

STEELPORT

Hamilton's Evolving Legacy

2023-06-06

**Formal Consultation Package
CITY OF HAMILTON**



FORMAL CONSULTATION PACKAGE

TABLE OF CONTENTS

PART 1. INTRODUCTION

Project Team

Project Overview

PART 2. CONTEXT

The Shape of Hamilton

The City and Its Shoreline

The Site

PART 3. VISION

Public Realm Framework – Demonstration Vision Plan

Key Elements – Water, Industrial Remnants, Distinct Open Spaces, Streets & Greenways, Active Transportation

The Steelport Loop – Hybrid Places/Models & Partnerships

District Clusters – The Battery, The Pipe Gallery, The Lagoons, The Waterfront

New Connectivity – Escarpment To Waterfront

PART 4. MASTER PLAN

Concept Plan

Block Plan

Block Breakdown – Use Mix

Transportation/Servicing/Stormwater Management Strategy

Phasing

Sustainability & ESG

Timeline

INTRODUCTION PROJECT TEAM



SLATE ASSET MANAGEMENT



GENSLER ARCHITECTURE & DESIGN



STANTEC ENGINEERING SERVICES COMPANY



MHBC PLANNING, URBAN DESIGN & LANDSCAPE ARCHITECTURE



PUBLIC WORK URBAN DESIGN & LANDSCAPE ARCHITECTURE



PINCHIN LTD. ENVIRONMENTAL ENGINEERING



BALDASSARRA ARCHITECTS INC.

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“We are shaping the future of cities with unique and impactful design”

“We always design with community in mind”

“Trusted professionals in Planning, Urban Design and Landscape Architecture”

“Our practice draws upon the rich history of city building to advance contemporary solutions for urban environments”

“We are committed to helping our clients balance business goals with an understanding of both their natural and built environment”

“The ability to think outside the box, while designing the dimension within”

Slate Asset Management is a global alternative investment platform targeting real assets. We focus on fundamentals with the objective of creating long-term value for our investors, partners, and communities. Slate’s platform has a range of real estate and infrastructure investment strategies, including opportunistic, value add, core plus, and debt investments.

Every day, millions of people around the world experience the spaces and places that Gensler creates. With that impact comes great responsibility. That’s why using design to improve the human experience is the highest calling for our work. Our clients look to us to change their business – and the world – for the better.

We care about the communities we serve –because they are our communities too. We are designers, engineers, scientists and project managers innovating together at the intersection of community, creativity and client relationship. Balancing these priorities results in projects that advance the quality of life in communities across the globe.

Since 1973, MHBC has been providing exceptional Urban Planning, Resource Management, Urban Design and Landscape Architecture services to our public and private sector clients across Ontario. As a results oriented firm, MHBC is committed to excellence in all aspects of our practice.

We aim to produce transformative works that invigorate the public realm, optimize and enhance the performance of urban and natural systems, and support public life by adding new layers of experience to the city. We are innovators at transforming under-utilized terrain into bold, new urban landscapes.

At Pinchin, we identify and manage each organization’s environmental, health & safety and built structure risks. We provide high quality service based on the pillars of honesty, integrity and accountability. We strive for excellence in all our business dealings and welcome feedback from our clients in support of our continuous improvement.

Creativity, functionality, and attention to detail are the main determinants of superior architectural design and the cornerstones of our design philosophy. At Baldassarra Architects, our commitment to excellence is matched by our commitment to service our clients for more than 35 years.



INTRODUCTION

PROJECT OVERVIEW

Site History & 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 on the subject lands in 1910 and operated on the site for over a century. Hugh Hilton became the president of Stelco in 1945, and under his leadership, operations tripled in size by 1966. In honour of Hugh Hilton, Stelco's Hamilton plant was renamed Hilton Works in 1964.

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 for relocation in several years and the cold rolled still mill which is intended to remain for the foreseeable future.

Slate acquired the subject lands in 2022 with the intent of redeveloping them into a modern, master-planned employment area. To facilitate the acquisition, the lands containing the cold rolled steel mill were severed from the balance of the property (City file HM/B-21:98). However, both severed and retained lands remain under Slate's ownership.

Over the past several years, Slate has been undertaking preliminary studies of the property to investigate existing on-site conditions including private infrastructure and utility networks, soil conditions and potential areas of contamination.

Master Plan Vision & Process

With Slate's acquisition of the property, a multi-disciplinary process of master planning was initiated. Investigation of functional site constraints including contamination, infrastructure, and utility networks and soil conditions 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 and public waterfront access corridors.

The master plan is intended to provide approximately 230 hectares of developable site area accommodating upwards of 1,000,000 square metres (11,000,000 square feet) of gross floor area for primarily employment-related uses. The developable area is proposed to be initially contained within large development blocks that can be further subdivided through part-lot control processes in the future to accommodate specific end-users.

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 public portions of the property, including the waterfront. The road and trail networks are designed to integrate seamlessly into the City's Bayfront Area 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.

The master plan vision proposes an extensive public realm including an expansive trail network that ties together a stormwater lagoon park, waterfront promenade, and a proposed Coke Battery park amenity. Cultural elements and retail amenities are planned around a 4 km 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 neighborhood 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.



INTRODUCTION

PROJECT OVERVIEW

Subject Lands and Proposed Development Applications

The following outlines the proposed approach to the various development applications that will be required to implement the proposed vision.

1) Site Plan Application for Phase 1 Lands

- Receive approval and begin build out of Phase 1 lands to accommodate existing demand for employment growth in Hamilton while subdivision planning for the balance of the site proceeds

2) Draft Plan of Subdivision

- To establish the development blocks and infrastructure including but not limited to public roads, servicing corridors

3) Zoning By-law Amendment

- To expand the existing zoning to permit additional uses including employment, supporting commercial and open space uses
- To remove the holding provision once master planning work as been completed

4) Draft Plan of Subdivision Registration - Phased

- To satisfy draft plan conditions of approval in phases as the development proceeds
- To address details associated with detailed engineering, landscaping, urban design

5) Part Lot Control and / or Consent

- To divide the large development blocks into smaller blocks, where needed, as users become known, and/or as market conditions change

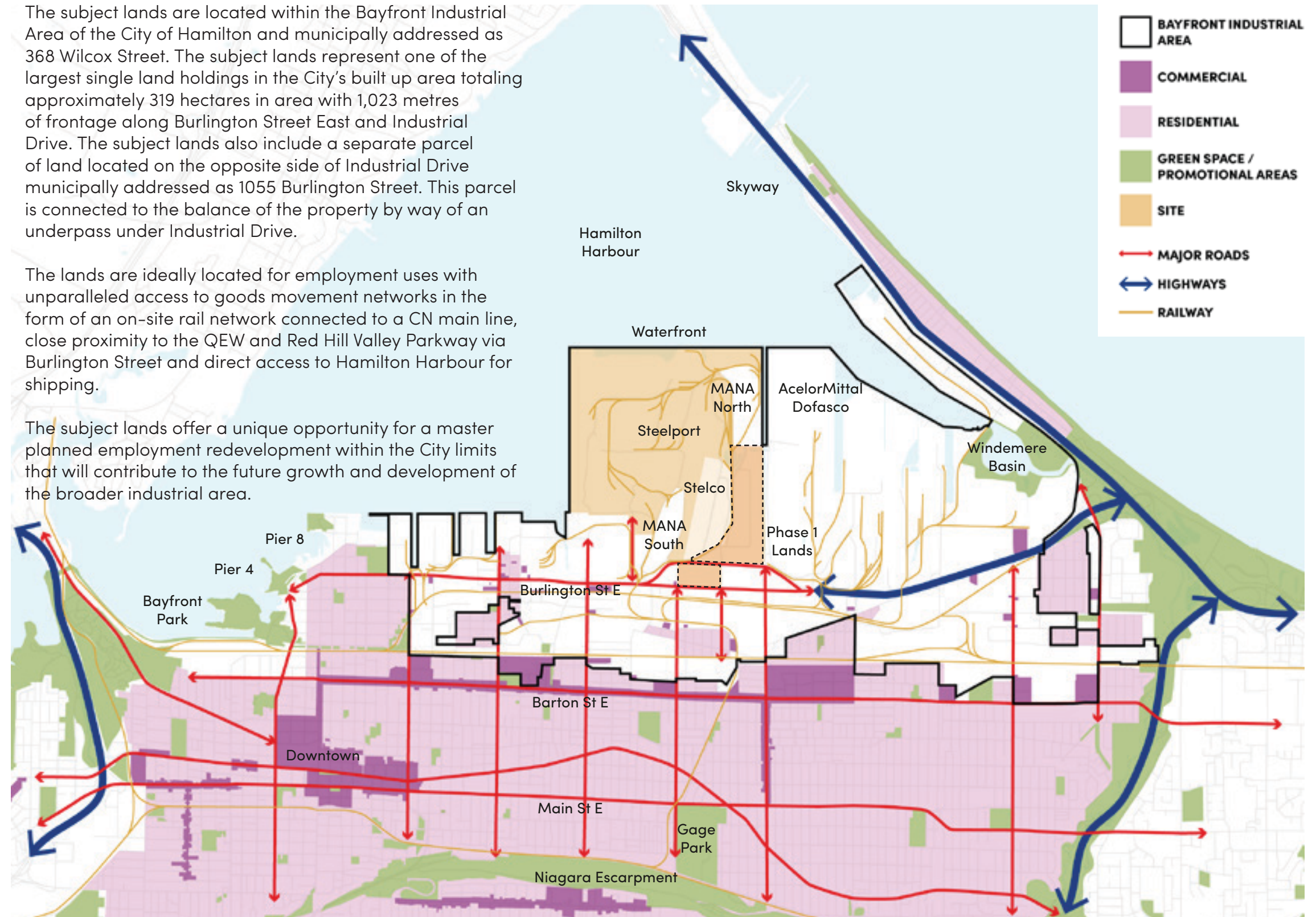
6) Site Plan Applications

- To address detailed site design, including engineering, landscaping, and lighting ahead of building permit issues

The subject lands are located within the Bayfront Industrial Area of the City of Hamilton and municipally addressed as 368 Wilcox Street. The subject lands represent one of the largest single land holdings in the City's built up area totaling approximately 319 hectares in area with 1,023 metres of frontage along Burlington Street East and Industrial Drive. The subject lands also include a separate parcel of land located on the opposite side of Industrial Drive municipally addressed as 1055 Burlington Street. This parcel is connected to the balance of the property by way of an underpass under Industrial Drive.

The lands are ideally located for employment uses with unparalleled access to goods movement networks in the form of an on-site rail network connected to a CN main line, close proximity to the QEW and Red Hill Valley Parkway via Burlington Street and direct access to Hamilton Harbour for shipping.

The subject lands offer a unique opportunity for a master planned employment redevelopment within the City limits that will contribute to the future growth and development of the broader industrial area.

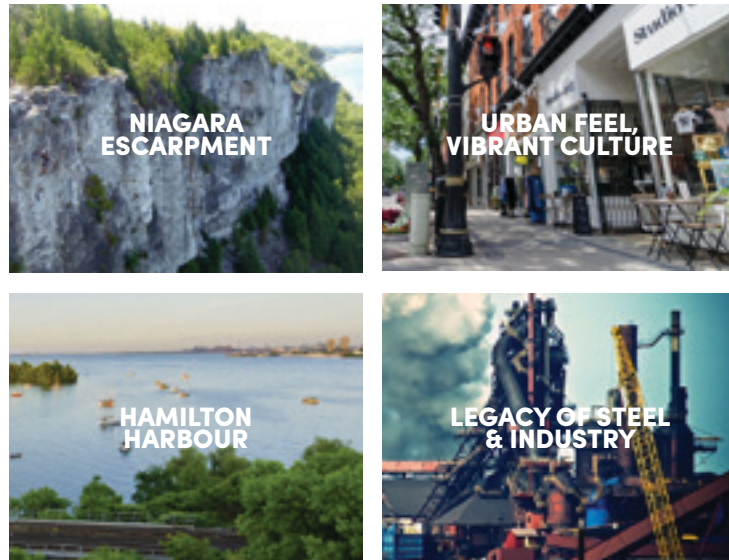


INTRODUCTION
PROJECT OVERVIEW



CONTEXT

THE SHAPE OF HAMILTON – GEOGRAPHY & IDENTITY



Images: (top, left) Limestone Cliff Escarpment Ecology; (top, right) James Street, Hamilton; (bottom, left) Hamilton Harbour; (bottom, right) Stelco steel facilities.

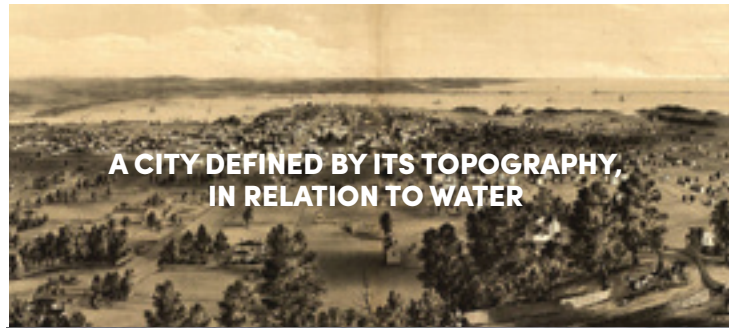
The experience in Hamilton is defined by the co-existence of water, urban vibrancy, industry and 'The Mountain' topography.

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. This uniquely Hamilton experience is linked via Gage Avenue, the central spine of the project.



CONTEXT

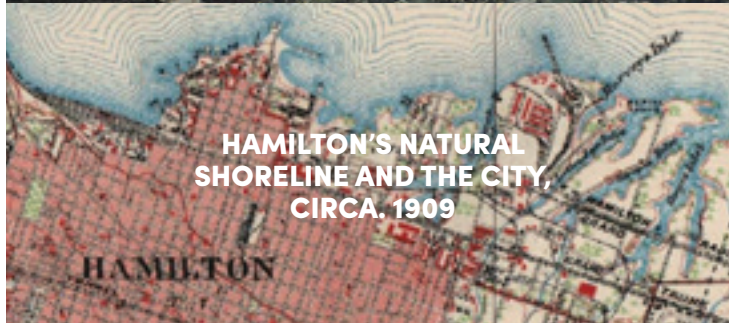
THE CITY IN RELATION TO ITS SHORELINE



A CITY DEFINED BY ITS TOPOGRAPHY, IN RELATION TO WATER



EARLY HAMILTON STREETS, IN RELATION TO WATER



HAMILTON'S NATURAL SHORELINE AND THE CITY, CIRCA. 1909



20th CENTURY HARBOUR INFILL OF INDUSTRIAL LANDS SEVERS RELATIONSHIP OF NEIGHBOURHOODS TO THE BAY



21st CENTURY RE-ESTABLISHING HAMILTON'S MOUNTAIN TO BAY INTER-CONNECTIONS

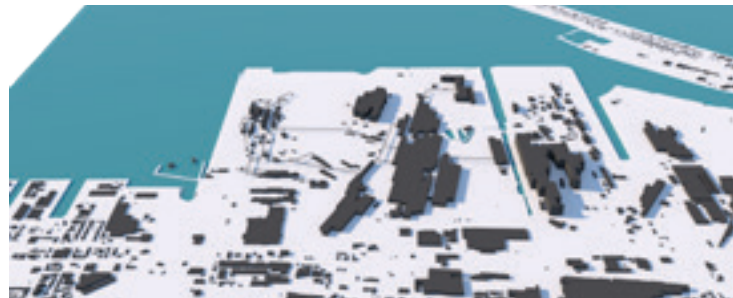
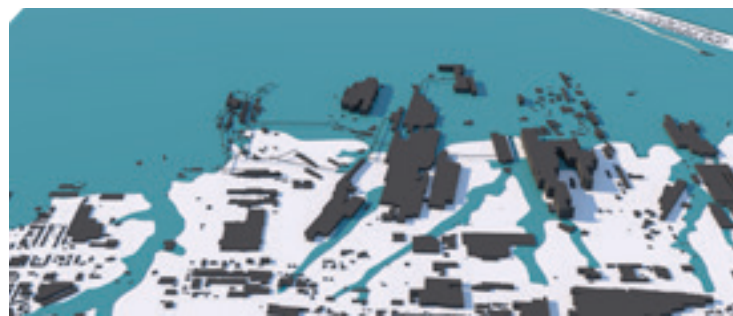
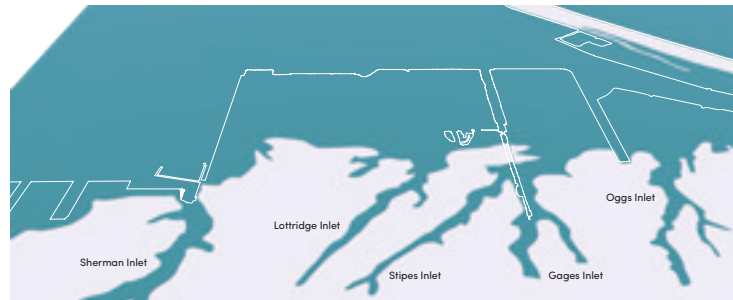


Where the 20th century infill of shoreline to create Hamilton's industrial lands reflected a severance of the relationship between its neighbourhoods with the Bay, the 21st century marks an evolution toward a renewed inter-connectivity between the city and its shoreline. The Steelport site and its significant 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.

CONTEXT THE SITE



Images: (above) Identifying the existing qualities of the site - its evocative materials, textures and traces, remnant infrastructures (both on ground and aerial conveyances) and the pioneering ecologies - creates a foundation for thinking about the site's public realm resources and the qualities of the place as-found.



Images: (top) A series of marshy inlets once reached down to what is now Barton Street (middle) 18th century natural shoreline overlaid with Stelco operations (bottom) The site and buildings circa 2022

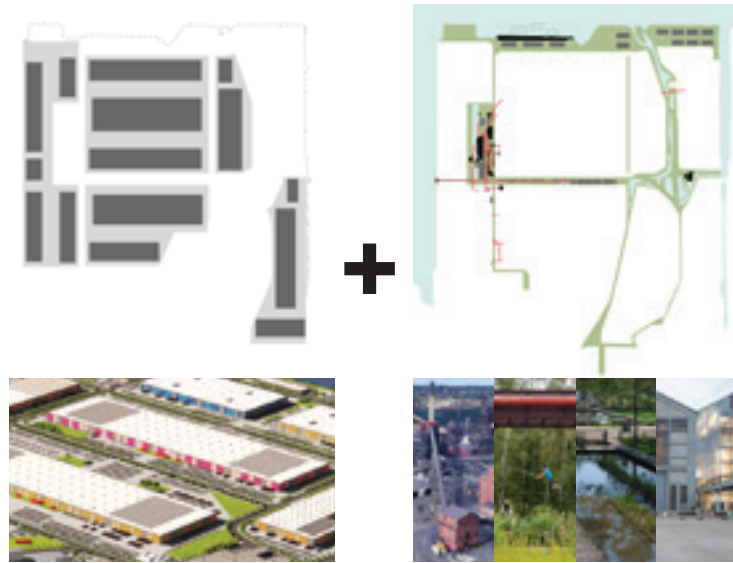
A one-of-a-kind waterfront site enmeshed amidst urban fabric, industry, and pioneering natural ecologies.

Understanding the evolution of this site over time - including both the character of the landscape before the city, with its indented shoreline of bays and inlets, and as a site of evolving industry - inspires a renewed relationship to water, more performative green infrastructure, and enhanced site connectivity. The discovery of the site's existing textures and remnant industrial artefacts inspires an approach of using the history of the site as a guide to imagine its public realm transformation.



VISION

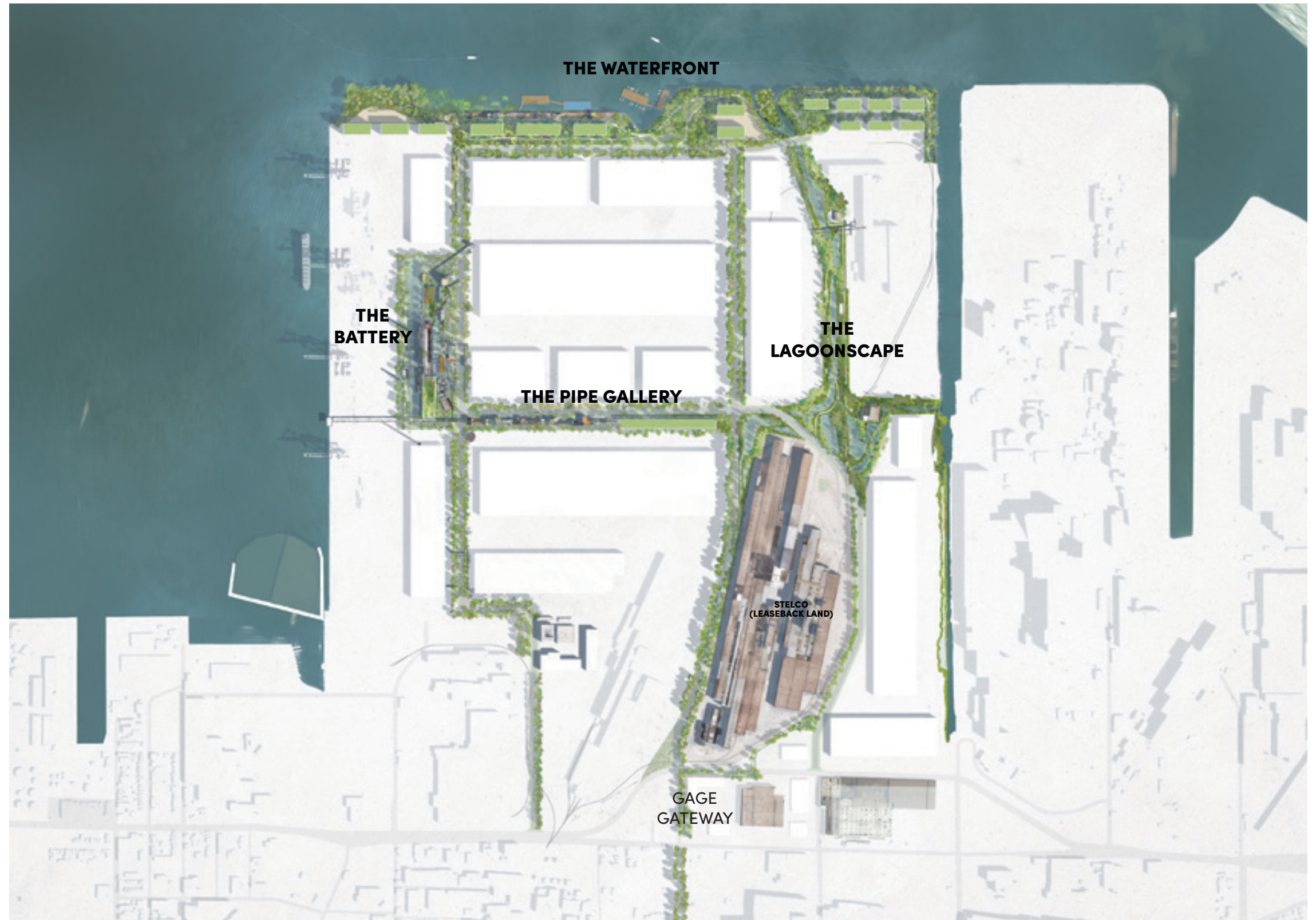
PUBLIC REALM FRAMEWORK – DEMONSTRATION VISION PLAN



Images: The fusion of industrial uses (left) structured around a generous public realm armature (right) creates a distinct identity for the evolving site. New hybrid uses co-existing amongst the industrial sector offers unexpected contrasts, amenity and potential partnerships.

An unique opportunity for Hamiltonians to re-engage with the waterfront and an iconic cultural landscape.

The public realm framework offers a vision combining site regeneration and economic development structured by a series of open space features that connect Hamiltonians with one of the most important cultural landscapes in the harbour. The public realm vision creates immersive experiences across the site marked by the unique dialogue between industrial heritage, nature, new amenity, and industry – culminating with renewed public access to the waterfront along the north shoreline. An integrated network of public realm elements composed of water, industrial remnants, streets and greenways, amenitized open spaces, and ecological corridors provide the foundation for a transformed experience of place that respects and emphasizes its past, while seeding new life for an evolving future.



VISION

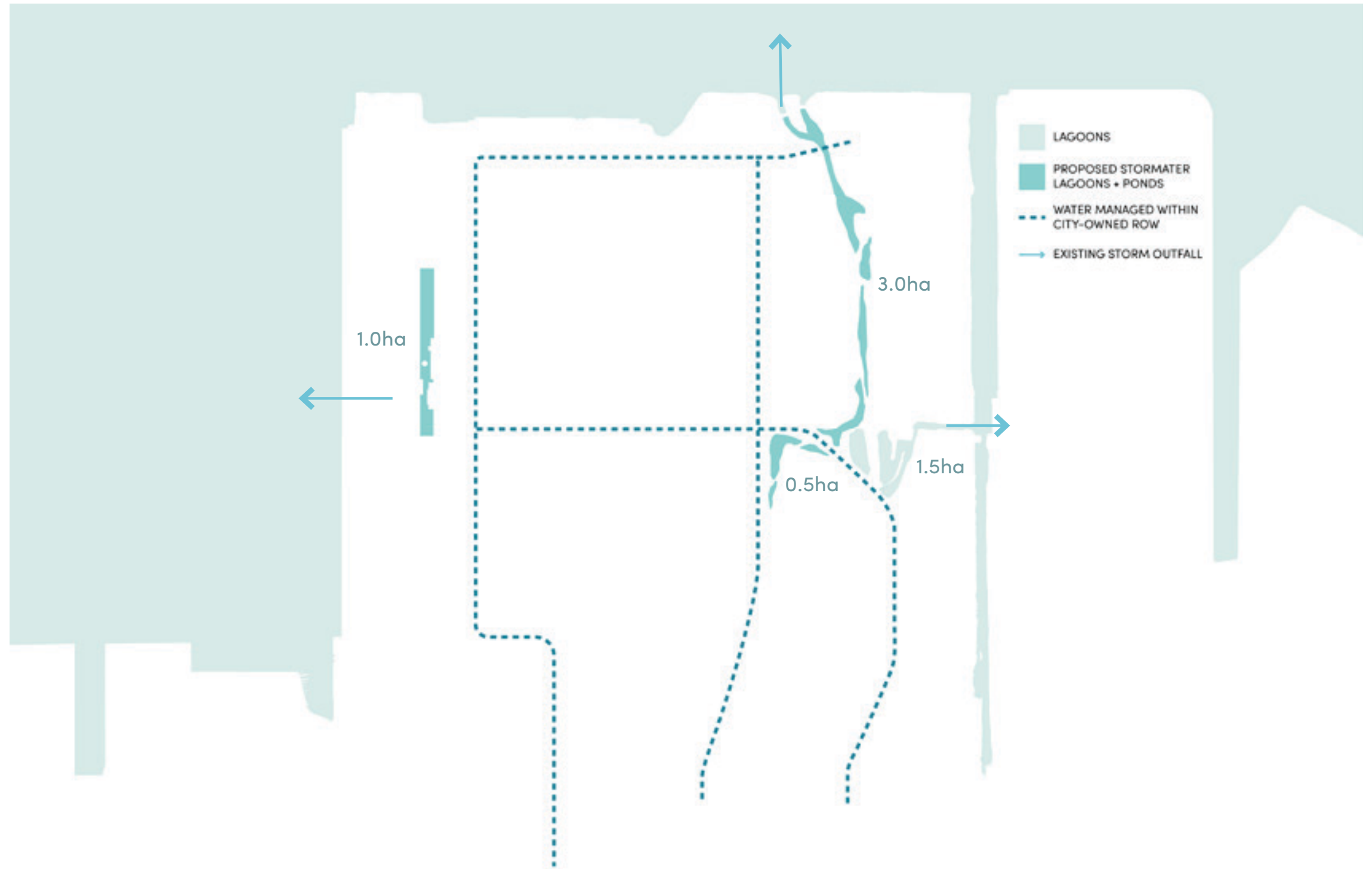
KEY ELEMENTS – WATER



Images: (top, left) Industrial artifact suspended above pond in Duisburg Nord Waterpark, Duisberg, Germany; (top, right) Dale Hodges Park, Calgary, Canada; (bottom, left) Campus de Belval, Esch-sur-alzette, Luxembourg; (bottom, right) Westergasfabriek Park, Armentières, The Netherlands.

Celebrating the integrated role and experience 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 existing site lagoons to create a significant ecological corridor in the east of the site that encompasses 5-ha of integrated stormwater management. This sequence of lagoons reaching north to the bay reflects the recovery of the site's deep landscape history, referencing a dynamic shoreline with multiple inlets, wetlands, and natural habitats. To the west, adjacent to the Battery Works, a 1-ha storm pond is integrated within the new hybrid park landscape, creating a central feature among preserved industrial artefacts, and a symbol of regeneration within the industrial lands.



VISION

KEY ELEMENTS – INDUSTRIAL REMNANTS



Images: (top, left) The demolished Blast Furnace; (top, right) Overview of the Battery and surrounding pipe galleries and industrial remnants; (bottom, left) Existing on-site rail corridor; (bottom, right) Existing overhead pipe gallery.

A foundation of 100 years of industrial uses that will continue to evolve and develop into the future.

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. 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.



VISION

KEY ELEMENTS – LEGACY PUBLIC OPEN SPACES

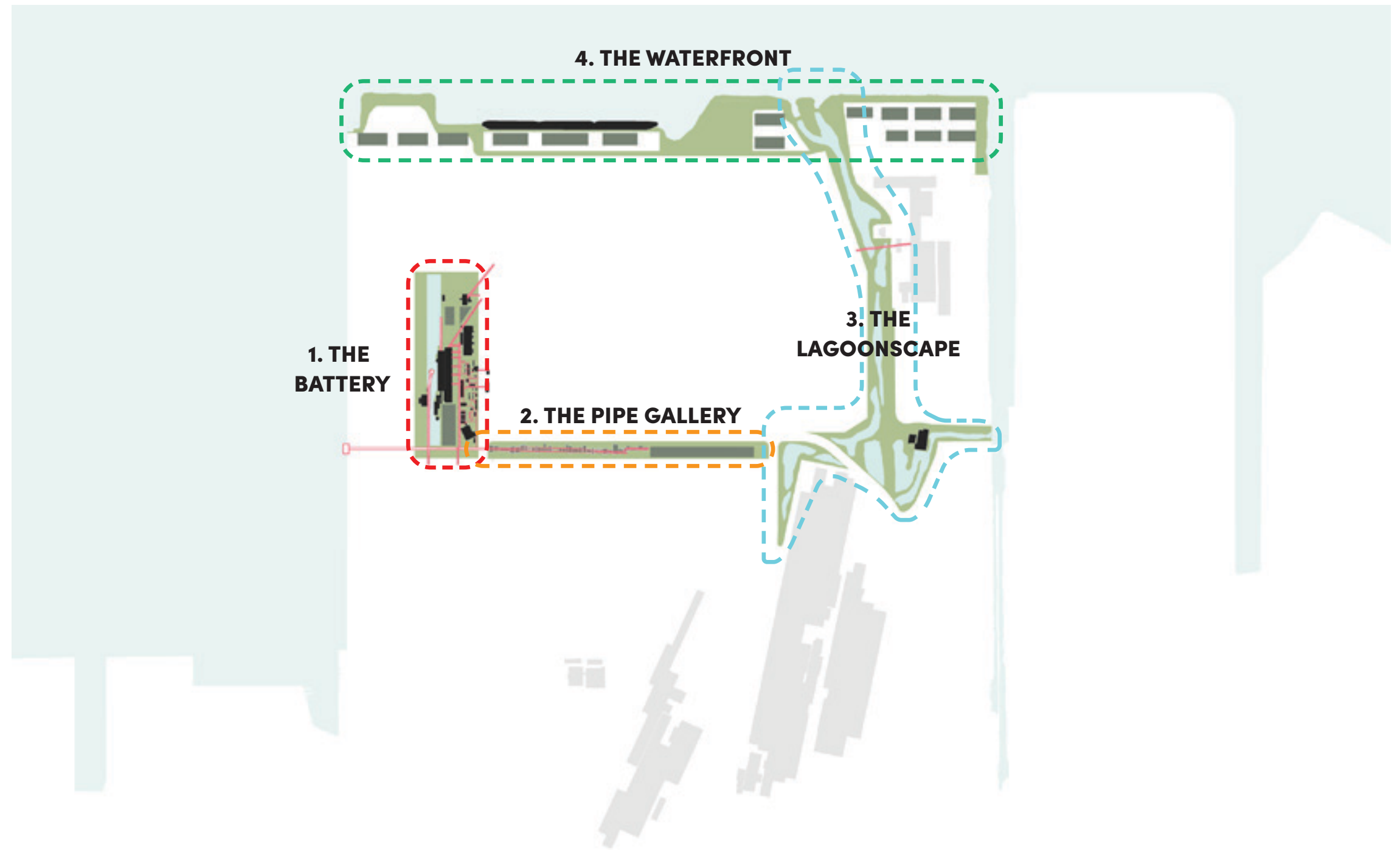
WATER + INDUSTRIAL REMNANTS + NEW PUBLIC AMENITY



Images: (top, left) Duisburg Park, Duisburg, Germany; (top, right) Visualization of the existing Stelco pipe gallery integrated into a commercial main street; (bottom, left) Westergasfabriek Park, Amsterdam, Netherlands; (bottom, right) Paper Island, Copenhagen, Denmark.

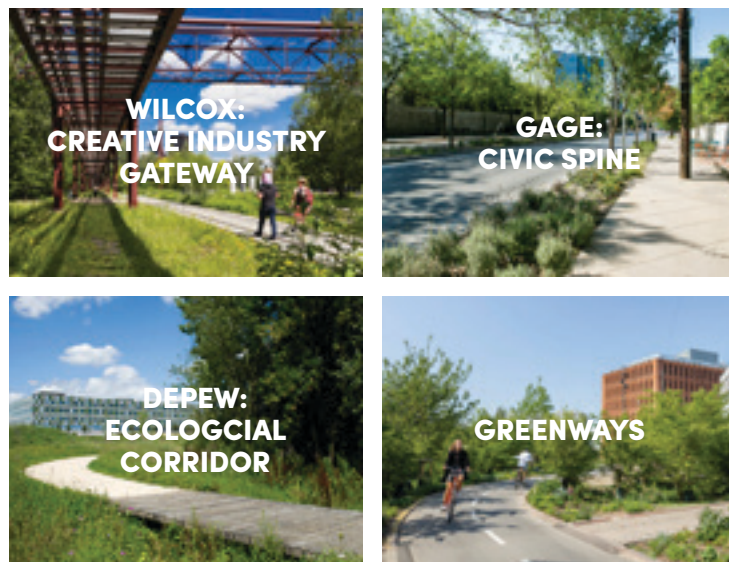
A collection of the site’s most iconic features are anchored with new public amenity to create four distinct and memorable open space destinations.

These open space districts represent the core figure of the sites largest and most public destinations. Each district blends the unique presence of water and industrial remnants along with new public amenities – each in a different way. Their arrangement and proximity allows for the creation of a loop to cohere these diverse places within a network and to make inter-connections between and beyond these features. The complementary layer of streets and greenways stitches this figure back into the city’s broad network of connections. Further, the Steelport Loop creates an ambitious model to integrate hybrid partnerships to bring the districts to life and ensure their on-going vitality and operational success.



VISION

KEY ELEMENTS – STREETS & GREENWAYS



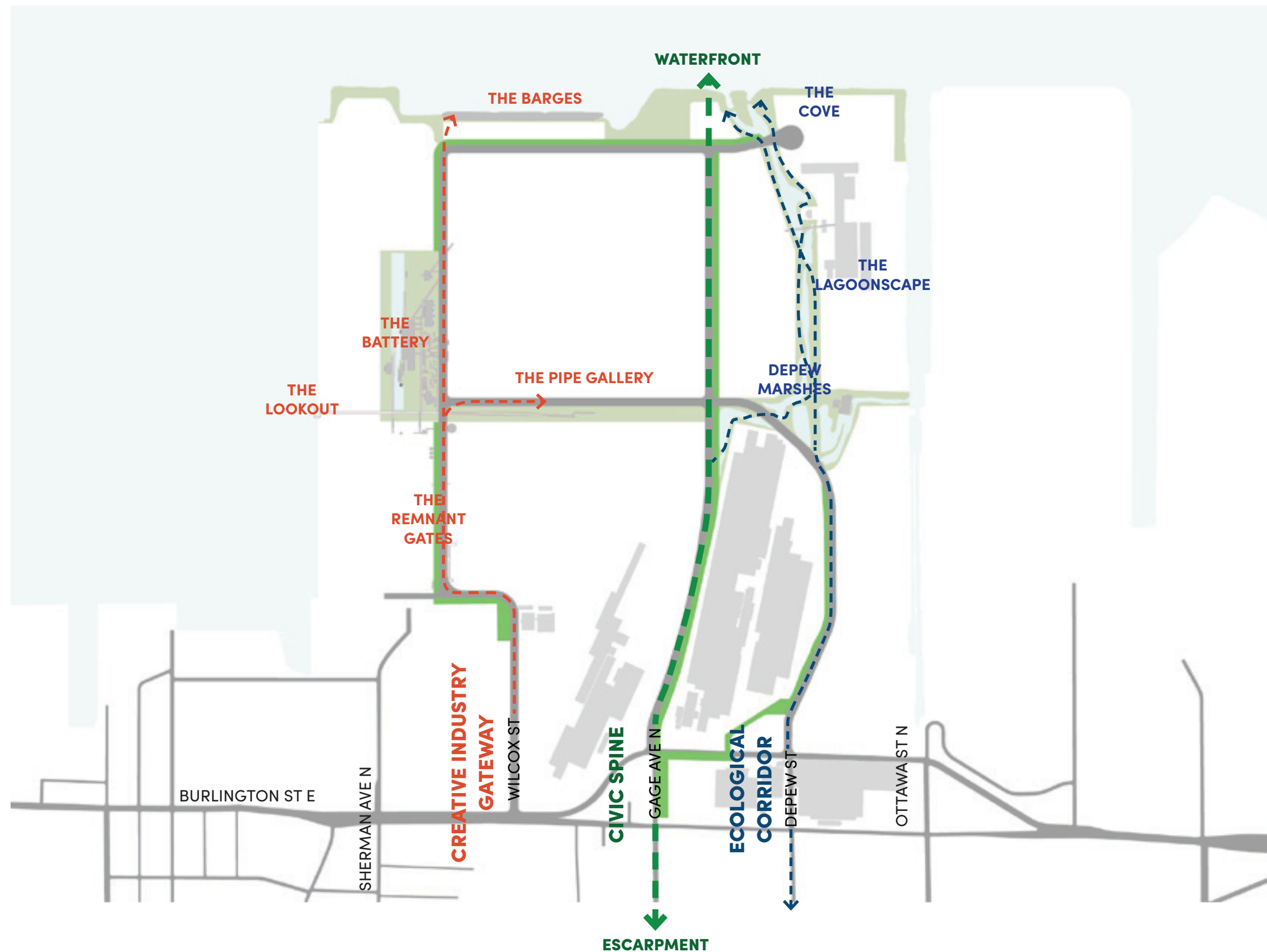
Images: (top, left) Duisburg Nord, Duisburg, Germany; (top, right) DVC Streetscape, San Pedro Garza García, Mexico; (bottom, left) Thalie Park, Chalon-sur-Saône, France; (bottom, right) Sankt Kjelds Plads, Copenhagen, Denmark.



ROW + GREENWAY

The project envisions the pairing of streets with greenways – resulting in a ‘thickened’ experience of the public realm.

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. Pedestrian amenities such as benches, lighting, and waste management receptacles are integrated.



VISION

KEY ELEMENTS – ACTIVE TRANSPORTATION

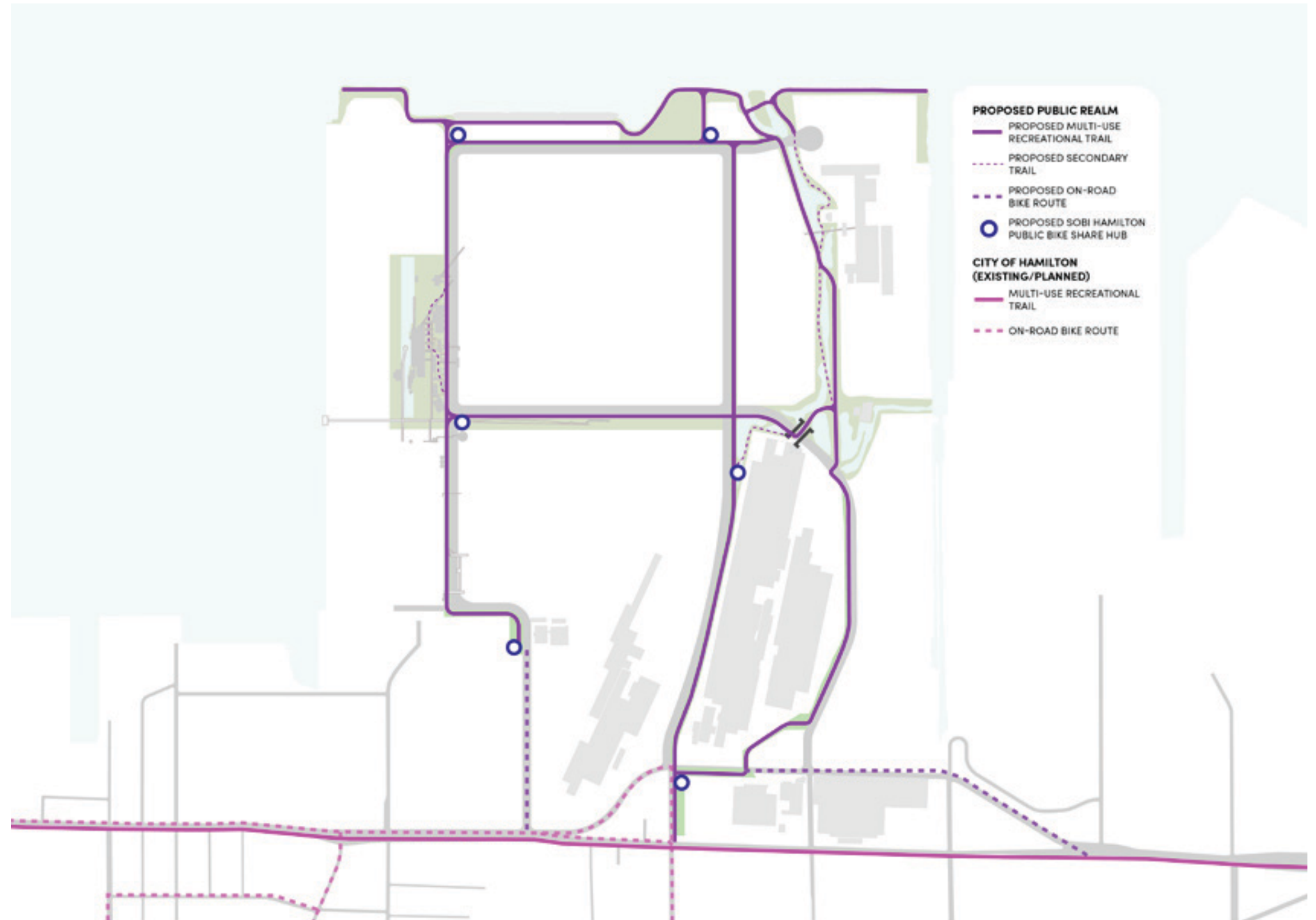


Images: (top, left) Multiuse recreational trail; (bottom, left) Old rail lines used as a guide for movement, URBN Dry Dock No.1, Philadelphia, USA; (right) Cycling path surrounded by industrial remnants in Duisburg Nord, Duisburg, Germany.



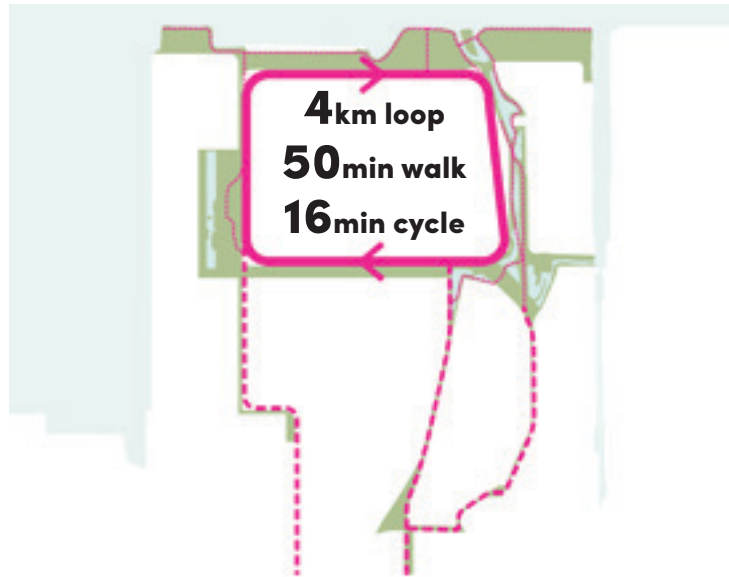
An expansive multi-use recreational trail network that connects Hamiltonians to icons of industry and waterfront.

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.



VISION

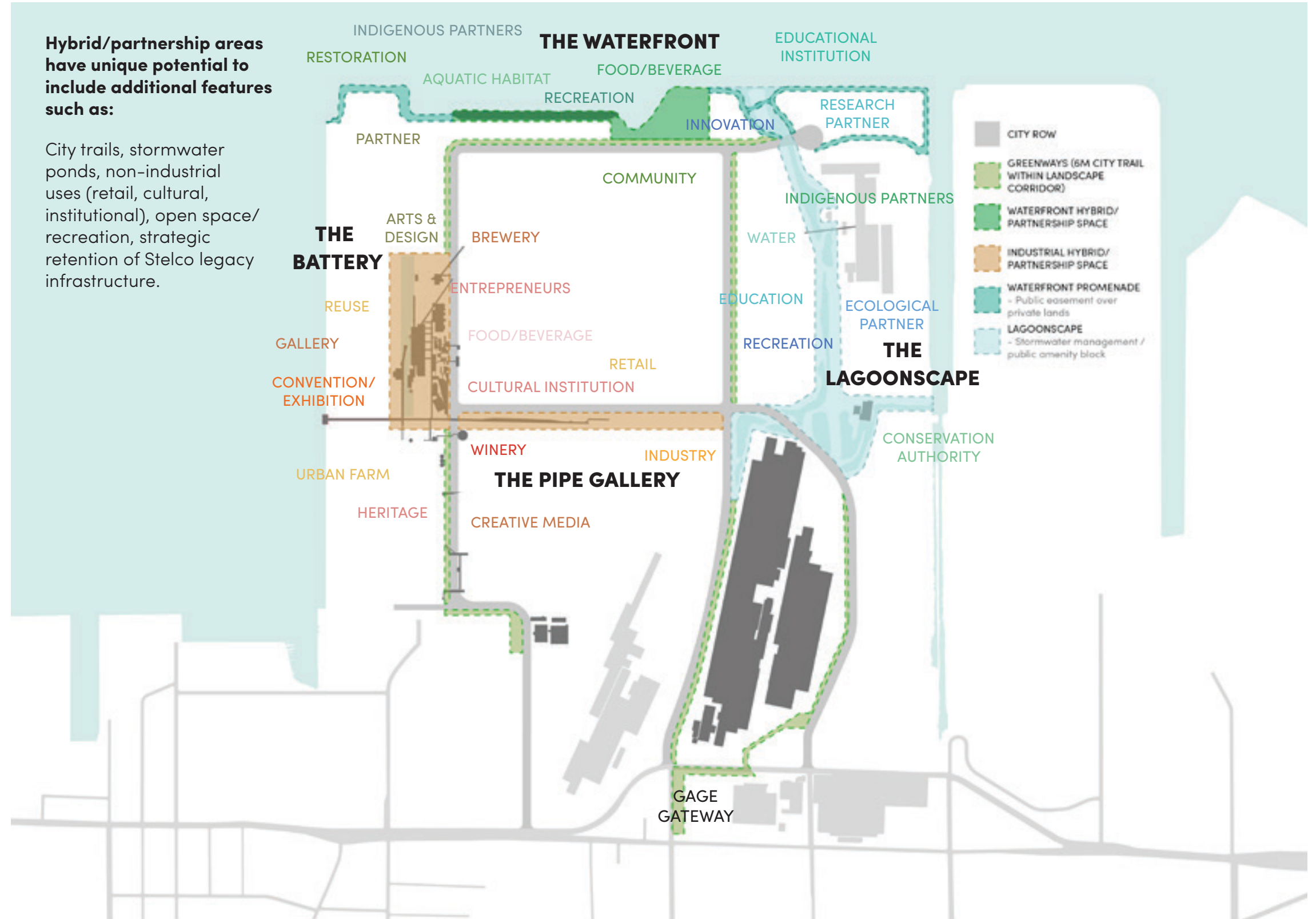
THE STEELPORT LOOP – HYBRID PLACES /HYBRID MODELS & PARTNERSHIPS



Images: (left) The Bentway, Toronto, Canada; (middle) Zollverein, Essen, Germany; (right) Evergreen Brick Works, Toronto, Canada.

It takes civic leadership, creative partnerships and diverse stakeholder cooperation to invigorate the public realm. The Steelport Loop is an ambition to weave the industrial districts into a vibrant and productive public experience that reflects Hamilton’s promising future.

The loop is the central public realm feature that binds together a series of industrial districts around an open space system with a memorable and authentic sense of place. The loop is a productive and diverse city circuit connecting distinct experiences of culture, nature, and water – each integrated with new forms of industry and entrepreneurship. This 4-km loop gathers the site’s most memorable areas of high identity, legacy, ecological performance, and public experience – together with new industrial development.



Hybrid/partnership areas have unique potential to include additional features such as:

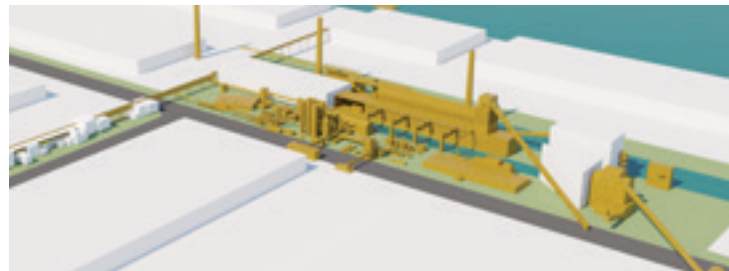
City trails, stormwater ponds, non-industrial uses (retail, cultural, institutional), open space/recreation, strategic retention of Stelco legacy infrastructure.

VISION

THE STEELPORT LOOP – DISTRICT CLUSTERS: THE BATTERY



Images: (top, left) Zollverein, Germany; (top, right) Emscher Park, Duisburg Nord, Germany – a living industrial monument in the Ruhr Valley; (bottom, left) Bethlehem Steelstacks Arts & Culture Campus, Pennsylvania, USA; (bottom, right) Recreational programming including rock climbing at Emscher Park.



The Battery marks the industrial legacy of Stelco in Hamilton. The strategic preservation of a cluster of its majestic Coke Battery structures will define the core of a new form of hybrid park.

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.



Legacy Of Ruhr Valley Steel
Unesco World Heritage Attraction, Zollverein, Germany



Legacy of Hamilton Steel?
Stelco’s Coke Battery Plant has potential be adapted as a central feature within a mixed program, park-like transformation



Conceptual sketch vignette of Stelco’s Coke Battery immersed within a mixed program, park-like transformation forming the heart of the The Battery District.



VISION

THE STEELPORT LOOP – DISTRICT CLUSTERS: THE PIPE GALLERY



Images: (top, left) Im Viadukt with linear atelier and retail, Zurich, Switzerland ; (top, right) Baoshan WTE Exhibition Center, Shanghai, China; (bottom, left) Integration of built form within existing infrastructure: Yumi Yumi Restaurant, Mexico, Mexico; (bottom, right) Retained pipe galleries and rail tracks amongst pedestrian and cycle recreation routes: Zollverein, Germany.



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-scales of industry in the form of an industrial ‘Main Street’.

At the centre of the industrial blocks lies a cross street which supports small scale start-ups and entrepreneurs in innovation. This public-facing assemblage of commercial and creative office spaces 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 public-facing district lends itself to social gathering and supporting retail amenities for the everyday working population as well as a destination for visitors who wander the linear park landscape.



VISION

THE STEELPORT LOOP – DISTRICT CLUSTERS: THE LAGOONS



Images: (top) Dale Hodges Park, Calgary, Canada ; (bottom, left) Kayak Pavilion at Long Dock Park, New York, USA; (bottom, right) Dale Hodges Park, Calgary, Canada; (below) Westergasfabriek Park, Amsterdam, The Netherlands.

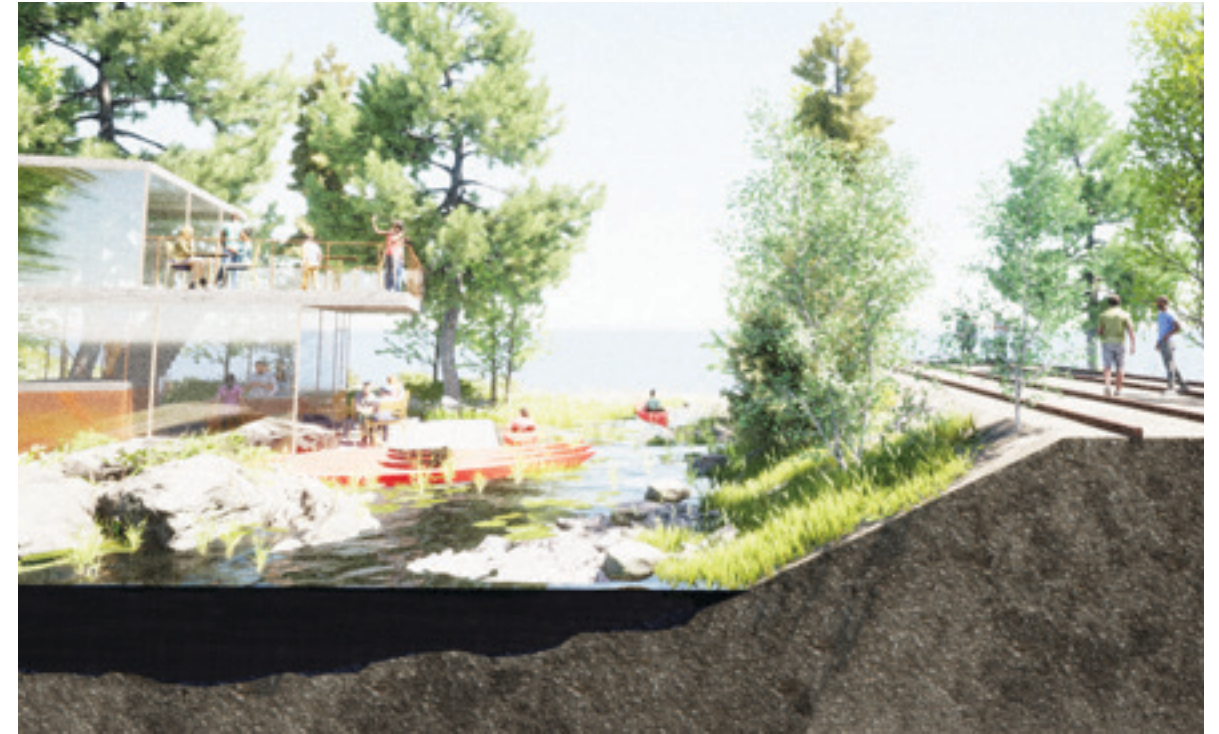


A lagoonscape defines an ecological corridor for stormwater management and enhanced connections, recreation, biodiversity and resilience.

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 District supports the regeneration of the site while referencing the memory of the original shoreline with its many protected inlets, wetlands, and creeks.



Images: (above, top) Existing lagoons on site; (above, bottom) Liupanshui Minghu Wetland Park, China.



Images: (above, top) Visualization of recreational use of lagoonscape; (above, bottom) Westergasfabriek Park, Amsterdam, The Netherlands.

VISION

THE STEELPORT LOOP – DISTRICT CLUSTERS: THE WATERFRONT



Images: (top) Rouge Waterfront Park Trail, Port Union to Pickering, Ontario; (bottom) Shipping container transformed into food vendor at Reffen Copenhagen Street Food Market, Denmark.



Images: (top) BADESCHIFF Outdoor Swimming Pool, Berlin, Germany; (bottom) Existing barge structures on site.



Images: (top) Baakenpark, Hamburg, Germany; (bottom) Rouge Waterfront Park Trail from Port Union to Pickering, Greater Toronto Area, Canada.



Images: (top) Louvre Lens Museum, Lens, France; (bottom) Evergreen Brick Works, Toronto, Canada.

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.

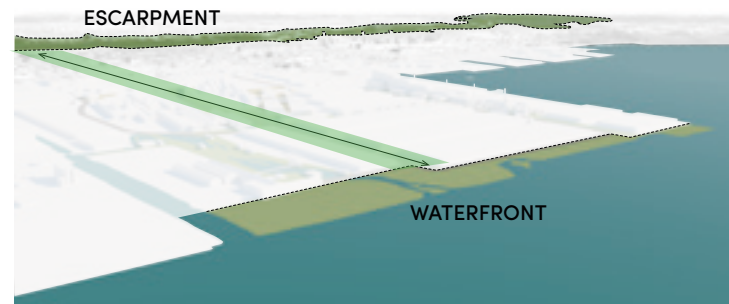


VISION

NEW CONNECTIVITY – ESCARPMENT TO WATERFRONT



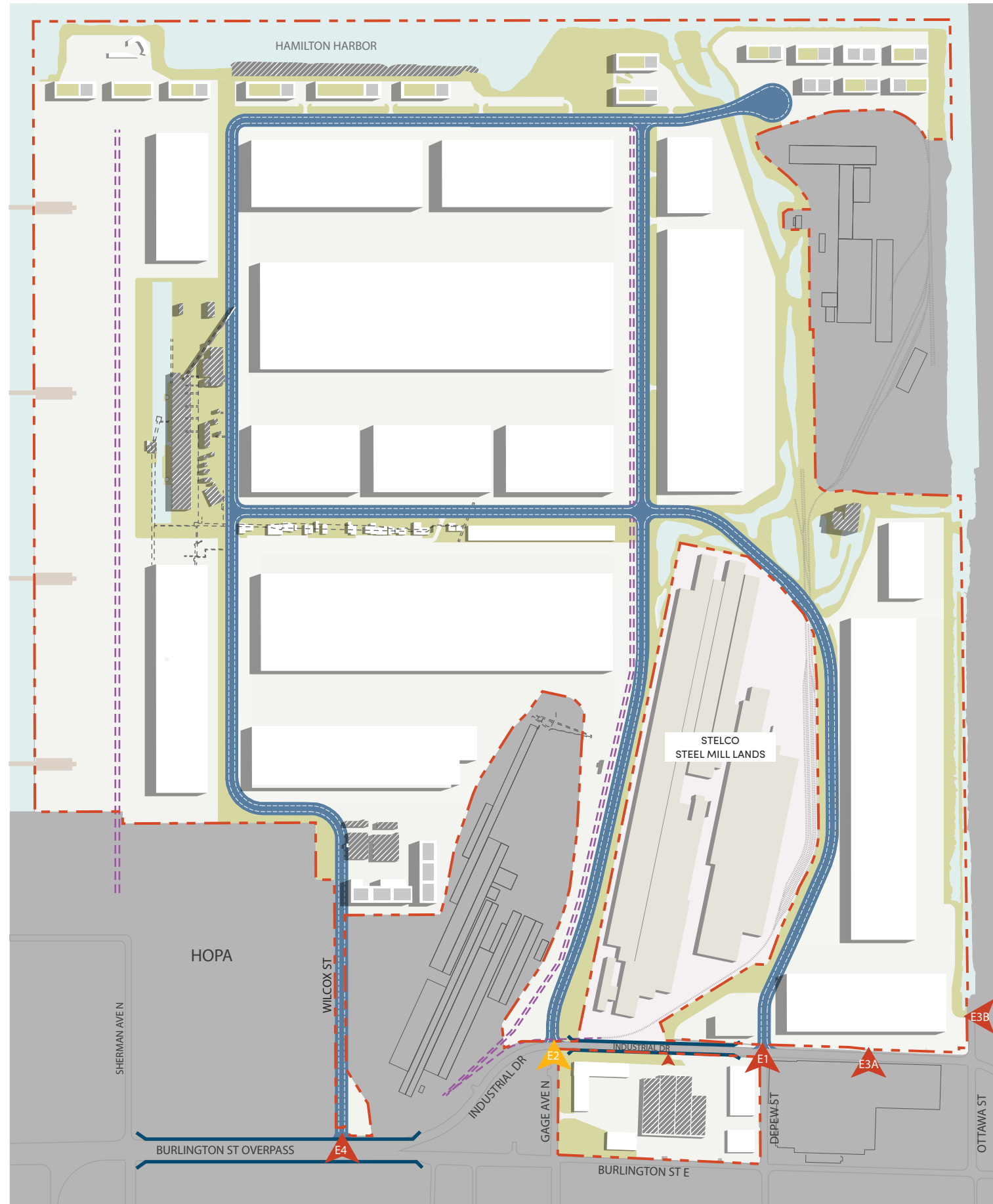
Images: (above) Historic painting of the view from the Hamilton Escarpment









Stitching Steelport into the fabric of the city.

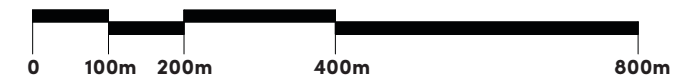
The relationship of the site to the adjacent neighbourhoods and broader city fabric is essential to its success. The public realm framework aims to bind the proposed network of streets and greenways into the fabric of East Hamilton. Gage Avenue is integrated and extended as the central spine to the project, connecting The Mountain to the waterfront. 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.

MASTER PLAN CONCEPT PLAN

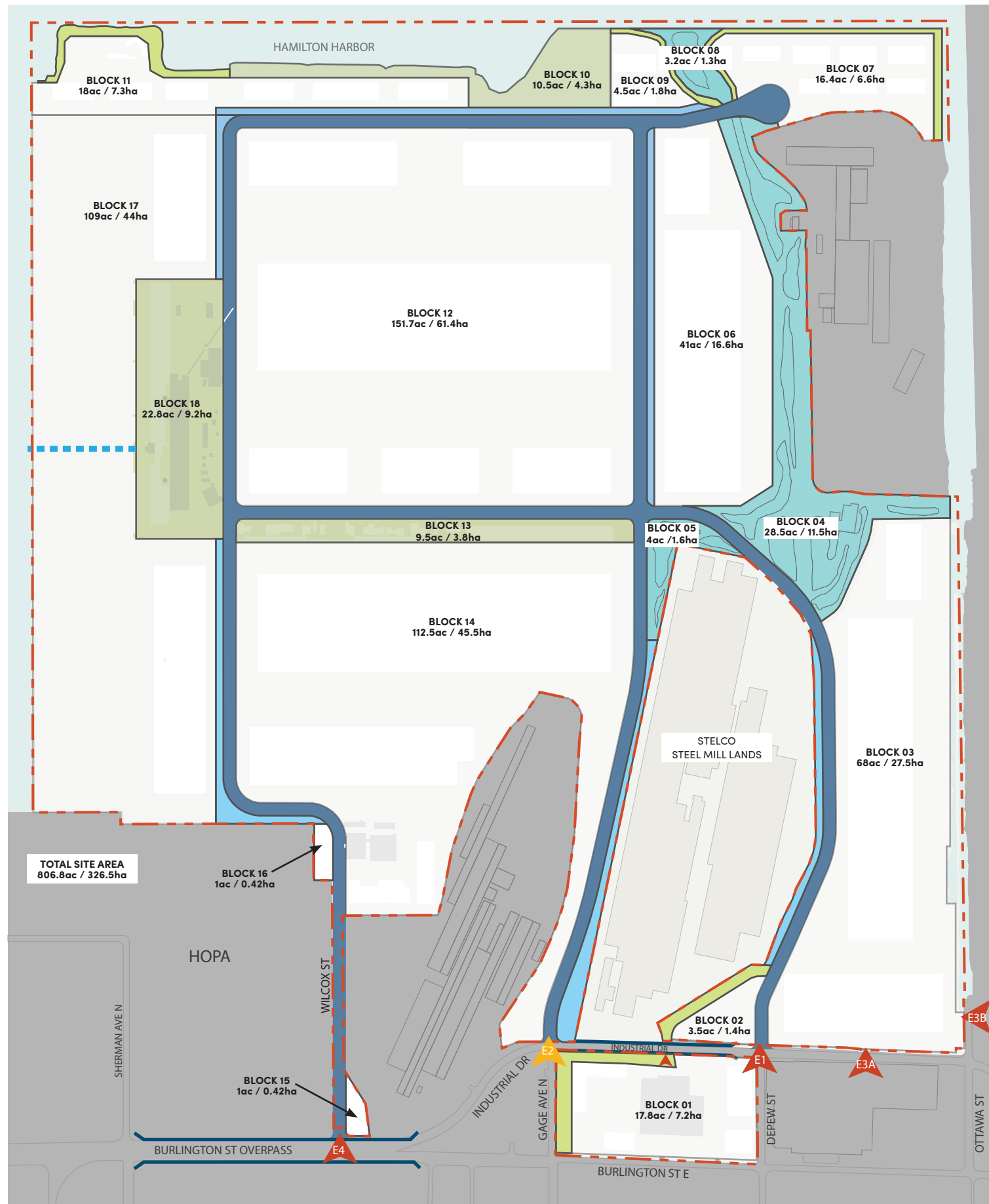


ANNOTATION LEGEND

-  PROPERTY LINE
-  EXISTING ENTRANCE
-  PROPOSED ENTRANCE
-  BRIDGE
-  RAIL TO REMAIN
-  PROPOSED RAIL CORRIDOR
-  EXISTING OVERHEAD STRUCTURE TO REMAIN
-  OWNED BY OTHERS
-  EXISTING BUILDINGS TO REMAIN
-  EXISTING BUILDINGS IN STELCO STEEL MILL
-  PROPOSED BUILDINGS (These building layouts are subject to change based on future parcel demand)
-  PROPOSED STORMWATER MANAGEMENT PONDS
-  OPEN SPACE
-  PUBLIC ROW (Right of way)

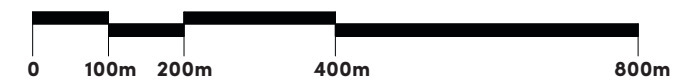


MASTER PLAN BLOCK PLAN



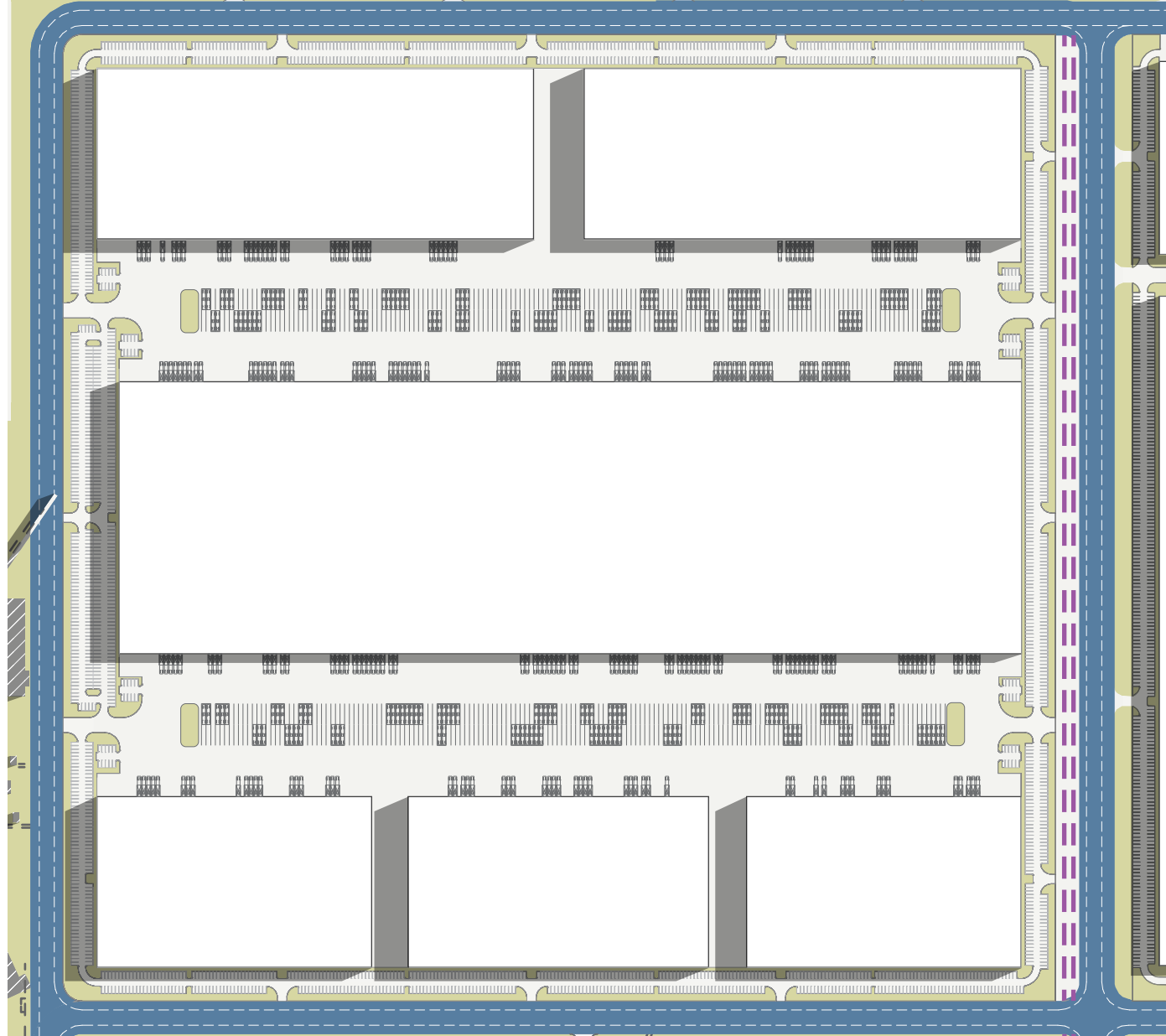
ANNOTATION LEGEND

- PROPERTY LINE
- STORMWATER OUTFALL
- BRIDGE
- EXISTING ENTRANCE
- PROPOSED ENTRANCE
- OWNED BY OTHERS
- EXISTING BUILDINGS IN STELCO STEEL MILL LANDS
- DEVELOPMENT BLOCKS
- PUBLIC ROW (Right of way)
- EXTENDED ROW (Right of way)
- STORMWATER MANAGEMENT / PUBLIC AMENITY BLOCK
- PUBLIC EASEMENT OVER PRIVATE LANDS
- HYBRID MODEL / PUBLIC AMENITY BLOCK



MASTER PLAN

BLOCK BREAKDOWN – DEVELOPMENT TYPOLOGIES



LARGE-SCALE LOGISTICS & MANUFACTURING

Larger blocks like this 61.4 ha parcel 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 beauty in its efficiency. The industrial fabric will be structured in relation to the public realm to create a positive interface between indoors and out.



Pratic 2.0, Italy



Fulfillment Center, 888 Douglas - Gensler



Warehouse, Germany



Mobility Training Center. Nevada - Gensler



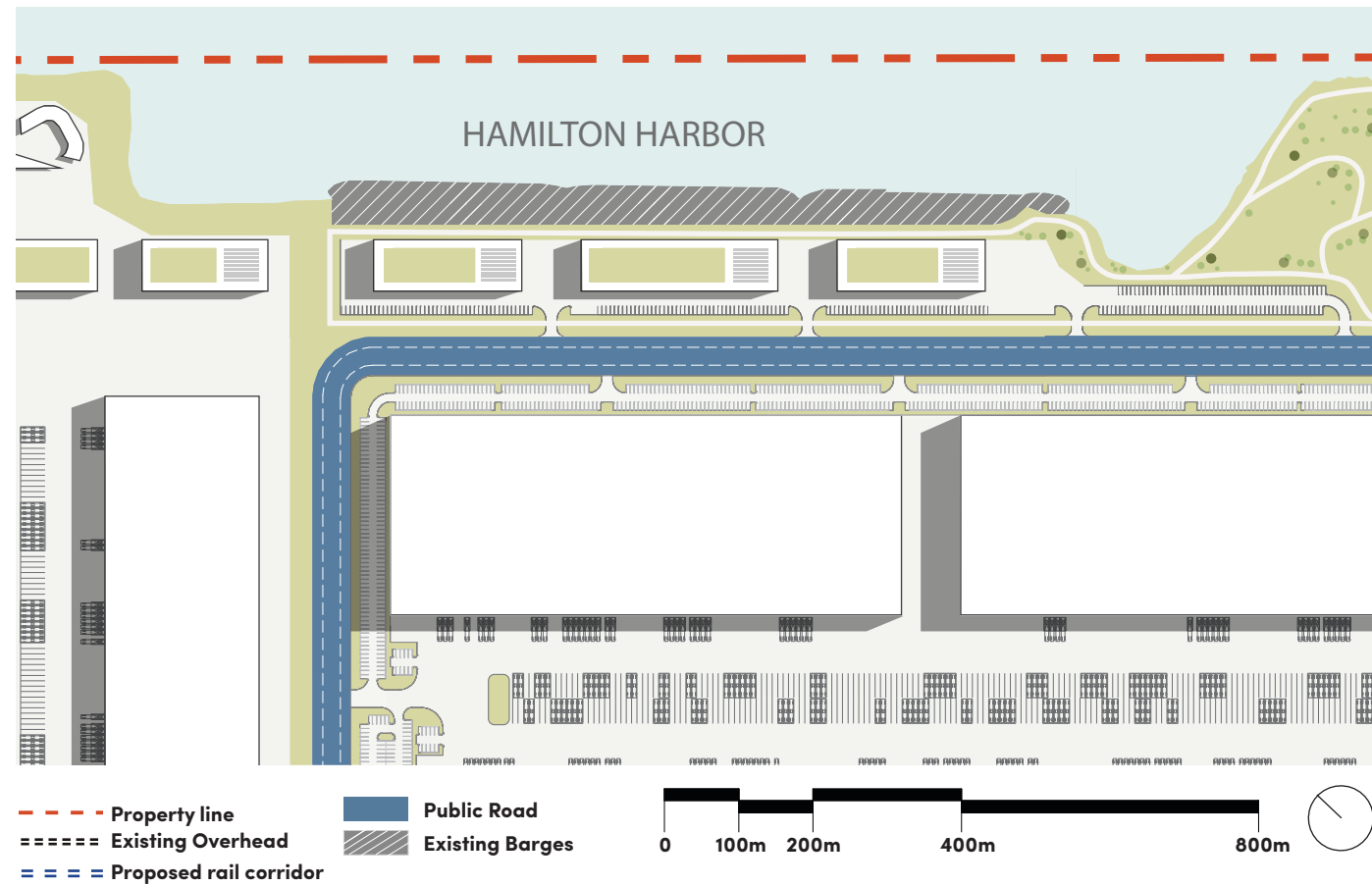
Bialmed Headquarters, Poland



Electric Industry Facility, Long Island City - Gensler

MASTER PLAN

BLOCK BREAKDOWN – DEVELOPMENT TYPOLOGIES



SMALL-SCALE INDUSTRIAL & FLEX OFFICES

Smaller parcels such as this 7.3 ha development block at the waterfront are intended for unique smaller scale employment uses that take advantage of, and enhance, the public realm and waterfront views. Distinct public programs will link recreation, retail amenities, food and beverage, entertainment, education and ecology. High performing sustainable architecture will define a new identity for the site and the city.



Sugar Beach, Toronto, Canada



Port Pavilion, Rotterdam, Netherlands



1203 Willamette, Oregon, USA



Moxy Chelsea, NYC



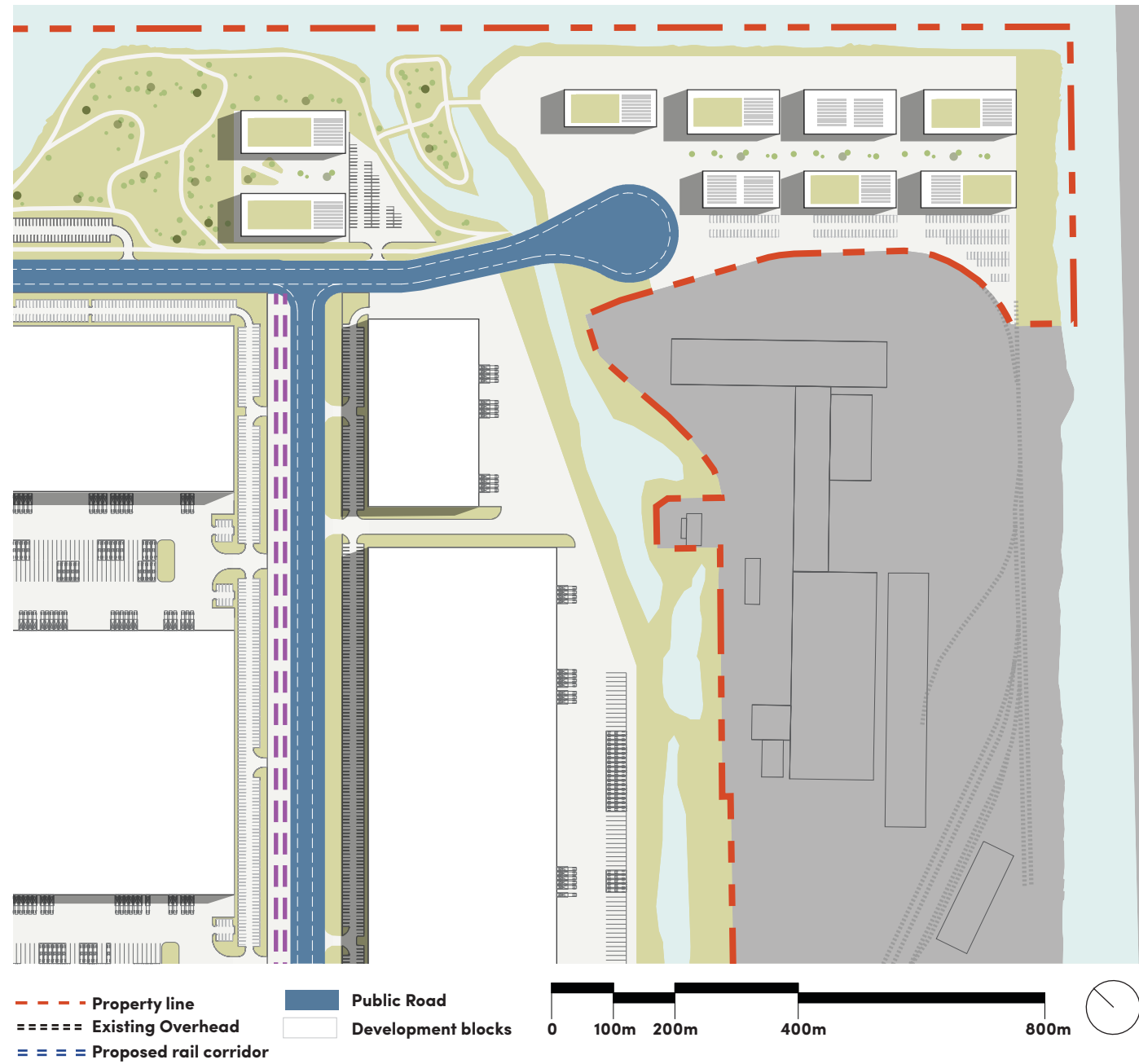
Mixed use - Office, Retail- Gensler

**MASTER PLAN
SMALL-SCALE INDUSTRIAL & FLEX OFFICES**



MASTER PLAN

BLOCK BREAKDOWN – DEVELOPMENT TYPOLOGIES



INSTITUTIONAL CAMPUS

High exposure and identity define parcels such as this 16.6 ha iconic waterfront-facing block. Here, 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.



Conceptual Rendering (Draft in Progress)



Illinois Institute of Technology, Chicago



University of Kansas - Gensler



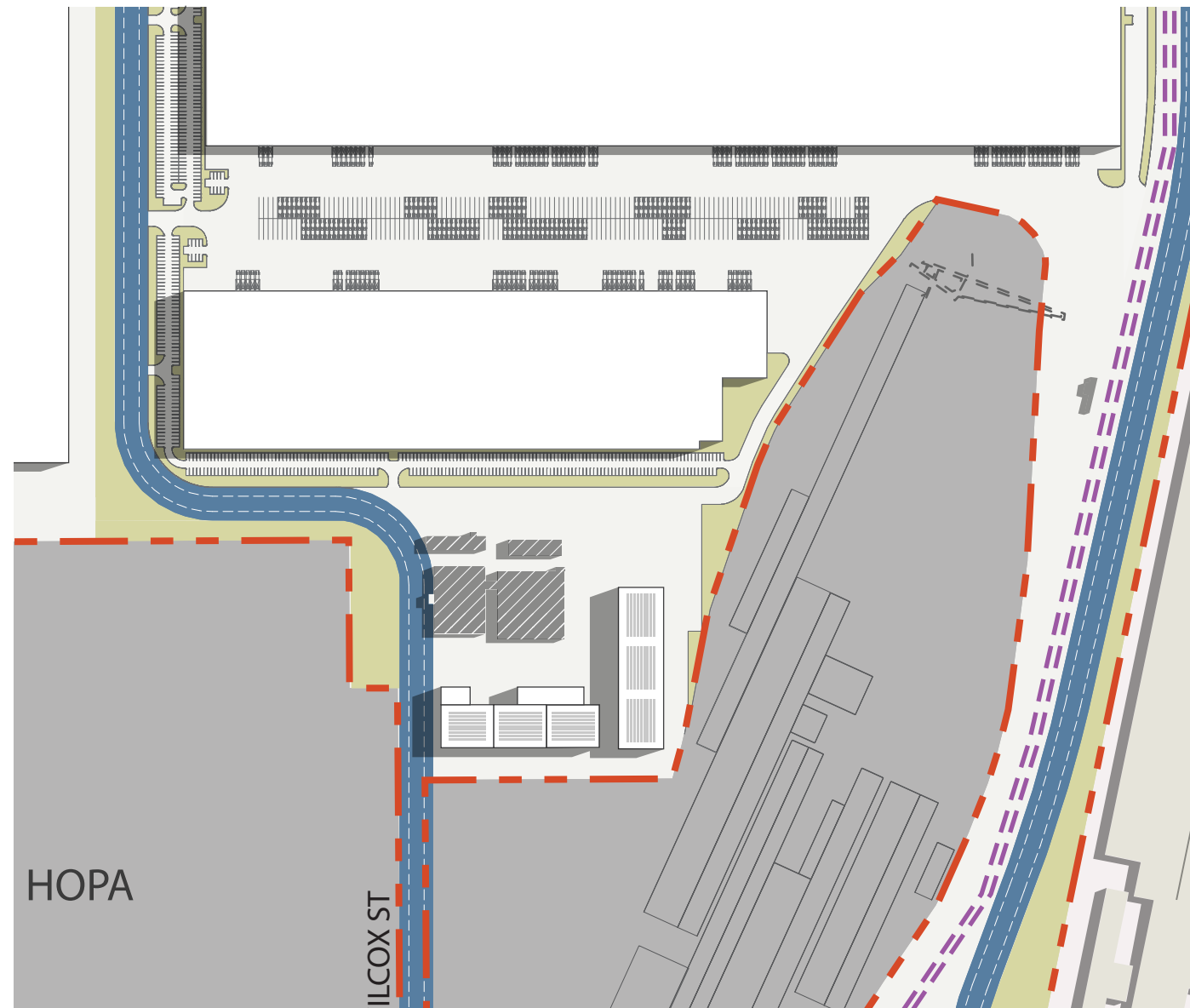
Argo Paris Tech Campus, France



University of Tasmania, Australia - Gensler

MASTER PLAN

BLOCK BREAKDOWN – DEVELOPMENT TYPOLOGIES



FILM & CREATIVE USES

Large parcels such as this 45.5 ha development block at the site's gateway (at the bend of Wilcox Street) are scaled 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.



Cinespace, Toronto - Gensler



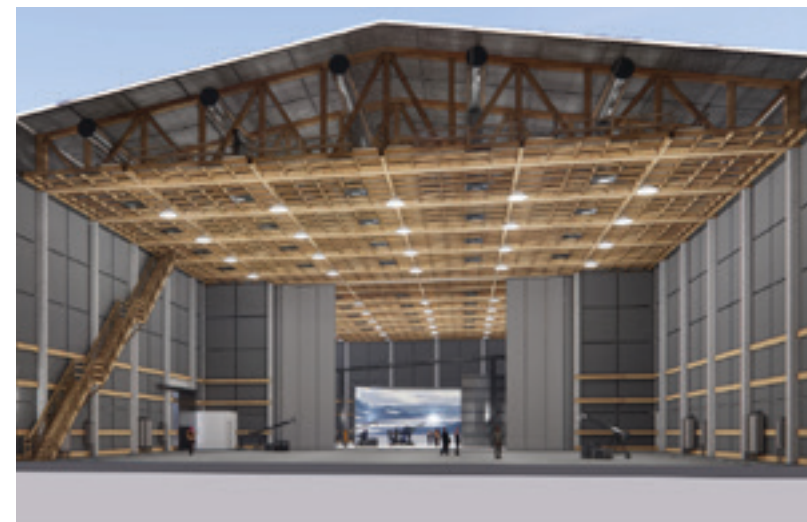
1888 Studios, New Jersey - Gensler



Film Studio Campus, UK



Trilith Studios, Georgia, USA - Gensler



Production Studio, Rendering by Gensler



MoCA, Massachusetts

MASTER PLAN

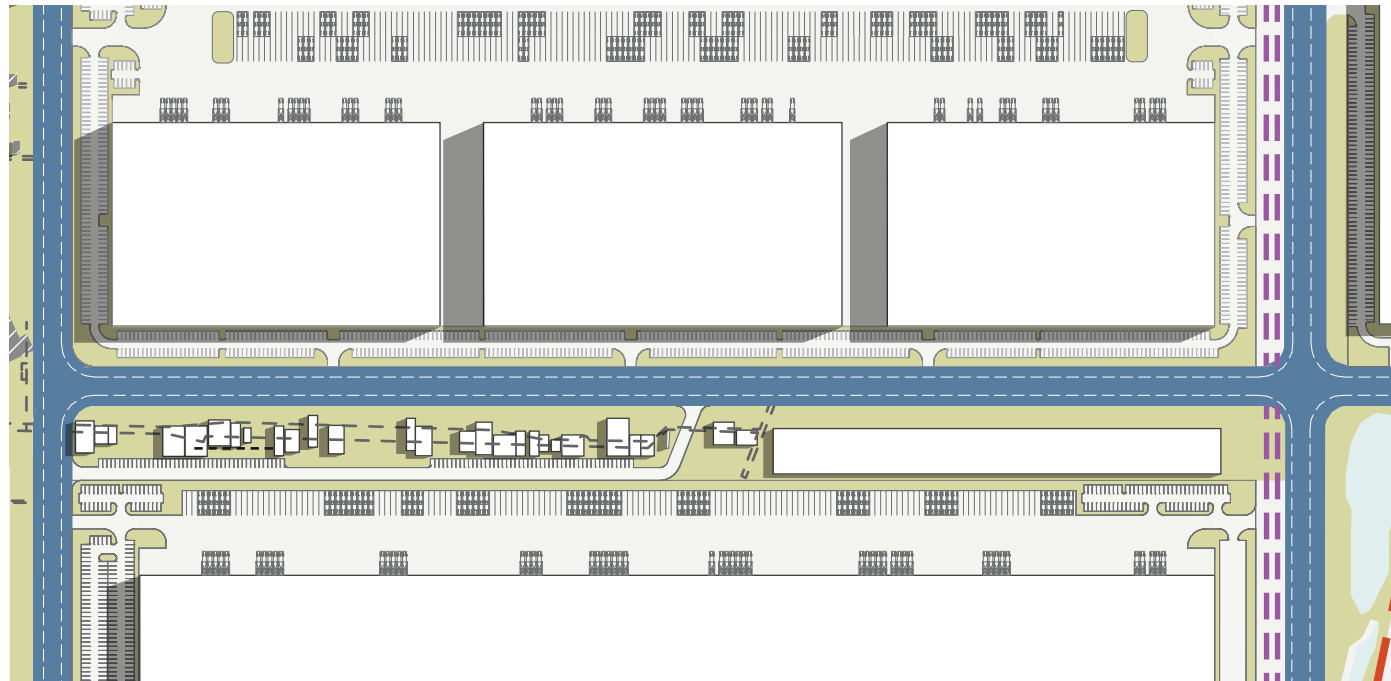
BLOCK BREAKDOWN – DEVELOPMENT TYPOLOGIES



Conceptual Rendering (Draft in Progress)



Stackt Market, Toronto



RETAIL AMENITIES

Blocks such as this 3.8 ha hybrid parcel at 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.



Restaurant Viadukt, Zurich



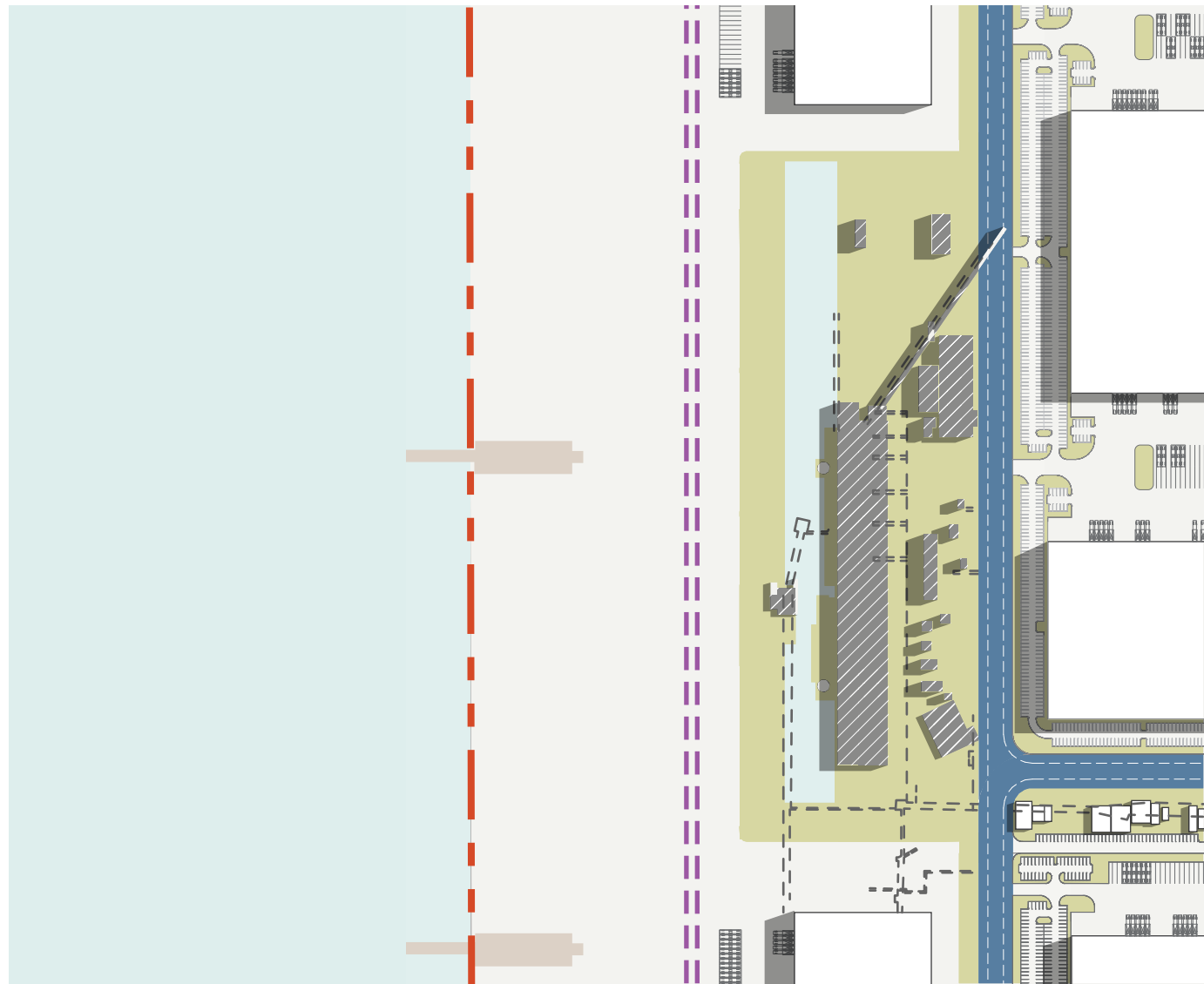
Restaurant Viadukt, Zurich



Port Pavilion, Rotterdam

MASTER PLAN

BLOCK BREAKDOWN – DEVELOPMENT TYPOLOGIES



SHIPPING & INTER-MODAL

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 plant 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.



Brooklyn Navy Yard, NYC



Zollverein, Germany



Zollverein, Germany



Potsdamer Platz, Germany



AltaSea at Port of LA - Gensler



AltaSea at Port of LA - Gensler














**MASTER PLAN
SHIPPING & INTER-MODAL**



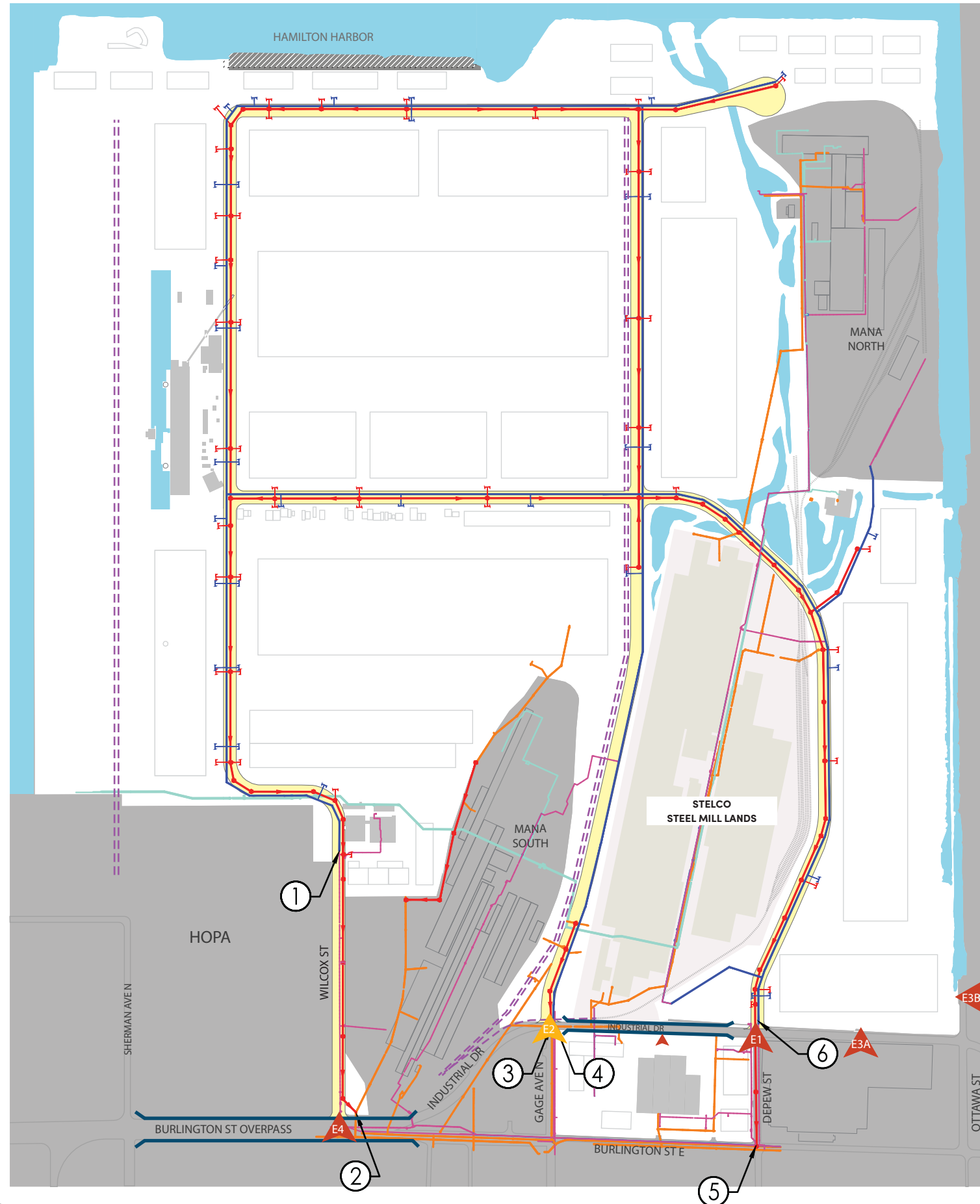
MASTER PLAN TRANSPORTATION AND SERVICING STRATEGY

The master plan introduces an entirely new public road and infrastructure networking, providing all future parcels with municipal addresses and services and leveraging existing Stelco infrastructure where appropriate.

ANNOTATION LEGEND

-  EXISTING ENTRANCE
-  PROPOSED ENTRANCE
-  BRIDGE
-  PROPOSED SANITARY
-  EXISTING SANITARY
-  PROPOSED WATERMAIN
-  EXISTING WATERMAIN
-  EXISTING BAYWATER
-  PUBLIC ROAD
-  STORMWATER POND
-  OWNED BY OTHERS
-  EXISTING RAIL TO REMAIN
-  PROPOSED RAIL CORRIDOR

1. PROPOSED CONNECTION INTO EXISTING 300MM Ø WATERMAIN
2. PROPOSED CONNECTION INTO EXISTING 900MM Ø SANITARY
3. PROPOSED CONNECTION INTO EXISTING 450MM Ø COMBINED SEWER
4. PROPOSED CONNECTION INTO EXISTING 300MM Ø WATERMAIN
5. PROPOSED CONNECTION INTO EXISTING 2250MM Ø SANITARY TRUNK SEWER
6. PROPOSED CONNECTION INTO EXISTING 200MM Ø WATERMAIN

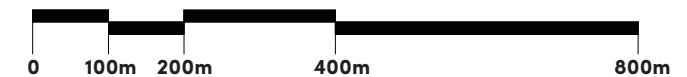


Transportation Strategy

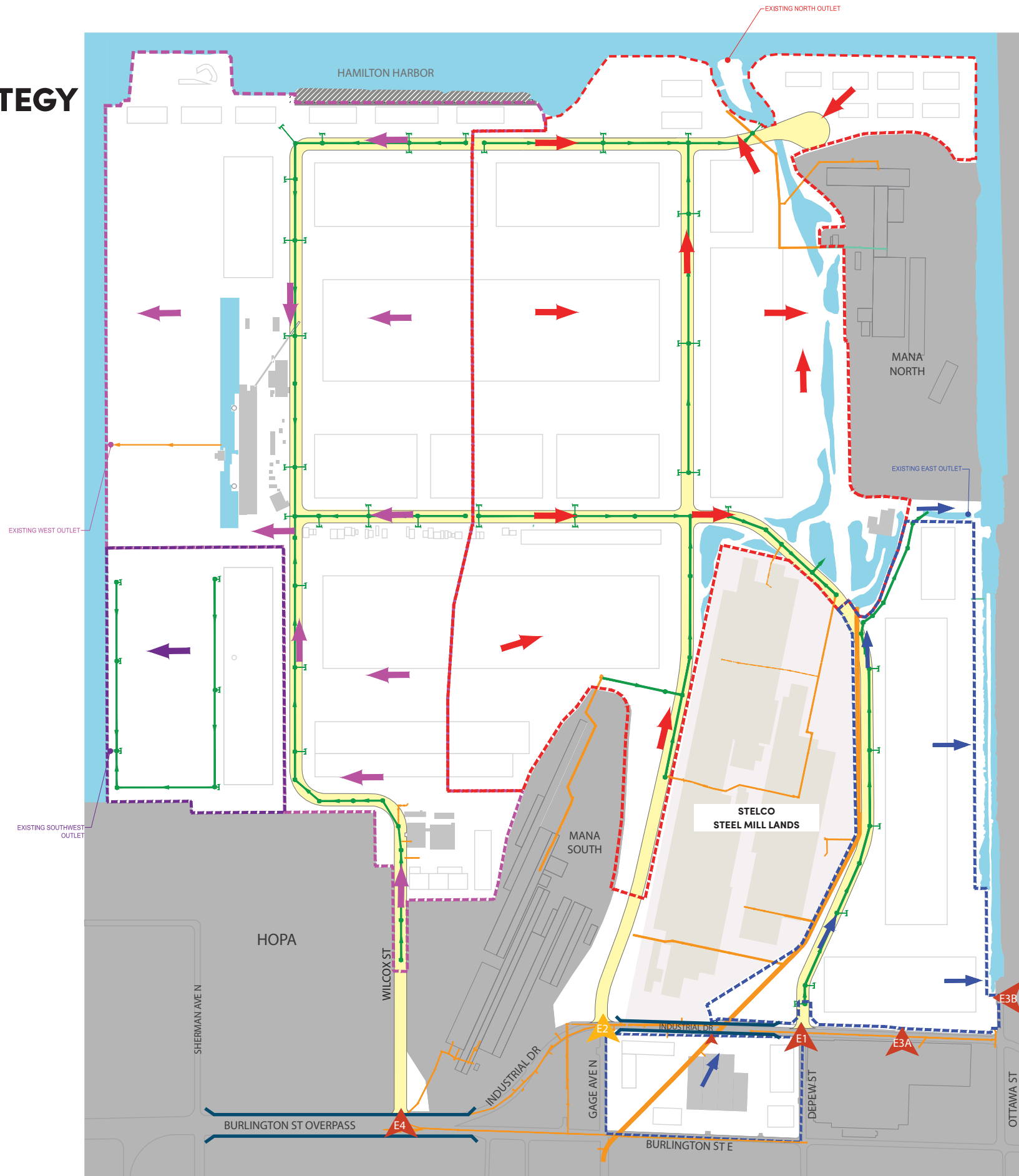
- A multi-modal transportation system will be designed to provide an internal interconnected and accessible mobility system with strong connections to the external transportation network.
- New municipal right-of-ways are proposed to provide frontage and access to development blocks.
- Extensions of Wilcox, Gage and Depew will provide connectivity with the existing city road network.
- Roads will be designed as per the city's industrial street guidelines and ensure efficient egress for trucks.
- Heavy vehicle trips generated by the development will utilize city of Hamilton truck routes to access the provincial highway system.
- The development will comply with the city's traffic Management plan. Potential for transit routes will be accommodated in coordination with city staff.
- Road interaction with rail lines will be carefully evaluated and planned for.
- Site access points and the impact of the development on the adjacent road network will be assessed and mitigated in coordination with city staff through the preparation of a traffic impact study.

Servicing Strategy









- Proposed municipal right-of-ways will be equipped with new water, sanitary, storm, power, gas and communication infrastructure in accordance with city standards.
- Proposed water and sanitary networks will connect to existing municipal networks to the south of the property. The majority of storm flows will discharge directly to Lake Ontario via existing storm outfalls.
- New development blocks will have independent infrastructure connections to municipal right-of-ways. Servicing easements will be minimized.
- Stelco and MANA facilities will ultimately be connected to new right-of-ways where practical. Development phasing will ensure that Stelco and MANA facility operations are not interrupted.
- The infrastructure strategy will include an aspiration to provide design flexibility and resilience to support the long term development timeline.



MASTER PLAN STORMWATER MANAGEMENT STRATEGY

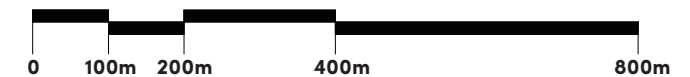


ANNOTATION LEGEND

-  EXISTING ENTRANCE
-  PROPOSED ENTRANCE
-  BRIDGE
-  PROPOSED STORM
-  EXISTING STORM
-  PUBLIC ROAD
-  STORMWATER POND
-  AREA NOT OWNED BY APPLICANT

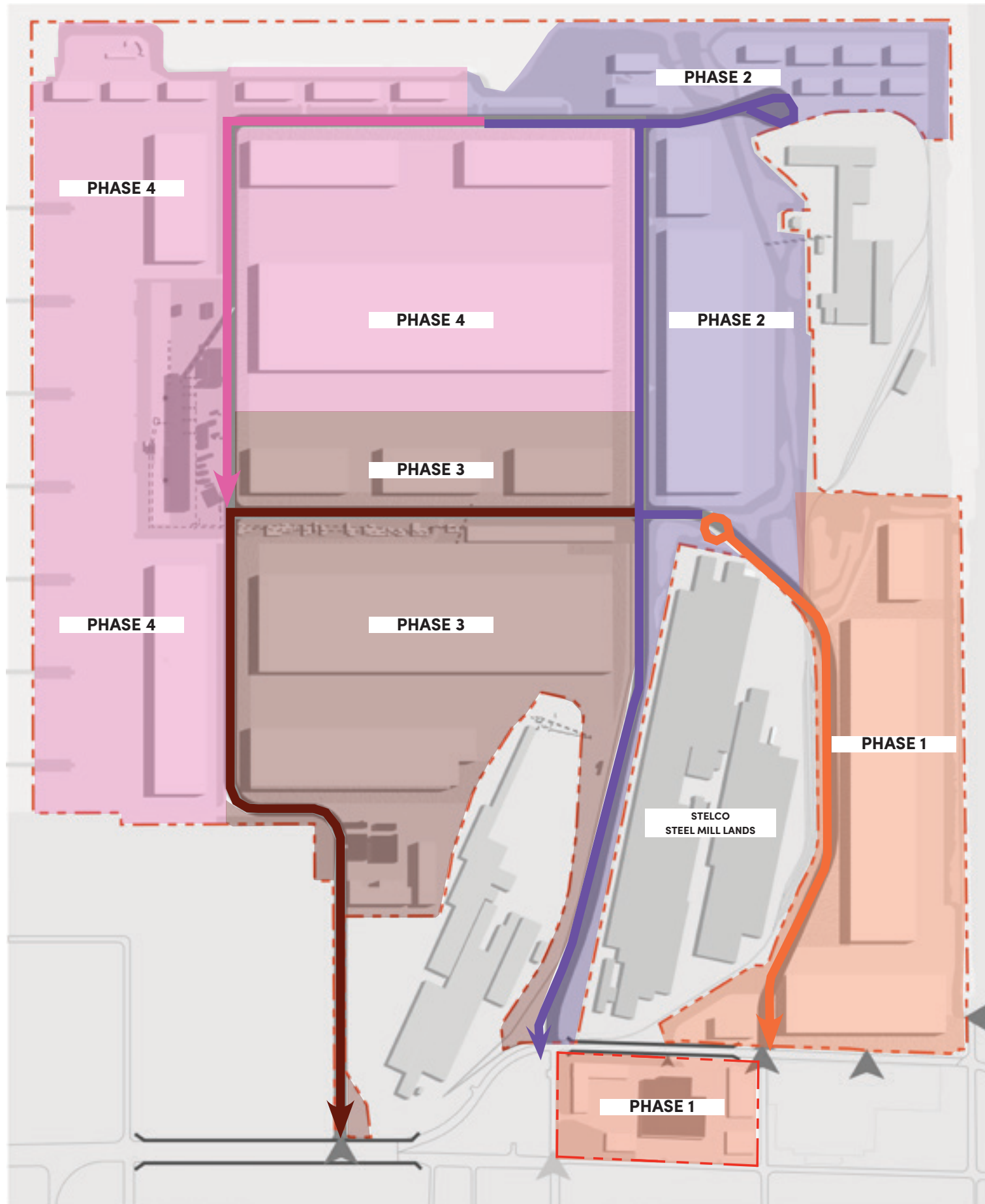
Stormwater Strategy

- The impacts of climate change will be incorporated into the stormwater Management strategy for the development by evaluating trends in rainfall intensity and rising lake levels in coordination with the City of Hamilton's Office of Climate Change.
- Existing storm outfalls from the property will be maintained and used for stormwater discharge from the development.
- Quantity control is not required for the majority of the development, which will discharge directly to lake Ontario.
- Private blocks will either have lot level quality control facilities or discharge to a proposed treatment pond to meet the city's water quality guidelines.
- Right-of-way drainage will be treated via roadside treatment swales.
- Stormwater conveyance will be a combination of storm pipes and open channels.
- Emergency overland flow routes will safely convey major storm events to the lake or municipal roads in accordance with city guidelines.
- Existing lagoons, which support Stelco and MANA operations, and are regulated by historical environmental compliance approvals, will not be modified.



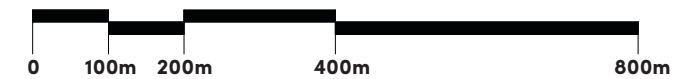
MASTER PLAN PHASING

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.



PHASING LEGEND

- PHASE 1** (2024 - 2026)
- PHASE 2** (2025 - 2028)
- PHASE 3** (2026 - 2030)
- PHASE 4** (2028 - 2032)



MASTER PLAN

SUSTAINABILITY & ESG

Foundation that has been laid by the plan:

Environmental

- Efficient block plan has been established to tie into existing road networks and infrastructure and maximize an infill development opportunity
- Various block sizes offer flexible development options that can adapt to changes in the market over time
- Demolition of unused structures has opened an opportunity for new development; the majority of materials demolished were recycled
- Road network offers opportunities for transportation integration and bicycle infrastructure
- Removal of coke ovens and blast furnaces will result in substantially improved air quality; new proposed uses will have a much lower emissions impact

Social

- The plan aspires to provide generous publicly accessible spaces and a revitalized waterfront totaling over 65 acres
- Retention of existing industrial structures preserve history and allow Hamiltonians to experience a key portion of the City's story
- Planned retail amenities will offer a vibrant mix of services for the proposed development and surrounding neighborhood
- Connections with Hamilton's great cycling and path networks encourage public access
- Various districts promote a variety of different employment uses encouraging a rich diversity of industries and job opportunities

Governance

- An owner/consultant ESG steering committee has been formed and will continue to prioritize ESG strategies throughout the project
- Consultation with staff has been ongoing and input from local stakeholders will continue to inform the plan as it evolves

Going forward:

ESG OBJECTIVE

Integration of ESG factors across the entire life of the project will enable Slate to meet the following objectives:

- Create a site that is commercially attractive, end-user centric and environmentally and socially sustainable
- Create a site that remains resilient against future changes such as climate change, energy demands of end-users and business practices of tenants and needs of local communities
- Create infrastructure and buildings that have a positive impact through efficient resource use with consideration being given to physical climate change risks, carbon emissions, embodied carbon and design for the environment
- Create a development that plays a positive role in the community that it will serve
- Collaborate with project partners, local authorities, non-governmental organizations and the supply chain to drive innovation and continuous environmental and social improvement

ESG PRIORITIES

- Climate mitigation, adaptation, and resilience
- Resource efficiency
- Sustainable transportation
- Protection and restoration of the natural environment
- Social Value and Job Creation



MASTER PLAN TIMELINE

