SUBJECT: Hamilton Conservation Authority funding request for Confederation Park Master Plan review (FCS08045) (City Wide)

RECOMMENDATION:

That the City of Hamilton provide up to $70,000 to the Hamilton Conservation Authority for the Confederation Park Master Plan review, to be funded from the Hamilton Beach Park Reserve 108037.

Joseph L. Rinaldo
General Manager
Finance and Corporate Services

EXECUTIVE SUMMARY:

Confederation Park is owned by the City of Hamilton and managed by the Hamilton Conservation Authority (HCA) by way of a management agreement. The Board of Directors of the HCA has directed HCA staff to engage a planning consultant to undertake an overall review of the master plan for Confederation Park. The HCA has submitted a request for the City of Hamilton to fund the Confederation Park Master Plan review in the amount of $70,000.

The Terms of Reference for the study is attached as Appendix A to this report which provides the background and scope of the Master Plan project. It should be noted the Proposed Project Schedule in the Terms of Reference was based on the Master Plan commencing in the Fall of 2007, and the schedule will be revised once funding for the project is approved.
BACKGROUND:

The Hamilton Conservation Authority (HCA) has made a request to the City of Hamilton to fund a review of the Confederation Park Master Plan. This report is to obtain approval to grant HCA’s request to provide the funding for the Master Plan review.

ANALYSIS/RATIONALE:

Confederation Park is owned by the City of Hamilton and managed by the Hamilton Conservation Authority (HCA) by way of a management agreement. The updated Master Plan for Confederation Park will be a guide for future investment and development of this City owned asset.

ALTERNATIVES FOR CONSIDERATION:

N/A.

FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

Financial – There are adequate funds in the Hamilton Beach Park Reserve 108037 to fund the requested amount of $70,000. There is no impact on the Operating Budget.

Staffing – N/A.

Legal – N/A.

POLICIES AFFECTING PROPOSAL:

N/A.

RELEVANT CONSULTATION:

Hamilton Conservation Authority
Rob Norman - Public Works

CITY STRATEGIC COMMITMENT:

By evaluating the “Triple Bottom Line”, (community, environment, economic implications) we can make choices that create value across all three bottom lines, moving us closer to our vision for a sustainable community, and Provincial interests.
Evaluate the implications of your recommendations by indicating and completing the sections below. Consider both short-term and long-term implications.

Community Well-Being is enhanced. ☑ Yes ☐ No
The Community will benefit from the various grants' investments in Open Space Development, Transit and Affordable Housing Improvements and other infrastructure improvements.

Environmental Well-Being is enhanced. ☑ Yes ☐ No
Favourable environmental outcomes will occur as a result of several of the grants' investments.

Economic Well-Being is enhanced. ☑ Yes ☐ No
Investment in Hamilton is enhanced and supported.

Does the option you are recommending create value across all three bottom lines? ☑ Yes ☐ No

Do the options you are recommending make Hamilton a City of choice for high performance public servants? ☑ Yes ☐ No
Confederation Park Master Plan

Terms of Reference – Master Planning & Design Services

Introduction

Proposed Project Schedule

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<td>Issue of Request for Proposals</td>
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<td>November, 2007</td>
<td>Proposal Submission Deadline</td>
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<td>January, 2007</td>
<td>Preliminary Design Concepts</td>
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<td>March, 2008</td>
<td>Draft Master Plan and Design Concept</td>
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Background

Confederation Park Location and Context

Confederation Park is a linear waterfront park located at the northeast end of the former City of Hamilton along the Queen Elizabeth Way (QEW) and the shores of Lake Ontario. The 83 hectare (205 acre) park is owned by the City of Hamilton and managed by the Hamilton Conservation Authority (HCA).

Since opening in the early 1960's, Confederation Park has become an important recreation and tourism resource and a major lakefront access in the City. The 8 km Hamilton Beach Trail is not only a popular waterfront trail, but a part of the provincial Lake Ontario Waterfront Trail system extending from Niagara-on-the-Lake to Quebec. The Park has quality recreational and dining facilities such as Canada’s largest outdoor wavepool, WildWaterworks, Barangas Restaurant, the new Lakeland Centre and Pool, and the mini-golf course at Adventure Village. The Park’s proximity to the major highway -QEW - and its large population base in the Golden Horseshoe area give it potential as a tourism magnet and for increased patronage.

Financially, the HCA has generally operated Confederation Park in the “black” since taking over management in 1980. This means that the operations, maintenance and capital costs have been covered by revenues or grants the park generates. As planned developments have been implemented, generally the financial bottom line has improved.

Ecologically, Confederation Park is a part of the Red Hill Valley and Lake Ontario shoreline system. Located adjacent to the Hamilton Harbour industrial area, the Park is an important natural heritage green space in the City and links the corridors of the Red Hill and Stoney Creeks.

Recent Site Planning

The 1997 Master Plan Update for the Confederation Park identified the east end campground site as a potential ‘profit centre’. Subsequently, a proposal call was
advertised for the redevelopment of the campground site. An exciting proposal came forward from Urban Golf Concepts for the development of a state-of-the-art golf practice/instruction facility. It included a driving range, short game area, and several practice holes. A small clubhouse offered additional services for golf equipment sales and repairs, along with a food/beverage area. The HCA Full Authority approved the concept but in a debated decision it was turned down at Regional Council. The Region of Hamilton-Wentworth owned the Park prior to amalgamation in 2000 when the City took over control.

In 2005 and 2006, HCA staff advertised a call for letters of interest for the development of 2 Confederation park sites. One site involved 1.6 hectares (4 acres) just north of Adventure Village. The other advertised site was the existing campground. Three submissions were received as listed below;

- Banquet and special events centre.
- Hotel.
- RV campground.

These proposals did not correlate with HCA requirements and after review by the Budget & Administration Committee of the HCA no further action was taken.

In early 2007, the HCA prepared a master plan update for Confederation Park East that reviewed a number of potential development scenarios for the campground site. None of the potential options identified in the report met with overwhelming support from the Board of Directors and staff were directed to consider engaging a planning and design consultant with waterfront and possible joint venture expertise to undertake a master planning review of the entire Confederation Park.

The main focus of this master plan exercise is to consider new activities or facilities for these sites. Confederation Park is a mature park development with many facilities and features in place and covered under long term agreements. The Wild Waterworks complex longer range development has been considered under other planning exercises so there is not a need to consider individual developments within this complex. So while the park must be looked at as a total unit there are limited areas available for new development. In addition to the facility developments, gateways and non-vehicular connections to the park will also be one of the important considerations for the proposed master planning project. Unifying the different elements of the park is another key consideration for the plan update. The park has been impacted by the construction of the Red Hill Expressway and related works over the past couple of years, the plan will examine ways of softening these new developments as they relate to Confederation Park.

Campground Site History

The Confederation Park existing campground site is a critical piece of the Confederation Park master planning exercise. It is situated in the east end of the Park and approximately 10 hectares (25 acres) in size. The campground was constructed in the 1960s, is in a "tired and run-down" condition, and is expensive to operate. As a result, revenues generated per campsite are about 50 percent of those at the Fifty Point
Conservation Area campground which is located just over 10 km east on the QEW. The bottom line is that the Confederation Park campground is not a profitable facility and, in fact, many of the patrons it does handle could be accommodated in the more modern existing and planned facilities at the Fifty Point campground.

**Scope of Work**

The scope of work will include an examination of waterfront development objectives, issues and opportunities for Confederation Park. It will also include the preparation of design concept alternatives for presentation and discussion. Further to these tasks, there will be a design refinement of a preferred concept, complete with an assessment of capital, operating, and management requirements.

For this work, the HCA requires professional design services from a single, qualified firm or a joint consulting team with experience and expertise in waterfront park planning and design, current tourism/recreation trends and public/private joint ventures.

**Detailed Scope of Work and Services Required**

**Inventory and Assessment**

- Review and assessment of existing conditions, facilities, activities, and needs including:
  - Park utilities infrastructure (hydro service, water supply, sewers, and communications)
  - Park infrastructure (buildings, roads, parking, trails, drainage, lighting, signage)
  - Current park facilities, programs, activities and maintenance operations
  - Needs of the HCA, City of Hamilton and general community in a City Wide Park
  - Adjacent internal park uses and external neighborhood and transportation zone issues
  - Natural areas protection and buffer zones

Meetings: 2 staff meetings
Deliverables: draft report on assessment of issues and opportunities.

**Preliminary Design Concepts**

- Preparation of preliminary design concepts and 2 alternatives for presentation and discussion, including, but not limited to:
  - Proposed facility development
  - Park infrastructure
  - Access and circulation
  - Programming and activities
  - Natural area protection and landscape rehabilitation

Meetings: 1 staff meeting, 1 public meeting,
Deliverables: rendered 2D plan and supporting graphics and imagery

**Development of Preferred Design Concept**
Preparation of a final draft design plan and development of preferred design concept in greater detail.
Estimate capital costs/funding requirements for design concept.

Meetings: 1 public meeting, 1 staff meeting,
Deliverables: revised rendered 2d plan and digital and supporting graphics to portray concepts

Final Master Plan

Revise the preferred design concept based on presentations and comments from staff and public consultation and prepare the Final Master Plan.
Provide phasing and implementation strategy and allocate costs.
Presentations to both Conservation Areas Advisory Board and HCA Board of Directors.

Meetings: 1 staff meeting, 1 CAAB meeting, 1 HCA Board of Directors meeting
Deliverables: Master plan report -5 colour hard copies + 1 digital copy PDF.

Proposal Submission Content

Please include the following in your submission:

- An understanding of the project, approach to work, and detailed description of scope of work;
- Identification of personnel who will participate in the project, including qualifications;
- Proposed project schedule and tasks as they relate to the scope of work;
- Personnel time allocations and fee rates for the proposed project schedule and tasks.

Reference Materials

The HCA shall supply the following:

a) Orthophoto base plan of Confederation Park showing existing site features, property boundaries and topographic information with .5 metre contour intervals.
b) All background master planning and design reports for Confederation Park.

Communications

The project manager for this project will be as follows:

Sandy Bell, OALA
Manager, Design and Development
Hamilton Conservation Authority
The project manager will be responsible for coordinating the consultants work with HCA management, Confederation Park staff and the HCA Board. All correspondence etc. shall be forwarded to the attention of the project manager. Scheduling and notification of staff meetings and public meetings will be the responsibility of the project manager.

**Consulting Agreement and Invoicing**

The Consultant and HCA will enter into a standard consulting services agreement upon award of this project. A HCA purchase order will also be issued. Consultant will bill monthly for work completed. The HCA will review all invoices and make payment within 30 days.

Itemized invoices, corresponding to the tasks listed in these Terms of Reference and the Consultants Project Schedule, shall be submitted to the HCA project manager.

Appendix A – Location Plan
Appendix B – Confederation Park Airphoto