COMMUNITY CONVERSATION

Thursday, March 30, 2017
294 James St N
7:00 pm – 9:15 pm
<table>
<thead>
<tr>
<th>Start Time</th>
<th>Agenda item</th>
<th>Presenter / Facilitator</th>
<th>Participation Style</th>
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</thead>
<tbody>
<tr>
<td>7:00</td>
<td>Welcome &amp; Agenda Overview</td>
<td>Diedre Rozema (City of Hamilton)</td>
<td>Inform</td>
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<tr>
<td>7:05</td>
<td>Announcements &amp; upcoming dates</td>
<td>Diedre Rozema</td>
<td>Inform</td>
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<tr>
<td>7:20</td>
<td>Community updates and news</td>
<td>All</td>
<td>Inform</td>
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<td>7:30</td>
<td>CityHousing Hamilton West Harbour property updates</td>
<td>Sean Botham (CityHousing Hamilton)</td>
<td>Inform</td>
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<td>7:50</td>
<td>Pier 8 Land Solicitation Process</td>
<td>Philbert Kim (City of Hamilton)</td>
<td>Inform</td>
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<td>8:00</td>
<td>Pier 8 Parkette (Gateway Park)</td>
<td>Gavin Norman (City of Hamilton)</td>
<td>Inform</td>
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<td>8:15</td>
<td>Pier 8 Promenade Park</td>
<td>Ken Coit (City of Hamilton)</td>
<td>Inform</td>
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<td>8:35</td>
<td>Piers 5-7 shoreline, boardwalk, commercial village and public piazza</td>
<td>Werner Plessl (Hamilton Waterfront Trust)</td>
<td>Inform</td>
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<td>8:55</td>
<td>General Q&amp;A and Discussion</td>
<td>All</td>
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<td>9:10</td>
<td>Close</td>
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PROJECT DATES

• Monday, April 3 (1:30-4:30 pm) – West Harbour Development Sub-Committee in Council Chambers

• Thursday, April 20 (1:30 pm) – Board of Health in Council Chambers (staff update about Bayfront Beach study)

• Mid April (Exact date & time TBD) – Pier 8 Promenade Park community meeting

• Thursday, May 26 (7:00 pm) – Community Conversation meeting at 294 James St. N.
IN THE COMMUNITY...

• Wednesday, April 5 (2:00-6:00 pm) - Evergreen Community Marketplace at 294 James St N

• Saturday, April 8 – Sunday, April 9 – ‘Hometown Hockey’ tour at Pier 8

• Saturday, May 6 – Sunday, May 7 – Doors Open Hamilton

• Saturday, June 3 – 100 in 1 Day Hamilton (city-wide)

• Tuesday, June 27 – Marine Career Awareness Day Job Fair and Celebration Dinner at Hamilton Convention Centre
Project posters have been posted on fences on Guise St at Hughson and MacNab. More will be printed for indoor locations (schools, public buildings, community centre, etc.) Contact Diedre Rozema to request a copy.
WEBPAGE UPDATES

In development:
• Consistent theme and format throughout
• Document library

Next steps:
• GIS story mapping
• Page for each ongoing project

PLEASE NOTE: some urls/hyperlinks have changed. Contact Diedre Rozema with questions or feedback.
COMMUNITY UPDATES

What’s going on in the community? Let us know about upcoming events, activities or projects that we can get involved in!
KEN SOBEL TOWER RENEWAL AND JAMESVILLE REDEVELOPMENT

Sean Botham
Senior Development Project Manager
CityHousing Hamilton
A BRIEF HISTORY

Studies
In 2016, two key studies were completed to determine the best development options for CityHousing Hamilton (CHH) owned properties in the West Harbour.

The first study was a comprehensive market and financial analysis. The second study involved Building Condition Assessments (BCAs) that identified capital expenditures over a thirty year period.

Resolutions
Based on the outcomes of these studies, CHH was able to determine the future course for these properties. On September 20, 2016 the CHH Board passed a resolution to:

• **Retain and renovate the Ken Soble Tower** at 500 MacNab St N.
• **Redevelop Jamesville**, the lands which are bound by James St N, Ferrie St W, MacNab St N and Strachan St W.
Tower Renewal Options
Two approaches to the renewal of the Ken Soble Tower are being developed and assessed. One is for a basic retrofit based on the new BCA. The other is an enhanced retrofit based on the Passive House standard which would dramatically reduce operating costs, provide tangible benefits to residents, and enable eligibility for innovation funding.

Funding
Securing additional funding is essential for the enhanced retrofit option, as there would be a cost premium. Innovation funding is being sought and discussions at all levels of government about funding are occurring.

Next Steps
• Present enhanced retrofit option to CHH Board.
• Continued funding application evaluation processes.
• Continued discussions with governments regarding funding.
Redevelopment Options
An Expression of Interest (EOI) is being prepared for the redevelopment of Jamesville. The approach with an EOI will allow for a broad range of development options to be brought forward for consideration.

Funding
Sources of funding have not yet been determined.

Next Steps
- Present the EOI to the Board.
- Call for EOI to go out.
- Procurement process developed.
RESIDENT AND COMMUNITY ENGAGEMENT

Recent Engagement
CHH is committed to continuous resident and community engagement, and regarding the West Harbour properties, the following engagement opportunities have occurred:

- September 2015: Community Conversation
- January 2016: Phone/door to door engagement
- April 2016: On-site update meeting
- September 2016: On-site update meeting
- September 2016: Community Conversation
- March 2017: Phone/door to door engagement
- March 2017: Community Conversation

Next Steps
• Resident survey results analyzed.
• Resident transition and relocation plan developed.
PIER 8 LAND
SOLICITATION PROCESS

Philbert Kim
Senior Consultant, West Harbour Disposition Strategy
City of Hamilton
<table>
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<tr>
<th>RFQ</th>
<th>RFP</th>
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<tr>
<td>• Vision Alignment</td>
<td>• Development Concept</td>
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<td>• Development Experience</td>
<td>• Vision</td>
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<td>• Similarities to Pier 8</td>
<td>• Features</td>
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<tr>
<td>• Architectural Design</td>
<td>• Solutions</td>
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<tr>
<td>• Name a Lead Design Firm</td>
<td>• Outcomes</td>
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<td>• Team Expertise</td>
<td>• Financial Deal</td>
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<td>• Brownfields</td>
<td>• Market rationale</td>
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<td>• Environmental sustainability</td>
<td>• Land pricing model</td>
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<td>• Affordability, accessibility</td>
<td>• Phasing / deal structure</td>
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<tr>
<td>• Retail</td>
<td>• Financing strategy</td>
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<td>• Financial Strength</td>
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<td>• Company stability</td>
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<td>• Financing experience</td>
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RESIDENT QUESTIONS:

- “What happened to the Vision chart? How will be integrated with the solicitation process?”
- “What is the current state of traffic and parking analysis relating to the combination of City proposed developments and how will that be integrated with the solicitation process?”
OVERVIEW:
OPEN SPACE NETWORK

Gateway Park

Piers 5-7

Pier 8 Promenade Park
PIER 8 PARKETTE (GATEWAY PARK)

Gavin Norman
Manager, Waterfront Development
City of Hamilton
PIER 8 PARKETTE
(GATEWAY PARK)
OVERVIEW

• Conceptual Design of the Pier 7 Transient Docks and Boardwalk and Pier 8 Parkette completed in 2014

• The Urban Design Study (UDS) incorporates the Conceptual Design and provides guidance on the elements that should be considered in the final design

• Phase 1 of the park (raised gardens and seating areas) was constructed as part Pier 7 Transient Docks and Boardwalk in 2015/16
• Could be designed as a spill out space for the adjacent retail uses along Street A1 and from Pier 7.
• Should have large open areas for outdoor market booths, seating areas and potential locations for food trucks or concessions.
• Should contain elements (landscape or public art) that reflect the marine and industrial history of the Pier 7 + 8 sites.
• A mix of soft and hard landscaping should be used to frame a large boardwalk along the water (+/- 6 m) and a large gathering space in the centre of the park.
• Seat walls should be provided for informal seating during waterfront events.
NEXT STEPS

• Undertake detail design based on approved Conceptual Design and UDS guiding principles (Dillon Consulting retained)

• Present final design to public in fall 2017

• Proceed to construction in 2018 as part of the servicing of Pier 8
PIER 8 PROMENADE PARK

Ken Coit
Program Manager Public Art and Projects
City of Hamilton
PIERS 5 - 7

Werner Plessl
Executive Director
Hamilton Waterfront Trust
BACKGROUND

Relevant studies, legislation, reports:
• Setting Sail – Secondary Plan for West Harbour
• Hamilton West Harbour Waterfront Recreation Master Plan
• Hamilton West Harbour – Shoreline and Breakwater Class Environmental Assessment
• West Harbour Piers 5 – 8 Servicing Studies and Pro Forma Analysis
• Official Plan and Zoning By-law Amendments for Piers 6 and 7
• Pier 7 and 8 Urban Design Study
• Piers 5 – 8 Environmental Site Assessments (Phase 1 & 2)
Hamilton West Harbour
Waterfront Recreation Master Plan
Piers 5 to 7 Hamilton West Harbour
Waterfront Recreation Master Plan
NEW (2016) WEST HARBOUR BREAKWATER
NEW (2016) PIER 7 SHORELINE @ GATEWAY PARK
HWHWRMMP – PIER 6 TO 7
AMENITIES

1. Waterfront trail - 6m wide & Boardwalk
2. Fish & Wildlife Habitat
3. Recreational Boating Harbour (630 slips total) with Secure Access Points
4. Commercial Space – 13,000 sqm
5. Urban Fishing Enhancements
6. Gateway to Harbour precinct at James Street
7. “Foot of James” Public Space - casual sitting and meeting place
8. Moveable freeform furniture, shade canopies, trees, flowers, overlook to water
9. Major public art piece can be seen from a distance up James Street and the “waterfront piazza”
10. Two existing HPA sheds to remain and repurposed for public space
11. Public Dock / Pier (60m long)
12. Two distinct pedestrian areas are created: market area with artisans, shops, stalls and programmable canopy for expanded “market days”
13. Rental shops for kayaks, paddle boats and canoes
14. Distinct paving style to segregate from vehicle traffic
15. Public plaza is framed by new buildings along Guise Street and along the existing shoreline
16. A mix of shops, retail, pubs and cafés creates a dynamic backdrop for a programmable public “waterfront piazza”
17. Overnight accommodations await visitors arriving on foot, by car or boat
18. Surface parking is relocated to an underground facility east of Discovery Drive (capacity of 300 spaces). Overtop is a professional building with commercial and residential on the upper level.
19. Minimize surface parking
20. New village style shops, café, restaurants (3 fronts – Guise Street, central laneway, waterfront)
21. Public washrooms
22. Historical / Cultural interpretation opportunities
23. Transient Docks
24. Terrace for grade changes
25. Neighbourhood Linkages
26. Completely Accessible Site
27. Signage
• view looking westerly along Guise Street from Discovery Drive
• artists rendition of proposed commercial / retail streetfront
- view looking westerly from Discovery Drive
- artists rendition of section through commercial "public square" area
QUESTIONS OR COMMENTS?
NEXT MEETING:
Thursday, May 25, 2017
7:00 – 9:00 pm
Evergreen Community Storefront (294 James St N)