

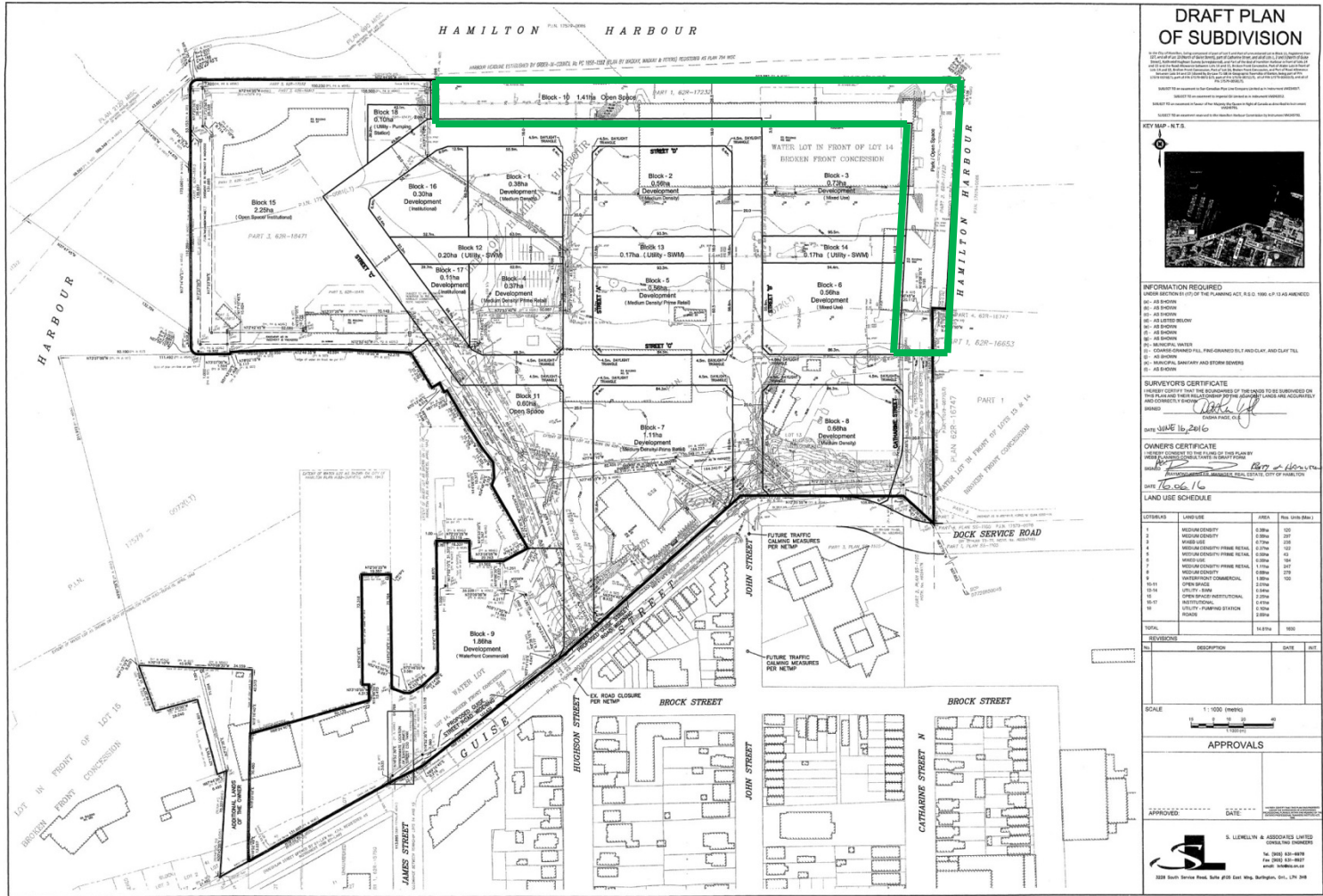
**PIER 8 PROMENADE PARK
LIMITED DESIGN COMPETITION**



**• WEST HARBOUR •
HAMILTON**







DRAFT PLAN OF SUBDIVISION

The Plan is prepared in accordance with the provisions of the Planning Act, R.S.O. 1990, Chapter P.3, and the Planning and Assessment Act, R.S.O. 1997, Chapter P.22. The Plan is subject to the provisions of the Planning Act, R.S.O. 1990, Chapter P.3, and the Planning and Assessment Act, R.S.O. 1997, Chapter P.22. The Plan is subject to the provisions of the Planning Act, R.S.O. 1990, Chapter P.3, and the Planning and Assessment Act, R.S.O. 1997, Chapter P.22. The Plan is subject to the provisions of the Planning Act, R.S.O. 1990, Chapter P.3, and the Planning and Assessment Act, R.S.O. 1997, Chapter P.22.



INFORMATION REQUIRED
 UNDER SECTION 11(1) OF THE PLANNING ACT, R.S.O. 1990, CHAPTER P.3 AS AMENDED:
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SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE DIMENSIONS OF THE LOTS AND SUBDIVISIONS ON THIS PLAN AND THE PLACEMENT OF THE BOUNDARIES OF THE LOTS AND SUBDIVISIONS ARE ACCURATELY AND CORRECTLY SHOWN.
 SIGNED: *[Signature]*
 DATE: *10/26/16*
 SHERIFF: *10/26/16*

OWNER'S CERTIFICATE
 I HEREBY CONSENT TO THE ISSUING OF THIS PLAN BY THE SURVEYOR.
 SIGNED: *[Signature]*
 DATE: *10/26/16*

LAND USE SCHEDULE

LOT	LAND USE	AREA	Max. Gross Area
1	RESIDENTIAL DENSITY	0.20ha	100
2	MEDIUM DENSITY	0.09ha	200
3	MEDIUM DENSITY PRIME RETAIL	0.27ha	100
4	MEDIUM DENSITY PRIME RETAIL	0.09ha	40
5	MEDIUM DENSITY	0.09ha	100
6	MEDIUM DENSITY PRIME RETAIL	1.17ha	200
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100	MEDIUM DENSITY PRIME RETAIL	0.09ha	100

NO.	DESCRIPTION	DATE	BY

SCALE 1:1000 (EMPH)

APPROVALS

APPROVED: _____ DATE: _____

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NORTH-WESTERN ENTRANCE DESIGN COMPETITION



The last major design competition held in Hamilton resulted in the High-Level Bridge and Rock Garden.

LIMITED DESIGN COMPETITION

A Limited Design Competition is a two-step process used to select a design team and the design for a project. Design teams compete for a commission based on their qualifications and the quality of their design proposal. This process focusses the selection on the quality of design by encouraging competition and pre-determining the consultant fee and cost of construction.

The selection is made by an external jury of professionals.

Public opinions on the design proposals are an important component of the process and are provided to the jury for their consideration through in-person and on-line surveys.

ADVANTAGES OF LIMITED DESIGN COMPETITIONS

- Ensures a range of bold, innovative and highly creative design solutions
- Encourages a high quality design for prominent public spaces
- Involves the public in the selection process building a sense of ownership of the project
- Increases the profile of the project in the design and construction sectors and the community in general
- Can save time by combining the preliminary design phase and public consultation

PROPOSED SCHEDULE

Request for Qualifications	April 4th -27th 2017
Public Meeting	Mid April
Design Competition RFP	May 8th – July 20th
Technical Review	Week of July 24th
Public Presentations	Week of July 31st
Public Opinion Survey	July 31st –August 18th
Jury Meeting	Week of August 21st
Winner Announced	Week of September 4th
Detailed Design and Tender Document Preparation	September 8th to January 31st 2018
Tender	February 2018
Construction	Spring 2018

BUDGET

Construction Budget: \$6,490,000

Consultant Fees: \$600,000

Competition Stipends: \$180,000*
\$30,000 for each design team

Jury Honorariums \$5,000*

***The Competition Stipend and Jury costs are to be covered by a donation from the McNally Foundation.**

PROCESS 1 - RFPQ

- **An RFPQ is issued for Landscape Architect led consultant teams to take part in the competition and undertake the detail design, tender and contract administration to implement their design**
- **Up to six consultant teams are selected by staff based on their qualifications, experience with similar projects and their capacity to complete the work on schedule.**

PROCESS 2 - DESIGN COMPETITION RFP

Up to six pre-qualified design teams are asked to propose a design for the park based on the following:

- the vision and design goals for the park*;
- the required program elements*;
- the up-set construction budget;
- the project schedule;
- technical requirements; and
- background studies.

***More detail is provided on this later in the presentation**

PROCESS 3 - TECHNICAL REVIEW

The proposed designs are reviewed by staff to ensure that they meet basic technical requirements and are feasible based on the following:

- Design includes all required program elements;
- Construction cost estimate within budget;
- Maintenance requirements are feasible; and
- Design meets health, safety and accessibility requirements (AODA & City Barrier Free Guidelines).

PROCESS 4 - PUBLIC CONSULTATION

The design teams present their proposed designs to stakeholders, the jury and the public at public meeting(s) and on-line.

Members of the public are invited to provide comments on the different proposals based on the vision and goals for the park. Comments are posted on the project website.

These comments are provided to the competition jury for their review and consideration in determining the winning design.

PROCESS 5 - FINAL ADJUDICATION

The Competition Jury meets to review the design proposal and select the winning design based on the following proposed criteria:

- Response to the context
- Design excellence and innovation
- Response to design vision and goals and
- Community response

The Jury prepares a short report announcing the winning proposal and outlining the reasons for their selection.

JURY

The final adjudication is by an external jury of five to seven professionals with recognized expertise in the following:

- landscape architecture;
- urban design;
- architecture;
- sustainable design; and
- arts, culture and heritage.

Two members shall be recognized at a provincial or national level.

A minimum of three shall be recognized locally and have knowledge of the site and local culture.

The jury will be selected by the project staff steering team.

VISION, DESIGN OBJECTIVES AND PARK PROGRAM

The design vision, design objectives and program for the park are an important part of the Design Competition RFP. These provide inspiration and direction to the design teams allowing them develop designs that will be meaningful to the community and meet their needs.

The following proposed design vision, objectives and program elements for the park are based on direction included in a series of documents guiding the development of the west harbour, created through public consultation. They include:

- The West Harbour (Setting Sail) Secondary Plan
- The West harbour Vision Draft 1.0 created by The volunteer West Harbour Vision Working Group
- The Pier 7+8 Urban Design Study

These documents will be provided to the design teams

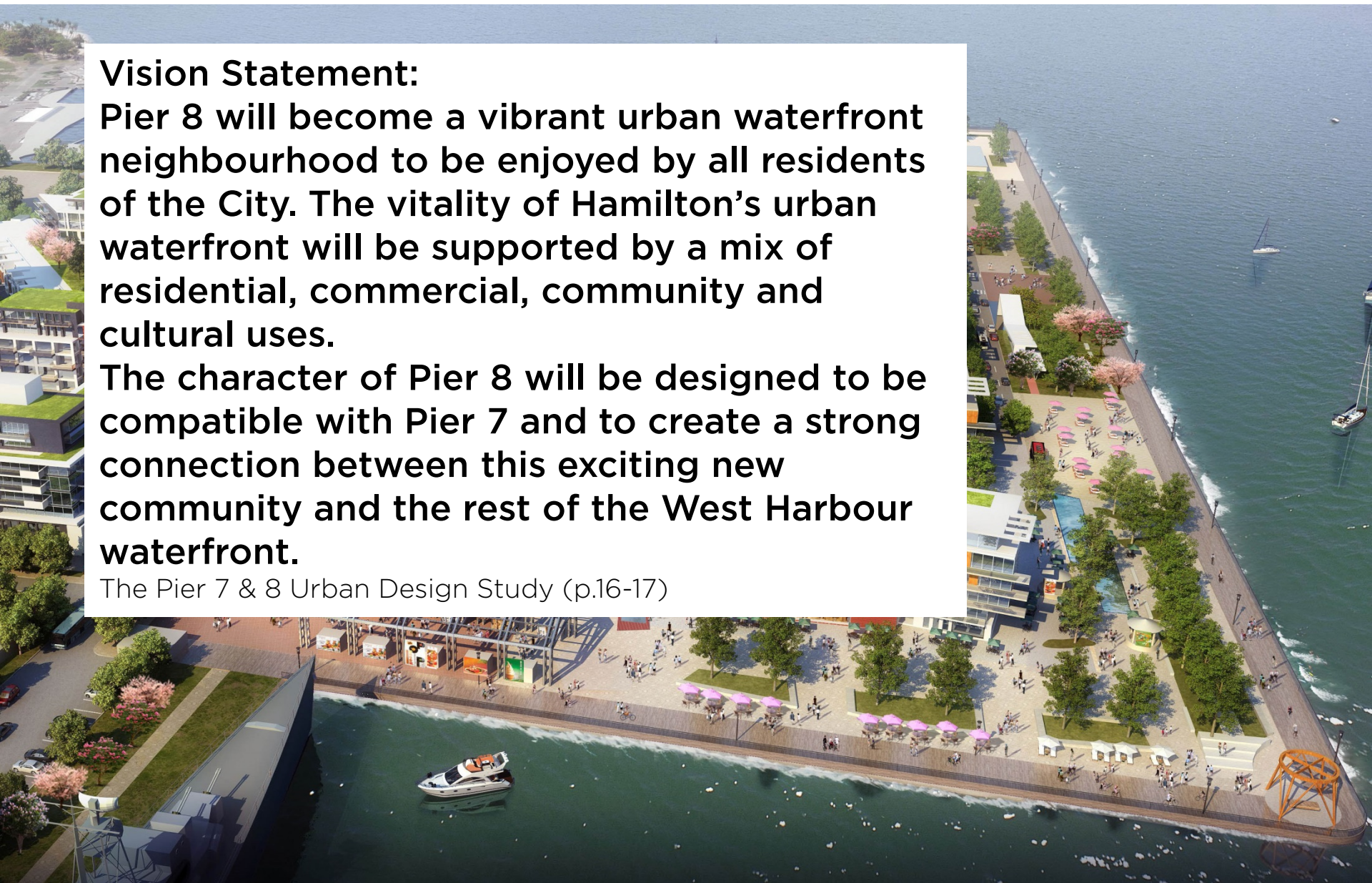
VISION PIER 8

Vision Statement:

Pier 8 will become a vibrant urban waterfront neighbourhood to be enjoyed by all residents of the City. The vitality of Hamilton's urban waterfront will be supported by a mix of residential, commercial, community and cultural uses.

The character of Pier 8 will be designed to be compatible with Pier 7 and to create a strong connection between this exciting new community and the rest of the West Harbour waterfront.

The Pier 7 & 8 Urban Design Study (p.16-17)



DESIGN OBJECTIVES

To propose a design for a new Pier 8 Promenade Park that:

- is a safe, inviting and accessible place for all citizens during all seasons day and night;
- demonstrates excellence in public space design;
- is flexible, allowing for the evolution of the use of the park over time as the new neighbourhood develops by providing spaces that can accommodate future programming and features;

DESIGN OBJECTIVES

To propose a design for a new Pier 8 Promenade Park that:

- provides a variety of areas that will attract both active and passive uses;
- maintains and enhances views of the harbour from the neighbourhood streets and from the park to important landmarks around the harbour;

DESIGN OBJECTIVES

To propose a design for a new Pier 8 Promenade Park that:

- embraces and highlights sustainability by prioritizing the use of indigenous, non-invasive plant material, promoting biodiversity, using on site stormwater management strategies and the creation of shade; and
- celebrates and recalls the city's industrial heritage and the area's marine heritage through the use of materials, the design of features such as but not limited to; furniture, lighting and railings and proposing themes and locations for future public art work(s);

PARK PROGRAM

Required Program Elements

The following program elements are to be included in the proposed design and construction cost:

- **A continuous 6 metre wide multi-use trail that includes separated cycling and walking areas.**
- **Secure bike parking located along the length of the trail and at activity areas.**
- **View terminus plazas, to maintain the views to the Harbour.**
- **A location for a future public washroom building**

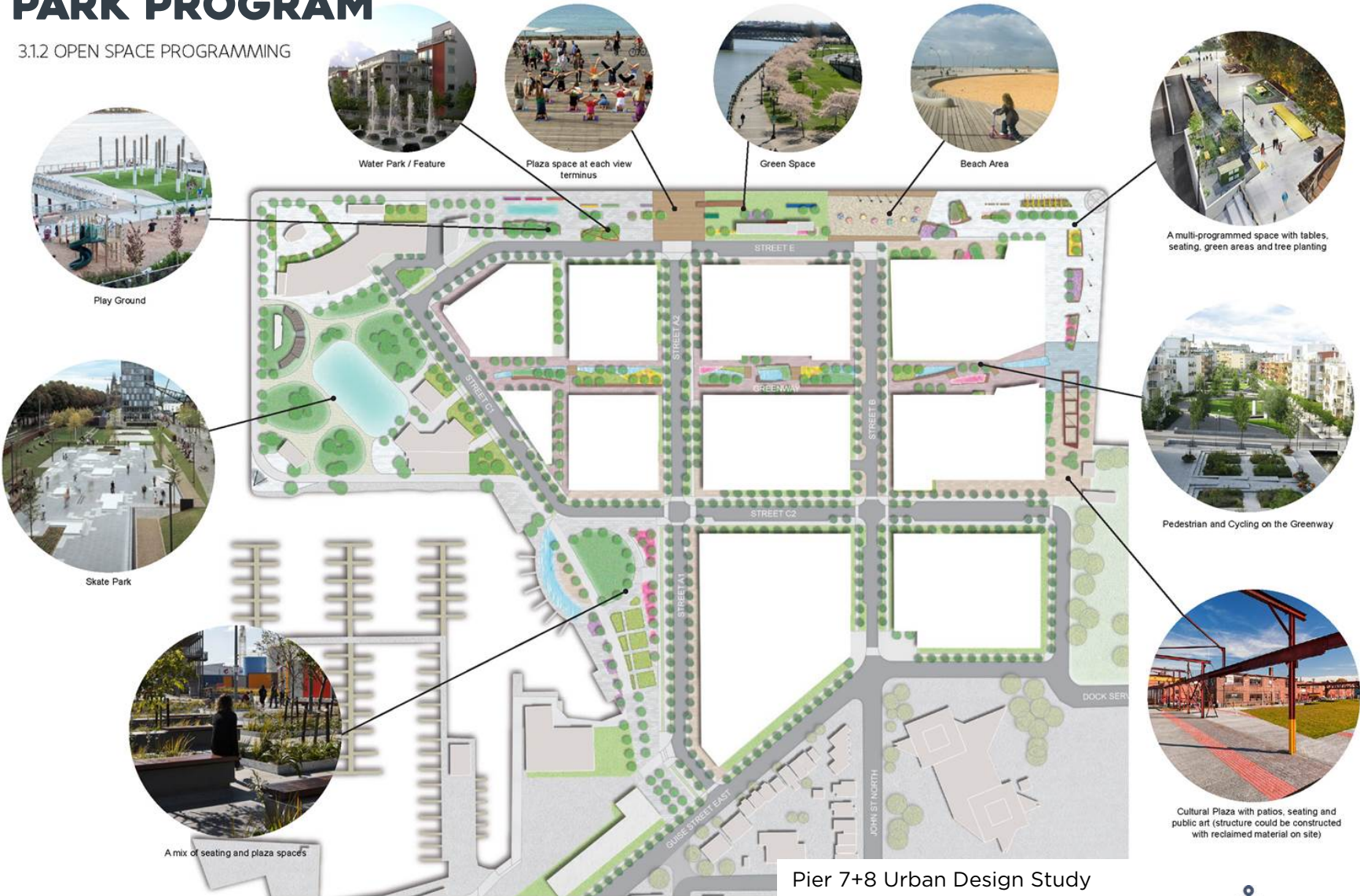
PARK PROGRAM

Required Program Elements Continued

- **A minimum of three informal gathering spaces, open areas with hard surfaces and services that can be programmed for events such as exercise classes, small performances or pop-up markets.**
- **A minimum of two formal gathering spaces for passive uses that may include tables, seating areas and shade structures among other elements.**
- **A shade structure/pavilion constructed in part with materials saved for re-use from heritage industrial buildings previously existing on the site.**

PARK PROGRAM

3.1.2 OPEN SPACE PROGRAMMING



Pier 7+8 Urban Design Study

PARK PROGRAM

Optional Program Elements

The Proponent may select program element(s) from the following list to be included in their proposed design if they are in keeping with their design and can be accommodated within the construction budget and maintenance plan.

- A beach area
- A green park(s)
- Retail park pavilion(s)
- Cultural Plaza
- Splash Pad/ Water Feature
- Playground
- Sunrise Gathering Circle or similar art feature

PARK PROGRAM

Future Program Elements or Features

The Proponent may suggest features from the optional program elements list or other features such as public art that will enhance the proposed design for the City to consider for implementation in future. A recommended location for these features(s) may be noted on the proposed plan.

NEXT STEPS

- Issue the Request for Pre-Qualification
- Select and invite the external jury
- Review and finalize the park design objectives and program (Public Meeting Mid-April)
- Issue the Design Competition RFP to up-to six prequalified design teams.

