



City of Hamilton
GENERAL ISSUES COMMITTEE REVISED

Meeting #: 18-017
Date: September 5, 2018
Time: 9:30 a.m.
Location: Council Chambers, Hamilton City Hall
71 Main Street West

Stephanie Paparella, Legislative Coordinator (905) 546-2424 ext. 3993

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1. APPROVAL OF AGENDA	
(Added Items, if applicable, will be noted with *)	
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| 8.4 | New Cellular Water Tower Licence at Binbrook Park, 3262 Binbrook Road, Hamilton (PED18177) (Ward 11) | 63 |
| | Discussion of Appendix "B" to Report PED18177 in Closed Session would be pursuant to Section 8.1, Sub-section (c) of the City's Procedural By-law 14-300, and Section 239(2), Sub-section (c) of the <i>Ontario Municipal Act</i> , 2001, as amended, as the subject matter pertains to a proposed or pending acquisition or disposition of land for City purposes. | |
| 8.5 | New Cellular Ground Tower Lease at Parkdale Park, 1770 Main Street East, Hamilton (PED18178) (Ward 4) | 69 |
| | Discussion of Appendix "B" to Report PED18178 in Closed Session would be pursuant to Section 8.1, Sub-section (c) of the City's Procedural By-law 14-300, and Section 239(2), Sub-section (c) of the <i>Ontario Municipal Act</i> , 2001, as amended, as the subject matter pertains to a proposed or pending acquisition or disposition of land for City purposes. | |
| 8.6 | Acquisition of 7 Third Private Road, Stoney Creek, Cherry Beach Land Assembly (PED18198) (Ward 10) | 75 |
| | Discussion of Appendix "B" to Report PED18198 in Closed Session would be pursuant to Section 8.1, Sub-section (c) of the City's Procedural By-law 14-300, and Section 239(2), Sub-section (c) of the <i>Ontario Municipal Act</i> , 2001, as amended, as the subject matter pertains to a proposed or pending acquisition or disposition of land for City purposes. | |
| 8.7 | Transfer of Responsibilities and FTE, Major Project Delivery (PED18187) (City Wide) | 80 |
| | Discussion of Appendix "A" to Report PED18187 in Closed Session would be pursuant to Section 8.1, Sub-section (b) of the City's Procedural By-law 14-300, and Section 239(2), Sub-section (c) of the <i>Ontario Municipal Act</i> , 2001, as amended, as the subject matter pertains to personal matters about an identifiable individual, including City employees. | |

- *8.8 West Harbour Strategic Initiatives Pier 8 Capital Works Tenders (PW18079) (City Wide) 85

Discussion of Appendix "A" to Report PW18079 in Closed Session would be pursuant to Section 239(2), Sub-sections (i) and (j) of the *Ontario Municipal Act*, 2001, as amended, as the subject matter pertains to a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization; and, a trade secret or scientific, technical, commercial or financial information that belongs to the municipality or local board and has monetary value or potential monetary value.

9. MOTIONS

- 9.1 Redevelopment / Reuse of the former King George School at 77 Gage Avenue, Hamilton 92

10. NOTICES OF MOTION

11. GENERAL INFORMATION / OTHER BUSINESS

- 11.1 Amendments to the Outstanding Business List:

11.1.a Items to be removed:

- 11.1.a.a Hamilton Urban Fellowship Program (Addressed as Item 8.1 on today's agenda - HUR18015)

11.1.b Proposed New Due Dates:

- 11.1.b.a Cultural Plan Progress

Current Due Date: December 12, 2018

Proposed New Due Date: March 20, 2019

12. PRIVATE AND CONFIDENTIAL

12.1 Closed Session Minutes - August 13, 2018

Pursuant to Section 8.1, Sub-sections (b), (c), (e) and (f) of the City's Procedural By-law 14-300; and, Section 239(2), Sub-sections (b), (c), (e), (f), (i) and (k) of the *Ontario Municipal Act, 2001*, as amended, as the subject matters pertain to personal matters about an identifiable individual, including City employees; a proposed or pending acquisition or disposition of land for City purposes; litigation or potential litigation, including matters before administrative tribunals, affecting the City; the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

12.2 Potential Development and Expansion Proposal at the John C. Munro International Airport (HIA) (PED18200) (City Wide)

Pursuant to Section 8.1, Sub-section (c) of the City's Procedural By-law 14-300, 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 for City purposes.

12.3 Pier 8 Development - LPAT Appeals of Zoning By-law Amendments 17-095/096 and Draft Plan of Subdivision Approval (LS18052) (Ward 2)

Pursuant to Section 8.1, Sub-sections (c), (e) and (f) of the City's Procedural By-law 14-300; and, Section 239(2), Sub-sections (c), (e), (f) and (k) of the *Ontario Municipal Act, 2001*, as amended, as the subject matters pertain to a proposed or pending acquisition or disposition of land for City purposes; litigation or potential litigation, including matters before administrative tribunals, affecting the City; the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

12.4 Bell Mobility Access Agreement (LS14001(c))/PW14006(c)) (City Wide)

Pursuant to Section 8.1, Sub-sections (e) and (f) of the City's Procedural By-law 14-300; and, Section 239(2), Sub-sections (e) and (f) of the *Ontario Municipal Act, 2001*, as amended, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the City; and, the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

12.5 Waterfront Lease Update (LS18058) (Ward 2)

Pursuant to Section 8.1, Sub-sections (e) and (f) of the City's Procedural By-law 14-300; and, Section 239(2), Sub-sections (e), (f) and (k) of the *Ontario Municipal Act, 2001*, as amended, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the City; the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

12.6 DARTS 2018 Budget Mitigation (PW18078) (City Wide)

Pursuant to Section 8.1, Sub-section (d) of the City's Procedural By-law 14-300, and Section 239(2), Sub-section (d) of the *Ontario Municipal Act, 2001*, as amended, as the subject matter pertains to labour relations or employee negotiations.

13. ADJOURNMENT



GENERAL ISSUES COMMITTEE MINUTES 18-016

9:30 a.m.

Monday, August 13, 2018

Council Chambers

Hamilton City Hall

71 Main Street West

Present: Mayor F. Eisenberger, Deputy Mayor A. VanderBeek (Chair)
Councillors T. Whitehead, T. Jackson, C. Collins, S. Merulla,
M. Green, J. Farr, A. Johnson, D. Conley, M. Pearson, B. Johnson,
L. Ferguson, R. Pasuta, J. Partridge

THE FOLLOWING ITEMS WERE REFERRED TO COUNCIL FOR CONSIDERATION:

- 1. King West Business Improvement Area (BIA) Revised Board of Management (PED14258(a)) (Ward 2) (Item 5.2)**

(B. Johnson/Green)

That the following individual be appointed to the King West Business Improvement Area (BIA) Board of Management:

- (i) Gordon Hazelwood

CARRIED

- 2. Stoney Creek Business Improvement Area (BIA) Revised Board of Management (PED16110(b)) (Ward 9) (Item 5.3)**

(B. Johnson/Green)

That the following individual be appointed to the Stoney Creek Business Improvement Area (BIA) Board of Management:

- (i) Doug Sutherland

CARRIED

3. Westdale Village Business Improvement Area (BIA) Revised Board of Management (PED16015(c)) (Ward 1) (Item 5.4)

(B. Johnson/Green)

That the following individual be appointed to the Westdale Village Business Improvement Area (BIA) Board of Management:

- (i) Marcia Fattouh

CARRIED

4. Ottawa Street Business Improvement Area (BIA) Revised Board of Management (PED16062(b)) (Wards 3 and 4) (Item 5.5)

(B. Johnson/Green)

That the following individual be appointed to the Ottawa Street Business Improvement Area (BIA) Board of Management:

- (i) Michael Carruth

CARRIED

5. City of Music Logo – Delegated Authority (PED18146) (City Wide) (Item 5.6)

(Whitehead/Eisenberger)

(a) That the Director, Tourism and Culture Division, Planning and Economic Development Department, be delegated authority over the future use of the Hamilton City of Music logo including, but not limited to, the managing of the licensing of the logo (attached as Appendix “A” to Report PED16062(b)); and,

(b) That the City Solicitor be authorized and directed to take all necessary steps to trademark the Hamilton City of Music logo (attached as Appendix “A” to Report PED16062(b)).

CARRIED

6. Mayor’s Blue-Ribbon Task Force on Skills Development – Progress Report and Update (PED18164) (City Wide) (Item 7.1)

(Eisenberger/Pearson)

That Report PED18164, respecting the Mayor’s Blue-Ribbon Task Force on Skills Development – Progress Report and Update, be received.

CARRIED

7. Advisory Committee for Persons with Disabilities Report 18-007, July 10, 2018 (Item 8.1)

(A. Johnson/Green)

(a) Wheelchair and Scooter Safety Working Group Proposed Roundtable Discussion (Item 5.5(b))

- (i) That a Roundtable Discussion event, with service providers, to discuss how the City of Hamilton can assist persons with disabilities when they are stranded or in an emergency situation, be approved; and,
- (ii) That the draft letter of invitation to the Wheelchair and Scooter Safety Working Group Proposed Roundtable, attached to Report 18-007 as Appendix "A", be approved.

(b) Continuity of Working Groups of the Advisory Committee for Persons with Disabilities during the Municipal Election period in 2018 (Item 11.5)

That the Advisory Committee for Persons with Disabilities, and its Working Groups, continue to meet during the municipal election period in 2018.

(c) Possible Delegation to the Accessible Transit Services Review Sub-Committee meeting on July 17, 2018 (Item 11.7)

- (a) That a delegation to Accessible Transit Services Review Sub-Committee meeting on July 17, 2018, be approved; and
- (b) That the delegation consist of A. Mallet, and T. Wallis.

CARRIED

8. City Wide Transportation Master Plan Review and Update – Supplementary Report (PED18137(a)) (City Wide) (Item 8.2(a))

(Eisenberger/Jackson)

That Report PED18137(a), respecting the City Wide Transportation Master Plan Review and Update – Supplementary Report, be received.

CARRIED

9. City Wide Transportation Master Plan Review and Update – Supplementary Report (PED18137) (City Wide) (Item 8.2(b))

(Ferguson/Eisenberger)

- (a) That the City of Hamilton Transportation Master Plan review and update, attached as Appendix “A” to Report PED18137, be approved;
- (b) *That the projects identified in Appendix “A” to Report PED18137, respecting the City of Hamilton Transportation Master Plan, be approved in principle, subject to available funding within the City’s 10-year capital forecast, inclusive of any funding from senior levels of government;***
- (c) That the General Manager of the Planning and Economic Development Department be authorized and directed to file the City of Hamilton Transportation Master Plan (TMP) review and update with the Municipal Clerk for a minimum forty-five day public review period;
- (d) That upon completion of the public review period the applicable unfunded City of Hamilton Transportation Master Plan (TMP) recommendations be submitted as part of the annual Capital Budget approval process;
- (e) That the “Wards 1, 2 and 3 One-Way to Two-Way Street Study Group” be identified as completed and removed from the Public Works Committee Outstanding Business List;
- (f) That Impacts of a Change in the 2007 City of Hamilton Transportation Master Plan (TMP) Recommended Policy be identified as completed and removed from the General Issues Committee Outstanding Business List;
- (g) That the City of Hamilton Transportation Master Plan (TMP) be identified as completed and removed from the General Issues Committee Outstanding Business List.

MOTION, AS AMENDED, CARRIED

10. City Manager Recruitment Process (HUR18013) (City Wide) (Item 8.3)

(Eisenberger/Ferguson)

- (a) That a Steering Committee, comprised of the Mayor and the Chairs of the Standing Committees, be established to assist with the recruitment process for the City Manager; and,
- (b) That the recruitment process, for the City Manager position, for both internal and external candidates commence ***immediately.***

MOTION, AS AMENDED, CARRIED

11. Expenditures from the 2018 Ward 1 Area Rating Ward Infrastructure Account (Item 10.1)

(A. Johnson/Farr)

That the following expenditures be authorized from the 2018 Ward 1 Area Rating Ward Infrastructure Account:

- (i) \$170,000 for implementation of the infrastructure featured associated with the Churchill Park Master Plan, Phase 2;
- (ii) \$135,000 for new garden boxes, shed, water line extension, fencing, and concrete wheelchair accessibility feature at the Victoria Park raised gardens and associated concrete pad;
- (iii) \$45,000 for repair of the fishing wharf upon the floating bridge from Cootes Paradise (to supplement the funds already allocated by Council for the general purpose of repairing flooding damage to the waterfront trail);
- (iv) \$45,000 for cycling improvements in Strathcona neighbourhood;
- (v) \$96,000 for water-fountains and/or fountain repairs in Ward 1 municipal green space; and,
- (vi) \$300,000 for the Alexander Park community hub partnership fund.

CARRIED

12. Potential Litigation relating to Sewer Damage (LS14035(c)/PW14114(c)) (Wards 10 and 11) (Item 12.2)

(Pearson/Conley)

That Report LS14035(c)/PW14114(c), respecting Potential Litigation relating to Sewer Damage, remain confidential.

CARRIED

13. Partial Acquisition of Industrial Land – Rymal Road East (PED18176) (Ward 11) (Item 12.3)

(B. Johnson/Jackson)

- (a) That the direction provided to staff in Closed Session, respecting the Partial Acquisition of Industrial Land – Rymal Road East, be approved; and,

- (b) That Report PED18176 and its appendices, respecting Partial Acquisition of Industrial Land – Rymal Road East, remain confidential until completion of the real estate transaction.

CARRIED

14. New Cellular Ground Tower Lease at Sherwood Park, Stoney Creek (PED18179) (Ward 10) (Item 12.4)

(Pearson/Conley)

- (a) That the lands designated as Part 1 on Plan 62R-20104, forming part of 14-24 Sherwood Park Road, Stoney Creek, being Part of PIN 17350-0081 (LT) having an area of approximately seven sq. m. (75 sq. ft.), as shown in Appendix “A” to Report PED18179, be declared surplus to the requirements of the City of Hamilton in accordance with Procedural By-law 14-204 for the purposes of temporary easement;
- (b) That an Offer to Purchase (Easement) by Rogers Communications Inc., scheduled to close on or before October 1, 2015, for the temporary easement land described in Recommendation (a) to Report PED18179, be approved and completed at the price of \$2 (excluding HST);
- (c) That a Lease with Rogers Communications Inc., over the land described as Part 2, Plan 62R-20104 to erect a 35m high cell tower a slim-line monopole capable of co-sharing with another carrier, substantially based on terms and conditions attached as Appendix “B” to Report PED18179, and any other terms and conditions deemed appropriate to the General Manager, Planning and Economic Development, be approved;
- (d) That a Right-of-Way for Rogers Communications Inc. over the land described as Part 3, Plan 62R-20104 to provide vehicular access to the tower compound area be approved;
- (e) That the Lease proceeds, for the Lease with Rogers Communications Inc., over the land described as Part 2, Plan 62R-20104, be credited to Account No. 48300-3301609610;
- (f) That any costs related to the Lease with Rogers Communications Inc., over the land described as Part 2, Plan 62R-20104, including Real Estate and Legal Fees (\$7,700) be funded from Account No. 48300-3301609610 and credited to Account No. 45408-812036;
- (g) That the General Manager, Planning and Economic Development Department, or their designate, acting on behalf of the City as landlord, be authorized to provide any consents, approvals and notices related to the

Lease Agreement for the new Cellular Ground Tower Lease at Sherwood Park, Stoney Creek, outlined in Report PED18179;

- (h) That the Mayor and City Clerk be authorized and directed to execute the Lease Agreement, respecting the new Cellular Ground Tower Lease at Sherwood Park, Stoney Creek, and any necessary ancillary documents, in a form satisfactory to the City Solicitor; and,
- (i) That Appendix "B" to Report PED18179, respecting the New Cellular Ground Tower Lease at Sherwood Park, Stoney Creek, remain confidential until completion of the real estate transaction.

CARRIED

15. Waste Management System Development – Materials Recycling Facility Operations Contract (PW16059(e)/LS18047) (City Wide) (Item 12.5)

(Ferguson/Jackson)

- (a) That the direction provided to staff in Closed Session, respecting the Waste Management System Development – Materials Recycling Facility Operations Contract, be approved; and,
- (b) That Report PW16059(e)/LS18047, respecting the Waste Management System Development – Materials Recycling Facility Operations Contract, and its appendix, remain confidential.

CARRIED

16. Chedoke Creek Contamination (PW18076/LS18049) (City Wide) (Item 12.6)

(A. Johnson/Conley)

That Report PW18076/LS18049, respecting the Chedoke Creek Contamination, remain confidential.

CARRIED

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 1)

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

1. DELEGATION REQUESTS (Item 4)

- 4.3 Pauline Kajiura, Information Hamilton, respecting a Funding Request for Information Hamilton (For the September 19, 2018 GIC)
- 4.4 PJ Mercanti, Joe Mercanti, Scott Warren and Jasper Kujavsky, Carmen's Group, respecting Item 8.4 – Report PED18168, Sports, Entertainment and Convention Venues Review (For the August 13, 2018 GIC)

2. NOTICES OF MOTION (Item 10)

- 10.1 Expenditures from the 2018 Ward 1 Area Rating Ward Infrastructure Account

3. GENERAL INFORMATION / OTHER BUSINESS (Item 11)

11.1 Amendments to the Outstanding Business List

As staff have advised that the City Accomplishments presentation will still come forward to a future General Issues Committee (GIC) meeting, only the public and confidential portions of the City Manager's Performance Evaluation are to be removed from the GIC Outstanding Business List:

(a) Items to be removed:

- (i) City Manager's 2017 Performance Review (~~**all portions: City Accomplishments**~~, public and confidential portions of Performance Review - No longer required)

4. PRIVATE & CONFIDENTIAL (Item 12)

12.6 Chedoke Creek Contamination (PW18076/LS18049) (City Wide)

Pursuant to Section 8.1, Sub-sections (e) and (f) of the City's Procedural By-law 14-300; and, Section 239(2), Sub-sections (e), (f) and (k) of the *Ontario Municipal Act, 2001*, as amended, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the City; the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

(Pearson/A. Johnson)

That the agenda for the August 13, 2018 General Issues Committee meeting be approved, as amended.

CARRIED

(b) DECLARATIONS OF INTEREST (Item 2)

There were no declarations of interest.

(c) APPROVAL OF MINUTES OF THE PREVIOUS MEETING (Item 3)

(i) July 9, 2018 (Item 3.1)

(Whitehead/Partridge)

That the Minutes of the July 9, 2018 meeting of the General Issues Committee be approved, as presented.

CARRIED

(d) DELEGATION REQUESTS (Item 4)

(i) Vic Durdjevic, Nikola Tesla Educational Corporation, respecting an Event at the Hamilton Steam and Technology Museum on August 26, 2018 (For the August 13, 2018 GIC) (Item 4.1)

(A. Johnson/Eisenberger)

That the delegation request, submitted by Vic Durdjevic, Nikola Tesla Educational Corporation, respecting an Event at the Hamilton Steam and Technology Museum on August 26, 2018, be approved to appear before the General Issues Committee on August 13, 2018.

CARRIED

- (ii) **Dr. Patrick Deane, President, McMaster University, to provide the Annual Address respecting McMaster University (For the December 12, 2018 GIC) (Item 4.2)**

(Ferguson/Green)

That the delegation request, submitted by Dr. Patrick Deane, President, McMaster University, to provide the Annual Address respecting McMaster University, be approved to appear before the General Issues Committee on December 12, 2018.

CARRIED

- (iii) **Pauline Kajiura, Information Hamilton, respecting a Funding Request for Information Hamilton (For the September 19, 2018 GIC) (Item 4.3)**

(Partridge/Collins)

That the delegation request, submitted by Pauline Kajiura, Information Hamilton, respecting a Funding Request for Information Hamilton, be approved to appear before the General Issues Committee on September 19, 2018.

CARRIED

- (iv) **PJ Mercanti, Joe Mercanti, Scott Warren and Jasper Kujavsky, Carmen's Group, respecting Item 8.4 – Report PED18168, Sports, Entertainment and Convention Venues Review (For the August 13, 2018 GIC) (Item 4.4)**

(Pearson/Eisenberger)

That the delegation request, submitted by PJ Mercanti, Joe Mercanti, Scott Warren and Jasper Kujavsky, Carmen's Group, respecting Item 8.4 – Report PED18168, Sports, Entertainment and Convention Venues Review, be approved to appear before the General Issues Committee on August 13, 2018.

CARRIED

(e) CONSENT ITEMS (Item 5)

- (i) **Various Sub-Committee/Advisory Committee Minutes (Item 5.1)**

(B. Johnson/Green)

That the following Sub-Committee/Advisory Committee Minutes, be received:

- (1) Hamilton-Wentworth District School Board, March 22, 2018 (Item 5.1(a))

- (2) Business Improvement Area Advisory Committee, June 12, 2018
(Item 5.2(b))

CARRIED

(f) PUBLIC HEARINGS / DELEGATIONS (Item 6)

- (i) Giorgio Cotroneo, Stoney Creek Resident, respecting Suggestions as to How to Make Hamilton Greater (Item 6.1)**

Mr. Cotroneo addressed Committee and provided his suggestions as to how to make Hamilton greater.

(Green/Pearson)

That the verbal presentation, provided by Giorgio Cotroneo, Stoney Creek Resident, respecting suggestions as to how make Hamilton greater, be received.

CARRIED

- (ii) Vic Durdjevic, Nikola Tesla Educational Corporation, respecting an Event at the Hamilton Steam and Technology Museum on August 26, 2018 (Item 6.2)**

Vic Durdjevic, Nikola Tesla Educational Corporation, addressed Committee respecting an event at the Hamilton Steam and Technology Museum on August 26, 2018.

(Pearson/Whitehead)

That the presentation, provided by Vic Durdjevic, Nikola Tesla Educational Corporation, respecting an event at the Hamilton Steam and Technology Museum on August 26, 2018, be received.

CARRIED

A copy of the presentation is available on the City's website at www.hamilton.ca or through the Office of the City Clerk.

- (iii) PJ Mercanti, Joe Mercanti, Scott Warren and Jasper Kujavsky, Carmen's Group, respecting Item 8.4 – Report PED18168, Sports, Entertainment and Convention Venues Review (Item 6.3)**

PJ Mercanti, Joe Mercanti, Scott Warren and Jasper Kujavsky, Carmen's Group, addressed Committee respecting Item 8.4 – Report PED18168, Sports, Entertainment and Convention Venues Review.

(Whitehead/Ferguson)

That the delegation of PJ Mercanti, Joe Mercanti, Scott Warren and Jasper Kujavsky, Carmen's Group, respecting Item 8.4 – Report PED18168, Sports, Entertainment and Convention Venues Review, be permitted an additional 5 minutes beyond the allowed time, to continue with their presentation.

CARRIED

(Farr/Merulla)

That the presentation provided by PJ Mercanti, Joe Mercanti, Scott Warren and Jasper Kujavsky, Carmen's Group, respecting Item 8.4 – Report PED18168, Sports, Entertainment and Convention Venues Review, be received.

CARRIED

A copy of the presentation is available on the City's website at www.hamilton.ca or through the Office of the City Clerk.

For disposition of the matter above, please refer to Item (g)(i) below.

(Farr/Merulla)

That Report PED18168, respecting the Sports, Entertainment and Convention Venues Review, be moved up on the agenda to be considered before Item 7.1.

CARRIED

Mayor F. Eisenberger and Councillor M. Green wished to be recorded as OPPOSED to the motion above.

(g) DISCUSSION ITEMS (Item 8)

(i) Report PED18168, Sports, Entertainment and Convention Venues Review (Item 8.4)

(Merulla/Collins)

That sub-section (c) to Report PED18168, respecting the Sports, Entertainment and Convention Venues Review, be deleted in its entirety and replaced with the following in lieu thereof:

- ~~(c) That a contribution to an upset limit of \$200K, from the Tax Stabilization Reserve Account No. 110046, be used to fund the independent, third-party study of Hamilton's sports, entertainment and convention centre facility needs; and,~~

- (c) *That staff be directed to explore the potential of securing funding from private sector, for-profit stakeholders for the third-party study respecting the Sports, Entertainment and Convention Venues, and report back to the General Issues Committee.*

AMENDMENT CARRIED

Mayor F. Eisenberger and Councillor M. Green wished to be recorded as OPPOSED to the Amending Motion above.

(Eisenberger/Ferguson)

- (a) That Report PED18168, respecting the Sports, Entertainment and Convention Venues Review, **as amended**, be referred back to staff for a review of the proposal put forward by the Carmen's Group; and,
- (b) That Legal and Procurement staff be directed to review the proposal from the Carmen's Group, and any other viable opportunities, with respect to the third-party study for the sports, entertainment and convention venues, and report back to the General Issues Committee.

CARRIED

Councillor M. Green wished to be recorded as OPPOSED to the Referral Motion above.

(h) STAFF PRESENTATIONS (Item 7)

- (i) Mayor's Blue-Ribbon Task Force on Skills Development – Progress Report and Update (PED18164) (City Wide) (Item 7.1)**

As Ron McKerlie, President of Mohawk College and member of the Mayor's Blue-Ribbon Task Force on Skills Development, was unable to remain at the meeting due to other commitments, the presentation respecting Report PED18164 - Mayor's Blue-Ribbon Task Force on Skills Development – Progress Report and Update, was not provided.

For disposition of this matter, please refer to Item 6.

(i) DISCUSSION ITEMS - continued (Item 8)**(i) City Wide Transportation Master Plan Review and Update – Supplementary Report (PED18137) (City Wide) (Item 8.2(b))****(Jackson/Collins)**

That a new sub-section (b) to Report PED18137, respecting the City Wide Transportation Master Plan Review and Update – Supplementary Report, that reads as follows, be added and the balance of the recommendations be re-lettered accordingly:

- (b) *That the projects identified in Appendix “A” to Report PED18137, respecting the City of Hamilton Transportation Master Plan, be approved in principle, subject to available funding within the City’s 10-year capital forecast, inclusive of any funding from senior levels of government;***

AMENDMENT CARRIED

For disposition of the matter above, please refer to Item 9.

(ii) City Manager Recruitment Process (HUR18013) (City Wide) (Item 8.3)**(Ferguson/Eisenberger)**

That sub-section (b) to Report HUR18013, respecting the City Manager Recruitment Process, be amended by deleting the words “in approximately November 2018” and replacing them with the word “*immediately*”, to read as follows:

- (b) That the recruitment process, for the City Manager position, for both internal and external candidates commence ~~in approximately November 2018~~ *immediately*.**

AMENDMENT CARRIED

For disposition of the matter above, please refer to Item 10.

(j) NOTICES OF MOTION (Item 10)

Councillor A. Johnson introduced a Notice of Motion respecting expenditures from the 2018 Ward 1 Area Rating Ward Infrastructure Account.

(A. Johnson/Farr)

That the Rules of Order be waived to allow for the introduction of a Motion respecting expenditures from the 2018 Ward 1 Area Rating Ward Infrastructure Account.

CARRIED

For disposition of this matter, please refer to Item 11.

(k) GENERAL INFORMATION / OTHER BUSINESS (Item 11)

11.1 Amendments to the Outstanding Business List:

(Green/Jackson)

That the matter respecting the Feasibility of a Fashion Incubator at the former Eastmount School Site (PED17114 TABLED pending additional information), currently listed under "Proposed New Due Dates", be removed from the General Issues Committee's Outstanding Committee.

CARRIED

(Whitehead/Ferguson)

That the following amendments to the General Issues Committee's Outstanding Business List, as amended, be approved:

(a) Items to be removed:

- (i) City Manager's 2017 Performance Review (Public and confidential portions of Performance Review - No longer required)
- (ii) Recovery of the City of Hamilton Costs for the Implementation of Cannabis Legalization (Addressed as Item 6, GIC Report 18-015, FCS18052)
- (iii) ***Feasibility of a Fashion Incubator at the former Eastmount School Site (PED17114 TABLED pending additional information)***
Current Due Date: June 20, 2018
Proposed New Due Date: January 16, 2019

(b) Proposed New Due Dates:

- (i) Former Eastmount Park Elementary School Site – Opportunities for Not-for-Profit Community Groups

Current Due Date: June 20, 2018
Proposed New Due Date: January 16, 2019

MOTION, AS AMENDED, CARRIED

(I) PRIVATE & CONFIDENTIAL (Item 12)

(i) Closed Session Minutes – July 9, 2018 (Item 12.1)

(Eisenberger/Jackson)

- (a) That the Closed Session Minutes of the July 9, 2018 General Issues Committee meeting, be approved; and,
- (b) That the Closed Session Minutes of the July 9, 2018 General Issues Committee meeting remain confidential.

CARRIED

(Ferguson/Pearson)

That Committee move into Closed Session respecting Items 12.2 to 12.6; Appendix “B” only to Item 12.4, pursuant to Section 8.1, Sub-sections (c), (e) and (f) of the City's Procedural By-law 14-300; and, Section 239(2), Sub-sections (c), (e), (f), (i) and (k) of the *Ontario Municipal Act*, 2001, as amended, as the subject matters pertain to a proposed or pending acquisition or disposition of land for City purposes; litigation or potential litigation, including matters before administrative tribunals, affecting the City; the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

CARRIED

(ii) Partial Acquisition of Industrial Land – Rymal Road East (PED18176) (Ward 11) (Item 12.3)

Staff were provided with direction in Closed Session.

For further disposition of this matter, please refer to Item 13.

(iii) Waste Management System Development – Materials Recycling Facility Operations Contract (PW16059(e)/LS18047) (City Wide) (Item 12.5)

Staff were provided with direction in Closed Session.

Councillor M. Pearson wished to be recorded as OPPOSED to this matter.

For further disposition of this matter, please refer to Item 15.

.1

(m) ADJOURNMENT (Item 13)

(Ferguson/Pearson)

That there being no further business, the General Issues Committee be adjourned at 4:31 p.m.

Respectfully submitted,

A. VanderBeek, Deputy Mayor
Chair, General Issues Committee

Stephanie Paparella
Legislative Coordinator
Office of the City Clerk

4.1

Form: Request to Speak to Committee of Council

Submitted on Wednesday, August 22, 2018 - 9:44 am

==Committee Requested==

Committee: General Issues Committee

==Requestor Information==

Name of Individual: Clinton Younge

Name of Organization: MMJ Canada/ LOST Organization

Contact Number:

Email Address:

Mailing Address:

Reason(s) for delegation request: To speak about the legalization of cannabis and what's potentially to come with all the new applications and existing retail dispensaries.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Economic Development Division

TO:	Mayor and Members General Issues Committee
COMMITTEE DATE:	September 5, 2018
SUBJECT/REPORT NO:	Downtown Hamilton Business Improvement Area (BIA) Revised Board of Management (PED16059(c)) (Ward 2)
WARD(S) AFFECTED:	Ward 2
PREPARED BY:	Julia Davis (905) 546-2424 Ext. 2632
SUBMITTED BY:	Glen Norton Director, Economic Development Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

That the following individual be appointed to the Downtown Hamilton Business Improvement Area (BIA) Board of Management:

Lisa LaRocca

EXECUTIVE SUMMARY

Appointment to the Downtown Hamilton Business Improvement Area (BIA) Board of Management.

Alternatives for Consideration – Not Applicable

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: The *Municipal Act 2001*, Sections 204-215 governs BIAs. Section (204) Subsection (3) stipulates, “A Board of Management shall be composed of, (a) one or more Directors appointed directly by the Municipality; and (b) the remaining Directors selected by a vote of the membership of the

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SUBJECT: Downtown Hamilton Business Improvement Area (BIA) Revised Board of Management (PED16059(c)) (Ward 2) (Ward 2) - Page 2 of 2

improvement area and appointed by the Municipality”. Section 204 Subsection (12) stipulates, “...if a vacancy occurs for any cause, the Municipality may appoint a person to fill the vacancy for the unexpired portion of the term and the appointed person is not required to be a member of the improvement area.”

HISTORICAL BACKGROUND

At its meeting held May 8, 2018, the Board of Management of the Downtown Hamilton BIA elected Lisa LaRocca.

Should Council adopt the recommendation in Report PED16059(c), Ms. La Rocca would replace Mr. Mark Milne.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

N/A

RELEVANT CONSULTATION

N/A

ANALYSIS AND RATIONALE FOR RECOMMENDATION

N/A

ALTERNATIVES FOR CONSIDERATION

N/A

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.

APPENDICES AND SCHEDULES ATTACHED

N/A

JD:dt

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CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Economic Development Division

TO:	Mayor and Members General Issues Committee
COMMITTEE DATE:	September 5, 2018
SUBJECT/REPORT NO:	Hamilton Community Heritage Fund Loan Program - 31-33 Melville Street, Dundas (PED18201) (Ward 13)
WARD(S) AFFECTED:	Ward 13
PREPARED BY:	Carlo Gorni (905) 546-2424 Ext. 2755
SUBMITTED BY:	Glen Norton Director, Economic Development Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That a conditional loan commitment totalling \$20,340.00 for Margaret Ellen Boyce the registered owner of the property at 31-33 Melville Street, Dundas, be authorized and approved in accordance with the terms and conditions of the Hamilton Community Heritage Fund Loan Program;
- (b) That the property owner of 31-33 Melville Street, Dundas, and the City of Hamilton enter into a Heritage Conservation Easement Agreement;
- (c) That the Mayor and City Clerk be authorized and directed to execute a loan agreement together with any ancillary documentation required, to effect Recommendation (a) to Report PED18201, in a form satisfactory to the City Solicitor;
- (d) That the General Manager of the Planning and Economic Development Department be authorized to approve and execute any loan amending agreements for 31-33 Melville Street, Dundas, together with any ancillary amending documentation, if required, provided that the terms and conditions of the Hamilton Community Heritage Fund Loan Program are maintained;
- (e) That a copy of Report PED18201 be forwarded to the Hamilton Municipal Heritage Committee for information.

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SUBJECT: Hamilton Community Heritage Fund Loan Program - 31-33 Melville Street, Dundas (PED18201) (Ward 13) - Page 2 of 6

EXECUTIVE SUMMARY

The Hamilton Community Heritage Fund (HCHF) application for conservation/restoration works on 31-33 Melville Street, Dundas, was submitted by Margaret Ellen Boyce, the registered owner of the property. The property is located within the Melville-Cross Heritage Conservation District and was designated in 1990 by the former Town of Dundas by By-law 3899-90. The applicant proposes to restore two front windows and design/build two interior storm windows.

The HCHF offers zero percent interest loans, to a maximum of \$50 K, for owners of properties that are designated individually under Part IV of the *Ontario Heritage Act*, or as part of a Heritage Conservation District under Part V of the *Ontario Heritage Act*. Funding is available only for work that conserves or restores the historic fabric and significant architectural elements of a building. Interior features are only eligible for funding if specifically mentioned in the “Reasons for Designation” or “Description of Heritage Attributes” of a property designated under Part IV of the *Ontario Heritage Act*. Loans approved for an amount over \$15 K require that the property owner enter into a Heritage Conservation Easement with the City of Hamilton. The subject application is for an amount over \$15 K and a Heritage Conservation Easement Agreement is required.

Alternatives for Consideration – See Page 5

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: Funding is provided under the terms of the HCHF, as approved by City Council on September 14, 2005. The loan monies are to be advanced from the City of Hamilton’s line-of-credit, with the foregone interest being charged to Account No. 52901-815010. Any costs incurred for the HCHF are to be funded from the HCHF Reserve Account No. 102049, which has a balance, as of June 30, 2018, in the amount of \$101,994.31.

Staffing: Administration of this loan can be accommodated within the Urban Renewal and Development Planning Sections of the Planning and Economic Development Department, as well as within the Finance and Administration Section of the Corporate Services Department.

Legal: Section 106 of the *Municipal Act* enables the Municipality to make grants/loans on such terms as the Council considers appropriate, to any person, group, or body, including a fund, within or outside of the boundaries of the Municipality, for any purpose that the Council considers it to be in the interest of the Municipality.

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SUBJECT: Hamilton Community Heritage Fund Loan Program - 31-33 Melville Street, Dundas (PED18201) (Ward 13) - Page 3 of 6

Prior to the advance of funding from the City, the applicant will be required to execute a loan agreement and enter into a Heritage Conservation Easement Agreement. The loan is not advanced until the project is 50% complete at which time 50% of the loan will be advanced. All documents and required searches will be developed and undertaken in consultation with the Legal Services Division.

As construction projects move forward, it is sometimes necessary to amend previously approved loan agreements and any ancillary documentation, therefore staff recommend that the General Manager of the Planning and Economic Development Department be authorized to amend loan agreements and any ancillary documentation, provided that the terms and conditions of the HCHF are maintained.

HISTORICAL BACKGROUND

The former City of Hamilton established the HCHF in 1985, By-law No. 85-120, as part of the Province of Ontario's Building Rehabilitation and Improvement Campaign, commonly referred to as the BRIC Program. The Grant Agreement entered into by both parties (the Province of Ontario and the former City of Hamilton) established a fund that originally comprised \$441,666.67. Of this total amount, \$250 K (57%) was from the Province, and \$191,666.67 (43%) was from the former City of Hamilton. Heritage property was defined in the agreement as a property designated under the *Ontario Heritage Act*.

The intent of the HCHF, as established by the Grant Agreement, was to establish a permanent fund for the purpose of investing in architectural conservation. Specifically, the fund was to be used:

- For loans for the purchase and/or conservation of heritage property;
- To guarantee loans for the purchase and/or conservation of heritage property; and,
- For grants to owners of designated heritage property for the conservation of that property.

The HCHF was originally established as a revolving fund, with the former City of Hamilton offering low-interest loans for eligible conservation work on buildings designated under the *Ontario Heritage Act*. As interest rates declined during the 1990's, the Program was revised to permit interest-free loans, and the former City of Hamilton continued to offer loans of up to \$20 K, repayable over a ten-year period and secured by a lien. The agreement with the Province of Ontario stipulated that loans of

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SUBJECT: Hamilton Community Heritage Fund Loan Program - 31-33 Melville Street, Dundas (PED18201) (Ward 13) - Page 4 of 6

\$15 K or more required a Heritage Conservation Easement Agreement between the property owner and the City.

After Municipal amalgamation, Council agreed to maintain the HCHF Program as a permanent reserve to provide loan assistance to all designated heritage properties within all of the former Municipalities (Report PD00151(a), Item (f)). In 2005, Council approved an increase in the maximum loan amount to \$50 K (Report PED05091), and, under the current terms of the Program, the loan is registered as a mortgage on the property and repayable over a period of up to ten years, with no accumulated interest.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Urban Hamilton Official Plan

The subject lands are municipally known as 31-33 Melville Street, Dundas and are designated as “Neighbourhoods” in Schedule “E” – Urban Structure and as “Neighbourhoods” on Schedule “E-1” – Urban Land Use Designation. Areas designated Neighbourhoods shall function as complete communities including a full range of residential dwelling types. On this basis, the existing use conforms.

Dundas Zoning By-law No. 3581-86

The subject property is zoned – Single Detached Residential: Cross-Melville Heritage District (RH-1). The residential use is permitted.

Built Heritage

The property is designated under Part V of the *Ontario Heritage Act* as part of the Cross-Melville Heritage Conservation District. The development to restore the two front windows and design/build two interior storm windows has been reviewed by heritage staff and determined that the proposed works requires a heritage permit which has already been obtained by the applicant (HP2013-013 and HP2017-013).

RELEVANT CONSULTATION

Staff from the Development Planning Section, Planning and Economic Development Department, the Finance and Administration Division, Corporate Services Department, and the Legal Services Division, Corporate Services Department, were consulted and the advice received is incorporated into Report PED18201.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

Staff undertook due diligence on the application including: reviewing the applicant’s financial capacity to repay the loan; undertaking a search to determine if the applicant is

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SUBJECT: Hamilton Community Heritage Fund Loan Program - 31-33 Melville Street, Dundas (PED18201) (Ward 13) - Page 5 of 6

in litigation with the City of Hamilton; confirmed that property taxes were paid current; and, whether there were any Building Code, Fire Code or Property Standard violations outstanding on the property. There were no issues with the results of the aforementioned.

Staff from the Planning and Development Section confirmed that the restoration of the two front windows and the design/build of two interior storm windows requires a Heritage Permit.

Appendix “A” to Report PED18201 identifies the location of 31-33 Melville Street, Dundas.

ALTERNATIVES FOR CONSIDERATION

Funding for the conservation or maintenance of features related to the cultural heritage value of property designated under the *Ontario Heritage Act* is a discretionary activity of Council. Council, as advised by staff, may consider two alternatives: agree to fund a different amount, or decline to fund the application.

Decline to Fund

By declining funding, the Municipality would be refusing applicants that meet the criteria and budget for the HCHF Program, as approved by Council. Refusal of funding will not encourage owners of properties designated under Part IV or V of the *Ontario Heritage Act* to undertake the appropriate restoration and repair necessary for the long-term conservation of these heritage resources.

Accordingly, staff does not consider declining funding for this HCHF application to be an appropriate conservation alternative.

Approve a Different Amount

Council may decide to approve a loan amount that is different from the staff recommendation. This alternative is not recommended, as it may compromise the ability of the owners to complete work that is necessary for the conservation of the property.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Economic Prosperity and Growth

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SUBJECT: Hamilton Community Heritage Fund Loan Program - 31-33 Melville Street, Dundas (PED18201) (Ward 13) - Page 6 of 6

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

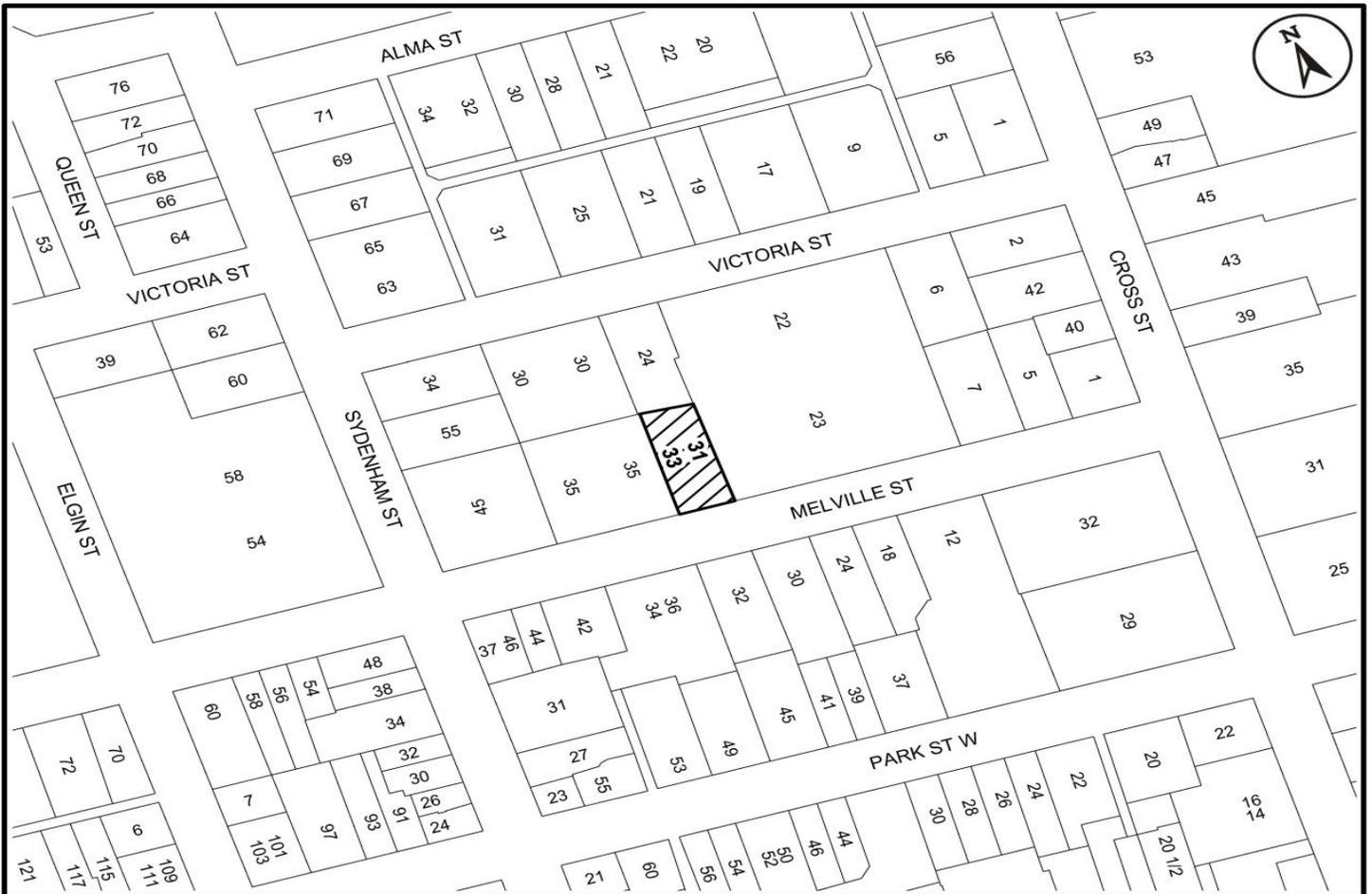
Appendix “A” to Report PED18201–Location Map

JD:dt

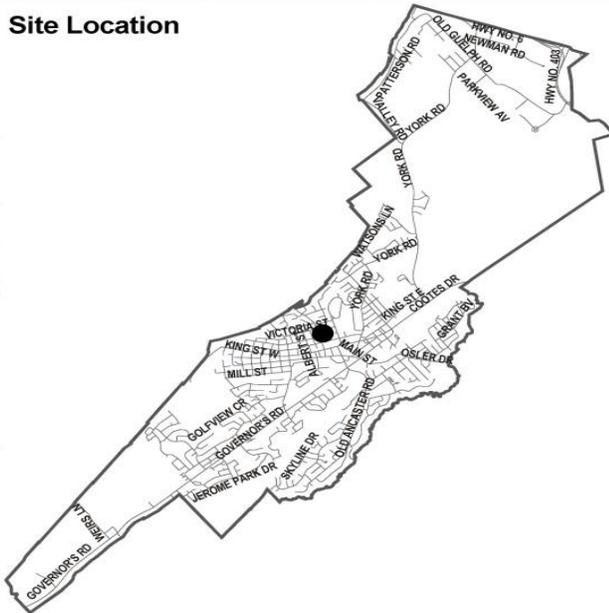
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● Site Location



Key Map - Ward 13

N.T.S. 

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
31-33 Melville St

Date:
February 26, 2018

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
CG/AL

Subject Property



31 - 33 Melville Street



INFORMATION REPORT

TO:	Chair & Members General Issues Committee
COMMITTEE DATE:	September 5, 2018
SUBJECT/REPORT NO:	Hamilton Urban Fellowship Program (HUR18015) (City Wide) (Outstanding Business List Item)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Jodi Koch (905) 546-2424 Ext. 3003 Director, Talent and Diversity
SUBMITTED BY:	Lora Fontana Executive Director Human Resources & Organizational Development
SIGNATURE:	

Council Direction:

On October 5, 2016, the General Issues Committee directed staff to report back on the creation of a Hamilton Urban Fellowship Program comparable, but not limited to, the City of Toronto's Urban Fellowship Program.

Information:

The City of Toronto's Urban Fellows program overview and New York Urban Fellows program overview was reviewed to identify aspects that may be applicable to the City of Hamilton.

Toronto Urban Fellows Program

The Toronto Urban Fellows (TUF) program recruits highly skilled and talented new professionals to the Toronto Public Service. It provides new professionals with an intensive introduction to the governance, operations and administration of Canada's largest city. This is accomplished through a combination of full-time work experience and a series of seminars, tours and workshops.

TUF applicants do not apply to a specific host division assignment but rather apply to gain entry to the TUF program. Among other eligibility criteria, applicants must have

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**SUBJECT: Hamilton Urban Fellowship Program (HUR18015) (City Wide)
(Outstanding Business List Item) - Page 2 of 3**

graduated from a Master's, LLB, JD or PhD program within the past three years of the year they apply to the TUF program.

The specific projects and responsibilities vary, the work performed by the Urban Fellows primarily involves:

- Research
- Policy development
- Stakeholder consultation and management
- Project management and coordination
- Program delivery and evaluation
- Business process review and re-engineering

Urban Fellows receive direct supervision and coaching from host division assignment project guides, support and mentoring from Toronto Urban Fellows program coordinators and earn a taxable salary of \$75,748.40 and are eligible for health care benefits after six months. The program runs from early September until the end of August of the following year.

New York Urban Fellows Program

A comparable program was found to exist in New York City.

The program is a nine-month fellowship which combines work in Mayoral offices and City agencies with volunteer service opportunities and a seminar series that explores current urban issues impacting public policy.

New York Urban Fellows are placed at an array of agencies across the City where they learn about public policy through a hands-on approach. The Fellows' work experience is supplemented by the seminar series, a unique learning experience that exposes Fellows to public and private sector leaders. Guest speakers, including senior level City officials and alumni, share their leadership experiences and their work on City initiatives.

Eligibility is based on when applicants achieve their undergraduate (BA, BS) degree from a four-year college. For example, for the 2018-2019 program, applications were only accepted from candidates who received their Bachelor's degree between Spring 2016 and Spring 2018. An applicant must also agree to suspend any graduate study or outside work for the duration of the Fellowship and can commit to full-time to the nine-month fellowship.

The New York Urban Fellows program runs from September to May with Fellows receiving a stipend of \$30,000 (USD).

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**SUBJECT: Hamilton Urban Fellowship Program (HUR18015) (City Wide)
(Outstanding Business List Item) - Page 3 of 3**

Our People and Performance Plan

The City of Hamilton's Our People and Performance Plan, Focus Area 1- Leadership, indicates the following: "the City is placing a high priority on attracting, developing and retaining the next generation of leaders, as retirement rates rise across the municipal sector accelerate the competition for leadership talent. There is a need to develop the next generation of leaders so that they are waiting in the wings, to use a theatrical term, ready to go on stage. But we will need our current leaders to help guide them. The People Plan will help with this challenge.

Senior leadership is undertaking a disciplined and tiered approach to succession planning whereby internal employees with high potential are identified and developed to fill future leadership roles. Using a transparent systematic system process, candidates are identified and assessed based on multiple inputs and are measured against competencies, character and commitments outlined in the Leadership Profile. When fully implemented, the succession management program will have identified talent for the critical roles at each level of leadership as well as other critical positions in the organizations."

Considerations

The creation of a Hamilton Urban Fellows program comparable, but not limited to the examples above, would require consideration for the required skills and educational background based on the needs of the City of Hamilton's department or division participating in the program.

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CITY OF HAMILTON
CORPORATE SERVICES
OFFICE OF THE CITY CLERK

TO:	Mayor and Members General Issues Committee
COMMITTEE DATE:	September 5, 2018
SUBJECT/REPORT NO:	Establishment of the City of Hamilton's Advisory (Volunteer) and Sub-Committees CL18010 (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Janet Pilon, Acting City Clerk 4304
SUBMITTED BY:	Janet Pilon Acting City Clerk Office of the City Clerk
SIGNATURE:	

RECOMMENDATION

- (a) That the following Sub-Committees, be disbanded:
- (i) NHL/AHL/OHL Proposal Sub-Committee;
 - (ii) Pan Am Stadium Precinct Sub-Committee;
 - (iii) Sesquicentennial Steering Committee;
 - (iv) Service Channel Integration Sub-Committee;
 - (v) Tow Truck Licensing Sub-Committee; and
 - (vi) Hess Village Community Liaison Committee;
- (b) That the Advisory (Volunteer) Committees outlined in Appendix "A" to Report CL18010, be established for the 2018-2022 term of Council; and
- (c) That the Sub-Committees outlined in Appendix "B" to Report CL18010, be established for the 2018-2022 term of Council.

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SUBJECT: Establishment of the City of Hamilton's Advisory (Volunteer) and Sub-Committees CL18010 (City Wide) - Page 2 of 7

EXECUTIVE SUMMARY

A review of the status of the City's Advisory (Volunteer) and Sub-Committees is performed prior to the new Term of Council. The information gathered during the review, is used to determine the functionality of the committees and to ensure that the membership and mandates of the established committees are current for membership recruitment in the new Term of Council.

FINANCIAL – STAFFING – LEGAL IMPLICATIONS (for recommendation(s) only)

Financial: Funding for the City's Sub-Committees are provided through the Legislative Budget. The funding is primarily for refreshments and the approximate cost for 2014 – 2018 Term of Council was \$108,000.

The City's Advisory (Volunteer) Committees individually submit a budget for Council's approval during the Budget cycle.

The base budgets for the Advisory (Volunteer) Committees approved over the 4-year Term of Council was approximately \$433,000. The budgets include funding for refreshments and for special projects/initiatives.

In addition to the above, with each Term of Council, a selection/recruitment process is undertaken for the appointment of citizens to the various Advisory (Volunteer) Committees. Advertising costs for this recruitment averages \$30,000 and is funded through the Legislative Budget

Staffing: Each Sub-Committee, Advisory (Volunteer) Committee established by Council requires staff support.

Support is provided by both Clerk's staff and department Staff Liaisons to 118 Advisory (Volunteer) and Sub-Committees.

During this Term of Council staff provided approximately 7000 hours in support to our Advisory (Volunteer) and Sub-Committees. This figure includes attending meetings, pre-meeting preparation (including the preparation of staff reports), post meeting follow up and additional assistance as required.

Legal: None

HISTORICAL BACKGROUND (Chronology of events)

The City of Hamilton currently has 118 Boards, Agencies, Commissions and Committees.

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SUBJECT: Establishment of the City of Hamilton's Advisory (Volunteer) and Sub-Committees CL18010 (City Wide) - Page 3 of 7

The current practice is to review the Advisory and Sub-Committees prior to the end of each Term of Council and re-established those Advisory and Sub-Committees who continue to meet and have not yet completed their mandated role for the Council.

During the 2014-2018 Term of Council, the following Advisory (Volunteer) Committees were disbanded:

The Hamilton Historical Board was disbanded on July 10, 2015 during the review of the City of Hamilton's Advisory (Volunteer) Committees.

The Hamilton Youth Advisory (Volunteer) Committee was disbanded on October 25, 2017 and replaced with a new youth driven engagement collaboration.

The Tourism Advisory (Volunteer) Committee was disbanded on May 23, 2018 and replaced with the Tourism Industry Panel made up of staff and tourism industry based representatives is proposed to deliver the identified major action under the Economic Development Action Plan (2016 - 2020), inform the implementation of the Tourism Strategy and develop tourism in Hamilton.

During the 2014-2018 Term of Council, the following Advisory and Sub-Committees were established:

Capital Projects Work-In-Progress Sub-Committee was established on February 11, 2015, to review and advise Hamilton City Council on Capital Projects; review reports on the status of capital works-in-progress projects; ensure that projects adhere to Council approved policy for appropriation transfers; ensure that projects adhere to Council approved policy for closing projects and review the allocation of funds (also known as Block/Discretionary Funds) to Capital Priorities.

The Mayor's Blue Ribbon Task Force on Workforce Development was established on April 22, 2015, to address Hamilton's workforce development needs and co-ordinate a collaborative response to "upskilling" the local labour force.

The Light Rail Transit (LRT) Sub-Committee was established on August 14, 2015 to review, provide input and approve reports brought forward from the LRT Office; provide input and guidance to the project team on significant issues and decisions; engage the broader community on a regular basis throughout the design, planning and construction process of the LRT.

The Housing and Homelessness Advisory (Volunteer) Committee was established on November 11, 2015, based on the recommendation approved during the Review of the City of Hamilton's Advisory (Volunteer) Committees on July 10, 2015, reallocating the roles and responsibilities respecting emergency shelter and tenant matters of the Food and Shelter Advisory (Volunteer) Committee and the Tenant Advisory (Volunteer)

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SUBJECT: Establishment of the City of Hamilton's Advisory (Volunteer) and Sub-Committees CL18010 (City Wide) - Page 4 of 7

Committee to a newly formed citizen group with a mandate to more broadly address housing and homelessness issues.

The Housing and Homelessness Advisory (Volunteer) Committee's role is to support the City of Hamilton's 10-year Housing and Homelessness Action Plan by providing information, advice, and recommendations to the Emergency & Community Services Committee regarding its successful implementation; advocate for the needs of citizens within the community for whom barriers exist to accessing safe, suitable, and affordable housing, including the supports needed to enable citizens to obtain and retain their homes; and liaise and collaborate with other levels of government, other committees (including the Housing and Homelessness Planning Group), citizens, and agencies regarding responses and recommendations about homelessness and affordable housing issues.

The Food Advisory (Volunteer) Committee was established on November 25, 2015, based on the recommendation approved during the Review of the City of Hamilton's Advisory (Volunteer) Committees on July 10, 2015 reallocating the roles and responsibilities respecting emergency food of the Food and Shelter Advisory (Volunteer) Committee and the food continuum of the Community Food Security Stakeholder Committee.

The Food Advisory (Volunteer) Committee's role is to identify and inform, where appropriate, innovative community food security policies and programs that align with the vision and goals of the Hamilton Food Strategy, Hamilton Food Charter, and other City strategies; identify and advise on emerging issues affecting Hamilton's food system; facilitate connections and share information and resources between members, the Board of Health, City staff, and as appropriate, further disseminate these lessons and resources among community organizations, businesses, citizens, and other groups that have an impact on community food security; support research, monitoring, and evaluation efforts, and identify gaps and opportunities that may inform community food security policies and program modifications and facilitate the cross-promotion of community food security within existing programs, events, policies, services, and other actions.

The West Harbour Development Sub-Committee was established on December 9, 2015 to provide guidance, advice, and oversight of the planning and implementation of the City's investments in the West Harbour.

The Affordable Housing Site Selection Sub-Committee was established on October 12, 2016, to select City of Hamilton owned properties that could be offered at little or no cost to not-for-profit or private sector housing providers for the purpose of building new affordable housing, and to develop a process for the disposition of the selected lands for the development of affordable housing.

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SUBJECT: Establishment of the City of Hamilton's Advisory (Volunteer) and Sub-Committees CL18010 (City Wide) - Page 5 of 7

The Community Benefits Protocol Advisory (Volunteer) Committee was established on June 27, 2018 with the terms of reference currently being prepared by staff.

During the 2014-2018 Term of Council, the following Sub-Committees were renamed:

The Fairness to Hamilton Sub-Committee was renamed to the Government Relations Sub-Committee on April 22, 2015 and tasked with outlining the priorities that the City wishes to advocate to the Provincial and Federal governments and to develop proactive campaigns to inform the public and the Provincial and Federal Governments on the needs of the City, on an as needed basis.

The Business Planning Sub-Committee was renamed the Multi-Year Budget Planning Sub-Committee on December 9, 2015 and tasked with providing leadership and direction during the 2014 to 2018 term of Council for the transformation of the City's Budget and Business Planning process.

Advisory (Volunteer) Committees

The Advisory (Volunteer) Committee structure has been a direct way for Council and staff to receive advice from citizens about municipal matters, key initiatives, policies, programs and emerging issues. Advisory (Volunteer) Committees are reviewed at the end of each term with the exception of those required by legislation.

The City of Hamilton currently has 13 Advisory (Volunteer) Committees, with a total of approximately 170 citizen members. These committees are supported by staff from various City departments.

Sub-Committees

The City of Hamilton currently has 57 Sub-Committees, which will be reduced to 52 following the disbanding of those being recommended. Sub-Committees consist primarily of members of Council. These committees are supported in most instances by Clerk's Legislative staff.

Advisory (Volunteer) Committees and Sub-Committees operate in a manner similar to the City's Standing Committees, with Terms of Reference, agendas, minutes and abiding by the Procedural By-law. Reports and minutes are submitted to Council through their respective Standing Committee.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

None.

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SUBJECT: Establishment of the City of Hamilton's Advisory (Volunteer) and Sub-Committees CL18010 (City Wide) - Page 6 of 7

RELEVANT CONSULTATION

Members of Senior Leadership Team
 Advisory (Volunteer) Committees
 Clerk's Legislative staff supporting committees
 Staff Liaisons supporting committees

**ANALYSIS AND RATIONALE FOR RECOMMENDATION
 (Include Performance Measurement/Benchmarking Data if applicable)**

Staff are recommending the disbanding of the following Sub-Committees for the following reasons:

The NHL/AHL/OHL Proposal Sub-Committee, whose mandate is to review any proposals which are directed to them by Hamilton City Council, has not met during the 2014-2018 term of Council.

The Pan Am Stadium Precinct Sub-Committee, whose mandate is to provide advice, input and support for the new Pan Am stadium throughout the construction process and to oversee the development of the Pan Am Stadium precinct, has completed its mandated tasks and last met on August 25, 2015.

The Sesquicentennial Steering Committee, whose mandate is to make recommendations to City Council for the municipal celebration of the 150th Anniversary of Canada on the founding of Canada which occurs in 2017, has completed its mandate with the celebration taking place in 2017.

The Service Channel Integration Sub-Committee, whose mandate is to provide oversight to the City of Hamilton's Web Redevelopment Strategy with the goal of creating a citizen-focused website, has not met during the 2014-2018 term of Council.

The Tow Truck Licensing Sub-Committee, whose mandate is to meet with City staff, towing industry stakeholders and Hamilton Police Service representatives to review various provisions of the City's Licensing By-law with respect to the licensing of tow trucks, has not met during the 2014-2018 term of Council and as the responsibility for the licensing of tow trucks resides with the Province.

The Hess Village Community Liaison Committee, whose mandate dealt with Police enforcement and paid duty costs, have been resolved.

Staff are also recommending that the Advisory (Volunteer) Committees listed in Appendix "A" to this report and the Sub-Committees listed in Appendix "B" to this report be re-established, as they have all met the criteria of meeting at least three times during this Term of Council and are continuing to work towards their mandated role.

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SUBJECT: Establishment of the City of Hamilton's Advisory (Volunteer) and Sub-Committees CL18010 (City Wide) - Page 7 of 7

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Community Engagement & Participation

Hamilton has an open, transparent and accessible approach to City government that engages with and empowers all citizens to be involved in their community.

Culture and Diversity

Hamilton is a thriving, vibrant place for arts, culture, and heritage where diversity and inclusivity are embraced and celebrated.

APPENDICES AND SCHEDULES ATTACHED

Appendix “A” – Advisory (Volunteer) Committees To Be Established, 2018-2022

Appendix “B” - Sub-Committees To Be Established, 2018-2022

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**ADVISORY (VOLUNTEER) COMMITTEES TO BE ESTABLISHED
2018-2022**

Advisory Committee for Immigrants and Refugees
Arts Advisory Commission
Committee Against Racism
Food Advisory Committee
Hamilton Aboriginal Advisory Committee
Hamilton Cycling Committee
Hamilton Status of Women Committee
Hamilton Veterans Committee
Housing and Homelessness Advisory Committee
Keep Hamilton Clean and Green Committee
Lesbian, Gay, Bisexual, Transgender and Queer Advisory Committee (LGBTQ)
Mundialization Committee
Seniors Advisory Committee

SUB COMMITTEES TO BE ESTABLISHED
2018-2022

Accessibility Transit Services Review Sub Committee
Advisory Committee for Persons with Disabilities
Affordable Housing Site Selection Sub Committee
Agricultural and Rural Affairs Advisory Committee
Airport Sub-Committee
Business Improvement Area Advisory Committee
Capital Projects Work In-Progress Review Sub-Committee
Cleanliness and Security in the Downtown Core Task Force
Committee of Adjustment
Community Benefits Protocol Advisory Committee
Cross-Melville District Heritage Advisory Committee (Dundas)
Development Charges Stakeholders Sub-Committee
Development Industry Liaison Group
Election Compliance Audit Committee
Election Compliance Audit Committee – Selection Committee
Facility Naming Sub-Committee
Glanbrook Landfill Co-ordinating Committee
Governance Review Sub-Committee
Government Relations Sub-Committee
Grants Sub-Committee
Greater Bay Area Committee (Hamilton & Burlington)
Hamilton Future Fund Board of Governors
Hamilton Licensing Tribunal
Hamilton Municipal Heritage Committee
Hamilton Port Authority-City of Hamilton Liaison Committee
Hamilton Utilities Corporation Joint Advisory Committee
Hamilton Water Sub-Committee
Hamilton-Wentworth Catholic District School Board (HWCDSB) Liaison Committee
Hamilton-Wentworth District School Board (HWDSB) Liaison Committee
Heritage Permit Review Sub-Committee

Hess Village Pedestrian Mall Authority
HMRF/HWRF Pension Administration Committee
Light Rail Transit Sub-Committee
Mayor's Blue Ribbon Task Force on Workforce Development
Mayor's Intelligent Community Forum Task Force
Multi-Year Budget Planning Sub-Committee
Municipal Drainage Court of Revision
Non-Union Compensation Sub-Committee
Open for Business Sub-Committee
Physician Recruitment and Retention Steering Committee
Procurement Sub-Committee
Property Standards Committee
Rental Housing Sub-Committee
School Board Properties Sub-Committee
Selection Committees for Agencies, Boards, Commissions and Sub-Committees
Steel Committee
Storm Event Response Group (SERG)
Truck Route Sub-Committee
Waste Management Advisory Committee
Wentworth Lodge Heritage Trust Fund Sub Committee
West Harbour Development Sub-Committee



Hamilton

**SCHOOL BOARD PROPERTIES SUB-COMMITTEE
REPORT 18-001**

Wednesday, August 29, 2018

11:00 a.m.

Room 264, 2nd Floor

Hamilton City Hall, 71 Main Street West

Present: Councillors C. Collins (Chair), M. Pearson, S. Merulla and J. Partridge

Absent with

Regrets: Councillors M. Green and T. Jackson – Personal
Councillor D. Conley – City Business

**THE SCHOOL BOARD PROPERTIES SUB-COMMITTEE PRESENTS REPORT 18-001
AND RESPECTFULLY RECOMMENDS:**

**1. Hamilton-Wentworth District School Board Property at 300 Albright Road,
Hamilton (PED18175) (Ward 5) (Item 8.1)**

- (a) That the Real Estate Section of the Economic Development Division of the Planning and Economic Development Department be authorized and directed to advise the Hamilton-Wentworth District School Board that the City of Hamilton has no interest in acquiring its property located at 300 Albright Road, as shown on Appendix “A” to School Board Properties Sub-Committee Report 18-001;
- (b) That the Real Estate Section of the Economic Development Division of the Planning and Economic Development Department be authorized and directed to advise the Hamilton-Wentworth District School Board of the City of Hamilton’s site development requirements as identified in Appendix “B” to School Board Properties Sub-Committee Report 18-001.

**2. Hamilton-Wentworth Catholic District School Board Property at 185
Kenilworth Avenue North, Hamilton (PED18207) (Ward 4) (Item 8.2)**

- (a) That the Real Estate Section of the Economic Development Division of the Planning and Economic Development Department be authorized and directed to advise the Hamilton-Wentworth Catholic District School Board (HWCD SB) that the City of Hamilton has no interest in acquiring its property located at 185 Kenilworth Avenue North, Hamilton, (190 Britannia Avenue),

as shown on Appendix “C” to School Board Properties Sub-Committee Report 18-001;

- (b) That the Real Estate Section of the Economic Development Division of the Planning and Economic Development Department be authorized and directed to advise the Hamilton-Wentworth Catholic District School Board (HWCDSB) of the City of Hamilton’s site development requirements as identified in Appendix “D” to School Board Properties Sub-Committee Report 18-001;
- (c) That the City supports the property located at 185 Kenilworth Avenue North (190 Britannia Avenue) becoming surplus and for public sale on the condition that the property is severed to have a Kenilworth Avenue North address to facilitate a sale of the property for highest use and incentives that exist on Kenilworth Avenue North through the Barton Kenilworth study recommendations.

3. Hamilton-Wentworth District School Board Property at 4 Vickers Road, Hamilton (PED18208) (Ward 7) (Item 8.3)

- (a) That the Real Estate Section of the Economic Development Division of the Planning and Economic Development Department be authorized and directed to advise the Hamilton-Wentworth District School Board (HWDSB) that the City of Hamilton has no interest in acquiring its property located at 4 Vickers Road, as shown on Appendix “E” to School Board Properties Sub-Committee Report 18-001;
- (b) That the Real Estate Section of the Economic Development Division of the Planning and Economic Development Department be authorized and directed to advise the Hamilton-Wentworth District School Board (HWDSB) of the City of Hamilton’s site development requirements as identified in Appendix “F” to School Board Properties Sub-Committee Report 18-001.

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 1)

The agenda for the August 29, 2018 meeting of the School Board Properties Sub-Committee was approved, as presented.

(b) DECLARATIONS OF INTEREST (Item 2)

There were no declarations of interest.

(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 3)

(i) November 16, 2017 (Item 3.1)

The Minutes of the November 16, 2017 meeting of the School Board Properties Sub-Committee were approved, as presented.

(d) DISCUSSION ITEMS (Item 8)

(i) Hamilton-Wentworth Catholic District School Board Property at 185 Kenilworth Avenue North, Hamilton (PED18207) (Ward 4) (Item 8.2)

A new sub-section (c) was added to Report PED18207, respecting Hamilton Wentworth Catholic District School Board Property at 185 Kenilworth Avenue North, Hamilton, to read as follows:

- (c) *That the City supports the property located at 185 Kenilworth Avenue North (190 Britannia Avenue) becoming surplus and for public sale on the condition that the property is severed to have a Kenilworth Avenue North address to facilitate a sale of the property for highest use and incentives that exist on Kenilworth Avenue North through the Barton Kenilworth study recommendations.***

(e) PRIVATE AND CONFIDENTIAL (Item 12)

(i) Closed Session Minutes – November 16, 2017

As the School Board Properties Sub-Committee determined that no discussion respecting the Closed Session Minutes of November 16, 2017 meeting was required, the Minutes were approved in Open Session, as shown below:

- (a) That the Closed Session Minutes of the November 16, 2017 meeting of the School Board Properties Sub-Committee be approved, as presented, and remain confidential.**

(f) ADJOURNMENT (Item 13)

There being no further business, the School Board Properties Sub-Committee was adjourned at 11:16 a.m.

Respectfully submitted,

Councillor C. Collins, Chair
School Board Properties Sub-
Committee

Lisa Chamberlain
Legislative Coordinator
Office of the City Clerk

Location Map

300 Albright Road



SITE DEVELOPMENT REQUIREMENTS

Planning and Economic Development Department

<p style="text-align: center;">Cultural Heritage</p> <p style="text-align: center;">Planning and Economic Development Department</p>	<p>The subject property meets three of the ten criteria used by the City of Hamilton and Ministry of Tourism, Culture and Sport for determining archaeological potential:</p> <ul style="list-style-type: none"> • Within 300 m of a primary watercourse or permanent waterbody, 200 m of a secondary watercourse or seasonal waterbody, or 300 m of a prehistoric watercourse or permanent waterbody; • In areas of pioneer EuroCanadian settlement; and, • Along historic transportation routes.
<p style="text-align: center;">Natural Heritage</p> <p style="text-align: center;">Planning and Economic Development Department</p>	<p>The subject property is located within the boundaries of the Urban Hamilton Official Plan (UHOP). Based on Schedule B (Natural Heritage System) of the UHOP, the Core Areas have been identified as Significant Woodland, and Red Hill Creek Escarpment Valley Environmentally Significant Area (ESA). A watercourse (Red Hill Creek), which is regulated by the Hamilton Conservation Authority (HCA), has also been identified adjacent to the subject property.</p> <p>If this property is disposed of for the purpose of development, an Environmental Impact Statement (EIS) would need to be prepared in support of any development applications.</p> <p>The EIS would be prepared in accordance with the City's Guidelines (March 2015). The Terms of Reference would be required to be approved by the City (Natural Heritage Planning staff) in consultation within the HCA prior to the completion of any field inventories.</p>
<p style="text-align: center;">Building Engineering and Zoning</p> <p style="text-align: center;">Planning and Economic Development Department</p>	<p>The Zoning Section does not have an interest in the potential acquisition of the lands located at 300 Albright Road but provide the following comments related to the existing zoning and permitted uses.</p> <p>Our records indicate that the lands are currently occupied by one-storey school (CCE Red Hill Learning Centre) which is owned by the Hamilton-Wentworth District School Board (HWDSB) and which has been declared surplus to the HWDSB's holdings.</p>

Appendix "B" to SBP Report 18-001

Page 2 of 2

	<p>The lands are zoned "AA" (Agricultural) District pursuant to City of Hamilton Zoning By-law 6593. The "AA" District permits the following uses:</p> <ul style="list-style-type: none">• A public hospital (subject to Section 8(iii)(a), (b), (c) and (d);• A children's residence;• A booth in a public hospital for the sale of concessions;• A district yard of the City, and;• A private stable. <p>In addition to the above, existing uses are also permitted.</p> <p>Changes in use which are not included in the "AA" District list of permitted use are subject to a Zoning By-law Amendment and Formal Consultation. Please contact the Planning and Development Division at (905) 546-2424 extension 1355 for further information.</p> <p>The lands are subject to Site Plan Control. As such, development or redevelopment may require application to the Development Planning Division.</p> <p>This property is subject to the issuance of a building permit in the normal manner for tenant improvement, change of use, renovations, alterations, additions or new buildings.</p>
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Location Map

185 Kenilworth Avenue North



SITE DEVELOPMENT REQUIREMENTS

Planning and Economic Development Department

<p>Transportation Planning</p> <p>Planning and Economic Development Department</p>	<p>The existing right-of-way's are as follows: Cannon Street East is approximately 15.3 m; Britannia Avenue is approximately 15.3 m.</p> <p>Collector Roads (Cannon Street East) are to be 26.213 as per the Council Approved Urban Official Plan:</p> <ul style="list-style-type: none"> • Chapter C-City Wide Systems and Designations, 4.5 Road Network Functional Classification, 4.5.2. <p>Local Roads (Britannia Avenue) are to be 20.117 as per the Council Approved Urban Official Plan:</p> <ul style="list-style-type: none"> • Chapter C-City Wide Systems and Designations, 4.5 Road Network Functional Classification, 4.5.2. <p>A survey conducted by an Ontario Land Surveyor will determine the ultimate dimensions for the road allowance widening(s).</p>
<p>Building Engineering and Zoning</p> <p>Planning and Economic Development Department</p>	<p>The property contains a former three-storey school building which is attached to an existing three-storey building which is part of a Place of Worship located at 175 Kenilworth Street North on property owned by the Hamilton Roman Catholic Diocese.</p> <p>The lands are zoned Neighbourhood Institutional (I1) Zone pursuant to City of Hamilton Zoning By-law 05-200. The “I1” zone permits the following uses:</p> <ul style="list-style-type: none"> • Community Garden • Day Nursery • Duplex Dwelling • Educational Establishment • Emergency Shelter • Museum • Place of Worship • Residential Care Facility • Retirement Home • Semi-Detached Dwelling • Single Detached Dwelling • Urban Farm • Urban Farmers Market

**Appendix “D” to SBP Report 18-001
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Educational Establishments consisting of a secondary school, college or university are identified as prohibited uses in the “I1” Zone.

The “I1” Zone has special zoning provisions for development which apply to the following groupings of uses:

- Shelter, Residential Care Facility, Place of
- Retirement Home;
- Educational Establishments and Museum;
- Single Detached Dwelling, Duplex Dwelling and Day Nursery, and;
- Semi-Detached Dwelling.

The lands are subject to Site Plan Control. As such, development or redevelopment may require application to the Development Planning Division. For further information, please contact (905) 546-2424 extension 1355.

This property is subject to the issuance of a building permit in the normal manner for tenant improvement, change of use, renovations, alterations, additions or new buildings.

Community Planning and GIS

Planning and Economic Development Department

Secondary Plan:	The subject lands are not located within a Secondary Plan
Neighbourhood Plan:	Designated “Civic and Institutional” within the Crown Point East Neighbourhood Plan

While the subject lands are not situated within a current Secondary Plan, the following UHOP policies do apply to the subject lands:

Urban Hamilton Official Plan – Volume 1

The subject property is identified as “Neighbourhoods” under the Urban Hamilton Official Plan’s Urban Structure Element (UHOP Schedule E). The subject lands are designated “Mixed-Use – Medium Density” on Schedule E-1 Urban Land Use Designations, in the Urban Hamilton Official Plan. Permitted uses in the Neighbourhoods land use designation are identified in

Appendix “D” to SBP Report 18-001
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	<p>the UHOP Volume 1 Section E.3.0 Neighbourhoods Designation, subject to meeting other UHOP policy and zoning requirements. These areas are intended to function as complete communities, providing a mix of residential, commercial and community facilities/services. The policies of the Neighbourhoods designation establish criteria for new development, adaptive re-use, residential intensification and urban design.</p> <p>E.4.0 Commercial and Mixed-Use Designations</p> <p>4.6 Mixed-Use-Medium Designation</p> <p>The general intent of this designation is to permit a full range of retail, service commercial, entertainment and residential accommodation (at a moderate scale). With particular reference to the “Mixed-Use–Medium Density” designation, the following goals shall apply:</p> <p>“E.4.1.1 Create and retain vibrant mixed-use areas that accommodate a range of uses and are accessible by automobile, transit, and active transportation.</p> <p>E.4.1.2 Direct the majority of retail commercial uses to mixed use areas that are well served by transit and serve as a central place for the City, a portion of the City, or for one or more neighbourhoods.</p> <p>E.4.1.3 Create comfortable, walkable and stimulating pedestrian streets along key roads within the mixed-use areas.”</p> <p>The subject lands are intended to provide uses serving the residents of the community as well as create an opportunity to provide a more visually appealing building adding character to the public realm of an area well served by transit and pedestrian networks, satisfying the above policy direction.</p> <p>Function</p> <p>E.4.6.1</p> <p>The range of commercial uses is intended to serve the surrounding community or series of neighbourhoods as well as provide day-to-day retail facilities and services to residents in the immediate area. These areas shall also serve as a focus for the community, creating a sense of place.</p>
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E.4.6.2

The Mixed-Use-Medium Density designation shall be applied to traditional 'main street' commercial areas outside of the area designated Downtown Mixed-Use, and to promote the continuation of these areas as pedestrian oriented mixed-use areas. Retail and service commercial uses are key elements in maintaining that function and ensuring the continued vibrancy of the pedestrian realm.

Permitted Uses**E.4.6.5**

The following uses shall be permitted on lands designated Mixed-Use - Medium Density on Schedule E-1—Urban Land Use Designations:

- a) Commercial uses such as retail stores, auto and home centres, home improvement supply stores, offices oriented to serving residents, personal services, financial establishments, live-work units, artist studios, restaurants, gas bars, and drive-through facilities;
- b) notwithstanding Policy E.4.6 drive-through facilities on pedestrian predominant streets shall only be permitted in accordance with Section E.4.6.29 and all other applicable policies of this Plan;
- c) institutional uses such as hospitals, places of worship, and schools;
- d) arts, cultural, entertainment, and recreational uses;
- e) hotels;
- f) multiple dwellings; and,
- g) accessory uses.

	<p>Scale</p> <p>The UHOP similarly provides guidance on the scale of development considered appropriate within the Mixed-Use-Medium Density:</p> <p>E.4.6.9</p> <p>The predominant built form shall be mid-rise and low-rise buildings. The intent is to increase the proportion of multiple storey, mixed use buildings that have retail and service commercial stores at grade; however, single use commercial buildings and medium density ground related housing forms shall be permitted.</p> <p>E.4.6.10</p> <p>The predominant built form shall be mid-rise and low-rise buildings. The intent is to increase the proportion of multiple storey, mixed use buildings that have retail and service commercial stores at grade; however, single use commercial buildings and medium density ground related housing forms shall be permitted.</p> <p>Permitted uses shall be located in single or mixed-use buildings. Any proposed design will have to satisfy staff review that the design complies with the above policy intent.</p> <p>In regard to the future development of the property, Community Planning advises of the following:</p> <p>“The City supports residential intensification on lands within the Neighbourhoods designation in accordance with Section B.2.4–Residential Intensification Policies, F.1.14–Lot Creation, and other applicable policies.” (UHOP Volume 1 Policy E.3.2.13)</p> <p>“The City shall encourage the adaptive reuse of the existing building stock for appropriate land uses. Rezoning applications for new uses shall be evaluated to ensure compatibility with surrounding land uses.” (UHOP Volume 1 Policy E.3.2.15)</p> <p>The existing mixed-use designation is intended to combine commercial uses with residential intensification (among other possible uses such as a transit node, etc.). Through appropriate design and buffering to ensure compatibility with existing residential dwellings, Community Planning could be supportive of rezoning</p>
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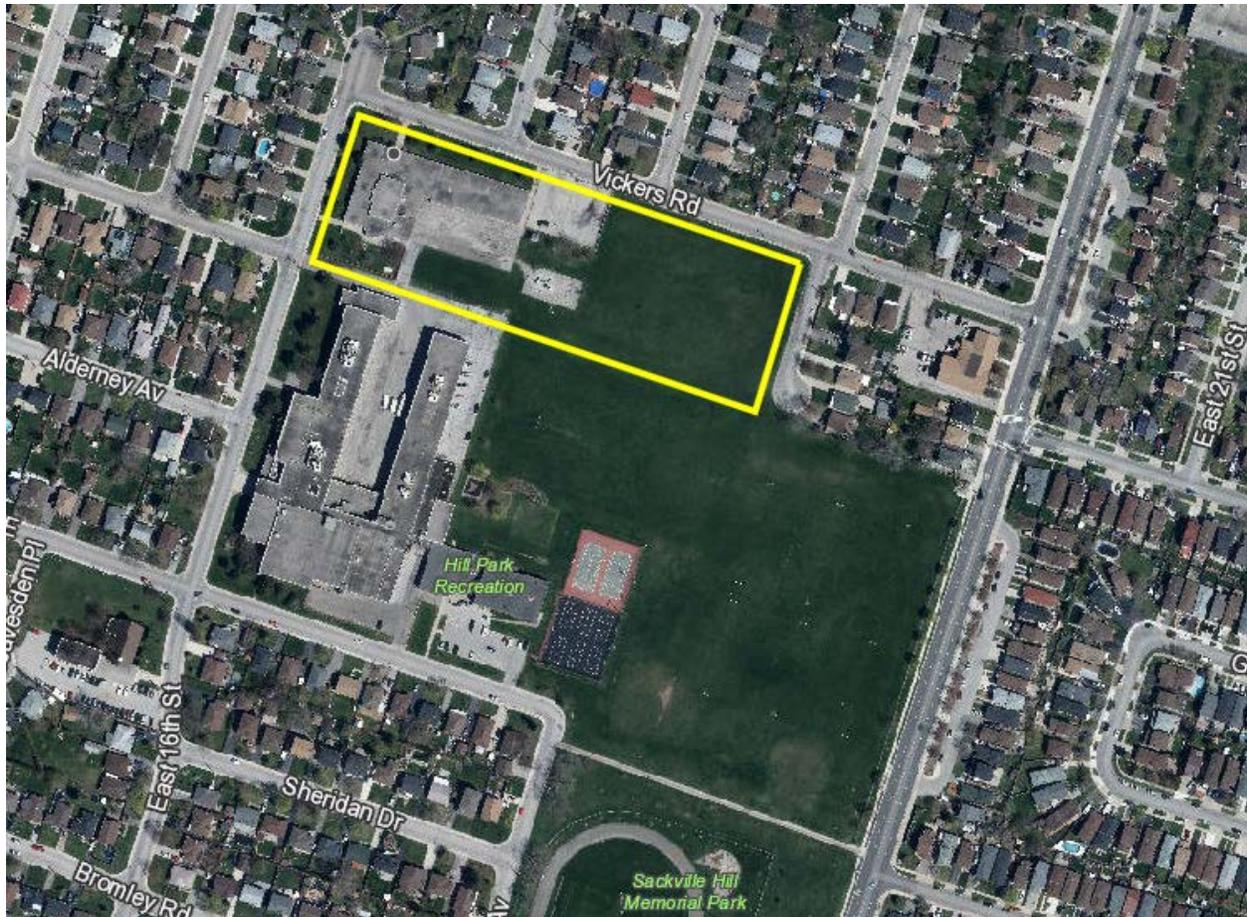
	<p>the property of higher density forms. Multiple storey buildings (low-rise and mid-rise buildings) and mixed-use buildings that have retail and service commercial stores at grade would fulfil the intent of this designation.</p> <p><u>Hamilton Zoning By-law No. 05-200</u></p> <p>The property is in the Community Institutional (I2) Zone (Zoning By-law 05-200).</p> <p>8.2.1 Permitted Uses</p> <ul style="list-style-type: none"> • Community Garden • Day Nursery • Duplex Dwelling • Educational Establishment • Emergency Shelter • Museum • Recreation • Place of Worship • Residential Care Facility • Retirement Home • Semi-Detached Dwelling • Single Detached Dwelling • Social Services Establishment • Street Townhouse Dwelling • Urban Farm • Urban Farmers Market <p>(By-law 14-238, September 10, 2014) (By-law 14-273, September 24, 2014) (By-law 15-107, April 22, 2015)</p> <p>8.2.2 Prohibited Uses</p> <ul style="list-style-type: none"> • Educational Establishment consisting of a College or University <p>A private elementary school is permitted as an “Educational Establishment” in both the I1 and I2 zones. In a Community Institutional (I2) Zone larger facilities that draw from a larger area and, therefore, have a higher impact on the surrounding community are most appropriate. While the Community Institutional (I2) is generally exterior or on the periphery of neighbourhoods, Colleges and Universities are prohibited uses acknowledging the traffic and density impacts. However, the Community Institutional (I2) permits redevelopment in denser forms (e.g.) street</p>
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Appendix “D” to SBP Report 18-001
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	<p>townhouse dwellings.</p> <p>Natural and Cultural Heritage: Other items to consider as part of the (potential) acquisition of this school property include Natural and Cultural Heritage concerns. For this urban, long established site, there are no Natural Heritage Comments. In terms of Cultural Heritage concerns, Heritage staff recommend that a Cultural Heritage Assessment should be conducted to further define and confirm the cultural significance of the built heritage value of the property.</p> <p><u>Analysis and Recommendations</u></p> <p>Originally built in 1920 as Holy Family Catholic School, this school was rebuilt in 1945 and had a variety of additions in the 1960’s and 1970’s. This subject property is currently vacant. The subject property is designated ‘Neighbourhoods’ under the Urban Hamilton Official Plan (Schedule E). The Crown Point East Neighbourhood Plan designates these lands as “Civic and Institutional” and the Zoning By-law 05-200 indicates that the lands are zoned Community Institutional (I2) Zone. This zone permits Educational Establishments and Residential Care Facility but also ground-oriented residential such as Single and Semi-Detached Dwellings as well as Street Townhouse Dwellings.</p> <p>From a Planning perspective it would be desirable to obtain these lands to allow for adaptive reuse of (potential) heritage structure, with the possible addition of denser forms of residential uses (i.e. street townhouse dwellings).</p>
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Location Map

4 Vickers Road



SITE DEVELOPMENT REQUIREMENTS

Planning and Economic Development Department

<p>Transportation Planning</p> <p>Planning and Economic Development Department</p>	<p>Existing right of way on East 16th Street, Vickers Road and Jellicoe Court are all approx. 20.1 m</p> <p>Council Approved Urban Official Plan: Chapter C-City Wide Systems and Designations 4.5 Road Network Functional Classification; Daylighting Triangles 4.5.7 (Local to Local).</p> <p>A 4.57 m triangle or radius to be dedicated on the corner of East 16th Street and Vickers Road, as well as Jellicoe Court and Vickers Road.</p> <p>A survey conducted by an Ontario Land Surveyor will determine the ultimate dimensions for the road allowance widening(s).</p>
<p>Community Planning and GIS</p> <p>Planning and Economic Development Department</p>	<p>The subject lands are not located within a Secondary Plan or Neighbourhood Plan.</p>



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
 Economic Development Division

TO:	Mayor and Members General Issues Committee
COMMITTEE DATE:	September 5, 2018
SUBJECT/REPORT NO:	New Cellular Water Tower Licence at Binbrook Park, 3262 Binbrook Road, Hamilton (PED18177) (Ward 11)
WARD(S) AFFECTED:	Ward 11
PREPARED BY:	John Hamilton (905) 546-2424 Ext. 7045
SUBMITTED BY:	Glen Norton Director, Economic Development Planning and Economic Development Department
SIGNATURE:	

Discussion of Appendix “B” to Report PED18177 in closed session is subject to the following requirement(s) of the City of Hamilton’s Procedural By-law and the *Ontario Municipal Act, 2001*:

- ◆ A proposed or pending acquisition or disposition of land for City purposes;

RECOMMENDATION

- (a) That the lands designated as Part of Parts 1, 2 and 3, on Plan 62R-16049, forming part of 3262 Binbrook Road, Binbrook Park, Hamilton, being Part of PIN 17384-0650 (LT) having an area of approximately 60 sq m as shown in Appendix “A” to Report PED18177, be declared surplus to the requirements of the City of Hamilton in accordance with Procedural By-law 14-204 for the purposes of a temporary easement;
- (b) That an Offer to Purchase (Easement) by Rogers Communications Inc., scheduled to close on or before October 1, 2018, for the temporary easement of land described in Recommendation (a) to Report PED18177, be approved and completed at the price of \$2 (excluding HST);
- (c) That a Licence with Rogers Communications Inc. over the land described as Part of Part 1, on Plan 62R-16049, substantially based on terms and conditions attached as Appendix “B” to Report PED18177, and any other terms and conditions deemed appropriate to the General Manager, Planning and Economic Development Department, be approved;

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SUBJECT: New Cellular Ground Tower Licence at Binbrook Park, 3262 Binbrook Road, Hamilton (PED18177) (Ward 11) - Page 2 of 5

- (d) That a right-of-way for Rogers Communications Inc. over the land described as Part of Parts 1, 2 and 3, on Plan 62R-16049 to provide vehicular access to the tower compound area be approved;
- (e) That the license proceeds be credited to Account No. 48300-3301609611;
- (f) That any costs related to the license, including real estate and legal fees (\$7,700) be funded from Account No. 48300-3301609611 and credited to Account No. 45408-812036;
- (g) That the General Manager, Planning and Economic Development Department, or designate, acting on behalf of the City as landlord, be authorized to provide any consents, approvals and notices related to the License Agreement outlined herein;
- (h) That the Mayor and Clerk be authorized and directed to execute the necessary documents, in a form satisfactory to the City Solicitor;
- (i) That Appendix “B” to Report PED18177, respecting the cellular licence of part of 3262 Binbrook Road, Binbrook Park remain confidential until completion of the real estate transaction.

EXECUTIVE SUMMARY

Rogers Communications Inc. proposes to install a new cellular antennae atop the Binbrook Water Tower together with an equipment compound within the 60 sq. m area defined as Part 1 on Plan 62R-16049, attached as Appendix “A” to Report PED18177. The proposed installation will discretely improve cellular service for Rogers customers in the Binbrook area, without the need for an additional cell tower in the community. The ground level compound area will be enclosed with a cedar fence and landscaped for aesthetic reasons to help prevent vandalism.

Rogers Communication Inc. is requesting a long-term license commitment plus a temporary utility easement to facilitate this communication facility. The compound is located at the rear of the Binbrook Water Tower and adjacent to the City’s communication compound, west of the park area and away from residential uses.

Alternatives for Consideration – N/A

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: The Licence Agreement will provide a new long-term source of revenue, escalating annually, to the community. The net license proceeds will be credited to Account No. 48300-3301609611.

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SUBJECT: New Cellular Ground Tower Licence at Binbrook Park, 3262 Binbrook Road, Hamilton (PED18177) (Ward 11) - Page 3 of 5

The sale price of \$2 for the temporary easement does not include the HST; if applicable the HST will be credited to Account No. 22828 009000 (HST Payable).

Staffing: N/A

Legal: Legal Services Division will be involved in the development of the License Agreement through to its completion.

HISTORICAL BACKGROUND

The Telecommunications Tower and Antenna Protocol approved by Council guides the design and siting of new telecommunications facilities within the City of Hamilton. Included in the protocol are special instructions for the use of water towers on City-owned property. Currently Public Works Water and the Police/EMS have communication antennae on the top of the water tower. Rogers installation will not negatively affect their use in any way.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

This recommendation is consistent with the City's Real Estate Portfolio Management Strategy Plan as approved by City Council on November 24, 2004 and the Procedural By-law for the Sale of Land, By-law No. 14-204.

RELEVANT CONSULTATION

- Legal Services Division, City Manager's Office;
- Parks and Cemeteries Division, Public Works Department; and,
- Councillor Brenda Johnson.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

Due to the rapid population growth in Binbrook, Roger Communications Inc. needs to improve broadband service in the area. The use of the water tower for this purpose is a discrete means to reduce the need for another cellular ground tower in Binbrook.

Rogers Communications Inc. will install antennae on top of the water tower and have a small, fenced compound at grade for its monitoring equipment. The compound will twin and resemble the City's existing compound area. Fibre and hydro will be brought in from Binbrook Road to the tower within an easement area still to be defined.

Rogers Communications Inc. is requesting a long-term license commitment on Part 1, Plan 62R-16049 together with an associated right-of-way and temporary easement over

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SUBJECT: New Cellular Ground Tower Licence at Binbrook Park, 3262 Binbrook Road, Hamilton (PED18177) (Ward 11) - Page 4 of 5

Parts 1, 2 and 3, Plan 62R-16049 to facilitate this communication use. When finished, the antenna and compound will be largely unseen, at the rear of the water tower.

By adopting the recommendation(s), the City will have secured a long-term revenue source. Revenues earned will escalate annually at 3% and will remain within the Ward for use locally within the neighbourhood.

The Licence will allow Rogers Communications Inc. to provide improved coverage in a developing Hamilton area and, more importantly, it will enable them to handle the increased demand it has experienced since the advent of smartphones.

Real Estate staff considers the terms and conditions of the agreement to be fair, reasonable and at market value. The Ward Councillor is aware of the pending transaction.

ALTERNATIVES FOR CONSIDERATION

N/A

ALIGNMENT TO THE 2012 – 2015 STRATEGIC PLAN

Strategic Priority #1

A Prosperous & Healthy Community

WE enhance our image, economy and well-being by demonstrating that Hamilton is a great place to live, work, play and learn.

Strategic Objective

- 1.1 Continue to grow the non-residential tax base.
- 1.2 Continue to prioritize capital infrastructure projects to support managed growth and optimize community benefit.
- 1.6 Enhance Overall Sustainability (financial, economic, social and environmental).

Strategic Priority #2

Valued & Sustainable Services

WE deliver high quality services that meet citizen needs and expectations, in a cost effective and responsible manner.

Strategic Objective

- 2.1 Implement processes to improve services, leverage technology and validate cost effectiveness and efficiencies across the Corporation.

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SUBJECT: New Cellular Ground Tower Licence at Binbrook Park, 3262 Binbrook Road, Hamilton (PED18177) (Ward 11) - Page 5 of 5

APPENDICES AND SCHEDULES ATTACHED

Appendix "A"–Location Map

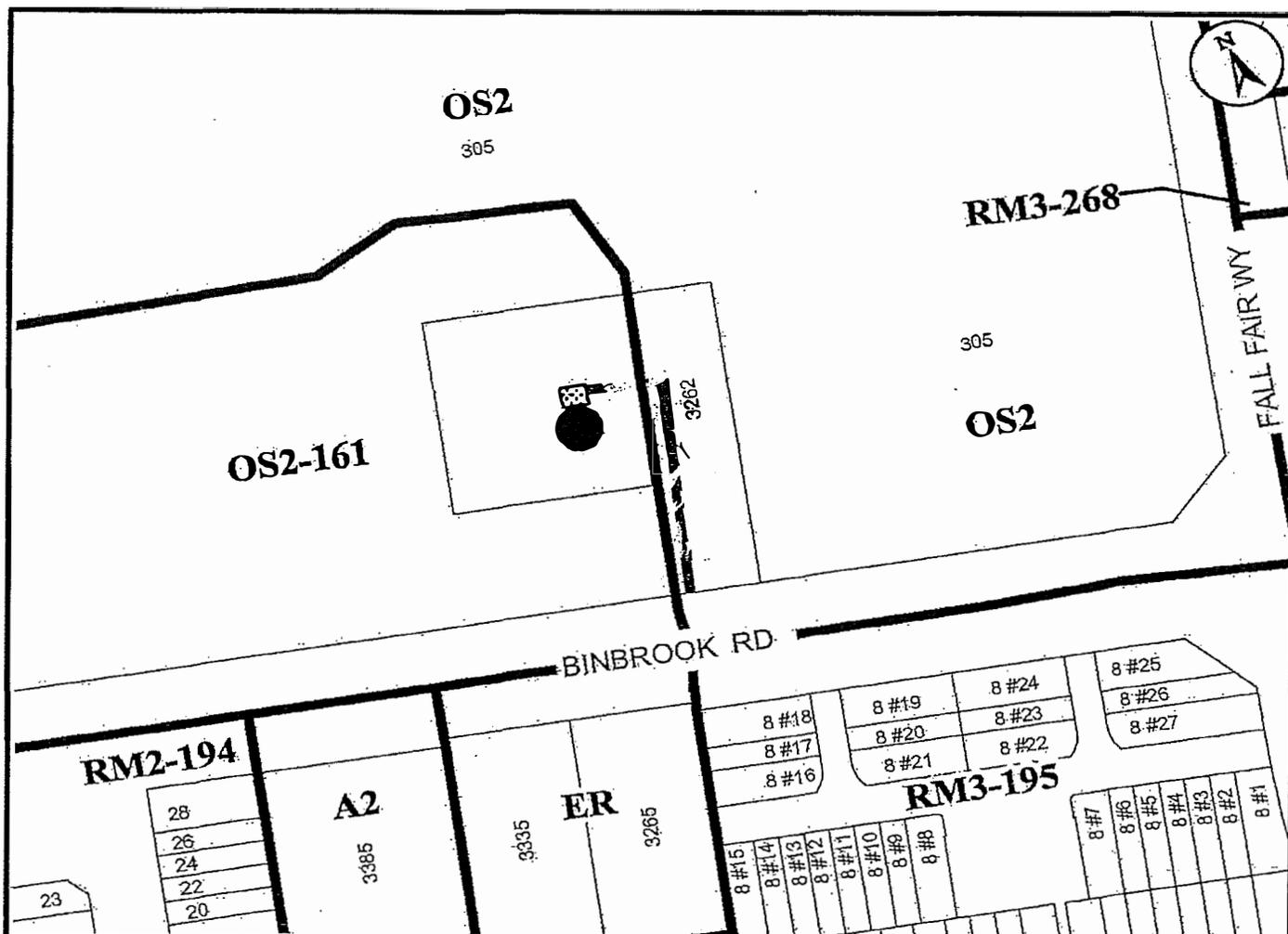
Appendix "B"–Terms and Conditions Sheet

JH:dt

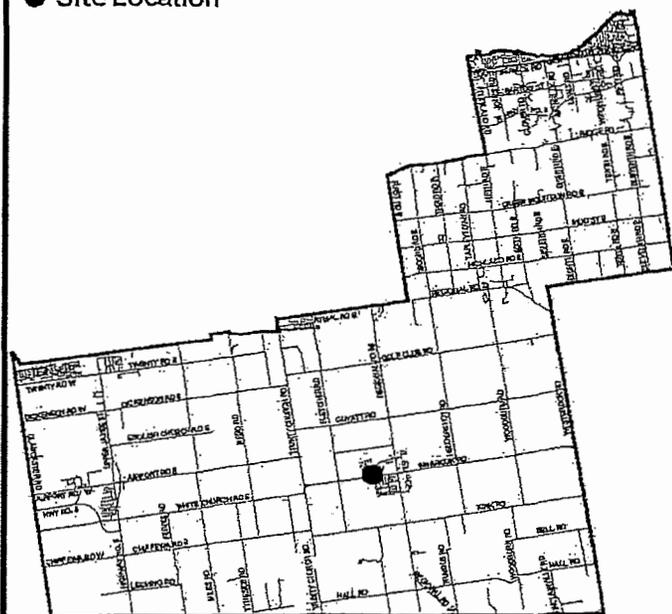
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● Site Location



Key Map - Ward 11

N.T.S.

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
2018-118

Date:
July 3, 2018

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
MK/VS

Subject Property

3262 Binbrook Road

- Water Tower
- Fenced Area



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
 Economic Development Division

TO:	Mayor and Members General Issues Committee
COMMITTEE DATE:	September 5, 2018
SUBJECT/REPORT NO:	New Cellular Ground Tower Lease at Pat Quinn Park, 1770 Main Street East, Hamilton (PED18178) (Ward 4)
WARD(S) AFFECTED:	Ward 4
PREPARED BY:	John Hamilton (905) 546-2424 Ext. 7045
SUBMITTED BY:	Glen Norton Director, Economic Development Planning and Economic Development Department
SIGNATURE:	

Discussion of Appendix "B" to Report PED18178 in closed session is subject to the following requirement(s) of the City of Hamilton's Procedural By-law and the *Ontario Municipal Act, 2001*:

- ◆ A proposed or pending acquisition or disposition of land for City purposes;

RECOMMENDATION

- (a) That the lands designated as Part 2 on Draft Plan #1815-199-00, forming part of 1770 Main Street East, Pat Quinn Park, Hamilton, being Part of PIN 17266-0107 (LT) having an area of approximately 350 sq m as shown in Appendix "A" to Report PED18178, be declared surplus to the requirements of the City of Hamilton in accordance with Procedural By-law 14-204 for the purposes of a temporary easement;
- (b) That an Offer to Purchase (Easement) by Rogers Communications Inc., scheduled to close on or before September 1, 2018, for the temporary easement of land described in Recommendation (a) to Report PED18178, be approved and completed at the price of \$2 (excluding HST);
- (c) That a Lease with Rogers Communications Inc., over the land described as Part 1, Draft Plan #1815-199-00 to erect a 30 m high cell tower, a flagpole capable of co-sharing with another carrier, substantially based on terms and conditions attached as Appendix "B" to Report PED18178, and any other terms and conditions deemed appropriate to the General Manager, Planning and Economic Development Department, be approved;

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SUBJECT: New Cellular Ground Tower Lease at Pat Quinn Park, 1770 Main Street East, Hamilton (PED18178) (Ward 4) - Page 2 of 5

- (d) That a Right-of-Way for Rogers Communications Inc. over the land described as Part 2, Draft Plan #1815-199-00 to provide vehicular access to the tower compound area be approved;
- (e) That the Lease proceeds be credited to Account No. 48300-3301609604;
- (f) That any costs related to the Lease, including Real Estate and Legal Fees (\$7,700) be funded from Account No. 48300-3301609610 and credited to Account No. 45408-812036;
- (g) That the General Manager, Planning and Economic Development Department or designate, acting on behalf of the City as landlord, be authorized to provide any consents, approvals and notices related to the Licence Agreement outlined herein;
- (h) That the Mayor and Clerk be authorized and directed to execute the necessary documents, in a form satisfactory to the City Solicitor;
- (i) That Appendix "B" to Report PED18178, respecting the ground tower lease of part of 1770 Main Street East, Pat Quinn Park remain confidential until completion of the real estate transaction.

EXECUTIVE SUMMARY

Rogers Communications Inc. proposes to erect a new, 30 m cell tower within a compound located at the rear of the Pat Quinn Park Arena, west of the tennis courts and away from residential uses (see Appendix "A" to Report PED18178). The proposed tower will be designed for co-sharing, thereby reducing the need for additional cell towers in this vicinity. The compound area will be enclosed with a cedar fence and landscaped for aesthetic reasons to help prevent vandalism. Rogers Communication Inc. is seeking a long-term lease commitment for a tower compound site together with an associated right-of-way to access the site and a temporary easement for infrastructure to facilitate this communication tower.

Alternatives for Consideration – N/A

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: The cell tower will provide a new long-term source of revenue, escalating annually, to the community. The net Lease proceeds will be credited to Account No. 48300-3301609604.

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SUBJECT: New Cellular Ground Tower Lease at Pat Quinn Park, 1770 Main Street East, Hamilton (PED18178) (Ward 4) - Page 3 of 5

The sale price of \$2 for the temporary easement does not include the HST; if applicable the HST will be credited to Account No. 22828-009000 (HST Payable).

Staffing: N/A

Legal: Legal Services Division will be involved in the development of the Lease Agreement through to its completion.

HISTORICAL BACKGROUND

The Telecommunications Tower and Antenna Protocol approved by Council guides the design and siting of new telecommunications facilities within the City of Hamilton. Included in the protocol are special instructions for cell towers on City-owned property.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

This recommendation is consistent with the City's Real Estate Portfolio Management Strategy Plan as approved by City Council on November 24, 2004 and the Procedural By-law for the Sale of Land, By-law No. 14-204.

RELEVANT CONSULTATION

- Legal Services Division, City Manager's Office;
- Parks and Cemeteries Division, Public Works Department; and,
- Councillor Merulla.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

Rogers Communications Inc. wishes to erect a new, 30 m cell tower together with an equipment compound within the area defined as Part 1 on Draft Plan #1815-199-00, attached as Appendix "A" to Report PED18178. The proposed flagpole style of tower will improve cellular service within the neighbourhood and it is designed for co-sharing, thereby reducing the need for additional cell towers in this vicinity. The compound area will be enclosed with a cedar fence and landscaped for aesthetic reasons to help prevent vandalism.

Rogers Communications Inc. is requesting a long-term lease commitment on Part 1, together with an associated right-of-way over Part 2, Draft Plan #1815-199-00 with a temporary easement over Part 2, Draft Plan #1815-199-00 to facilitate this communication tower. The compound is located at the rear of the Pat Quinn Park Arena, west of the tennis courts and away from residential uses.

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SUBJECT: New Cellular Ground Tower Lease at Pat Quinn Park, 1770 Main Street East, Hamilton (PED18178) (Ward 4) - Page 4 of 5

By adopting the recommendation(s), the City will have secured a long-term revenue source. Revenues earned will escalate annually at 3% and will remain within the Ward for use locally within the neighbourhood. Any other telecoms co-locating on the tower will increase revenues by 40%.

The Lease will allow Rogers Communications Inc. to provide improved coverage in a developing Hamilton area and, more importantly, it will enable them to handle the increased demand it has experienced since the advent of smartphones.

Real Estate staff considers the terms and conditions of the agreement to be fair, reasonable and at market value. The Ward Councillor is aware of the pending transaction.

ALTERNATIVES FOR CONSIDERATION

N/A

ALIGNMENT TO THE 2012 – 2015 STRATEGIC PLAN

Strategic Priority #1

A Prosperous & Healthy Community

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Strategic Objective

- 1.1 Continue to grow the non-residential tax base.
- 1.2 Continue to prioritize capital infrastructure projects to support managed growth and optimize community benefit.
- 1.6 Enhance Overall Sustainability (financial, economic, social and environmental).

Strategic Priority #2

Valued & Sustainable Services

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Strategic Objective

- 2.1 Implement processes to improve services, leverage technology and validate cost effectiveness and efficiencies across the Corporation.

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SUBJECT: New Cellular Ground Tower Lease at Pat Quinn Park, 1770 Main Street East, Hamilton (PED18178) (Ward 4) - Page 5 of 5

APPENDICES AND SCHEDULES ATTACHED

Appendix "A"–Location Map

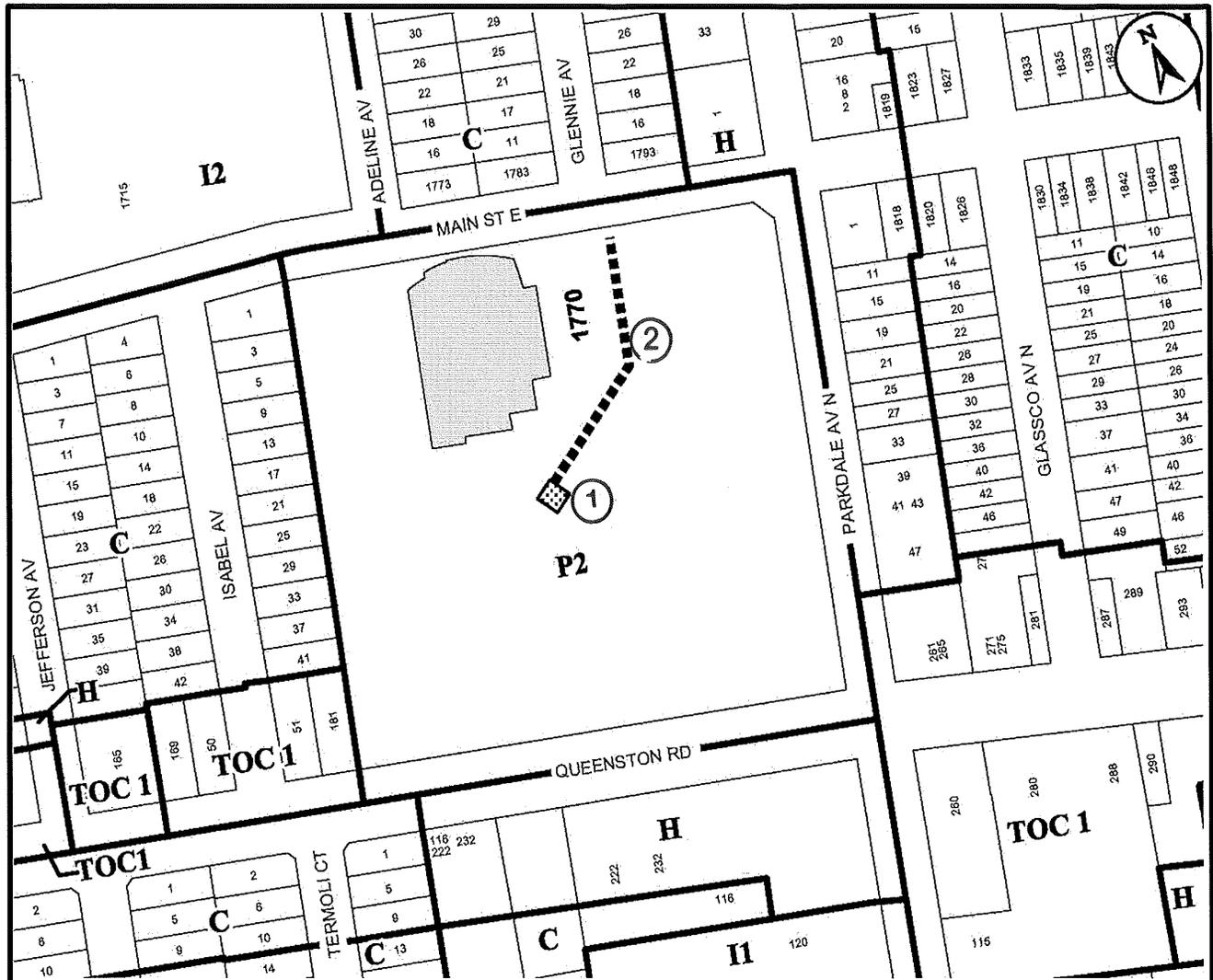
Appendix "B"–Terms and Conditions Sheet

JH:sd

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● Site Location



Key Map - Ward 4

N.T.S.



Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
Pat Quinn Park

Date:
July 3, 2018

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
CD/VS

Subject Property

Pat Quinn Park (1770 Main Street East)

-  Pat Quinn Arena
-  Leased Area ①
-  Easement ②



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Economic Development Division

TO:	Mayor and Members General Issues Committee
COMMITTEE DATE:	September 5, 2018
SUBJECT/REPORT NO:	Acquisition of 7 Third Private Road, Stoney Creek, Cherry Beach Land Assembly (PED18198) (Ward 10)
WARD(S) AFFECTED:	Ward 10
PREPARED BY:	Darlene Cole (905) 546-2424 Ext. 7910
SUBMITTED BY:	Glen Norton Director, Economic Development Planning and Economic Development Department
SIGNATURE:	

Discussion of Appendix “B” to Report PED18198 in closed session is subject to the following requirement(s) of the City of Hamilton’s Procedural By-law and the *Ontario Municipal Act, 2001*:

- ◆ A proposed or pending acquisition or disposition of land for City purposes

RECOMMENDATION

- (a) That an Option to Purchase between the City of Hamilton and John Doucette, scheduled to close on or before November 16, 2018, for the purchase of land described as Part of Lot 18, Broken Front Concession, former Township of Saltfleet, Municipally known as 7 Third Private Road, shown in Appendix “A” to Report PED18198, based substantially on the financial details set out in Appendix “B” of Report PED18198, and on such other terms and conditions deemed appropriate by the General Manager of the Planning and Economic Development Department, be approved and completed;
- (b) That all costs related to the acquisition of the property be funded from Capital Account No. 4401356107, as outlined in Appendix “B” to Report PED18198, be approved;
- (c) That the City Solicitor be authorized and directed to complete the transaction on behalf of the City, including paying any necessary expenses, amending the closing, and other dates, and amending and waiving terms and conditions to such terms as considered reasonable;

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**SUBJECT: Acquisition of 7 Third Private Road, Stoney Creek – Cherry Beach
Land Assembly (PED18198) (Ward 10) - Page 2 of 4**

- (d) That the Mayor and City Clerk be authorized to execute any necessary documents in a form satisfactory to the Solicitor;
- (e) That Appendix “B” to Report PED18198 respecting acquisition of 7 Third Private Road, Stoney Creek remain confidential until final completion of the property transaction.

EXECUTIVE SUMMARY

The City of Hamilton has been acquiring lands in the Cherry Beach lakefront area for over 30 years for the purposes of developing a neighbourhood park. Acquisition of 7 Third Private Road will contribute to this land assembly which was reaffirmed by City Council at its meeting on June 25, 2008, by adopting Item K (i), Private and Confidential Public Works Committee Report 08-011.

Alternatives for Consideration – N/A

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: All costs related to the acquisition of the property, itemized in Appendix “B” to Report PED18198, will be funded from Capital Account No. 4401356107.

Staffing: Energy, Fleet and Facilities Division, will be responsible for administering ongoing maintenance, security and demolition of the residence.

Legal: Legal Services will be required to assist in the preparation of the necessary documents required to complete the transaction as set out herein.

HISTORICAL BACKGROUND

At its meeting of April 23, 2014 (Report PW14039), City Council authorized and directed staff to proceed with the purchase of 7 Third Private Road and other lands for the purpose of creating a waterfront park, protection of the shoreline, and a waterfront trail.

There are no Municipal services, although in the late 1990’s the Region (now City) secured easements for underground services along Cherry Beach Road and the connecting Private Roads, but no infrastructure was ever installed.

Following acquisition by the City of the surrounding neighbouring properties, the subject is the only dwelling left on Third Private Road which is little more than a single width lane with gravel. The house is a one-storey dwelling (1,250 sq ft) on a lot measuring

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**SUBJECT: Acquisition of 7 Third Private Road, Stoney Creek – Cherry Beach
Land Assembly (PED18198) (Ward 10) - Page 3 of 4**

50 ft by 280 ft, dependent on rural services. Zoning on this property is “ND-1”–Neighbourhood Development.

Negotiations between Mr. Doucette and the City began in the Fall of 2015 and continued to July 2017 without success. Following numerous discussions with Mr. Doucette, and from time to time through his real estate and legal representatives, negotiations stalled after the property was listed on MLS at \$585,900.

Mr. Doucette has recently requested the City to reconsider the purchase of his property. An amicable agreement has been reached on the basis of fair market value for the property plus payment of relocation fees and Mr. Doucette’s legal counsel.

Third Private Road is in the Cherry Beach community west of Dewitt Road and east of Millen Road between the Lake Ontario shoreline and the QEW. This area was originally developed with seasonal cottages which were later converted for year-round use.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

- Real Estate Portfolio Strategy Plan;
- Growth Related Integrated Development Strategy;
- 2016-2025 Corporate Strategic Plan;
- Provincial Policy Statement; and,
- Places to Grow.

RELEVANT CONSULTATION

- City Manager’s Office, Legal Services Division;
- Planning and Economic Development Department, Growth Management Division; and,
- Public Works Department, Landscape Architectural Services.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

Acquisition of this property will facilitate the Cherry Beach Parkland Acquisition Strategy approved by Council in 2014 and also facilitate development of the Green Millen Waterfront Trail.

Real Estate staff considers the terms and conditions of the agreement to be fair, reasonable and at market value. The Ward Councillor is aware of the pending transaction.

Based on the foregoing matters being in compliance with the City’s Sale of Land Policy By-law 14-204, staff is recommending this acquisition from John Doucette be approved and confirmed by formal acceptance through Legal Services.

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**SUBJECT: Acquisition of 7 Third Private Road, Stoney Creek – Cherry Beach
Land Assembly (PED18198) (Ward 10) - Page 4 of 4**

ALTERNATIVES FOR CONSIDERATION

N/A

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.

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

Appendix “A”-Location Map

Appendix “B”-Financial Details

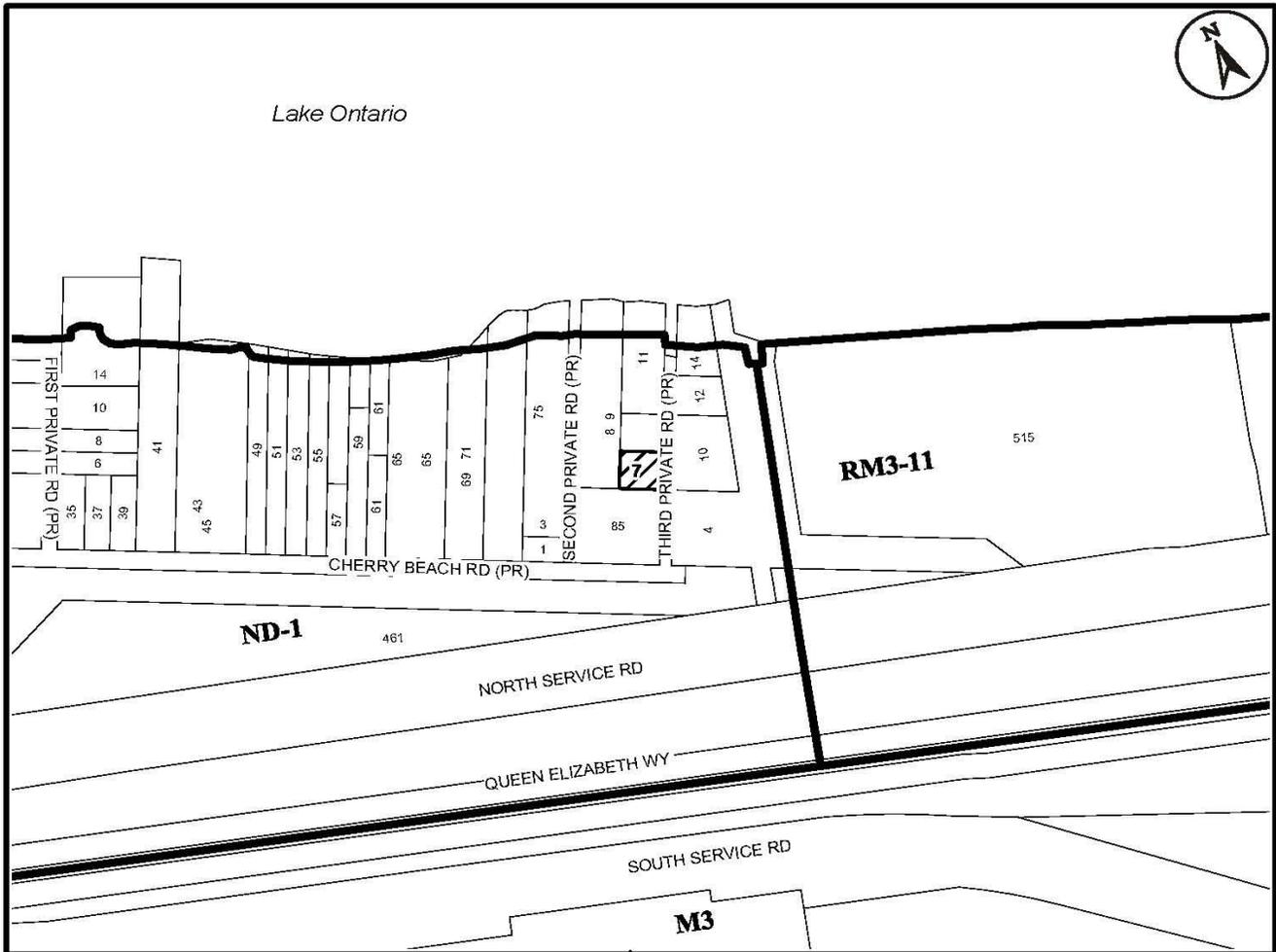
DC:sd

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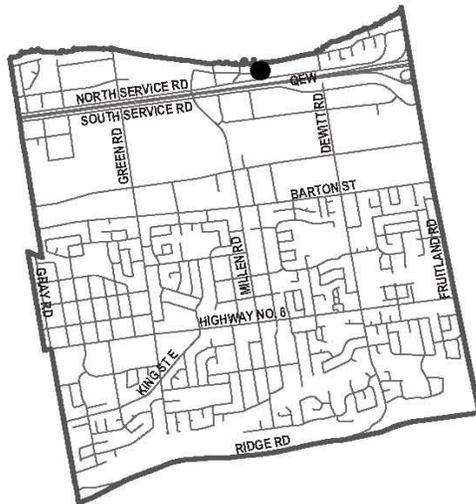
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Appendix "A" to Report PED18198
Page 1 of 1



● Site Location



Key Map - Ward 10

N.T.S. 

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
2015-115

Date:
May 12, 2016

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
JH/AL

Subject Property

 7 Third Private Road



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Economic Development Division

TO:	Mayor and Members General Issues Committee
COMMITTEE DATE:	September 5, 2018
SUBJECT/REPORT NO:	Transfer of Responsibilities and FTE, Major Project Delivery (PED18187) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Ryan McHugh (905) 546-2424 Ext. 2725
SUBMITTED BY:	Glen Norton Director, Economic Development Planning and Economic Development Department
SIGNATURE:	

Discussion of Confidential Appendix 'A' to Report PED18187 in closed session is subject to the following requirement(s) of the City of Hamilton's Procedural By-law and the *Ontario Municipal Act, 2001*:

- ◆ Personal matters about an identifiable individual(s), including City employees

RECOMMENDATION

- (a) That the recommendation, outlined in Appendix "A" to Report PED18187, respecting Transfer of Responsibilities and FTE, Major Project Delivery, be approved;
- (b) That the recommendation, outlined in Appendix "A" to Report PED18187, respecting Transfer of Responsibilities and FTE, Major Project Delivery, remain confidential until approved by Council.

EXECUTIVE SUMMARY

Housing is a fundamental human need that is a part of the foundation of economic, social and physical well-being of Hamilton residents. Hamilton, like many cities in Canada, has a shortfall in housing with almost 6,000 people on the social housing waitlist. The deferred maintenance of the social housing stock in Hamilton would require approximately \$200 M to be brought into a state of good repair.

In December 2013, Council approved the Housing and Homelessness Action Plan (the Action Plan), which is a ten-year, solution focused, person-centred plan that will guide the decision making on how the Hamilton community will address affordable housing

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SUBJECT: Transfer of Responsibilities and FTE, Major Project Delivery (PED18187) (City Wide) - Page 2 of 5

and homelessness issues. Furthermore, in April 2017, Council approved a historic \$50 M investment with the goal of reducing the impact of poverty in Hamilton through investment in safe, affordable housing.

Executing the larger scale affordable housing projects that materialized as a result of this investment, will require concerted energy, attention and resources. In addition to a number of strategically important affordable housing projects, the City is also positioned to benefit from development opportunities relating to the Stelco lands, the Airport Employment Growth District and the redevelopment of the City's Downtown entertainment assets. Currently, the City of Hamilton does not have a dedicated team of FTEs with the sole mandate of developing, planning and executing strategically important housing and land development projects.

To fully capitalize on these opportunities and to realize the additional affordable housing, jobs and assessment growth that they would bring, staff recommends that a dedicated team of professionals be assembled to execute these projects. This team would be located within the Real Estate Section of the Planning and Economic Development Department. The creation of this dedicated team would result in the dissolution of the Land Development Task Force (LDTF) and the consolidation of its function within the Real Estate Section of the Planning and Economic Development Department.

The mandate of this team would be to formulate and execute strategies for high priority development and affordable housing projects, with the goal of achieving the following outcomes:

- 1) Identifying and executing opportunities that facilitate the development of Affordable Housing; and,
- 2) Identifying and executing opportunities that promote non-residential tax growth.

Alternatives for Consideration – N/A

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: The recommendations outlined above would be funded from existing funding sources.

Staffing: The recommendations outlined above would leverage existing FTEs and result in the creation of a team of dedicated resources to action high priority development and affordable housing projects.

Legal: N/A

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**SUBJECT: Transfer of Responsibilities and FTE, Major Project Delivery
(PED18187) (City Wide) - Page 3 of 5**

HISTORICAL BACKGROUND

On March 9, 2016, Council approved a motion to investigate the establishment of a Land Development Task Force to focus on opportunities for the City to leverage its approximately 2,000 properties for maximum City building and revenue generating opportunities.

In order to identify a preliminary list of opportunities across the City and within each Ward, individual discussions were conducted with each member of Council and the Mayor. In addition, the Manager of Real Estate and the Manager of Urban Renewal were consulted for input and expertise. Through these discussions, a number of opportunities were identified for further investigation. At the August 8, 2016 General Issues Committee (GIC), Council approved the Report titled "Land Development Task Force (CM16010) (City Wide)" which outlined the following recommendations:

- (a) That the City Manager be directed to establish an internal staff team to lead the Land Development Task Force (LDTF) Work Plan development and implementation;
- (b) That the internal team be assembled through realigning existing staff work priorities versus adding resources, with the exception that one Program Manager be recruited from within the Corporation as a contract position for up to three years;
- (c) That the Program Manager position be funded from the current Planning and Economic Development Department Budget in 2016, and funded in 2017 and beyond, from new revenues generated by the Task Force;
- (d) That any future incremental staff requirements also be funded from new revenues generated by the Task Force;
- (e) That the Task Force also serve as a vehicle for prioritizing future Corporate land development projects to determine if they would be led by:
 - (i) The Task Force; or,
 - (ii) The regular Departmental staff;
- (f) That the principles outlined in this Report determine the project priorities in the Task Force's Work Plan;
- (g) Staff be directed to provide an Information Report on the progress and activities of the Task Force be provided to GIC every six months;

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SUBJECT: Transfer of Responsibilities and FTE, Major Project Delivery (PED18187) (City Wide) - Page 4 of 5

- (h) That the Terms of Reference for the LDTF, attached as Appendix “C” to Report CM16010, be approved;
- (i) That the Item respecting the Terms of Reference for the LDTF be considered complete and removed from the GIC Outstanding Business List; and,
- (j) That the matter respecting City Hall Property be considered complete and removed from the GIC Outstanding Business List.

At the July 9, 2017 General Issue Committee, Council voted to receive an Information Report titled “Progress of Land Development Task Force (CM17017) (City Wide)”, which outlined the LDTF’s progress to-date.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

N/A

RELEVANT CONSULTATION

- City Manager, City Manager’s Office;
- General Manager, Planning and Economic Development Department;
- General Manager, Finance and Corporate Services Department;
- CEO, City Housing Hamilton, Healthy and Safe Communities Department;
- Director, Housing Services, Healthy and Safe Communities Department; and,
- Legal Services Division, Corporate Services Department.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

Currently, various strategically important real estate and affordable housing projects are being managed by individuals in the Planning and Economic Development Department, the City Manager’s Office, Healthy and Safe Communities and Public Works. To help minimize any disconnect and duplication of efforts, the LDTF was created in 2016. The LDTF effectively assembled a cross-functional team, which was guided by leadership from across the organization.

Since the approval of its Work Plan in early 2017, the LDTF has had some measureable success. The LDTF led the negotiations, which resulted in an agreement with Clearcable to acquire the Hamilton Technology Centre located at 7 Innovation Drive for a purchase price of \$3.25 M. The LDTF also assisted in the facilitation of a land swap agreement with the Province, which netted the City \$5.9 M in funding for the construction of new and refurbished Affordable Housing along the LRT corridor. Despite these and other successes, the LDTF is limited by the fact that its responsibilities are spread across multiple staff working in several different Divisions.

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**SUBJECT: Transfer of Responsibilities and FTE, Major Project Delivery
(PED18187) (City Wide) - Page 5 of 5**

ALTERNATIVES FOR CONSIDERATION

N/A

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Community Engagement and Participation

Hamilton has an open, transparent and accessible approach to City government that engages with and empowers all citizens to be involved in their community.

Economic Prosperity and Growth

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

Built Environment and Infrastructure

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

Culture and Diversity

Hamilton is a thriving, vibrant place for arts, culture, and heritage where diversity and inclusivity are embraced and celebrated.

Our People and Performance

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

APPENDICES AND SCHEDULES ATTACHED

Appendix “A”– Recommendation and Analysis and Rationale for Recommendation
(Confidential)



CITY OF HAMILTON
PUBLIC WORKS DEPARTMENT
 Engineering Service Division

TO:	Mayor and Members General Issues Committee
COMMITTEE DATE:	September 5, 2018
SUBJECT/REPORT NO:	West Harbour Strategic Initiatives Pier 8 Capital Works Tenders (PW18079) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Gavin Norman (905) 546-2424, Extension 4812
SUBMITTED BY:	Gord McGuire Director, Engineering Services Public Works
SIGNATURE:	

Discussion of Appendix "A" to Report PW18079 in Closed Session is subject to the following requirements(s) of the City of Hamilton's Procedural By-law and the Ontario Municipal Act, 2001:

- a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or [the] organization; and,
- a trade secret or scientific, technical, commercial or financial information that belongs to the municipality or local board and has monetary value or potential monetary value.

RECOMMENDATIONS

That staff be authorized and directed to award tenders for 100% of the previously approved Capital works, in the amount of \$35.8M, on Pier 8 for the following projects in 2018:

- (a) Project ID 4411606105 - Pier 8 Shorewall Rehabilitation (Approved Budget \$13.1M);
- (b) Project ID 4411506103 - Pier 8 Sanitary Pumping Station (Approved Budget \$5.9M);
- (c) Project ID 4411706101 - Pier 8 Servicing (Approved Budget \$8.8M);
- (d) Project ID 4411606106 - Pier 8 Promenade Park (Approved Budget \$8M).

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**SUBJECT: West Harbour Strategic Initiatives Pier 8 Capital Works Tenders
(PW18079) (City Wide) - Page 2 of 7**

EXECUTIVE SUMMARY

In 2012 the Waterfront project budget was established on planning level estimates that were not based on detailed site specific information.

As the project progresses more details are being determined, and these are refining the understanding of the budget impacts to complete the works required to deliver this project.

The purpose of this report is to:

- ❖ Alert Council to the potential cost increase for the capital works on Pier 8;
- ❖ Be able to proceed with tenders for one hundred percent of the work required for the four projects outlined in this report; and
- ❖ Advise Council that any additional funding required will be processed through the 2019 Capital Budget. Staff will bring forward for Council's consideration funding options with a focus on minimizing the Levy impact.

As part of the West Harbour Strategic Initiatives project, staff are proceeding with the construction of capital works required to support re-development of Pier 8.

The detailed design of previously approved capital works in the amount of \$35.8M on Pier 8 has been completed and is ready for tendering, including the:

- Pier 8 Shorewall Rehabilitation;
- Pier 8 Sanitary Pumping Station;
- Pier 8 Servicing; and
- Pier 8 Promenade Park.

Detailed cost estimates completed as part of the design of each project have projected a budget shortfall; however, each project is still subject to being tendered so the actual shortfall is not known.

In addition to construction cost indexing from 2012-2018, the impacts of working at considerable depth to stable soils has resulted in significantly more complex designs and construction requirements than could have been anticipated when the projects were first costed and budgeted for in 2012.

Despite the projected budget shortfall and in light of the City's commitment to moving forward with the Preferred Proponent of the Pier 8 development lands it's required that these projects proceed in 2018 in accordance with the capital delivery schedule. Staff are proposing that the budget shortfall be addressed in the 2019 Capital Budget which will include a combination of funding options with a focus on minimizing the Tax Levy impact to be considered by Council.

Alternatives for Consideration – See Page 6

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**SUBJECT: West Harbour Strategic Initiatives Pier 8 Capital Works Tenders
(PW18079) (City Wide) - Page 3 of 7**

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: Staff are proposing that the budget shortfall for all four projects of approximately \$12M be addressed in the 2019 Capital Budget. Staff will bring forward for Council's consideration a combination of the following funding options with a focus on minimizing the Tax Levy impact:

1. Commitments of additional Future Sales Revenues from the Pier 8 Development*;
2. Works-in-Progress appropriations;
3. Increased Development Charge Funding where justifiable and feasible**; and
4. Deferral of 2019 Waterfront Capital, where feasible.

* Section 413 of the Municipal Act suggests that the "matching principle" applies regarding the use of any sales proceeds. Therefore any sales proceeds from the Pier 8 Development would first be applied against any debenture issues for Pier 8 Development works which were Levy/Rate financed.

** Currently growth related projects are being analyzed by the City's DC consultants for the draft 2019 DC Background Study. When the growth components were initially set in 2013 the scope of the Pier 8 projects and the resultant growth impacts were not fully developed. This work is near completion and additional funding from Development Charges has been identified.

The Council approved funding to date for the four capital projects listed in recommendation (a) are as follows:

A. Pier 8 Shorewall Rehabilitation

Debt - \$6,529,000

Contribution from Capital - \$5,000,000

Federal Gas Tax - \$1,566,000

Total - \$13,095,000

Note: A growth component of approximately 60 percent has been identified through the draft 2019 DC Background study for the shorewall project. This funding amount is dependent upon DC Reserve funding availability. Any additional replacement funding from DC's will go first towards Levy debt reduction.

B. Pier 8 Sanitary Pumping Station

Debt - \$1,000,000

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**SUBJECT: West Harbour Strategic Initiatives Pier 8 Capital Works Tenders
(PW18079) (City Wide) - Page 4 of 7**

Development Charges - \$2,565,150

Rate Reserves - \$2,684,850

Total - \$5,850,000

Note: A growth component of approximately 90 percent has been identified through the draft 2019 DC Background study. This funding amount is dependent upon DC Reserve funding availability. Any additional replacement funding from DC's will go first towards Rate debt reduction.

C. Pier 8 Servicing

Debt - \$4,330,000

Contribution from Capital - \$4,500,000

Total - \$8,830,000

Note: A growth component of approximately 10 percent (transportation related) has been identified through the draft 2019 DC Background study. This funding amount is dependent upon DC Reserve funding availability. Any additional replacement funding from DC's will go first towards Levy debt reduction.

D. Pier 8 Promenade Park

Debt - \$6,200,000

Contribution from Capital - \$1,625,000

Donations - \$185,000

Total - \$8,010,000

Note: A growth component of approximately 60 percent has been identified through the draft 2019 DC Background study. This funding amount is dependent upon DC Reserve funding availability. Any additional replacement funding from DC's will go first towards Levy debt reduction.

Staffing: N/A

Legal: N/A

HISTORICAL BACKGROUND

On June 13, 2018 City Council approved GIC Report 18-013 including Report PED14002(h) entitled "Pier 8 Development Opportunity Request for Proposals Evaluation", naming The Waterfront Shores Corporation as the Preferred Proponent of the Pier 8 Development Opportunity RFP process and directed staff to proceed with negotiations and preparation of a development agreement intended to be complete by end of 2018. The Agreement will outline, among other things, the dates each Block of land is to be transferred and developed, the type of development on each Block, the schedule for payments, affordable housing requirements, environmental responsibilities,

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**SUBJECT: West Harbour Strategic Initiatives Pier 8 Capital Works Tenders
(PW18079) (City Wide) - Page 5 of 7**

LEED standards, indemnities and insurance obligations, the City's responsibilities with respect to land delivery and infrastructure preparation as well as provisions dealing with contract performance and contingencies such as delays and major market disruptions that are beyond the control of either the City or the Preferred Proponent.

From a capital works perspective staff has been advancing the West Harbour Strategic Initiative's since 2013. To date, major works completed include a new marina in the main basin and floating breakwater and the Pier 7 Boardwalk and Transient Docks. Setting the stage for being development-ready, Pier 8 has also been undergoing significant behind the scenes preparation including site remediation and building demolition.

Next steps in the transformation of the waterfront include installation of municipal services and the road network on Pier 8 to support the planned redevelopment.

The following is a list of Council-approved Motions and staff reports that form a chronological history regarding the City's West Harbour Re-Development Plans, specifically for the Piers 5 to 8 lands:

- November 20, 2015 - Information Update CASP1516 entitled "Status of West Harbour Capital Works";
- On November 9, 2016, Council approved General Issues Committee (GIC) Report 16-028 (Report PED14002(c)) entitled "West Harbour Real Estate Solicitation Process for Pier 8 Lands";
- May 24, 2017 – Council approved Planning Committee Report 17-009 and staff Report PED17074 entitled "Applications to Amend City of Hamilton Zoning By-law No. 05-200, Approval of a Draft Plan of Subdivision and Temporary Use By-law for lands located at Pier 8, 65 Guise Street East";
- On July 14, 2017, Council approved GIC Report 17-015, including Report PED14002(e) entitled "Pier 8 Request for Proposal (RFP) Evaluation and Scoring Framework" outlining the RFP evaluation and scoring framework; and,
- On November 22, 2017, Council approved GIC Report 17-024 including Report PED14002(f) entitled "Pier 8 Request for Proposal (RFP) Financial Bid Structure".

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Respecting the various funding options to be considered to address the budget shortfall:

- Commitments of additional Future Sales Revenues from the Pier 8 Development consistent with Section 413 of the Municipal Act.
- Works-in-Progress appropriations are governed by the "Capital Projects Budget Appropriation and Works-in-Progress Transfer" Policy.
- Increased Development Charge Funding where justifiable and feasible is subject to requirements of the Development Charges Act and approval of the 2019 Development Charges by-law.

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**SUBJECT: West Harbour Strategic Initiatives Pier 8 Capital Works Tenders
(PW18079) (City Wide) - Page 6 of 7**

RELEVANT CONSULTATION

In preparation of this report, staff consulted with Corporate Services, Capital Budgets & Development Section, Legal Services, and Financial Services Procurement Section.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

Reference Appendix “A” (“Confidential” Details Supporting the Rationale for Recommendation). This portion of the report is to go “In Camera”.

ALTERNATIVES FOR CONSIDERATION

Although final cost estimates project a budget shortfall, until projects are tendered and bids received, staff will not know the full extent of the projected shortfall.

❖ Alternative One:

An alternative for consideration would be to wait for tenders to come in and then report back to Council on actual funding requirements; however, this is not recommended given the timing of upcoming municipal elections and that as any delay in awarding the work at this point would likely significantly impact the City’s ability to deliver the projects on time. Therefore, this approach is not recommended.

Financial Implications: Council has directed staff to proceed with rendering Pier 8 ‘development—ready’ and commencing negotiations with the Preferred Proponent. Any delay in delivering the associated capital infrastructure could adversely impact the timing in achieving those objectives.

Staffing Implications: N/A

Legal Implications: N/A

❖ Alternative Two:

Another alternative would be to award and complete the work in phases; i.e. only approve work to be completed that is funded and wait for capital budget approval before proceeding with the next phase. For some capital projects it is possible to break a project into distinct phases that would allow the work to proceed by spending only the approved budget allocation for phase 1 work and to wait for 2019 capital budget approval prior to proceeding with phase 2 works. This approach is not being recommended for Pier 8 because approval in principle of the entire contract value of each project is still required in 2018 in order to proceed and given the timing (late in the year) there is little to no risk that enough work could be completed before the 2019 budget is approved that would result in not being able to pay invoices.

Financial Implications: N/A

Staffing Implications: N/A

Legal Implications: N/A

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**SUBJECT: West Harbour Strategic Initiatives Pier 8 Capital Works Tenders
(PW18079) (City Wide) - Page 7 of 7**

❖ Alternative Three:

Another alternative could be to look at design changes prior to tendering the work to reduce project cost; however, at a minimum, this approach will delay the start of construction and may not result in required cost savings so is not recommended. This approach could be considered post tender and award so not to delay the process and would allow time in the interim to assess any potential cost savings to each capital project. If feasible from a timing perspective, the change would need to be negotiated with the winning bidder and staff would report back to Council if required on the preferred approach and associated cost savings.

Financial Implications: Design changes could result in cost savings reducing the anticipated funding shortfall, but, if considered prior to tendering, the resulting delay in project delivery could materially impact the timely completion of the Pier 8 development.

Staffing Implications: N/A

Legal Implications: N/A

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.

Clean and Green

Hamilton is environmentally sustainable with a healthy balance of natural and urban spaces.

Built Environment and Infrastructure

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APPENDICES AND SCHEDULES ATTACHED

Appendix A: “Confidential” Details Supporting the Rationale for Recommendation

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9.1

CITY OF HAMILTON MOTION

General Issues Committee: September 5, 2018

MOVED BY COUNCILLOR M. GREEN.....

SECONDED BY MAYOR / COUNCILLOR.....

Redevelopment / Reuse of the former King George School Site at 77 Gage Avenue North, Hamilton

WHEREAS, the City has identified its interest in the former King George School property located at 77 Gage Avenue North, Hamilton, to repurpose the site as a potential location for a major educational institution and/or local hub for community groups;

WHEREAS, the City of Hamilton acquired the property known as former King George School property located at 77 Gage Avenue North, Hamilton on March 15, 2018;

WHEREAS, the Ministry of Education provided funding for a community-based Early Years Program including a EarlyON Centre and Child Care Centre, to be operational by December 2020;

WHEREAS, the Hamilton Public Library (HPL) has an interest in locating future branches strategically, in partnership with complementary institutions and services and the proximity of the site to the new secondary school presents a unique opportunity to support youth learning and engagement, and would provide a collaborative, creative space;

WHEREAS the HPL is interested in exploring which public library services are best suited to the surrounding community and this site; and

WHEREAS the Ontario College of Art and Design (OCAD) has expressed interest in establishing a presence in Hamilton related to skills development and continuing education targeted at youth in the arts and culture sector;

THEREFORE, BE IT RESOLVED:

- (a) That Public Works Facilities staff be directed to undertake a two-phased redevelopment study for the former King George School site, at 77 Gage Avenue North, Hamilton, which would include a general building condition assessment in the first phase, and a study of the improvements that would be required to the

school to support the identified uses as well as an operating plan in the second phase and report back to the Public Works Committee;

- (b) That the funding for the two-phased redevelopment study, for the former King George School site, at 77 Gage Avenue North, Hamilton, to a maximum of \$250,000 be funded from the Ward 3 Special Capital Reinvestment Reserve #108053;
- (c) That staff from the Neighbourhood Development Section of the Healthy and Safe Communities Department and the Tourism and Culture Division of the Planning and Economic Development Department establish a Task Force to inform the development of the operating plan for a hub at the former King George School site, 77 Gage Avenue North, Hamilton, which would include educational skills development and continuing education, targeted at youth in the arts and culture sector;
- (d) That the Task Force include representatives from the Ontario College of Art and Design, the Hamilton Public Library, the Hamilton Community Foundation, representatives of the local arts and culture sector, and the appropriate City staff; and
- (e) That funding for the future implementation of a community hub at the former King George School at 77 Gage Avenue North, Hamilton, in the amount of \$750,000, be funded from the Ward 3 Special Capital Reinvestment Reserve #108053.