COMMUNITY CONVERSATION

Thursday, March 29, 2018
294 James St N
7:00 pm – 9:30 pm

(Amended from Meeting Presentation as Indicated)
# AGENDA - OVERVIEW

(Amended to reflect agenda as presented)

<table>
<thead>
<tr>
<th>Start Time</th>
<th>Agenda Item</th>
<th>Presenter</th>
<th>Participation Style</th>
</tr>
</thead>
<tbody>
<tr>
<td>7:00</td>
<td>Welcome &amp; Agenda Overview</td>
<td>Chris Phillips (City of Hamilton)</td>
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</tr>
<tr>
<td>7:10</td>
<td>Background – former Discovery Centre Building</td>
<td>Chris Phillips</td>
<td>Inform</td>
</tr>
<tr>
<td>7:25</td>
<td>Status Update – former Discovery Centre Building</td>
<td>Councillor Jason Farr</td>
<td>Inform</td>
</tr>
<tr>
<td>7:35</td>
<td>Discussion – Q&amp;A Session – Discovery Centre Building</td>
<td>All</td>
<td>Inform - Consult - Involve</td>
</tr>
<tr>
<td>8:10</td>
<td>Public Presentation Process – Pier 8 RFP Development Proposals</td>
<td>Chris Phillips</td>
<td>Inform</td>
</tr>
<tr>
<td>8:20</td>
<td>Design Plan &amp; Schedule for the new Pier 5-7 Public Open-Space</td>
<td>Werner Plessl, (Hamilton Waterfront Trust) Project Manager</td>
<td>Inform</td>
</tr>
<tr>
<td>9:00</td>
<td>Status Update – Pier 8 Promenade Park</td>
<td>Gavin Norman (City of Hamilton)</td>
<td>Inform</td>
</tr>
<tr>
<td>9:10</td>
<td>General Q&amp;A</td>
<td></td>
<td>Inform - Consult</td>
</tr>
<tr>
<td>9:30</td>
<td>Close</td>
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</tbody>
</table>
Discovery Centre Building

Presentation & Open Dialogue Session
The future look of the West Harbour
The (former) Discovery Centre Building

The facts...

As of Dec. 2017, there were 2-pre-existing leases on Pier 8:

- Hamilton Waterfront Trust
  - Land lease until April 30, 2054
  - Reversion to City at maturity
  - Arms-length public agency

- Brewer’s Marine Supply
  - Building and parking area lease expires November 22, 2025
The (former) Discovery Centre Building

The facts...

What has happened?

- Council approved a Real Estate Solicitation Process for the Pier 8 Development Opportunity
- The subject lands were defined as 9-“development-blocks”, based on the “Setting Sail” Secondary Plan, the Urban Design Study, and other Community Visions
- Of the 9-development-blocks, 3-overlapped with the City-owned lands encumbered by a lease with the HWT
- On January 24, 2018 – Council approved an Agreement to terminate the HWT’s land-lease, which includes the former Discovery Centre, the existing parking area, and park-space
- On January 24, 2018 - Council also passed a Motion for City Staff to “investigate the feasibility” of including the former Discovery Centre Building into the current RFP Process
- March 8, 2018 – City Staff notified the 4-Proponent teams that “City staff will be recommending to City Council that the Successful Proponent be granted an exclusive and time limited Right of First Negotiation for the purchase of the Hamilton Waterfront Trust Centre building and a portion of the surrounding lands.”
THEREFORE BE IT RESOLVED:
(a) That staff be directed to investigate the feasibility of incorporating the City owned lands that will become unencumbered as a result of the Lease Termination and Surrender Agreement into the lands being offered for development in the Pier 8 Request for Proposals;
(b) That staff be directed to report back to the General Issues Committee with a recommendation that best maximizes the disposition value of the Leased Lands, does not adversely affect the value the City can expect to receive from the Pier 8 Request for Proposals, and best ties into the vision of Setting Sail and the successful developer;
(c) That the staff administering the Pier 8 Request for Proposals (RFP) on behalf of the City be authorized to communicate these developments to the short listed Pier 8 RFP developers to facilitate these objectives; and
The (former) Discovery Centre Building

The facts...

What has **NOT** Happened?

- The Building **has not been sold** and **is not for sale**
- Council has not approved any decision on the former Discovery Centre Building
- The “Right of First Negotiation” is only a City Staff Recommendation at this point that would require Council approval to grant
- There has been no decisions or even discussion on changing existing land-uses from the Institutional and Park designations
- No direction has been given as to any conditions that may be placed on the “Right of First Negotiation”
- No discussion has taken place regarding changing any of the existing uses in the Park (e.g. ice-rink)
The (former) Discovery Centre Building
The facts...

Next Steps?

• Community Engagement Process
• Complete the RFP Process
• Council Report – June 2018

Questions – Comments – Feedback
Open-Dialogue
Pier 8 Development Opportunity

Public Presentation Process
Figure 5: The City is taking on the work and costs of pre-zoning, subdividing, servicing, filing a Record of Site Condition, and creating attractive public space on Pier 8 with the intention of mitigating the development risks and enhancing the value of the site. Blocks 1-8 and 16 on this diagram comprise the Subject Lands (outlined in yellow).
Process Overview

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

April 18, 2017
Q.4 2017
Q.2 2018

Q.4 2017
Q.2 2018
Process Timelines

May 2016: Urban Design Study adopted by Council

November 2016: Council approves recommended Solicitation Process

2016

Council & Subcommittee Briefings + Public Workshops + Market Soundings

RFP released to Shortlist

RFQ Shortlist announced

2017

RFQ call closes

RFQ call opens

Council approves RFP Evaluation Criteria

RFP Close Dates: March 13th April 4th

Q2 2018: Council Approval Preferred Proponent & Negotiation Strategy

Q.4 2018: Council Approval Development Agreement

2018

Implementation of Development Agreement

Public Presentations

Process milestone

Council approval required

GIC / Subcommittee / Public touchpoints
# Pre-Qualified Proponents

## Core Team Members - Architects

<table>
<thead>
<tr>
<th>Proponent</th>
<th>Core Team Members</th>
<th>Lead Architect</th>
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</thead>
<tbody>
<tr>
<td>GulfDream</td>
<td>• Great Gulf&lt;br&gt;• DREAM</td>
<td>• Hariri Pontarini Architects</td>
</tr>
<tr>
<td>Tridel</td>
<td>• Deltera Inc. o/a Tridel</td>
<td>• architectsAlliance</td>
</tr>
<tr>
<td>Urban Capital / Core Urban</td>
<td>• Urban Capital&lt;br&gt;• Core Urban&lt;br&gt;• Milborne Real Estate</td>
<td>• Saucier + Perotte&lt;br&gt;• RAW Design</td>
</tr>
<tr>
<td>Waterfront Shores</td>
<td>• Cityzen Development Cop.&lt;br&gt;• Fernbrook Homes Group&lt;br&gt;• GFL Environmental Inc.&lt;br&gt;• Greybrook Realty Partners Inc.</td>
<td>• KPMB Architects</td>
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# RFP Evaluation Scorecard

<table>
<thead>
<tr>
<th>A. Technical Proposal</th>
<th>Score Allocation</th>
<th>Maximum Subsection Score</th>
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</thead>
<tbody>
<tr>
<td>A1. Development Plan</td>
<td>60%</td>
<td></td>
</tr>
<tr>
<td>Plan Overview – Technical Specifications</td>
<td></td>
<td>30% Pass/Fail</td>
</tr>
<tr>
<td>Plan Overview and Design Excellence</td>
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<tr>
<td>Residential Program</td>
<td></td>
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<tr>
<td>Place-making</td>
<td></td>
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<tr>
<td>Environmental Sustainability</td>
<td></td>
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<tr>
<td>Public Presentation Materials</td>
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<tr>
<td>A2. Urban Innovation</td>
<td></td>
<td>15%</td>
</tr>
<tr>
<td>A3. Project Implementation Plan</td>
<td></td>
<td>15%</td>
</tr>
<tr>
<td>Ownership and Financing</td>
<td></td>
<td></td>
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<tr>
<td>Project Delivery</td>
<td></td>
<td></td>
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<tr>
<td>Project Stewardship and Change Management</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A. Financial Proposal</td>
<td></td>
<td>40%</td>
</tr>
<tr>
<td>B1. Results from inputting Bid Form 2 variables into evaluation model</td>
<td></td>
<td>40%</td>
</tr>
<tr>
<td>Total Proposal Score</td>
<td>100%</td>
<td>100%</td>
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Pier 8 Public Presentation Open
April 16th – April 17th

April 16th – April 17 – 10-Day period for Public Review and Comments

1. **On-line viewing and comments at** [www.hamilton.ca/westharbour](http://www.hamilton.ca/westharbour)
   - On-Line Access will include:
     - Proponent Videos
     - Proponent Presentation Panels
     - User Stories
     - Ability to Comment on 4-prescribed questions for feedback

2. **In-Person viewing and access will take place in multiple locations through the City**
   - Access will include:
     - Access to Full-Display Materials
     - Limited access to City Staff
Pier 8 Proposal Presentations

Complete proposals have been received from four prequalified Proponents in response to the Pier 8 Development Opportunity RFP.

As part of their proposals, proponents were directed to submit materials that depict and describe their development plan:

- set of presentation panels that include illustrations and areal plans
- multimedia video presentation
- set of user stories that describe segments of the population that may live, work, or congregate at Pier 8

Public review

You are invited to review these materials online and provide comments that the City's Evaluators will review and consider in their assessment of each proposal. You will have until [date/time] to submit your comments.

Proponent: GulfDream

Pier 8

View the GulfDream proposal

Proponent: Tridel

Pier 8

View the Tridel proposal

Proponent: Urban Capital/Core Urban

Pier 8

View the Urban Capital/Core Urban proposal

Proponent: Waterfront Shores

Pier 8

View the Waterfront Shores proposal

HERE’S WHAT TO DO:

1. Go to www.hamilton.ca/westharbour
2. Watch the four videos.
3. Scroll through the visuals of the four proposed developments.
4. Answer four questions online.
5. Hit ‘submit’.
6. Tell your friends and neighbours.

We want to know what you think.

HAVE YOUR SAY...

How do you see the proposals creating social, environmental, and economic benefits for the city?

What other aspects of the waterfront development proposals matter to you?

Let us know! We’re Listening!

westharbour@hamilton.ca
905.546.2424 ext. 2085

SAY WHAT?

Tell Us What You Think about the four Pier 8 Waterfront Development Proposals
## Pier 8 RFP Community “Road Show” Schedule

(Slide Amended April 6, 2018 to reflect up-to-date Schedule)

<table>
<thead>
<tr>
<th>Dates</th>
<th>Location</th>
</tr>
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<tbody>
<tr>
<td>Sat April 7</td>
<td>Williams Fresh Café at Pier 7 on the waterfront – upper level</td>
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<tr>
<td>City Staff 10 am – 1 pm</td>
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<tr>
<td>Sun April 8</td>
<td>CF Lime Ridge Mall, Level 2 Centre Court</td>
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<tr>
<td>City Staff 11 am – 2 pm</td>
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<tr>
<td>Mon April 9</td>
<td>Hamilton Public Library Central Branch, Main Lobby</td>
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<tr>
<td>Tues April 10</td>
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<tr>
<td>Mon April 11</td>
<td>Evergreen Community Storefront, 294 James St. N.</td>
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<td>Thurs April 12</td>
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<tr>
<td>Fri April 13</td>
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<tr>
<td>Mon April 16</td>
<td>Art Gallery of Hamilton, Fischer Gallery - 2nd floor</td>
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<tr>
<td>Tues April 17</td>
<td></td>
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<tr>
<td>Mon April 16</td>
<td>City Hall, Main Lobby – first floor</td>
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<tr>
<td>Sat April 14</td>
<td></td>
</tr>
<tr>
<td>Sun April 15</td>
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<tr>
<td>Daytime hours 12noon – 5 pm display</td>
<td></td>
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<tr>
<td>Not Staffed</td>
<td></td>
</tr>
<tr>
<td>Mon April 16</td>
<td></td>
</tr>
<tr>
<td>Tues April 17</td>
<td></td>
</tr>
<tr>
<td>Daytime hours display</td>
<td></td>
</tr>
<tr>
<td>Not Staffed</td>
<td></td>
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</table>
Design Plan & Schedule

Pier 5-7 Public Open-Space
Pier 8 Promenade Park
# THE PIER 8 TEAM

| FORREC Ltd. | Designated Principle / SCOTT TORRANCE  
Designated Project Leader / BRAD KEELER  
Architect / TIM SCOTT  
Construction Admin / BRAD KEELER |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>CIMA+</td>
<td>Civil Engineering / PHIL CAMPBELL</td>
</tr>
</tbody>
</table>
| EXP         | Electrical Engineer / ERNEST KITHSIRI  
Structural Engineer / ED A. KOLODZIEJSKI  
Mechanical Engineer / MURRAY W. WICKHAM |
| Creative Irrigation | Irrigation Designer / JOSEPH CARTER                                             |
| Altus       | Cost Consultant / MEL YUNGBLUT  
/ KUMAR SABARATNAM                                                              |
| Andrew Davies | Public Art Consultant / ANDREW DAVIES                                          |
Pier 8 Promenade Park
General Open Session

Questions / Comments

Adjournment