



CITY OF BRANTFORD

MOHAWK LAKE DISTRICT PLAN

LAND USE OPTIONS EVALUATION REPORT

MAY 2019

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1. INTRODUCTION & PURPOSE

The Mohawk Lake District Planning Study (MLDPS) is to provide a comprehensive land use structure and policy framework to guide future development and revitalization in the study area. The study area is made up of diverse land uses, amenities and cultural heritage features and presents many opportunities for the redevelopment and revitalization of the area. There is a unique opportunity for the City to not only create a vibrant community within an existing neighbourhood but to also integrate and reconnect the study area into the surrounding urban fabric.

One of the key deliverables of the MLDPS is to provide a preferred concept plan that will inform the development of a demonstration plan. The demonstration plan borne out of the preferred concept plan will serve as the basis for the vision, goals, and objectives that will be developed for the District Plan report. The preferred demonstration plan will also be the plan that is considered and reviewed for a series of technical studies to support the MLDPS and once finalized, will serve as the basis of the implementing planning documents such as Design Guidelines, an Official Plan Amendment and a Zoning By-law Amendment.

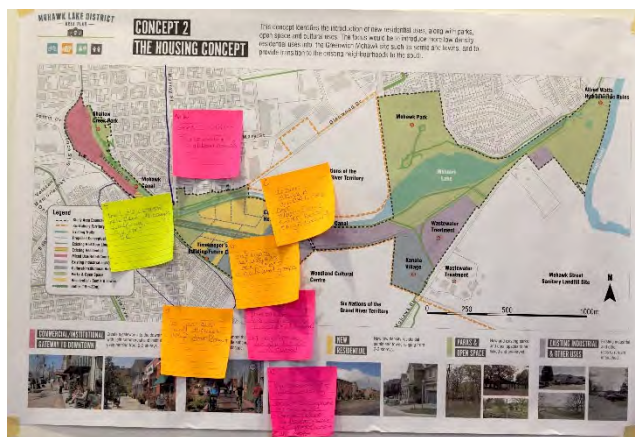
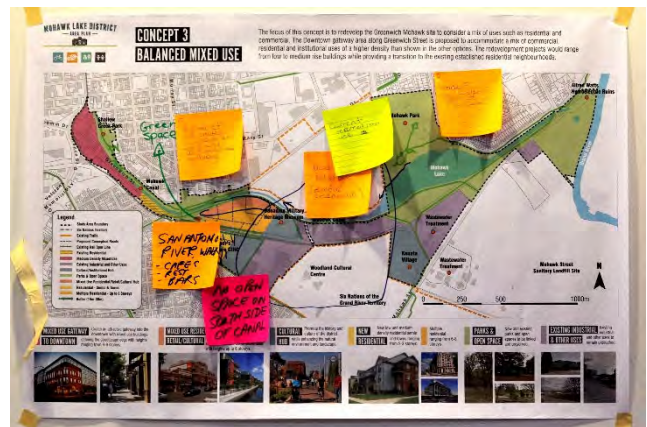
The purpose of this report is to:

- demonstrate the land use option evaluation and refinements of the initial three concept plans for the District Plan as a whole;
- outline the iterative process that led to the concepts for the largest developable area within the Plan, the Greenwich Mohawk Brownfield site;
- provide the results of the public engagement sessions and the online survey with respect to the preferred concept plan; and,
- illustrate the resulting preferred concept plan, which is the culmination of the twelve-month process and will serve to inform the development of the demonstration plan.

2. PUBLIC ENGAGEMENT AND DRAFT PREFERRED LAND USE PLAN

2.1 Public Engagement #1 – Design Charrette (March 29, 2018)

The purpose of the Public Design Charrette #1 was to determine the goals and objectives of the community as well as over-arching development principles to guide the exploration of potential redevelopment concepts for the District. The presentation slides for this meeting are found in Appendix A. The design charrette was held on March 29, 2018 at the S.C. Johnson – T.B. Costain Community Centre, which was attended by approximately 80 residents who participated in round table discussions. Each group was tasked to list out strengths, weaknesses and opportunities within the Mohawk Lake District Plan area.



In general the comments received were positive and highlighted the values of the participants. Some of the **strengths** that were highlighted included:

- The natural and recreational parks including Mohawk Park and Mohawk Park;
- Abundance of wildlife; and
- The history and culture of the area including presence of First Nations.

Some of the **weaknesses** that were highlighted included:

- Concerns for safety in certain areas including trails;
- Awkward intersection at Greenwich Street and Mohawk Street; and
- Potential lack of connectivity to certain areas.

Some of the **opportunities** that were highlighted included:

- Enhanced trails and new connections;
- Enhanced recreational uses and access to the lake and canal;
- Introduce more naturalized areas and parks;
- Create a destination for events and festivals that are family friendly; and
- Introduce a mix of uses including employment and residential.

In addition to the above, three high level land use concepts for the overall Mohawk Lake District Plan area were prepared to further facilitate discussion (see Appendix B) and to assess public reaction to the various land use configurations developed for the study area, as detailed below:

- **Concept 1 – The Cultural Hub** – This concept proposed a principal focus on community uses and sought to enhance the natural and cultural features of the study area. This was done through linking open spaces and introducing institutional uses such as museums and cultural centres as well as the provision of light commercial uses (see Figure 1).



Figure 1: Concept 1 – The Cultural Hub

- **Concept 2 – The Housing Concept** – This concept introduced new residential uses, along with parks, open spaces and cultural uses. The focus was to introduce additional residential uses into the Greenwich Mohawk Brownfield site such as semi-detached and townhouses, and to provide transition to the existing residential neighbourhoods to the south (see Figure 2).



Figure 2: Concept 2 – The Housing Concept

- **Concept 3 – Balanced Mixed Use** – This concept focused on redeveloping the Greenwich Mohawk Brownfield site to consider a mix of uses such as residential and commercial. The Downtown gateway area along Greenwich Street was proposed to accommodate a mix of commercial, residential and institutional uses of a higher density than shown in other options. The redevelopment projects would range from low-rise residential uses on the south side of the Brownfield site to medium rise buildings while providing a transition to the existing established residential neighbourhoods (see Figure 3).



Figure 3: Concept 3 – Balanced Mixed Use

The design charrette participants were tasked to provide comments and feedback on the three concepts and to conclude the session with a vision statement. The recurring themes identified in the comments received included:

- Creating a destination for family friendly community events and gathering spaces (e.g. music festivals, farmers markets etc.);
- Providing a mix of uses including active frontages such as cafés and patios;
- Highlighting the history and culture of the area and connection with First Nations;
- Enhancing recreational activities (e.g. canoeing, fishing, hiking, snow shoeing etc.);
- Expanding on the amount of natural open spaces and parks;
- Considering appropriate transition between commercial and residential uses;
- Improving connections to trails and providing multi-use trails;
- Hesitation towards too much residential uses in this area;
- Higher densities suggested towards the north side of the tracks; and
- Introducing transit oriented or complete streets.

As part of this exercise, a word cloud was prepared to visually summarize what was heard from the participants at the Public Engagement #1 – Design Charrette (see Figure 4).



Figure 4: “What We Heard” Word Cloud

Using the input gathered from the participants of the Public Engagement #1 – Design Charrette, and working with City staff, the project team developed the following initial draft Vision Statement:

“Mohawk Lake District will be...

A welcoming place for residents 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 meaningful way to connect with nature. Mohawk Lake District will be where celebrations of the past, present, and future take place. As a popular destination for cultural heritage, recreation, and tourism, Mohawk Lake District will be a place of pride for everyone.”

2.3 Preparation of Land Use Options – Greenwich Mohawk Brownfield (Summer, 2018)

Following the Public Engagement #1 – Design Charrette the project team worked closely with City staff in the Summer of 2018 to prepare the 2nd round of conceptual land use options for review by City technical staff and in preparation of the Public Engagement #2 – Open House, that was to take place in Autumn 2018. This phase of land use option concepts focused on further refinement of the MLDP’s brownfield area given that its size, general contiguousness and that it would serve as a significant area within the MLDP for redevelopment potential.

Following the comments from the design charrette in Public Engagement #1 it was determined by the study team and City staff that the participants were generally in favour of Concept 3, which displayed a more balanced mixed-use option. There was however concern that the initial concepts presented were not distinct enough from each other in terms of their land use configurations. The study team worked to address this concern in the development of the land use options for the brownfield area. During the process of addressing these comments and refining the conceptual land use options, City staff informed the study team that a 4.0 hectare (10.0 acre) area be dedicated in the study area for potential institutional use.

The 2nd round of concepts took into consideration the input gathered from the Public Engagement #1 – Design Charrette, addressed the concern of more distinct land use mixes and configurations between the options and included the 4.0 hectare (10.0 acre) institutional use. In all the concepts developed for the brownfield area, the institutional use was located on the south side of the rail because it would provide a transition and break between the proposed residential and park space uses to the west. Its positioning could also provide as an additional transition to buffer from the existing industrial uses to the east. In addition, it allowed the larger north portion free for the development of varied land use configurations.

The land use concepts developed were comprised of three options, as follows:

- Option 1 – Outdoor Events and Festival Focus** – This concept focused on creating a cultural / festival hub or destination for large social/community events with an associated mix of cultural spaces, institutional and mixed-use areas with at-grade commercial/retail uses (see Figure 5).

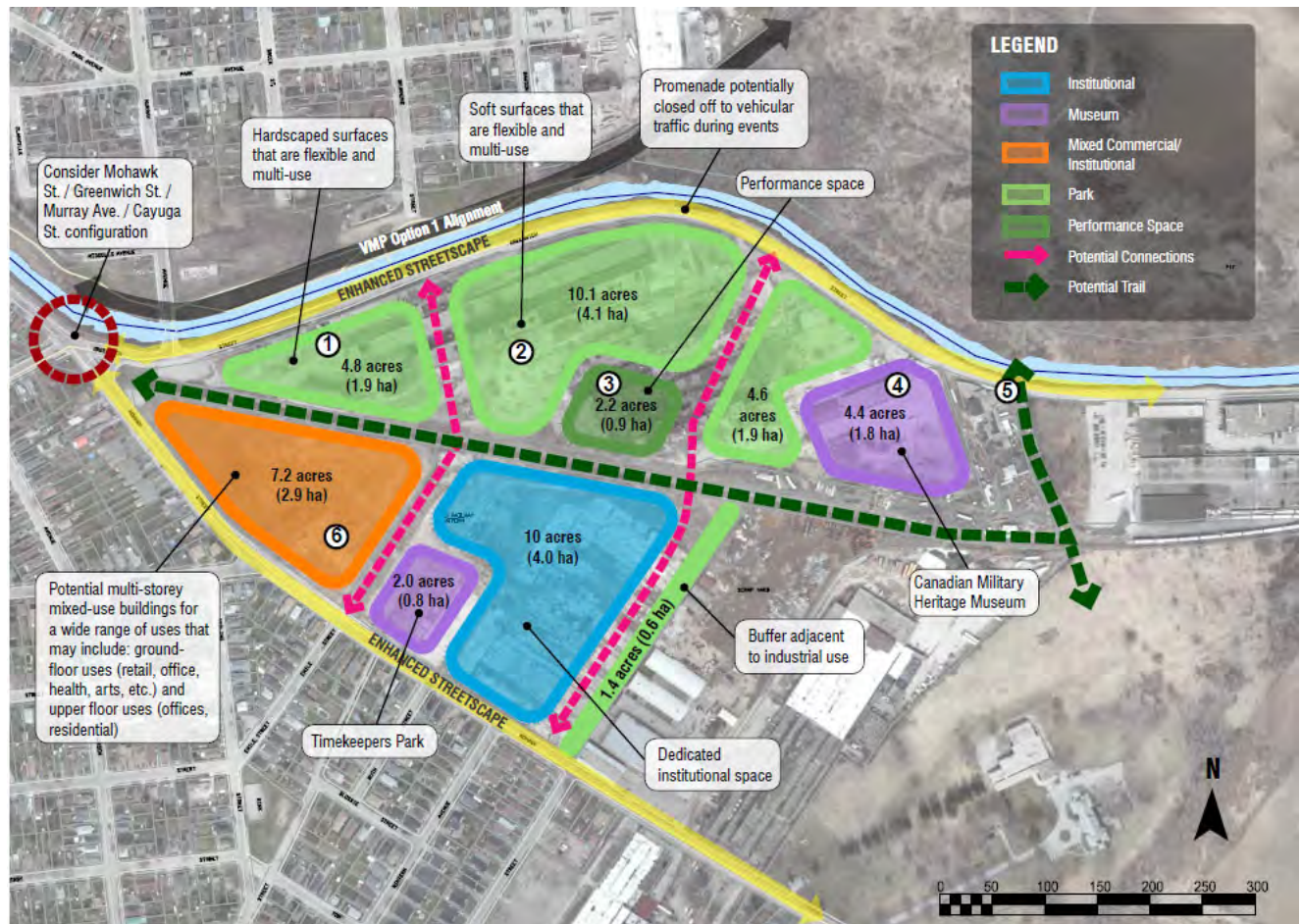


Figure 5: Option 1 – Outdoor Events and Festival Focus

- Option 2 – Culture and Community Focus** – This concept focused on creating a blend between residential and office mixed-uses with at-grade commercial retail, while still maintaining an emphasis on open space / gathering event spaces with ancillary uses (see Figure 6).

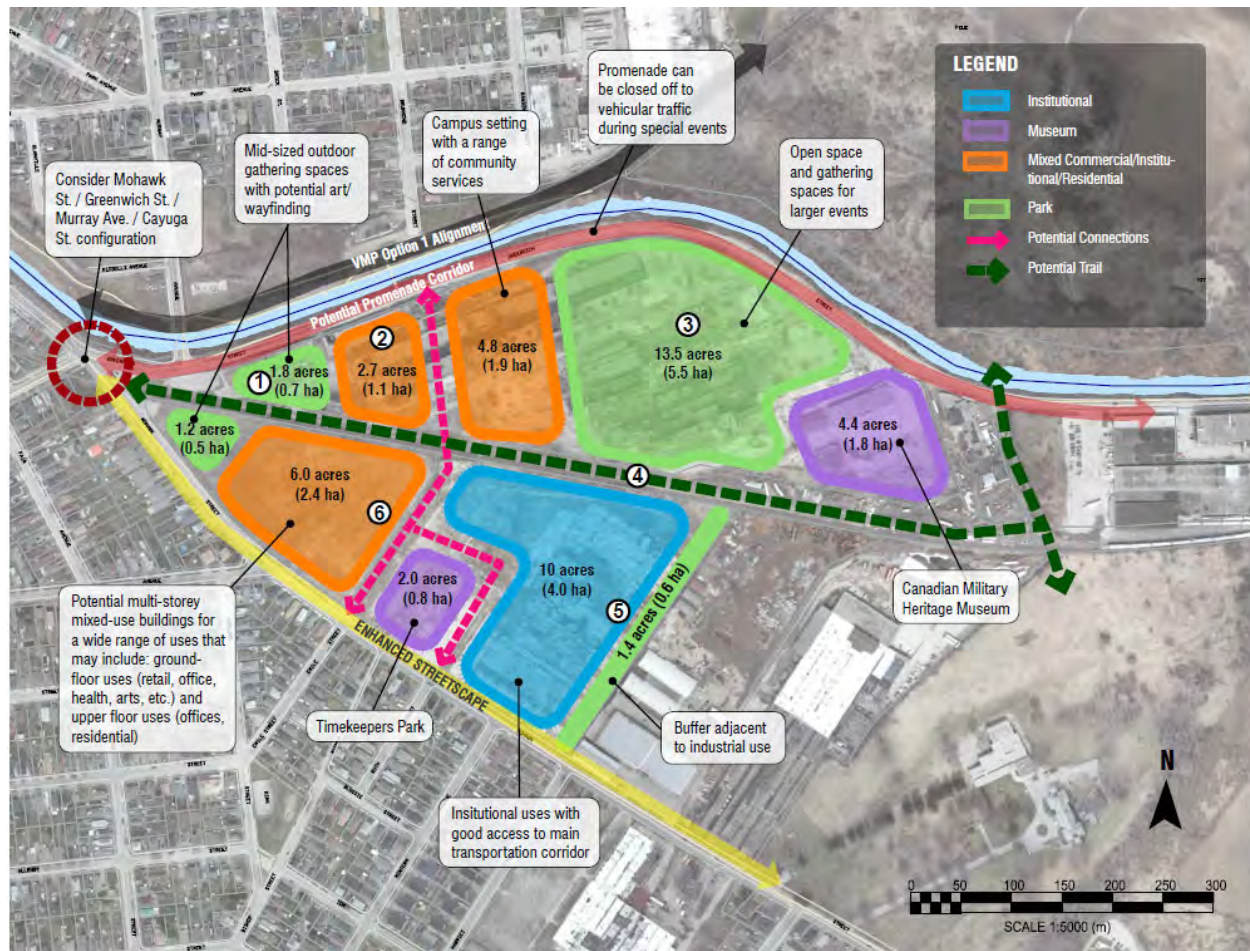


Figure 6: Option 2 – Culture and Community Focus

- Option 3 – Community Services Focus** – This concept focused on creating opportunities for more extensive institutional uses with a community focus. It also included mixed use commercial / residential development opportunities which would include a potential north/south “Main Street” connection and provide more modest park space geared to proposed and surrounding residential uses (see Figure 7).



Figure 7: Option 3 – Community Services Focus

Although the three options presented above focused on the Greenwich Mohawk Brownfield site some further refinement was made to the overall district plan in terms of identifying opportunities for connectivity both within the district and to the surrounding area as well as indicating potential future trail and road connections to the existing network (see Figure 8). Some considerations included:

- Proposing a pedestrian creating a gateway towards the west end of the study area with medium to high-density built form and a mix of uses taking advantage of its proximity to Downtown Brantford;
- Identifying potential crossings over the canal for better access and permeability;

- Enhancing waterfront-related opportunities (pending the water quality assessments);
- Identifying potential focal points to draw people into the area;
- Providing potential lookout points overlooking Mohawk Lake and the Grand River; and
- Identifying potential linkages of trails with First Nations lands.

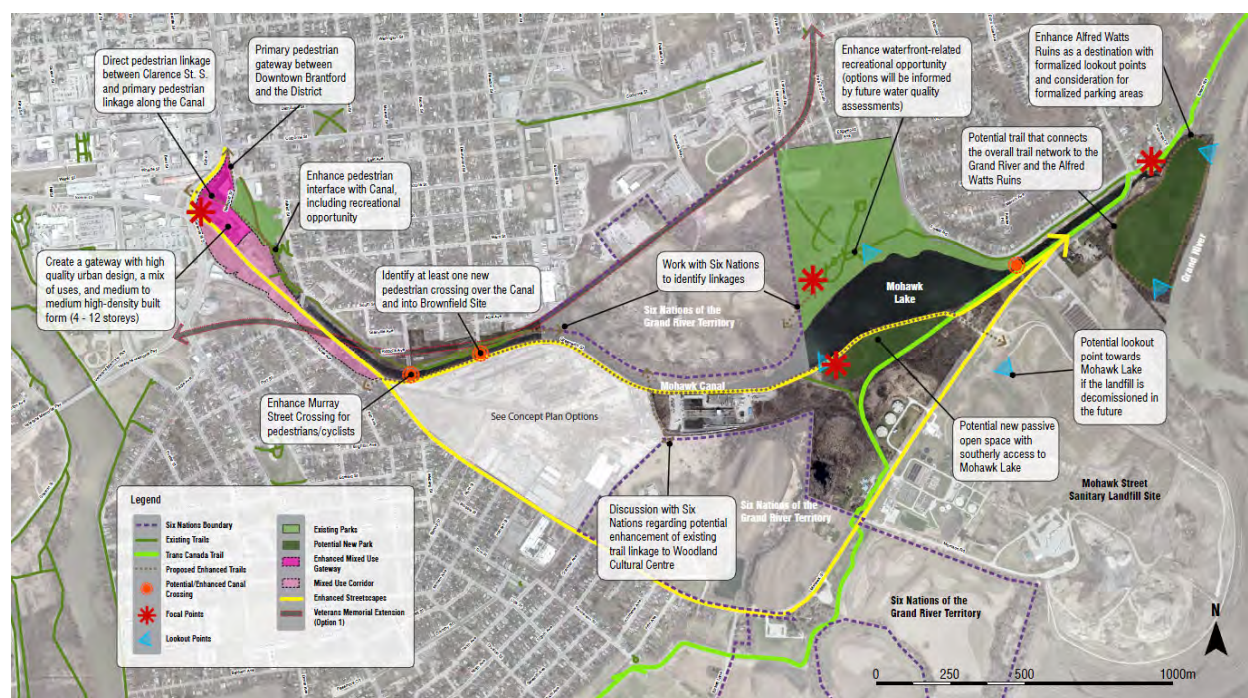


Figure 8: Overall Mohawk Lake District Plan Opportunities and Connectivity Plan

2.4 Staff Technical Meeting #1 – Comments and Feedback (August 16, 2018)

The three land use option concepts and supporting material was presented to the City staff technical team on August 16, 2018. The concepts had been distributed to the team prior to the meeting (see Appendix C). The internal technical staff team included representatives from Parks, Transportation, Transit, Economic Development, and Design and Construction. Minutes for the meeting are found in Appendix D. The key comments or takeaways from this session, that informed the further refinement of the concepts, included the following suggestions:

- That a trail corridor be placed on the north and south sides of the existing rail as a feasible short-term option for connectivity as it was anticipated that Ingenia Polymers use would continue for some time into the future;
- The 1.4 acre buffer in between the institutional use and the industrial use, on the south side, should not be seen as a park and that it should be clearly labelled differently;

- That Option 2, although indicating a smaller event space open space of 13.5 acres should be increased to 15 acres for enhanced event/open space and flexibility; and,
- That titles and description of each option to be refined and clarified.

2.5 Revised Land Use Options (October 2018)

Following the meeting with the internal technical team, the study team prepared further refinements of the proposed land use concepts in preparation of the Public Engagement #2. The study team worked closely with City staff to prepare a refined set of concepts based on the input provided from the Staff Technical Team on August 16, 2018 as well as on-going coordination. These revisions included the suggestions proposed by staff and the titles and descriptions for each option which were further revised to better reflect their proposed land use configurations and mixes.

The following are the three options that were prepared and presented to the public at the Public Engagement #2 – Open House (see Appendix E):

- **Option 1 – Outdoor Events and Festival Focus** – This option focused on creating a destination for major cultural events and festivals. The primary land uses included a large purpose-built event area with associated parks and open spaces, an institutional area, and some mixed commercial and institutional uses (see Figure 9). Changes and revisions from the previous Option 1, summer 2018 concept, included:
 - The removal of the dedicated performance space to allow for more flexibility in its potential future location in the park spaces;
 - Refinement of Option title and text description;
 - Distinguishing the buffer area between the institutional and adjacent industrial uses; and,
 - Identifying potential future trails and roads as potential connection and adding trails.



Figure 9: Option 1 – Outdoor Events and Festival Focus

- Option 2 – Culture and Community Focus** – This option focused on creating a destination for both cultural gatherings and community and commercial services. A balance of land uses that included a multi-purpose open space, several options for mixed commercial and institutional uses with potential upper-story residential, and an institutional area (see Figure 10). Changes and revisions from the previous Option 2, summer 2018 concept, included:
 - As per City staff technical team comments, the large open space was increased to 15.0 acres (6.1 ha);
 - Refinement of Option title and text description;
 - Removing smaller green space at the west edge of the brownfield site because of duplication with north side park space separated by existing rail spur;
 - Distinguishing the buffer area between the institutional and adjacent industrial uses; and,
 - Identifying potential future trails and roads as potential connection.



Figure 10: Option 2 – Culture and Community Focus

Option 3 – Community Services Focus – This concept focused on creating a destination primarily for community services, including large institutional areas, and options for mixed commercial and institutional uses with potential upper-storey residential. The space may be proposed in a campus format with smaller scale public gathering spaces (see Figure 11). Changes and revisions from the previous Option 3, summer 2018 concept, included:

- Refinement of Option title and text description;
- Distinguishing the buffer area between the institutional and adjacent industrial uses; and,
- Identifying potential future trails and roads as potential connection and adding trails.

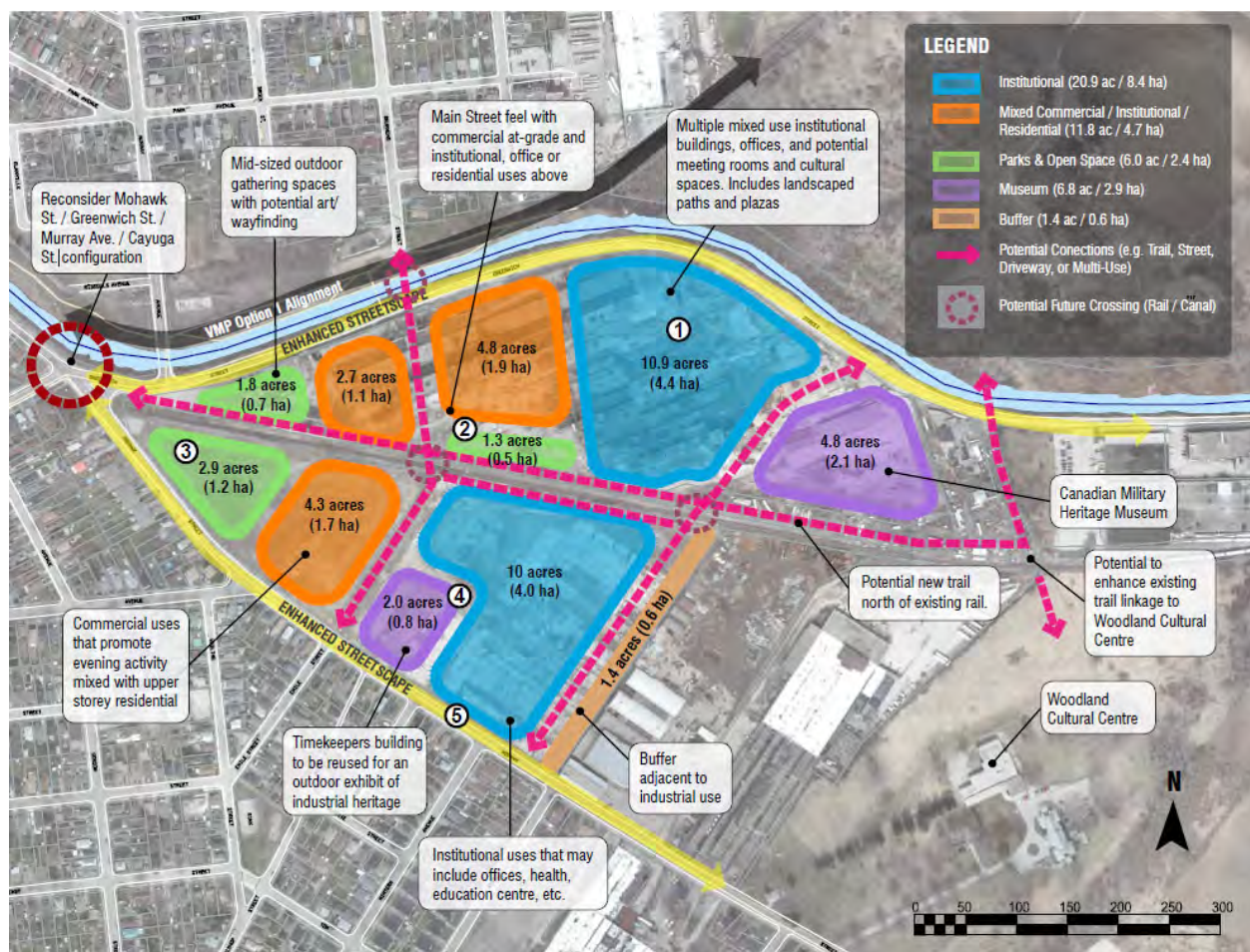


Figure 11: Option 3 – Community Service Focus

2.6 Public Engagement #2 – Open House (November 28, 2018)



The Public Open House Meeting #2 was held on November 28, 2018 at the S.C. Johnson – T.B. Costain Community Centre, which was attended by more than 100 people. The three conceptual plan options illustrated in section 2.5 above, were presented to those in attendance. The purpose of the Open House was to present the land use concept options and to receive comments, input and preferences based on a “dotmocracy” voting process from those in attendance. Participants were provided with a voting package upon entering the meeting and were given multiple ways in which to comment on (e.g. flip charts next to each Option, Options on tables for discussion, and in-person with the study team and City staff).



Following the presentation by the study team, outlining the ideas behind each land use option concept provided (see Appendix F for presentation), the participants were asked to vote (large dot) for their preferred option and to provide comments for their decision. In addition, they were asked to also indicate or vote (small dot) for the most preferred and least preferred land use configurations in each of the Options. The meeting resulted in 121 votes and 81 written comments which are summarized in a memo dated February 15, 2019 (see Appendix H).

Based on the input gathered during the Open House, the following conclusions and recommendations were provided by the study team:

- The preferred option appeared to be a mix between Options 1 and 2;
- Looking only at the voting results it would seem that Option 1 was the most preferred, however, after analyzing in detail the provided written comments, it appeared that the preference was for Option 2 with the addition of a promenade, commercial / retail uses, and trail connectivity, as found in Option 1; and,
- The least preferred was Option 3 and its emphasis on institutional uses.

2.7 Online Survey

In addition to Public Open House #2, an online survey was undertaken between December 13, 2018 and January 14, 2019. This survey reached 544 participants, with representation from all Wards in the City of Brantford as well as a few non-residents. A summary report of the online survey demonstrating the breakdown of Wards and votes can be found in Appendix G. The results and more in depth analysis of the online survey are provided in a memo dated February 15, 2019 (see Appendix H). In summary, given the overall voting results and a review and analysis of the comments received from the online survey, the following conclusions and recommendations were provided by the study team:

- Based on the simple voting process, as per the Public Open House results, Option 1 was again the “most preferred” receiving 40% of the vote;
- Surprisingly Option 3 received more votes than Option 2 but upon further analysis it was determined that this result may have been skewed by non-resident voting for institutional uses and for a particular institutional use that was identified specifically in online responses;
- It was suggested that results for Options 2 and 3 may need to be weighted based on the “most preferred” voting of Brantford residents in comparison to non-residents, or whether all land use types should be weighted evenly;
- Upon closer review of individual comments, it was determined that although Option 1 received the most votes most of the negative comments for that option revolved around lack of residential uses and potential for underutilized large park space;
- Respondents who preferred Options 2 and 3 liked the mixed-use blocks proposed and were supportive of the “Main Street” concept in those options, however, Option 3 supporters indicated need for more community facilities; and,
- Based on the consolidated comments it appears Option 1 with further refinement of park and open space uses along with “Main Street” mixed use areas, and added institutional uses, would address the preferences expressed in the overall online survey comments.

As per the results of Public Engagement #2 it appeared that a hybrid version of Option 2 that included additional institutional uses could result in a more supportable option overall.

2.8 Draft Preferred Plan (March 2019)

Having reviewed and analyzed the voting preferences and comments with respect to the public engagement events of the November 28th, 2018 Public Open House and the Online Survey results of January 14, 2019, the study team was able to gauge preferences with respect to particular options and identify the mix of land uses the public participants/respondents would support as a preferred plan for the brownfield area within the Mohawk Lake District Plan.

The Vision Statement was also modified generally to address comments heard in the Public Engagement #2 which included the notion of achieving the vision sooner than 20 years and adding more descriptive concepts such “inspiration”, “future”, “honouring the past”, and “a place for families.” These additions did not alter the original the vision of the original statement but rather further refined the statement to ensure a clearer and more inclusive vision, resulting in the following:

“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.”

Upon discussions with City staff regarding the conclusions of the Public Open House #2 and the Online Survey memo it was determined that the draft preferred plan, for the brownfield area, to be put forward to both the City staff Technical Team, the Working Group and ultimately presented to City Council should be comprised of the following:

- a combination of concept Options 1 and 2;
- added modest Institutional uses on the north side of the brownfield area to address additional institutional need;
- reduction of open space to address potential utilizations and consider buffering of potential event space noise;
- provision of a mixed use “Main Street” in the plan;
- and the introduction of a Promenade Corridor for Greenwich Street along the extent of the brownfield area.

Having determined the land use configuration and preferred land uses, the study team updated and refined the overall draft MLDP (Figure 12) and integrated the draft preferred plan concept for the brownfield area into the plan.

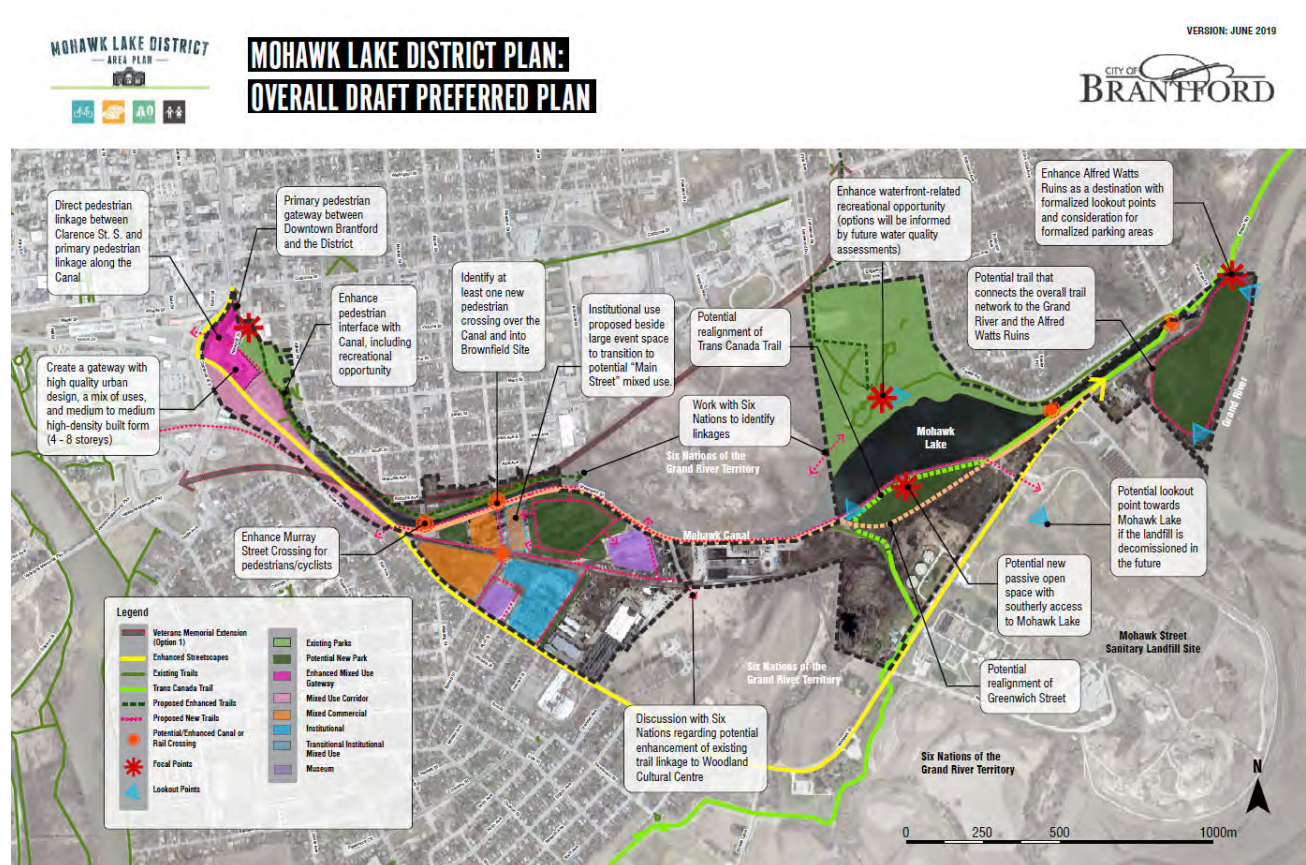


Figure 12: Mohawk Lake District Draft Preferred Plan

The draft preferred plan for the Greenwich Mohawk brownfield area (Figure 13) was developed and informed by the results of the public engagement sessions and the online survey as well as comments from City staff and the technical team. It is also informed by best practices in planning and urban design. The illustrated draft preferred plan includes the following:

- A variety and range of land use types that encourages activity within and connectivity to adjacent existing uses;
- The provision of “Main Street” type mixed uses with at-grade commercial/retail uses and residential or office institutional uses above;
- Added transitional institutional mixed uses on north side of rail to address concern for more community facilities;
- Additional institutional block can provide complimentary / ancillary uses to the large open space / event space while buffering potential noise from events to the proposed “Main Street” and mixed-use residential uses;
- An enhanced Promenade boulevard along Greenwich Street and an enhanced streetscape along Mohawk Street; and,
- Multiple internal trail connections and their connection to surrounding existing trails and links to surrounding cultural amenities/facilities.

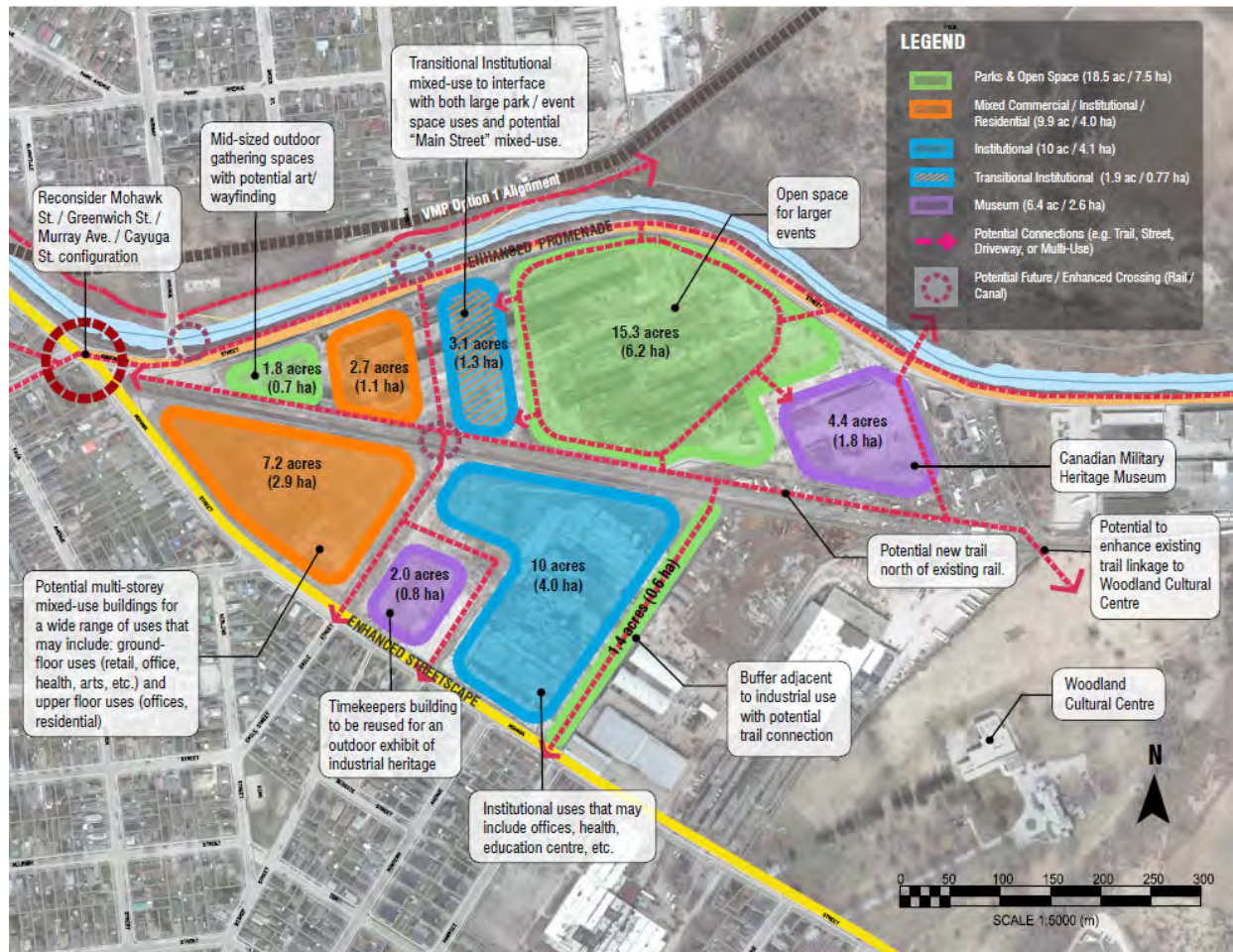


Figure 13: Mohawk Lake District Plan – Brownfield Draft Preferred Plan

2.9 Staff Technical Meeting #2 – Comments and Feedback (April 1, 2019)

On April 1, 2019, the Staff Technical Team, included staff representatives from Planning Services, Parks Services, Engineering Services, Transportation and Parking Services, Facilities and Asset Management, Fleet and Transit Services, Legal and Real Estate Services, and Economic Development and Tourism Services. They were provided a brief presentation by the study team which outlined the results of the Public Engagement #2 Open House and the online survey comments along with a presentation of the draft preferred plan for the overall MLDP study area and the brownfield area. The purpose of the meeting was to gather comments and concerns as they related to the draft preferred plan through a round table discussion. Minutes for the meeting are found in Appendix J. The following are some key considerations and concerns that were provided for the draft preferred plan based on the preliminary staff technical review:

Transportation and Parking Services

- Need to prepare a demonstration plan to determine draft residential target numbers in order for Transportation to better comment on any relevant right of way requirements.
- Due to high water table and the remediation program, all parking is required to be surface parking or in a structure.

Design and Construction

- The promenade concepts may not be feasible or may require a larger setback from the top of canal due to slope stabilization issues. This may cut into the developable area by 20m or more.
- The promenade boardwalk feature may need to be revised to account for 5:1 slope along the canal and/or accommodate water levels for 100 year storm.
- SWM facilities within parks are not appropriate / accepted, especially within the 15.3 acre event space.

Mohawk Lake Water Quality Project

- The draft water quality results are available. The project is currently undertaking the Environmental Assessment.

Parks Services

- City's trail standards shall be considered.
- There is archaeological potential on the lands identified for the Alfred Watts Ruins destination.
- From the Parks and Recreation perspective, the re-alignment of the eastern portion of Greenwich Street presents as a good opportunity for the redesign of this area for enhanced recreational opportunities.

Economic Development and Tourism Services

- Would like to see more First Nations engagement and involvement including positive impacts to investment work at Woodland Cultural Centre.
- Ingenia Polymers continues to invest in their site and into the spur line improvements.

Legal and Real Estate Services

- There is currently private development interest within the gateway corridor on Greenwich Street.

Planning

- Redevelopment plan needs to be driven as a pedestrian-oriented destination.

In addition to the above considerations and pending the results of the technical supporting studies, the types of land uses, and approximate size and location for such uses within the draft preferred plan will be further refined. The comments provided by the technical team will be incorporated, wherever possible, in the development of the demonstration plan. Along with these comments the study team will also be taking into consideration comments that may be provided by the MLDP Working Group in May 2019 and from Council, who will be presented with the draft preferred plan in June 2019.

3. CONCLUSION

The preceding sections provide a chronological summary of the process that led to the current proposed and illustrated draft preferred plan for both the overall Mohawk Lake District Plan and more specifically the Greenwich Mohawk Brownfield site. The draft preferred plans presented (Figures 12 and 13) are the culmination of the process outlined and will serve as the basis for the development of a demonstration plan that will be used for the preparation of the technical support studies and planning implementation documents. This demonstration plan, once developed and finalized, will also serve as the base plan for the development of a simple massing model that will illustrate ideas about built form relationships, heights, and configurations as well as relationship with respect to park spaces.

3.1 Next Steps

As of the preparation of this report, the draft preferred plan had not been commented upon by the Mohawk Lake District Plan Working Group, which will take place in early May 2019. Any comments provided by the Working Group will be considered following the presentation to Council and in preparation of the demonstration plan.

The draft preferred plan, along with the steps and process leading to its development, will be presented to Council in June 2019. Following this presentation, and upon Council endorsement/direction, the study team will begin preparation of a demonstration plan for the Greenwich Mohawk Brownfield site. The demonstration plan will further refine the preferred concept plan to illustrate the potential block pattern, road network (pedestrian and vehicular connectivity), and park and open space locations, and will further refine the land use composition of the Mohawk Lake District Plan. This demonstration plan will then serve as the basis for the preparation of support studies and the development of a general massing plan to serve as a basic visual representation of what is envisioned for this study area.

APPENDIX

A

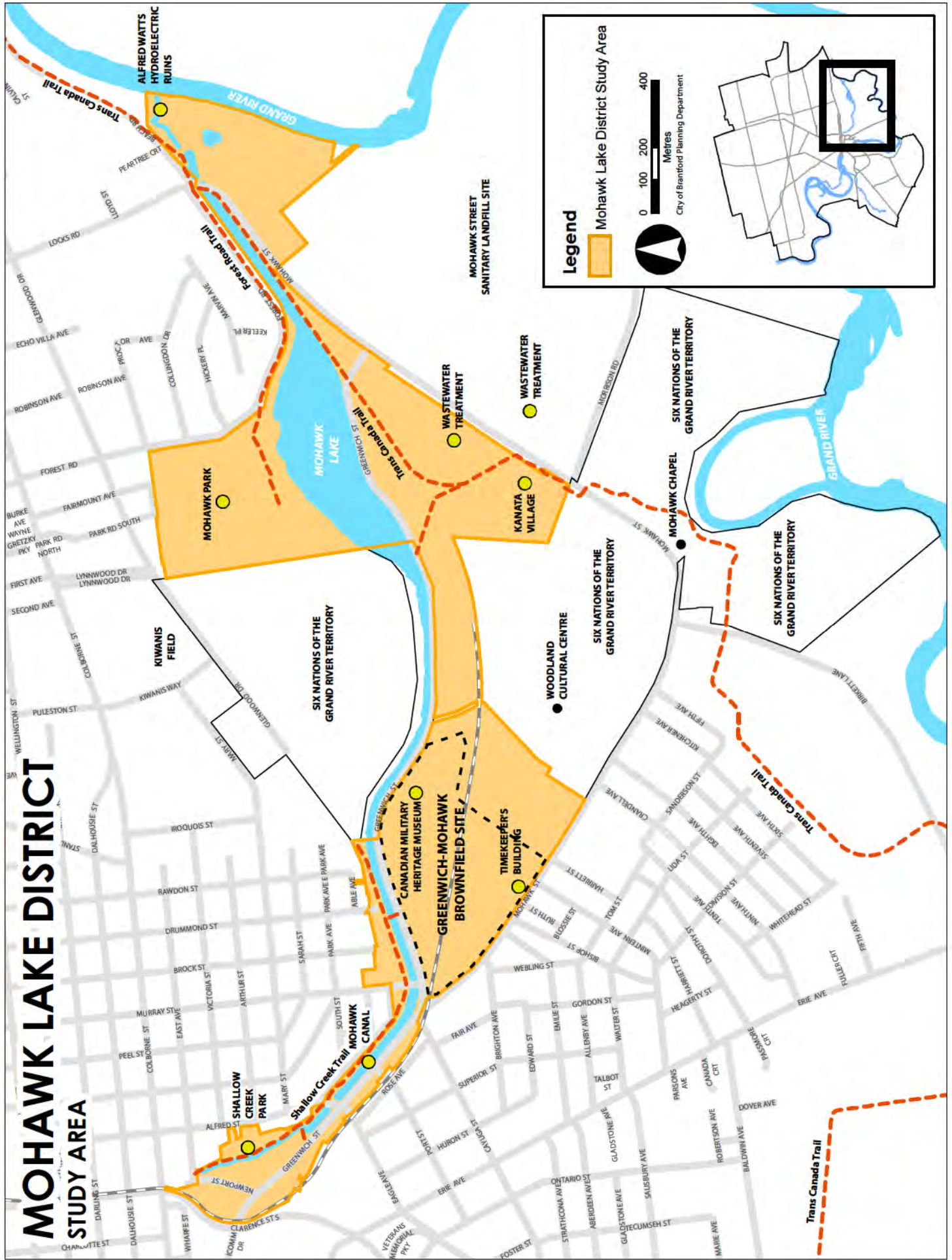
PUBLIC ENGAGEMENT #1
DESIGN CHARRETTE
PRESENTATION SLIDES
(MARCH 29, 2018)

Welcome to Public Design Charrette No. 1

March 29, 2018

MOHAWK LAKE DISTRICT

STUDY AREA



STUDY PROCESS

To Jan. 2018 Phase 1 Background review

Spring 2018 Phase 2A Concept Development

March 29, 2018 **Design Charrette No. 1**

May 2018 (TBD) Design Charrette No. 2

Early Phase 2B Evaluation of Concepts

Fall 2018

Sept. 2018 (TBD)

Public Workshop

Early 2019 Phase 2C Supporting Studies

Fall 2019

Phase 3

Finalize District Plan and
Recommendations



We are
here

APPENDIX

B

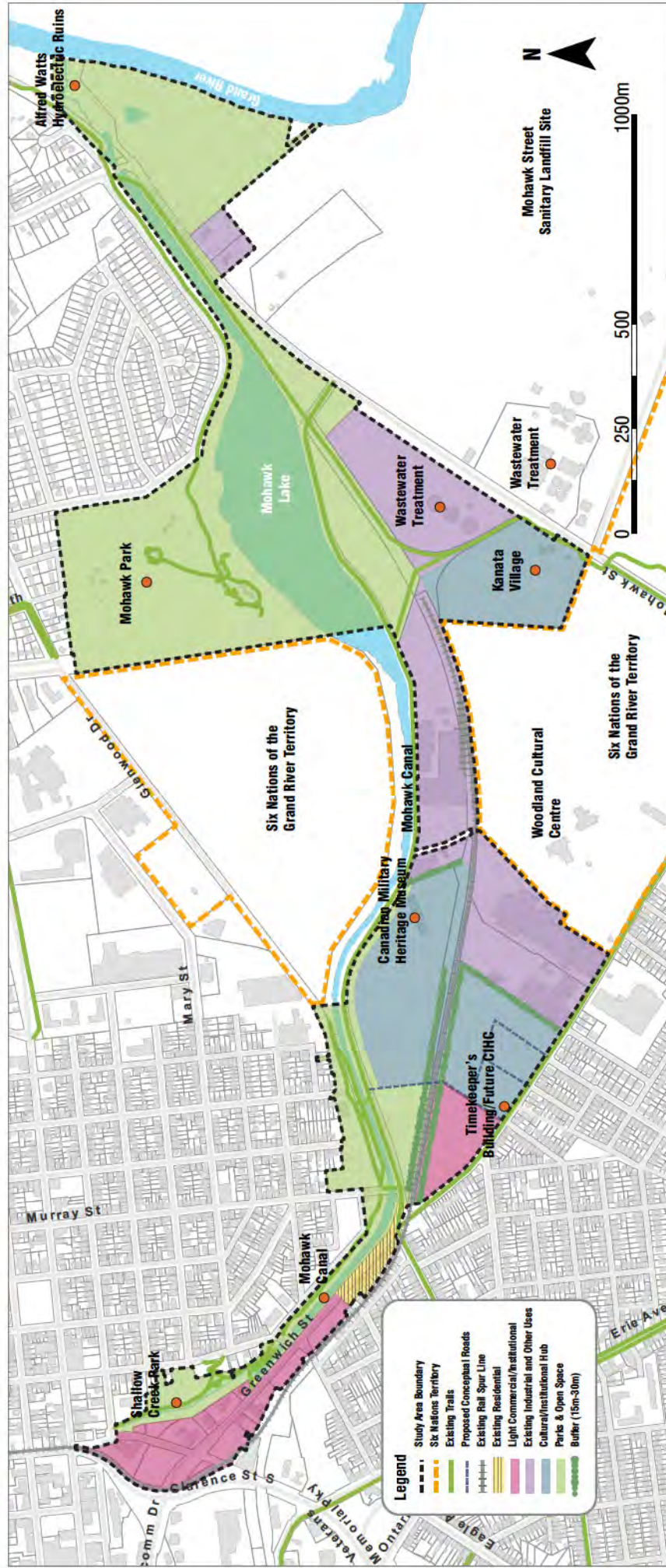
HIGH LEVEL OVERALL
LAND USE CONCEPT PLAN
– CONCEPTS 1 TO 3
(MARCH 29, 2018)



CONCEPT 1

THE CULTURAL HUB

This concept proposes a principal focus on community uses and seeks to enhance the natural and cultural areas of the study area. This is done through linking open spaces and introducing institutional uses such as museums and cultural centres as well as some light commercial uses.



COMMERCIAL/INSTITUTIONAL GATEWAY TO DOWNTOWN

Create a gateway into the downtown with light commercial and institutional uses ranging from 2-3 storeys.



CULTURAL HUB

Promote the history and culture of the district while enhancing the natural environment and landscape. Consideration could be made to provide for a wide range of institutional and cultural uses as well as public open space.



EXISTING RESIDENTIAL

Established residential strip remains untouched however streetscape improvements may be proposed.



PARKS & OPEN SPACE

New and existing parks and open spaces to be linked and preserved.



EXISTING INDUSTRIAL & OTHER USES

Existing industrial and other uses to remain untouched.

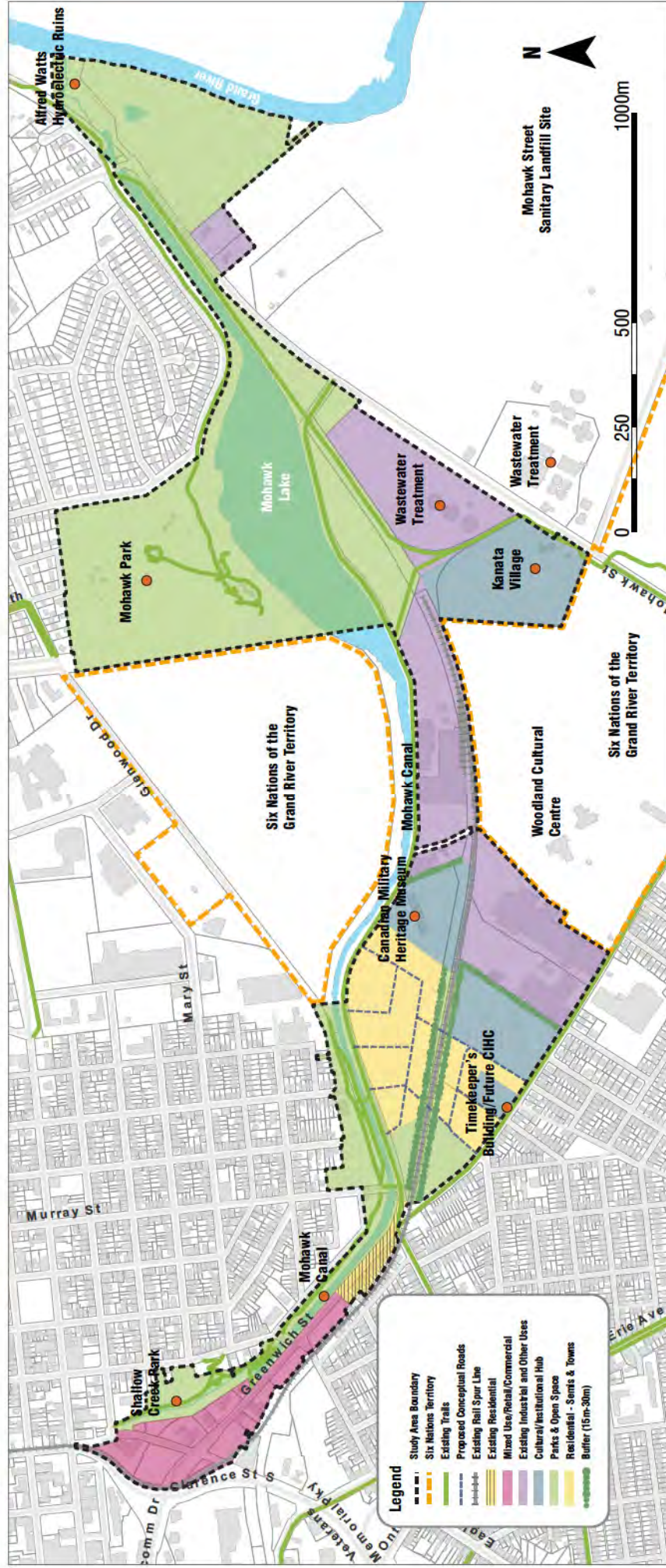




CONCEPT 2

THE HOUSING CONCEPT

This concept identifies the introduction of new residential uses, along with parks, open space and cultural uses. The focus would be to introduce more low density residential uses into the Greenwich Mohawk site such as semis and towns, and to provide transition to the existing neighbourhoods to the south.



COMMERCIAL/INSTITUTIONAL GATEWAY TO DOWNTOWN

Create a gateway into the downtown with light commercial and institutional uses ranging from 2-3 storeys.



CULTURAL HUB

Promote the history and culture of the district while enhancing the natural environment and landscape.



NEW RESIDENTIAL

New low density residential semis and towns ranging from 2-3 storeys.



PARKS & OPEN SPACE

New and existing parks and open spaces to be linked and preserved.



EXISTING INDUSTRIAL & OTHER USES

Existing industrial and other uses to remain untouched.

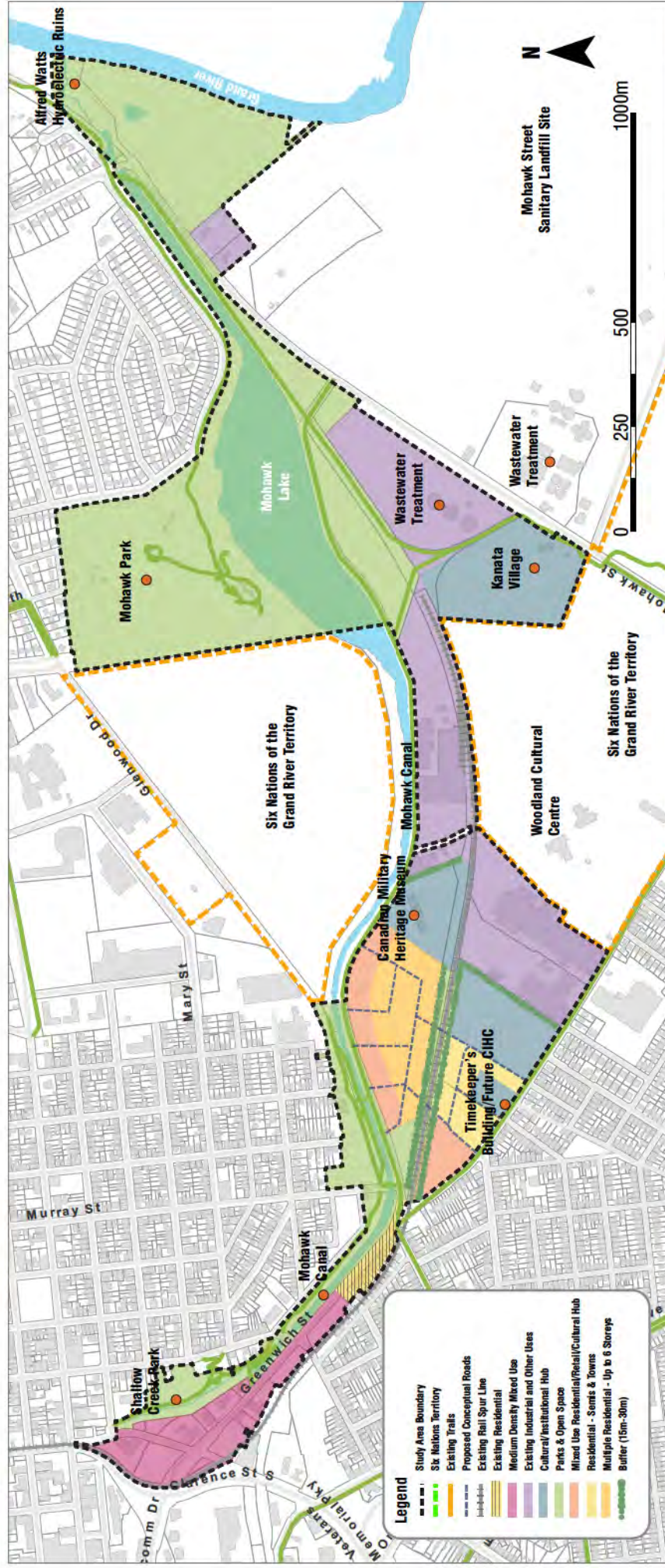




CONCEPT 3

BALANCED MIXED USE

The focus of this concept is to redevelop the Greenwich Mohawk site to consider a mix of uses such as residential and commercial. The Downtown gateway area along Greenwich Street is proposed to accommodate a mix of commercial, residential and institutional uses of a higher density than shown in the other options. The redevelopment projects would range from low to medium rise buildings while providing a transition to the existing established residential neighbourhoods.



MIXED USE GATEWAY TO DOWNTOWN
Create an attractive gateway into the downtown with mixed use buildings defining the streetscape edge with heights ranging from 6-8 storeys.



MIXED USE RESIDENTIAL/RETAIL/CULTURAL
Promote mixed use and residential development including apartments with at-grade retail and commercial uses with heights up to 6 storeys.



CULTURAL HUB
Promote the history and culture of the district while enhancing the natural environment and landscape.



NEW RESIDENTIAL
New low and medium density residential semis and townhouses ranging from 2-3 storeys.



Multiple residential
ranging from 6-8 storeys



PARKS & OPEN SPACE
New and existing parks and open spaces to be linked and preserved.



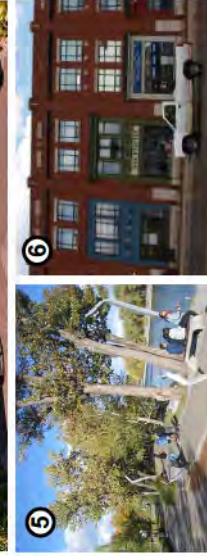
EXISTING INDUSTRIAL & OTHER USES
Existing industrial and other uses to remain untouched.



APPENDIX

C

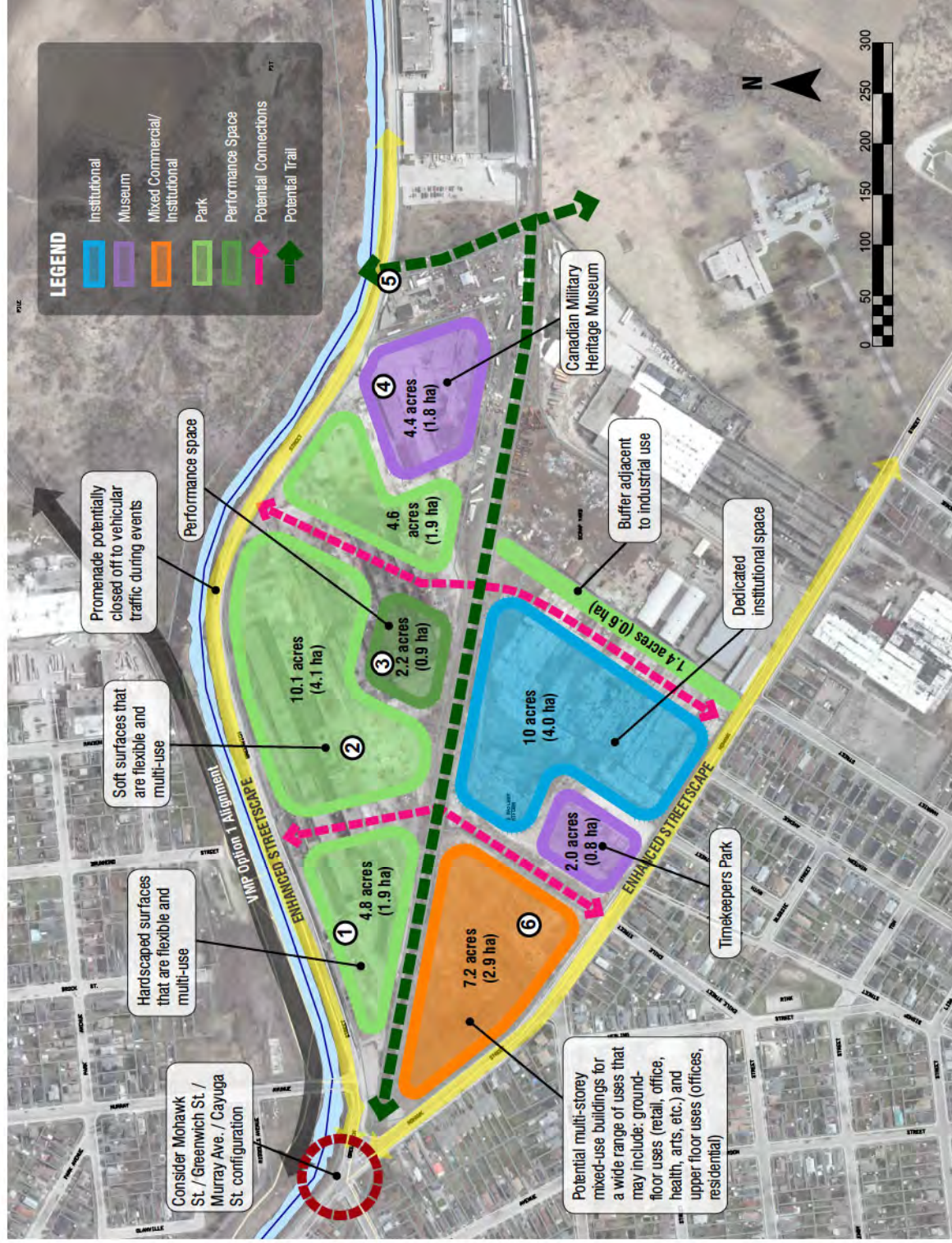
2ND ROUND OF CONCEPTS
FOR TECHNICAL STAFF
REVIEW – OPTIONS 1 TO 3
(AUGUST, 2018)

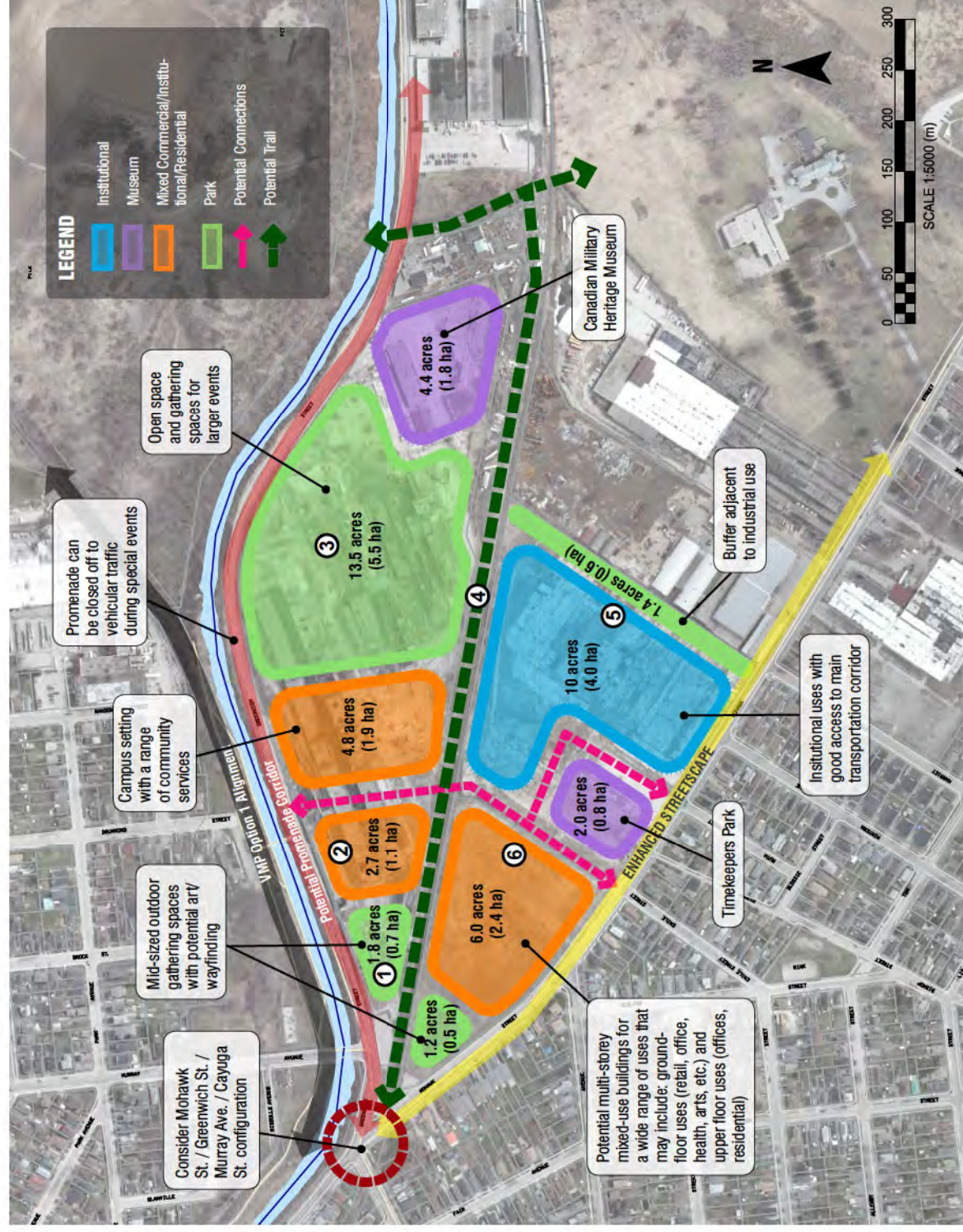


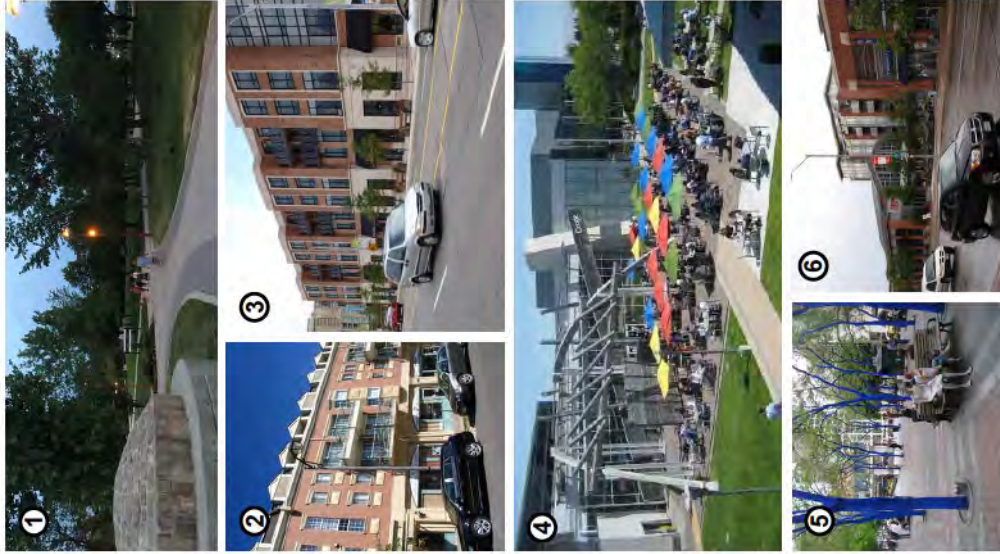
OPTION 1

OUTDOOR EVENT SPACE FOCUS

City's cultural/festival hub ("go-to" destination for all large events in the City). Primarily large purpose-built outdoor event focus space (10-15 acres), with associated mix of institutional and commercial uses.





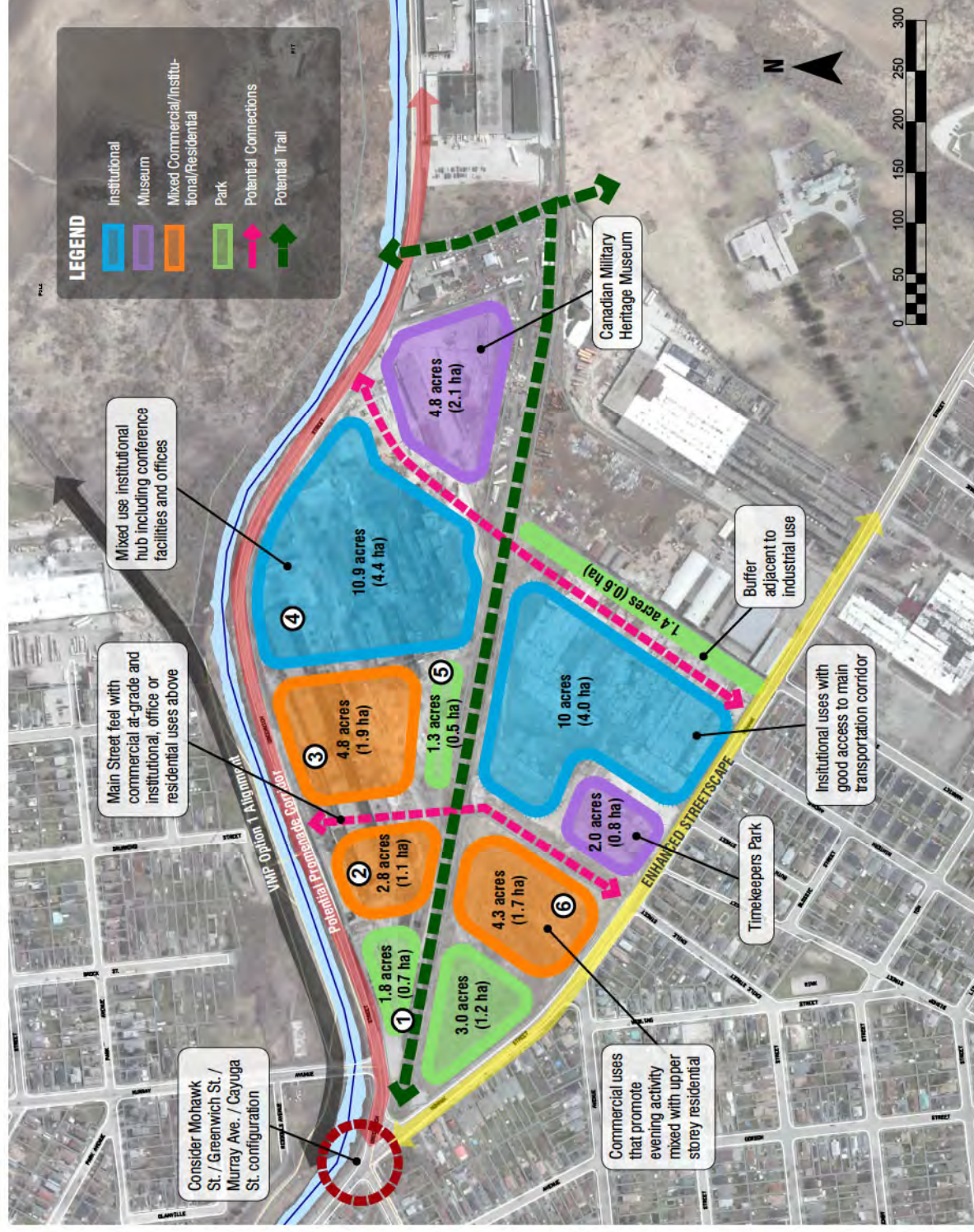


Draft for Internal Review - August 1, 2018

OPTION 3

MIXED USE FOCUS

An alternative with mixed use commercial/residential development opportunities, while still maintaining a strong emphasis on public gathering spaces/open spaces, and opportunities for mixed institutional/cultural uses.



APPENDIX

D

STAFF TECHNICAL
MEETING MINUTES
(AUGUST 16, 2018)



Aug. 16, 2018

MEETING AGENDA:

1. Roll call/Introductions
2. Project Recap
 - a. March 29th public design workshop results summary
 - b. Community Groups Expression of Interest Process May/June 2019
 - c. Feedback from May Staff Technical Meeting
3. Discussion regarding Revised Concepts 2nd round
4. Public Workshop #2 – Sept. 26, tentative

Attendance:

Parks: Vicki Armitage (Manager), Brian Hughes (Manager)

Transportation: Evie Przbyla (Senior Project Manager, VMP), Ting Ku (Manager)

Transit: Mike Bradley (Director)

Economic Development: Kevin Finney (Director)

Planning: Tara Tran (Project Manager) Lucy Hives (Director), Nicole Wilmot (Manager), Josh Schram

Design and Construction: Wendy Teufel (Manager)

WSP Consultant: John Tassiopoulos, Valentina Chu

Absent:

Asset Management: Geoff Linschoten (Manager)

Real Estate: Ron Gasparetto (Manager)

Infrastructure: Tara Gudgeon (Director)

Mohawk Lake Water Quality PM: Nahed Gabn (Senior Project Manager)

Tourism and Culture: Sara Munroe (Acting Manager)

MINUTES/NOTES*:

*Tara has annotated these notes to reflect requested edits to the concepts coming out of the comments shared.

PARKS

- Clarification that Timekeepers Park will be a landscaped area with outdoor display of museum artifacts.
 - **Requested edit:** can we colour it green? (maybe a purple green gradient) Ultimately it's anticipated to be more of an open space area, unlike the Military Museum.
- In Option 1, good size of the north parcel for special events. But consideration will be needed for how the space is configured for other kinds of events (and passive use) outside of large events.
- A preferred land size for a performance space is 4.6 acres
 - **Requested Edit:** can Option 1 be re-worked to address this comment?
- Special events will also require space for circulation for transit/shuttles, as well as enough road/staging area between the site and the intersection.
- Rock concerts are generally incompatible with residential (WSP responded there can be finer grained urban design and architectural features that might still allow residential uses to the south, immediately front Mohawk Street)
- 1.4 acre buffer shouldn't be called a park
 - **Requested edit:** use a different colour to differentiate the buffer?
- Option 3 is the least preferred for park spaces – no park spaces in the south.
 - Consideration can be given later to adding architectural and landscape controls in the OP and zoning and site plan stages to address landscaping and green space within Police reserved land and other areas
- In Option 3, the 1.3 acre park space in the north is too small for typical parks programming
 - WSP responded that it was intended to be supportive of the future trail corridor along the rail line, as well as provide an open space that can anchor/act as the heart of a future main street condition. If the trail doesn't develop in the first few phases, this park acts as a precursor to that space.

- In Option 2, the 1.8 acre and 1.2 acres park spaces operate best if there is an eventual rail trail.
- In option 2, 13.5 acres open space could be increased to 15 acres.
 - **Requested edit:** can you re-work to increase the size a bit? Need to still maintain an edge on the main street side.
- **Requested edit:** Option 3 wording description should be clearer
- **Requested edit:** consider a tally of land use acreages in the legend (or at the top of the concepts?)
- Urban design is important, and guidelines will be part of the deliverables of this project.

TRANSPORTATION

- Traffic connections (cars, buses, pedestrians, bikes) need north south connections. More than 2 connections may even be needed. The number of connections (1, 2 or more) will be part of the transportation analysis stages
- Big blocks are not preferred. WSP clarified that current distances are based on 200m blocks
- The pink dashed line represents the spine of the neighbourhood and how flow of people/cars/bikes can move through the site.
- Parking requirements for the site should not over plan for large events
 - Parking requirements should support shuttling services through transit and other modes (not just private vehicle)
- Veterans Memorial Parkway (VMP) project update: the current alignment that is north of Mohawk Canal (aka 1991 alignment) can still be shown on these plans; However the future Environmental Assessment on any new VMP alignment is on hold until additional analysis takes place during the Transportation Master Plan study. Anticipate results of the TMP in mid-2019.

TRANSIT

- North-south traffic connections within the site are important for future transit.
- Further details about accommodating transit will be considered at a later stage.

ECONOMIC DEVELOPMENT

- Option 2 is the best option for a balance of land uses.
- Ingenia Polymers, the owner of the rail line, continues to use it, and it is anticipated they may continue to use it for 30-40 more years. They are further investing in their manufacturing facilities.
 - **Requested edit:** Tara talked to Kevin after the meeting. Can the trail corridor be placed north of the rail line? This represents a more feasible short term option. Should the rail line be decommissioned many years from now, the trail could be extended to existing rail corridor? (Tara has sent an email to Parks to confirm)
- Sport tourism is an option for the site; but must be cognizant that large event space and athletic/sports facilities have different requirements and large events often cause damage to sporting facilities. Also, there will be new sports facilities at the South-West sports complex.
- There are good opportunities for public art.
- Tara is seeking further comment from economic development about the need for conference facilities.

DESIGN AND CONSTRUCTION

- Tara needs to speak with Environmental Services regarding the proposed re-alignment of Greenwich Street.
- Wendy Teufel is providing further written comment.
- Tara will also get an update from the Mohawk Lake water quality project manager.

FIRE DEPARTMENT (sent comments through email)

- Please be advised that the Brantford Fire Department has no comments/concerns regarding any of the proposed uses shown on any of the 3 options provided for the redevelopment of this site. As this project moves forward, we would greatly appreciate the ability to review and provide input into matters such as: internal roadway placement and length, number of accesses and hydrant spacing.

APPENDIX

E

MOHAWK LAKE DISTRICT
PLAN BROWNFIELD SITE –
OPTIONS 1 TO 3
(OCTOBER, 2018)

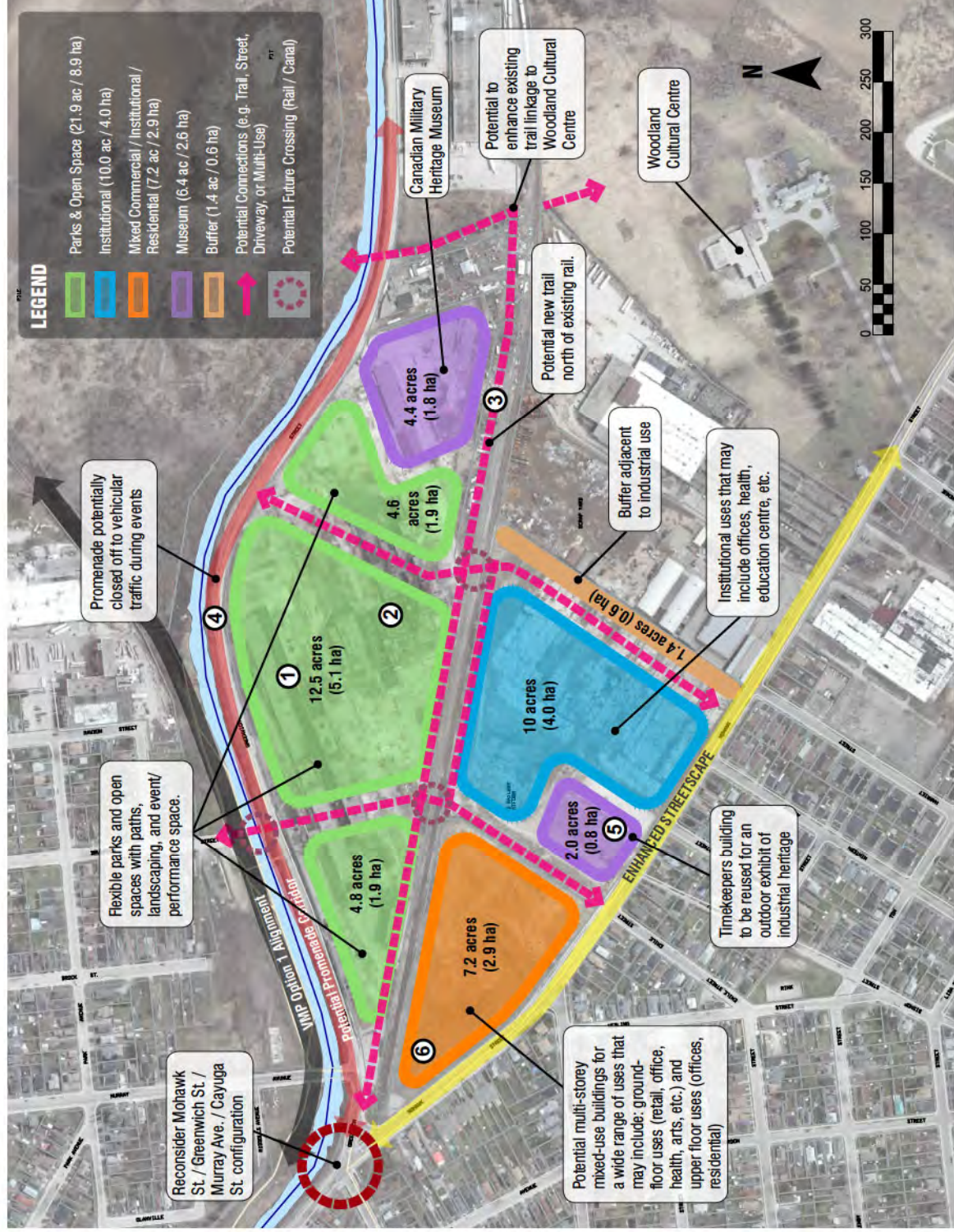


October 2018

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.





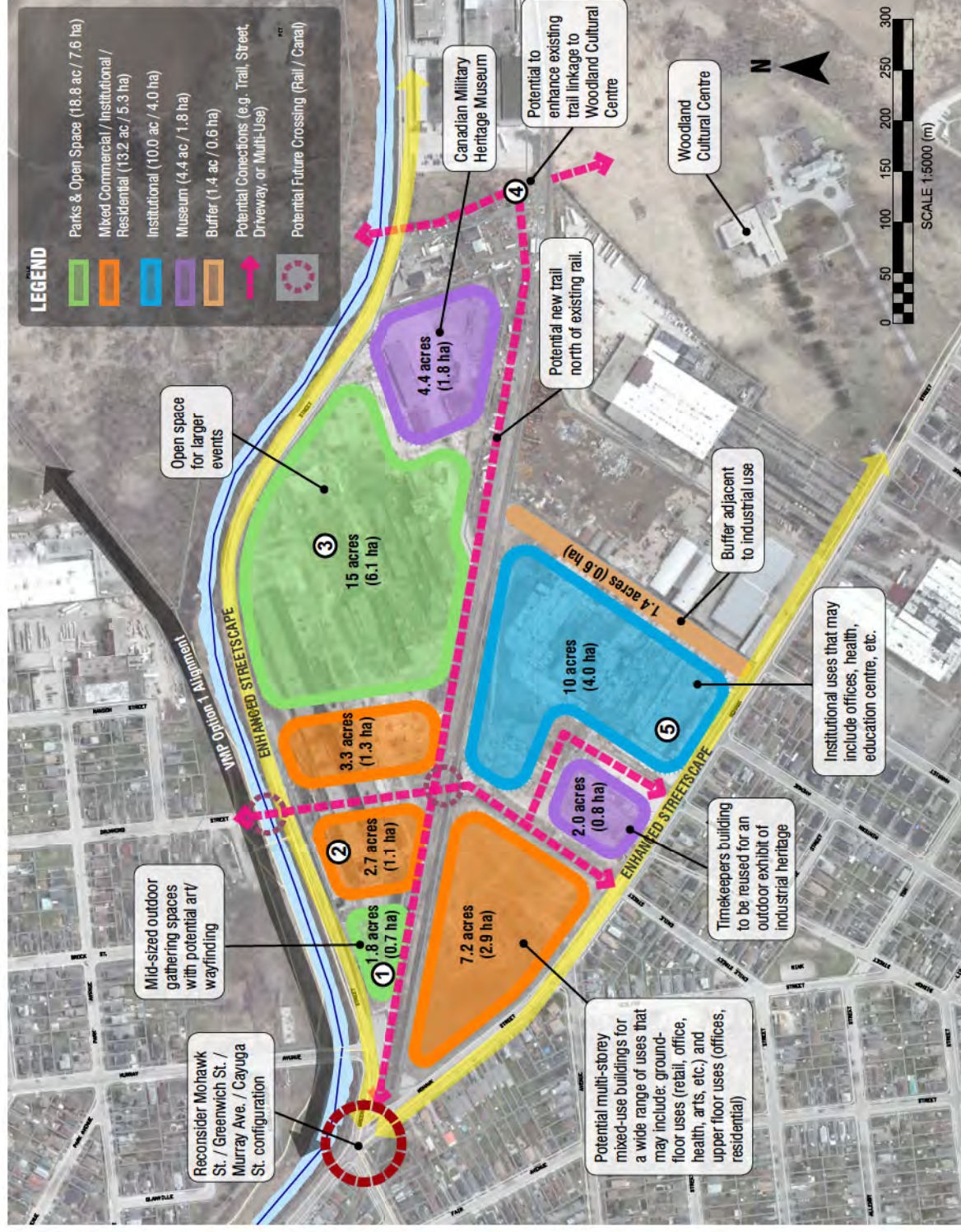
OPTION 2

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-story residential, and an institutional area.



October 2018





OPTION 3

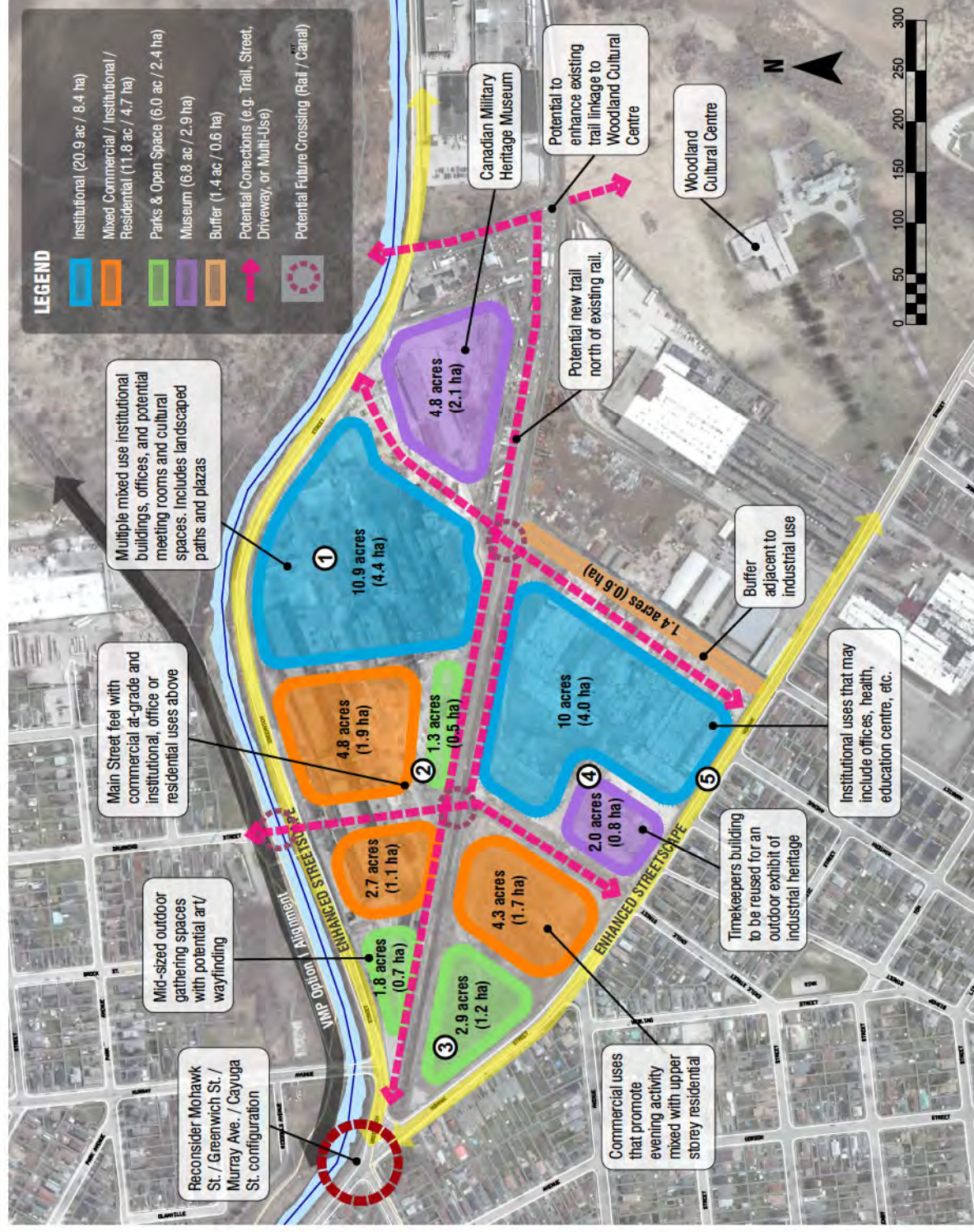
COMMUNITY SERVICES FOCUS

Primarily a destination for community services, including large institutional areas, and options for mixed commercial and institutional uses with potential upper-story residential. The space may be campus format with smaller scale public gathering spaces



October 2018

CITY OF
BRANFORD



APPENDIX

F

PUBLIC ENGAGEMENT #2
– OPEN HOUSE
PRESENTATION SLIDES
(NOVEMBER 28, 2018)



Welcome to

Public Open House - Meeting No. 2

November 28, 2018



OUTLINE

- Recap of Background:
 - Study Area
 - Process and Timeline
- What We Heard –Public Workshop - Meeting #1
- Principles and Vision Statement
- Purpose of Public Open House - Meeting #2
- Description of Concept Options Developed
- Open House Feedback
- Next Steps

ABOUT THE CONSULTING TEAM

The City has retained a consulting team to undertake this study:

- WSP
- ALUD
- ASI
- Urban Metrics

PURPOSE OF THE STUDY

- Develop a plan and supportive studies to revitalize the Mohawk Lake District
- Outcomes:
 - What areas of the District are suitable for development, and what should development look like?
 - How can the history and heritage of the district be conserved and celebrated?
 - How can the District be better integrated and connected?

STUDY PROCESS

Target Date	Phase	Item
To Jan. 2018	Phase 1	Background review
Spring 2018	Phase 2A	Concept Development
March 29, 2018		Public Engagement No. 1: Design Charrette
Nov. 28, 2018		Public Engagement No. 2: Feedback on Concept Options
Early 2019	Phase 2B	Evaluation of Concepts Develop Preferred Plan
Spring 2019		Update to Council on Plan Draft Preferred Plan on Website
Spring - Summer	Phase 2C	Begin Supporting Studies
Fall 2019	Phase 3	Finalize District Plan and Reports

We Are Here

PREVIOUS CONSULTATION

- Early consultation focused on the Mohawk Greenwich Brownfield site and Mohawk Lake water quality in 2015
 - Community expressed values for public space, heritage, water access/use, parks and trails, as well as ensuring any development is compatible
- MLDP Public Engagement No. 1
 - Design Charrette provided an opportunity for study team to engage with the public and review initial approaches to the study area;
 - Feedback and comments received from the public helped develop principles and informed the Concept Options presented
- Today is the follow-up public engagement that builds on this input and our objective is to receive input on the Concept Options developed to help us move towards a preferred concept(s) for the Greenwich-Mohawk Brownfield Site

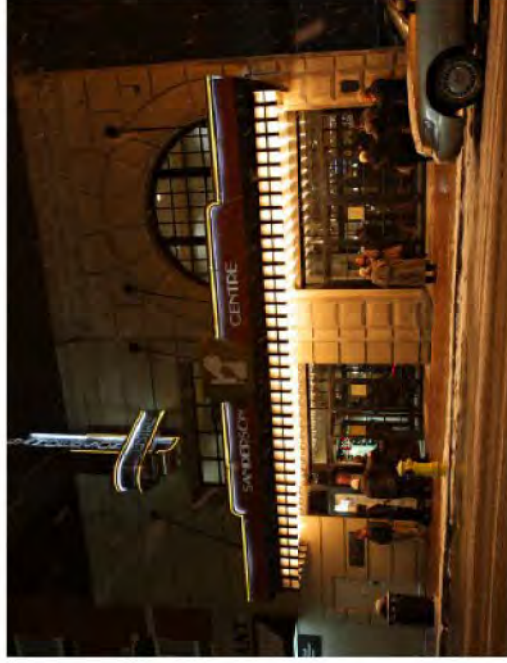
WHAT WE HEARD



usip

WHAT WE HEARD

PRINCIPLES



VIBRANT NEIGHBOURHOOD

Mohawk Lake District will be a vibrant and beautiful district that will attract residents and visitors to the area.

CENTRE FOR TOURISM

Mohawk Lake District will be a key attraction and destination for artistic, recreational and cultural tourism.

CITY'S RECREATIONAL CENTRE

Mohawk Lake District will provide for a wide range of recreational uses and activities available to the public.



WHAT WE HEARD

PRINCIPLES



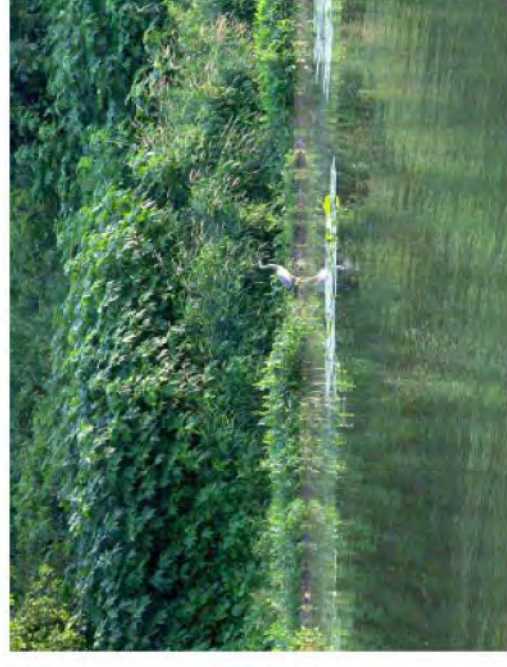
CONSERVE AND CELEBRATE HERITAGE

Mohawk Lake District has a strong natural, cultural and industrial heritage that will be respected and enhanced.



HOLISTIC & CONNECTED

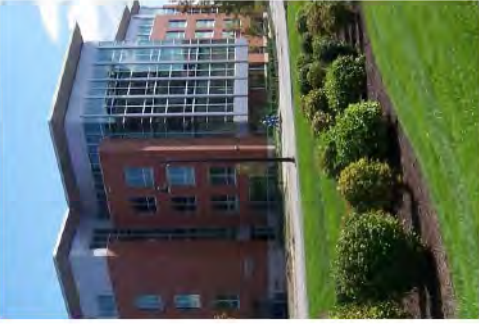
The Mohawk Lake District will be designed and connected as a unified, welcoming place.



SUSTAINABLE COMMUNITY

Development in Mohawk Lake District will incorporate innovative, sustainable practices to create a greener community.

VISION STATEMENT



VISION



In 20 years, Mohawk Lake District will be...

A welcoming place for residents 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 meaningful way to connect with nature. Mohawk Lake District will be where celebrations of the past, present, and future take place. As a popular destination for cultural heritage, recreation, and tourism, Mohawk Lake District will be a place of pride for everyone.

[placeholder for your photos]

CONNECTIVITY



OPTION 1

OUTDOOR EVENTS & 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 1

OUTDOOR EVENTS & FESTIVAL FOCUS

LEGEND

- Parks & Open Space (21.9 ac / 8.9 ha)
- Institutional (10.0 ac / 4.0 ha)
- Mixed Commercial / Institutional / Residential (7.2 ac / 2.9 ha)
- Museum (6.4 ac / 2.6 ha)
- Buffer (1.4 ac / 0.6 ha)
- Potential Connections (e.g. Trail, Street, Driveway, or Multi-Use)
- Potential Future Crossing (Rail / Canal)



12.5 acres
(5.1 ha)

4.8 acres
(1.9 ha)

4.6 acres
(1.9 ha)

4.4 acres
(1.8 ha)

7.2 acres
(2.9 ha)

10 acres
(4.0 ha)

2.0 acres
(0.8 ha)

1.4 acres
(0.6 ha)

Parks and Open Space

- Flexible Parks and open spaces with paths, landscaping, and event / performance space



OPTION 1

OUTDOOR EVENTS &

FESTIVAL FOCUS

LEGEND

- Parks & Open Space (21.9 ac / 8.9 ha)
- Institutional (10.0 ac / 4.0 ha)
- Mixed Commercial / Institutional / Residential (7.2 ac / 2.9 ha)
- Museum (6.4 ac / 2.6 ha)
- Buffer (1.4 ac / 0.6 ha)
- Potential Connections (e.g. Trail, Street, Driveway, or Multi-Use)
- Potential Future Crossing (Rail / Canal)



Wine & Food Festival Corridor

12.5 acres
(5.1 ha)

4.8 acres
(1.9 ha)

4.6 acres
(1.9 ha)

4.4 acres
(1.8 ha)

7.2 acres
(2.9 ha)

10 acres
(4.0 ha)

2.0 acres
(0.8 ha)

ENHANCED STREETSCAPE

Institutional

- Institutional uses that may include offices, health, education centre, etc.



OPTION 1

OUTDOOR EVENTS &

FESTIVAL FOCUS

LEGEND

- Parks & Open Space (21.9 ac / 8.9 ha)
- Institutional (10.0 ac / 4.0 ha)
- Mixed Commercial / Institutional / Residential (7.2 ac / 2.9 ha)
- Museum (6.4 ac / 2.6 ha)
- Buffer (1.4 ac / 0.6 ha)
- Potential Connections (e.g. Trail, Street, Driveway, or Multi-Use)
- Potential Future Crossing (Rail / Canal)



WMP Option 1 Alignment

4.8 acres
(1.9 ha)

12.5 acres
(5.1 ha)

4.6 acres
(1.9 ha)

4.4 acres
(1.8 ha)

7.2 acres
(2.9 ha)

10 acres
(4.0 ha)

2.0 acres
(0.8 ha)

1.4 acres
(0.6 ha)

ENHANCED STREETSCAPE

Mixed Commercial / Institutional / Residential

- Potential multi-storey mixed-use buildings for a wide range of uses that may include: ground-floor uses (retail, office, health, arts, etc.) and upper floor uses (offices, residential)



OPTION 1

OUTDOOR EVENTS &

FESTIVAL FOCUS



Museum

- Canadian Military Heritage Museum to be preserved

- Timekeepers building to be reused for an outdoor exhibit of industrial heritage

OPTION 2

CULTURE & 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-story residential, and an institutional area.



OPTION 2

CULTURE &

COMMUNITY FOCUS

LEGEND

- Parks & Open Space (18.8 ac / 7.6 ha)
- Mixed Commercial / Institutional / Residential (13.2 ac / 5.3 ha)
- Institutional (10.0 ac / 4.0 ha)
- Museum (4.4 ac / 1.8 ha)
- Buffer (1.4 ac / 0.6 ha)
- Potential Connections (e.g. Trail, Street, Driveway, or Multi-Use)
- Potential Future Crossing (Rail / Canal)



Parks and Open Space

- Large open space provided for larger events
- Mid-sized outdoor gathering spaces provided with potential art / wayfinding

OPTION 2

CULTURE &

COMMUNITY FOCUS

LEGEND

- Parks & Open Space (18.8 ac / 7.6 ha)
- Mixed Commercial / Institutional / Residential (13.2 ac / 5.3 ha)
- Institutional (10.0 ac / 4.0 ha)
- Museum (4.4 ac / 1.8 ha)
- Buffer (1.4 ac / 0.6 ha)
- Potential Connections (e.g. Trail, Street, Driveway, or Multi-Use)
- Potential Future Crossing (Rail / Canal)



Mixed Commercial / Institutional / Residential

- Potential multi-storey mixed-use buildings for a wide range of uses that may include: ground-floor uses (retail, office, health, arts, etc.) and upper floor uses (offices, residential)

OPTION 2

CULTURE &

COMMUNITY FOCUS

LEGEND

- Parks & Open Space (18.8 ac / 7.6 ha)
- Mixed Commercial / Institutional / Residential (13.2 ac / 5.3 ha)
- Institutional (10.0 ac / 4.0 ha)
- Museum (4.4 ac / 1.8 ha)
- Buffer (1.4 ac / 0.6 ha)
- Potential Connections (e.g. Trail, Street, Driveway, or Multi-Use)
- Potential Future Crossing (Rail / Canal)



Institutional

- Institutional uses that may include offices, health, education centre, etc.

OPTION 2

CULTURE &

COMMUNITY FOCUS



Museum

- Canadian Military Heritage Museum to be preserved

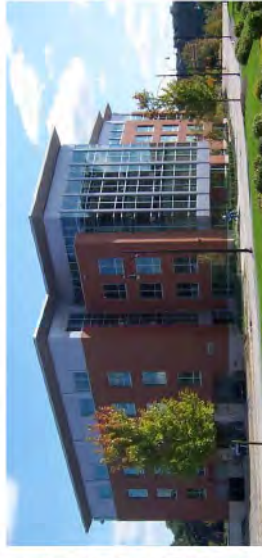
- Timekeepers building to be reused for an outdoor exhibit of industrial heritage

OPTION 3

COMMUNITY

SERVICES FOCUS

Primarily a destination for community services, including large institutional areas, and options for mixed commercial and institutional uses with potential upper-story residential. The space may be campus format with smaller scale public gathering spaces.



OPTION 3

COMMUNITY

SERVICES FOCUS

LEGEND

- Institutional (20.9 ac / 8.4 ha)
- Mixed Commercial / Institutional / Residential (11.8 ac / 4.7 ha)
- Parks & Open Space (6.0 ac / 2.4 ha)
- Museum (6.8 ac / 2.9 ha)
- Buffer (1.4 ac / 0.6 ha)
- ➔ Potential Connections (e.g. Trail, Street, Driveway, or Multi-Use)
- ⊙ Potential Future Crossing (Rail / Canal)



Institutional

- **Greenwich Street:** Multiple mixed use institutional buildings, offices, and potential meeting rooms and cultural spaces. Includes landscaped paths and plazas.
- **Mohawk Street:** Institutional uses that may include offices, health, education centre etc.

OPTION 3

COMMUNITY

SERVICES FOCUS

LEGEND

- Institutional (20.9 ac / 8.4 ha)
- Mixed Commercial / Institutional / Residential (11.8 ac / 4.7 ha)
- Parks & Open Space (6.0 ac / 2.4 ha)
- Museum (6.8 ac / 2.9 ha)
- Buffer (1.4 ac / 0.6 ha)
- ➔ Potential Connections (e.g. Trail, Street, Driveway, or Multi-Use)
- ⊙ Potential Future Crossing (Rail / Canal)

VMP Option 1 Alignment

ENHANCED STREETSCAPE

1.4 acres (0.6 ha)

10.9 acres
(4.4 ha)

4.8 acres
(1.9 ha)

2.7 acres
(1.1 ha)

1.8 acres
(0.7 ha)

4.3 acres
(1.7 ha)

2.9 acres
(1.2 ha)

1.3 acres
(0.5 ha)

4.8 acres
(2.1 ha)

10 acres
(4.0 ha)

2.0 acres
(0.8 ha)

Mixed Commercial / Institutional / Residential

- **North of Rail Line:** Main Street feel with commercial at-grade and institutional, office or residential uses above
- **South of Rail Line:** Commercial uses at grade that promote evening activity mixed with upper storey residential

OPTION 3

COMMUNITY

SERVICES FOCUS

LEGEND

- Institutional (20.9 ac / 8.4 ha)
- Mixed Commercial / Institutional / Residential (11.8 ac / 4.7 ha)
- Parks & Open Space (6.0 ac / 2.4 ha)
- Museum (6.8 ac / 2.9 ha)
- Buffer (1.4 ac / 0.6 ha)
- Potential Connections (e.g. Trail, Street, Driveway, or Multi-Use)
- Potential Future Crossing (Rail / Canal)



Parks and Open Space

- Mid-sized outdoor gathering spaces with potential art / wayfinding



OPTION 3

COMMUNITY

SERVICES FOCUS

LEGEND



Museum

- Canadian Military Heritage Museum to be preserved

- Timekeepers building to be reused for an outdoor exhibit of industrial heritage

DISCUSSION OF OPTIONS

Note: Concept options are for discussion and are not final plans

- Do all the Concept Option(s) address the Principles and Vision established for the Study?
- Which of the Concept Options do you prefer? Why?
- The land use combinations vary from Concept Option to Concept Option; are there uses that are more desirable than others?
- Potential future connections (trails & roads) have been identified; have we missed any? Are some more preferable / less preferable?

DISCUSSION OF OPTIONS

- Using the flip chart next to each Option or the adhesive notes, please provide comments on the Options based on the Principles and Vision developed
- Please provide comments on the Options with respect to what you like or what needs to be further considered.
- Have we missed something? Please provide comments with respect to land use or potential connectivity.
- Before you leave please “vote” for your preferred Options with the provided dot sticker.

NEXT STEPS

- Your input is valuable and along with City comments and the Study Team's analysis, it will inform the development of the District Plan.
- Comments received on the Concept Options will be incorporated into the selection of a Preferred Plan or a synthesis of the Options
- The objective is to arrive at a Preferred Plan that we will refine and provide further detail with the Study Team and City
- We aim to have an update of the Preferred Plan in Spring 2019

Mohawk Lake and Mohawk Canal Cleanup & Rehabilitation Project

- In 2017, the City received federal funding to assist with the rehabilitation of Mohawk Lake and Mohawk Canal.
- The rehabilitation process is will occur over 7 phases:

Phase	Item
1	Project Planning
2	Water Characterization Study
3	Subwatershed Stormwater Plan
4	Mohawk Lake and Canal Master Plan
5	Environmental Assessment (EA)
6	Detailed Design
7	Construction and Remediation

We are here

Staff are reviewing preliminary results and will proceed with Phases 3, 4 & 5 in 2019.

THANK YOU

- Thank you for participating
- If you cannot stay please provide input on the comment sheets, leave a sticky note on the Options, or provide comments to the City in person or through its website
- Please visit the City's website at:
www.mybrantford.ca/MohawkLakeDistrictPlan

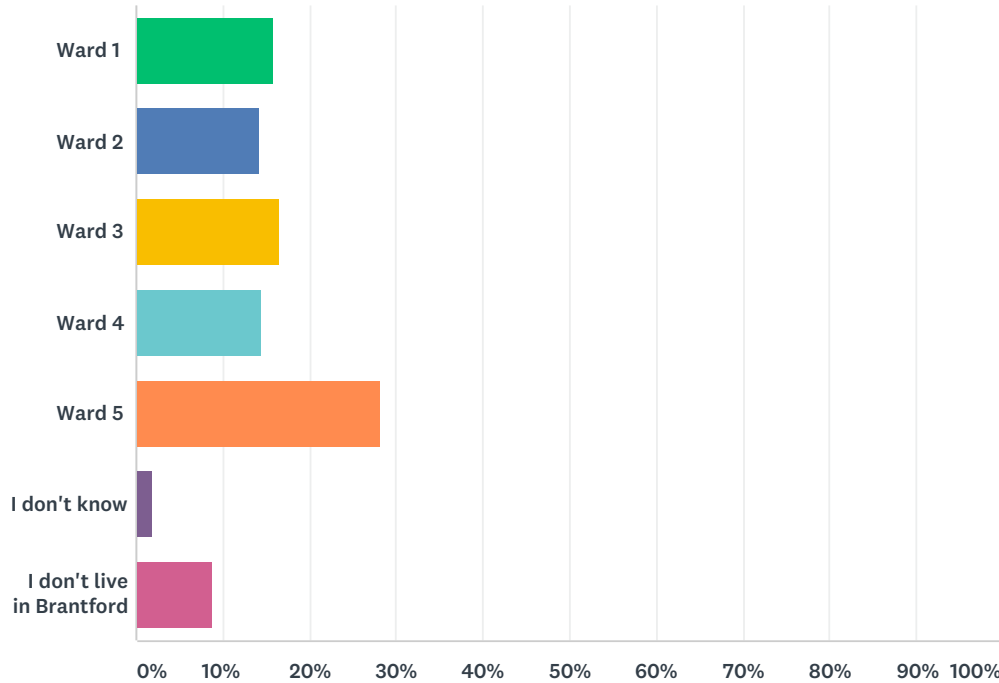
APPENDIX

G

ONLINE SURVEY SUMMARY REPORT

Q1 Which ward in Brantford do you live in?

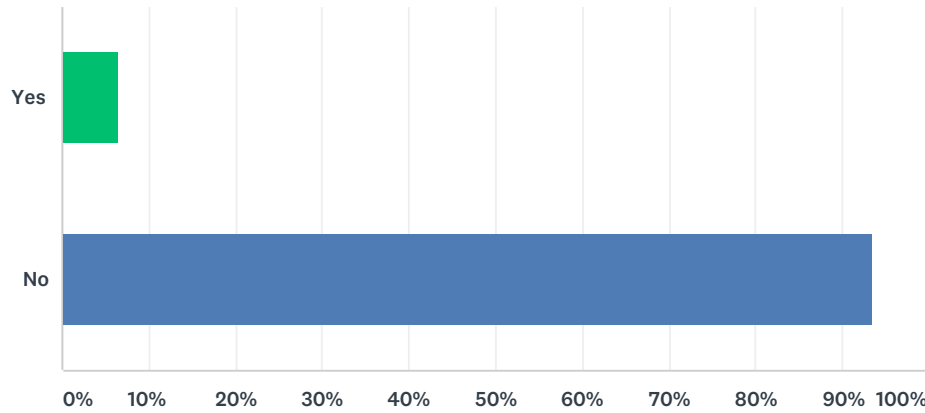
Answered: 509 Skipped: 35



ANSWER CHOICES	RESPONSES	
Ward 1	15.91%	81
Ward 2	14.15%	72
Ward 3	16.50%	84
Ward 4	14.34%	73
Ward 5	28.29%	144
I don't know	1.96%	10
I don't live in Brantford	8.84%	45
TOTAL		509

Q2 Did you attend the Mohawk Lake District open house meeting on November 28, 2018?

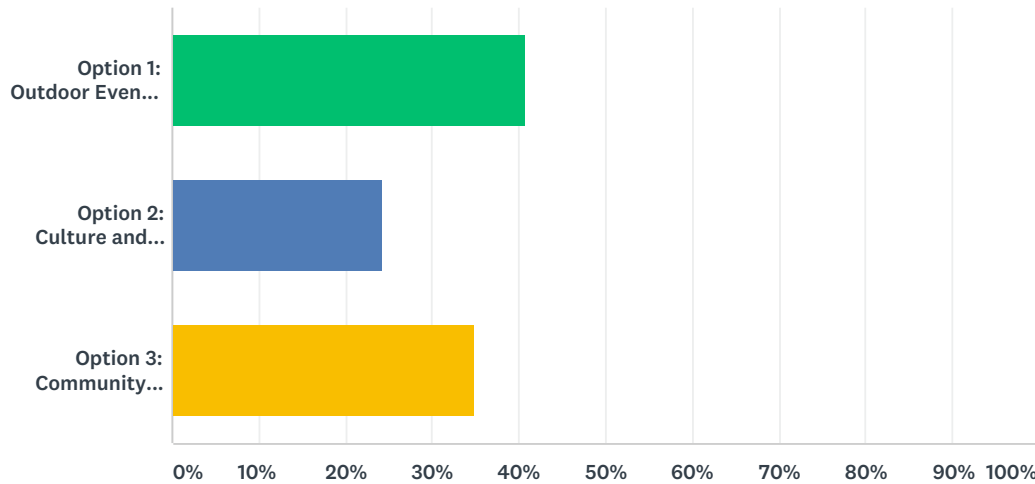
Answered: 532 Skipped: 12



ANSWER CHOICES	RESPONSES	
Yes	6.58%	35
No	93.42%	497
TOTAL		532

Q3 There are 3 options that show how different land uses can be arranged on the 50.9 acre former brownfield lands. Which of the 3 options do you like the best?

Answered: 531 Skipped: 13



ANSWER CHOICES		RESPONSES	
Option 1: Outdoor Events and Festival Focus		40.87%	217
Option 2: Culture and Community Focus		24.29%	129
Option 3: Community Services Focus		34.84%	185
TOTAL			531

Q4 Tell us a bit more about why you like the option that you picked in Question 3. Are there any aspects of that option that could be improved?

Answered: 351 Skipped: 193

Q5 At the public engagement workshop held in the spring, we heard people use words such as “vibrant”, “community” “arts & culture,” “recreation,” and more to describe the vision for a successful Mohawk Lake District. As a result, we drafted this vision statement: “In 20 years, Mohawk Lake District will be... A welcoming place for residents 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 meaningful way to connect with nature. Mohawk Lake District will be where celebrations of the past, present, and future take place. As a popular destination for cultural heritage, recreation, and tourism, Mohawk Lake District will be a place of pride for everyone.” Are there any ideas or words you would use to describe your vision of Mohawk Lake District?

Answered: 231 Skipped: 313

Q6 Please share any other feedback you have regarding this project.

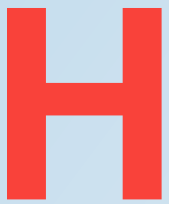
Answered: 166 Skipped: 378

Q7 Please provide your email if you would like to be notified as the project moves along.


Answered: 221 Skipped: 323

ANSWER CHOICES	RESPONSES	
Name	0.00%	0
Company	0.00%	0
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	100.00%	221
Phone Number	0.00%	0

APPENDIX



H



MEMO OF RESULTS AND
ANALYSIS OF PUBLIC
OPEN HOUSE #2 AND
ONLINE SURVEY



MEMO

TO: Tara Tran
FROM: John Tassiopoulos and Valentina Chu
SUBJECT: Mohawk Lake District Plan – Results and Analysis of Public Open House #2 and Online Survey Voting
DATE: February 15, 2019

Introduction & Purpose

Three land use concepts for the Mohawk Lake District Plan area were developed based on extensive input provided by City staff and from the public at the Public Open House Meeting #1, held on March 29, 2018. These concepts were further developed and refined over the course of the year from comments by City staff and our study team into three conceptual plan options:

- **Option 1 – Outdoor Events & 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-story residential, and an institutional are; and,*
- **Option 3 – Community Services Focus** - *Primarily a destination for community services, including large institutional areas, and options for mixed commercial and institutional uses with potential upper-story residential. The space may be campus format with smaller scale public gathering spaces.*

These options were presented at Public Open House #2 (November 28, 2018) and posted on the City's website, with an online survey, to receive comments on the option most preferred. In both instances the engagement of the public included:

1. a simple **voting process** of selecting which option was most preferred; and
2. asking respondents to **comment** on what they liked about their selected option.

The Public Open House #2 was attended by over 100 residents (92 signed -in but more than one hundred were counted) and the online survey was completed by 544 respondents. This robust response required that we not only review the general preferred voting, but also look at

the commentary in order to inform our team's determination of which option(s) should be further developed into a preferred plan for the study.

The purpose of this memorandum is to provide a general outline of the public feedback received at the Public Open House #2 and from the on-line survey that was posted on the City's website (December 13, 2018 to January 14, 2019) with respect to the three conceptual plan options developed for the Mohawk Lake District Plan's brownfield area. As part of the process of identifying a preferred or hybrid plan option, the review of voting selection of most preferred and least preferred option, along with identifying common themes of why an option was preferred, is essential. The review and the results of the comments will help inform next steps and assist in the selection of a preferred plan that will be more fully developed into a demonstration plan for the study area. The memo and tables below provide a summary of the results and the major themes that were identified in the review of the comments received. The following sections provide an analysis and highlight recurring themes in the comments received from the public engagement session and survey.

PART A – PUBLIC OPEN HOUSE MEETING #2

The Public Open House Meeting #2 was held on November 28, 2018 in which 92 people signed in. Not every participant signed in on the attendance sheets which suggests that the actual number of participants was beyond 100 attendees. The three conceptual plan Options were presented to those in attendance providing highlights of their respective land use structure and their differences.

1. Results of Voting for the Preferred Option

Following the presentation, the public was asked to vote on their preferred Option out of either Option 1 (Outdoor Events and Festivals), Option 2 (Culture and Community), and Option 3 (community services). The participants were each given one large green dot sticker to represent their most preferred option and one large red dot sticker to represent their least preferred option. Table 1 shows the results of votes for and against each with respect to each option.

Table 1 – Most Preferred vs. Least Preferred Option Votes (November 28, 2018)

OPTION	MOST PREFERRED	LEAST PREFERRED
Option 1: Outdoor Events and Festival Focus	35	14
Option 2: Culture and Community Focus	26	4
Option 3: Community Services Focus	8	35

Based on the voting activity, most participants indicated a preference towards Options 1 and 2 with 35 and 26 votes, respectively, selecting it as them "most preferred" options. Option 2 is distinguished from the other Option 1 by having only 4 votes, the fewest, within the "least preferred" category. Option 3 was given 35 the "least preferred" votes and the lowest "most preferred" assignment with only 8 votes.

The participants were also each given three small green dot stickers to indicate their “likes” and three small red dots to indicate their “dislikes” of the land uses proposed within each Option. Tables 2 to 4, below, summarize the results of land use type “likes” and “dislikes” of each option (See Appendix A for photos of the activity boards).

Although this portion of the public voting was not as clear as the simple voting for the preferred Option, as noted in Table 1 above, it did provide some general preferences with respect to land use allocations in each Option. Following each table, we have provided a brief analysis with respect to the voting.

Table 2 – Option 1 Outdoor Events and Festival Focus: Likes and Dislikes

LOCATION OF VOTING DOT	LIKES	DISLIKES
4.8 Acre Park & Open Space	3	3
12.5 Acre Park & Open Space	9	12
4.6 Acre Park & Open Space	2	2
4.4 Acre Museum	7	0
7.2 Acre Mixed Use	7	3
2.0 Acre Museum	6	0
10.0 Acre Institutional	1	3

The results of land use preference for Option 1 was interesting because although it was the most preferred concept plan the park and open space land uses that are the focus of this Option were generally equal in terms of likes and dislikes with the exception of the largest park and open space. The mixed-uses were positive while the museum uses were the only uses that had no “dislikes”. The Institutional use had more negative than positive votes even though there were only four total votes.

Table 3 – Option 2 Culture and Community Focus: Likes and Dislikes

LOCATION OF VOTING DOT	LIKES	DISLIKES
1.8 Acre Park & Open Space	3	0
2.7 Acre Mixed Use	0	4
3.3 Acre Mixed Use	4	7
15.0 Acre Park & Open Space	10	1
4.4 Acre Museum	2	1
10.0 Acre Institutional	4	0
2.0 Acre Museum	2	1
7.2 Acre Mixed Use	8	5

The results of land use preference for Option 2 were also interesting because whereas in Option 1 large park and open space use had more dislikes than likes, the largest space in this Option had the largest number of "likes" and the smaller park space also received only positive votes. With respect to the Mixed Uses it appears that the larger area was preferred while the smaller areas, on the north side of the Option, were not. What was slightly puzzling was that in this Option the same 10.0 acre Institutional use indicated in all three Options, received only positive votes. The Museum uses were again positively selected but with fewer overall votes and not unanimously as per Option 1.

Table 4 – Option 3 Community Services Focus: Likes and Dislikes

LOCATION OF VOTING DOT	LIKES	DISLIKES
1.8 Acre Park & Open Space	1	0
2.7 Acre Mixed Use	0	3
4.8 Acre Mixed Use	3	2
1.3 Acre Park & Open Space	2	3
10.9 Acre Institutional	2	8
4.9 Acre Museum	2	0
10.0 Acre Institutional	0	1
2.0 Acre Museum	0	0
4.3 Acre Mixed Use	2	0
2.9 Acre Park & Open Space	3	0

The results of land use preference for Option 3 were not generally definitive because of the very low number of votes for both "likes" and "dislikes" which indicates a lower interest by participants which is consistent with the Table 1 results noting that this was the least preferred of all the Options. Compared to the number of votes for land uses observed for Options 1 and 2 (58 and 48 respectively) only 23 total votes, 12 of which were "dislikes", were counted for Option 3. The majority of the "dislikes" centred on the 10.9 acre Institutional use on the north side of the Option. The other uses 3 votes or less so it was difficult to discern clear preference due to the low number of votes.

2. Results of the Review of Comments Posted on the Options

In addition to the voting process that took place during the Public Open House, participants were also provided with adhesive notes were also distributed to participants to allow them to provide more detailed comments and feedback on the three Options. These comments were placed on the Options by participants and were recorded by the Study Team. Although not all the comments were specific to land uses in each option and preference there were some recurrent commentary themes that were identified in each Option.

a. General Comments for Option 1

A total of 42 comments were provided and recorded for Option 1 and included the following general themes:

- The provision of green spaces was appreciated and there was a concern about ensuring that they are not underutilized and that they include indoor and outdoor uses to ensure that use is not only seasonal;
- Ensure connectivity to surrounding trails and to connect to the Canal area;
- There was general support for the creation of a promenade along the north edge of the Option and adjacent to a naturalized Canal area;
- Provision of commercial/retail that contributes to evening or night life uses; and,
- Desire for more residential uses and interest in what types of residential uses will be introduced in this Option.

b. General Comments for Option 2

A total of 19 comments were provided and recorded for Option 2 and included the following general themes:

- There was general interest and support with respect to trails; and,
- There were a few instances where it was asked if a promenade as per Option 1 could be introduced in this Option to ensure increased foot traffic.

c. General Comments for Option 3

A total of 20 comments were provided and recorded for Option 3 and included the following general themes:

- There was general interest and support with respect to new trails, connection to existing trails and connectivity to the canal and to the adjacent indigenous areas; and,
- There were references to the provision of affordable housing and housing on Mohawk Street; and,
- There was concern about whether there was demand for the extent of Institutional uses in this Option.

3. Conclusions on Voting Results and Comments from Public Open House #2

Given the above voting results and review of the comments received at the Public Open House we arrived at the following conclusions and recommendations:

- Based on the Table 1 results, Option 1: Outdoor Events and Festival Focus garnered the largest number of “most preferred” votes (35 votes) while Option 2: Culture and Community Focus was second in voting (26 votes) and had the lowest number of “least preferred” votes (4 votes) compared to Option 1’s (14 votes). Option 3

- overwhelmingly received the most “least preferred” votes (35 votes) with the lowest “most preferred” votes (8 votes). **Based on the simple voting process we can conclude that both Options 1 and 2 were the “most preferred”;**
- Noting that Options 1 and 2 were the “most preferred”, we can turn to the finer grain of voting for land use “likes” and “dislikes” as indicated in Tables 2 and 3 above:
 - There was overwhelming support for the Museum uses as indicated in both plans;
 - The Parks and Open Space uses for Option 2 received much more positive support than those in Option 1 which either received equal number of “likes” and “dislikes” for the smaller park spaces while the largest 12.5 acre parcel received more negative as compared to positive votes (12 to 9 votes);
 - With respect to Mixed-Uses the 7.2 acre parcel on the south side of both Options when added received mostly positive votes (15 “likes” vs. 8 “dislikes”). The Mixed-Uses on the north side of Option 2 generally received negative votes; and,
 - The most obvious inconsistency was found in the Institutional use which although being identical in size, configuration and uses on the south side of both Options 1 and 2 only received positive support In Option 2.

Based on the voting on land uses we note that there doesn’t appear to be support for the full extent of parks and open space configuration on the north side of Option 1 while there was limited support for Mixed-Uses on the north side. This begs the question then what is actually desired on the north side if Option 1 park spaces, Option 2 mixed uses and Option 3 institutional uses are all not supported, then what is? **Given this conundrum and inconsistencies in response noted we believe that the land use range presented in Option 2 should be provided in Option 1, with adjustments to reduce the Park and Open Space uses could potentially achieve a more supportable Option;**

- The only information to be gleaned from the Option 3 land uses preferences was that the large Institutional 10.9 acre parcel on the north side received the greatest number of “dislike” (8 votes) which was significant as all other land uses received between 0 and 3 votes. **Given that neither Options 1 or 2 include this large Institutional land use, it can be concluded that the participants did not support this use in this location;** and,
- The review of the comments received for each of the Options provided the following themes with respect to preferred uses and activities:
 - Parks and Open Spaces in the Options 1 and 2 were perceived positively but there was concern that if too much is dedicated to this use it may be underutilized;
 - Comments for all three Options noted the need to ensure trail connectivity both within the proposed Options and to existing trails, the Canal and to adjacent Indigenous areas, where possible;
 - There was consistent interest in the development of a Promenade along the north side of the Options;

- Option 1 was criticized for not including more residential uses while there was an interest in the provision of affordable housing in Options 2 and 3; and,
- Some desire was expressed in the provision of commercial/retail uses that included evening/night time function.

Noting the earlier inconsistencies in bullet 2 above, these general comments provide additional direction and **support for the land use range presented in Option 2 with the addition of a promenade, commercial / retail uses, and trail connectivity.**

PART B – ONLINE SURVEY RESULTS AND COMMENTS

In addition to Public Open House #2, an online survey was undertaken between December 13, 2018 and January 14, 2019. This survey reached 544 participants, of which approximately 15% were from Ward 1, 13% were from Ward 2, 16% were from Ward 3, 13% were from Ward 4 and 26.5% were from Ward 5. The remaining 16.5% were either not from Brantford, didn't know what Ward they resided in or left the answer blank.

Table 5 – Online Survey Participation by Ward (Online Survey – January 14, 2018)

WARDS	Survey Participants	%	Attended POH #2	Duplication %
Ward 1	81	15	6	7
Ward 2	72	13	6	6
Ward 3	84	16	4	5
Ward 4	73	13	4	5
Ward 5	144	26.5	11	8
Non-Resident, Unsure, Blank	90	16.5	4	4
Total	544	100	35	N/A

Ward 5 had the highest number of participants in the survey which is to be expected as the Mohawk Lake District Plan study is located within Ward 5. The distribution of participants from other Wards was fairly evenly distributed which shows that the neighbouring Wards had equal interest in the project.

Out of the 544 online participants, 496 responded that they did not attend the Public Open House Meeting #2 held on November 28, 2018 while 35 participants responded that had attended, and 12 participants did not respond to this question. This shows that the survey was able to reach a great number of participants the majority of whom identified themselves as residents of a City Ward (approximately 83.5%) and that only a small number of participants (6%) indicated that they had also attended Public Open House #2 with the potential for duplication or “being counted twice” was very low (4 to 8%).

1. Results of Voting for the Preferred Option – Online Survey

As per the Public Open House voting on the preferred Option, the same three Options were presented and online participants were asked to select their preferred Option; Table 6 below provides the results of the online voting.

Table 6 – Most Preferred vs. Least Preferred Option Votes (Online Survey – January 14, 2018)

OPTION	MOST PREFERRED	%
Option 1: Outdoor Events and Festival Focus	217	40
Option 2: Culture and Community Focus	129	24
Option 3: Community Services Focus	185	34
No Option Chosen	13	2
TOTAL	544	100

The participants of the online survey were asked to select their preferred option. Option 1 was preferred by 40% of participants, Option 2 was preferred by 24% of participants and Option 3 was preferred by 34% of participants. Similar to the Public Open House Meeting #2, more participants preferred Option 1. What was surprising was that Option 3 garnered preferred votes than Option 2 which differed significantly from the input recorded at Public Open House #2.

2. Review of Comments on Why Option was Chosen

Following the online survey's request to select a preferred Option, it was followed by the following question:

“Tell us a bit more about why you like the option that you picked in Question 3. Are there any aspects of that option that could be improved?”

To understand the results to this question we reviewed the responses and tried to identify common themes with respect to preferences as they applied to each Option.

a. General Comments for Option 1

The participants that chose Option 1 chose this option due to their preferences for the following attributes they identified in its design:

- More outdoor recreational areas and event spaces for festivals and other community activities;
- More outdoor open green spaces, parks and connection to trails;
- Felt this Option would satisfy needs of a range of Brantford residents;
- A stronger sense of community and providing more family-friendly activities;
- Large green interface with and connectivity potential to the Canal;
- Potential for large outdoor special events and venues;
- Preservation of nature;

- Potential to attract visitors as a destination for events;

In reviewing the comments, it was noted that of the 217 respondents that preferred Option 1, 75 respondents (approximately 35%) left the comment section, on why they liked that Option, blank.

When asked where the respondents lived, 3 did not live in Brantford and 15 left the response blank, for a total of 18. Of these 18 respondents 13 indicated unanimously that they liked Option 1 because of the significant park and open space areas and the potential of a venue to hold large events.

Some participants who chose Option 1 also highlighted some items to keep note of including:

- There was a general concern about not including too much residential use and what form that residential use may take. Comparatively, the Public Open House #2 respondents, criticized the lack of potential residential in Option 1.

b. General Comments for Option 2

The participants that chose Option 2 chose this option due to their preferences and following attributes they identified in its design:

- Most balanced approach; a good mix/balance of uses between commercial, residential, institutional and green space;
- There is still the opportunity for large outdoor space for festivals and large events;
- A cultural hub;
- Potential new housing and affordable housing opportunities
- Connection with neighbours; and,
- Feeling this Option will generate more tax revenue for the City.

Some participants who chose Option 2 also highlighted some items to keep note of including:

- Have regard for local culture especially with respect to indigenous groups;
- Consider incorporating indigenous design approaches (e.g. Helen Betty Osbourne Ininiw Educational Resource Centre -Norway House - and The Forks, Winnipeg)
- Paying attention to providing enough parking;
- Support for the idea of a “Main Street” as indicated in Option 3;
- Emphasis on connection to trails and walkability and integration with canal, surrounding parks, and trail systems;

In reviewing the comments, it was noted that of the 129 respondents that preferred Option 2, 43 respondents (approximately 33%) left the comment section, on why they liked that Option, blank.

When asked where the respondents lived, 7 did not live in Brantford and 8 left the response blank, for a total of 15. Of these 15 respondents 8 of them provided comments on why they preferred Option 2 and it was generally because of the balanced approach between the mix of uses while maintaining significant park and open space areas.

c. General Comments for Option 3

The participants that chose Option 3 chose this option due to their preferences and following attributes they identified in its design:

- Feel that Brantford requires more community services and those currently serving the community are outgrowing current location and many referred to creating a community services “hub”;
- Many mentioned that the community services focus of this Option was preferred for the accommodation of a new facility for Lansdowne Children’s Centre;
- Preferred this Option over the concern that large park spaces would be dependent on events and festivals leading to underutilization; they are costly to maintain, and that there were already parks/green spaces in the City;
- Many felt this Option would provide greater tax revenue to the City through the Institutional and Mixed Use of the Option;
- Mixed Uses were seen as a chance to provide housing and to support more life and greater activity; and,
- There were suggestions that the Option could benefit from additional park space.

In reviewing the comments, it was noted that of the 185 respondents that preferred Option 2, 69 respondents (approximately 37%) left the comment section, on why they liked that Option, blank.

When asked where the respondents lived, 35 did not live in Brantford and 10 left the response blank, for a total of 45. This was nearly three times the number of either Options 1 or 2. Of these 45 respondents, 30 of them provided comments on why they preferred Option 3. More than half -17 respondents - indicated that the Community Services Focus could provide more space specifically for the Lansdowne Children’s Centre or a children’s treatment centre. The remaining respondents mentioned that more community services were need in Brantford.

Comments regarding new space for the Lansdowne Children’s Centre (LCC) are highlighted because this specific use was particularly identified 31 times overall (17% or 1 in 6 respondents) as the reason for selecting Option 3. This response level, combined with nearly 19%, or approximately 1 in 5 respondents identifying that they did not reside in Brantford, raises the concern that the results of the survey may have been skewed by a concentrated effort by proponents of the LCC and respondents who were not residents of Brantford. Of the 31 times the LCC was cited in the Option comments, a total of 13 citations were made by non-residents (approximately 42%).

3. Conclusions on Online Survey Results And Comments (January 14, 2019)

Given the above overall voting results and a review and analysis of the comments received from the Online Survey, we arrived at the following conclusions and recommendations:

- Based on the Table 6 results, Option 1: Outdoor Events and Festival Focus garnered the largest number of “most preferred” votes (217 votes, or approximately 40%) while Option 3: Community Services Focus was second in voting (185 votes, or

approximately 34%) and Option 2: Culture and Community Focus was third (129 votes, or approximately 24%) We believe that the very different result of voting for Option 3 between the online survey and Public Open House #2, where Option 3 overwhelmingly received the highest number of “least preferred” votes (35 votes vs. 14 and 4 for Options 1 and 2 respectively) may be attributed to a large number of respondents who were either not Brantford residents, or who specifically identified this Option as preferred to accommodate the needs of the Lansdowne Children’s Centre. This activity may have skewed the results of voting. Subtracting non-residents (35), brings the total “most preferred” votes (150 adjusted votes) closer to the total votes for Option 2 (129 votes – 7 non-resident = 122). Regardless, Option 3 was still second in voting even with the non-weighted and simple subtraction. **Based on the simple voting process we can conclude that Option 1 again was the “most preferred”. With respect to the results for Options 2 and 3, however, we believe that there may be a need to weight the “most preferred” voting of Brantford residents in comparison to non-residents. This is important because as noted in sections 2 a. and 2 b. above, Options 1 and 2 only had 3 and 7 non-resident votes;**

- As with the concern above regarding the potential skewing of Option 3 results, the study team and City staff should consider whether all land uses proposed for in Options and 2 should also be weighted evenly; and,
- There was general support for the following land uses and elements once we consider and consolidate the comments for all three Options:
 - Connectivity to and integrating of proposed Options into the surrounding community, trails, the canal and other park features;
 - Potential for large outdoor special events and venues destination with the ability to attract visitors for such events was mentioned frequently in Option 1 and also Option 2 comments;
 - Criticism of Option 1 centred around the lack of residential uses and concern of utilization of such a large park and green open space area;
 - Option 2 was predominantly selected by respondents because of its balanced approach for all the proposed uses and because it balances the potential for a large event space with the mixed uses that could introduce other forms of housing and housing affordability; a good mix/balance of uses between commercial, residential, institutional and green space;
 - Option 2 respondents generally felt that this Option would be the most sustainable for providing tax revenue to the City;
 - Option 2 respondents indicated an interest in ensuring indigenous areas and uses are considered in the design and that indigenous design be incorporated;
 - Option 3 was predominantly selected by respondents who felt that Brantford was lacking community service facilities or felt existing services had outgrown their current facilities;
 - Option 3 respondents were concerned with large park / event spaces and the potential lack of utilization while the idea of a mixed use “Main Street” that provided greater activity and social amenity were supported; and,

- Option 3 respondents felt it could benefit from additional park space.

Based on the consolidated comments it appears that Option 1, with the tempering of park and open space uses along with “Main Street” mixed use areas, including additional institutional uses, would address the preferences expressed in the consolidated comments. Interestingly, given the range of comments and criticisms expressed, **we believe that the land use range presented in Option 2 along with additional Institutional uses with could potentially result in a hybrid of the plans, leading to a supportable Option.**

PART C – PUBLIC ENGAGEMENT RESULTS & POSSIBLE PREFERRED OPTION

Having reviewed and analysed the voting preferences and comments with respect to the public engagement events of the November 28th, 2018 Public Open House #2 and the Online Survey results of January 14, 2019 we have been able to gauge preferences with respect to particular Options, as well as, identify the mix of land uses the public participants/respondents would support as a preferred plan for the brownfield area within the Mohawk Lake District Plan. From our review of public engagement results and materials, we have concluded the following:

- In both instances **Option 1 was the preferred plan, however**, the critiques of this Option and desired improvements mentioned by participants and respondents in both sessions suggest that **it requires further refinement**;
- The retention and improvement of the Museum uses was supported;
- The Parks and Open Space uses were highly desired especially with respect to supporting special events and event venues. However, there was concern as to whether the full extent of these uses proposed for Option 1 were excessive, would perhaps be underutilized and be slightly more compact to allow for other uses. It was noted that the green space in Option 2 received greater support;
- The Parks and Open Space uses were seen as a natural interface to the Canal, that could integrate proposed connections with existing trail networks, and could be part of a potential Promenade design for Greenwich Street;
- The Mixed Uses received varying support depending on the Option proposed. Public Open House #2 participants gave the Mixed Use areas either neutral or negative votes for the parcels on the north side of the study area, while the Online Survey respondents indicated a preference for Options 2 and 3 because these uses could potentially provide more housing, general activity and the creation of a “Main Street”. Furthermore, Option 1 received criticism for not including more residential uses in both public engagement forums;
- The Institutional uses, especially those proposed on the north side of the study area in Option 3 received very little support in the Public Open House, however, the respondents to the online survey selected the community services focus of Option 3 ahead of Option 2. Even if we account for potential skewing of results noted in section B.2.c. there was a feeling that existing services had outgrown their current facilities and more space for

community services should be provided. It suggests that although we do not identify support for a large Institutional use on the north side, we do consider accommodating a more modest Institutional uses, to be appropriate on the north side;

- The Promenade Corridor indicated in Option 1 had consistent interest and support from both public open house participants and online survey respondents. We noted comments from those that preferred Options 2 and 3 that the Promenade be included in those Options as well; and,
- Numerous comments through the public engagement materials spoke to the desire to potentially connect to adjacent indigenous areas through trails and to consider indigenous design in the plan, where possible.

Taking all of these conclusions into account and factoring in the analysis of the public engagement processes, **we recommend that we move forward with a combination of Options 1 and 2, with added modest Institutional uses on the north side, provision of a mixed use “Main Street” and the introduction of a Promenade Corridor for Greenwich Street along the extent of the brownfield area.**

Sincerely,



John Tassiopoulos MCIP, RPP
Senior Project Manager



Valentina Chu
Project Planner and Urban Designer

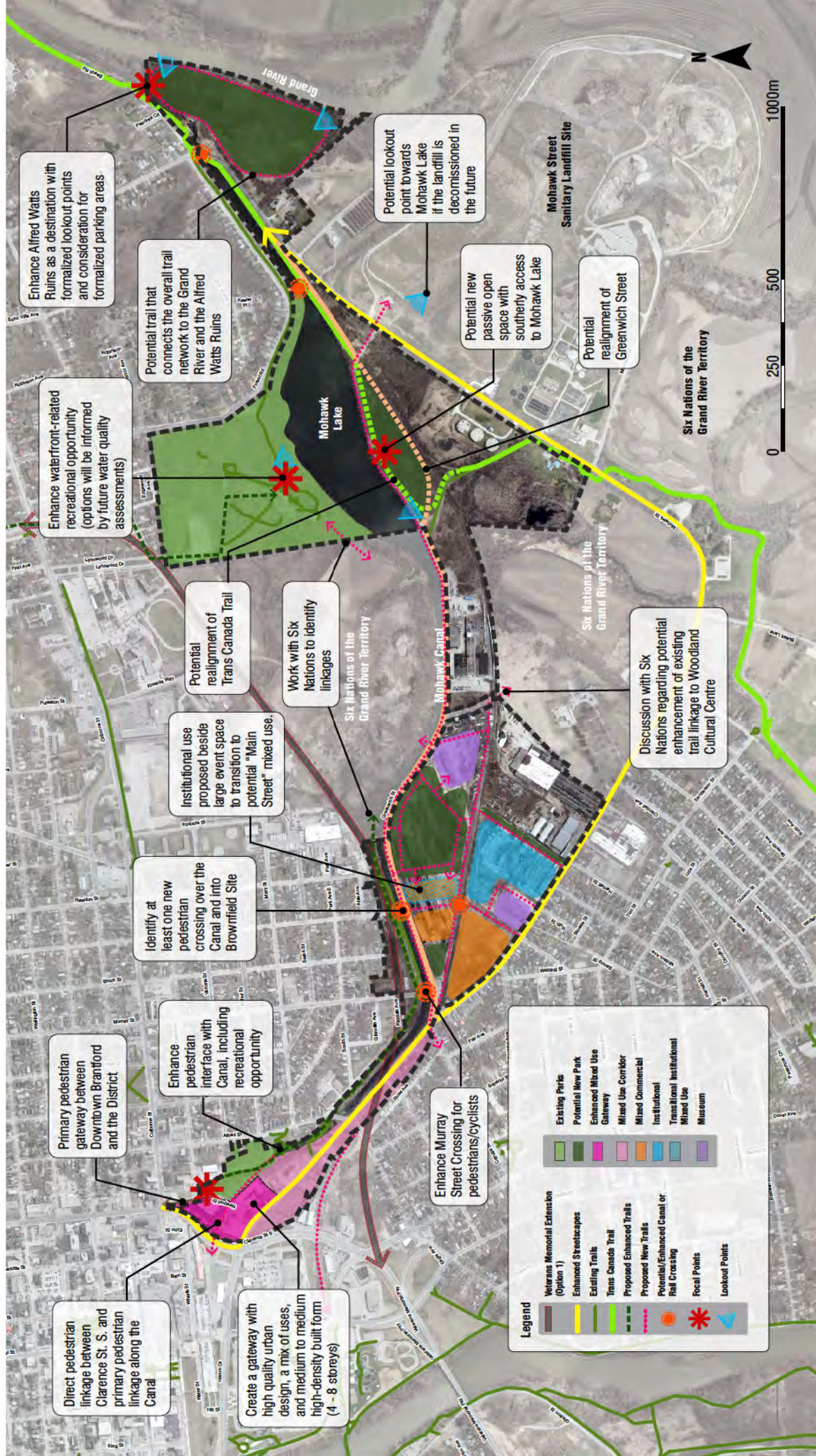
APPENDIX



PREFERRED LAND USE CONCEPT PLAN (APRIL, 2019)

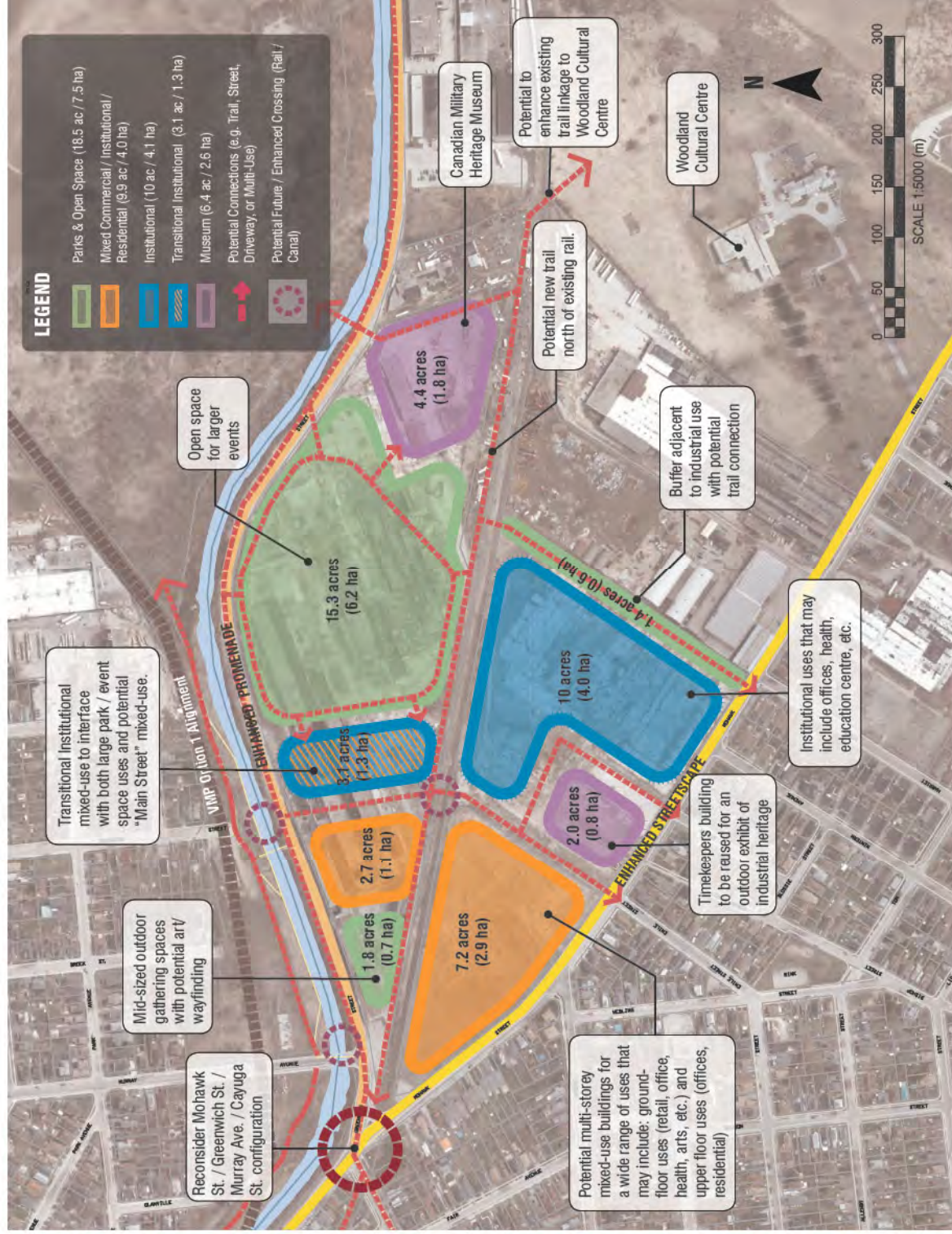


MOHAWK LAKE DISTRICT PLAN:





CULTURE AND COMMUNITY DESTINATION AREA DRAFT PREFERRED PLAN



APPENDIX

J

STAFF TECHNICAL
MEETING MINUTES (APRIL
1, 2019)

April. 1, 2019

MEETING AGENDA:

Meeting objective: The purpose of this meeting is to circulate the latest draft revised concepts for the Mohawk Lake District for review and comment from City departments.

1. Brief review community engagement results (over 500 responses were received through an online survey and in person meetings!).	WSP/Tara
2. WSP Group provides overview of the latest concepts, how they responded to community and previous technical feedback. <ul style="list-style-type: none"> Note: we decided to include more detailed demonstration cross-sections to generate comment. We welcome your feedback on these more detailed concepts and please recognize that nothing is “set in stone”, so please be ready to share comments and let us know what city-standards apply so the appropriate edits can be made. 	WSP
3. Staff Comments – round table	All
4. Next Steps: <ul style="list-style-type: none"> The project team intends to share these plans to Committee of the Whole-Community Development in June to seek “endorsement” of the plan before proceeding with the technical feasibility studies. We intend that Staff comments and changes are incorporated prior to staff report deadlines. 	Tara

Attendance List:

Planning: Tara Tran (Project Manager) Nicole Wilmot (Manager), Lucy Hives (Director), Patrick Vusir (Planning Support)

Parks: Vicki Armitage (Manager), Dave Zimmer (Design), Brian Hughes (Director)

Transportation: Evie Przbyla (Senior Project Manager, VMP), Ting Ku (Manager)

Economic Development: Kevin Finney (Director)

Mohawk Lake Water Quality PM: Nahed Ghbn (Senior Project Manager)

Design and Construction: Wendy Teufel (Manager)

Real Estate: Ron Gasparetto (Manager)

WSP Consultant Team: John Tassiopoulos (Project Manager), Valentina Chu (Design), Jay Cranstone (Landscape, Active Transportation) and Alfredo Landaeta – ALUD (Urban Design)

Senior Management: Paul Moore (GM, Community Development); Russ Loukes (GM, Engineering Services)

Absent:

Parks: Dave Zimmer (Design), Brian Hughes (Director)

Transportation: Lisa Chominiec (Active Transportation)

Transit: Ellie Vandermade (Manager)

Facilities and Asset Management: Geoff Linschoten (Director)

1. Review of community engagement results from Nov. 2018-Jan.2019 (WSP/Tara)

- See Attachment: *Feb. 15, 2019 Draft memo* from WSP for detailed results
- On November 28, 2018, a public open house presenting 3 draft concepts for public voting and feedback; over 100 people attended.
- From Dec. 2018-Jan. 11, 2019, the 3 draft concepts were shared through an online survey, 544 responses were received;
 - o It is noted that the online results appeared to be skewed by some concerted outreach from Lansdowne Children Centre. There were 31 responses received online from “non-residents” who specifically voted for Option 3 and mentioned support for the Lansdowne Children Centre.
- At the public open house and through the online survey, the public was invited to vote for their most preferred concept out of these 3 options:
 - o Option 1: Festival/Event focus
 - o Option 2: Balanced Mixed Use focus
 - o Option 3: Community Services focus
- **OVERALL VOTE RESULTS:** Option 1 (Festival/Event focus) was the most preferred; Option 3 (Primarily Institutional focus) was least preferred option.
- However, based on more detailed written feedback of “likes” and “dislikes” of detailed features within the various concepts (received at public open house and through the online survey), Option 2 actually best reflected the desires and preferred features that the public was requesting, which were:
 - o a large event space that is well-used every day of the year;
 - o mixed uses that can generate economic activity, act as a tourist destination, be a place for the entire community to gather, for both day and nighttime uses.
 - o institutional options that can create a “hub” for existing community agencies that are in need of more space
 - o trail connectivity within the area, as well as connected to existing trails and networks, and other nearby destinations
 - o the development of a promenade feature along Mohawk Canal
 - o Option 1 was criticized for not enough residential options, including affordable housing possibilities
 - o Option 1 was criticized for too much open/event space that may be under-utilized and prone to safety and vandalism concerns
 - o Option 3 was criticized for too much community agency focus and not necessarily serving the general public
- **WSP’s conclusion:** “Based on the simple voting process we can conclude that Option 1 was the “most preferred”. However, the critiques of this Option and desired improvements mentioned by participants and respondents in both sessions suggest that it requires further refinement; ...we recommend that we move forward with a combination of Options 1 and 2, with added modest

Institutional uses on the north side , provision of a mixed use “Main Street” and the introduction of a Promenade Corridor for Greenwich Street along the extent of the brownfield area.

2. Overview of latest concepts that respond to recent community and stakeholder feedback (WSP)

- The Mohawk Lake District Area Plan consists of 3 components of the district:
 - Gateway District
 - Culture and Community Hub District
 - Mohawk Lake and Park District
- A refined vision statement was prepared based on community feedback
- Map: Connectivity and Recreational Opportunities
 - This map shows overall land uses proposed and how these will be integrated and connected with each other, as well as connected to surrounding neighbourhood context
 - Looking for staff feedback on any “big picture” connectivity pieces – anything missed? Anything that is not feasible”? Seeking comment especially on:
 - proposed potential realignment of Greenwich Street south of Mohawk Lake
 - What are the thoughts on the proposed “main street”/spine of activity through the brownfield lands?
 - Any thoughts on the proposed potential canal crossings?
- Map: Culture and Community Hub Draft Preferred Concept Plan
 - This map shows “bubble level” detail of the proposed land uses, proposed configurations, and proportions within the available 50 acre vacant brownfield parcel.
 - This draft preferred option responds to community and stakeholder engagement.
 - This option has the option of addressing some of the space requests from the community agencies that responded to the “expression of interest” process. Note: 10 acres on the southern parcel also continues to be reserved as potential re-location of Police HQ.
 - The draft preferred option is a refinement of the previous Option 2:
 - New to this version: a 3.1 acre “Transitional Institutional” space that would appropriately buffer and address the 15.3 acre event/open space; this transitional institutional space could offer ground-level commercial options, as well as upper-storey spaces for office and storage requested by various community agencies. Such uses can help to animate both the main street to the west,

as well as provide uses that support and passive surveillance to the open/event space to the east.

- Refined on this version: The “main street” spine is almost entirely double-loaded throughout which improves its chances of performing successfully as an animated space with day and nighttime use.
- Refined on this version: The Promenade feature of Option 1 has been included.

- Conceptual Plan and Section Details for the Transitional Institutional use for the Culture and Community Hub Main Street

- This concept illustrates a potential cross section *for discussion purposes*. The intent of this plan is to provide some conceptual details to facilitate discussion.
 - GFAs for the 2.5 storey buildings are in square metres; the calculations are intended to show conceptually that many of the community agencies’ requests could be accommodated – IF Council chose to make that decision to accommodate them.
 - The cross section illustrates how the provision of street parking could be accommodated within internal building blocks and on-street. (Note: based on the remediation program, no underground parking is permitted).
 - The cross section illustrates how the buildings could transition to the open space area, integrating potential “woonerf” style driveways and pathways.
 - The cross section also illustrates the potential “main street” composition and built form relationship.

- Conceptual Promenade Sections (A-A’)

- This section illustrates how a potential promenade could be constructed along Greenwich Street, south of Mohawk Canal and north of the Culture and Community Hub/brownfield.
- The various options show how the existing 17 metre right of way may be used to accommodate best practices for multi-use functions and landscaping strips adjacent to the canal
- The bottom “Concept 3” is the preferred/ “best-practice” option that would best achieve the promenade look and function if a wider right-of-way is considered and supported for Greenwich Street;
 - it is noted that not all desired promenade components (sidewalks on both sides, dedicated bike lane, generous planting strip on both sides) can be accommodated within the existing 17 metre right of way, and therefore Option 3 would require expanding the right of way to 21 metre (or more), as well as extending the right of way into the brownfield lands.

- Conceptual Promenade Section at “Pinch Point” further east, in front of Brant Screen Craft (B-B’)
 - This section illustrates two options for treatment of the potential promenade along Greenwich Street further east, at the pinch point adjacent to the existing Brant Screen Craft property. It is recognized that the existing property lines constrain the available right-of-way to incorporate the promenade features. Therefore to maintain the promenade along the canal would require a cantilevered boardwalk structure.
 - Seeking feedback on major concerns on this idea and potential alternatives that may be suggested.
- Conceptual Enhanced Streetscape Cross-Section for the Gateway area of Greenwich Street
 - This section illustrates three options for how “complete street” best practices could be implemented for this portion of Greenwich Street
 - The various options show different treatments for bike lanes, planting strips, sidewalks, and multi-use trails.
- Aspirational photos
 - These photos, and those integrated on all the concepts, provide some visual examples of proposed features and elements to indicate potential approaches and influences for the ideas presented in the study area.
 - Seeking any input on these photos. Especially if some photos are disliked because they are completely “off the mark”.

3. Staff Comments – Round Table

- R. Loukes noted that all Engineering Services Staff must review the concept with regard to the big picture and how the proposed redevelopment will impact and play into the functions of the larger city. At this level of detail, Engineering Staff cannot yet comment on all the constraints or considerations.
 - It is noted that the Project Team will continue to work with City Engineering Services Staff as the project moves into the technical feasibility stages.
- Transportation:
 - Based on this stage and level of detail of the concepts plans, Transportation Staff cannot provide further comments on what right of way types (arterial/collector/driveway access/etc.) will be required to support the development.

- Transportation Staff require draft residential target numbers to help them to better comment on any relevant right of way requirements to support the proposed future redevelopment.
 - Following the presentation to Council of the preferred concept, and based on their direction, WSP will prepare a demonstration plan that will be reviewed by the study team and will generate estimated number of residential units and population. The review will occur during the feasibility study stages of the project (anticipated to take place over the summer months with results provided end of August 2019)
 - T. Tran noted that residential uses may not be the predominant land use; instead, commercial, institutional/office is more likely going to be the predominant land use on the site. Also, due to a high water table and the remediation program, all parking will be required to be surface parking or in a structure.
 - Generally supportive of active transportation principles in the plan, but need further details before being able to provide detailed comment
 - Acknowledgement that the Murray/Mohawk/Greenwich St intersection may be re-aligned in the future, and may be considered for a round-about, pending a much more detailed study, that also depends on the future redevelopment plans. But this intersection is not high on the list of study.
 - *Action:* Will offer some comment on the cross-sections for the promenade and gateway features; will provide any City engineering standards/documents for future reference (including TMP)
 - *Action:* will share staff report outlining anticipated small-scale bike lane improvements for Greenwich Street and Mohawk Street
 - *Action:* Will review and offer comment on the proposed re-alignment of the eastern portion of Greenwich Street and trail.
 - At this time, there is no update on proceeding with next steps for the Veterans Memorial Parkway.
- **Design and Construction:**
- Slope stabilization along the Grand River has been an issue in the city, which includes Mohawk Canal and Lake as well. Therefore the promenade concepts may not be feasible and/or may require a larger setback from the top of the canal, perhaps even as much as an additional 20 m from or more.
 - It is recognized that even the existing Greenwich Street may be required to shift in the future.
 - This adjustment will have an impact on the proposed Greenwich Street promenade and the north edge of the Community Hub; it will result in a reduced size of the proposed land use parcels adjacent to it.

- A 5:1 slope is preferred along the canal banks which means that Greenwich Street will be shifted southward.
 - N. Ghbn also notes that the canal water level needs further study to determine what level must be accommodated (100 year storm or Regional Storm?) Consultation with the GRCA is required. Therefore, the conceptual promenade cross-sections with the boardwalk feature may need to be revised to account for water levels.
 - The future redevelopment of this site will need to consider stormwater management impacts within the larger sub-watershed. It is noted that stormwater management facilities may be required within this redevelopment plan, and may require parcels of land and easements.
 - WSP notes that at this current stage of the project, SWM facilities are not identified, but consideration of SWM will be part of the technical feasibility studies (to be completed in the summer months). Also some SWM functions may incorporate low impact development concepts within planted boulevards, or paving types.
 - Parks Staff note that large-scale SWM facilities within parks are not appropriate/accepted, especially within the 15.3 acres event space.
 - WSP noted that there may be the opportunity to consider SWM functions being incorporated as part of amenity spaces and to also provide flood mitigation.
 - *Action:* W. Teufel to share the website link to the City design specifications for development.
- **Mohawk Lake Water Quality Project:**
- Presently, draft water quality results are available (and have been shared with WSP via email)
 - Current phase of the project is the EA. The EA notice of commencement is currently in draft form, waiting review by stakeholders (including Six Nations). Anticipating the notice of commencement to be publicly released soon.
- **Parks and Recreation:**
- Based on the current level of detail at this stage, Parks Staff are generally in support of enhancing trail facilities and increasing connections with existing trails.
 - It is noted that the City's trail standards should be considered, but also require updating. J. Cranstone has familiarity with the City's existing standards.
 - Canal crossings are needed, but the exact location will require further discussion.

- Future discussions, and the final approved plan will help Parks determine whether to refurbish the Drummond St. bridge
 - The final approved preferred plan will also help Parks determine future investments on a boat access south of Mohawk Lake, whether to fix the existing trail north of the Canal, and other improvements to recreational facilities in the future.
 - Cost for all projects is an issue. These projects will need to be prioritized.
 - It is noted that there is archaeological potential on the lands identified for the Alfred Watts ruins destinations.
 - The potential re-alignment of the eastern portion of Greenwich Street, south of Mohawk Lake makes sense to create an enhanced green space, support a possible future boat launch, and enhance safety.
 - Already, there are people who park and stop here and it's potentially unsafe.
 - The proposed re-alignment, in the community connectivity plan, would be a good opportunity for the redesign of this area to enhance recreational opportunities.
- **Economic Development:**
 - Inquired what Six Nations engagement has taken place?
 - Planning Staff have met with Six Nations staff and Mississaugas of New Credit staff (in separate meetings) to share updated project information and the draft concept plans. Both groups are generally supportive of the revitalization of the area. Six Nations are generally supportive of the potential positive impact to existing investments are work underway at Woodland Cultural Centre.
 - WSP and T. Tran met with Woodland Cultural Centre staff. The WCC raised their desire to see improved connections from the proposed redevelopment to their location, including improved sidewalks, bus routes, and trails. Existing vandalism was also identified, and WCC staff sees that the potential police presence in the area may alleviate that. But police presence would also need to be compatible with the overall vision of revitalizing the area as a culture and community hub.
 - T. Tran noted that the Project Team intends to reach out through emails and letters to the adjacent property owners again to give them a project update. This will give the property owners a chance to comment and provide updates on any future plans.
 - It is noted that Ingenia Polymers continues to invest in their site, as well as into spur line improvements.
- **Real Estate:**

- Questions still remain on whether the city will accept responsibility for developing institutional buildings to house community agencies. There are concerns about the long-term viability and sustainability of a model in which the city leases space to community agencies.
- There has been recent private development interest for city-owned parcels of land within the gateway corridor on Greenwich Street.
 - *Action:* If draft proposals are received by the City's Real Estate Committee, where possible, they can be circulated to the Project Team for information.
- **Planning:**
 - P. Moore noted that this redevelopment plan needs to be driven as a pedestrian-oriented destination.
 - L. Hives emphasized that the technical studies are a necessary component to this project, and it is anticipated that they may further refine the plan. The staff report will clearly explain this.
 - N. Wilmot noted that the current preferred plan doesn't account for any particular "users" or agencies; rather, the plan identifies types of land uses only. Council will need to develop a process and make the decision on which community agencies' requests are accepted, if any.

4. Next Steps

- Meeting minutes will be shared.
- T. Tran will share the draft staff report for confirmation/comment. It is noted that the report content will need to clearly define the intent of the current concept plans and manage the expectations of Council of what exactly they are endorsing (e.g. direct study team to provide a demonstration plan of the preferred concept plan).
- The demonstration plan would be the plan used for future technical studies which will inform further refinement of the preferred concept plan.
- A meeting with the Mohawk Lake Working Group (a task force of Council representatives) is anticipated for late April.