

# SPACE FOR US: Re-imagining the Downtown

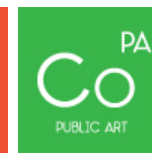
Peterborough, Ontario





SP  
Co  
SPACES



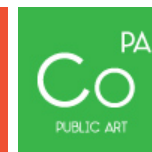

















Co<sup>x</sup>  
EXCHANGE





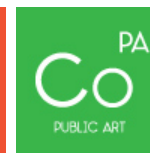


 **Free to list. Free to search.**  
**SpaceFinder Hamilton**  
BY FRACTURED ATLAS

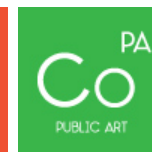




PA  
Co  
PUBLIC ART









**Co<sup>3</sup>BALT CONNECTS.**  
the connecting element for creative communities







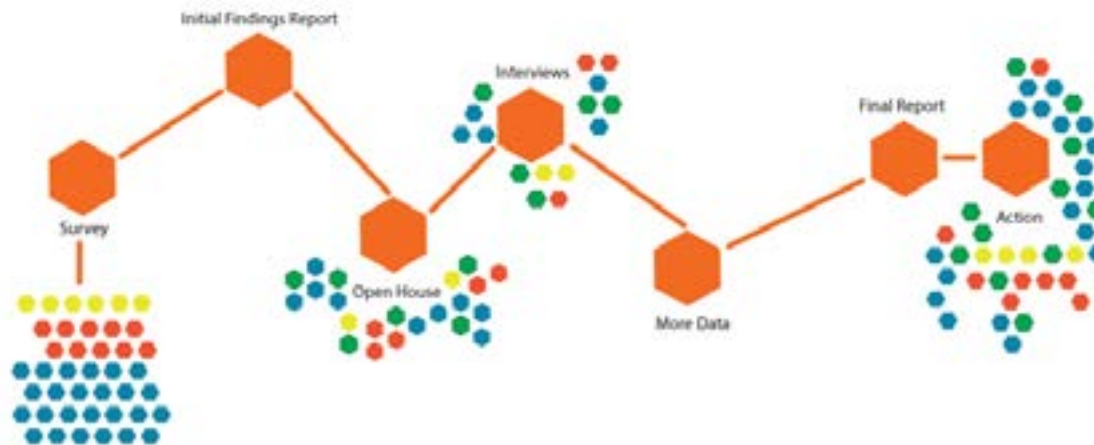
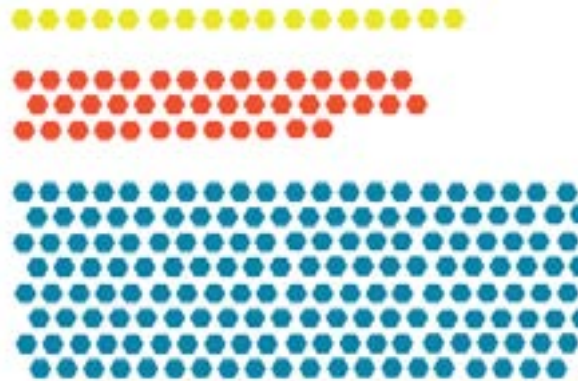




# BY THE SQUARE FOOT

a project about  
creative space  
in Hamilton







Emerging

93%  
earn less than \$20,000



Mid Career

56%  
earn less than \$20,000



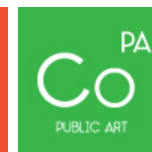
Established

45%  
earn less than \$20,000

only **10% of artists**  
without dedicated access to studio space earn over \$20,000

**62%**  
of emerging artists have  
no access to studio space

**71%** of artists  
feel their current space  
is **limiting their success**



# EXPRESSING VIBRANCY













# WESTDALE VILLAGE

The project looked at King Street West from Cline Avenue to just past Paisley Avenue.

 [VIEW DATA](#)



NATURAL  
ELEMENTS



DIVERSITY



CREATIVE  
ENGAGEMENT



ACCESS TO  
INFORMATION

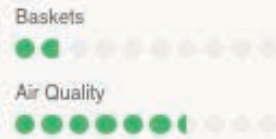


URBAN DESIGN





### NATURAL ELEMENTS



### DIVERSITY

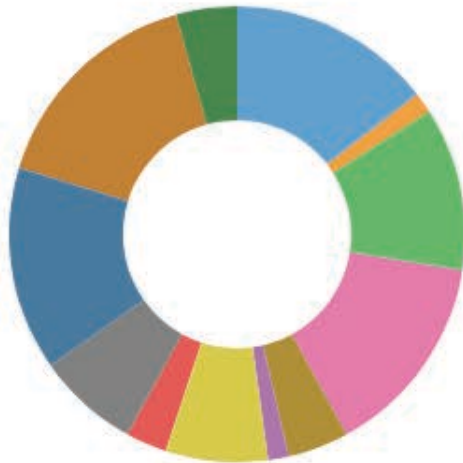


### CREATIVE ENGAGEMENT



## “DESCRIBE THE ENERGY OF THE STREET.”

- Active/Energetic
- Boring
- Busy (People)
- Busy (Traffic)
- Friendly
- High Energy
- Low Energy
- Negative
- Positive/Friendly
- Quiet
- Relaxed/Calm
- Vibrant



*"Busy, yet calm. There are cars steadily moving and people milling about. Feeling of tranquility. It's a relatively thrilling BIA, and so everyone has somewhere to go and be."*

*"It feels really trendy and hipster. Like rich people who don't want to act rich go."*

[More...](#)

Click on the dots to customize the information.



## “DESCRIBE THE ENERGY OF THE STREET.”

- Active/Energetic
- Busy (People)
- Busy (Traffic)
- Relaxed/Calm



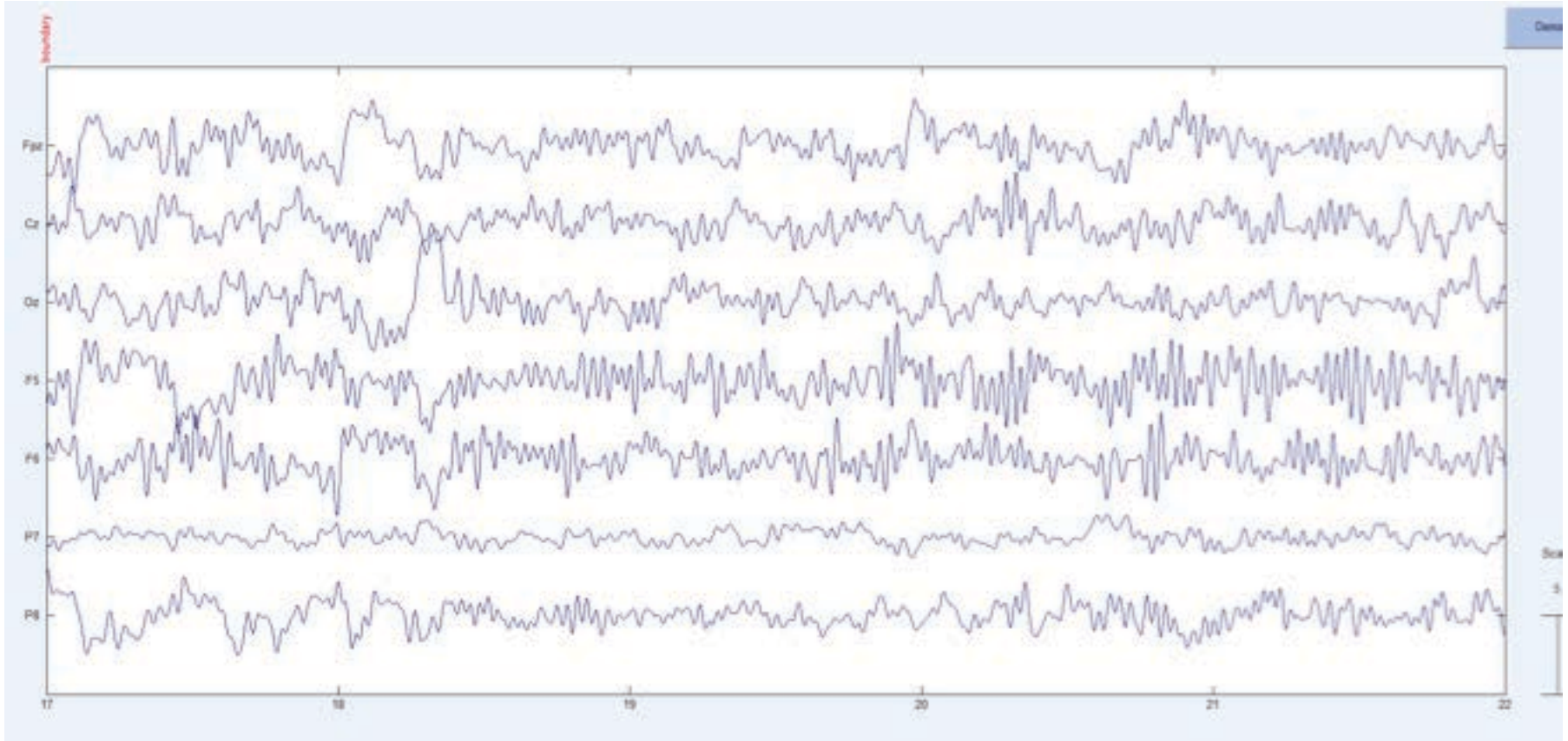
*"Busy, yet calm. There are cars steadily moving and people milling about. Feeling of tranquility. It's a relatively thrilling BIA, and so everyone has somewhere to go and be."*

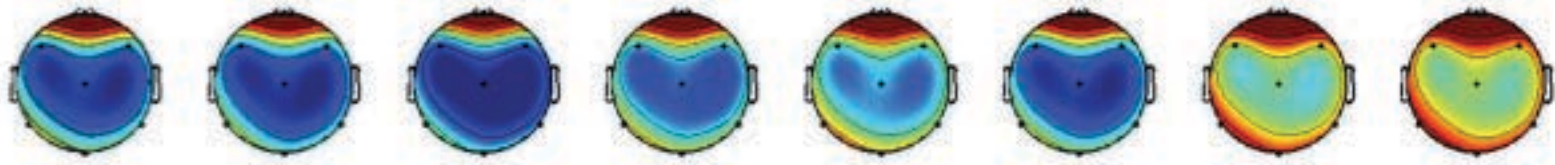
*"It feels really trendy and hipster. Like rich people who don't want to act rich go."*

More...

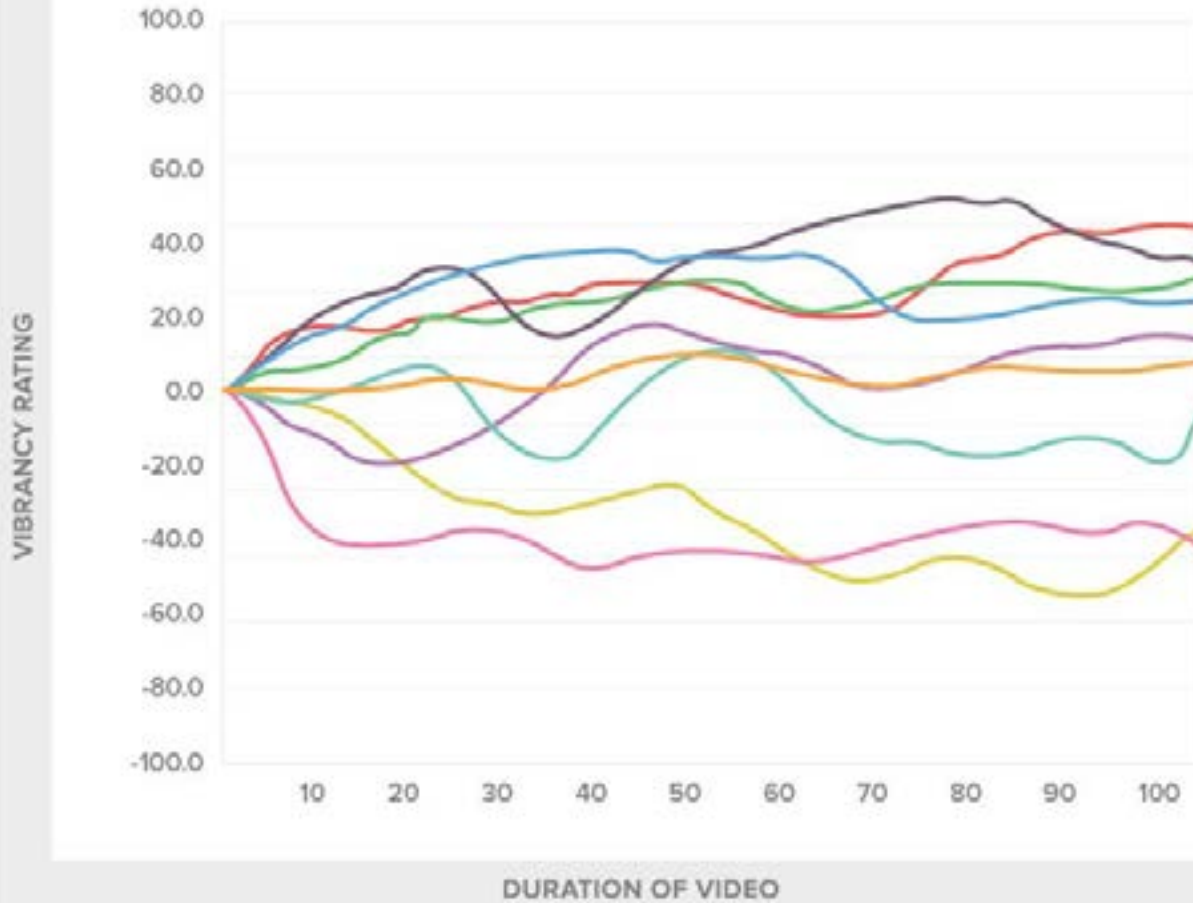
Click on the dots to customize the information.







# NEIGHBOURHOOD SLIDER









# Return on Investment of **BIAs**



## ASSESSED PROPERTY VALUE

100,000 - 500,000  
POPULATION CITIES

↑↑↑ 25%  
↑↑↑ HIGHER

AVERAGE:

**\$ 216,428,280**

500,000 - 1,000,000  
POPULATION CITIES

↓↓↓ 125%  
↓↓↓ LOWER



## EVENTS



65%

1 - 5  
BIA EVENTS



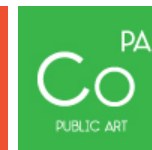
70%

1 - 5  
BIA PARTNERED EVENTS



47%

1 - 5  
NON BIA EVENTS



## EMPLOYMENT

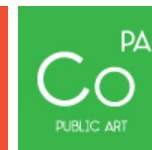
DURING 9AM - 5PM

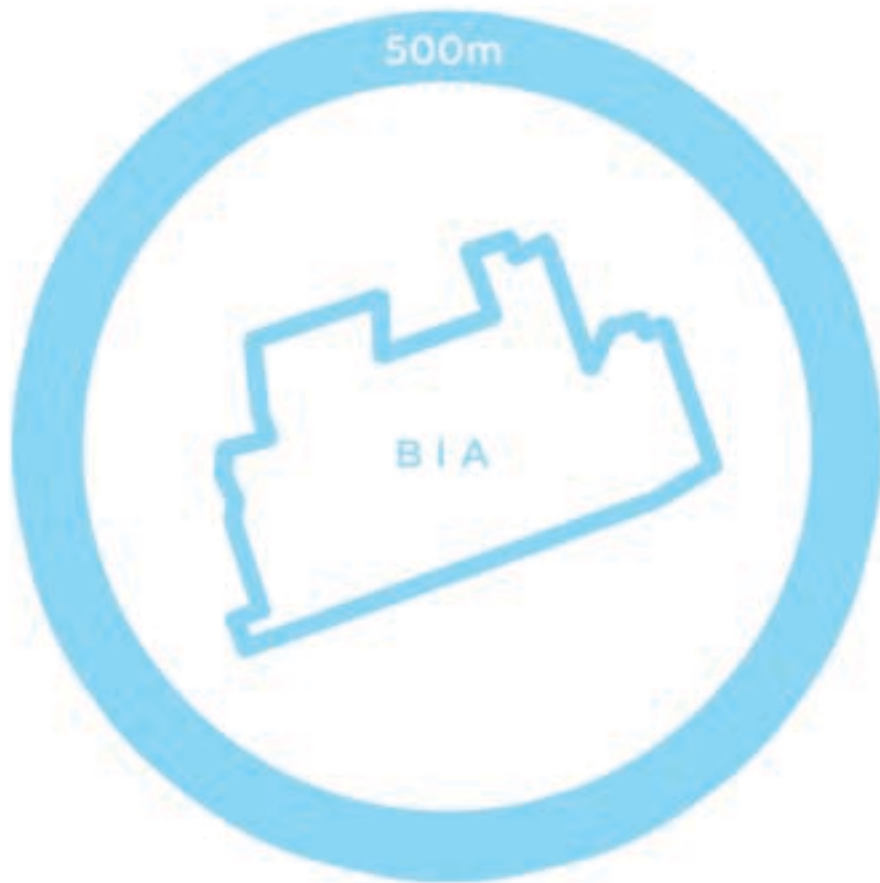
INCREASE IN POPULATION UP TO **828%**



50 - 96% OF THIS INCREASED  
POPULATION IS WORKING IN THE BIA.

IN RURAL COMMUNITIES, THERE IS A RATIO OF  
BIA EMPLOYED POPULATION **0.9 : 1** TOTAL POPULATION





## PLACEMAKING ASSETS

### 4 SCHOOLS



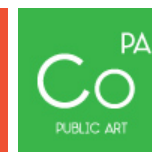
### 10 PLACES OF WORSHIP



### 12 PARKS



### 2 ARTS FACILITIES





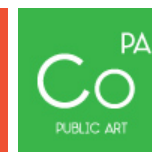
**CULTURAL FACILITIES AND**



**NATURAL ASSETS AS**



**CRITICAL MASS MAGNETS**

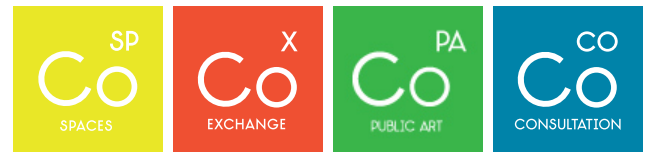


# BUSINESS MIX





# The Reality of Now



# The Reality of Now

My home value has increased 100% in 3 years

Average single family home within 500m of a BIA has increased 94%

24% of our children still live in homes with incomes below LICO

James North has approx. 1200 approved condo units under construction

Minimum wage has not increased at the same pace as real estate

Hamilton has a significant shortfall in affordable housing units

Hamilton still has lopsided tax base

Arts funding has increased, but only after a 10 year gap



# The Reality of Now

## Could Hamilton really be "Toronto's Brooklyn"?

That's the concept the city's mayor, Fred Eisenberger, and condo developer Brad J. Lamb are selling. But are you buying it?

BY RICHARD TRAPUNSKI

MAY 30, 2017 4:51 PM



# The Reality of Now

Lamb sees Hamilton as an “unpainted canvas” that, given its population, will be altered greatly by just a little “Toronto migration effect.”

“Human beings are not fond of change – it’s just innate. So in the case of Hamilton, people who’ve lived there a long time may want Hamilton to stay the way it is – a dying city.”



# Models



# Models

## Continued Migration

Toronto > Hamilton > Norfolk > Niagara

## Planned / Incented Migration

## Ownership

Urban Land Trust

Syndicated Mortgages, Community Bonds

Community Foundation Impact Investing

Municipal Ownership / Joint Ventures

## Municipal / Provincial Designation

'Highest Best Use'

Heritage Designation

Use Designation

Open Zoning

Section 37 Policy



# Thank You

