

# INFORMATION REPORT

<b>TO:</b>	Chair and Members West Harbour Development Sub-Committee
<b>COMMITTEE DATE:</b>	April 10, 2018
<b>SUBJECT/REPORT NO:</b>	Status of West Harbour Implementation (City Wide) (PW17075a)
<b>WARD(S) AFFECTED:</b>	City Wide
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<b>SUBMITTED BY:</b>	Gary Moore, P.Eng. Director, Engineering Services Public Works Department
<b>SIGNATURE:</b>	

## Council Direction:

Not Applicable.

## Information:

### Overview

The purpose of this report is to provide Council an update to report PW17075 “Status of West Harbour Implementation”, submitted to West Harbour Development Sub-Committee on October 2, 2017. Since that date, work has been progressing in the two major priority areas:

- the planning approvals and infrastructure required for Pier 8 development; and
- implementing the West Harbour Recreation Master Plan on Piers 5-7, including the planned relocation of the Police Marine Unit to Macassa Bay from Pier 7.

The Waterfront Development Office is also progressing on work in these other areas:

- Central Park related to soil remediation, upgrades on abutting streets, and park redevelopment;
- Barton - Tiffany environmental studies;
- Waterfront Parking Strategy for West Harbour; and
- Bayfront Beach water quality investigations.

As reported in PW17075, with much of the work being done simultaneously, there has been a continued need to review strategy and make adjustments to individual

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processes and project schedules as each progresses toward completion especially as it relates to stakeholders and leases along the waterfront (Hamilton Waterfront Trust, Hamilton Port Authority, Brewer's Marine, the Navy League, and the Police Marine Unit) as well as timing related to Ontario Municipal Board appeals for the re-zoning of Pier 8.

The updated status of the following components of work, categorized by type, is provided below and in a presentation included as Appendix "A" of this report:

❖ Development-Ready

- Environmental approvals (Record of Site Condition) – a requirement for the Record of Site Condition, the Pier 8 Risk Assessment and Risk Management Plan is being finalized through consultation with the MOECC. This work is expected to be complete in 2018.
- Pier 6-8 Servicing – with site preparation almost complete, staff is finalizing the detailed design of infrastructure required to support development on Pier 8 with the intention to start construction in July 2018 and have Pier 8 serviced with municipal infrastructure in 2018. Pumping station construction is expected to start in the fall of 2018 and fully commissioned in 2019.
- Barton-Tiffany Environmental Site Assessment - staff is currently undertaking a Phase 1 ESA for City-owned lands in this area. Results of the study will drive decisions regarding the need for additional study and any required soil remediation.

❖ Asset & Infrastructure Rehabilitation

- Pier 5-7 Shorewall Rehabilitation – managed for the City by the Hamilton Waterfront Trust (HWT), this project is currently in the design phase. Reconstruction is expected to start in fall 2018 and completed in 2019.
- Pier 8 Shorewall Rehabilitation – extending the length of the future Promenade Park, staff is finalizing the detail design in coordination with the park design. Reconstruction is expected to start in July 2018 and finished by the end of 2018.
- Police Marine unit relocation to Macassa Bay – coordinated with the Hamilton Police, staff is preparing an interim relocation plan for the marine unit to Macassa Bay; transition to the new location is expected to occur in the fall of this year. Construction of the permanent police marine facility is planned for 2020. A formal schedule for the project has not been set.
- Central Park area road/sewer/water upgrades – as part of the Central Park rehabilitation, five short streets abutting the park will be rehabilitated with new pavement structure and upgraded watermain. Work is expected to start this spring and be completed in the fall.

❖ Parks & Public-Space

- Pier 5-7 Boardwalk, Trail and Public Space – as the City's project manager, the HWT is advancing its plans for new public space on Piers 5-7. Following

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rehabilitation of the shorewall, the boardwalk, trail and public spaces will start in 2019. Currently this work is scheduled to be completed in 2020/21.

- Pier 8 Promenade Park– since identifying the winner of the international design competition for this new linear park in 2017, the detailed design is currently being finalized. Construction will start following completion of the Pier 8 shorewall replacement anticipated in the fall of this year. The park will not be finished until spring/summer 2019.
- Pier 8 Parkette – this small parkette abutting the Pier 7 Boardwalk and Transient Docks is in the detail design stage. It is anticipated that construction of the parkette will start in the fall of 2018 following installation of the road network and completed in 2019.
- Central Park Remediation and Redevelopment – to address soil contamination concerns, staff has finalized the Phase 1 and 2 ESA studies and is working with the MOECC in development of a soil remediation plan. Remediation of the park is expected to start in fall 2018 following servicing upgrades in and around the park with park redevelopment starting in spring 2019. It is intended to have the park completed by the end of 2019.
- Bayfront Beach Water Quality Investigations – the study into beach water quality is complete. Staff will be submitting a report for the Board of Health's consideration in spring 2018.

❖ Other

- Waterfront Parking Strategy for West Harbour – being completed as a requirement of the Setting Sail Secondary Plan, the parking strategy study supports both City goals for expanded public spaces and development on the waterfront. Recommendations of the study have affirmed the need for a parking structure to address future parking demand. In 2018, the next phase of the work will identify the preferred location for the structure as well as the development of a preliminary design, an implementation schedule, and financial model.

Capital Budget Status

With approval of the 2018 Capital Budget, the 2013-18 West Harbour Initiatives Capital Budget totals approximately \$80 million across 32 projects. To date it is anticipated that the work through 2018 can be completed within the approved overall program budget; subject to receiving competitive bids on five major construction contracts to be tendered in 2018.

As it relates to budget, it should be noted that original costing established for the program budget was at a course master plan level and did not fully consider some of the site-specific issues and requirements that are being dealt with at the waterfront such as de-watering, soil contamination, stormwater management, and streetscaping, as examples.

**Appendices and Schedules Attached**

Appendix A: Status of West Harbour Implementation presentation