



Hamilton

**West Harbour Development Sub-Committee  
Report 16-003**

**10:00 a.m.**

**Thursday, August 4, 2016  
Council Chambers, City Hall  
71 King Street East  
Hamilton, Ontario**

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**Present:** Mayor F. Eisenberger  
Councillor A. Johnson (Chair)  
Councillor J. Farr (Vice Chair)

**Absent with  
Regrets:** Councillor Collins – Personal

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**THE WEST HARBOUR DEVELOPMENT SUB-COMMITTEE PRESENTS REPORT  
16-003 AND RESPECTFULLY RECOMMENDS:**

- 1. Preliminary Plan for Implementation of the West Harbour Waterfront Recreation Master Plan (Item 7.2)**
  - (a) That staff be directed to formalize an operating protocol with the Hamilton Waterfront Trust (HWT), for the planning, design, and implementation of the City of Hamilton's public realm projects on Piers 5 to 7, based on the Terms and Conditions of the existing Project Management Agreement dated January 7, 2015, between the City of Hamilton and the HWT;
  - (b) That staff be directed to report back to the next West Harbour Development Sub-committee meeting respecting an operating protocol with the Hamilton Waterfront Trust, as detailed in sub-section (a); and,
  - (c) That staff be directed to update the 2017 Capital Budget submission and the future budget forecast as required to reflect the accelerated cash-flow requirements of the Piers 5 to 7 and Pier 8 public realm projects.

**2. Live Streaming of Committee Meetings and Posting of the Agendas and Minutes on the City Website (Added Item 10.1)**

WHEREAS the development of the West Harbour is deemed to be of great importance to the community and the City's future; and,

WHEREAS the communication of the progress of the development of the West Harbour should be open and transparent.

THEREFORE BE IT RESOLVED:

- (a) That the meetings of the West Harbour Development Sub-committee be live streamed on the City website; and,
- (b) That the agendas and minutes of the West Harbour Development Sub-committee be posted on the City website.

**FOR THE INFORMATION OF COMMITTEE:**

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

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

**1. NOTICE OF MOTION (Item 10)**

- 10.1 Live streaming of committee meetings and posting of the agendas and minutes on the City website.

The Agenda for the August 4, 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) APPROVAL OF MINUTES (Item 3)**

**(i) May 5, 2016 (Item 3.1)**

The Minutes for the May 5, 2016 meeting of the West Harbour Development Sub-Committee were approved, as presented.

**(d) PRESENTATIONS (Item 7)**

**(i) Real Estate Solicitation Process for Pier 8 (Item 7.1)**

Chris Phillips, Senior Advisor, and Philbert Kim, Senior Consultant, West Harbour Disposition Strategy, addressed the Committee respecting the Real Estate Solicitation Process for Pier 8, 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:

- Desired Future State
- How to Get There
- Possible Solicitation Process
  - Pre-qualification
  - Proposals
  - Negotiation
  - Sequence of Events
- Encourage Innovative Solutions
- Decisions Still to Be Made
- Community Input
- Concurrent Processes
- Next Steps
- Balanced Recommendation
  - Public Input (Community Consultations)
  - Industry Input (Market Soundings)
  - Technical Input (Framework, Best Practices, Staff Expertise, Consultants)
  - Staff Report in Q4 2016
  - Council Decision

The presentation respecting the Real Estate Solicitation Process for Pier 8, was received.

**(ii) Preliminary Plan for Implementation of the West Harbour Waterfront Recreation Master Plan (Item 7.2)**

Gavin Norman, Manager – Waterfront Development, addressed the Committee respecting the Preliminary Plan for Implementation of the West Harbour Waterfront Recreation Master Plan, 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:

- Piers 5 – 7 Public Realm
- Harbour West Concept Plan (January 2010)
- West Harbour Waterfront Recreation Master Plan
  - Shoreline Reconstruction / Boardwalk
  - Artisan Village
  - Commercial Village
  - Pedestrian Connections and Bridges
  - Total cost of projects is \$23M
- Existing Project Management Agreement
  - Projects being managed by HWT include:
    - Pier 5-8 Servicing Studies and pro Forma Analysis
    - Pier 8 Pumping Station Class EA
    - Phase 1 and 2 Environmental Site Assessment
    - Main basin marina docks and breakwater layout
    - Bayfront Park Beach Water Quality Study
- Key Issues for Consideration Going Forward
  - Operating Framework
    - Project Funding to HWT
    - Tendering / Procurement
    - Project documentation and oversight
  - Resource Needs (Staffing)
  - Capital Budget
    - Expediting projects as contemplated will impact the Capital Budget due to additional staffing requirements, HWT requirements and advanced funds (to be moved from 2018 to 2017 expenditures)
  - Public Involvement
    - For Piers 5-7, HWT would be responsible for public engagement, but would use the current public engagement strategy being facilitated by the City
- Existing Conditions
- New Marina / Breakwater Layout
- Pier 5-8 Redevelopment

The presentation respecting the Preliminary Plan for Implementation of the West Harbour Waterfront Recreation Master Plan, was received.

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

**(e) DISCUSSION ITEMS (Item 8)**

- (i) Verbal update from Werner Plessl, Executive Director, Hamilton Waterfront Trust, respecting a Motion from the Hamilton Waterfront Trust to undertake redevelopment of Piers 5, 6 & 7 in accordance with the approved West Harbour Waterfront Recreation Master Plan. (Item 8.1)**

Werner Plessl, addressed the Committee respecting a Motion from the Hamilton Waterfront Trust to undertake redevelopment of Piers 5, 6 & 7 in accordance with the approved West Harbour Waterfront Recreation Master Plan. A copy of the presentation has been retained for the official record.

The presentation included, but was not limited to, the following:

- Piers 5, 6 & 7 Redevelopment
- HWT Design Team consists of:
  - City of Hamilton Waterfront Office
  - Werner Plessl, Hamilton Waterfront Trust; Chris Firth-Eagland, CAO, Hamilton Conservation Authority; Erik Hess, Landscape Architect; Rick Martin, Project Manager, City of Hamilton
  - Various Consultants (ie. Geotechnical, marine engineering, architectural, structural, etc.)
  - Contractors
- Functional Design
  - Geotechnical investigation of the area
  - Prepare Site Plan
  - Building Assessment
  - Determine functional services requirements
  - Site Remediation plan (underway)
  - Scheduling Plan
  - Prepare cost estimates
- Proposed Fish Habitat
- Detailed Design & Construction Drawings
  - Site remediation requirements and implementation plan
  - Prepare plans for: layout and landscape, servicing, shoreline reconstruction, planting, fish habitat enhancements
  - Update cost estimates based on construction drawings
- Prepare Contract Documents & Tender Project(s)
- Construction Phase
  - Sign Contracts/Initiate Construction

- Supervise Construction & Contract Administration
- Timelines
  - HWT is prepared to start immediately
  - Functional and Detailed Design (2016/2017)
  - Construction Phase (2017/2019)
- New Public Waterfront (Vancouver)

The presentation respecting the Motion from the Hamilton Waterfront Trust to undertake redevelopment of Piers 5, 6 & 7 in accordance with the approved West Harbour Waterfront Recreation Master Plan, was received.

**(f) NOTICE OF MOTION (Item 10)**

Councillor A. Johnson relinquished the Chair to Councillor Farr.

Councillor A. Johnson presented his Notice of Motion.

**Live Streaming of Committee Meetings and Posting of the Agendas and Minutes on the City Website (Added Item 10.1)**

WHEREAS, the development of the West Harbour is deemed to be of great importance to the community and the City's future; and,

WHEREAS, the communication of the progress of the development of the West Harbour should be open and transparent.

THEREFORE BE IT RESOLVED:

- (a) That the meetings of the West Harbour Development Sub-committee be live streamed on the City website; and,
- (b) That the agendas and minutes of the West Harbour Development Sub-committee be posted on the City website.

The Rules of Order were waived to allow for the introduction of a Motion respecting the Live Streaming of Committee Meetings and the Posting of Agendas and Minutes on the City Website.

For disposition of this matter, please refer to Item 2.

Councillor A. Johnson assumed the Chair.

**(g) PRIVATE AND CONFIDENTIAL (Item 12)**

**(i) Closed Session Minutes – May 5, 2016 (Item 12.1)**

- (a) The Closed Session Minutes of the May 5, 2016 West Harbour Development Sub-Committee were approved, as presented; and,
- (b) The Closed Session Minutes of the May 5, 2016 West Harbour Development Sub-Committee will remain confidential.

**(h) ADJOURNMENT (Item 13)**

There being no further business the West Harbour Development Sub-Committee was adjourned at 11:05 a.m.

Respectfully submitted,

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

Lisa Chamberlain  
Legislative Coordinator  
Office of the City Clerk