



## City of Hamilton

# HEALTHY AND SAFE COMMUNITIES COMMITTEE REVISED

**Meeting #:** 18-001  
**Date:** February 26, 2018  
**Time:** 1:30 p.m.  
**Location:** Council Chambers, Hamilton City Hall  
71 Main Street West

Lisa Chamberlain, Legislative Coordinator (905) 546-2424 ext. 2729

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	<b>Pages</b>
<b>1. APPROVAL OF AGENDA</b> (Added Items, if applicable, will be noted with *)	
<b>2. DECLARATIONS OF INTEREST</b>	
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*4.2 Tucker Finn, Buzz Street Properties Inc., respecting Item 8.1, Good Shepherd Non Profit Homes Inc. - Request for Service Manager Consent to Sell Units (HSC18002), as the buyer for 320 John St North, and to describe the development plans (For the February 26, 2018 meeting)	10
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**11. GENERAL INFORMATION / OTHER BUSINESS**

**12. PRIVATE AND CONFIDENTIAL**

**13. ADJOURNMENT**



## EMERGENCY & COMMUNITY SERVICES COMMITTEE MINUTES 18-002

1:30 pm

Monday, February 12, 2018  
Council Chambers  
Hamilton City Hall  
71 Main Street West, Hamilton

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**Present:** Councillors A. Johnson (Chair), J. Farr, M. Green,  
S. Merulla (Vice Chair), T. Jackson, and D. Skelly

**Absent with Regrets:** Councillor J. Partridge – Personal  
Councillor T. Whitehead - Personal

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### THE FOLLOWING ITEMS WERE REFERRED TO COUNCIL FOR CONSIDERATION:

1. **Development Charge Rebate Program Expression of Interest (CES18011)  
(City Wide) (Item 5.1)**

**(Farr/Skelly)**

- (a) That staff be directed to submit an expression of interest to the Minister of Housing indicating the City of Hamilton's interest in participating in the Ontario Development Charges Rebate Program;
- (b) That the General Manager of the Community and Emergency Services Department or his designate be authorized and directed to deliver and administer the Development Charges Rebate Program;
- (c) That the Mayor and City Clerk be authorized and directed to execute the **~~"Service Manager Administration Agreement"~~ "Transfer Payment Agreement"** for the Development Charges Rebate Program with content acceptable to the General Manager of the Community and Emergency Services Department or his designate and in a form satisfactory to the City Solicitor;

- (d) That the General Manager of Community and Emergency Services or his designate be authorized and directed to execute all agreements as may be required to deliver the Development Charges Rebate Program, in a form satisfactory to the City Solicitor; and,
- (e) *That a letter be sent to the Minister of Housing requesting that the existing Development Charge waivers that the City has on affordable housing be included for consideration within the application process.*

**Main Motion, As Amended, CARRIED**

**2. Macassa Lodge – Long Term Care Quality Inspection (CES18002) (Ward 6) (Item 8.1)**

**(A. Johnson/Farr)**

That Report CES18002 respecting Macassa Lodge – Long Term Care Quality Inspection, be received.

**CARRIED**

**3. Hamilton Fire Department – Ice Rescue (CES18010) (City Wide) (Item 8.2)**

**(Farr/A. Johnson)**

- (a) That a tri-service ice rescue response unit consisting of resources from the Hamilton Fire Department, Hamilton Police Service and the Hamilton Beach Rescue Unit be developed to facilitate the most effective, timely and safe ice rescue response in and around the City of Hamilton;
- (b) That the development, training and equipping of the tri-service unit be completed prior to December 31, 2019;
- (c) That the applicable start-up costs in the amount of approximately \$200,000 for the Hamilton Fire Department to participate in the ice rescue response unit be submitted by the Hamilton Fire Department for consideration of Council as part of the 2019 Capital Budget process; and,
- (d) That the Fire Chief work with the applicable City staff to develop the necessary changes to the Fire Department Establishing and Regulating By-law 68-34, to authorize the Fire Department to perform shore based/on ice rescue services, for approval by Council.

**CARRIED**

**FOR INFORMATION:****(a) CHANGES TO THE AGENDA (Item 1)**

The Committee Clerk advised of the following change to the agenda:

**1. CONSENT ITEM**

- 5.1 Report CES18011 respecting the Development Charge Rebate Program Expression of Interest has been deleted and replaced by a revised version of the Report.

**(Farr/Skelly)**

That the Agenda for the February 12, 2018 meeting of the Emergency & Community Services Committee be approved, as amended.

**CARRIED****(b) DECLARATIONS OF INTEREST (Item 2)**

None declared.

**(c) APPROVAL OF MINUTES (Item 3)****(i) January 22, 2018 (Item 3.1)****(Farr/Jackson)**

That the Minutes of the January 22, 2018 Emergency & Community Services Committee meeting be approved, as presented.

**CARRIED****(d) CONSENT ITEMS (Item 5)****(i) Development Charge Rebate Program Expression of Interest (CES18011) (City Wide) (Item 5.1)****(Jackson/Farr)**

That sub-section (c) of Report CES18011 respecting Development Charge Rebate Program Expression of Interest, be amended by removing the words "Service Manager Administration Agreement" and replacing them with the words "Transfer Payment Agreement" to read as follows:

- (c) That the Mayor and City Clerk be authorized and directed to execute the ~~"Service Manager Administration Agreement"~~ **"Transfer Payment Agreement"** for the Development Charges Rebate Program with content acceptable to the General Manager of the Community and Emergency Services Department or his designate and in a form satisfactory to the City Solicitor; and,

***Amendment CARRIED***

**(Green/Jackson)**

That Report CES18011 respecting Development Charge Rebate Program Expression of Interest be further amended by adding sub-section (e) as follows:

- (e) That a letter be sent to the Minister of Housing requesting that the existing Development Charge waivers that the City has on affordable housing be included for consideration within the application process.

***Amendment CARRIED***

For disposition of this matter, refer to Item 1.

**(e) PRESENTATIONS (Item 7)**

**(i) Hamilton Veterans Committee – 2017 Annual Presentation (Item 7.1)**

Ed Sculthorpe, Vice Chair, Hamilton Veterans Committee, addressed the Committee respecting the Hamilton Veterans Committee – 2017 Annual Presentation with the aid of a PowerPoint presentation.

A copy of the presentation is available at [www.hamilton.ca](http://www.hamilton.ca) or through the Office of the City Clerk.

**(Farr/Skelly)**

That the Presentation from Ed Sculthorpe, Hamilton Veterans Committee, respecting the Hamilton Veterans Committee – 2017 Annual Presentation, be received.

**CARRIED**

**(f) MOTIONS (Item 9)**

**(i) Potential Implications of the Strengthening Quality and Accountability for Patients Act (Added Item 9.1)**

**(Green/Jackson)**

WHEREAS, the Ministry of Health and Long Term Care (MOHLTC) is introducing the Strengthening Quality and Accountability for Patients Act 2017, and;

WHEREAS, this omnibus Bill covers 10 pieces of Legislation including the Ambulance Act,

THEREFORE BE IT RESOLVED:

- (a) That the appropriate staff be directed to report back on the municipal implications of these proposed changes in legislation with special emphasis given to the prospect of the Ambulance Act and the call for improvements to triaging and dispatch systems, as well as addressing the non-urgent transfer requirements on Emergency Services as outlined by the Association of Municipalities of Ontario; and,
- (b) That the staff report include a chronological list of all the actions taken by the City of Hamilton to date with respect to the issue, demonstrating that the City of Hamilton has done their due diligence, and this issue requires a Provincial solution.

**CARRIED**

**(g) NOTICES OF MOTION (Item 10)**

Councillor Green introduced a Notice of Motion respecting the Potential Implications of the Strengthening Quality and Accountability for Patients Act.

**(Green/Jackson)**

That the rules of order be waived to allow for the introduction of a motion respecting the Potential Implications of the Strengthening Quality and Accountability for Patients Act.

**CARRIED**

For disposition of this matter, refer to Item (f).

**(h) GENERAL INFORMATION / OTHER BUSINESS (Item 11)**

**(i) Outstanding Business List – Items to be Removed (Item 11.1)**

**(A. Johnson/Skelly)**

That the following changes to the Outstanding Business List, be approved:

(a) Item to be Removed

Item "BB" - Residential Care Facilities Subsidy Program  
 (Addressed as Item 5.5 on the January 22, 2018 agenda)

(b) Items Requiring New Due Dates

Item "CC" - Fire Underwriters Survey (FUS) Insurance Grading Review

Current Due Date: June 11, 2018

Proposed New Due Date: August 15, 2018

Item "UU" - Hamilton Youth Engagement Collaboration

**Emergency & Community Services Committee  
Minutes 18-002**

**February 12, 2018  
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Current Due Date: Q2 2018  
Proposed New Due Date: June 11, 2018

Item "VV" - Home for Good  
Current Due Date: TBD  
Proposed New Due Date: May 7, 2018

Item "XX" - ACPD respecting Housing Issues  
Current Due Date: TBD  
Proposed New Due Date: June 11, 2018

**CARRIED**

**(i) ADJOURNMENT (Item 13)**

**(Green/Jackson)**

That, there being no further business, the Emergency & Community Services Committee be adjourned at 2:15 p.m.

**CARRIED**

Respectfully submitted,

Councillor S. Merulla  
Chair, Emergency & Community  
Services Committee

Lisa Chamberlain  
Legislative Coordinator  
Office of the City Clerk



**Form: Request to Speak to Committee of Council**

Submitted Saturday, February 17, 2018 - 4:01 pm

==Committee Requested==

**Committee:** Healthy and Safe Communities Committee

==Requestor Information==

**Name of Individual:** Elaine Cameron

**Name of Organization:** Mountain Kidz Klub

**Contact Number:**

**Email Address:**

**Mailing Address:**

**Reason(s) for delegation request:** Would like to inform council on what the organization is doing and how they are helping the community on the mountain. We would like to meet with the council early April.

**Will you be requesting funds from the City?** No

**Will you be submitting a formal presentation?** Yes

**Form: Request to Speak to Committee of Council**

Submitted Friday, February 23, 2018 - 12:01 pm

==Committee Requested==

**Committee:** Healthy and Safe Communities Committee

==Requestor Information==

**Name of Individual:** Tucker Finn

**Name of Organization:** Buzz Street Properties Inc.

**Contact Number:**

**Email Address:**

**Mailing Address:**

**Reason(s) for delegation request:** To introduce myself as the buyer of 320 John St. N (Good Shepherd) and briefly describe my development on the lands.

**Will you be requesting funds from the City?** No

**Will you be submitting a formal presentation?** No



## Hamilton

**Meeting Minutes  
Seniors Advisory Committee  
Friday, January 5, 2018  
10:00am – 12:00pm  
Rooms 192/193, City Hall**

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**Present:** Bob Thomson (Chair), Carolann Fernandes, Paula Kilburn, Jeanne Mayo, Dahlia Petgrave, Doug Stone, Ramanath Kamath, Marjorie Wahlman, Margaret Cheyne, Mary Sinclair, Penelope Petrie.

**Regrets:** Councillor Brenda Johnson, Councillor Jackson, Barry Spinner, Karen Thomson, Emmy Weisz, George Hough, John Winslow, Lou DeStephanis.

**Absent** John Kennard

**Also**

**Present:** Nadia Olivieri (Human Rights, Diversity & Inclusion), Liz Conti (PH)

**Guests:** Cindy Mutch and Greg Iarusso

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**1. Changes to the Agenda  
(P. Petrie/ P. Kilburn)**

That the January 5, 2018 agenda be accepted as presented.

**CARRIED**

**2. Approval of Minutes  
(M. Sinclair/P. Petrie)**

That the December 1, 2017 Minutes be accepted as presented.

**CARRIED**

### 3. Presentations

#### 3.1 Our Future Hamilton (Cindy Mutch, Senior Project Manager, Community Special Projects (CES) and Greg Larusso Community Program Analyst Co-op (PW))

Our Future Hamilton project focused on updating the City of Hamilton's Vision 2020. It is based on the Community Engagement Charter which consists of eight (8) core principles. The City of Hamilton Councillors adopted the Charter in 2015. The Our Future Hamilton Project consisted of three phases:

- Phase 1: Collecting ideas;
- Phase 2: Bringing together and sharing the ideas;
- Phase 3: creating a draft of the vision.

The presentation reviewed three phases.

The Project will proceed with measuring progress on Vision 2020 and plans to relay the progress at an annual summit each November. There is also a quarterly newsletter available that will also capture progress and highlight relevant topics.

The new Vision is broader than the original 2020 Vision.

SAC was encouraged to become an Our Future Hamilton partner. A partner is defined as any business or organization interested in moving the Vision forward.

**MOTION:** SAC to become an Our Future Hamilton partner

**(J. Mayo/ P. Petrie)**

That the Senior Advisory Committee become an "Our Future Hamilton" community partner.

**CARRIED**

The committee gladly accepts Penelope Petrie's offer to act as the Volunteer Liaison for Our Future Hamilton. Our Future Hamilton Update to be added as a standing agenda item.

A member advised the guests, some information that is relevant to the Vision by informing the committee that the COH has received a grant for installation of a hearing loop at Sackville Senior Centre.

### **3.2 Working Groups/Committees**

#### **a) SAC – Housing Working Group (M. Sinclair)**

M. Sinclair advised that the working group has a draft copy of the glossary (housing tips for those with disabilities) completed.

M. Sinclair advised that the Agenda item 3.2 need not be a standing item on the agenda. She will provide updates as necessary.

#### **b) SAC – Getting Around Hamilton Working Groups (J. Mayo)**

J. Mayo advised that that at a previous meeting there was a resolution to write a letter to the Manager of LRT to install Park & Ride at both ends of the LRT.

This can be added as an initiative consistent with “Our Future Hamilton” project.

This is an accessibility issue for rural residents. Without a Park and Ride program there will not be a significant reduction in vehicle traffic coming into the core. Letter was drafted and provided to Liaison Jessica Bowen for review and signature of the Chair.

The next Get Around Hamilton workshop will be in Spanish and held at the North Hamilton Health Centre.

The January 2, 2018, inter-generational activity/walk was a great success.

**c) SAC – Communications Working Group (B.Thomson)**

The Communication working group has been updating the existing SAC Brochure. Feedback is that the pictures need to change. The Sub-committee is working on this issue.

**d) Age Friendly Plan – Governance Committee (J.Mayo)**

J.Mayo shared that they are turning a corner and focus is on renewing the plan as it is coming to an end in 2018.

McMaster has declared as an “Age Friendly University”. Representatives from McMaster are coming to Tuesday’s Age Friendly meeting to discuss.

**e) Older Adult Network (D.Stone)**

No update at this time. There is a meeting of this sub-committee later this month.

**f) AODA – Hamilton Health Sciences (M.Sinclair)**

No update at this time.

**g) International Day of Older Persons Committee (D.Stone)**

No update at this time.

**h) Social Isolation (K.Thomson)**

Tabled to February 2018 meeting.

**i) McMaster Institute of Research on Aging (E. Weisz)**

No update at this time.

**j) Ontario Health Coalition (C.Fernandes)**

C. Fernandes attended an Ontario Health Coalition presentation and learned of emerging concerns for seniors:

- i.** Senior addiction to prescribed opiates is on the rise

**ii.** There is a high rate of suicide for men over 80

Staff consultant Liz Conti advised :These issues as described are not a present focus for Community and Emergency Services (CES). However, there is a team from CES gathered to respond to the opiate crisis in general.

The Committee is concerned that SAC should be turning their attention to this issue and educating seniors on the issues of taking opioids.

L. Conti offered to invite her Public Health colleague to provide a quick presentation on the opioid crisis. The issue with the opioid crisis is that demographic information is not well kept making it impossible to provide meaningful statistical information.

L. Conti will also investigate the suicide statistics to try to provide any additional information regarding the concern presented.

**4. Business / Discussion Items**

**4.1 Business Arising from Previous Minutes**

**4.1.1** Presentation schedule: March 2, 2018 Donna Kripps, CEO of the Hamilton LHIN, will be providing a 1 hour presentation.

**4.1.2** Snow Removal  
Coordination of snow removal from roads with snow ploughs and removal of snow from sidewalks needs to be better coordinated. Some owners of corner properties do not know that they are responsible to clear the egress from the sidewalk to the road.

Ploughed in ramps are hazardous for seniors. Need some improved clearing methodology.

**5. Adjournment**

**(M. Wahlman / M. Cheyne)**

That the Seniors Advisory Committee meeting be adjourned at 11:45a.m.

**Next Meeting**

Friday, February 2, 2018





**CITY OF HAMILTON**  
**HEALTHY AND SAFE COMMUNITIES DEPARTMENT**  
**Ontario Works Division**

<b>TO:</b>	Chair and Members Healthy and Safe Communities Committee
<b>COMMITTEE DATE:</b>	February 26, 2018
<b>SUBJECT/REPORT NO:</b>	Appointment of Administrator of Ontario Works (HSC18001) (City Wide)
<b>WARD(S) AFFECTED:</b>	City Wide
<b>PREPARED BY:</b>	Lynn Martinello 905-546-2424 ext. 7869
<b>SUBMITTED BY:</b>	Paul Johnson General Manager Healthy and Safe Communities Department
<b>SIGNATURE:</b>	

### RECOMMENDATION

- (a) That the appointment of Bonnie Elder as the Administrator of Ontario Works be approved; and,
- (b) That the appointment of Bonnie Elder as the Administrator of Ontario Works be submitted to the Ministry of Community and Social Services for approval.

### EXECUTIVE SUMMARY

On February 13, 2018 Bonnie Elder was appointed as the Acting Director of Ontario Works following the resignation of the current Director, Steve Jacques.

Pursuant to the *Ontario Works Act, 1997*, (the Act), the Director of Ontario Works is required to approve the appointment of Administrators to oversee the administration of Ontario Works. Through this approval, Administrators are provided the authority to administer the Act and provide employment assistance and basic financial assistance according to provincial standards.

Report HSC18001 requests that Bonnie Elder be appointed as the Administrator of Ontario Works for the City of Hamilton.

### ***Alternatives for Consideration –Not Applicable***

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**SUBJECT: Appointment of Administrator of Ontario Works (HSC18001) (City Wide) - Page 2 of 3**

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**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

## Financial:

There are no financial implications associated with Report HSC18001.

## Staffing:

There are no staffing implications associated with Report HSC18001.

## Legal:

Section 43 of the *Ontario Works Act, 1997*, states that, “each delivery agent shall appoint an administrator to oversee the administration of the Act and the provision of assistance in the delivery agents’ geographical area.” This appointment is subject to the approval of the Ministry of Community and Social Services.

**HISTORICAL BACKGROUND**

With the departure of the Director of Ontario Works, Steve Jacques, a replacement Administrator of the Ontario Works Act needs to be identified and put forward to the Ministry of Community and Social Services for approval.

As the Acting Director of Ontario Works, Bonnie Elder has the responsibility of overseeing the sections who deliver services within the mandate of the Ontario Works Act.

The duties of the Administrator are as follows:

1. Receive applications for basic financial assistance from persons residing in his or her geographical area.
2. Determine the eligibility of each applicant for basic financial assistance.
3. If an applicant is found eligible for basic financial assistance, determine the amount of the assistance and direct its provision.
4. Determine the eligibility for employment assistance and direct its provision.
5. Carry out the prescribed duties.

**POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

*Ontario Works Act, 1997, Section 43*

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**SUBJECT: Appointment of Administrator of Ontario Works (HSC18001) (City Wide) - Page 3 of 3**

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**RELEVANT CONSULTATION**

The *Ontario Works Act, 1997*, was reviewed by the City of Hamilton's Legal Department in 1997, when the Act was first instituted.

**ANALYSIS AND RATIONALE FOR RECOMMENDATION**

The appointment of an Administrator of the *Ontario Works Act, 1997* ensures that provisions are in place to effectively deliver Ontario Works to address the needs of the residents of the City of Hamilton.

**ALTERNATIVES FOR CONSIDERATION**

None

**ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN**

**Economic Prosperity and Growth**

*Hamilton has a prosperous and diverse local economy where people have opportunities to grow and develop.*

**Healthy and Safe Communities**

*Hamilton is a safe and supportive city where people are active, healthy, and have a high quality of life.*

**Our People and Performance**

*Hamiltonians have a high level of trust and confidence in their City government.*

**APPENDICES AND SCHEDULES ATTACHED**

None



**CITY OF HAMILTON**  
**HEALTHY AND SAFE COMMUNITIES DEPARTMENT**  
**Housing Services Division**

<b>TO:</b>	Chair and Members Healthy and Safe Communities Committee
<b>COMMITTEE DATE:</b>	Feb 26, 2018
<b>SUBJECT/REPORT NO:</b>	Good Shepherd Non Profit Homes Inc. – Request for Service Manager Consent to Sell Units (HSC18002) (City Wide)
<b>WARD(S) AFFECTED:</b>	City Wide
<b>PREPARED BY:</b>	Angela Ramsey 905-546-2424 ext. 7373 Adam Sweedland 905-546-2424 ext. 1782
<b>SUBMITTED BY:</b>	Vicki Woodcox Acting Director, Housing Services Division Healthy and Safe Communities Department
<b>SIGNATURE:</b>	

### RECOMMENDATION

- (a) That Council, in its capacity as Service Manager under the *Housing Services Act, 2011*, approve the request of Good Shepherd Non-Profit Homes Inc. to sell two properties comprised of nine housing units, subject to the following condition:
- (i) that the sale proceeds be reinvested towards an infill development at 19 Patterson Street to create 26 one bedroom units of affordable rental housing with 13 units being constructed to the accessibility standards set out in the City's Barrier Free Guidelines;
- (b) That the General Manager of Healthy and Safe Communities Department or his designate be authorized and directed to use the existing rent subsidy portion of the nine units proposed for sale to create nine new portable rent supplements to be administered by Good Shepherd Non-Profit Homes Inc.; and,
- (c) That the General Manager of Healthy and Safe Communities Department or his designate be authorized and directed to execute a new rent supplement agreement with Good Shepherd Non-Profit Homes Inc., satisfactory to the City Solicitor, that reflects the change to its housing portfolio and subsidy allocation, as set out in Report HSC18002.

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**SUBJECT: Good Shepherd Non Profit Homes Inc. – Request for Service Manager  
Consent to Sell Units (HSC18002) (City Wide) - Page 2 of 6**

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**EXECUTIVE SUMMARY**

Good Shepherd Non-Profit Homes Inc. (“Good Shepherd”) is requesting Service Manager consent to sell two properties, comprised of 9 units, operated pursuant to the *Housing Services Act, 2011* (the “Act”). The sale of these properties requires the City of Hamilton’s consent to sell, in its capacity as Service Manager under the Act. These units were constructed in the early 1900s and although the units have been maintained, they show signs of heavy use and building materials indicative of that period. These properties are located at 320 John Street North (four units) and 131-139 Simcoe Street East (five units) within Ward 2.

Good Shepherd has entered into an agreement to sell the property at 320 John Street North on April 24, 2019, conditional upon obtaining the consent of the City, as Service Manager. The property at 131-139 Simcoe Street East will be retained and operated as “status quo” for the time being but will be sold at a later date to be determined. Good Shepherd is required to replace the units of housing at the same level of affordability (rent-geared-to-income) and ensure tenants are appropriately supported through any relocation.

Good Shepherd has committed to ensuring that no household is displaced as a result of sale of the units and they will work collaboratively with the current households to secure good quality, safe and appropriate housing in an area of their choice within the City of Hamilton. Good Shepherd leases multiple units with several other private and non-profit housing landlords in the City and will expand those leases as necessary to support the transition. To this end, Good Shepherd has requested that the City agree to transfer the current rent subsidy to Good Shepherd’s rent supplement allocation to support nine households and maintain the current service level. The nine households currently occupying these units will be prioritized, unless units become vacant through attrition.

The revenues generated from the sale are required to be reinvested into the development of new affordable rental units. Good Shepherd has a history of developing affordable rental housing that provides deep levels of affordability and meets other needs within the broader housing system, such as accessibility and unit size. In this case, Good Shepherd proposes to reinvest the proceeds from the sale of these properties to support the infill development of affordable supportive housing at 19 Patterson Street, also in Ward 2. This development will result in 26 one bedroom units of affordable housing targeted at women who have a history of experiencing chronic homelessness and accessing the shelter system. This development will result in a net increase to Good Shepherd’s housing stock of 26 one bedroom units, of which 13 will be fully accessible. This development is also expected to be more cost effective to operate than the current aging stock.

***Alternatives for Consideration – Not Applicable***

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**SUBJECT: Good Shepherd Non Profit Homes Inc. – Request for Service Manager  
Consent to Sell Units (HSC18002) (City Wide) - Page 3 of 6**

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**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

Financial: There are no financial implications associated with the recommendations in Report HSC18002.

Staffing: There are no staffing implications associated with the recommendations in Report HSC18002.

Legal: The Legal Services Division will assist in preparing the new rent supplement agreement with Good Shepherd Non-Profit Homes

**HISTORICAL BACKGROUND**

With the devolution of housing responsibilities to the local level under the *Social Housing Reform Act, 2000* (subsequently repealed and replaced by the *Housing Services Act, 2011*), municipalities have taken on a leadership role in the provision of affordable housing. This has created considerable pressure on municipalities to maintain housing infrastructure and to build new affordable housing.

These properties were developed in the early 1900's as social housing to be operated by the YMCA. Good Shepherd Non-Profit Homes Inc. (Good Shepherd) assumed ownership of 3 properties 320 John St N, 131-139 Simcoe St East, and 236/238 Aberdeen Ave in 1998 from the Y.M.C.A. of Hamilton/Burlington Non-Profit Homes Incorporated. On April 19, 1999 Letters Patent of Amalgamation were issued and incorporating this portfolio with that of Good Shepherd. Good Shepherd has continued to operate these properties as social housing pursuant to the applicable legislation since the amalgamation.

Good Shepherd was approached by an interested purchaser without solicitation and entered into a Conditional Agreement of Purchase and Sale for 320 John St N, on November 17, 2017. Good Shepherd acknowledges that the property has limited potential for redevelopment without additional property which the purchaser has assembled. Good Shepherd negotiated a fair market price considering the current state, condition and location of the building. This exercised caused Good Shepherd to identify 131-139 Simcoe St East as another property which has essentially reached its life-cycle as social housing and decided to prepare for its replacement at the same time.

**POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

***Housing Services Act, 2011***

Subsection 161(3) of the *Housing Services Act, 2011* requires housing providers to obtain the written consent of the Minister prior to any transfers of social housing units.

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**SUBJECT: Good Shepherd Non Profit Homes Inc. – Request for Service Manager  
Consent to Sell Units (HSC18002) (City Wide) - Page 4 of 6**

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To ensure that the City can meet its service level standards, Good Shepherd must commit to replacing each unit on a 1:1 basis, at a minimum, as part of the Service Manager's consent.

### **RELEVANT CONSULTATION**

Housing Services' staff consulted with Good Shepherd Non-Profit Homes to review its business case.

### **ANALYSIS AND RATIONALE FOR RECOMMENDATION**

Good Shepherd has a mandate to house the "hard to house" and, as such, they house some of the most vulnerable citizens of the City of Hamilton who often face multiple barriers and live with a lack of supports. Its residents are comprised of households of all sizes (i.e. single and two parent families, singles). It has a history of managing its housing stock effectively to align with the needs of its residents and the people it serves. Good Shepherd has set out a plan to continue to accommodate the current households residing in the properties proposed for sale and realizing a net increase of affordable rental housing to address the housing needs of single women coming out of homelessness.

In order to sell or mortgage social housing properties, the Service Manager must provide its consent as required by the *Housing Services Act, 2011* ("Act"). The City has previously provided its consent to other housing providers to enable regeneration and renewal in the social housing stock and achieve operating efficiencies that benefit tenants, housing providers and the City. Consent is conditional on the following:

- A tenant engagement and disruption mitigation plan;
- Identification of any known environmental issues or any outstanding legal disputes; and,
- A plan to ensure that existing target levels, as set out in the Operating Agreement with the Service Manager, can be maintained within its remaining portfolio (the plan to replace the units).

Good Shepherd will develop and employ a plan to ensure that tenants are properly engaged and included in any process which involves relocating a tenant to another home. The tenant engagement and disruption mitigation plan must ensure that every tenant impacted by the sale of units is relocated into a suitable and quality home that meets the tenants' needs in terms of affordability, accessibility and, where possible, location. As part of the tenant engagement and disruption mitigation plan, Good Shepherd will include resources to assist households with any reasonable relocation costs.

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*OUR Vision: To be the best place to raise a child and age successfully.*

*OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.*

*OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.*

**SUBJECT: Good Shepherd Non Profit Homes Inc. – Request for Service Manager  
Consent to Sell Units (HSC18002) (City Wide) - Page 5 of 6**

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There are no known environmental issues or legal disputes associated with the properties. However, this will be further confirmed through the purchaser's due diligence.

The reallocation of subsidy to support an equivalent increase in Good Shepherd's rent supplements will enable Good Shepherd to continue to meet its targets. This also meets the intent of the new portable housing benefit framework under the Act, and, as such, can continue to form part of the City's legislative service level standards.

Good Shepherd's main objectives of its request for consent are to:

- Sell 320 John Street North and re-allocate the four rent subsidies to appropriately sized market units that meet the needs of the current households;
- Sell 131-139 Simcoe Street East and re-allocate the five rent subsidies to appropriately sized market units that meet the needs of the current households;
- Ensure that no household or individual is displaced or made homeless as a result of the sale;
- Reinvest the proceeds from the sales to create more efficient affordable housing options at 19 Patterson Street;
- Create increased sustainability within its social housing stock by focusing on energy efficiency, sustainable building practices and operational economies of scale;
- Create 26 one bedroom units, 13 of which will be accessible units, for single women coming out of homelessness; and,
- Support the long term financial health of Good Shepherd's operation of its social housing portfolio to ensure that the needs of the community can continue to be met for many more years.

Good Shepherd acknowledges that these properties individually have limited potential for redevelopment that would increase housing options. The property at 320 John Street North can be redeveloped with additional property which the purchaser has already assembled. Accordingly, Good Shepherd was able to negotiate a fair price that represents the current state, condition and location of the building and the opportunity for the purchaser. The property at 131-139 Simcoe Street East will be sold at a later date to be determined subject to attaining a fair market price.

The scheduled closing date for the sale of 320 John Street North is April 24, 2019 subject to:

- Due Diligence Condition by the buyer – February 28, 2018;
- Seller's Condition to obtain present consents – February 27, 2018 plus 60 day extension; and
- Zoning Condition for the buyer – September 6, 2018.

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Prior to the sale of each property, Good Shepherd will provide the Service Manager with a copy of the Board of Director's Resolution to sell the units, together with a plan to accommodate any impacted tenants that sets out how and where they will be relocated and supported. In addition, Good Shepherd will provide the Service Manager with copies of all Agreements of Purchase and Sale and copies of the full final reporting of the sale.

**ALTERNATIVES FOR CONSIDERATION**

There are no alternatives being recommended in Report HSC18002.

**ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN**

**Healthy and Safe Communities**

*Hamilton is a safe and supportive city where people are active, healthy, and have a high quality of life.*

**Built Environment and Infrastructure**

*Hamilton is supported by state of the art infrastructure, transportation options, buildings and public spaces that create a dynamic City.*

**APPENDICES AND SCHEDULES ATTACHED**

None.