

Urban Design Report
City of Hamilton
February 2024
SLATE

Steelpoint: Hamilton's Evolving Legacy



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Urban Design Report

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Prepared for **SLATE ASSET MANAGEMENT**
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Steelport: Hamilton's Evolving Legacy

Introducing the Proposal

Steelpoint will honour a century of enterprise and forge the next stage of industry in North America.

A one-of-a-kind site enmeshed amidst urban fabric, industry, pioneering natural ecologies, and the bay. A chance for Hamiltonians to re-engage with the waterfront and an iconic cultural landscape.

A Message from Slate

Ownership & Land Acquisition

For more than a century, Hamilton has proudly borne the title Steeltown. Its cultural fabric, economy, and physical environment were dominated by two primary steel manufacturers, Stelco and Dofasco.

Originally named The Steel Company of Canada, Stelco began operations in 1910 on the lands addressed today as 386 Wilcox Street and has operated on the site for over a century. The lands have a long history of being used for steelmaking by Stelco, which continues to operate on-site today. However, over time, the steel industry has evolved and much of Stelco's operations have been relocated, resulting in a majority of the site sitting vacant and underutilized. Stelco's current operations consist of a single remaining coke battery scheduled to be decommissioned in the next few years and the cold rolled steel mill which is intended to remain for the foreseeable future.

Slate acquired the former Stelco lands in 2022 with the intention of redeveloping the property into a modern, master-planned employment area. Since acquisition, Slate has been undertaking a multi-disciplinary process to develop a comprehensive master plan now known as 'Steelpoint'. Investigation of functional site constraints including contamination, infrastructure, utility networks and soil conditions has formed the basis of the master planning process. From there, a comprehensive land use and urban design framework was developed around a series of new public roads, open spaces and public waterfront access corridors.

The master plan totals 323 hectares (800 acres) of developable site area accommodating upwards of 1,000,000 square metres (11,000,000 square feet) of new gross floor area primarily for employment and employment-related uses. The developable area is proposed to be initially contained within large development blocks that can be further subdivided through future applications to accommodate specific end-users and adapt to market needs. Stelco's existing cold rolled steel mill will remain at the centre of the development.

The master plan's road and infrastructure network contemplates new public transportation opportunities - from bus routes to bike share stations - designed to provide safe and comfortable access to the proposed public portions of the property, including the waterfront. The road and trail networks are designed to integrate seamlessly into the City's Bayfront Area Strategy transportation and trail vision and will accommodate new servicing, built to municipal standards and sized to support the demands for the proposed development and future potential growth.

Steelpoint's vision proposes an extensive public realm including an expansive trail network that ties together a stormwater lagoon green space, waterfront promenade, and a proposed Coke Battery park amenity. Cultural elements and retail amenities are planned around a 4 kilometre loop through the heart of the site that will allow Hamiltonians to experience an expansive portion of the city that has been cut off from public use for over a century.

A project of this scale offers the unique opportunity to incorporate sustainable development practices. Slate and its consulting team have designed the foundation of the master plan to address future climate, social, and energy challenges. As details of the plan continue to evolve, Slate will prioritize renewable energy solutions, and public realm design to ensure the proposed development is positioned to provide Hamiltonians with a thriving and prosperous new employment neighbourhood long into the future.

The proposal offers a transformational opportunity for Hamilton. As the City transitions from its history as a centre for heavy industry to a modern and diversified economy, these remarkable 800 acre lands can support a uniquely Hamilton fusion of new creative industry, community and waterfront connections, and ecological regeneration. Slate recognizes that a city building project of this scale cannot be done through private development alone and will be seeking partnerships with the City of Hamilton, provincial and federal agencies and local special interest groups to bring the many exciting elements of the proposal to life. Slate will explore the use of innovative implementation tools including the ERASE program, Development Charge credits, strategic partnerships and potentially a Community Improvement Plan (CIP) to compliment Slate's investment and bring the City's Bayfront Industrial Strategy vision to life.

Slate recognizes the impact of the Steelpoint development on the City of Hamilton and is honoured to have the opportunity to lead this project. We look forward to collaborating with the City and the community to develop a new employment hub bringing economic and cultural opportunities to Hamilton and redefining the City's industry and skyline.

Overview

The Potential for *Hybrid Industrial Places* in Hamilton

What images of the city do we carry in our minds and how will they evolve over time? Interestingly, it's rarely ever a singular image; but rather, the accumulation and overlap of many images of a place which somehow cohere to form a complex identity. Hamilton is certainly one of those complex places. The images of Hamilton as a city and this site as part of the industrial waterfront, are highly evocative. These images have gained familiarity and durability over time, shaping the perception, if not the identity of the city.

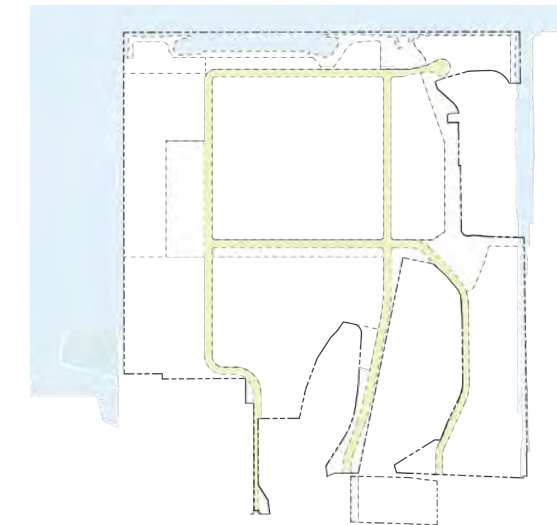
And yet, after 150 years of heavy industry operating on this site, our mental images of the waterfront of Hamilton and this 800-acre site of the industrial sector are about to be re-made.

This project asks: How can the inter-mingling of the many dimensions of urbanity and environment in Hamilton come together to shape a distinct experience of place on these lands?

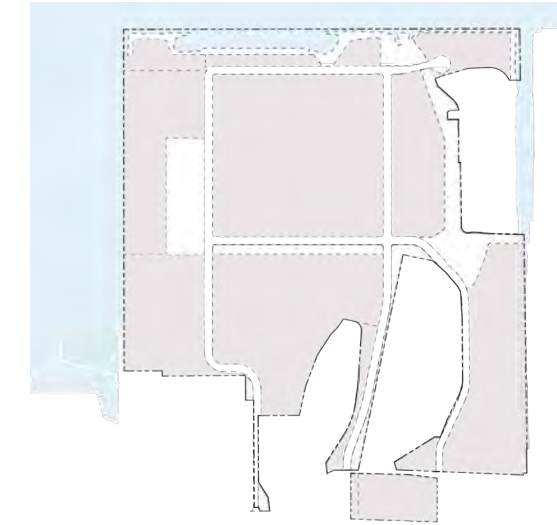
The urban design vision for Steelport puts forward a key criterion for such an important Hamilton industrial site – the notion of co-existence, expressed as 'Hybrid Places'.

The project calls upon this terminology with the aim to demonstrate the potential to shape the development of a new industrial district that is experience-rich, highly tuned to the particularities of place, relevant to the culture of the city, and productive for the health and economic development of the city and region. This is a departure from the typical mono-functional industrial sectors of the 20th century that were driven purely by logistics and often created vast buffers of lifelessness at the periphery of cities. For this reason, an alternative to the traditional planning conventions of single uses and binary distinctions between public and private space designations is fitting here. New planning language which allow for hybrid uses (spaces between public and private) and alternate models to drive new, innovative partnerships and collaborative opportunities will be required.

This project is both a proposal and a call to action. Slate will depend upon a deeply collaborative journey with the City of Hamilton alongside many partnerships with industry and beyond to bring the fullness of this vision to life.



Public Right-of-Ways
Industrial Green Streets



Private Blocks
Contextual Industrial Fabric



Partnership Blocks
Hybrid Open Space/Public Amenity



Re-imagining an industrial district as an authentic extension of the city, full of vivid contrasts and atmospheres.

Hamilton's cityscape is full of contrasts that result in such vivid, memorable places. Perhaps its most apparent juxtapositions are born out of the proximity of nature and industry within the cityscape. The identity and experience in Hamilton is defined by the co-existence of water, urban vibrancy, industry and the escarpment topography – each inter-mingling in different ways. Smokestacks, bridges, and the bay...the downtown skyline, blast furnaces and the ever-present 'Mountain' with its arc of limestone rock covered in green – provide the backdrop for a complex city, eagerly reaching down toward the waterfront. **This is a vision for the future of an employment area that aims to learn from and embody the spirit of the place.**

By embracing the site's complexity and celebrating co-existence, Steelport can include hybrid places that feel distinctly 'of Hamilton' – environments where high contrast programs and atmospheres come together to create places with unique character and enduring meaning. Co-existence is the basis for hybrid-thinking in the public realm at Steelport.

How to interpret this document

This Urban Design Report reflects a vision for Steelport; it is a high-level, long-term master planning framework, intended to guide the physical transformation of these nearly 800-acres over time. As such, this document charts the vision, aspirations, and hybrid planning ideas that will drive future detailed design, with implementation to take place in multiple phases over decades.

This document develops an overarching framework for the detailed design of the open space system with a focus on four proposed public amenity areas, the Waterfront, Lagoonscape, Pipe Gallery and Battery. The document also details the enhanced road cross sections for the new municipal roads that are proposed to be extended into the Subject Lands.

This report deals primarily with the public realm and its interface with private blocks. Further information regarding the private blocks will be the subject of future detailed design, guided by the City's new Bayfront Industrial Urban Design Guidelines. Block plans will be studied further through future site development and



district planning, including the detailed design of development blocks and design standards related to buildings and hybrid open spaces.

Some elements and features of the plan are named for the reader's convenience; however, the final names of streets, open spaces, districts, and other elements will emerge through consultation in future planning stages. The Public Consultation Strategy, as defined by Lura Consulting, is intended to be a living document and be updated over the course of the project, as needed.

As development progresses, all partners involved in implementation will be encouraged to build on the recommendations and directions within this Urban Design Report to contribute to the shaping of hybrid legacy place for all Hamiltonians.

Contents

What follows is a vision and framework which is the product of a multi-year collaboration among a diverse team, tuning into both the subtle details found in this special place, as well as leveraging the vast potential that comes with nearly 800 acres of terrain in the heart of the city and its harbour.

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1. Context

Celebrating a city of vivid co-existence

The shape, identity, and experience in Hamilton is defined by the co-existence of water, urban vibrancy, industry and ‘The Mountain’ topography – each inter-mingling in different ways. Co-existence is the basis for hybrid-thinking in the public realm at Steelpoint.

1.1 Defining the Site Context

By embracing the site’s complexity and celebrating co-existence, Steelpoint can include hybrid places that feel distinctly ‘of Hamilton’ - environments where high contrast programs and atmospheres come together to create places with unique character and meaning.



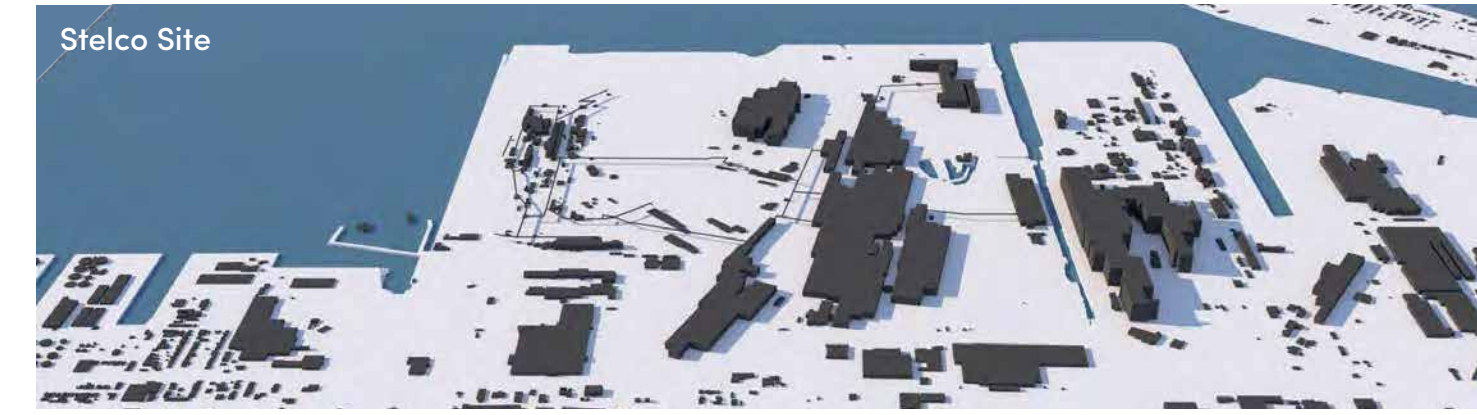
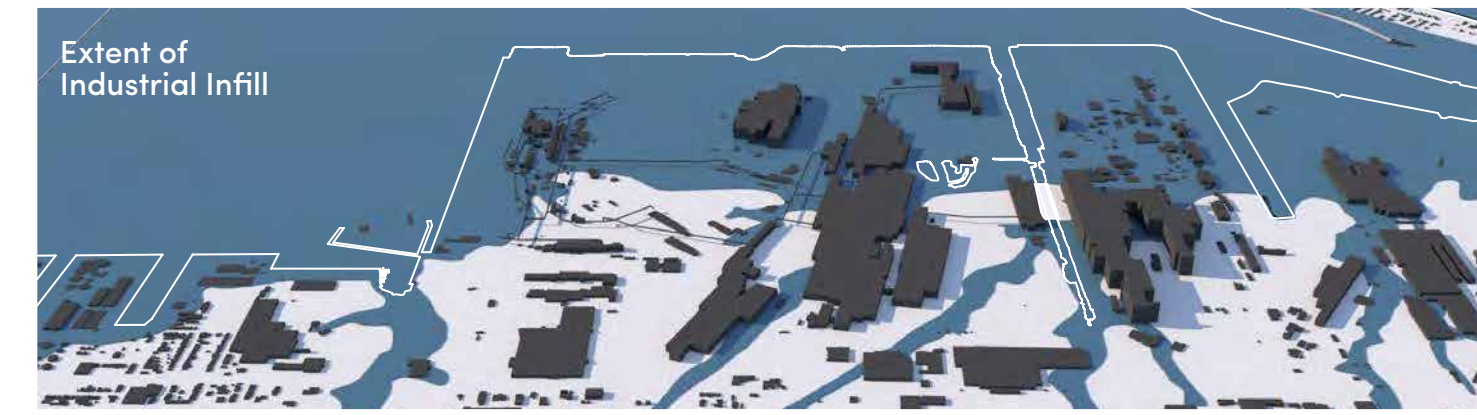
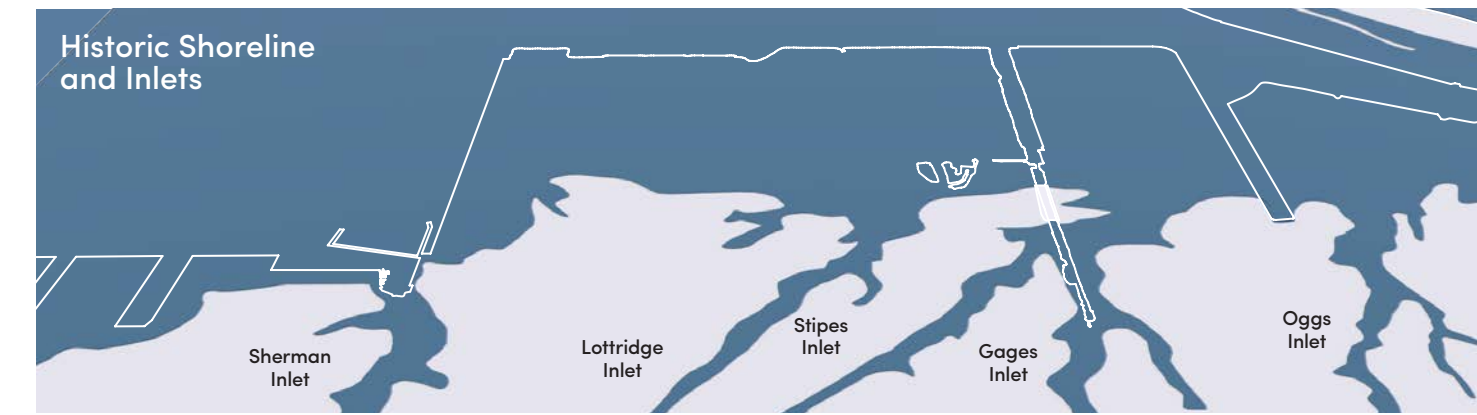


Hamilton's Complex Identity

Hamilton has a complex city identity formed by a layering of environments and experiences, both natural and urban in character. The future of these remarkable 800 acre lands can support Hamilton's evolving character and quality with the fusion of new creative industry, community and waterfront connections, and ecological regeneration. Here, Hamiltonians will have the opportunity to experience new perspectives of the city's most vivid features – within a distinctly Hamilton cross-section. The experience stretches from the water's edge, through the site's legacy of steel and industry, across East Hamilton's urban fabric and up to the 'The Mountain' and its natural environment.



Site Images: Google Earth



The City in Relation to its Shoreline

If the 20th century infill of shoreline to create Hamilton's industrial lands reflected a severance of the relationship between its neighbourhoods with the Bay, the 21st century marks an evolution toward a renewed inter-connectivity between the city and its shoreline. Steelport's vision will regenerate the industrial shoreline and bring new public access to this significant stretch of water's edge facing Hamilton Harbour.

The Steelport site and its significant water's edge is positioned between impressive ecological rehabilitation projects that have taken place in Cootes Paradise and Windemere Basin. These bookends suggest a continued regeneration over time along all edges of the Bay.

Site Images: (top) Cootes Paradise (middle) iHuckleberry point, Hamilton Harbour, 1959
Conceptual rendering for illustrative vision purposes: (bottom) Proposed transformation of the waterfront

The Legacy of Industry in Hamilton

For the past 100 years this site was home to a single company; in its heyday in the 1970s, the plant, then known as Stelco's Hilton Works, employed roughly 14,000 people on-site. With the profound transformation from a site of singular enterprise to a fabric of new industrial districts, Steelport will now host the next generation of high-growth manufacturing and technology, innovation, and culture – including thousands of workers and visitors from hundreds of start-ups, industrial enterprises, and associated creative industries, along with their adjacent amenities.

This represents a significant employment hub for Hamilton and the region. The legacy of industry in Hamilton is vital. Making space for industry and commerce in the city is a unique asset for the future transition from traditional manufacturing to attracting innovation in design, prototyping, fabrication and manufacturing at all scales. Connections become critical – both for movement, access and logistics as well as connecting innovators and entrepreneurs, coming together in the public realm.

New Forms of 21st Century Industry, Responsive to Complex Environments and Economies

With the decommissioning of the bulk of Stelco's operations, another evolution of this site is initiated. In this case, the dismantling of 20th century industry offers the opportunity to re-constitute a number of its key parts to anchor a transformed environment for new economies and ecologies to grow and evolve over time. Rather than following the 'start from scratch' tendencies from past urban re-developments, the process at Steelport integrates circular thinking to direct the site's evolution. Steelport is creating connections and continuities between past, present, and future within this site; it is meaningful that the substance of the past century of industry can be re-formed as something entirely new while retaining its soul. In the same way, this vision highlights opportunities and potential for this place, without being overly prescriptive or definitive in its plan. It is deliberately open to an evolving and collaborative process that will unfold iteratively, over time.

Steelport is a critical peice of Hamilton's evolving fabric. The synergy between the city and its industrial sector is well understood here, with a unique proximity of industry to downtown. By contrast, the renewal of many European and North American cities over the past decades has often driven industry out of the core in efforts to make cities more attractive for living and working, with production areas moved to the outskirts or even off-shore. The result has been places of consumption, without production.

The Steelport vision understands the importance of taking a long view of the future role of this site of new industry as becoming increasingly and necessarily integrated within the fabric of the community, ensuring Hamilton stays vital and productive, with industrial and commercial areas that are woven into the physical structure of East Hamilton to help the city to realize a circular economy.



Conceptual rendering
For illustrative vision purposes

View east along the Barge District promenade featuring re-purposed and re-activated barge features to re-engage Hamiltonians with their waterfront



1.2 Policy Context

The City of Hamilton has a thorough urban design framework characterized by policies and guidelines which shape the look and feel of development across the City. Although this framework tends to deal with built form outcomes, which are not generally the subject of Draft Plans of Subdivision, they do contain valuable guidance that can be incorporated at this stage of the development process. Draft Plans of Subdivision establish the structure of the City's urban fabric through their placement of roads, infrastructure and development blocks. Considering urban design for these important elements at this stage of the development process allows for a solid foundation upon which to base future site-specific design.

Prior to undertaking policy-based assessment of design, it is important to understand the context within which such an assessment must occur. Policy B.3.3.2.1 of the Urban Hamilton Official Plan ("UHOP") provides an important overarching theme in assessing physical design, which is that the physical design of a site must relate to its role in the City's urban structure, enhance that role and be in accordance with its land use designation.

The site is identified as an "Employment Area" in the City's urban structure and designated as "Industrial Land". Employment Areas are the primary employment generators in the City, planned and designed to maximize access to major goods movement corridors and facilities while improving aesthetics from the public realm (the QEW in particular). The Industrial Land designation applies to older areas of the City, primarily along Hamilton Harbour and adjacent areas, that generally accommodate the heaviest forms of industry. The UHOP indicates that planning for the Industrial Land designation must be flexible to allow for new employment uses.

Although the policy framework of the UHOP emphasizes the importance of Employment Areas and Industrial Lands as areas for employment generation, good movements and heavy industry, there is still a role for targeted urban design intervention within these areas to advance the City's design goals while not impeding economic activity. As such, the approach to the design thinking for Steelport is done in the context of achieving this balance. The following is an overview of the applicable urban design policies and guidelines which inform the design thinking for Steelport .

Urban Hamilton Official Plan

The UHOP offers broad goals and policies to guide design decisions on multiple scales. The UHOP's urban design policy framework focuses on achieving a set of identified goals which are reflected through urban design principles. The following goals have particularly relevant to Steelport at the Draft Plan of Subdivision stage:

- B.3.3.1.2 Provide and create quality spaces in all public and private development.
- B.3.3.1.3 Create pedestrian oriented places that are safe, accessible, connected, and easy to navigate for people of all abilities.
- B.3.3.1.4 Create communities that are transit-supportive and promote active transportation.
- B.3.3.1.7 Promote development and spaces that respect natural processes and features and contribute to environmental sustainability.
- B.3.3.1.8 Promote intensification that makes appropriate and

innovative use of buildings and sites and is compatible in form and function to the character of existing communities and neighbourhoods.

- B.3.3.1.9 Encourage innovative community design and technologies.
- B.3.3.1.10 Create urban places and spaces that improve air quality and support active, healthy lifestyles that reduce greenhouse gas emissions and are resistant to the impacts of climate change.
- Street Network

The street network is a fundamental structuring element of the urban fabric and serves not only to connect places to one another but also as an important public space. The UHOP recognizes this dual function in Policies B.3.3.2.3 g) and B.3.3.2.10 which provide the that design of street networks accommodate all modes of transportation, particularly with a focus on pedestrian and active transportation. Fundamental components of such street design include continuous sidewalks throughout neighbourhoods, including across driveway entrances, ample landscaping and tree planting withing public boulevards, identifying opportunities for street parking, inclusion of public art and incorporation of amenities that encourage social interaction.

Cultural History and Public Art

The former Stelco lands on which Steelport will be developed are an iconic symbol of Hamilton's industrial history and indeed of the City itself which has been so influenced by heavy industry that it has gained various monikers over the years like "The Hammer" or "Steel Town". Consistent with Policy B.3.3.2.3 c), the design of new areas can play a key role in recognizing and conserving such

history. Through the redevelopment process, Cultural Heritage Assessments can identify key cultural heritage artefacts and histories that can be incorporated into the design of the new public and private realms to bring this history to the public.

The incorporation of public art is another key component of the design of new areas (Policy B.3.3.2.3 i)). With a site as rich in history as the Stelco lands, and in particular a history that has been largely inaccessible to the public over the years, the public art program is an important vehicle to bring the past to life for the general public.

Natural Heritage

The UHOP recognizes the importance of natural heritage and incorporates this component into urban design context through Policy B.3.2.3 e). As a location of expanding heavy industry for over a century, there are few natural features and vegetated areas on site today. A redevelopment proposal such as Steelpport brings with it the opportunity to re-introduce nature to the property. A key avenue by which to achieve this is through the design of streets and public spaces. These urban uses can enhance and complement the functions of existing natural features like Hamilton Harbour as well as generally provide for an increase in the urban tree canopy and vegetated cover overall.

Views and Vistas

Policies B.3.3.2.3 h) and 3.3.5.2 highlight the importance of considering views and vistas within new development. The Steelpport Lands are positioned along the water’s edge with a panoramic perspective on a large portion of Hamilton Harbour

while also being prominently visible from the Skyway Bridge, a key gateway into the city. Sites with such unique characteristics offer an opportunity to provide public access to vistas as viewed from the site while also enhancing existing vistas as viewed from elsewhere in the City. Such sites can be considered as both view points as well as “receptors” of views from view points located elsewhere.

Innovative Design

The innovative design of public spaces can help sites adapt to land use changes (Policy B.3.3.2.7). Stelco’s former operations leave behind a host of interesting industrial structures and artefacts which have the potential to be incorporated into the design of both the public and private realms. Such hybrid design presents opportunities for partnerships to develop unique spaces for business and recreation which marries the past with the present and inspires the future.

Climate Change

Urban design can be a component of addressing greenhouse gas emissions and enhancing the natural environment (Policy B.3.3.2.8). The current landscape on site is barren, lacking vegetated cover and bears the scarring of a century of heavy industry. Well-designed public spaces, roads and other infrastructure components can contribute to mitigating greenhouse gas emissions through the expansion of tree canopies, introduction of green infrastructure and enhanced, locally appropriate landscaping.

Complete Streets Design Guidelines

The Complete Street Design Guidelines (“CSDGs”) were introduced in June 2022 to assist with the design of streets that balance the needs of all road users. The CSGDs outline a list of detailed design considerations for all elements of a street, including those dealing with placemaking, accessibility, safety, cycling facilities, transit stops and infrastructure. These are key considerations for the detailed subdivision design stage once the Draft Plan of Subdivision has been approved. However, in order to ensure there is sufficient room to accommodate all of these street elements at the detailed design stage, a key element that must be developed at this stage of the process is a determination road right-of-way widths and the conceptual road cross sections.

The CSDGs provide a street typology for different types of street based on their function. The “Industrial Street” is identified as a typology providing direct land access to industrial and commercial employment areas and may accommodate significant truck traffic. The typology is generally composed of a 26 to 30 metre right-of-way, three lane cross section with a middle turning lane, cycle track or multi-use path depending on the local context, lane sizes geared to accommodate large trucks and the potential for LID features.

Typical Industrial Street Cross Section (26m ROW) from City of Hamilton CSDGs

The CSDGs contain the following goals for Industrial Streets which should be taken into account:

- Appropriately sized travel lanes accommodate goods

movement and transit vehicles. Transit vehicles generally operate in mixed traffic.

- Provide vehicular access to industrial and commercial driveways on both sides of the street through the use of two-way centre turn lanes.
- Provide attractive mobility options for workers. This may be through enhanced transit service, sheltered transit stops, setback sidewalks on both sides of the street, or dedicated cycling infrastructure. Cycle tracks, or multi-use paths may all be considered to improve safety and connectivity of the cycling network.
- Enhance pedestrian and cyclist comfort, especially between transit stops. Consider full protected bus shelters and benches, dedicated cycle tracks separate from traffic, street plantings, and pedestrian-oriented lighting. Where the distance between intersections is lengthy, consider mid-block pedestrian crossings, especially at transit stop locations.

CSDGs provide a criteria that forms the basis for the development of complete streets which is combined with location specific parameters to create a context-specific complete street cross section.

Bayfront Strategy

The Bayfront Industrial Area (“BIA”) Strategy is a comprehensive strategy that establishes a vision and framework for future improvements, investment, and redevelopment in the BIA. The Bayfront Strategy sets out the following visions for the Bayfront Industrial Area:

The Bayfront will continue to be one of the City’s major employment areas, home to a diverse range of economic activities that enhance the global competitiveness of the City and the Greater Golden Horseshoe. The Bayfront will continue to hold a high number of jobs and be planned to attract a wide range of innovative, and synergistic creative industries. The Bayfront will feature attractive green streets and a number of green infrastructure elements which support improved air, soil and water quality. Redevelopment in The Bayfront will celebrate the rich social, cultural and environmental history through a wide variety of public art, wayfinding, murals, public institutions and public spaces.

The area’s multi-modal transportation system will enable industries to efficiently move goods via water, air, rail, or roads. Well-connected roadways, transit, bike lanes, multiuse paths and sidewalks will offer residents and employees a full range of transportation options to safely access, move through, and enjoy The Bayfront. The Port will continue to be a vital piece of infrastructure, helping to support a number of economic activities within The Bayfront (and beyond).

The Bayfront Strategy identifies objectives to achieve this vision which, among others, includes the following design related objectives:

- Improve the attractiveness of both the public and private realm through urban design excellence.
- Conserve and celebrate cultural heritage resources
- Provide opportunities for public access to the waterfront and enhance important views and vistas.

The Bayfront Strategy identifies Stelco specifically as a potential opportunity for change, including the introduction of new employment uses, providing public access to the waterfront, enhancing public views and greening of the site.

The Bayfront Strategy also calls for major streetscaping improvements along Nikola Tesla Boulevard and Industrial Drive. Although such improvements need to be coordinated along the entire stretch of the roadway, initial transformations can take place along the Steelpport frontage of these streets by way of the initial phases development which will see the rise of modern employment built forms and private on-site landscaping. Similar to the UHOP policies, the Bayfront Strategy identifies the need to preserve industrial heritage which it recognizes can be made up not only of buildings, but also of machinery, services, landscapes and other industrial remnants. Such features can be incorporated into the development of the public and private realms.

The Bayfront Strategy identifies the lack of existing parks and open space in the Bayfront Industrial Area and suggests that some form of park or open space be incorporated through redevelopment. Development of parks and open spaces also provides opportunities for enhancement of views of Hamilton Harbour and the introduction of public art.

Lastly, as part of the Bayfront Strategy, a specific set of urban design guidelines were created to guide development within the Bayfront Industrial Area.

1.3 ESG Framework

Bayfront Urban Design Guidelines

The Bayfront Urban Design Guidelines (“UDGs”) are a modern set of guidelines to guide development of the public and private realms. The guidelines are separated into “character areas”. Steelport is located in the “Traditional Industrial Area” which is composed primarily of traditional heavy industrial activities. The document makes it clear that the guidelines are not to impede the functions of these areas. A number of key guidelines are applicable at the Draft Plan of Subdivision stage which includes the following:

4.4 Landscape Design

Guideline 1. The landscape strategy for all sites should be functional and aesthetically pleasing with four season interest. A diversity of species will be planted to support biodiversity and ensure a robust and resilient landscape. Native species will be prioritized, and invasive species will not be used.
 Guideline 2. Promote the incorporation of green infrastructure within hardscapes to ensure the successful provision of greenscapes within streetscapes and boulevards within urban areas. Technologies will improve the long term health of installed landscaping e.g. Silva Cells, Strata Cells etc. This is also applicable for streetscapes.

4.5 Road Design

Guideline 2. Roads should be designed / redesigned where appropriate with narrower vehicular rights of way to reduce the amount of hardscape and to include more room for active transportation infrastructure and landscaping elements. Designs should be in compliance with the City’s ongoing Complete Liveable Better Streets Design Manual and consider the turning radius of trucks.
 Guideline 3. Stormwater should be managed locally along streets where feasible with low impact development techniques and

plantings in order to reduce the loading on the existing system.
 Guideline 4. Active transportation infrastructure should be incorporated per the recommendations in the City of Hamilton’s Transportation Master Plan.
 Guideline 5. Establish a continuous canopy of shade trees along roadways where possible. Utilize green technologies to bolster long term health of urban canopy.

4.7 Sustainable Design

Guideline 6. Minimum 20% of total lot area to be open space (tree canopy, decorative plantings, amenity areas, buffers.) Provide on-site stormwater infiltration areas within open space and parking areas. Plant minimum 1 tree for every 5 parking spaces.
 Guideline 8. Minimum 10% of construction materials to be recycled materials, or renewable materials.

4.9.2 Interpretive Signage

Interpretive signage should be in response to nearby or views of ecological features (waterfront, escarpment), heritage elements, features visible in the public right of way which describe the working features of the Port or the large long standing industries which are synonymous.

5.1 Greening the Bayfront

Greening can be done throughout the Bayfront in both the public and private realms. Greening pertains to overall increased tree and shrub plantings to help the Bayfront increase its current canopy cover from 3% to help achieve the overall city-wide goal of 35%.

5.2 Gateways

Guideline 1. Major gateways should be provided at the prominent entrances and exits in the Bayfront along the Burlington Street East / Nikola Tesla Boulevard corridor.

5.3.1 Industrial Roads

Guideline 2. Bike lanes, cycle tracks or multi-use paths provided for active transportation.
 Guideline 3. Provide mid-block pedestrian crossings as well as crossing opportunities at intersections.
 Guideline 4. No on street parking in order to facilitate efficient movement of goods.
 Guideline 5. Sidewalks or multi-use paths provided on both sides of the street.

In addition to the above, the Bayfront UDGs include guidance on detailed design which would be incorporated at the detailed subdivision design stage after draft plan approval. This includes guidance on road safety and pedestrian crossings, paving, parks and open space design and public art (Sections 5.4 – 5.7).

Section 6 also includes guidance for private realm which would be applied at the site plan stage during detailed design of each specific development proposal ensuring a coordinated set of principles are applied across the Bayfront Industrial Area.

Summary

The design of Steelport is guided by a public realm first approach which has been shaped by this urban design framework. Through implementation, it is important to keep in mind that this framework must be viewed through the lense of the overarching UHOP policy framework which indicates that the physical design of a site must relate to its role in the City’s urban structure, enhance that role and be in accordance with its land use designation.

Steelport aspires to lead the sustainability agenda by embedding industry leading ESG strategies and practices in its master plan. By striving to achieve the highest standards of ownership, accountability and responsibility, this approach enhances value, reduces environmental impact, provides meaningful spaces for tenants and communities, and creates a superior culture and work environment.

To help guide the masterplan’s ESG initiatives, Steelport has crafted a framework document organizing priorities into four distinct categories including *Industrial Revitalization*, *Global Innovation Foundry*, *Transforming a Legacy* and *Delivering Excellence to Hamiltonians*. The framework will be an evolving document updated regularly to ensure current best practices are used to evaluate the master plan. Each of the aforementioned categories will include a list of approaches and targets with measurable Key Performance Indicators (KPIs) used to track carbon reduction targets, construction waste diversion, workforce equity, innovative mobility solutions, public open space commitments, and transparency among other elements.

Steelport recognizes the impact of this master plan and is committed to becoming a leading model for the development of employment communities.

01 Industrial Revitalization
 Revitalizing contaminated lands and delivering net-zero-ready operations

02 Global Innovation Foundry
 Showcasing a global innovation hub for future-focused industry

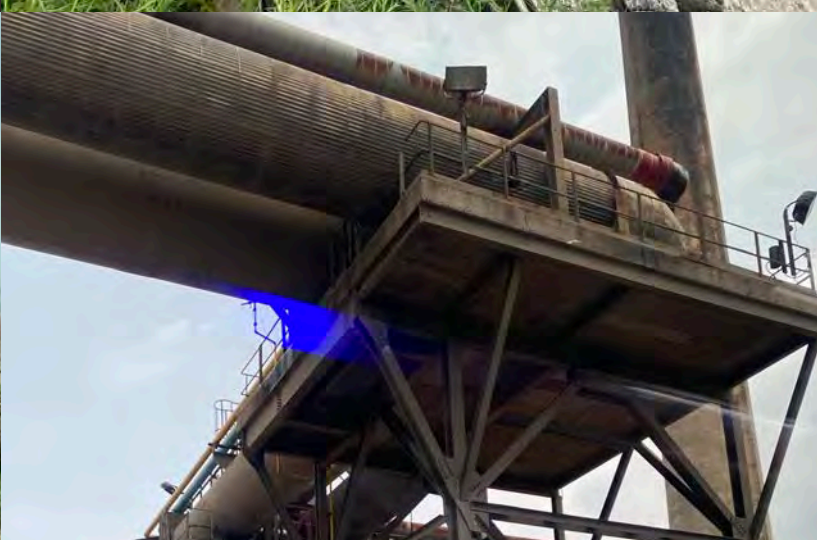
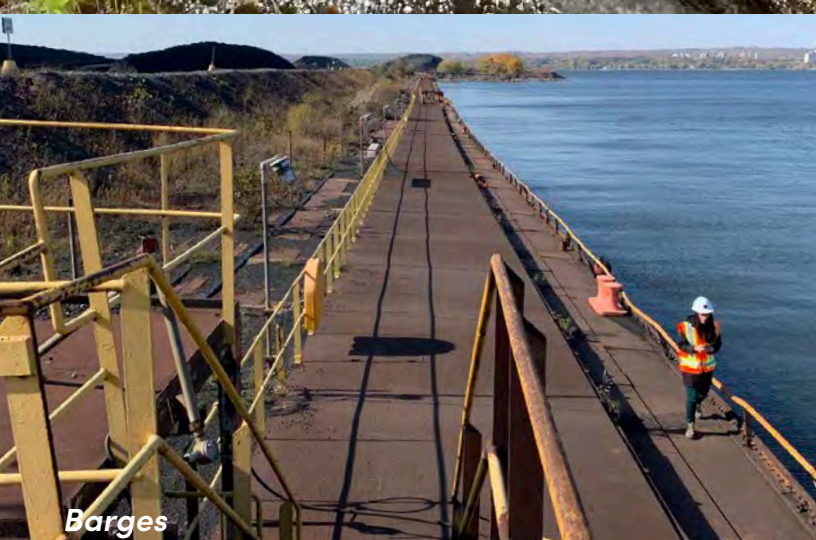
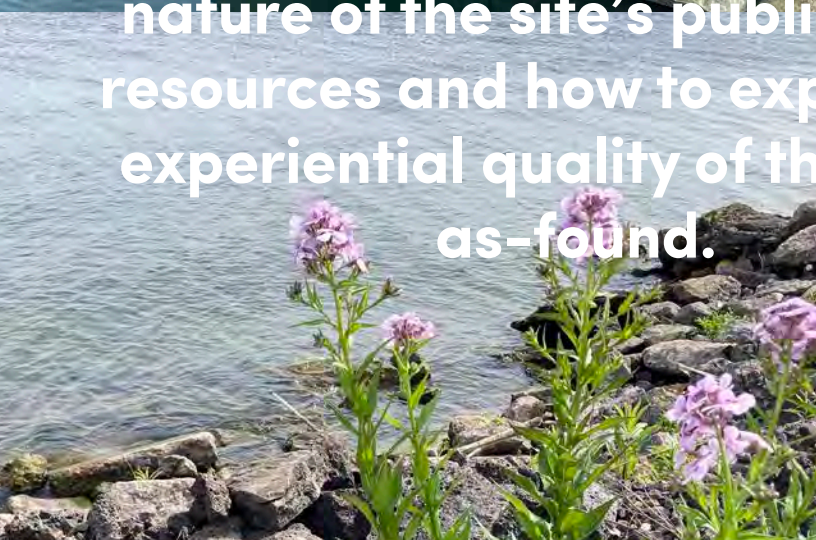
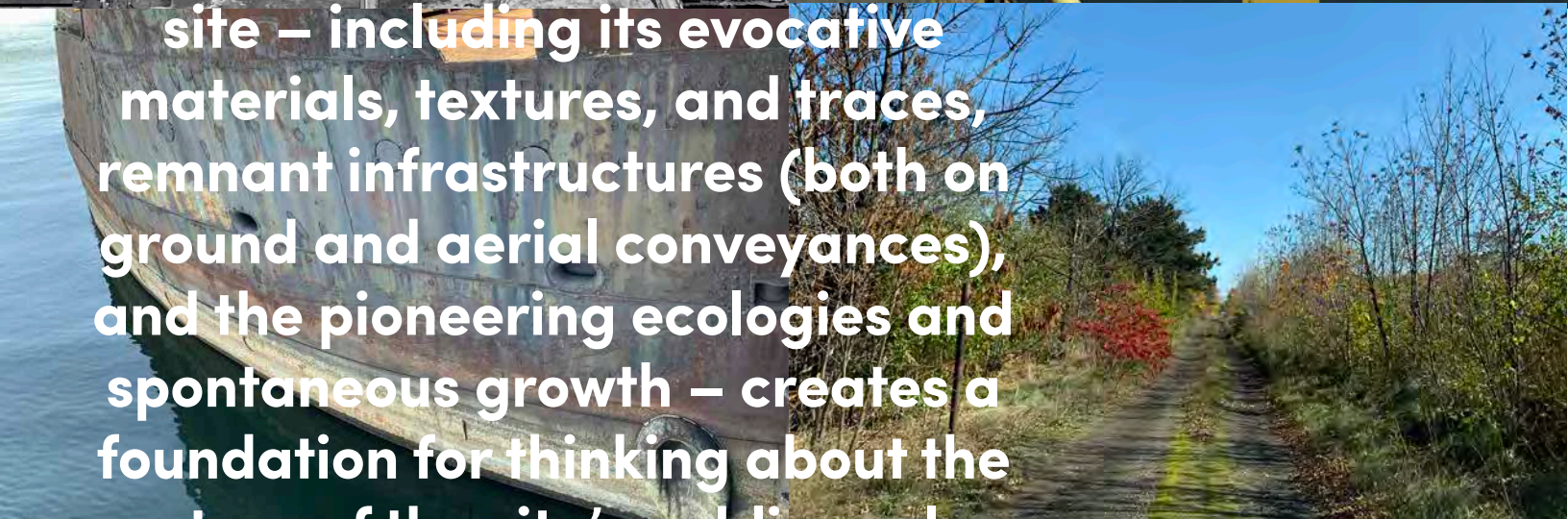
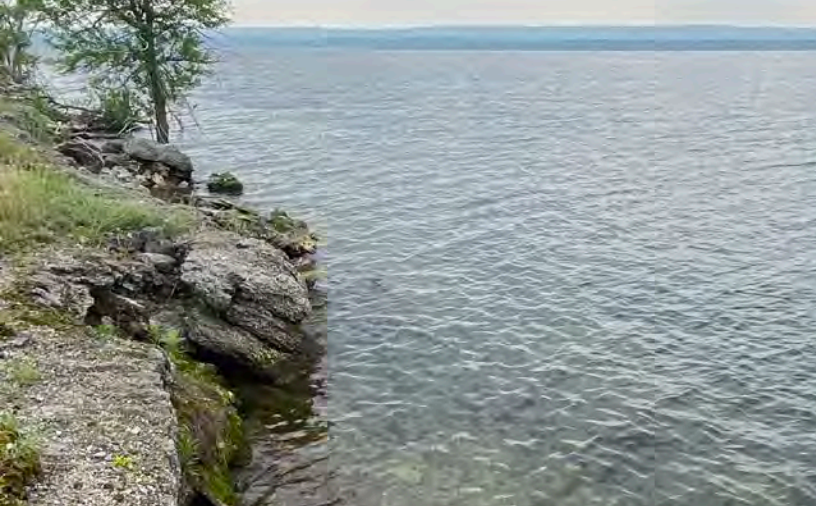
03 Transforming a Legacy
 Embracing the past and igniting hope in possibilities

04 Delivering Excellence to Hamiltonians
 Promoting reconnection with a vibrant local community

2. Vision

2.2 What We Found

Identifying the existing qualities, artefacts, and memories of the site – including its evocative materials, textures, and traces, remnant infrastructures (both on ground and aerial conveyances), and the pioneering ecologies and spontaneous growth – creates a foundation for thinking about the nature of the site's public realm resources and how to expand the experiential quality of the place as-found.



2.3 What We (Re)Imagine

The vision for Steelport aims to keep Hamilton's industrial legacy alive and healthy. It promotes an outlook whereby the industrial history on this site doesn't end; rather, it continues to develop and evolve, becoming increasingly complex, woven with nature and intersecting with Hamilton life.

This framework for a renewed urban industrial district in Hamilton positions the next generation industrial sector with more in common with the urban experience of Hamilton. This means thinking in terms of hybridity – embracing the mix, convergence, and the wonderful complexities of place, environment, and the public realm. And it certainly means the renewal of priorities in relation to landscape, infrastructure, and sustainable building practices to reflect the climate imperatives of our time.



Conceptual rendering
For illustrative vision purposes

View north across the transformed Battery - one of the iconic hybrid open spaces in the project

2.4 Guiding Principles

Celebrating the integrated role of water in the public realm.



A central experience of the public realm framework is defined by an expanded role for water that is simultaneously performative, experiential, and symbolic. A sequence of stormwater ponds integrated with blue-green infrastructure builds upon the shape of the historic shoreline and the existing site lagoons to create and celebrate new experiences of water in the public realm, referencing and regenerating a dynamic shoreline.

Recognizing, recycling and reimagining industrial landscapes of strange beauty.



The public realm framework identifies strategic existing site elements as potential resources, weaving the legacy of steel production as a key informant to imagine the site's future. The contrasting geometries of industry – from the organic, curvilinear geometries of rail on the ground to the angularity of elevated pipe galleries – are recognized as artefacts and cultural traces able to shape placemaking, interpretation, and memory in the new public realm.

Re-making ground – seeding high performing, immersive ecologies as resilient green infrastructure.



The remediation of the site for new industry leads to the re-imagining and re-making of ground across the public realm. The public realm framework adopts leading approaches to integrating green infrastructure and introducing meaningful open spaces with biodiverse plantings and habitat, gathering spaces, and recreation as key features of the public realm. This transformation from the ground up is inspired by Hamilton's diverse natural environment and has the potential to include Indigenous placekeeping, planned in collaboration with Indigenous communities and rights holders.

Re-establishing the natural connectivity between escarpment and waterfront, site and city.



The relationship of the site to the adjacent neighbourhoods and broader city fabric is essential to its success. The public realm framework aims to bind the proposed network of streets and greenways into the fabric of East Hamilton. Fluid connections between public transit routes and new hubs on the site will be critical. And an expansive active transportation network on site will link with existing and planned networks beyond.

Infusing the open space system with vibrant and diverse public amenity.



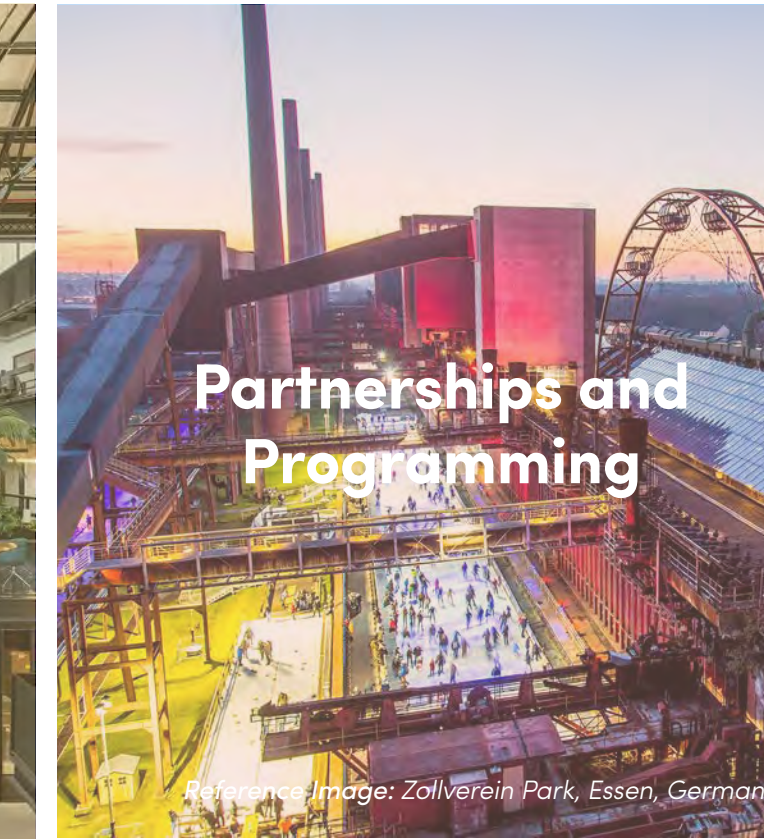
The site's most iconic features become anchors for new public amenity to create distinct and memorable open space destinations. Infused and re-mixed with unique, diverse, public amenity, new and unexpected hybrid built environments emerge. The demands of new industry are different in the 21st century. People working and visiting will desire a healthy working environment with meaningful amenities and a pulse to the district that feels more connected to the culture of the city. An enriched open space system offers Hamiltonians new outlets for recreation and waterfront access and builds a symbiosis of industry and place.

Scaling the industrial sector – re-mixing the many scales of industry, including the expected with the unexpected.



New hybrid uses co-existing amongst the industrial sector offers unexpected contrasts, amenity and potential partnerships which create a more robust industrial community to support economic growth. Creating the right 'Industrial Symbiosis' within Steelpoint is essential and will require a curatorial approach by SLATE to achieve a productive mix of compatible tenants at a range of scales.

Creating innovative partnership models to support the evolving co-existence of new hybrid uses and spaces.



It takes civic leadership, creative partnerships and diverse stakeholder cooperation to invigorate the public realm. The public realm framework is an ambition to weave the industrial districts into a vibrant and productive public experience that reflects Hamilton's promising future. Steelpoint aims to foster creative partnerships between industry, government, and community to create a series of special hybrid places.

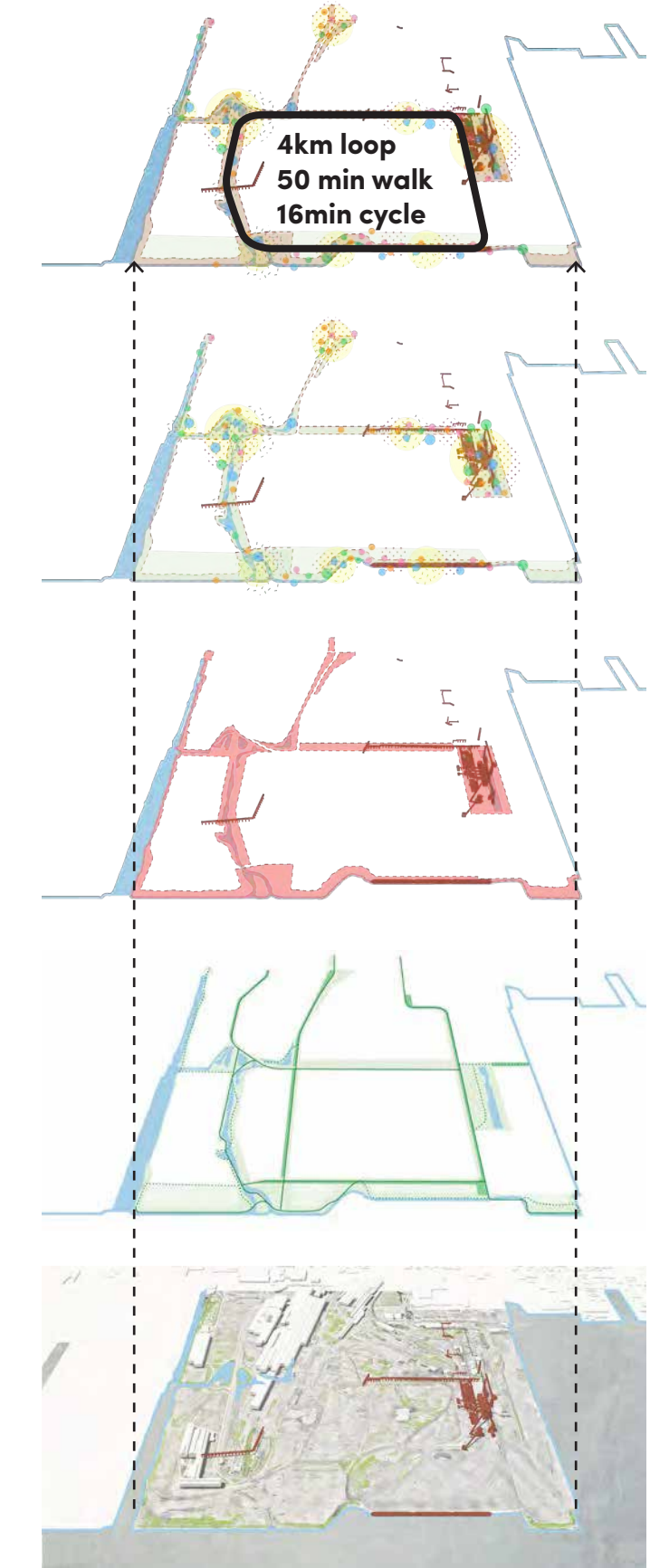
An 800-acre idea In relation to the scale of the city.



Hamilton Hybrids reinforce the evolution and spirit of the place.

The vision combines site regeneration and economic development in an ambition to weave the industrial districts into a vibrant and productive public experience that connects Hamiltonians with one of the most important cultural landscapes in the harbour.

2.5 Vision Framework



**Vision:
The Steelport Loop**
A New Public Realm Armature Re-connects the City to the Waterfront – situating public experience across the site, and structuring a diverse scale of industrial fabric

**Sustaining On-Going
Innovation and Stewardship**
Creative Partnerships and New Forms of Entrepreneurship

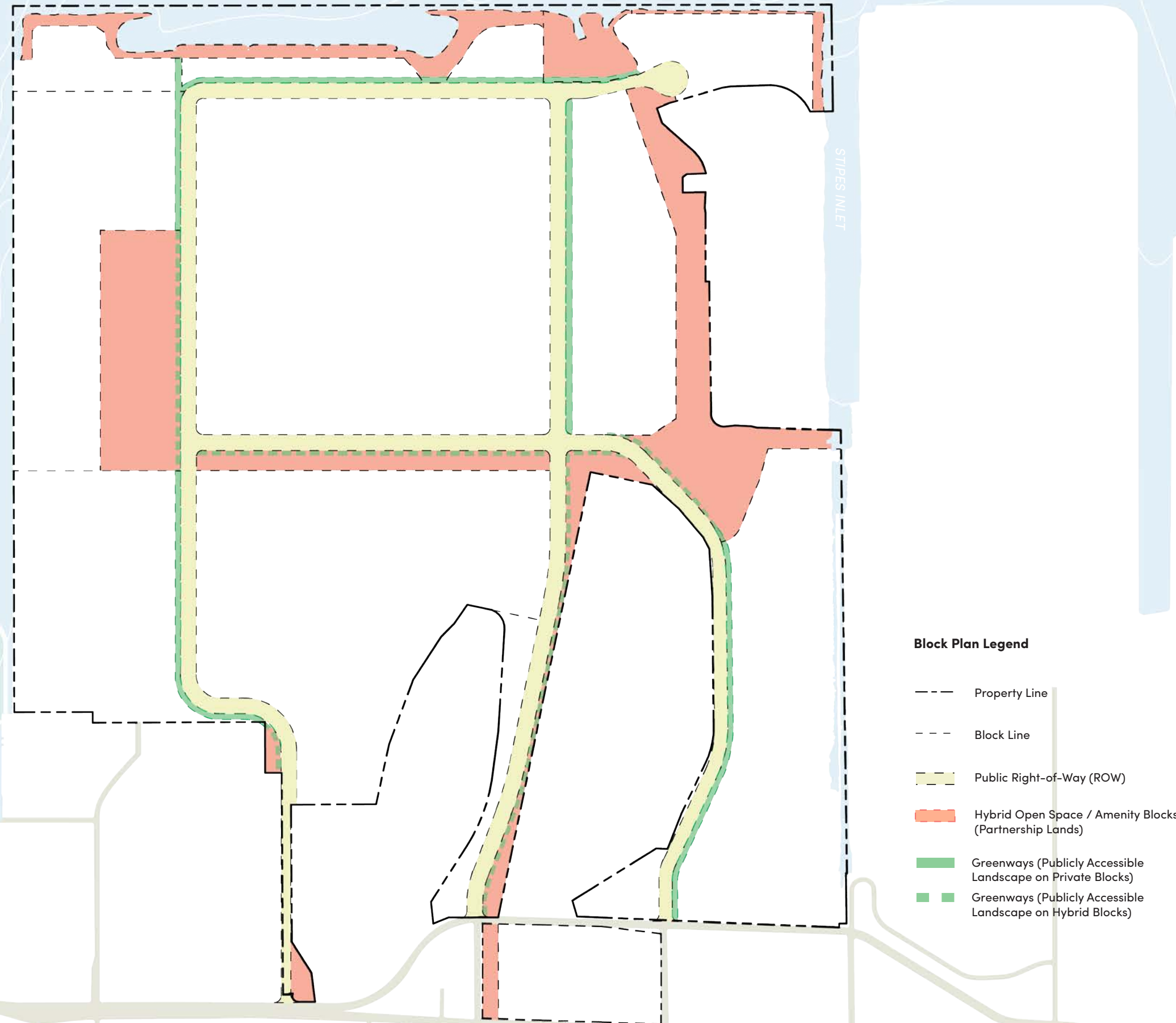
**Activation, Attraction and
Innovation: Hybrid Built
Environments**
New Public Amenity and Industrial Interface

**An Inter-Connected System of
Landscape and Mobility**
Enhanced Connectivity is Achieved Within a 'Thickened' Public Realm and Landscape

**What We Found Here: The
Foundational DNA**
Water, Remnant Infrastructure, Pioneering Green

3. Plan

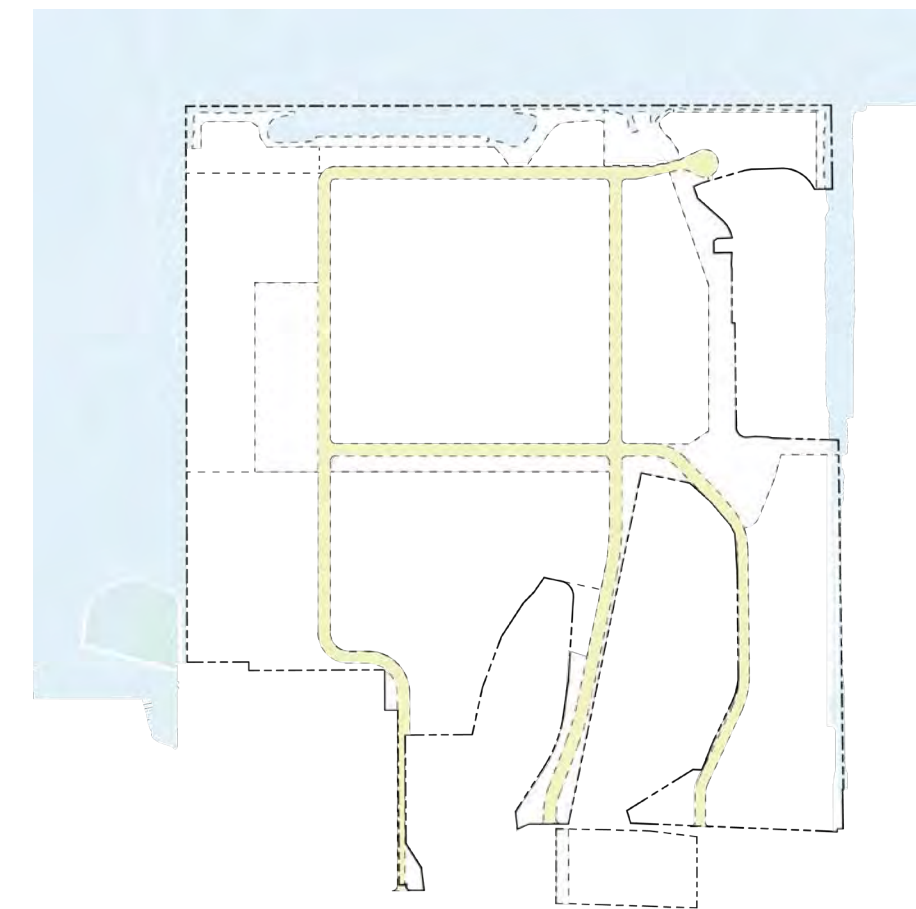
3.1 Block Plan



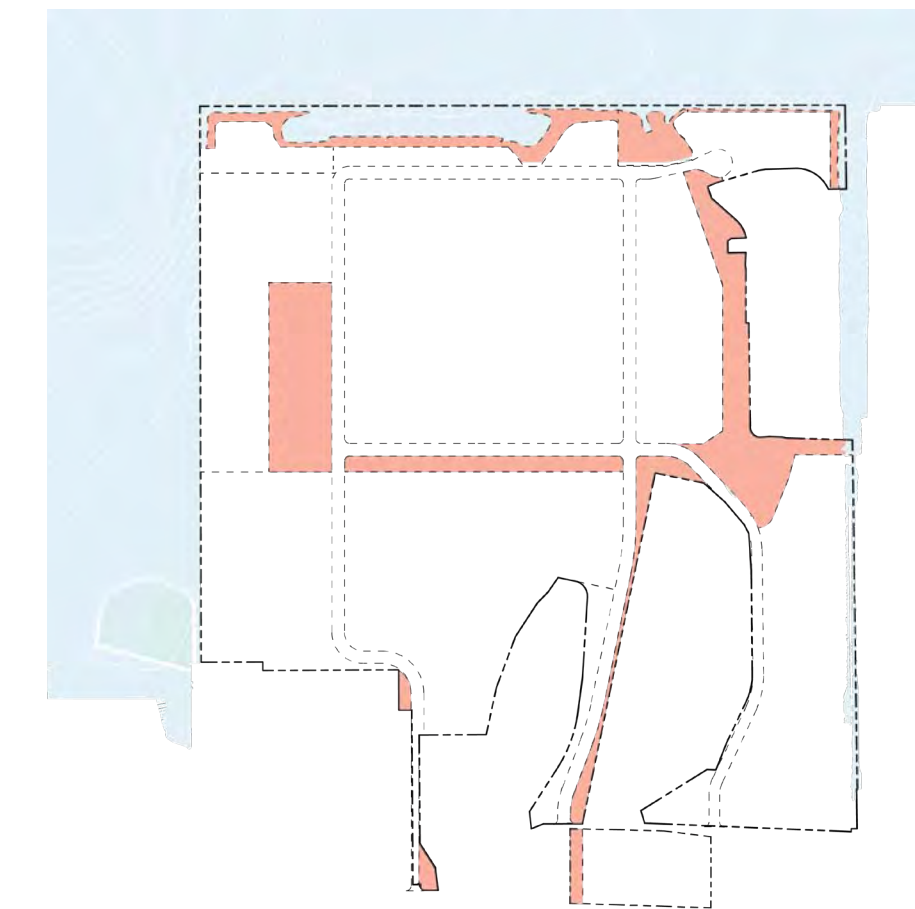
- Block Plan Legend**
- Property Line
 - - - Block Line
 - Public Right-of-Way (ROW)
 - Hybrid Open Space / Amenity Blocks (Partnership Lands)
 - Greenways (Publicly Accessible Landscape on Private Blocks)
 - Greenways (Publicly Accessible Landscape on Hybrid Blocks)

Block Plan Components

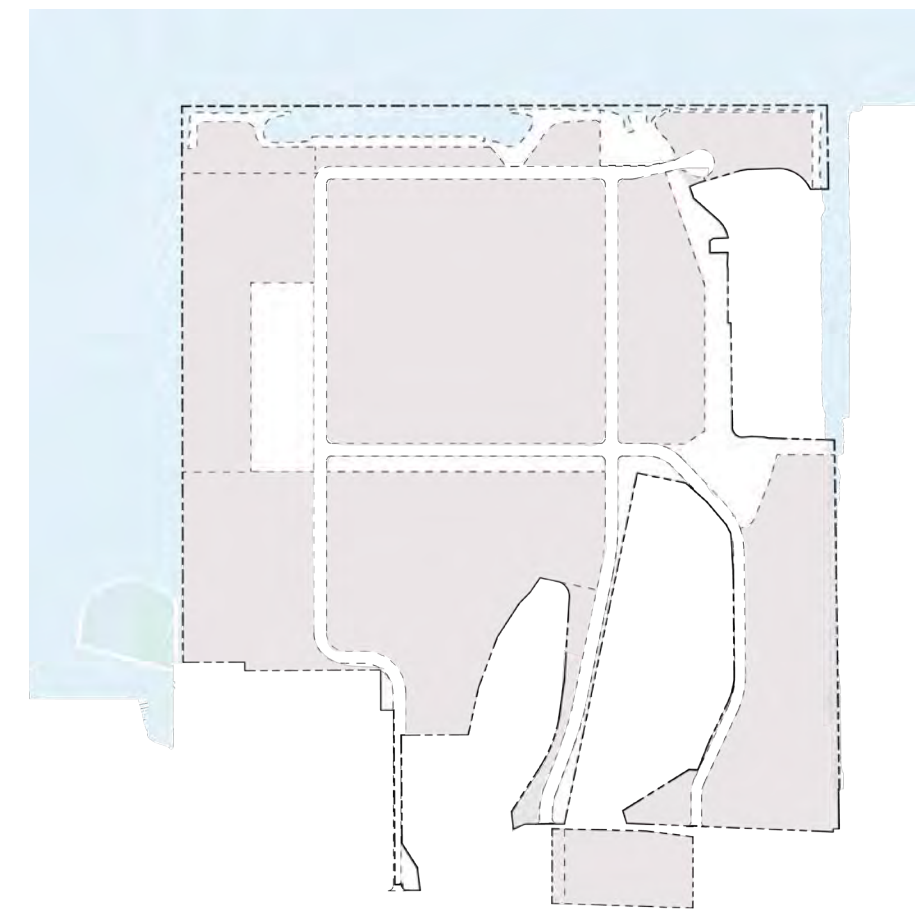
The Block Plan proposes the structure to subdivide the site. The Block Plan is defined by 3 components that land the vision framework and form the foundation of the master plan: public right-of-ways, private industrial blocks, and partnership blocks – hybrid places which provide public amenity. The hybrid amenity blocks are the sites that make-up the Steelport Loop, as described in the previous Vision chapter.



**Public Right-of-Ways
Industrial Green Streets**



**Partnership Blocks
Hybrid Open Space/
Public Amenity**



**Private Blocks
Contextual Industrial Fabric**

3.2 Master Plan



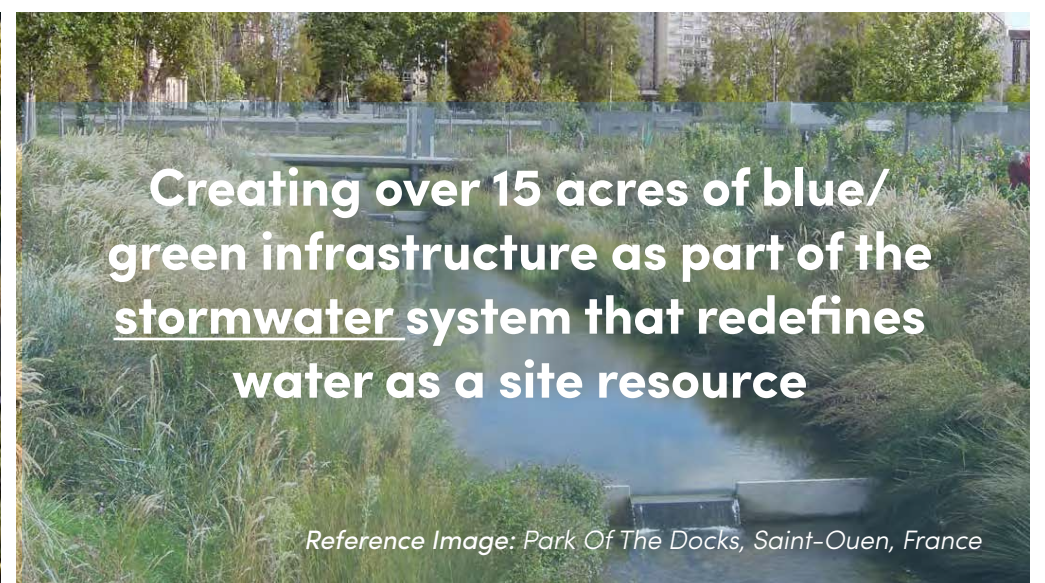
Master Plan Layers

The layers of the Master Plan are the core elements which come together to create the Framework Vision for Steelport. Each element plays multiple roles and achieves multiple purposes – both functional as well as physical – in shaping the performance and experience of the place. The following pages describe the six layers of the Master Plan: Landscape, Stormwater, Mobility, Reuse, Industrial Districts, and Special Hybrid Places.

Landscape



Stormwater



Mobility



Reuse



Industrial Districts



Special Hybrid Places

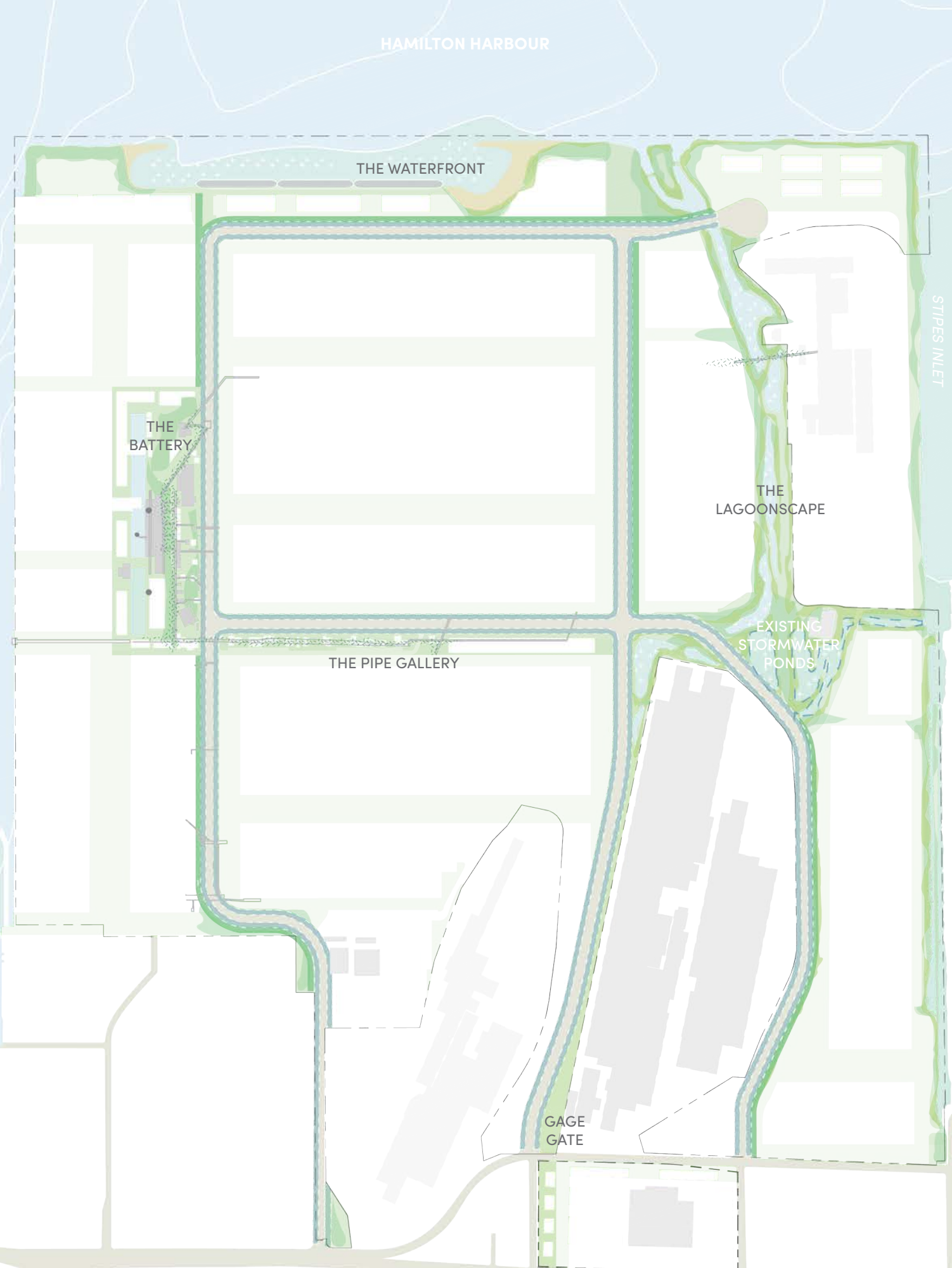


Landscape

The framework for landscape focuses on creating a network of contiguous open spaces that are well-connected, linking the site's most important ecological areas and natural destinations for Hamiltonians. This 'thickened' approach to landscape ensures a generous scale for the system of living infrastructure that encompasses both public and private lands, making it capable of accommodating increased biodiversity – compared to the typical patchwork of small, disconnected spaces in typical industrial developments.

The landscape is the medium that binds together industrial remnants within diverse ecologies, provides coherence to the vast lands and supports movement and orientation within the districts. The network of landscapes at Steelport will support a range of native habitats from dry meadow, woodland and mixed-wood forest patches to beach/dune, riparian edges and wetland habitat – reflecting the cross-section of ecologies across the site.

Within the mosaic of landscapes across Steelport, there is a focus on the creation of diverse and varied habitats in green spaces with the aim to increase biological diversity leading to more flora and fauna species present on site. This is critical to support healthy ecosystems, healthy employment lands, and to help mitigate climate change. The connected nature of the landscape network at Steelport increases the ability for native species to spread and is important to maintain healthy populations.



Landscape Legend

- Green Infrastructure (within ROW)
 - Absorptive Planted Bioswales
 - Diverse Canopy Tree Corridor
- Greenways
 - Successional Forest Ecologies
- Landscape Types (Meadow, Woodland, Forest Patch, Beach/Dune, Riparian Edge, Wetland, Aquatic Habitat, Waterbodies)

Green Streets Landscapes

Green Infrastructure (within ROW):

- Absorptive Planted Bioswales – a diverse and resilient palette of native plant species, with a particular focus on hardy (low maintenance, drought- and salt-tolerant) grasses, perennials, and shrubs selected for stormwater capture and cleaning.
- Diverse Canopy Tree Corridor – a densely layered understory beneath a diverse urban forest canopy.

Greenways:

- Successional Planting – dynamic native forest ecologies that change through the seasons and over the years.

Hybrid Open Space Landscapes

The Lagoon Scape:

- Terrestrial and aquatic landscapes – including existing and proposed green infrastructure in the form of stormwater treatment ponds – supporting rich habitat zones and passive recreation uses that land lightly on the landscape.

The Waterfront:

- Re-naturalized meadow, forest patch, beach / dune and freshwater marsh environments supporting a diverse mix of public amenity and recreation uses.

The Battery:

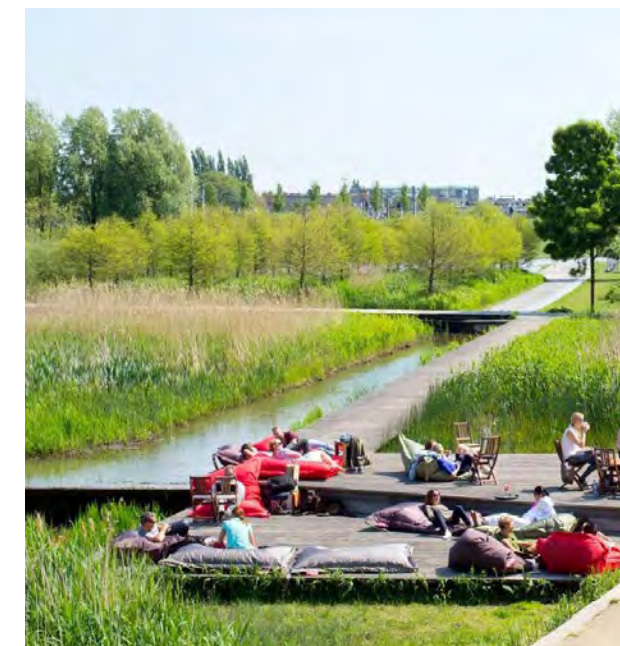
- New nature and innovative green infrastructure woven through repurposed industrial landscapes and remnants.

The Pipe Gallery:

- Climbing and hanging green-blue gardens leverage existing overhead structures to invite new ecologies and activation.

Gage Gate:

- Successional (fast) forest ecologies lend a more immersive ecological quality to the street and add resiliency to the overall system.



The landscape approach introduces diverse ecologies to produce diverse spatial environments, each with its own unique opportunity for program and activation.

Reference Images: (clockwise from top left) Westergasfabriek, Amsterdam, Netherlands / Strijp S, Eindhoven, Netherlands / Presqu'île Rollet park, Rouen, France / Landschaftspark Duisburg-Nord, Duisburg, Germany / Landschaftspark Duisburg-Nord, Duisburg, Germany

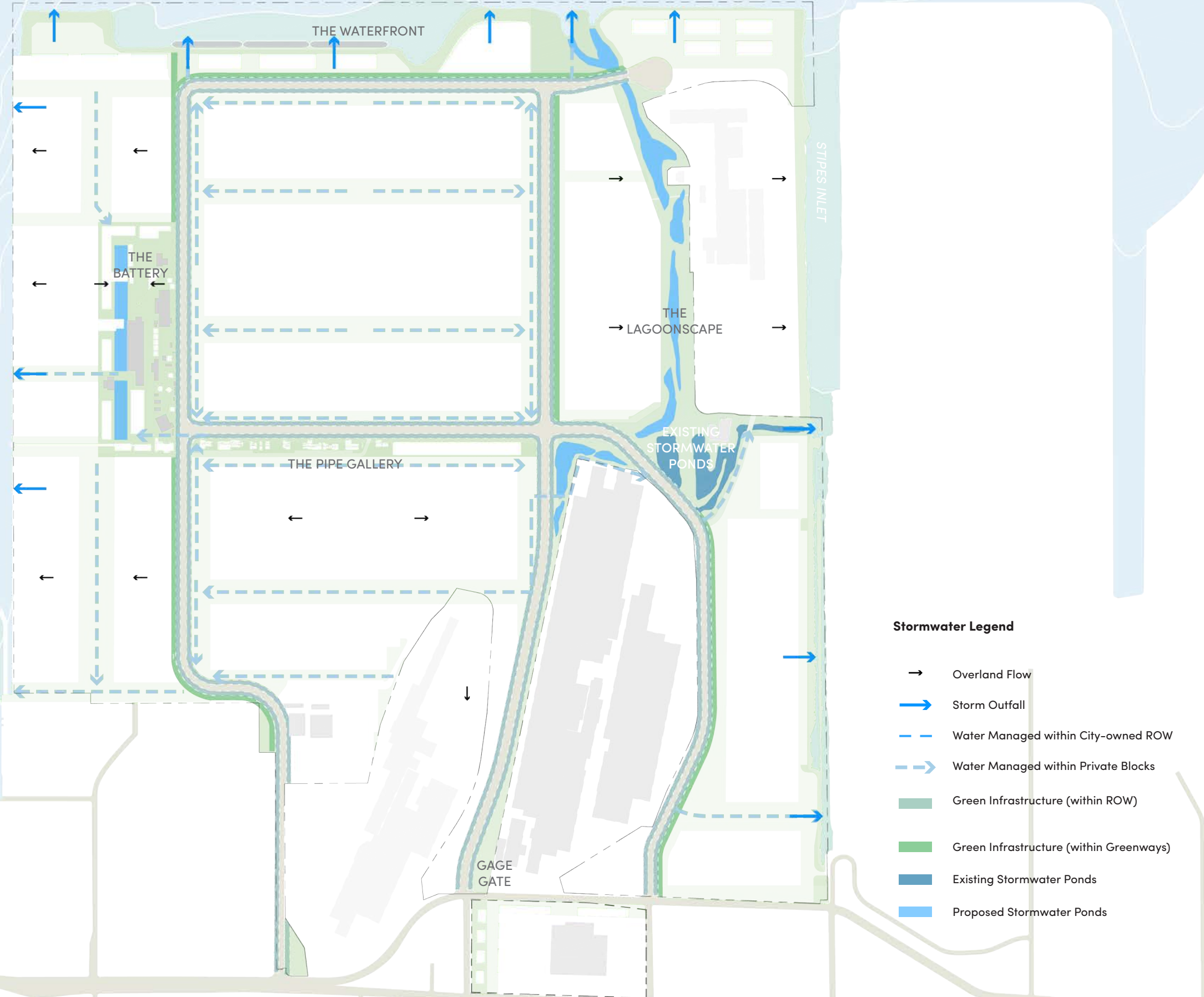
Stormwater

The stormwater approach proposes an expanded role for water that is simultaneously performative, experiential, and symbolic. A sequence of stormwater ponds integrated with blue-green infrastructure builds upon the shape of the historic shoreline and the existing site storm water ponds to create and celebrate new experiences of water in the public realm.

To the east, The Lagoon Scape offers a significant new ecological landscape reaches north to the bay, integrating stormwater management, wetlands, and natural habitats with recreation and education.

To the west, The Battery integrates a stormwater feature within the new hybrid park landscape, creating a central element among preserved industrial artefacts.

All new public street right-of-ways integrate extensive blue/green infrastructure - wide, planted biofiltration swales - that clean water and frame public movement and experience across the site.



Water is a resource and a symbol of regeneration within the industrial lands – from an industrial system to a holistic ecological system – fueling social and cultural activation centred around water.



Reference Images: (clockwise from top left) Campus de Belval, Esch-sur-Alzette, Luxembourg / Hammarby Sjöstad, Stockholm, Sweden / Jaktgatan and Lövängsgatan, Stockholm, Sweden / Park Of The Docks, Saint-Ouen, France / Dale Hodges Park, Calgary, Alberta / Nansen Park, Oslo, Norway

Mobility

By carefully synchronizing the street right-of-way with an adjacent linear green corridor, a network of streets with multiple public benefits is created. The pairing of streets and greenways expands the space for sidewalks and recreation trails, integrated stormwater management, and more generous open space and biodiverse plantings.

This primary network of access routes is designed to accommodate the heavy transportation requirements anticipated in the industrial sector, without compromising the sense of safety, comfort, green performance and identity.

A network of off-road active transportation facilities is envisioned within an immersive, experientially-rich environment featuring biodiverse plantings. The system builds upon Hamilton's existing and planned multi-use trail improvements to provide access to the variety of public destinations across the site.

Ultimately, streets and trails are a way toward something; the mobility network is the primary structure which supports movement, orientation, and a sense of progression in the public realm, delivering new public access from East Hamilton into a number of iconic destinations (waterfront, lagoons, the battery, etc.).



The organization of the right-of-way highlights the modal shift to support active transportation, creating an expansive multi-use recreational trail network that connects Hamiltonians to icons of industry and waterfront.

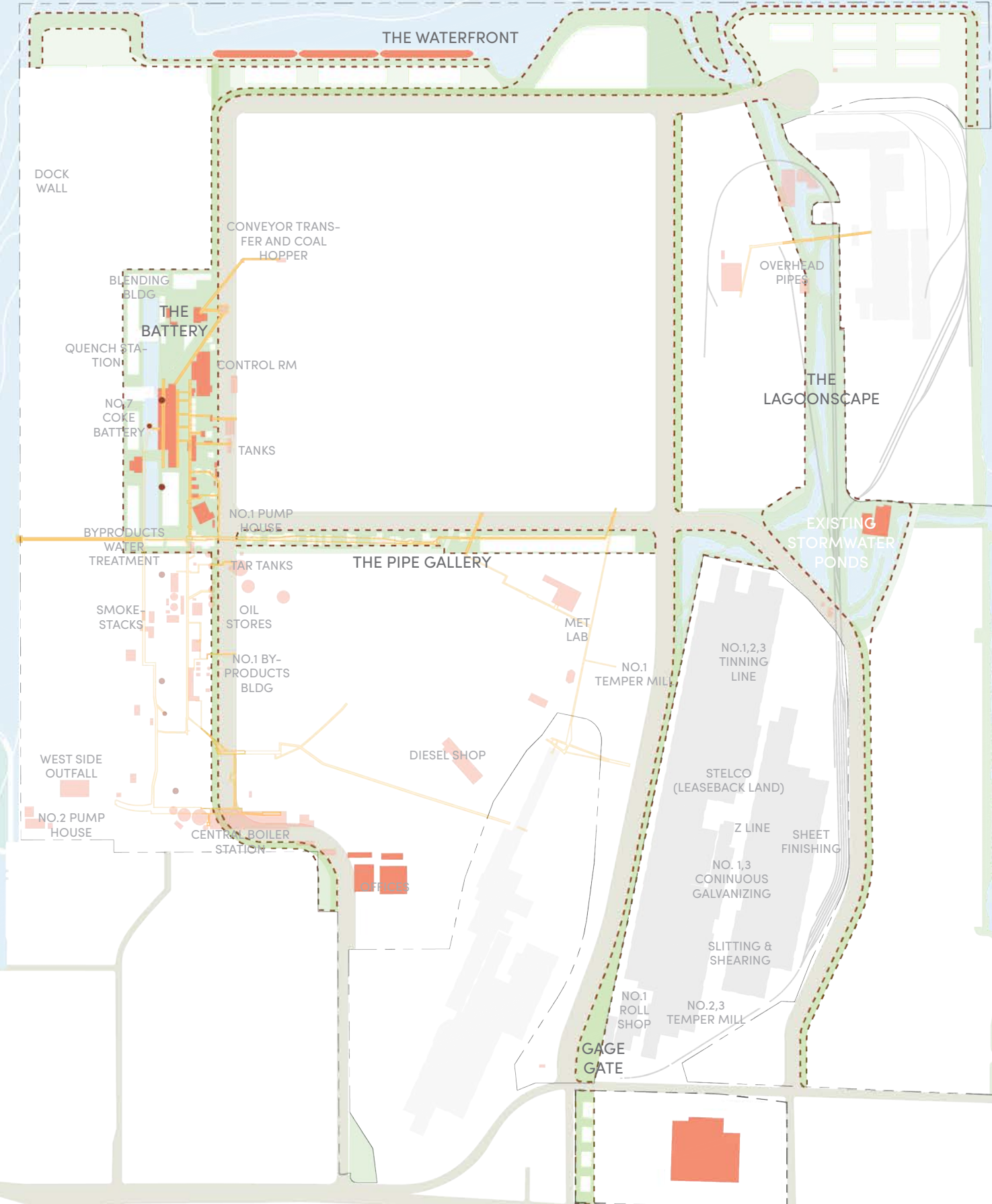
Conceptual rendering
For illustrative vision purposes

View highlighting the approach to pairing the streetscape with adjacent greenway

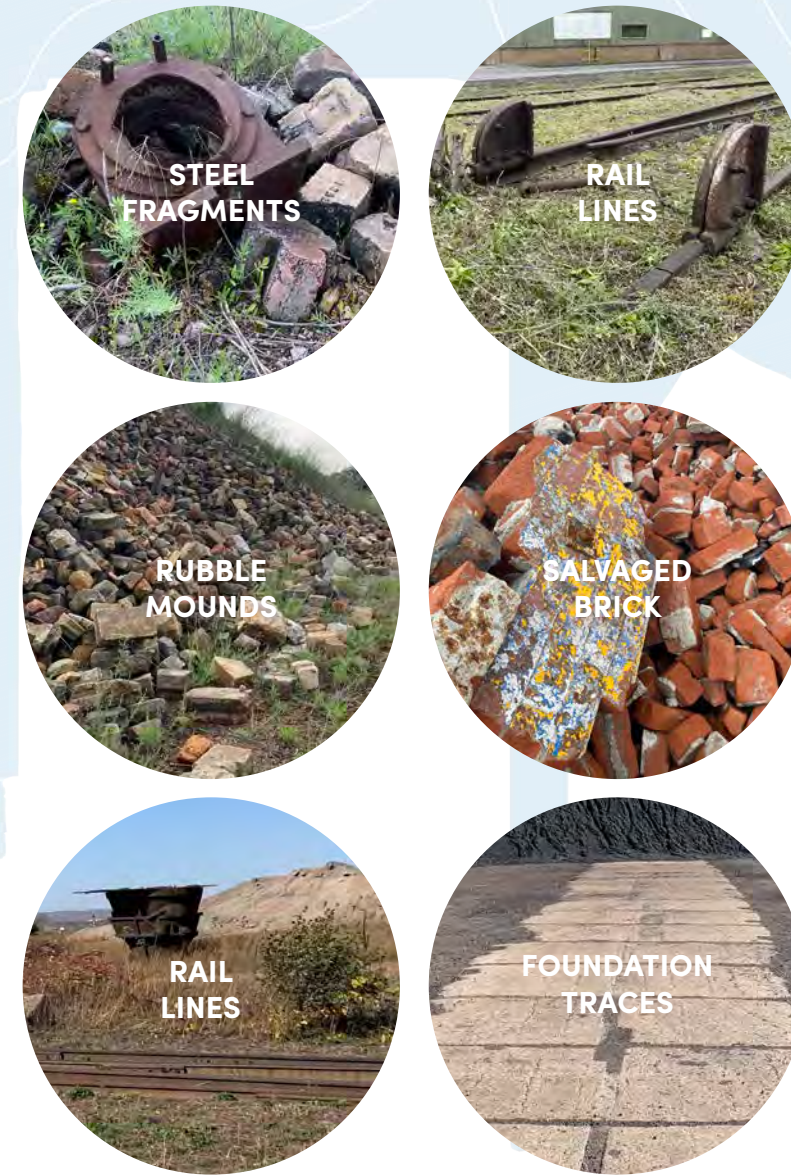
Reuse

The framework retains key clusters of industrial remnants that can be fused with new built and landscape interventions to create places of high identity and sensory quality which express the unique compatibility of industry and nature. These assemblages of industrial remnants form a new foundation for the structure of the public realm – the heart and soul of the project.

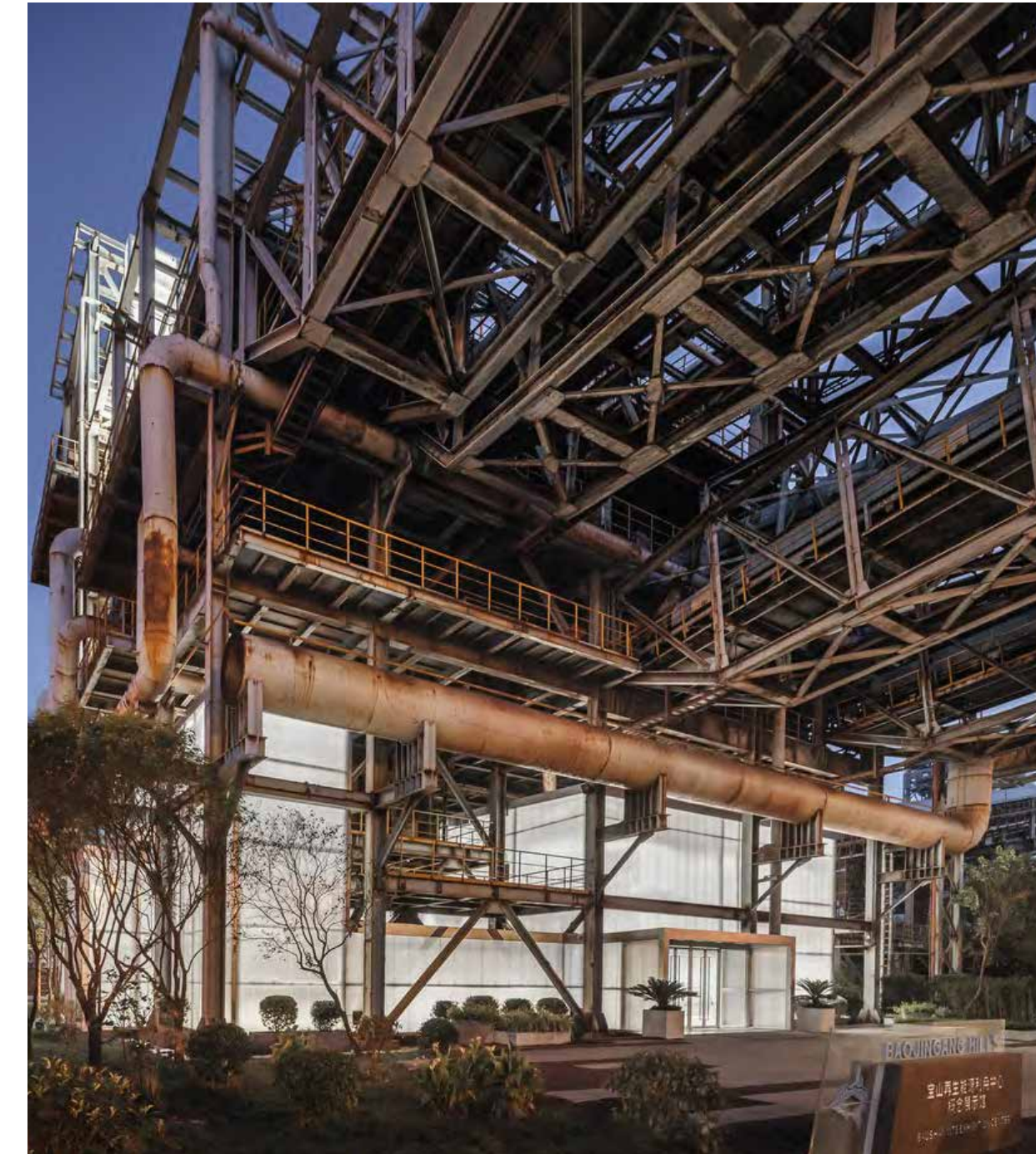
The vision includes a strategy of recovery and re-use. 'Harvested' materials from demolished buildings and structures are to be strategically recovered for re-use as part of the construction of the public realm. An emphasis will be placed on the visibility of these salvaged materials so they are legible in their new context, adding to the texture and identity of the place.



- Reuse Legend**
- Adaptive Reuse of Structures
 - Adaptive Reuse of Pipe Gallery
 - Adaptive Reuse of Stacks
 - Potential Adaptive Reuse of Pipe Gallery
 - Potential Adaptive Reuse of Stacks
 - Structures to be Salvaged - Materials to be Re-used in the Landscape
 - Landscape Areas where Salvaged ('Harvested') Materials can be Re-used



The re-purposing of structures, elements and materials in the public realm is a way of expanding the industrial legacy of this place.



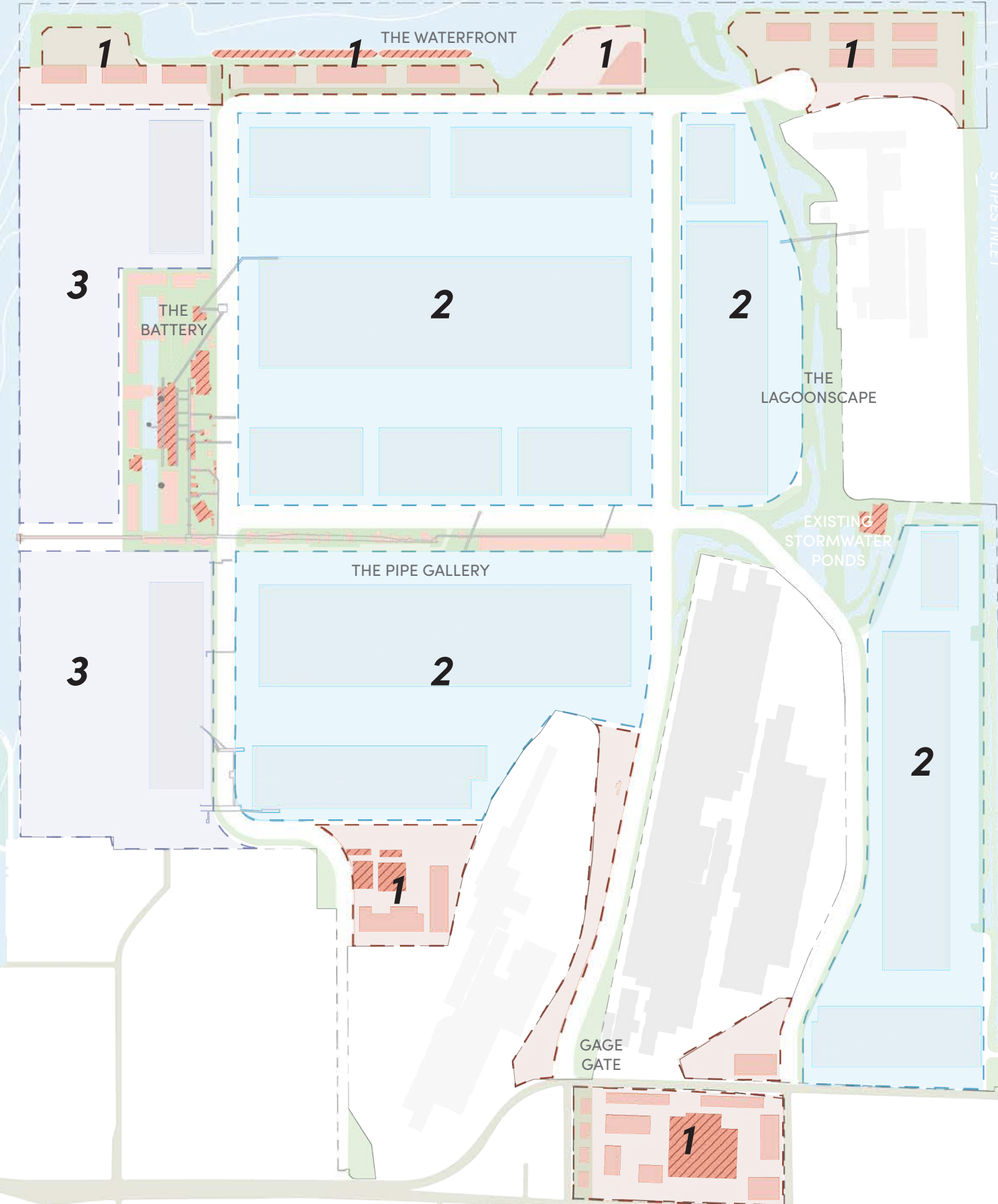
Reference Images: (clockwise from top left) Baoshan WTE Exhibition Center, Shanghai, China / Tommy Thompson Park, Toronto, Ontario / Zollverein Park, Essen, Germany / Urban Outfitters Headquarters, Philadelphia, PA, USA / Mill 19, Pittsburgh, PA, USA

Industrial Districts

The sites and structures of new industry at Steelport reflect a new set of priorities and degree of responsiveness to place, performance, operations and logistics. Three development approaches guide the industrial block structure:

1. High Identity Mixed-Use Sites – Special Blocks;
2. Mid-Large Flex Industrial Blocks; and
3. Shipping & Inter-Modal Blocks.

Within this block structure, Steelport introduces a new type of industrial development that combines industrial and production spaces with other vital urban functions and public realm amenities at strategic interfaces.



Industrial Blocks Legend

1. High Identity Mixed-Use Sites – Special Blocks

High exposure define special blocks which are clustered around the public realm armature – infused with industrial heritage to create places of high identity and sensory quality throughout the districts. Here built form offers diverse scales and contrasts to support an ecosystem of employment from Retail, Flex Office / Light Industrial, Film Studios, Maker Spaces, Inter-Modal, Creative industrial, Cultural, Commercial, Arts and Design, Media, Education, Food and Beverage and more.

At the iconic waterfront-facing blocks – the built form addresses three distinct water frontages: harbour, canal, and lagoons. These blocks follow an integrated format of buildings and open space – a campus-like structure with a strong emphasis on the landscape.

Special blocks towards the south of the site are scaled and suited to the fabric of East Hamilton and intended for large scale employment uses. These blocks represent one of multiple areas throughout the site which offer the potential to support film and creative industry uses.

Mixed-Use Special Buildings – Mix to include: Retail, Flex Office / Light Industrial, Film Studios, Inter-Modal, Creative industrial, Cultural, Commercial, Arts and Design, Media, Education, Food and Beverage

Adaptive Reuse of Structures

2. Mid-Large Flex Industrial Blocks

Larger blocks are intended for large scale employment use – with the flexibility to divide into smaller lots in the future through part lot control to accommodate smaller scale users. The vision proposes a new fabric of industry defined by clean, high performance industrial architecture, low expression and high performing. The industrial fabric will be structured in relation to the public realm to create a positive interface between indoors and out.

3. Shipping & Inter-Modal Blocks

The Battery district marks the industrial legacy of Stelco in Hamilton. This area takes advantage of one of the largest dock walls on the Great Lakes and provides an opportunity to create an intermodal facility that can facilitate access to road and rail. The preservation of the Coke Battery and new water's edge block will also provide strategic public look-off spaces to harbour and skyline views – elevated to avoid conflict with port operations.

1. High Identity Mixed-use Blocks – special sites clustered around the public realm armature



Reference Images: (from top) FRAC Grand Large, Dunkirk, France / 888 Douglas, El Segundo, CA, USA / Moxy Chelsea, New York City, NY, USA

2. Mid-Large Flex Industrial Blocks – a new fabric for large scale employment, with the flexibility to further divide in the future



Reference Images: (from top) Terminal 52, Toronto, Ontario / Technical Centre for Books of Higher Education, Paris, France / Kathleen Andrews Transit Garage, Edmonton, Alberta

3. Shipping & Inter-Modal Blocks – a reshaped port into a state-of-the-art intermodal industrial hubs



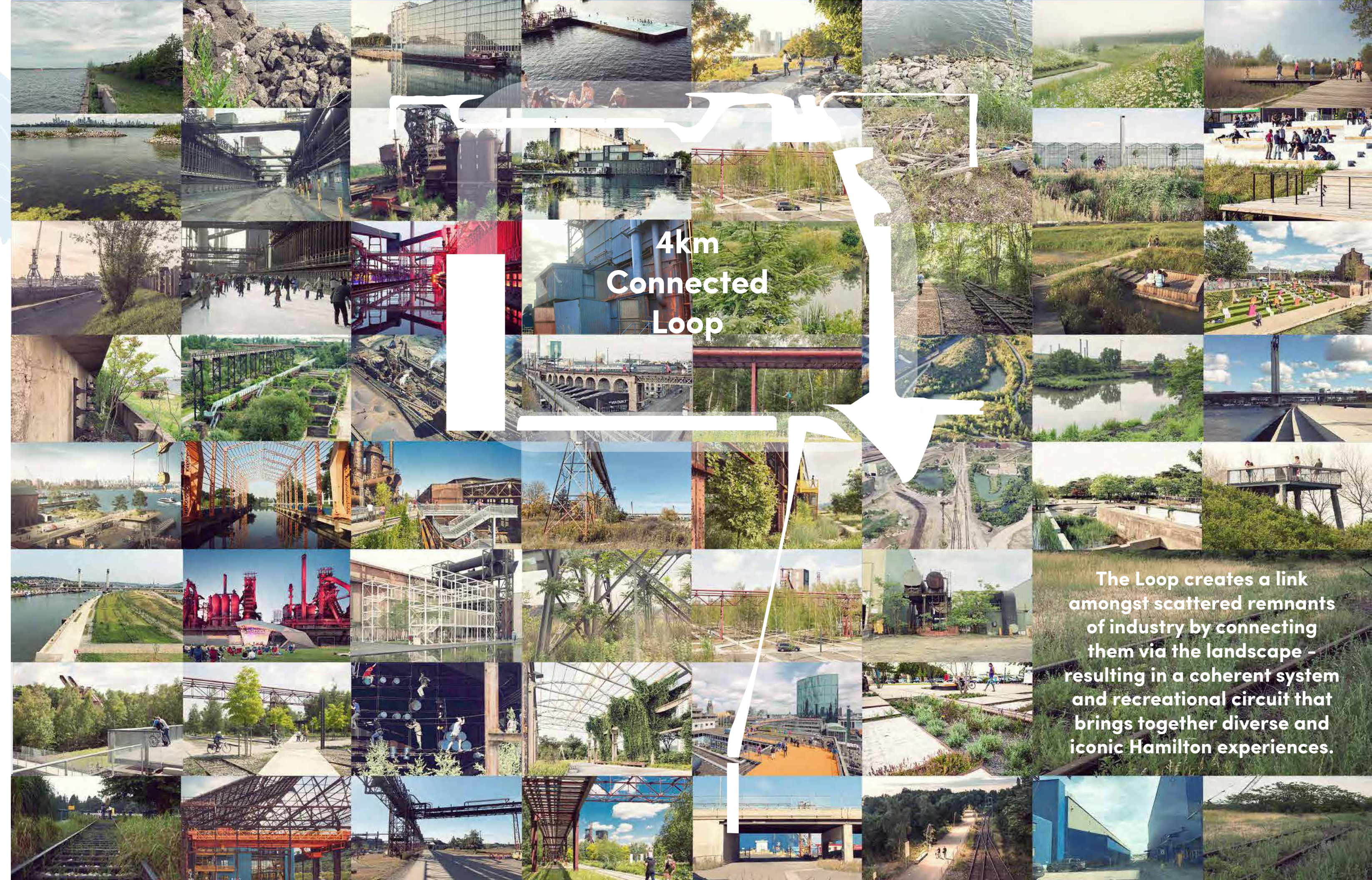
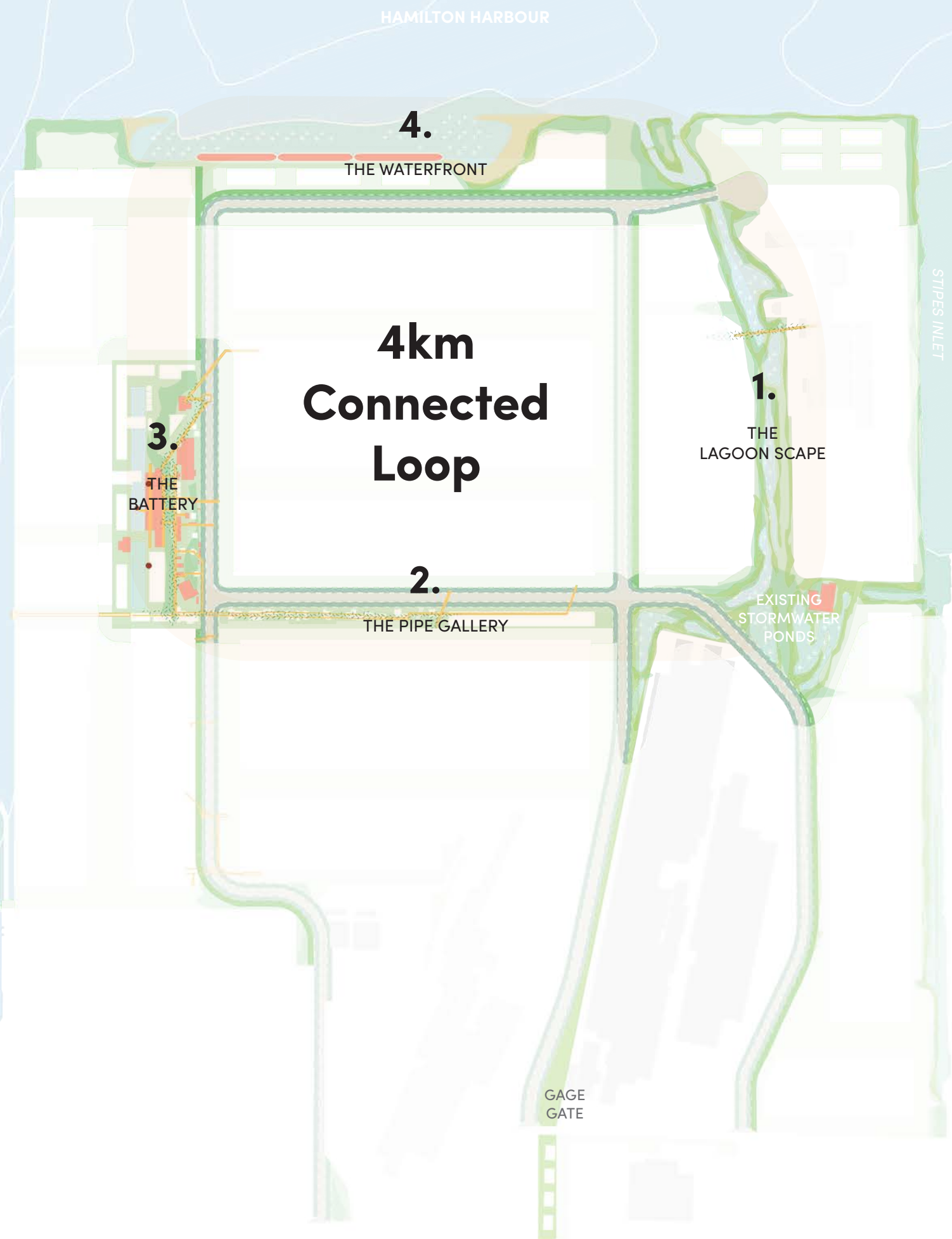
Reference Images: (from top) Brooklyn Navy Yard Master Plan, New York City, NY, USA / AltaSea, San Pedro, CA, USA / Leuvepaviljoen, Rotterdam, Netherlands

Special Hybrid Places - the Steelport Loop

The site's most iconic features become anchors for new public amenity situated within distinct and memorable open space destinations. The Battery and the Pipe Gallery are retained structures infused and re-mixed with unique and diverse public amenity. The Lagoon Scape and The Waterfront are regenerated landscapes with recreational and ecological value. Linked together, they define the Steelport Loop.

The 4km Steelport Loop loop is a recreational circuit made up of these four hybrid places that connect a mix of environments and uses. Each hybrid place offers distinct open spaces that layer-in water, new life for industry, green infrastructure, recreation, circulation, as well as cultural and entrepreneurial opportunities. The unique dialogue between these layers enhances the identity and experience, creating the attraction to move along this 4km route.

Creative partnerships and diverse stakeholder cooperation are necessary to invigorate the public realm and support hybrid uses. The vision framework aims to foster creative partnerships between industry, government, and community to make them happen.



The Loop creates a link amongst scattered remnants of industry by connecting them via the landscape - resulting in a coherent system and recreational circuit that brings together diverse and iconic Hamilton experiences.

Five New Industrial Green Streets

Streets are paired with greenways – resulting in a ‘thickened’ experience of the public realm, to accommodate heavy transportation and multi-modal transportation without compromising the sense of safety, comfort, green performance and identity.

3.3 New Industrial Green Streets

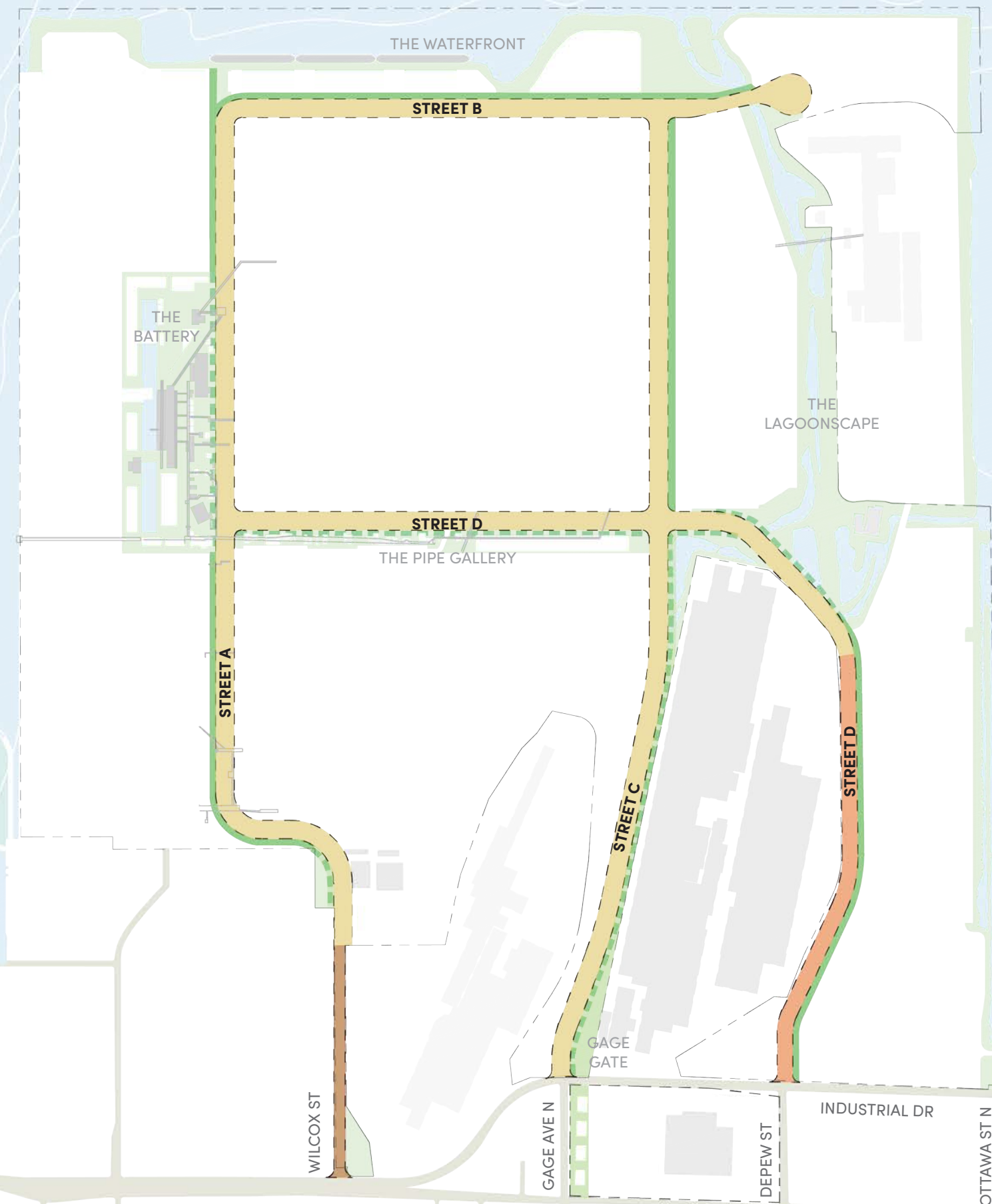
The project envisions the pairing of public right-of-ways with publicly accessible greenways on adjacent private blocks – resulting in a ‘thickened’ experience of the public realm.

The Steelport streetscapes are conceptualized based on The Industrial Streets typology, as defined within the City of Hamilton’s Complete Streets Guidelines – and enhanced in three primary ways.

The city’s guidelines advocate for green infrastructure integrated within the public right-of-way. The proposed new industrial green streets include green infrastructure – the pairing of wide, planted bio-swales with the tree planting corridor to produce a more substantial, biodiverse and therefore resilient landscape presence within the roadway.

Steelport’s new industrial green streets increase the aspirations for active transportation and multi-use trails, given the site’s important waterfront location, with a more generous trail width.

By integrating the adjacent greenways as part of the streetscape vision, we provide a significant buffer of biodiverse plantings which add to the identity and experience of these new industrial green streets.



- Industrial Green Streets Legend**
- 36m Public Right-of-Way (ROW)
 - 30.5m Public Right-of-Way (ROW)
 - 21m Public Right-of-Way (ROW)
 - Greenways (Publicly Accessible Landscape on Private Blocks)
 - Greenways (Publicly Accessible Landscape on Hybrid Blocks)

Street C Gage Avenue Gateway



Year 5-10:

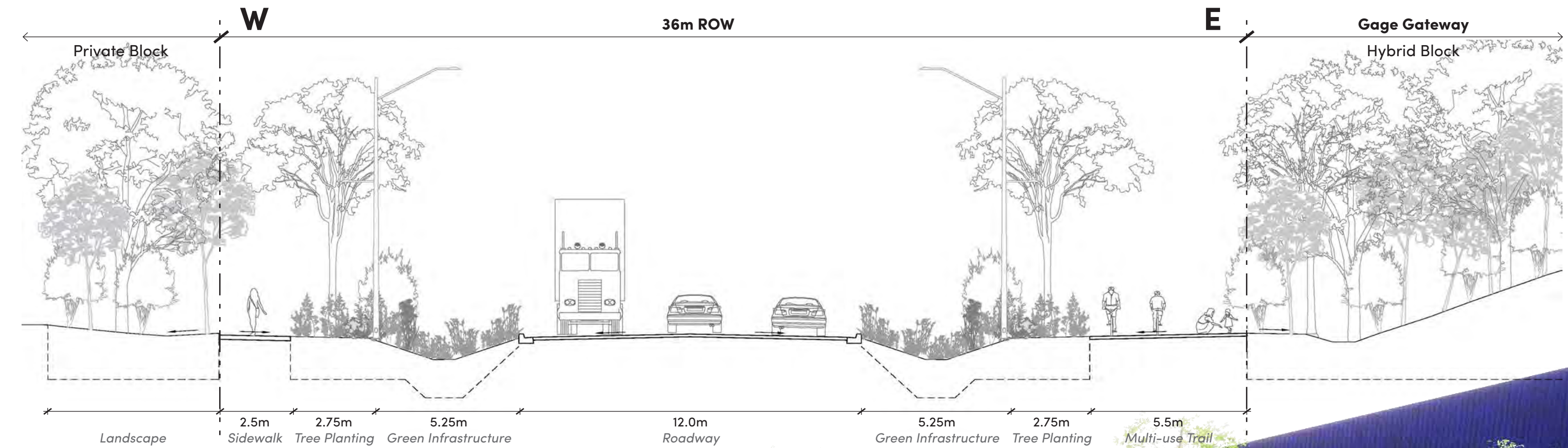
Established Meadow and Emerging Woodland: The shifting mosaic patterns of long-lived herbaceous perennials characterize the established meadow, along with developing trees.

Year 10-15:

Savanna and Early Woodland: The 'savanna' is the last stage of succession before a true woodland appears. As woody plants mature, they create islands of tree growth within the remnant meadow grasses and wildflowers. The young woodland, at first, tends to be relatively even-aged.

Year 25+:

The Evolving Woodland Forest: With time, a more varied forest develops with more diverse species, more complex structure, and varied ages of plants. As the woodland matures, trees, shrubs and groundcover plants gradually create a clear strata in this multi-aged and multilayered landscape.



Gage Avenue is one of East Hamilton's most important streets and will now fully extend to the waterfront from its origins at the foot of the escarpment. The first (south) segment of Gage as it enters Steelpoint is conceived as a biodiverse, green gateway. The Gage Gateway Hybrid Block on the east side will demonstrate the 'Miyawaki Method' - an approach to afforestation that accelerates the growth of a multi-layered strata of native plantings.



Proposed planting targets a minimum 80% native species in streetscapes and open spaces

Bio-Swale with Native Planting

Bio-Swale with Native Planting

Create safe and healthy habitat to pollinator and insect species, which are key for a healthy biological environment.

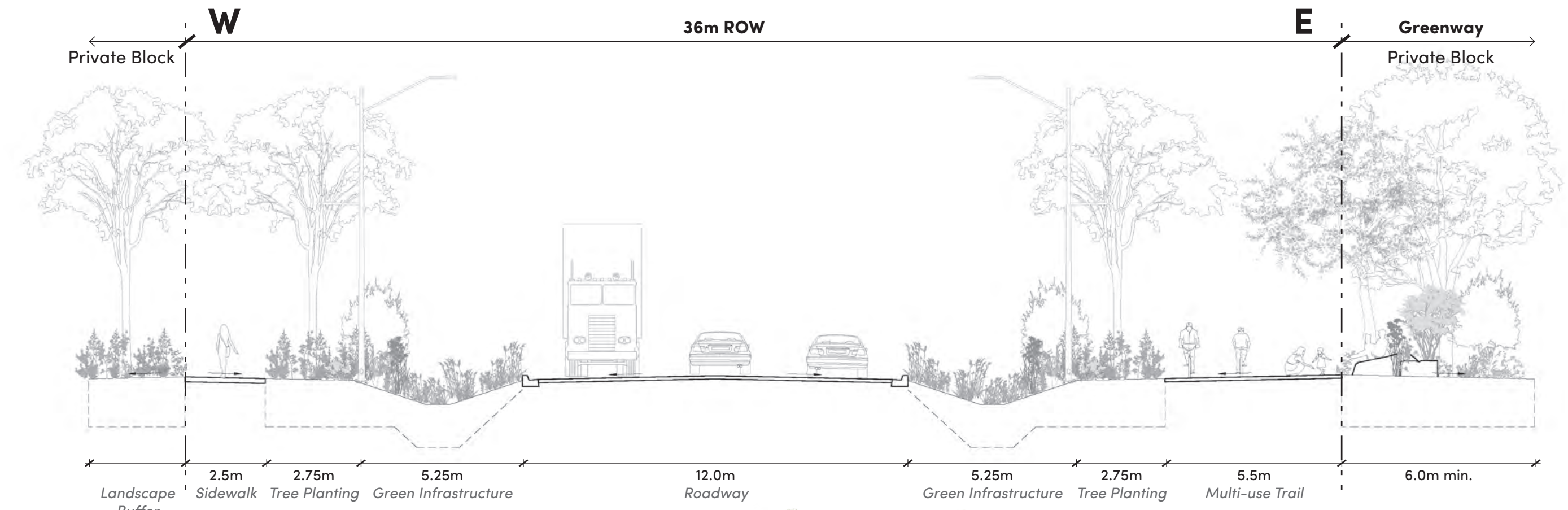
A potential demonstration to showcase the 'Miyawaki Method', an approach to afforestation that accelerates the growth of a multi-layered forest composed of 4 strata of native plantings: canopy tree species, sub-species, shrubs, and ground-covers

Conceptual rendering
For illustrative vision purposes

Street C Gage Avenue - Typical



The second (northern) segment of Gage Avenue anchors the core of Steelpoint, proceeding toward its terminus at the shoreline of the Bay. The strong presence of landscape on both sides of the street set up a formal axis with clear viewshed to the waterfront and its associated open spaces. The multi-use trail is nested on the east side, framed by plantings from the streetscape and private block.



Proposed planting targets a minimum 80% native species in streetscapes and open spaces

Create safe and healthy habitat to pollinator and insect species, which are key for a healthy biological environment.

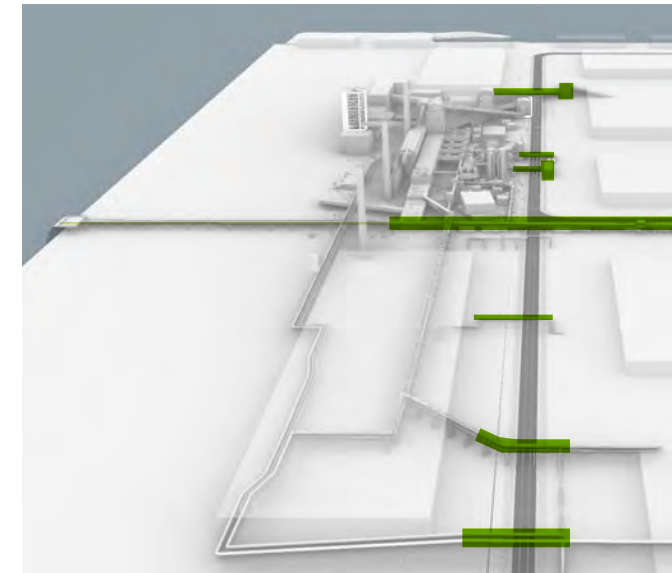
Enhanced Greenways from the multi-use trail defined by successional native biodiversity, site furnishings + amenity and integration of industrial remnants and salvaged materials

Bio-Swale with Native Planting

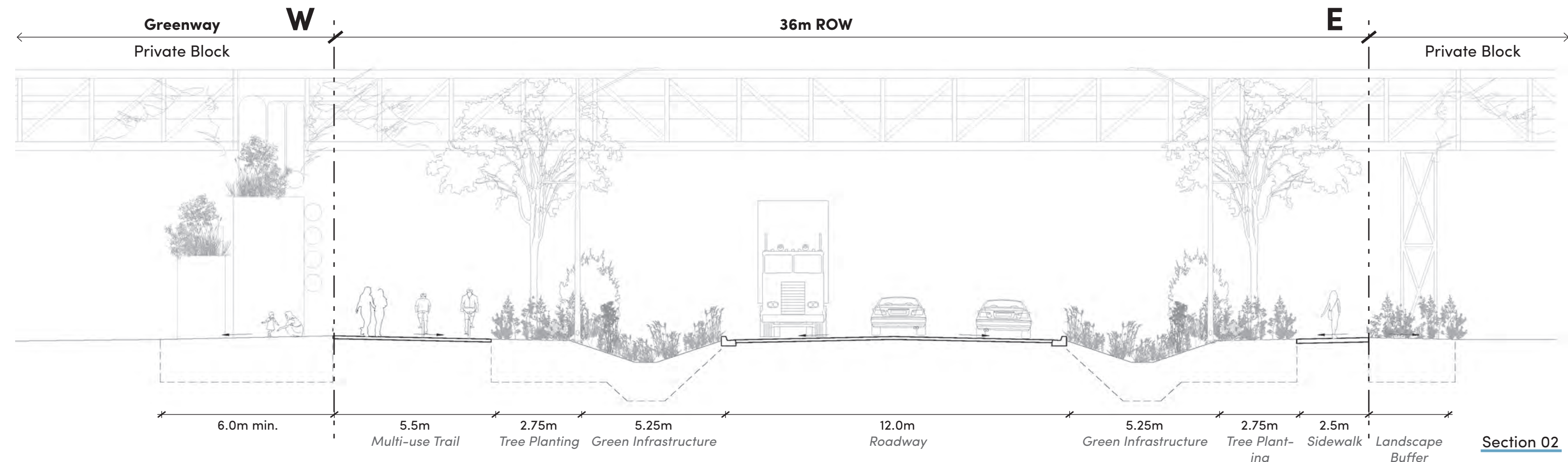
Bio-Swale with Native Planting

Conceptual rendering
For illustrative vision purposes

Street A Wilcox Street - Typical



Wilcox Gates: Wilcox Street weaves under a series of retained industrial overhead remnants. These artefacts become thresholds that define the experience of arriving to The Battery and beyond to the The Waterfront



Wilcox Street engages some of Steelport's most intriguing legacy industrial moments. The alignment of the streetscape carefully threads amongst various retained artefacts and structures, including a series of overhead pipe gallery features. This gives Wilcox Street its character as being immersed in the industrial fabric, intermingled with the growth and dynamism of sustainable landscape plantings and green infrastructure.



Conceptual rendering
For illustrative vision purposes

Street A

Wilcox Street - The Battery Frontage



As Wilcox Street proceeds toward the waterfront, its alignment is directly adjacent to The Battery - the heart of Steelport's industrial legacy. Here, the streetscape extends seamlessly to the west into the hybrid block, integrating remnant industrial features that animate the public realm experience. The presence of blue and green infrastructure consistently define the streetscape and add to the pedestrian experience along the multi-use trail.



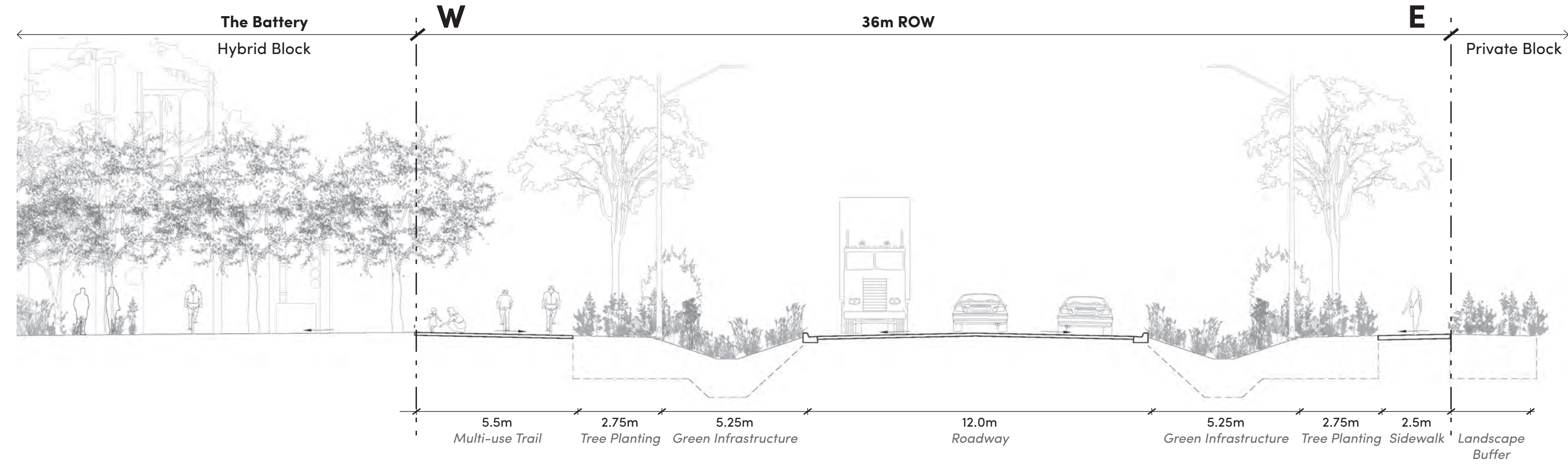
Retained overhead structures provide support for climbing vines and native plantings

Bio-Swale with Native Planting

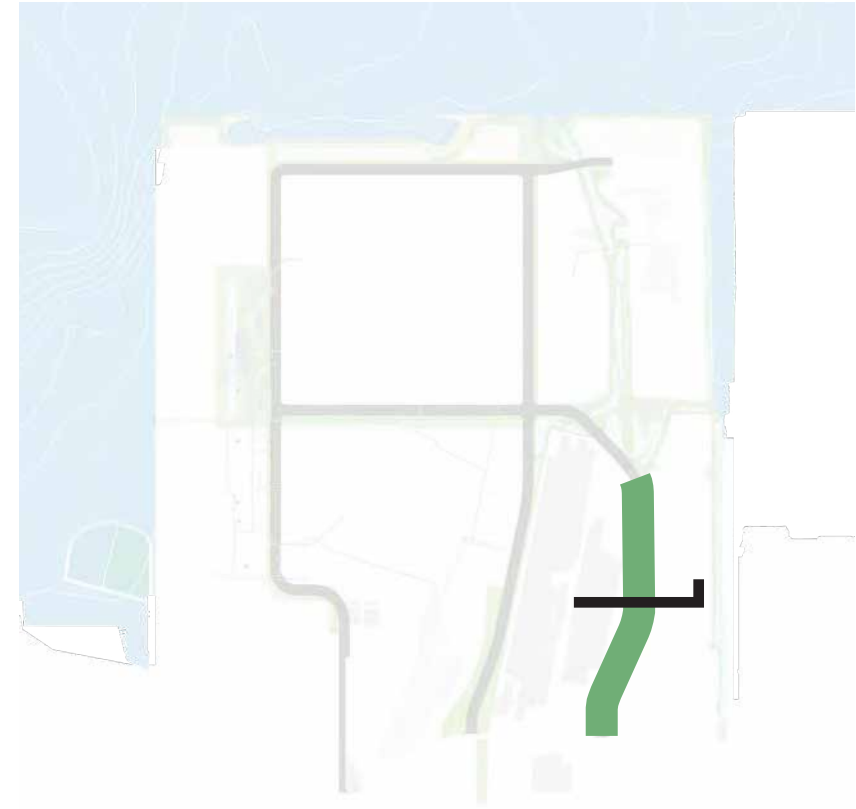
Proposed planting targets a minimum 80% native species in streetscapes and open spaces

Bio-Swale with Native Planting

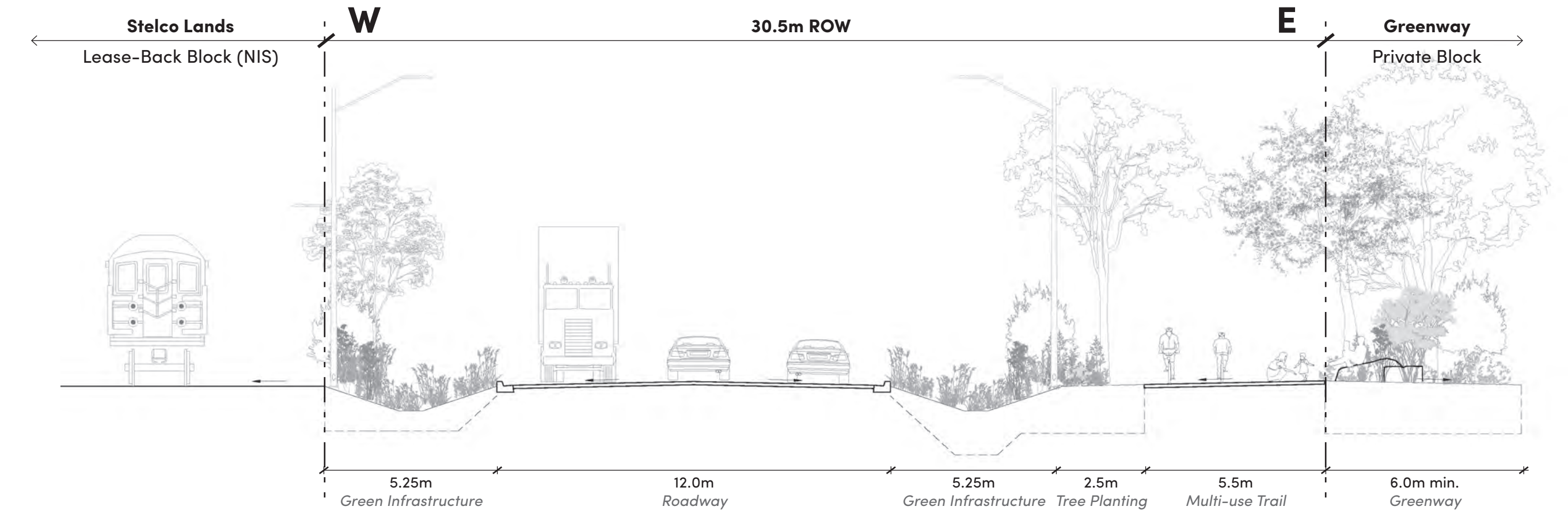
Conceptual rendering
For illustrative vision purposes



Street D Depew Street - Typical



Depew Street meets Industrial Drive and presents a green welcome and prelude to The Lagoon Scape. The biodiverse plantings of its east side and greenway will telegraph the unique mixed aquatic and terrestrial landscapes of the corridor to the north. On its west side, adjacent to Stelco's current operations, there is a long-term intention within the vision to repurpose and regenerate the rail corridor as an artefact within an expanded public realm, combined with emergent vegetation.

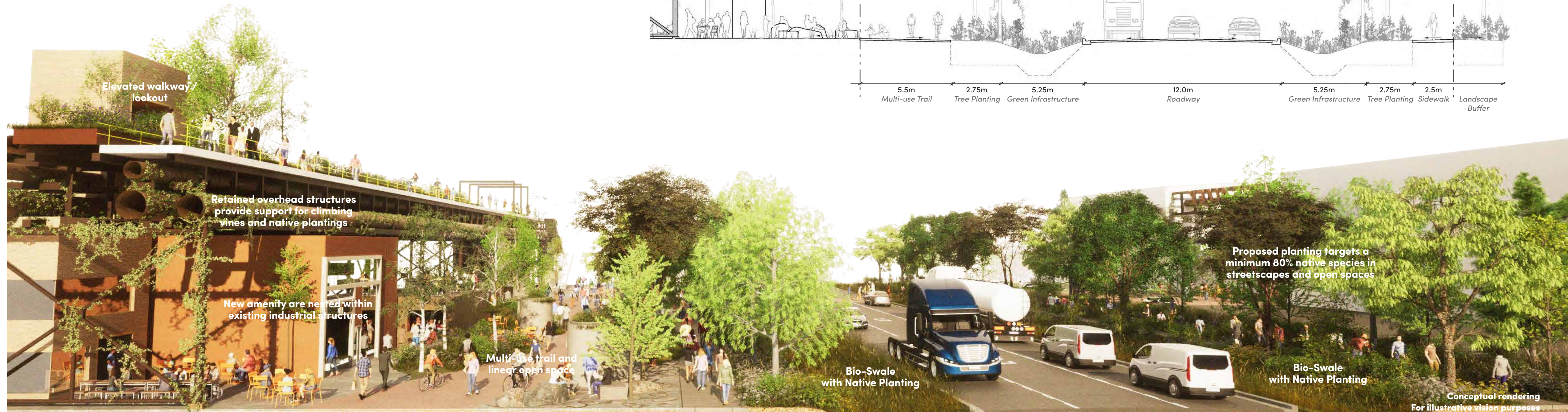


Conceptual rendering
For illustrative vision purposes

Street D Pipe Gallery Main Street



Pipe Gallery Main Street is a cross-axis street at the centre of the industrial blocks that connects The Lagoon Scape with The Battery. The streetscape takes its identity from the adjacent elevated pipe gallery structure, which is retained and re-imagined to support small scale start-ups, makers, and entrepreneurs in innovation to enliven the public realm. The multi-use trail on the south side of the street merges seamlessly with the hybrid block to create a linear park experience.



Elevated walkway / lookout

Retained overhead structures provide support for climbing vines and native plantings

New amenity are nested within existing industrial structures

Multi-use trail and linear open space

Bio-Swale with Native Planting

Proposed planting targets a minimum 80% native species in streetscapes and open spaces

Bio-Swale with Native Planting

Conceptual rendering
For illustrative vision purposes



Street B Waterfront Street



Waterfront Street provides an interface with the urban waterfront of Steelport. The north side of the streetscape faces the building frontages along these special waterfront sites. The multi-use trail blends seamlessly with the private block to create a generous urban waterfront promenade – a prelude to the shoreline experience at the water’s edge. Waterfront Street is distinct in taking a more urban approach to the north frontage, while retaining a strong sense of green via the canopy and green infrastructure.



Mid-block connection to water's edge walk

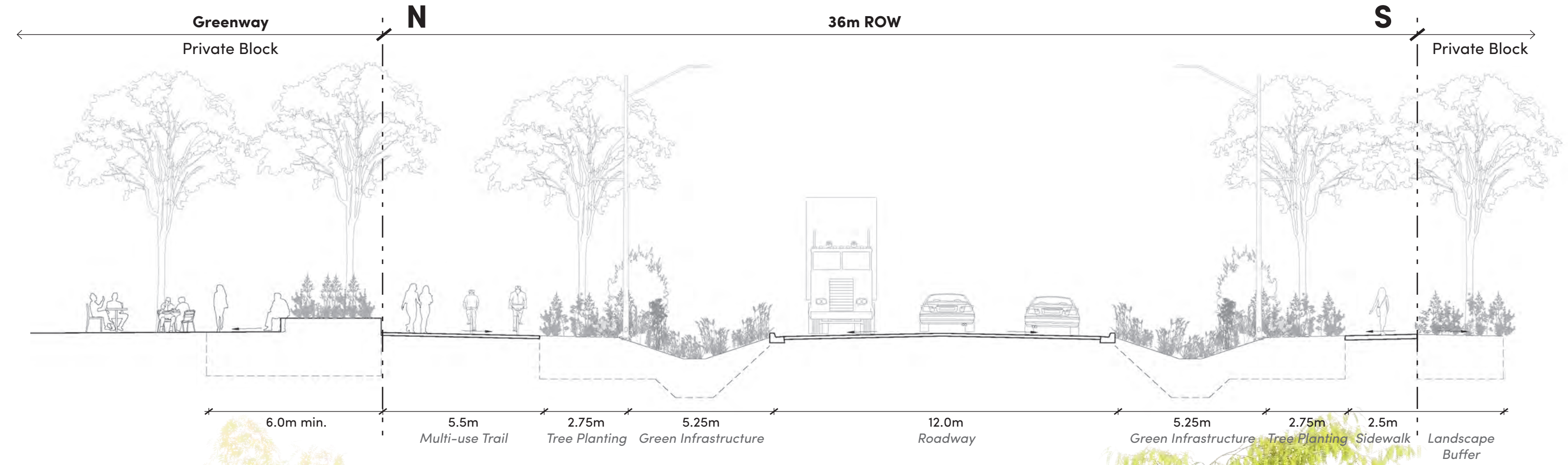
Urban Waterfront Promenade

Bio-Swale with Native Planting

Bio-Swale with Native Planting

Proposed planting targets a minimum 80% native species in streetscapes and open spaces

Conceptual rendering
For illustrative vision purposes

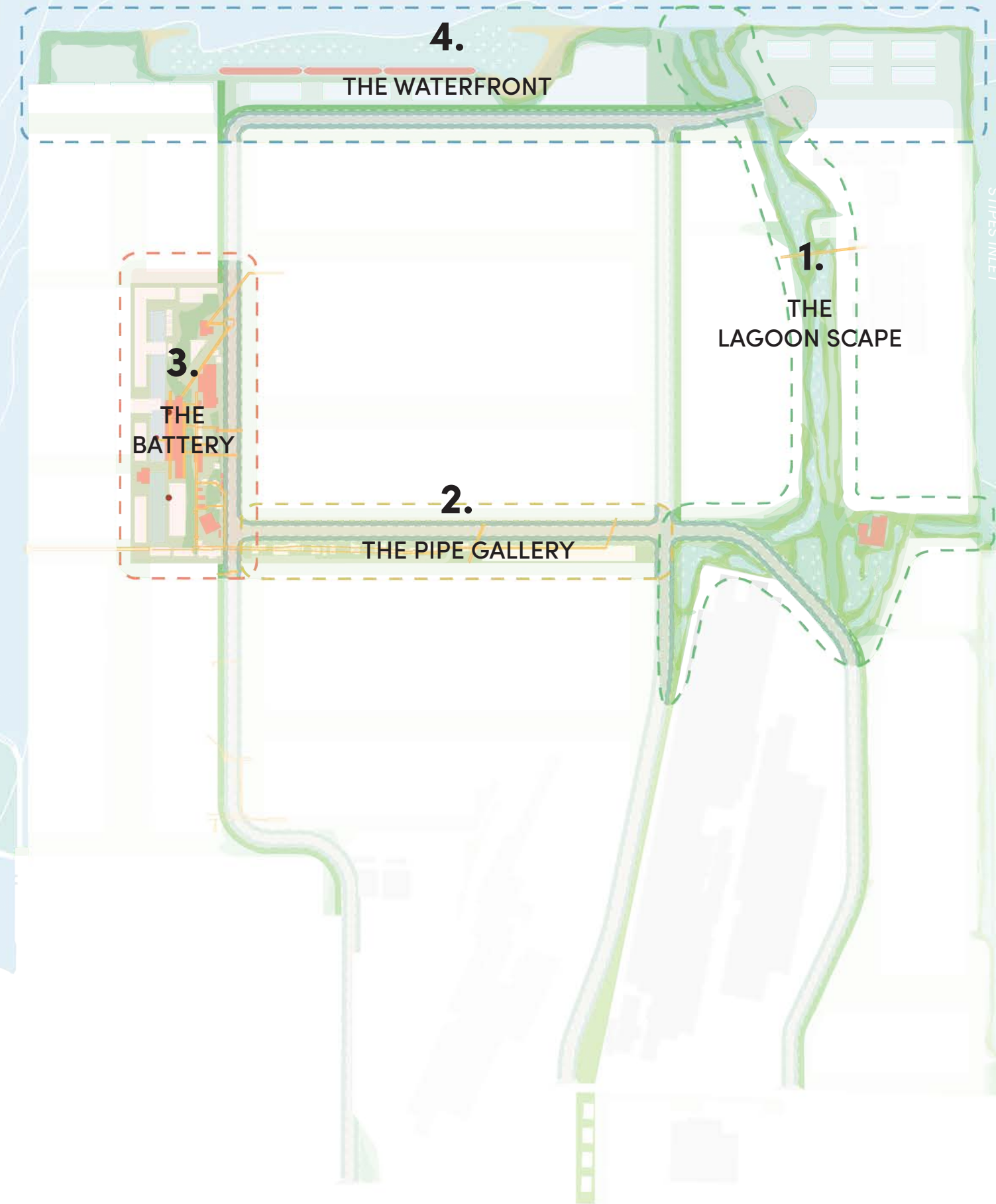


The Making of Hybrid Places

A collection of the site's most iconic features are anchored with new public amenity to create distinct and memorable open space destinations. Infused and re-mixed with unique public and private programs, new and unexpected hybrid built environments emerge.

3.4 Four Legacy Hybrid Places

Hybrid Places are defined by a mix of physical environments, programmatic uses and governance models. These hybrid places are immersive open spaces that layer-in water, new life for industry, green infrastructure, recreation, circulation, cultural and entrepreneurial opportunities. The unique dialogue between these layers creates a distinct identity for the site, a memorable and authentic sense of place.



Learning from Hybrid Place Models

Adaptive reuse of a former cotton factory transformed into a creative industries complex in support of artists, makers and small enterprise

Activation of an unconventional space beneath an elevated expressway to become a new form of public realm experience – a vital, programmed shared space of urban experimentation

Catalytic redevelopment of a former steel mill into a green, sustainable advanced manufacturing research center, innovative discovery workspace and community hub

A vibrant public place and regenerated landscape in a once-abandoned quarry that supports community engagement, enterprise and environmental education

A campus dedicated to arts, culture, family events, community celebrations reborn within a former steel plant – celebrating vestiges of its industrial past

Regeneration of a former gas factory into a cultural nucleus and public park – a vibrant center for the arts and a meeting place for surrounding communities

A publicly accessible ecological park, stormwater landscape and nature preserve surrounding a water treatment facility

Three Essential Aspects to Shape Hybrid Places:

1. Physical Place/ Public Experience
2. Programming/Use
3. Governance Model



In the heart of lower Hamilton, this former cotton mill built in 1900 is a prime example of adaptive reuse. The former site of the Imperial Cotton Co. has been transformed into a creative industries complex, with space for workshops, studios for artists and office space for creative professionals. Film and TV productions, photographers and special events are also drawn to the building by its unique aesthetic and its historic charm.

Toronto's shared space – a growing public space, and much more. The Bentway is a creative catalyst rooted in experimentation, leading a creative movement to re-imagine the opportunities of urban spaces. A new model for programming, operations and maintenance to steward ongoing community engagement was conceived in tandem with its physical design. A new type of civic organization: a not-for-profit, powered by vital partnerships with the City of Toronto, residents, supporters, artists, city-builders, and dreamers.

The redevelopment of the former Pittsburgh Jones & Laughlin Steel Company mill into a green, sustainable advanced manufacturing research center. The mill's steel superstructure is home to a new 100,000 SF tech/flex speculative building capable of housing lab, office, or other innovative workspaces including advanced manufacturing partner Carnegie Mellon University. The complex has numerous sustainability features including landscaping that incorporates a rainwater recycling system and reclaimed parts of the former mill.

Built on a 16.5-hectare site, a special place where people can connect with one another, nature and themselves. Inspiring people to be explorers and stewards of their communities and to build healthy urban spaces for generations to come. Functions as a social enterprise – unique business model – essential for a sustainable economy. Through diverse suite of enterprises, we are able to accelerate our work of creating cities bursting with life.

SteelStacks is a ten-acre campus dedicated to arts, culture, family events, community celebrations, education and fun. Once the home plant of Bethlehem Steel, the second largest steel manufacturer in the nation, the site has been reborn through music and art, offering more than 1,000 concerts and eight different festivals annually. Run by a nonprofit organization providing access to art, culture and educational programs for the diverse residents.

A model of brownfield reclamation within a physically dense urban context and a complex set of stakeholders. The 33ac scheme establishes a delicate balance between contamination and accessibility, invention and interpretation, restoration (of contaminated land) and revelation (of the potential of a post-productive site). The Westergasfabriek is a partially dismantled 19th century industrial site with vestiges of its layout intact and preserved in the new concept.

A 14 acre park and nature preserve that raises the bar for municipal infrastructure design. While privately owned, the landscape and building work together to engage the public, with open edges and trails that invite visitors to enjoy the park-like setting. The site also hosts community events, now paired with a dynamic and ecologically diverse public space. The landscape creates a microcosm of the surrounding regional watershed from mountain source to reservoir, with bioengineered swales stabilizing the site and capturing water.

The Lagoon Scape

Defines an ecological landscape for stormwater management as well as enhancing connections, recreation, habitat, biodiversity and resilience.

Conceptual rendering
For illustrative vision purposes

View north of boardwalk crossing and ecological interpretation moment within the Lagoon Scape

Sculpting a new high performing landscape.

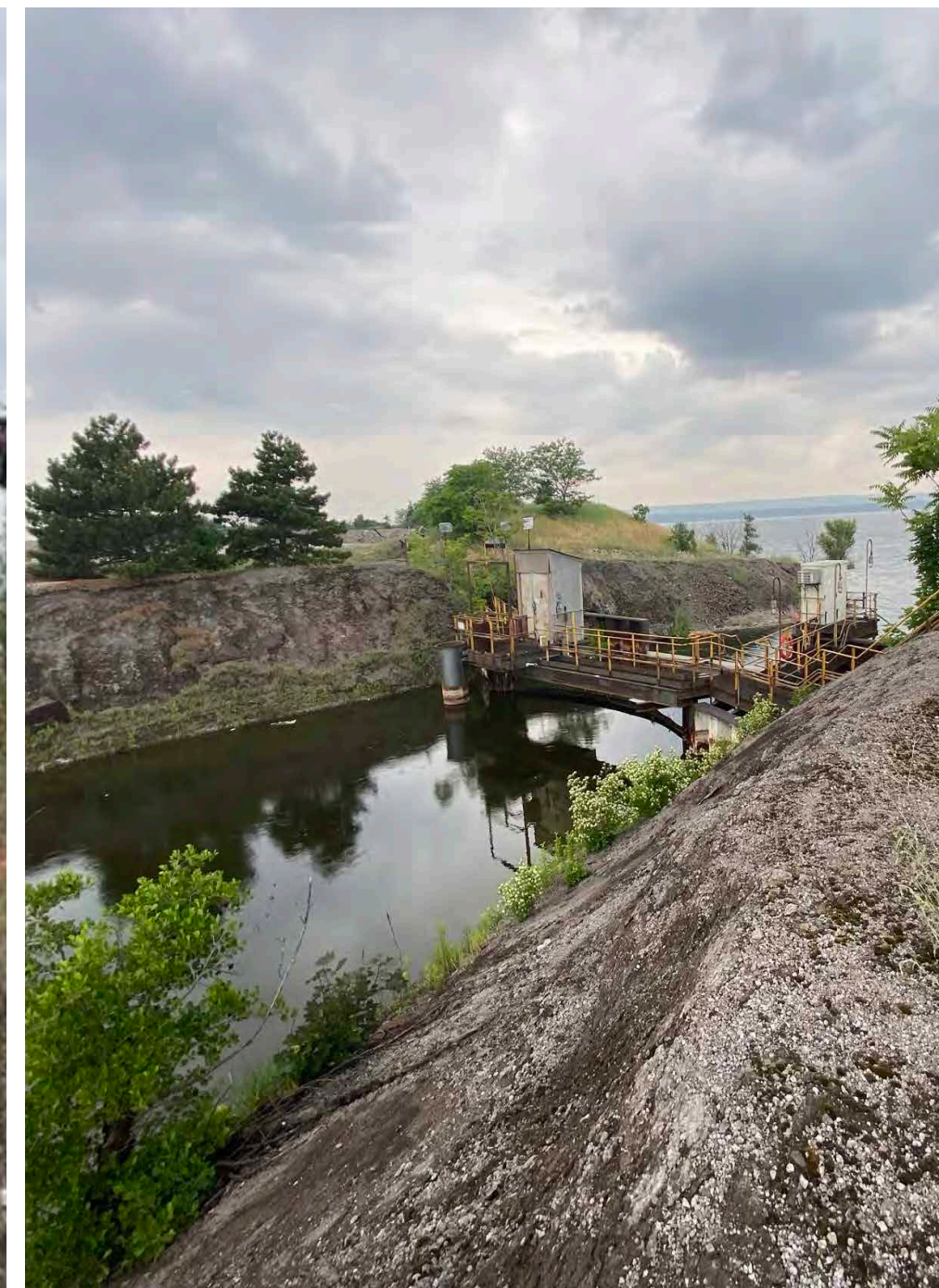
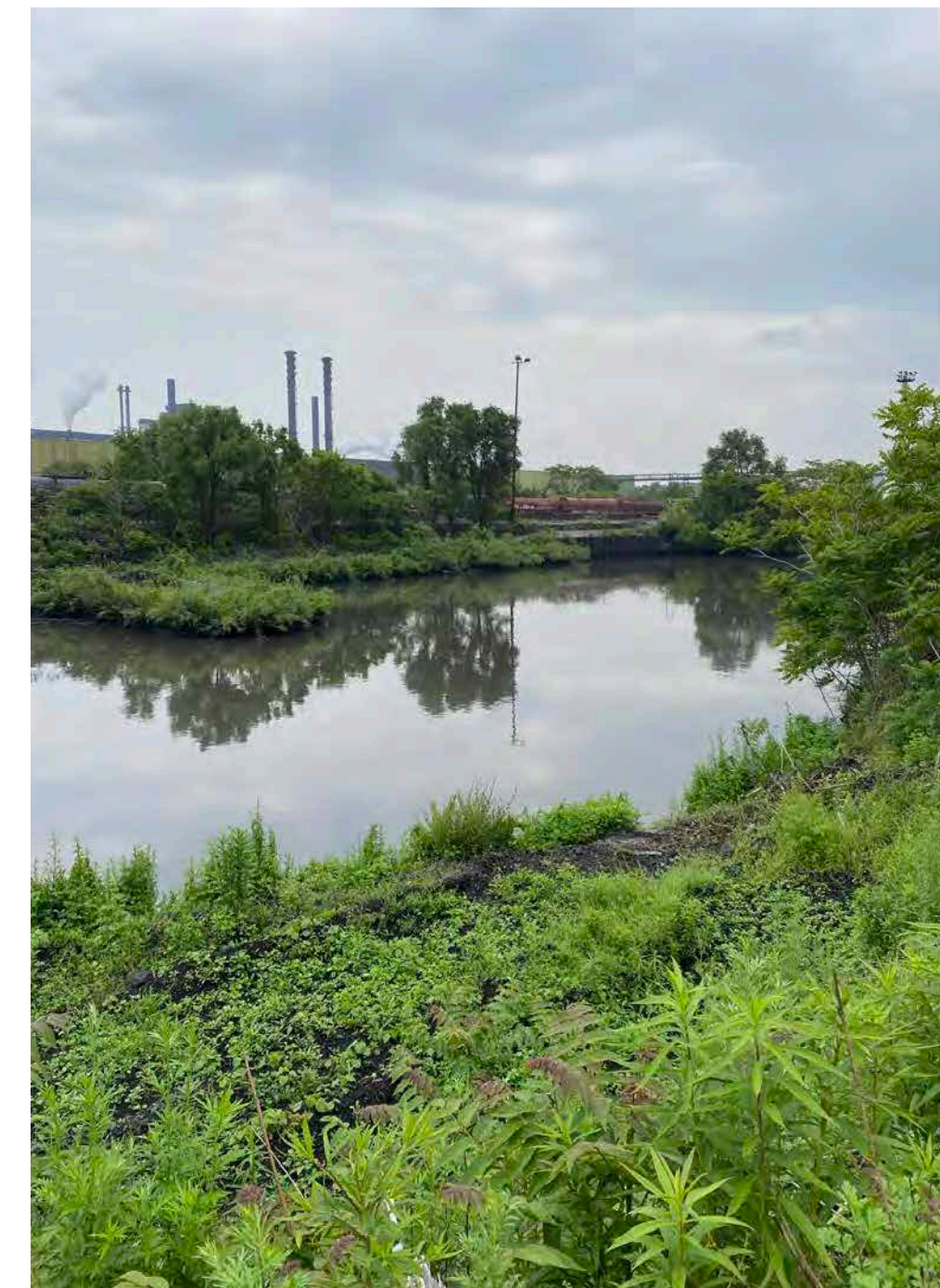


The functional demands for water management inspire a sculptural micro-topography that creates a park-like environment and significant green connection to the waterfront. The regeneration of lagoons supports new ecological programs, recreational activities, biodiversity, and habitats which support climate adaptation. The Lagoon Scape supports the regeneration of the site while referencing the memory of the original shoreline with its many protected inlets, wetlands, and creeks.



Reference Images: (clockwise from top left) Minghu Wetland Park, Liupanshui, China / Westergasfabriek, Amsterdam, Netherlands / Laasby Sea Park, Laasby, Denmark / Mayfield Park, Manchester, United Kingdom

Existing



Site Images: (clockwise from top left) Pe sim andam volores unt alis poratem porepudis is maio conseri offic tecto dit enda voluptatio min renihit volorro rum quam olent ant quo occabor sitaspis ex ellandus mod mod quas mod moluptur, uptatat ento conempos re cuscia verit esequaspe verrum invel eumquae. Um nos repudipsam, consed minctotatur aut et fuga.

Vision: The Lagoon Scape



Conceptual rendering
For illustrative vision purposes
View north of the Lagoon Scape towards Hamilton Harbour

The Lagoon Scape is a regenerated, bio-diverse landscape that functions as stormwater management infrastructure. There is an opportunity here to focus on Indigenous placekeeping, planned in collaboration with Indigenous communities and rights holders.



Conceptual rendering
For illustrative vision purposes
View north along multi-use trail adjacent to aquatic and terrestrial plantings of the Lagoon Scape, with retained overhead structure in the distance

Fueling social and cultural activation around water.



Reference Images: (clockwise from top left) Westergasfabriek, Amsterdam, Netherlands / Qunli Stormwater Wetland Park, Haerbin, China / Landschaftspark Duisburg-Nord, Duisburg, Germany / Laasby Sea Park, Laasby, Denmark / Landschaftspark Duisburg-Nord, Duisburg, Germany



Conceptual rendering
For illustrative vision purposes

View north of the Lagoon Scope with multi-use trail upon former rail line and a boardwalk crossing over the creek providing access to interpretive ecological experiences

The Pipe Gallery

Offers a dramatic change in scale within the industrial sector: A human-scaled linear park that brings together a collection of smaller-sized industrial and retail spaces to form of an industrial 'Main Street'.

Conceptual rendering
For illustrative vision purposes

View west along the Pipe Gallery landscape

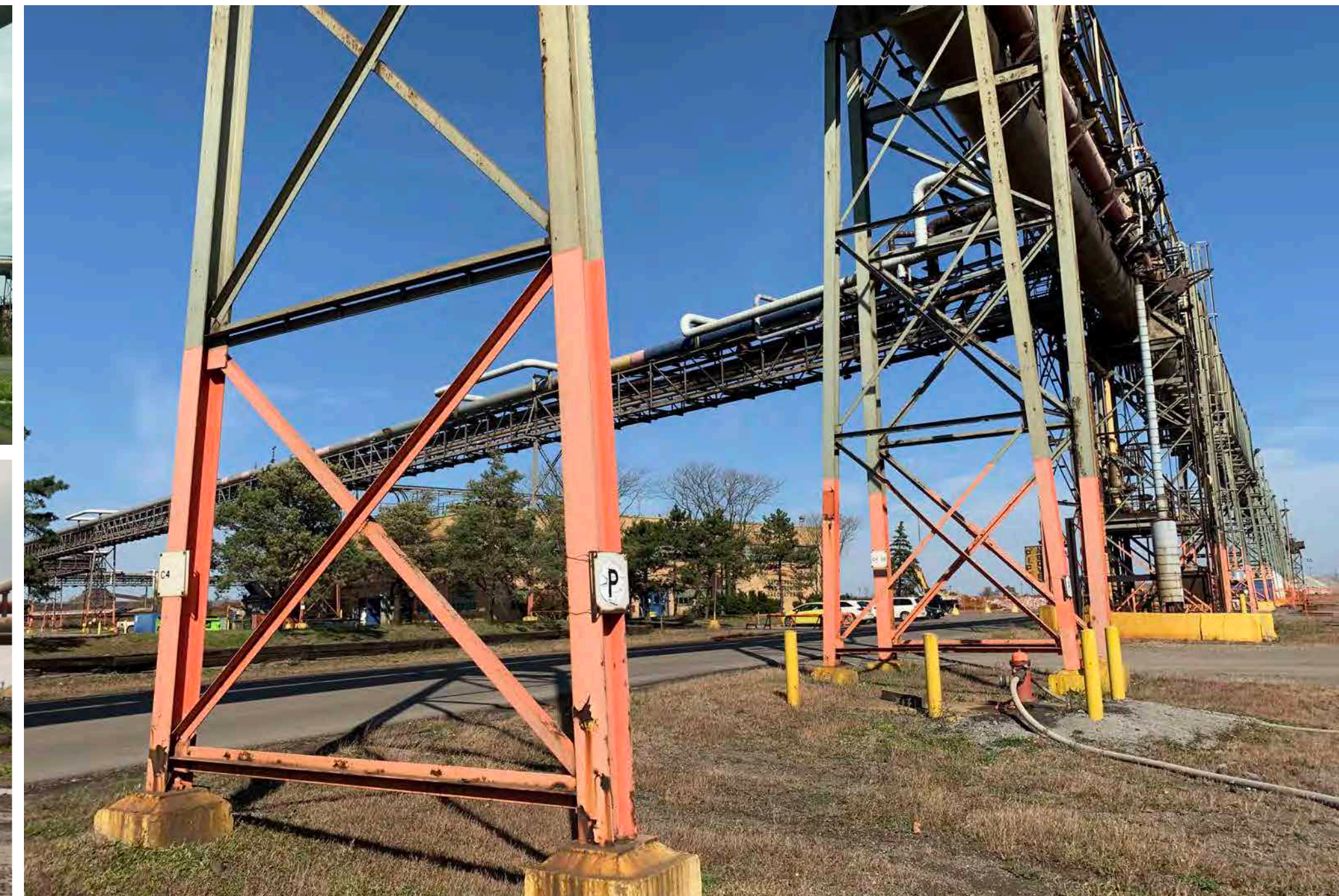
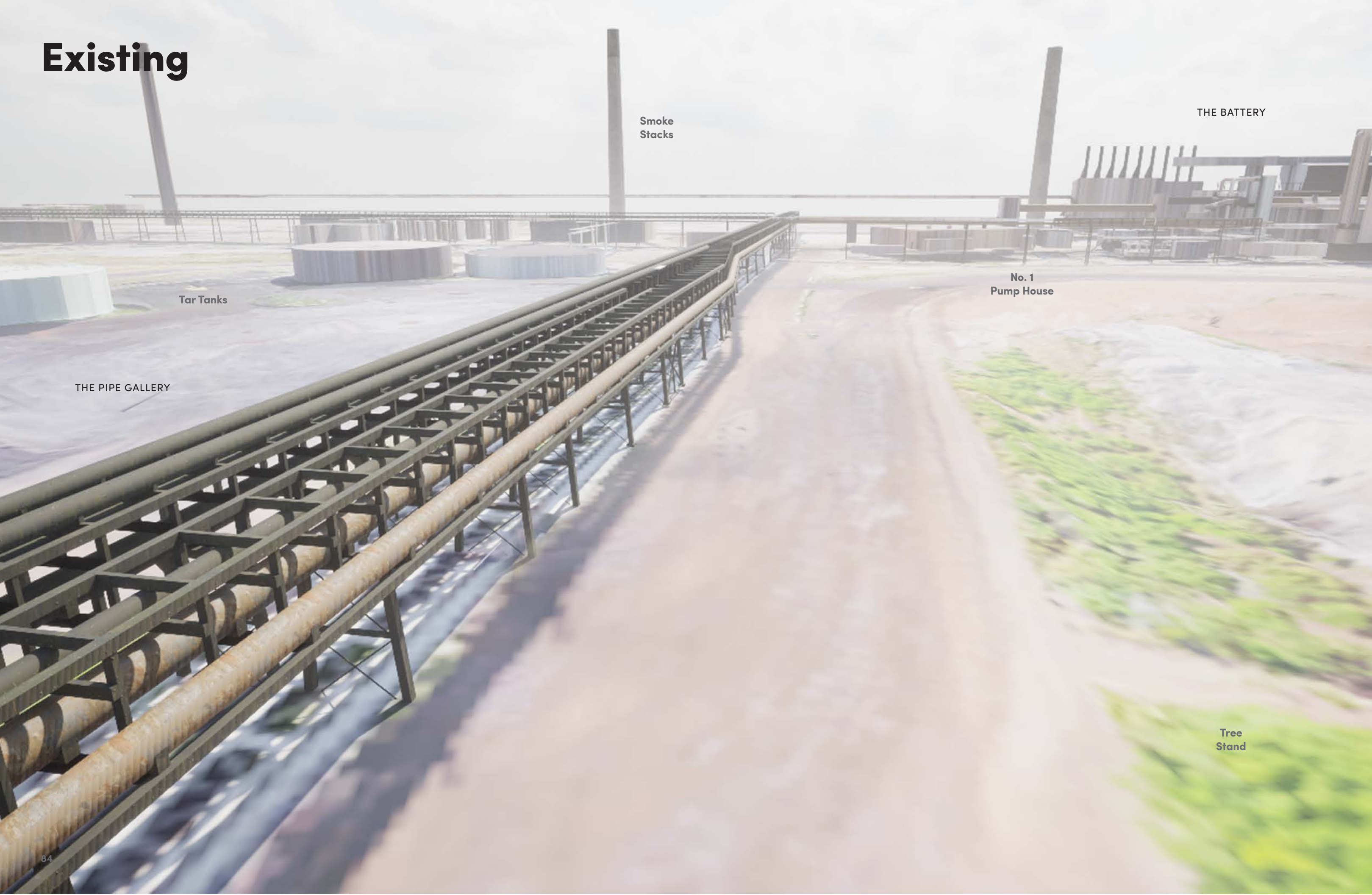
A new creative industry mainstreet makes space for innovation.



At the centre of the industrial blocks lies a cross street which supports small scale start-ups, makers, and entrepreneurs in innovation. This public-facing assemblage of commercial creative office space, fabrication and design studios, retail and amenity is conceived to be integrated with the retained elevated pipe gallery infrastructure. The Pipe Gallery makes space for the extra-small in direct contrast to the extra-large. This linear spine lends itself to social gathering and supporting retail amenities for the everyday working population as well as a destination for visitors who wander the landscape of this Makers District.

Reference Images: (clockwise from top left) Mill 19, Pittsburgh, PA, USA / IM Viadukt, Zürich, Switzerland / Zollverein Park, Essen, Germany / IM Viadukt, Zürich, Switzerland

Existing



Site Images: (clockwise from top left) Pe sim andam volores unt alis poratem porepudis is maio conseri offic tecto dit enda voluptatio min renihit volorro rum quam olent ant quo occabor sitaspis ex ellandus mod mod quas mod moluptur, uptatat ento conempos re cuscua verit eseqaspe verrum invel eumquae. Um nos repudipsam, consed minctotatur aut et fuga.

Vision: The Pipe Gallery



Smoke Stacks

THE BATTERY

No. 1 Pump House

Tar Tanks

Hanging Gardens

THE PIPE GALLERY

Elevated Walkway

Canopy Tree Corridor

Creative Industry Bays

Multi-use Trail

Conceptual rendering
For illustrative vision purposes

Overview of the Pipe Gallery and streetscape, looking west towards The Battery

The Pipe Gallery makes space for the extra-small in direct contrast to the extra-large.



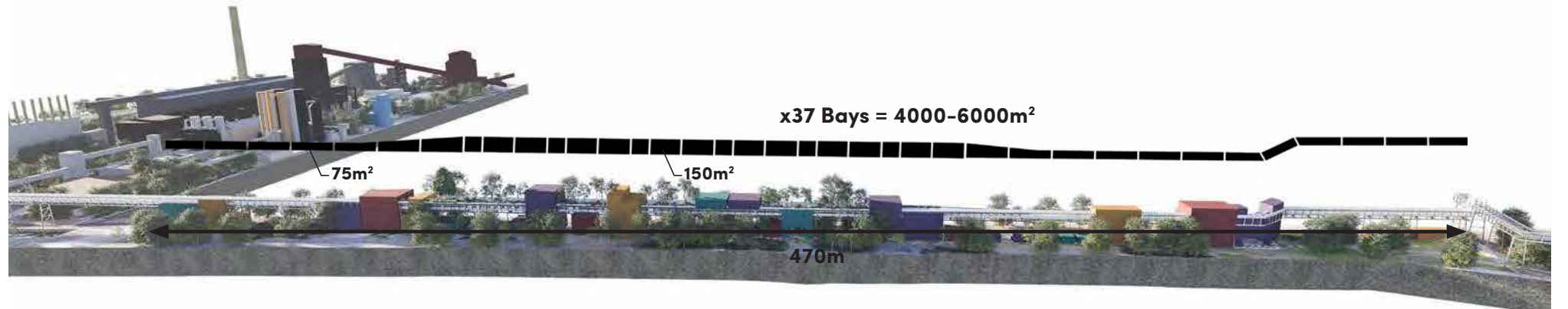
Conceptual rendering
For illustrative vision purposes

Immersive view of the underside of the Pipe Gallery structure and its public realm experience

A framework for micro-industry, commerce, entrepreneurship, culture and ecology.



The existing pipe gallery create a unique opportunity for smaller scale street-related retail amenities – infused with industrial heritage to create places of high identity and sensory quality throughout the districts. Operating at a human-scale, these retail nodes will create a ‘main street’ feel and support daily life in the districts – at the iconic pipe gallery and elsewhere.



The retained structure of the Pipe Gallery operates at a human-scale, creating a ‘main street’ feel that supports daily life in the industrial districts.



Conceptual rendering
For illustrative vision purposes

View west of the Pipe Gallery along
its linear multi-use trail

The Battery

Marks the iconic industrial legacy of Stelco's steel production in Hamilton. The strategic preservation of a cluster of its majestic Coke Battery plant structures will define the core of a new form of hybrid park.

Conceptual rendering
For illustrative vision purposes

View south toward the escarpment from a rooftop lookout in the Battery, offering a regional landscape panorama

A new model for Hamilton creative production, programming and partnerships.



Few cities have retained sites with such strong cultural meaning, capable of propelling new forms of industry and creative culture. The Battery brings together old and new – mobilizing creative partnerships and diverse stakeholder cooperation to create a platform for hybrid uses that celebrate identity, economic performance and cultural heritage. Within this regenerative legacy landscape, a remarkable new setting for Hamilton's future creative production will grow.



Reference Images: (clockwise from top left) Landschaftspark Duisburg-Nord, Duisburg, Germany / Zollverein Park, Essen, Germany / Zollverein Park, Essen, Germany / Landschaftspark Duisburg-Nord, Duisburg, Germany



Blueprints for the Future: In many ways, the existing monumental remnant structures of the Coke Battery provide a blueprint for a new kind of hybrid open space; an inspiring future environment for new industry, the community, the city and nature – all built upon the foundations of Stelco's past production.



Existing

HAMILTON HARBOUR

Existing Dock Wall

Smoke Stacks

THE BATTERY

Quench Station

No. 1 Pump House

Tanks

Existing Overheads

Blending Buildings

The power of The Battery lies in the monumentality of this ensemble of industry and nature, as well as the diversity of its many parts – each with stories to tell about Hamilton’s industrial history.



3 Axes of regenerative, legacy landscape.

The framework of 3 Axes provides distinct atmospheres for a set of new built form and occupation of existing built form and outdoor spaces to develop a variety of programs and experiences in the public realm. New programs can be tailored to spaces among the 3 Axes, finding a home for diverse forms of industry and culture, inter-mixed in landscape.

Water Axis

Battery Axis

Forest of Industry

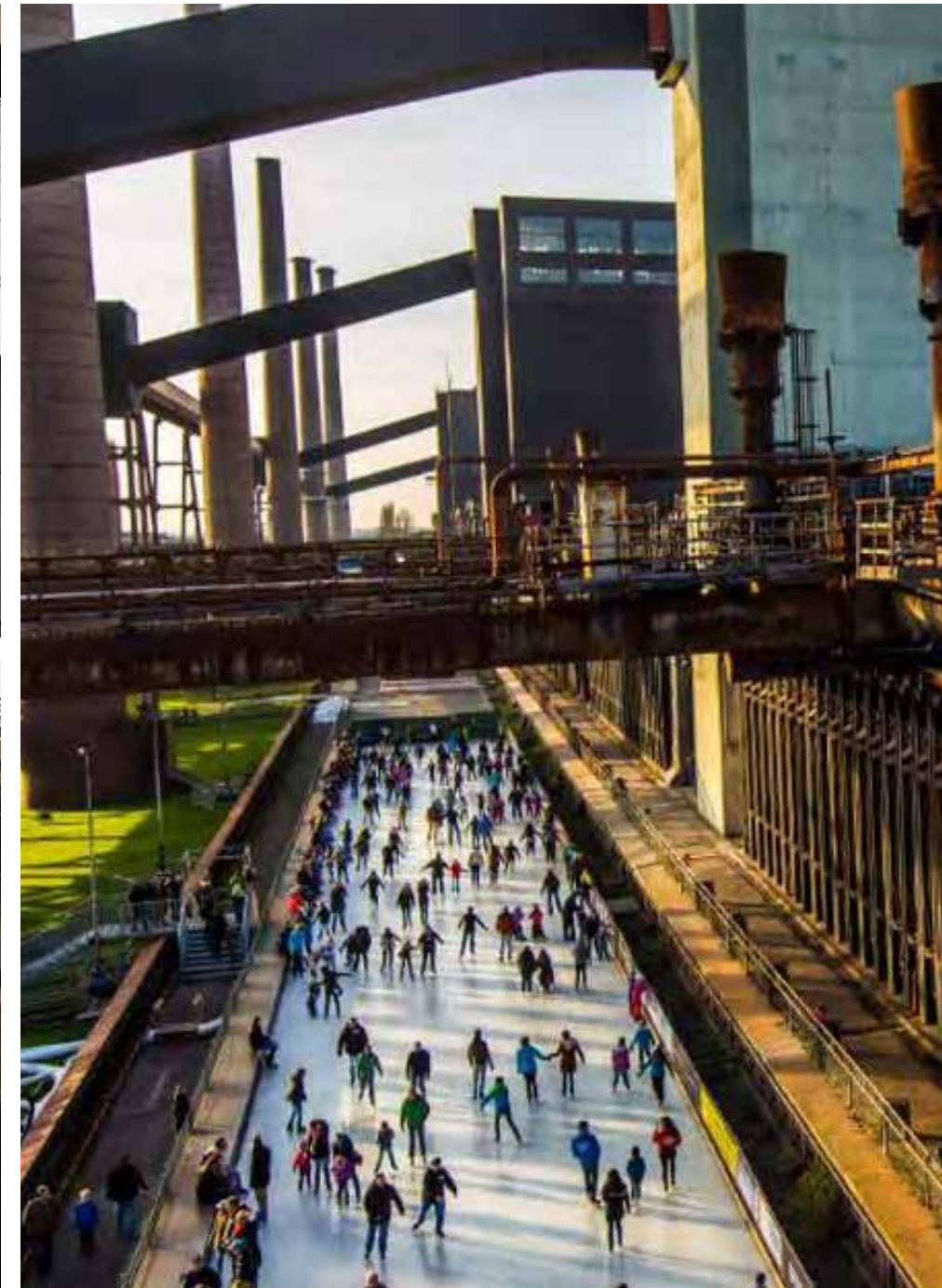
Conceptual rendering For illustrative vision purposes

View north across the transformed Battery - one of the iconic hybrid open spaces in the project. Landscapes within the hybrid open space network prioritize biodiversity and pioneering native plant communities, new habitats, creative new forms of spontaneous nature amongst repurposed industrial remnants, and resilient green infrastructure.

Water Axis



Battery Axis



Forest of Industry

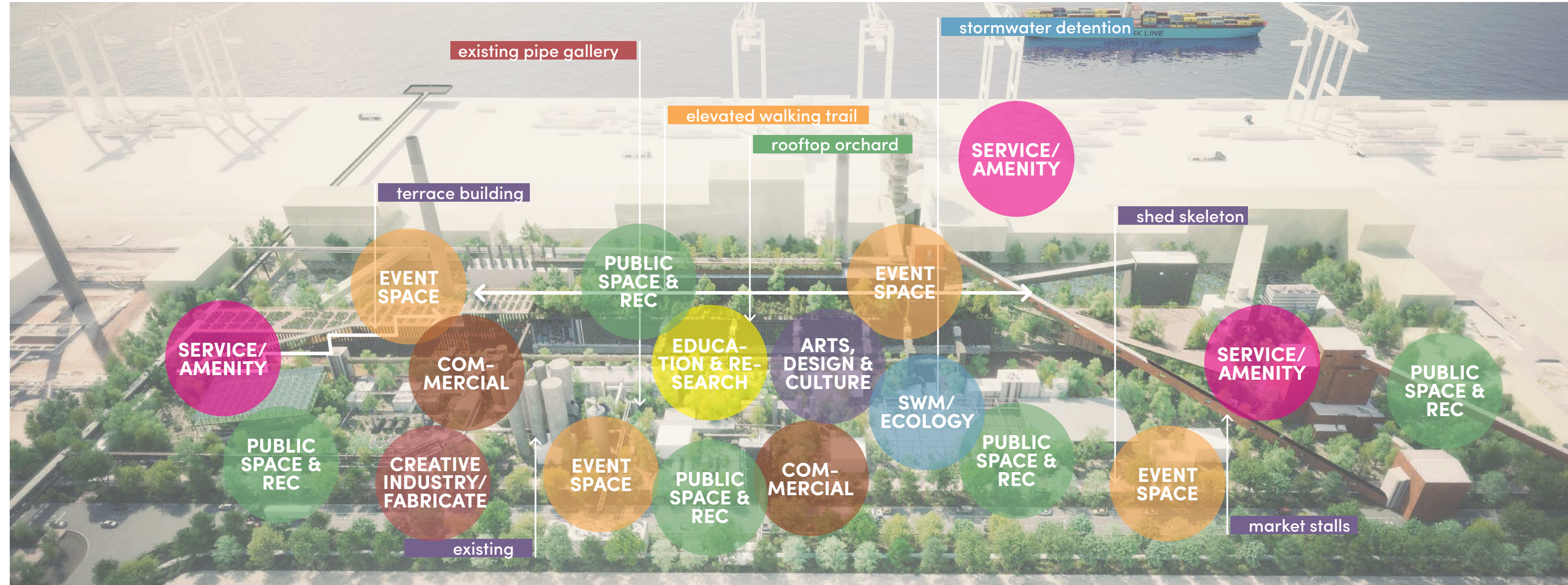


Reference Images: (from top) Potsdamer Platz, Berlin, Germany / Landschaftspark Duisburg-Nord, Duisburg, Germany

Reference Image: Zollverein Park, Essen, Germany

Reference Images: (above) Landschaftspark Duisburg-Nord, Duisburg, Germany

Hybridize everything!



New planning mechanisms and operational models are required to produce inspiring places that embody the spirit of Hamilton and its culture of co-existence. The public realm is a vital platform to connect diverse interests - from thinkers to makers to community - and is therefore an important ground for innovation and economic growth. Unlike the mono-cultural spaces of industry in the 21st century, new industry hybrids promote mixity

and convergence, creating points of vitality where enterprise, culture, recreation, and ecology come together in the public realm to create new possibilities for cooperation and growth. Collaboration between industry, entrepreneurs, developers, governments, and community will lead to new insights. Upon these hybrid grounds and shared spaces, collaborations arise and new initiatives are more effectively fostered and coordinated.

Conceptual rendering
For illustrative vision purposes

View into the 'Forest of Industry' featuring immersive play and activations of adapted remnant structures amidst innovative office and retail amenities



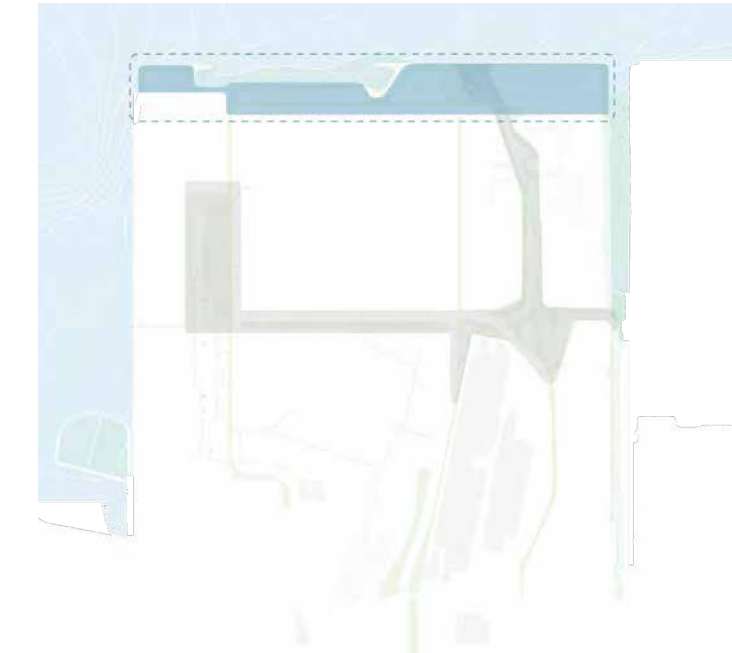
The Waterfront

The renewal of the natural shoreline with public access will be brought to life with new amenities and activations, enabling vantage points and perspectives of the harbour that haven't been experienced by the public in over 100 years.

Conceptual rendering
For illustrative vision purposes

View west along the shoreline of Steelport's waterfront,
with the Barge District in the distance on the left

Reimagining the shoreline experience, amenity and activation.



The Waterfront District represents another key milestone in the regeneration of Hamilton Harbour. The renewal of the natural shoreline as a public amenity will be brought to life with new amenities and activations, including food and beverage, hospitality, education, entertainment and recreational activities. The shoreline is envisioned to reflect four distinct environments and experiences across its frontage, from highly programmed social spaces to park-like and ecological areas. A unifying element is a continuous public promenade which connects the shoreline from end-to-end along the northern water's edge. This new public access enables the vantage points and perspectives of the harbour that haven't been experienced by the public in over 100 years.



Site Images: (clockwise from top left) Baaken Park, Hamburg, Germany / The Embankments of the Îles de Nantes, Nantes, France / The Embankments of the Îles de Nantes, Nantes, France / Presqu'île Rollet park, Rouen, France

Existing

Stipes Inlet



Pioneering Green

Sediment Mounds

Existing Barges

Pioneering Green

Lake Ontario Shoreline

North Side Inlet

HAMILTON HARBOUR



Site Images: (left to right) Pe sim andam volores unt alis poratem porepudis is maio conseri offic tecto dit enda voluptatio min renihit volorro rum quam olent ant quo occabor sitaspis ex ellandus mod mod quas mod moluptur, uptatat ento conempos re cuscia verit eseqaspe verrum invel eumquae. Um nos repudipsam, consed minctotatur aut et fuga.

Vision: The Waterfront

Stipes Inlet



Campus Cluster

Waterfront Hub

Barge District

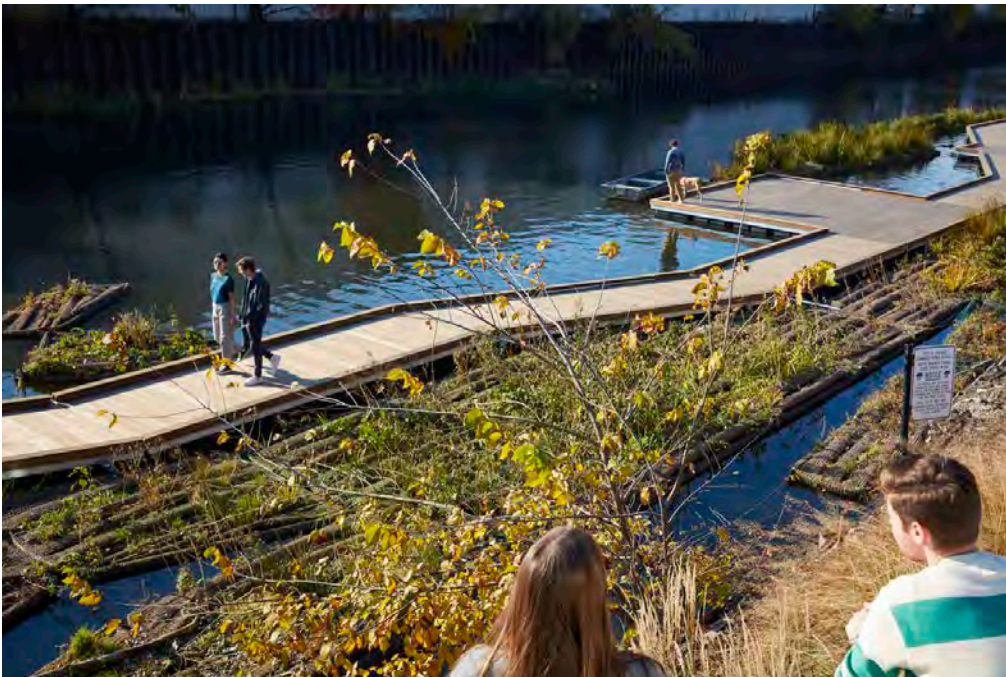
Bay Green

View of the Steelport Waterfront providing diverse landscapes along the shoreline facing Hamilton Harbour



Reference Images: (left to right) Presqu'île Rollet park, Rouen, France / Brooklyn Bridge Park, New York City, NY, USA / The Embankments of the Îles de Nantes, Nantes, France / The Embankments of the Îles de Nantes, Nantes, France

Barge activation, floating culture and new ecologies.



Site Images: (from top) Barge dockwall

Reference Images: (clockwise from top left) The Badeschiff, Berlin, Germany / The Frying Pan (LV-115), New York City, NY, USA / The science Barge (hughes 728), New York City, NY, USA / Sugar Beach, Toronto, Ontario / Wild Mile, Chicago, IL, USA / Cabaret Onirique, Strasbourg, France

Early activation and waterfront access.



Reference Images: (clockwise from top left) Village at Pied-du-Courant, Montreal, Quebec / Geopark, Stavanger, Norway / Paper Island, Copenhagen, Denmark / Spruce Street Harbor Park, Philadelphia, PA, USA

The Steelport waterfront will open up new public access and provide perspectives of the harbour that haven't been experienced by the public in over 100 years.



Conceptual rendering
For illustrative vision purposes

View east along the Barge District promenade featuring re-purposed and re-activated barge features and elements to re-engage Hamiltonians with their waterfront

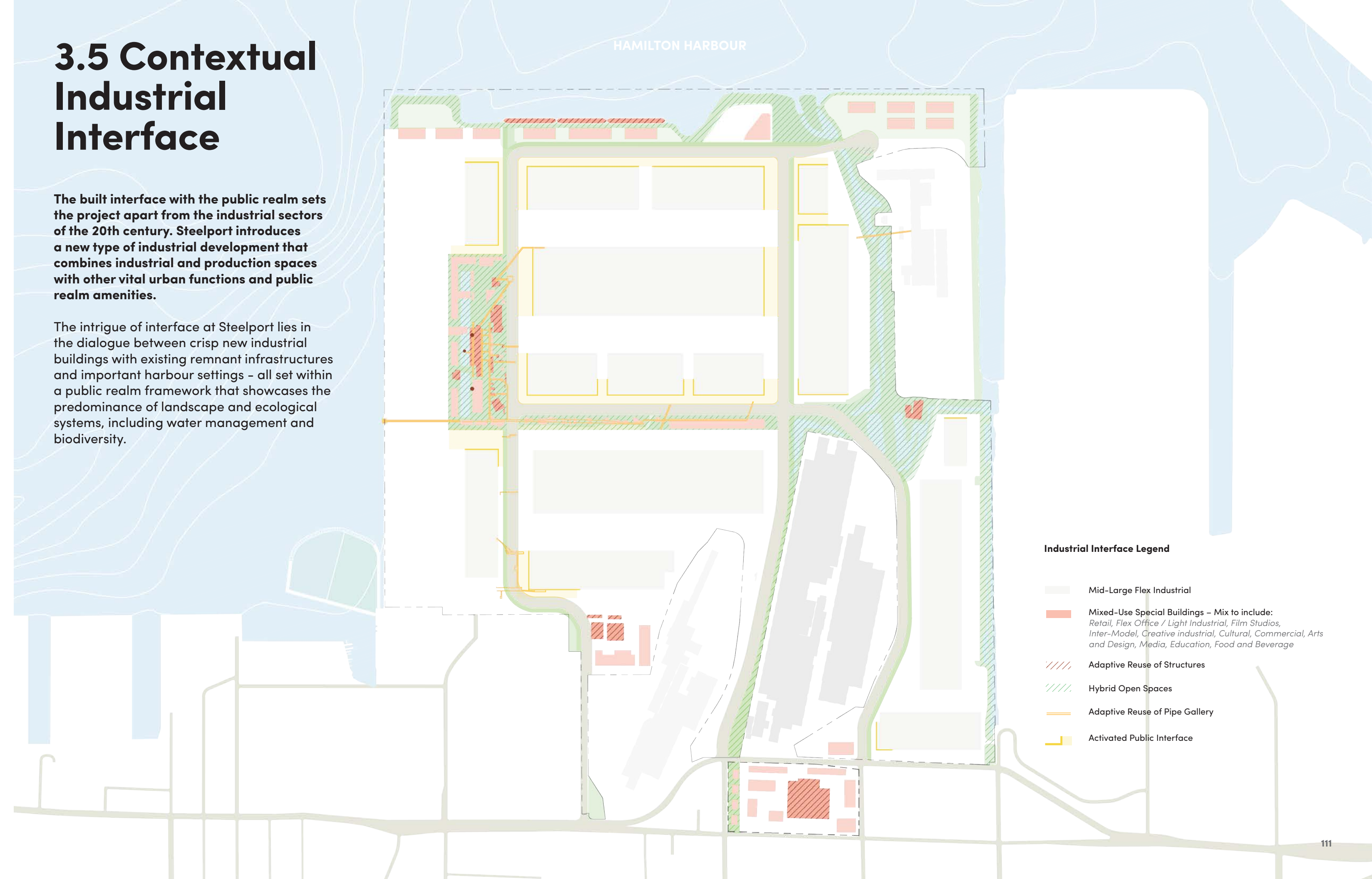
Contextual Industrial Interface

New industry requires a sustainable new approach to integration with public realm, amenity, and the environment – a responsiveness to place, performance, operations and logistics.

3.5 Contextual Industrial Interface

The built interface with the public realm sets the project apart from the industrial sectors of the 20th century. Steelport introduces a new type of industrial development that combines industrial and production spaces with other vital urban functions and public realm amenities.

The intrigue of interface at Steelport lies in the dialogue between crisp new industrial buildings with existing remnant infrastructures and important harbour settings – all set within a public realm framework that showcases the predominance of landscape and ecological systems, including water management and biodiversity.



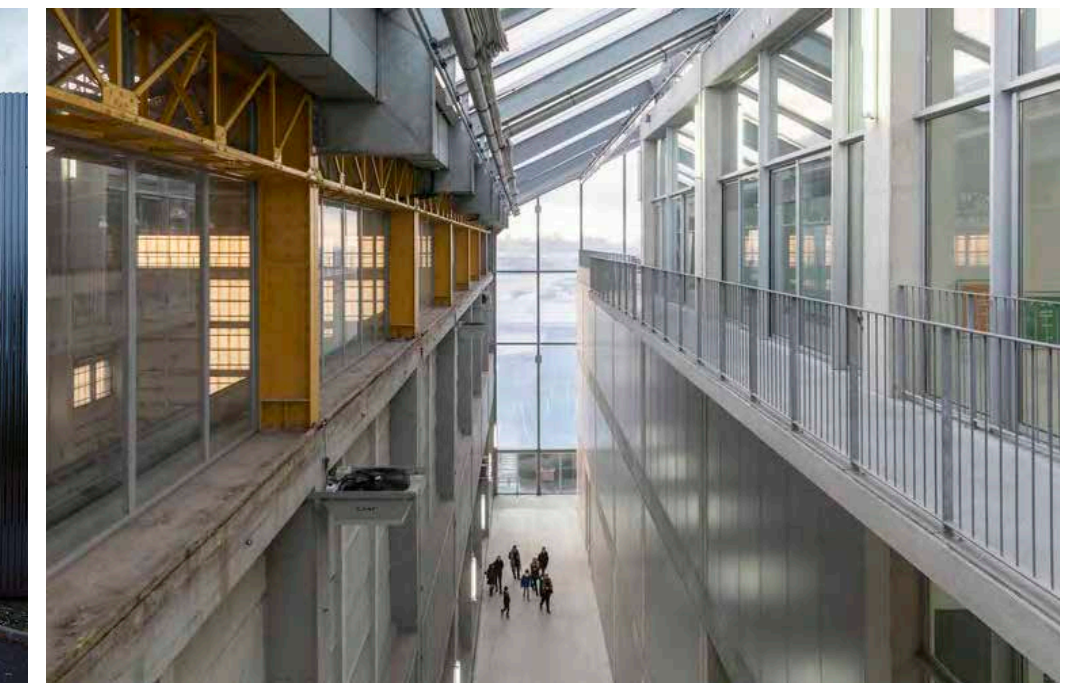
Spaces of Exchange with New Industry



Conceptual rendering
For illustrative vision purposes

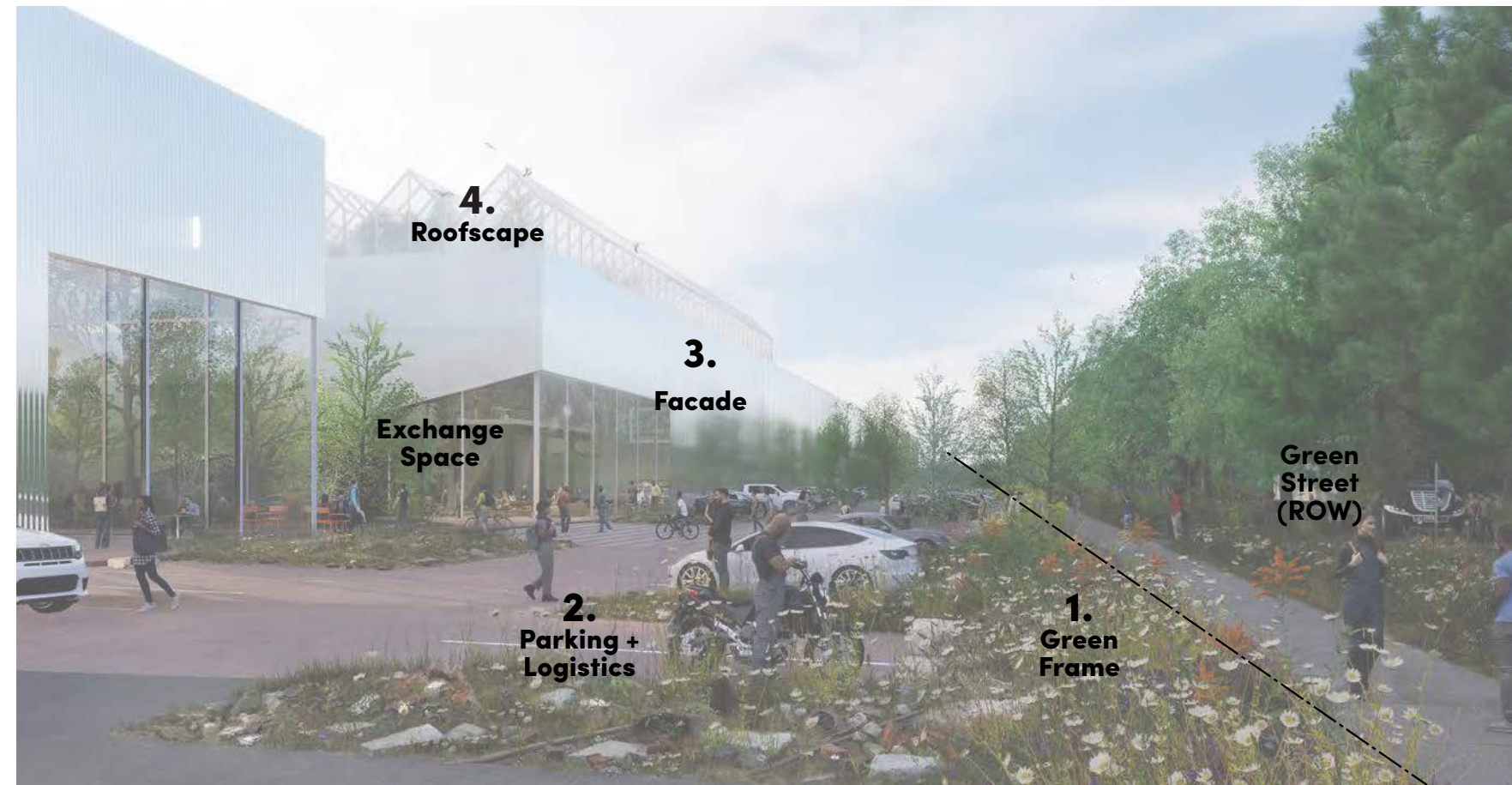
View of the frontage of a private industrial block, articulating the interface between new industry and the public realm

Moments of interface with the public realm open-up opportunities to support interchange between large-scale industry, diverse scales of innovation and public amenity.



Reference Images: (clockwise from top left) Octapharma Brewery, Stockholm, Sweden / Mill 19, Pittsburgh, PA, USA / CRWD Office, Minneapolis, MN, USA / FRAC Grand Large, Dunkirk, France / SAMMODE, Lamotte-Beuvron, France / 100 Hooper, San Francisco, CA, USA

Materializing the Interface



A focus on four key areas of interface

Materializing a sustainable new approach to the integration of new industry with the public realm, amenity, and the environment requires a responsiveness to place, performance, operations and logistics. Four key areas of the private blocks are the subject of a set of intentions for handling the interface; they focus on the spaces of exchange between new industry and the public realm and are meant to be complementary to the Bayfront Industrial Guidelines and employed in conjunction.

The **Green Frame** is the high performing landscape buffer that is productive in terms of biodiversity, cultivation, and stormwater management and coheres the block with a thickened green edge adjacent to streetscapes; **Parking & Logistics** sets a distinct approach to stormwater management and use of salvaged materials to overcome the generic asphalt landscapes of past

industry; **Facade** promotes the use of a clean, quiet architectural language that is intentionally low on expression so that new buildings are recessive within their environment. A priority on environmental performance, use of local materials, lightness of form, and pragmatic structural clarity guide the architectural design of buildings; and finally, **Roofscape** aims to seize upon the vast roofscape as a terrain for more environmentally productive and sustainable approaches. The result is a new image and experience for the industrial district.

Intensity of expression within the otherwise quiet industrial sites cluster around these moments of exchange, 'opening up' opportunities to encourage interaction in the public realm. These interface moments are contextual - they connect and animate entrances, facilitate mobility and desire lines of movement, and support orientation and wayfinding within and beyond the blocks.

1. Green Frame

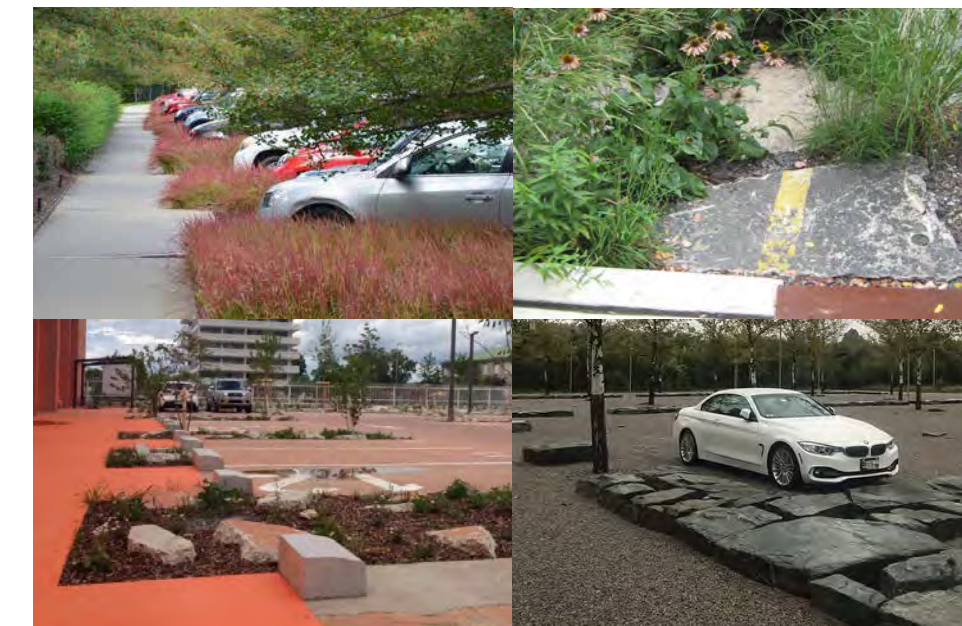
The predominance of a high-performing landscape is central to defining the image and experience for new industry; a productive and resilient interface with the public realm



Reference Images: (from top) Park Of The Docks, Saint-Ouen, France / Park Poelzone Westland, Westland, Netherlands

2. Parking and Logistics

A porous, textured ground that integrates stormwater management, native plants, and material traces within spaces of exchange between inside/outside



Reference Images: (clockwise from top left) Dia Beacon, Beacon, NY, USA / Urban Outfitters HQ, Philadelphia, PA, USA / Glenstone Museum, Trivilah, MD, USA / Fleury-Mérogis Public Parking, Fleury-Mérogis, France / Esplanade Tase, Lyon, France

3. Facade

A clean, quiet architectural language that intentionally recedes within the environment, with a priority on environmental performance and use of local materials



Reference Images: (from top) Kathleen Andrews Transit Garage, Edmonton, Alberta / SAMMODE, Lamotte-Beuvron, France

4. Roofscape

The scale of built footprints in the industrial sector is significant; enabling the productive potential of over 200 acres of roofscape would transform the skyline



Reference Images: (clockwise from top left) UF002 De Schilde, The Hague, Netherlands / Gigafactory Nevada, Storey County, NV, USA / Nature Urbaine, Paris, France / Nature Urbaine, Paris, France / Ford Rouge Complex, Dearborn, MI, USA

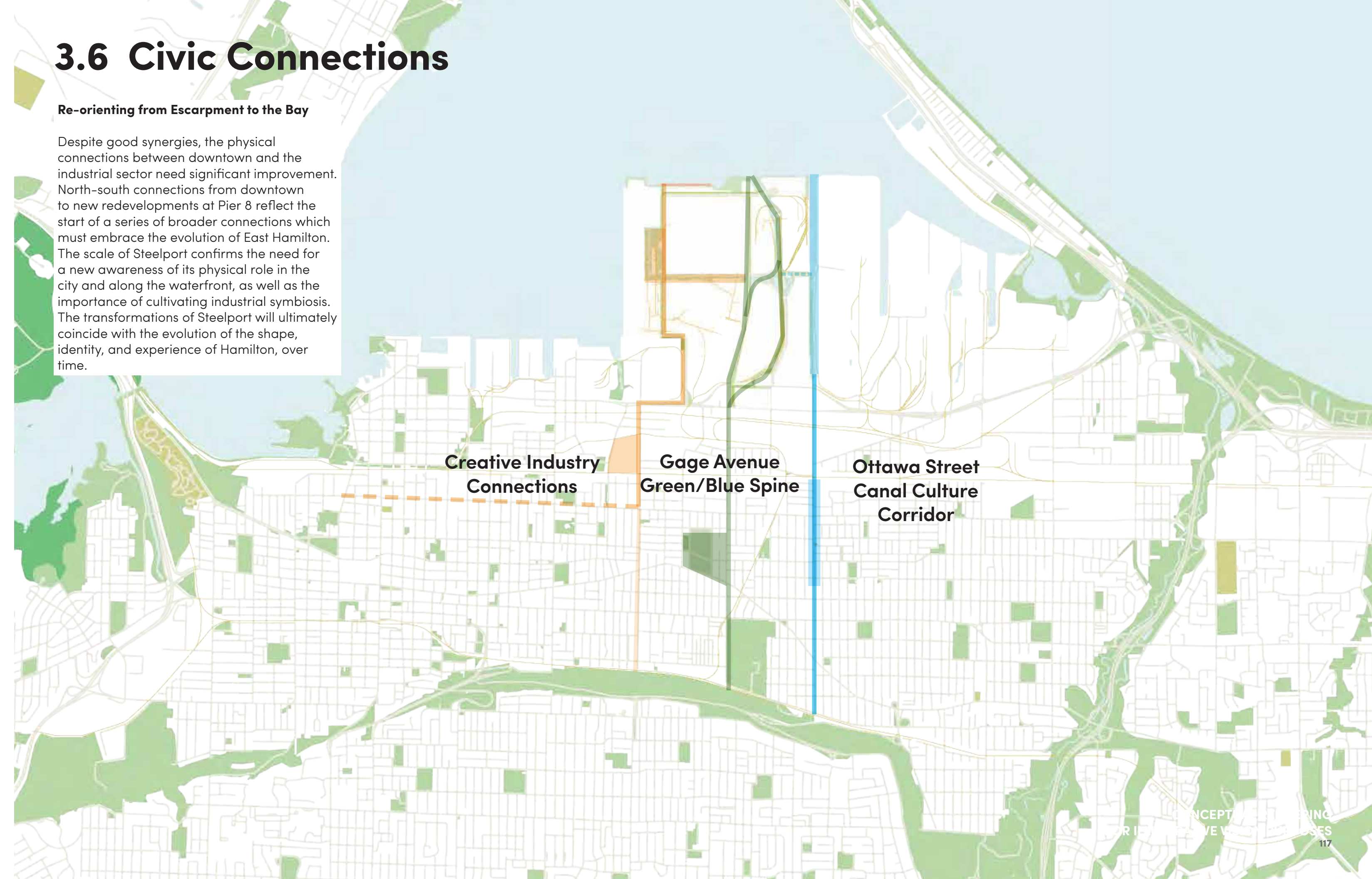
Expanded Repertoire of Civic Connections

Hamilton's urban economy will increasingly rely on its proximity and connectivity of the city with its evolving industrial sector.

3.6 Civic Connections

Re-orienting from Escarpment to the Bay

Despite good synergies, the physical connections between downtown and the industrial sector need significant improvement. North-south connections from downtown to new redevelopments at Pier 8 reflect the start of a series of broader connections which must embrace the evolution of East Hamilton. The scale of Steelport confirms the need for a new awareness of its physical role in the city and along the waterfront, as well as the importance of cultivating industrial symbiosis. The transformations of Steelport will ultimately coincide with the evolution of the shape, identity, and experience of Hamilton, over time.



Steelport and the City



Conceptual rendering
For illustrative vision purposes

Aerial view from escarpment to waterfront illustrating the important links and potential civic connections between the city and its evolving industrial sector

1. Main Street to Canal – Ottawa Street Canal Culture Corridor

The energy of eclectic Ottawa Street has the potential to extend beyond its current terminus at Industrial Drive and extend directly to the canal and beyond to the waterfront. This re-situates the vibrant pedestrian destination of East Hamilton and its urban culture with the rich ecological setting of the canal, encouraging future activation of the inlet.



Conceptual Rendering: (top) View looking north of the Ottawa Canal featuring a possible future boardwalk connection
Site Image: (bottom) views south along Ottawa Street of (1) Ottawa Street North retail and Culture Blocks, (2) the 3 existing overhead gateways and, (3) stipes inlet

2. Escarpment to Waterfront – Gage Avenue Green/Blue Spine

The enhancement of Gage Avenue as a green/blue experience that connects the mountain to the waterfront, is key to integration of community, industry, and nature. Gage Avenue gathers together existing civic destinations (Gage Park, Tim Horton's Field, etc.) to the central spine of Steelport's public realm.



Site Image: (top) view from the escarpment along Gage Avenue to the Waterfront

3. Steelport to Downtown – Creative Industry Connections

A trajectory of creative industry start-ups is forming upon a series of sites loosely along the Barton Street and rail corridor between Steelport and downtown. Physical links and collaborative connections should be enhanced between these emerging hubs of creative industry and downtown urban life.



Conceptual Rendering: (top) Aerial view of the Battery, transformed a public destination
Site Image: (bottom) view across the rail corridor with The Cotton Factory and XXX in the foreground and the existing Stelco Battery beyond

4. Implementation

A transformed experience of place.

The vision highlights opportunities and potential for this place, without being overly prescriptive or definitive in its plan. It is deliberately open to an evolving and collaborative process that will unfold iteratively, over time.

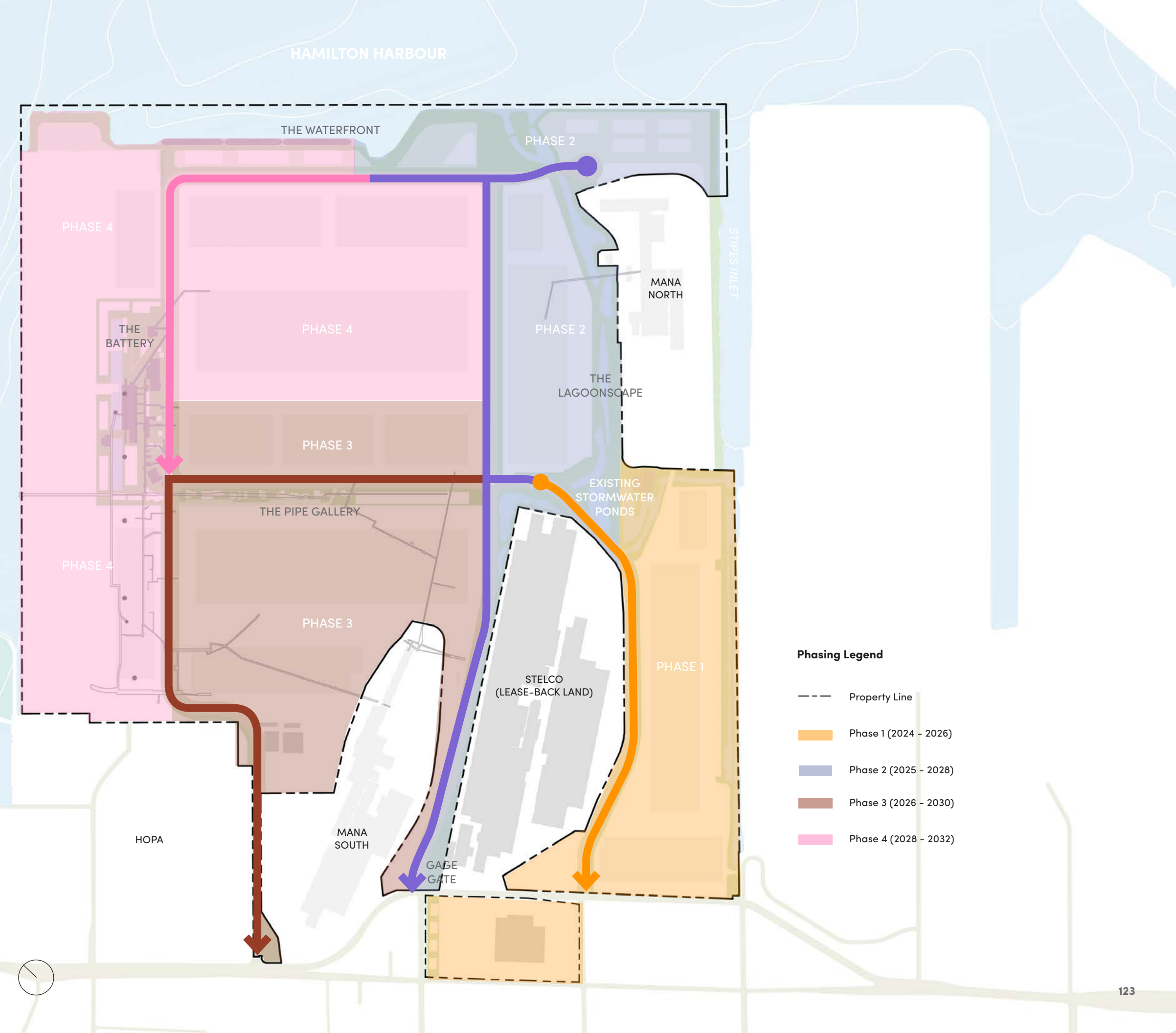
4.1 Planning and Phasing

The Steelport lands represent one of the largest single land holdings in the City's built-up area. Development of this scale will require variety of development approvals and permitting.

This document is intended to guide planning and design of the Draft Plan of Subdivision as it relates to infrastructure and the public realm. Once draft approval is obtained, this document will provide a framework to guide detailed design of the various public realm components that have been proposed for implementation.

The planning and design of each development block will be informed by the City's Bayfront Industrial Area Urban Design Guidelines (2022) and approved through Site Plan Control.

Phasing has been designed to unlock development opportunities as Stelco's operations are consolidated to the lease back lands. Infrastructure for each phase will be designed to support future development and access to the water is intended to become available as a part of Phase 2. Phase timing and order will continue to be assessed as the master plan evolves.



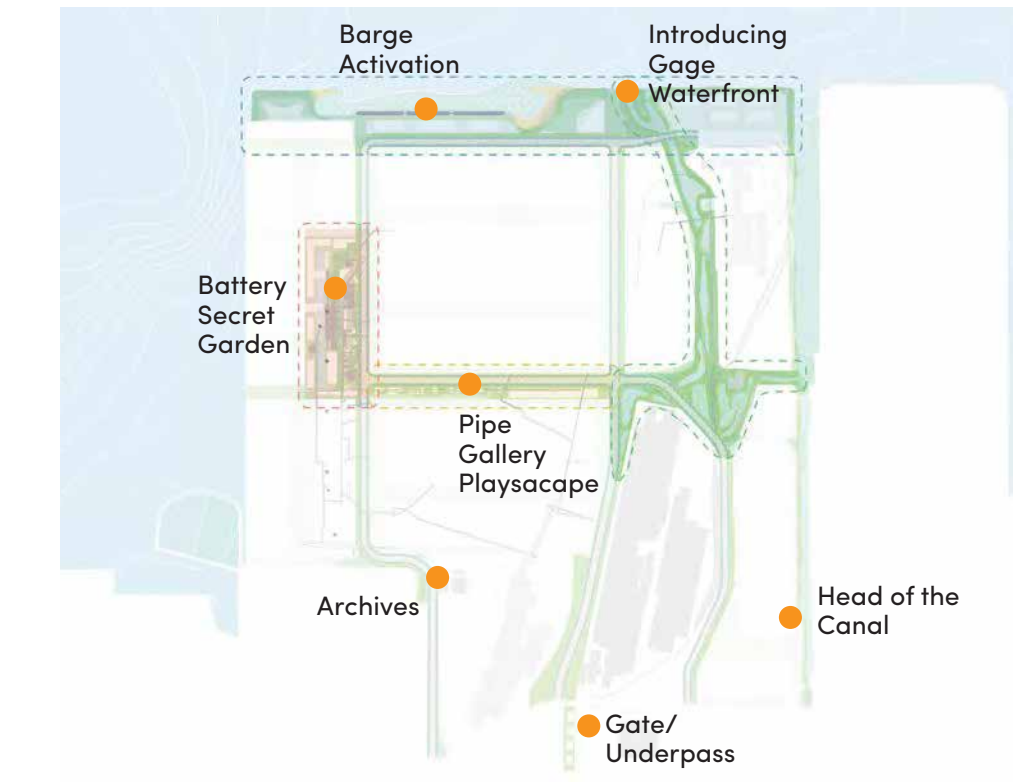
4.2 Transformation Over Time



Conceptual rendering
For illustrative vision purposes

View looking north of the Ottawa Canal featuring a proposed boardwalk connection and suggestive of the potential for further shoreline improvements that could be made through collaboration with adjacent industrial landowners

Early Activation Opportunities - Strategic Interventions Telegraphing Transformation



Transformation Over Time

The build-out of Steelport will be multi-phased and take place over decades. It becomes important to conceive of early activations and demonstration projects for the near-term that convey and embody the predominant spirit of Steelport – that of innovative industrial hybrids. Pop-up culture and pilot projects offer a quick way to activate sites of public importance and foreshadow future uses within this vast area. Pilots become meaningful when they telegraph or test what is to come in the future. Early activations within Steelport have the potential to play a vital role as platforms for breeding a new image of these lands as grounds for industry, innovation, culture, recreation, and nature – building upon the urban design framework which values the accumulated layers of history and use that are unique to this place.