



**City of Hamilton**  
**WEST HARBOUR DEVELOPMENT**  
**SUB-COMMITTEE**

**Meeting #:** 19-003  
**Date:** October 22, 2019  
**Time:** 10:00 a.m.  
**Location:** Council Chambers, Hamilton City Hall  
71 Main Street West

Tamara Bates, Legislative Coordinator (905) 546-2424 ext. 4102

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	<b>Pages</b>
<b>1. CEREMONIAL ACTIVITIES</b>	
<b>2. APPROVAL OF AGENDA</b> (Added Items, if applicable, will be noted with *)	
<b>3. DECLARATIONS OF INTEREST</b>	
<b>4. APPROVAL OF MINUTES OF PREVIOUS MEETING</b>	
4.1 September 9, 2019	3
<b>5. COMMUNICATIONS</b>	
<b>6. DELEGATION REQUESTS</b>	
<b>7. CONSENT ITEMS</b>	
<b>8. PUBLIC HEARINGS / DELEGATIONS</b>	
<b>9. STAFF PRESENTATIONS</b>	
<b>10. DISCUSSION ITEMS</b>	
10.1 For the Consideration of the West Harbour Development Sub-Committee: 0.13% Increase for Capital Financing of West Harbour Development	9

10.2	Pier 6 and 7 Land Disposition and Interim Activation Plan (PED191919(a))	11
10.3	West Harbour Strategic Initiatives Piers 5-7 Public Realm Capital Works (PW19090)	19

- 11. MOTIONS
- 12. NOTICES OF MOTION
- 13. GENERAL INFORMATION / OTHER BUSINESS
- 14. PRIVATE AND CONFIDENTIAL
- 15. ADJOURNMENT



Hamilton

**West Harbour Development Sub-Committee  
Minutes 19-002**

1:00 p.m.

Monday, September 9, 2019  
Room 264, 2<sup>nd</sup> Floor, City Hall  
71 Main Street West  
Hamilton, Ontario

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**Present:** Councillors J. Farr (Chair), M. Wilson (Vice-Chair), C. Collins, and J.P. Danko

**Absent  
with Regrets:** Mayor F. Eisenberger - Personal

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

**1. Status of West Harbour Implementation (PW17075(c)) (City Wide) (Item 9.1)**

**(Danko/Collins)**

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

**CARRIED**

**2. Piers 6 and 7 Commercial Village Activation Plan (PED19191) (Ward 2) (Item 10.1)**

**(Collins/Danko)**

(a) That staff be directed to prepare and execute a procurement process to select an external entity for the purposes of building, operating, and programming temporary commercial and public uses within the Pier 6 and 7, and including but not limited to Pier 8, lands and potentially adjacent city-owned lands as an interim use;

(b) That the procurement process, to select an external entity for the purposes of building, operating, and programming temporary commercial and public uses within the Pier 6, 7, and 8 lands and potentially adjacent city-owned lands, includes a short-term land lease of not more than two years, at nominal value for the development blocks within these lands;

- (c) That staff be authorized and directed to prepare the formal procurement process in a manner and on terms and conditions deemed appropriate by the General Manager of the Planning and Economic Development Department, and in a form acceptable to the City Solicitor; and
- (d) That the retail study attached as Appendix "A", be received.

**CARRIED**

**FOR INFORMATION:**

**(a) CHANGES TO THE AGENDA (Item 2)**

The Committee Clerk advised of the following change to the Agenda:

**1. GENERAL INFORMATION/OTHER BUSINESS**

- 13.2 Werner Plessel, Executive Director, Waterfront Trust, Update on Capital Projects

**(Wilson/Collins)**

That the Agenda for the September 9, 2019 meeting of the West Harbour Development Sub-Committee be approved, as amended.

**CARRIED**

**(b) DECLARATIONS OF INTEREST (Item 3)**

There were no declarations of interest.

**(c) APPROVAL OF MINUTES (Item 4)**

**(i) February 26, 2019 (Item 4.1)**

**(Wilson/Collins)**

That the Minutes for the February 26, 2019 meeting of the West Harbour Development Sub-Committee be approved, as presented.

**CARRIED**

**(d) STAFF PRESENTATIONS (Item 9)**

**(i) Status of West Harbour Implementation (PW17075(c)) (City Wide) (Item 9.1)**

Gavin Norman, Manager, Waterfront Development Office, addressed the Committee respecting Report PW17075(c), the Status of West Harbour Implementation, with the aid of a presentation.

**(Danko/Collins)**

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

**CARRIED**

For further disposition of this matter, refer to Item 1.

The presentation is available at [www.hamilton.ca](http://www.hamilton.ca) and through the Office of the City Clerk.

**(Collins/Danko)**

That Item 13.2 Werner Plessl, Executive Director, Waterfront Trust, respecting an Update on Capital Projects, be heard immediately following Item 9.1.

**CARRIED**

**(e) GENERAL INFORMATION/OTHER BUSINESS****(i) Werner Plessl, Executive Director, Waterfront Trust, Update on Capital Projects (Added Item 13.2)**

Werner Plessl, Executive Director, Waterfront Trust, addressed the Committee with the aid of a presentation.

**(Wilson/Danko)**

That the presentation from Werner Plessl, Executive Director, Waterfront Trust, respecting an Update on Capital Projects, be received.

**CARRIED**

The presentation is available at [www.hamilton.ca](http://www.hamilton.ca) and through the Office of the City Clerk.

**(f) DISCUSSION ITEMS (Item 10)****(i) Piers 6 and 7 Commercial Village Action Plan (PED19191) (Ward 2) (Item 10.1)****(Collins/Danko)**

(a) That Subsection (a) to Report PED19191, respecting Piers 6 and 7 Commercial Village Action Plan, be amended by adding the words "**and including but not limited to Pier 8**" to read as follows:

(a) That staff be directed to prepare and execute a procurement process to select an external entity for the purposes of building, operating, and programming temporary commercial and public uses within the Pier 6 and 7, **and including but not limited to Pier 8**, lands and potentially adjacent city-owned lands as an interim use;

(b) That Subsection (b) to Report PED19191, respecting Piers 6 and 7 Commercial Village Action Plan, be amended by replacing the word **“three”** with the word **“two”**, and deleting the words **“with renewal options at the City’s discretion”**, to read as follows:

(b) That the procurement process includes a short-term land lease of not more than ~~three~~ **two** years ~~with renewal options at the City’s discretion~~, at nominal value for the development blocks within these lands;

**CARRIED**

For further disposition of this matter, refer to Item 2.

(ii) **For the Consideration of the West Harbour Development Sub-Committee: 0.13% Increase for Capital Financing of West Harbour Development (Item 10.2)**

**(Collins/Danko)**

That Item 10.2, respecting For the Consideration of the West Harbour Development Sub-Committee: 0.13% Increase for Capital Financing of West Harbour Development, be deferred until the next meeting.

**CARRIED**

(g) **GENERAL INFORMATION/OTHER BUSINESS (Item 13)**

(i) **Amendments to the Outstanding Business List (Item 13.1)**

**(Collins/Danko)**

That the following amendments to the West Harbour Development Sub-Committee Outstanding Business Items List, be approved:

1. Items Considered Completed and to be Removed

(aa) Pier 7 Parcels of Land  
Item on OBL: B  
Addressed as Item 10.1 on today’s agenda

(ab) Status of West Harbour Implementation (PW17075(a))  
Item on OBL: C  
Addressed as Item 10.1 on today’s agenda

**CARRIED**

(h) **ADJOURNMENT (Item 15)**

**(Danko/Wilson)**

That, there being no further business, the West Harbour Development Sub-Committee be adjourned at 3:32 p.m.

**CARRIED**

Respectfully submitted,

Councillor Farr, Chair  
West Harbour Development  
Sub-Committee

Tamara Bates  
Legislative Coordinator  
Office of the City Clerk





**10.1**

West Harbour Development Sub-Committee  
October 22, 2019

**City Clerk's Division**  
**COUNCIL FOLLOW-UP NOTICE**

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**TO:** Tamara Bates  
Legislative Coordinator,  
Office of the City Clerk

**DATE:** July 15, 2019

**FROM:** Stephanie Paparella  
Legislative Coordinator,  
Office of the City Clerk

**SUBJECT: 0.13% Increase for Capital Financing of West Harbour Development**

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Please be advised that, at its meeting of July 12, 2019, Council approved Item 4(h) of the General Issues Committee, which reads as follows:

**4. 2020 Budget Guidelines, Outlook and Process (FCS19054) (City Wide) (Item 9.2)**

- (h) That the matter of a 0.13% increase for capital financing of West Harbour Development (WH) for a total of 1.3% tax increase, be referred to the West Harbour Development Sub-Committee for consideration.

Please take the necessary steps to carry out the direction of Council, with respect to the resolution above.


Thank you!





Hamilton

**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT**  
**General Manager's Office**

<b>TO:</b>	Chair and Members West Harbour Development Sub-Committee
<b>COMMITTEE DATE:</b>	October 22, 2019
<b>SUBJECT/REPORT NO:</b>	Pier 6 and 7 Land Disposition and Interim Activation Plan (PED19191(a)) (Ward 2)
<b>WARD(S) AFFECTED:</b>	Ward 2
<b>PREPARED BY:</b>	Chris Phillips 905-546-2424 Ext. 5304 Ray Kessler 905-546-2424 Ext. 7019
<b>SUBMITTED BY:</b>	Jason Thorne General Manager Planning and Economic Development Department
<b>SIGNATURE:</b>	

**RECOMMENDATION**

- (a) That staff report back to the West Harbour Development Sub-Committee with draft sale documents for approval, including recommendations on the disposition phasing and conditions of sale that seek to ensure that development of any disposed lands happens in a timely fashion, contributes to the success and vibrancy of the public space on Piers 6 and 7, and provides a high quality of design;
- (b) That staff from the Tourism and Culture Division be directed to prepare and execute an agreement with an external entity to a maximum value of \$40 K for the purposes of operating and programming temporary animation of the Piers 5 to 8 lands, with nominal cost for leasing of the lands, for the period beginning in the Spring season of 2020 to approximately the end of the Fall season 2020, to be funded through Project 4411606003; West Harbour Community Engagement; and,
- (c) That staff be authorized to prepare and execute all necessary agreements for implementation, in a manner and on terms and conditions deemed appropriate by the General Manager of the Planning and Economic Development Department, and in a form acceptable to the City Solicitor.

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**SUBJECT: Pier 6 and 7 Land Disposition and Interim Activation Plan  
(PED19191(a)) (Ward 2) - Page 2 of 6**

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**EXECUTIVE SUMMARY**

On October 9, 2019, Council approved the General Issues Committee (GIC) Report which included the following motion from the West Harbour Development Sub-Committee Report 19-002:

“That staff be directed to immediately market the individual development blocks for Piers 6 and 7 for sale to the private sector”.

As noted in Report PED19191, the Council approved West Harbour Waterfront Recreation Master Plan (WHWRMP), envisions the transformation of the Pier 6 and 7 lands with significant investments in infrastructure and public space, with the potential of creating a new destination for the City.

Identified as a potential area for private sector investment, the WHWRMP envisioned four new development blocks to be created within the Pier 6 and 7 lands, along with the rehabilitation and/or replacement of the existing buildings that currently occupy the site as identified in Appendix “A” of Report PED19191(a).

Staff Report PED19191(a) identifies the general strategy to implement this Council direction to immediately market the individual development blocks for sale to the private sector; specifies a work plan and timelines for the execution; highlights several key background elements that are required prior to marketing the properties; and, commits to reporting back to the West Harbour Development Sub-Committee with the final sale documents for approval prior to going to market.

As well, recognizing the importance of placemaking within the public space of the Piers 5 to 8 lands prior to development, staff also seeks approval to select an external entity for the purposes of operating and programming temporary activations in 2020.

**Alternatives for Consideration – N/A**

**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

**Financial:**

There are no specific financial implications for recommendation (a) contained in Report PED19191(a). Recommendation (b) establishes a maximum of \$40,000, funded through Project 4411606003; West Harbour Community Engagement.

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**SUBJECT: Pier 6 and 7 Land Disposition and Interim Activation Plan  
(PED19191(a)) (Ward 2) - Page 3 of 6**

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**Staffing:**

It is anticipated that the recommendations will be implemented by existing West Harbour, Real Estate, and Tourism and Culture staff within the Planning and Economic Development Department.

**Legal:**

Legal Services will support the Council directions arising from this Report.

**HISTORICAL BACKGROUND**

On October 9, 2019, Council approved General Issues Committee (GIC) Report which included the following motion from the West Harbour Development Sub-Committee Report 19-002:

“That staff be directed to immediately market the individual development blocks for Piers 6 and 7 for sale to the private sector.”

**POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

N/A

**RELEVANT CONSULTATION**

N/A

**ANALYSIS AND RATIONALE FOR RECOMMENDATION**

The WHWRMP envisioned four new development blocks to be created within the Pier 6 and 7 lands, as identified in Appendix “A” of Report PED19191(a). The individual development blocks have specific land use designations and zoning requirements, are self-contained within a relatively small area, will be adjacent to city-owned public space, and are limited by both density and height restrictions.

Although the October 9, 2019 Council direction is clear, it is recognized that there are several steps to be taken to prepare the lands for disposition. Staff are currently assessing the most effective manner in which to bring these blocks to the market.

The following components are the minimum due diligence prerequisites to be completed:

- a) Completion of a Reference Plan and survey of the four development blocks;

**SUBJECT: Pier 6 and 7 Land Disposition and Interim Activation Plan  
(PED19191(a)) (Ward 2) - Page 4 of 6**

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- b) Identification of any environmental, soil stability, servicing and any other issues that may affect the constructability on the site;
- c) Land appraisal of the four development blocks; and,
- d) Establishment of the conditions to be incorporated into an agreement of purchase and sale.

The real estate land disposition approach will involve a structured offering process whereby the highest financial offer that meets certain conditions will be selected. Staff will review the individual blocks and assess whether they should be sold separately or as a bundle, and the anticipated timing of a phased development. As well, staff will prepare a set of conditions that will be clearly articulated to potential purchasers and will form part of any future Agreement of Purchase and Sale (APS). These conditions will include but not be limited to:

- i. specified time frame for commencement and completion of development;
- ii. specified approved commercial uses and/or tenancy parameters to ensure compatibility with the City's vision; as stated in the Setting Sail Secondary Plan, WHWRMP, and Urban Design Study, and other placemaking and activation goals for the Piers 6 and 7 areas;
- iii. identification of any acceptable and/or prohibited future requests to amend planning instruments for the development blocks; and,
- iv. limitations on the ability of any future owner unilaterally financially divesting the property.

Staff will report back to the Sub-Committee with recommendations on these offering plan and conditions by December 2019.

The following is a high-level assessment of anticipated timeframes:

i.	Undertake Due Diligence: -Survey -Studies -Appraisal -APS	Nov. 2019–Feb. 2020
ii.	Preparation of Conditions of Sale	Oct. 2019-Dec. 2019
iii.	Report to WHD Sub-Committee	Dec. 2019

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**SUBJECT: Pier 6 and 7 Land Disposition and Interim Activation Plan  
(PED19191(a)) (Ward 2) - Page 5 of 6**

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iv.	Develop Real Estate Marketing Documents	Feb. 2020
v.	Real Estate Listing Open Period	Feb. 2020-March 2020
vi.	Selection of Purchaser	April 2020
vii.	Purchaser Due Diligence Period	April-2020-July 2020
viii.	Property Closing Date	Dec. 2020

Additionally, staff recommends a short-term opportunity to engage an external entity for the purposes of operating and programming temporary uses within the Pier 6 and 7 lands in 2020.

The recommendation would direct staff from the Tourism and Culture Division to prepare and execute an agreement with an external entity to a maximum value of \$40 K for the purposes of operating and programming temporary animation of the Piers 5 to 8 lands. This agreement would include the rights to a short-term temporary licence at nominal amount, for the period beginning in the Spring season of 2020 to approximately the end of the Fall season 2020. This initiative would be funded through Project 4411606003; West Harbour Community Engagement.

Staff would also ensure that the terms of reference clearly identify the types of uses that would be acceptable to the City including any commercial, recreational, and public uses, the parameters of use including hours of operations, compliance to zoning and noise by-laws, as well as an identification of physical constraints such as electricity and sewage capacity.

#### **ALTERNATIVES FOR CONSIDERATION – N/A**

#### **ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN**

##### Strategic Priority #1

##### A Prosperous & Healthy Community

WE enhance our image, economy and well-being by demonstrating that Hamilton is a great place to live, work, play and learn.

##### **Strategic Objective**

- 1.1 Continue to grow the non-residential tax base.
- 1.3 Promote economic opportunities with a focus on Hamilton's downtown core, all downtown areas and waterfronts.

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**SUBJECT: Pier 6 and 7 Land Disposition and Interim Activation Plan  
(PED19191(a)) (Ward 2) - Page 6 of 6**

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**APPENDICES AND SCHEDULES ATTACHED**

Appendix "A" to Report PED19191(a) – Pier 6 and 7 Site Map

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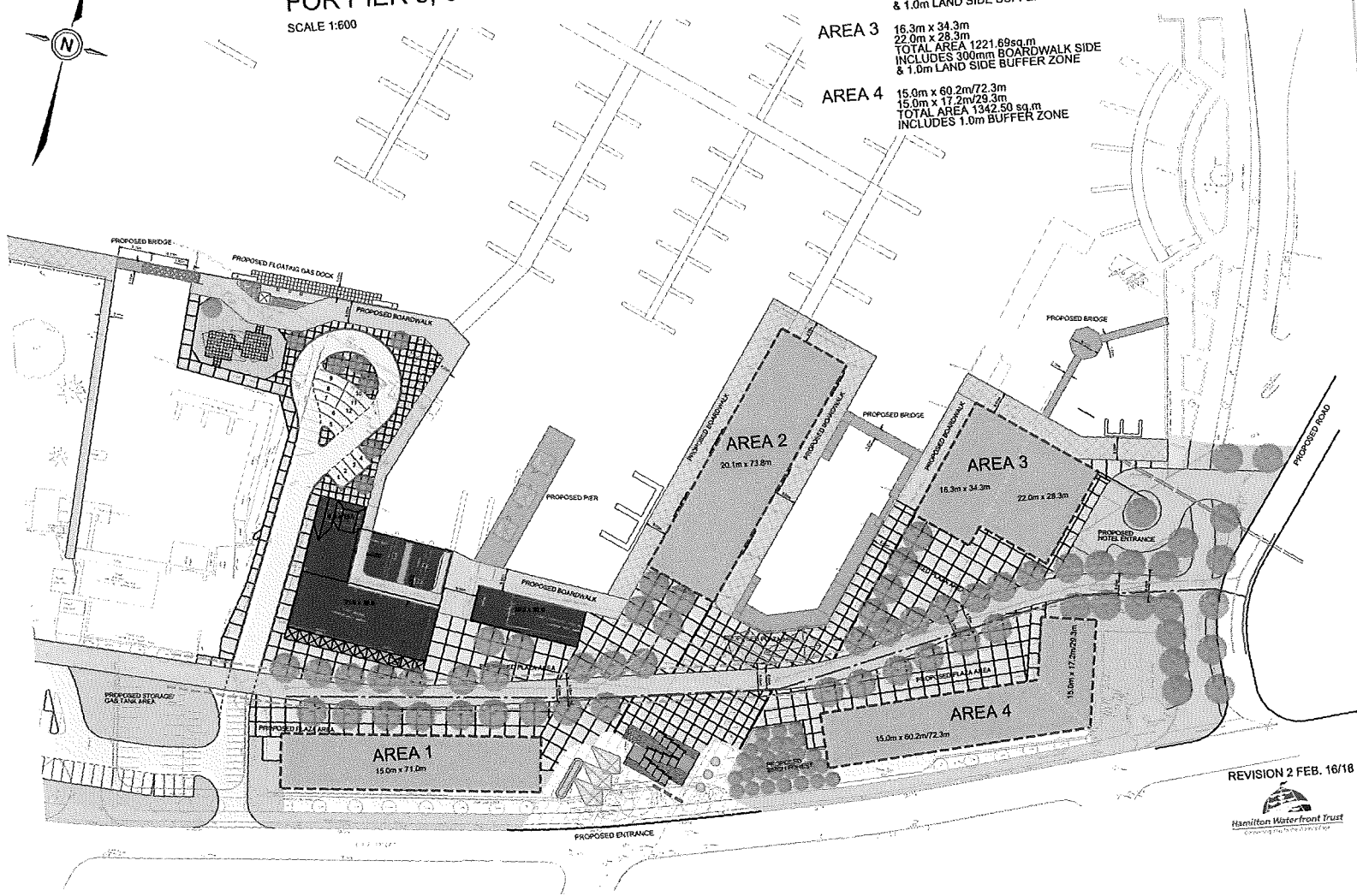
*OUR Vision: To be the best place to raise a child and age successfully.  
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PLAN SHOWING  
**PROPOSED BUILDING ENVELOPES  
FOR PIER 5, 6 & 7**  
SCALE 1:600



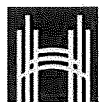
- AREA 1 15.0m x 71.0m  
TOTAL AREA = 1065.00sq.m  
INCLUDES 1.0m BUFFER ZONE
- AREA 2 20.1m x 73.8m  
TOTAL AREA 1483.38sq.m  
INCLUDES 300mm BOARDWALK SIDE  
& 1.0m LAND SIDE BUFFER ZONE
- AREA 3 16.3m x 34.3m  
22.0m x 28.3m  
TOTAL AREA 1221.69sq.m  
INCLUDES 300mm BOARDWALK SIDE  
& 1.0m LAND SIDE BUFFER ZONE
- AREA 4 15.0m x 60.2m/72.3m  
15.0m x 17.2m/29.3m  
TOTAL AREA 1342.50 sq.m  
INCLUDES 1.0m BUFFER ZONE



REVISION 2 FEB. 16/18








Hamilton

**CITY OF HAMILTON**  
Public Works  
Engineering Services Division

<b>TO:</b>	Chair and Members West Harbour Development Sub-Committee
<b>COMMITTEE DATE:</b>	October 22, 2019
<b>SUBJECT/REPORT NO:</b>	West Harbour Strategic Initiatives Piers 5-7 Public Realm Capital Works (PW19090) (Ward 2)
<b>WARD(S) AFFECTED:</b>	Ward 2
<b>PREPARED BY:</b>	Gavin Norman (905) 546-2424 ext. 4812
<b>SUBMITTED BY:</b>	Gord McGuire Director, Engineering Services
<b>SIGNATURE:</b>	

**RECOMMENDATION(S)**

- (a) That staff be authorized to direct the Hamilton Waterfront Trust to proceed with tenders for 100% of the previously approved Capital works, in the amount of \$13.5M, on Piers 5-7 for the following projects in 2019:
- (i) Project ID 4411506107 – Piers 5-7 Marina Shoreline Rehab (Approved Budget \$10.2M); and
  - (ii) Project ID 4411606102 – Piers 5-7 Boardwalk (Approved Budget \$3.3M);
- (b) That staff be directed to make necessary modifications to the West Harbour Capital program to re-direct funding allocated to future projects to the Piers 5-7 Public Realm Project with the intent to not increase the overall program budget in years 2020-2022.

**EXECUTIVE SUMMARY**

At September 9, 2019 West Harbour Subcommittee, Council received report PW17075(c) "Status of West Harbour Implementation" at which staff identified a \$15.1M budget shortfall preventing the project from proceeding comprised of an \$11.5M shortfall in Phase 1 and a \$3.6M shortfall in Phase 3. Phase 1 of the project includes shorewall rehabilitation, a new boardwalk and fish habitat; Phase 3 of the project is an Artisan Village.

The purpose of this report is to:

**SUBJECT: West Harbour Strategic Initiatives Piers 5-7 Public Realm Capital Works (PW19090) (Ward 2) - Page 2 of 6**

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- Recommend a plan that will allow the Piers 5-7 Public Realm Project to proceed;
- Be able to proceed with tenders in 2019 for Phase 1 of the Piers 5-7 Public Realm project outlined in this report; and
- Advise Council that additional funding required for the project will be processed through the 2020 Capital Budget in conjunction with changes to the West Harbour Capital Program.

The Waterfront Development Office, have identified a combination of changes to the West Harbour Capital Program and Budget that will allow phased construction of the Piers 5-7 Public Realm to proceed to tender in 2019. Staff has assessed the priority of remaining West Harbour projects and proposes that some projects be deferred to future years and others be modified or deleted from the program in order that necessary funds are available to complete Piers 5-7 Public Realm project. Staff also recommends using surplus funds from one project to address the shortfall. A summary of recommended changes is included in Appendix "A" to Report PW19090.

The recommended changes result in a smoothing out the Capital program over the remaining years to mitigate 2020 and 2021 Levy increases (Levy impact reduced by \$8.25M in 2020 and \$5.85M in 2021) - refer to chart in Appendix "B" to Report PW19090. With approval in principle of the above changes it is recommended that staff be given authority to direct the Hamilton Waterfront Trust to proceed with tenders for Phase 1 construction in 2019.

**Alternatives for Consideration – See Page 5**

**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

**Financial:** The chart in Appendix "B" to Report PW19090 compares the West Harbour 2019 10-year Capital Forecast versus the updated 2020 10-year West Harbour Capital forecast. Staff have been able to smooth out the Capital program over the remaining years to mitigate 2020 and 2021 Levy increases (Levy impact reduced by \$8.25M in 2020 and \$5.85M in 2021) as well as incorporate funding from Development Charges (based on the 2019 DC Background Study).

**Staffing:** None

**Legal:** None

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**SUBJECT: West Harbour Strategic Initiatives Piers 5-7 Public Realm Capital Works (PW19090) (Ward 2) - Page 3 of 6**

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## **HISTORICAL BACKGROUND**

In June 2017, Council approved a Terms of Reference between the HWT and the City for the planning, design and construction of the Piers 5-7 Public Realm Projects valued at \$15.4M and comprised of:

- Piers 5-7 Marina Shoreline Rehabilitation;
- Piers 5-7 Boardwalk;
- Pier 6 Artisan Village; and
- Pier 7 Commercial Village.

The detailed design of the project is nearing completion. With an estimated cost of \$22.9M for Phase 1, staff has projected a budget shortfall (~\$11.5M); however, this phase of work is still subject to being tendered so the actual shortfall is not known. A budget shortfall has also been identified for Phase 3 (~3.6M) since it has been determined that the original intent of re-purposing two existing Port Authority buildings at Pier 6 is not feasible, so it will be necessary to replace them with at least one new building to complete the Artisan Village. Phase 2 is not anticipating a shortfall at this time; however, detailed cost estimates have not yet been developed. Total shortfall for Phase 1 and 3 is approximately \$15.1M.

At September 9, 2019 West Harbour Subcommittee, Council received report PW17075(c) "Status of West Harbour Implementation where staff identified the budget shortfall preventing Phase 1 of the project to proceed. As a result, staff were directed to revise the West Harbour Capital Program Budget through the reprioritization of projects within the program such that the Piers 5-7 project could proceed to construction.

## **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

N/A

## **RELEVANT CONSULTATION**

Waterfront Development Office staff have consulted with staff from Financial Planning and Policy, Corporate Services to determine suitable revisions to the West Harbour Capital Program that will minimize impacts on the Levy and Development Charges Reserve.

## **ANALYSIS AND RATIONALE FOR RECOMMENDATION(S)**

As a priority project of Council's, increasing capital funding to the Piers 5-7 project within the overall program budget affects the ability to deliver the remaining West Harbour projects. Phase 1 of the project (shoreline and boardwalk) requires a budget increase of approximately \$11.5M in order to proceed, while Phase 3 of the project

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**SUBJECT: West Harbour Strategic Initiatives Piers 5-7 Public Realm Capital Works (PW19090) (Ward 2) - Page 4 of 6**

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(Artisan Village) requires a budget increase of approximately \$3.6M. Staff has assessed the priority of the remaining projects and proposes that some projects be deferred to future years and others be modified or deleted in order that necessary funds are available to complete Piers 5-7 Public Realm. In addition, surplus funds from other West Harbour projects can be used to address the funding shortfall. Recommended changes to the program include (also refer to Appendix “A” of Report PW19090):

- Bayview Park Redevelopment (\$2.49M) and Public Art (\$310K)
  - Redevelopment of Bayview Park (corner of Guise and MacNab) is predicated on a parking garage being implemented on this site (per the West Harbour Waterfront Recreation Master Plan); however, this site has since been eliminated from future consideration as a parking structure because the site is too small. It is recommended that this project be deleted and \$2.8M in savings be reallocated to Piers 5-7.
- Bayfront Park Upgrades Phase 2 (\$6.45M)
  - A well-established City park, much of the upgrades planned for Bayfront Park is predicated on a functional public swimming beach and public washrooms; however, Bayfront Park beach is closed indefinitely due to chronic water quality problems and is not anticipated to re-open in the short to medium term. It is recommended that \$6M of planned upgrades be reallocated to Piers 5-7 leaving \$450K in this project which can still be allocated to upgrades to the existing public washrooms.
- Pier 4 Park Trail and Pathway Upgrades (\$1.3M)
  - Pier 4 Park is a well-used high-quality facility that doesn't demonstrate a need for upgraded infrastructure in the near term. This project is recommended to be deferred indefinitely with savings reallocated to Piers 5-7.
- Macassa Bay Shoreline, Boardwalk and Trail (\$11.8M)
  - Staff is recommending that this project be deferred to 2022 and the budget for a new shoreline, boardwalk and trail be reduced by \$3.8M with savings reallocated to Piers 5-7. Opportunities exist to modify the scope of the project without materially changing the intent of the plan.
- Pier 8 Greenway (\$1.6M)
  - This project can be deferred to 2021 and future years and the scope of the project can be reduced by reducing the width of the corridor from 18m to 12m. This will translate to both a lower cost to construct and an increase in land area to sell for development. Savings found here could be reallocated to Piers 5-7.

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**SUBJECT: West Harbour Strategic Initiatives Piers 5-7 Public Realm Capital Works (PW19090) (Ward 2) - Page 5 of 6**

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- Barton-Tiffany – Remediation of City-Owned Lands (\$1.1M surplus)
  - Phase 1 environmental soil investigations for the City-owned Barton Tiffany lands are complete and staff is not recommending further work as part of the land disposition process. There is currently an approximate \$1.1M surplus in the capital account that is recommended to be reallocated to the Piers 5-7 project.
- Macassa Bay Police Marine Unit facility (\$5.15M)
  - The Police Marine Unit has recently moved into a new temporary facility at Macassa Bay from Pier 7 in order that the Piers 5-7 project can proceed. Deferring construction of the permanent facility to 2024+ will allow the City to optimize the value of the investment made in the temporary structure. Funding for the permanent facility remains in the capital budget forecast.
- Bayfront Park Upgrades Phase 3 (\$810KM)
  - The park’s Phase 3 upgrade planned for 2021 is for a fountain at the park’s entrance. Staff recommends that this project be deferred with funding reallocated to planned washroom upgrades in Phase 2 with the intent to consider not just upgrading the existing washrooms but also construct new washrooms near the boat launch.

## **ALTERNATIVES FOR CONSIDERATION**

An alternative for Council to consider is to not make changes to the program to accommodate the Piers 5-7 Public Realm Project; however, this would require an increase in the West Harbour capital budget of \$15.1M and would have an impact on both the Levy and the Development Charges Reserve. This alternative is not recommended.

Council could also consider various combinations of Piers 5-7 design changes and changes to the West Harbour program; however, this is not recommended as the option recommended by staff represents suitable changes to the program that will allow a key component of the waterfront redevelopment to proceed that will not unduly affect the overall delivery the West Harbour Waterfront Recreation Master Plan.

## **ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN**

### **Community Engagement & Participation**

Hamilton has an open, transparent and accessible approach to City government that engages with and empowers all citizens to be involved in their community.

### **Economic Prosperity and Growth**

Hamilton has a prosperous and diverse local economy where people have opportunities to grow and develop.

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OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

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

**SUBJECT: West Harbour Strategic Initiatives Piers 5-7 Public Realm Capital Works (PW19090) (Ward 2) - Page 6 of 6**

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**Healthy and Safe Communities**

Hamilton is a safe and supportive city where people are active, healthy, and have a high quality of life.

**Clean and Green**

Hamilton is environmentally sustainable with a healthy balance of natural and urban spaces.

**Built Environment and Infrastructure**

Hamilton is supported by state of the art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

**APPENDICES AND SCHEDULES**

Appendix "A" to Report PW19090 - Recommended Changes to West Harbour Capital Program

Appendix "B" to Report PW19090 - 2019 Capital Forecast versus 2020 Capital forecast (Net Levy Impact)



Appendix "A"  
Report PW19090

<b>West Harbour Capital Program</b>		<b>Change in Program Funding</b>
<b>Projects to be Changed</b>	<b>Recommended Action</b>	
Pier 5-7 Marina Shoreline Rehab (HWT)	Add \$2.7M in 2020/2021.	\$2,700,000
Pier 5-7 Boardwalk (HWT)	Add \$9.3M for boardwalk (\$4.5M in 2020 and \$4.8M in 2021). Defer pedestrian bridges until 2022.	\$9,300,000
Pier 6 Artisan Village (HWT)	Add \$600K in 2021 for design and \$3M in 2023 for new building.	\$3,600,000
Bayview Park Remediation and Redevelopment	Delete Project.	-\$2,490,000
Bayview Park Public Art	Delete Project.	-\$310,000
Bayfront Park Upgrades Ph2	Eliminate \$6M; leaving \$450K for washroom upgrades.	-\$6,000,000
Pier 4 Park Trail / Pathway Upgrades	Defer Indefinitely.	-\$1,330,000
Macassa Bay - Shoreline, Boardwalk, and Trail	Reduce scope by \$3.8M and defer implementation to 2022.	-\$3,755,000
Pier 8 Greenway	Defer from 2021 to 2023 and future years and reduce scope.	tbd
Barton-Tiffany Remediation	Reallocate surplus funds to Piers 5-7 Public Realm.	-\$1,100,000
Police Marine Facility Replacement	Defer construction to 2024+.	n/a
Bayfront Park Upgrades Ph3 (Entrance Fountain)	Reallocate funding to Bayfront Park Phase 2 Washroom Upgrades.	\$0



## West Harbour Development

## 2019 Capital Forecast versus 2020 Capital Forecast (Net-Levy Impact) (\$000's)

	2020	2021	2022	2023	2024-2029	Total
2019 Capital Forecast (Net)	15,850	15,020	3,790	5,235	22,460	62,355
2020 Capital Forecast (Net)	7,600	9,170	10,670	9,400	37,580	74,420
Variance Sub Total +, (-)	8,250	5,850	(6,880)	(4,165)	(15,120)	(12,065)
2020 Capital Forecast Gross	10,350	9,170	10,670	9,400	37,580	77,170

\*Development Charges are the main funding source impacting gross versus net capital