



Donna Drozd  
Senior Procurement Specialist  
City of Hamilton  
Corporate Services Department  
Procurement Section  
Phone: (905) 546-2424, ext.: 4831  
Fax: (905) 546-2327  
E-Mail: Donna.Drozd@hamilton.ca

**Date Issued: January 15, 2018**

**City of Hamilton**

**REQUEST FOR PROPOSALS**

**Contract Number: C11-66-17**

**Request for Proposals  
Pier 8 Development Opportunity**

**ADDENDUM 4**

The following queries and responses, issued by the Procurement Section shall form part of the **Request for Proposals** 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 Proposals** documents where differences occur.

Included in this Addendum are: 3 Pages for Addendum 4

**1.0 QUESTIONS AND RESPONSES**

Question #2	Is there a survey of the property available with the blocks to be sold and the streets defined thereon?
City Response #2	<p>The City has added the following files to the Electronic Data Room:</p> <ol style="list-style-type: none"><li>1. Draft survey plan of Draft Plan of Subdivision in CAD format</li><li>2. Draft M-Plan in CAD format</li></ol> <p>The delineated Development Blocks on Figure 1 of RFP Appendix A correspond to the same blocks on these survey plans.</p> <p>Proponents are reminded that plans in both files reflect the Draft Plan of Subdivision as approved by City Council in May 2017, and that until this plan is registered, it remains in draft form and may be subject to amendments. The City will notify Proponents of any future amendments to the plan that affect the Development Blocks.</p>

Question #3	With regards to massing and associated density yield associated with the development opportunity at Pier 8, would the City of Hamilton have this in either Sketch-up, CAD, or Revit files?
City Response #3	The analysis found in Section 2.2: Development Performance Standards of the <u>Pier 6, 7 + 8 Urban Design Brief</u> prepared by SGL Planning Associates (found in the Electronic Data Room) adequately addresses density yield and massing inquiries. Therefore, in response to the above request, the City has added to the Electronic Data Room, the original SketchUp model from which the site plan, cross section, and axonometric view diagrams portrayed in Section 2.2, were created. Proponents are reminded that these diagrams relate to the corresponding regulatory standards in the report, which must also be read in conjunction with Draft Plan of Subdivision and the complete Zoning By-law. Proponents are advised that these renderings are for illustration purposes only and may not precisely reflect the applicable site regulations as approved by Council. Each Proponent is required to perform their own due diligence to ascertain the accuracy and precision of their designs submitted within their Proposal.
Question #4	Confirm that the binding Zoning and Set-back Requirements for Pier 8 are the ones listed in Appendix “B” to Report PED17074
City Response #4	Yes, Appendix B to Report PED17404 accurately reflects the recommended amendments to Zoning By-law No. 05-200 that City Council approved in May 2017. While Council’s approval of this amendment is currently under appeal to the OMB, for the purposes of this RFP, Proponents are instructed to form their Proposals in accordance with the regulations contained therein.
Question #5	How should we treat Block 17? What are the plans for it?
City Response #5	<p>Block 17 as indicated in Figure 1 of RFP Appendix A: Description of Subject Lands, is a small triangular site located south of Block 16 (on the opposite side of the Greenway) and immediately adjacent to the western boundary of Block 4. Block 17’s designated land use is Institutional and it does not comprise part of the Subject Lands for sale.</p> <p>It is the City’s intent for the foreseeable future to retain ownership of Block 17 and use it as a parking lot to serve existing publicly accessible amenities.</p>

Question #6	As far as we can tell there is no CAD file on the Hamilton Pier 8 Data Vault showing the property outline of each block. This is essential to accurately apply the Set-back requirements listed in Appendix B. Please provide this information.
City Response #6	Please see City Response #2.

**END OF ADDENDUM 4**

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

**All addenda will be posted on the City's bid portal at:  
hamilton.bidsandtenders.ca**

**and at**

**[www.hamilton.ca/westharbour](http://www.hamilton.ca/westharbour)**

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