

LONG-TERM LEASING OPPORTUNITY

For: Auchmar Estates – 88 Fennell Ave., West

The Auchmar Estate comprises approximately 3.765 hectares (approximately 9.5 acres) of land situated at the N-E corner of Fennell Avenue West and West Fifth Street in the City of Hamilton. The estate is a property of significant cultural heritage value derived from its historical associations with Isaac Buchanan and his development of the site as a "gentleman's" country estate set on the Niagara Escarpment. The circa 1855 estate now comprises a manor house in the Gothic Revival style, a carriage house, high garden walls with two arched passage ways, a square two-storey dovecote and extensive grounds. An extensive addition was constructed in 1963 and comprises a two-storey building accommodating a 50-room dormitory and a place of worship. A limited number of parking spaces are now provided within the property that can accommodate approximately 25 vehicles.

The property is recognized both locally and provincially, and designated under the Ontario Heritage Act. The property is subject to a Heritage Conservation Easement and held by the Ontario Heritage Trust any anticipated adaptive re-uses of the buildings and grounds are subject to the provisions of the Ontario Heritage Act and terms of the Ontario Heritage Trust easement respectively.



City of Hamilton contact for further information, questions and response:

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The City of Hamilton is open to receiving proposals at any time before August 31, 2016. Please submit your response on this Leasing Opportunity and provide your proposal to the City of Hamilton Contact, as noted, by either by email (PDF) or if by hardcopy to the noted address with four (4) copies.

OPPORTUNITY

For this City of Hamilton owned heritage site, City Council has authorized and directed City staff in the Real Estate Section and the Planning & Economic Department to explore the opportunity of securing a long-term lease, or operating and management agreement with an interested not-for-profit organization or similar body that will need to include:

- Restoration, capital repairs and ongoing maintenance of Auchmar Estates by the organization;
- Provide reasonable on-going public access to the buildings and grounds; and
- Preserve the heritage of the estate and align with the provisions contained in the Heritage Conservation Easement as they relate to the Auchmar Estate.

The City of Hamilton has chosen, at this time, to maintain ownership of Auchmar Estates and to have it remain within the public domain; and recognizes that its Heritage interests in the real property could be best leveraged for broader public benefit through strategic alignment with a not-for-profit organization or similar body towards the restoration, operation and management through either a long-term lease or operating and management agreement. The subject property is zoned “C” District (Urban Protected Residential) in the City of Hamilton Zoning By-law No. 6593 and designated Major Institutional in the City of Hamilton Official Plan.

BUSINESS MODEL

In responding to this long-term leasing opportunity, The City of Hamilton expects that with any respondent's proposal, respondent's also need to be able to provide examples of other various tangible business models similar in context & objective as with other demonstrated viable heritage projects either accomplished by a respondent or a demonstration of its ability to complete.

NEGOTIATIONS

Upon review of the various responses received, City Staff as authorized and directed by City Council and in consultation with Ontario Heritage Trust, will hold confidential meetings with some or all of the respondents. Any such meeting will serve as the mechanism for possible further discussion from the information submitted by the respondent, as well as negotiation on the key elements of the project and the business model being proposed to the City. The representative of a respondent at any scheduled meeting is expected to be thoroughly versed and knowledgeable with respect to the objectives of this opportunity advice and the contents of the respondent's proposal.

OUTCOMES

Upon the culmination of this exploration and negotiation process, the outcome and recommendation(s) will be presented back to Council through the General Issues Committee, for direction and approval.

The City, however, in its own unfettered discretion may reject further exploration on any submission of a respondent who fails to observe with the spirit of this leasing opportunity or if the City may elect not to proceed further with this leasing opportunity.

INTELLECTUAL PROPERTY RIGHTS

Please note that each respondent needs to ensure that the information shared in its proposal does not infringe any intellectual property right of any third party and agrees to indemnify and save harmless the City of Hamilton, its staff and its consultants, if any, against all claims, actions, suits and proceedings, including all costs incurred by the City of Hamilton brought by any person in respect of the infringement or alleged infringement of any patent, copyright, trademark, or other intellectual property right in connection with their input to the City.

PUBLICITY

Respondent's and their affiliates, associates, third-party service providers, and subcontractors should refrain from releasing for publication any information in connection with this consultation without prior written permission of the City of Hamilton.