



INFORMATION REPORT

TO:	Chair and Members West Harbour Development Sub-Committee
COMMITTEE DATE:	February 26, 2019
SUBJECT/REPORT NO:	West Harbour Re-Development Plan Implementation - Status Update (PED17181(a)) (Ward 2)
WARD(S) AFFECTED:	Ward 2
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SIGNATURE:	

COUNCIL DIRECTION – Not Applicable

INFORMATION

Staff has periodically reported to the West Harbour Development Sub-Committee (WHDS-C) about the status of Capital projects, including Report PW17075(a) entitled Status of West Harbour Implementation dated April 10, 2018.

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 making the West Harbour lands development-ready. 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.

Zoning Application and Draft Plan of Subdivision Process – Pier 8

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.

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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.

**SUBJECT: West Harbour Re-Development Plan Implementation - Status Update
(PED17181(a)) (Ward 2) - Page 2 of 4**

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.

These applications were subsequently appealed to the Ontario Municipal Board (OMB) now the Local Planning Appeal Tribunal (LPAT). The appeals have been grouped in relation to two main concerns (the local neighbourhood impacts and the industrial impacts), and the appellants of those groups have recently been granted the following hearing dates:

- (a) For the local neighbourhood concerns, appealed by Harbour West Neighbours Inc. and Herman Turkstra, a 10 day hearing has been scheduled to commence on April 1, 2019; and,
- (b) For the industrial concerns appealed by Parrish & Heimbecker Ltd. with Bunge Canada as an additional party, a 19 day hearing has been scheduled to commence on September 23, 2019.

While preparing the timeframes for the WHRP, staff was aware of the potential for an OMB/LPAT 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.

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 lands to market through an open, competitive and public solicitation process. The multi-staged process consisted of an initial Request for Qualifications (RFQ), followed by a Request for Proposals (RFP), and concluded with a negotiation stage, wherein a development agreement and contractual documents would be formalized to complete the final land transactions.

The City formally launched the RFQ process on April 18, 2017. It formally closed on July 10, 2017, and the five development teams proceeding to the RFP stage of the process were announced on October 6, 2017. The RFP was issued on December 15, 2017 and required the Proponents to submit both a Technical Proposal (which formally closed on March 13, 2018) and a separate Financial Proposal (formally closed on April 4, 2018).

On June 16, 2018, Council approved GIC Report 18-013 which recommended that the Waterfront Shores Corporation (WSC) be approved as the Preferred Proponent for the

**SUBJECT: West Harbour Re-Development Plan Implementation - Status Update
(PED17181(a)) (Ward 2) - Page 3 of 4**

Request for Proposal Contract Number C11-66-17 entitled Pier 8 Development Opportunity for Prequalified Proponents.

City staff and representatives of the WSC have been engaged in a series of constructive negotiations, with the goal of completing a formal Development Agreement that will guide the relationship throughout the full build-out of the project. Staff anticipates reporting back to Council regarding the agreement by the end of Q1 2019.

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

The West Harbour Waterfront Recreation Master Plan (WHWRMP) envisions a transformation of the Piers 6 and 7 lands with significant investments in infrastructure and public space, with the potential of creating a new destination for the City. A newly rehabilitated shoreline, a publicly accessible boardwalk along the water's edge, a continuation of the existing waterfront trail, and a pedestrianized open-space complemented by a commercial village development, are all features that are prominent within the plan. The site is only part of a larger initiative to establish the West Harbour waterfront as a destination for those who live within the area and for the broader community.

Identified as a potential area for private-sector investment, the WHWRMP envisioned four new development-blocks, along with the rehabilitation and/or replacement of the existing buildings that occupy the site. As part of the design and construction process, staff from the Waterfront Development Office and the Hamilton Waterfront Trust has identified more precisely the location of the proposed development-blocks. West Harbour staff has also undertaken an analysis to determine the marketability, curation, valuation, and phasing plan for the proposed private-sector development.

Although this analysis is on-going, staff has identified that the current, planned, and contemplated, non-residential uses between Piers 1 and 9, together, constitute a continuous, publicly accessible experience and, therefore, it should be strategized holistically. Staff does not anticipate a need to either re-envision or re-design elements of the WHWRMP, rather the challenge is to create a unified sense of place via the tenancy and programming delivered through this infrastructure. This analysis includes two independent aspects:

1. Retail and commercial uses study; and,
2. Public-space animation and place-making study.

West Harbour staff will report back to the Sub-Committee with the results of these studies and disposition options for the identified private-sector development-blocks in Q3 2019.

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 Redevelopment Plan. Staff will be reporting to the Sub-Committee where decisions are required to be taken to address these implications.

West Harbour Community Engagement

Over the course of the project implementation, staff has implemented a far-reaching community engagement strategy to inform residents and stakeholders about the City's overall goals for the West Harbour area. The West Harbour Re-development Plan has been guided by the vision 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 have focused on the implementation of the plans rather than revisiting or altering the guidelines and principles of the approved planning documents.

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 will continue to engage with the community on these issues as they progress through the continuation of our periodic community engagement activities.

APPENDICES AND SCHEDULES ATTACHED – Not Applicable

CP:cb