Transforming Hamilton’s Waterfront

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Hamilton’s Waterfront Opportunities

A. The Port of Hamilton (Piers 10 - 15, 22 - 28 & 34)

B. ArcelorMittal Dofasco (Piers 20 & 21)

C. US Steel (Stelco) (Piers 16 & 18)

D. West Harbour

E. The Beach

F. Go Station and Via Rail Train Station

G. Hamilton Airport

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Stelco (US Steel) facility, once Canada’s largest steel producer, employing 15,000 workers is now contemplating sale of 330 hectares and being reduced to coke production, specialty steel finishing and storage.

ArcelorMittal Dofasco 206 ha steel-making facility and is one of the most efficient, flexible and technologically advanced steel plants in North America.

The Hamilton Port Authority operates the Port and 200 hectares of industrial, commercial and recreational lands including approximately 11,000 meters of docking facilities.
The Evolution of the West Harbour Waterfront

1985-1992
Remedial Action Plan (RAP)

2000-2003
Setting Sail Secondary Plan

2008-2010
WH Waterfront Recreation Master Plan

2012-2015
City of Hamilton Strategic Plan

2014
Est. Goal “Development-Ready” by 2018

2016
Pier 8 Urban Design Study
Transforming Hamilton’s West Harbour
Built on a Foundation of Public Parks & Open Spaces
Connecting People to their Waterfront with Continuous Trails
Expanding upon the Heritage & Legacy of Recreational Boating
Integrating Existing Uses & Buildings within new Development
Encouraging and Facilitating New Development
“Barton-Tiffany” Lands
Transformational Re-Development of Pier 8
New Public Spaces, Parks & Greenway on Pier 8
Pier 8...By the Numbers

- 12.5 Ha (30.8 acres) Total Area of Pier 8
- 5.44 Ha (13.44 acres) Total Area of 9-Development Blocks
- 124,000 sq m (1.3 million sft) Total Gross Floor Area
- 1,260 – 1,600 residential units (110,000 sq m or 1.2 million sq ft)
- 13,000 sq m (140,000 sq ft) of leasable commercial & institutional space
- 1,422 Total Parking Spaces
- $600-$700 Million in private-sector residential sales revenue
- $15 - $22 Million in private-sector value of commercial premises
- $8 - $9 Million per year in new Municipal Taxes at full build-out
- $44 - $46 Million in projected Municipal Tax Revenue between 2020-2030
- 42.6% of Pier 8 - Private Development
- 18.8% of Pier 8 - Street Network
- 38.6% of Pier 8 - Open Space

* Residential values are approximated based on 1,268 units, blended price psft. range of $458-$675, absorbed over 11-years
** Commercial values are approximated based on $15psf rental rate, 5% vacancy allowance at 6% cap to arrive at high-level estimate of value.
*** 2016 Municipal Tax Rate over 11-year build-out
Solicitation Process

**Prequalification**
(RFQ → Shortlist bidders)
- Key team members
- Track record
- Financial capacity
- How do values align with the City’s?

**Proposals**
(RFP → Finalists)
- Detailed concept
- Visuals and drawings that reflect concept
- Financial business plan and pricing
- Demonstrate innovation and value-add that addresses City’s priorities
- Presentations to Council and public

**Negotiation**
(Sale & Development Agreements)
- Final sales details
- Ground rules for relationship with City
- What-if scenarios

**Timeline**
- April 18, 2017
- Q3 2017
- Q1 2018
Concurrent Processes

Council approves Subdivision & Re-zoning applications

Q4 2016: Council approves Subdivision & Re-zoning applications

Q1 2018: Council approves selection of Finalist(s) and authorizes execution of transaction negotiation strategy

Q2 2017: Council approves RFP Evaluation Criteria

Council approves capital improvements beyond 2019

Council approves entering of contracts

Block 1 DP Kickoff
Measures of Success

✓ Winning proponent brings a best-in-class concept plan that is innovative and reflects City’s values

✓ City raises funds from sale of lands while also retaining some control over the long-term development of the site

✓ The waterfront is further enhanced as a desirable place for visitors and local residents – profile of the City is elevated

✓ Hamilton is regarded by development industry and public sector peers as a leader in partnered city-building projects