



Hamilton

**West Harbour Development Sub-Committee
Report 16-001**

10:00 a.m.

Tuesday, February 9, 2016

Room 264, City Hall

71 Main Street West

Present: Mayor F. Eisenberger
Councillor A. Johnson (Chair)
Councillors C. Collins and J. Farr (Vice Chair)

**THE WEST HARBOUR DEVELOPMENT SUB-COMMITTEE PRESENTS REPORT
16-001 AND RESPECTFULLY RECOMMENDS:**

1. Selection of Chair and Vice-Chair (Item A)

- (a) That Councillor A. Johnson be appointed Chair of the West Harbour Development Sub-Committee for the 2014-2018 Term of Council; and,
- (b) That Councillor J. Farr be appointed Vice-Chair of the West Harbour Development Sub-Committee for the 2014-2018 Term of Council.

FOR THE INFORMATION OF COMMITTEE:

(a) CHANGES TO THE AGENDA (Item 1)

The Committee Clerk advised of the following Change to the Agenda:

- (i) Amendment to Item 4.1 – a Delegation Request from Graham Crawford respecting Creating a Vision for Piers 6, 7 and 8 listed in the agenda as a request for today’s meeting be instead changed to a request for a future meeting.

The Agenda for the February 9, 2016 meeting of the West Harbour Development Sub-Committee was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 2)

There were no declarations of interest.

(c) DELEGATION REQUESTS (Item 3)

The delegation request from Graham Crawford respecting Creating a Vision for Piers 6, 7, and 8 was approved for a future meeting.

(d) PRESENTATIONS (Item 7)

(i) Update respecting the West Harbour Overview (Item 7.1)

Mr. Chris Phillips, Senior Advisor, Office of the General Manager of Planning and Economic Development, provided the Committee with an overview respecting the West Harbour with the aid of a PowerPoint presentation. A copy of the presentation has been retained for the official record. Mr. Phillips’s presentation included, but was not limited to, the following information:

- “Setting Sail” Secondary Plan and Core Principles
- West Harbour Vision Statement
- Success of the West Harbour Waterfront over time
- Barton-Tiffany Mixed-Use and Public-Space Enhancements
- Vision as established in 2010
- Bayfront Park and Macassa Bay Recreational and Environmental Components
- The Main Basin
 - Full Public Access to the water’s edge
 - New Commercial Village and Public Space
 - Marina Re-Build and Expansion
- Piers 7 & 8
 - Refining the Vision for Re-Development
 - Creating New Public Spaces
 - Shoreline Enhancements opening Spring 2016
 - Development Ready by 2018

The update respecting the West Harbour Overview was received.

(ii) Verbal Update respecting the West Harbour Initiatives Capital Projects Status (Item 7.2)

Mr. Gavin Norman, Manager, Waterfront Development, Public Works Department, provided an overview on the status of West Harbour Initiatives Capital Projects.

Mr. Norman referred to Report CASP1516 (the Status of West Harbour Capital Works) as part of his update.

Mr. Norman's update included, but was not limited to, the following:

- A tender for a new marina breakwater was recently awarded; it came in under the estimated budget
- Work is being done on a design for tender with the Hamilton Port Authority and the Royal Hamilton Yacht Club for a re-configuration of the marina
- Work continues on an assessment of buildings on Piers 6 and 7
- Water quality is continuing to be assessed in coordination with Public Health Services; a work plan is being finalized
- Steps to complete a list of work respecting the Zoning Application and Draft Plan of Subdivision Process for Piers 6, 7 and 8 and steps are being taken

The update respecting the West Harbour Initiatives Capital Projects Status was received.

(iii) Verbal Update respecting the Community Engagement Status (Item 7.3)

Mr. Chris Phillips, Senior Advisor, Office of the General Manager of Planning and Economic Development, provided the Committee with an update respecting the Community Engagement Status.

Mr. Phillips reported that the community engagement process, started in May of 2015, is ongoing. In April of 2016 a session on how to move forward will be held. A Community Engagement staff member dedicated to the West Harbour redevelopment will be starting later in February.

Mr. Phillips and Mr. Paul Johnson, Director, LRT Project Coordination, indicated that the goal of the consultation is to engage as many members

of the boarder community as possible. Community engagement measures across the City will also be undertaken to help demonstrate how the West Harbour affects quality of life as well as investment opportunities and economic benefits.

The update respecting the Community Engagement Status was received.

(iv) Update respecting the West Harbour Real Estate Disposition Overview (Item 7.4)

Mr. Chris Phillips introduced Ms. Sheila Botting, Partner and Canadian Real Estate Leader with Deloitte. Ms. Botting provided the Committee with an overview respecting Real Estate Disposition for the West Harbour. Ms. Botting was joined by Mr. Antony P. Lorus, Vice President, Real Estate, Deloitte and Mr. Craig Leslie, Manager, Real Estate and Financial Advisor, Deloitte.

Ms. Botting addressed the Committee with the aid of a PowerPoint presentation. A copy of the presentation has been retained for the official record. The presentation included, but was not limited to, the following information:

- West Harbour Affordable Housing and Transition Strategy
- Real Estate Framework Summary
- Background to West Harbour
- West Harbour Markets and Feasibility
- West Harbour Affordable Housing
- Decision Making and Framework
- Implementation and Transition Plan
- Property Summaries

The update respecting the West Harbour Real Estate Disposition Overview, was received.

Staff were directed to prepare a Request for Expressions of Interest to determine the extent of interest from the development community in the opportunities that exist for Pier 8 with a report back to the West Harbour Development Sub-Committee by the 4th Quarter of 2016.

(e) PRIVATE AND CONFIDENTIAL (Added Item 11)

The West Harbour Development Sub-Committee moved into Closed Session respecting Item 7.4 pursuant to Section 8.1, Sub-sections (c) and (e) of the City's Procedural By-law 14-300, and Section 239(2), Sub-sections (c) and (e) of the *Municipal Act*, 2001, as amended, as the subject matter pertains to a proposed

or pending acquisition or disposition of land by the municipality and litigation or potential litigation, including matters before administrative tribunals, affecting the municipality.

(i) Pending Acquisition or Disposition of Land (Added Item 11.1)

The Private and Confidential update respecting the Pending Acquisition or Disposition of Land was received.

There was nothing to report in Open Session.

(ii) Litigation or Potential Litigation (Added Item 11.2)

The Private and Confidential update respecting Litigation or Potential Litigation was received.

There was nothing to report in Open Session.

(f) ADJOURNMENT (Item 12)

There being no further business the West Harbour Development Sub-Committee adjourned at 1:17 p.m.

Respectfully submitted,

Councillor A. Johnson, Chair
West Harbour Development
Sub-Committee

Lauri Leduc
Legislative Coordinator
Office of the City Clerk