Waterfront & Shoreline Update

General Issues Committee
April 17, 2013

Presented By:
Chris Phillips, Senior Advisor
Planning and Economic Development Department

Waterfront & Shoreline Initiatives
Waterfront & Shoreline – Update

Outcomes for Today

1. Review of Waterfront Priorities
   a) Overview of the Overall Waterfront Plans
   b) Review the “Corporate Team” Structure

2. Status Update – Current & On-Going Waterfront Projects
   a) West Harbour
   b) Confederation Park

3. The importance of the “Setting Sail” Secondary Plan
   a) Review of “Setting Sail”
   b) Finalizing it at the OMB
   c) What does it all Mean?

West Harbour Area

1. Setting Sail Secondary Plan Boundary
2. "Barton-Tiffany" City-Owned Lands
3. West Harbour Rec. Master Plan
4. Piers 7 & 8 HPA MOU
5. Piers 5, 6, 7 & 8 Servicing Study
6. Beasley Neighbourhood Boundary
7. Jamesville Hub Neighbourhood Boundary
8. Strathcona Neighbourhood Boundary
9. North End West Neighbourhood Boundary
10. North End East Neighbourhood Boundary
11. Proposed James St. N. Go Station
12. CHH Portfolio
Confederation Park

Confederation Park

FACILITY FIT ANALYSIS
CONCEPT DEVELOPMENT DIAGRAM
December 4, 2012

Waterfront & Shoreline Initiatives & Priorities
Confederation Park

Waterfront & Shoreline Initiatives & Priorities
Waterfront & Shoreline – Update

Current & On-Going Projects

1. PED - Creation of the Corporate Waterfront Structure (Complete)
2. PED - “Setting Sail” OMB Hearing (Complete)
3. PW - Breakwater and Shoreline Phase 3&4 EA (PWC Apr 2013)
4. CMO – PED-PW-Fin. - MOU with the HPA for Piers 7-8 (GIC Apr 2013)
5. PED - Piers 5, 6, 7, & 8 Servicing Studies (Started Q.4 2012 - Expected Completion Date June 2013)

Funded Projects – Work in Progress

6. PED – Design – Functional Marina Plan
7. PED – Pier 8 Development Concept Plan
8. PED – Parking Study
10. PED-PW-CMO – Communications Plan
11. FIN-PED-PW - Corporate Financing Strategy
Waterfront & Shoreline – Update
Current & On-Going Projects

Funded Projects – Work in Progress

12. PW - Breakwater Replacement – Design & Build
13. PW – New docks Pier 7 – Design & Construct - Visiting Boaters
14. PW - Bayfront Beach swimming area rehabilitation study
15. PED - Urban Design Study for “Barton-Tiffany”
16. PED – “Barton-Tiffany” Lands Real Estate Study and Prospectus
17. PW - Confederation Park Master Plan Feasibility Study
18. PW – Confederation Park – Sports Park - Design
19. PW – Confederation Park – Stoney Creek Trail - Design & Construction
20. PW – Confederation Park – Centennial Entrance - Design
Waterfront & Shoreline - Update

Hamilton’s Waterfront – Success over Time

Bayfront Park – Started 1992 – Opened 1993
Pier 4 Park (1993)
2000 West Harbour (Millennium) Trail
Hamilton Waterfront Trust
Connecting You to the Water's Edge

Established 2001
Catalyst for Waterfront Development (2003)

HMCS Haida
World War 2 destroyer on Pier 9

Discovery/HWT Centre
Pier 8 – Restaurants (2012)
Waterfront & Shoreline - Update
Hamilton’s Waterfront – Success over Time – Pier 8
Setting Sail Secondary Plan

What is it all About?

• Response to opportunities in the West Harbour
• Framework for public improvements and private development aimed at enhancing the area
• Two primary purposes:
  – Guide detailed planning, zoning and development decisions
  – Identify the City’s priorities for publicly-funded initiatives
• Planning process began in the summer of 2002 with a parallel transportation study
• Approved by Council in March 2005
• Appealed to the Ontario Municipal Board
Appeals to the Setting Sail Secondary Plan

Five OMB appeals were received and issues included:

- Drive-through uses
- Barton-Tiffany lands as residential and impact to existing industrial
- Relocation of Stuart St. rail yard
- Proximity of Stuart St. rail yard to proposed residential
- Vehicular traffic and impact on stable neighbourhood mainly speed, volume and traffic operations

OMB decisions

- Tim Hortons
- North End Neighbours
- CN
Setting Sail Secondary Plan
Public Realm
Setting Sail Secondary Plan
Areas of Change
Setting Sail Secondary Plan
What’s Next for Planning Studies?

- Implementation Plan outlined future planned studies:
  - Parks Master Plan
  - West Harbour Marine Recreation Master Plan & Official Plan and Zoning By-law Amendments
  - Action Strategy for Piers 7 & 8
  - Streetscape and Trails Studies
  - Urban Design Studies

- Since approval of Setting Sail:
  - James St. N arts investments
  - James St. N GO Station
  - A-line LRT Connection
  - Hamilton General Hospital Redevelopment
  - Trail to Pier 8
  - Fresh Café / HWT Ice Rink / Discovery Centre – Pier 8
# Waterfront & Shoreline - Update

## Timeline

| April 2013          | – Completion of Engineering Studies for Piers 5-8  
|                    | – PW Report – Breakwater/Shoreline EA  
|                    | – GIC Presentation – Update  
|                    | – GIC Report – Formal MOU with the HPA  
|                    | – Confederation Park Economic Feasibility Study

| Spring/Summer 2013 | – Value/Real Estate Studies Piers 5-8  
|                    | – Detailed WHRMP Implementation (Phasing) Plan  
|                    | – Start detailed Capital Financing Strategy  
|                    | – Waterfront Website & Communications Plan  
|                    | – 2014-2024 Capital Budget Forecasting  
|                    | – Urban Design Study for “Barton-Tiffany” Lands  
|                    | – Final Management Agreement and Transfer of Piers 7-8 - City of Hamilton and the HPA

| Fall 2013          | – Presentation of staff recommendations for the 2014-2024 Capital Budget Forecast and Financing Strategy
Middle-schoolers use video game to reimagine Hamilton's West Harbour

Some want to present their plans to city council


City planning is tricky business. Those who do it for a living must pay heed to gromoup concerns like zoning, environmental regulations and the cost of building in concrete and steel.

But adult decision-makers aren't the only ones affected by changes in the urban form, nor do they hold a monopoly on smart ideas about how their neighbourhoods should take shape.

Students in a gifted class at Dalewood Middle School in Hamilton, Ont., are throwing this point into sharp (yet paledon) relief. Using a video game called Minecraft, they've re-envisioned vacant plots of land in the city's post-industrial north end, demonstrating that urban planning can be educational and fun.

What did the process look like? Watch the slideshow below to find out.
Outcomes for Today

1. Review August 13, 2012 GIC Direction
2. Review main elements of the MOU
   a) Termination of the Land-Lease on Piers 7&8
   b) Marina Operations-Long-Term Management Agreement
   c) Slip Rentals
   d) Boat Storage Facility
   e) Capital Cost Allocation
   f) Revenue Allocation
3. Financial Implications
4. Recommendations
# Memorandum of Understanding – Piers 7&8

City of Hamilton & Hamilton Port Authority

## Timeline

<table>
<thead>
<tr>
<th>Month</th>
<th>Event Details</th>
</tr>
</thead>
</table>
| August 2012 | – Approved – Letter of Understanding  
                  – Next Step – Negotiate Memorandum of Understanding                                            |
| April 2013  | – Approve – Memorandum of Understanding  
                  – Next Step – Negotiate Marina Management Agreement                                             |
| July 2013   | – Approve – Marina Operations Management Agreement  
                  – Next Step – Full Implementation of the transfer of Piers 7&8                                     |
| Fall 2013   | – Presentation of staff recommendations for the 2014-2024 Capital Budget Forecast and Financing Strategy |
Council Direction Strategic Plan 2012 - 2015

1.3 Promote economic opportunities with a focus on Hamilton’s downtown core, all downtown areas and waterfronts;

   ii) Finalize a development and servicing strategy for the West Harbour lands, with a particular focus on Piers 5,6,7 & 8 and the Barton/Tiffany area. (PED)

   iii) Negotiate the early termination of land leases for Piers 7 & 8 with the Hamilton Port Authority. (PED)

   v) Completion of the Waterfront Master Recreation Official Plan Amendment and the implementation of the Zoning By-law and financing strategy. (PW/PED)

   ix) Initiate development in the West Harbourfront and Waterfront (this includes the Bayfront Industrial area) and develop a commercial business strategy for Confederation Park. (PED)
Memorandum of Understanding – Piers 7&8
City of Hamilton & Hamilton Port Authority

August 13, 2012 – GIC – Direction to Staff:

(a) That Report CM12015, respecting the Letter of Understanding with the Hamilton Port Authority (HPA) regarding Piers 7 and 8, be received;

(b) That the City Manager be directed to provide a copy of Report CM12015, as amended, respecting the Letter of Understanding with the Hamilton Port Authority (HPA) regarding Long-term Marina and Boat Storage Operating Agreement and the Piers 7 and 8 Lease Transfer and Partial Early Termination to the President and Chief Executive Officer of the Hamilton Port Authority (HPA);

(c) That the City Manager be directed to prepare a formal Memorandum of Understanding, between the City of Hamilton and the Hamilton Port Authority (HPA), respecting the Long-term Marina and Boat Storage Operating Agreement and the Piers 7 and 8 Lease Transfer and Partial Early Termination, based upon the terms, conditions and intent of the July 24, 2011 letter to the Hamilton Port Authority (HPA), in a form satisfactory to the City Solicitor, and report back to the General Issues Committee (GIC) by October 2012.
Memorandum of Understanding – Piers 7&8
City of Hamilton & Hamilton Port Authority

Elements of the MOU

1. Termination of the Land Lease on Piers 7&8
   a) City fully controls Piers 7&8 in 2013
   b) No direct compensation to the HPA
   c) Year 2000 Lease Agreement for Piers 7&8 will be terminated

2. Marina Operation
   a) HPA receives a 25-year Operating Lease for the Marina (2013-2038)
   b) Option to extend for another 25-years with Mutual Consent (2039-2064)

3. Slip Rentals
   a) Presently – 358 in Total – 300 for the HPA & 58 for the RHYC
   b) Future Expansion – Increase by 550 in Total – 508 (HPA) - 42 (RHYC)
Elements of the MOU

4. Boat Storage Facility
   a) Boat Storage is directly linked to the Marina Operations
   b) Current location remains intact at the City’s option
   c) Boat Storage Re-Location clause is included giving the City the right to have the facility re-located when opportunities on Piers 7&8 arise

5. City-Owned Marina - Capital Costing
   a) City responsible for Capital Cost:
      • Shoreline
      • Breakwater/Wavebreak
      • replacement of existing docks/slips
   b) HPA responsible for Capital Cost:
      • 100% of cost of any slip expansion
      • 100% of the new Boat Storage facility
   c) HPA responsible for all maintenance costs – Marina - Boat Storage
Elements of the MOU

6. Revenue Allocation
   a) HPA revenue allocation remains status quo – 100% of all existing boat storage and marina revenue
   b) Sub-Leases on Piers 7&8 are transferred to the City
   c) Agree to negotiate a revenue-sharing agreement of future revenue of the expanded marina
   d) Agreement must be in-place prior to capital works being made
Memorandum of Understanding – Piers 7&8  
City of Hamilton & Hamilton Port Authority

Capital Cost Estimates

1. Shoreline Improvements
   - Estimated Cost - $12.2 million (Piers5-7-Main Basin)
   - Partially Identified in the 10-year Capital Budget Forecast (unfunded)

2. Shoreline Protection - Wavebreak/Breakwater
   - Estimated Cost - $5.4 million
   - Approved Funding (2013) - $5.2 million

3. Marina Replacement / Upgrade of Slips – Current Capacity
   - Estimated Cost - $4.2 million - Estimated timeframe (2017)
   - HPA is responsible for maintenance and 100% Capital for Expansion Slips and new Boat Storage
Memorandum of Understanding – Piers 7&8
City of Hamilton & Hamilton Port Authority

Recommendations

a) That Appendix “A” to Report CM12015(a) entitled “Memorandum of Understanding (“MOU”) Re: Long-Term Marina and Boat Storage Management Agreement & Piers 7-8 Lease Transfer & Partial Early Termination” between the City of Hamilton and the Hamilton Port Authority (HPA), be approved;

b) That the City Manager be authorized and directed to execute the “Memorandum of Understanding (“MOU”) Re: Long-Term Marina and Boat Storage Management Agreement & Piers 7-8 Lease Transfer & Partial Early Termination”, between the City of Hamilton and the Hamilton Port Authority (HPA), in a form satisfactory to the City Solicitor;

c) That the Capital Funding for the proposed shoreline, wavebreak, and current boat slip replacement be approved, and be allocated throughout the 2014, 2015, 2016 and 2017 Capital Budgets;
Memorandum of Understanding – Piers 7&8
City of Hamilton & Hamilton Port Authority

Recommendations

d) That staff be directed to seek out all funding options available including: direct and indirect City of Hamilton sources, public-private partnerships, as well as assessing other provincial or federal funding sources, and report back with options;

e) That the City Manager be directed to prepare a formal “Management Agreement”, for presentation to the General Issues Committee (GIC), between the City of Hamilton and the Hamilton Port Authority (HPA), respecting the Long-term Marina and Boat Storage Operations and the Piers 7 and 8 Lease Transfer and Partial Early Termination, based upon the terms, conditions and intent of the “Memorandum of Understanding” (“MOU”) (Appendix “A”), in a form satisfactory to the City Solicitor.
Memorandum of Understanding – Piers 7&8
City of Hamilton & Hamilton Port Authority

Thank You