Waterfront & Shoreline Initiatives and Priorities

General Issues Committee
November 21, 2012

Presented By:
Chris Phillips, Senior Advisor
Planning and Economic Development Department
Waterfront Development Office
Outcomes for Today

1. Review of the overall established Waterfront Priorities
   a) 2012-2015 Strategic Plan
   b) Waterfront Implementation - Actions to-date

2. Review the “Corporate Team” Structure

3. Review 2012 “Quick-Wins” for the Waterfront & Shoreline Areas
   a) West Harbour
   b) Confederation Park

   a) HPA – Marina – Shoreline - Breakwater
   b) Piers 5-8 Servicing Studies
   c) WHRMP – Public Realm
   d) Mandated Planning & Real Estate Studies

   a) Long-Term Financing Strategy Targets
   b) Servicing and Implementation Strategy
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)
Waterfront Implementation - Actions to-date

• Negotiations with the Hamilton Port Authority (HPA) for the early lease terminations and the return of Piers 7 and 8
• “Setting Sail” Secondary Plan Ontario Municipal Board (OMB) appeal, hearing and settlement
• West Harbour Waterfront Recreation Master Plan (WHRMP) and the implementing Official Plan Amendment (OPA)
• City-owned properties within the “Barton-Tiffany” area
• James Street North GO Station Precinct Plan
• Bayfront Business Park Secondary Plan
• Confederation Park Master Plan
• Eastgate Secondary Plan
• City Housing Hamilton Facilities Plan
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. Proposed James St. N. Go Station
9. CHH Portfolio
Confederation Park

Waterfront & Shoreline Initiatives & Priorities
Waterfront & Shoreline - Initiatives & Priorities

Implementation Plan

Result - Corporate Focus on the Waterfront

• SMT agreed that the “Waterfront and Shoreline” is a key priority across the corporation
• Expectation - that all Departments and Divisions will work together to focus on the Waterfront
  ➢ Chris Murray, City Manager
  ➢ Tim McCabe, GM of PED
  ➢ Gerry Davis, GM of PW
  ➢ Rob Rossini, GM of F&CS
  ➢ Joe-Anne Priel, GM CS
• Waterfront Development Office will Coordinate this corporate “Waterfront” focus
• Recognition that the expertise lies at the Departmental and Divisional Level
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2012-2013 Projects & Studies Underway

1. PED - Creation of the Waterfront Development Office
2. PED - PW - Fin. - MOU with the HPA for Piers 7-8
3. PW - WHRMP Implementation Strategy
4. PED - Piers 5, 6, 7, & 8 Servicing Studies
5. PED - “Setting Sail” OMB Hearing
6. PED - Urban Design Study for “Barton-Tiffany”
7. PW - Breakwater and Shoreline Phase 3&4 EA
8. PW - Design Construct-Docks / Slips for Transient (visiting) Boaters
9. PW - Bayfront Beach swimming area rehabilitation study
10. PW - Confederation Park Master Plan Feasibility Study
CAPITAL BUDGET COORDINATION

- Identify areas of responsibility for implementation
- Determine core items versus enhancements
Goal

To conduct a series of studies to enable the City of Hamilton to prepare a functional development “pro-forma” or the “Business Plan”, for future development of the lands known as “Piers 5 - 8” in Hamilton’s “West Harbor”.

Objectives

I. To determine the servicing and development costs to develop Piers 5-8, in a manner consistent with both the “Setting Sail” Secondary Plan and the West Harbor Recreation Master Plan (WHRMP)

II. To determine the marketability in attracting private-sector investment in developing the lands of Piers 5-8
Waterfront & Shoreline - Initiatives & Priorities
Piers 5, 6, 7 & 8 Servicing Investigation Studies

Project Scope of Work

Phase 1: Standard Servicing Studies
I. Detailed Mapping and Background Research Materials
II. Functional Plan for the Ultimate Build-Out of Main Basin Marina
III. Functional Stormwater and Environmental Management Strategies
IV. Functional Stormwater Management Design Plan
V. Functional Servicing Reports
VI. Geo-technical, Soil Compaction and Remediation Investigation Study

Phase 2: Economic and Real Estate Studies
VII. Functional Development Phasing Plan
VIII. Real Estate and Development Market and Valuation Study
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5. Next Steps
   a) Corporate Financing Strategy
   b) Dedicated resources - Servicing and Implementation Strategy
2013 Proposed Projects

West Harbour

• Design and Construction - Docks and Slips for Transient (visiting) Boaters
• Design - Shoreline and Breakwater Improvements
• Design - Marina Improvements
• Detail Design - Bayfront Park Beach
• Barton Tiffany Lands Real Estate Study
• Pier 8 Development Concept Plan
• Parking study pier 5, 6, 7, 8
• Precinct Branding and Signage West Harbour Design and Construction
• Mandated Planning and Real Estate Studies

Confederation Park

• Design - Sports Park
• Design and Construction - Stoney Creek Trail
• Design - Centennial Entrance
2014-2015 Capital Project Forecast

1. Hamilton Port Authority – MOU
   a) Wave-Break Structure
   b) Shoreline Protection Enhancements
   c) Replacement of Current Marina Structures

2. Piers 5-8 Servicing Studies
   a) Establish Infrastructure needed to Facilitate Development

3. WHRMP – Public Realm Enhancements
   a) Short-Term – Long-Term

4. Mandated Planning Studies & Real Estate to Facilitate Development

5. Confederation Park – Project Forecast
Waterfront & Shoreline - Initiatives & Priorities
Implementation Plan

Outcomes and Next Steps

1. Corporate Financing Strategy for the Waterfront & Shoreline Initiatives
2. Dedicated Staff resources for the Corporate Waterfront & Shoreline Initiatives
3. Servicing and Implementation Strategy
## Waterfront & Shoreline - Initiatives & Priorities
### Implementation Plan

**Timeline**

<table>
<thead>
<tr>
<th>Period</th>
<th>Events</th>
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<tbody>
<tr>
<td>Spring 2012</td>
<td>- PW - WHRMP Implementation Plan&lt;br&gt;- Established the Waterfront Development Office</td>
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<tr>
<td>August 2012</td>
<td>- 2013 Capital Budget Submissions&lt;br&gt;- LOU w HPA – Piers 7-8</td>
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<td>September 2012</td>
<td>- Start Servicing Studies for Piers 5-8&lt;br&gt;- PW/LAS–Refine Phasing WHRMP and CPMP</td>
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<td>October 2012</td>
<td>- Negotiation of MOU w the HPA&lt;br&gt;- Est. Parameters for 2014-2016 Cap. Budget</td>
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<td>January 2013</td>
<td>- Complete Eng. Studies for Piers 5-8</td>
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<td>April 2013</td>
<td>- Complete Value/Real Estate Studies Piers 5-8</td>
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<td>May 2013</td>
<td>- 2014-2024 Capital Budget Forecast Submissions</td>
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<tr>
<td>September 2013</td>
<td>- Report-Confed. Park Master Plan Feasibility Study</td>
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Recommendations

a) That a two-year contract assignment for a new Project Manager position, in the amount of $120,000 annually, be approved for the Waterfront Development Office, reporting to the Senior Advisor to the General Manager of the Planning and Economic Development Department;

b) That the Economic Development Investment Fund Reserve No. 112221 be identified as the funding source for the new contract position referenced in recommendation (a) above.