



## **Mission Statement**

Freedom to Belong and Discover

## **Strategic Priorities**

Connecting to Community • Relevant and Responsive • Learning Organization

## **HAMILTON PUBLIC LIBRARY BOARD**

### **Regular Session**

Wednesday, February 26, 2025  
Central Library, Board Room, 5th Floor  
05:30 PM Meeting

### **AGENDA**

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#### **1. Discussion Period**

##### **1.1. Land Acknowledgment - NV**

#### **2. Acceptance of the Agenda**

#### **3. Minutes**

##### **3.1. Minutes of the September 25, 2024 WHS Vision Committee Meeting - PT**

Approve

#### **4. Declaration of Conflict**

#### **5. Presentations**

##### **5.1. West Harbour Redevelopment Program - Overview**

Andrea Smith Guest

#### **6. Report**

**6.1. Discovery Centre and Waterfront Shores Sales Presentation Centre Update -PT/CP**

Receive

**6.2. Exhibit Build Funding Update - PT/CP**

Receive

**7. Business Arising**

**7.1. West Harbour Site Vision Board Committee Membership Update - CP**

Receive

**8. Correspondence**

**9. New Business**

**10. Private and Confidential**

**11. Date of Next Meeting**

May 28, 2025

**12. Adjournment**



**Mission Statement**

*Freedom to Belong and Discover*

**Strategic Priorities**

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Learning Organization*

**WEST HARBOUR SITE (WHS) VISION COMMITTEE**

West Harbour Site (WHS) Vision Committee Meeting  
Wednesday, September 25, 2024  
Central Library, Fifth Floor, Board Room

5:30 PM Meeting

**MINUTES**

**PRESENT:** Nick van Velzen, Dayna Firth, Lynne Serviss, Kojo Dampthey  
**STAFF:** Paul Takala, Cindy Poggiaroni, Luke Stempien, Meg DeForest, Callie Blackburn

**1. Discussion**

1.1 Land Acknowledgement - NV

**2. Acceptance of Agenda**

**3. Minutes**

3.1 Minutes of the May 29, 2024 West Harbour Site (WHS) Vision Board Committee Meeting - PT

[WHS May Minutes](#)

**MOVED** by Dayna Firth, seconded by Kojo Dampthey

**That the West Harbour Site (WHS) Vision Committee approve the minutes of the May 29, 2024 Meeting.**

**MOTION Passed**

**4. Declaration of Conflict**

**5. Presentations**

5.1 Public Engagement Presentation- CP/LS

[Engagement Presentation.pdf](#)

**MOVED** by Kojo Dampsey, seconded by Dayna Firth

**That the West Harbour Site (WHS) Vision Committee receive the Public Engagement Presentation for information.**

**MOTION Passed**

## **6. Report**

- 6.1 Discovery Centre Study Public Engagement Strategy and Plan - PT/CP  
[Report DC Study Public Engagement Strategy & Plan.pdf](#)  
[APPENDIX A Discovery Centre Study Work Plan and Timeline.pdf](#)  
[APPENDIX B Hamilton's Principles of Public Engagement.pdf](#)  
[APPENDIX C Hamilton's Public Engagement Levels.pdf](#)  
[APPENDIX C Hamilton's Public Engagement Levels.pdf](#)  
[APPENDIX D Project Governance.pdf](#)  
[APPENDIX E DC Study Public Engagement Strategy & Plan.pdf](#)

**MOVED** by Dayna Firth, seconded by Lynne Serviss

**That the West Harbour Site (WHS) Vision Committee receives the Discovery Centre Study Public Engagement Strategy and Plan for information.**

**MOTION Passed**

## **7. Business Arising**

## **8. Correspondence**

## **9. New Business**

- 9.1 Update on Discovery Centre Study Funding: Honorariums for Indigenous Working Group Members - PT/CP

**MOVED** by Lynne Serviss, seconded by Dayna Firth

**That the West Harbour Site (WHS) Vision Committee receive an update on Discovery Centre Funding: Honorariums for Indigenous Working Group Members for information.**

**MOTION Passed**

- 9.2 Other Business - PT

## **10. Private and Confidential**

## **11. Date of Next Meeting**

Q1, 2025

## **12. Adjournment**



**MOVED** by Lynne Serviss, seconded by Kojo Dampitey

**That the West Harbour Site (WHS) Vision Committee adjourn the meeting at 6:13pm.**

**MOTION Passed**

# West Harbour Redevelopment Program – Overview

West Harbour Site Vision (WHS) Committee Meeting  
February 26, 2025



# West Harbour Waterfront Precincts

West Harbour Sub-Areas and Points of Interest





# West Harbour Waterfront Precincts





# West Harbour – Indigenous Focused Spaces



- 1 – Macassa Bay Renewal Project
- 2 – James St. Plaza (All Our Relations Art Installation)
- 3 – Discovery Centre Project

Site 1 to Site 2 = 800m  
 Site 2 to Site 3 = 650m  
 Site 1 to Site 3 = 1450m

**Legend**

● Sites for Indigenous-Focused Gatherings, Ceremonies, Events



**Indigenous Focused Spaces - Harbour View**

Date:  
October 21, 2024



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
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# Pier 8 Discovery Centre



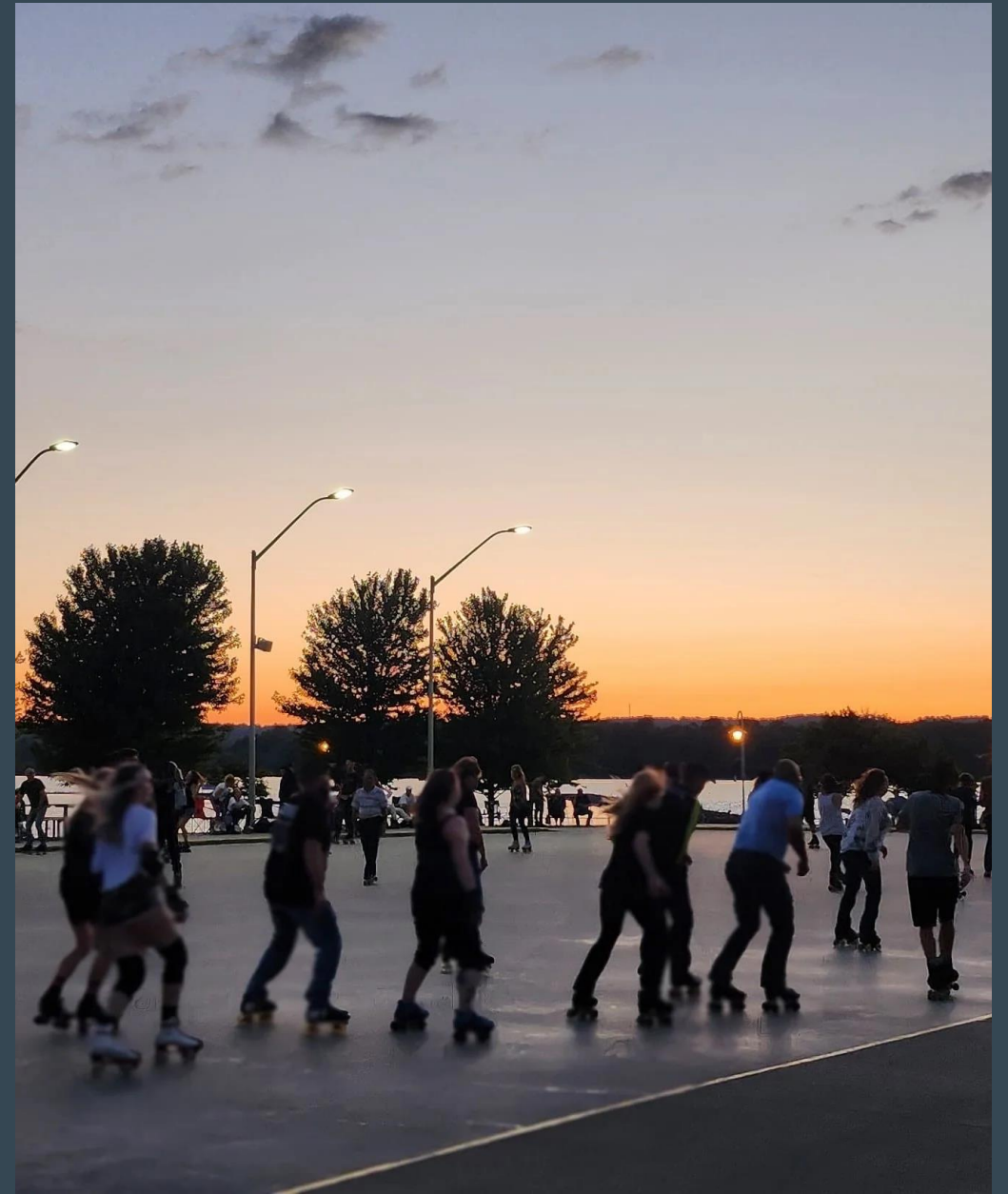


# Pier 8 Williams Fresh Café





# Pier 8 Outdoor Rink





# Pier 8 New Shorewall





# Pier 8 Pumping Station





# Pier 8 Copp's Pier



**COPPS PIER PARK**  
1 SITE, 3 PLACES



**HAMMER HARBOUR**



**THE LANDING**



**BOATWORKS PROMENADE**



Client:  Hamilton  
Prime Consultant:  FORREC  
General Contractor:  LIFECONCRETE

Artistic rendering showing the design concept, not for construction.



# Pier 8 Copp's Pier





# Pier 8 Copp's Pier – Tables and Beach





# Pier 8 Copp's Pier – Playground





# West Harbour Capital Works Projects – Gateway Park





# Pier 8 Future Greenway





# Pier 8 Future Greenway





# Pier 8 Public Art - Clear Eyes Collective Road Mural





# Pier 8 Public Art – Filter Tower, Flower Pot and Watershed





# Pier 8 Public Art - Ráfaga Unleashed



# Pier 8 Copp's Pier – Gantry Crane



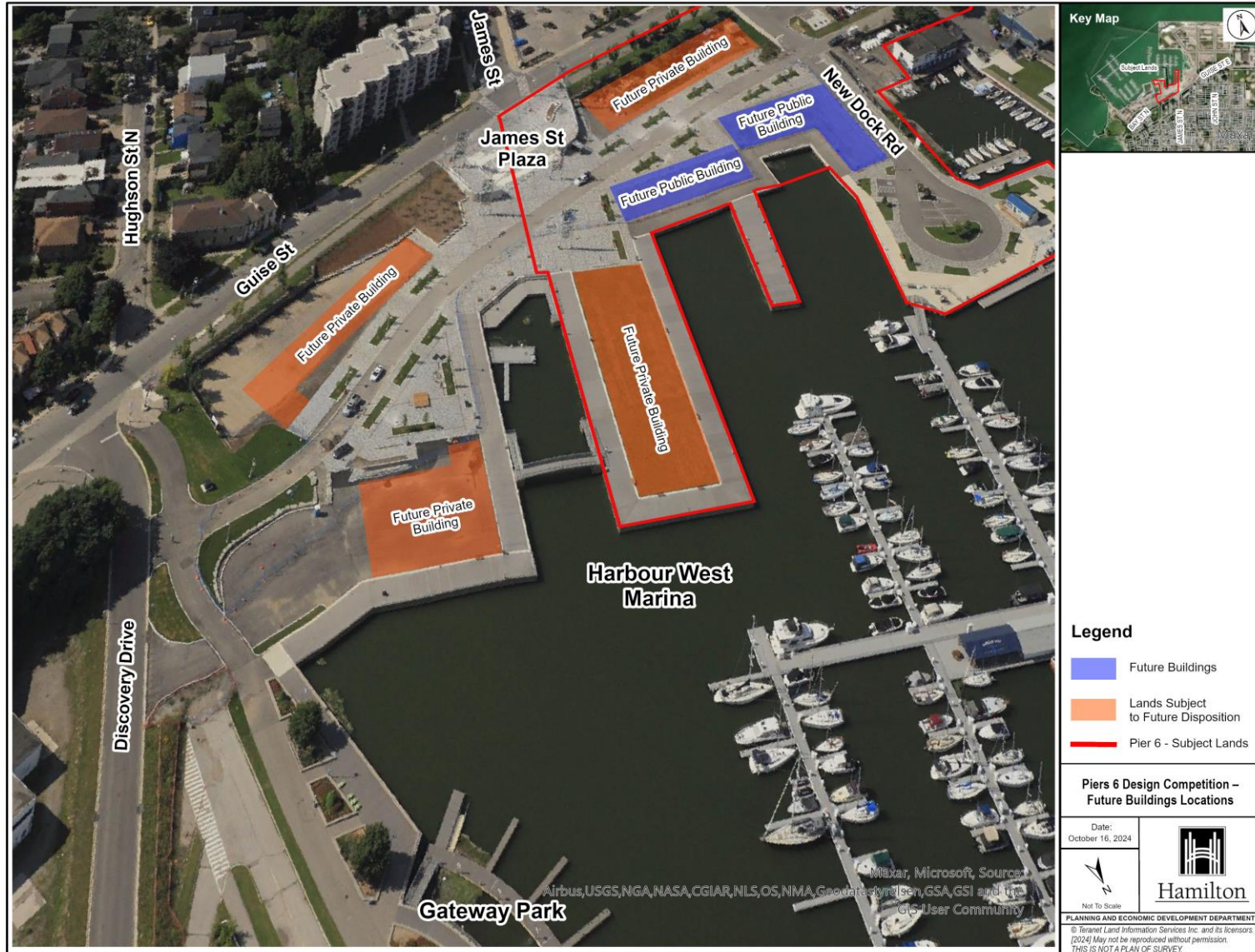


# Pier 6/7 Public Art – All Our Relations





# Piers 6 and 7 Redevelopment





# Pier 6 New Public Buildings Project – Future Site





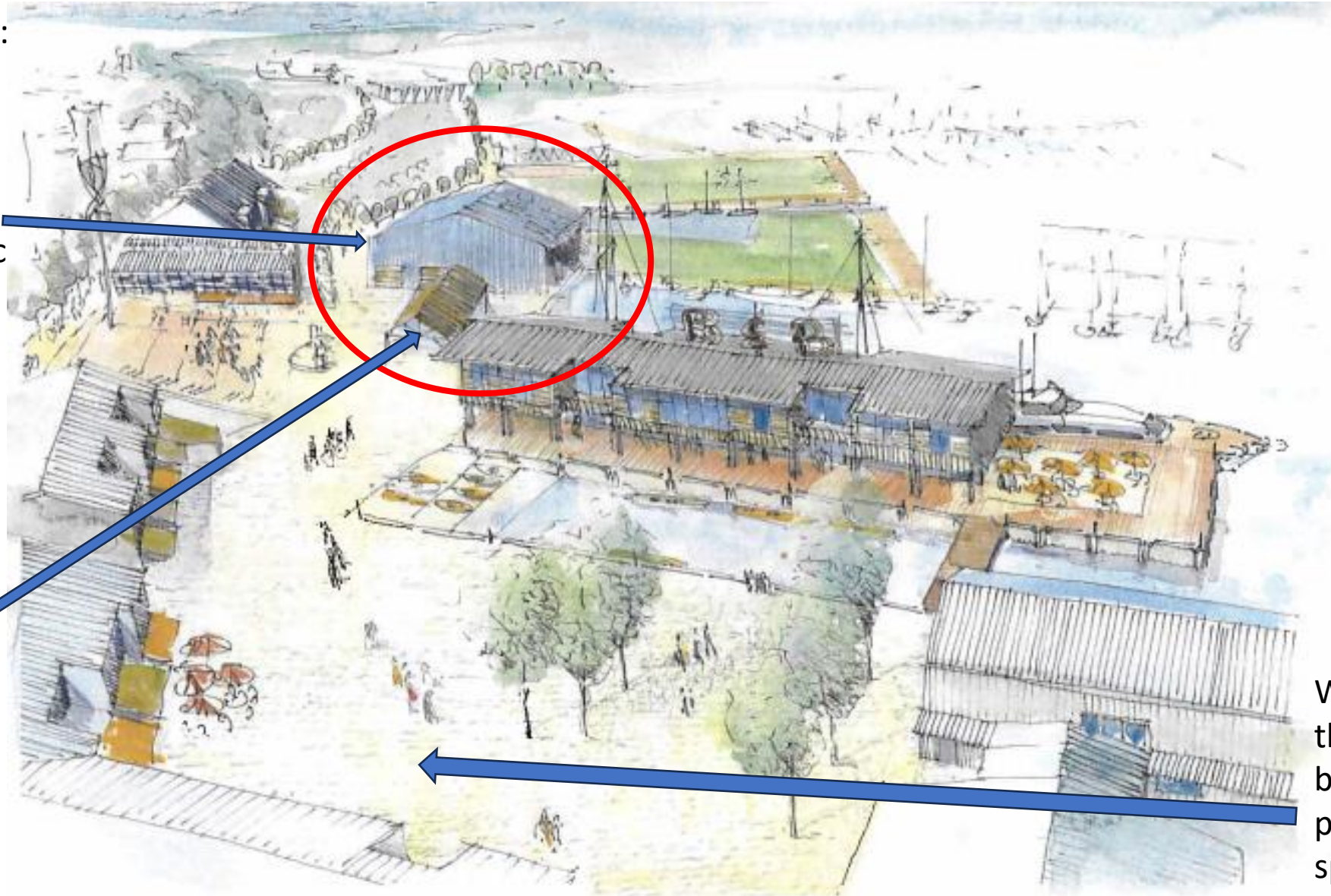
# West Harbour Recreation Master Plan, 2010

## Port Authority Shed:

Could house offices, workshops and boat slips. Ideal for reuse as multi-purpose public building that can easily animate area

## Varnish Shed:

could become multi-use covered space (e.g. small performances that could spill into the plaza). Protected canopy could be used as market space



Within the area of the mixed use buildings is a large programmable space



# Pier 6 Precedent Images





# Piers 6 and 7 Redevelopment





# Piers 6 and 7 Redevelopment





# Macassa Bay Renewal Project





# Macassa Bay Renewal Project





# Macassa Bay Renewal Project

## Project Themes

### Advancing City Priorities:

Urban Indigenous Strategy

West Harbour Waterfront Recreation Master Plan

### Shoreline Naturalization

### Area Enhancements

### Community Use and Enjoyment of Waterfront Asset

### Indigenous Community Collaboration

### Public Engagement



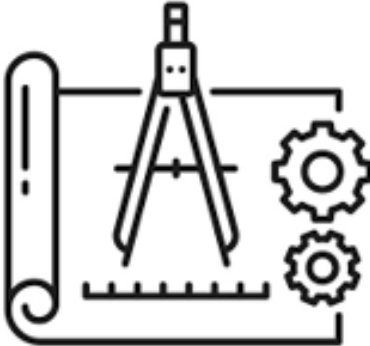

### Waterfront Activation

### Public Art

### Heritage Node



# Macassa Bay Renewal Project

Project	<p style="text-align: center;"><b>Macassa Bay Renewal</b></p> <p style="text-align: center;"><b>Shoreline Naturalization and Area Enhancement Project</b></p>			
Phase	<p style="text-align: center;"><b>Phase 1</b> Re-Envisioning <u>Macassa Bay</u></p>		<p style="text-align: center;"><b>Phase 2</b> Implementing Vision</p>	
Stage No.	<p style="text-align: center;">Stage 1</p>	<p style="text-align: center;">Stage 2</p>	<p style="text-align: center;">Stage 3</p>	<p style="text-align: center;">Stage 4</p>
Stage Focus	<p>Concept Development</p> 	<p>Preliminary Design and Programming Plan</p> 	<p>Detailed Design</p> 	<p>Tender, Award, Construction</p> 
Deliverables	<p>Core Principles, Concept Plan, Terms of Reference for Consulting Services Stage 2</p>	<p>Preliminary Design and Programming Plan</p>	<p>Detailed Design, Costing Estimates</p>	<p>Construction</p>



# Tourism Opportunities - Boating

- Transform the West Harbour waterfront into a vibrant, year-round destination.
- Staff are seeking to animate the waterfront with on-water tourism-focused activities.
- Examples could include:
  - Paddle boats
  - Water Taxis
  - Harbour Cruises
  - Cruise Ships



Aerial View of West Harbour, from Pier 8 to Bayfront Park  
*Image Source: City of Hamilton, Photographer: Dave Gruggen*





# Waterfront Animation and Programming

- City organized free programming since 2021 to animate City-owned outdoor public spaces
- Community organizations and local businesses were hired to create a series of events
- Goal is to provide variety of activities co-created with community, draw residents to waterfront, demonstrate creative ways to use spaces
- Examples include:
  - Street mural
  - Pier 8 Pop Ups
  - New Hope Community Bikes - Ride Smart Bike Rodeo
  - Range of music events





# Pier 8 Updated Parking Strategy

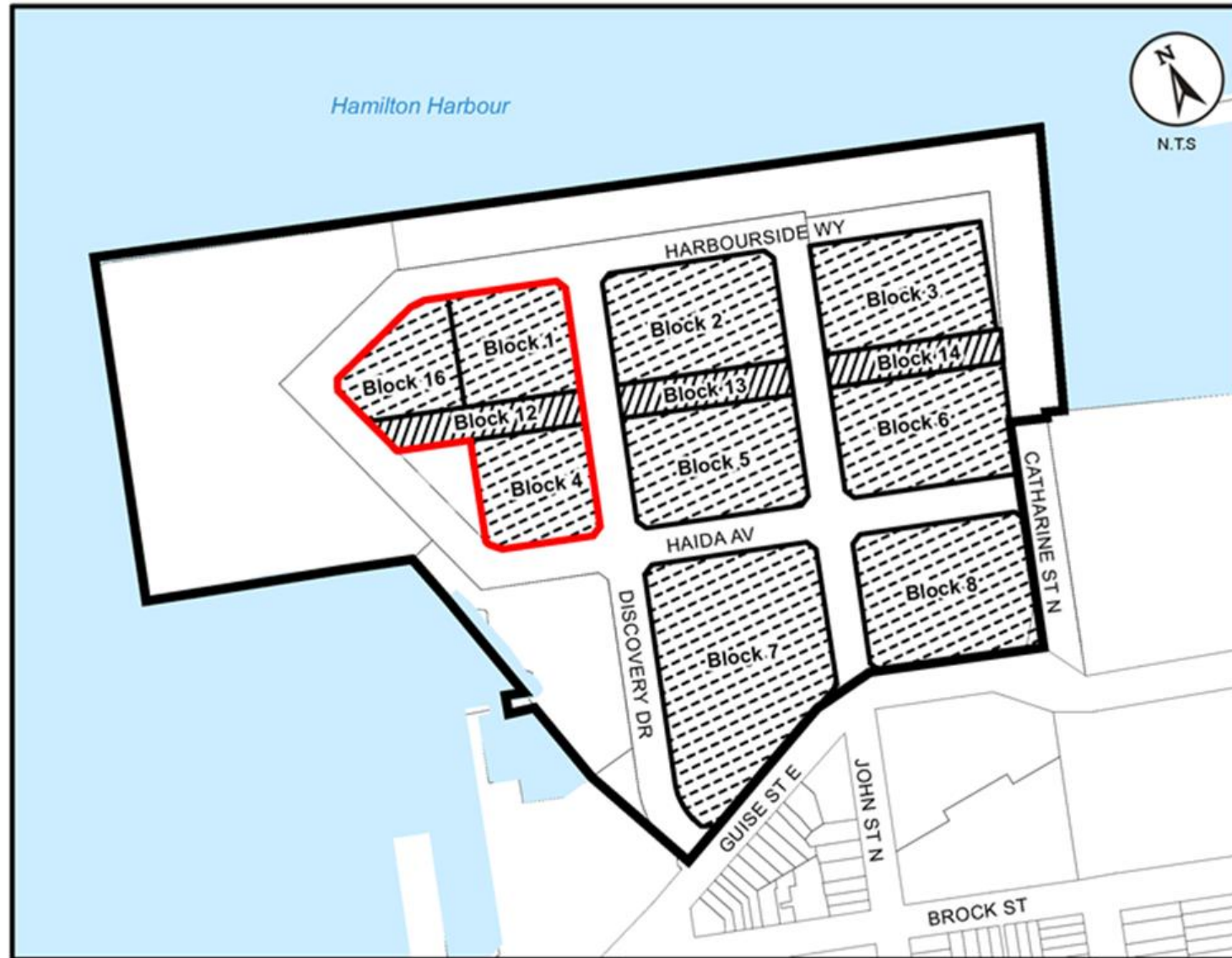
## Components: Updated Parking Strategy

1. Integrate parking spaces in development
2. Pause Pier 4 Above Ground Parking Structure Study
3. Paid Parking
4. Increased Transit Service
5. Implement Range of Travel Demand Measures
6. Monitor and Manage Evolving Parking Demands
7. Temp Parking Lot Improvements
8. Ensure Required Parking within Pier 8 is Provided
9. Use Remote Lots
10. Explore End-of-Line Transit Infrastructure





# Pier 8 Integrated Public Parking Underground "Area of Focus"





# Pier 8 Waterfront Shores Development





# Pier 8: Development Summary

- Maximum of **1,645 units**
- development form primarily consisting of buildings **four (4) to eight (8) storeys**
- singular **45-storey tower** permitted on Block 16
- approximately **6,500m<sup>2</sup>** (70,000 sq.ft) of commercial space at-grade
- pedestrian corridor referred to as the “**Greenway**” between nine (9) development blocks across Pier 8



# Pier 8: Waterfront Shores Partnership

## Pier 8 Development Agreement (DA)

- Contractual agreement between the City and Waterfront Shores
- Establishes a commitment to the City's Vision for the development
- Sets the obligations of both Parties
- Establishes the financial land valuation framework, process and timeframes
- City retains ownership of Development-Block lands until transferred to Waterfront Shores
- Commitment to 5% of the units for Affordable Housing (Habitat for Humanity)
- Commitment to specified sustainable design and building features and Green Building Standards





# Pier 8 Future Commercial





**Date:** February 26, 2025  
**To:** Chair and Members of the West Harbour Site (WHS) Vision Board Committee  
**From:** Paul Takala, CEO/Chief Librarian  
Cindy Poggiaroni, Director Collections and Program Development  
**Subject:** **West Harbour Redevelopment Program Presentation – PT/CP**

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## **RECOMMENDATION**

That the West Harbour Site Vision Board Committee receive the West Harbour Redevelopment Program presentation for information.

## **BACKGROUND**

N/A.



**Date:** February 26, 2025  
**To:** Chair and Members of the West Harbour Site (WHS) Vision Board Committee  
**From:** Paul Takala, CEO/Chief Librarian  
Cindy Poggiaroni, Director Collections and Program Development  
**Subject:** **Discovery Centre and Waterfront Shores Sales Presentation Centre Update – PT/CP**

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## RECOMMENDATION

That the West Harbour Site Vision Board Committee receive this report for information and comment.

## BACKGROUND

In 2022, Waterfront Shores Corporation, the City of Hamilton's development partner building Pier 8 into a mixed-use community, entered into a 5-year lease agreement for a portion of the Discovery Centre. The intent of the lease is for the space to be utilized as a sales presentation centre for the Pier 8 development.

Hamilton Public Library (HPL) initially planned to pilot programming at the Discovery Centre in partnership with Waterfront Shores, featuring interactive exhibits. As part of their plans for the space, Waterfront Shores offered to sub-lease a 1,200-square-foot section of the building to HPL for use as an exhibition area. HPL staff aimed to transform this space with displays and interpretive elements, while Waterfront Shores staffed the facility as part of the sales centre operation.

Due to recent developments, Waterfront Shores has expressed interest in finding an alternative longer-term location for the presentation centre that aligns with the full Pier 8 development timeline. At the January 15, 2025, General Issues Committee meeting, staff were authorized and directed to negotiate and enter into an agreement to terminate and surrender Waterfront Shores' lease. Subject to Council ratification, this negotiation process will be completed. Upon termination and surrender of the lease, the Discovery Centre will be primarily vacant, presenting an opportunity to explore alternative interim uses to enhance site activity while the Hamilton Public Library conducts the Program Design and Development Study for the building's long-term reuse.



**Date:** February 26, 2025  
**To:** Chair and Members of the West Harbour Site (WHS) Vision Board Committee  
**From:** Paul Takala, CEO/Chief Librarian  
Cindy Poggiaroni, Director Collections and Program Development  
**Subject:** **Exhibit Build Funding Update – PT/CP**

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## RECOMMENDATION

That the West Harbour Site Vision Board Committee receive this report for information and comment.

## BACKGROUND

On [December 13, 2023](#), the Library Board approved the use of up to \$310,000 from the General Development Reserve #106007 to support the purchase of HPL's exhibit fixtures, technology and displays for long-term use. The funding request also included the cost to run and maintain exhibits in the Discovery Centre for 2024 and 2025.

The original plan for HPL to run and maintain exhibits in the Discovery Centre involved working with the Waterfront Shores Corporation, where the firm would operate and staff its sales centre at the site while offering 1,200-square-foot space for exhibition displays and interpretive components. Due to recent developments, city staff have been authorized and directed to negotiate and enter an agreement to terminate and surrender Waterfront Shores' lease. Upon termination and surrender of the lease, the Discovery Centre will be primarily vacant. City staff are exploring interim uses to enhance site activity while the Hamilton Public Library conducts the Program Design and Development Study for the building's long-term reuse.

While plans for using the Discovery Centre have changed, the need to fund HPL exhibits across the library system and partner spaces remains a priority. Investing in capital costs of building exhibit components in-house is a cost-effective approach compared to outsourcing, which is significantly more expensive. These exhibit components are designed for long-term use in various settings, resulting in sustained cost savings. These funds also support collaborative initiatives with partners to bring exhibits into HPL and partner spaces.

Maintaining this funding is critical for HPL to achieve its goals of building, expanding, and enhancing exhibit spaces across the system and in collaboration with partners.

These goals include:

- Enhancing accessibility to materials held by Local History and Archives (LHA)
- Building capacity and exploring new exhibition and interpretation models



- Investing in quality, reusable capital equipment for use at the Central Library, branches, or partner locations
- Fostering collaborations with partners on exhibit initiatives
- Showcasing diverse and engaging local stories for and about our community

The investment of up to \$310,000 in exhibit components, technology and partnerships will strengthen HPL's internal expertise, skills, and capacity to develop and present modern, impactful exhibitions.



**Date:** February 26, 2025  
**To:** Chair and Members of the West Harbour Site (WHS) Vision Board Committee  
**From:** Paul Takala, CEO/Chief Librarian  
Cindy Poggiaroni, Director Collections and Program Development  
**Subject:** **West Harbour Site Vision Board Committee Membership Update – PT/CP**

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## **RECOMMENDATION**

That the West Harbour Site Vision Board Committee receive the updated Terms of Reference for information.

## **BACKGROUND**

At the start of the new year, a new Board Chair is appointed in accordance with the Bylaws. As the Board Chair serves as an ex officio member of all Board Committees, the Terms of Reference for the West Harbour Site Vision Board Committee will be updated to reflect this change in membership. The composition of the remaining committee members will remain unchanged to ensure continuity with the ongoing study.

Another change to the Terms of Reference includes adjusting the timelines for the Study's submission to Council from Q1, 2026, to Q1, 2027. This change reflects the delayed issuance of the Request for Proposal for consulting services as a result of the cybersecurity incident and updates to the procurement process to recognize the input of the Indigenous Community Working Group members.

Once the consultant has been brought on board, a full evaluation of the Study timeline will be completed. Any changes to estimated completion will be reported through future updates.



<b>Board Ad Hoc Committee</b>	West Harbour Site (WHS) Vision Committee
<b>Date Created</b>	April 2024
<b>Last Revised Date</b>	February 2025
<b>Document Author(s)</b>	Paul Takala, CEO Cindy Poggiaroni, Director Collections & Program Development
<b>Board Committee Setup Protocol</b>	<ol style="list-style-type: none"> <li>1. Ad Hoc Committees may be appointed by the Board to deal with special issues assigned by the Board. Such committees report to the Board and shall be dissolved immediately upon making their final report to the Board.</li> <li>2. A committee may have any number of members. The Board shall name a chair for each Ad Hoc committee.</li> </ol> <p>A quorum for all committees shall be the majority of members. Committees meet when required at the call of the committee chair.</p> <p>The Chair of the Board shall be a member of all Committees of the Board ex officio.</p> <p>The Secretary of the Board (or designate) shall attend all committee meetings and shall be the Secretary of all committees.</p> <p>The composition of the WHS Vision Board Committee will consist of:</p> <ul style="list-style-type: none"> <li>• Board Meeting Board Chair and Board Secretary (Non-voting) participate as per Bylaws</li> <li>• Three additional Board Members</li> </ul>
<b>Board Committee Purpose</b>	To support the successful re-development of the West Harbour Site through the program development and design study of the Former Marine Discovery Centre.
<b>Scope and Responsibilities</b>	<p>The Board Committee will</p> <ol style="list-style-type: none"> <li>1. Oversee the development of a project governance model that supports an enduring partnership between HPL and Indigenous</li> </ol>



	<p>communities</p> <ol style="list-style-type: none"> <li>2. Oversee the community engagement process for the project, ensuring key stakeholders are engaged in meaningful ways</li> <li>3. Ensure the business plan is consistent with commitments made to Council, the community and key stakeholders. Identify where constraints may limit or delay realizing established goals.</li> </ol>
<b>Communication</b>	<p>The WHS Vision Board Committee will review the project's progress through scheduled meetings as first review and will report to the Library Board on progress of work during scheduled Library Board meetings (2<sup>nd</sup> Review).</p> <p>The Board Committee will maintain its records such as agendas, minutes and reports on appropriate communication channels as decided by the Committee and will be documented through Board Meetings as 2<sup>nd</sup> Review items under the WHS Vision Committee work.</p>
<b>Meetings</b>	<p>The Board Committee will meet quarterly or more frequently when necessary.</p> <p>Length of meetings: up to 2 hours</p> <p>Format: virtual and/or hybrid. In person meetings will be held at Central Library</p> <p>Library staff will set a standard agenda and document meeting minutes, actions and next steps.</p>
<b>Board Committee Members</b>	<p>The WHS Vision Committee will consist of:</p> <ul style="list-style-type: none"> <li>• TBD (Board Chair)</li> <li>• Paul Takala (Board Secretary)</li> <li>• Kojo Dampsey (Board Member)</li> <li>• Dayna Firth (Board Member)</li> <li>• Lynne Serviss (Board Member)</li> <li>• Nick van Velzen (Board Member)</li> <li>• Cindy Poggiaroni (HPL, Senior Leadership Team)</li> </ul> <p>Committee members are expected to take a system wide perspective while leveraging their specific experience and knowledge. They are expected to provide their best advice to the work of the Board Committee, identify opportunities and potential challenges, best practices and advocate for the progress of the project.</p>

The Board Committee will disband when the project work is completed and the study is submitted to the City Council for review and decision (scheduled Q1, 2027). Any changes to committee staffing during the project's duration will be addressed through the expression of interest process for selecting replacements.