



Hamilton

**REPORT 11-002**  
**Pan Am Stadium Precinct Sub-committee**

**10: 00 a.m.**

**Wednesday November 16, 2011**

**Room 264 City Hall**

**71 Main Street West**

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**Present:**

Mayor B. Bratina  
Councillors L. Ferguson, Chair, B. Morelli, Co-Chair  
A. Carrafiello (Community Soccer Representative)  
D. Rye (Hamilton Tiger-Cats Representative)

**Also Present:**

C. Murray, City Manager  
G. Davis, General Manager, Public Works  
R. Rossini, General Manager Finance & Corporate Services  
D. LaPointe-Kay, Director of Recreation, Community Services  
P. Johnson, Director of Neighbourhood Development Strategies  
C. Secore, Director, District Recreation Operations  
S. Coverdale, Acting Manager, tourism Hamilton  
D. Guy, Strategic Services Pan Am Games  
J. Warner, Project Manager, Facilities  
M. Oddi, Senior Project Manager, Public Works  
S. Robichaud, Manager, Development Planning, Planning and Economic Development  
Kerry Tom, Tom Golding, Infrastructure Ontario  
Holly Jordan, B+H Architects  
Andy Grozelle, Legislative Assistant, Clerks Office

**THE PAN AM STADIUM PRECINCT SUB-COMMITTEE PRESENTS REPORT 11-002 AND RESPECTFULLY RECOMMENDS :**

**1. Pan Am Stadium Update (PW11092)**

That Report PW11092 respecting Pan Am Stadium Update, be received.

**General Issues Committee – December 12, 2011**

**2. Pan Am Stadium Precinct Update (Added Item 6.3)**

- (a) That staff be directed to develop a comprehensive community plan for the Pan Am Stadium Precinct and that this plan include the following components:
  - (i) A description of the boundaries of the Pan Am Stadium Precinct;
  - (ii) A description of the desires and wishes of those that live, work play and learn in the Pan Am Stadium Precinct about what kind of place they want it to be and how they want to improve their quality of life;
  - (iii) An analysis of opportunities for future development that meets the needs of the Precinct including but not limited to land use, housing, economic development, open space and recreation , services and facilities, transportation and circulation;
  - (iv) A preliminary implementation plan that identifies and schedules the specific municipal actions, including the identification of the anticipated costs and revenues associated with each element of the plan;
- (b) That staff be directed to form a multi-sector Advisory Committee to the Pan Am Stadium Precinct Sub-committee that will provide guidance to the City of Hamilton in the development of the Pan Am Stadium Precinct Plan;
- (c) That staff report back by the end of the first quarter of 2012 on the progress of the Pan Am Stadium Precinct Plan;
- (d) That the Pan Am Stadium Precinct Plan be completed by the second quarter of 2012;
- (e) That staff be authorized to fund the Pan Am Stadium Precinct Plan from the Pan Am Games – Ivor Wynne Renovations Budget.

**FOR THE INFORMATION OF COMMITTEE:**

**(a) CHANGES TO THE AGENDA (Item 1)**

The Clerk advised of the following changes to the agenda.

- (i) That the location on the agenda face page was listed in error and should be amended to read room 264.

- (ii) That the title of Item 6.2 be amended to read Pan Am Stadium Update
- (iii) That an item 6.3 be added to the agenda respecting Pan Am Precinct Update.

The agenda was approved as amended.

**(b) DECLARATIONS OF INTEREST (Item 2)**

None.

**(c) MINUTES (Item 3)**

**(i) Minutes September 6, 2011 (Item 3.1)**

Doug Rye, indicated that on page five of the Minutes he was providing a possible explanation for the lower cost per seats, which he did not feel was clearly expressed.

The Minutes of the September 6, 2011 meeting were approved as amended.

**(d) DISCUSSION ITEMS (Item 6)**

**(i) Pan Am Stadium verbal Update (Item 6.1)**

Gerry Davis introduced Kerry Tom of Infrastructure Ontario, Tom Goulding of Knowles Consulting and Holly Jordan of B + H Architects. Kerry Tom, Project Coordinator, Project Delivery addressed the Committee highlights included but were not limited to the following

- Indicated that they could not discuss any cost or design of the project as it falls under confidentiality
- Discussed the current status of the project and how their work with the City of Hamilton and the Hamilton Tiger Cats
  
- Chair Ferguson asked for details about the confidentiality
- Mr. Tom indicated that since there is an RFP underway details around the cost of design could not be discussed with committees even in Closed Session

Holly Jordan, Project Manager B + H Architects addressed the Committee with the aid of a handout. A copy of the handout has been included in the official record.

- Discussed the Project Specific Output Specification (PSOS) document.
- Discussed the seven PSOS segments in detail
- Co-chair Morelli asked if the PSOS documents were available for review
- Mr. Tom indicated that the RFP has been released to the public however the PSOS have not been released to the public
- Mr. Tom indicated that the PSOS can be provided if Non-disclosure agreements are signed
- Staff indicated that the PSOS is a very lengthy document which is actually seven large binders.
- Mayor Bratina thank Infrastructure Ontario for attending and asked how the City of Hamilton's interest are monitored throughout the process
- Mr. Tom indicated that the City of Hamilton is involved an in every part of the project both form working together as well as signing off on all aspects. Indicated that much of this work is not seen is happening behind the scenes
- Chair Ferguson asked about rumours that the stadium was going to be turned 90 degrees
- Mr. Tom indicated that they can not disclose any information about the design at this stage as it impacts the integrity of the ongoing RFP process
- Mr. Tom indicated that there full design is not completed when the RFP closes so there is the opportunity for discussion and input to occur after that time,
- Mr. Tom indicated they are targeting a financial close in June or July 2012.
- Committee members asked about the grouping together of the RFP with the velodrome, the York Stadium and the City of Hamilton Stadium.
- Mr. Tom indicated that the bid is being considered on the cost provided for the three projects combined
- Chair Ferguson asked how any surpluses or deficits would be divided amongst the three projects if there is a combined bid.
- Mr. Tom indicated that he did not have the answer on hand and would have to get back to committee

- Mayor Bratina indicated that he felt that the Committee should focus on the precinct and not the construction of the stadium

The presentation respecting the Pan Am Stadium Update, was received.

**(ii) Pan Am Stadium Update (PW11092) (Item 6.2)**

For disposition on this item refer to Item 1.

Co-Chair Morelli introduced the following Motion.

**(iii) Pan Am Precinct Update (Added Item 6.3)**

Whereas part of the propose of the Pan Am Stadium Precinct Sub-committee is to oversee the development of the Pan Am Stadium Precinct;

And Whereas opportunities exist to leverage the Stadium construction and Pan Am Games to further assist in the revitalization of the Pan Am Stadium Precinct;

And whereas a number of departments are currently undertaking work in the Pan Am Stadium Precinct;

Therefore be it resolved:

- (a) That staff be directed to develop a comprehensive community plan for the Pan Am Stadium Precinct and that this plan include the following components:
  - (i) A description of the boundaries of the Pan Am Stadium Precinct;
  - (ii) A description of the desires and wishes of those that live, work play and learn in the Pan Am Stadium Precinct about what kind of place they want it to be and how they want to improve their quality of life;
  - (iii) An analysis of opportunities for future development that meets the needs of the Precinct including but not limited to land use, housing, economic development, open space and recreation , services and facilities, transportation and circulation;

- (iv) A preliminary implementation plan that identifies and schedules the specific municipal actions, including the identification of the anticipated costs and revenues associated with each element of the plan;
- (b) That staff be directed to form a multi-sector Advisory Committee to the Pan Am Stadium Precinct Sub-committee that will provide guidance to the City of Hamilton in the development of the Pan Am Stadium Precinct Plan;
- (c) That staff report back by the end of the first quarter of 2012 on the progress of the Pan Am Stadium Precinct Plan;
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- (e) That staff be authorized to fund the Pan Am Stadium Precinct Plan from the Pan Am Games – Ivor Wynne Renovations Budget.

- Committee members asked several questions of staff discussion about the staffing and cost of creating the Pan Am Stadium Precinct Plan
- Staff indicated that they would use a consultant for some of the work and use funds not to exceed the amount of \$50,000
- Staff indicated that this money will be used to create the plan itself however the realization after the study is completed the projects identified in it will require further funding to proceed
- There was some discussion on the role of the Advisory Group and their relationship to the Pan Am Stadium Precinct Sub-committee
- Financial staff asked for further clarification from what fund this work would be paid out of
- Public Works staff indicated that it would be funded out of the fund for the relocation of Brian Timmis Park as the study would be part of that overall decision making process.

For disposition on this item refer to Item 2.

**(f) ADJOURNMENT (Item 8)**

There being no further business the Pan Am Stadium Precinct Sub-committee be adjourned at 11:00 a.m.

Respectfully submitted,

Lloyd Ferguson, Chair  
Pan Am Stadium Sub-Committee

Andy Grozelle  
Legislative Assistant  
November 16, 2011