

Pier 8 RFP Technical Proposal Feature Sheet

Proponent Name: Waterfront Shores

Team Composition

Core Team Members:

Cityzen Development, Fernbrook Homes, GFL Environmental, Greybrook Realty Partners

Design Team:

KPMB Architects, gh3, superkul, Omar Gandhi Architect

Development Plan	Residential Program																		
<p>Total Built Areas (incl. common areas)</p> <ul style="list-style-type: none"> • Residential: 119,850 m² • Commercial (Office/Retail): 6,440 m² • Institutional: 2,477 m² <p>Unbuilt (Publicly Accessible) Site Area: 2.08 hectares (40% of Total Site Area)</p> <p>Parking:</p> <ul style="list-style-type: none"> • 1,376 total stalls (1.07 per Residential Unit)* • Parking to be provided through a combination of underground areas and above-grade areas wrapped by building uses <p>*Includes stall counts for all residential and non-residential uses, but ratio is shown relative to Residential Units only</p>	<p>Total Unit Counts (Market + Affordable): 1,292 total units</p> <ul style="list-style-type: none"> • 1,227 market condominiums • 65 affordable units (5.0% of total units) <p>Unit Type Breakdown (Market + Affordable):</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="text-align: center; border-bottom: 1px solid black;"><u>Count</u></th> <th style="text-align: center; border-bottom: 1px solid black;"><u>% of Total</u></th> </tr> </thead> <tbody> <tr> <td>Studio/Bachelor</td> <td style="text-align: center;">27</td> <td style="text-align: center;">2%</td> </tr> <tr> <td>1-Bedroom</td> <td style="text-align: center;">760</td> <td style="text-align: center;">59%</td> </tr> <tr> <td>2-Bedroom</td> <td style="text-align: center;">411</td> <td style="text-align: center;">32%</td> </tr> <tr> <td>3-Bedroom+</td> <td style="text-align: center;">68</td> <td style="text-align: center;">5%</td> </tr> <tr> <td>Live/Work</td> <td style="text-align: center;">26</td> <td style="text-align: center;">2%</td> </tr> </tbody> </table> <p>Affordable Housing only:</p> <ul style="list-style-type: none"> • Units dispersed throughout development on every block • Minimum 15-year affordability restrictions on title, administered by Habitat for Humanity Hamilton • 100% are 2-bedroom or larger 		<u>Count</u>	<u>% of Total</u>	Studio/Bachelor	27	2%	1-Bedroom	760	59%	2-Bedroom	411	32%	3-Bedroom+	68	5%	Live/Work	26	2%
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Non-Residential Uses	Environmental Sustainability																		
<p>Mixed Use Block 3: Fitness, Health & Wellness</p> <p>Mixed Use Block 6: Flagship Bier Hall</p> <p>Prime Retail (Blocks 4, 5 and 7): Flagship Restaurant, Café, Fresh Market/Food Hall, Personal Services</p> <p>Institutional Block 16: Proposal envisions a multi-purpose community hub – Expression of Interest will be executed to identify best operator</p>	<p>LEED Certification: Targeting LEED Gold</p> <p>Low-Energy Performance: Targeting at least 32% energy cost savings relative to industry benchmark</p> <p>Notable Tactics:</p> <ul style="list-style-type: none"> • SHARC wastewater heat-recovery system • Geothermal heating/cooling • Solar photovoltaics and battery storage micro-grid 																		

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Urban Innovations

1. 'The Pier' – unique building design and siting, combined with material barriers, to shield occupants and visitors from adjacent industrial nuisances
2. Long-term Goal: Eliminate natural gas consumption – SHARC heat recovery, geothermal, solar photovoltaics
3. Public Art Strategy – artists-in-residence, call for ideas, construction hoarding initiative
4. Smart Cities Incubator – partnering with Ontario Centres of Excellence to incubate and fund Hamilton-based start-ups focused on intelligent cities and green technologies and invite them to use Pier 8 as a testing grounds and showcase
5. WELL Building Certification – focused on the health and well-being of building occupants and users, re-certification required every 3 years

Other Notable Features

- At-grade townhouses present on every block
- 1.6 kilometers of additional walkable landscape created by site layout
- Commitment to tenant retail premises with only local operators
- Letter of support from LiUNA Local 837 (Hamilton) regarding local labour commitment
- Community Liaison Committee will meet monthly with public

Financial Proposal Features

Upfront Payment	\$2,500,000
Minimum Purchase Price(s)	
2019-2020	\$22,722,438
2021-2022	\$9,715,407
2023-2024	\$0
2025	<u>\$6,320,998</u>
Total Committed Payments (Upfront + MPPs)	\$41,258,843
Fair Market Value Share (Percentage of positive difference between appraised Fair Market Value and MPP per Block)	100%
Value-Added Share (Percentage of Gross Revenue per completed building)	1%