



City of Hamilton
WEST HARBOUR DEVELOPMENT
SUB-COMMITTEE
AGENDA

Meeting #: 23-001
Date: April 14, 2023
Time: 12:00 p.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. APPOINTMENT OF CHAIR AND VICE-CHAIR	
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 July 19, 2022	3
5. COMMUNICATIONS	
6. DELEGATION REQUESTS	
7. PUBLIC HEARINGS / DELEGATIONS	
8. STAFF PRESENTATIONS	
8.1 West Harbour Re-Development Plan - Status Update (PED17181(e)) (Ward 2)	9
8.2 West Harbour Redevelopment: Interim Conditions and Transition Plan (PED23078) (Ward 2)	41

8.3 Pier 8 Redevelopment Work Plan Overview and Upcoming Initiatives
(PED23079) (Ward 2)

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



Hamilton

**West Harbour Development Sub-Committee
Minutes 22-002**

10:00 a.m.

Tuesday, July 19, 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: Strategy Development Process
Update and Next Steps (Opportunity Study) (PED21090(c)) (Ward 2) (Item
8.1)**

(Eisenberger/Powers)

- (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) and the Hamilton Museum Citizens Group, 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

- (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 and the Hamilton Museum Citizens Group 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.

Result: Motion CARRIED as AMENDED 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. West Harbour Re-Development Plan - Status Update (PED17181(d)) (Ward 2)
(Item 10.1)**

(Eisenberger/Powers)

That Report PED17181(d), respecting West Harbour Re-Development Plan - Status Update (Ward 2), 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

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 2)

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

(Eisenberger/Powers)

That the Agenda for the July 19, 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) January 17, 2022 (Item 4.1)

(Danko/Wilson)

That the Minutes 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

(d) STAFF PRESENTATIONS (Item 8)

(i) Discovery Centre Strategy Framework: Strategy Development Process Update and Next Steps (Opportunity Study) (PED21090(c)) (Ward 2) (Item 8.1)

Andrea Smith, Senior Development Consultant, West Harbour Redevelopment, addressed the Committee, respecting Discovery Centre Strategy Framework: Strategy Development Process Update and Next Steps (Opportunity Study), with the aid of a presentation.

(Eisenberger/Danko)

That the presentation from Andrea Smith, Senior Development Consultant, West Harbour Redevelopment, respecting Discovery Centre Strategy Framework: Strategy Development Process Update and Next Steps (Opportunity Study), 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/Farr)

That subsection (a)(ii) and (b) of Report PED21090(c) be amended to include the words “**and the Hamilton Museum Citizens Group**” as follows:

- (a)(ii) Consultation with the Hamilton Public Library (HPL) **and the Hamilton Museum Citizens Group**, 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;
- (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 **and the Hamilton Museum Citizens Group** 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.

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

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

(e) ADJOURNMENT (Item 15)

(Powers/Danko)

That, there being no further business, the West Harbour Development Sub-Committee be adjourned at 11:20 a.m.

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

YES - Ward 1 Councillor Maureen Wilson

**West Harbour Development Sub-Committee
Minutes 22-002**

**July 19, 2022
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YES - Ward 2 - Chair - Councillor Jason Farr
YES - Ward 5 Councillor Russ Powers
YES - Ward 8 Councillor John-Paul Danko
YES - Mayor Fred Eisenberger


Respectfully submitted,

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

Tamara Bates
Legislative Coordinator
Office of the City Clerk



INFORMATION REPORT

TO:	Chair and Members West Harbour Development Sub-Committee
COMMITTEE DATE:	April 14, 2023
SUBJECT/REPORT NO:	West Harbour Re-Development Plan - Status Update (PED17181(e)) (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 the past 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”;

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 Re-Development Plan - Status Update (PED17181(e))
(Ward 2) - Page 2 of 9**

- 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”;
- January 17, 2022, Report (PED17181(c) entitled “West Harbour Re-Development Plan - Implementation Status Update”; and,
- July 19, 2022, West Harbour Re-Development Plan - Status Update (PED17181(d)) (Ward 2).

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 Hamilton Police Service (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;
- Pier 8 Wastewater Pumping Station and Forcemain;
- Copps Pier Park;
- Pier 6 and 7 shorewall rehabilitation, including purpose designed fish habitat infrastructure; and,
- Pier 6 and 7 water’s edge public boardwalk.

This Report emphasizes the progress from Q3 2022 to Q1 2023.

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INFORMATION**1. Piers 6 and 7 Shorewall, Boardwalk, Public-Space and Commercial Village Construction**

In January 2015, the City, and the Hamilton Waterfront Trust (HWT) entered into a Project Management Agreement (PMA) where the HWT 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 was divided into two phases.

Phase 1, included new shorewall rehabilitation, proceeded with under-water fish habitat for ecological revitalization of the water quality within the Harbour, and concluded with the construction of the boardwalk, that cantilevers over the water's edge in many places. The shorewall extended to include both the area around the Royal Hamilton Yacht Club (RHYC) building and the marina services area. The purposeful planning, sourcing, and installation of the underwater supporting materials allowed for the creation of new fish habitat and spawning areas to address aspects of the Hamilton Harbour Remedial Action Plan. Finally, the construction of the publicly accessible boardwalk that measures 6-meters wide and spans 950-meters in length, traces the water's edge allowing active transportation from the waterfront trail on Pier 4 Park in the west, connecting to the waterfront trail at Discovery Drive in the east. Phase 1 construction began in December 2020 and the new boardwalk opened for public access in December 2022.

Phase 2, includes the above-ground surface areas including a new gateway plaza with a public art feature at the foot of James Street North, the construction of the tree-lined Waterfront Trail, a tree garden, and other landscaping features through the interior space, and a fixed pedestrian bridge connecting the new boardwalk to the existing Pier 7 boardwalk and boat slips.

The James St. plaza will be a prominent new gateway, as visitors will be welcomed to enter the area directly from James and Guise Streets, with unobstructed views and access to the site. The plaza will include both a viewing platform at Guise Street, as

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well as fully accessible active transportation features, both stairs and ramping systems, to safely navigate the grade-changes from the site's south entrance to the water's edge amenities.

The plaza will be completed with the installation of a prominent public art feature entitled "All Our Relations". In 2019, the City and the HWT completed a Public Art process to commission a permanent installation on the site. A volunteer citizen jury selected the work. "All Our Relations" by an artist team led by Angela DeMontigny and supported by Paull Rodrigue Glass, Cobalt Connects, LaFontaine Iron Werks Inc. and EXP. As part of the submission, the artist Angela DeMontigny, whom self-identifies as Cree/Metis, stated, "I was inspired to create these panels and artwork by the traditional teachings I've received through the years as well as the Haudenosaunee Thanksgiving Address." The project is featured on the City's "Things to Do" webpage: <https://www.hamilton.ca/things-to-do/arts-music/public-art/west-harbour-james-street-plaza-public-art-project> as well as <https://www.allourrelations.art/>

Construction on Phase 2 began in July 2022, with completion expected by the end of 2023.

Understanding the active construction site spans a significant area which remains widely used by the public, measures have been put in-place to ensure the health and safety of the public during the construction phase. Upon completion of the boardwalk in December 2022, the site was fully enclosed with a 2-meter high interlocking fencing system running the entire length of the worksite. This barrier safely separates the public boardwalk and the shoreline from the active construction site, as well as ensures materials or debris from the site do not drift into the public-space or into the water of the main basin. As well, a temporary pedestrian sidewalk was installed along Discovery Drive due to the re-construction of the intersection of Discovery Drive and the new Waterfront Trail on Pier 7. City staff, their project manager and contractors have also established and agreed to a series of protocols to proactively monitor and inspect the fencing system and the site throughout the construction period, as well as to report and act on any issues that arise in a timely manner.

2. Pier 7 Sailing School Retractable Bridge

During the process of developing the WHWRMP, a conflict of uses was identified between the on-water activities within the RHYC Sailing School basin, and the desire to create the new public boardwalk built continuously along the water's edge. To address this conflict, the Master Plan calls for the design, build, and installation of a non-fixed moveable bridge in this location. By default, the bridge would allow for boardwalk users to cross the approximate 10-meter-wide water channel in an accessible manner. When required, the mechanical structure would also be able to be adjusted, to allow for the safe and unobstructed use of the channel by sailing school users. This structure could

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take the form of a swing, lift, or retractable bridge. During the design phase, precedent projects were sourced from similar waterfronts around the world. “The Rolling Bridge”, which spans an inlet off the main canal in London’s Paddington Basin, was viewed as a unique example of a similar project achieving similar objectives and was used as the preferred design precedent.

In anticipation, the infrastructure and servicing requirements to facilitate a retractable bridge in this location, were implemented as part of Phase 1 of the Piers 6 and 7 projects. The foundation support, as well as electrical and mechanical requirements have already been built and are in-place. A high-level conceptual cost estimate was obtained in 2020, and \$1.5 million was approved in the 2019 Capital Budget for the design and construction of the bridge.

As part of the 2023 work plan, staff will establish detailed cost and scheduling estimates, and assess the procurement options for the project. Consistent with all West Harbour projects, a stakeholder and community consultation and engagement plan will be implemented, and staff will continue to update the Sub-Committee as this project progresses.

3. 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 retrofitting the two former industrial buildings on the site. High-level programming included an “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 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.

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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 entire Piers 6 and 7 re-development including 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 to 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 and \$4.9 million was approved in 2023.

With the Piers 6 and 7 construction process nearing completion, the 2023 work plan includes determining the design and construction phase of the buildings for the site.

Staff have formulated 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 are looking to create an opportunity to strive for design excellence, as well as how to incorporate new and innovative design features. Staff have reviewed the lessons learned from the successful Cops Piers design competition and determined this process could be replicated and modified for the Piers 6 and 7 building design.

Conceptually, the design competition would be conducted in three phases.

Phase 1 would include significant stakeholder and public consultation and engagement, to create the general vision for the buildings and related shade structures, resulting in a conceptual program for the buildings, a description of the required elements, and a formal design brief.

Next, Phase 2, would include the competition stage, where the City would transparently promote to the professional architectural and design industry, the opportunity to participate in an open and public process to select the final building design. The process would begin with an initial intake of proposals, that would be evaluated against the qualification criteria. Those deemed to be pre-qualified, would then be given the opportunity to submit a proposal for the building designs, which would be presented to the public for comment, and ultimately evaluated by a professional jury. The outcome of the Phase 2 would be selection by the jury of a preferred design, and the design team would be retained to complete the detailed design drawings.

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Finally, Phase 3, would include the construction phase, where the successful design and build team would prepare and complete the Site Plan and Building Permit approval processes, source the required materials, contractors and sub-contractors, and complete the building construction.

Staff expect Phase 1 to be completed by the end of 2023. Phase 2 would begin in Q1 2024 and be completed by the end of 2024, with Phase 3 beginning in 2025. Staff will develop a more detailed framework for the design competition and report back to the Sub Committee in May 2023.

4. Pier 8 – Gateway Park

With the south 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 along Discovery Drive to the new Haida Avenue, this triangular shaped park will join and complement the Pier 7 Boardwalk and boat slips project that was completed and opened in 2016. To limit any construction conflicts and to ensure continuity with the adjacent Pier 6 and 7 projects, the project schedule was delayed. The Gateway Park design was completed in Q3 2021, is currently in the tendering stage, with construction beginning in Q2. 2023 and completed by the end of 2023.

5. Pier 8 – Greenway Design Process

In line with the “Piers 7 and 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 contractual Development Agreement (DA) between the City and the Council approved Pier 8 development consortium Waterfront Shores (WS), the developer 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 approved in 2023 and \$1.15 million in 2024.

The City has retained the award-winning Canadian design firm 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. Public consultation and engagement sessions are being planned for Q2 2023, with subsequent sessions planned throughout the design process. All dates and materials will be available on the City’s West Harbour project page and will be proactively communicated to those on the West Harbour e-mail distribution list

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

6. Long-Term Public Parking for West Harbour Area

Addressing long-term parking needs in the waterfront area remains an outstanding issue. At present, parking is serviced by shared surface lots with marina and boating users, commercial tenants and customers, as well as the general public collectively utilizing the existing spaces. Although acceptable at present, it is expected there may be a long-term parking shortage of approximately 500-600 spaces for the entire West Harbour project area, mainly as a result of the elimination 300-400 existing surface parking spaces as these lots are re-developed over time.

Initial traffic and parking studies suggested the optimal solution would be to disperse the future parking need over several parking lots and/or structures, spanning the entire West Harbour area, as well as employing traffic-demand management strategies.

On January 22, 2020, Council approved GIC Report 19-004, including Information Report PW17076(a) entitled Piers 6-8 Interim Parking, which advised Council about the preferred interim parking plan throughout the construction period. Subsequently, Report PED23079 entitled Pier 8 Redevelopment Work Plan Overview and Upcoming Initiatives, as well as Report PED23078 entitled West Harbour Redevelopment: Interim Conditions and Transition Plan, both dated April 14, 2023, outlines the plan for the temporary road closures, parking lot improvements, and sidewalks for the Pier 8 area during the transition towards its built-out state, including where public parking can be accommodated on various blocks until construction commences.

With the future for Pier 6 and 7 area to become a commercial village including restaurants, cafés, retail and other recreational uses, addressing future parking requirements for these areas also needs to be explored. As a result of the LPAT Settlement for OPA 233, it has been determined that any parking required to support the Pier 6 and 7 areas would need to be located north of Guise Street, be limited to the height of Bay Street grade, and contain suitable features to limit the visual impact.

Staff are in the process of retaining a qualified multi-discipline consulting firm to determine the physical, financial and environmental feasibility of increasing parking solutions within the Pier 5 area. More specifically, this study will identify the preferred layout, construction methods and budget required, to construct a proposed parking structure within the general location of the existing southern surface lot located at area bounded by Pier 4 Park to the west, Guise Street, and the Bay Street grade. Once completed, this study will inform future stages of the long-term parking plan. Staff are also in discussions with Waterfront Shores to determine the feasibility of integrating a public parking component within the Pier 8 development.

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APPENDICES AND SCHEDULES ATTACHED

Appendix "A" to Report PED17181(e) – Location Map

CP:EE/jrb

West Harbour Capital Projects



Legend

- 1 Parking Structure Study
- 2 Pier 7 Retractable Bridge
- 3 Piers 6 and 7 New Public Buildings
- 4 Piers 6 & 7 Construction
- 5 Pier 8 Gateway Park
- 6 Pier 8 Greenway Design Process

Date:	March 27, 2023
Technician:	NB
Map Not To Scale	
Appendix "A"	





WEST HARBOUR DEVELOPMENT SUB-COMMITTEE

April 14, 2023

Presented By: Chris Phillips
Manager, Municipal Land Development Office

Planning and Economic Development Department
Economic Development Division

West Harbour Waterfront Overview



Hamilton

Report PED17181(e)

1. Overview of the West Harbour Re-Development Plan
 - i. Policy Evolution and Foundation
 - ii. Geographic Orientation within the West Harbour

2. Status Update of Capital Projects
 - i. Completed Capital Construction Projects
 - ii. Completed Non-Construction Projects
 - iii. Capital Projects In-Progress
 - iv. Capital Projects 2023 Work Plan

3. Pier 8 Development Plan Overview

West Harbour Waterfront (2017)



Hamilton



West Harbour Waterfront Vision



Hamilton





Evolution of the West Harbour Plan

The West Harbour Waterfront Vision - Planning, Policies, Community Engagement & Approvals Over Time
The “Building-Blocks” for the West Harbour Re-Development

1980's-1990's

Remedial Action Plan



2000's

“Setting Sail”



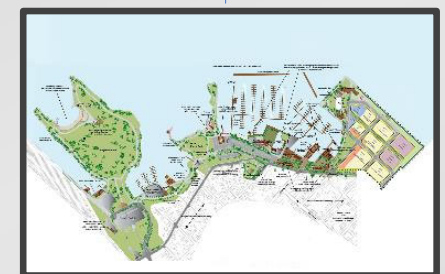
2010's

Master Plan (WHWRMP)



2010's

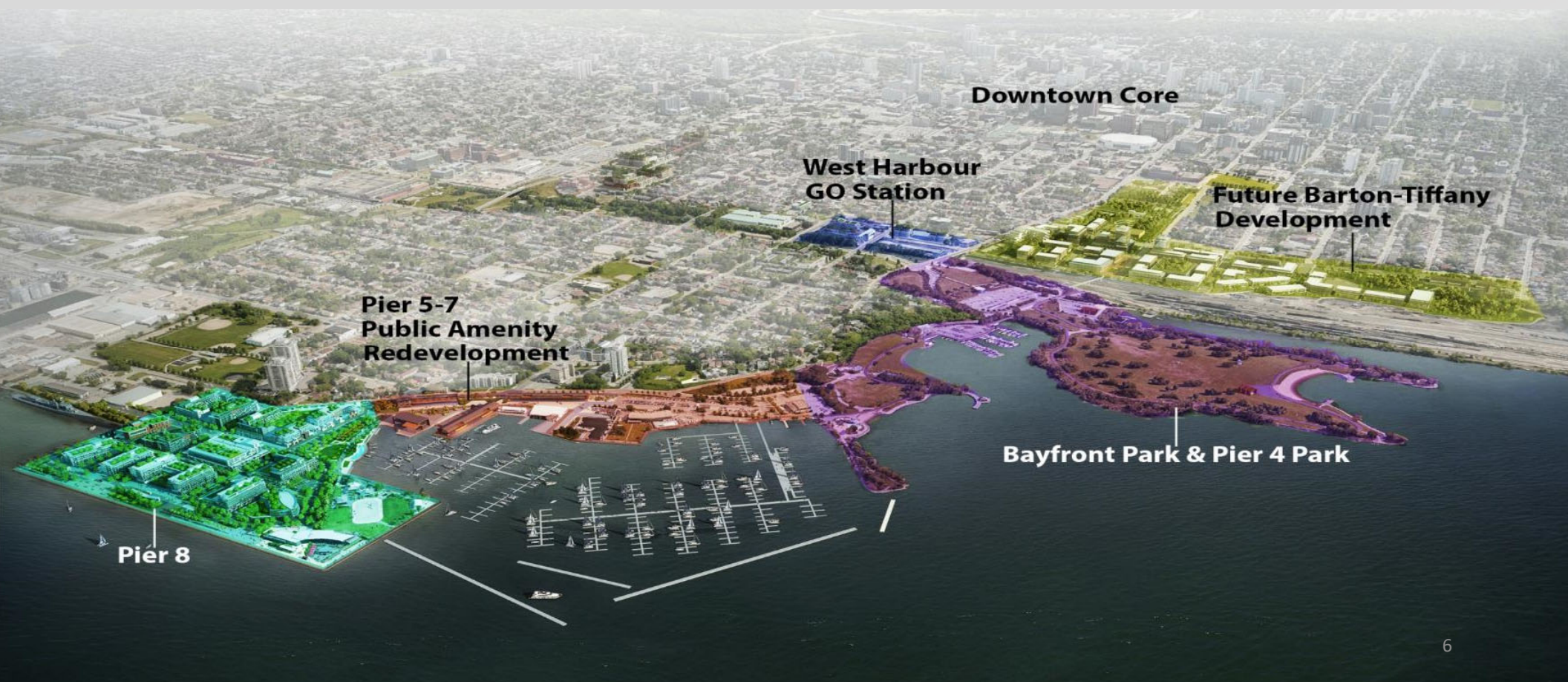
West Harbour Re-Development Plan





Hamilton

West Harbour Waterfront Districts





West Harbour Capital Projects

Capital Projects and Initiatives Completed To-Date

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 Hamilton Police Service (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;
- Pier 8 Wastewater Pumping Station and Forcemain;
- Cops Pier Park;
- Pier 6 and 7 shorewall rehabilitation, including purpose designed fish habitat infrastructure; and,
- Pier 6 and 7 water's edge public boardwalk.



West Harbour Capital Projects

Completed Capital Construction Projects (2017-2022)

Pier 7 Shorewall, Boardwalk & Boat Slips



Main Basin Marina & Breakwater Infrastructure Renewal



Pier 8 Shorewall Infrastructure Rehabilitation & Renewal



Relocation of HPS Marine Unit & Rehabilitation of former Marina



Pier 8 Servicing (Underground & Road) Infrastructure



Pier 8 Sanitary Pumping Station Infrastructure



Copps Pier Public Park Located on Pier 8



Pier 6&7 Shorewall Rehabilitation, Fish Habitat & Public Boardwalk





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West Harbour Capital Projects

Completed Non-Construction Projects-Plans, Studies & Initiatives (2017-2022)

West Harbour Transportation & Parking Study



Pier 8 Development Planning Approvals Process



Pier 7+8 Urban Design Study & Guidelines



Pier 8 Development Partner Public RFQ & RFP Process



Pier 8 – Cops Pier Park Design Competition



Pier 6&7 Public Art Competition "All Our Relations"



On-Going Community Engagement Program



On-going Community Communication Program



www.Hamilton.ca/westharbour

West Harbour Capital Projects



Hamilton

Capital Projects In-Progress

- Piers 6 and 7 Public-Space and Commercial Village Construction
- Pier 8 – Gateway Park Construction
- Pier 8 – Greenway Design Process

Capital Projects 2023 Work Plan

- Long-Term Public Parking Study for West Harbour Area
- New Pier 6 and 7 Public Buildings – Design and Construction Process
- Pier 7 Sailing School Retractable Bridge – Design and Construction Process



Hamilton

Pier 6 and 7 – Public Space & Commercial Village

Transforming the Foot of James St. N with Full Public Access to the Water's Edge





Pier 6 and 7 – Public Space & Commercial Village

Key Features and Elements

Tree-Lined Waterfront Trail



James St. N Public Plaza



Public Access & Waterfront Vistas

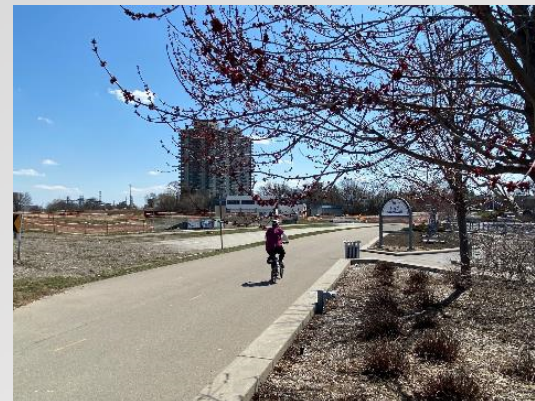
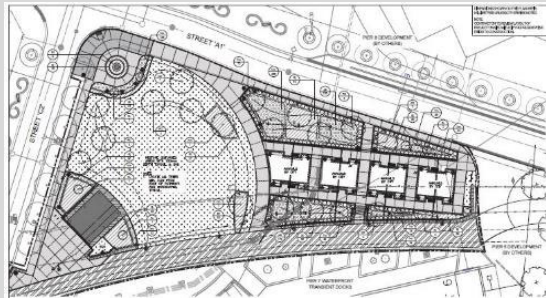




Hamilton

Pier 8 Gateway Park

New Public Park and Green Space to Welcome Visitors to Pier 8





Hamilton

West Harbour Capital Projects – 2023 Work Plan

Pier 8 Greenway Design Process



Long-Term Parking Study



Pier 7 Retractable Bridge Design



Pier 6&7 Public Building Design Competition





Hamilton

Pier 8 Development Overview



Pier 8 Private-Sector Residential & Commercial Development



Pier 8 – City-owned Lands & Public Spaces



Discovery Centre - Long-Term Plan



Hamilton

Pier 8 Development – By the Numbers

The West Harbour Waterfront is a City-Owned Public Waterfront





Hamilton

Pier 8 Development – By the Numbers

Pier 8 Development – By-the-Numbers

- 12.5 Ha (30.8 acres) Total Gross Area
- 5.44Ha (13.44 acres) Total Net Area of 9-Development Blocks
- 129,000 sq. m (1.4 million sq. ft) Total Gross Floor Area
- 1,645 residential units
- 120,000 sq. m or 1.3 million sq ft) Residential
- 6,440 sq. m (70,000 sq. ft) leasable commercial space
- Approx. 1,422 Proposed Underground Parking Spaces

- % Private Development: 42.6% of Pier 8
- % Street Network: 18.8% of Pier 8
- Open Space: 38.6% of Pier 8

- ✓ \$750 million-\$1Billion in private-sector residential sales revenue*(2017\$)
- ✓ \$15 - \$22 million in private-sector value of commercial premises***(2017\$)
- ✓ \$8 - \$9 million per year in new Municipal Taxes at full build-out*** (2017\$)

* Residential values are approximated based on 1,268 units, blended price psft. range of \$458-\$675, absorbed over 11-years
 ** Commercial values are approximated based on \$15psf rental rate, 5% vacancy allowance at 6% cap to arrive at high-level estimate of value.
 *** 2016 Municipal Tax Rate over 11-year build-out





Hamilton

Pier 8 – Private-Sector Development Partner

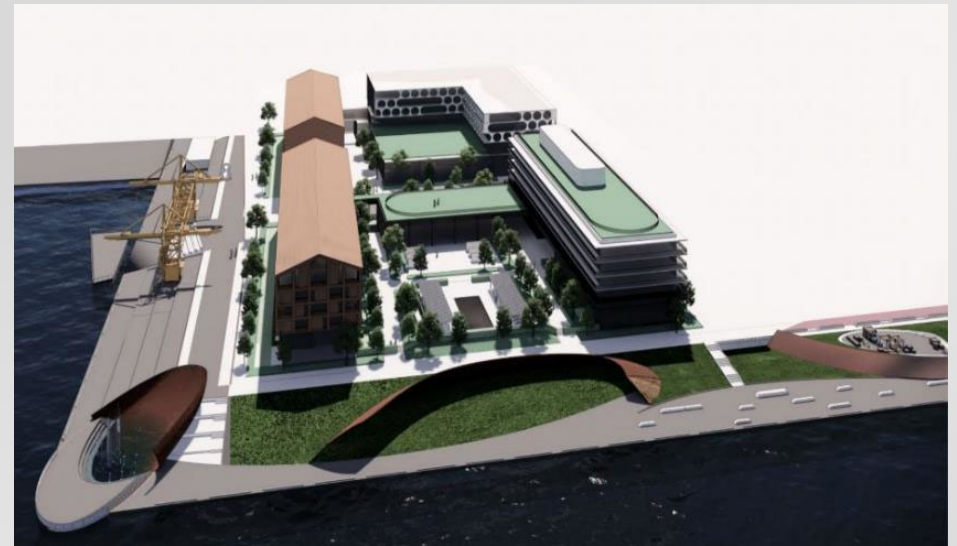


CITYZEN

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COMMUNITIES

g Greybrook
Realty Partners

www.pier8living.com

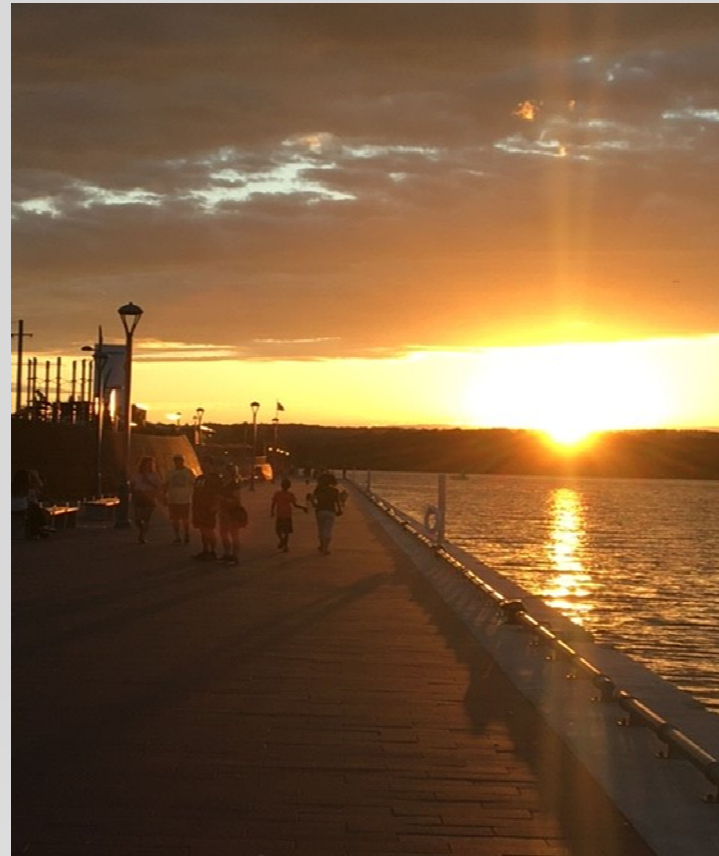


Images from Waterfront Shores

Hamilton's West Harbour Waterfront




Hamilton





INFORMATION REPORT

TO:	Chair and Members West Harbour Development Sub-Committee
COMMITTEE DATE:	April 14, 2023
SUBJECT/REPORT NO:	West Harbour Redevelopment: Interim Conditions and Transition Plan (PED23078) (Ward 2)
WARD(S) AFFECTED:	Ward 2
PREPARED BY:	Andrea Smith (905) 546-2424 Ext. 6256
SUBMITTED BY:	Norm Schleeahn Director, Economic Development Planning and Economic Development Department
SIGNATURE:	

The purpose of this Information Report is to outline the various interim strategies and initiatives that are planned within the West Harbour area during the current construction phase to support the transition from construction projects to new public spaces that people enjoy, and to a new mixed use/residential neighbourhood that people will live and work in. The various strategies include animation programming, temporary road closures, temporary parking lots with lot improvements, temporary sidewalks, site beautification and enhancements, and temporary uses.

Description of West Harbour Area

The West Harbour area is generally defined by six sub-areas known as Bayfront Park, Macassa Bay, Pier 4 Park, Bayview Park, Main Basin inclusive of Piers 6 and 7, and Pier 8. These sub-areas, along with various points of interest within the West Harbour such as boat clubs, former Canada Marine Discovery Centre, and Cops Pier Park are illustrated in Appendix "A" to Report PED23078. Each of the areas is comprised of completed, current and/or future capital infrastructure and construction projects, as well as complementary projects to facilitate private-sector and public space development. The waterfront redevelopment 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.

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**SUBJECT: West Harbour Redevelopment: Interim Conditions and Transition Plan
(PED23078) (Ward 2) - Page 2 of 7**

Bayfront Park, Bayview Park, and Pier 4 Park are comprised primarily of public open space and are fully operational as they are completed projects. These areas are primarily intended for passive recreation use, while also accommodating various festivals and events throughout the year administered through the City's Special Events Advisory Team (SEAT).

Macassa Bay is located between Bayfront Park and Pier 4 Park and is the site of the Macassa Bay Yacht Club and Police Marine Unit. This area is also the location of an upcoming capital works project to enhance and naturalize the shoreline. During this project, a construction management plan will be in place to manage the interface between maintaining public access along the waterfront and construction activity.

The Main Basin is comprised of areas intended for both public use and private development, occurring at different stages. The public use portion is comprised of a newly built waterfront promenade and a site for two public-use buildings to be built in the future. The promenade is complete and operational, while the public use buildings require further planning and execution before they become operational and available to the public (refer to staff Report PED17181(e) for further details).

Within the Main Basin area, are Piers 6 and 7. These Piers contain land use permissions for mixed-use/residential development for buildings up to four-storeys. These lands are currently owned by the City and require a future process to transact the lands to a private-sector development partner. These lands have the opportunity to function as public amenity areas with animation programming and/or temporary uses in the interim until such time as the City proceeds with a land disposition for private-sector led development while retaining the boardwalk along the water's edge in public ownership.

Similar to the Main Basin, Pier 8 is comprised of public use and private development areas. The public use areas consist of the former Canada Marine Discovery Centre Site (hereon referred to as Discovery Centre), open space rink area, Williams Café, Copps Pier Park and a future east-west pedestrian connection referred to as the "Greenway".

In contrast, the area identified for private development, with the City's selected development partner Waterfront Shores Corporation (WSC), is comprised of nine development blocks. This area will accommodate mixed-use development with up to 1,645 residential units. Development on these blocks will occur in a phased manner whereby the City will transact the lands from public ownership to private ownership over a 15-year period.

**SUBJECT: West Harbour Redevelopment: Interim Conditions and Transition Plan
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Transition Plan

Given the various stages of development within the West Harbour and the strong inter-relationship between public and private use areas, a number of strategies are required to facilitate the transition of these lands from capital projects to their planned built-out 'end-state'. The objective of these strategies is to attract people to the waterfront for use and enjoyment of the City's significant investment to date, notwithstanding that some of the areas are or will be under construction for a period of time. The discussion below provides an overview of these strategies.

1) Pier 8 Summer Programming

Free summer programming has been offered along Pier 8 since 2021 under the name "Pop-Ups at Pier 8". This series of community-based events happens over several weeks each summer and was created to demonstrate the many ways Pier 8 assets can be animated for public use. As Pier 8 is a new public asset, summer programming continues to test out new ways of animating the space in a way that complements existing summer experiences offered by the Waterfront Trust (such as music programming, skating and harbourfront tours by trolley, bike and boat) and Parks Canada (HMCS Haida).

City staff are currently undertaking work to retain services to deliver a 2023 Summer animation program consisting of live music, movie nights, pop-up markets and family programming. Washrooms at the Discovery Centre would be made available for nearby animation events. During the use of the Gantry Stage for animation, portable washrooms would be brought to site. Temporary signage would provide wayfinding during any programmed activities. As was the case previously, the Council approved Capital Budget included funding for the 2023 program, through project ID 4411806107.

Pier 8 New Fall Programming

Building on lessons learned from summer programming, City staff are considering ways to expand Pier 8 programming into the fall season. Programming would follow the same rationale as summer programming, which is to demonstrate ways that the public space can be animated with the goal to increase use of the site for events and activities intended to serve both the local community, and to attract out-of-town participants. Besides furthering use of Pier 8, City Staff are intending for the programming initiatives to showcase Hamilton's waterfront as a desirable multi-season destination for residents and visitors, thereby generating economic benefit in the local community and enjoyment of the area. The waterfront will become a hub for the creative economy and artistic experimentation.

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SUBJECT: West Harbour Redevelopment: Interim Conditions and Transition Plan (PED23078) (Ward 2) - Page 4 of 7

City staff are reviewing the feasibility of a temporary light installation called “Sonic Runway,” supplied by Creos, a Canadian-based business specializing in innovative and interactive public art installations. The installation could occur on Pier 8 during November 1st to 26th 2023. The cost, safety implications and staffing requirements are currently in consideration by City staff. The installation is scheduled to coincide with the Grey Cup and Diwali celebrations.

Council approved West Harbour capital funds in the amount of \$125,000 will be used to fund the light installation and related project costs through project ID 4412306105. Additional funding sources will be required to offset the full installation program costs, and as such a funding request to access the Economic Development Investment Fund Reserve (Project ID 112221) will be put before the GIC in mid-May to develop an animation program to complement the installation. If the funding request for Sonic Runway is not successful, the existing West Harbour Capital funds would be utilized for alternative programming activities during the Fall.

2) Pier 8 Temporary Road Closures, Temporary Parking Lots and Improvements, and Sidewalks

Temporary Road Closures

As part of the Pier 8 Plan of Subdivision registration process, a key milestone of the Pier 8 development process, a number of conditions were fulfilled including the completion of the subdivision roads. These roads are currently unassumed and are known as Harbourside Way, Haida Avenue, Discovery Drive, and John Street North. These roads serve current uses such as the Discovery Centre, Williams Café, and Copps Pier Park as well as will serve future mixed-use/residential development.

The road segments serving future development are not currently required to be open to vehicular traffic as development on several of the subdivision blocks does not yet exist. As such, City staff are currently undertaking work to temporarily close selected road segments to vehicles, while ensuring access is retained to the uses currently functioning on Pier 8 (refer to Appendix “B” to Report PED23078).

The road segments that will remain open will continue to enable vehicles, including HSR Transit service, to access the north portion of Copps Pier Park, Discovery Centre, open space/rink area and Williams Café. The road segments that will be closed will be maintained to accommodate pedestrians and active transportation users, as well as maintenance and emergency vehicles. Appendix “B” to PED23078 illustrates which segments will remain open and closes, along with locations of barriers.

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SUBJECT: West Harbour Redevelopment: Interim Conditions and Transition Plan (PED23078) (Ward 2) - Page 5 of 7

Temporary closure of the identified road segments will mitigate against potential pedestrian and vehicular conflicts until permanent sidewalks are installed in conjunction with development of the future mixed use/residential buildings by Waterfront Shores Corporation. Further, the closed road segments enable the space to be temporarily reclaimed for public use given their proximity to abutting waterfront public park assets. Essentially, the closed road segments will function as wide multi-use pathways with potential for street animation and various beautification efforts. This road closure plan will require additional services or coordination from the Public Works as the function of the roads will temporarily shift to public space. Capital costs associated with this road closure will be funded from West Harbour capital funds through Project ID 4411706101.

Improvements to Temporary Parking Lots and Temporary Sidewalks

As Pier 8 continues to transition towards its built-out state, public parking can be accommodated on various blocks until construction commences. As the lands become built-out with private development, other strategies will be required to address public parking demand. In the interim, staff are preparing to make improvements to three temporary parking lots by regrading and/or resurfacing the lots with gravel or asphalt as illustrated on Appendix “B” to Report PED23078.

Two of the temporary lots currently exist, while an additional lot will be constructed during Summer 2023. As shown on Appendix “B” to Report PED23078. Lot 1 is located on Block 1 providing 77 spaces, Lot 2 is located on Block 4 providing 42 spaces, and Lot 3 will be located on Block 7 providing 126 spaces. Through these various improvements, an additional 200 spaces will be available for temporary public parking. Access to these lots are provided from Harbourside Way and Discovery Drive. Temporary sidewalks will also be constructed to enhance site connectivity and pedestrian safety until permanent sidewalks are constructed in conjunction with construction of the buildings. Cost of construction of these lots is funded from Council approved West Harbour capital funds through Project ID 4411706101

3) Site Beautification and Enhancements

As Piers 6, 7 and 8 transition through the various construction phases over the years ahead, attention will be required to mitigate the functional and visual impacts of construction. Below are examples beautification and enhancement measures supporting the transition.

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Construction Hoarding

The development agreement between the City and WSC contains terms and conditions related to construction hoarding which consists of temporary fencing around a building site to protect the public from construction activities. The development agreement enables the City to use up to 50% of the display space of the construction hoarding to promote City features and for local artist works selected through the assistance of the City's Placemaking, Public Art and Projects Section. City staff will become engaged in defining the construction hoarding elements as construction commences within each of the various development blocks.

Street Murals

With the Pier 8 temporary road closures described above, City staff have identified the potential to pilot a street mural project. Street murals at Pier 8 would be temporary with a lifespan of 1-3 years and they would be removed when the road is resurfaced as part of the development plan. This project would allow artists to hand paint street murals on to paved roadways (which is not currently permitted on roads with vehicular traffic) to both test the durability and traction of the coating and to integrate art into the ground-plane.

Interpretive Panels

City staff have commenced a project to design and install an interpretive/commemorative sign providing information about the cultural heritage of Pier 8. This project is related to a 2016 Pier 8 Cultural Heritage Impact Assessment Report prepared by MHBC Planning Limited that was conducted as part of the plan of subdivision process and is a mechanism to implement one of the assessment's recommendations. In addition, the completed public art projects Filter Tower, Filter Flowerpot and Watershed will have interpretive panels installed near the end of March 2023.

Public Art

The **All our Relations** public art piece is to be completed by the end of summer 2023. The commemorative celebration is scheduled for the National Day of Truth and Reconciliation on September 30th, 2023 to coincide with the themes embodied by the artwork.

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4) Temporary Uses

Piers 6 & 7 Temporary Food and Beverage Service (Food Trucks)

The land use permissions on Piers 6 and 7 permit commercial uses including restaurants. However, given that the full build-out of these areas is expected several years in the future, there is opportunity to attract food and beverage providers such as food trucks on a temporary basis during this interim period. Food trucks require less capital investment than ‘brick-and-mortar’ establishments and have an operating model that position them well to respond to an evolving market. City staff are currently researching options to implement a food truck program in this location with an anticipated start for Summer 2023.

5) Discovery Centre

In 2022, the City commenced work to develop a strategy for the Discovery Centre site which will define a new vision for the future of the site and will include a set of actions to implement the vision. Staff will be reporting back to Council Spring 2023. Concurrently to commencing work to develop the longer term strategy for the site, City Council also authorized staff to negotiate and finalize a lease agreement related to a portion of the Discovery Centre building for a time period of up to five-years between the City and WSC.

The purpose of the agreement is to enable WSC to establish a temporary sales centre within a portion of the Discovery Centre building. This enables the building to be used as a sales centre until the future vision for the site is confirmed and for the City to offset operating costs of the building through revenue generated by the WSC lease.

The WSC is now in progress of obtaining building permits to enable building modifications for the sales centre. The agreement defines exclusive use areas in the building for WSC’s use as a sales centre, while the other areas in the building remain available for other uses including community uses. There is opportunity within these non-exclusive use areas for various animation/activation initiatives within the sales centre and led by the City and/or other partners. Further updates to Council will be provided as the sales centre becomes operational and opportunities to add complementary uses emerge.

APPENDICES AND SCHEDULES ATTACHED

Appendix “A” to Report PED23078 – West Harbour Sub-Areas and Points of Interest
Appendix “B” to Report PED23078 – Pier 8 Temporary Road Closure, Temporary
Parking Lots and Sidewalk Plan

West Harbour Sub-Areas and Points of Interest



Legend

Points of Interest

- 1 Macassa Bay Yacht Club
- 2 Hamilton Police Marine Unit
- 3 Leander Boat Club
- 4 Royal Hamilton Yacht Club
- 5 Harbour West Marina
- 6 Gateway Park
- 7 Williams Café
- 8 Discovery Centre
- 9 Copps Pier Park
- 10 HMCS Haida Naval Ship

Date:
March 27, 2023

Technician:
NB

Map Not To Scale

Appendix "A"



Temporary Road Closure and Parking Lot Improvements





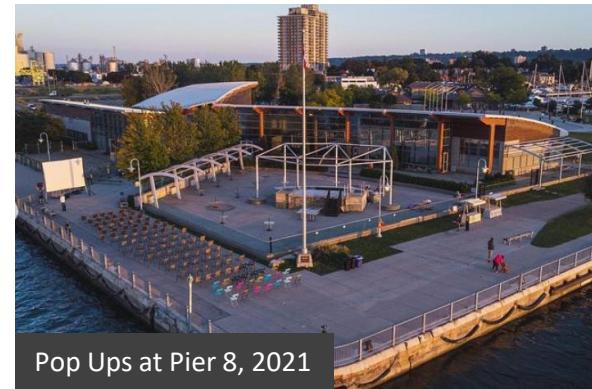
WEST HARBOUR DEVELOPMENT SUB-COMMITTEE

April 14, 2023

Animation Programming



Grand Opening of Coppins Pier, 2022



Pop Ups at Pier 8, 2021

Animation Programming



Temporary art installation "Sonic Runway"

Pier 8 Temporary Road Closures, Temporary Parking Lots and Improvements



Site Beautification and Enhancements



All Our Relations by Angela DeMontigny (concept image)



Example – Construction hoarding art by Wenting Li

Photo: STEPS Public Art



Example – Rhythm & Hues Mural by Brad Carney

Photo: Steve Weinik

5

Temporary Uses – Food Trucks

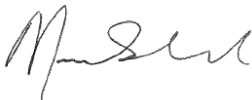


Discovery Centre





INFORMATION REPORT

TO:	Chair and Members West Harbour Development Sub-Committee
COMMITTEE DATE:	April 14, 2023
SUBJECT/REPORT NO:	Pier 8 Redevelopment Work Plan Overview and Upcoming Initiatives (PED23079) (Ward 2)
WARD(S) AFFECTED:	Ward 2
PREPARED BY:	Andrea Smith (905) 546-2424 Ext. 6256
SUBMITTED BY:	Norm Schleeahn Director, Economic Development Planning and Economic Development Department
SIGNATURE:	

This purpose of this Information Report is to provide an overview and update on the status of the Pier 8 development and key upcoming processes required to advance the development of this area toward its future built-out state, including an update on upcoming Pier 8 community engagement events.

City of Hamilton and Waterfront Shores Corporation Development Agreement (November 2021)

Waterfront Shores Corporation (WSC) is a development consortium comprised of Cityzen Development Group, Tercot Communities and Greybrook Realty Partners and was selected by the City in 2018 after an extensive procurement process as the City's development partner. The City and WSC executed a Development Agreement (DA) in November 2021 to implement the vision initially established by the West Harbour Setting Sail Secondary Plan, and further expressed by WSC's development proposal.

Established Planning Framework and Development Approvals Process

There is an established planning policy and regulatory framework for Pier 8 comprised of statutory planning policy through the West Harbour Setting Sail Secondary Plan, zoning regulations and a registered plan of subdivision. The next key step to advancing the development for Pier 8 towards build-out is the submission of site plan applications

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**SUBJECT: Pier 8 Redevelopment Work Plan Overview and Upcoming Initiatives
(PED23079) (Ward 2) - Page 2 of 4**

by WSC for the development blocks. Subject to final site plan approval, and upon building permit issuance of each of the respective phases, the lands will transact from City ownership to WSC. It is at this stage of the development process that the lands will be formally sold to the WSC resulting in financial payment to the City.

Proposed Development Applications for Block 16 for 45-Storey Residential Tower

The City is currently revisiting the established planning framework as it relates to a small portion (0.35ha) of the broader Pier 8 development site. The City's Municipal Land Development Office (MLDO) within the Economic Development Division has submitted Official Plan Amendment and Zoning By-law Amendment applications to permit a 45-storey tall building consisting of approximately 429 units on lands identified as Pier 8 Block 16 (refer to Appendix "A" to Report PED23079).

Notwithstanding the proposed increase in height on Block 16, there is no increase to the overall number of permitted units on Pier 8. The proposed tall building is intended to achieve landmark status serving as a visual anchor within the waterfront and contribute additional family-sized units relative to the proposed building height. These applications are in progress and are being evaluated by Planning Division staff. To date, there has been one Public Meeting at Planning Committee upon initiation of the applications, an applicant-led Community Meeting (Webinar), and two Design Review Panel meetings. Future meetings are discussed in this Report further below.

These development applications were submitted as a means of responding to Local Planning Appeal Tribunal (LPAT) Minutes of Settlement (note: LPAT is now referred to as Ontario Land Tribunal). Further background about the Block 16 Official Plan Amendment and Zoning By-law Amendment applications was previously provided via Nov 30, 2021 Communication Update, City-Initiated Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) Applications for a 45-storey Tall Building Located on Pier 8 Block 16, West Harbour (Ward 2) (<https://www.hamilton.ca/sites/default/files/2023-02/comm-update-PED-pier8-block16-westharbour-opa-zba-nov21.pdf>).

Upcoming GIC Meeting Staff Report PED23039 Regarding Potential Parking Layout Design Improvements in Pier 8

A report titled "Pier 8 Potential Parking Layout Design Improvements and Greenway for the Pier 8 Development (PED23039)" is scheduled to be considered at the April 19, 2023 General Issues Committee (GIC) Meeting. This upcoming report will be seeking Council's direction regarding an opportunity that has emerged to potentially enhance the Pier 8 development. The opportunity would be to consolidate the required underground parking between the development blocks, including within the below-grade portion of the lands referred to as the "Greenway" which is comprised of Blocks 12, 13 and 14,

**SUBJECT: Pier 8 Redevelopment Work Plan Overview and Upcoming Initiatives
(PED23079) (Ward 2) - Page 3 of 4**

while retaining the surface portion of the Greenway as an east-west pedestrian corridor in public ownership. The consolidated underground parking areas could provide for a better functional design of the neighbourhood, and also provide an opportunity to incorporate public parking into the underground structure.

Currently, required parking is permitted underground at each individual development block. A significant efficiency and design improvement could be realized if these underground parking structures could be linked together, thereby reducing the overall number of parking access points at the public street. For this to be possible, however, the underground parking structures would need to be able to be connected beneath the Greenway. The current zoning does not allow parking underneath the Greenway. The upcoming GIC report will be seeking Council's authorization to initiate the required Zoning By-law Amendment, which would go through the normal Zoning By-law Amendment process, including a statutory Public Meeting at Planning Committee, to permit parking use beneath the Greenway. The proposed rezoning would not permit parking at-grade within the Greenway. If the Zoning By-law Amendment application is ultimately approved, then the same GIC report authorizes staff to enter into the necessary agreements with WSC to transact the below-grade strata for the purposes of connecting the underground parking, and bring the proposed agreements to GIC for Council's consideration.

Upcoming Community Engagement

There are a number of upcoming planned community engagement events related to redevelopment within the West Harbour and specifically, Pier 8 as outlined below:

- **West Harbour Walk and Talk**

The purpose of this event is for City staff and residents to connect in an informal setting at the waterfront to provide general information about the various on-going West Harbour projects and respond to questions or concerns. City staff envision hosting a series of "Walk and Talk" events to re-establish in-person connections with the community after a pause resulting from pandemic restrictions. This series will be initiated in April 2023.

- **West Harbour Community Meeting**

The purpose of the West Harbour Community Meeting is to host an in-person event at the waterfront with members of the community to provide:

- A status update of the various West Harbour capital works projects;

**SUBJECT: Pier 8 Redevelopment Work Plan Overview and Upcoming Initiatives
(PED23079) (Ward 2) - Page 4 of 4**

- Information about the opportunity to accommodate required parking within the below-surface portion of the Greenway, while retaining the surface portion as a public amenity “pedestrian corridor”, along with outlining the planning process required to enable WSC to consolidate the blocks; and,
- Information about the Greenway “Pedestrian-Connection” Project.

Hosting this meeting is an important preliminary step for the MLDO in preparing to submit the Zoning By-law Amendment (ZBA) application to permit required parking under the Greenway, subject to Council approval of recommendations contained in Report PED23039. This meeting is scheduled for mid-May 2023.

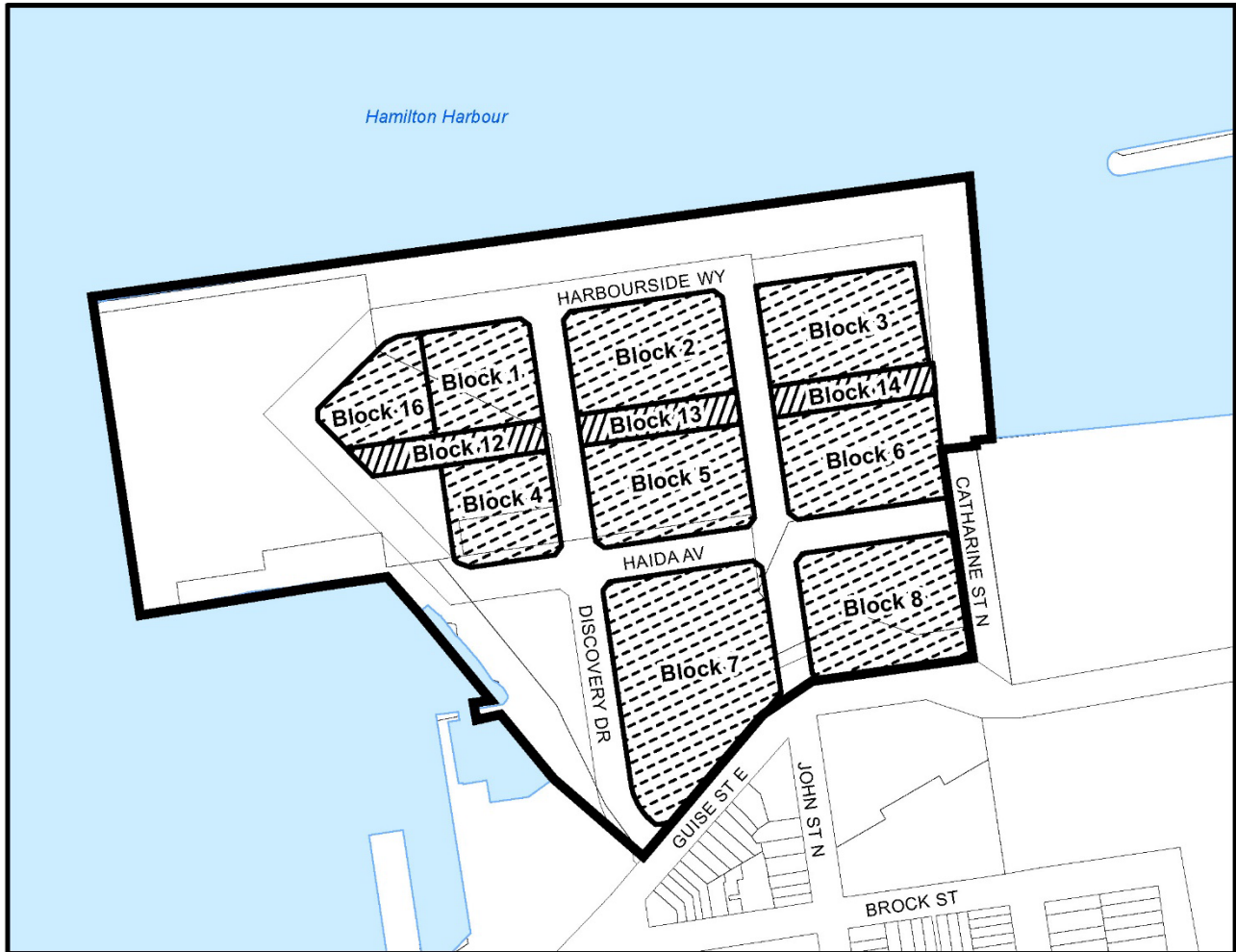
- **Block 16 Official Plan Amendment/Zoning By-law Amendment Application Community Meeting**

The purpose of the Block 16 Official Plan Amendment/Zoning By-law Amendment application meeting is to provide an update on the development application process, present revised application submission materials, and outline next steps in the development application process. This meeting is scheduled for mid-June 2023. The community will have another opportunity to observe, or participate via delegations, when the applications are brought forward to Planning Committee for consideration in the Fall 2023.

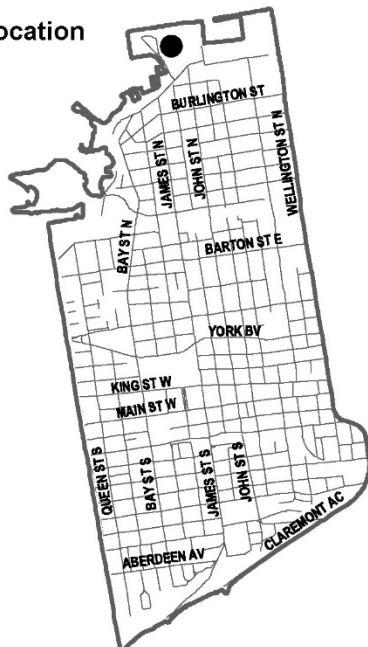
APPENDICES AND SCHEDULES ATTACHED

Appendix “A” to Report PED23079 - Location and Key Map

AS/jrb



● Site Location



Key Map - Ward 2



Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
The "Greenway", comprised of Blocks 12, 13 and 14

Date:
February 15, 2023

Appendix "A"

Scale:
N.T.S

Planner/Technician:
AS/NB

Subject Property

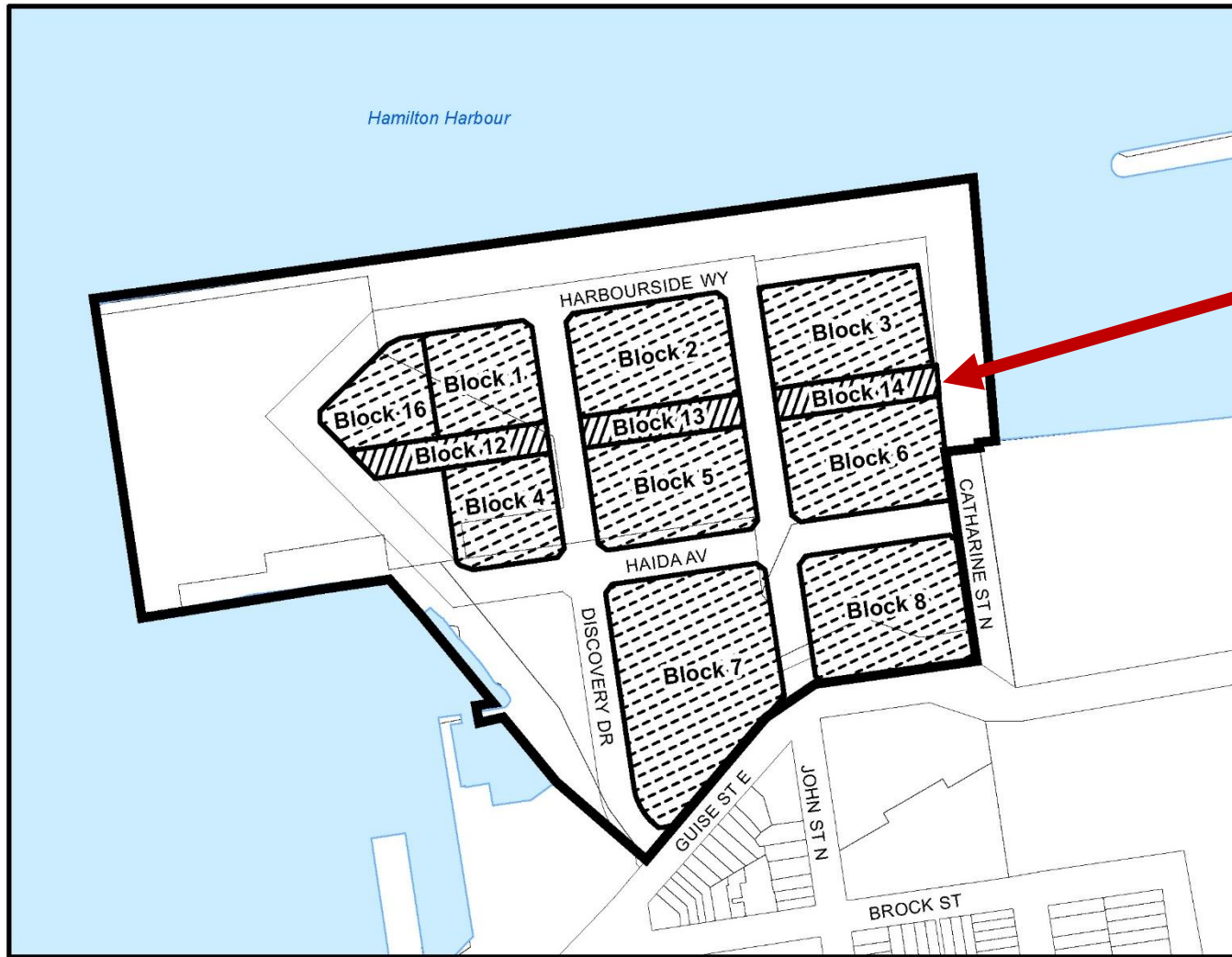
- The "Greenway", comprised of Blocks 12, 13 and 14, Hamilton (Ward 2)
- Lands Subject to City of Hamilton and Waterfront Shores Corporation (WSC) Development Agreement, comprised of Blocks 1, 2, 3, 4, 5, 6, 7, 8 and 16
- Pier 8 Plan of Subdivision



WEST HARBOUR DEVELOPMENT SUB-COMMITTEE

April 14, 2023

The "Greenway" - Location Map



Greenway is comprised of Blocks 12, 13 and 14