



Hamilton

**West Harbour Development Sub-Committee
Minutes 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 FOLLOWING ITEMS WERE REFERRED TO THE GENERAL ISSUES COMMITTEE
FOR CONSIDERATION:**

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

(Eisenberger/Danko)

- (a) That staff be authorized and directed to implement the Discovery Centre Strategy Framework outlined in Appendix "A" to Report PED21090(b); 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.

Result: Motion, as Amended, CARRIED by a vote of 5 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 2 - Chair - Councillor Jason Farr
YES - Ward 5 Councillor Russ Powers
YES - Ward 8 Councillor John-Paul Danko
YES - Mayor Fred Eisenberger

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

(Danko/Powers)

- (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 "A" to Report PED21090(a) attached, 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 "A" to Report PED21090(a), 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.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 2 - Chair - Councillor Jason Farr
YES - Ward 5 Councillor Russ Powers
YES - Ward 8 Councillor John-Paul Danko
NOT PRESENT - Mayor Fred Eisenberger

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

(Danko/Wilson)

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

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 2 - Chair - Councillor Jason Farr
NOT PRESENT - Ward 5 Councillor Russ Powers
YES - Ward 8 Councillor John-Paul Danko
YES - Mayor Fred Eisenberger

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 2)

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

(Powers/Danko)

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

Result: Motion CARRIED by a vote of 5 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 2 - Chair - Councillor Jason Farr
YES - Ward 5 Councillor Russ Powers
YES - Ward 8 Councillor John-Paul Danko
YES - Mayor Fred Eisenberger

(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)**

(Wilson/Eisenberger)

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

Result: Motion CARRIED by a vote of 5 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 2 - Chair - Councillor Jason Farr
YES - Ward 5 Councillor Russ Powers
YES - Ward 8 Councillor John-Paul Danko
YES - Mayor Fred Eisenberger

(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.

(Powers/Danko)

That the presentation from Andrea Smith, Senior Development Consultant, West Harbour Redevelopment, respecting Discovery Centre Strategy Framework, be received.

Result: Motion CARRIED by a vote of 5 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 2 - Chair - Councillor Jason Farr
YES - Ward 5 Councillor Russ Powers
YES - Ward 8 Councillor John-Paul Danko
YES - Mayor Fred Eisenberger

(Eisenberger/Powers)

That Subsection (b) of Report PED21090(b), be 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.***

Result: Amendment CARRIED by a vote of 5 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 2 - Chair - Councillor Jason Farr
YES - Ward 5 Councillor Russ Powers
YES - Ward 8 Councillor John-Paul Danko
YES - Mayor Fred Eisenberger

(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.

(Eisenberger/Danko)

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

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 2 - Chair - Councillor Jason Farr
NOT PRESENT - Ward 5 Councillor Russ Powers
YES - Ward 8 Councillor John-Paul Danko
YES - Mayor Fred Eisenberger

(Danko/Eisenberger)

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

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 2 - Chair - Councillor Jason Farr
NOT PRESENT - Ward 5 Councillor Russ Powers
YES - Ward 8 Councillor John-Paul Danko
YES - Mayor Fred Eisenberger

(e) PRIVATE AND CONFIDENTIAL (Item 14)

(Eisenberger/Wilson)

That the West Harbour Development Sub-Committee move 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.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 2 - Chair - Councillor Jason Farr
NOT PRESENT - Ward 5 Councillor Russ Powers
YES - Ward 8 Councillor John-Paul Danko
YES - Mayor Fred Eisenberger

(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)

(Powers/Wilson)

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

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 2 - Chair - Councillor Jason Farr
YES - Ward 5 Councillor Russ Powers
YES - Ward 8 Councillor John-Paul Danko
NOT PRESENT - Mayor Fred Eisenberger

Respectfully submitted,

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