



Hamilton

**West Harbour Development Sub-Committee  
Report 21-001**

**11:00 a.m.**

**Tuesday, April 13, 2020  
Room 264, 2<sup>nd</sup> Floor, City Hall  
71 Main Street West  
Hamilton, Ontario**

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**Present:** Mayor F. Eisenberger  
Councillors J. Farr (Chair), M. Wilson (Vice-Chair), C. Collins, and  
J.P. Danko

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**THE WEST HARBOUR DEVELOPMENT SUB-COMMITTEE PRESENTS REPORT 21-001 AND RESPECTFULLY RECOMMENDS:**

- 1. Pier 8 Animation Program and HWT (Discovery) Centre - Status Update (PED21090) (Ward 2) (Item 10.1) (Attached hereto as Appendix "A")**
  - (a) That staff prepare a long-term strategy including an assessment of the existing conditions of the HWT (former Discovery) Centre building including the cost of existing operations, future capital requirements, planning approvals, parking requirements, real estate evaluations, market soundings, and other relevant due diligence, and report back to the West Harbour Development Sub Committee identifying options for future uses of the property, as well as various ownership and/or operating models;
  - (b) That staff promote the availability of the HWT (former Discovery) Centre property for lease, on the following conditions, and report back to the Sub Committee:
    - (i) Any currently unoccupied and available space within and outside of the building;
    - (ii) Suitable uses being restricted to permitted zoning/land use regulations, with a preference for outdoor year-round programming/animation, and a desire for variety, including some food and beverage;
    - (iii) Minimum Term of 1-year and a Maximum Term of 5 years, with potential for options;
    - (iv) Structured on a Fully Net and Carefree basis;

- (v) A portion of the space be available for some public meetings or events.

**FOR INFORMATION:**

**(a) CHANGES TO THE AGENDA (Item 2)**

The Committee Clerk advised of the following changes to the agenda:

**13. GENERAL INFORMATION/OTHER BUSINESS (Item 13)**

**13.1 Amendments to the Outstanding Business List**

**13.1.a. Items Considered Complete and to Be Removed**

- (i) Animation of Piers 5-8 Lands  
Item on OBL: 20-A  
Addressed as Item 10.1 on today's agenda

The Agenda for the April 13, 2021 meeting of the West Harbour Development Sub-Committee were approved, as amended.

**(b) DECLARATIONS OF INTEREST (Item 3)**

There were no declarations of interest.

**(c) APPROVAL OF MINUTES (Item 4)**

**(i) December 2, 2020 (Item 4.1)**

The Minutes for the December 2, 2020 meeting of the West Harbour Development Sub-Committee were approved, as presented.

**(d) DISCUSSION ITEMS**

**(i) Amendment to the Project Management Agreement Between the City of Hamilton and the Hamilton Waterfront Trust (PW19090(a)) (Ward 2)**

Staff were directed to report back to the West Harbour Development Sub-Committee, after consultation with Hamilton Waterfront Trust, with information regarding changes to the scope of work to deliver the Piers 5-7 works given the increase in total project cost to \$23.5M that would justify the proposed increase in project management fees.

**(e) GENERAL INFORMATION/OTHER BUSINESS (Item 13)**

**(i) Amendments to the Outstanding Business List (Added Item 13.1)**

The following amendments to the Outstanding Business List, were approved:

13.1 (a) Items Considered Complete and to Be Removed

- (i) Animation of Piers 5-8 Lands  
Item on OBL: 20-A  
Addressed as Item 10.1 on today's Agenda

**(f) ADJOURNMENT (Item 15)**

There being no further business, the West Harbour Development Sub-Committee was adjourned at 11:48 a.m.

Respectfully submitted,

Councillor J. Farr, Chair  
West Harbour Development  
Sub-Committee

Tamara Bates  
Legislative Coordinator  
Office of the City Clerk