

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



Legend

 Sites for Indigenous-Focused Gatherings, Ceremonies, Events

Key Map



Indigenous Focused Spaces - Harbour View

Date: October 21, 2024



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

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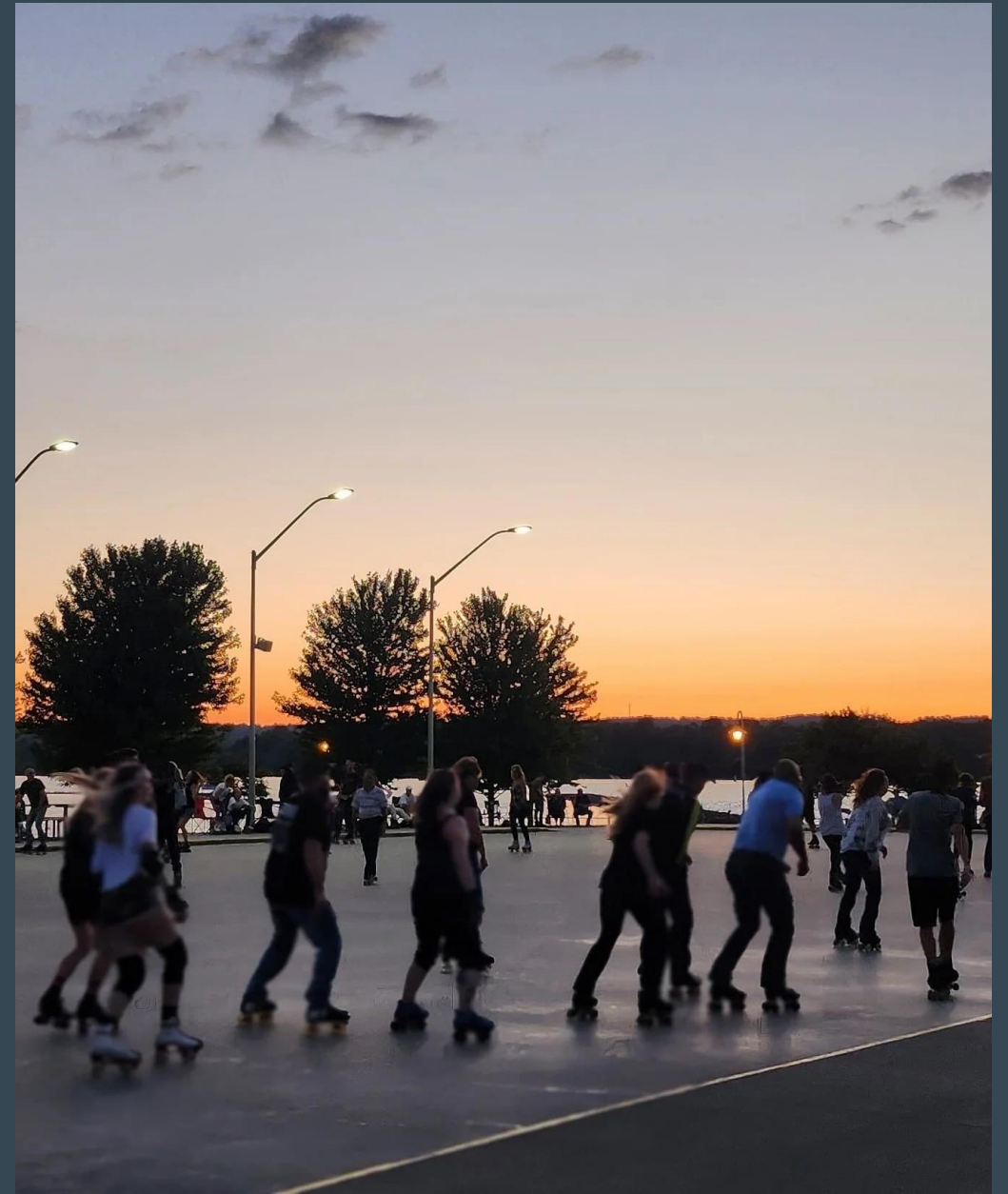
Pier 8 Discovery Centre



Pier 8 Williams Fresh Café



Pier 8 Outdoor Rink



Pier 8 New Shorewall



Pier 8 Pumping Station



Pier 8 Copps 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



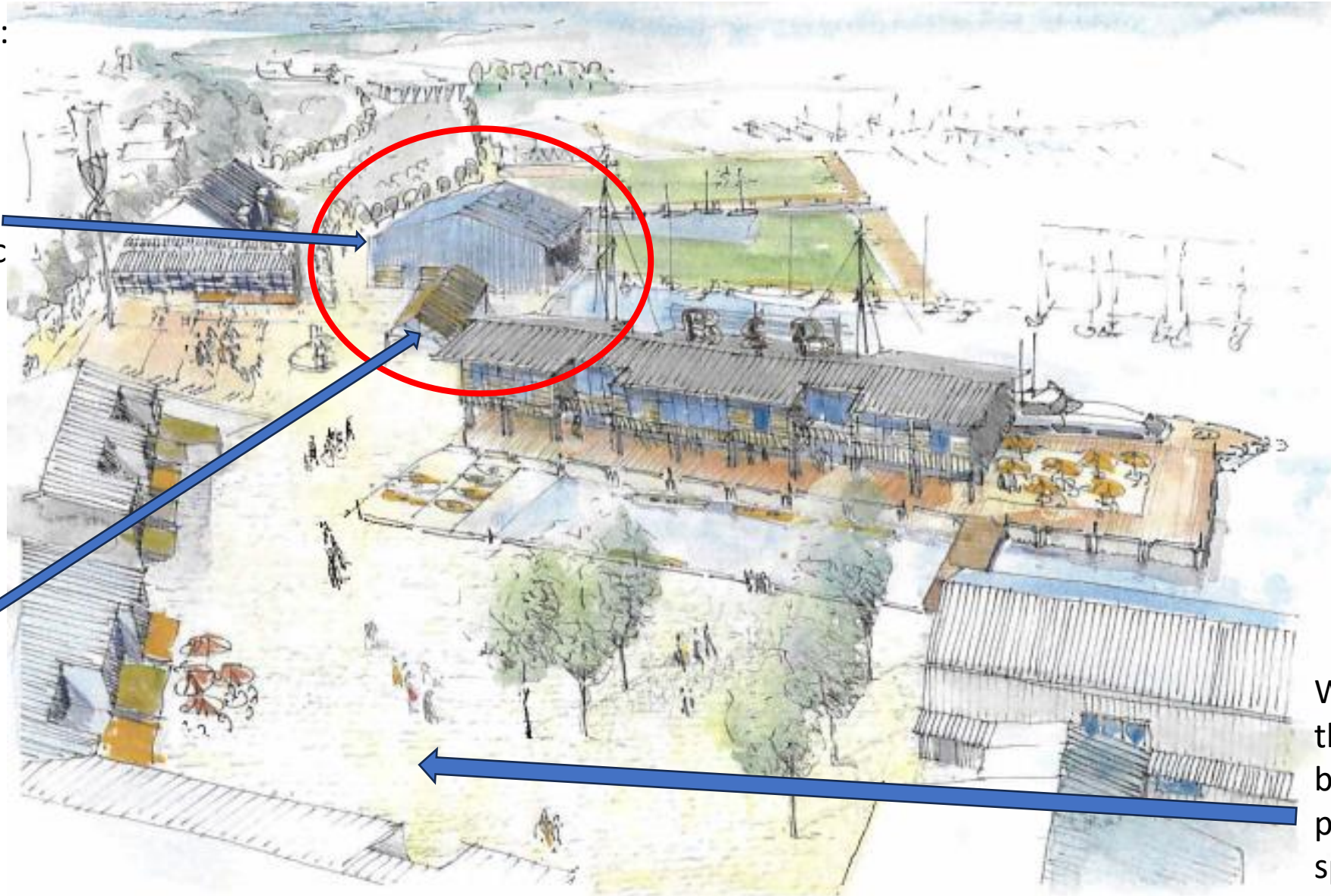
West Harbour Recreation Master Plan, 2010

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



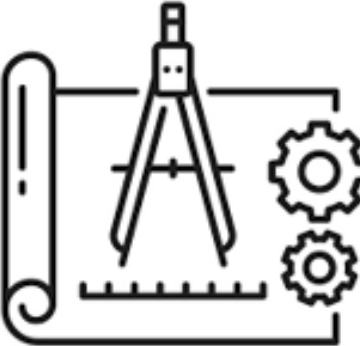

Waterfront Activation

Public Art

Heritage Node



Macassa Bay Renewal Project

Project	<p style="text-align: center;">Macassa Bay Renewal</p> <p style="text-align: center;">Shoreline Naturalization and Area Enhancement Project</p>			
Phase	<p style="text-align: center;">Phase 1 Re-Envisioning <u>Macassa Bay</u></p>		<p style="text-align: center;">Phase 2 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 **6,500m²** (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

