



INFORMATION REPORT

TO:	Chair and Members West Harbour Development Sub-Committee
COMMITTEE DATE:	April 10, 2018
SUBJECT/REPORT NO:	Lease Expiry of MacDonald Marine Status Update (PED18096) (Ward 2)
WARD(S) AFFECTED:	Ward 2
PREPARED BY:	Chris Phillips (905) 546-2424 Ext. 5304
SUBMITTED BY:	Jason Thorne General Manager Planning and Economic Development Department
SIGNATURE:	

Council Direction:

On June 8, 2016, Council approved the following:

- (a) That the Committee reaffirm its support for the West Harbour Waterfront Recreation Master Plan;
- (b) That staff be directed to consult with the Hamilton Waterfront Trust for development of plans for Piers 5 to 7;
- (c) That staff be directed to report to the West Harbour Development Sub-Committee with a proposal to increase staffing resources for the Waterfront Development Office so that the West Harbour Waterfront Recreation Master Plan can be implemented.

This Report is a status update with respect to items (a) and (b), while item (c) was actioned through the 2017 and 2018 Capital Budget process.

Information:

As part of the West Harbour Waterfront Recreation Master Plan (the “Plan”), the lands referred to as the “Macassa Bay” area are envisioned to change significantly over time.

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Specifically, the Plan envisions the enhancement and addition of several features to be implemented over time within this area. The most notable of which are the following:

- Consolidation of the Waterfront Trail;
- Enhanced public access to the water's edge;
- Enhanced elements to meet Remedial Action Plan (RAP) Ecological and Fish Habitat targets;
- Addition of a heritage interpretive site; and,
- The re-location of the Hamilton Police Services (HPS) Marine Unit.

City staff has recognized from the outset that the Plan, which was approved by Council on May 12, 2010 (Committee of the Whole Report 10-014), envisions the elimination of the existing marina use located on city-owned lands, currently occupied by Scott-MacDonald Limited, operating as MacDonald Marine Services (MacDonald Marine). As per the terms of the existing lease between the City of Hamilton and MacDonald Marine, the lease expires on May 31, 2018.

As staff prepared the implementation plan for design and construction of the various elements of the Plan, specifically as it relates to the Piers 5-7 lands, the HPS Marine Unit was identified as an area of concern for the efficient rehabilitation of the Pier 5-7 shoreline. In particular, since the HPS Marine Unit building forms part of the shoreline itself, the temporary relocation of the Marine Unit would be required by late 2018. This was identified within the West Harbour Implementation Plan and was reflected with the approved Capital Budget.

With the MacDonald Marine lease set to naturally expire on May, 31, 2018, City staff met with the owner of MacDonald Marine in person on March 10, 2017, and confirmed that the City does not intend to renew, extend, or contemplate any overholding of the Lease between the City and MacDonald Marine, beyond its scheduled expiry on May 31, 2018. A formal written letter was issued on the same day. A follow-up letter was issued on September 27, 2017. Since this date, MacDonald Marine has been unresponsive to repeated communication from City staff.

In an effort to communicate the upcoming lease expiry to both boating users and the general public, City staff has used several communication channels including location signage and public advertising in local mainstream media outlets as well as notification on the City's website at www.hamilton.ca/westharbour.

City staff continues to pursue a dialogue with MacDonald Marine, with a specific emphasis on developing a transition plan for the site upon the expiration of the existing lease. As well, based on a request of a few existing boat users, City staff has recently opened a dialogue and met with a group that have an interest in establishing a transition plan with the City. These conversations remain on-going and City staff remains open

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and available to any boat users who wish to contact the City to better understand the issues with the lease expiration.

APPENDICES AND SCHEDULES ATTACHED

N/A

CP:cb