



Hamilton

**West Harbour Development Sub-Committee
Report 19-003**

AMENDED BY COUNCIL, NOVEMBER 27 & 28, 2019

1:00 p.m.

Tuesday, October 22, 2019
Room 264, 2nd Floor, City Hall
71 Main Street West
Hamilton, Ontario

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

**THE WEST HARBOUR DEVELOPMENT SUB-COMMITTEE PRESENTS REPORT
19-003 AND RESPECTFULLY RECOMMENDS:**

1. Increase of 0.13% for Capital Financing of West Harbour Development (Item 10.1)

The matter of a 0.13% increase for capital financing of West Harbour Development for a total of 1.3% tax increase, was received.

2. Piers 6 and 7 Commercial Village Activation Plan (PED19191(a)) (Ward 2) (Item 10.2) (Attached hereto as Appendix A.)

(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, **and recognises Hamilton's declared climate emergency by adhering to environmentally sustainable building principles;**

(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 \$40,000 for the implementation 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

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the end of the Fall season 2020, to be funded through Project 4411606003 (West Harbour Community Engagement) in a manner and on conditions deemed appropriate by the General Manager of the Planning and Economic Development Department, and in a form acceptable to the City Solicitor.

3. West Harbour Strategic Initiatives Piers 5-7 Public Realm Capital Works (PW19090) (Ward 2) (Item 10.3) (Attached hereto as Appendix B.)

- (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, **as detailed in Appendix “A” to Report PW19090 - Recommended Changes to West Harbour Capital.**
- (c) ***That construction of the permanent Macassa Bay Police Marine Unit facility be deferred to 2022+ in order to allow the City to optimize the value of the investment made in the temporary structure.***

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 2)

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

The Agenda for the October 22, 2019 meeting of the West Harbour Development Sub-Committee was approved, as presented.

(b) DECLARATIONS OF INTEREST (Item 3)

There were no declarations of interest.

(c) APPROVAL OF MINUTES (Item 4)

(i) September 9, 2019 (Item 4.1)

The Minutes for the September 9, 2019 meeting of the West Harbour Development Sub-Committee were approved, as presented.

(d) **DISCUSSION ITEMS (Item 10)**

(i) **For the Consideration of the West Harbour Development Sub-Committee: 0.13% Increase for Capital Financing of West Harbour Development (Item 10.1)**

Consideration of Item 10.1, For the Consideration of the West Harbour Development Sub-Committee: 0.13% Increase for Capital Financing of West Harbour Development, was deferred until following the consideration of Item 10.3.

(ii) **Piers 6 and 7 Commercial Village Activation Plan (PED19191(a)) (Ward 2) (Item 10.2)**

Sub-section (a) of Report PED19191(a), respecting Piers 6 and 7 Commercial Village Activation, was amended to include among the conditions of sale, adherence to sustainable building principles in keeping with the climate emergency, as follows.

- (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, ***and adheres to sustainable building principles in keeping with the climate emergency;***

For further disposition of this matter, see Item 2.

(iii) **West Harbour Strategic Initiatives Piers 5-7 Public Realm Capital Works (PW19090) (Ward 2) (Item 10.3)**

A new sub-section (c) was added to Report PW19090, respecting West Harbour Strategic Initiatives Piers 5-7 Public Realm Capital Works, as follows:

- (c) ***That construction of the permanent Macassa Bay Police Marine Unit facility be deferred to 2022+ in order to allow the City to optimize the value of the investment made in the temporary structure.***

(e) **ADJOURNMENT (Item 15)**

(Wilson/Collins)

There being no further business, the West Harbour Development Sub-Committee was adjourned at 11:16 a.m.

CARRIED

Respectfully submitted,

Councillor J. Farr, Chair
West Harbour Development
Sub-Committee

Tamara Bates
Legislative Coordinator
Office of the City Clerk