



City of Hamilton
WEST HARBOUR DEVELOPMENT
SUB-COMMITTEE
AGENDA

Meeting #: 22-002
Date: July 19, 2022
Time: 10:00 a.m.
Location: Room 264, 2nd Floor, City Hall (hybrid) (RM)
71 Main Street West

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

	Pages
1. CEREMONIAL ACTIVITIES	
2. APPROVAL OF AGENDA	
(Added Items, if applicable, will be noted with *)	
3. DECLARATIONS OF INTEREST	
4. APPROVAL OF MINUTES OF PREVIOUS MEETING	
4.1. January 17, 2022	3
5. COMMUNICATIONS	
6. DELEGATION REQUESTS	
7. CONSENT ITEMS	
8. STAFF PRESENTATIONS	
8.1. Discovery Centre Strategy Framework: Strategy Development Process Update and Next Steps (Opportunity Study) (PED21090(c)) (Ward 2)	9
9. PUBLIC HEARINGS / DELEGATIONS	
10. DISCUSSION ITEMS	

10.1.	West Harbour Re-Development Plan - Status Update (PED17181(d)) (Ward 2)	25
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- 11. MOTIONS
- 12. NOTICES OF MOTION
- 13. GENERAL INFORMATION / OTHER BUSINESS
- 14. PRIVATE AND CONFIDENTIAL
- 15. ADJOURNMENT



Hamilton

**West Harbour Development Sub-Committee
Minutes 22-001**

2:00 p.m.

Monday, January 17, 2022

WebEx

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

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

1. Discovery Centre Strategy Framework (PED21090(b)) (Ward 2) (Item 8.1)

(Eisenberger/Danko)

- (a) That staff be authorized and directed to implement the Discovery Centre Strategy Framework outlined in Appendix “A” to Report PED21090(b); and
- (b) That staff be directed to report back to the West Harbour Development Sub-Committee by Q1 2023 with a recommended long-term Strategy for the Discovery Centre property and Hamilton Waterfront Trust managed lands immediately south of the Discovery Centre, up to the South Pier wall.

Result: Motion, as Amended, CARRIED by a vote of 5 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 2 - Chair - Councillor Jason Farr
YES - Ward 5 Councillor Russ Powers
YES - Ward 8 Councillor John-Paul Danko
YES - Mayor Fred Eisenberger

2. Pier 8 Animation Program and Hamilton Waterfront Trust (HWT) (Discovery) Centre - Status Update (PED21090(a)) (Ward 2) (Item 8.2)**(Danko/Powers)**

- (a) That staff be authorized and directed to negotiate and finalize a Lease Agreement between the City of Hamilton (Landlord) and The Waterfront Shores Corporation (Tenant) for a portion of the Discovery Centre facility, that is identified as areas of Exclusive-Use of the tenant in Appendix "A" to Report PED21090(a) attached, based substantially on the Major Terms and Conditions outlined in Confidential Appendix "B" to Report PED21090(a) attached, and such other terms and conditions deemed appropriate by the General Manager of Planning and Economic Development Department;
- (b) That staff be directed to negotiate terms and conditions for a proportionate share of The Waterfront Shores Corporation (Tenant) usage for the Non-Exclusive and Common-Use areas, as identified in Appendix "A" to Report PED21090(a), and report back to the Sub Committee on the results;
- (c) That all net rent proceeds from the Lease Agreement at the Hamilton Waterfront Trust (HWT) (Discovery) Centre be received and credited to Account No. 46000-Dept. ID No. 791554;
- (d) That all costs related to the Lease Agreement at the HWT (Discovery) Centre, including the real estate and legal costs of \$45,750, be funded from Account No. 55778-Dept. ID No. 791554 and credited to Account No. 55778-Dept. ID No. 812036 (Real Estate – Admin Recovery);
- (e) That the General Manager, Planning and Economic Development Department or designate, acting on behalf of the City as Landlord, be authorized to administer the Lease and provide any requisite consents, approvals, and notices related to the Lease Agreement at the HWT (Discovery) Centre;
- (f) That the City Solicitor be authorized to amend and waive terms and conditions on such terms as considered reasonable to complete the leasing transaction, respecting the Lease Agreement at the HWT (Discovery) Centre;
- (g) That the Mayor and Clerk be authorized and directed to execute the Lease Agreement at the HWT (Discovery) Centre, or such other form and all other necessary associated documents with all such documents to be in a form satisfactory to the City Solicitor; and
- (h) That Appendix "B" to Report PED21090(a) and Appendix "C" to Report PED210909(a) remain confidential.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
 YES - Ward 2 - Chair - Councillor Jason Farr
 YES - Ward 5 Councillor Russ Powers
 YES - Ward 8 Councillor John-Paul Danko
 NOT PRESENT - Mayor Fred Eisenberger

**3. West Harbour Re-Development Plan - Implementation Status Update
(PED17181(c)) (Ward 2) (Item 10.1)**

(Danko/Wilson)

That Report PED17181(c), respecting West Harbour Re-Development Plan - Implementation Status Update, be received.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
 YES - Ward 2 - Chair - Councillor Jason Farr
 NOT PRESENT - Ward 5 Councillor Russ Powers
 YES - Ward 8 Councillor John-Paul Danko
 YES - Mayor Fred Eisenberger

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 2)

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

(Powers/Danko)

That the Agenda for the January 17, 2022 meeting of the West Harbour Development Sub-Committee be approved, as presented.

Result: Motion CARRIED by a vote of 5 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
 YES - Ward 2 - Chair - Councillor Jason Farr
 YES - Ward 5 Councillor Russ Powers
 YES - Ward 8 Councillor John-Paul Danko
 YES - Mayor Fred Eisenberger

(b) DECLARATIONS OF INTEREST (Item 3)

There were no declarations of interest.

(c) APPROVAL OF MINUTES (Item 4)**(i) April 13, 2021 (Item 4.1)****(Wilson/Eisenberger)**

That the Minutes for the April 13, 2021 meeting of the West Harbour Development Sub-Committee be approved, as presented.

Result: Motion CARRIED by a vote of 5 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
 YES - Ward 2 - Chair - Councillor Jason Farr
 YES - Ward 5 Councillor Russ Powers
 YES - Ward 8 Councillor John-Paul Danko
 YES - Mayor Fred Eisenberger

(d) STAFF PRESENTATIONS (Item 8)**(i) Discovery Centre Strategy Framework (PED21090(b)) (Ward 2) (Item 8.1)**

Andrea Smith, Senior Development Consultant, West Harbour Redevelopment, addressed the Committee, respecting Discovery Centre Strategy Framework with the aid of a presentation.

(Powers/Danko)

That the presentation from Andrea Smith, Senior Development Consultant, West Harbour Redevelopment, respecting Discovery Centre Strategy Framework, be received.

Result: Motion CARRIED by a vote of 5 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
 YES - Ward 2 - Chair - Councillor Jason Farr
 YES - Ward 5 Councillor Russ Powers
 YES - Ward 8 Councillor John-Paul Danko
 YES - Mayor Fred Eisenberger

(Eisenberger/Powers)

That Subsection (b) of Report PED21090(b), be amended to include the words "***and Hamilton Waterfront Trust managed lands immediately south of the Discovery Centre, up to the South Pier wall***" to read as follows:

- (b) That staff be directed to report back to the West Harbour Development Sub-Committee by Q1 2023 with a recommended

long-term Strategy for the Discovery Centre property ***and Hamilton Waterfront Trust managed lands immediately south of the Discovery Centre, up to the South Pier wall.***

Result: Amendment CARRIED by a vote of 5 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
 YES - Ward 2 - Chair - Councillor Jason Farr
 YES - Ward 5 Councillor Russ Powers
 YES - Ward 8 Councillor John-Paul Danko
 YES - Mayor Fred Eisenberger

(ii) Pier 8 Animation Program and Hamilton Waterfront Trust (HWT) (Discovery) Centre - Status Update (PED21090(a)) (Ward 2) (Item 8.2)

Chris Phillips, Manager, Municipal Land Development, addressed the Committee, respecting Pier 8 Animation Program and Hamilton Waterfront Trust (HWT) (Discovery) Centre - Status Update with the aid of a presentation.

(Eisenberger/Danko)

That the presentation from Chris Phillips, Manager, Municipal Land Development, respecting Pier 8 Animation Program and Hamilton Waterfront Trust (HWT) (Discovery) Centre - Status Update, be received.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
 YES - Ward 2 - Chair - Councillor Jason Farr
 NOT PRESENT -Ward 5 Councillor Russ Powers
 YES - Ward 8 Councillor John-Paul Danko
 YES - Mayor Fred Eisenberger

(Danko/Eisenberger)

That consideration of Report PED21090(a), respecting Pier 8 Animation Program and Hamilton Waterfront Trust (HWT) (Discovery) Centre - Status Update, be deferred until after Closed Session.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
 YES - Ward 2 - Chair - Councillor Jason Farr
 NOT PRESENT -Ward 5 Councillor Russ Powers
 YES - Ward 8 Councillor John-Paul Danko
 YES - Mayor Fred Eisenberger

(e) PRIVATE AND CONFIDENTIAL (Item 14)

(Eisenberger/Wilson)

That the West Harbour Development Sub-Committee move into Closed Session respecting Item 14.1, pursuant to Section 9.1, Sub-sections (c) of the City's Procedural By-law 21-021 and Section 239(2), Sub-section (c) of the Ontario Municipal Act, 2001, as amended, as the subject matter pertains to a proposed or pending acquisition or disposition of land by the municipality or local board.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
 YES - Ward 2 - Chair - Councillor Jason Farr
 NOT PRESENT - Ward 5 Councillor Russ Powers
 YES - Ward 8 Councillor John-Paul Danko
 YES - Mayor Fred Eisenberger

(i) Pier 8 Animation Program and Hamilton Waterfront Trust (HWT) (Discovery) Centre – Status Update (PED21090(a)) (Ward 2) - Confidential Appendices "B" and "C"

For disposition of this matter, refer to Item 2.

(f) ADJOURNMENT (Item 15)

(Powers/Wilson)

That, there being no further business, the West Harbour Development Sub-Committee be adjourned at 4:11 p.m.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
 YES - Ward 2 - Chair - Councillor Jason Farr
 YES - Ward 5 Councillor Russ Powers
 YES - Ward 8 Councillor John-Paul Danko
 NOT PRESENT - Mayor Fred Eisenberger

Respectfully submitted,

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

Discovery Centre Strategy Framework (Council Approved: February 9, 2022)

Phase	Phase 1: Strategy Development			Phase 2: Strategy Implementation
	Step 1	Step 2	Step 3	Step 4
Step Summary	Approve Decision Making Framework	Conduct Opportunity Study	Confirm Vision	Implement Vision
Step Description	<ul style="list-style-type: none"> • Launch Review • Scope and Plan Process • Define Research Parameters 	<ul style="list-style-type: none"> • Conduct Research • Identify Opportunities and Constraints • Generate Various Options • Consult Community 	<ul style="list-style-type: none"> • Analyze Options • Select Preferred Option • Make Decision 	<ul style="list-style-type: none"> • Act on Decision • Implement Option
Timeline	Q4 2021 – Q1 2022	Q2 2022 – Q4 2022	Q4 2022 – Q1 2023	Q2 2023 - TBD
Key Deliverables	Strategy Framework Draft Strategic Principles	Preliminary Options	Preferred Option	TBD
Staff Report	Recommendation Report to: <ul style="list-style-type: none"> • Recommend approval of decision-making framework 	Information Report to: <ul style="list-style-type: none"> • Provide strategy development status update Recommendation Report to: <ul style="list-style-type: none"> • Recommend proposed Strategic Principles • Identify range of potential options • Summarize community and stakeholder feedback and research findings 	Recommendation Report to: <ul style="list-style-type: none"> • Recommend preferred option • Recommend approval of defined set of implementation actions • Provide preferred option analysis • Recommend conclusion of Phase 1 (Strategy Development) and commencement of Phase 2 	TBD
Council Decision	Approve Decision Making Framework	Approve Strategic Principles	Approve Preferred Option and Proceed to Phase 2 (Strategy Implementation)	TBD
Consultation and Engagement	City Staff	Community External Stakeholders City Staff	Community External Stakeholders City Staff	TBD

Subject Lands: Discovery Centre Opportunity Study

The Study Area, also referred to as "Subject Lands" or "Site" are delineated in red in the image below and are generally comprised of:

- The former Discovery Centre building;
- Outdoor patio area located to the north of the building;
- Landscaped area located to the east of the building;
- Parking area located to the south of the building (Note: mapping has not been updated to reflect recent changes to the parking lot configuration);
- Outdoor rink and surrounding park area; and,
- Existing restaurant (Williams Café).



Subject Lands



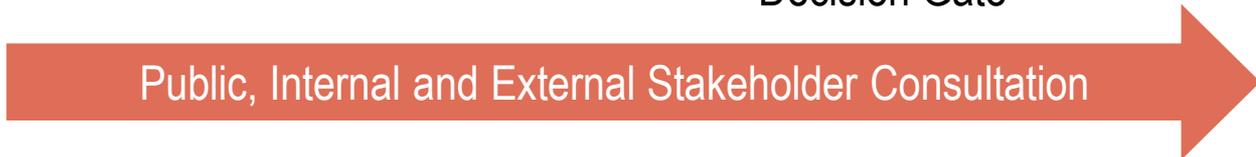
Discovery Centre Strategy Framework



Phase 1 Strategy Development		Phase 2 Strategy Implementation	
Approve the Decision Making Framework	Conduct Opportunity Study	Confirm the Vision	Implement the Vision
Q4 2021 to Q1 2022	Q2 2022 to Q4 2022	Q4 2022 to Q1 2023	Q2 2023 to TBD
Approve Decision Making Framework	Approve Strategic Principles	Approve Preferred Option and Proceed to Ph 2	TBD



Decision Gate





CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Economic Development Division

TO:	Chair and Members West Harbour Development Sub-Committee
COMMITTEE DATE:	July 19, 2022
SUBJECT/REPORT NO:	Discovery Centre Strategy Framework: Strategy Development Process Update and Next Steps (Opportunity Study) (PED21090(c)) (Ward 2)
WARD(S) AFFECTED:	Ward 2
PREPARED BY:	Andrea Smith (905) 546-2424 Ext. 6256
SUBMITTED BY:	Norm Schleeahn Director, Economic Development Planning & Economic Development
SIGNATURE:	

RECOMMENDATION

- (a) That as part of the continuation of Step 2 “Conduct Opportunity Study” of the Discovery Centre Strategic Framework approved by Council in February 2022, staff be directed to undertake the following:
- (i) Initiation of the community and stakeholder consultation process;
 - (ii) Consultation with the Hamilton Public Library (HPL) as well as heritage stakeholders regarding potential partnership opportunities for co-locating civic uses and providing heritage-based visitor experiences within the Discovery Centre Opportunity Study Site;
 - (iii) Consultation with the urban Indigenous community regarding how the utilization of the Discovery Centre Opportunity Study Site can contribute to the advancement of the Actions of the 2019 Hamilton Urban Indigenous Strategy themes of “Land”, “Spirit” and “People”;
 - (iv) Assessment of the capital and operational costs for the Discovery Centre building, and the impact to the Energy, Fleet and Facilities Division portfolio; and

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**SUBJECT: Discovery Centre Strategy Framework: Strategy Development
Process Update and Next Steps (Opportunity Study) (PED21090(c))
(Ward 2) - Page 2 of 9**

- (v) Preparation of a general market assessment to evaluate the potential interest, viability, and financial market valuation, for a variety of commercial uses on the Subject Site, to be funded from West Harbour Capital Project Account No. 4411606004, up to a maximum limit of \$100 K; and
- (b) That in accordance with Step 3 “Confirm Vision” of the Discovery Centre Strategic Framework approved by Council in February 2022, that staff report back to the West Harbour Development Sub-Committee by no later than Q1 2023 with a summary of the stakeholder and community consultation, including HPL consultation; findings of the general market assessment; findings of the capital and operational cost analysis; and an assessment of alternatives for the future vision of the Site.

EXECUTIVE SUMMARY

Through approval of Report PED21090(b) on February 9, 2022, Council approved the process to develop a long-term strategy for the Discovery Centre Opportunity Study Site, thereby initiating Step 2 “Conduct Opportunity Study” of the process (for reference, the Discovery Centre Strategy Framework approved in February 2022 is attached as Appendix “A” to Report PED21090(c)).

The purpose of this Report is to:

1. Provide an update on the Discovery Centre Opportunity Study process and next steps;
2. Provide a summary of the results of the internal scan with internal City stakeholders;
3. Seek Council direction to proceed with public consultation; consultation with the Hamilton Public Library (HPL) regarding potential partnership opportunities for uses at the site; consultation with the local heritage community; and engagement with the urban Indigenous community;
4. Seek Council direction to assess the capital and operational costs for the Discovery Centre building and assess the impact to the Energy, Fleet and Facilities Division budget; and,

**SUBJECT: Discovery Centre Strategy Framework: Strategy Development
Process Update and Next Steps (Opportunity Study) (PED21090(c))
(Ward 2) - Page 3 of 9**

5. Seek Council direction to commence a market assessment to evaluate the potential interest, viability, and financial market valuation for a variety of commercial uses on the Site.

Future staff reports will provide a summary of the stakeholder and community consultation, including HPL consultation; findings of the general market assessment; findings of the capital and operational cost analysis; and an assessment of alternatives for the future vision of the Site.

Alternatives for Consideration – Not applicable

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: Recommendation (a)(v) to Report PED21090(c) seeks Council direction to commence a market assessment as an input to the Opportunity Study. Subject to Council approval of this Recommendation, external consulting services would be retained, up to a limit of \$100 K, and funded from existing West Harbour Capital Account No. 4411606004.

The other recommendations in Report PED21090(c) will be undertaken by existing staff resources with no financial impact.

Staffing: Not Applicable

Legal: Not Applicable

HISTORICAL BACKGROUND

The Site, generally comprised of the Discovery Centre building, Williams Fresh Café and adjacent park area, is a prime City-owned waterfront asset (Refer to Appendix “B” to Report PED21090(c) - Subject Lands). Notwithstanding the desirable attributes of these lands, the Site, and specifically the Discovery Centre property, is currently underutilized and constrained by existing land use restrictions and uncertainty about its future role.

Through approval of Report PED21090 on April 28, 2021, Council directed staff to prepare a long-term strategy for the Discovery Centre, as well as to promote the availability of the building for a short-term lease of up to five years.

In response to Council's direction of April 28, 2021, staff presented two reports to the West Harbour Development Sub-Committee on January 17, 2022: PED21090(a) and

**SUBJECT: Discovery Centre Strategy Framework: Strategy Development
Process Update and Next Steps (Opportunity Study) (PED21090(c))
(Ward 2) - Page 4 of 9**

PED21090(b). On February 9, 2022, Council approved Staff Report PED21090(a) which recommended that staff be directed to negotiate and finalize a short term (up to 5-years) lease agreement with Waterfront Shores for temporary use of a portion of the Discovery Centre as a sales centre . Also, Council approved Staff Report PED21090(b) which recommended a Discovery Centre Strategy Framework outlining a phased decision-making process to develop the long-term strategy for the Subject Lands (refer to Appendix “A” to Report PED21090(c) - Council-Approved Discovery Centre Strategy Framework). The outcome of the first phase of the Discovery Centre Strategy Framework will be to define a new vision for the Site, as well as a set of actions required to implement the vision. The focus of Phase 2 of the process will be to implement the approved Strategy.

RELEVANT CONSULTATION

As part of Step 2 “Conduct Opportunity Study” of the Discovery Centre Strategy Framework, staff undertook an internal scan with internal stakeholders to scan for issues and opportunities with a focus on identifying municipal interests in the Site. The following departments were consulted for input:

- Planning and Economic Development Department
 - Economic Development Division (Municipal Land Development Office; Corporate Real Estate Office (CREO); Commercial Districts and Small Business);
 - Planning Division (Sustainable Communities; Urban Design and Heritage);
 - Tourism and Culture Division (Heritage Resource Management; Tourism and Events; Placemaking Public Art and Projects); and,
 - Transportation Planning and Parking (Parking Operations; Transportation Planning Services).
- Healthy and Safe Communities Department
 - Recreation Division (Business Support);
 - Housing Services (Housing and Neighbourhood Development); and,
 - Children’s Services and Neighbourhood Development (Indigenous Relations).
- Public Works Department

**SUBJECT: Discovery Centre Strategy Framework: Strategy Development
Process Update and Next Steps (Opportunity Study) (PED21090(c))
(Ward 2) - Page 5 of 9**

- Environmental Services (Parks and Cemeteries; Landscape Architectural Services);
- Engineering Services (Waterfront Development Office);
- Energy Fleet and Facilities Management (Facility Planning & Business Solutions); and,
- Transit (Transit Planning and Infrastructure).

In addition, the following additional Committees and stakeholders were consulted:

- Planning and Economic Development Department Technical Advisory Committee (TAC);
- Corporate Real Estate Office (CREO) - Portfolio Management Committee (PMC);
- City of Hamilton Indigenous Advisory Committee (IAC);
- Hamilton Public Library;
- Hamilton Waterfront Trust; and,
- Members of the WHD S-C.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

1) Internal Stakeholder Scan

As part of assessing municipal interests in the Site, staff consulted with several key departments to identify potential opportunities. In addition, the Corporate Real Estate Office (CREO) initiated a Property Circulation to identify municipal interests and to collect comments related to all information and/or limitations relevant to the Subject Lands.

In response to the circulation, the Hamilton Public Library (HPL) expressed interest in being a component of the Opportunity Study, noting that the scope of work remains to be defined (e.g. building, site and financial analysis). The HPL noted that the Site may provide an opportunity to align with the City and partners to better

**SUBJECT: Discovery Centre Strategy Framework: Strategy Development
Process Update and Next Steps (Opportunity Study) (PED21090(c))
(Ward 2) - Page 6 of 9**

serve the community and be a complementary asset to the West Harbour redevelopment plan.

Also identified through the internal scan was the opportunity for potential alignment of service objectives of the Heritage Resource Management section of the Tourism and Culture Division, with those of the HPL. A potential was identified to deliver historical and heritage programming, through cost-effective, flexible programming and exhibit space that can be used by multiple stakeholders as part of providing heritage-based visitor experiences.

The internal scan also identified an opportunity to advance the relevant Actions of the 2019 Hamilton Urban Indigenous Strategy through the themes of “Land”, “Spirit” and “People” as part of the Discovery Centre Opportunity Study and decision-making process.

No other specific municipal uses were identified for the Site through the internal scan; however, a number of themes were identified, that should be further explored through the community consultation, including:

- maximize public accessibility to the Site;
- recognize that the Site has dual status as a neighbourhood asset and City-wide asset;
- provide adaptable spaces to meet the needs of an evolving community and changing climate;
- permit commercial uses on the Site, such as restaurants and small-scale service commercial and retail commercial uses;
- invite appropriate temporary uses and facility room rentals to the Site;
- strengthen cohesion of the Site through comprehensive and coordinated animation and placemaking;
- establish a unifying theme between the buildings and open space of the Site;
- invite innovation and partnership with community partners and/or third-party providers;
- address and enhance a range of functional site design elements such as public restrooms, parking, storage shelters/buildings for park maintenance operations,

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**SUBJECT: Discovery Centre Strategy Framework: Strategy Development
Process Update and Next Steps (Opportunity Study) (PED21090(c))
(Ward 2) - Page 7 of 9**

transit facilities to support access to/from the site, micro-climate features that enhance user comfort, and electrical conduits to support temporary uses and programming;

- utilize existing capacity of existing and planned City facilities within Hamilton and adjacent neighbourhoods, rather than adding new civic run/public facilities to the Site;
- coordination of programming/animation efforts within Pier 8 and broader West Harbour is integral to the successful function of the Site; and,
- facilitate an enhanced relationship with the water.

2) Assessment of Capital and Operating Costs of the Discovery Centre

Previous reports, including Report PED21090(a), indicated a need for staff to examine and determine both the existing and long-term implications of both capital and on-going operational requirements for the facility.

Staff from the MLDO, CREO and Energy, Fleet and Facilities Management, have begun to undertake this analysis.

Capital Costs

The estimated five-year and ten-year capital maintenance (architectural, mechanical, electrical and site) costs of the Site are \$295 K and \$1.2 M, respectively.

Operating Costs

The recent operating costs of the Discovery Centre building have been approximately \$160 K/year and are the result of the building not being fully tenanted or booked to capacity. Operating costs are expected to increase to approximately \$230 K as the building receives an additional tenant, Waterfront Shores, additional bookings, and to cover associated utility consumption. Notwithstanding that the future vision and use of the building remains to be determined, the increasing operating costs will require a shift in how the site is managed and funded in the interim.

Recommendation (a)(iv) to Report PED21090(c) directs staff to assess the capital and operational costs for the Discovery Centre building, and the impact to the Energy, Fleet and Facilities Division portfolio.

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**SUBJECT: Discovery Centre Strategy Framework: Strategy Development
Process Update and Next Steps (Opportunity Study) (PED21090(c))
(Ward 2) - Page 8 of 9**

3) Commercial Market Assessment

The strategy development process to date has focused on scanning for municipal interests in the Site and has identified the opportunity to explore partnership opportunities with the HPL. As a complement to conducting a scan for municipal interests in the Site, there is also merit in conducting a market scan. This Report recommends that a market analysis be conducted to assess the viability of commercial uses on the Site and as a means of determining the Site's 'opportunity value. The findings of this analysis will be informative context as part of the strategy development process.

ALTERNATIVES FOR CONSIDERATION

Not applicable.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Community Engagement and 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.

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.

Culture and Diversity

OUR Vision: To be the best place to raise a child and age successfully.
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 OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

**SUBJECT: Discovery Centre Strategy Framework: Strategy Development
Process Update and Next Steps (Opportunity Study) (PED21090(c))
(Ward 2) - Page 9 of 9**

Hamilton is a thriving, vibrant place for arts, culture, and heritage where diversity and inclusivity are embraced and celebrated.

Our People and Performance

Hamiltonians have a high level of trust and confidence in their City government.

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" to Report PED21090(c) - Council-Approved Discovery Centre Strategy
Framework

Appendix "B" to Report PED21090(c) - Subject Lands



INFORMATION REPORT

TO:	Chair and Members West Harbour Development Sub-Committee
COMMITTEE DATE:	July 19, 2022
SUBJECT/REPORT NO:	West Harbour Re-Development Plan - Status Update (PED17181(d)) (Ward 2)
WARD(S) AFFECTED:	Ward 2
PREPARED BY:	Chris Phillips (905) 546-2424 Ext. 5304 Ed English (905) 546-2424 Ext. 5461
SUBMITTED BY:	Norm Schleeahn Director, Economic Development Planning and Economic Development Department
SIGNATURE:	

COUNCIL DIRECTION

The West Harbour Development Sub-Committee (WHDS-C) periodically reviews the status of the West Harbour Re-Development Plan (the Plan), which consists of capital infrastructure and construction projects, as well as complementary projects necessary to facilitate private-sector and public-space development. The Plan is led and managed by an inter-departmental team of senior staff within the Planning and Economic Development (PED) and Public Works (PW) Departments, with significant and on-going support from Corporate Services department, including Finance, Legal Services, and others. Previous status reports during this term of Council include:

- February 26, 2019, Report PED17181(a) entitled “West Harbour Re-Development Plan Implementation - Status Update”;
- February 26, 2019, Report PW17075(b) entitled “Status of West Harbour Implementation”;
- September 9, 2019, Report PW17075(c) entitled “Status of West Harbour Implementation”;
- October 22, 2019, Report PW19090 entitled “West Harbour Strategic Initiatives Piers 5-7 Public Realm Capital Works”;
- December 2, 2020, Report PED17181(b) entitled “West Harbour Waterfront Re-Development Plan - Implementation Status Update; and,

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**SUBJECT: West Harbour Re-Development Plan - Status Update (PED17181(d))
(Ward 2) - Page 2 of 9**

- January 17, 2022, Report (PED17181(c)) entitled “West Harbour Re-Development Plan - Implementation Status Update”.

To date, Council has approved approximately \$100 million of an original \$140 million capital plan to enhance the existing uses and enable the planned new uses within the Piers 6, 7 and 8 area. Completed projects include the following:

- Re-construction of the Pier 7 shorewall and creation of the new public waterfront boardwalk and temporary boat slips;
- Breakwater structure and City-owned Marina dock and boat slip renewal;
- Pier 8 shorewall rehabilitation;
- Relocation of the HPS Marine Unit building;
- Decommissioning of the former Marina (Macdonald Marine) site;
- Parking and Parking Structure Location Studies;
- Pier 8 Underground water & Sanitary Services and Above-ground roads; and,
- Pier 8 Wastewater Pumping Station and Forcemain.

This Report emphasizes the progress from Q1 2022 to Q2 2022.

INFORMATION

1. Copps Pier Opening and Celebration

City Council, along with the community, first envisioned a new promenade park on Pier 8 in the early 2000’s. Based on the principle of “bringing full public access to the water’s edge”, the vision was to transform this former industrial shipping port, to a place where Hamiltonians would visit, spend time, and be proud of. To ensure the park would be fully accessible for a variety of users, the park was planned to be a full 30 meters wide, wrapping around the entire periphery of Pier 8.

Copps Pier pays homage to Hamilton’s industrial past with a unique and modern design that will excite Hamiltonians and visitors alike. Covering over 1.4 hectares and spanning over 500 meters of waterfront access, this new fully accessible park has something for everyone, and will be a destination for generations of Hamiltonians.

To ensure design excellence, the City partnered with the Patrick J. McNally Charitable Foundation and commissioned an international competition to determine the design of this new City-wide community destination. 14 design teams responded to the call for applications with six design teams being shortlisted and invited to participate in the formal design competition. A volunteer jury of experts selected the winning design based on criteria including design excellence, innovation, response to the vision and goals for the park, and community opinions. On September 22, 2017, Forrec Ltd.’s “Hammer City” design was selected as the winning design.

**SUBJECT: West Harbour Re-Development Plan - Status Update (PED17181(d))
(Ward 2) - Page 3 of 9**

The unique design was inspired by Hamilton's pride in its steel town heritage. A hard-industrial look is mixed with softer, people-friendly elements, native trees and wetland vegetation. Designed for year-round use, the Pier features three distinct zones and integrates with the City's waterfront trail system. The Boatworks Promenade references the partial hulls of three tanker ships to enclose a sandy beach, play area and games terrace. Hammer Harbour uses an industrial gantry frame to form a waterfront stage with terraces and seating for large community events, celebrations, and markets. At the intersection of these two spaces, The Landing provides additional space for public art, performance, and ceremony.

In August 2018, Council approved the formal name of "Copps Pier", as a fitting way to honour the Copps family and their commitment to the waterfront. Former Hamilton mayor, Victor Kennedy Copps, former Ward 4 Councillor Geraldine Copps and former M.P.P., M.P., and Deputy Prime Minister the Honourable Sheila Copps, all worked to improve water quality and enable public access to the waterfront.

On June 18th, 2022, the City officially held a grand opening celebration honouring the Copps family, and officially welcoming Hamiltonians to enjoy the new public space. Working with the organizer of the 2021 Pop-ups@Pier 8, additional public programming was designed to showcase how the new Copps Pier can be used to deliver a little "something for everyone". The family-focused programming, included activities ranging from caricature artist drawings, kids craft workshops at the beach, interactive pop-up art pieces, a family scavenger hunt to explore park, as well as local food and artistic vendors, and a performance from local musicians.

Recognizing the importance of the site, attention was given to ensure the signage reflects the overall design excellence of the park. The City retained Forrec to lead the concept design process for the Copps Pier signage, that will welcome visitors to the site in the future. Inspired by the City of Hamilton's pride in its steel town heritage and constructed from the same material, the public art installation mimics the rising yellow steel beams in the gantry on the Pier. As guests pass by the front of the signage, the words "Copps Pier" will be revealed, as a lenticular optical illusion created from the different layers of the steel beams. From the side view, the beams display the outline of the City of Hamilton logo. The sign concept was unveiled at the opening ceremony and will proceed to detailed design, fabrication, and once complete, will be assembled and installed on site.

2. Piers 6 and 7 Shorewall, Boardwalk, Public-Space & Commercial Village Construction

**SUBJECT: West Harbour Re-Development Plan - Status Update (PED17181(d))
(Ward 2) - Page 4 of 9**

In January 2015, the City, and the Hamilton Waterfront Trust (HWT) entered into a Project Management Agreement (PMA) where the Trust would manage select City projects within the West Harbour waterfront. The HWT played an important role in forming stakeholder and public consensus with the West Harbour Waterfront Recreation Master Plan (WHWRMP) in 2010. Council's approval of the plan facilitated the decision for the HWT to project manage the capital projects within the Piers 5 to 7 area.

When complete, these projects will transform an old asphalt parking lot and boat storage and maintenance facility into a new four-hectare pedestrianized public-space, stretching from the foot of James Street North to the water's edge, and will include both public and commercial uses.

The project is divided into two phases; Phase 1 includes the shoreline rehabilitation, construction of 950 meters of boardwalk, the rehabilitation of the water's edge around the Royal Hamilton Yacht Club (RHYC) building and the marina services area, as well as the demolition of the existing aging structures on the site.

Construction began in December 2020, and major works, including the new "water's edge" public boardwalk is now complete. The boardwalk will be officially opened to the public in the coming months, as the connections to the landing areas are completed.

Phase 2 includes the above-ground surface areas, a new gateway and public art feature at the foot of James Street North, the construction of the Waterfront Trail link, as well as other landscaping features, and a fixed bridge connecting the new boardwalk to the existing Pier 7 boardwalk and boat slips. Construction to begin on Phase 2 in July 2022, with completion expected by the end of year 2022.

3. 2022 Pop-ups at Pier 8 Program

A series of over 20 pop-up events for audiences of all ages were presented by the City of Hamilton throughout August and September of 2021 at the HWT (Discovery) Centre outdoor patio. The "Pop-Ups at Pier 8" event series, was created to provide temporary animation and programming at the West Harbour during the current construction of new parks, public-space, and amenities on the waterfront.

Based on the success of the time-limited 2021 program, City staff have again retained the professional services of Whitney McMeekin, owner of Girl On The Wing and co-founder of Hamilton Flea, to deliver the event series. The 2022 program will be a series of community-based events animating several of the spaces on Pier 8 including the new Coppins Pier. The programming will occur over four weekends throughout late summer. The programming will be thoughtfully curated to diverse community groups and include events such as movie nights, beach parties, music, workshops, farmers and vendors market, and live music. As was the case previously, staff utilized approved West

**SUBJECT: West Harbour Re-Development Plan - Status Update (PED17181(d))
(Ward 2) - Page 5 of 9**

Harbour capital funds allocated for community engagement style programming, Project 4411806107, to fund the 2022 program.

4. Pier 8 – Gateway Park

With the entrance located at the intersection of Guise St. and the new Discovery Drive, the Gateway Park will be a new park-space that welcomes visitors into the Pier 8 area. Stretching northward to the existing Williams Café building, this triangular shaped park will join and complement the Pier 7 Boardwalk and boat slips project that was completed and opened in 2016. The Gateway Park design was completed in Q.3 2021, is currently in the tendering stage, with construction beginning in Q3. of 2022 and completed by the end of 2022.

5. Interim Programming, Animation and Governance Plan 2023 - 2026

As these newly constructed public-spaces are completed, opened, and begin to be visited by the general public, staff have recognized these spaces will require some degree of dedicated City support, aside from the basic operational requirements. For at least initial period of time following the end of construction, these spaces will require some form of facilitation to support the continuous and year-round use of the site, its visitor experience, as well as to understand the management expectations for the site.

Previously, the WHD-SC received Report PED19191 entitled Piers 6 and 7 Commercial Village Activation Plan, that in part, presented the findings of the retail and commercial uses study and public-space animation and place-making study. They focused on how institutional, residential, commercial, and recreational uses, both proposed and existing, can work to support the vibrant new private and public spaces. At the time, Staff recognized that in general terms, the WHWRMP has been a successful plan for capital investments, but the City should develop a plan guiding the operations within the area and identify the roles for the following:

- i. City departments and divisions;
- ii. Private-sector development partners (WSC & future Piers 6 and 7 developers);
- iii. External Agencies (HWT, existing marinas/clubs, other non-profit/community groups); and,
- iv. External private-sector Sector (commercial operators such as food & beverage, arts, events, retail, recreational etc.).

It is also recognized that although these new public-spaces are being phased in rapidly within the Piers 6,7 and 8 area, there will continue to be spaces that will remain in transition in terms of their use, for several years. Some, such as the proposed development blocks within the Piers 6 and 7 commercial village, could easily be transitioned into places for temporary programming as an interim use, adding public, recreational, and commercial uses to the sites temporarily. These could take the form

**SUBJECT: West Harbour Re-Development Plan - Status Update (PED17181(d))
(Ward 2) - Page 6 of 9**

of simple grassed areas on the water's edge, to spaces to accommodate food trucks or small-scale market vendors, as well as spaces for temporary structures for larger-scale vendors to provide year-round programming. Other sites not suitable for such temporary uses, such as the future development blocks on Pier 8, will require a plan focussed on public safety, maintenance as well as a beautification such as temporary art installations or artistic hoarding.

Staff has begun the process of identifying these key locations and to scope potential uses. Using the work conducted by the Project for Public Spaces organization back in 2019, staff will prepare a general framework for this work, a consultation plan, and report back to the Sub Committee.

Staff have also identified that the initial West Harbour capital plan did not specifically identify interim projects, and therefore will prepare a request for the 2023 Capital Budget process, in part to retain the services of animation and programming expertise to plan and execute a program for the Piers 6, 7 and 8 areas for 2023-2026.

6. Pier 8 – Interim Pedestrian Walkways, Parking Re-alignment, and Parking Structure Feasibility Study

As the site attracts more visitors, Staff have identified issues about both pedestrian and vehicular movements, that require attention in the short-term. Although substantive public streetscaping is planned for the public rights of way on Pier 8, the Development Agreement (DA) between the City and Waterfront Shores (WS) indicates that these works would be completed in tandem with the phased residential/commercial development blocks. Generally, this is considered as a prudent practice in a phased development as the construction process leads to significant damage to the streetscaping, requiring additional re-investment post-construction. From a practical perspective however, the site requires investment in the form of interim pedestrian walkways, so that pedestrians can have a safe way of walking around the entire site until the permanent streetscaping is installed. Staff have prepared a plan to construct a multi-use path across 1,180 square meters of the site, enabling active transportation users to navigate the entire site safely.

Similarly, the former parking lots and parking areas traditionally used by visitors to Williams Café, the HWT managed amenities, the Discovery Centre and the new Copps Pier, have been significantly altered or in many cases, have been eliminated altogether. Specifically, the current parking area is disjointed spatially, uneven in its surface treatments with significant grade differences, which results in an inefficient parking supply and an unsightly and unsafe impression for visitors to the site. Staff have prepared a plan to create interim parking that is consistent, safe, and properly designed. The existing parking will remain in place and be complemented by the areas immediately north and south being properly graded and capped with an asphalt pad.

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**SUBJECT: West Harbour Re-Development Plan - Status Update (PED17181(d))
(Ward 2) - Page 7 of 9**

Once completed, the lots will be properly marked with line painting and appropriate access lanes. In total, 168 new spaces will be accommodated to the existing 143 spaces. Both the interim pedestrian walkway and the parking projects will be tendered immediately, with construction expected by the fall of 2022. Funding is provided through the existing approved West Harbour capital program.

7. Pier 8 – Greenway Design Process

In line with the Piers 7+8 Urban Design Guidelines, the approved Draft Plan of Subdivision establishes a public right-of-way referred to as the “Greenway”, which is envisioned to serve as part of the storm water management infrastructure and a public pedestrian corridor. Consistent with the DA, the developer (WS) will be responsible for building this project, with the City having full approval over the specifications, design, and budget. Upon completion it will be owned and maintained by the City as a public right-of-way. The project has been identified within the approved West Harbour Capital program budget with \$450,000 funded in 2023 and \$1.15 million in 2024.

The City is planning to retain the firm named gh3*, to work with City staff to develop the design. Staff from the MLDO, the WDO-PW, along with Landscape and Architectural Services, and Parks Operations, will manage, provide staff support, and oversight throughout the design process.

8. New Pier 6 and 7 Public Buildings – Design and Construction Process

A key element of the WHRMP is the construction of two publicly owned buildings within the Piers 6 and 7 lands. With a vision of creating an indoor programming anchor to the new pedestrianized public-space at the water’s edge, these buildings would allow for publicly accessible space that would complement the envisioned private uses intended to occupy the 4 development blocks of the commercial village.

The original plan called for the retrofitting of the two former industrial buildings on the site, with high-level programming of a “Artisan Market” combined with a marina office for the larger of the structures, along with an “open-air pavilion” building for the smaller space. During the shoreline reconstruction phase, it was determined that both buildings were not structurally sound, and a decision was made to demolish the existing structures. The plan was revised to design and construct new structures on the site to accommodate the planned uses.

The preliminary conceptual design of the two-floor “Artisan-Market” building would accommodate just under 2,500 square meters of useable floor space including washrooms, meeting rooms, lobby, vendor stalls, and marina offices, as well as service areas and a covered area for boat mooring. The “open-air pavilion” is estimated to be

**SUBJECT: West Harbour Re-Development Plan - Status Update (PED17181(d))
(Ward 2) - Page 8 of 9**

360 square meters on a single floor, with washrooms, concessions, and removable walls so the facility can accommodate both open-air and indoor uses year-round.

These buildings have been planned throughout the entire design and construction process of the Piers 6 and 7 lands. Primary site servicing is in place including water, sanitary and storm sewers, primary & secondary hydro conduits, as well as accommodations for tele-communications. The shoreline reconstruction and public boardwalk projects, as well as the on-going surface works, landscaping and waterfront trail within the commercial village area, have been designed to integrate directly with the future buildings.

Through the Capital budget process, and subsequently Report PW19090 entitled “West Harbour Strategic Initiatives Piers 5-7 Public Realm Capital Works”, Council has approved funding for the various Piers 6 and 7 projects through capital project number 4411606103. Specifically, approximately \$1.682 million was allocated to the design and construction of the buildings in the 2022 capital budget, with an additional \$3.2 million allocated for approval in 2023.

With the Piers 6 and 7 construction process nearing completion, Staff will begin to plan for both the design and construction phase of the buildings for the site. Complementing the on-going public engagement and consultation process for the Discovery Centre lands, staff will begin to consult a variety of stakeholders and the general public, with a goal of creating a general vision for the buildings, along with determining the general programmatic elements required for these future buildings. Upon the initial consultation sessions, staff will develop a general framework, and report back to the Sub Committee by the end of Q2. 2023.

While proceeding with public consultation on the programmatic elements, Staff will also begin to formulate options for proceeding to the design phase of the project. Recognizing these buildings will be the first new buildings on the site, as well as the only publicly constructed and owned buildings slated for the site, staff will explore options and opportunities to strive for design excellence, as well as how to incorporate new and innovative design features. As an example, staff will review the lessons learned from the successful Coppins Pier design competition, to determine how to solicit new and innovative ways of encouraging a focus on functionality and design for this important space. Staff will also explore if the process could be replicated and/or modified, in whole or in part, for the Piers 6 and 7 building design. Staff will report back to the Sub Committee with this information as part of the general framework.

9. City-Initiated Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications for a tall building located on Pier 8 – Block 16, West Harbour

**SUBJECT: West Harbour Re-Development Plan - Status Update (PED17181(d))
(Ward 2) - Page 9 of 9**

The MLDO initiated OPA and ZBA applications on lands identified as Pier 8 Block 16 located at 65 Guise Street. Through these applications, the City is revisiting a small portion (0.35 ha) of the broader Pier 8 development site that were comprehensively planned for redevelopment in 2017 as a mixed use neighbourhood. These development applications, submitted under the *Planning Act*, propose a tall building consisting of approximately 429 residential units. Notwithstanding the proposed increase in height on Block 16, there is no increase to the overall number of proposed units on Pier 8. The proposed tall building is intended to achieve landmark status serving as a visual anchor within the waterfront that is emblematic of the revitalization of the Hamilton Harbour. The proposed building is organized around two cylindrical forms, conjoined below the 31st floor and with a singular cylindrical form rising to 45 storeys.

In September 2021, Council approved Report PED21018 “Pier 8 Block 16 Urban Design Guidelines and Implementation Strategy”. Neither the approval of the urban design guidelines nor the approval of the implementation process constituted an adoption of a position on a tall building proposal by Council or by Planning staff. The urban design guidelines do not propose a height, rather they establish a framework in which to evaluate development applications. OPA and ZBA applications on the Subject Lands must go through the same statutory planning processes as any private development proposal. Planning staff will review and make a recommendation to Planning Committee and Council, and ultimately Council will determine whether it supports the proposed tall building.

The OPA and ZBA applications which propose a tower that is 147 meters in height or 45 storeys, were submitted with supporting technical materials. Given the significance of these lands and of the applications, the Council-approved implementation strategy also included an enhanced public engagement process and design review process, including a special Design Review Panel, with members selected specifically to review and comment on the subject development applications. Consistent with the process, a statutory public meeting was held on February 15, 2022, a general community engagement session was held on March 8, 2022, and the 2 Special Design Review Panels meetings were held on March 10 and April 27th, 2022.

All materials pertaining to the Block-16 application process have been presented and updated throughout the process on the City’s West Harbour webpage, with periodic updates at key milestones sent to those on the West Harbour database through e-blast communications. City Planning staff expect to bring a formal Staff report and recommendation to Planning Committee in Q. 3 2022.

CP:EE/jrb