City of Hamilton

GENERAL ISSUES COMMITTEE

Meeting #: 19-010
Date: May 15, 2019
Time: 9:30 a.m.
Location: Council Chambers, Hamilton City Hall
71 Main Street West

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

Pages

1. CEREMONIAL ACTIVITIES

2. APPROVAL OF AGENDA

3. DECLARATIONS OF INTEREST

4. APPROVAL OF MINUTES OF PREVIOUS MEETING

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5. COMMUNICATIONS

6. DELEGATION REQUESTS

7. CONSENT ITEMS

8. PUBLIC HEARINGS / DELEGATIONS

9. STAFF PRESENTATIONS

10. DISCUSSION ITEMS

10.1 Hamilton Light Rail Transit (LRT) Project Update (PED19100) (City Wide) — 22

10.2 Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant Application, 555 Sanatorium Road, ERG-18-05 (PED19101) (Ward 8) — 31

10.3 Transfer of Responsibilities for Festival and Event Application Intake and S.E.A.T. Coordination (PED19087/HSC19018) (City Wide)

11. MOTIONS

12. NOTICES OF MOTION

13. GENERAL INFORMATION / OTHER BUSINESS

14. PRIVATE AND CONFIDENTIAL

14.1 Closed Session Minutes - April 17, 2019 (distributed under separate cover)

Pursuant to Section 8.1, Sub-section (c), (d), (e), (f) and (k) of the City's Procedural By-law 18-270; and, Section 239(2), Sub-section (c), (d), (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; labour relations or employee negotiations; 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.

14.2 Closed Session Minutes - May 1, 2019 (distributed under separate cover)

Pursuant to Section 8.1, Sub-section (c), (e), (f), (i) and (k) of the City's Procedural By-law 18-270; and, Section 239(2), Sub-section (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.

14.3 Acquisition by City of Land for Road Construction (PED19098) (Ward 6) (distributed under separate cover)

Pursuant to Section 8.1, Sub-section (c) of the City's Procedural By-law 18-270, 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.

15. ADJOURNMENT

GENERAL ISSUES COMMITTEE
MINUTES 19-009

9:30 a.m.
Wednesday, May 1, 2019
Council Chambers
Hamilton City Hall
71 Main Street West

Present: Mayor F. Eisenberger, Deputy Mayor M. Pearson (Chair)
Councillors M. Wilson, J. Farr, N. Nann, S. Merulla, C. Collins, T. Jackson, E. Pauls, J. P. Danko, B. Clark, B. Johnson, L. Ferguson, A. VanderBeek, T. Whitehead, J. Partridge

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THE FOLLOWING ITEMS WERE REFERRED TO COUNCIL FOR CONSIDERATION:

1. Revised Ottawa Street Business Improvement Area (BIA) Appointment of the Board of Management for 2019-2023 (PED19054(a)) (Wards 3 and 4) (Item 7.1)

(Nann/Merulla)
That the following individuals be appointed to the Ottawa Street Business Improvement Area (BIA) Board of Management for a four-year term (2019 to 2023):

(i) Councillor Nrinder Nann, Ward 3 Councillor
(ii) Councillor Sam Merulla, Ward 4 Councillor
(iii) Melanie Anderson
(iv) Sauro Bertolozzi
(v) Michael Carruth
(vi) Randy Gallant
(vii) Eva Grad
(viii) Mike Heddle
(ix) Kerry James
(x) Wendy Kemp
(xi) Helena McKinney
(xii) Mike Spadafora
(xiii) Ariane Terveld

Result: **Motion CARRIED by a vote of 11 to 0, as follows:**

NOT PRESENT - Councillor Maureen Wilson
NOT PRESENT - Councillor Jason Farr
YES - Councillor Nrinder Nann
YES - Councillor Sam Merulla
YES - Councillor Chad Collins
YES - Councillor Tom Jackson
YES - Councillor Esther Pauls
YES - Councillor John-Paul Danko
YES - Deputy-Mayor Maria Pearson
NOT PRESENT - Mayor Fred Eisenberger
NOT PRESENT - Councillor Judi Partridge
YES - Councillor Terry Whitehead
NOT PRESENT - Councillor Arlene VanderBeek
YES - Councillor Lloyd Ferguson
YES - Councillor Brenda Johnson
YES - Councillor Brad Clark

2. CityLAB Annual Report and Request for Extension (CM19003) (City Wide) (Item 9.1)

(Eisenberger/Farr)
That the CityLAB Hamilton pilot program be extended until May 31, 2022, and that the City's financial contribution be funded through the Tax Stabilization Reserve (110046).

Result: **Motion CARRIED by a vote of 14 to 0, as follows:**

NOT PRESENT - Councillor Maureen Wilson
YES - Councillor Jason Farr
YES - Councillor Nrinder Nann
YES - Councillor Sam Merulla
YES - Councillor Chad Collins
YES - Councillor Tom Jackson
YES - Councillor Esther Pauls
YES - Councillor John-Paul Danko
YES - Deputy-Mayor Maria Pearson
YES - Mayor Fred Eisenberger
YES - Councillor Judi Partridge
YES - Councillor Terry Whitehead
YES - Councillor Arlene VanderBeek
YES - Councillor Lloyd Ferguson
YES - Councillor Brenda Johnson
NOT PRESENT - Councillor Brad Clark

3. Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Urban Renewal Initiatives (PED19085) (City Wide) (Item 10.1)

(Merulla/Collins)
That Report PED19085, respecting the Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Urban Renewal Initiatives, be received.

CARRIED

4. Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant Application, 212 King William Street, ERG-17-04 (PED19094) (Ward 2) (Item 10.2)

(Farr/VanderBeek)
(a) That Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant Application - ERG-17-04, submitted by Rose Hamilton Home Inc., owner of the property at 212 King William Street, Hamilton, for an ERASE Redevelopment Grant not to exceed $4,803,684, the actual cost of the remediation over a maximum of ten years, be authorized and approved in accordance with the terms and conditions of the ERASE Redevelopment Agreement;

(b) That the Mayor and City Clerk be authorized and directed to execute the Environmental Remediation and Site Enhancement (ERASE) Redevelopment Agreement together with any ancillary documentation required, to effect Recommendation (a) of Report PED19094, in a form satisfactory to the City Solicitor; and,

(c) That the General Manager of the Planning and Economic Development Department be authorized to approve and execute any grant amending agreements, together with any ancillary amending documentation, if required, provided that the terms and conditions of the Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant, as approved by City Council, are maintained.

Result: **Motion CARRIED by a vote of 14 to 0, as follows:**

NOT PRESENT - Councillor Maureen Wilson
YES - Councillor Jason Farr
YES - Councillor Nrinder Nann
YES - Councillor Sam Merulla
YES - Councillor Chad Collins
YES - Councillor Tom Jackson
YES - Councillor Esther Pauls
YES - Councillor John-Paul Danko
YES - Deputy-Mayor Maria Pearson

YES - Mayor Fred Eisenberger
YES - Councillor Judi Partridge
YES - Councillor Terry Whitehead
YES - Councillor Arlene VanderBeek
YES - Councillor Lloyd Ferguson
YES - Councillor Brenda Johnson
NOT PRESENT - Councillor Brad Clark

5. Mayor's Blue Ribbon Task Force on Workforce Development Report 19-001, March 26, 2019 (Item 10.3)

(Eisenberger/Whitehead)
(a) Appointment of Chair and Vice Chair (Item 1)

(i) That Ron McKerlie be appointed as Chair of the Mayor's Blue Ribbon Task Force on Workforce Development for this last meeting; and,

(ii) That Keanin Loomis be appointed as Vice-Chair of the Mayor's Blue Ribbon Task Force on Workforce Development for this last meeting.

(b) Mayor's Blue Ribbon Task Force Next Steps (Item 7.1)

(i) That the Mayor's Blue Ribbon Task Force on Workforce Development be disbanded; and,

(ii) That annual reports on workforce development be included within the Business Development Annual Report.

Result: Motion CARRIED by a vote of 14 to 0, as follows:

NOT PRESENT - Councillor Maureen Wilson
YES - Councillor Jason Farr
YES - Councillor Nrinder Nann
YES - Councillor Sam Merulla
YES - Councillor Chad Collins
YES - Councillor Tom Jackson
YES - Councillor Esther Pauls
YES - Councillor John-Paul Danko
YES - Deputy-Mayor Maria Pearson
YES - Mayor Fred Eisenberger
YES - Councillor Judi Partridge
YES - Councillor Terry Whitehead
YES - Councillor Arlene VanderBeek
YES - Councillor Lloyd Ferguson
YES - Councillor Brenda Johnson

NOT PRESENT - Councillor Brad Clark

6. Disaster Mitigation and Adaptation Fund Financing Strategy (FCS19038) (City Wide) (Item 10.4)

(Collins/Eisenberger)

(a) That the financing strategy for Disaster Mitigation and Adaptation Fund projects with a gross project cost of $31.85 M and the City's municipal share:

(i) of $18.48 M for Shoreline Protection Measures Project, as detailed in Appendix "A" to Report FCS19038, be approved;

(ii) of $0.63 M for Combined Sewer Overflow Backflow Prevention Project of equal contributions from the Wastewater Reserve (108005) and Storm Reserve (108010) be approved;

(b) That staff be authorized and directed to forward to the Government of Canada correspondence setting out the City of Hamilton's share of the Disaster Mitigation and Adaptation Fund in the total amount of $19.11 M approved through the funding sources identified in recommendation (a) to Report FCS19038, as evidence that all project funding, other than the federal contribution under Disaster Mitigation and Adaptation Fund, has been secured; and,

(c) That the City Solicitor be authorized and directed to prepare any necessary by-laws for Council approval, for the purpose of giving effect to the City's acceptance of funding from the Government of Canada's Disaster Mitigation and Adaptation Fund for the Shoreline Protection Measures Project and the Combined Sewer Overflow Backflow Prevention Project.

Result: **Motion CARRIED by a vote of 13 to 0, as follows:**

YES - Councillor Maureen Wilson
NOT PRESENT - Councillor Jason Farr
YES - Councillor Nrinder Nann
YES - Councillor Sam Merulla
YES - Councillor Chad Collins
YES - Councillor Tom Jackson
YES - Councillor Esther Pauls
YES - Councillor John-Paul Danko
YES - Deputy-Mayor Maria Pearson
YES - Mayor Fred Eisenberger
YES - Councillor Judi Partridge
NOT PRESENT - Councillor Terry Whitehead
YES - Councillor Arlene VanderBeek

YES - Councillor Lloyd Ferguson
YES - Councillor Brenda Johnson
NOT PRESENT - Councillor Brad Clark

7. Conservation Authorities Act Review (LS15027(d)) (City Wide) (Item 10.5)

(Collins/Jackson)
That the Office of the Mayor forward a submission to the Ministry of the Environment, Conservation and Parks, consistent with the contents of Appendix "A" attached to Report LS15027(d) and in a form acceptable to the City Solicitor, regarding the proposed amendments to the Conservation Authorities Act and ERO (Environmental Registry of Ontario) notice number 013-5018.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES - Councillor Maureen Wilson
NOT PRESENT - Councillor Jason Farr
YES - Councillor Nrinder Nann
NOT PRESENT - Councillor Sam Merulla
YES - Councillor Chad Collins
YES - Councillor Tom Jackson
NOT PRESENT - Councillor Esther Pauls
YES - Councillor John-Paul Danko
YES - Deputy-Mayor Maria Pearson
YES - Mayor Fred Eisenberger
YES - Councillor Judi Partridge
YES - Councillor Terry Whitehead
YES - Councillor Arlene VanderBeek
NOT PRESENT - Councillor Lloyd Ferguson
YES - Councillor Brenda Johnson
NOT PRESENT - Councillor Brad Clark

8. Niagara Peninsula Conservation Authority Board Composition (Added Item 11.1)

(Johnson/Clark)
WHEREAS, the judicial review of the appeal for the Niagara Peninsula Conservation Authority (NPCA) on the levy is complete; and,

WHEREAS, the 3 municipalities, they being the City of Hamilton, Haldimand County, and Niagara Region, agreed to negotiate the composition of the NPCA Board at such time as the judicial review of the appeal is complete;

THEREFORE, BE IT RESOLVED:

The City of Hamilton Mayor and/or both representatives meet with representatives of Haldimand County and Niagara Region to begin discussions of negotiating the composition of the Niagara Peninsula Conservation Authority (NPCA) Board.

Result: **Motion CARRIED by a vote of 14 to 0, as follows:**

YES - Councillor Maureen Wilson
YES - Councillor Jason Farr
YES - Councillor Nrinder Nann
NOT PRESENT - Councillor Sam Merulla
NOT PRESENT - Councillor Chad Collins
YES - Councillor Tom Jackson
YES - Councillor Esther Pauls
YES - Councillor John-Paul Danko
YES - Deputy-Mayor Maria Pearson
YES - Mayor Fred Eisenberger
YES - Councillor Judi Partridge
YES - Councillor Terry Whitehead
YES - Councillor Arlene VanderBeek
YES - Councillor Lloyd Ferguson
YES - Councillor Brenda Johnson
YES - Councillor Brad Clark

9. Acquisition of Industrial Land in Ward 11 (PED19093) (Ward 11) (Item 14.1)

(Johnson/Partridge)
That Report PED19093, respecting the Acquisition of Industrial Land in Ward 11, and its appendices, remain confidential until completion of the real estate transaction.

Result: **Motion CARRIED by a vote of 11 to 0, as follows:**

YES - Councillor Maureen Wilson
NOT PRESENT - Councillor Jason Farr
YES - Councillor Nrinder Nann
NOT PRESENT - Councillor Sam Merulla
YES - Councillor Chad Collins
YES - Councillor Tom Jackson
NOT PRESENT - Councillor Esther Pauls
YES - Councillor John-Paul Danko
YES - Deputy-Mayor Maria Pearson
YES - Mayor Fred Eisenberger
YES - Councillor Judi Partridge
YES - Councillor Terry Whitehead
YES - Councillor Arlene VanderBeek
NOT PRESENT - Councillor Lloyd Ferguson

YES - Councillor Brenda Johnson
NOT PRESENT - Councillor Brad Clark

10. Settlement of Litigation – Canada Fibers Ltd. (LS18047(b)/PW19039) (City Wide) (Added Item 14.2)

(Whitehead/Eisenberger)
That Report LS18047(b)/PW19039, respecting the Settlement of Litigation – Canada Fibers Ltd., be received and remain confidential.

Result: Motion CARRIED by a vote of 10 to 1, as follows:

YES - Councillor Maureen Wilson
NOT PRESENT - Councillor Jason Farr
YES - Councillor Nrinder Nann
NOT PRESENT - Councillor Sam Merulla
NO - Councillor Chad Collins
YES - Councillor Tom Jackson
NOT PRESENT - Councillor Esther Pauls
YES - Councillor John-Paul Danko
YES - Deputy-Mayor Maria Pearson
YES - Mayor Fred Eisenberger
YES - Councillor Judi Partridge
YES - Councillor Terry Whitehead
YES - Councillor Arlene VanderBeek
NOT PRESENT - Councillor Lloyd Ferguson
YES - Councillor Brenda Johnson
NOT PRESENT - Councillor Brad Clark

11. Niagara Peninsula Conservation Authority Board Representation (LS19018) (City Wide) (Added Item 14.3)

(Johnson/Collins)
(d) That recommendation (a), as amended, be released publicly following approval by Council;

(e) That recommendations (b) and (c) and the contents of Report LS19018 remain confidential.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES - Councillor Maureen Wilson
NOT PRESENT - Councillor Jason Farr
YES - Councillor Nrinder Nann
NOT PRESENT - Councillor Sam Merulla
YES - Councillor Chad Collins

YES - Councillor Tom Jackson
NOT PRESENT - Councillor Esther Pauls
YES - Councillor John-Paul Danko
YES - Deputy-Mayor Maria Pearson
YES - Mayor Fred Eisenberger
YES - Councillor Judi Partridge
YES - Councillor Terry Whitehead
YES - Councillor Arlene VanderBeek
NOT PRESENT - Councillor Lloyd Ferguson
YES - Councillor Brenda Johnson
NOT PRESENT - Councillor Brad Clark

12. 35 Market Street South, Dundas (LS19009(a)/PW19020(a)) (City Wide) (Added Item 14.4)

(VanderBeek/Jackson)
That Report LS19009(a)/PW19020(a), respecting 35 Market Street South, Dundas, be received and remain confidential.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES - Councillor Maureen Wilson
NOT PRESENT - Councillor Jason Farr
YES - Councillor Nrinder Nann
NOT PRESENT - Councillor Sam Merulla
YES - Councillor Chad Collins
YES - Councillor Tom Jackson
NOT PRESENT - Councillor Esther Pauls
YES - Councillor John-Paul Danko
YES - Deputy-Mayor Maria Pearson
YES - Mayor Fred Eisenberger
YES - Councillor Judi Partridge
YES - Councillor Terry Whitehead
YES - Councillor Arlene VanderBeek
NOT PRESENT - Councillor Lloyd Ferguson
YES - Councillor Brenda Johnson
NOT PRESENT - Councillor Brad Clark

FOR INFORMATION:

(a) APPROVAL OF AGENDA (Item 2)

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

1. DELEGATION REQUESTS (Item 6)

6.1 Ute Schmid-Jones, Hamilton's Own Snowflake Lady is Et-Tu Productions: Ageless Creative You, respecting Better Inclusive Marketing and Perspective of Seasonal Neighbourhood Celebrations Funded in Part by the City of Hamilton (For the May 1, 2019 GIC)

2. PRIVATE & CONFIDENTIAL (Item 14)

14.2 Settlement of Litigation – Canada Fibers Ltd. (LS18047(b)/PW19039) (City Wide)

Pursuant to Section 8.1, Sub-sections (e), (f), (i) and (k) of the City's Procedural By-law 18-270; and, Section 239(2), Sub-sections (e), (f), (i) and (k) of the Ontario Municipal Act, 2001, as amended, as the subject matters pertain 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; 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.

14.3 Niagara Peninsula Conservation Authority Board Representation (LS19018) (City Wide)

Pursuant to Section 8.1, Sub-sections (e) and (f) of the City's Procedural By-law 18-270, 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.

14.4 35 Market Street South, Dundas (LS19009(a)/PW19020(a)) (City Wide)

Pursuant to Section 8.1, Sub-sections (e) and (k) of the City's Procedural By-law 18-270, and Section 239(2), Sub-sections (e) 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; 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.

(Pauls/Whitehead)
That the agenda for the May 1, 2019 General Issues Committee meeting, be approved, as amended.

Result: **Motion CARRIED by a vote of 9 to 0, as follows:**

NOT PRESENT - Councillor Maureen Wilson
NOT PRESENT - Councillor Jason Farr
YES - Councillor Nrinder Nann
YES - Councillor Sam Merulla
NOT PRESENT - Councillor Chad Collins
YES - Councillor Tom Jackson
YES - Councillor Esther Pauls
YES - Councillor John-Paul Danko
YES - Deputy-Mayor Maria Pearson
NOT PRESENT - Mayor Fred Eisenberger
NOT PRESENT - Councillor Judi Partridge
YES - Councillor Terry Whitehead
NOT PRESENT - Councillor Arlene VanderBeek
NOT PRESENT - Councillor Lloyd Ferguson
YES - Councillor Brenda Johnson
YES - Councillor Brad Clark

(b) DECLARATIONS OF INTEREST (Item 2)

There were no declarations of interest.

(c) APPROVAL OF MINUTES OF THE PREVIOUS MEETINGS (Item 4)

(i) April 17, 2019 (Item 4.1)

(Johnson/Merulla)
That the Minutes of the April 17, 2019 meeting of the General Issues Committee be approved, as presented.

Result: **Motion CARRIED by a vote of 9 to 0, as follows:**

NOT PRESENT - Councillor Maureen Wilson
NOT PRESENT - Councillor Jason Farr
YES - Councillor Nrinder Nann

YES - Councillor Sam Merulla
NOT PRESENT - Councillor Chad Collins
YES - Councillor Tom Jackson
YES - Councillor Esther Pauls
YES - Councillor John-Paul Danko
YES - Deputy-Mayor Maria Pearson
NOT PRESENT - Mayor Fred Eisenberger
NOT PRESENT - Councillor Judi Partridge
YES - Councillor Terry Whitehead
NOT PRESENT - Councillor Arlene VanderBeek
NOT PRESENT - Councillor Lloyd Ferguson
YES - Councillor Brenda Johnson
YES - Councillor Brad Clark

(d) DELEGATION REQUESTS (Item 6)

(i) Ute Schmid-Jones, Hamilton's Own Snowflake Lady is Et-Tu Productions: Ageless Creative You, respecting Better Inclusive Marketing and Perspective of Seasonal Neighbourhood Celebrations Funded in Part by the City of Hamilton (Added Item 6.1)

(Whitehead/Clark)
That the delegation request, submitted by Ute Schmid-Jones, Hamilton's Own Snowflake Lady is Et-Tu Productions: Ageless Creative You, respecting Better Inclusive Marketing and Perspective of Seasonal Neighbourhood Celebrations Funded in Part by the City of Hamilton, be approved to appear before the General Issues Committee at its meeting of May 1, 2019.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

NOT PRESENT - Councillor Maureen Wilson
NOT PRESENT - Councillor Jason Farr
YES - Councillor Nrinder Nann
YES - Councillor Sam Merulla
YES - Councillor Chad Collins
YES - Councillor Tom Jackson
YES - Councillor Esther Pauls
YES - Councillor John-Paul Danko
YES - Deputy-Mayor Maria Pearson
NOT PRESENT - Mayor Fred Eisenberger
NOT PRESENT - Councillor Judi Partridge
YES - Councillor Terry Whitehead
NOT PRESENT - Councillor Arlene VanderBeek
YES - Councillor Lloyd Ferguson
YES - Councillor Brenda Johnson
YES - Councillor Brad Clark

(e) PUBLIC HEARINGS / DELEGATIONS (Item 8)

(i) Ute Schmid-Jones, Hamilton's Own Snowflake Lady is Et-Tu Productions: Ageless Creative You, respecting Better Inclusive Marketing and Perspective of Seasonal Neighbourhood Celebrations Funded in Part by the City of Hamilton (Added Item 8.1)

Ute Schmid-Jones, Hamilton's Own Snowflake Lady is Et-Tu Productions: Ageless Creative You, addressed Committee, respecting Better Inclusive Marketing and Perspective of Seasonal Neighbourhood Celebrations Funded in Part by the City of Hamilton.

(Pauls/Danko)
That the presentation, provided by Ute Schmid-Jones, Hamilton's Own Snowflake Lady is Et-Tu Productions: Ageless Creative You, respecting Better Inclusive Marketing and Perspective of Seasonal Neighbourhood Celebrations Funded in Part by the City of Hamilton, be received.

CARRIED

(f) CONSENT ITEMS (Item 7)

(i) Business Improvement Area Advisory Committee Minutes, March 19, 2019 (Item 7.2)

(Collins/Jackson)
That the Business Improvement Area Advisory Committee Minutes, March 19, 2019, be received.

CARRIED

(g) STAFF PRESENTATIONS (Item 9)

(i) CityLAB Annual Report and Request for Extension (CM19003) (City Wide) (Item 9.1)

Patrick Byrne, Project Manager, City Lab, addressed Committee and provided a PowerPoint presentation respecting Report CM19003, CityLAB Annual Report and Request for Extension.

(Pauls/Nann)
That the presentation respecting Report CM19003, CityLAB Annual Report and Request for Extension, 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 further disposition of this matter, please refer to Item 2.

(h) DISCUSSION ITEMS (Item 10)

(i) Conservation Authorities Act Review (LS15027(d)) (City Wide) (Item 10.5)

(Eisenberger/Clark)
That staff prepare a Report back to the General Issues Committee on how Conservation Authority Levies are apportioned in other Ontario Jurisdictions either on a Watershed Basis or on a full Municipality Basis.

Result: Motion CARRIED by a vote of 14 to 0, as follows:

YES - Councillor Maureen Wilson
YES - Councillor Jason Farr
YES - Councillor Nrinder Nann
NOT PRESENT - Councillor Sam Merulla
NOT PRESENT - Councillor Chad Collins
YES - Councillor Tom Jackson
YES - Councillor Esther Pauls
YES - Councillor John-Paul Danko
YES - Deputy-Mayor Maria Pearson
YES - Mayor Fred Eisenberger
YES - Councillor Judi Partridge
YES - Councillor Terry Whitehead
YES - Councillor Arlene VanderBeek
YES - Councillor Lloyd Ferguson
YES - Councillor Brenda Johnson
YES - Councillor Brad Clark

For further disposition of this matter, please refer to Item 7.

(i) NOTICES OF MOTION (Item 12)

(i) Niagara Peninsula Conservation Authority Board Composition (Added Item 12.1)

Councillor B. Johnson introduced a Notice of Motion respecting the Niagara Peninsula Conservation Authority Board Composition.

(Johnson/Clark)
That the Rules of Order be waived to allow for the introduction of a Motion respecting the Niagara Peninsula Conservation Authority Board Composition.

Result: **Motion CARRIED by a 2/3rd vote of 16 to 0, as follows:**

YES - Councillor Maureen Wilson
YES - Councillor Jason Farr
YES - Councillor Nrinder Nann
YES - Councillor Sam Merulla
YES - Councillor Chad Collins
YES - Councillor Tom Jackson
YES - Councillor Esther Pauls
YES - Councillor John-Paul Danko
YES - Deputy-Mayor Maria Pearson
YES - Mayor Fred Eisenberger
YES - Councillor Judi Partridge
YES - Councillor Terry Whitehead
YES - Councillor Arlene VanderBeek
YES - Councillor Lloyd Ferguson
YES - Councillor Brenda Johnson
YES - Councillor Brad Clark

For further disposition of this matter, please refer to Item 8.

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

(i) Amendments to the Outstanding Business List (Item 13.1)

(Whitehead/Ferguson)
That the following amendments to the General Issues Committee's Outstanding Business List, be approved:

(a) Items to be Removed:

(i) Mayor's Blue Ribbon Task Force on Workforce Development Semi-Annual Update (Committee Disbanded through Item 10.3 on today's agenda.)

(b) Items to be Referred to Appropriate Standing Committee/Board:

(i) Climate Change Reserve and Adaptation Plan – Funding Opportunities with Higher Levels of Government Climate Change Reserve and Adaptation Plan – Funding Opportunities with Higher Levels of Government

Be referred to the Board of Health

Result: **Motion CARRIED by a vote of 14 to 0, as follows:**

YES - Councillor Maureen Wilson
YES - Councillor Jason Farr
YES - Councillor Nrinder Nann
NOT PRESENT - Councillor Sam Merulla
NOT PRESENT - Councillor Chad Collins
YES - Councillor Tom Jackson
YES - Councillor Esther Pauls
YES - Councillor John-Paul Danko
YES - Deputy-Mayor Maria Pearson
YES - Mayor Fred Eisenberger
YES - Councillor Judi Partridge
YES - Councillor Terry Whitehead
YES - Councillor Arlene VanderBeek
YES - Councillor Lloyd Ferguson
YES - Councillor Brenda Johnson
YES - Councillor Brad Clark

(k) PRIVATE & CONFIDENTIAL (Item 14)

(Johnson/Partridge)
That the Committee move into Closed Session, respecting Items 14.1 to 14.4, pursuant to Section 8.1, Sub-sections (c), (e), (f), (i) and (k) of the City's Procedural By-law 18-270; 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.

Result: **Motion CARRIED by a vote of 13 to 0, as follows:**

YES - Councillor Maureen Wilson
YES - Councillor Jason Farr
NOT PRESENT - Councillor Nrinder Nann
YES - Councillor Sam Merulla
NOT PRESENT - Councillor Chad Collins
YES - Councillor Tom Jackson
YES - Councillor Esther Pauls

YES - Councillor John-Paul Danko
YES - Deputy-Mayor Maria Pearson
YES - Mayor Fred Eisenberger
YES - Councillor Judi Partridge
YES - Councillor Terry Whitehead
YES - Councillor Arlene VanderBeek
NOT PRESENT - Councillor Lloyd Ferguson
YES - Councillor Brenda Johnson
YES - Councillor Brad Clark

(i) Acquisition of Industrial Land in Ward 11 (PED19093) (Ward 11) (Item 14.1)

Staff were provided with direction in Closed Session.

For further disposition of this matter, please refer to Item 9.

(ii) Settlement of Litigation – Canada Fibers Ltd. (LS18047(b)/PW19039) (City Wide) (Added Item 14.2)

Staff were provided with direction in Closed Session.

For further disposition of this matter, please refer to Item 10.

(iii) Niagara Peninsula Conservation Authority Board Representation (LS19018) (City Wide) (Added Item 14.3)

Staff were provided with direction in Closed Session.

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

(iv) 35 Market Street South, Dundas (LS19009(a)/PW19020(a)) (City Wide) (Added Item 14.4)

Staff were provided with direction in Closed Session.

For further disposition of this matter, please refer to Item 12.

(l) ADJOURNMENT (Item 13)

(Johnson/Wilson)
That there being no further business, the General Issues Committee be adjourned at 2:38 p.m.

CARRIED

Respectfully submitted,

M. Pearson, Deputy Mayor
Chair, General Issues Committee

Alicia Davenport
Legislative Coordinator
Office of the City Clerk

INFORMATION REPORT

TO:	Mayor and Members General Issues Committee
COMMITTEE DATE:	May 15, 2019
SUBJECT/REPORT NO:	Hamilton Light Rail Transit (LRT) Project Update (PED19100) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Kris Jacobson (905) 546-2424 Ext. 6396
SUBMITTED BY: **SIGNATURE:**	Kris Jacobson Director, LRT Project Office Planning and Economic Development Department

COUNCIL DIRECTION

Not applicable.

INFORMATION

At its meeting of May 31, 2018, Council received report PED18116 which provided an overall update on the Hamilton B-Line Light Rail Transit (LRT) Project. The report provided high level information related to proposed design modifications, property acquisition and community engagement activities. The report also advised Council that the project had entered the procurement phase with the issuance of the Request for Proposals (RFP), introduced Council to the three pre-qualified bid teams (the proponents) and provided a general overview of how the project was expected to proceed over the next year (12 month look ahead).

In late June 2018, a moratorium was placed on property acquisition along the corridor as part of broader spending controls implemented by the Province. Not knowing how long the moratorium would last, the proponents slowed the development of their bid submissions.

On March 28, 2019, Mayor Eisenberger and the Minister of Transportation, the Honourable Jeff Yurek, met to discuss various joint transportation initiatives including

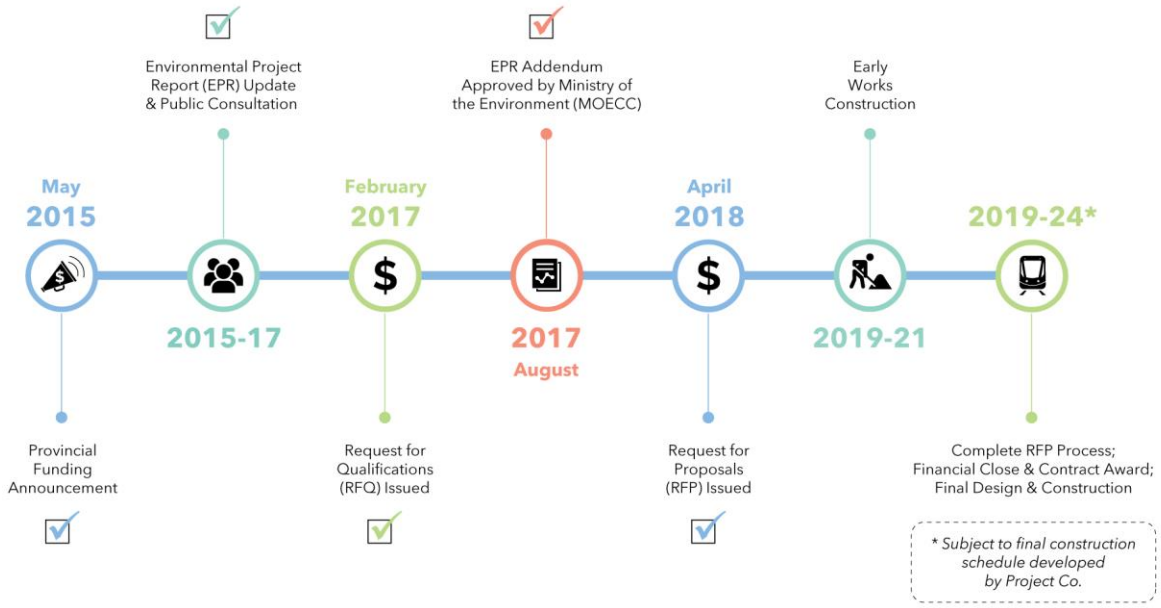
the Hamilton B-Line LRT project. As a result of that meeting, the Minister reconfirmed the Province's original funding commitment to the project, removed the moratorium on property acquisition along the corridor and extended the deadline for the proponents to submit their bids in response to the RFP. The Province's commitment to the project was further stated in the Provincial Budget released on April 11, 2019.

Project Schedule

The RFP to deliver the project using the Province's Design, Build, Finance, Operate and Maintain (DBFOM) procurement model was issued to proponents on April 13, 2018. Initially, bid submissions were expected in Spring 2019 with contract award occurring in Fall 2019. The first year of major construction was scheduled for 2020 with some "early works" related to utility, water and sewer relocation starting in 2019 and 2020. Construction was expected to be substantially complete in 2024 with service commencing shortly thereafter. While estimates/assumptions associated with construction and "in service" timing have been provided in the past, it's important to note that the actual sequencing and timing of construction, testing and commissioning will be determined by the proponents through the RFP process.

With the moratorium lifted, the deadline to receive the bid submissions from the proponents will be extended. As such, bid submissions are now expected in Spring 2020 with contract award occurring later in 2020. The schedule for "early works" related to utility, water and sewer relocation remains unchanged with work starting in 2019 and 2020. Figure 1.1 illustrates the updated project schedule.

Figure 1.1 – Updated Project Schedule



Project Spending

As of the end of March 2019, Metrolinx has spent $151 M and committed another $20 M towards the project (total spent + committed = $171 M). This includes expenditures on the project dating back to 2007, including costs to complete the original environmental assessment in 2011, the environmental assessment update in 2017, preliminary and ongoing engineering design work, tender preparation, staff time and property acquisition. To date, Metrolinx has spent approximately $75 million on property acquisitions.

Property Acquisition

As outlined in report PED18116, approximately 90 full property purchases and 300 partial property purchases (a few metres or less) will be required along the LRT corridor for construction. Prior to the moratorium, the Property Acquisition Unit (PAU) was actively engaged in acquiring properties on a “willing seller/willing buyer” basis and had successfully purchased 58 full properties. With the moratorium lifted, the PAU is once again engaging with property owners along the corridor. Although reasonable efforts continue to be made to negotiate voluntary purchases with all affected property owners, expropriation will most likely be required in some cases. If necessary, the expropriation process will begin at some point over the next 12 months.

Demolition & Tenant Support

In order to prepare the lands for future construction and expedite the construction schedule, building demolitions will commence this Summer/Fall. Although a demolition schedule has not been finalized, Metrolinx will begin with structures that are currently vacant and will progress as new properties are acquired and readied. Prior to any demolition taking place, Metrolinx will notify surrounding businesses and residents as well as the affected Ward Councillors. The notice will advise of the demolition to take place along with timeframes, sequencing and any anticipated public impacts (noise, dust, sidewalk closures, traffic disruptions etc.). As always, staff will work with affected property owners, the Ward Councillor and Metrolinx to anticipate and mitigate disruptions where possible.

Through the acquisition process, there will be (and have been) situations where properties are purchased with existing residential tenants. When these situations arise, a team of dedicated staff from the City and Metrolinx work with affected residents to ensure that they remain informed, engaged and supported throughout the process. The team provides one-on-one support to all affected residents in an effort to facilitate a seamless transition into new housing that accommodates the needs of the individual or family.

To date, Metrolinx has acquired 15 residential properties containing approximately 55 residential units. Of the residential units acquired, 40 were occupied and housed a total of 66 residents. The team has successfully found new housing for 43 residents and continues to work with the remainder to find appropriate accommodations. As new residential properties are acquired (approximately 15 additional residential properties), the team will continue to facilitate this process. Appendix “A” to Report PED19100 provides a summary of the tenant support program being used on this project.

Design Evolution

Unlike traditional road construction projects where design work is largely complete prior to tendering, the DBFOM process requires the proponents to develop their own design based on constraints and performance expectations contained within the project specifications. While the general layout illustrated in the Environmental Project Report (EPR) is used as a guide, the proponents are afforded some freedom and flexibility to modify and adjust the design within set limits. Ultimately, all designs submitted by the proponents must comply with the project specifications and meet the spirit and intent of the EPR.

As the project matures, the overall complexity and confines of the corridor present new challenges and opportunities to the project team. The project team is continually working to advance and refine the proposed conceptual design and provide guidance to

the proponents. In some instances, adjustments are required to resolve underground utility conflicts or potential property impacts while in other instances they're needed to improve user experience and safety, support transit-oriented design principles or simplify operations. Report PED18116 received by Council on May 31, 2018, documented previous adjustments made to the original conceptual design.

Since that time, further adjustments have been made to the conceptual design to address/support emerging challenges and opportunities. One adjustment involves removing the eastbound traffic lane on King Street West between Ray Street and Queen Street to minimize impacts to the Scottish Rite Club property as well as improve the station stop and intersection design at Queen Street. The adjustment will also support the two-way traffic conversion of Queen Street between Main Street West and King Street West recently approved by Council. Another adjustment involves shifting the LRT guideway alignment on King Street East between Gage Avenue and Melrose Avenue from centre-running to side-running (north side). The adjustment will simplify traffic movement at the Gage Avenue intersection and will provide improved station layout and a direct connection to the new Bernie Custis Secondary School and Bernie Morelli Recreation Centre (users will board/alight on the sidewalk rather than in the middle of the road). This station layout will better service high-demand special events at Tim Hortons Field as well.

In addition to these site-specific adjustments, the project team is continuing to evaluate various design elements along the corridor to improve operations and pedestrian crossing opportunities, particularly between Parkdale Avenue and Dundurn Street (e.g. corner radii). Similarly, the project team continues to review the need for dedicated left turn lanes for eastbound and westbound traffic at Kenilworth Avenue, Ottawa Street, Sherman Avenue and Wentworth Street. Eliminating the left turn lanes could provide an additional enhancement to pedestrian comfort and safety by reducing the length of pedestrian crosswalks and creating more space for wider sidewalks and boulevards around station stops (more space for people). It may also improve intersection operations and simplify traffic signal control. Dedicated left turn lanes would remain at all other signalized intersections along the corridor and left turn movements would still be permitted where the lanes were removed (a single lane allowing left turn, straight and right turn moves). This work is on-going and will continue to evolve throughout the procurement process.

Community Engagement

The project team continues to engage and consult with various organizations, external agencies, stakeholders and the public. On June 3, 2019, the Hamilton LRT Community Connectors will begin their 7th canvass of the corridor visiting over 1,400 properties along the LRT route. The Community Connectors, made up of a diverse group of individuals from across the City, are committed to informing, educating and engaging

residents, property and business owners on our journey to implement LRT. This program is a "made in Hamilton" strategy that has become a model for community and property outreach and has been adopted as a best practice for other major Metrolinx infrastructure projects like the Hurontario LRT project. Appendix "B" to Report PED19100 illustrates the broad reach and effectiveness of the program.

Next Steps (12 Month Look Ahead)

Over the next 12 months, City staff will be supporting Metrolinx's procurement process by responding to inquiries (Requests for Information) and meeting with the proponents at regular intervals to assist in the development of their designs and bid submissions. Information updates will be provided to Council throughout the RFP process advising of progress and significant developments. Staff will also report back to Council once the RFP closes with respect to the Operations & Maintenance Agreement. This is expected to occur in the Summer/Fall of 2020.

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" – Tenant Support Strategy Fact Sheet
Appendix "B" – Community Connector Infographic

KJ:clt

HAMILTON LIGHT RAIL TRANSIT

Hamilton LRT Fact Sheet: Tenant Support

As part of the Hamilton Light Rail Transit (LRT) project, Metrolinx is acquiring a number of properties along Main Street, King Street and Queenston Road to facilitate construction. Property acquisition and the resulting relocation of impacted tenants is a challenging part of any infrastructure project that can involve significant changes for those affected. This project is no different.

As part of our residential tenant support strategy, a team of dedicated staff works with affected residential tenants once a property has been acquired by Metrolinx for the project. To ensure these residents are engaged and supported throughout this process, our team provides one-on-one support to affected residents to facilitate a seamless transition into new housing. Our team works to find and secure new housing based on the specific needs of the individual or family.

As with many aspects of this project, the supports we provide are not cookie-cutter. Rather, a unique, "Made in Hamilton" approach is being employed across the corridor based on individual needs. This has resulted in a high number of positive interactions with tenants as we work with them to find a new home.

Tenant Support By the Numbers

As of April 2019:

- Total number of properties acquired (commercial & residential) = 58
- Total number of residential properties acquired = 15 (primarily in Ward 3)
- Total number of residential units acquired = 55, (40 occupied, 15 unoccupied)
- Total number of tenants requiring support = 66
- Total number of tenants successfully accommodated (so far) = 43

FAQs

How many properties are being acquired to build Hamilton LRT?
Though most property impacts will be small, approximately 90 full property acquisitions are required to build the project. These properties are primarily around future LRT stop locations where the road must be widened to fit stop platforms and traffic lanes.

How many tenants are directly impacted by the project?
Of the 90 full properties being acquired for the project, we believe approximately 30 buildings are occupied by residential tenants. As properties are acquired, we gain a better understanding of the exact number of tenants in those buildings.

What is Metrolinx doing to support tenants?
The Hamilton LRT corridor engagement strategy includes direct outreach to any affected residential tenants once Metrolinx has taken possession of a property. Metrolinx works one-on-one with each and every tenant to facilitate the transition into new housing, employing customized transition support.

HAMILTON LIGHT RAIL TRANSIT

Our tenant support team works diligently to find, view and secure new housing based on a tenant's specific accommodation requirements. Our goal is to fully engage with and support tenants throughout the entire process. Other supports that may be offered include language translation services and assistance with necessary paperwork.

What type of financial assistance does Metrolinx provide to tenants?
Metrolinx provides financial assistance to tenants for the direct costs associated with the mutual termination of a lease. This may include payment of rent in accordance with applicable Ontario law and other direct expenses such as furniture movers or opening new utility accounts. Depending on the unique circumstances of each tenant, other costs related to the transition may also be considered by Metrolinx.

When does Metrolinx begin communicating with impacted tenants?
Immediately. After Metrolinx takes possession of a property, a letter is sent to each tenant advising that our tenant support team will be in touch with them to schedule an appointment and help them transition to new accommodations. We also provide an after-hours hotline available 24/7 to tenants for emergency situations.

Do tenants have to be out right away?
No. We work with all tenants to develop a mutually convenient transition plan and ensure they find appropriate alternative accommodation. We engage with tenants early to provide as much flexibility as possible with respect to the timing of their transition to new housing. Ultimately, our objective is to transition tenants to new and appropriate housing in a sufficient time prior to construction.

What if a tenant hears rumours about their building being bought by Metrolinx?
Metrolinx can only work one-on-one with tenants after it has taken possession of the property. If a tenant calls Metrolinx inquiring about the future status of their unit or building, we'll suggest they consult with their building owner or property manager. If they are concerned about possible relocation, they are also encouraged to contact the Hamilton Housing Help Centre, which can assist with information on relocation services and options.

Tenants may also wish to contact the Hamilton Community Legal Clinic so that they are aware of their rights under Ontario's *Residential Tenancies Act*. As noted, Metrolinx is unable to work one-on-one with affected residents until we take ownership of the property.

Has Metrolinx begun expropriations?
No. To date, all properties have been acquired under willing-buyer, willing-seller negotiations. We would only resort to expropriation in cases where such an agreement is not possible or where certainty is required on the acquisition date to support future construction. Even if expropriation is required, we will continue to work towards a negotiated settlement with the property owner.

If you have any questions, or have received alternate information from your building owner or property manager, please contact HamiltonLRT@metrolinx.com.

HAMILTON LIGHT RAIL TRANSIT

COMMUNITY CONNECTOR CANVASS DATA OVERVIEW

The City of Hamilton launched the LRT "Community Connector" Program, in partnership with Metrolinx, in May 2016. The Community Connector team, made up of a diverse group of individuals from across our city, is committed to visiting every affected property (nearly 1,400) along the corridor twice per year for the duration of the project. Their role is to inform, educate and engage property owners and also gather feedback that will help inform the LRT plans.

6
COMPLETED CANVASSES

- ✓ SPRING 2016
- ✓ FALL 2016
- ✓ SPRING 2017
- ✓ FALL 2017
- ✓ SPRING 2018
- ✓ FALL 2018

UP TO 20
COMMUNITY CONNECTORS PER CANVASS

NEARLY 1400 PROPERTIES ALONG THE LRT CORRIDOR

APPROXIMATELY
1000 #commercial
400 #residential

12,046
KNOCKS

4415
CONVERSATIONS

4168
COMPLETED SURVEYS

NEXT CANVASS > SPRING 2019

CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Economic Development Division

TO:	Mayor and Members General Issues Committee
COMMITTEE DATE:	May 15, 2019
SUBJECT/REPORT NO:	Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant Application, 555 Sanatorium Road, ERG-18-05 (PED19101) (Ward 8)
WARD(S) AFFECTED:	Ward 8
PREPARED BY:	Karol Murillo (905) 546-2424 Ext. 7859
SUBMITTED BY: **SIGNATURE:**	Glen Norton Director, Economic Development Planning and Economic Development Department

RECOMMENDATION

(a) That Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant Application - ERG-18-05, submitted by Chedoke Redevelopment Corporation, owner of the property at 555 Sanatorium Road, for an ERASE Redevelopment Grant not to exceed $4,728,224, the actual cost of the remediation over a maximum of ten years, be authorized and approved in accordance with the terms and conditions of the ERASE Redevelopment Agreement;

(b) That the Mayor and City Clerk be authorized and directed to execute the Environmental Remediation and Site Enhancement (ERASE) Redevelopment Agreement together with any ancillary documentation required, to effect Recommendation (a) of Report PED19101, in a form satisfactory to the City Solicitor;

(c) That the General Manager of the Planning and Economic Development Department be authorized to approve and execute any grant amending agreements, together with any ancillary amending documentation, if required, provided that the terms and conditions of the Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant, as approved by City Council, are maintained.

EXECUTIVE SUMMARY

An Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant Application was submitted by Chedoke Redevelopment Corporation, the owner of the property located at 555 Sanatorium Road, Hamilton. A Phase One Environmental Site Assessment (ESA), was undertaken in 2013 to determine if there were Potentially Contaminating Activities on the site that could result in an Area of Potential Environmental Concern (APEC).

The site was defined as approximately 7.3 ha (18.0 ac) and is located on the east side of Sanatorium Road, Chedmac Drive to the south and a large paved parking lot on the southwest corner of the site. It currently includes eight vacant buildings formerly known as the Chedoke Hospital Lands. The Phase One ESA revealed that the historical on-site operations were considered a potential contaminating activity that may have resulted in an APEC. The site was historically occupied by an underground storage tank, historic use of coal, aboveground storage tank, historic spill incident; and historic smoke stack emissions from the incinerator.

Subsequently, a Phase Two ESA was completed in 2017. The Phase Two ESA included the collection of groundwater samples from existing monitoring wells and soil samples. The result confirmed evidence confirming several APECs related to select metals, petroleum hydrocarbons (PHCs) and polycyclic aromatic hydrocarbon (PAHs).

The grant application is for $4,728,224 in eligible environmental site remediation, additional study costs and designated substances and hazardous materials (DS&HM) removal and abatement. A significant portion of the grant value is budgeted for the asbestos removal and abatement eligible under the new criteria for the ERASE Redevelopment Grant (ERG) recently amended in 2018. The proposed redevelopment of this site will include 220 street townhouses and the rehabilitation of one of the eight buildings - the Southam Building.

Project construction costs are estimated at $84,500,000. It is estimated that the proposed development will increase the property assessment from the pre-development value of $13,217,805 (CT - Commercial) to approximately $94 M (RT – Residential). This will increase total annual property taxes generated by this property from $430,790.82 to $1,186,242.21 an increase of approximately $755,451.39. The municipal portion of this increase is $740,662.61 of which 80% or approximately $592,530.09 would be paid to the owner in the form of an annual grant over a maximum of ten years or up to an amount not to exceed total estimated eligible costs for an ERASE Redevelopment Grant of $4,728,224.



Existing Conditions – 555 Sanatorium Road – 8 Buildings

Alternatives for Consideration – See Page 7

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: As per the ERASE Redevelopment Grant Program (RGP), the City will provide the applicant with a grant equivalent to 80% of the increase in municipal taxes up to the total eligible cost figure of $4,728,224. Based on an annual grant amount of $592,530.09 the ten-year grant will be reached by year nine when it reaches the maximum grant amount of $4,728,224. The City will realize the full tax increase after year eight.

The City will retain 20% of the municipal tax increment estimated at $148,132.52 a year for eight years. These monies will be deposited into the Brownfield Pilot Project Account – Project No. 3620155102 - to be used by the City for its Municipal Acquisition and Partnership Program. This Program, as approved in the ERASE Community Improvement Plan (CIP), involves the City acquiring key Brownfield sites, cleaning up and redeveloping property it already owns, or participating in public/private partnerships to redevelop Brownfield properties.

Staffing: Applications and loan/grant payments under the ERASE RGP are processed by the Economic Development Division and Taxation Division. There are no additional staffing requirements.

Legal: The provision of the ERASE RGP is authorized in the ERASE CIP which was adopted and approved in 2001 and the expansion of the original plan in 2005, 2010 and 2018 under Section 28 of the *Planning Act*. The ERASE Redevelopment Agreement will specify the obligations of the City and the applicant and will be prepared in a form satisfactory to the City Solicitor.

HISTORICAL BACKGROUND

The site is located at the Chedoke Hospital Lands in a residential/commercial area. The site is approximately 7.3 ha (18.0 ac) and is bounded by Sanatorium Road to the east, Chedmac Drive to the south, Southridge Court to the west with a private road running along the northern boundary of the site. A large parking lot covers a significant section of southwest portion of the site. The site is currently occupied by eight vacant buildings with the following titles: Bruce Building, Building 74, Central Building, Empire Building, Holbrook Building, West Quarters and Service Building, Wilcox Building and associated service tunnels that collectively make-up the area to be redeveloped. The site was historically occupied by an underground storage tank, historic use of coal, aboveground storage tank, historic spill incident; and historic smoke stack emissions from the incinerator. The Chedoke Hospital Lands was first developed as a Sanatorium in 1906.

A Phase One ESA, was undertaken in 2013 to determine if there were Potential Contaminating Activities on the site that could result in an APEC. The Phase One ESA revealed that the historical on-site operations were considered a potential contaminating activity that may have resulted in an APEC. It was recommended that a Phase Two ESA was required to further assess APECs on the site and before a Record of Site Condition could be filed.

The recommended Phase Two ESA was completed in 2018. The results of the Phase Two ESA identified APECs in the soil and groundwater on the site. The results of the sampling and analysis identified contamination at concentrations above the applicable Ontario Ministry of the Environment Table 3 Site Condition Standards and found in the following soil and groundwater samples: zinc, lead, cadmium, cobalt, PHC, PAH, electrical conductivity and sodium adsorption ratio.

In addition to the Phase Two ESA work completed by the owner, a DS&HM Survey was undertaken to confirm the presence of asbestos in the vacant buildings. The proposed project requires seven of the eight buildings to be demolished. In order to comply with the Ministry of Labour Codes, including the *Ontario Occupational Health and Safety Act*,

workers need to be informed of DS&HM prior to the commencement of any demolition work. The survey confirmed the presence of asbestos containing the following materials throughout all the buildings: asbestos-containing materials, lead, mercury, silica, polychlorinated biphenyls, urea formaldehyde foam insulation and other designated substances. All asbestos removal containing materials will take place in accordance with O.Reg 278/05.

The Southam Building will be retained and rehabilitated to permit its use for commercial and/or mixed used purposes.

2018 ERASE CIP

In 2018, the ERASE CIP went through a comprehensive review and approved a significant number of revisions. One of the key revisions included additional eligible costs to the ERG Program to include the study, removal and abatement of designated substances and hazardous materials from the older industrial area, institutional buildings and designated heritage buildings. As the site is a closed institutional use and within the Community Improvement Plan Area, it is eligible for a ERG. This is the first application where eligible costs will cover DS&HM, their removal and abatement.

The 2018 ERASE CIP, now an award-winning policy framework will continue to build on 16 years of program success, allowing the City of Hamilton to streamline the program and help to provide the financial tools needed to allow the City to continue to promote the remediation and redevelopment of additional brownfield sites.

To accomplish the removal of the DS&HM, an abatement and demolition plan will include: asbestos removal work plan, dust control plan, Site Specific Health and Safety Plan, Job Hazard Analysis, waste reduction work plan and a pre-demolition designated substances survey. To address the groundwater and soil contamination, the preferred remedial action plan will involve a soil and groundwater management plan and include transport and disposal of contaminated soil and backfilling of remedial excavations.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Urban Hamilton Official Plan

The subject lands are municipally known as 555 Sanatorium Road and located within “Neighbourhoods” on Schedule “E” – Urban Structure and “Institutional” on Schedule “E-1” – Urban Land Use Designation. This designation permits a variety of institutional uses including educational, religious, cultural, health care, long-term care and day care uses as well as associated ancillary uses. In addition, the designation permits various non-

institutional uses, such as low density residential uses, on sites where the institutional use has ceased, and the proposed development is compatible with the surrounding area. The proposed use of the property conforms to the above designation subject to any associated policies of the Hamilton Urban Official Plan.

Hamilton Zoning By-law No. 05-200

Under the City of Hamilton Zoning By-Law No. 05-200, the subject property is zoned Major Institutional (I3) Zone and permits a variety of uses including, but not limited to: hospitals; long-term care facilities; multiple dwellings; places of worship and street townhouse dwellings.

The proposed use of the property is permitted subject to any associated regulations of the Hamilton Zoning By-Law No. 05-200.

RELEVANT CONSULTATION

- Corporate Services, Financial Services Division, Tax Administration/Banking Section; and,
- Corporate Services, Legal Services Division, Legal Services Section.

ANALYSIS AND RATIONALE FOR RECOMMENDATION(S)

The 2019 assessed value is $13,217,805 and the property is classed as Commercial (CT). The ERASE RGP will be calculated as follows:

Grant Level:		80%
Total Eligible Costs (Maximum):	$	4,728,224
Pre-project CVA: (CT - Commercial)	$	13,217,805 Year: 2019
****Estimated** Municipal Levy:	$	285,779.60
****Estimated** Education Levy:	$	145,011.22
****Estimated** Pre-project Property Taxes	$	430,790.82
***Estimated** Post-project CVA: (RT – Residential)	$	94,000,000
Total Estimated Ten-Year Grant (Maximum):	$	4,728,224
****Estimated** Municipal Levy:	$	1,026,442.21
****Estimated** Education Levy:	$	159,800.00
****Estimated** Post-Project Property Taxes:	$	1,186,242.21

*The actual roll number(s), assessed values, tax classification(s) and value partitioning (where applicable) to be determined by the Municipal Property Assessment Corporation.
**2018 tax rates used for calculation of estimated pre and post-development property taxes.

Municipal Tax Increment = Post-project Municipal Taxes (actual) minus Pre-project Municipal Taxes

"Grant Payment in Year One" (first full calendar year after re-valuation of the completed and occupied project by the Municipal Property Assessment Corporation) or the "Initial Grant Payment" = Municipal Tax Increment times 80%.

ALTERNATIVES FOR CONSIDERATION

The grant application meets the eligibility criteria and requirements of the program. In the event the project is not considered for the program, the application should be referred to staff for further information on possible financial or legal implications.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

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

Healthy and Safe Communities
Hamilton is a safe and supportive City where people are active, healthy, and have a high quality of life.

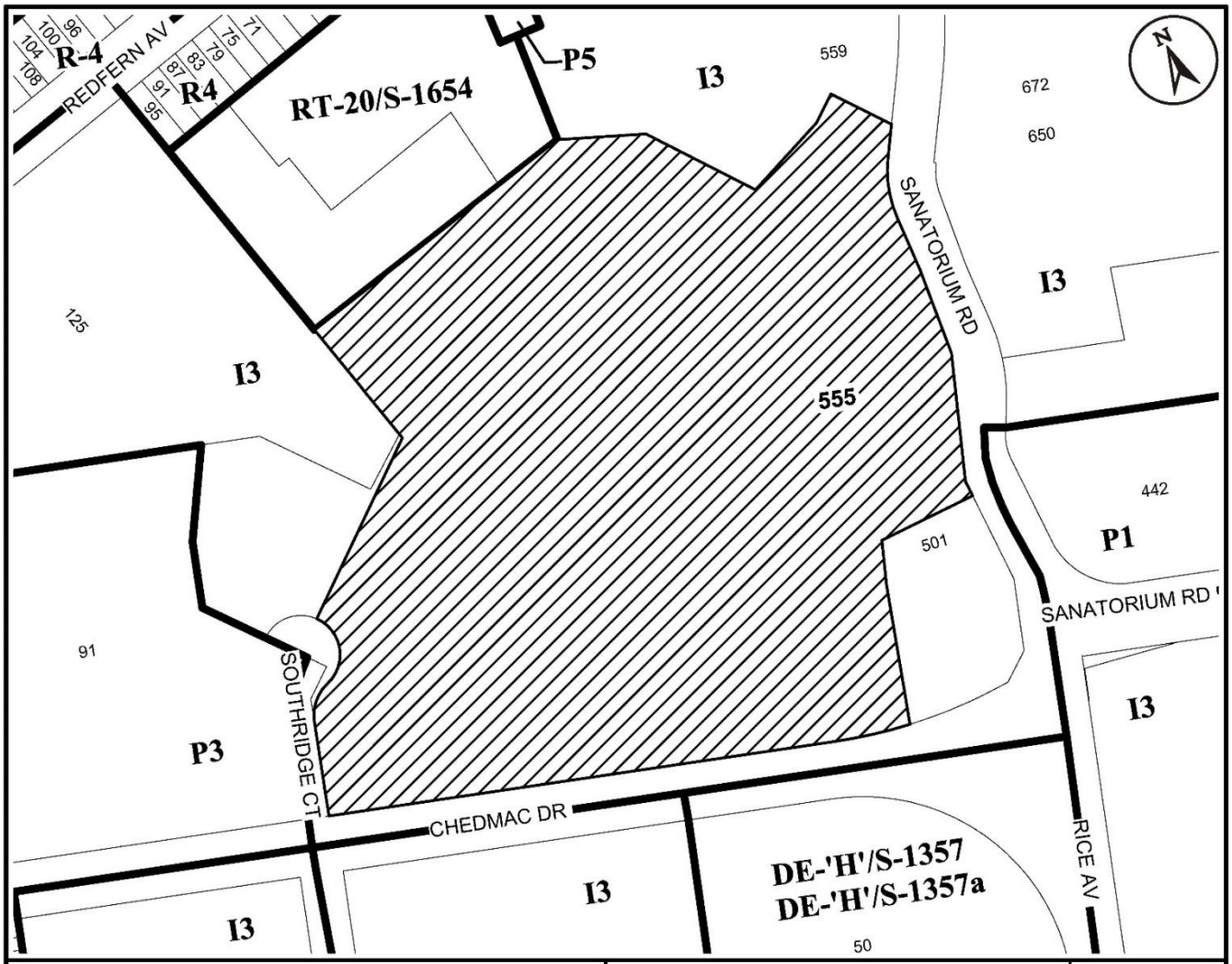
Our People and Performance
Hamiltonians have a high level of trust and confidence in their City government.

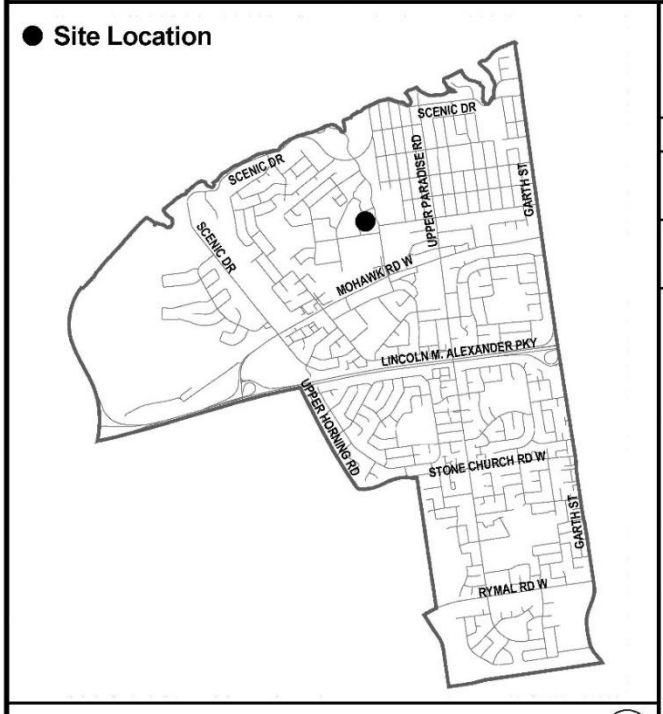
APPENDICES AND SCHEDULES ATTACHED

Appendix "A"-Location Map

KM:dt

Appendix "A" to Report PED19101
Page 1 of 1





Key Map - Ward 14 N.T.S.

Location Map

Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:	Date:	
555 Sanatorium Rd	April 10, 2019	
Appendix "A"	**Scale:** N.T.S.	**Planner/Technician:** KM/AL

Subject Property

555 Sanatorium Road

CITY OF HAMILTON

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Tourism and Culture Division
and
HEALTHY AND SAFE COMMUNITIES DEPARTMENT
Recreation Division

TO:	Mayor and Members General Issues Committee
COMMITTEE DATE:	May 15, 2019
SUBJECT/REPORT NO:	Transfer of Responsibilities for Festival and Event Application Intake and S.E.A.T. Coordination (PED19087/HSC19018) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Sharon Murphy (905) 546-2424 Ext. 4132 Chris Herstek (905) 546-2424 Ext. 4689
SUBMITTED BY: **SIGNATURE:**	Carrie Brooks-Joiner Acting Director, Tourism and Culture Planning and Economic Development Department
SUBMITTED BY: **SIGNATURE:**	Chris Herstek Director, Recreation Division Healthy and Safe Communities Department

RECOMMENDATION(S)

(a) That the City Manager be authorized to transfer one Full-Time Equivalent (FTE) from the Tourism and Events Section of the Tourism and Culture Division of the Planning and Economic Development Department to the Recreation Division of the Healthy and Safe Communities Department, effective June 1, 2019;

(b) That the Net Levy Base funding for 2019 in the amount of $101,927, pro-rated to the date of employee transfer, will be transferred from the Tourism and Culture Division to the Recreation Division.

EXECUTIVE SUMMARY

In consultation with senior leadership, the General Managers of the Planning and Economic Development Department and the Healthy and Safe Communities Department have identified that the transfer of responsibilities for the intake of Festival and Event Approval Applications and coordination of the Special Events Advisory Team (S.E.A.T.) from the Planning and Economic Development Department to the Healthy and Safe Communities Department will improve service delivery.

Since 2017 a continuous improvement approach within the Tourism and Culture Division has identified and implemented multiple improvements to the event approval process. The recommended change is reflective of additional efforts to improve the customer experience and make the process more efficient by aligning staff resources.

Alternatives for Consideration – Not Applicable

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: The Net Levy Base funding for 2019 in the amount of $101,927, pro-rated to the date of employee transfer, will be transferred from the Tourism and Culture Division to the Recreation Division.

Staffing: There is no impact to the total City complement. This is a lateral shift involving one FTE, a Cultural Projects Specialist position. This transfer does not involve marked changes in the duties, responsibilities, skills needed or compensation.

Legal: N/A

HISTORICAL BACKGROUND

The S.E.A.T. Review report completed by Ginder Consulting in June 2016 examined the application and approval process and consulted with festival and event applicants, Tourism and Culture staff, and S.E.A.T. representatives from across the corporation. Many of the recommendations in the Review have been implemented and there were improvements in the applicant experience; a reduction in staff time spent on administration and increased efficiency of the review team.

At the July 10, 2017 GIC meeting, staff were directed to develop a “S.E.A.T. Light” model and make the application and approval process less onerous for applicants. (Special

Events Advisory Team (SEAT) Approval and Communication Processes (Report PED17112))

A joint Recreation and Tourism and Culture Lean Project conducted in 2017 identified specific improvements in the park booking process for applicants which were implemented over 2018.

Staff provided a Special Events Advisory Team (S.E.A.T.) Customer Service Improvement Review Update (Report PED1712(a)) to GIC on June 20, 2018 and outlined the customer service improvements that were implemented to date.

In December 2018 a new AMANDA based portal and simplified application form were launched.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The recommended transfer satisfies the following corporate policy directive:

- Organization Restructuring (Policy No: HR-54-12).

RELEVANT CONSULTATION

- Human Resources Business Partner, Talent and Diversity Section, Human Resources, City Manager's Office
- Labour Relations Officer, Employee Health and Labour Relations, Human Resources, City Manager's Office
- Business Administrator-Planning and Economic Development, Financial and Administration, Financial Planning, Administration and Policy, Corporate Services Department.

ANALYSIS AND RATIONALE FOR RECOMMENDATION(S)

Hamilton has a long tradition of holding events for the enjoyment of the public and using public spaces for event activities. Events contribute significantly to the cultural, social and economic development wealth of the City.

Outdoor events held on City property (e.g. parks, open spaces and roads) require submission of an on-line Festival and Event Approval Application which is reviewed by the cross-corporate Special Events Advisory Team (S.E.A.T.). The review process ensures the health and safety of participants and city assets and confirms that the event organization has the required approvals, permits and insurance in place and that any applicable fees to the City are paid.

In 2018, Tourism and Culture processed 314 applications and coordinated the review by S.E.A.T. resulting in 719 days of events for the public. These tasks are coordinated by one Cultural Projects Specialist position in the Tourism and Events section of Tourism and Culture Division. The position liaises regularly with Recreation staff for all park bookings, rental fees, game day insurance coverage, fees and waivers, and space/use conflicts related to applications that are reviewed by S.E.A.T.

This transfer of the responsibilities for the intake of applications and coordination of S.E.A.T. from Planning and Economic Development Department to the Healthy and Safe Communities Department will further enhance the “one stop shop” access for the public and alignment of internal processes. Furthermore, as a sole-contributor, the position has no backup and draw on staff from other program areas to provide coverage when needed. The Recreation Division has multiple staff positions with the skill set and or access to information system to be able to provide continuous customer service in this area.

The transfer of this position to the Healthy and Safe Communities Department, Recreation Division aligns with our workplace culture pillar of sensational service and with our mission statement of providing high quality, cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

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.

Healthy and Safe Communities
Hamilton is a safe and supportive City where people are active, healthy, and have a high quality of life.

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

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

N/A

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