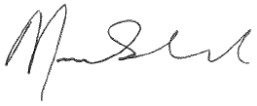




## INFORMATION REPORT

<b>TO:</b>	Chair and Members West Harbour Development Sub-Committee
<b>COMMITTEE DATE:</b>	December 13, 2021
<b>SUBJECT/REPORT NO:</b>	West Harbour Re-Development Plan - Implementation Status Update (PED17181(c)) (Ward 2)
<b>WARD(S) AFFECTED:</b>	Ward 2
<b>PREPARED BY:</b>	Chris Phillips (905) 546-2424 Ext. 5304 Ed English (905) 546-2424 Ext. 5461
<b>SUBMITTED BY:</b>	Norm Schleeahn Director, Economic Development Planning and Economic Development Department
<b>SIGNATURE:</b>	

### COUNCIL DIRECTION

The West Harbour Development Sub-Committee (WHDS-C) periodically reviews the status of the West Harbour Re-Development Plan (the Plan), which consists of capital infrastructure and construction projects, as well as complementary projects necessary to facilitate private-sector and public-space development. The Plan is led and managed by an inter-departmental team of senior staff within the Planning and Economic Development (PED) and Public Works (PW) Departments, with significant and on-going support from Corporate Services department, including Finance, Legal Services, and others. Previous status reports during this term of Council include:

- February 26, 2019, Report PED17181(a) entitled “West Harbour Re-Development Plan Implementation - Status Update”;
- February 26, 2019, Report PW17075(b) entitled “Status of West Harbour Implementation”;
- September 9, 2019, Report PW17075(c) entitled “Status of West Harbour Implementation”;
- October 22, 2019, Report PW19090 entitled “West Harbour Strategic Initiatives Piers 5-7 Public Realm Capital Works”; and,

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OUR Vision: To be the best place to raise a child and age successfully.

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.

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- December 2, 2020, Report PED17181(b) entitled “West Harbour Waterfront Re-Development Plan - Implementation Status Update.

This report emphasizes the progress from Q1 2021 to Q4 2021, including impacts of the COVID-19 pandemic.

**INFORMATION**

**1. City-Initiated Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications for a tall building located on Pier 8 – Block 16, West Harbour**

As a follow-up to the November 30, 2021 Communications Update and in accordance with Report PED21018 entitled “Pier 8 Block 16 Urban Design Guidelines and Implementation Strategy”, City-initiated Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications have been initiated for a 45-storey tall building consisting of approximately 429 units on lands within the West Harbour, identified as Pier 8, Block 16 and located at 65 Guise Street East (hereon referred to as “Subject Lands”).

**Piers 7 and 8 Ontario Land Tribunal Appeal and 2019 Minutes of Settlement**

In 2017, City Council enacted zoning and approved a draft plan of subdivision for Piers 7 and 8, encompassing the Subject Lands. These planning instruments were subsequently appealed to the Ontario Land Tribunal (formerly the Local Planning Appeal Tribunal). An agreement was reached by way of Minutes of Settlement between the City, Waterfront Shores Corporation (WSC), and the Harbour West Neighbours Inc. (HWN) to resolve the appeal filed by HWN.

The Minutes of Settlement direct the City to bring forward, for Planning Committee and Council’s consideration, an Official Plan Amendment (OPA) to the West Harbour (Setting Sail) Secondary Plan and an implementing Zoning By-law Amendment (ZBA) that would redesignate and rezone the existing institutional block (Block 16) on Pier 8 to permit either residential or mixed use development in a mid-rise (later defined as 5-12 storeys) or high-rise (later defined as plus 12 storeys) form. The terms of the settlement require that the City bring forward an OPA and ZBA within one year of the date of execution of the Settlement. This timeframe was subsequently extended due to the Covid-19 pandemic.

Provisions within the settlement also encourage additional family units (two bedroom or more) within the development and specify a proportionate increase of family units relative to the proposed height.

## **2021 Council Approval of Pier 8 – Block 16 Urban Design Guidelines and Implementation Strategy**

In order to fulfil the settlement commitments and OP policies, a review of the existing Pier 7 and 8 Urban Design Study (2016) was required. This review assessed the opportunity and design parameters required to accommodate a mid-rise or tall building on Block 16. Related to this review, was the requirement to develop urban design guidelines to evaluate any development applications for mid-rise or tall building proposals on the Subject Lands.

In September 2021, Council approved Report PED21018 “Pier 8 Block 16 Urban Design Guidelines and Implementation Strategy”. Neither the approval of the urban design guidelines nor the approval of the implementation process constituted an adoption of a position on a tall building proposal by Council or by Planning staff. The urban design guidelines do not propose a height, rather they establish a framework in which to evaluate development applications.

OPA and ZBA applications on the Subject Lands must go through the same statutory planning processes as any private development proposal. Planning staff will review and make a recommendation to Planning Committee and Council, and ultimately Council will determine whether or not it supports the proposed tall building.

### **Status of Pier 8 Block 16 OPA and ZBA Applications and Next Steps**

As the next step in the Council-approved implementation process for Block 16, the Municipal Land Development Office (MLDO) within the Economic Development Division has submitted the required OPA and ZBA applications which propose a tower that is 147 metres in height or 45 storeys. The applications include supporting technical material from WSC (e.g. architectural report, urban design brief, noise study and wind study).

The Planning Division has accepted the development applications and will be processing the applications in accordance with the *Planning Act*. Following the City’s standard development application review process, the Planning Division is currently completing the ‘intake’ process of the applications, including deeming the applications complete, issuing public notices and commencing the technical circulation for review and comment.

Given the significance of these lands and of the applications, the Council-approved implementation strategy also includes an enhanced public engagement process and design review process, including a special Design Review Panel, with members selected specifically to review and comment on the subject development applications. Notification of these meetings will be communicated to the public and other

stakeholders through various channels within the Planning and Economic Development Department, and in accordance with *Planning Act* statutory Public Meeting requirements.

To facilitate community engagement with the application process, this information, along with all the background studies and files, will be prominently displayed on City of Hamilton's West Harbour webpage effective December 1, 2021. This page will be updated as the process progresses, and MLDO staff will also be communicating directly to those members of the public who have joined the West Harbour database. The West Harbour link can be found here on the City of Hamilton website:

<https://www.hamilton.ca/city-initiatives/priority-projects/waterfront-redevelopment-west-harbour>

## **2. Pop-Ups @ Pier 8 - Temporary Programming & Animation Plan**

A series of over 20 pop-up events for audiences of all ages were presented by the City of Hamilton throughout August and September at the HWT (Discovery) Centre outdoor patio. The "Pop-Ups at Pier 8" event series, was created to provide temporary animation and programming at the West Harbour during the current construction of new parks, public-space and amenities on the waterfront. City staff retained the professional services of Whitney McMeekin, owner of Girl On The Wing and co-founder of Hamilton Flea, to deliver the event series, which included activities such as kid's workshops, senior coffee meet-ups, outdoor vintage and BIPOC makers markets, beer gardens and live DJ dance parties. Public health COVID-19 protocols were followed throughout the Series. Local partners included Playhouse Cinema, Hamilton Vintage Community, and BLK OWNED HamOnt, Collective Arts and Sous Bas, as well as numerous local food vendors. 5,000 people attended and the events received many accolades on social media, as well as press coverage on CHCH, Cable 14, Hamilton Spectator & Urbanicity. A Pop-Up Instagram account <https://www.instagram.com/pier8popups> grew to 2,166 followers over the course of the series, and the series was supported by the website <https://pier8popups.ca>.

## **3. Capital Projects – Waterfront Development Office (WDO-PW):**

The West Harbour capital plan includes projects for the rehabilitation and re-construction of aging shoreline and marina infrastructure, the creation of new public-space and parks, and the construction of new municipal service infrastructure. To date, Council has approved approximately \$100 million of an original \$140 million capital plan to enhance the existing uses and enable the planned new uses within the Piers 6 and 7 and 8 area. Completed projects include the following:

- Re-construction of the Pier 7 shorewall and creation of the new public waterfront boardwalk and temporary boat slips;

- Breakwater structure and City-owned Marina dock and boat slip renewal;
- Pier 8 shorewall rehabilitation;
- Relocation of the HPS Marine Unit building;
- Decommissioning of the former Marina (Macdonald Marine) site;
- Parking and Parking Structure Location Studies;
- Pier 8 Underground water & Sanitary Services and Above-ground roads; and,
- Pier 8 Wastewater Pumping Station and Forcemain.

Notwithstanding the COVID-19 pandemic, the on-going design and construction projects continued to progress throughout 2020-2021, with significant results. The following is an update on the projects that are on-going.

#### **4. Copsps Pier (Pier 8 Promenade Park) Construction**

The Pier 8 Promenade Park, approved by Council as part of the “Setting Sail” Secondary Plan and the Piers 7 and 8 Urban Design Study, will be the focal point of the Pier 8 re-development. In partnership with the Patrick J. McNally Charitable Foundation, the City commissioned an international competition to determine the design of this new 1.41-hectare park. Forrec Ltd.’s “Hammer City” design was awarded the contract for the 30-metre-wide linear park that will wrap around the north and east sides of Pier 8. In 2018, Council also approved the formal naming of the new park as Copsps Pier.

The park construction was tendered in March 2020, with construction completed in two phases; Phase 1 included heavy civil engineering work including underground services, and Phase 2 included the above-ground landscaping, trail construction, and other amenities.

Although major items of the project have been completed, supply-chain issues for a few key site safety elements have delayed the park from being opened to public access. Specifically, availability and delivery delays in both the hand-rail and safety rails, as well as the lighting products, have led to altering the construction schedule. Materials have now been received and are currently being installed. Once installed, lighting fixtures then require coordination with Alectra prior to being fully operational. The expectation is that the park would be available for public access as soon as possible, with all health and safety measures being in place.

The Waterfront Development Office (WDO) and the Municipal Land Development Office (MLDO) will coordinate with Staff from Parks Operations, Corporate Services, and Communications, to plan for the opening of Copsps Pier for public access as soon as construction is complete, as well as planning a grand opening for Spring 2022.

**5. Piers 6 and 7 Shorewall, Boardwalk, Public-Space & “Commercial Village” Construction**

In January 2015, the City and the Hamilton Waterfront Trust (HWT) entered into a Project Management Agreement (PMA) where the Trust would manage select City projects within the West Harbour waterfront. The HWT played an important role in forming stakeholder and public consensus with the West Harbour Waterfront Recreation Master Plan (WHWRMP) in 2010. Council’s approval of the plan facilitated the decision for the HWT to project manage the capital projects within the Piers 5 to 7 area.

When complete, these projects will transform an old asphalt parking lot and boat storage and maintenance facility into a new 4-hectare pedestrianized public-space, stretching from the foot of James Street North to the water’s edge, and will include both public and commercial uses.

The project is divided into two phases; Phase 1 includes the shoreline rehabilitation, construction of 950 meters of new water’s edge boardwalk, the rehabilitation of the water’s edge around the Royal Hamilton Yacht Club (RHYC) building and the marina services area, as well as the demolition of the existing aging structures on the site. Construction began in December 2020, and completion is expected by Q.1 2022. Phase 2 will include the above-ground surface areas, a new gateway and public art feature at the foot of James Street North, the construction of the Waterfront Trail link, as well as other landscaping features. Construction is scheduled to begin in Q. 2 2021 with completion by fall 2022.

**6. Pier 8 – Gateway Park**

With the entrance located at the intersection of Guise St. and the new Discovery Drive, the Gateway Park will be a new park-space that welcomes visitors into the Pier 8 area. Stretching northward to the existing Williams Café building, this triangular shaped park will join and complement the Pier 7 Boardwalk and boat slips project that was completed and opened in 2016. The Gateway Park design was completed in Q.3 2021, is expected to be tendered in Q1. 2022, with construction beginning in Q2. 2022, and completed by the end of 2022.

CP:EE/jrb