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Date June 4, 2019 **Report No.** 2019-265

To Chair and Members
Committee of the Whole – Community Development

From Paul Moore
General Manager, Community Development

1.0 Type of Report

Consent Item ☐
Item For Consideration ☒

2.0 Topic **Mohawk Lake District Plan – Draft Preferred Plan** **[Financial Impact: None]**

3.0 Recommendation

- A. THAT Staff Report 2019-265 regarding the Mohawk Lake District Plan – Draft Preferred Plan BE RECEIVED; and
- B. THAT the Draft Preferred Mohawk Lake District Plan, provided in **Appendix F** to Report 2019-265, BE ENDORSED by Council; and
- C. THAT Staff BE DIRECTED to continue with the technical studies to evaluate and support the endorsed Preferred Plan.

4.0 Purpose and Overview

The purpose of this Report is to share the results of the Mohawk Lake District Plan community engagement program and to present the draft preferred plan for Council's consideration and endorsement. This is a key decision point in the ongoing Mohawk Lake District Plan work program that will result in a plan for revitalization and redevelopment of the study area, as provided in **Appendix A** of this Report. The next stage in the Mohawk Lake District Plan work program

will be the completion of technical studies to evaluate the feasibility of the draft preferred plan. Later stages will result in recommended land use policies, zoning regulations, and a strategy for the implementation of the Plan.

5.0 Background

The study area for the Mohawk Lake District, provided in **Appendix A** of this Report, includes lands directly adjacent to Mohawk Canal from Shallow Creek Park to Alfred Watts hydro generating station ruins, and includes:

- The Greenwich Mohawk former brownfield site;
- Mohawk Park;
- Mohawk Lake;
- Active industries;
- The Time Keepers Building; and
- A privately owned rail spur line.

It is noted that two large parcels of land adjacent to the study area are part of the Six Nations of the Grand River Territory. The Mohawk Lake District Plan will not have jurisdiction over any lands governed by Six Nations of the Grand River.

The Mohawk Lake District was formed by Council through the 2014-2018 City of Brantford Community Strategic Plan as a result of concurrent initiatives around Mohawk Lake, the Canal, and the Greenwich Mohawk former brownfield site.

It is important to note that past Council direction has also been received for the following related projects:

- Implement a municipal-led \$42 million remediation program that would achieve the applicable provincial standard, and which would maximize the future redevelopment potential of the 50-acre Greenwich Mohawk brownfield site (Reports CD2014-095 and CD2017-023);
- Implement a cultural heritage landscape designation for Mohawk Canal and the Alfred Watts hydro generating station ruins (Report CD2016-129);
- Initiate a lease agreement with the Canadian Industrial Heritage Centre for the use of the Cockshutt Timekeepers Building as part of an overall plan (Report CD2013-035);
- Implement the Mohawk Lake and Mohawk Canal Cleanup and Rehabilitation Project funded in part by Federal funding. Public Works

Staff has prepared an update report for Council's consideration at the Committee of the Whole – Operations and Administration meeting on June 11, 2019 (Report 2019-293); and

- Investigate route options for the potential extension of the Veterans Memorial Parkway, which may include alignments that are adjacent to or could pass through the Mohawk Lake District study area.

These initiatives prompted Council to direct the revitalization of this area to be considered together within an overall District Plan to coordinate revitalization efforts throughout. As a result, in 2017, the Mohawk Lake District Plan work program was initiated. To assist in developing a comprehensive District Plan, Planning Staff retained the consulting firm WSP Group to provide technical expertise, to prepare the necessary reports and drawings, and to assist with the community engagement program.

It should be noted that within the District, there are active industrial operations. Additionally, there is an active railway spur line owned and operated by one of the industrial companies within the District. While it is Planning Staff's understanding that the spur line is used approximately once a week for one or two slow moving rail cars, this spur line will be accommodated within the overall final District Plan, along with the other industrial operations.

6.0 Corporate Policy Context

6.1 Shaping our Future: Brantford's Community Strategic plan Context (2014-2018)

One of the actions identified within the Community Strategic Plan, Shaping Our Future 2014-2018, is: *"Explore the establishment of a Mohawk Lake District that includes a wide range of options for revitalization and redevelopment of the Greenwich-Mohawk Site as well as areas surrounding Mohawk Lake through community consultation. Complete existing remediation projects."*

Another applicable section is "Goal 3: Managed Growth and Environmental Leadership". It includes the long-term desired outcome that *"Brantford will be known as a city that manages growth wisely, makes optimum use of its infrastructure and is a leader in infill and brownfield redevelopment."*

7.0 Input From Other Sources

The project technical team includes staff from several City Departments who have reviewed project materials at key milestones throughout the work program.

These Departments include: Parks Services, Engineering Services, Facilities and Asset Management, Fleet and Transit Services, Legal and Real Estate Services, and Economic Development and Tourism Services.

In 2017 Council also created the Mohawk Lake District Working Group, comprised of the Mayor and a councillor representative from each ward. The mandate of the Working Group is to address the requests of community groups who are interested in re-locating to the Mohawk Lake District (i.e. to the Greenwich Mohawk brownfield site). The Working Group has held seven (7) meetings to receive project updates, review the latest draft concepts, and hear input from community groups. To meet its mandate, the Working Group implemented an expression of interest process to identify the land uses and space requirements (building square footage and/or land area) requested by those who have an interest in re-locating to the Mohawk Lake District. A summary of the expressions of interest submissions provided by nine (9) community groups is attached as **Appendix B**. In addition, the Working Group has added the potential for a mid-sized performance space, as well as new headquarters for Brantford Police Services, to the list of uses to be considered for potential locations within the Mohawk Lake District. On May 1, 2019, Six Nations Polytechnic sent a letter of intent to the Mayor and Council indicating that they will be submitting an expression of interest with regard to re-locating to the Mohawk Lake District area (included in **Appendix B**). When available, this submission will be provided to the Mohawk Lake District Working Group to be added to the list for consideration.

The information gathered through the expression of interest process helped to identify the general land uses and space requirements that the community groups are requesting. In response, the draft preferred Mohawk Lake District Plan takes into consideration the requested land uses. The Mohawk Lake District Plan will not include any specific recommendations regarding the nine community group's requests for land or space within the District. Once the Mohawk Lake District Plan is completed, Council may wish to consider a process to determine which requests, if any, may be accommodated based on the outcome of the technical studies to be completed as part of the next stage of the work program.

The Mohawk Lake District Working Group met on May 3, 2019. At the meeting, the delegation from the Lansdowne Children Centre reported that efforts by the agency to seek funding from the province and other sources are contingent on securing a decision on a location. General discussion around this topic confirmed that other community groups have the same concern about their

fundraising efforts. It was noted at the meeting, that some community groups are requesting land (either through donation, lease or purchase) to construct new purpose-built facilities and others are requesting space for lease or rent within other multi-use buildings. Table 1 summarizes the approximate land area or building square footage requested by the various groups (where known).

Table 1 Summary of Land or Space Requests by Community Groups

Community Group	Requested Square Footage	Requesting Land for a purpose-built facility
De dwa da dehs nye>s Aboriginal Health Centre	45,720	Yes, 5 acres
Lansdowne Children Centre	102,000	Yes, 9 acres
Children Safety Village	n/a	Yes, 3 acres
Participation Support Services	7,000	Yes, to be determined
Brant Theatre Workshops	3,000	No
Brantford Symphony Orchestra	14,000	No
Brant Historical Society	15,000	No
Personal Computer Museum	5,000	No
Canadian Industrial Heritage Centre	N/a	Yes, 2 acres
Mid-Size Performance Space	To be determined	Yes, to be determined
Brantford Police Services Headquarters	To be determined	Yes, 10 acres
Six Nations Polytechnic	To be determined	Yes, to be determined
TOTAL SQUARE FOOTAGE	191,720	29 acres

As summarized in Table 1 of this Report, if each group's proposal was considered individually, more than 29 acres would be required to accommodate

approximately 191,720 square feet of known space requirements requested by the community groups, representing 58% of the total available area of the 50 acre Greenwich Mohawk site. Section 8.2.5 of this Report outlines further analysis on how the land or space requests of the community groups may be considered within the draft preferred Mohawk Lake District Plan.

Community engagement is also a significant component of this project. Several meetings and outreach initiatives were organized that successfully gathered feedback from citizens, property owners, and respective staff members of Six Nations of the Grand River and Mississaugas of the Credit First Nation. These meetings and outreach initiatives took place at two strategic stages of the project: Stage 1: Vision and Principles; and Stage 2: Preferred Land Uses. The following sections of this Report provide additional details regarding the objectives of these project stages and the community engagement that took place.

7.1 Stage 1: Vision and Principles

The objective of the first stage of this project was to hear from the community about its overall Vision for the revitalization of this area. The Project Team wanted to know what existing features in the area were valued, what other goals did the community have for the area, and ultimately what over-arching principles might be used to guide the redevelopment of the District.

The Project Team organized a public information meeting on March 29, 2018 at S.C. Johnson - T.B. Costain Community Centre, which was attended by approximately 80 people who participated in round table discussions. Over the subsequent months, additional feedback was gathered through the Project Team's participation at a family event on April 21, 2018 hosted by the East Ward Neighbourhood Association held at Major Ballachey School, at an open house BBQ on May 18, 2018 hosted by Six Nations of the Grand River held at the Six Nations Tourism Centre, and at two BBQ events on June 15 and August 3, 2018 hosted by Mississaugas of the Credit First Nation held at the Department of Consultation and Accommodation office in Hagersville. At these additional events, the Project Team engaged with approximately 50 people at each event. These informal gatherings attracted families and young people, representing a demographic that does not typically attend conventional project meetings, thereby broadening the feedback received.

The Project Team reviewed and analyzed the comments we heard from Stage 1: Vision and Principles and summarized the results in a word cloud called

“What We Heard” attached as **Appendix C**. Some of the key themes expressed by the public, which informed the Vision Statement are as follows:

- Vibrant;
- Community;
- Arts and Culture;
- Water
- Connectivity
- Recreation; and
- Industrial Heritage.

Based on the key themes noted above, the project team developed a draft Vision Statement to guide the development of the District Plan, and this is further discussed in Section 8.1 of this Report.

7.2 Stage 2: Preferred Land Uses

While the Mohawk Lake District Plan will consider all the lands that comprise the District, the 50 acre Greenwich Mohawk former brownfield site has the greatest potential for redevelopment and will act as a catalyst to stimulate the revitalization of the entire area. Accordingly, the objective of the second stage of this project was to focus on refining which various land uses (e.g. residential, commercial, institutional, parks, etc.) are desired by the community, as well as determine in what relative proportion are these land uses to be allocated throughout the redevelopment area. Three draft concepts were prepared for the Greenwich Mohawk lands that offered options for different ways that land uses could be arranged on the site and what type of theme or focus these land uses could address. The three draft concept plans are provided in **Appendix D** to this Report, and a brief description of the options are:

- Option 1: Outdoor Events and Festival Focus
 - A destination for major cultural events and festivals. The primary land uses include a large purpose-built event area with associated parks and open spaces, an institutional area, and some mixed commercial and institutional uses.
- Option 2: Culture and Community Focus
 - A destination for both cultural gatherings and community and commercial services. A balance of land uses that include a multi-

purpose open space, several options for mixed commercial and institutional uses with potential upper-storey residential uses, and an institutional area.

- Community Services Focus
 - Primarily a destination for community services, including large institutional areas, and options for mixed commercial and institutional uses with potential upper-storey residential uses. The space could have a campus format with smaller scale public gathering spaces.

A public information meeting was held on November 28, 2018 at S.C. Johnson - T.B. Costain Community Centre, which was attended by approximately 120 people. Participants were invited to vote for their most preferred draft concept, as well as share any feedback on the draft vision statement. A total of 72 people voted on the concepts presented that evening. Additionally, an online survey was also produced and released to the public over three weeks in December and January. An additional 544 participants voted through the online survey and provided comments. As well, the Project Team attended a family-oriented pancake breakfast on December 8, 2018 hosted by the East Ward Neighbourhood Association, at which approximately 80 people attended and an additional 25 votes were received.

The results of the voting exercise are summarized in a memo dated February 15, 2019 from WSP Group and attached as **Appendix E** to this Report. The voting results and comments received are discussed in detail in Section 8.0 of this Report.

7.3 Continuous Community Engagement

Throughout the work program, the Project Team met with individuals and groups to provide on-going project updates. A brief summary of these meetings are described in the following sub-sections. It is also noted that previous community engagement for the former brownfield lands, as well as for Mohawk Lake and Park also took place in 2015, and the results of earlier engagement sessions have also been incorporated and considered as part of this latest project.

7.3.1 Six Nations of the Grand River Staff

The Project Team met with staff members of the Six Nations Consultation and Accommodation Process (CAP) Team on February 8, 2018 and January 10, 2019. At these meetings, project updates, the latest draft redevelopment concepts, and

public engagement results were shared. The Six Nations CAP Team commented that the lands within the District are subject to land claims. Planning Staff were also encouraged to engage with Six Nations Tourism and Economic Development Staff regarding potential feedback that may affect or be coordinated with the adjacent cultural sites to the study area. The Project Team has spoken with the Six Nations Director of Tourism and Cultural Initiatives, as well as the Executive Director of the Woodland Cultural Centre on two occasions to share project updates and receive comments.

7.3.2 Mississaugas of the Credit First Nation Staff

The Project Team met with staff members from Mississaugas of the Credit First Nation on March 27, 2018 and January 16, 2019. At these meetings, a project update, the latest draft concept plans, and public engagement results were shared. Mississauga First Nation Staff asked questions and shared historical information.

7.3.3 Presentations to Community Groups

The Project Team also presented information to various community organizations to promote the project and to provide further opportunities for community feedback. Planning Staff presented this project at the 2019 Heritage Day Workshop, at meetings of the Kiwanis Club and the Brantford Sunrise Rotary Club, at the Eagle Place Neighbourhood walk during Jane's Walk weekend, and to the citizen-led Mohawk Lake Steering Committee.

8.0 Analysis

The purpose of the Mohawk Lake District Plan is to develop a comprehensive land use structure and policy framework to guide the future redevelopment and revitalization of the Mohawk Lake District area. This Plan will help to harmonize several related initiatives to maximize these investments and opportunities. The District Plan will review the existing land uses and consider appropriate future land uses and include official plan policies, urban design guidelines and corresponding zoning regulations. A transportation network plan and servicing report will address demand and future growth of the study area. The District

Plan will also provide options and recommendations regarding the retention or sale of the City-owned lands to support the recommendations of the Plan.

The Mohawk Lake District Plan work program includes the following stages:

- Visioning
- Draft District Plan
- Technical Feasibility Analysis
- Supporting Reports for Implementation
- Finalization of the Mohawk Lake District Plan and Approval

Presently, the Project Team has completed the Visioning stage and is in the process of developing the Draft District Plan. Further details of the completed stages of the work program are provided in Sections 8.1 and 8.2 of this Report. Section 8.3 outlines next steps to complete subsequent stages of the work program.

8.1 Vision Statement and Guiding Principles

The Vision Statement represents what the Mohawk Lake District Plan will ideally achieve. The Vision Statement was developed from extensive community input at the first public workshop and affirmed at subsequent community engagement meetings and through the online survey. This Vision Statement also reinforces what has been heard in previous public consultations in 2015 that took place at the onset of the remediation program for the Greenwich Mohawk site. Specific comments received throughout the engagement process were considered and incorporated accordingly. The Project Team proposes to move forward with the following Vision Statement:

“Mohawk Lake District will be...

A welcoming place for residents, families and visitors of all ages to explore, shop, eat, learn, and gather. Parks and trails along Mohawk Lake and Canal and throughout the District will provide a beautiful and healthy way to connect with nature. Mohawk Lake District will be where we honour the past, but also a place to be inspired for the future. As a popular destination where history, culture, recreation, and tourism meet, Mohawk Lake District will be a place of pride in the community.”

In addition to the Vision Statement, the following guiding principles identify the overall values that are desired and intended to be achieved by the Plan:

- Vibrant Neighbourhood
- Centre for Tourism
- City's Recreational Centre
- Conserve and Celebrate Heritage
- Holistic and Connected
- Sustainable Community

The guiding principles to achieve the Vision are provided in **Appendix C**. As noted in Section 7.1 of this Report, community feedback helped to inform these guiding principles which were then used by the Project Team to shape the draft preferred Mohawk Lake District Plan.

8.2 Mohawk Lake District Plan: Draft Preferred Plan

The Project Team has prepared a draft preferred Mohawk Lake District Plan, provided in **Appendix F**, which is an illustration of what was heard based on extensive community feedback. The draft preferred District Plan, and the proposed land uses and locations are conceptual, and are intended to demonstrate how the District may develop. To ensure that the vision of the community is realistic, the draft preferred District Plan will require further evaluation for technical feasibility. While a preliminary technical review by City Staff has taken place, a detailed analysis by the project consultants is required. This will involve the completion of several technical studies to identify any matters that may require changes to the draft preferred Plan. The studies will address the feasibility of implementing the Plan by evaluating environmental impact, the need for transportation or infrastructure upgrades or alterations, as well as an assessment of compatibility with surrounding land uses, and the economic market conditions to support the preferred Plan. As noted, the results of the technical reports may result in revisions to the final draft preferred District Plan.

At this stage, the Project Team is seeking endorsement of the draft preferred District Plan and direction from Council to proceed to the Technical Feasibility Analysis phase in the work program. Selecting a draft preferred District Plan is necessary to proceed with the work program, and will allow staff to focus the technical studies to a single preferred option. This is a more cost-effective approach that will allow for modifications to the District Plan, if deemed necessary.

8.2.1 Description of the Details of the Draft Preferred District Plan

The map in **Appendix F** illustrates the overall draft preferred Mohawk Lake District Plan, which identifies improvements to existing recreation and destination points, the creation of new features, as well as strategies to enhance connectivity throughout the District. The District Plan intends to create a complete experience for residents and visitors through the inclusion of multiple amenities and attractions. Movement from one end of the District to the other is intended to be easy and attractive for a range of transportation types – whether walking, cycling, use of public transit or by car. The draft preferred Mohawk Lake District Plan also identifies potential canal crossings to enhance connectivity and movement north and south of the canal to facilitate integration of the Plan with the existing residential neighbourhoods.

The vision for the District is that this will be a welcoming place, where residents and visitors alike will explore all aspects of the District, including recreational activities, cultural facilities, institutional, commercial, and entertainment amenities. Community feedback highlighted the potential that visitors and tourists may spend multiple days within the District. For example, people can spend the day canoeing or cycling through the area and return the next day to visit a museum or other cultural or historical attraction, including those that are located just outside the District on neighbouring Six Nations territory. Or people who are using services provided by one or more community agencies may also have a meal at a nearby café or restaurant or seek respite in the landscaped open spaces. The vision for the District Plan is that this area becomes a multi-faceted destination that will provide people with a sense of community pride through connections to the history and culture of the area and to the surrounding natural and recreational features that already exist within this part of the City.

There are three main areas that comprise the structure of the overall Mohawk Lake District Plan. These areas are identified on the map attached as **Appendix G** and they are referred to as:

- Gateway Area
- Culture and Community Destination Area
- Mohawk Lake and Park Recreational Area

Details of each area are described in the following sub-sections of this Report.

8.2.2 Gateway Area

The Gateway Area at the western part of the District is intended to be a welcoming entrance to the District and provide a transition to and from Downtown Brantford. Improvements to landscaping, urban design, and pathways for pedestrians and cyclists can improve Greenwich Street as a safe and accessible connection throughout the District and to existing Downtown amenities. There are also several options to help increase activity and generate vibrancy along this corridor by encouraging a mix of medium to higher density mixed commercial and residential development. Presently the draft preferred Plan accounts for the possible extension of the Veterans Memorial Parkway based on the 2014 Transportation Master Plan (TMP) and Feasibility study completed in 2018. The TMP Update, that is currently underway, is also exploring alternatives without the extension of the Veterans Memorial Parkway and it will also address transportation demands resulting from the preferred Mohawk Lake District Plan. The Project Team continues to engage with the City's Transportation Services Division to address options that will be brought forward through the TMP update.

8.2.3 Culture and Community Destination Area

The Culture and Community Destination Area is located in the central portion of the District, where the 50 acre municipally-owned former Greenwich Mohawk brownfield is located. A significant component of achieving the overall vision for the Mohawk Lake District Plan is through the redevelopment and revitalization of the former brownfield lands, and a detailed draft preferred concept for these lands is provided in **Appendix H** of this Report.

The draft Preferred Plan recommends a mix of land uses in the Culture and Community Destination Area. This addresses a wide range of community needs, taking into consideration the breadth of community input which consistently provided the following types of comments:

- *Be a destination for more recreational, cultural, historical facilities, that are supported by commercial retail, restaurants, cafés, etc.;*
- *Be a hub of services for the entire community;*

- *Create beautiful landscaped open spaces for all ages to enjoy; and*
- *Generate economic development, taxes and improve property values.*

As noted in Section 7.2 of this Report, the public was invited to vote on three options of the draft concept plans, and the results showed that the greatest number of people preferred Option 1 (as shown in **Appendix D**), which emphasized an Outdoor Events and Festival Focus District.

While the public preferred Option 1, Staff also received written feedback regarding the green spaces, as some residents were concerned that these spaces may be underutilized or only seasonally used. As well, other written comments indicated there was a need for more options for housing, in particular affordable housing. There were also several comments received in support of community agencies which have expressed interest in relocating to the District, some of which are listed in **Appendix B**. General comments also noted the importance of generating economic activity through tourism and commercial/retail uses that included evening functions.

To address community feedback and taking into account additional technical review by City Staff, the Project Team developed a hybrid of Options 1 and 2, as illustrated in **Appendix H**. A report, titled “Land Use Options Evaluation Report” prepared by the project consultants, outlines the rationale for how the revised hybrid concept responds to the community feedback. This Report is provided in **Appendix I**. This hybrid Culture and Community Destination Area is comprised of the following land uses as described in Table 2 below:

Table 2: Types and Approximate Area of Land Uses within the Culture and Community Destination Area

Land Use	Land Area (approximate)	Percentage of Total Land Area
Parks and Open Space	18.5 acres (7.5 hectares)	39%
Mixed Commercial, Institutional & Residential Uses (residential on upper storeys only)	9.9 acres (4.0 hectares)	21%
Institutional Uses	10 acres (4.1 hectares)	21%
Transitional Institutional (a combination of institutional & commercial uses, excl. residential uses on the upper storey)	3.1 acres (1.3 hectares)	6%
Museum Uses	6.4 acres (2.6 hectares)	13%
	Total area: 47.9 acres (19.5 hectares)	

It is noted that all land areas are approximate and subject to change. However, generally in response to voting results by the community on their preferred option, the predominant land use within the hybrid Culture and Community Destination concept is for parks and open space, representing 39 % of the total land area. Key features included in the Culture and Community Destination Area are described below:

- An enhanced promenade is recommended to improve public access to the Mohawk Canal waterfront. The enhanced promenade is intended to have wider sidewalks and may include dedicated bike paths. Landscaped boulevards would slow down traffic through this section of Greenwich Street to provide a leisurely route to access additional views of Mohawk Lake further east along Greenwich Street. Community feedback was consistently in support of creating this promenade feature that provides connectivity to new and existing trails and other recreational activities.
- As indicated by the dashed pink arrows, there are several recommended potential connections to facilitate pedestrian and some vehicle movement throughout the area. The District Plan recommends that the intersection of Mohawk Street, Greenwich Street, and Murray Street be reviewed to assess the feasibility of re-configuring the intersection to improve traffic flow. To accommodate this, some land has been left vacant to allow the intersection to be redeveloped should the opportunity arise. As mentioned, the draft preferred Plan also identifies potential canal crossings to improve connectivity and integration of the Plan with the existing residential neighbourhoods.
- The District Plan takes into consideration the continued operation of the railway spur line which bisects the majority of the District Area. Presently there is no rail crossing within the former brownfield site, but future implementation of the final Mohawk Lake District Plan may consider negotiating with the owners of the spur line to implement one or more crossings where appropriate. In the short term, the draft Mohawk Lake District Plan recommends that a potential new trail be installed north of the existing rail line to provide east-west connectivity for pedestrians and cyclists through the study area.
- The mixed commercial and institutional land uses, which include the potential for upper storey residential units, are indicated by an orange colour on the plan. These blocks meet the desire for retail,

restaurants and office uses on the ground-floor providing a range of amenities and services. These land uses, together with the proposed institutional and transitional institutional land uses form a “main street” spine of activity on both sides of a potential north-south connectivity route that helps to integrate and connect the new development to the existing neighbourhoods adjacent to the study area. It is generally good design for any new internal street or driveway to be “double-loaded” meaning that commercial or office-front activity occurs on both sides of the street and enhances the street’s ability to be active with day and evening uses. The potential for upper storey residential uses, and how many storeys, will be confirmed through the technical studies. The mixed commercial, institutional, and upper storey residential blocks are dispersed into a larger 7.2 acre size block south of the spur line, with frontage intended on Mohawk Street and a future internal street or driveway, and a 2.7 acre block north of the rail line, with frontage intended on Mohawk Street and a future internal street or driveway. In the finalized Mohawk Lake District Plan, a more detailed demonstration plan will identify how these blocks can be further sub-divided for various building sizes, parking areas, and landscaped open spaces.

- The institutional uses and transitional institutional uses are indicated by a blue colour on the plan. These blocks are intended to help address the requests of several community agencies to re-locate their services to the Mohawk Lake District. The 10 acre blue institutional use may accommodate such uses as education centres, health facilities, or offices, that some of the community agencies that are proposing. This larger area may be sub-divided into various building blocks of one or more storeys. The 3.1 acre transitional institutional space north of the spur line is for a mix of ground-level commercial options, as well as upper-storey office space and storage facilities that could be used by various community agencies, but unlike the orange mixed-use blocks, there are no upper storey residential options in the transitional institutional use. Both blocks could be further sub-divided for various building sizes, parking areas, and landscaped open spaces.
- As noted, the draft Preferred Plan proposes approximately 39% of the Culture and Community Destination Area to be dedicated for parks and open space type uses. Further Council direction to develop a detailed plan and budget would be required to program new park spaces. The 15.3 acre park and open space area located

north of the spur line addresses the strong community support for a purpose-built outdoor events or festival space that could accommodate very large community events such as the Canada Day celebrations and Rib-Fest, etc., which attract between 3,000 – 15,000 people. Approximately 6 events of this scale take place each year, with varying attendance numbers. The largest event is the City-hosted Canada Day celebration, followed by the privately sponsored WTFest music event, the Kinsmen Ribest, the privately-sponsored Jazz Festival, and several other community celebrations. Staff anticipates that additional festivals and events would desire a purpose-built venue once built. Through the years, the City has had to turn down over a dozen events due to size restrictions in of the current venue. Recognizing that transportation and on-site parking is a common issue with these large events, a purpose built space would be one that accommodates public transit and other shuttle services to minimize parking requirements. Shared parking could be considered as well. This large area may accommodate a band shell or other permanent stage, landscaped paths and gardens, parking, and other facilities, such as washrooms, playgrounds, general open space, and administrative space. Currently, most large events in the City are held at the Steve Brown Sports Complex which is approximately 10 acres in size and depending on the event, may require stage equipment to be constructed at a cost to the City.

Apart from the Steve Brown Sports Complex, the City often holds large community events at Lion's Park. However this location is challenging due to its size, limited patron and vendor access, parking limitations, proximity to residential neighbors, and disruption/damage to the City's sports field which often require repairs following events. Additionally many sports groups are displaced as a result of field damage.

When not being used for large community events, it is envisioned that the 15.3 acre park could be used for multiple functions, such as informal recreation and sports practices, music in the park, art shows, cultural exhibits, markets, community fireworks, car shows, re-enactment events, filming, family parties and picnics. This large park and open space area as well as the smaller 1.8 acre park and open space area near the intersection of Greenwich Street and Mohawk Street are intended to support the promenade function and facilitate landscaping and activity on both sides of Greenwich

Street. The smaller area will also function as a gathering area and will help to create a defined entrance and provide an edge to the development area. Lastly, a 1.4 acre strip of open space in the south-east of the study area south of the spur line is intended to provide a landscaped buffer from the existing industrial use located southeast of the City's property.

- A 4.4 acre museum block in the north-western portion of the lands would accommodate the existing Canadian Military Heritage Museum and could allow for an expansion beyond its current leased area of approximately 2.0 acres (if requested by the Museum and approved by Council). Another 2.0 acre museum block in the south portion has been set aside for the Canadian Industrial Heritage Centre's proposal to create an outdoor landscaped facility or the display of artifacts, such as historical tractors, that represent some of the products previously manufactured on site.

8.2.4 Mohawk Lake and Park Recreational Area

The eastern portion of the Mohawk Lake District Plan includes the existing 50 acre (20 hectare) Mohawk Park, and the 32 acre (13 hectare) Mohawk Lake. The draft preferred Mohawk Lake District Plan intends to enhance connectivity to Mohawk Park and Mohawk Lake from other parts of the District. At this location south of Mohawk Lake, preliminary consideration has been given to potentially shifting Greenwich Street to the south, thereby creating a new open space area adjacent to Mohawk Lake, which, depending on water quality, could be considered for a future boat launch. The realignment of Greenwich Street will be explored further through the technical studies.

It is noted that Public Works Staff are leading a separate project to examine water quality and to implement any future rehabilitation of Mohawk Lake and Canal. The Mohawk Lake District Plan Project Team shares information and collaborates with the necessary Public Works Staff when necessary. Following the rehabilitation of Mohawk Lake, Council direction would be required to complete a separate detailed study of the potential for creating an area that could accommodate a boat launch.

Lastly, as noted in Section 5.0 of this Report, the Alfred Watts Ruins and the entire Mohawk Canal corridor are recognized to have cultural heritage significance. The draft Preferred Plan recommends enhancing access to

the existing Alfred Watts Ruins as a destination to learn about Brantford's industrial heritage through the extension of trails and creation of new open spaces. As per the 2016 Cultural Heritage Feasibility Study of Mohawk Canal and Alfred Watts Hydro Generating Station Ruins, the Mohawk Lake District Plan may also recommend the designation and preservation of historical features as a cultural heritage landscape.

8.2.5 Community Groups' Land or Space Requests

As summarized in Table 1 of this Report, more than 29 acres would be required to accommodate approximately 191,720 square feet of known space requested by various community groups. The draft preferred plan includes several options to accommodate the land and space requests of the community groups. The community groups may rent or lease space or land within the mixed commercial and institutional spaces with upper storey residential (orange blocks) or the transitional institutional and commercial spaces (blue blocks with orange hatching) or the dedicated institutional spaces (blue blocks), which offers a total of approximately 23 acres of land. If multi-storey buildings are constructed and facilities such as parking are shared, the gross floor area of the community groups requests could likely be accommodated within a smaller area. Therefore, the combined request of 29 acres to accommodate all the community groups may be reduced if some of the groups construct multi-storey buildings and share facilities.

As noted previously, the draft Preferred Plan is not intended to recommend approval of the community requests for land or space at this time. Rather, the draft Preferred Plan identifies areas and approaches that may accommodate these proposals should Council approve them. The technical feasibility studies will review the land use options, including those requested by the Community groups to ensure compatibility with existing neighbouring industrial land uses, and further examine the transportation and infrastructure requirements to support the Plan. Accordingly, Planning Staff recommends that until the technical studies are completed, that no decision is made on any community group request for land or space. It is anticipated that the technical studies will be completed in the third quarter of 2019, at which time, Staff will bring forward recommendations and work with the Mohawk Lake Working Group to develop a process to consider the community groups' proposals for Council consideration.

8.3 Next Steps

8.3.1 Technical Feasibility Studies

As noted in Section 4.0, the purpose of this Report is to seek Council's endorsement of the draft preferred Mohawk Lake District Plan in order to proceed to the next phase of in the work program, the Technical Feasibility Analysis. Endorsement of the draft District Plan is not the final approval of the Plan. The technical studies are anticipated to be completed in the third quarter of 2019 and will include the following:

- Traffic Impact Study
- Functional Servicing Review / Storm Water Management
- Noise, Odour, Dust, and Vibration Study and Compatibility with Industry
- Environmental Impact Study
- Economic Analysis of the Preferred District Plan

As noted previously, the results of the technical studies may change the types, sizes, and location of land uses within the draft preferred District Plan. The results will also inform Council in regards to any decision-making process to address the land and space requests by the community groups.

8.3.2 Supporting Reports for Implementation

The Project Team will prepare related reports to support the implementation of the Mohawk Lake District Plan. The supporting documents will include:

- A Planning Analysis and Rationale Report;
- Urban Design Guidelines;
- Draft Amendments to the Official Plan and Zoning By-law 160-90;
- A Cultural Heritage Landscape Conservation Plan; and
- Development Staging Plan and Implementation Strategy.

These documents will be part of the finalized Mohawk Lake District Plan for Council's review.

8.3.3 Finalized Mohawk Lake District Plan and Approval

It is anticipated that in the first quarter of 2020, the project team will organize a public information meeting to share the latest project information with the community and any other stakeholders. A presentation and final report to Council seeking approval of the Mohawk Lake District Plan is anticipated to follow in the second quarter of 2020.

9.0 Financial Implications

There are no financial implications at this time.

10.0 Conclusion

This stage of the Mohawk Lake District Plan is an important milestone for the City. The community has demonstrated its continued support for this project through the extensive quantity and quality of feedback received throughout the District work program. The draft preferred District Plan outlines the Vision to achieve the revitalization of an area that already has important historical, cultural, and recreational significance to the community. The Mohawk Lake District Plan is an opportunity to both strengthen and grow this part of the City of Brantford even further. At this stage, the Project Team is seeking endorsement of the draft preferred Mohawk Lake District Plan, illustrated in **Appendix F** of this Report, and to receive direction to move forward with the technical studies to evaluate and support this Plan prior to finalization.



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Attachments

Appendix A: Mohawk Lake District Plan Study Area

Appendix B: List of Community Groups that responded with an Expression of Interest

Appendix C: Vision Statement “What We Heard” Summary

Appendix D: Three Options for Draft Redevelopment Concepts of the Former Greenwich Mohawk Brownfield Site

Appendix E: Community Engagement Results Memo (February 2019)

Appendix F: Mohawk Lake District Plan: Overall Draft Preferred Plan

Appendix G: Mohawk Lake District Plan: Vision and Areas

Appendix H: Culture and Community Destination District Draft Preferred Plan

Appendix I: Land Use Options Evaluation Report

Copy to:

Mohawk Lake District Plan Working Group

In adopting this report, is a by-law or agreement required? If so, it should be referenced in the recommendation section.

By-law required ☐ yes ☒ no

Agreement(s) or other documents to be signed by Mayor and/or City Clerk ☐ yes ☒ no

Is the necessary by-law or agreement being sent concurrently to Council? ☐ yes ☒ no