



Hamilton
Public Works

Waterfront & Shoreline Update

General Issues Committee

April 17, 2013

Presented By:

Chris Phillips, Senior Advisor

Planning and Economic Development Department

Waterfront & Shoreline Initiatives

Waterfront & Shoreline – Update

Outcomes for Today

1. Review of Waterfront Priorities

- a) Overview of the Overall Waterfront Plans
- b) Review the “Corporate Team” Structure

2. Status Update – Current & On-Going Waterfront Projects

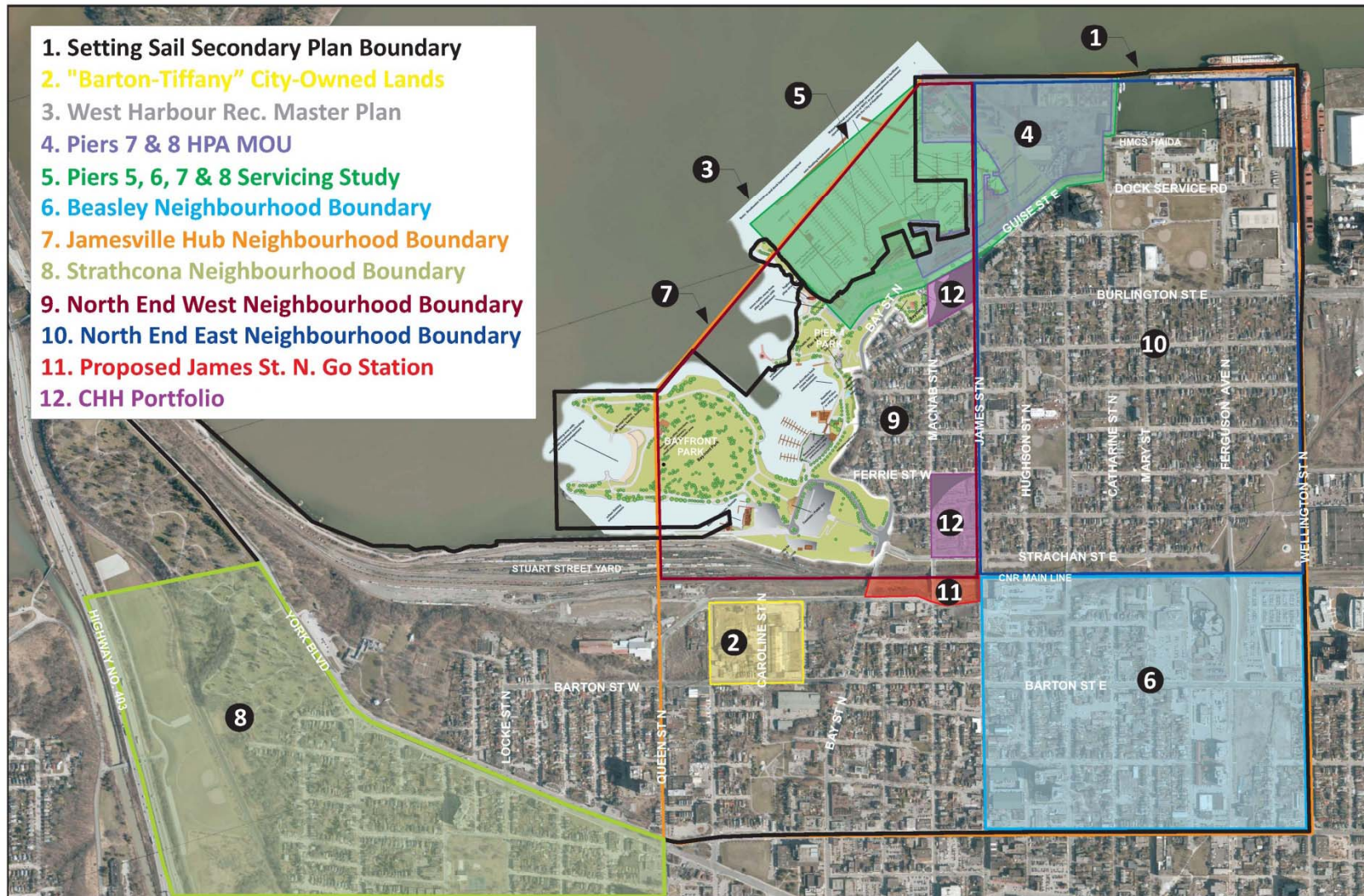
- a) West Harbour
- b) Confederation Park

3. The importance of the “Setting Sail” Secondary Plan

- a) Review of “Setting Sail”
- b) Finalizing it at the OMB
- c) What does it all Mean?

4. Next Steps – Servicing Plan & Financing Strategy

West Harbour Area





Harbour West Concept Plan

plan not to scale
January 2010

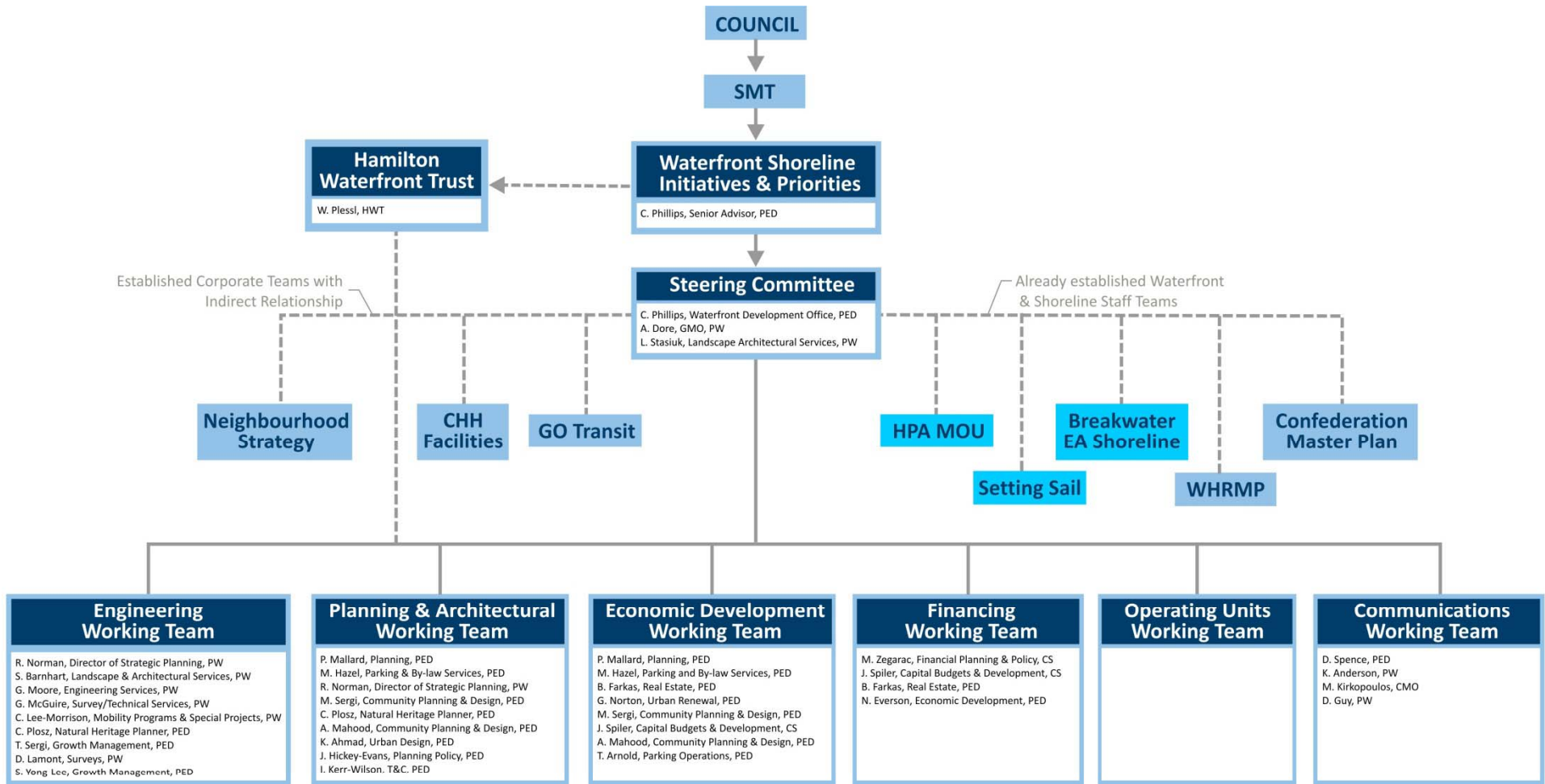
Confederation Park



Confederation Park



Waterfront & Shoreline - “Corporate Team” Structure



Waterfront & Shoreline – Update

Current & On-Going Projects

1. PED - Creation of the Corporate Waterfront Structure (**Complete**)
2. PED - “Setting Sail” OMB Hearing (**Complete**)
3. PW - Breakwater and Shoreline Phase 3&4 EA (**PWC Apr 2013**)
4. CMO – PED-PW-Fin. - MOU with the HPA for Piers 7-8 (**GIC Apr 2013**)
5. PED - Piers 5, 6, 7, & 8 Servicing Studies (**Started Q.4 2012 - Expected Completion Date June 2013**)

Funded Projects – Work in Progress

6. PED – Design – Functional Marina Plan
7. PED – Pier 8 Development Concept Plan
8. PED – Parking Study
9. PW - WHRMP Implementation Strategy - Construction and Capital Phasing Plan
10. PED-PW-CMO – Communications Plan
11. FIN-PED-PW - Corporate Financing Strategy

Waterfront & Shoreline – Update

Current & On-Going Projects

Funded Projects – Work in Progress

- 12. PW - Breakwater Replacement – Design&Build**
- 13. PW – New docks Pier 7 – Design & Construct- Visiting Boaters**
- 14. PW - Bayfront Beach swimming area rehabilitation study**
- 15. PED - Urban Design Study for “Barton-Tiffany”**
- 16. PED – “Barton-Tiffany” Lands Real Estate Study and Prospectus**
- 17. PW - Confederation Park Master Plan Feasibility Study**
- 18. PW – Confederation Park – Sports Park - Design**
- 19. PW – Confederation Park – Stoney Creek Trail - Design & Construction**
- 20. PW – Confederation Park – Centennial Entrance - Design**

Waterfront & Shoreline - Update

Hamilton's Waterfront – Success over Time

Bayfront Park – Started 1992 – Opened 1993



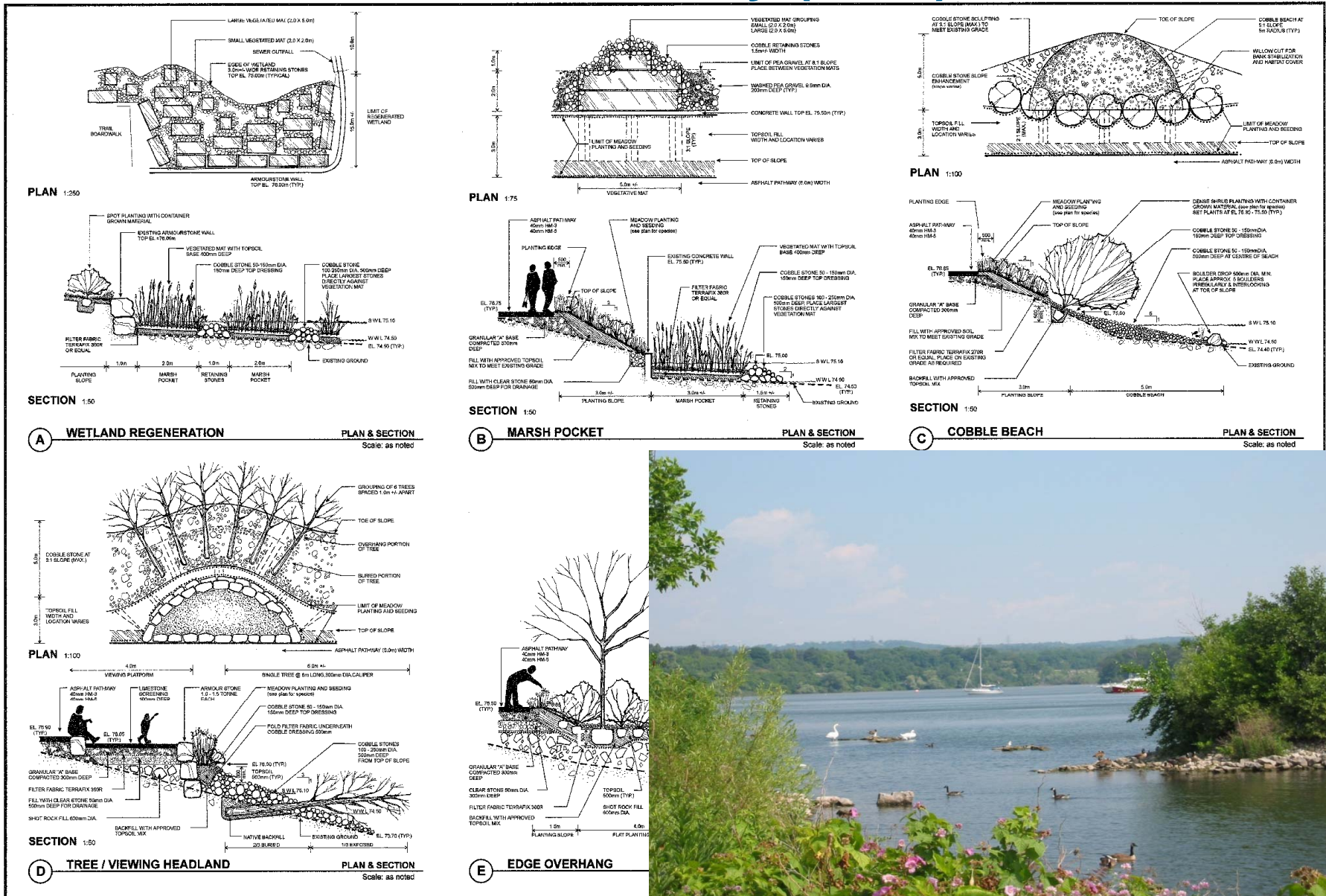
Pier 4 Park (1993)



2000 West Harbour (Millennium) Trail



Environmental Sustainability (2000)





Hamilton Waterfront Trust

Connecting You to the Water's Edge



Established 2001



Catalyst for Waterfront Development (2003)



**HMCS Haida
World War 2 destroyer
on Pier 9**

**Discovery/HWT Centre
Pier 8 – Restaurants
(2012)**



Waterfront & Shoreline - Update

Hamilton's Waterfront – Success over Time – Pier 8



Setting Sail Secondary Plan

What is it all About?

- Response to opportunities in the West Harbour
- Framework for public improvements and private development aimed at enhancing the area
- Two primary purposes:
 - Guide detailed planning, zoning and development decisions
 - Identify the City's priorities for publicly-funded initiatives
- Planning process began in the summer of 2002 with a parallel transportation study
- Approved by Council in March 2005
- Appealed to the Ontario Municipal Board

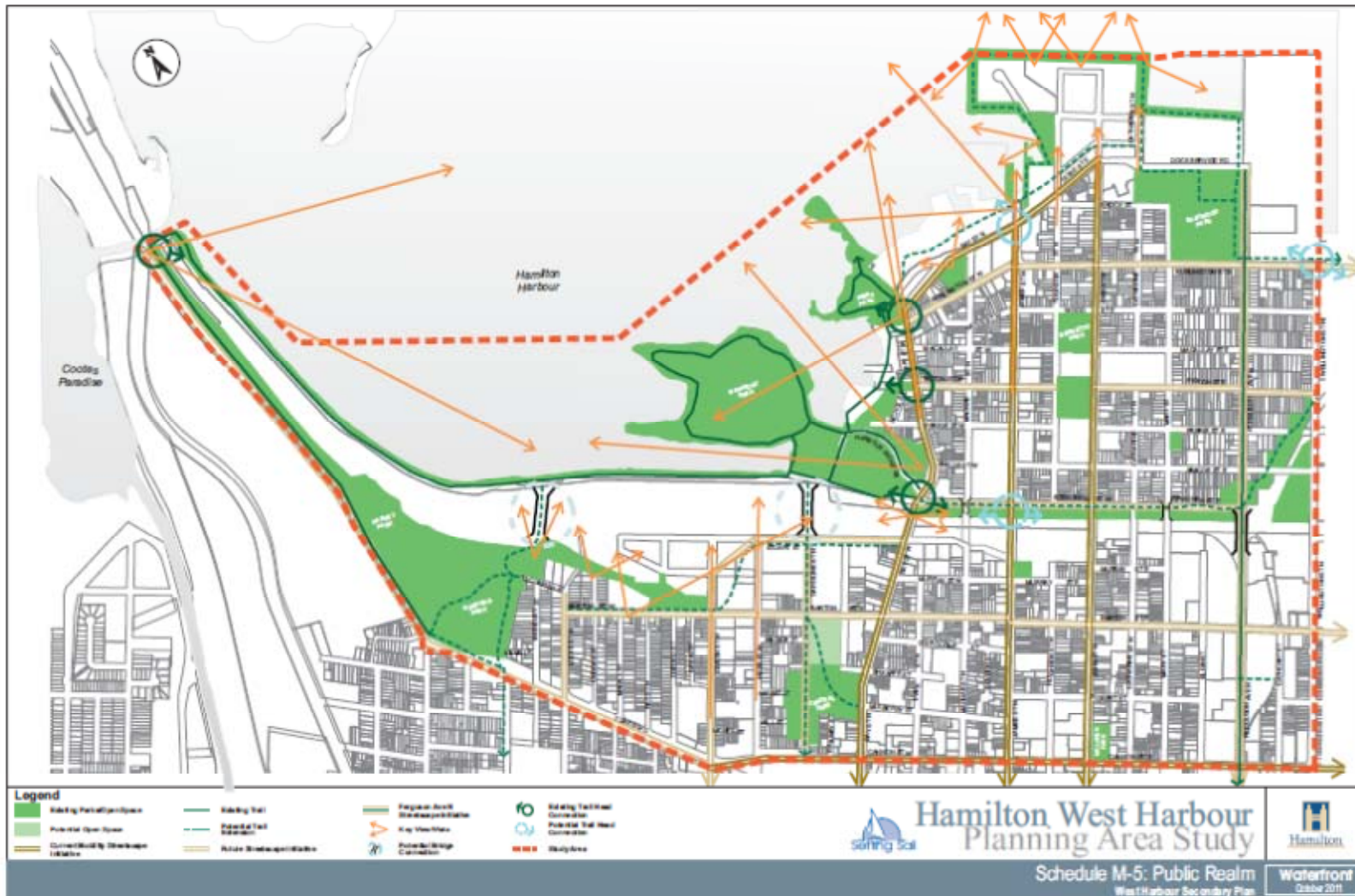
Setting Sail Secondary Plan

Appeals to the Setting Sail Secondary Plan

- Five OMB appeals were received and issues included:
 - Drive-through uses
 - Barton-Tiffany lands as residential and impact to existing industrial
 - Relocation of Stuart St. rail yard
 - Proximity of Stuart St. rail yard to proposed residential
 - Vehicular traffic and impact on stable neighbourhood mainly speed, volume and traffic operations
- OMB decisions
 - Tim Hortons
 - North End Neighbours
 - CN

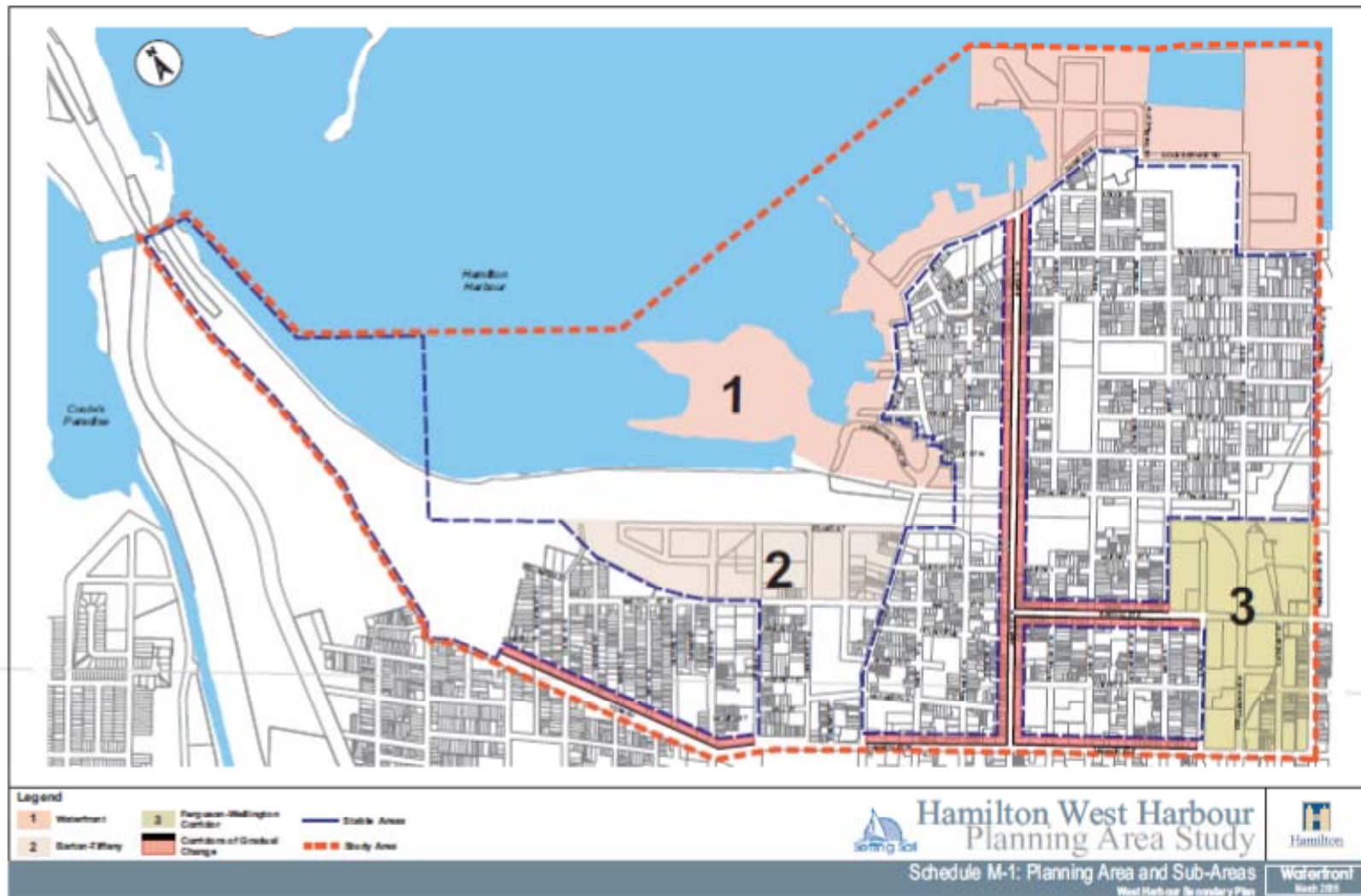
Setting Sail Secondary Plan

Public Realm



Setting Sail Secondary Plan

Areas of Change



Setting Sail Secondary Plan

What's Next for Planning Studies?

- Implementation Plan outlined future planned studies:
 - Parks Master Plan
 - West Harbour Marine Recreation Master Plan & Official Plan and Zoning By-law Amendments
 - Action Strategy for Piers 7 & 8
 - Streetscape and Trails Studies
 - Urban Design Studies
- Since approval of Setting Sail:
 - James St. N arts investments
 - James St. N GO Station
 - A-line LRT Connection
 - Hamilton General Hospital Redevelopment
 - Trail to Pier 8
 - Fresh Café / HWT Ice Rink / Discovery Centre – Pier 8

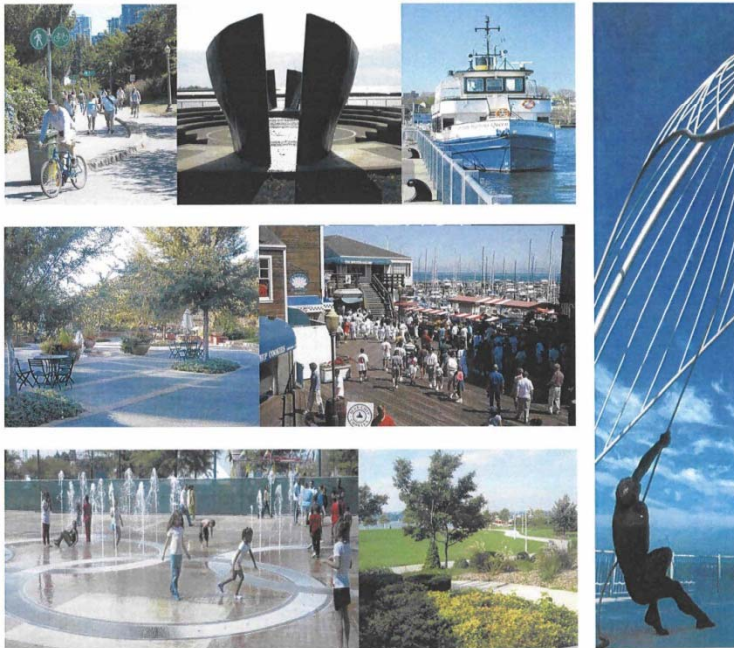
Waterfront & Shoreline - Update

Timeline

| | |
|---------------------------|--|
| April 2013 | <ul style="list-style-type: none">– Completion of Engineering Studies for Piers 5-8– PW Report – Breakwater/Shoreline EA– GIC Presentation – Update– GIC Report – Formal MOU with the HPA– Confederation Park Economic Feasibility Study |
| Spring/Summer 2013 | <ul style="list-style-type: none">– Value/Real Estate Studies Piers 5-8– Detailed WHRMP Implementation (Phasing) Plan– Start detailed Capital Financing Strategy– Waterfront Website & Communications Plan– 2014-2024 Capital Budget Forecasting– Urban Design Study for “Barton-Tiffany” Lands– Final Management Agreement and Transfer of Piers 7-8 - City of Hamilton and the HPA |
| Fall 2013 | <ul style="list-style-type: none">– Presentation of staff recommendations for the 2014-2024 Capital Budget Forecast and Financing Strategy |

Waterfront & Shoreline - Update

Hamilton's Waterfront – Success over Time



Middle-schoolers use video game to reimagine Hamilton's West Harbour

Some want to present their plans to city council

By Cory Ruf, CBC News Posted: Apr 13, 2013 11:01 AM ET | Last Updated: Apr 13, 2013 11:09 AM ET



City planning is tricky business. Those who do it for a living must pay heed to grownup concerns like zoning, environmental regulations and the cost of building in concrete and steel.

But adult decision-makers aren't the only ones affected by changes in the urban form, nor do they hold a monopoly on smart ideas about how their neighbourhoods should take shape.

Students in a gifted class at Dalewood Middle School in Hamilton, Ont., are throwing this point into sharp (yet pixelated) relief. Using a video game called Minecraft, they've re-envisioned vacant plots of land in the city's post-industrial north end, demonstrating that urban planning can be educational *and* fun.

What did the process look like? Watch the slideshow below to find out.





Hamilton
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Memorandum of Understanding City of Hamilton & Hamilton Port Authority Piers 7&8

General Issues Committee
April 17, 2013

Presented By:
Chris Phillips, Senior Advisor
Planning and Economic Development Department
Waterfront & Shoreline Initiatives

Memorandum of Understanding – Piers 7&8

City of Hamilton & Hamilton Port Authority

Outcomes for Today

1. Review August 13, 2012 GIC Direction
2. Review main elements of the MOU
 - a) Termination of the Land-Lease on Piers 7&8
 - b) Marina Operations-Long-Term Management Agreement
 - c) Slip Rentals
 - d) Boat Storage Facility
 - e) Capital Cost Allocation
 - f) Revenue Allocation
3. Financial Implications
4. Recommendations

Memorandum of Understanding – Piers 7&8

City of Hamilton & Hamilton Port Authority

Timeline

| | |
|--------------------|---|
| August 2012 | <ul style="list-style-type: none">– Approved – Letter of Understanding– Next Step – Negotiate Memorandum of Understanding |
| April 2013 | <ul style="list-style-type: none">– Approve – Memorandum of Understanding– Next Step – Negotiate Marina Management Agreement |
| July 2013 | <ul style="list-style-type: none">– Approve – Marina Operations Management Agreement– Next Step – Full Implementation of the transfer of Piers 7&8 |
| Fall 2013 | <ul style="list-style-type: none">– Presentation of staff recommendations for the 2014-2024 Capital Budget Forecast and Financing Strategy |

Memorandum of Understanding – Piers 7&8

City of Hamilton & Hamilton Port Authority

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)

Memorandum of Understanding – Piers 7&8

City of Hamilton & Hamilton Port Authority

August 13, 2012 – GIC – Direction to Staff:

- (a) That Report CM12015, respecting the Letter of Understanding with the Hamilton Port Authority (HPA) regarding Piers 7 and 8, be received;**
- (b) That the City Manager be directed to provide a copy of Report CM12015, as amended, respecting the Letter of Understanding with the Hamilton Port Authority (HPA) regarding Long-term Marina and Boat Storage Operating Agreement and the Piers 7 and 8 Lease Transfer and Partial Early Termination to the President and Chief Executive Officer of the Hamilton Port Authority (HPA);**
- (c) That the City Manager be directed to prepare a formal Memorandum of Understanding, between the City of Hamilton and the Hamilton Port Authority (HPA), respecting the Long-term Marina and Boat Storage Operating Agreement and the Piers 7 and 8 Lease Transfer and Partial Early Termination, based upon the terms, conditions and intent of the July 24, 2011 letter to the Hamilton Port Authority (HPA), in a form satisfactory to the City Solicitor, and report back to the General Issues Committee (GIC) by October 2012.**

Memorandum of Understanding – Piers 7&8

City of Hamilton & Hamilton Port Authority

Elements of the MOU

1. Termination of the Land Lease on Piers 7&8

- a) City fully controls Piers 7&8 in 2013
- b) No direct compensation to the HPA
- c) Year 2000 Lease Agreement for Piers 7&8 will be terminated

2. Marina Operation

- a) HPA receives a 25-year Operating Lease for the Marina (2013-2038)
- b) Option to extend for another 25-years with Mutual Consent (2039-2064)

3. Slip Rentals

- a) Presently – 358 in Total – 300 for the HPA & 58 for the RHYC
- b) Future Expansion – Increase by 550 in Total – 508 (HPA) - 42 (RHYC)

Memorandum of Understanding – Piers 7&8

City of Hamilton & Hamilton Port Authority

Elements of the MOU

4. Boat Storage Facility

- a) Boat Storage is directly linked to the Marina Operations
- b) Current location remains intact at the City's option
- c) Boat Storage Re-Location clause is included giving the City the right to have the facility re-located when opportunities on Piers 7&8 arise

5. City-Owned Marina - Capital Costing

- a) City responsible for Capital Cost:
 - Shoreline
 - Breakwater/Wavebreak
 - replacement of existing docks/slips
- b) HPA responsible for Capital Cost:
 - 100% of cost of any slip expansion
 - 100% of the new Boat Storage facility
- c) HPA responsible for all maintenance costs – Marina - Boat Storage

Memorandum of Understanding – Piers 7&8

City of Hamilton & Hamilton Port Authority

Elements of the MOU

6. Revenue Allocation

- a) HPA revenue allocation remains status quo – 100% of all existing boat storage and marina revenue
- b) Sub-Leases on Piers 7&8 are transferred to the City
- c) Agree to negotiate a revenue-sharing agreement of future revenue of the expanded marina
- d) Agreement must be in-place prior to capital works being made

Memorandum of Understanding – Piers 7&8

City of Hamilton & Hamilton Port Authority

Capital Cost Estimates

1. Shoreline Improvements

- Estimated Cost - \$12.2 million (Piers5-7-Main Basin)
- Partially Identified in the 10-year Capital Budget Forecast (unfunded)

2. Shoreline Protection - Wavebreak/Breakwater

- Estimated Cost - \$5.4 million
- Approved Funding (2013) - \$5.2 million

3. Marina Replacement / Upgrade of Slips – Current Capacity

- Estimated Cost - \$4.2 million - Estimated timeframe (2017)
- HPA is responsible for maintenance and 100% Capital for Expansion Slips and new Boat Storage

Memorandum of Understanding – Piers 7&8

City of Hamilton & Hamilton Port Authority

Recommendations

- a) That Appendix “A” to Report CM12015(a) entitled “Memorandum of Understanding (“MOU”) Re: Long-Term Marina and Boat Storage Management Agreement & Piers 7-8 Lease Transfer & Partial Early Termination” between the City of Hamilton and the Hamilton Port Authority (HPA), be approved;**
- b) That the City Manager be authorized and directed to execute the “Memorandum of Understanding (“MOU”) Re: Long-Term Marina and Boat Storage Management Agreement & Piers 7-8 Lease Transfer & Partial Early Termination”, between the City of Hamilton and the Hamilton Port Authority (HPA), in a form satisfactory to the City Solicitor;**
- c) That the Capital Funding for the proposed shoreline, wavebreak, and current boat slip replacement be approved, and be allocated throughout the 2014, 2015, 2016 and 2017 Capital Budgets;**

Memorandum of Understanding – Piers 7&8

City of Hamilton & Hamilton Port Authority

Recommendations

- d) That staff be directed to seek out all funding options available including: direct and indirect City of Hamilton sources, public-private partnerships, as well as assessing other provincial or federal funding sources, and report back with options;
- e) That the City Manager be directed to prepare a formal “*Management Agreement*”, for presentation to the General Issues Committee (GIC), between the City of Hamilton and the Hamilton Port Authority (HPA), respecting the Long-term Marina and Boat Storage Operations and the Piers 7 and 8 Lease Transfer and Partial Early Termination, based upon the terms, conditions and intent of the “*Memorandum of Understanding*” (“MOU”) (Appendix “A”), in a form satisfactory to the City Solicitor.

Memorandum of Understanding – Piers 7&8

City of Hamilton & Hamilton Port Authority

Thank You

