

Hamilton

WEST HARBOUR Community Consultation Event

May 18, 2023

Presented By: Chris Phillips
Manager, Municipal Land Development Office

Planning and Economic Development Department
Economic Development Division

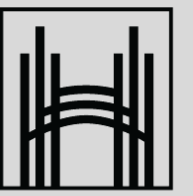
West Harbour Waterfront (2017)



Hamilton



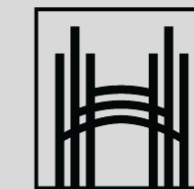
West Harbour Waterfront Vision



Hamilton



Evolution of the West Harbour Plan



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The West Harbour Waterfront Vision - Planning, Policies, Community Engagement & Approvals Over Time
The “Building-Blocks” for the West Harbour Re-Development

1980's-1990's

Remedial Action Plan



2000's

“Setting Sail”



2010's

Master Plan (WHWRMP)

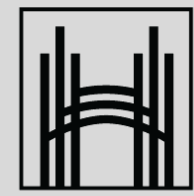


2010's

West Harbour Re-Development Plan

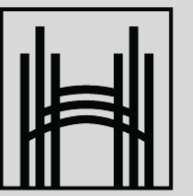


West Harbour Waterfront Districts



Hamilton

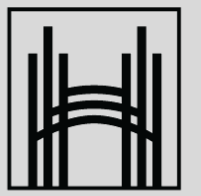




Capital Projects and Initiatives Completed To-Date

To date, Council has approved approximately \$100 million of an original \$140 million capital plan to enhance the existing uses and enable the planned new uses within the Piers 6, 7 and 8 area. Completed projects include the following:

- Re-construction of the Pier 7 shorewall and creation of the new public waterfront boardwalk and temporary boat slips;
- Breakwater structure and City-owned Marina dock and boat slip renewal;
- Pier 8 shorewall rehabilitation;
- Relocation of the Hamilton Police Service (HPS) Marine Unit building;
- Decommissioning of the former Marina (Macdonald Marine) site;
- Parking and Parking Structure Location Studies;
- Pier 8 Underground Water & Sanitary Services and Above-ground roads;
- Pier 8 Wastewater Pumping Station and Forcemain;
- Copps Pier Park;
- Pier 6 and 7 shorewall rehabilitation, including purpose designed fish habitat infrastructure; and,
- Pier 6 and 7 water's edge public boardwalk.



Completed Capital Construction Projects (2017-2022)

Pier 7 Shorewall, Boardwalk & Boat Slips



Main Basin Marina & Breakwater Infrastructure Renewal



Pier 8 Shorewall Infrastructure Rehabilitation & Renewal



Relocation of HPS Marine Unit & Rehabilitation of former Marina



Pier 8 Servicing (Underground & Road) Infrastructure



Pier 8 Sanitary Pumping Station Infrastructure



Copps Pier Public Park Located on Pier 8



Pier 6&7 Shorewall Rehabilitation, Fish Habitat & Public Boardwalk



West Harbour Capital Projects



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Completed Non-Construction Projects-Plans, Studies & Initiatives (2017-2022)

West Harbour Transportation & Parking Study



Pier 8 Development Planning Approvals Process



Pier 7+8 Urban Design Study & Guidelines



Pier 8 Development Partner Public RFQ & RFP Process



Pier 8 – Copps Pier Park Design Competition



Pier 6&7 Public Art Competition “All Our Relations”



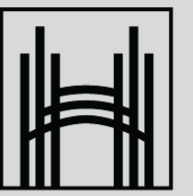
On-Going Community Engagement Program



On-going Community Communication Program



www.Hamilton.ca/westharbour

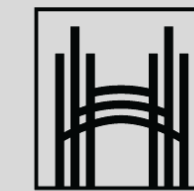


Capital Projects In-Progress

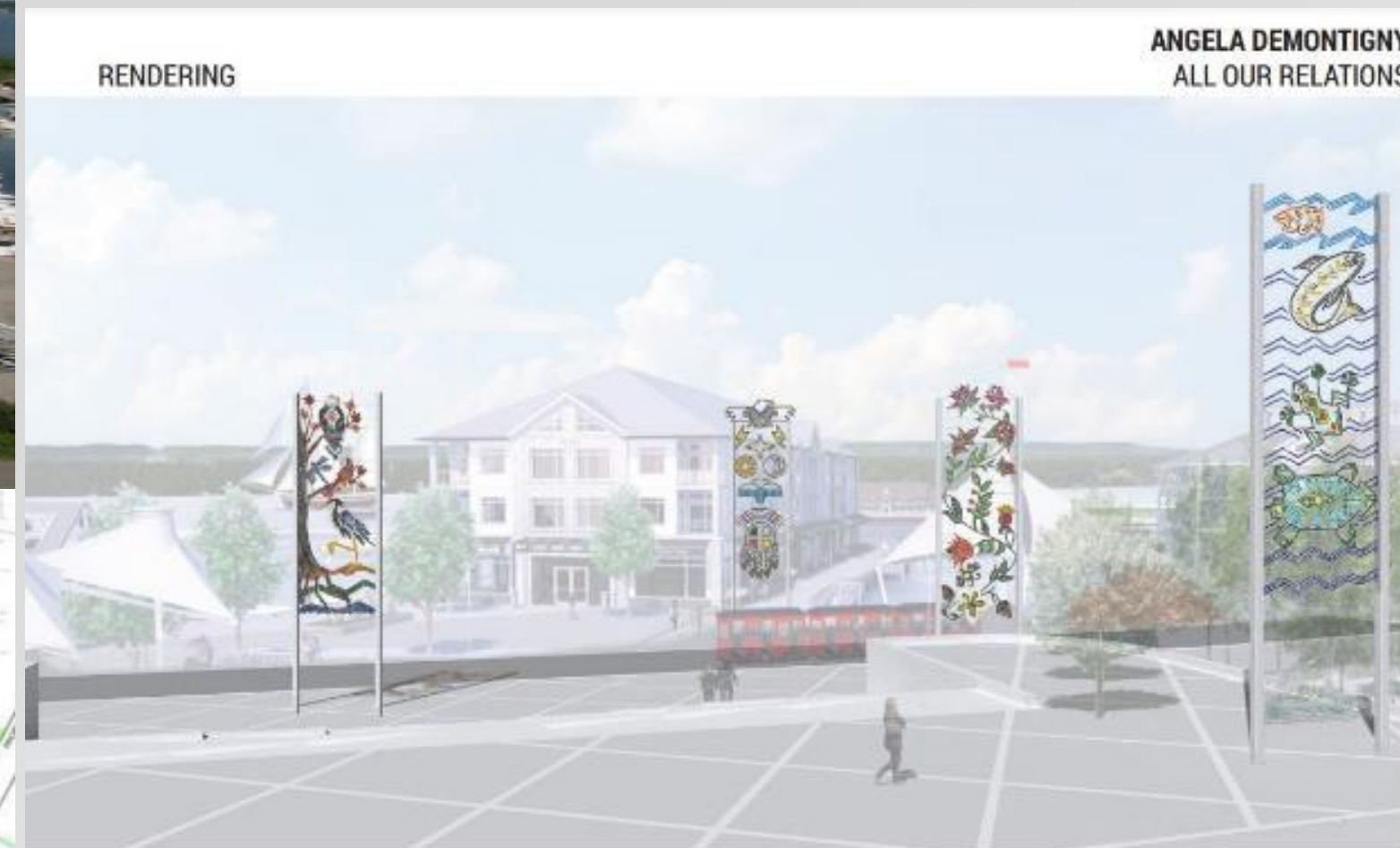
- Piers 6 and 7 Public-Space and Commercial Village Construction
- Pier 8 – Gateway Park Construction
- Pier 8 – Greenway Design Process

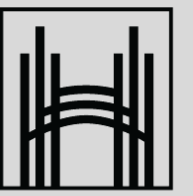
Capital Projects 2023 Work Plan

- Long-Term Public Parking Study for West Harbour Area
- New Pier 6 and 7 Public Buildings – Design and Construction Process
- Pier 7 Sailing School Retractable Bridge – Design and Construction Process



Transforming the Foot of James St. N with Full Public Access to the Water's Edge





Key Features and Elements

Tree-Lined Waterfront Trail



James St. N Public Plaza



Public Access & Waterfront Vistas



Pier 8 Gateway Park



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New Public Park and Green Space to Welcome Visitors to Pier 8



West Harbour Capital Projects – 2023 Work Plan



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Pier 8 Greenway Design Process



Long-Term Parking Study



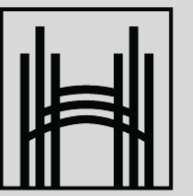
Pier 7 Retractable Bridge Design



Pier 6&7 Public Building Design Competition



Pier 8 Development Overview



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Pier 8 Private-Sector Residential & Commercial Development



Pier 8 – City-owned Lands & Public Spaces



Discovery Centre - Long-Term Plan

Pier 8 Development – By the Numbers



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The West Harbour Waterfront is a City-Owned Public Waterfront



City-Owned & Controlled Public Lands

Pier 8 Development – By the Numbers



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Pier 8 Development – By-the-Numbers

- 12.5 Ha (30.8 acres) Total Gross Area
- 5.44Ha (13.44 acres) Total Net Area of 9-Development Blocks
- 129,000 sq. m (1.4 million sq. ft) Total Gross Floor Area
- 1,645 residential units
- 120,000 sq. m or 1.3 million sq ft) Residential
- 6,440 sq. m (70,000 sq. ft) leasable commercial space
- Approx. 1,422 Proposed Underground Parking Spaces

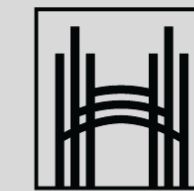
- % Private Development: 42.6% of Pier 8
- % Street Network: 18.8% of Pier 8
- Open Space: 38.6% of Pier 8

- ✓ \$750 million-\$1Billion in private-sector residential sales revenue*(2017\$)
- ✓ \$15 - \$22 million in private-sector value of commercial premises***(2017\$)
- ✓ \$8 - \$9 million per year in new Municipal Taxes at full build-out***(2017\$)

* 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



Pier 8 – Private-Sector Development Partner



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PIER 8



CITYZEN

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COMMUNITIES

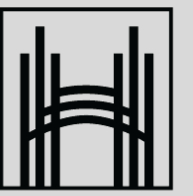
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Images from Waterfront Shores

Hamilton's West Harbour Waterfront



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