

West Harbour Waterfront Re-Development Plan



Hamilton

Presentation by:

Chris Phillips, City of Hamilton

March 30, 2015

General Issues Committee

West Harbour Waterfront Re-Development Plan

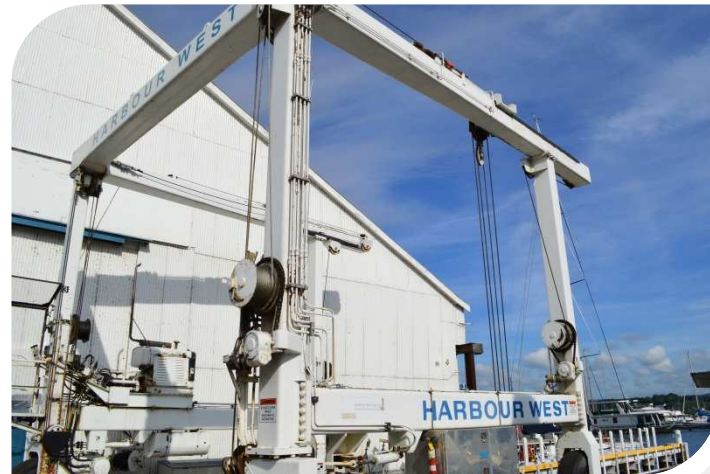
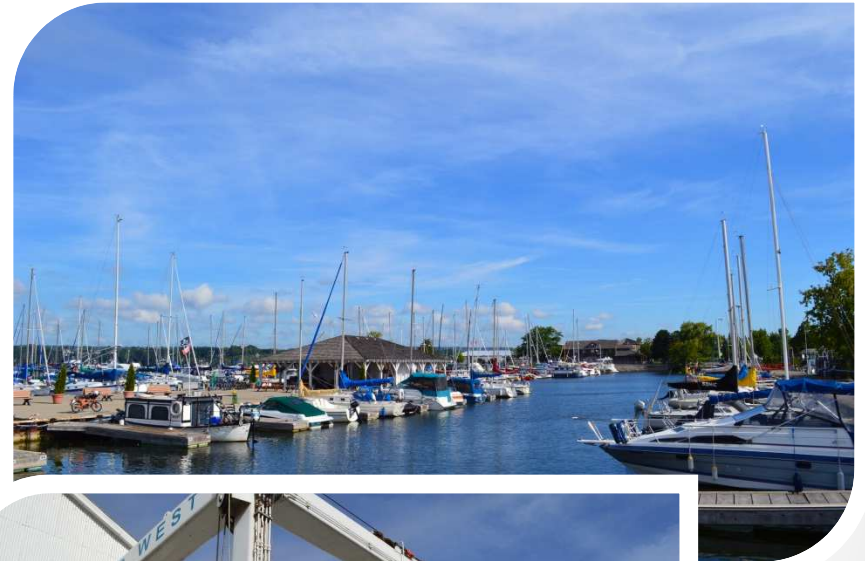
General Issues Committee Update – March 30, 2015

Objectives

1. Background - How did we get to this point? (2012-2014)
2. Highlight the achievements of the West Harbour Waterfront Re-Development Plan
3. Overview of the 2015-2018 Comprehensive Implementation Plan for the West Harbour Waterfront Re-Development Plan
4. City's on-going partnership with the Hamilton Waterfront Trust

Waterfront Re-Development

- **It's a journey.**
 - Waterfront Re-Development is a “journey” – Benefits are Long-Term.
- **It's dynamic.**
 - It's the realization that Waterfront Re-Development is a dynamic process.
- **It's ever changing.**
 - Circumstances can and will change over time.
- **It's about our future.**
 - Investments made upfront lead to real economic-lift in the future.

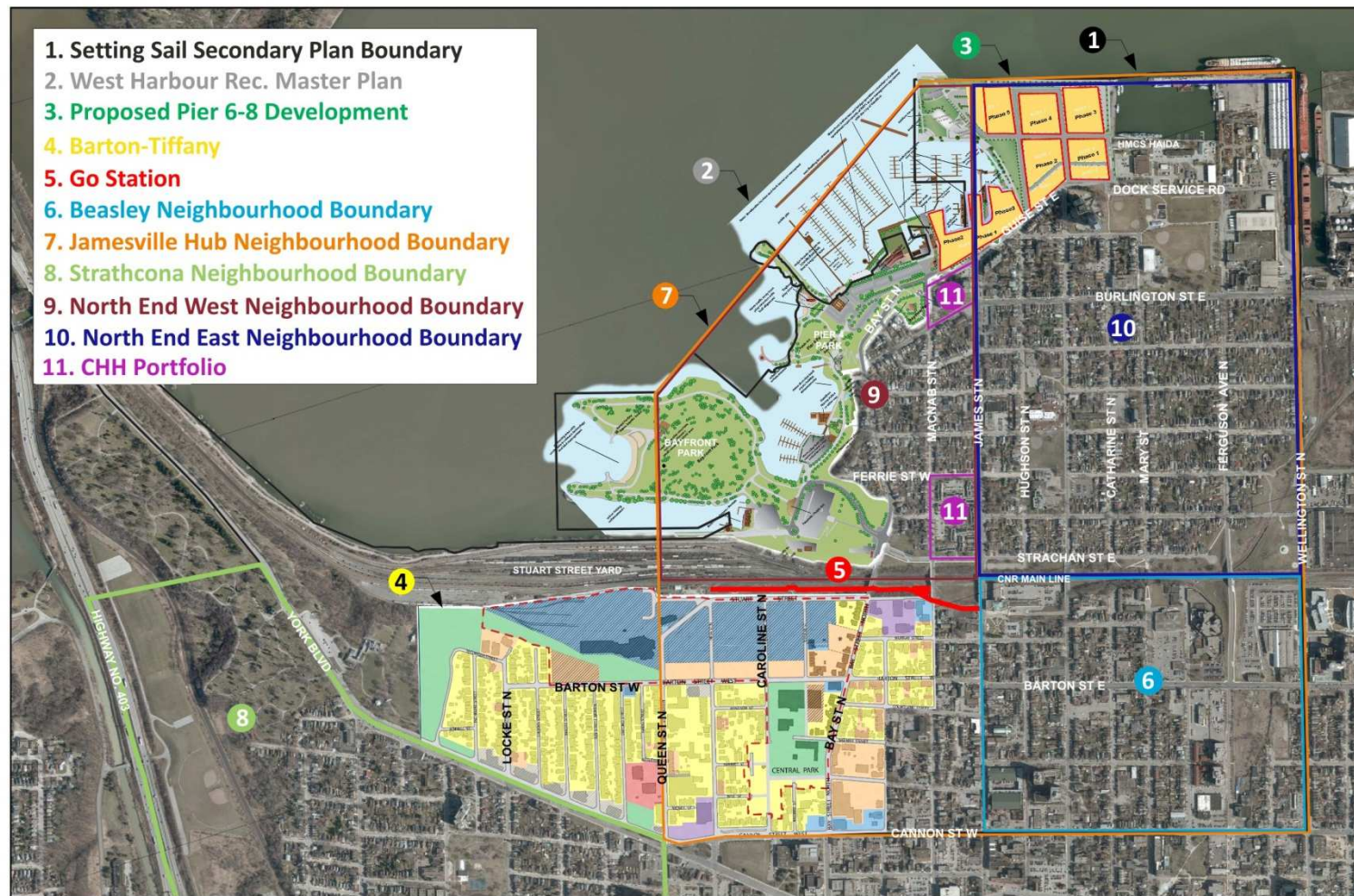


Waterfront Re-Development

- **Success over time.**
 - From shipping port (1980) to a dynamic people-place (2014)



“West Harbour” Waterfront



- **Harbour Waterfront Recreation Master Plan**



6  Hamilton

West Harbour Waterfront Re-Development Plan

Council Direction Strategic Plan 2012 - 2015

- 1.3 Promote economic opportunities with a focus on Hamilton's downtown core, all downtown areas and waterfronts;
- ii) **Finalize** a development and **servicing strategy** for the West Harbour lands, with a particular focus on Piers 5,6,7 & 8 and the Barton/Tiffany area. (PED)
 - iii) **Negotiate** the **early termination** of land leases for Piers 7 & 8 with the Hamilton Port Authority. (PED)
 - v) **Completion** of the Waterfront Master Recreation Official Plan Amendment and the implementation of the Zoning By-law and **financing strategy**. (PW/PED)
 - ix) **Initiate development** in the West Harbourfront and Waterfront (this includes the Bayfront Industrial area) and develop a commercial business strategy for Confederation Park. (PED)

West Harbour Waterfront Re-Development Plan

Our Achievements

- 1. Final Ontario Municipal Board (OMB) approval of the “*Setting Sail*” Secondary Plan;**
- 2. Approval and phased implementation of the North End Transportation Management Plan (NETMP);**
- 3. The termination of the long-term lease for the Pier 7 and 8 lands with the Hamilton Port Authority (HPA)**
- 4. Approval of a new 25-year Marina Management Agreement (MMA) between the City of Hamilton and the HPA;**
- 5. Completed new “*Harbour West Marina*” dock layout and functional design, that will permit a phased-in marina expansion with the marina doubling its capacity over time;**

West Harbour Waterfront Re-Development Plan

Our Achievements

- 6. Approval of the Class Environmental Assessment (Class EA) for a new sanitary pumping station located on Pier 8;**
- 7. Completed a full development servicing strategy and pro-forma business plan for the proposed Piers 6-8 development, based on land uses and densities permitted in “*Setting Sail*”;**
- 8. Council approval of the Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) for the Pier 6-7 lands (under appeal before the Ontario Municipal Board), in conformity with the vision and land-uses set out in the West Harbour Waterfront Recreational Master Plan (WHWRMP);**
- 9. Council approval of the Barton - Tiffany Urban Design Study;**

West Harbour Waterfront Re-Development Plan

Our Achievements

- 10.** Implementation of a marketing, communications, and public engagement plan;
- 11.** Completed a 10-year project-by-project capital costing and phasing plan for all elements of the WHWRMP;
- 12.** Completed a 5-year Financing Strategy (2014 - 2018) to support bringing the lands to development-ready by 2018;
- 13.** Formalized a Management Agreement (MA) with the Hamilton Waterfront Trust (HWT);
- 14.** Finalized the termination of the existing Sun-Canadian and Imperial Oil Pipeline leases within the Piers 7 and 8 lands and negotiated a pipeline re-location plan;
- 15.** Completed the Phase 1 Environmental Site Assessment (ESA) and bore-hole testing for Phase 2 for the all of the Piers 5-8 lands;

West Harbour Waterfront Re-Development Plan

Our Goal:

Bring the City-Owned lands in “Barton-Tiffany” and Piers 7&8 to a state of “Development-Ready” by 2018.



West Harbour Waterfront Re-Development Plan

Leveraging Private-Sector Investment

The overall **magnitude** of this investment is **transformational**

1,600 residential various sized units ranging from \$247,000 - \$462,000 /unit

13,000 sq. m of leasable commercial & Institutional space

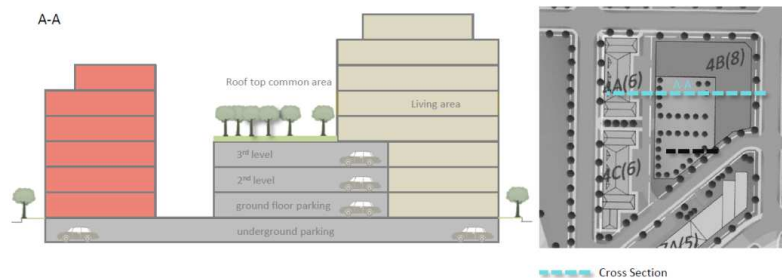
\$470 million(est.) in private-sector investment for development costs

\$600 million(est.) in private-sector residential and commercial sales revenue

\$1.3 million per year in additional private-sector commercial rental income

\$7.5 million per year in **new** Municipal tax revenue – **Every Year**

Block 4



West Harbour Waterfront Re-Development Plan

Leveraging Private-Sector Investment



Per Unit Sales Prices will increase overtime beyond Thousands of construction jobs created during 15-year build-out

New permanent jobs created with the 13,000 sq. m of commercial space

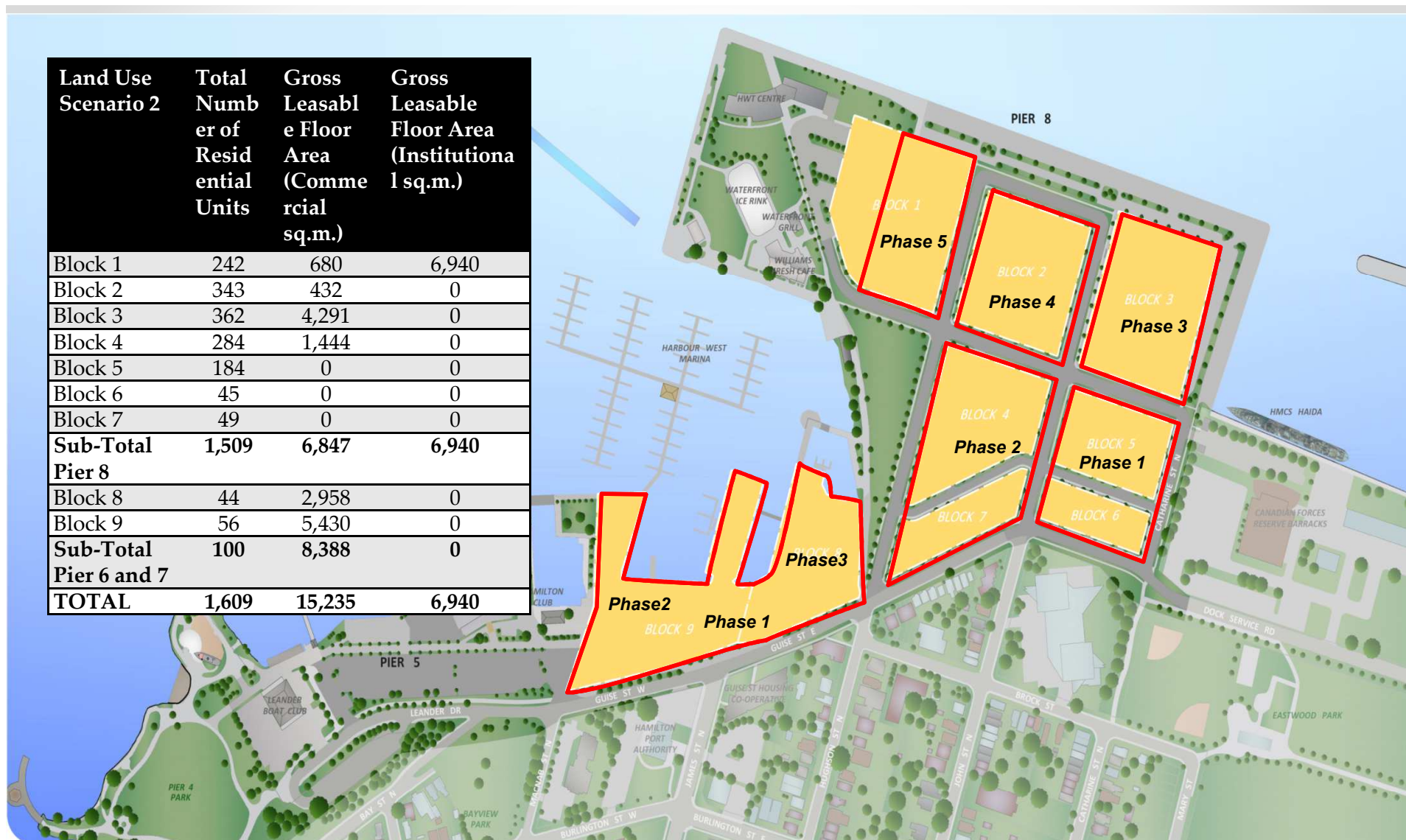
Anticipated increase in the overall tax assessment-base within the surrounding West Harbour Area

Increase in values due to proximity to new James St. Go Transit terminal

Increase in value of other "city-owned" properties within the West Harbour

Re-Shaping of the City's "image" for other private-sector investment

Land Use Scenario 2	Total Number of Residential Units	Gross Leasable Floor Area (Commercial sq.m.)	Gross Leasable Floor Area (Institutional sq.m.)
Block 1	242	680	6,940
Block 2	343	432	0
Block 3	362	4,291	0
Block 4	284	1,444	0
Block 5	184	0	0
Block 6	45	0	0
Block 7	49	0	0
Sub-Total Pier 8	1,509	6,847	6,940
Block 8	44	2,958	0
Block 9	56	5,430	0
Sub-Total Pier 6 and 7	100	8,388	0
TOTAL	1,609	15,235	6,940



CITY OF HAMILTON **PIER 5-8 DEVELOPMENT PLAN**

BLOCK NUMBERS FIGURE 3



- STUDY AREA
- EXISTING BUILDINGS
- ASPHALT AREAS
- LANDSCAPED AREAS
- BLOCK AREAS

File Location:
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May 08, 2013 8:02 AM

MAP/DRAWING INFORMATION
Mapping from City of Hamilton

CREATED BY: JOSEPH MARCHANT
CHECKED BY: PATRICK KENNEDY

SCALE 1:3,000
0 30 60 120m



PROJECT: 12 7116
STATUS: DRAFT
DATE: MAY 8, 2013

West Harbour Waterfront Re-Development Plan

Council Direction – January 29, 2014

- (a) That the recommendations contained in Appendix “A” to Report PED14002 entitled “West Harbour Piers 5-8 Servicing Studies and Pro Forma Analysis”, be approved;

Appendix “A”:

- 1. Develop a broader real estate development strategy for the study area.*
- 2. Harmonize planning regulations and proceed with the urban design study for the West Harbour.*
- 3. Complete Phase 1 and 2 Environmental Site Assessments and Geotechnical Study for Piers 5-8.*
- 4. Complete a transportation impact study for Piers 5-8.*
- 5. Complete Pumping Station Class Environmental Assessment (ongoing)*
- 6. Finalize the termination of Hamilton Port Authority, Sun-Canadian and Imperial Oil Pipeline Leases.*
- 7. Coordination of the West Harbour Servicing study with other City infrastructure studies.*

- (b) That staff be directed to prepare and report back on a comprehensive implementation plan, including the recommendations above, with the goal being to prepare the Piers 5-8 lands to a state of “development-ready” by the end of 2018.

West Harbour Waterfront Re-Development Plan

Development Ready - Financial Strategy

2015 Capital Budget – Report FCS15011 - Dated: January 2015

Table 3 on Page 10 is replicated below

West Harbour Waterfront Strategic Initiatives Capital (\$000's) Forecast Capital

	Gross	Net
Approved 2012 – 2014	\$ 10,240	\$ 4,323
Subtotal	\$ 10,240	\$ 4,323
Proposed 2015	\$ 11,005	\$ 5,314
Proposed 2016	\$ 21,425	\$ 17,962
Proposed 2017	\$ 23,540	\$ 19,120
Subtotal	\$ 55,970	\$ 42,396
Total	\$ 66,210	\$ 46,719

Assumptions (2015 - 2017)

1. Net = 25% of average actual annual park dev DC's collected available for funding \$300

West Harbour Waterfront Re-Development Plan

2015-2018 Implementation Plan

1. West Harbour Community Engagement and Consultation Program

- Lead – Planning and Economic Development Department – Corporate Waterfront Office

2. Detailed Design and Construction - Pier 7 Shoreline and Transient Docks

- Lead – Public Works Department – Waterfront Development Office

3. Detailed Design-Build of the “Breakwater” Structure

- Lead – Public Works Department – Waterfront Development Office

4. Urban Design Study – Pier 8

- Lead – Planning and Economic Development Department – Community Planning Section

5. Zoning Application and Draft Plan of Subdivision Process – Pier 7 and 8

- Lead – Public Works Department – Waterfront Development Office

West Harbour Waterfront Re-Development Plan

2015-2018 Implementation Plan

6. Sanitary Pumping Station - Pier 8

- Lead – Public Works Department – Waterfront Development Office

7. Marine Docks Servicing – Design

- Lead – Public Works Department – Waterfront Development Office

8. Marina Dock Replacement – Main Basin

- Lead – Public Works Department – Waterfront Development Office

9. Pier 4 and Pier 8 Repairs

- Lead – Public Works Department - Waterfront Development Office

10. Bayfront Park Beach and Park Improvements

- Lead – Public Works Department – Waterfront Development Office

11. West Harbour Real Estate and Land Disposition Strategy

- Lead – Planning and Economic Development Department – Corporate Waterfront Office

West Harbour Waterfront Re-Development Plan

2015-2018 Implementation Plan

12. West Harbour Investment Strategy and Framework

- Lead – Planning and Economic Development Department – Corporate Waterfront Office

13. Marina and Lease Transition as per the MMA

- Lead – Planning and Economic Development Department – Corporate Waterfront Office / Public Works Department – Waterfront Development Office

2016 – 2018

14. West Harbour Community Engagement and Consultation Program

- Lead – Planning and Economic Development Department – Corporate Waterfront Office

15. West Harbour Real Estate and Land Disposition Strategy

- Lead – Planning and Economic Development Department – Corporate Waterfront Office

West Harbour Waterfront Re-Development Plan

2015-2018 Implementation Plan

16. Marina and Lease Transition as per the MMA

- Lead – Planning and Economic Development Department – Corporate Waterfront Office / Public Works Department – Waterfront Development Office

17. Municipal Servicing – Pier 5 – 8

- Lead – Public Works Department – Waterfront Development Office

18. Municipal Servicing – Pier 7 and 8

- Lead – Public Works Department – Waterfront Development Office

19. Shoreline Reconstruction and Public Space Promenade – Pier 8

- Lead – Public Works Department – Waterfront Development Office

20. Shoreline Improvements – Pier 5 and 6

- Lead – Public Works Department – Waterfront Development Office

21. Pier 6 and 7 Improvements

- Lead – Public Works Department – Waterfront Development Office

West Harbour Waterfront Re-Development Plan

Hamilton Waterfront Trust

- Since its inception in 2001, the HWT has been recognized by many as a leader in the area of waterfront promotion, recreational activities, and re-development
- City staff have been clear that the HWT is a true partner in the City's plans
- Drafted and Executed a formal Management Agreement & independent project "Terms of Reference"



West Harbour Waterfront Re-Development Plan

Built upon a solid foundation of investments from the past, today's investments will lead to a vibrant waterfront for people to live, work, play, and invest.

