?)
- Green space (park, benches, gardens, community space) (PASSIVE IMPACT)
- Housing dedicated to vulnerable people (MAJOR PROJECT)

### **Pinky Lewis Results**

#### GROUP 1

#### Projects:

1. Affordable housing in a mixed-use building, close to transit and facilities (MAJOR PROJECT)
2. Greening project (FILL IN)
  - a. Green space for recreation/gardening; work within the local neighbourhood to enhance/maintain it; open/green space
3. Inner city urban agriculture; teach kids to garden; grow a variety of plants and trees; raised beds (QUICK WIN)
4. Affordable retail space that meets community needs, like a medical clinic or a daycare (MAJOR PROJECT)

\*Notes: This group wanted to combine multiple ideas into one project. A mixed-use building that combines affordable housing with a community lab, gardens and businesses. The project would have features like trees and a green roof to reduce carbon footprint and would be medium –high density/fit with the local character of the neighbourhood. It would be in a recycled old building and feature high speed internet access, public art, accessibility features, and would be run with community involvement.

- High speed internet
- Age-in-place accessible

- Locally focussed
- Artistic/beautifying
- High density
- Recycle empty buildings
- Affordable housing in a mixed-use space
- Community Lab
- Micro businesses
- Reducing carbon footprint and recycle empty buildings

## GROUP 2

Value:

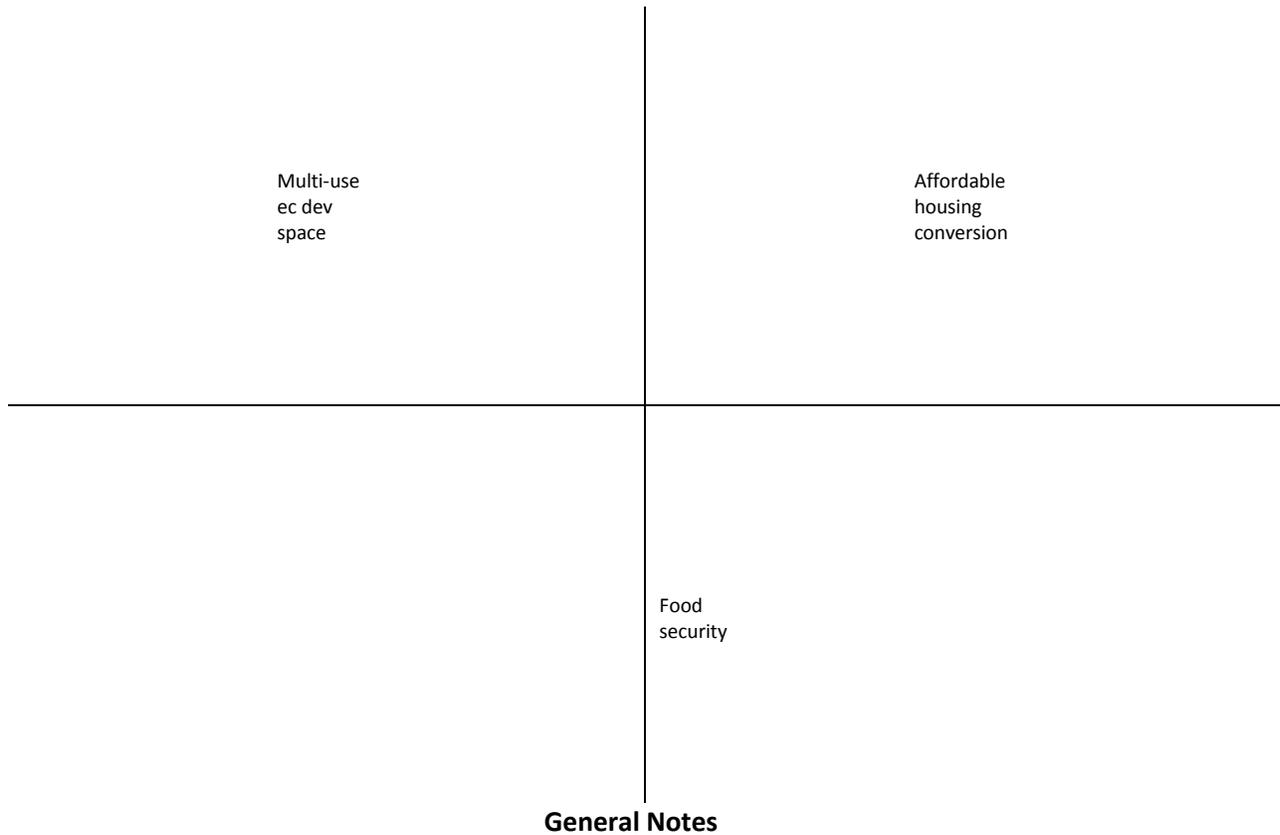
- Diverse
- Walkable
- **People/community**
- **Accessible**
- Transit
- Food
- Parks/green space
- Library
- Art Gallery
- **Public/cultural amenities**

Want to change:

- Water
- **Affordable**
- More advocacy around affordability
- Better transit
- Greater density
- More walkable
- More democratic
- Less surface parking
- More shopping
- **More trees/better air quality**
- Heritage preservation
- **Better urban design**
- More park benches
- More jobs

Projects:

1. A project that relieves the housing burden, with an emphasis on supportive housing and the purchase and conversion of a 6-8 unit building. Green building if possible. (MAJOR PROJECT)
  - Housing X
  - Supportive housing XXX
  - Housing- buy a rental
  - Convert a 6-unit apartment
  - Affordable
  - New housing
  - Re-convert 8-10 units to house people with disabilities
  - Green housing
  
2. A project that addresses food security . (FILL IN)
  - 245 catharine greenhouse and small commercial and affordable housing
  - Park/greenspace X
  - Employment
  - Grow food
  - Greenhouse and gardens
  
3. Multi-use space with support for small business and social enterprise, employment and economic development (QUICK WIN)
  - Food/jobs/ecdev space
  - Community health centre including food production
  - Mixed-use
  - Multi-use space for community use, gathering place, business incubatory/social enterprise space
  - Small business
  - Employment/social enterprise support X



- Empty building registry- research owners
- Henry Shoes
- Westinghouse
- Houses ex. 5 bedroom; rent rooms, shared space kitchen, like a community
- Use community building events for info and fundraising
- Get attention: position as highly visible showpiece
- Partner with an established and stable organization
- Ensure and early “success story” (baby steps)

**Perkins Centre Results**

GROUP 1

Value:

- Architecture
- Diversity

- **Heritage**
- **Inclusiveness**
- Green space
- **Openness for change**

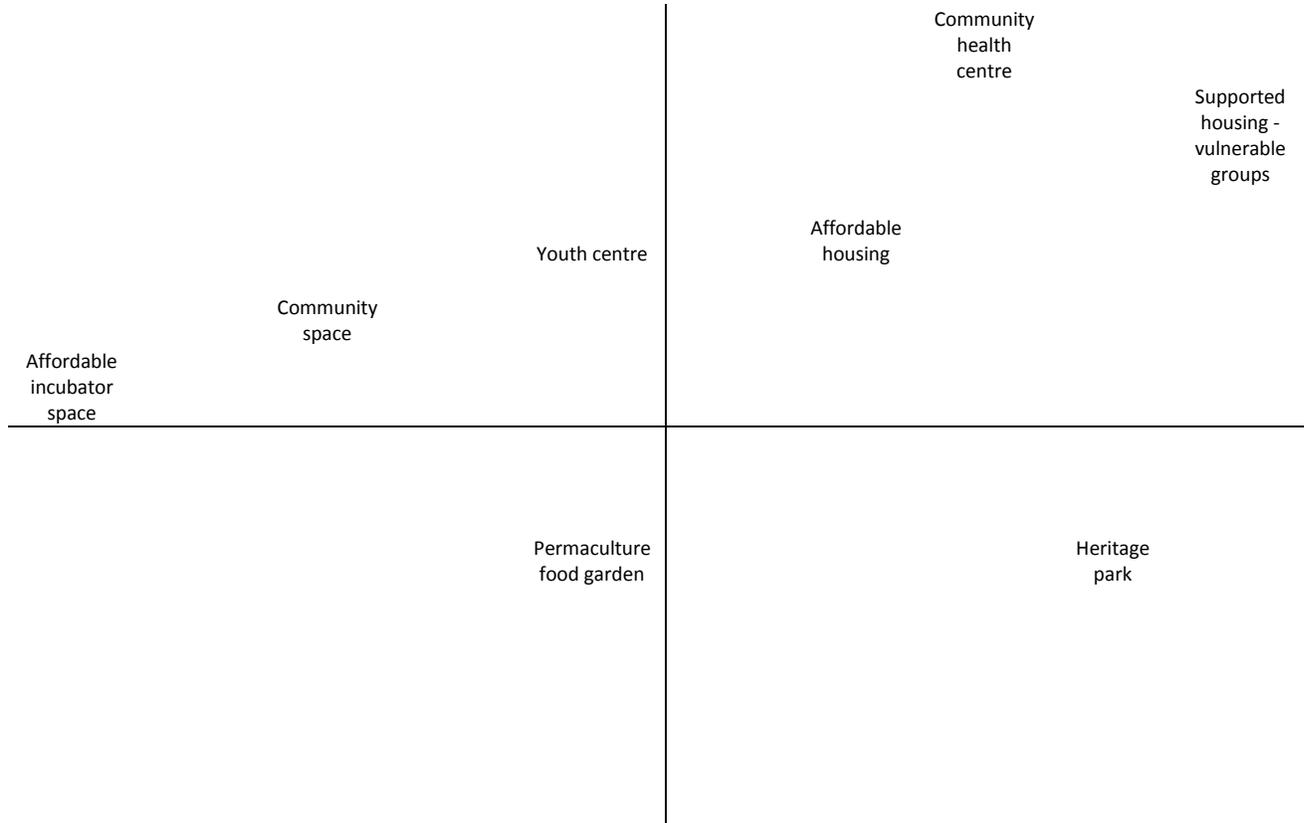
Want to Change:

- Recognition of heritage
- Air quality
- **More social inclusion**
- Real youth engagement
- **Better stewardship of community assets**
- Community pride
- Radical/critical community development models
- Asset inventory
- **Radical definitions of community**

Projects:

13. Affordable incubator space (QUICK WIN/FILL IN)
  - a. space for small, community based businesses, co-operatives, social enterprise incubator, community art incubator
14. Community space (QUICK WIN)
  - a. Community organizing
  - b. Independent from traditional non-profit sector/municipally-run spaces
  - c. Community/cultural multi-purpose use facility
  - d. Shared space for events, gathering, etc.
  - e. Cultural centre
15. Youth centre (QUICK WIN)
  - a. Educational centre for youth
  - b. Youth-senior shared drop-in centre
  - c. Jobs and training opportunities for young people (i.e. to help run these spaces)
  - d. NGen Youth Centre may need new space
16. Permaculture food garden (FILL IN/HARD SLOG)
17. Heritage park on location of Hamilton's first water reservoir (HARD SLOG)
18. Community health centre (MAJOR PROJECT)
19. Supported housing for vulnerable populations (MAJOR PROJECT)
  - a. Safe housing for LGBTQ community
  - b. Youth housing/drop-in centre
  - c. Transitional (medium-term) housing for refugees
  - d. Old age house for LGBTQ community
20. Affordable housing (MAJOR PROJECT)
  - a. Commercial/residential building: convert to fully accessible, LEED-certified housing

- b. Affordable housing in downtown core
- c. Long-term affordable housing



GROUP 2

Value:

- People
- **Affordability**
- Ottawa St.
- **Nature**
- Connection
- Access to services
- Gage Park
- Accessible sidewalks

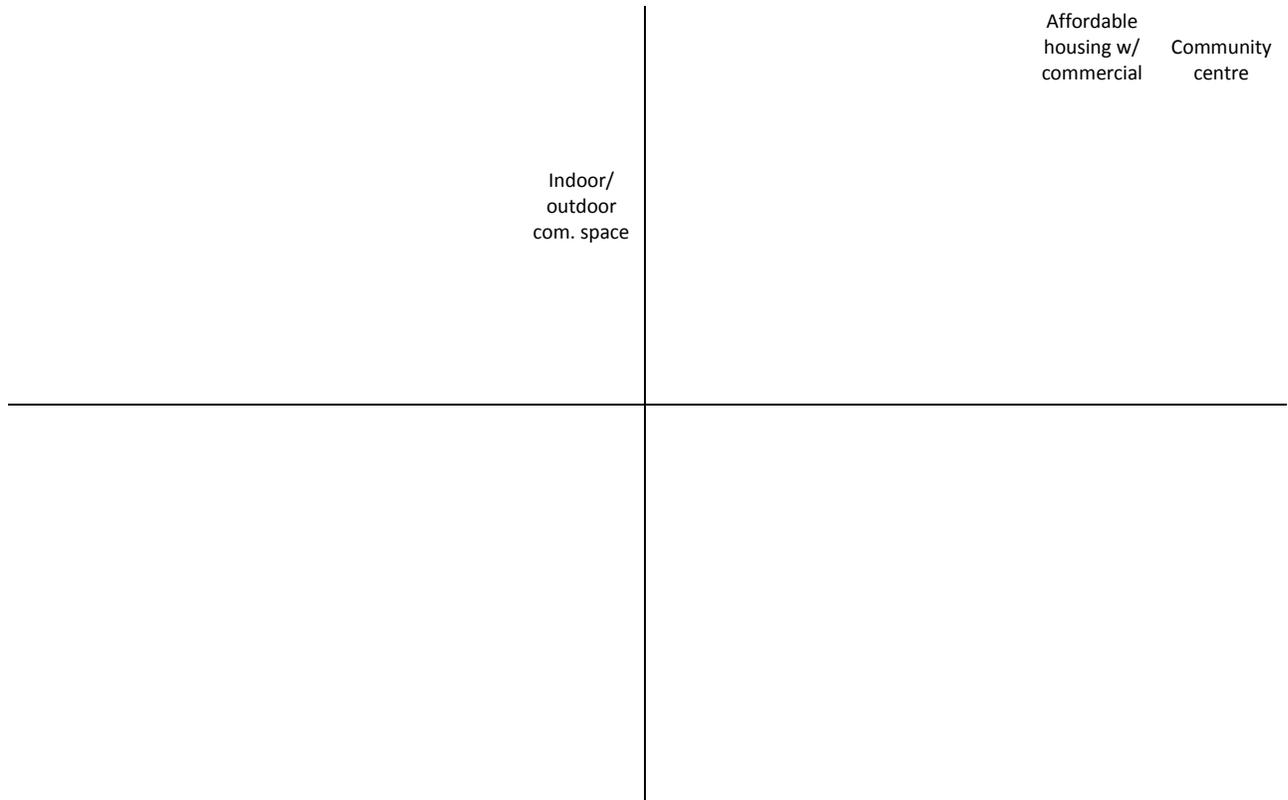
Want to Change:

- **More green space**
- Participation
- Safer at night
- Less stinky air
- Community space
- **Health affordable social activities (inclusive)**
- A hardware store
- Affordable to all/inclusive to all

Projects:

1. Indoor/outdoor community space (QUICK WIN)
  - a. Enclosed community aviary with green space and community garden (sustainable)
  - b. Community garden (Gage Park's garden is bursting full)
  - c. Urban farm
  - d. Community gardens with outdoor sheltered meeting spaces
2. Affordable housing w/ commercial (MAJOR PROJECT)
  - a. Mixed-income, medium-high density new construction build with 1<sup>st</sup> floor affordable commercial
  - b. Mixed income repurposed and restored building with affordable 1<sup>st</sup> floor commercial
  - c. Affordable housing-accessible
  - d. Affordable retirement housing
  - e. Accessible shopping area (pedestrian friendly)
  - f. Geared to income housing w/ affordable commercial space on 1<sup>st</sup> floor
3. Community Centre (MAJOR PROJECT)
  - a. Geared to income, accessible
  - b. Theatre/entertainment/things to do
  - c. Business incubator/school of all things
  - d. Childcare
  - e. Youth-senior programming (integrated)
  - f. Central to transit
  - g. Community owned
  - h. Auditorium/big room
  - i. Kitchen
  - j. Community swap centre
4. Other ideas:
  - a. Community events to engage, grow, create
  - b. Space that is OPEN to the city
  - c. Return the industrial lands to the people!
    - i. They are a barrier to the water, a blight, a stigma!
    - ii. Make the polluters clean up their mess
  - d. Collective equipment (i.e. pizza oven)

- e. Green areas that are not just grass
- f. More gardens, parks and green space, less asphalt
- g. Accessible green space
- h. Pop-up market space
- i. Business incubator
- j. Rentable electric scooters for those who need assistance
- k. A movie theatre on Ottawa St. or in the neighbourhood



**General Notes**

- Intrinsic value another factor, not just impact on community
- Design any projects to be accessible, open and available (so people walking by feel invited to participate)