



# INFORMATION REPORT

<b>TO:</b>	Chair and Members West Harbour Development Sub-Committee
<b>COMMITTEE DATE:</b>	October 11, 2016
<b>SUBJECT/REPORT NO:</b>	West Harbour Real Estate Development and Disposition Opportunities – Final Consultant Report (PED16215) (Ward 2)
<b>WARD(S) AFFECTED:</b>	Ward 2
<b>PREPARED BY:</b>	Chris Phillips (905) 546-2424 Ext. 5304
<b>SUBMITTED BY:</b>	Jason Thorne General Manager Planning and Economic Development Department
<b>SIGNATURE:</b>	

## Council Direction:

On January 29, 2014, Council approved General Issues Committee Report 14-001 containing direction corresponding to staff Report PED14002 entitled "West Harbour Piers 5 - 8 Servicing Studies and Pro Forma Analysis". As part of the approved motion, staff was directed to "Develop a broader real estate development strategy" for the City-owned lands within the West Harbour area.

In response to this direction, City staff embarked on developing a Real Estate Development Strategy for several Council approved City-owned properties within the West Harbour area. As part of this work, staff retained Deloitte's Canadian Real Estate team to act as lead consultant and to provide advice to staff.

## Information:

At the February 9, 2016 meeting of the West Harbour Sub-Committee, Ms. Sheila Botting, Partner and Canadian Real Estate Leader with Deloitte, provided the Committee with an overview respecting the Real Estate Disposition for the City-owned lands in the West Harbour.

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*OUR Vision: To be the best place to raise a child and age successfully.*

*OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.*

*OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.*

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Subsequently, Ms. Botting and members of the City's consulting team from Deloitte, made several other presentations to groups including:

- CityHousing Hamilton's (CHH) Portfolio Management Committee – February 22, 2016;
- West Harbour Community Consultation Meeting – February 25, 2016; and,
- CHH Board of Directors – April 21, 2016.

As part of these public presentations, Deloitte prepared a PowerPoint presentation entitled "*Real Estate Framework Summary*", which contained the overall findings of their study, the conclusions, and recommendations.

As well, Deloitte and City staff provided opportunities to respond to questions and allowed for general comments and feedback about the studies and their conclusions. In keeping with past practice, Deloitte's presentation and the minutes of the February 25, 2016 Community Conversation Meeting was distributed electronically to the City's community database as well as posted on the City's West Harbour portal on its website with the following link:

<https://d3fplf1m7bbt3.cloudfront.net/sites/default/files/media/browser/2016-03-02/west-harbour-community-convo-feb-25-minutes.pdf>

Appendix "A" to Report PED16215 entitled "City of Hamilton West Harbour Strategic Properties Real Estate Development and Disposition Opportunities – Final Report", is the formalized final report submission to City staff, thus completing the work assignment for Deloitte and the Council direction of January 29, 2014.

Subsequently, Council approved direction 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.

City staff and its consulting teams have utilized the contents of the Deloitte report as background information for the forthcoming staff report on the West Harbour Real Estate Solicitation Process for Pier 8 Lands, which staff expects to bring to the General Issues Committee in November 2016. Originally, this report was planned to be an Appendix of the November 2016 report, but staff decided that its use was purely for background purposes, and therefore decided to present it on its own.

There is no action required with this Report rather, staff simply wanted to inform Sub-Committee members of the final report.

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Relating exclusively to the CHH-owned properties, CHH's Board of Directors has also provided clear direction for these properties by approving the following direction at their September 20, 2016 meeting:

500 MacNab Street North, Hamilton

- i. That CCH confirm its intention to retain, renovate and repair 500 MacNab Street North at an estimated cost of \$6.5M;
- ii. That staff be directed to meet with the local Service Manager to discuss funding applications and opportunities for Municipal, Provincial and Federal housing resources;
- iii. That staff be directed to prepare a transition plan for the remaining tenants at 500 MacNab to facilitate the necessary repairs at this location; and,
- iv. That a summary of the information and subsequent CHH Board decisions be communicated to the tenants of 500 MacNab.

Jamesville

- i. That CHH confirm its intention to redevelop and intensify the site bounded by James Street North, Picton Street West, Ferrie Street West, MacNab Street North and Strachan Street West (known as 'Jamesville');
- ii. That staff be directed to prepare the criteria for an Expression of Interest (EOI) for the Jamesville property that includes, but is not limited to a medium density, mixed use, mixed income development, and that the EOI be presented to the CHH Portfolio Sub-Committee for consideration; and,
- iii. That a summary of the information and subsequent CHH Board decisions be communicated to Jamesville tenants in addition to the broader North End Neighbourhood through the North End Breezes, Councillors Neighbourhood Association contacts and all future West Harbour Public Engagement.

**APPENDICES AND SCHEDULES ATTACHED**

Appendix "A" to Report PED16215 - City of Hamilton West Harbour Strategic Properties Real Estate Development and Disposition Opportunities – Final Report

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