Vision: To be the best place in Canada to raise a child, promote innovation, engage citizens and provide diverse economic opportunities.

Values: Honesty, Accountability, Innovation, Leadership, Respect, Excellence, Teamwork

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**CITY OF HAMILTON**

**CORPORATE SERVICES**

*Financial Planning and Policy Division*

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<th>TO:</th>
<th>Mayor and Members General Issues Committee</th>
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<td>WARD(S) AFFECTED:</td>
<td>CITY WIDE</td>
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<td>COMMITTEE DATE:</td>
<td>May 16, 2012</td>
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<td>SUBJECT/REPORT NO:</td>
<td>Hamilton Waterfront Trust Capital Priorities (FCS12037) (City Wide)</td>
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<tr>
<td>SUBMITTED BY:</td>
<td>Roberto Rossini General Manager Finance &amp; Corporate Services Department</td>
</tr>
<tr>
<td>PREPARED BY:</td>
<td>Mike Zegarac 2739</td>
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<td>SIGNATURE:</td>
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**RECOMMENDATION**

(a) That a grant to the Hamilton Waterfront Trust (HWT) in response to the request for funding in the amount of $1.3 million towards the completion of the Hamilton Waterfront Trust Building Expansion, as presented in Appendix “A” of FCS12037, be considered for approval;

(b) That subject to approval of Recommendation (a) of FCS12037, the City’s grant of $1.3 million be funded from the Waterfront Priorities Capital Project (4241006001);

(c) That the Hamilton Waterfront Trust’s 6-year (2013-2018) capital forecast as presented as Appendixes “B” and “C” of Report FCS12037 be received.

(d) That HWT and City staff be directed to bring forward, as part of the 2013 Capital Budget deliberations, a report or presentation detailing the 2013 HWT capital priorities;

(e) That the subject matter, Item Q., be identified as completed and removed from the Outstanding Business List.
EXECUTIVE SUMMARY

At the November 14, 2011 General Issue Committee, the following motion was approved:

That staff be directed to meet with representatives of the Hamilton Waterfront Trust to discuss 2012 capital priorities and that both parties report back to the General Issues Committee with that information for consideration and/or comment.

Report FCS12037 is in response to the above motion. Since the passing of the above referenced motion, City staff met with HWT staff for the purpose of discussing the Hamilton Waterfront Trust’s (HWT) 10-year capital proprieties, as well as its immediate 2012 capital priorities.

As a result of the abovementioned discussions two capital priorities were identified by Hamilton Waterfront Trust at 2012 priorities. The first project identified below as Preliminary Master Plan and Servicing Analysis is anticipated to be funded through Council’s commitment in 2011 of $500,000 for key studies to accelerate public and private sector development of Piers 5, 6, 7, and 8. As per the Recommendation (e) of Report PED09200(a), the General Manager of the Planning and Economic Development Department, is authorized to draft a “Terms of Reference” for the implementation of the Council approved studies for Piers 5, 6, 7, and 8, as set out in the October 11, 2011 General Issues Committee Report, and that Hamilton Waterfront Trust (HWT) be approved as the retained agency to carry out the project management of such studies.

The second project listed below, HWT Building Expansion, is presented to Committee for consideration of funding.

1. Preliminary Master Plan and Servicing Analysis ($0.2 million)

As the Hamilton Wentworth Trust (HWT) has played an active role in the establishment of the West Harbour Recreational Master Plan, as well as having acted in a project management role for several City projects; the HWT would act in a project management capacity, in order to complete studies that will accelerate the public and private sector development of Piers 5, 6, 7, and 8, including but not limited to issues of site servicing, geo-technical, soils, remediation, as well as development phasing, marketability, and valuation.

2. HWT Building Expansion ($1.3 million)

The proposed expansion incorporates a warm up/expanded dining/sitting area which overlooks the ice rink and outdoor amphitheatre for the public. This space will be ideal for ice rink patrons who would like to take a break from the cold as well as the
expanding visitor base coming to the waterfront. Male, female and family washrooms will be included for public use with rubber flooring to serve those utilizing the ice rink in the winter. The addition will also incorporate space to accommodate Waterfront Scoops. The second floor will have additional space for staff and HWT Boardroom.

Alternatives for Consideration – Not Applicable

<table>
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<tr>
<th>FINANCIAL / STAFFING / LEGAL IMPLICATIONS (for Recommendation(s) only)</th>
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Financial: As part of the 2010 Capital Budget, Council allocated $2,000,000 for the creation of the Waterfront Development Corporation. In 2011 Council approved the Waterfront Development Corporation funding commitment as the funding source for key studies to accelerate public and private sector development of Piers 5, 6, 7, and 8. It is anticipated that this commitment amount to approximately $500,000. On April 25, 2012 Council approved Report (PED092000(a)) Waterfront Priorities Development Corporation which incorporated the recommendation to convert and rename the “Waterfront Development Corporation” Capital Project Number 4241006001, to a “Waterfront Priorities” Capital Project Number 4241006001. The available funding in Waterfront Priorities Capital Project amounts to approximately $1.5 million.

Recommendation (b) Report FCS12037 identifies the Waterfront Priorities Capital Project (4241006001) as the funding source for the consideration of the Hamilton Waterfront Trust’s building addition ($1.3 million), which if approved, will lead to a funding balance within the identified funding source of approximately $200,000. With respect to the capital project “Preliminary Master Plan and Serving Analysis ($200,000), the funding source is anticipated to be the 2011 commitment of $500,000 for key studies to accelerate public and private sector development of Piers 5, 6, 7, and 8, as identified above.

With respect to the financial impact of the HWT building expansion, it is estimated to result in a favourable annual impact of $75,000, contributing to the sustainability of the agency.

Staffing: Not Applicable

Legal: Not Applicable

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<th>HISTORICAL BACKGROUND (Chronology of events)</th>
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The HWT was constituted with the role to invest funds towards the regeneration of the waterfront at Pier 8. Since 2009, the City of Hamilton has committed $4.2 million.
towards the remediation, design and construction of the Waterfront Rink and expansion of the Discovery Centre. The Waterfront Rink was completed in October of 2010 and the HWT has been operating and maintaining the asset since that time. To date, the City (through the HWT) has spent about $3.7 million on the Waterfront Rink project, as well as the expansion of the Discovery Centre, leaving an uncommitted balance of approximately $0.5 million.

At the November 14, 2011 General Issue Committee, Bob Charters, Chair of the Hamilton Waterfront Trust (HWT) Board, appeared before the Committee and provided a power point presentation which included the following:

- Who the HWT are;
- Settlement Agreement of October 25, 2000 between the Hamilton Harbour Commissioners, the City of Hamilton and the Federal Government;
- Goals;
- Projects, including Hamilton Beach Trail, Waterfront Trail Extension, Lakeland Center, Windermere Basin, Waterfront Ice Rink;
- Other Capital Projects, including Hamilton Waterfront attractions at Pier 8: Hamiltonian, Williams Fresh Café, Hamilton Harbour Queen, Dining Cruises, Waterfront Trolley, SCOOPS Ice Cream Parlour, Waterfront Grill;
- Community Outreach Initiatives, including Hamilton Harbour Fishing Derby, Wingfest, Festival of Lights, Music on the Waterfront, Hamilton Waterfront Learn-to-Skate
- Future Projects, including Pier 8 development;
- 2010 Financial Audited Statements;

Mr. Charters concluded his presentation commenting that the Hamilton Waterfront Trust wants to continue to work together with the City as they share a common vision with the City; make it an identity of place for Hamilton, and create a positive and memorable place; want all to have access to the assets of the waterfront.

At the same November 14, 2011 General Issue Committee, the following motion was approved:

*That staff be directed to meet with representatives of the Hamilton Waterfront Trust to discuss 2012 capital priorities and that both parties report back to the General Issues Committee with that information for consideration and/or comment.*

**POLICY IMPLICATIONS**

Not Applicable
Vision: To be the best place in Canada to raise a child, promote innovation, engage citizens and provide diverse economic opportunities.
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RELEVANT CONSULTATION

Hamilton Waterfront Trust
Planning and Economic Development – General Manager’s Office
Public Works – General Manager’s Office

ANALYSIS / RATIONALE FOR RECOMMENDATION
(include Performance Measurement/Benchmarking Data, if applicable)

Not Applicable

ALTERNATIVES FOR CONSIDERATION
(include Financial, Staffing, Legal and Policy Implications and pros and cons for each alternative)

The Hamilton Waterfront Trust has identified that the completion of the HWT Building Expansion project is contingent upon the City’s approval of a grant of $1.3 million. The HWT has communicated to City staff that there are no identified alternative funding sources, nor are there any committed or identified alternative funding partners.

CORPORATE STRATEGIC PLAN (Linkage to Desired End Results)


Growing Our Economy
• The City’s Waterfront and Shoreline area represents a diverse set of land-uses including commercial, employment, residential, employment, as well as various mixed-uses. The staff recommendation can lead to greater revitalization of employment sites as well as the potential for tourism and recreational purposes.

APPENDICES / SCHEDULES

Appendix “A” of Report FCS12037 (HWT 2012 Capital Priorities)
Appendix “B” of Report FCS12037 (HWT 2013 -2018 Capital Priorities)
Appendix “C” of Report FCS12037 Capital Priorities (Descriptions)
### CITY OF HAMILTON
### 2012 CAPITAL BUDGET PROJECT DETAIL SHEET

**Division/Department:** Hamilton Waterfront Trust  
**Project Name:** Building Addition at Pier 8  
**Category:** Building - New Construction  
**Ward (s):** City Wide

**Start Date:** 2012  
**Completion Date:** 2012  
**Tangible Capital Asset:** Yes  
**Capital Budget Initiation:** 2012

The proposed expansion incorporates a warm up/expanded dining/sitting area which overlooks the ice rink and outdoor amphitheatre for the public. This space will be ideal for ice rink patrons who would like to take a break from the cold as well as the expanding visitor base coming to the waterfront. Male, female and family washrooms will be included for public use with rubber flooring to serve those utilizing the ice rink in the winter. The addition will also incorporate space to accommodate Waterfront Scoops. The second floor will have addition space for staff and HWT Boardroom.

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Appendix "B" of Report FCS12037 - Page 1 of 1

**Project ID:**

**Project Name:** Hamilton Waterfront Trust 6-year Capital Budget Forecast

**Agency:** Hamilton Waterfront Trust

**Asset Type**

**Year Identified:** 2013-2018

**Manager:** Werner Plessl

**Start Date:** 01-Mar-12

**Completion Date:**

**Comments:** Descriptions and scope of work identified in Appendix "C" of FCS12037.

**Ward(s):** Ward 2

**Related Projects:** Waterfront Ice Rink completed in 2010.

### 2013-2018 Capital Budget Project Detail Sheet

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Hamilton Waterfront Trust (HWT)
Future Capital Project Information

1. HWT Building Expansion

The proposed expansion incorporates a warm up/expanded dining/sitting area which overlooks the ice rink and outdoor amphitheatre for the public. This space will be ideal for ice rink patrons who would like to take a break from the cold as well as the expanding visitor base coming to the waterfront. Male, female and family washrooms will be included for public use with rubber flooring to serve those utilizing the ice rink in the winter. The addition will also incorporate space to accommodate Waterfront Scoops. The second floor will have addition space for staff and HWT Boardroom.

2. Wind Break for Ice Rink

The Hamilton Waterfront Trust would like to install a wind screen along the west side of the newly completed ice rink. This will act as a shield against the cold winds coming off the harbour increasing comfort to the patrons and providing a more enjoyable experience. Preliminary designs have already been completed and the anchor for the structure has been installed in the perimeter sidewalk of the rink.

3. Winter Light Display

The Winter Festival of Lights at Pier 8 has been a great success for the past few years, and we are ready to expand farther down the West Harbour. The Waterfront Trust plans to setup a volunteer organization together with the City who would be responsible for operating/managing the waterfront light display annually. For the past light displays have been space on Pier 8 but the potential exists to expand the display along the Hamilton Waterfront Trail, beginning at Pier 8 and finishing at Bayfront Park. The Hamilton Waterfront Trolley will be traveling about a third of its usual summer season route along the west harbour during the winter months for passengers to enjoy the winter festival of lights while reveling in the beauty of the frozen harbour. Through sponsorships from businesses throughout the community we hope to increase the number of light displays from the 10 in the past with 10 new display annually.

4. Functional Marina Design & Wave Break

One of the highest priorities in the waterfront redevelopment of the piers 5, 6 & 7 areas is the existing wave break. In conjunction with waterfront users/partners a consultant would be retained to prepare a functional layout of the expanded marina in accordance with the West Harbour Waterfront Recreational Master Plan and thereby providing a functional layout for the new wave break.

5. Design, Construction and Installation of New Wave Break (over 2 years)

Based on the above a new wave break would be designed and construction for installation to protect the expanded marina basin. The wave break and anchor system would be designed to allow it to function for the existing marina basin and slips as well as the expanded marina basin and up to 900 slips.

6. Shoreline Improvements

The preliminary investigations prepared for the West Harbour Waterfront Recreational Master Plan identified that the waterfront shoreline along piers 5, 6 & 7 required reconstruction imminently. This project would involve a number of phases and years to complete in order to limit use of the marina and the City’s tenants. The reconstruction could be staged starting from the east end at Discovery Drive and proceed westward and be scheduled in conjunction with the City’s long term plans for the operation of the marinas once the existing marina leases either expire and/or are extended.
7. New Commercial Areas (on Pier 8)

Setting Sail identified the potential for additional buildings on Pier 8 (Parks Canada Lands). The HWT is proposing that private partnerships and funding be pursued to develop additional retail commercial building space on Pier 8.

8. Servicing of Pier 8

The existing gas, water, hydro and sanitary services have limited ability for expansion. The existing studies to be undertaken during 2012 between the City and HWT, the future service requirements will be identified and functional plans will be prepared. This funding would allow these plans to be finalized and phasing plan to be prepared.

9. Parking Facility

Harbour West Recreational master plan recognizes the need