

# CITY OF HAMILTON

## REVISED M O T I O N

General Issues Committee: April 20, 2016

**MOVED BY COUNCILLOR S. MERULLA.....**

**SECONDED BY .....**

### **City Hall Property (Pad of Land at the Back of City Hall)**

WHEREAS, the City of Hamilton’s Strategic Plan supports the development and implementation of neighbourhood and City wide strategies that will improve the health and well-being of residents;

WHEREAS, the City of Hamilton has interests in real property that could be leveraged for broader community-building initiatives to achieve priorities for the City;

WHEREAS, the City of Hamilton owns vacant and underutilized properties, which may present opportunities for value maximization through strategic repurposing, consolidation, or disposition;

WHEREAS, the south section of the property on which City Hall is located has infrastructure in place upon which a second tower could be built;

WHEREAS, the City owned building which previously housed the Football Hall of Fame is now less than 50% occupied;

WHEREAS, a strategic and focused portfolio review, and identification and development of priority opportunities may positively impact the City’s tax base and/or revenue position;

WHEREAS, the City of Hamilton is committed to “the Growth Plan that encourages intensification and transit-supportive, mixed use development to make better use of existing, underutilized infrastructure”<sup>(1)</sup>; and,

WHEREAS, at its meeting of March 9, 2016, Council approved Item 7.3, respecting the establishment of a Land Development Taskforce; and, directed the City Manager to establish a Terms of Reference of subject matter experts, to identify strategic opportunities and to achieve realizable outcomes related to the City’s real estate interests;

THEREFORE BE IT RESOLVED:

- (a) That staff be directed to investigate the opportunities for the redevelopment of the underutilized City Hall lands, being the south parking lot and structure, and the lands and building of the former Football Hall of Fame and report to the General Issues Committee;
- (b) That staff be directed to include in the investigation into City Hall lands redevelopment opportunities, examination of the following:
  - (i) Market potential for various commercial, entertainment, cultural and other events venues;
  - (ii) City staff office requirements – ownership vs. Leasing; and,
  - (iii) Concepts brought forward by private, not-for-profit and community organizations;
- (c) That staff be directed to seek expressions of interest for potential opportunities and partners that may be considered for incorporation into any redevelopment concept;
- (d) That staff be directed to ensure that any concepts identified for further investigation be subject to testing for market and financial viability;
- (e) That the investigation of opportunities for the redevelopment of the underutilized City Hall lands, being the south parking lot and structure, and the lands and building of the former Football Hall of Fame and related activities, be incorporated as a priority item into the Land Development Task Force work plan to be presented to the General Issues Committee in June 2016.

<sup>(1)</sup> Downtown and Community Renewal Community Improvement Plan, February 2014 Consolidation pg. 10 of 32