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**City of Hamilton**

**REQUEST FOR QUALIFICATIONS**

**Contract Number: C14-02-17**

**Request for Qualifications  
 Development Opportunity Pier 8**

**ADDENDUM 8**

The following queries and responses, issued by the Procurement Section shall form part of the **Request for Qualifications** documents for the above, and the revisions and additions noted herein and any attachments shall read in conjunction with all other documents. This Addendum shall, however, take precedence over all previously issued **Request for Qualifications** documents where differences occur.

Included in this Addendum are: 4 Pages for Addendum 8

**1.0 QUESTIONS AND RESPONSES**

Question #35	The RFQ document makes multiple references to the “principles” of Pier 8. Several planning documents contain “principles,” including Setting Sail, the UDS, and the West Harbour Urban Design Brief. Which set of principles are the definitive set of principles for Pier 8?
City Response #35	<p>The <u>West Harbour Secondary Plan’s</u> (Setting Sail) eight core planning principles comprise the foundation for all other policy frameworks and plans within the West Harbour precinct (see Setting Sail Section A.6.3.2). Additionally, community consultations have revealed the public’s desire to see the principles of Affordability and Accessibility added to Setting Sail’s eight core principles.</p> <p>The <u>Pier 7 &amp; 8 Urban Design Study’s</u> guiding principles (Section 2.2) specifically guide the design approach on Piers 7 and 8 and are considered interpretive extensions of Setting Sail’s core planning principles. Please see <u>Citizen’s West Harbour Vision Working Group</u></p>

	<p><u>Summary, March 2016</u> (from the Electronic Data Room) for an analysis of how the UDS' design approach and detailed elements fulfill Setting Sail's core principles plus the two supplementary ones.</p> <p>It is the City's intent to compose the Request for Proposals with reference to all ten of the above principles, as they are all reflective of the values that the City would like to see promoted by the redevelopment of Pier 8.</p>
Question #36	Table 2 of the RFQ includes Block 16 in the offering. Block 16 is slated for institutional use. What would the successful proponent be expected to do on or with Block 16?
City Response #36	<p>Once Zoning By-law Amendment (<a href="#">Zoning By-law 17-095</a>) is finally approved, Block 16 will be re-zoned to a Community Institutional (I2) zone, which will permit a variety of uses per <a href="#">Zoning By-law 05-200 Section 8.2</a> and the specific provisions of Zoning By-law 17-095.</p> <p>For the purposes of responding to the RFQ, please assume that Block 16 is included in the Subject Lands offering and that the Zoning By-law 17-095 shall apply. Prequalified Proponents will be given more detailed instructions regarding the treatment of Block 16 at the Request for Proposals (RFP) stage.</p>
Question #37	The draft Zoning establishes caps for retail GFA. Are these caps set in stone or would the City consider a Zoning By-law Amendment to achieve higher caps if the market supported them?
City Response #37	For the purposes of responding to the RFQ, please assume that developments at Pier 8 are expected to conform to all applicable planning policies, either already in force or pending.
Question #38	The draft Zoning establishes holding provisions. Is the successful proponent expected to apply for the Zoning By-law Amendments to remove the holding provisions or will the City initiate these once the conditions are met?
City Response #38	<p>Once Zoning By-law Amendment (<a href="#">Zoning By-law 17-095</a>) is finally approved, several Holding Provisions will apply to the subject lands. The removal of these Holding Provisions will require:</p> <ul style="list-style-type: none"> <li>• submission of a satisfactory Record of Site Condition (RSC);</li> <li>• completion of satisfactory investigations regarding noise, odour, and dust levels, including recommended control measures; and</li> <li>• a sanitary pumping station and forcemain being satisfactorily constructed and operational.</li> </ul> <p>As the owner and constructor of the pumping station and forcemain, the City shall be responsible for meeting this last requirement.</p>

	<p>It is anticipated that the Successful Proponent will be responsible for addressing the requirements regarding noise, odour, and dust as a prerequisite to obtaining a building permit.</p> <p>The City is currently engaged with the Ministry of the Environment and Climate Change to attain an RSC for the entire Pier 8 development site (public and private development lands). It is anticipated that the Successful Proponent and City will reach an agreement with respect to the protocol for meeting this particular Holding Provision requirement.</p>
Question #39	What is the status of the pumping station and forcemain? When will these be commissioned?
City Response #39	Construction will start this fall and is scheduled to be completed in 2018.
Question #40	Who would build and maintain the utility/storm facilities in Blocks 12-14?
City Response #40	<p>One possible approach is to have the developer construct this infrastructure as part of its Site Plan application so that it can be designed to be complementary to the abutting building elements and implemented concurrently with the development. The City would retain ownership of the lands as well as maintenance responsibility for the corridor but the City's responsibility would not necessarily extend to any infrastructure within Blocks 12-14 that could be deemed private (e.g. private drains).</p> <p>Details regarding the design, construction, funding, ownership, and maintenance arrangements will be further defined at the negotiation stage between the Preferred Proponent and the City. However, for the purposes of responding to the RFQ, please assume that the approach described above will be the one taken for Blocks 12-14.</p>
Question #41	Who would build and maintain the parking structure in Block 5? If it is the successful proponent who builds, would the City participate in the cost? At what distribution?
City Response #41	Table 2, Footnote 3 of the RFQ suggests that the UDS concept envisions a centralized parkade structure on Block 5. For further clarity, the UDS concept is not the definitive concept plan that the City requires to be developed at Pier 8, and is presented only as an illustrative example of what is possible given the design guidelines and applicable planning policies. Within these parameters, Proponents have many options to bring the City's vision to reality, based on each Proponent's own experience and market capabilities. At the RFP stage, each Prequalified Proponent will be given an opportunity to present its own concept plan that shall include a

	custom solution for the development's parking requirements.
Question #42	Who are the residents' associations (if any) and what other stakeholders have been involved in the planning process for Pier 8?
City Response #42	Please see the City's Response to Question #30 (Addendum 5)

**END OF ADDENDUM 8**

Proponents providing a signed Form of Qualification have made any necessary inquiries with respect to addenda issued by the City and have provided for all addenda in their Prequalification submission.

**All addenda will be posted on the City's Bidding.com bid portal at:  
bidding.com/hamilton and on www.hamilton.ca/westharbour**

**Procurement Section, City of Hamilton, Ontario**