

INFORMATION REPORT

TO:	Chair and Members West Harbour Development Sub-Committee
COMMITTEE DATE:	October 2, 2017
SUBJECT/REPORT NO:	Status of West Harbour Re-Development Plan Implementation (PED17181) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Chris Phillips (905) 546-2424 Ext. 5304
SUBMITTED BY:	Chris Phillips Senior Advisor, West Harbour Re-Development Planning and Economic Development Department
SIGNATURE:	

Council Direction:

Not Applicable.

Information:

Overview

During implementation, staff has periodically reported to the West Harbour Development Sub-Committee (WHDS-C) about the status of Capital projects including Report CASP1516 entitled “*Status of West Harbour Capital Works*” dated November 20, 2015 and Report PW17075 entitled “*Status of West Harbour Implementation*” dated October 2, 2017.

In addition to the physical Capital infrastructure and construction projects, the West Harbour Re-Development Plan (WHRP) includes a variety of complementary projects, processes and initiatives that facilitate the goal of bringing the West Harbour lands to “development-ready” lands. This work has progressed in parallel with the Capital works.

This Report provides the WHDS-C a status update on the WHRP implementation, specifically for non-Capital works projects.

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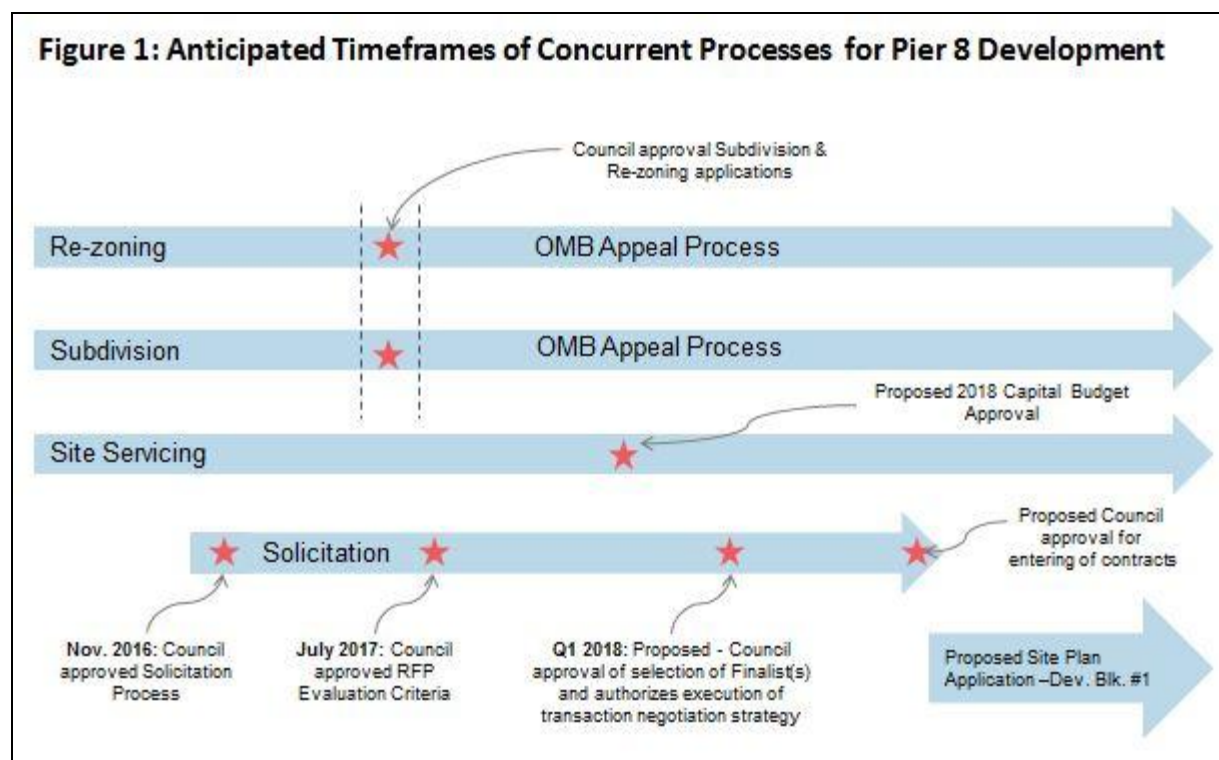
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Zoning Application and Draft Plan of Subdivision Process – Pier 8

Led by the Waterfront Development Office within the Public Works Department, staff formally submitted Applications ZAC-16-034 and 25T-201605 on June 22, 2016.

On May 24, 2017, Council approved Planning Committee Report 17-009 (Report PED17074), “*Applications to Amend City of Hamilton Zoning By-law No. 05-200, Approval of a Draft Plan of Subdivision and Temporary Use By-law for Lands Located at Pier 8, 65 Guise Street East*”. In general, this approval was to incorporate the Pier 8 lands within Zoning By-law 05-200 and approve a Draft Plan of Subdivision in order to allow development of a mixed-use area consisting of commercial, residential, institutional and parkland uses. This Application was subsequently appealed to the Ontario Municipal Board (OMB) and, therefore, is subject to OMB approval prior to the zoning and draft plan being finalized. Although a preliminary hearing has been set for November 2017, a full hearing date has not been scheduled.

While preparing the timeframes for the WHRP, staff was aware of the potential for an OMB appeal, and as such, planning approval, site servicing and solicitation processes have been conducted concurrently, allowing for the efficient use of time, staffing and financial resources. Figure 1 graphically illustrates the anticipated timeframes for each process to achieve “Development-Ready” lands.



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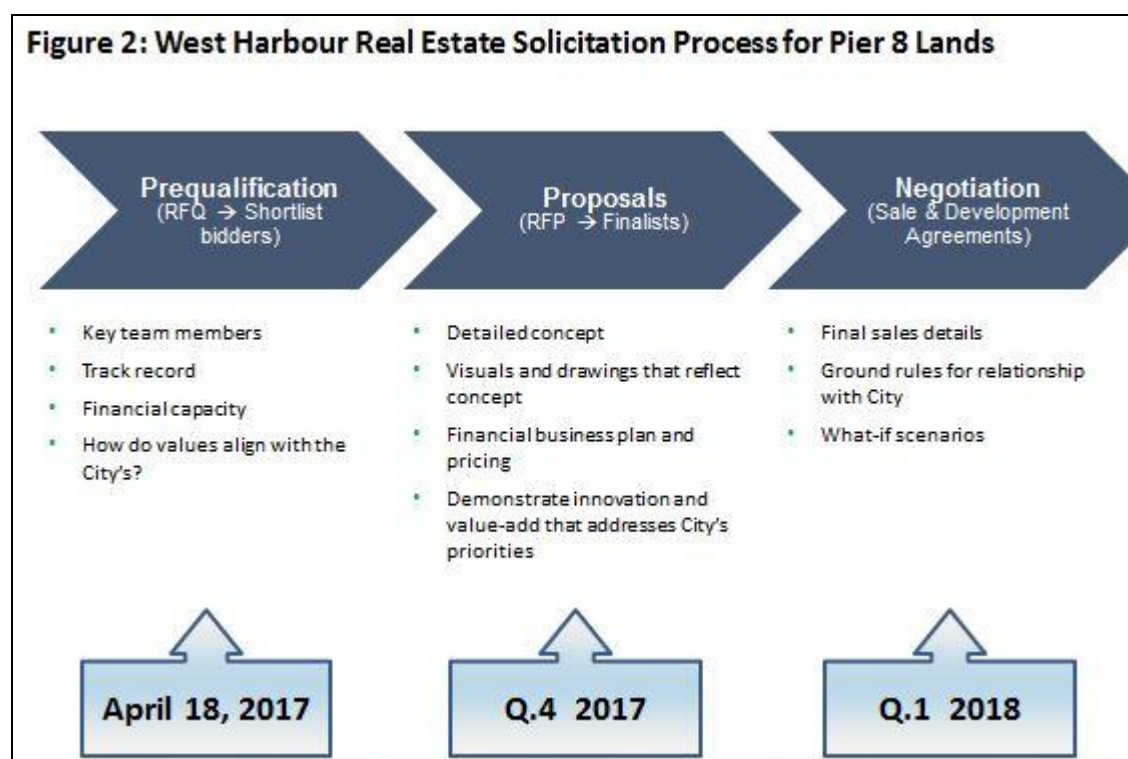
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West Harbour Real Estate Solicitation Process for Pier 8 Lands

On November 9, 2016, Council approved General Issues Committee (GIC) Report 16-028 (Report PED14002(c)) entitled “*West Harbour Real Estate Solicitation Process for Pier 8 Lands*”, which established the framework for the City to bring the Pier 8 development blocks to market through an open, competitive and public solicitation process. The process incorporated precedent approaches employed in complex City procurements as well as common best practices found in peer-reviewed public land transactions.

The Council-approved process is multi-staged, commencing with a Request for Qualifications (RFQ), followed by a Request for Proposals (RFP), and concludes with a negotiation stage wherein the contractual documents that govern the transaction shall be formalized. The process is illustrated in Figure 2.



On April 18, 2017, the City formally launched the RFQ process to identify qualified developers interested in purchasing the identified 13 acres of prime waterfront lands with the intent of developing a new mixed-use residential community at Pier 8. The RFQ formally closed on July 10, 2017, with 13 formal prequalification submissions received on behalf of private-sector consortia and individual companies, representing 31 Ontario-based firms.

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The RFQ stage will end with the announcement of a shortlist of five Prequalified Proponents that are exclusively invited to the RFP stage. The public announcement of the Prequalified Proponents is expected in early October 2017.

The RFP stage will focus on conceptual proposals and financial bids and will conclude with the identification of a Preferred Proponent with whom contracts may be negotiated. In preparation for the RFP stage, on July 10, 2017, Council approved GIC Report 17-015, including Report PED14002(e) entitled "*Pier 8 Request For Proposal (RFP) Evaluation and Scoring Framework*" outlining the RFP evaluation and scoring framework.

Pier 8 Promenade Park Design Competition

The Pier 8 Promenade Park, approved by Council as part of the "Setting Sail" Secondary Plan and the Piers 7+8 Urban Design Study, is an integral feature in the City of Hamilton's bold vision for an accessible, inclusive, diverse and mixed-use waterfront district. Interested firms were asked to assemble teams that included experts in the areas of landscape architecture; architecture, electrical, structural and mechanical engineering; irrigation; public art; and cost estimation.

Fourteen design teams responded to the call for applications with six design teams being shortlisted and invited to participate in the formal design competition.

Design teams were evaluated based on the team's experience in design and construction of waterfront public spaces or urban plazas; awards won for past projects; team members' education and qualifications in their areas of expertise; the firm's ability to successfully administrate the construction of the park; and familiarity with the local community.

The teams independently prepared designs, presented them publically in August 2017, and were available for public review and comment. A volunteer jury of experts selected the winning design based on design excellence, innovation, response to the vision and goals for the park, and community opinions. The winning design was announced on September 22, 2017, along with a report explaining the jury's decision-making process.

West Harbour Real Estate Solicitation Process for Piers 6+7 Lands

As noted in Report PW17075, the Waterfront Development Office is working with the Hamilton Waterfront Trust (HWT) on the development plans for Piers 5-7. Consistent with the West Harbour Waterfront Recreation Master Plan (WHWRMP), the design process will include the identification of specific development blocks within the area that would anchor a proposed Commercial Village. Staff has been analyzing ways the City may proceed in taking these lands to market, and will bring forward a report to the Sub-

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Committee with options once the specific development blocks have been identified, expected late Q4 2017 or Q1 2018.

West Harbour Agreement and Leaseholder Management

With the City being the predominant land owner within the West Harbour, there is a significant number of existing agreements in place between the City and third party stakeholders (e.g. leases, Management Agreements etc.). As re-development takes place, especially in the area of Piers 5-8, West Harbour staff, along with Real Estate, Legal Services, and the Waterfront Development Office staff, are reviewing these existing Agreements to understand any potential implications related to the City's Re-development Plan. Staff will be reporting to the Sub-Committee where decisions are required to be taken to address these implications.

West Harbour Real Estate Solicitation Process for "Barton-Tiffany" Lands

At present, work within the Barton-Tiffany area has been focused on Central Park and the renovation of the City-owned building at 125 Barton Street. The Waterfront Development Office has been assembling and assessing existing environmental documentation that will determine the options available for the City in terms of further Phase 1 & 2 Environmental Site Assessment (ESA) work.

West Harbour staff has also been analyzing ways the City may proceed in taking these lands to market and are planning to report to GIC with options in Q2 2018.

West Harbour Community Engagement Program

City staff implemented a far-reaching community engagement strategy to inform residents and stakeholders about the City's overall goals for the West Harbour area and to give the community an opportunity to participate in the ongoing dialogue to shape project outcomes.

At its basis, the West Harbour development work is informed and guided by the guidelines and principles outlined in planning documents created through previous community engagement activities and technical studies, including the Setting Sail Secondary Plan, the Hamilton West Harbour Waterfront Recreation Master Plan, site-specific urban design studies and technical studies. Community engagement activities and discussions have focused on public opinion relating to the implementation of the plans rather than revisiting or altering the guidelines and principles (i.e. land uses, density, street patterns, etc.) of the approved planning documents.

The goals of the City-wide West Harbour engagement effort were to:

- Inform residents and stakeholders about the City's plans for future Waterfront development, including public spaces, parks, marinas, and the development of Piers 7 and 8;
- Showcase the Waterfront enhancement projects that have been completed to date;
- Consult and obtain feedback on the vision for the West Harbour and how vision elements should be implemented; and,
- Encourage participation in the upcoming public meetings and community conversations about the future of the Waterfront as a community-wide asset.

The West Harbour engagement effort incorporated the use of multiple engagement and public consultation tools including "Community Conversation" meetings, Small group meetings, workshops, pop-up engagement activities, "Conversation Couch" sessions, Project website, central contact service, and e-newsletters.

Staff is currently assessing past engagement tactics and are forecasting which activities should be continued, enhanced, or in some cases even discontinued, based on the 2018-2019 Work Plan. Staff recommendations will be brought forward to Council as part of the 2018 Capital Budget process.

CP:cb