

Summary of MOU

Parties:	City of Hamilton (the “City”) and Hamilton Studios Ltd. (the “Studios”)
Objectives:	Creation of Media Industry Hub (Film and Studio TV Production and related supports, and local artistic and creative industry centre/hub)
Key Terms:	<ul style="list-style-type: none"> • Studios to provide City with comprehensive plan with sufficient information to satisfy the zoning requirements for a Master Plan for the site • Studios, in collaboration with City, to undertake public open houses and community consultation • City to sell those parcels and tracts of lands owned, fee-simple, by the City as identified on the attached map - all transactions to be based on Highest and Best Use, “Fair Market Value” considerations, and including retention of any applicable easements and rights-of-way (if any) held by the City necessary towards an approved development • Studios to prepare a Master Plan for the site, including development plans that conform with the City’s applicable Secondary Plan and Official Plan policies and Zoning By-Law, and align with the applicable Design Guidelines, to the satisfaction of the City • Master Plan and development plans to provide specific reference, among other things, to the City’s objectives for the Studio District of excellent urban design, building design and integration, pedestrian-orientation and community connectivity, and permeability and public accessibility • Provision of affordable space for local artists and creative sector workers • Studios to develop and construct Media Industry Hub (Film and TV Studio District) at its sole cost and expense, including all approvals • Development design and work will be completed to current municipal standards and subject to all requisite municipal processes and approvals, to be obtained by the Studios • City to obtain the requisite zoning approvals that would permit the contemplated film studio use on the subject lands • Studios to acquire and assemble City owned and any other requisite privately-owned lands contained with the Barton-Tiffany area at its sole cost and expense • Studios are granted permission to enter on the City-owned lands for the purposes of site inspection, testing, and development planning • Any transactions/legal agreements contemplated by the MOU are subject to further Council approval

City-Owned Lands

