RECOMMENDATION

That staff be directed to prepare an assessment of the City's future plans for the Beach Canal Lighthouse and the Lighthouse Keeper's Cottage, specifically in the areas of maintenance, capital investments, operations, land use and security, prior to any further negotiations regarding transfer of ownership from the Federal Government to the City of Hamilton.

EXECUTIVE SUMMARY

On October 20, 2009, Emergency and Community Services Committee (E&CS) directed staff to investigate the terms to transfer ownership of the Beach Lighthouse and Lighthouse Keeper's Cottage from the Federal Government to the City of Hamilton and report back to E&CS Committee.
Culture Division staff met with a representative from the Department of Public Works and Government Services (DPWGS) to open discussions on the possibility of transferring the ownership of the site to the City of Hamilton.

In the course of these discussions, several areas of concern were raised by DPWGS staff which were not clearly addressed in the final Beach Light Station Operational Study and Heritage Building Assessment (Appendix A to Report CS09068). DPWGS staff requested that the City submit a report that addressed the following items prior to any further negotiations:

- confirmation that the City of Hamilton is willing to operate the site as a heritage asset;
- confirmation of capital investment for the site;
- maintenance plan for the site;
- security plan for the site considering items such as terrorism acts (this is due to the proximity of the Skyway Bridge);
- long term sustainability plan; and,
- details on the operation of the Lighthouse and Lighthouse Keepers Cottage as a public attraction.

After the above report is complete staff will present to DPWGS in order to complete the Committee directive to investigate the terms to transfer ownership of the Beach Lighthouse and Lighthouse Keeper's Cottage from the Federal Government to the City of Hamilton and report back.

Alternatives for Consideration – See Page 4

**FINANCIAL / STAFFING / LEGAL IMPLICATIONS**

**Financial:**
There are no financial implications associated with the recommendation of Report CS09068(a).

**Staffing:**
There are no staffing implications associated with recommendations of Report CS09068(a); as any allocations of staffing resources fall within the parameters of work plans developed for 2010.

**Legal:**
There are no legal implications associated with the recommendations of Report CS09068(a).
HISTORICAL BACKGROUND

The Beach Lighthouse (also known as the Beach Canal Light Station or Burlington Canal Light Station) and Lighthouse Keeper’s Cottage are two historically significant structures dating back over 150 years. Located on the edge of the Beach Canal on Hamilton Beach, the site is the only complete surviving Light Station on Lake Ontario. In 1996, the City of Hamilton had both the Lighthouse and Lighthouse Keeper’s cottage designated under Part IV of the Ontario Heritage Act.

On September 25, 2007, a community based organization, the Beach Canal Lighthouse Group (BCLG), sought support from E&CS Committee. Funding was secured from the Hamilton Beach Restoration Fund and the BCLG, working in conjunction with Community Services, Culture Division staff, contracted a Business and Operations Plan and Cultural Heritage Assessment. This study, Beach Light Station Operational Study and Heritage Building Assessment (Appendix A to Report CS09068) was presented to Committee on October 20, 2009.

The study provided many options for the preservation and interpretation of the Beach Canal site ranging from relatively small seasonal and volunteer driven operation to a very large and multi-faceted heritage centre. Each of the options presented had a variety of capital and operating budget implications.

At the October 20, 2009 meeting, E&CS Committee approved three recommendations:

a) That the Beach Canal Light Station Operational Study and Heritage Building Assessment be received.

b) That staff be directed to investigate the terms to transfer ownership of the Beach Lighthouse and Lighthouse Keeper’s Cottage from the Federal Government to the City of Hamilton and report back to E&CS Committee.

c) That Item “F” – Beach Canal Lighthouse Group Presentation, be considered complete and removed from the E&CS Committee Outstanding Business List.

Item b) remains outstanding and is the purpose of this report.

POLICY IMPLICATIONS

There are no policy implications associated with the recommendation of Report CS00068(a).
RELEVANT CONSULTATION

Public Works Department and Government Services Canada (DPWGS) were consulted. Public Works staff has indicated a willingness to continue negotiations, upon approval of Report CS09068(a).

ANALYSIS / RATIONALE FOR RECOMMENDATION

During discussions between Community Services, Culture Division staff and DPWGS staff, several issues were raised in reference to preparedness for transfer. As a basis for further discussions, City and Federal staff acknowledge that the City of Hamilton must produce an assessment of the City’s future plans for the site, specifically in the areas of maintenance, capital investments, operations, land use and security. The assessment will draw from the previous report entitled Beach Light Station Operational Study and Heritage Building Assessment Report (Appendix A to Report CS 09068) and other sources. The Culture Division will work in consultation with the Department of Public Works and Government Services and the Beach Canal Lighthouse Group to develop such a document.

A long term management plan for the Beach Canal Lighthouse was recently identified in the Corporate Priority Plan - Work Update, released on April 20, 2010, as a way of optimizing economic opportunities and ensuring that a City-wide waterfront continues to serve the needs of our growing community. The proposed work forms a portion of a long term management plan and is consistent with the Priority Plan.

ALTERNATIVES FOR CONSIDERATION

The alternative is not to proceed with the negotiation for transfer. This would leave the buildings “in situ” under the management of the DPWGS. The BCLG could pursue its goal of preserving and interpreting the site with ownership retained by the federal government.

The consultant study Beach Light Station Operational Study and Heritage Building Assessment Report (Appendix A to Report CS 09068) did not recommend this approach based on an understanding that DBWGS prefers to transfer ownership to and/or enter into an operational agreement with other levels of government or governmental agencies rather than not-for-profit organizations. This is the opinion of the consultant not an explicit policy or procedure of DPWGS.

Financial:
There are no financial implications to the above alternative for consideration.
Staffing:
There are no staffing implications to the above alternative.

Legal:
There are no legal implications to the above alternative.

Policy:
There are no policy implications to the above alternative.

CORPORATE STRATEGIC PLAN


Skilled, Innovative & Respectful Organization
• Opportunity for employee input in management decision making

Financial Sustainability
• Delivery of municipal services and management capital assets/liabilities in a sustainable, innovative and cost effective manner

Intergovernmental Relationships
• Maintain effective relationships with other public agencies
• Develop working partnerships and effective relationships with Federal Government

Growing Our Economy
• A visitor and convention destination

APPENDICES / SCHEDULES