



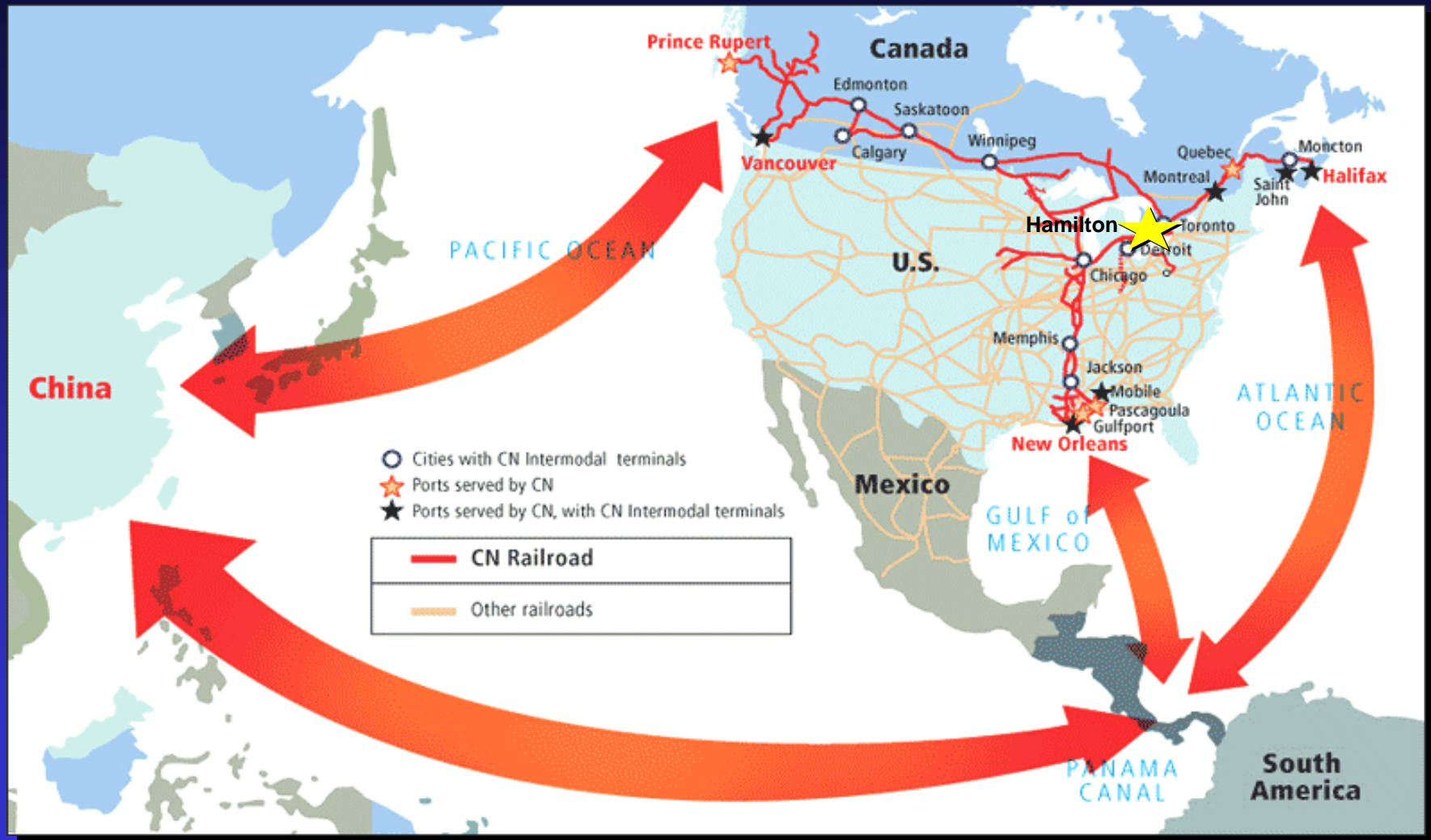
Hamilton Port Authority  
Administration Portuaire de Hamilton

# Port Re-Development “Look At Our Future Now”

# OPPORTUNITY

By Delfina Duarte  
October 24, 2006

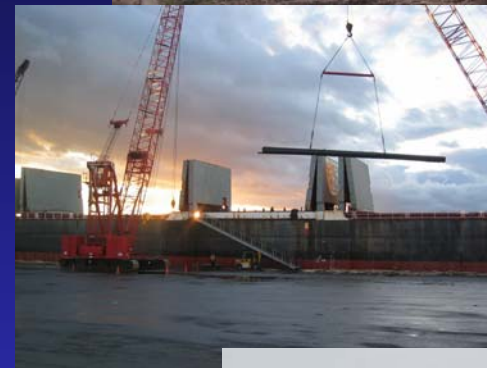
# Where is the Port of Hamilton?



# HPA Facts

## Port Facts:

- **Largest Canadian Great Lakes Port**
- **14 Piers**
- **600 Acres of Land**
- **11,000 meters of Dock Wall**
- **2.5 Million Sq.Ft. of Buildings**
- **Over 100 Tenants**
- **12 Million Tonnes of Cargo per year**
- **80% of cargo is Coal and Ore (domestic Imports)**
- **720 Vessels**
- **HPA Comprises 31% of Hamilton's GDP**
- **Over 100,000 jobs are affected**
- **Port Activities:**  
**Recreational, Terminal Services, Landlord**



# The Hamilton Port Authority



# Real Estate Facts

**Most of our buildings are old and obsolete**

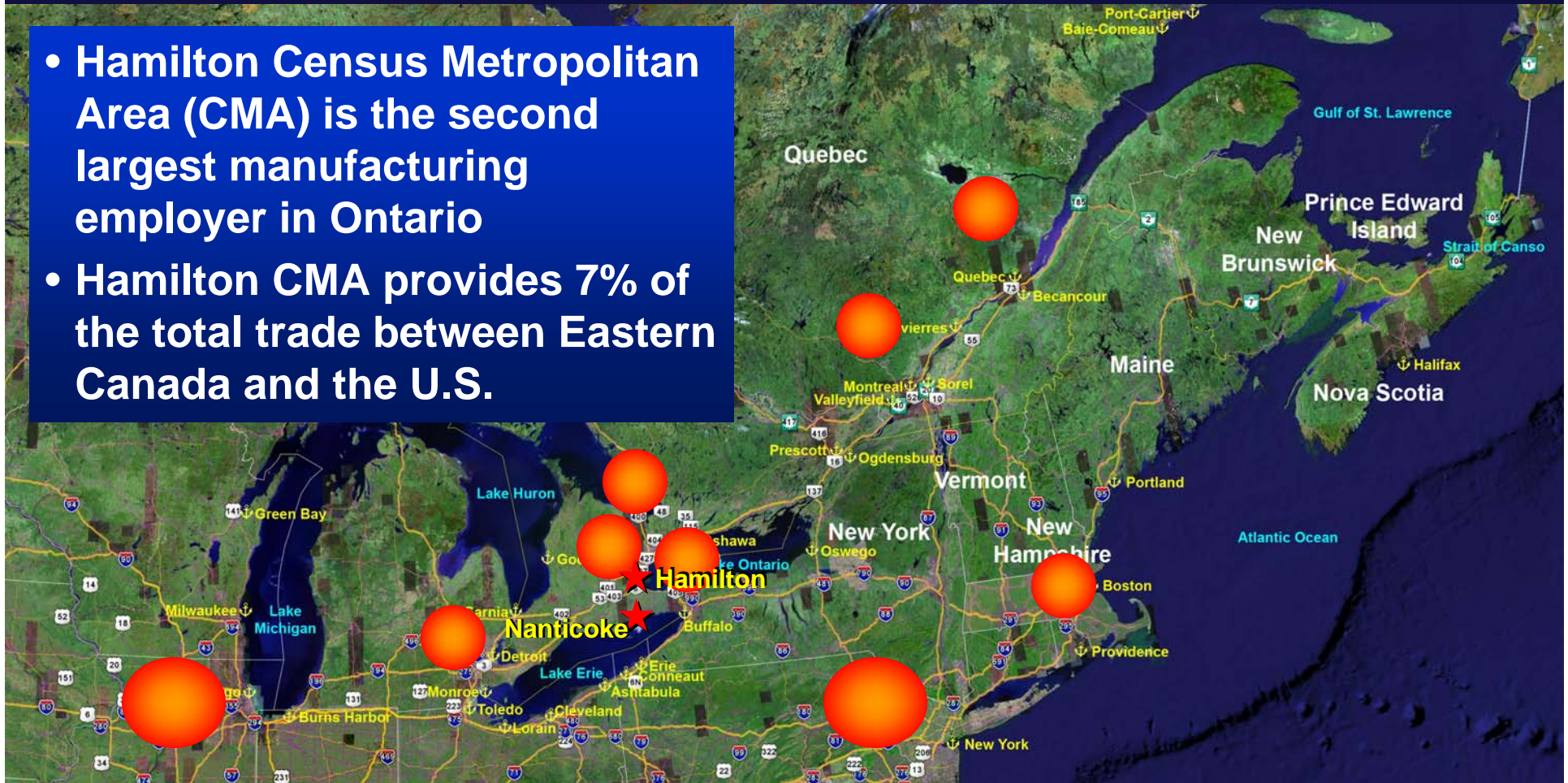
- **Low ceiling height**
- **No Heat**
- **No Cranes**
- **Poor use of rail**
- **Deferred Maintenance**
- **Inefficient Use Of Land**
- **Infrastructure**





# Regional Manufacturing and Distribution Sites

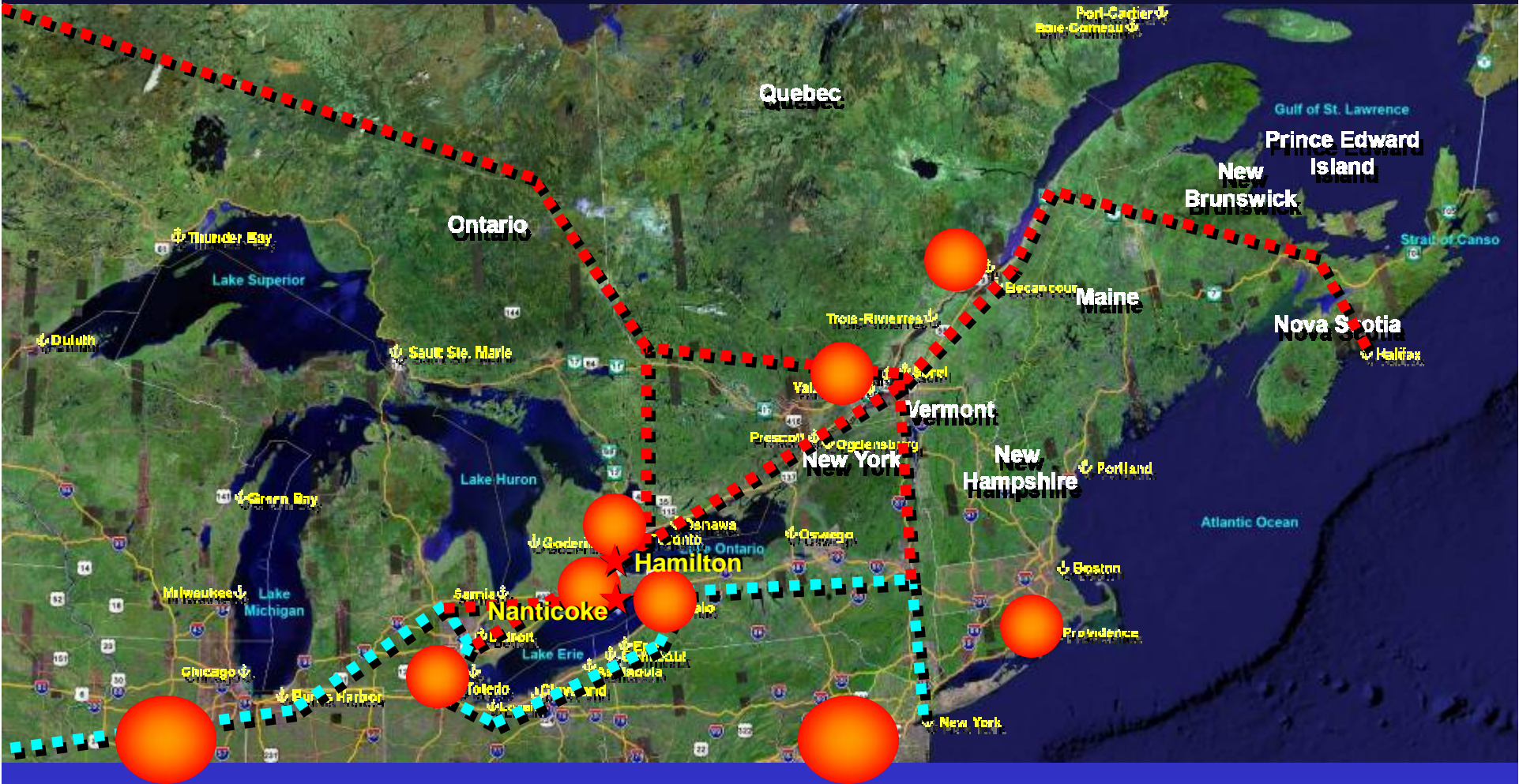
- Hamilton Census Metropolitan Area (CMA) is the second largest manufacturing employer in Ontario
- Hamilton CMA provides 7% of the total trade between Eastern Canada and the U.S.



 Major Warehousing/Manufacturing & Distribution Sites



# Regional Rail Corridors



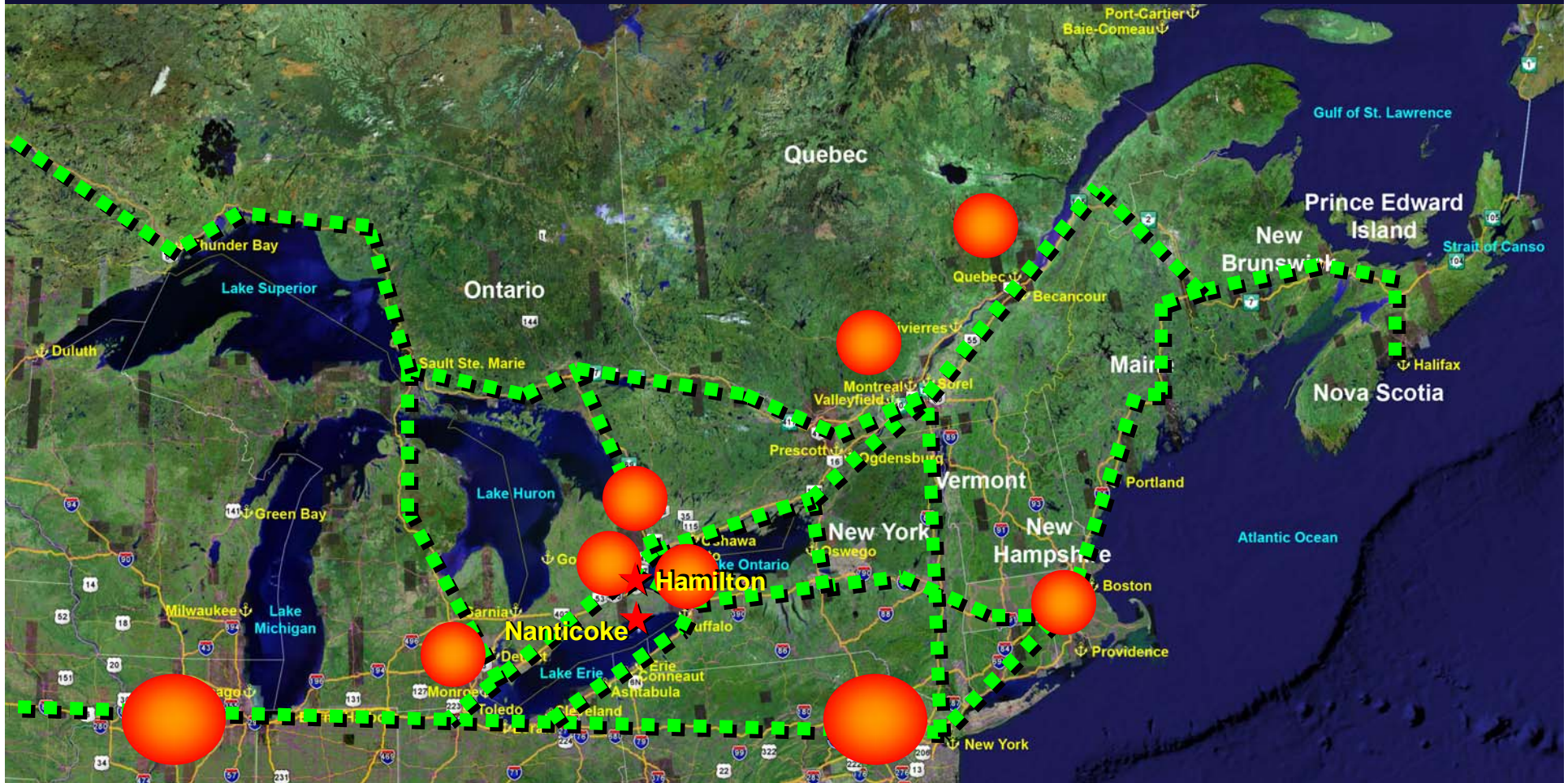
## Class 1 Railroad Mainlines:

■ ■ ■ ■ ■ **CN & CP Route**

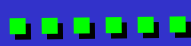
■■■■■ **CSX Sea level Route**



# Regional Highway Routes



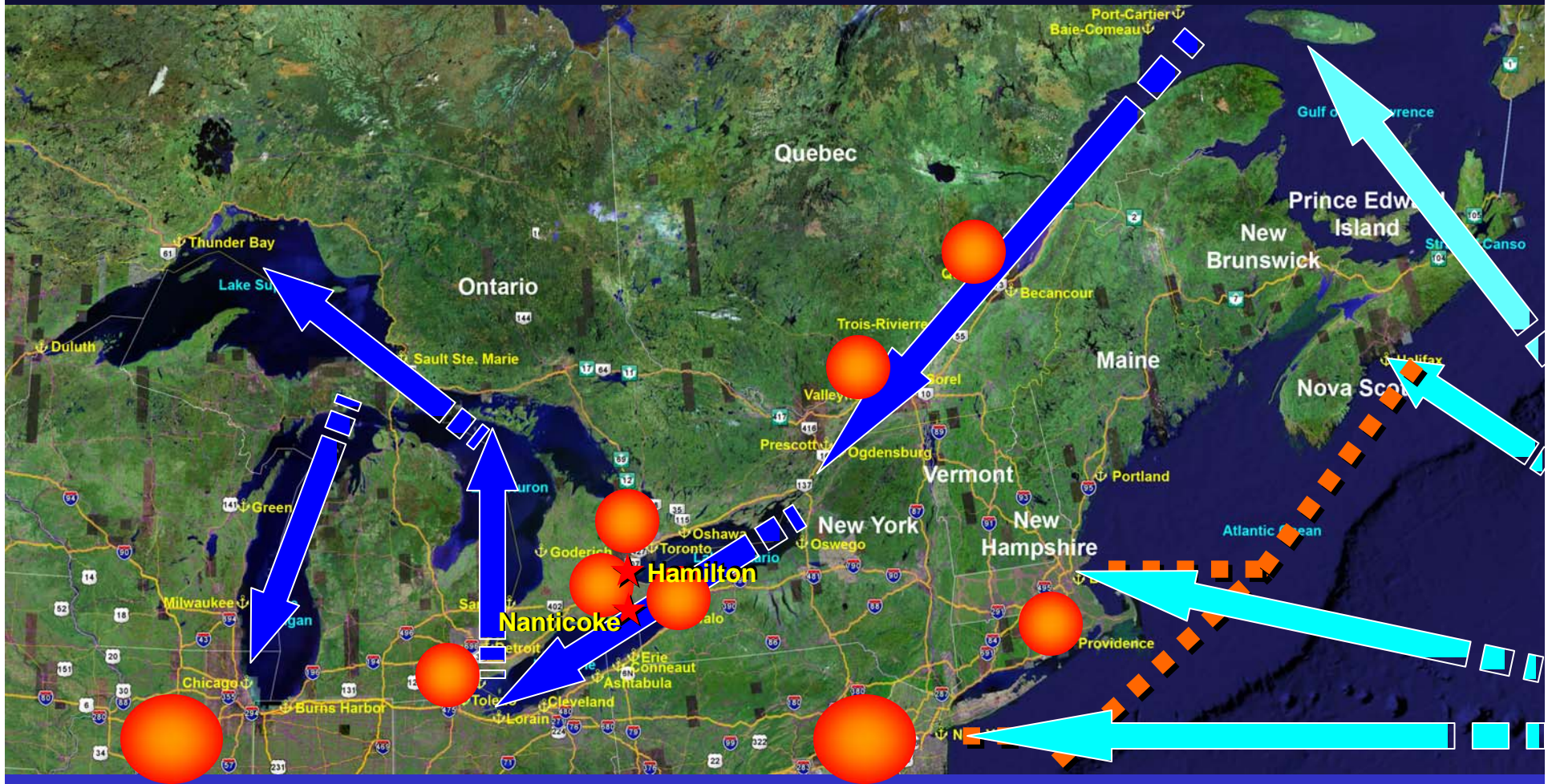
**Major Warehousing/Manufacturing & Distribution Sites**



**Major Highway Routes & Corridors**



# Regional Water Connections



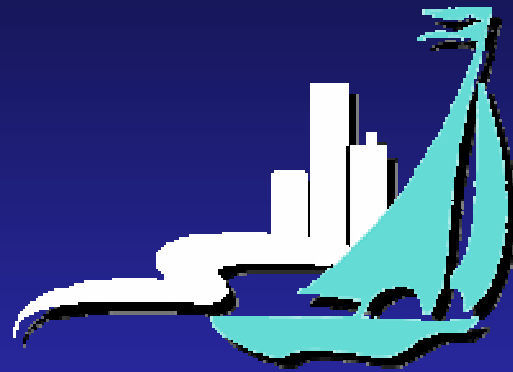
Intercoastal Barge Feeder Service



Atlantic Maritime Trade Lane



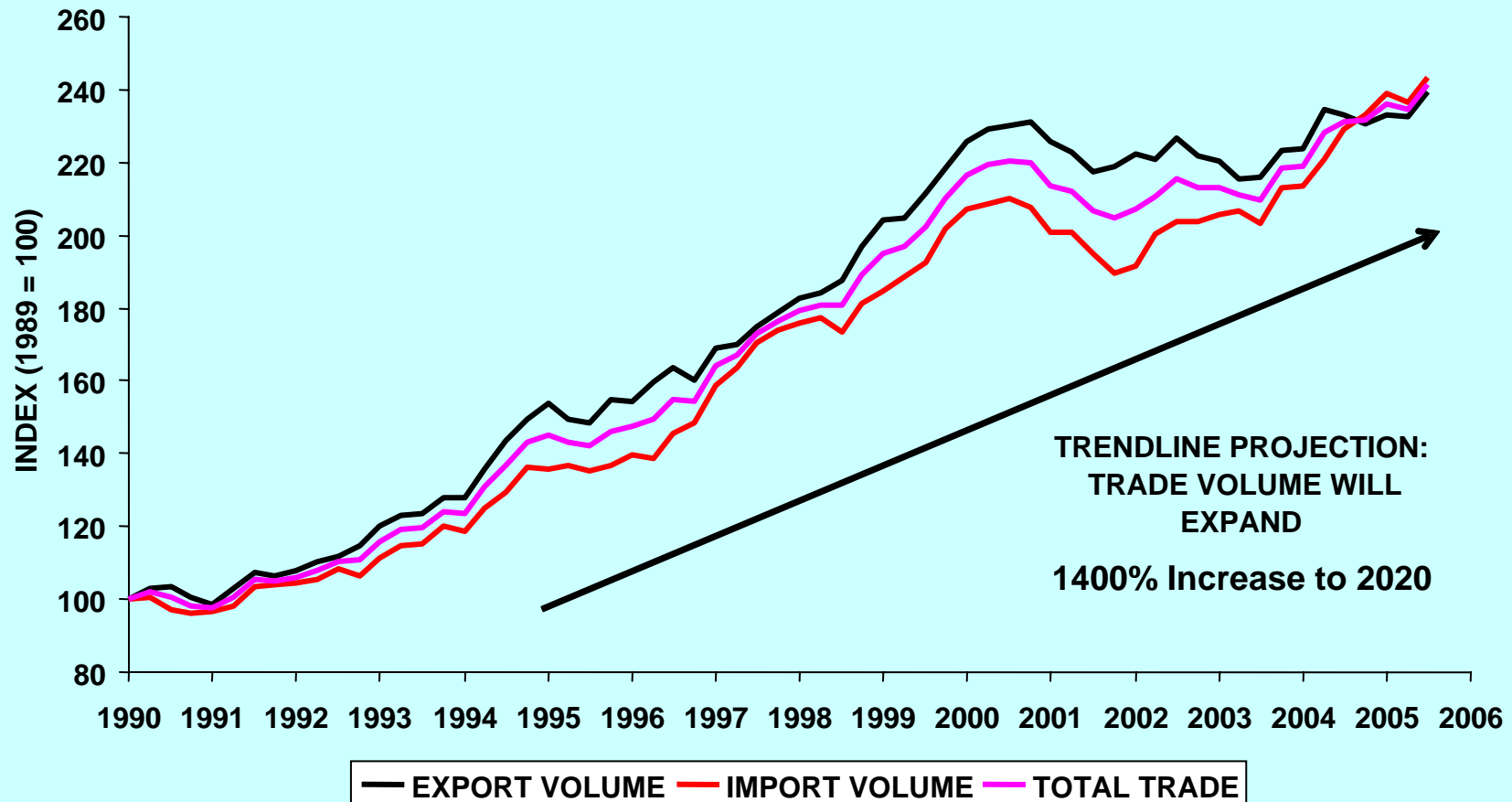
St. Lawrence Seaway Route



# Canadian Trade Trends

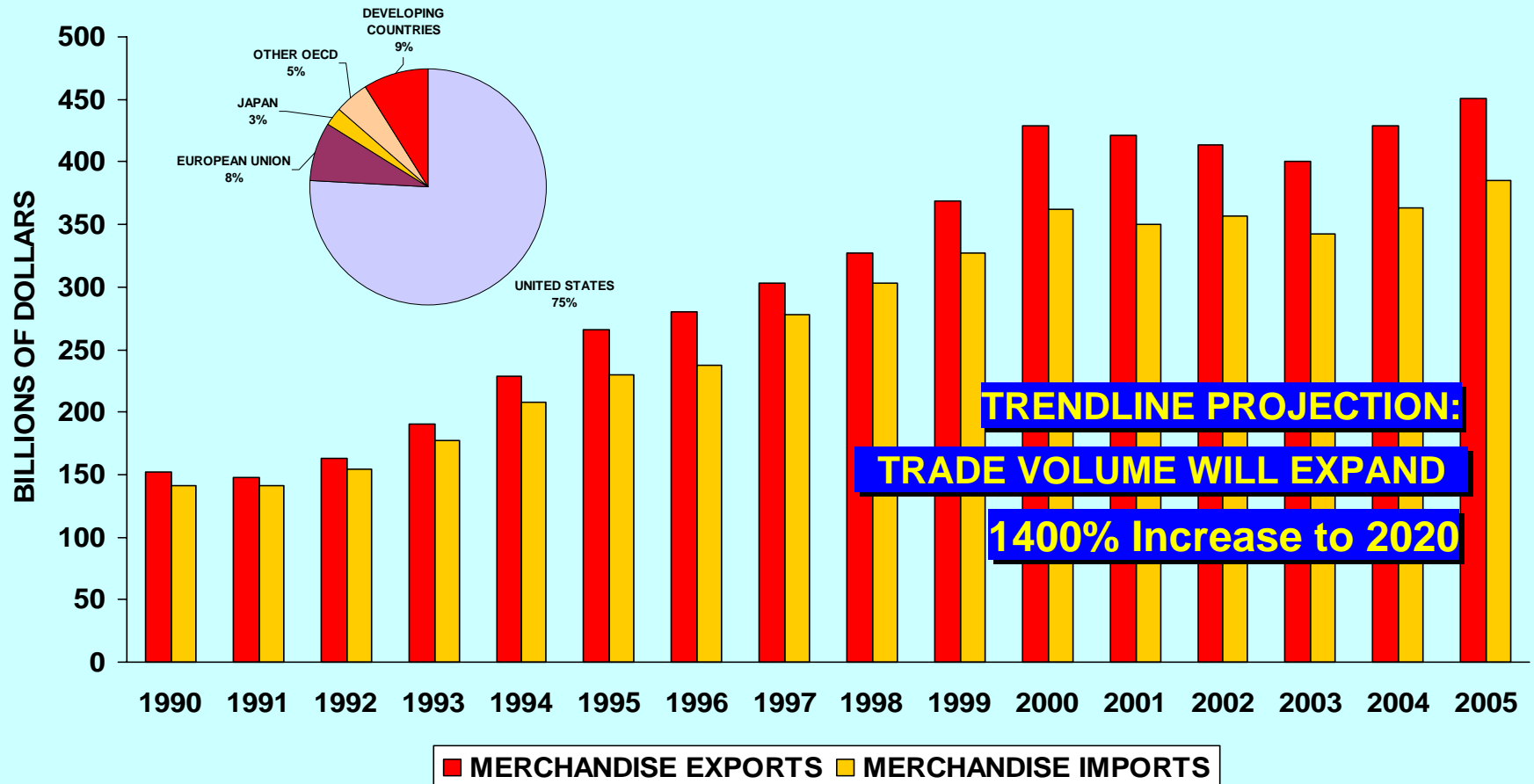


# Canada: Trade Volume



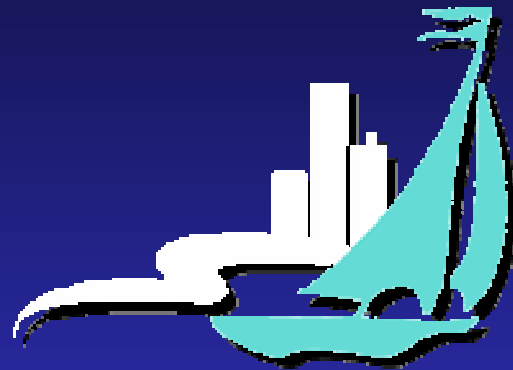
Source: Canadian Manufacturers and Exporters

# Canada: Merchandise Trade



Source: Canadian Manufacturers and Exporters

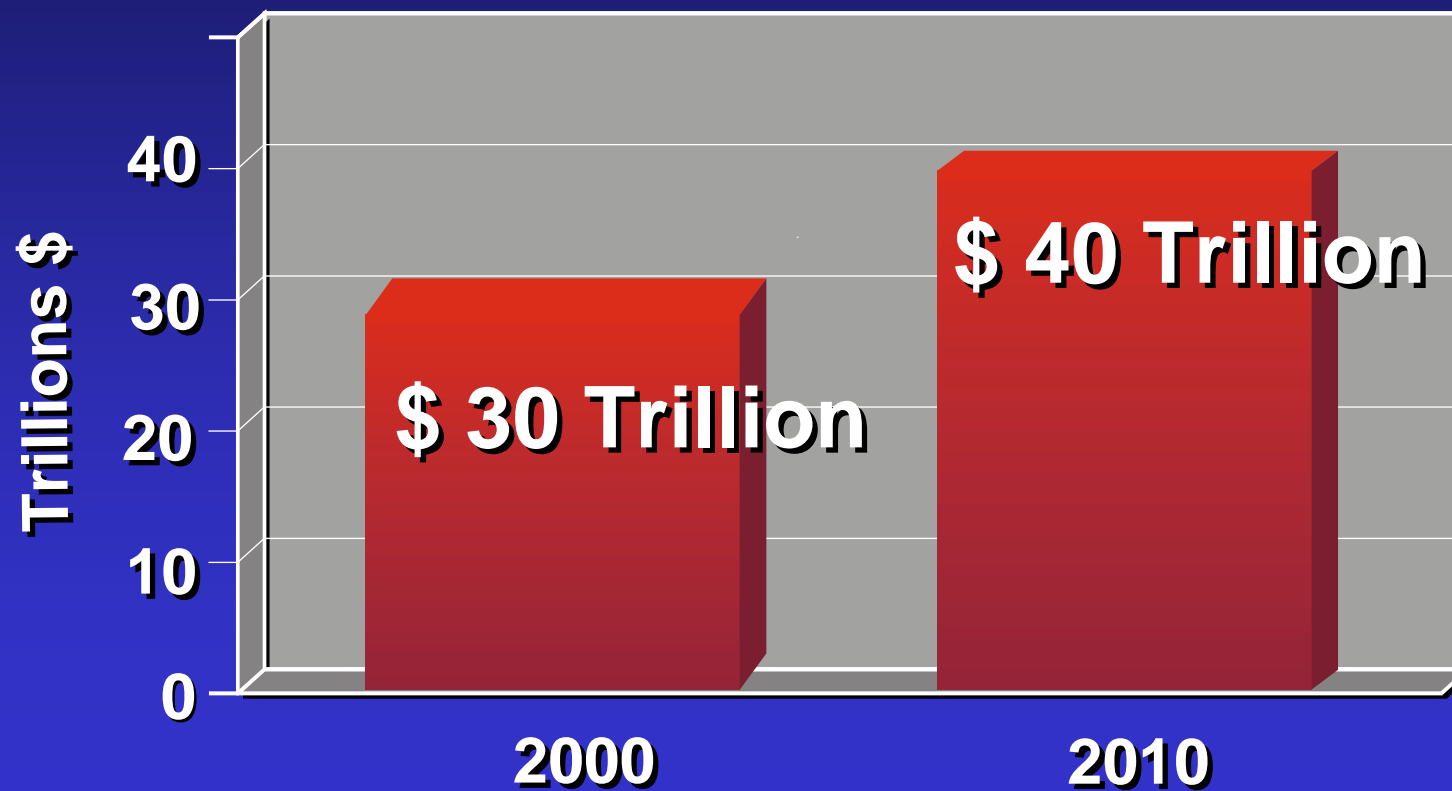




# Global Trade Trends

# World Bank's 2010 “Global Economic Prospects”

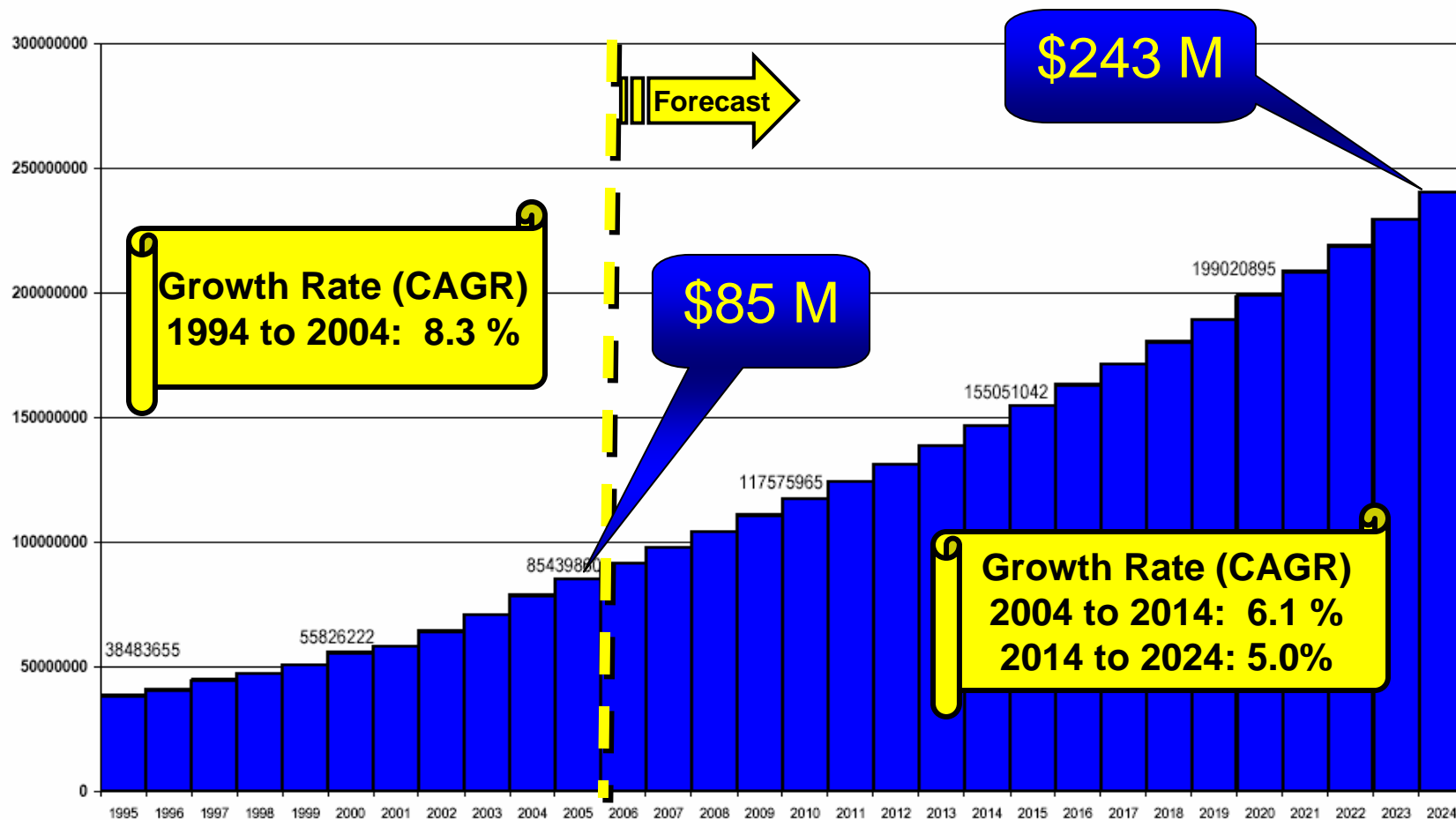
**World Output will Increase 33% in 10 years**





# World Container Forecast to 2024 in TEUs

(186% Increase in Next 20 Years)



Source: Global Insight, 2004

# Hamilton Port Authority Recognizes An Opportunity

# Transformation





# **A New Vision For Strategic Development**

- **Growth through redevelopment -Maximize efficiency**
- **New Acquisitions and New Markets including Nanticoke**
- **Enhance HPA Environmental Conditions**
- **Diversify Port Economics / Cargo**
- **Create Warehouse / Distribution Center and Inter-Modal Hub**

# Challenges To Growth

- **Land Availability**
- **Pricing Constraints**
- **Infrastructure Costs**
- **Municipal Considerations**
- **Seaway Constraints**
- **Legislation /Regulation**
- **Environmental Issues**
- **Security Requirements**
- **Technology**

# Land Availability



# Pricing Constraints

- **Traditionally the port rental rates have been 20% to 30% below the market rents**
- **Long term leases make it difficult to raise rents in the short term**
- **Long term tenants take advantage by sprawling out beyond their Demised Premises –not enough resources to enforce compliance**



# Cost of Infrastructure

- **Costs of build wharfs, causeways, roads**
- **Costs of Services**
- **No Government Assistance for Infrastructure**
- **Currently HPA is unable to borrow more than \$5 M**



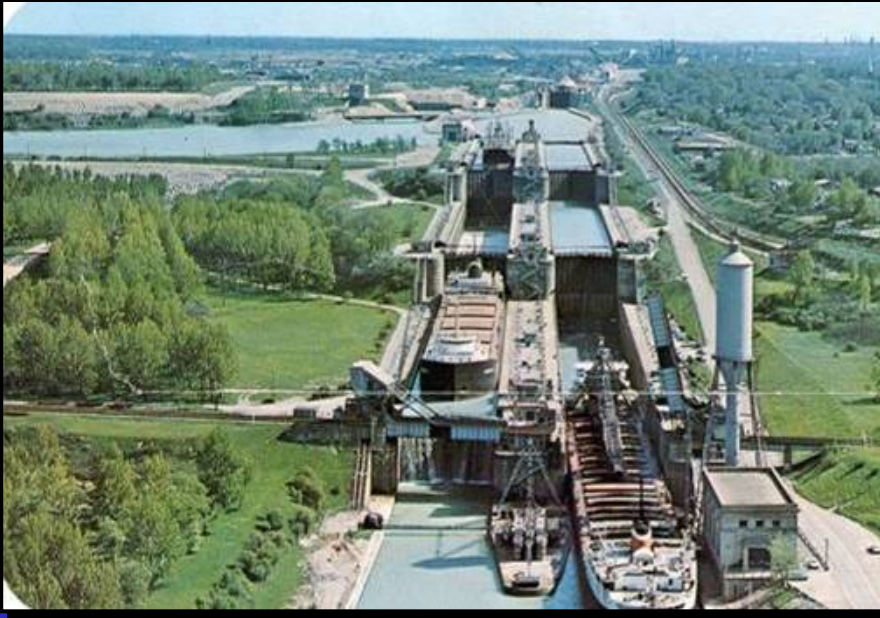
# Municipal Considerations

- **Local Politics**
- **Stakeholder Input**
- **Community Interests**
- **Sharing the Vision**
- **Challenging the Status Quo**



# Great Lakes Constraint

## St. Lawrence Seaway



- **Maximum vessel size (Seaway-Max)**
  - **740 feet (225.6 m)**
  - **78 feet (23.8 m) beam**
  - **26.5 feet (8.15 m) draft**
  - **1,050 TEUs**

- **Closed January to March**
  - **Lift Bridge and Canal cause time delays and risks**





# Legislation & Regulation

- Canada Marine Act & Supplementary Letters Patent
- Customs and Security on both sides of the Border
- Taxes and Fees
- Development Charges
- Seaway investments

# Environmental Issues

- Sustainability
- Global warming
- Brownfields
- Air emissions at ports
- Cargo residues
- Waste disposal at ports
- Spill Containment
- Leeds Designation



# Major Development Projects



# Projects

- **Redevelopment of Old Building sites**
- **Pier 22 Acquisition & Development -103 acres site**
- **Pier 15 Development – Warehouse/Distribution Hub**
- **Marine Link (Truck Ferry Services)**
- **Containers**
- **Nanticoke Acquisition & Development**
- **Other New Acquisitions**

# Redevelopment of Obsolete Sites

## We've Already Started!



Demolition of Old Forge

Steelcare's New State of the Art Coil Handling Facility



# Pier 22 –Acquisition & Development

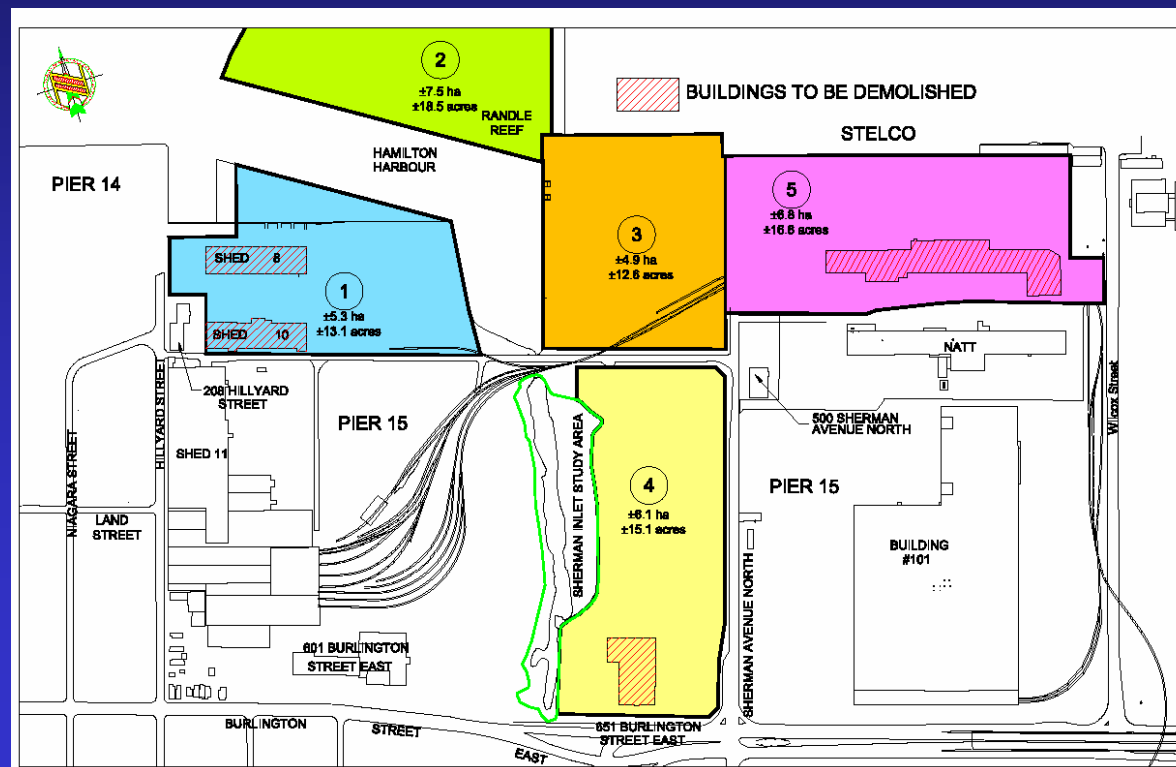
- 80 Acres of Land includes
- 23 acres of Ponds
- 1,012 ft of dock to be constructed
- Contamination including PCBs



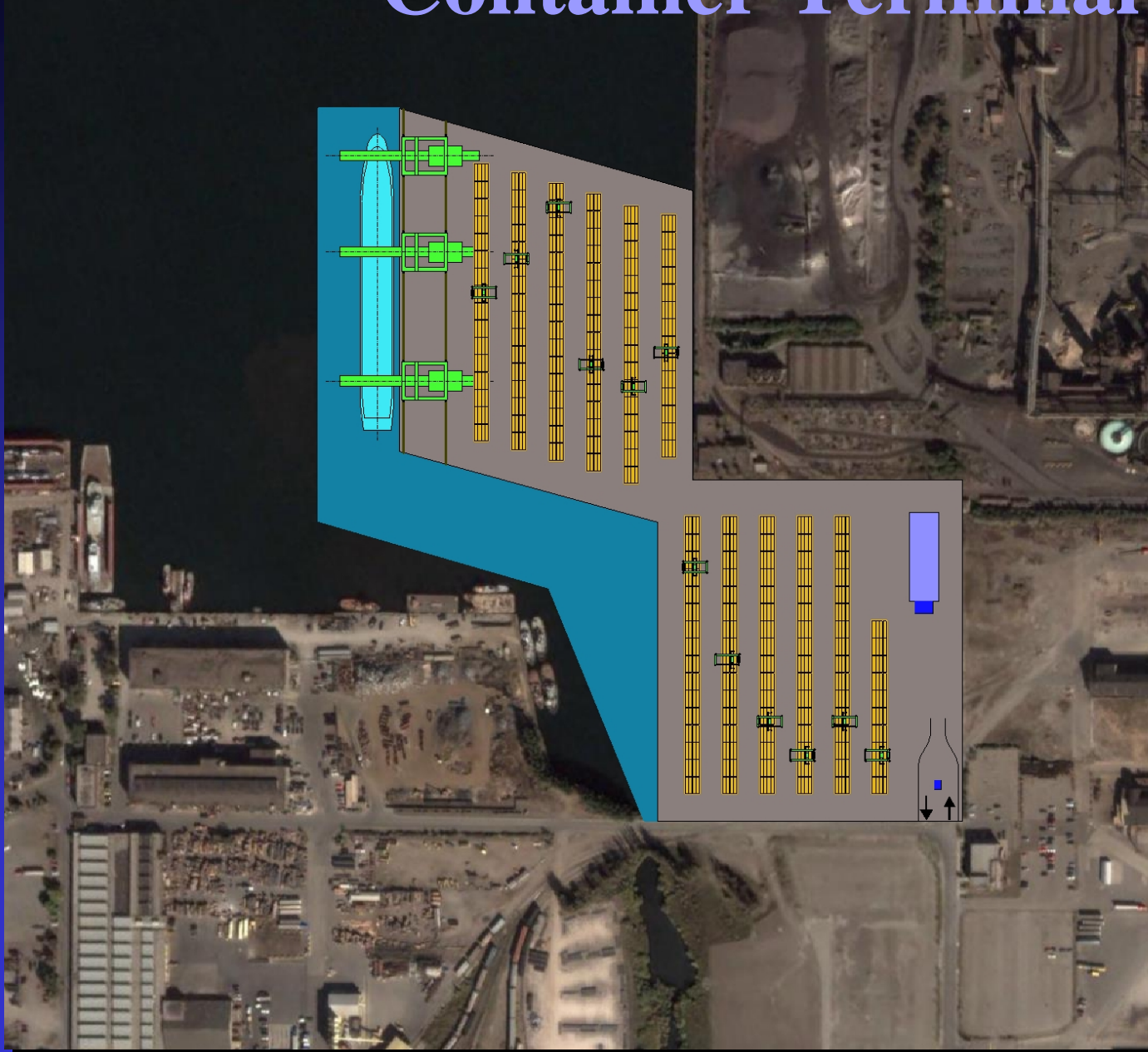


# Pier 15 Developments

- Strategic Plan to centralize and concentrate inter-modal Hub



# Container Terminal



## Pier 15

- **34 Acres Container Terminal**
- **91,000 TEU Annual Throughput**
- **\$45.5 Million CAD**
- **Up to 1,000,000 Sq.Ft. of warehouse space**

\*\*Concept Plan

# Truck Ferry Terminal & Containers



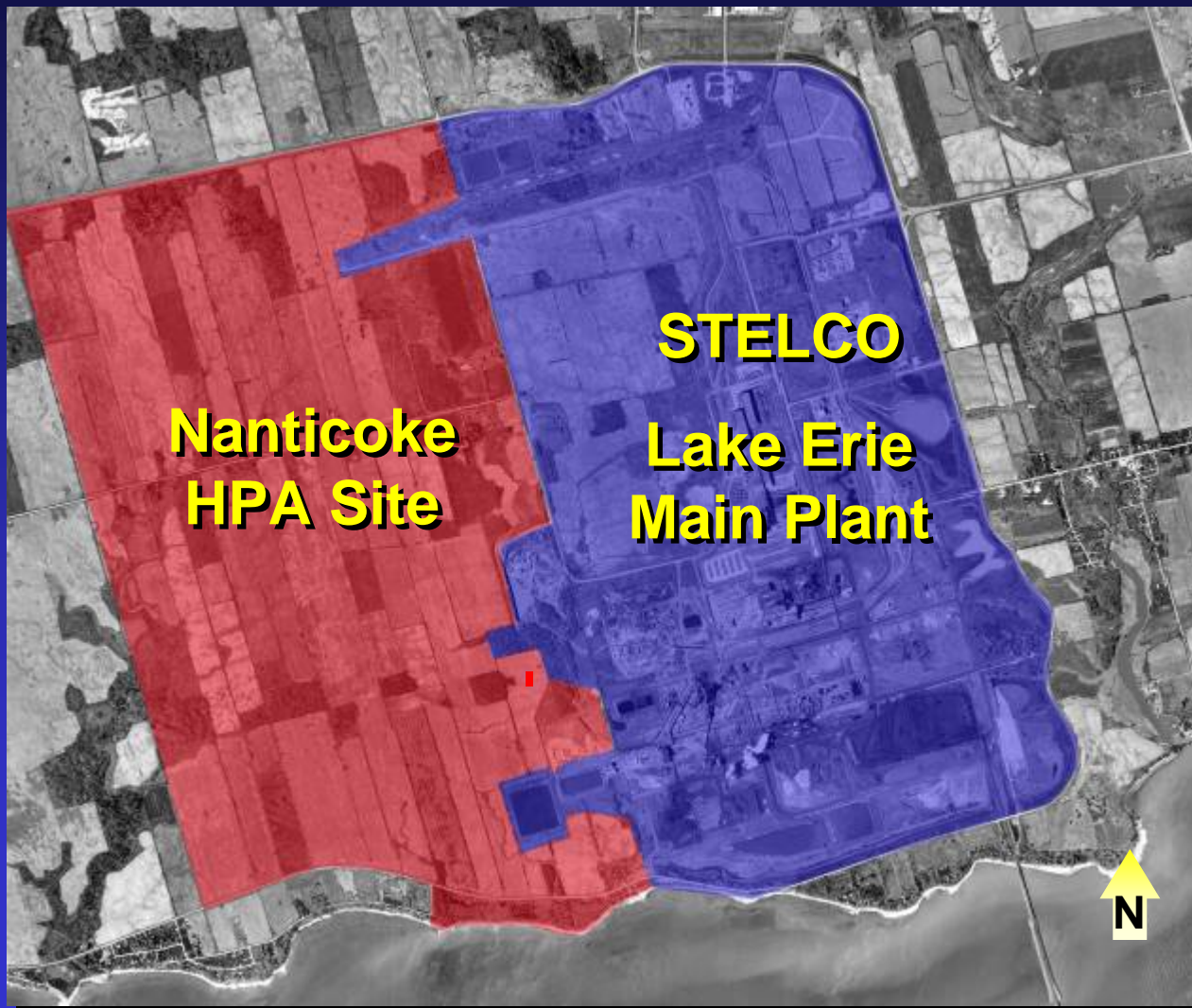
## Pier 27

- **25 Acre Container Terminal**
- **88,000 TEU Annual Throughput**
- **\$43.8 Million CAD**
- **15 Acres Ro/Ro Terminal**
- **\$8.7 Million CAD**

\*\*Concept Plan



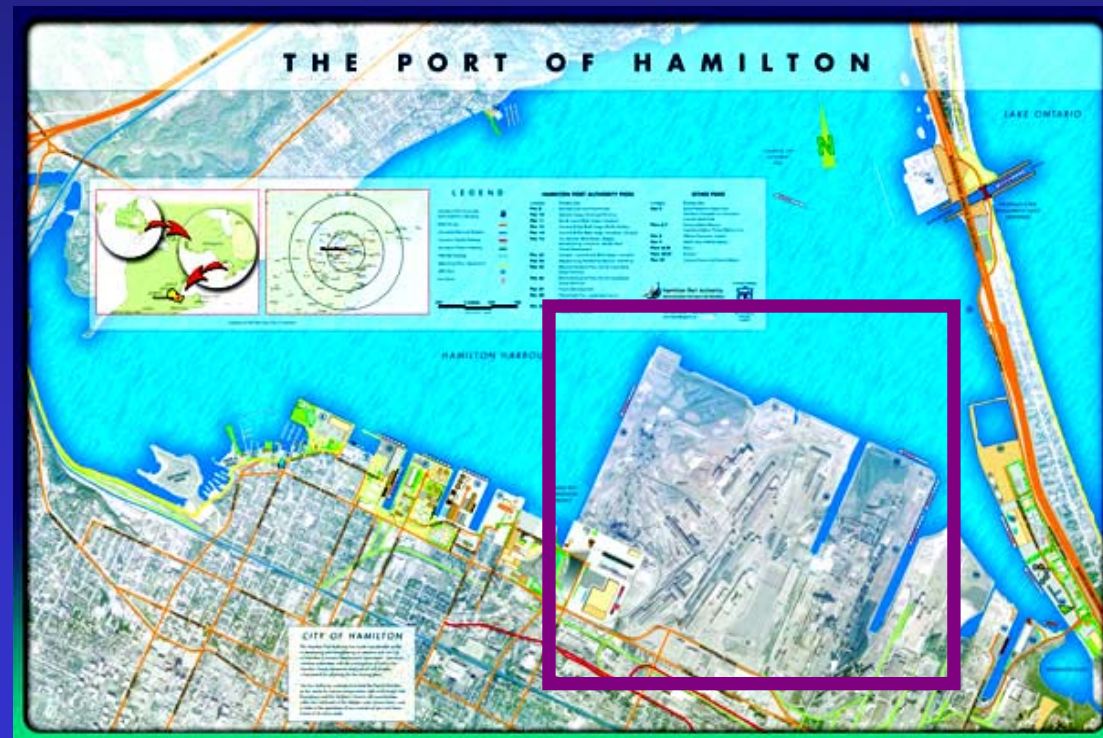
# Nanticoke Port Authority Site





# Other New Acquisitions

- **Pier 18 -Lease**
- **Wilcox Site**
- **Pier 23 –Lease with Private Sector Owner**



# *Thank You*

*Special Thanks to:*



*For their input throughout this  
presentation*