



# INFORMATION REPORT

<b>TO:</b>	Chair and Members West Harbour Development Sub-Committee
<b>COMMITTEE DATE:</b>	October 2, 2017
<b>SUBJECT/REPORT NO:</b>	Status of West Harbour Implementation (PW17075) (City Wide)
<b>WARD(S) AFFECTED:</b>	City Wide
<b>PREPARED BY:</b>	Gavin Norman (905) 546-2424, Extension 4812
<b>SUBMITTED BY:</b>	Marco Oddi Director, Engineering Services (Acting) Public Works Department
<b>SIGNATURE:</b>	

## Council Direction:

Not Applicable.

## Information:

### ❖ Overview

The purpose of this report is to provide Council an update on the status of work staff is completing to ready Pier 8 for development and to implement the West Harbour Recreation Master Plan on Piers 5-7.

From 2012 to 2017, Council has approved approximately \$57M in capital funding toward the West Harbour Waterfront redevelopment plan and another \$23M in principle for 2018. Implementation of the Waterfront Strategic Initiatives is well underway with several components completed since 2012 which provide the underpinning to complete the construction of infrastructure and services required to implement the West Harbour Waterfront Recreation Master Plan and development of Pier 8.

In order to be ready for development in 2018, the original implementation strategy has been refined in scope and timing through 2019 with a focus on projects required to get lands on Pier 8 serviced, but also on: rehabilitation of the Piers 6, 7, and 8 shoreline, replacement of marina infrastructure, and per Council direction in 2016, accelerating planned public realm projects on all three piers.

In addition, as the City has progressed, significant work has been completed in parallel to obtain both environmental approvals (e.g. Record of Site Condition) and development approvals (Zoning and Draft Plan of Subdivision), both being requisite to allow

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development on Pier 8 to proceed. Two other critical elements required prior to development have also been completed: the Pier 7 and 8 Urban Design Study and a broad Waterfront Parking Strategy for West Harbour that addresses parking needs for an expanded marina, new public space on Pier 6 and 7, and the new mixed-use community planned for Pier 8.

Formal applications for zoning and draft plan of subdivision for Pier 8 were approved by Council on May 24, 2017 (Planning Committee Report 17-009); however, they have been appealed to the Ontario Municipal Board and are subject to a board hearing prior to the zoning and draft plan being finalized; to date a hearing date has not been set although a preliminary hearing has been tentatively set for early November. Notwithstanding, staff is moving ahead with the detailed design of infrastructure required to support development on Pier 8 with the intention to have Pier 8 serviced with municipal infrastructure in 2018. In that respect, major servicing projects including a new sanitary pumping station, watermains, sewers, and roads will start in fall 2017 with the pumping station and continue with servicing of Pier 6, 7 and 8 in 2018.

It's important to note that in spring 2016, Council indicated a desire to expedite the development of the West Harbour public realm in tandem with Pier 8 and on June 6, 2016 (GIC Report 16-015) directed staff to consult with the Hamilton Waterfront Trust on the development plans for Piers 5-7 and prepare a plan for the acceleration of West Harbour public realm projects. As a result, through the Project Management Agreement approved in 2015, staff has prepared a formal Terms of Reference for the Trust to assist the City in delivering public realm projects on Piers 5-7 in accordance with the West Harbour Waterfront Recreation Master Plan. Council approved the Terms of Reference on July 14, 2017 (GIC Report 17-015).

❖ **Servicing and Development Implementation Timeline**

There are several related components that contribute to the timeline required to develop Pier 8 into a mixed use community and implement the West Harbour Waterfront Recreation Master Plan. Generally, they include:

1. Legislative approvals, council approvals, and permits to allow implementation.
2. Infrastructure planning and design.
3. Agreement preparation and execution with stakeholders and leaseholders.
4. Consultation and engagement with council, the public, and stakeholders.
5. Capital budgeting, procurement, contract preparation, and reporting.
6. Infrastructure construction, oversight and inspection.
7. Land disposition, selling of development blocks including development agreement(s).
8. City approval of individual block developments (Site Plan) and construction of new residential and commercial space.

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It's only the last component in the list, the end product, that the City does not actively direct. The others, many mutually exclusive but mostly interdependent have been, and are being, solely managed and directed by the City. In that light, with much of the work being done simultaneously, there has been a continual need to review strategy and make adjustments to individual processes and project schedules as each progresses toward completion. Moreover, there is the added complexity of currently unknown outcomes; i.e. although many of the components have clear end points with timelines that are primarily within control of staff, there are others that can be described as "known unknowns". Examples of known unknowns include:

- Date of an OMB decision on the Pier 8 zoning appeal that will allow development and to what degree the date affects the sale of the lands to a developer.
- The cost of infrastructure that has been budgeted for but is subject to a public tender process which could see result in cost savings but also higher costs than expected.
- Weather and/or market conditions that can affect the delivery date of infrastructure.
- The developer of the lands and aspects of a land sale agreement that still need to be negotiated; e.g. land value.
- The timing and rate of development which is ultimately market driven and controlled by the developer.

Notwithstanding the foregoing, staff have been following an approval and implementation timeline that is achievable and currently on track with the original goal for 2018.

West Harbour Implementation Timeline (Appendix A) illustrates the continuum of tasks, processes, and projects that are taking the West Harbour waterfront from that of being what is today to that which is envisioned in Setting Sail, the Pier 7 and 8 Urban Design Study, and other supporting documents.

❖ **Capital Works Completed to Date**

As it relates to capital construction expenditures through 2017, staff has proceeded with building demolition and soil remediation on Pier 8 and has completed three major infrastructure projects:

- Reconstruction of Pier 7 shoreline and construction of new boardwalk and transient docks (\$4M);
- Replacement of the marina's floating breakwater (\$3.3M); and
- Replacement/Expansion of the main basin's marina docks (\$11.9M\*)

\*City's net cost is \$7.2M

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With the replacement of marina infrastructure and the Pier 7 shoreline and transient docks completed, the primary focus for 2017 is finalizing the design of infrastructure planned for Piers 5-8 and preparing the site such that implementation can begin in fall 2017 and spring 2018. The following is a summary list of key capital projects on Piers 5, 6, 7, and 8, including the capital value and status.

<b>Capital Project</b>	<b>Value</b>	<b>Status</b>
Pier 7 Shoreline and Transient Docks	\$4.0M	Complete
Floating Breakwater	\$3.3M	Complete
Pier 5-7 Marina Reconstruction	\$7.2M	Complete
Pier 8 Sanitary PS & Forcemain	\$4.5M	2017 Start
Marina Services & Gas Dock	\$0.7M	2018 Start
Pier 8 Shorewall Rehab	\$13.2M	2018 Start
Pier 6-8 Servicing Construction	\$9.0M	2018 Start
Pier 8 Promenade	\$7.6M	2018 Start
Pier 8 Park	\$1.4M	2018 Start
Pier 5-7 Marina Shoreline Rehab (HWT)	\$10.5M	2018 Start
Pier 5-7 Boardwalk (HWT)	\$1.1M	2018 Start
Pier 6 Artisan Village (HWT)	\$1.3M	2018+ Start
Pier 7 Commercial Village (HWT)	\$3.0M	2018+ Start

**❖ Capital Budget Status**

The City of Hamilton's West Harbour Initiatives Capital Budget Program has been approved to 2018 in principle by City Council with the approval of the 2017 Budget. Approvals for 2013 to 2017 for West Harbour Initiatives Capital Budget Program total \$57 million of gross expenditures. Approvals, in principle, for 2018 for West Harbour Initiatives Capital Budget Program total \$23 million of gross expenditures.

Gross budgets from 2013 to 2017:	\$57,014,000
Gross budgets 2018 (approved in principle):	<u>\$23,100,000</u>
Total (2013 to 2018)	\$80,114,000

From 2015 through to 2017 budget estimates for thirty-two specific projects were established based on estimates prepared from earlier work which supported the West Harbour Implementation Plan. Another six projects will be initiated in 2018 to round out the gross budget of approximately \$80M.

To date it is anticipated that the work through 2018 can be completed within the approved overall program budget.

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**Appendices and Schedules Attached**

Appendix A: West Harbour Implementation Timeline