



• **WEST HARBOUR** •
HAMILTON

COMMUNITY CONVERSATION MEETING MINUTES
EVERGREEN COMMUNITY STOREFRONT (294 JAMES ST N)
THURSDAY, MARCH 30, 2017
7:00 PM - 9:00 PM

Welcome, Agenda Overview and Announcements – Diedre Rozema (Special Advisor Community Engagement, City of Hamilton)

- Upcoming project dates to make a note of:
 - **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)
 - **Thursday, April 20 (7:00 – 9:00 pm)** – Pier 8 Promenade Park community meeting at the Royal Hamilton Yacht Club. Register to attend: <https://pier8promenadepark.eventbrite.ca>
 - **Thursday, May 26 (7:00 pm)** – Community Conversation meeting at 294 James St. N.
- Events 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** – [100in1Day Hamilton](#) (city-wide)
 - **Tuesday, June 27** – [Marine Career Awareness Day Job Fair and Celebration Dinner](#) at Hamilton Convention Centre
- New project posters have been put up on the fence along Guise Street. We will be printing more posters to be used indoors, contact Diedre Rozema if you're interested in getting some to post locally.
- Our project webpage (www.hamilton.ca/westharbour) is being updated and we've heard some feedback that some of the old links are no longer working. If you come across a link that no longer works for you, please contact Diedre Rozema so we can fix the link.

Community Updates:

- **Thursday, April 13 (6:00 – 9:00 pm)** - Rising Star Co-op Project Information Meeting at 294 James St N. The meeting will include refreshments and bus tickets will be provided. All are welcome, bring a friend.

CityHousing Hamilton: Ken Sobel Tower Renewal and Jamesville Redevelopment

- Sean Botham (Senior Development Project Manager, CityHousing Hamilton)

- Review of studies and decisions made to date:
 - Two key studies were completed in 2016: 1) comprehensive market and financial analysis, and 2) Building Condition Assessment
 - Based on study outcomes, on September 20, 2016, the CHH Board passed a resolution to:
 - Retain and renovate the Ken Sobel Tower at 500 MacNab St N
 - Redevelop the Jamesville property
- Plan for the Ken Sobel Tower:
 - The tower has 146 units, approximately 70% of the units are currently unoccupied
 - Two renovation approaches are under consideration, staff are still determining which approach is the best fit for the property:
 - Either, a basic retrofit to address the issues identified by the Building Condition Assessment
 - Or, an enhanced energy efficiency retrofit based on [Passive House](#) standards would be more expensive but reduce operational costs. Grants and funding would be needed so staff are in discussions with other levels of government to get support.
 - The approach selected for the Tower will depend on how much funding is available for the project. Staff will present options to the CHH Board by fall 2017.
- Plan for Jamesville:
 - The property has 91 units which could typically house about 300 residents, there are currently residents numbering in the high 200s.
 - Staff are currently preparing a Request for Expression of Interest (RFEOI) document. The RFEOI is a way for staff to begin conversations with members of the development community about potential options and approaches for the property. A RFEOI is not a prescriptive procurement document, just a way for interested applicants to bring ideas forward. This approach is a way to collect as innovative concepts as possible.
 - After the CHH Portfolio Management Committee and Board have reviewed the RFEOI document, it will be released to the development

community in, likely by fall 2017. After that, staff will begin developing the formal procurement documents.

- CHH staff have held seven (7) direct “check-ins” with residents and community members over the past year and a half to get feedback from residents and answer questions about the transition. Communication and resident engagement will continue throughout the process.
- Q&A:
 - Question: What is the current vacancy rate at both properties?
 - *Ken Soble Tower - The tower has 146 units, approximately 70% of the units are currently unoccupied.*
 - *Jamesville - The property has 91 units which could typically house a maximum of 300 residents, there are currently residents numbering in the high 200s.*
 - Question: Will residents need to move out of Ken Soble Tower if retrofit happens?
 - *Yes and CHH will support residents during the transition to new homes.*
 - Question: What is the problem with Ken Soble Tower?
 - *The building is old and in need of major improvement. Building feasibility studies explain full scope of issues.*
 - Question: Will residents be able to move back?
 - *Yes, residents will have the option to move back to the new or renovated facility when possible. CHH will support residents during transition and will transition-them to a new place to live that meets their needs.*
 - Question: What is the difference between a redevelopment project (as planned for Jamesville) and a retrofit project (as planned for the Ken Soble Tower)?
 - *Redevelopment at Jamesville means that the old buildings will be completely removed and new buildings put up at the same property. The redevelopment approach will also allow for intensification of the property, meaning the site will be developed at a higher density than currently exists so that there will be more residential opportunities at the site.*
 - *Retrofit of Ken Soble Tower means that the problems in the existing building will be repaired (and with the optional enhanced retrofit, further enhancements made).*
 - Question: Will the new units at Jamesville be affordable, rent geared to income?

- *Ideally, the Jamesville redevelopment will be mixed-use, mixed housing that will include housing options across the entire affordable housing spectrum.*
- Question: What definition of affordable housing will be CHH be using for the Jamesville redevelopment?
 - *Definitions are still being defined, but there will likely be three types of housing that fall under affordable which will be clearly laid out in the RFEOL: social (RGI), affordable, and moderately affordable.*
- Question: Will Ken Soble tower be similar to Jamesville mix of unit types?
 - *No, it will look different because Jamesville is an opportunity to intensify and add more residential units than are currently in place. However, the footprint of Ken Soble Tower will not change during the retrofit process so there is less opportunity to alter the housing mix and units types from what is currently available on site.*

Pier 8 Land Solicitation Process – Philbert Kim (Senior Consultant, West Harbour Disposition Strategy, City of Hamilton)

- The Pier 8 Request for Qualifications (RFQ) will launch on April 18, 2017. Interested developers will have several weeks (at a minimum 6-8 weeks) to respond back to the RFQ to explain how their past experience, projects and qualifications show that their team is a good fit for our waterfront. Developers must demonstrate that their goals and priorities align to the waterfront vision in the Setting Sail Secondary Plan.
- The top five responses to the RFQ will be selected to be part of the shortlist that is welcome to participate in the second stage. Stage 2 is a Request for Proposals (RFP) process; only shortlisted proponents from Stage 1 will be able to participate in Stage 2.
- A Preliminary Prospectus document that contains background information about the development opportunity was released in mid-March to give the community and interested developers a first look at what the development opportunity will look like. The Preliminary Prospectus is available online at: www.hamilton.ca/westharbour.
- Before the meeting, our team received a few questions from community members about the process that Philbert will address tonight:
 - Question: How will the vision be incorporated into the solicitation process?

- *Vision is described in prospectus and resident created vision document will be included as part of the list of documents that interested developers will be required to read through.*
 - Question: How will the City's ongoing parking study be incorporated into the solicitation process?
 - *Status briefing with the shortlisted developers on all ongoing City activities in the area will provide an update about all of the site conditions and ongoing studies at that time.*
- Q&A
 - Question: When will final developer be selected?
 - *Our team is aiming to have a developer confirmed by March 2018.*
 - Question: How far down into the pier can buildings be constructed?
 - *Based on site assessment studies that have already been completed, construction can go about ½ a storey below the surface level but buildings will be constructed on pile foundations for additional support.*
 - Why was the Mayor promoting the Pier 8 development opportunity internationally earlier in March? Is the opportunity also open to local developers?
 - *This opportunity is open to a wide range of participants; we are hoping to receive responses from developers with diverse experiences. The Mayor's trip to Europe was part of a larger trade mission, we took advantage of the fact that this trade mission was taking place at the same time as our team was looking to start promoting Pier 8 to the development community.*

Overview of the Waterfront Open Space Network – Chris Phillips (Senior Advisor, City of Hamilton)

- Our team is working on three park projects at the same time. Although each park is connected to the others, all the parks are being completed using different and separate processes because each site is at a different stage in the design process.
- Park 1 is the Pier 8 Parkette (Gateway Park). The design of this park was determined in the Pier 7 + 8 Urban Design Study so the design process for this parkette has been accelerated to align with shoreline repair work (see Gavin Norman's presentation for more detail about the process).
- Park 2 is the Pier 8 Promenade Park. The vision, design objectives and potential programming options for the park were described in the Pier 7 + 8 Urban Design Study but no conceptual design has been done to date. Ken Coit's presentation will provide more detail as to how our team hopes to host a

limited design competition to procure a design consultant and determine the design for the park.

- Park 3 is the Piers 6-7 public piazza. This project includes shoreline repair and construction of a new boardwalk from Piers 5-7. The conceptual design for this area has already been determined and approved by Council in 2010 in the Hamilton West Harbour Waterfront Recreation Master Plan. The Hamilton Waterfront Trust (HWT) is responsible for creating construction plans for this area. Werner Plessl's presentation will provide more detail about the amenities included in the plan.

Pier 8 Parkette (Gateway Park) - Gavin Norman (Manager, Waterfront Development, City of Hamilton)

- Park design and construction is being completed in two phases. Phase 1 of the park was completed with shoreline work, boardwalk and transient docks in 2016. Phase 1 included concrete framed planting beds with integrated seating.
- The conceptual design for the Pier 8 Parkette (Gateway Park) was completed in 2014 and was incorporated into the Pier 7 + 8 Urban Design Study (UDS). Guiding principles developed in the UDS specifically for the park will inform the final design. The guiding principles and design are based on public feedback and input collected during the Urban Design Study consultation process which began in early 2015.
- Dillon Consulting has been retained to complete the detailed design of Phase 2 of the parkette and will use the Urban Design Study principles to guide the work. The detailed design is expected to be ready to present to the public in fall 2017.
- Construction on Phase 2 of the park can't take place until the roads and services are complete. Construction will likely start in 2018 and completed in 2019.
- Q&A
 - Question: Is Dillon Consulting a firm that typically works on public space design?
 - *Dillon is an international (correction: national) engineering firm with a landscape architecture arm based in Oakville.*
 - Question: What role can the public have during the process?
 - *The conceptual design for the parkette was vetted through the UDS process. Public feedback and input collected through the Pier 7 + 8 Urban Design Study process resulted in a set of guiding principles that will inform the final design. Our team is proceeding with the current work based on what the public has already told us. Members of the public will have opportunity to comment on the final design when it is presented in the fall.*

- Question: Is this a neighbourhood space or a destination park?
 - *Pier 8 is meant to be a destination place for visitors and residents from all areas of the city. As a result, the parkette will not be classified as a neighbourhood or community park. The term “parkette” is the most accurate description. The parkette’s role is to complement and enhance the surrounding commercial areas.*
- Question: How will the parkette accommodate the needs of the adjacent residential space?
 - *All parks in the area are city-wide assets and are not specific to the residential areas. These parks are all being designed to serve more than just the local residents.*
- Question: Can you provide more explanation to what is meant by the sentence (on slide 20) that states the parkette will be designed as a “spill out space” for adjacent retail uses? What is the relationship between private enterprise and public spaces in the area?
 - *The guiding principles on Slide 20 are taken directly from the Urban Design Study. The phrase “spill out space” refers to the fact that the parkette intended to be an “active” public space. Buildings and outdoor space are meant to complement and interact with each other. Integrating public spaces into the design of the area’s commercial and retail areas is a good planning principle for mixed-use communities and is a way to build a sense of community ownership over the space and encourage safety by having more “eyes on the street”.*
- Question: Where are the design standards, shouldn’t we use this as an opportunity to demonstrate excellence in design and create something special on the waterfront?
 - *The parkette will be designed to a high standard incorporating guiding principles from the UDS as will the Pier 8 Promenade Park, which is meant to be the most prominent public space on the waterfront. The design process for that park will also emphasize design excellence (Ken Coit will provide more detail about the Promenade Park design process).*
- Question: How is this space being designed for children?
 - *The overall vision for the waterfront’s interconnected public spaces includes areas for all ages spread out along the water’s edge.*

Pier 8 Promenade Park – Ken Coit (Program Manager, Public Art and Project, City of Hamilton)

- The staff team is considering holding a limited design competition to procure a design for the Pier 8 Promenade Park. Pier 8 Promenade Park is the 30 metre wide public space that wraps around the northern edge of Pier 8 from Sarcoa and towards the HMCS Haida.
- The limited design competition will be a two-step process. In the first step, prospective design teams will respond to a Request for Pre-qualifications (RFPO). The top 6 submissions will comprise the shortlist. In the second step, the six members of the shortlist will submit a design proposal based on the City's proposed goals and design objectives. The 6 design proposals will then be judged and evaluated by an expert jury. The public will have an opportunity to provide comments on the 6 designs in person and online. The jury will consider public feedback when selecting the winning design.
- Staff will present an overview of the proposed design competition process to [West Harbour Development Sub-Committee on Monday, April 3](#) to provide more details.
- Members of the public are invited to review the proposed vision, objectives and park elements for Pier 8 Promenade Park at a public meeting on Thursday, April 20. Please register online to attend: <https://pier8promenadepark.eventbrite.ca>
- This is the first time in almost 100 years that Hamilton has hosted a design competition. The last design competition in Hamilton resulted in High Level Bridge and Rock Gardens.
- The process will likely be a two stage process (RFQ then RFP open only to max. 6 shortlisted designers). The process will be similar to public art process where public can review and comment on the proposals but winner will be selected by a jury of design experts.
- Q&A:
 - Question: What is the exact site of Promenade Park?
 - *The Promenade Park is a 30 metre wide walkway that begins at Sarcoa and extends east around the corner of Pier 8 and south to the site of the Haida*
 - Question: Is there a chance to make use of the space in the centre of the Pier in some way prior to construction?
 - *Much of the land associated with the eventual development blocks, will be used on an interim basis as temporary surface parking in the short-term. Aside from parking, the team will also look at creative ways to animate these areas with temporary uses where possible.*
 - Question: What is the budget?
 - *The total construction budget is \$6.4 million which includes stipend for design competition participants.*

- Question: Can the piece of land be renamed from Pier 8 to something else that recognizes the area's heritage? For example, the previous name was Centennial Pier, could the name be re-established?
 - *There will be an opportunity to rename the area after construction is complete. The City of Hamilton has a formal process to rename public parks and spaces.*
- Question: What is the plan for shoreline repair?
 - *\$16 million is dedicated for shoreline repair. The shoreline repair budget is separate from the park design and construction budget. Docking spots along the edge of the pier will remain so that large ships can continue to dock off the edge of the pier.*
- Question: When will people be living on Pier 8?
 - *The developer will be selected in 2018 and contract negotiations will likely close by end of 2018. The likely time-frame going forward would involve planning approvals that may take approximately 2 years. The developer would likely also look to pre-sell the development units, and when combined with construction, this could take approximately 18 months. Based on that estimated timeline, residents may potentially be moving in by 2021.*

Piers 5-7 – Werner Plessl (Executive Director, Hamilton Waterfront Trust):

- The Hamilton Waterfront Trust (HWT) is responsible for the revitalization of the Piers 5-7 area including shoreline repair, boardwalk, public piazza, etc. The vision for this area is described in the [Hamilton West Harbour Waterfront Recreation Master Plan](#) (HWHWRMP).
- Several components of the project are already completed or are already underway: the marina upgrade and expansion (expected completed May 2017), new breakwater structure surrounding the marina (completed June 2016), shoreline repair at Pier 7 shoreline by Gateway Park (completed June 2016).
- Key features of the plan include:
 - Several new commercial buildings on Pier 6-7 are envisioned by the HWHWRMP. HWT will construct the site where the buildings will eventually be located and include services to the building sites but construction of the commercial buildings will be the City's responsibility, in consultation with the private-sector development industry. The HWT's current scope of work only includes remediation and repair of the shoreline and design and construction of the public open spaces.
 - A key consideration of the work is how people move and travel along the corridor as pedestrians, cyclists or in vehicles. The Waterfront Trail will be a boardwalk located along the water's edge.

- When developed, Guise Street could become a commercial and retail strip under the HWHWRMP. Due to different elevation, the bottom level of buildings (facing the waterfront) along Guise Street could open up onto a public piazza and “spillover” into the public open space, while the storefronts facing the street would be one level above.
- The base of James St. N. is the public’s key point of access to the water’s edge and will also open up a direct view to the water. This will be a big change because, previously, the direct view to the water has been blocked by marina operations at the site.
- Parts of the boardwalk along the shoreline will be put on piles overtop of the water to create shaded fish habitat and create more area for people to walk without losing water space.
- Shady spaces to sit and relax will be a key feature. Shade will be provided by trees and shade structures.
- An open public pier will be incorporated into design.
- The project budget includes a public art piece, which will likely be installed in 2021. The design and selection of the public art piece will follow the City’s approved public art process, led by Ken Coit.
- Q&A:
 - Question: Will this presentation be shared publically?
 - *Yes, these slides will be posted to the City’s West Harbour webpage after the meeting. (Note: all meeting minutes and presentation slides can be found on the West Harbour [Get Involved](#) page, or older files can be found in the [Document Library](#)).*
 - Question: Will information about the project budget be publically accessible?
 - *Yes. The Hamilton Waterfront Trust (HWT) will be acting as agent for the City in regards to this project. Funds will be kept in City accounts with HWT acting as project manager. The project budget will be included in AF&A report every 3 months.*
 - Question: How will the OMB appeal process impact this work?
 - *The OMB appeal that is currently underway has no impact on the City’s ability to construct public spaces on its own land.*
 - Question: What is the planned location for the future parking garage?
 - *The site of the future parking garage is undetermined at this time but the cost of the garage, regardless of its site, will be approximately \$30 million.*
 - Question: Will the public have access to the site during this process?
 - *The site in question is currently closed to the public but will be fully open and accessible when project is complete in 2020. Public access must be counterbalanced with the site’s current status as a*

construction area. As phasing becomes clearer, there may be opportunities to use or animate the site temporarily and allow public access if there are no public safety concerns. Construction phasing must also consider and not interfere with marina operations.

- Question: Why is the Hamilton Waterfront Trust (HWT) leading the process instead of City of Hamilton staff?
 - *HWT was set up to complete waterfront development projects that benefit the City of Hamilton. HWT also programs waterfront elements, such as the roller rink on Pier 8 and the waterfront trolley, separate from the City of Hamilton. This initiative flows through the City to ensure accountability and transparency. The relationship between HWT and the City is similar to that of a consultant retained by the City.*
- Question: Some public spaces that have been constructed recently in Hamilton have included furniture or elements that are uncomfortable to use or are hostile to public use. How can we ensure this area is comfortable and designed in a way that encourages the public to use it?
 - *The plan calls for a mix of amenities and features at Pier 6-7 (see slides 34-35 for the complete list of all amenities included in the Waterfront Recreation Master Plan). There will be variety in the site furniture installed at the site so that there is something for everyone.*
- Question: What is the planned design of the shoreline around the Royal Hamilton Yacht Club? Will boaters be able to access the shore easily?
 - *Currently the shoreline in the areas is a timber wall but the new design will likely be a sheet wall with boardwalk on piles over the water (20 ft overtop of the water). The boardwalk will have fenders along the edge to allow a boat to dock.*
- Question: Will public transit be incorporated into the plan?
 - *Current HSR services will likely be enhanced as the road network develops.*
- Question: Will there be a spot for canoe or kayak rental?
 - *Yes, that is an amenity currently considered in the plan (see slides 34-35 for the complete list of amenities to be included on Pier 6-7).*

**PLEASE JOIN US FOR THE NEXT
WEST HARBOUR COMMUNITY CONVERSATION MEETING ON
THURSDAY, MAY 25 (7:00-9:00 PM) AT 294 JAMES ST N**