



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Tourism and Culture Division

TO:	Mayor and Members General Issues Committee
COMMITTEE DATE:	November 16, 2016
SUBJECT/REPORT NO:	Battlefield Interpretive Centre (PED16220) (Ward 9)
WARD(S) AFFECTED:	Ward 9
PREPARED BY:	Ian Kerr-Wilson (905) 546-2424 Ext. 1747
SUBMITTED BY:	Jason Thorne General Manager Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That the lands municipally known as 2874, 2880, 2900 King Street East, and 6 Centennial Parkway South, forming all of PIN Nos. 17098-003(LT), 17098-002(LT), 17098-001(LT) and 17098-025(LT), in the City of Hamilton, more fully shown and described in Appendix 'A', attached to Report PED16220, be declared surplus to the requirements of the City of Hamilton in accordance with the "Procedural By-law for the Sale of Land", being By-law No. 14-204;
- (b) That the Real Estate Section of the Economic Development Division of the Planning and Economic Development Department be authorized and directed to sell the subject lands in accordance with the City's real estate policies and procedures, on terms and conditions satisfactory to the General Manager of Planning and Economic Development, and in a form satisfactory to the City Solicitor;
- (c) That the net proceeds, minus associated costs including legal, appraisal, real estate and all other costs related to this real estate transaction, be returned 50% to the royalties reserve and 50% to the Stoney Creek Urban Design Capital Projects fund (Account No. 8201350350) for the restoration, preservation and interpretive development at Battlefield House Museum and Park National Historic Site;
- (d) That any applicable HST be collected by the City and credited to Account No. 22828-00900 (HST Payable);

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- (e) That the required deposit cheque being 10% of the purchase price be held by the General Manager of Finance and Corporate Services pending acceptance of this transaction;
- (f) That staff be directed to suspend planning and development work for an interpretive centre outside of Battlefield Park;
- (g) That staff proceed with planning for the restoration, preservation and interpretive development of existing facilities and landscape within the grounds of the Battlefield House Museum and Park National Historic Site.

EXECUTIVE SUMMARY

The purpose of this Report is to request Council to declare the subject property surplus to the requirements of the City, direct Real Estate staff to sell the lands, and to direct staff to work on the development of Battlefield House Museum and Park.

On April 3, 2013, the General Issues Committee approved the purchase of a portion of land at the south-west corner of King Street and Centennial Parkway, adjacent to Battlefield Park as a site for a Battlefield Historic Museum and Park Interpretive Centre (General Issues Committee Report 13-008, Item 15). The need for an Interpretive Center was identified in the 2011 Council-approved Battlefield Park National Historic Site Master Plan (PW11071). Funds for the land purchase were drawn from the Stoney Creek Urban Design Capital Projects Fund.

Early in the design phase for this facility, a number of development challenges were identified including the limited available space, archaeological issues, significant Capital costs, and the logistics of moving visitors between the park and the centre. In addition, early community consultation indicated limited support for using property outside the park for interpretation. No additional partners were identified to share costs and use of the property.

Stakeholders did, however, indicate significant support for enhancing the visitor experience at Battlefield National Historic Site and maximizing the use of the park. In particular, recommendations have come forward to:

- Restore the existing 1830's barn as additional public programming space;
- Move and modernize the Parks work yard;
- Enhance other amenities in the park; and,
- Improve the annual Re-Enactment of the Battle of Stoney Creek by enhancing the landscaping of the eastern and southern portions of the park.

A feasibility study has been completed, for the restoration of the 1830's era barn in the north-eastern portion of the park, as a public programming space, attached as Appendix

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'B' to Report PED16220. The report recommends restoring the barn in situ and creating a new Works yard and office at the south end of the existing parking lot.

Capital funding exists to complete 'shovel ready' designs for this and other related initiatives. The net proceeds from the sale of the property adjacent to Battlefield Park would be sufficient to implement the park enhancements.

Given the findings of the early phases of design and the results of the stakeholder consultations, staff identified the parcel of land on the south-west corner of Centennial Parkway and King Street as surplus.

Alternatives for Consideration – Not Applicable

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: Property to be sold at fair market value in accordance with "A By-Law to Adopt and Maintain a Policy with Respect to the Sale and Other Dispositions of Land owned by the City of Hamilton", being By-law No. 14-204.

Staffing: N/A

Legal: Legal Services Division will be required to assist in the preparation of the necessary closing documents.

HISTORICAL BACKGROUND

On October 3, 2011, the Public Works Committee approved the Battlefield Park National Historic Site Master Plan as the official policy document for the management and development of Battlefield Park (PW11071). The Plan identified an interpretive centre as an important element in enhancing the visitor experience and recommended the development of a facility in the eastern portion of the park.

On April 3, 2013, the General Issues Committee (Report 13-008, item 15) approved the purchase of land adjacent to Battlefield Park, funded 50% from the royalties reserve and 50% from existing Stoney Creek Urban Design Capital Projects.

In 2014, funding from the Culture Block Capital Funding Budget was secured to develop a business plan and concept drawings for the interpretive centre. In 2015, staff undertook a preliminary community consultation to assist in defining the scope of work for the project. The results of this preliminary consultation have led to a reconsideration of the long-term goals of an interpretive centre project.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Real Estate Portfolio Strategy Plan

RELEVANT CONSULTATION

To receive updated comments, Real Estate staff circulated notice of the surplus lands to relevant City of Hamilton staff and outside Public Agencies.

Consultation was also carried out with staff in the following City Departments:

- Real Estate Portfolio Management Committee
- Legal Services Division
- Planning Division, Planning and Economic Development Department
- Ward Councillor

Volunteers and Friends of Battlefield House Museum and Park. While very supportive of continued development of Battlefield National Historic Site, attendees to a public meeting were in clear agreement that the development of an interpretive centre off-site was impractical. The attendees offered a range of alternative suggestions for site development.

ANALYSIS AND RATIONALE FOR RECOMMENDATIONS

The 2011 Battlefield Park National Historic Site Master Plan (PW11071) identified the opportunity to develop an interpretive centre within the park in a space immediately south of the Nash-Jackson building. This was based on consultations with staff and community stakeholders. Both groups noted that there was no single space in the park which told the complete story of the Battle of Stoney Creek or any of the larger history of the site (for example, the First Nations use of the landscape, the later history, the building of the Monument etc.).

As part of the implementation of the Master Plan, some preliminary use analysis was conducted. It became clear that building a single facility that was large enough to be effective would significantly disrupt other uses of the park.

As an alternative, moving the interpretive centre to an adjoining property was considered. Off-site or even remote interpretive centres in support of significant historic sites or landscapes are not unusual and are in place at important heritage sites all over the world. Access from the remote interpretive centre to these historic sites, landmarks or landscapes is achieved on foot, walkway, tunnel or some mechanized system such as a bus, tram or train.

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A parcel of land was available at the south-west corner of King Street and Centennial Parkway, adjacent to Battlefield Park and was purchased in 2013. In 2014, funding was secured for additional investigations.

Early design produced preliminary costings for an interpretive centre on the purchased property in the order of \$10 million dollars. Some consideration was given to securing partners to share the cost of a mixed-use facility. However, early analysis indicated that the site (its location, size and project costs) was unappealing to potential public sector partners). There was little justification for pursuing this course further.

Very significantly, no practical method of transporting visitors across a busy arterial road was identified within reasonable Capital and Operating costs.

Finally, community stakeholders and museum supporters were clearly not convinced of the practicality of the proposal. There was a clear preference to devoting funds and development work within the existing site.

Stakeholders and museum supporters strongly agreed that a need remains to communicate a comprehensive history of the site to Battlefield's visitors. With input from these groups, staff can develop a more cost effective solution, using current site facilities with some modest adaptations as outlined in the Feasibility Study attached as Appendix 'C' to Report PED16220. Plans and designs for these adaptations and developments can be scaled to be fully funded from the net proceeds of the sale of the portion of land at the south-west corner of King Street and Centennial Parkway, adjacent to Battlefield Park.

ALTERNATIVES FOR CONSIDERATION

N/A

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Community Engagement & Participation

Hamilton has an open, transparent and accessible approach to City government that engages with and empowers all citizens to be involved in their community.

Healthy and Safe Communities

Hamilton is a safe and supportive city where people are active, healthy, and have a high quality of life.

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Built Environment and Infrastructure

Hamilton is supported by state of the art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

Culture and Diversity

Hamilton is a thriving, vibrant place for arts, culture, and heritage where diversity and inclusivity are embraced and celebrated.

APPENDICES AND SCHEDULES ATTACHED

Appendix 'A' to Report PED16220 – Location Map

Appendix 'B' to Report PED16220 – Feasibility Study for the Historic Barn at Battlefield National Historic Site

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