INFORMATION UPDATE

TO: Mayor Fred Eisenberger and Members of Council
DATE: November 20, 2015
SUBJECT/REPORT NO: Status of West Harbour Capital Works (CASP1516) (City Wide)
WARD(S) AFFECTED: City Wide
SUBMITTED BY: John Mater, C.E.T.
Director of Corporate Assets and Strategic Planning Public Works
SIGNATURE:

This is the first Information Update detailing capital works being undertaken by the Public Works, Waterfront Development Office.

Much of what is detailed below was described in PED14002(b) West Harbour Waterfront Re-Development Plan (March 2015) which presented a comprehensive implementation plan that is intended to prepare the Piers 5-8 lands to a state of “development-ready” by the end of 2018; however, the following information will be limited to the area of responsibility of the Waterfront Development Office.

2015-2018 Implementation Plan

Over the past three years, Council approved just over $10 M in capital funding toward the West Harbour Waterfront Plan, and recently approved an additional $11 M within the 2015 Capital Budget. The implementation of works over the next four years is focused on projects required to get lands on Piers, 6, 7 and 8 development-ready, but also on planned infrastructure upgrades to the marina between Pier 4 and Pier 8 (referred to as “the main basin”). Work includes studies and necessary planning approvals that allow the City to proceed with construction of municipal services that will support development at the waterfront.

Target dates, as detailed in Appendix “A” to PED14002 (b) are being met in order to meet our mandate of being “Development Ready”, as in servicing completed, for the year 2018. The Urban Design Study, Traffic and Parking Studies and Functional Servicing Reports have been started, and are, in fact, nearing completion, which will follow with Draft Plan of Subdivision and Zoning applications.

Other projects, such as the Pier 7 Shoreline Reconstruction and Transient Docks, which is under construction at this time, Replacement of Floating Breakwater, which is currently with Procurement for Request for Tender (RFT) preparation, and Replacement/Expansion of the Marina Docks, currently under design, with an RFT to be
completed late 2015, are all on track and on schedule for completion within their targeted delivery.

As we progress to being development-ready, the focus for 2015 and 2016 construction is in the area of the main basin and the lands adjacent to it, with the replacement of marina docks, reconstruction of pier walls along Discovery Drive, and the construction of new docks to provide space for visiting boaters. In parallel to this work, staff is preparing plans, engineering studies, and applications to support approval for new development at the waterfront. In that respect, major servicing projects including a new sanitary pumping station, watermains, sewers, and roads will start in 2016 with the pumping station and continue with servicing of Pier 7 and 8 in 2017 and 2018 once approvals have been acquired.

The following is a list and a brief description of the projects being initiated in whole or in part during 2015:

1. Pier 4 Shoreline and Discovery Drive Asphalt Trail Temporary Relocation

   This work started in spring 2015 and is complete. Pier 4 shoreline failures were addressed as remedial works and have allowed the walking path on the pier to be re-opened to the public. A temporary relocation of the asphalt trail along Discovery Drive was required to allow for reconstruction of the Pier 7 shoreline and implementation of new docks for transient boaters.

2. Pier 7 Shoreline and Transient Docks

   This project is under construction. The new docks represent one of the first projects to be implemented as part of the West Harbour Recreation Master Plan. Stretching from the Police Marine building on Pier 7 and running north toward the Williams Cafe, the shoreline will be completely reconstructed to ensure erosion control and stability. A major component of the project is to provide a new boardwalk and viewing areas, in addition to transient docks for use by day visitors to the waterfront. Preliminary work for this project included the relocation of the waterfront trail noted above and an existing gas pipeline owned by Sun-Canadian Pipeline Ltd.

3. Marina Breakwater – Design/Build

   A vital piece of infrastructure, a breakwater is a wave attenuating structure that protects boats in the marina’s main basin. The existing structure is beyond its useful service life and is intended to be replaced as a design-build in the spring of 2016. A Request for Design/Build Tender will be issued in November this year.

4. Marina Dock Replacement – Main Basin

   Currently in the functional design phase, the re-build of the marina is a central part of the West Harbour Recreation Master Plan. The City is proceeding with a staged replacement and expansion of the marina docks on Pier 5 and 6 starting in 2016. The project will be issued as a design-build and will be phased in such a way to allow ongoing marina operations by the Port Authority and the Royal Hamilton Yacht Club,
with minimal disruption to marina users. Marina dock replacement will be completed over a three-year period by 2018.

With the potential for expansion, the rebuild will have additional servicing requirements for water, sanitary and hydro utilities.

5. Shoreline Reconstruction and Upgrades
   i. Pier 5 and 6 - Reconstructing the shoreline of Pier 5 and 6 is a component of the planned marina rebuild. As noted, marina dock replacement is planned to begin in 2016, with shoreline improvement and servicing upgrades to be co-ordinated to minimize the impact to existing operations and marina users. Other improvements included in this area is a new gas dock for boaters, a pedestrian boardwalk along the water's edge, improved pedestrian connections, and upgraded services for the marinas. Functional design of the shoreline reconstruction will be initiated in 2015; however, specific construction timing has not been determined. The project will likely span two construction seasons.

   Work in this area is to be coordinated with other planned Pier 6 and 7 Improvements (Pier 6 Artisan Village / Pier 7 Commercial Village)

   ii. Pier 8 - Engineering assessments of the Pier 8 shore wall has indicated a need for significant rehabilitation and possible replacement. There are various options available to deliver this project so staff is proceeding with additional assessment and design work in 2016 with construction targeted to occur in phases in 2017 through to 2019. To be coordinated with Pier 8 Promenade and Pier 8 servicing.

6. Pier 6 & 7 Improvements (Pier 6 Artisan Village / Pier 7 Commercial Village)

   Improvements include re-purposing of existing buildings currently used for marina operations to upgraded public space and provision of services for future commercial development including an upgraded marina. The planning and design for these improvements is targeted to get underway in 2016 with implementation occurring as early as 2017 or 2018.

   Work in this area is to be coordinated with Pier 5 and 6 Shoreline Reconstruction and Upgrades.

7. Bayfront Park Beach

   Work in 2015 includes a study to investigate water quality issues at Bayfront Beach to determine the viability of maintaining the beach for swimming or repurposing it for other public uses. The scope of the study is currently being vetted with key stakeholders and will be fully underway in 2016. Implementation of recommendations is targeted for 2017, but is dependent on future Capital budget approval.

8. Zoning Application and Draft Plan of Subdivision Process – Pier 6, 7 and 8

   The Waterfront Development Office is undertaking two major planning exercises that require approval through a public process before physical work can start on Pier 8 to make it development-ready. More specifically, a new Zoning By-law which defines the
land use and Draft Plan of Subdivision which lays out the development blocks and roads need to be prepared and then approved by Council. Applications for zoning and draft plan of subdivision are being prepared and will be formally submitted in early 2016 upon approval of the Pier 8 Urban Design Study. Council approval is targeted for September 2016. As part of this work, a comprehensive traffic impact study for Pier 8 is being completed and a Parking Strategy will be completed for the entire Piers 5-8 area. These two studies are underway.

9. Sanitary Pumping Station - Pier 8
This major infrastructure project, being managed by the Hamilton Waterfront Trust, is required to ensure adequate sanitary sewer capacity within the area to support existing land uses (William Café etc.) and planned development at the waterfront. Functional design of the pumping station and associated sanitary forcemain is complete and an RFP for the design of the facility will be tendered imminently. It's intended to start construction in 2016 and have the station operational in the second half of 2017.

10. Municipal Servicing - Piers 5-8
Upon approval of a new Zoning By-Law and Draft Plan of Subdivision staff will prepare detailed design and construction tender documents for municipal servicing required for full build-out of area. Servicing to be constructed to support private-sector developments, public-uses, as well as the full marina re-build, include:

* the sanitary pumping station (noted above)
* Municipal water mains, roads, sewers, and utilities (e.g. hydro, gas, etc.)
* possible district heating/cooling

Servicing of Pier 7 and 8 is expected to commence in 2017 subject to approvals, and be completed in 2018 (i.e. development-ready). As noted above, the pumping station will have already been constructed as it is expected to be advanced in 2016.

A key component of the pre-servicing work at the waterfront is obtaining a Record of Site Condition (RSC) and Certificate of Property Use in accordance with Ministry of Environment and Climate Change environmental protection policies. In that respect, significant work has been completed, and more is being scheduled, to document the environmental conditions of the soils on Pier 5-8. Starting in August 2015 through the rest of the year additional environmental testing will be completed to support the planned changes in land use on the piers. As part of the documentation and preparation of the RSC, staff intends to work closely with ministry staff; getting provincial buy-in to the methods of soil remediation and treatment is paramount to meeting the goal of being development-ready in 2018.

Other advance work includes site clearing and building demolition. Currently staff is scoping the extent and timing of work required on Pier 8 to allow servicing to proceed. This includes working with operators on Pier 8 (HPA, Navy League, Brewers Marine etc.) to determine short term operational needs and scheduling any required relocations.
Communications

Communicating what the City is doing at the waterfront at a high level and a project by project level is critical to the success of the work being undertaken. Communication at the corporate level is being facilitated through the City Manager’s Office by Paul Johnson, Director of Corporate Initiatives and by Chris Phillips, Senior Advisor in Planning and Economic Development; however, in its role leading the implementation of Capital projects at the West Harbour, the Waterfront Development Office will handle some of the day-to-day communication with the media, stakeholders, business owners, and the public. Typically, communication activities include: fielding questions from the media, the public (including marina users), attending West Harbour Community Conversation Meetings, and notifying affected property owners and marina users of impending construction.

Any specific questions about projects being undertaken by the Waterfront Development Office can be directed to Gavin Norman, Manager of Waterfront Development at extension 4812.

Copy to:

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