



Hamilton

**West Harbour Development Sub-Committee
Report 22-001**

2:00 p.m.

Monday, January 17, 2022

WebEx

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

THE WEST HARBOUR DEVELOPMENT SUB-COMMITTEE PRESENTS REPORT 22-001 AND RESPECTFULLY RECOMMENDS:

- 1. Discovery Centre Strategy Framework (PED21090(b)) (Ward 2) (Item 8.1)**
 - (a) That staff be authorized and directed to implement the Discovery Centre Strategy Framework outlined in Appendix "A" to West Harbour Development Sub-Committee Report 22-001; and
 - (b) That staff be directed to report back to the West Harbour Development Sub-Committee by Q1 2023 with a recommended long-term Strategy for the Discovery Centre property and Hamilton Waterfront Trust managed lands immediately south of the Discovery Centre, up to the South Pier wall.

- 2. Pier 8 Animation Program and Hamilton Waterfront Trust (HWT) (Discovery) Centre - Status Update (PED21090(a)) (Ward 2) (Item 8.2)**
 - (a) That staff be authorized and directed to negotiate and finalize a Lease Agreement between the City of Hamilton (Landlord) and The Waterfront Shores Corporation (Tenant) for a portion of the Discovery Centre facility, that is identified as areas of Exclusive-Use of the tenant in Appendix "B" to West Harbour Development Sub-Committee Report 22-001, based substantially on the Major Terms and Conditions outlined in Confidential Appendix "B" to Report PED21090(a) attached, and such other terms and conditions deemed appropriate by the General Manager of Planning and Economic Development Department;

- (b) That staff be directed to negotiate terms and conditions for a proportionate share of The Waterfront Shores Corporation (Tenant) usage for the Non-Exclusive and Common-Use areas, as identified in Appendix “B” to West Harbour Development Sub-Committee Report 22-001, and report back to the Sub Committee on the results;
- (c) That all net rent proceeds from the Lease Agreement at the Hamilton Waterfront Trust (HWT) (Discovery) Centre be received and credited to Account No. 46000-Dept. ID No. 791554;
- (d) That all costs related to the Lease Agreement at the HWT (Discovery) Centre, including the real estate and legal costs of \$45,750, be funded from Account No. 55778-Dept. ID No. 791554 and credited to Account No. 55778-Dept. ID No. 812036 (Real Estate – Admin Recovery);
- (e) That the General Manager, Planning and Economic Development Department or designate, acting on behalf of the City as Landlord, be authorized to administer the Lease and provide any requisite consents, approvals, and notices related to the Lease Agreement at the HWT (Discovery) Centre;
- (f) That the City Solicitor be authorized to amend and waive terms and conditions on such terms as considered reasonable to complete the leasing transaction, respecting the Lease Agreement at the HWT (Discovery) Centre;
- (g) That the Mayor and Clerk be authorized and directed to execute the Lease Agreement at the HWT (Discovery) Centre, or such other form and all other necessary associated documents with all such documents to be in a form satisfactory to the City Solicitor; and
- (h) That Appendix “B” to Report PED21090(a) and Appendix “C” to Report PED210909(a) remain confidential.

3. West Harbour Re-Development Plan - Implementation Status Update (PED17181(c)) (Ward 2) (Item 10.1)

That Report PED17181(c), respecting West Harbour Re-Development Plan - Implementation Status Update, be received.

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 2)

The Committee Clerk advised that there were no changes to the agenda.

The Agenda for the January 17, 2022 meeting of the West Harbour Development Sub-Committee was approved, as presented.

(b) DECLARATIONS OF INTEREST (Item 3)

There were no declarations of interest.

(c) APPROVAL OF MINUTES (Item 4)

(i) April 13, 2021 (Item 4.1)

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

(d) STAFF PRESENTATIONS (Item 8)

(i) Discovery Centre Strategy Framework (PED21090(b)) (Ward 2) (Item 8.1)

Andrea Smith, Senior Development Consultant, West Harbour Redevelopment, addressed the Committee, respecting Discovery Centre Strategy Framework with the aid of a presentation.

The presentation from Andrea Smith, Senior Development Consultant, West Harbour Redevelopment, respecting Discovery Centre Strategy Framework, was received.

Subsection (b) of Report PED21090(b), was amended to include the words "***and Hamilton Waterfront Trust managed lands immediately south of the Discovery Centre, up to the South Pier wall***" to read as follows:

- (b) That staff be directed to report back to the West Harbour Development Sub-Committee by Q1 2023 with a recommended long-term Strategy for the Discovery Centre property ***and Hamilton Waterfront Trust managed lands immediately south of the Discovery Centre, up to the South Pier wall.***

(ii) Pier 8 Animation Program and Hamilton Waterfront Trust (HWT) (Discovery) Centre - Status Update (PED21090(a)) (Ward 2) (Item 8.2)

Chris Phillips, Manager, Municipal Land Development, addressed the Committee, respecting Pier 8 Animation Program and Hamilton Waterfront Trust (HWT) (Discovery) Centre - Status Update with the aid of a presentation.

The presentation from Chris Phillips, Manager, Municipal Land Development, respecting Pier 8 Animation Program and Hamilton Waterfront Trust (HWT) (Discovery) Centre - Status Update, was received.

Consideration of Report PED21090(a), respecting Pier 8 Animation Program and Hamilton Waterfront Trust (HWT) (Discovery) Centre - Status Update, was deferred until after Closed Session.

(e) PRIVATE AND CONFIDENTIAL (Item 14)

The West Harbour Development Sub-Committee moved into Closed Session respecting Item 14.1, pursuant to Section 9.1, Sub-sections (c) of the City's Procedural By-law 21-021 and Section 239(2), Sub-section (c) of the Ontario Municipal Act, 2001, as amended, as the subject matter pertains to a proposed or pending acquisition or disposition of land by the municipality or local board.

(i) Pier 8 Animation Program and Hamilton Waterfront Trust (HWT) (Discovery) Centre – Status Update (PED21090(a)) (Ward 2) - Confidential Appendices "B" and "C"

For disposition of this matter, refer to Item 2.

(f) ADJOURNMENT (Item 15)

There being no further business, the West Harbour Development Sub-Committee was adjourned at 4:11 p.m.

Respectfully submitted,

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

Tamara Bates
Legislative Coordinator
Office of the City Clerk