



Hamilton

**West Harbour Development Sub-Committee
REPORT 24-002**

10:00 a.m.

**Tuesday, November 26, 2024
Room 264, 2nd Floor, City Hall**

Present: Councillor M. Spadafora (Chair)
Mayor A. Horwath (Vice-Chair) (virtual)
Councillors C. Cassar and C. Kroetsch (virtual)

THE WEST HARBOUR DEVELOPMENT SUB-COMMITTEE PRESENTS REPORT 24-002 AND RESPECTFULLY RECOMMENDS:

- 1. Updated West Harbour Waterfront Parking Strategy, 2024 (PED24151)
(Ward 2) (Item 8.1)**
 - (a) That the “Updated West Harbour Parking Strategy, 2024”, as detailed in Appendix “A” to West Harbour Development Sub-Committee Report 24-002, be approved;
 - (b) That staff from Municipal Land Development Office, Corporate Real Estate Office, Transportation and Parking Services, and Legal be directed and authorized to negotiate with Waterfront Shores Corporation, the City’s development partner for Pier 8, to establish key terms and conditions of a public parking agreement associated with integrating approximately 300 public parking spaces within the below-grade strata of Blocks 1, 4, 12 and 16 on Pier 8, referred to as the “Area of Focus” as identified on Appendix “B” to West Harbour Development Sub-Committee Report 24-002;
 - (c) That staff from the Municipal Land Development Office report back to the West Harbour Development Sub-Committee by Q4 2025 on the outcomes of negotiations and for any requisite approvals that may be required;
 - (d) That staff from the Municipal Land Development Office, Transportation and Parking Services, and Corporate Real Estate Office assess operating model and ownership options and financial implications associated with

integrating public parking within the below-grade strata of Blocks, 1, 4, 12 and 16 on Pier 8, referred to as the “Area of Focus” as identified on Appendix “B” to West Harbour Development Sub-Committee Report 24-002;

- (e) That staff from the Municipal Land Development Office, and Transportation and Parking Services report back to the West Harbour Development Sub-Committee in Q4 2025 on the findings and recommended parking model option prior to finalizing the public parking agreement;
- (f) That staff from the Municipal Land Development Office be authorized to fund all City costs associated with the Pier 8 public parking agreement with Waterfront Shores Corporation outlined in Recommendation (a) of Report PED24151 including any real estate and legal costs from Account No. 4411806107, with real estate and legal costs credited to Account No. 55778-812036 (Real Estate – Admin Recovery);
- (g) That staff from Transportation and Parking Services be authorized to fund all City costs associated with implementation of Paid Parking Program along Pier 8 Temporary Surface Parking Lots and On-Street Along Guise Street, as detailed in Appendix “A” to West Harbour Development Sub-Committee Report 24-002 from Account No. 4901751700 (Parking Payment Equipment).

2. Consent Items (Items 9.1-9.2)

That the following Consent Items, be received:

- (a) West Harbour Re-Development Plan - Status Update (PED17181(h)) (Ward 2) (Item 9.1); and
- (b) Pier 8 Development – Status Update (PED24162)(Ward 2) (Item 9.2);

3. Discovery Centre - Termination of Lease (Added Item 13.1)

- (a) That the Corporate Real Estate Office be authorized and directed to negotiate and enter into an agreement to terminate and surrender the Lease (dated October 11, 2022) with the Waterfront Shores Leasing Corporation for the Leased Premises within the Discovery Center on terms and conditions deemed appropriate by the General Manager of the Planning and Economic Development Department, or designate;
- (b) That the City Solicitor be authorized and directed to complete the termination and surrender agreement, on behalf of the city, including paying any necessary expenses, amending the closing, due diligence and

other dates, and amending and waiving terms and conditions on such terms as considered reasonable; and,

- (c) That the Mayor and Clerk be authorized and directed to execute all necessary documents to complete the termination and surrender of the Lease, in a form satisfactory to the City Solicitor.

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 2)

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

The Agenda for the November 26, 2024 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) May 29, 2024 (Item 4.1)

The Minutes of the May 29, 2024 meeting of the West Harbour Development Sub-Committee were approved, as presented.

(d) STAFF PRESENTATIONS (Item 8)

(i) Updated West Harbour Waterfront Parking Strategy, 2024 (PED24151) (Ward 2) (Item 8.1)

Andrea Smith, Senior Consultant, West Harbour Redevelopment, addressed Committee, respecting Updated West Harbour Waterfront Parking Strategy, 2024 with the aid of a presentation.

The presentation from Andrea Smith, Senior Consultant, West Harbour Redevelopment, respecting Updated West Harbour Waterfront Parking Strategy, 2024, was received.

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

Councillor Spadafora relinquished the Chair to Mayor Horwath to introduce a motion respecting Discovery Centre – Termination of Lease.

(i) Discovery Centre - Termination of Lease (Added Item 13.1)

For further disposition of this matter, refer to Item 3.

Councillor Spadafora resumed the Chair.

(f) ADJOURNMENT (Item 15)

There being no further business, the West Harbour Development Sub-Committee was adjourned at 2:40 p.m.

Respectfully submitted,

Councillor M. Spadafora, Chair
West Harbour Development Sub-
Committee

Tamara Bates
Legislative Coordinator
Office of the City Clerk