

PW17080(a)
Item 9.1



Hamilton

Friends of the Aviary Business Case Review and Extension of Agreement

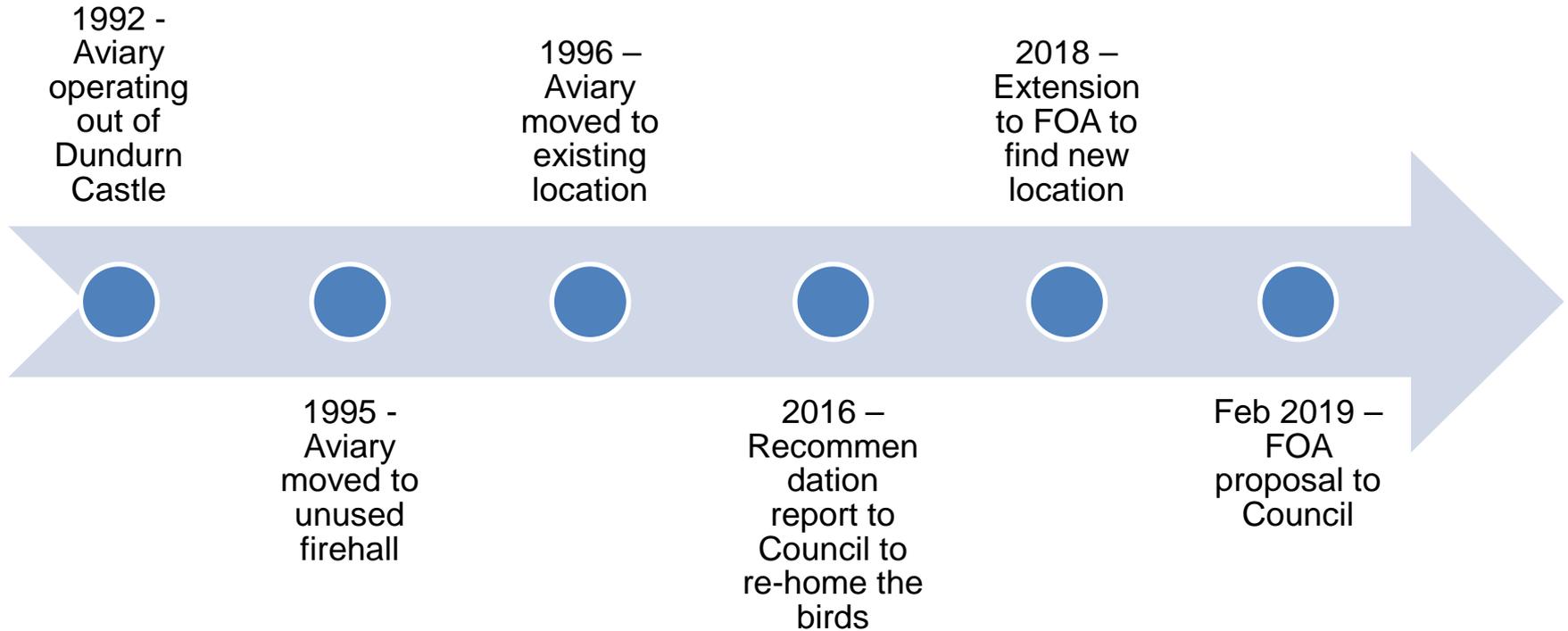
Public Works Committee Meeting – December 2, 2019

PUBLIC WORKS DEPARTMENT
ENVIRONMENTAL SERVICES DIVISION

Hamilton Aviary

- Housed at 85 Oak Knoll Drive in a property owned by the RGB and leased to the City of Hamilton.
- 2010: 65 Birds.
- 2019: 41 Birds (14 finches, 27 larger birds).
- Closed Aviary – Aviary is not accepting new birds or breeding birds at this facility.
- Friends of the Aviary (FOA) are a voluntary organization who care for the birds' day to day needs.
- City pays for food, veterinary services, cleaning supplies, building and ground maintenance.
- City owns the birds.

Historical Background



Council Direction – Feb 4th, 2019

- That staff be directed to meet with the Friends of the Aviary (FOA) and the Royal Botanical Gardens (RBG) and formally outline options to review and establish sustainability;
- That staff report back to the Public Works Committee on the feasibility of the FOA business case; and,
- That the agreement with the FOA be extended on a month to month basis until staff report back to the Public Works Committee with their findings.

Meeting with Royal Botanical Gardens & Friends of the Aviary

- RBG are currently undertaking a strategic planning process.
- RBG representatives stated that they have a future interest in the 85 Oak Knoll Drive site, but not as an Aviary.
- RBG representatives noted that there is no intention of building a new facility at 85 Oak Knoll Drive for Aviary use.
- RBG representatives do not wish to enter into a long term lease with the City, but have committed to an interim lease until they determine what they will be doing with this site and building.
- Met with Friends of the Aviary on August 8th to review Business Case potential revenue and current maintenance issues.

Facility Review – 85 Oak Knoll Drive

- V2PM Inc. Facility Risk Advisors were engaged to identify needs and costs associated with meeting the FOA proposal for capital upgrades.
- 3 levels of improvement:
 - 1) **\$25,000 for immediate safety related items (Recommendation A).**
 - 2) \$602,500 for lifecycle replacement of building envelope to meet code.
 - 3) \$1,471,500 for items requested by FOA to remove barriers of success (includes the above mentioned \$602,500).

Review of Friends of the Aviary Business Case

- FOA project potential revenues to be \$105,000:
 - Requires an \$1,471,500 investment in the facility.
 - Annual revenues range been \$6000 & \$16000.
 - If proposed revenue is achieved, the operation would pay for the day to day operating costs.
 - Potential future operating cost for a upgraded facility at 85 Oak Knoll Drive is \$100,000.

- Benefits to the City of being in the Aviary business are non-financial and include providing public awareness of exotic birds and their importance in ecosystems outside of Canada.

- A municipal scan of other Aviaries is not possible because staff were not able to identify municipalities that own and operate programs of this type.

- Comparable businesses are Cambridge Butterfly Conservatory and Niagara Bird Kingdom, which use considerable programming or proximity to major tourist attractions to generate visitors.

Extension of Agreements

- As directed by Council, the FOA and the City continue to operate under the conditions of the existing agreement.
- The RBG and the City are currently operating on a month to month basis, as outlined in the expired lease, until such time that a new lease agreement is negotiated (requested by RBG).

Recommendations

- (a) \$25,000 for Ontario Building Code compliance and safety work;**
- (b) \$30,000 increase to Horticulture Dept ID #446036 for ongoing operating;**
- (c) Negotiate and enter into a lease with the Royal Botanical Gardens;
- (d) Provide consents, approvals, and notices related to lease agreement with RBG;
- (e) City Solicitor be authorized to complete the transaction related to the lease agreement;
- (f) Mayor and City Clerk be authorized and directed to execute all necessary documents; and



Thank you