



City of Hamilton
WEST HARBOUR DEVELOPMENT
SUB-COMMITTEE REVISED

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)	
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6. PUBLIC HEARINGS / DELEGATIONS	
7. STAFF PRESENTATIONS	
7.1 Status of West Harbour Implementation (PW17075(a)) (City Wide)	11

7.2 Pier 8 Request for Proposals (RFP) Public Presentation Process
(PED14002(g))

*7.2.a Added Attachment (Report)

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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:	Lease Expiry of MacDonald Marine Status Update (PED18096) (Ward 2)
WARD(S) AFFECTED:	Ward 2
PREPARED BY:	Chris Phillips (905) 546-2424 Ext. 5304
SUBMITTED BY:	Jason Thorne General Manager Planning and Economic Development Department
SIGNATURE:	

Council Direction:

On June 8, 2016, Council approved the following:

- (a) That the Committee reaffirm its support for the West Harbour Waterfront Recreation Master Plan;
- (b) That staff be directed to consult with the Hamilton Waterfront Trust for development of plans for Piers 5 to 7;
- (c) That staff be directed to report to the West Harbour Development Sub-Committee with a proposal to increase staffing resources for the Waterfront Development Office so that the West Harbour Waterfront Recreation Master Plan can be implemented.

This Report is a status update with respect to items (a) and (b), while item (c) was actioned through the 2017 and 2018 Capital Budget process.

Information:

As part of the West Harbour Waterfront Recreation Master Plan (the “Plan”), the lands referred to as the “Macassa Bay” area are envisioned to change significantly over time.

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SUBJECT: Lease Expiry of MacDonald Marine Status Update (PED18096) (Ward 2) - Page 2 of 3

Specifically, the Plan envisions the enhancement and addition of several features to be implemented over time within this area. The most notable of which are the following:

- Consolidation of the Waterfront Trail;
- Enhanced public access to the water's edge;
- Enhanced elements to meet Remedial Action Plan (RAP) Ecological and Fish Habitat targets;
- Addition of a heritage interpretive site; and,
- The re-location of the Hamilton Police Services (HPS) Marine Unit.

City staff has recognized from the outset that the Plan, which was approved by Council on May 12, 2010 (Committee of the Whole Report 10-014), envisions the elimination of the existing marina use located on city-owned lands, currently occupied by Scott-MacDonald Limited, operating as MacDonald Marine Services (MacDonald Marine). As per the terms of the existing lease between the City of Hamilton and MacDonald Marine, the lease expires on May 31, 2018.

As staff prepared the implementation plan for design and construction of the various elements of the Plan, specifically as it relates to the Piers 5-7 lands, the HPS Marine Unit was identified as an area of concern for the efficient rehabilitation of the Pier 5-7 shoreline. In particular, since the HPS Marine Unit building forms part of the shoreline itself, the temporary relocation of the Marine Unit would be required by late 2018. This was identified within the West Harbour Implementation Plan and was reflected with the approved Capital Budget.

With the MacDonald Marine lease set to naturally expire on May, 31, 2018, City staff met with the owner of MacDonald Marine in person on March 10, 2017, and confirmed that the City does not intend to renew, extend, or contemplate any overholding of the Lease between the City and MacDonald Marine, beyond its scheduled expiry on May 31, 2018. A formal written letter was issued on the same day. A follow-up letter was issued on September 27, 2017. Since this date, MacDonald Marine has been unresponsive to repeated communication from City staff.

In an effort to communicate the upcoming lease expiry to both boating users and the general public, City staff has used several communication channels including location signage and public advertising in local mainstream media outlets as well as notification on the City's website at www.hamilton.ca/westharbour.

City staff continues to pursue a dialogue with MacDonald Marine, with a specific emphasis on developing a transition plan for the site upon the expiration of the existing lease. As well, based on a request of a few existing boat users, City staff has recently opened a dialogue and met with a group that have an interest in establishing a transition plan with the City. These conversations remain on-going and City staff remains open

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SUBJECT: Lease Expiry of MacDonald Marine Status Update (PED18096) (Ward 2) - Page 3 of 3

and available to any boat users who wish to contact the City to better understand the issues with the lease expiration.

APPENDICES AND SCHEDULES ATTACHED

N/A

CP:cb



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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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

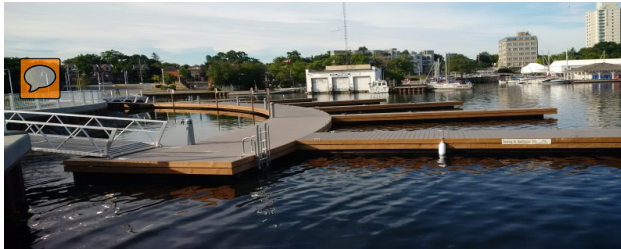


STATUS OF WEST HARBOUR IMPLEMENTATION

West Harbour Development Sub-Committee
April 10, 2018

Gavin Norman, P.Eng.
Manager, Waterfront Development

PUBLIC WORKS DEPARTMENT
ENGINEERING SERVICES DIVISION



Major Projects – Complete

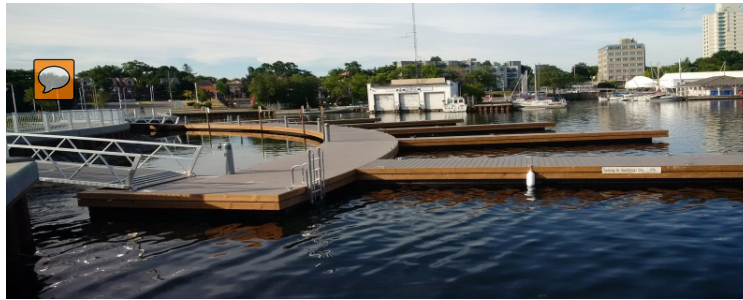
- Pier 4 and 8 Shoreline Rehabilitation
- Pier 7 Shoreline and Transient Docks
- Marina
 - Floating Breakwater
 - Dock Replacement
- Pier 8 Site Preparation
- Building Demolition
- Sun-Canadian Pipeline Relocation





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

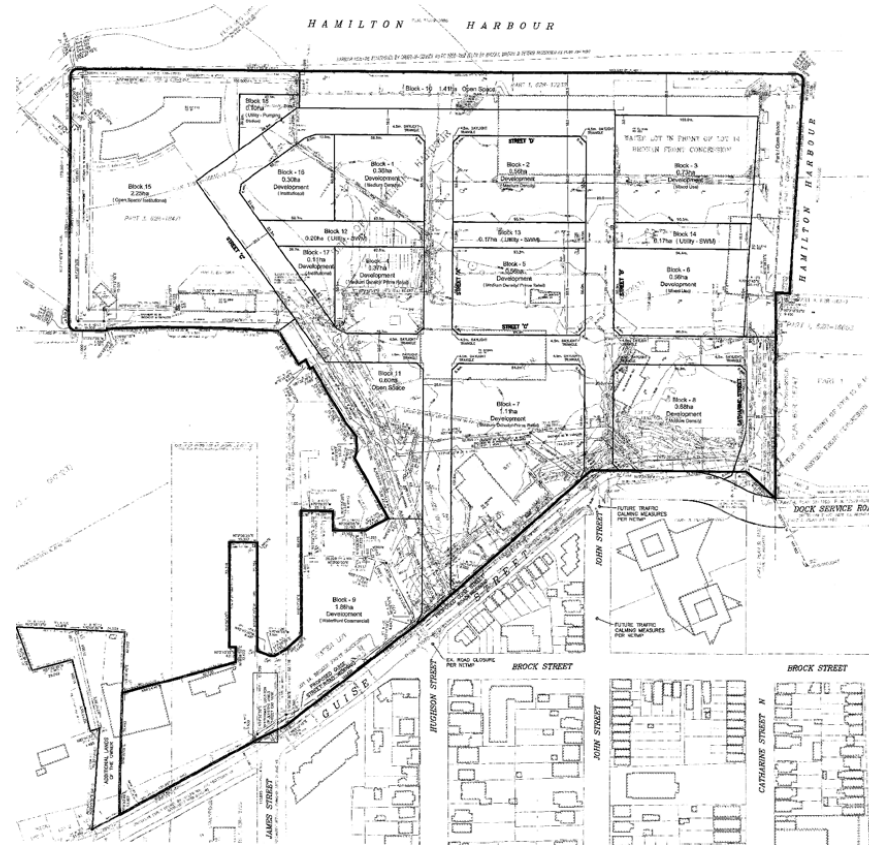


Harbour West Concept Plan (January 2010)





Pier 8 Draft Plan of Subdivision





THANK YOU



QUESTIONS?



INFORMATION REPORT

TO:	Chair and Members West Harbour Development Sub-Committee
COMMITTEE DATE:	April 10, 2018
SUBJECT/REPORT NO:	Pier 8 Request for Proposals (RFP) Public Presentation Process (PED14002(g)) (Ward 2)
WARD(S) AFFECTED:	Ward 2
PREPARED BY:	Chris Phillips (905)546-2424 Ext. 5304
SUBMITTED BY:	Mike Zegarac General Manager Finance and Corporate Services Department
SIGNATURE:	

Council Direction:

On November 9, 2016, Council approved General Issues Committee (GIC) Report 16-028 (Report PED14002(c)) entitled “West Harbour Real Estate Solicitation Process for Pier 8 Lands”, which established the framework for the City to bring the Pier 8 lands to market through an open, competitive and public solicitation process. The Council-approved process is multi-staged commencing with a Request for Qualifications (RFQ), followed by a Request for Proposals (RFP) and concludes with a negotiation stage, wherein the contractual documents that govern the transaction shall be formalized.

The City formally completed the RFQ process on on October 6, 2017. The RFP stage was launched on December 15, 2017, with the Technical Proposal Closing on March 13, 2018 and the Financial Proposal and Public Presentation Materials due on April 4, 2018.

This Report is to update members of the Sub-Committee on the process City staff has undertaken to provide an opportunity for the general public to review and comment on the development materials.

Information:

When developing the formal RFP, City staff incorporated a mechanism for the public to be involved in the process. As required by the RFP, each Proponent provided a set of

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**SUBJECT: Pier 8 Request for Proposals (RFP) Public Presentation Process
(PED14002(g)) (Ward 2) - Page 2 of 4**

Public Presentation Materials which included a number of illustrative presentation panels, descriptions of target market segments, and a video that provided additional context and descriptions. These materials are appropriate for consumption by a general audience and will be used to solicit feedback from the public which will be shared with the Evaluation Team for consideration.

City staff has developed a program to elicit comments from the public with materials being available for review from April 6, 2018 to April 17, 2018 in the following manner:

1) Online viewing and comments at www.hamilton.ca/westharbour

Utilizing the City's West Harbour webpage, the public will have full access to the materials online. The Proponent videos, presentation panels, and user stories will be posted and the public can comment on a set of prescribed questions for feedback.

2) Multi-location Open House Display

Poster Boards and printed materials will be arranged in static displays in several locations throughout the City, the details of which are listed below. Although designed to promote to a city-wide audience, the Open House displays will be limited to only the printed display materials, will be staffed on a limited basis and will still require the public to comment through the website.

Dates	Location
Sat April 7 City Staff 10 am – 1 pm	Williams Fresh Café at Pier 7 on the waterfront – upper level
Sun April 8 City Staff 11 am – 2 pm	CF Lime Ridge Mall, Level 2 Centre Court
Mon April 9 Tues April 10 Daytime hours display City Staff 5 – 7 pm	Hamilton Public Library Central Branch, Main Lobby
Wed April 11 Thurs April 12 Fri April 13 Daytime hours Evergreen Staff City Staff Friday only 6 pm – 9 pm	Evergreen Community Storefront, 294 James St. N.

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**SUBJECT: Pier 8 Request for Proposals (RFP) Public Presentation Process
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Sat April 14 Sun April 15 Daytime hours 12noon – 5 pm display Not Staffed	Art Gallery of Hamilton, Fischer Gallery - 2 nd floor
Mon April 16 Tues April 17 Daytime hours display Not Staffed	City Hall, Main Lobby – first floor

Thought was taken to provide a diverse set of locations for the public to visit the Open House display, speak in general with City staff, and gain a better understanding about the proposed developments prior to visiting the website and commenting. To support this program, a cross-promotional marketing campaign will be executed including the City's West Harbour webpage, digital banner on the City's main website, the Economic Development and Corporate Twitter accounts, the Economic Development LinkedIn page, as well as outreach to local, trade and industry media channels.

Public commentary will be limited to the following questions:

1. In your opinion, how does this proposed development create social benefits for the city?
2. In your opinion, how does this proposed development create environmental benefits for the city?
3. In your opinion, how does this proposed development create economic benefits for the city?
4. Do you have any other comments to add regarding this proposed development?

Respondents will be able to answer the four questions for each respectively, so that comments do not get commingled.

To be clear, the public does not get an actual vote on their preference, rather the public's comments only assist to inform the evaluation process. Comments received from the on-line forum will be collated into a briefing document, and disseminated to members of the RFP Technical Evaluation team, who will be asked to evaluate the Proposals, based on the established criteria stipulated within the RFP.

As well, it is important to note that although the materials are available publicly, City Staff has a strict communications protocol with respect to public comments regarding the Proposals, the Proponents, and, most importantly, the evaluation process. It is critical that the evaluation process functions in accordance with the manner established by the RFP. Therefore, City staff will refrain from making any public comments so as to

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**SUBJECT: Pier 8 Request for Proposals (RFP) Public Presentation Process
(PED14002(g)) (Ward 2) - Page 4 of 4**

avoid any perception of predetermination, bias, or influence on the RFP process. City staff's recommendation will be publicly presented to Council for consideration in June 2018.

APPENDICES AND SCHEDULES ATTACHED

N/A

CP:cb