



City of Hamilton
WEST HARBOUR DEVELOPMENT
SUB-COMMITTEE

Meeting #: 18-001
Date: April 10, 2018
Time: 1:30 p.m.
Location: Council Chambers, Hamilton City Hall
71 Main Street West

Lisa Chamberlain, Legislative Coordinator (905) 546-2424 ext. 2729

	Pages
1. APPROVAL OF AGENDA (Added Items, if applicable, will be noted with *)	
2. DECLARATIONS OF INTEREST	
3. APPROVAL OF MINUTES OF PREVIOUS MEETING	
3.1 October 2, 2017	3
4. DELEGATION REQUESTS	
5. CONSENT ITEMS	
5.1 Lease Expiry of MacDonald Marine Status Update (PED18096) (To be distributed)	
6. PUBLIC HEARINGS / DELEGATIONS	
7. STAFF PRESENTATIONS	
7.1 Status of West Harbour Implementation (PW17075(a)) (City Wide)	7
7.2 Pier 8 Request for Proposals (RFP) Public Presentation Process (PED14002(g)) (To be distributed)	
8. DISCUSSION ITEMS	

9. MOTIONS
10. NOTICES OF MOTION
11. GENERAL INFORMATION / OTHER BUSINESS
12. PRIVATE AND CONFIDENTIAL
13. ADJOURNMENT



Hamilton

West Harbour Development Sub-Committee

Minutes 17-003

1:30 p.m.

Monday, October 2, 2017
Council Chambers, City Hall
71 Main Street West
Hamilton, Ontario

Present: Mayor F. Eisenberger, Councillors A. Johnson (Chair), J. Farr (Vice Chair), and C. Collins

THE FOLLOWING ITEMS WERE REFERRED TO THE GENERAL ISSUES COMMITTEE FOR CONSIDERATION:

1. **Status of West Harbour Re-Development Plan Implementation (PED17181) (City Wide) / Pier 8 Promenade Park Design Competition Presentation (Item 7.1)**

(Eisenberger/Farr)

That Report PED17181, respecting the Status of West Harbour Re-Development Plan Implementation, be received.

CARRIED

2. **Status of West Harbour Implementation (PW17075) (City Wide) (Item 8.1)**

(Collins/Farr)

That Report PW17075, respecting the Status of West Harbour Implementation, be received.

CARRIED

3. **Status of West Harbour Waterfront Parking Strategy (PW17076) (City Wide) (Item 8.2)**

(Collins/Farr)

That Report PW17076, respecting the Status of West Harbour Waterfront Parking Strategy, be received.

CARRIED

FOR THE INFORMATION OF COMMITTEE:**(a) CHANGES TO THE AGENDA (Item 1)**

The Committee Clerk advised there were no changes to the Agenda.

(Collins/Farr)

That the Agenda for the October 2, 2017 meeting of the West Harbour Development Sub-Committee be approved, as presented.

CARRIED**(b) DECLARATIONS OF INTEREST (Item 2)**

There were no declarations of interest.

(c) APPROVAL OF MINUTES (Item 3)**(i) June 5, 2017 (Item 3.1)****(Collins/Farr)**

That the Minutes for the June 5, 2017 meeting of the West Harbour Development Sub-Committee be approved, as presented.

CARRIED**(d) PRESENTATIONS (Item 7)****(i) Status of West Harbour Re-Development Plan Implementation (PED17181) (City Wide) / Pier 8 Promenade Park Design Competition Presentation (Item 7.1)**

Chris Phillips, Senior Advisory, Ken Coit, Program Manager Public Art and Projects, and Scott Torrance, Designated Principle, FORREC Ltd. addressed the Committee respecting the Status of West Harbour Re-Development Plan Implementation / Pier 8 Promenade Park Design Competition, with the aid of a PowerPoint Presentation. A copy of the presentation has been retained for the official record.

The presentation included, but was not limited to, the following:

- The Process
- The Jury
- Hammer Harbour
 - Amphitheatre and Gantry Pavillion
- Boatworks Promenade
 - Steel Beach
 - Playground and Interpretive Supergraphic
 - Pumhouse Café and Games Deck
 - Lake Remediation Wetland and Plaza

- The Landing
 - Shadow Art Installation at the Landing
- Circulation Plan
- Planting Plan
- Art and Performance Plan
- Program Plan

(Eisenberger/Farr)

That the presentation respecting the Status of West Harbour Re-Development Plan Implementation / Pier 8 Promenade Park Design Competition, be received.

CARRIED

For disposition of this matter, see Item 1.

(e) ADJOURNMENT (Item 13)

(Farr/Collins)

That, there being no further business, the West Harbour Development Sub-Committee be adjourned at 3:00 p.m.

CARRIED

Respectfully submitted,

Councillor A. Johnson, Chair
West Harbour Development
Sub-Committee

Lisa Chamberlain
Legislative Coordinator
Office of the City Clerk



INFORMATION REPORT

TO:	Chair and Members West Harbour Development Sub-Committee
COMMITTEE DATE:	April 10, 2018
SUBJECT/REPORT NO:	Status of West Harbour Implementation (City Wide) (PW17075a)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Gavin Norman, P.Eng. (905) 546-2424, Extension 4812
SUBMITTED BY:	Gary Moore, P.Eng. Director, Engineering Services Public Works Department
SIGNATURE:	

Council Direction:

Not Applicable.

Information:

Overview

The purpose of this report is to provide Council an update to report PW17075 “Status of West Harbour Implementation”, submitted to West Harbour Development Sub-Committee on October 2, 2017. Since that date, work has been progressing in the two major priority areas:

- the planning approvals and infrastructure required for Pier 8 development; and
- implementing the West Harbour Recreation Master Plan on Piers 5-7, including the planned relocation of the Police Marine Unit to Macassa Bay from Pier 7.

The Waterfront Development Office is also progressing on work in these other areas:

- Central Park related to soil remediation, upgrades on abutting streets, and park redevelopment;
- Barton - Tiffany environmental studies;
- Waterfront Parking Strategy for West Harbour; and
- Bayfront Beach water quality investigations.

As reported in PW17075, with much of the work being done simultaneously, there has been a continued need to review strategy and make adjustments to individual

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OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

SUBJECT: Status of West Harbour Implementation (PW17075a) (City Wide) - Page 2 of 3

processes and project schedules as each progresses toward completion especially as it relates to stakeholders and leases along the waterfront (Hamilton Waterfront Trust, Hamilton Port Authority, Brewer's Marine, the Navy League, and the Police Marine Unit) as well as timing related to Ontario Municipal Board appeals for the re-zoning of Pier 8.

The updated status of the following components of work, categorized by type, is provided below and in a presentation included as Appendix "A" of this report:

❖ Development-Ready

- Environmental approvals (Record of Site Condition) – a requirement for the Record of Site Condition, the Pier 8 Risk Assessment and Risk Management Plan is being finalized through consultation with the MOECC. This work is expected to be complete in 2018.
- Pier 6-8 Servicing – with site preparation almost complete, staff is finalizing the detailed design of infrastructure required to support development on Pier 8 with the intention to start construction in July 2018 and have Pier 8 serviced with municipal infrastructure in 2018. Pumping station construction is expected to start in the fall of 2018 and fully commissioned in 2019.
- Barton-Tiffany Environmental Site Assessment - staff is currently undertaking a Phase 1 ESA for City-owned lands in this area. Results of the study will drive decisions regarding the need for additional study and any required soil remediation.

❖ Asset & Infrastructure Rehabilitation

- Pier 5-7 Shorewall Rehabilitation – managed for the City by the Hamilton Waterfront Trust (HWT), this project is currently in the design phase. Reconstruction is expected to start in fall 2018 and completed in 2019.
- Pier 8 Shorewall Rehabilitation – extending the length of the future Promenade Park, staff is finalizing the detail design in coordination with the park design. Reconstruction is expected to start in July 2018 and finished by the end of 2018.
- Police Marine unit relocation to Macassa Bay – coordinated with the Hamilton Police, staff is preparing an interim relocation plan for the marine unit to Macassa Bay; transition to the new location is expected to occur in the fall of this year. Construction of the permanent police marine facility is planned for 2020. A formal schedule for the project has not been set.
- Central Park area road/sewer/water upgrades – as part of the Central Park rehabilitation, five short streets abutting the park will be rehabilitated with new pavement structure and upgraded watermain. Work is expected to start this spring and be completed in the fall.

❖ Parks & Public-Space

- Pier 5-7 Boardwalk, Trail and Public Space – as the City's project manager, the HWT is advancing its plans for new public space on Piers 5-7. Following

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SUBJECT: Status of West Harbour Implementation (PW17075a) (City Wide) - Page 3 of 3

rehabilitation of the shorewall, the boardwalk, trail and public spaces will start in 2019. Currently this work is scheduled to be completed in 2020/21.

- Pier 8 Promenade Park– since identifying the winner of the international design competition for this new linear park in 2017, the detailed design is currently being finalized. Construction will start following completion of the Pier 8 shorewall replacement anticipated in the fall of this year. The park will not be finished until spring/summer 2019.
- Pier 8 Parkette – this small parkette abutting the Pier 7 Boardwalk and Transient Docks is in the detail design stage. It is anticipated that construction of the parkette will start in the fall of 2018 following installation of the road network and completed in 2019.
- Central Park Remediation and Redevelopment – to address soil contamination concerns, staff has finalized the Phase 1 and 2 ESA studies and is working with the MOECC in development of a soil remediation plan. Remediation of the park is expected to start in fall 2018 following servicing upgrades in and around the park with park redevelopment starting in spring 2019. It is intended to have the park completed by the end of 2019.
- Bayfront Beach Water Quality Investigations – the study into beach water quality is complete. Staff will be submitting a report for the Board of Health's consideration in spring 2018.

❖ Other

- Waterfront Parking Strategy for West Harbour – being completed as a requirement of the Setting Sail Secondary Plan, the parking strategy study supports both City goals for expanded public spaces and development on the waterfront. Recommendations of the study have affirmed the need for a parking structure to address future parking demand. In 2018, the next phase of the work will identify the preferred location for the structure as well as the development of a preliminary design, an implementation schedule, and financial model.

Capital Budget Status

With approval of the 2018 Capital Budget, the 2013-18 West Harbour Initiatives Capital Budget totals approximately \$80 million across 32 projects. To date it is anticipated that the work through 2018 can be completed within the approved overall program budget; subject to receiving competitive bids on five major construction contracts to be tendered in 2018.

As it relates to budget, it should be noted that original costing established for the program budget was at a course master plan level and did not fully consider some of the site-specific issues and requirements that are being dealt with at the waterfront such as de-watering, soil contamination, stormwater management, and streetscaping, as examples.

Appendices and Schedules Attached

Appendix A: Status of West Harbour Implementation presentation

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Item 7.1

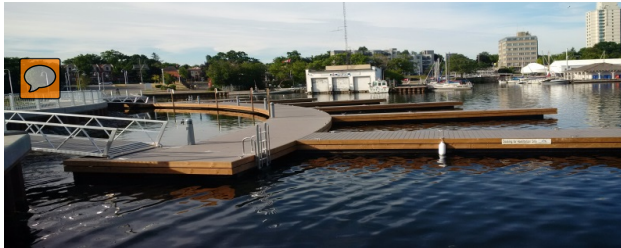


STATUS OF WEST HARBOUR IMPLEMENTATION

West Harbour Development Sub-Committee
April 10, 2018

Gavin Norman, P.Eng.
Manager, Waterfront Development

PUBLIC WORKS DEPARTMENT
ENGINEERING SERVICES DIVISION



Major Projects – Complete

- Pier 4 and 8 Shoreline Rehabilitation
- Pier 7 Shoreline and Transient Docks
- Marina
 - Floating Breakwater
 - Dock Replacement
- Pier 8 Site Preparation
- Building Demolition
- Sun-Canadian Pipeline Relocation





Major Focus Areas

- Planning approvals and infrastructure required for Pier 8 development; and
- Implementing the West Harbour Waterfront Recreation Master Plan on Piers 5-7
(including relocation of the Police Marine Unit to Macassa Bay from Pier 7)



Other Focus Areas

The Waterfront Development Office is also progressing on work in these other areas:

- Central Park related to soil remediation, upgrades on abutting streets, and park redevelopment;
- Barton - Tiffany environmental studies;
- Waterfront Parking Strategy for West Harbour; and
- Bayfront Beach water quality investigations



Development Ready

- Piers 6-8 Environmental Site Assessment
- Piers 6-8 Servicing
 - Roads / Sewers / Watermain
 - Stormwater Management
 - Streetscaping
 - Guise Street reconstruction
 - Pier 8 Sanitary Pumping Station
- Barton-Tiffany Environmental Site Assessment (city-owned properties)



Asset & Infrastructure Rehabilitation

- Piers 5-7 Shorewall Rehabilitation
- Pier 8 Shorewall Rehabilitation
- Police Marine unit relocation
- Central Park area road / sewer / water upgrades



Parks & Public Space

- Pier 5-7 Boardwalk and Trail
- Pier 8 Promenade Park
- Pier 8 Parkette
- Central Park Remediation and Redevelopment
- Bayfront Beach Water Quality

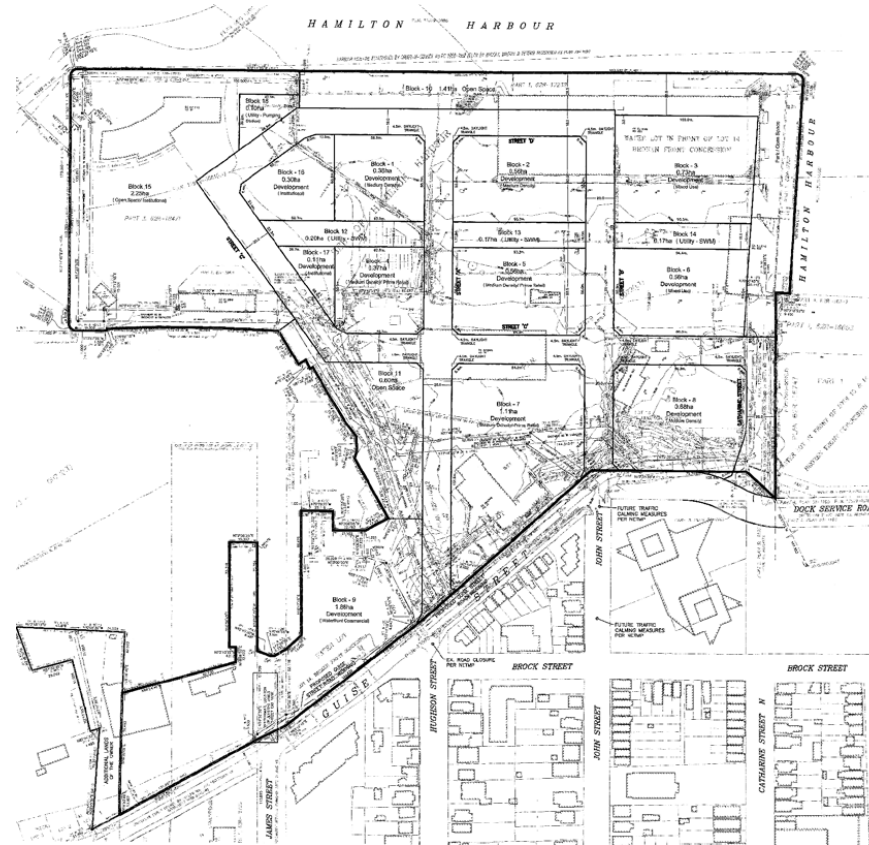


Harbour West Concept Plan (January 2010)





Pier 8 Draft Plan of Subdivision





THANK YOU



QUESTIONS?