Welcome – Diedre Beintema

- Upcoming dates:
  - Monday, Nov. 28 @ 1:30 pm in Council Chambers - WH Development Sub-Cmte
  - Friday, Dec. 9 @ 6:00 pm at 294 James St N - Holiday Marketplace
  - Thursday, Jan. 26 @ 7:00 pm at 294 James St N - Next Community Conversation
  - Exact date & time TBD but look for the details in January 2017 for the 2nd Bayfront Beach Conversation Couch

Community Updates

- National Housing Day was Friday, November 25. An event was held in recognition at the Art Gallery.
- The Hamilton Port Authority is undergoing a review of its land use plan. For more information, visit the project webpage: http://www.hamiltonport.ca/port-facts/landuseplan/

Project Updates – Chris Phillips

Presentation:

- The land solicitation process was approved in early November. As a result, staff have formally started the process to sell the development blocks on Pier 8, beginning with a prequalification stage to identify the qualified developers that share our vision for Pier 8.
- Staff will to return to GIC & council in the spring of 2017 with a more detailed set of recommendations about the proposals we receive from interested developers
- Three key updates about Pier 8: the approved land solicitation process, the subdivision and rezoning application and affordable home ownership
Discussion:

- When was the decision made to sell all the Pier 8 blocks to one single developer? Was the community consulted about this?
  - Staff recommended one single solicitation process with one development group (i.e. a consortium of developers) based on advice given by Deloitte Real Estate Team (the project consultant). The advantages of offering are:
    - A larger land offering will attract a higher calibre of developer who has the capacity to plan and develop the entire site;
    - The land offering would encourage single proponents committed to the City's vision for Pier 8 as described in Setting Sail;
    - Coordinating with a single development partner is much simpler than trying to get multiple parties to align and coordinate with the City, and with each other;
    - A single land offering the scale of Pier 8 allows the City to be in a position to greater leverage community benefits or other outcomes;
    - With a single development agreement partner, the City can achieve greater control to maintain the overall vision as a master plan;
    - Offering the development blocks on a block-by-block basis would require more time and staff; and,
    - A block-by-block Solicitation Process for the Pier 8 lands would result in a time-lag, making the City susceptible to external factors within the real estate market, adding an additional risk to the City.

- Won’t the sale of land to one single developer exclude many local developers who might not be able to take on such a large project?
  - The process might exclude smaller developers. However, this does not mean that local developers are disadvantaged. There are developers who are from Hamilton or have been doing work in Hamilton for many years that know the community well and would be able to bid on a project of this size. We are also hoping to hear back from development companies who have experience developing waterfronts. The land offering is designed to encourage quality of development.
• How will the affordable home ownership program be administered? How will participants be selected?
  o The City has established a minimum of 5% home-ownership on the Pier 8 development. Details of the programming will be developed by City Staff as the Solicitation Process proceeds. The process is looking to the perspective proponents to identify how they propose to implement this plan. There are examples of affordable home ownership programs, such as Options for Homes or Habitat for Humanity that we may look into when designing the program for Pier 8.
• What if the developer “sits” on the units set aside for the affordable home ownership program until the price they are able to sell these units for is higher?
  o A legal development agreement will guide the long-term relationship between the City and the final proponent, which will include items such as performance standards and timing of development.

West Harbour Investment Guide – John Van Nostrand
Presentation:
• Zoning requirements and regulations in older neighbourhoods, like the neighbourhoods in the West Harbour area, are often very difficult to find details about. The research done by John’s team shows the types of small scale development that homeowners could undertake on their own properties under current zoning regulations. John proposes turning this information into a publically accessible “Investment Guide” that would help homeowners understand zoning regulations and develop their properties. See John’s presentation for more details.

Discussion:
• How is it useful for people to be able to build up their entire parcel of land up to 4 stories if they are limited to 2 families per building? Won’t that just encourage massive, unsustainable homes?
  o This information is simply showing people what is possible and permissible under the current zoning regulations, not encouraging them to do anything. The better informed people are about the zoning in their neighbourhood, the more prepared they can be to respond to development proposals nearby or take advantage of
the small-scale investment opportunities that are available to them, like building an apartment or suite within their home.

- This has potential to dramatically change the demographics of the neighbourhood. Will the school boards be able to respond and plan accordingly? It seems like too many schools are being closed right now and the remaining schools will not be able to adequately accommodate the increasing population of families with children.
  - Yes, that is why this information is so important. The same problem happened in Toronto - many high rise buildings were constructed downtown and city planners didn't realize how many families with children would choose to live there so, now, there are not enough parks, recreation centres and schools nearby to accommodate for the demographic makeup of the area.

West Harbour Community Engagement Updates – Diedre Beintema
Presentation (* Ran out of time for the full presentation*):

- Evergreen has been a partner with the City of Hamilton for the past two years and has played a key role in developing, implementing, monitoring and evaluating the West Harbour community engagement program. Evergreen’s final task was to prepare recommendations for the City of Hamilton for future West Harbour community engagement. The recommendations were presented to the community in July 2016 and submitted to the City of Hamilton via memo in November 2016.
- The City of Hamilton will review and use Evergreen’s recommendations to design a more formal community engagement process for the West Harbour that will include: an over-arching community engagement strategy; community engagement plans for each West Harbour sub-project, and; logistics plans for each community engagement tool used.

Discussion:

- Can you confirm that Evergreen’s recommendations will actually be implemented for future community engagement?
  - Yes, these recommendations will be used to create community engagement plans going forward.

Issues for future meeting agenda/discussion:

- Updates and estimated timeline re. Barton Tiffany development
- Date of public meeting at Planning Committee for Pier 8 subdivision application and rezoning bylaw
• Pier 8 affordable home ownership program administration details