



## **City of Hamilton**

# **GENERAL ISSUES COMMITTEE**

**Meeting #:** 20-001  
**Date:** January 15, 2020  
**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. CEREMONIAL ACTIVITIES**

### **2. APPROVAL OF AGENDA**

(Added Items, if applicable, will be noted with \*)

### **3. DECLARATIONS OF INTEREST**

### **4. APPROVAL OF MINUTES OF PREVIOUS MEETING**

4.1 December 4, 2019

4.2 December 9, 2019

### **5. COMMUNICATIONS**

### **6. DELEGATION REQUESTS**

6.1 Paven R. Bratch, MetroPartners Inc., respecting an Opportunity for a Downtown Technology Centre

### **7. CONSENT ITEMS**

7.1 Transit Area Rating Review Sub-Committee Clerk's Report 19-001, December 11, 2020

7.2 Assessment of the Business Retention and Expansion Plan (FCS20002) (City Wide)

## **8. PUBLIC HEARINGS / DELEGATIONS**

- 8.1 James Chase, Public Consultation Process respecting the Wentworth Lodge Lands (no copy)

## **9. STAFF PRESENTATIONS**

## **10. DISCUSSION ITEMS**

- 10.1 Ottawa Street Business Improvement Area Proposed Budget and Schedule of Payment for 2020 (PED20002) (Wards 3 and 4)
- 10.2 Westdale Village Business Improvement Area Proposed Budget and Schedule of Payment for 2020 (PED20003) (Ward 1)
- 10.3 Waterdown Business Improvement Area (BIA) Proposed Budget & Schedule of Payment for 2020 (PED20004) (Ward 15)
- 10.4 Stoney Creek Business Improvement Area Proposed Budget and Schedule of Payment for 2020 (PED20005) (Ward 5)
- 10.5 Review of Problems Associated with Increased Visitors to Waterfalls (PED18011(a)) (Ward 13)
- 10.6 Municipal Accommodation Tax (PED20009) (City Wide)
- 10.7 Commonwealth Games 2030 (PED19108(c)) (City Wide)
- 10.8 Business Improvement Area Advisory Committee Report 19-012, December 10, 2019
- 10.9 School Board Properties Sub-Committee Report 19-003, December 17, 2019
- 10.10 West Harbour Development Sub-Committee Report 19-004, December 18, 2019
- 10.11 Advisory Committee for Persons with Disabilities Report 19-011, December 10, 2019 (to be distributed)
- 10.12 LRT/Provincial Taskforce Update (PED20033) (City Wide) (to be distributed)
- 10.13 Feasibility of Locating a New Arena on the Hamilton Mountain (PED20008) (City Wide) (Confidential Appendices "A", "E" and "F" to Report PED20008 are listed under Item 14.4)

## 11. MOTIONS

11.1 Options to Reduce Use of Municipal Law Enforcement Vehicles

11.2 GRIDS 2 Transportation and Infrastructure Assessment

## 12. NOTICES OF MOTION

## 13. GENERAL INFORMATION / OTHER BUSINESS

## 14. PRIVATE AND CONFIDENTIAL

14.1 Amalgamated Transit Union Local 107 - Ratification of the Collective Agreement (HUR20001) (City Wide) (To be distributed separately.)

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

14.2 Proposed Acquisition of Land - Lloyd Street, Hamilton (PED20017) (Ward 3)

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 by the municipality or local board.

14.3 Downtown Entertainment Precinct Status Update (PED18168(c)) (City Wide)

Pursuant to Section 8.1, Sub-section (k) of the City's Procedural By-law 18-270, and Section 239(2), Sub-section (k) of the *Ontario Municipal Act*, 2001, as amended, as the subject matter pertains to 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. 2001, c. 25, s. 239 (2); 2017, c. 10, Sched. 1, s. 26.

14.4 Appendices "A", "E" and "F" to Report PED20008 - Feasibility of Locating a New Arena on the Hamilton Mountain (Refer to Item 10.13 for the public portion of this report))

Pursuant to Section 8.1, Sub-section (k) of the City's Procedural By-law 18-270, and Section 239(2), Sub-section (k) of the *Ontario Municipal Act*, 2001, as amended, as the subject matter pertains to 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. 2001, c. 25, s. 239 (2); 2017, c. 10, Sched. 1, s. 26.

## 15. ADJOURNMENT



## **GENERAL ISSUES COMMITTEE MINUTES 19-027**

9:30 a.m.

Wednesday, December 4, 2019

Council Chambers

Hamilton City Hall

71 Main Street West

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

**Absent:** Councillor T. Whitehead – Personal  
Councillor B. Johnson – Other City Business

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

**1. 2018 Municipal Election Summary (CL19011) (City Wide) (Item 7.1)**

**(Clark/Pearson)**

That Report CL19011, respecting the 2018 Municipal Election Summary, be received.

**CARRIED**

**2. 2019 S&P Global Ratings Credit Rating Review (FCS19089) (City Wide) (Item 7.2)**

**(Clark/Pearson)**

That Report FCS19089, respecting the 2019 S&P Global Ratings Credit Rating Review, be received.

**CARRIED**

**3. Reappointment of Members of Council to the Board of Directors of City of Hamilton Owned Corporations (LS19046) (City Wide) (item 7.3)**

**(Clark/Pearson)**

- (a) That the Mayor and City Clerk be authorized and directed to execute resolutions in writing on behalf of the City of Hamilton as the sole shareholder or sole voting member, reappointing members of Council to

**Council – December 11, 2019**



the Board of Directors for the corporations listed below, substantially in the form attached as Appendices “A” through “D” of Report LS19046:

- (i) The Hamilton Street Railway Company;
  - (ii) Hamilton Renewable Power Inc.;
  - (iii) CityHousing Hamilton Corporation; and
  - (iv) Hamilton Farmers’ Market Corporation.
- (b) The term of office of members of Council appointed as directors for the corporations listed in Recommendation (a) of Report LS19046 be three years and shall run from November 30, 2019 to November 14, 2022.

**CARRIED**

**4. Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (City Wide) (Item 9.1)**

**(Eisenberger/Clark)**

- (a) That staff be directed to investigate the areas of focus, as detailed in the Corporate Goals and Areas of Focus for Climate Mitigation and Adaptation attached as Appendix “A” to Report CMO19008/HSC19073, and report back to their respective Standing Committees on implementation and resources required, ***with goals that are specific, measurable, attainable, realistic, with clear timelines, and a well-defined distinction between the operating and capital budget requirements;*** and,
- (b) That the City of Hamilton’s annual contribution of \$160,000 towards the Bay Area Climate Change Office for the remainder of the 2018-2022 term of Council be referred to the 2020 operating budget for consideration.

**Result: Main Motion, As Amended, CARRIED by a vote of 12 to 0, as follows:**

YES - Ward 1 Councillor Maureen Wilson  
 YES - Ward 2 Councillor Jason Farr  
 YES - Ward 4 Councillor Sam Merulla  
 YES - Ward 5 Councillor Chad Collins  
 YES - Ward 6 Councillor Tom Jackson  
 YES - Ward 7 Councillor Esther Pauls  
 YES - Ward 8 Councillor John-Paul Danko  
 YES - Deputy Mayor - Ward 3 Councillor Nrinder Nann  
 YES - Mayor Fred Eisenberger  
 YES - Ward 15 Councillor Judi Partridge  
 NOT PRESENT - Ward 14 Councillor Terry Whitehead

NOT PRESENT - Ward 13 Councillor Arlene VanderBeek  
 NOT PRESENT - Ward 12 Councillor Lloyd Ferguson  
 NOT PRESENT - Ward 11 Councillor Brenda Johnson  
 YES - Ward 10 Councillor Maria Pearson  
 YES - Ward 9 Councillor Brad Clark

**5. Hamilton Light Rail Transit (LRT) Project Update and Other Metrolinx Initiatives (PED19100(a)) (City Wide) (Item 9.2)**

**(Eisenberger/Danko)**

That Report PED19100(a), respecting Hamilton Light Rail Transit (LRT) Project Update and Other Metrolinx Initiatives along with the Metrolinx Hamilton GO Expansion document, be received.

**Result: Motion CARRIED by a vote of 9 to 4, as follows:**

YES - Ward 1 Councillor Maureen Wilson  
 YES - Ward 2 Councillor Jason Farr  
 YES - Ward 4 Councillor Sam Merulla  
 YES - Ward 5 Councillor Chad Collins  
 YES - Ward 6 Councillor Tom Jackson  
 YES - Ward 7 Councillor Esther Pauls  
 YES - Ward 8 Councillor John-Paul Danko  
 YES - Deputy Mayor - Ward 3 Councillor Nrinder Nann  
 YES - Mayor Fred Eisenberger  
 NO - Ward 15 Councillor Judi Partridge  
 NOT PRESENT - Ward 14 Councillor Terry Whitehead  
 NO - Ward 13 Councillor Arlene VanderBeek  
 NOT PRESENT - Ward 12 Councillor Lloyd Ferguson  
 NOT PRESENT - Ward 11 Councillor Brenda Johnson  
 NO - Ward 10 Councillor Maria Pearson  
 NO - Ward 9 Councillor Brad Clark

**6. International Village Business Improvement Area (BIA) Proposed Budget and Schedule of Payment for 2020 (PED19234) (Ward 2) (Item 10.1)**

**(Farr/Merulla)**

- (a) That the 2020 Operating Budget for the International Village Business Improvement Area, attached as Appendix "A" to Report PED19234, in the amount of \$188 K, be approved;
- (b) That the levy portion of the Operating Budget for the International Village Business Improvement Area in the amount of \$170 K, be approved;

- (c) That the General Manager of Corporate Services Department be hereby authorized and directed to prepare the requisite By-law pursuant to Section 208, of the *Ontario Municipal Act*, 2001, as amended, to levy the 2020 Budget as referenced in Recommendation (b) of Report PED18237; and,
- (d) That the following schedule of payments for 2020, be approved:
  - (i) January \$85 K
  - (ii) June \$85 K

**Result: Motion CARRIED by a vote of 9 to 4, as follows:**

YES - Ward 1 Councillor Maureen Wilson  
 YES - Ward 2 Councillor Jason Farr  
 YES - Ward 4 Councillor Sam Merulla  
 YES - Ward 5 Councillor Chad Collins  
 YES - Ward 6 Councillor Tom Jackson  
 YES - Ward 7 Councillor Esther Pauls  
 YES - Ward 8 Councillor John-Paul Danko  
 YES - Deputy Mayor - Ward 3 Councillor Nrinder Nann  
 YES - Mayor Fred Eisenberger  
 NO - Ward 15 Councillor Judi Partridge  
 NOT PRESENT - Ward 14 Councillor Terry Whitehead  
 NO - Ward 13 Councillor Arlene VanderBeek  
 NOT PRESENT - Ward 12 Councillor Lloyd Ferguson  
 NOT PRESENT - Ward 11 Councillor Brenda Johnson  
 NO - Ward 10 Councillor Maria Pearson  
 NO - Ward 9 Councillor Brad Clark

**7. Downtown Hamilton Business Improvement Area (BIA) Proposed Budget and Schedule of Payment for 2020 (PED19223) (Ward 2) (Item 10.2)**

**(Farr/Merulla)**

- (a) That the 2020 Operating Budget for the Downtown Hamilton Business Improvement Area, attached as Appendix "A" to Report PED19223, in the amount of \$465,000, be approved;
- (b) That the levy portion of the Operating Budget for the Downtown Hamilton Business Improvement Area in the amount of \$400 K, be approved;
- (c) That the General Manager of Finance and Corporate Services Department be hereby authorized and directed to prepare the requisite By-law pursuant to Section 208, *Ontario Municipal Act*, 2001, as amended, to levy

the 2020 Budget as referenced in Recommendation (b) of Report PED19223; and,

(d) That the following schedule of payments for 2020 be approved:

- |      |         |         |
|------|---------|---------|
| (i)  | January | \$200 K |
| (ii) | June    | \$200 K |

**Result: Motion CARRIED by a vote of 9 to 4, as follows:**

YES - Ward 1 Councillor Maureen Wilson  
 YES - Ward 2 Councillor Jason Farr  
 YES - Ward 4 Councillor Sam Merulla  
 YES - Ward 5 Councillor Chad Collins  
 YES - Ward 6 Councillor Tom Jackson  
 YES - Ward 7 Councillor Esther Pauls  
 YES - Ward 8 Councillor John-Paul Danko  
 YES - Deputy Mayor - Ward 3 Councillor Nrinder Nann  
 YES - Mayor Fred Eisenberger  
 NO - Ward 15 Councillor Judi Partridge  
 NOT PRESENT - Ward 14 Councillor Terry Whitehead  
 NO - Ward 13 Councillor Arlene VanderBeek  
 NOT PRESENT - Ward 12 Councillor Lloyd Ferguson  
 NOT PRESENT - Ward 11 Councillor Brenda Johnson  
 NO - Ward 10 Councillor Maria Pearson  
 NO - Ward 9 Councillor Brad Clark

**8. Barton Village Business Improvement Area (BIA) Proposed Budget and Schedule of Payments for 2020 (PED19219) (Ward 3) (item 10.3)**

**(Farr/Merulla)**

- (a) That the 2020 Operating Budget for the Barton Village Business Improvement Area (BIA), attached as Appendix "A" to Report PED19219 in the amount of \$165,365, be approved;
- (b) That the levy portion of the Operating Budget for the Barton Village BIA in the amount of \$68,865, be approved;
- (c) That the General Manager of Finance and Corporate Services Department be hereby authorized and directed to prepare the requisite By-law pursuant to Section 208, *Ontario Municipal Act*, 2001, as amended, to levy the 2020 Budget as referenced in Recommendation (b) of Report PED19219; and,

(d) That the following schedule of payments for 2020 be approved:

- |      |         |             |
|------|---------|-------------|
| (i)  | January | \$34,432.50 |
| (ii) | June    | \$34,432.50 |

**Result: Motion CARRIED by a vote of 9 to 4, as follows:**

YES - Ward 1 Councillor Maureen Wilson  
 YES - Ward 2 Councillor Jason Farr  
 YES - Ward 4 Councillor Sam Merulla  
 YES - Ward 5 Councillor Chad Collins  
 YES - Ward 6 Councillor Tom Jackson  
 YES - Ward 7 Councillor Esther Pauls  
 YES - Ward 8 Councillor John-Paul Danko  
 YES - Deputy Mayor - Ward 3 Councillor Nrinder Nann  
 YES - Mayor Fred Eisenberger  
 NO - Ward 15 Councillor Judi Partridge  
 NOT PRESENT - Ward 14 Councillor Terry Whitehead  
 NO - Ward 13 Councillor Arlene VanderBeek  
 NOT PRESENT - Ward 12 Councillor Lloyd Ferguson  
 NOT PRESENT - Ward 11 Councillor Brenda Johnson  
 NO - Ward 10 Councillor Maria Pearson  
 NO - Ward 9 Councillor Brad Clark

**9. Concession Street Business Improvement Area (BIA) Proposed Budget and Schedule of Payment for 2020 (PED19222) (Ward 7) (Item 10.4)**

**(Farr/Merulla)**

- (a) That the 2020 Operating Budget for the Concession Street Business Improvement Area, attached as Appendix "A" to Report PED19222, in the amount of \$239,930.64, be approved;
- (b) That the levy portion of the Operating Budget for the Concession Street Business Improvement Area in the amount of \$115,499, be approved;
- (c) That the General Manager of Finance and Corporate Services Department be hereby authorized and directed to prepare the requisite By-law pursuant to Section 208, *Ontario Municipal Act, 2001*, as amended, to levy the 2020 Budget as referenced in Recommendation (b) of Report PED19222; and,
- (d) That the following schedule of payments for 2020 be approved:
- |      |         |             |
|------|---------|-------------|
| (i)  | January | \$57,749.50 |
| (ii) | June    | \$57,749.50 |

**Result: Motion CARRIED by a vote of 9 to 4, as follows:**

YES - Ward 1 Councillor Maureen Wilson  
 YES - Ward 2 Councillor Jason Farr  
 YES - Ward 4 Councillor Sam Merulla  
 YES - Ward 5 Councillor Chad Collins  
 YES - Ward 6 Councillor Tom Jackson  
 YES - Ward 7 Councillor Esther Pauls  
 YES - Ward 8 Councillor John-Paul Danko  
 YES - Deputy Mayor - Ward 3 Councillor Nrinder Nann  
 YES - Mayor Fred Eisenberger  
 NO - Ward 15 Councillor Judi Partridge  
 NOT PRESENT - Ward 14 Councillor Terry Whitehead  
 NO - Ward 13 Councillor Arlene VanderBeek  
 NOT PRESENT - Ward 12 Councillor Lloyd Ferguson  
 NOT PRESENT - Ward 11 Councillor Brenda Johnson  
 NO - Ward 10 Councillor Maria Pearson  
 NO - Ward 9 Councillor Brad Clark

**10. Ancaster Village Business Improvement Area (BIA) Proposed Budget and Schedule of Payment for 2020 (PED19220) (Ward 12) (Item 10.5)**

**(Farr/Merulla)**

- (a) That the 2020 Operating Budget for the Ancaster Village Business Improvement Area (BIA), attached as Appendix "A" to Report PED19220, in the amount of \$98 K, be approved;
- (b) That the levy portion of the Operating Budget for the Ancaster Village Business Improvement Area in the amount of \$98,000, be approved;
- (c) That the General Manager of Finance and Corporate Services Department be hereby authorized and directed to prepare the requisite By-law pursuant to Section 208, *Ontario Municipal Act*, 2001, as amended, to levy the 2020 Budget as referenced in Recommendation (b) of Report PED19220; and,
- (d) That the following schedule of payments for 2020 be approved:
  - (i) January \$49,000
  - (ii) June \$49,000

**Result: Motion CARRIED by a vote of 9 to 4, as follows:**

YES - Ward 1 Councillor Maureen Wilson  
 YES - Ward 2 Councillor Jason Farr

YES - Ward 4 Councillor Sam Merulla  
 YES - Ward 5 Councillor Chad Collins  
 YES - Ward 6 Councillor Tom Jackson  
 YES - Ward 7 Councillor Esther Pauls  
 YES - Ward 8 Councillor John-Paul Danko  
 YES - Deputy Mayor - Ward 3 Councillor Nrinder Nann  
 YES - Mayor Fred Eisenberger  
 NO - Ward 15 Councillor Judi Partridge  
 NOT PRESENT - Ward 14 Councillor Terry Whitehead  
 NO - Ward 13 Councillor Arlene VanderBeek  
 NOT PRESENT - Ward 12 Councillor Lloyd Ferguson  
 NOT PRESENT - Ward 11 Councillor Brenda Johnson  
 NO - Ward 10 Councillor Maria Pearson  
 NO - Ward 9 Councillor Brad Clark

**11. Downtown Dundas Business Improvement Area (BIA) Proposed Budget and Schedule of Payment for 2020 (PED19221) (Ward 13) (Item 10.6)**

**(Farr/Merulla)**

- (a) That the 2020 Operating Budget for the Downtown Dundas Business Improvement Area (BIA), attached as Appendix "A" to Report PED19221, in the amount of \$234,912, be approved;
- (b) That the levy portion of the Operating Budget for the Downtown Dundas Business Improvement Area in the amount of \$170,632, be approved;
- (c) That the General Manager of Corporate Services Department be hereby authorized and directed to prepare the requisite By-law pursuant to Section 208, *Ontario Municipal Act*, 2001, as amended, to levy the 2020 Budget as referenced in Recommendation (b) of Report PED19221; and,
- (d) That the following schedule of payments for 2020 be approved:
  - (i) January \$85,316
  - (ii) June \$85,316

**Result: Motion CARRIED by a vote of 9 to 4, as follows:**

YES - Ward 1 Councillor Maureen Wilson  
 YES - Ward 2 Councillor Jason Farr  
 YES - Ward 4 Councillor Sam Merulla  
 YES - Ward 5 Councillor Chad Collins  
 YES - Ward 6 Councillor Tom Jackson  
 YES - Ward 7 Councillor Esther Pauls  
 YES - Ward 8 Councillor John-Paul Danko

YES - Deputy Mayor - Ward 3 Councillor Nrinder Nann  
 YES - Mayor Fred Eisenberger  
 NO - Ward 15 Councillor Judi Partridge  
 NOT PRESENT - Ward 14 Councillor Terry Whitehead  
 NO - Ward 13 Councillor Arlene VanderBeek  
 NOT PRESENT - Ward 12 Councillor Lloyd Ferguson  
 NOT PRESENT - Ward 11 Councillor Brenda Johnson  
 NO - Ward 10 Councillor Maria Pearson  
 NO - Ward 9 Councillor Brad Clark

**12. Business Improvement Area Advisory Committee Report 19-011, November 12, 2019 (Item 10.7)**

**(Farr/Merulla)**

**(a) Westdale Village Business Improvement Area Expenditure Request (Item 11.1)**

- (i) That the expenditure request from the Westdale Village Business Improvement Area, in the amount of \$12,067.20 for Westdale LIVE!, Jazz WEST, OktoberWEST, to be funded from the Community Improvement Plan (CIP) Contribution Program (BIA Payments Account 815010-56905), be approved; and,
- (ii) That the expenditure request from the Westdale Village Business Improvement Area, in the amount of \$18,255.16 for the costs of streetscapes, to be funded from the Shared Parking Revenue Program (Parking Revenue Account 815010-45559), be approved.

**Result: Motion CARRIED by a vote of 9 to 4, as follows:**

YES - Ward 1 Councillor Maureen Wilson  
 YES - Ward 2 Councillor Jason Farr  
 YES - Ward 4 Councillor Sam Merulla  
 YES - Ward 5 Councillor Chad Collins  
 YES - Ward 6 Councillor Tom Jackson  
 YES - Ward 7 Councillor Esther Pauls  
 YES - Ward 8 Councillor John-Paul Danko  
 YES - Deputy Mayor - Ward 3 Councillor Nrinder Nann  
 YES - Mayor Fred Eisenberger  
 NO - Ward 15 Councillor Judi Partridge  
 NOT PRESENT - Ward 14 Councillor Terry Whitehead  
 NO - Ward 13 Councillor Arlene VanderBeek  
 NOT PRESENT - Ward 12 Councillor Lloyd Ferguson  
 NOT PRESENT - Ward 11 Councillor Brenda Johnson  
 NO - Ward 10 Councillor Maria Pearson



NO - Ward 9 Councillor Brad Clark

**13. Arts Advisory Commission 2020 Budget Submission (PED19231) (City Wide) (Item 10.8)**

**(Danko/Pauls)**

That the Arts Advisory Commission 2020 base budget submission, attached as Appendix "A" to Report PED19231, in the amount of \$9,000, be approved and referred to the 2020 budget process for consideration.

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

YES - Ward 1 Councillor Maureen Wilson  
 YES - Ward 2 Councillor Jason Farr  
 YES - Ward 4 Councillor Sam Merulla  
 YES - Ward 5 Councillor Chad Collins  
 YES - Ward 6 Councillor Tom Jackson  
 YES - Ward 7 Councillor Esther Pauls  
 YES - Ward 8 Councillor John-Paul Danko  
 YES - Deputy Mayor - Ward 3 Councillor Nrinder Nann  
 YES - Mayor Fred Eisenberger  
 YES - Ward 15 Councillor Judi Partridge  
 NOT PRESENT - Ward 14 Councillor Terry Whitehead  
 YES - Ward 13 Councillor Arlene VanderBeek  
 NOT PRESENT - Ward 12 Councillor Lloyd Ferguson  
 NOT PRESENT - Ward 11 Councillor Brenda Johnson  
 YES - Ward 10 Councillor Maria Pearson  
 YES - Ward 9 Councillor Brad Clark

**14. 2020 Budget Submission – Advisory Committee for Persons with Disabilities (HUR19025) (City Wide) (Item 10.9)**

**(Eisenberger/Pearson)**

That the Advisory Committee for Persons with Disabilities (ACPD) 2020 base budget submission, attached as Appendix "A" to Report HUR19025, in the amount of \$6,100, be approved and referred to the 2020 budget process for consideration.

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

YES - Ward 1 Councillor Maureen Wilson  
 YES - Ward 2 Councillor Jason Farr  
 YES - Ward 4 Councillor Sam Merulla  
 YES - Ward 5 Councillor Chad Collins  
 YES - Ward 6 Councillor Tom Jackson

YES - Ward 7 Councillor Esther Pauls  
 YES - Ward 8 Councillor John-Paul Danko  
 YES - Deputy Mayor - Ward 3 Councillor Nrinder Nann  
 YES - Mayor Fred Eisenberger  
 YES - Ward 15 Councillor Judi Partridge  
 NOT PRESENT - Ward 14 Councillor Terry Whitehead  
 YES - Ward 13 Councillor Arlene VanderBeek  
 NOT PRESENT - Ward 12 Councillor Lloyd Ferguson  
 NOT PRESENT - Ward 11 Councillor Brenda Johnson  
 YES - Ward 10 Councillor Maria Pearson  
 YES - Ward 9 Councillor Brad Clark

**15. Advisory Committee for Persons with Disabilities Report 19-010, November 12, 2019 (Item 10.10)**

**(Eisenberger/Merulla)**

**(a) Passing of John Hawker (Item 1)**

WHEREAS, John Hawker was a passionate member of the Advisory Committee for Persons with Disabilities;

WHEREAS, John Hawker passed away on November 9, 2019;

WHEREAS, the Hamilton Conservation Foundation's Tribute Tree Program provides an opportunity to commemorate the life of one who has passed away with a donation of \$125 to the Foundation's Tribute Trees;

WHEREAS, a donation to the Foundation's Tribute Trees is directed to their Planting Fund, which is used to plant native trees and shrubs in the Hamilton Watershed; and,

WHEREAS, the name of the individual being honoured with a donation to the Foundation's Tribute Trees will be recognized on signage in the Beckett Forest in the Dundas Valley Conservation Area;

THEREFORE, BE IT RESOLVED:

That a sympathy card be sent to the late John Hawker's family and that a donation be made to the Hamilton Conservation Foundation's Tribute Tree Program, to be funded from the Advisory Committee for Persons with Disabilities reserve budget, to an upset limit of \$150.

- (b) Advisory Committee for Persons with Disabilities Chair's Meeting with Mayor, Chief of Police, and City Manager (Deferred from the October 8, 2019 meeting, as quorum was not achieved) (Item 13.7)**

That the Chair and Vice-Chair of the Advisory Committee for Persons with Disabilities request a meeting with the Mayor, Chief of Police, and the City Manager to discuss various concerns related to the Committee.

- (c) Hamilton Strategic Road Safety Committee (Added Item 13.8)**

That the Chair of the Advisory Committee for Persons with Disabilities be authorized to attend one meeting of the Hamilton Strategic Road Safety Committee at the request of City staff.

- (d) Advisory Committee for Persons with Disabilities 2019 Holiday Dinner (Added Item 13.9)**

- (a) That the Advisory Committee for Persons with Disabilities host a full Holiday dinner following the December 10, 2019 meeting; and,
- (b) That Advisory Committee for Persons with Disabilities Members be allowed to invite 10 City staff members and 1 guest each (for a total of 44 attendees: 17 Committee members, 17 guests, and 10 City staff) to attend the Advisory Committee for Persons with Disabilities Holiday dinner, to be funded from the Advisory Committee for Persons with Disabilities 2019 approved budget for refreshments.

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

YES - Ward 1 Councillor Maureen Wilson  
 YES - Ward 2 Councillor Jason Farr  
 YES - Ward 4 Councillor Sam Merulla  
 YES - Ward 5 Councillor Chad Collins  
 YES - Ward 6 Councillor Tom Jackson  
 YES - Ward 7 Councillor Esther Pauls  
 YES - Ward 8 Councillor John-Paul Danko  
 YES - Deputy Mayor - Ward 3 Councillor Nrinder Nann  
 YES - Mayor Fred Eisenberger  
 YES - Ward 15 Councillor Judi Partridge  
 NOT PRESENT - Ward 14 Councillor Terry Whitehead  
 YES - Ward 13 Councillor Arlene VanderBeek  
 NOT PRESENT - Ward 12 Councillor Lloyd Ferguson  
 NOT PRESENT - Ward 11 Councillor Brenda Johnson  
 YES - Ward 10 Councillor Maria Pearson

YES - Ward 9 Councillor Brad Clark

**16. Stormwater Rate Program (PW19109) (City Wide) (Item 10.12)**

**(Farr/Pearson)**

That Report PW19109, respecting the Stormwater Rate Program, be received.

**CARRIED**

**17. 2020 Tax Supported User Fees (FCS19092) (City Wide) (Item 10.13)**

**(Farr/Eisenberger)**

(a) That the 2020 User Fees contained in Appendix "A" to Report FCS19092, "2020 Tax Supported User Fees", be approved and implemented; and,

(b) That the City Solicitor be authorized and directed to prepare all necessary by-laws, for Council approval, for the purposes of establishing the 2020 User Fees, contained in Appendix "A" to Report FCS19092.

**Result: Motion CARRIED by a vote of 12 to 0, as follows:**

NOT PRESENT - Ward 1 Councillor Maureen Wilson

YES - Ward 2 Councillor Jason Farr

YES - Ward 4 Councillor Sam Merulla

YES - Ward 5 Councillor Chad Collins

YES - Ward 6 Councillor Tom Jackson

YES - Ward 7 Councillor Esther Pauls

YES - Ward 8 Councillor John-Paul Danko

YES - Deputy Mayor - Ward 3 Councillor Nrinder Nann

YES - Mayor Fred Eisenberger

YES - Ward 15 Councillor Judi Partridge

NOT PRESENT - Ward 14 Councillor Terry Whitehead

YES - Ward 13 Councillor Arlene VanderBeek

NOT PRESENT - Ward 12 Councillor Lloyd Ferguson

NOT PRESENT - Ward 11 Councillor Brenda Johnson

YES - Ward 10 Councillor Maria Pearson

YES - Ward 9 Councillor Brad Clark

**18. New Municipal Flexibility for Vacant Unit Rebates and Vacant/Excess Land Subclasses (FCS17021(b)) (City Wide) (Item 10.14)**

**(Fred/Farr)**

(a) That, to align with Province's property tax treatment of the Vacant / Excess Land Subclasses, the City's Reduction Program for the Vacant /

Excess Land Subclasses in the Commercial and Industrial Property Classes be discontinued starting in the 2020 taxation year; and,

- (b) That the City Solicitor be authorized and directed to prepare all necessary by-laws for the purposes of eliminating the property tax Reduction Program for the Vacant / Excess Land Subclasses in the Commercial and Industrial Property Classes.

**Result: Motion CARRIED by a vote of 12 to 0, as follows:**

NOT PRESENT - Ward 1 Councillor Maureen Wilson  
 YES - Ward 2 Councillor Jason Farr  
 YES - Ward 4 Councillor Sam Merulla  
 YES - Ward 5 Councillor Chad Collins  
 YES - Ward 6 Councillor Tom Jackson  
 YES - Ward 7 Councillor Esther Pauls  
 YES - Ward 8 Councillor John-Paul Danko  
 YES - Deputy Mayor - Ward 3 Councillor Nrinder Nann  
 YES - Mayor Fred Eisenberger  
 YES - Ward 15 Councillor Judi Partridge  
 NOT PRESENT - Ward 14 Councillor Terry Whitehead  
 YES - Ward 13 Councillor Arlene VanderBeek  
 NOT PRESENT - Ward 12 Councillor Lloyd Ferguson  
 NOT PRESENT - Ward 11 Councillor Brenda Johnson  
 YES - Ward 10 Councillor Maria Pearson  
 YES - Ward 9 Councillor Brad Clark

**19. Donation of a Monument Commemorating the Genocide Against the Tutsi of Rwanda (PED19237) (City Wide) (Item 10.15)**

**(Pauls/Eisenberger)**

- (a) That the City of Hamilton accept the donation of a memorial commemorating the genocide against the Tutsi in Rwanda in 1994 from the Rwandan Canadian Community of Hamilton to be installed at Hamilton City Hall, 71 Main Street West;
- (b) That the Mayor and City Clerk be authorized and directed to execute any agreements and ancillary documents, between the City of Hamilton and Rwandan Canadian Community of Hamilton to accept the donation of a memorial commemorating the genocide against the Tutsi in Rwanda in 1994, with content acceptable to the General Manager of the Planning and Economic Development Department, in a form satisfactory to the City Solicitor; and,

- (c) That \$800 donated by the Rwandan Canadian Community of Hamilton for the long-term maintenance of the monument be deposited to the Public Art and Monuments Maintenance Balance Sheet Account 22323-000100.

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

YES - Ward 1 Councillor Maureen Wilson  
 YES - Ward 2 Councillor Jason Farr  
 YES - Ward 4 Councillor Sam Merulla  
 YES - Ward 5 Councillor Chad Collins  
 YES - Ward 6 Councillor Tom Jackson  
 YES - Ward 7 Councillor Esther Pauls  
 YES - Ward 8 Councillor John-Paul Danko  
 YES - Deputy Mayor - Ward 3 Councillor Nrinder Nann  
 YES - Mayor Fred Eisenberger  
 YES - Ward 15 Councillor Judi Partridge  
 NOT PRESENT - Ward 14 Councillor Terry Whitehead  
 YES - Ward 13 Councillor Arlene VanderBeek  
 NOT PRESENT - Ward 12 Councillor Lloyd Ferguson  
 NOT PRESENT - Ward 11 Councillor Brenda Johnson  
 YES - Ward 10 Councillor Maria Pearson  
 YES - Ward 9 Councillor Brad Clark

**20. Support of Private Member's Bill to Reverse Pit Bull Ban in Ontario (Item 11.1)**

**(Merulla/Farr)**

WHEREAS, the Province of Ontario banned the ownership of Pit Bulls in 2005;

WHEREAS, opponents of this ban believe this "breed-specific legislation" does not address the root cause of vicious dogs, which is often attributed to the handler or owner of the dog; and,

WHEREAS, a Private Member's Bill introduced into the Ontario Legislature is seeking to reverse the Provincial ban of Pit Bulls.

THEREFORE, BE IT RESOLVED:

- (a) That the Mayor correspond with the Province of Ontario to advise of the City of Hamilton's support for the Private Member's Bill for the reversal of the Pit Bull ban and changes to the *Dog Owners' Liability Act*; and,
- (b) That Licensing and By-law Services Division be directed to review the feasibility of changes to the Responsible Animal Ownership By-law 12-031 to include professional obedience training for dogs, with the participation

of the dog's owner and the feasibility of reduced licensing fees for large working dogs (i.e. Rottweilers and Pit Bulls) to mitigate public safety concerns and report back to the Planning Committee.

**Result: Motion CARRIED by a vote of 9 to 4, as follows:**

YES - Ward 1 Councillor Maureen Wilson  
 YES - Ward 2 Councillor Jason Farr  
 YES - Ward 4 Councillor Sam Merulla  
 YES - Ward 5 Councillor Chad Collins  
 YES - Ward 6 Councillor Tom Jackson  
 YES - Ward 7 Councillor Esther Pauls  
 YES - Ward 8 Councillor John-Paul Danko  
 YES - Deputy Mayor - Ward 3 Councillor Nrinder Nann  
 YES - Mayor Fred Eisenberger  
 NO - Ward 15 Councillor Judi Partridge  
 NOT PRESENT - Ward 14 Councillor Terry Whitehead  
 NO - Ward 13 Councillor Arlene VanderBeek  
 NOT PRESENT - Ward 12 Councillor Lloyd Ferguson  
 NOT PRESENT - Ward 11 Councillor Brenda Johnson  
 NO - Ward 10 Councillor Maria Pearson  
 NO - Ward 9 Councillor Brad Clark

**21. Acquisition of Land in the Barton-Tiffany Area (PED19233) (Ward 2) (Item 14.2)**

**(Farr/Merulla)**

- (a) That the direction provided to staff in Closed Session, respecting Report PED19233, regarding the Acquisition of Land in the Barton-Tiffany Area, be approved; and,
- (b) That the Report PED19233, respecting the Acquisition of Land in the Barton-Tiffany Area remain confidential until completion of the real estate transaction, with the exception of Appendix "B", which will remain confidential and not be released as a public document.

**Result: Motion CARRIED by a vote of 12 to 0, as follows:**

YES - Ward 1 Councillor Maureen Wilson  
 YES - Ward 2 Councillor Jason Farr  
 YES - Ward 4 Councillor Sam Merulla  
 YES - Ward 5 Councillor Chad Collins  
 YES - Ward 6 Councillor Tom Jackson  
 YES - Ward 7 Councillor Esther Pauls  
 YES - Ward 8 Councillor John-Paul Danko

YES - Deputy Mayor - Ward 3 Councillor Nrinder Nann  
 NOT PRESENT - Mayor Fred Eisenberger  
 YES - Ward 15 Councillor Judi Partridge  
 NOT PRESENT - Ward 14 Councillor Terry Whitehead  
 YES - Ward 13 Councillor Arlene VanderBeek  
 NOT PRESENT - Ward 12 Councillor Lloyd Ferguson  
 NOT PRESENT - Ward 11 Councillor Brenda Johnson  
 YES - Ward 10 Councillor Maria Pearson  
 YES - Ward 9 Councillor Brad Clark

**22. Expropriation of 55 Queenston Road (City Motor Hotel) - Proposed Partial Settlement LS12009(e) (Ward 4) (Item 14.3)**

**(Merulla/Collins)**

- (a) That the direction provided to staff in Closed Session, respecting Report LS12009(e), regarding the Expropriation of 55 Queenston Road (City Motor Hotel) - Proposed Partial Settlement, be approved; and,
- (b) That Report LS12009(e), respecting the Expropriation of 55 Queenston Road (City Motor Hotel) - Proposed Partial Settlement, remain confidential; and,
- (c) That, upon execution by all parties, the executed Minutes of Settlement, attached as Appendix "A" to Report LS12009(e) be released to the public.

**Result: Motion CARRIED by a vote of 12 to 0, as follows:**

YES - Ward 1 Councillor Maureen Wilson  
 YES - Ward 2 Councillor Jason Farr  
 YES - Ward 4 Councillor Sam Merulla  
 YES - Ward 5 Councillor Chad Collins  
 YES - Ward 6 Councillor Tom Jackson  
 YES - Ward 7 Councillor Esther Pauls  
 YES - Ward 8 Councillor John-Paul Danko  
 YES - Deputy Mayor - Ward 3 Councillor Nrinder Nann  
 NOT PRESENT - Mayor Fred Eisenberger  
 YES - Ward 15 Councillor Judi Partridge  
 NOT PRESENT - Ward 14 Councillor Terry Whitehead  
 YES - Ward 13 Councillor Arlene VanderBeek  
 NOT PRESENT - Ward 12 Councillor Lloyd Ferguson  
 NOT PRESENT - Ward 11 Councillor Brenda Johnson  
 YES - Ward 10 Councillor Maria Pearson  
 YES - Ward 9 Councillor Brad Clark



**23. Ontario Nurses' Association, Local 50, Public Health Services, Ratification of Collective Agreement (HUR19029) (City Wide) (Item 14.4)**

**(Merulla/Pauls)**

- (a) That the tentative agreement, reached on November 4, 2019 between the City of Hamilton and the Ontario Nurses' Association, Local 50, Public Health Services (ONA PHS) representing 144 employees, be ratified by Council; and,
- (b) That Report HUR19029, respecting the Ontario Nurses' Association, Local 50, Public Health Services, Ratification of Collective Agreement remain confidential.

**Result: Motion CARRIED by a vote of 12 to 0, as follows:**

YES - Ward 1 Councillor Maureen Wilson  
 YES - Ward 2 Councillor Jason Farr  
 YES - Ward 4 Councillor Sam Merulla  
 YES - Ward 5 Councillor Chad Collins  
 YES - Ward 6 Councillor Tom Jackson  
 YES - Ward 7 Councillor Esther Pauls  
 YES - Ward 8 Councillor John-Paul Danko  
 YES - Deputy Mayor - Ward 3 Councillor Nrinder Nann  
 NOT PRESENT - Mayor Fred Eisenberger  
 YES - Ward 15 Councillor Judi Partridge  
 NOT PRESENT - Ward 14 Councillor Terry Whitehead  
 YES - Ward 13 Councillor Arlene VanderBeek  
 NOT PRESENT - Ward 12 Councillor Lloyd Ferguson  
 NOT PRESENT - Ward 11 Councillor Brenda Johnson  
 YES - Ward 10 Councillor Maria Pearson  
 YES - Ward 9 Councillor Brad Clark

**24. Proposed Consent and Assignment of Lease Agreement – Lister Block (Ward 2) (Item 14.5)**

**(Farr/Merulla)**

- (a) That the direction provided to staff in Closed Session respecting the Proposed Consent and Assignment of Lease Agreement – Lister Block, be approved; and,
- (b) That the Motion, respecting the Proposed Consent and Assignment of Lease Agreement - Lister Block, not be released as a public document until after the Consent and Assignment of Lease Agreement has been executed by the parties.

**Result: Motion CARRIED by a vote of 12 to 0, as follows:**

YES - Ward 1 Councillor Maureen Wilson  
 YES - Ward 2 Councillor Jason Farr  
 YES - Ward 4 Councillor Sam Merulla  
 YES - Ward 5 Councillor Chad Collins  
 YES - Ward 6 Councillor Tom Jackson  
 YES - Ward 7 Councillor Esther Pauls  
 YES - Ward 8 Councillor John-Paul Danko  
 YES - Deputy Mayor - Ward 3 Councillor Nrinder Nann  
 NOT PRESENT - Mayor Fred Eisenberger  
 YES - Ward 15 Councillor Judi Partridge  
 NOT PRESENT - Ward 14 Councillor Terry Whitehead  
 YES - Ward 13 Councillor Arlene VanderBeek  
 NOT PRESENT - Ward 12 Councillor Lloyd Ferguson  
 NOT PRESENT - Ward 11 Councillor Brenda Johnson  
 YES - Ward 10 Councillor Maria Pearson  
 YES - Ward 9 Councillor Brad Clark

**FOR INFORMATION:**

**(a) CEREMONIAL ITEMS (Item 1)**

**(i) Hamilton-Halton Home Builders' Association 2019 Environmental Leadership Award (Item 1.1)**

Suzanne Mammel, CEO of the Hamilton-Halton Homebuilders Association, presented the City with the Hamilton-Halton Home Builders' Association 2019 Environmental Leadership Award.

**(b) APPROVAL OF AGENDA (Item 2)**

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

**1. DELEGATION REQUESTS (Item 6)**

**For December 4, 2019:**

- 6.1 David Carson, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073)

- 6.2 Grant Linney, Climate Reality Canada; Hamilton Blue Dot, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073)
- 6.3 Lily Mae Peters, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073)
- 6.4 Dr. James Quinn, McMaster University, respecting a request regarding the upcoming Ontario Energy Board Hearing on a New Pipeline Proposal by Enbridge
- 6.5 Ian Graham, Extinction Rebellion, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073)
- 6.6 Alessia Palumbo, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073)
- 6.7 Amanda Lakhanpal, Plant Based Burlington-Hamilton, respecting the Highlights of the EAT Lancet Commission and the Need for a Shift to a Plant-Based Diet for Personal Health and Planetary Sustainability
- 6.8 Lynda Lukasik, Environment Hamilton, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073)
- 6.9 Ian Borsuk, Environment Hamilton, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073)
- 6.10 Don McLean, Hamilton 350 Committee, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073)
- 6.11 Oliver Tessier, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073)
- 6.12 Dave Braden, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073)

- 6.13 Tina Di Clemente, Elders for Climate Sanity (part of Hamilton 350), respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073)
- 6.14 Rebecca Katz, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073)
- 6.15 Lauren Eyton-Jones, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073)
- 6.16 Emmalee Frketich, Environmental Community of Hamilton Students, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073)
- 6.17 Liana Desousa, Friday's for Future, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073)
- 6.18 Jen Baker, Hamilton Naturalists' Club, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073)
- 6.19 Deirdre Pike, Diocese of Niagara and Greening Niagara, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073)
- 6.20 Arwen Roussel, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073)
- 6.21 Chris McLaughlin, Bay Area Restoration Council, to provide support for the Stormwater Rate Initiative, Item 10.12 - Stormwater Rate Program (PW19109)
- 6.22 David Hitchcock, Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073)
- 6.23 Jochen Bezner, Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073)
- 6.24 Kat Bezner, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073)

- 6.25 Donald Brown, Elders for Climate Change, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073)

**For a Future GIC:**

- 6.26 James Chase, Public Consultation Process respecting the Wentworth Lodge Lands

**2. NOTICES OF MOTION (Item 12.1)**

- 12.1 GRIDS 2 Transportation and Infrastructure Assessment

**3. PRIVATE & CONFIDENTIAL (Item 14)**

- 14.4 Ontario Nurses' Association, Local 50, Public Health Services, Ratification of Collective Agreement (HUR19029) (City Wide)

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

- 14.5 Proposed Consent and Assignment of Lease Agreement – Lister Block (Ward 2)

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 by the municipality or local board.

**(Pauls/Farr)**

That the agenda for the December 4, 2019 General Issues Committee meeting, be approved, as amended.

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

YES - Ward 1 Councillor Maureen Wilson  
YES - Ward 2 Councillor Jason Farr  
YES - Ward 4 Councillor Sam Merulla

NOT PRESENT - Ward 5 Councillor Chad Collins  
 NOT PRESENT - Ward 6 Councillor Tom Jackson  
 YES - Ward 7 Councillor Esther Pauls  
 YES - Ward 8 Councillor John-Paul Danko  
 YES - Deputy Mayor - Ward 3 Councillor Nrinder Nann  
 NOT PRESENT - Mayor Fred Eisenberger  
 YES - Ward 15 Councillor Judi Partridge  
 NOT PRESENT - Ward 14 Councillor Terry Whitehead  
 YES - Ward 13 Councillor Arlene VanderBeek  
 YES - Ward 12 Councillor Lloyd Ferguson  
 NOT PRESENT - Ward 11 Councillor Brenda Johnson  
 YES - Ward 10 Councillor Maria Pearson  
 YES - Ward 9 Councillor Brad Clark

**(c) DECLARATIONS OF INTEREST (Item 3)**

There were no declarations of interest.

**(d) APPROVAL OF MINUTES OF PREVIOUS MEETINGS (Item 4)**

**(Farr/Wilson)**

That the Minutes of the November 20, 2019 General Issues Committee meeting be approved, as presented.

(i) November 20, 2019 (Item 4.1)

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

YES - Ward 1 Councillor Maureen Wilson  
 YES - Ward 2 Councillor Jason Farr  
 YES - Ward 4 Councillor Sam Merulla  
 NOT PRESENT - Ward 5 Councillor Chad Collins  
 NOT PRESENT - Ward 6 Councillor Tom Jackson  
 YES - Ward 7 Councillor Esther Pauls  
 YES - Ward 8 Councillor John-Paul Danko  
 YES - Deputy Mayor - Ward 3 Councillor Nrinder Nann  
 NOT PRESENT - Mayor Fred Eisenberger  
 YES - Ward 15 Councillor Judi Partridge  
 NOT PRESENT - Ward 14 Councillor Terry Whitehead  
 YES - Ward 13 Councillor Arlene VanderBeek  
 YES - Ward 12 Councillor Lloyd Ferguson  
 NOT PRESENT - Ward 11 Councillor Brenda Johnson  
 YES - Ward 10 Councillor Maria Pearson  
 YES - Ward 9 Councillor Brad Clark

**(e) DELEGATION REQUESTS (Item 6)**

**(Clark/Pearson)**

That the delegation requests, Items 6.1 to 6.26, be approved, as follows:

For the December 4, 2019 GIC:

- (i) David Carson, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 6.1)
- (ii) Grant Linney, Climate Reality Canada; Hamilton Blue Dot, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (item 6.2)
- (iii) Lily Mae Peters, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 6.3)
- (iv) Dr. James Quinn, McMaster University, respecting a request regarding the upcoming Ontario Energy Board Hearing on a New Pipeline Proposal by Enbridge (Item 6.4)
- (v) Ian Graham, Extinction Rebellion, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 6.5)
- (vi) Alessia Palumbo, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 6.6)
- (vii) Amanda Lakhanpal, Plant Based Burlington-Hamilton, respecting the Highlights of the EAT Lancet Commission and the Need for a Shift to a Plant-Based Diet for Personal Health and Planetary Sustainability (Item 6.7)
- (viii) Lynda Lukasik, Environment Hamilton, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 6.8)
- (ix) Ian Borsuk, Environment Hamilton, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 6.9)

- (x) Don McLean, Hamilton 350 Committee, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 6.10)
- (xi) Oliver Tessier, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 6.11)
- (xii) Dave Braden, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 6.12)
- (xiii) Tina Di Clemente, Elders for Climate Sanity (part of Hamilton 350), respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 6.13)
- (xiv) Rebecca Katz, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 6.14)
- (xv) Lauren Eyton-Jones, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 6.15)
- (xvi) Emmalee Frketich, Environmental Community of Hamilton Students, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 6016) (Item 6.16)
- (xvii) Liana Desousa, Friday's for Future, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 6.17)
- (xviii) Jen Baker, Hamilton Naturalists' Club, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 6.18)
- (xix) Deirdre Pike, Diocese of Niagara and Greening Niagara, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 6.19)
- (xx) Arwen Roussell, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 6.20)



- (xxi) Chris McLaughlin, Bay Area Restoration Council, to provide support for the Stormwater Rate Initiative, Item 10.12 - Stormwater Rate Program (PW19109) (Item 6.21)
- (xxii) David Hitchcock, Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 6.22)
- (xxiii) Jochen Bezner, Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 6.23)
- (xxiv) Kat Bezner, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 6.24)
- (xxv) Donald Brown, Elders for Climate Change, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 6.25)

For a Future GIC:

- (xxvi) James Chase, Public Consultation Process respecting the Wentworth Lodge Lands (Item 6.26)

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

YES - Ward 1 Councillor Maureen Wilson  
 YES - Ward 2 Councillor Jason Farr  
 YES - Ward 4 Councillor Sam Merulla  
 NOT PRESENT - Ward 5 Councillor Chad Collins  
 NOT PRESENT - Ward 6 Councillor Tom Jackson  
 YES - Ward 7 Councillor Esther Pauls  
 YES - Ward 8 Councillor John-Paul Danko  
 YES - Deputy Mayor - Ward 3 Councillor Nrinder Nann  
 NOT PRESENT - Mayor Fred Eisenberger  
 YES - Ward 15 Councillor Judi Partridge  
 NOT PRESENT - Ward 14 Councillor Terry Whitehead  
 YES - Ward 13 Councillor Arlene VanderBeek  
 YES - Ward 12 Councillor Lloyd Ferguson  
 NOT PRESENT - Ward 11 Councillor Brenda Johnson  
 YES - Ward 10 Councillor Maria Pearson  
 YES - Ward 9 Councillor Brad Clark

**(f) PUBLIC HEARINGS / DELEGATIONS (Item 8)****(i) David Carson, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 8.1)**

David Carson, addressed Committee respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073).

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

For disposition of this matter, please refer to Item 4.

**(ii) Grant Linney, Climate Reality Canada; Hamilton Blue Dot, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (item 8.2)**

Grant Linney, Climate Reality Canada; Hamilton Blue Dot, addressed Committee respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073).

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

For disposition of this matter, please refer to Item 4.

**(iii) Lily Mae Peters, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 8.3)**

Lily Mae Peters addressed Committee respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073).

For disposition of this matter, please refer to Item 4.

- (iv) **Dr. James Quinn, McMaster University, respecting a request regarding the upcoming Ontario Energy Board Hearing on a New Pipeline Proposal by Enbridge (Item 8.4)**

Dr. James Quinn, McMaster University, addressed Committee respecting a request regarding the upcoming Ontario Energy Board Hearing on a New Pipeline Proposal by Enbridge.

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

For disposition of this matter, please refer to Item 4.

- (v) **Ian Graham, Extinction Rebellion, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 8.5)**

Ian Graham, Extinction Rebellion, addressed Committee respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073).

**(VanderBeek/Pauls)**

That Ian Graham be permitted additional time, beyond the permitted 5 minutes, to continue with his presentation.

**CARRIED**

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

For disposition of this matter, please refer to Item 4.

- (vi) **Alessia Palumbo, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 8.6)**

Alessia Palumbo, addressed Committee respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073).

For disposition of this matter, please refer to Item 4.

- (vii) **Amanda Lakhanpal, Plant Based Burlington-Hamilton, respecting the Highlights of the EAT Lancet Commission and the Need for a Shift to a Plant-Based Diet for Personal Health and Planetary Sustainability (Item 8.7)**

Amanda Lakhanpal, Plant Based Burlington-Hamilton, addressed Committee respecting the Highlights of the EAT Lancet Commission and the need for a shift to a plant-based diet for personal health and planetary sustainability.

**(Wilson/Pauls)**

That Amanda Lakhanpal be permitted additional time, beyond the permitted 5 minutes, to continue with her presentation.

**CARRIED**

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

For disposition of this matter, please refer to Item 4.

- (viii) **Lynda Lukasik, Environment Hamilton, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 8.8)**

Lynda Lukasik, Environment Hamilton, addressed Committee respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073).

**(Partridge/Farr)**

That Lynda Lukasik be permitted additional time, beyond the permitted 5 minutes, to continue with her presentation.

**CARRIED**

For disposition of this matter, please refer to Item 4.

- (ix) **Ian Borsuk, Environment Hamilton, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 8.9)**

Ian Borsuk, Environment Hamilton, addressed Committee respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073).

For disposition of this matter, please refer to Item 4.

- (x) **Don McLean, Hamilton 350 Committee, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 8.10)**

Don McLean, Hamilton 350 Committee, addressed Committee respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073).

**(Jackson/Farr)**

That Don McLean be permitted additional time, beyond the permitted 5 minutes, to continue with his presentation.

**CARRIED**

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

For disposition of this matter, please refer to Item 4.

- (xi) **Oliver Tessier, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 8.11)**

Oliver Tessier addressed Committee respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073).

For disposition of this matter, please refer to Item 4.

- (xii) **Dave Braden, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 8.12)**

Dave Braden addressed Committee respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073).

**(Partridge/Jackson)**

That Dave Braden be permitted additional time, beyond the permitted 5 minutes, to continue with his presentation.

**CARRIED**

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

For disposition of this matter, please refer to Item 4.

- (xiii) Tina Di Clemente, Elders for Climate Sanity (part of Hamilton 350), respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 8.13)**

Tina Di Clemente, Elders for Climate Sanity (part of Hamilton 350), addressed Committee respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073).

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

For disposition of this matter, please refer to Item 4.

- (xiv) Rebecca Katz, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 8.14)**

Rebecca Katz addressed Committee respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073).

**(Pauls/Clark)**

That Rebecca Katz be permitted additional time, beyond the permitted 5 minutes, to continue with her presentation.

**CARRIED**

For disposition of this matter, please refer to Item 4.

- (xv) Lauren Eyton-Jones, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 8.15)**

Lauren Eyton-Jones, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073).

A copy of the video presented may be found through the following link: <https://www.youtube.com/watch?v=JUQnYRAtWbA&t=181s>

For disposition of this matter, please refer to Item 4.

- (xvi) **Emmalee Frketich, Environmental Community of Hamilton Students, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 8.16)**

Emmalee Frketich was not present when called upon.

- (xvii) **Liana Desousa, Friday's for Future, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 8.17)**

Liana Desousa, Friday's for Future, addressed Committee respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073).

For disposition of this matter, please refer to Item 4.

- (xviii) **Jen Baker, Hamilton Naturalists' Club, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 8.18)**

Jen Baker, Hamilton Naturalists' Club, addressed Committee respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073).

**(Wilson/Jackson)**

That Jen Baker be permitted additional time, beyond the permitted 5 minutes, to continue with her presentation.

**CARRIED**

For disposition of this matter, please refer to Item 4.

- (xix) **Deirdre Pike, Diocese of Niagara and Greening Niagara, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 8.19)**

Deirdre Pike, Diocese of Niagara and Greening Niagara, addressed Committee respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073).

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

For disposition of this matter, please refer to Item 4.

- (xx) Arwen Roussell, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 8.20)**

Arwen Roussell addressed Committee respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073).

For disposition of this matter, please refer to Item 4.

- (xxi) Chris McLaughlin, Bay Area Restoration Council, to provide support for the Stormwater Rate Initiative, Item 10.12 - Stormwater Rate Program (PW19109) (Item 8.21)**

Chris McLaughlin, Bay Area Restoration Council, addressed Committee to provide support for the Stormwater Rate Initiative, Item 10.12 - Stormwater Rate Program (PW19109).

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

For disposition of this matter, please refer to Item 16.

- (xxii) David Hitchcock, Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 8.22)**

David Hitchcock addressed Committee respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073).

For disposition of this matter, please refer to Item 4.

- (xxiii) Jochen Bezner, Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 8.23)**

Jochen Bezner was not present when called upon.



**(xxiv) Kat Bezner, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 8.24)**

Kat Bezner was not present when called upon.

**(xxv) Donald Brown, Elders for Climate Change, respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (Item 8.25)**

Donald Brown, Elders for Climate Change, addressed Committee respecting Item 9.1 - Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073).

**(Merulla/Jackson)**

That Donald Brown be permitted additional time, beyond the permitted 5 minutes, to continue with his presentation.

**CARRIED**

For disposition of this matter, please refer to Item 4.

**(Eisenberger/Pauls)**

That the delegation presentations for Items 8.1 to 8.25, be received.

**CARRIED**

**(g) STAFF PRESENTATIONS (Item 9)**

**(i) Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (CMO19008/HSC19073) (City Wide) (Item 9.1)**

Janette Smith, City Manager, provided opening remarks regarding Report CMO19008/HSC19073, respecting the Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation.

Trevor Imhoff, Senior Project Manager - Air Quality & Climate Change, addressed Committee and provided a PowerPoint presentation respecting Report CMO19008/HSC19073, regarding the Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation.

**(Eisenberger/Partridge)**

That the presentation respecting Report CMO19008/HSC19073, regarding the Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation, be received.

**CARRIED**

**(Clark/Pearson)**

That sub-section (a) to Report CMO19008/HSC19073, respecting Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation, be amended by adding the words “***with goals that are specific, measurable, attainable, realistic, with clear timelines and a well-defined distinction between the operating and capital budget requirements***”, to read as follows:

- (a) That staff be directed to investigate the areas of focus as detailed in the Corporate Goals and Areas of Focus for Climate Mitigation and Adaptation attached as Appendix “A” to Report CMO19008/HSC19073 and report back to their respective committees on implementation and resources required, ***with goals that are specific, measurable, attainable, realistic with clear timelines, and a well-defined distinction between the operating and capital budget requirements***;

**Result: Amendment CARRIED by a vote of 12 to 0, as follows:**

YES - Ward 1 Councillor Maureen Wilson  
 YES - Ward 2 Councillor Jason Farr  
 YES - Ward 4 Councillor Sam Merulla  
 YES - Ward 5 Councillor Chad Collins  
 YES - Ward 6 Councillor Tom Jackson  
 YES - Ward 7 Councillor Esther Pauls  
 YES - Ward 8 Councillor John-Paul Danko  
 YES - Deputy Mayor - Ward 3 Councillor Nrinder Nann  
 YES - Mayor Fred Eisenberger  
 YES - Ward 15 Councillor Judi Partridge  
 NOT PRESENT - Ward 14 Councillor Terry Whitehead  
 NOT PRESENT - Ward 13 Councillor Arlene VanderBeek  
 NOT PRESENT - Ward 12 Councillor Lloyd Ferguson  
 NOT PRESENT - Ward 11 Councillor Brenda Johnson  
 YES - Ward 10 Councillor Maria Pearson  
 YES - Ward 9 Councillor Brad Clark

**(Nann/Eisenberger)**

That sub-section (c) to Report CMO19008/HSC19073, respecting Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation, be deleted in its entirety:

- ~~(c) — That the item identified as Development of Departmental Climate Change Workplans within the City of Hamilton be identified as complete and removed from the Outstanding Business Item List.~~

**Result:**        ***Amendment CARRIED by a vote of 12 to 0, as follows:***

YES - Ward 1 Councillor Maureen Wilson  
 YES - Ward 2 Councillor Jason Farr  
 YES - Ward 4 Councillor Sam Merulla  
 YES - Ward 5 Councillor Chad Collins  
 YES - Ward 6 Councillor Tom Jackson  
 YES - Ward 7 Councillor Esther Pauls  
 YES - Ward 8 Councillor John-Paul Danko  
 YES - Deputy Mayor - Ward 3 Councillor Nrinder Nann  
 YES - Mayor Fred Eisenberger  
 YES - Ward 15 Councillor Judi Partridge  
 NOT PRESENT - Ward 14 Councillor Terry Whitehead  
 NOT PRESENT - Ward 13 Councillor Arlene VanderBeek  
 NOT PRESENT - Ward 12 Councillor Lloyd Ferguson  
 NOT PRESENT - Ward 11 Councillor Brenda Johnson  
 YES - Ward 10 Councillor Maria Pearson  
 YES - Ward 9 Councillor Brad Clark

For disposition of this matter, please refer to Item 4.

**(ii)    Hamilton Light Rail Transit (LRT) Project Update and Other Metrolinx Initiatives (PED19100(a)) (City Wide) (Item 9.2)**

Kris Jacobson, Director of the LRT Project Office, addressed Committee and provided a PowerPoint presentation respecting Report PED19100(a) – Hamilton Light Rail Transit (LRT) Project Update and Other Metrolinx Initiatives.

**(Eisenberger/Danko)**

That the presentation respecting Report PED19100(a) – Hamilton Light Rail Transit (LRT) Project Update and Other Metrolinx Initiatives, be received.

**Result:**        **Motion CARRIED by a vote of 9 to 4, as follows:**

YES - Ward 1 Councillor Maureen Wilson  
 YES - Ward 2 Councillor Jason Farr  
 YES - Ward 4 Councillor Sam Merulla  
 YES - Ward 5 Councillor Chad Collins  
 YES - Ward 6 Councillor Tom Jackson  
 YES - Ward 7 Councillor Esther Pauls  
 YES - Ward 8 Councillor John-Paul Danko

YES - Deputy Mayor - Ward 3 Councillor Nrinder Nann  
 YES - Mayor Fred Eisenberger  
 NO - Ward 15 Councillor Judi Partridge  
 NOT PRESENT - Ward 14 Councillor Terry Whitehead  
 NO - Ward 13 Councillor Arlene VanderBeek  
 NOT PRESENT - Ward 12 Councillor Lloyd Ferguson  
 NOT PRESENT - Ward 11 Councillor Brenda Johnson  
 NO - Ward 10 Councillor Maria Pearson  
 NO - Ward 9 Councillor Brad Clark

For disposition of this matter, please refer to Item 5.

**(g) DISCUSSION ITEMS (Item 10)**

**(i) Community Benefits Protocol Advisory Committee (HSC19066) (City Wide) (Item 10.11)**

**(Nann/Farr)**

- (a) That Appendix “A” to Report HSC19066 (the Terms of Reference), respecting the Community Benefits Protocol Advisory Committee, be amended by changing the Committee composition from “2” members of Council to “**3**” members of Council; and, by making the 2 members of the Hamilton Community Benefits Network “**voting members**”; and,
- (b) That Councillor M. Wilson be appointed to the Community Benefits Protocol Advisory Committee for the balance of the 2018 to 2022 term of Council; and,
- (c) That sub-section (a) to Report HSC19066, respecting the Community Benefits Protocol Advisory Committee, be amended by adding the words “**as amended**”, to read as follows:
  - (a) That the Community Benefits Protocol Advisory Committee Terms of Reference attached as Appendix “A”, **as amended**, to Report HSC19066, be approved;

**Result: Amendment CARRIED by a vote of 12 to 1, as follows:**

YES - Ward 1 Councillor Maureen Wilson  
 YES - Ward 2 Councillor Jason Farr  
 YES - Ward 4 Councillor Sam Merulla  
 YES - Ward 5 Councillor Chad Collins  
 YES - Ward 6 Councillor Tom Jackson  
 YES - Ward 7 Councillor Esther Pauls

YES - Ward 8 Councillor John-Paul Danko  
 YES - Deputy Mayor - Ward 3 Councillor Nrinder Nann  
 YES - Mayor Fred Eisenberger  
 YES - Ward 15 Councillor Judi Partridge  
 NOT PRESENT - Ward 14 Councillor Terry Whitehead  
 NO - Ward 13 Councillor Arlene VanderBeek  
 NOT PRESENT - Ward 12 Councillor Lloyd Ferguson  
 NOT PRESENT - Ward 11 Councillor Brenda Johnson  
 YES - Ward 10 Councillor Maria Pearson  
 YES - Ward 9 Councillor Brad Clark

**(Eisenberger/Merulla)**

That Report HCS19066, respecting the Community Benefits Protocol Advisory Committee, **as amended**, be DEFERRED to a future General Issues Committee, with the following direction:

- (i) That staff be directed to report back to the General Issues Committee with a clear explanation of the differences between the Social Procurement Policy and the proposed Community Benefits Protocol Advisory Committee's mandate; and
- (ii) That the Legislative Coordinator be directed to invite Anthony Marco, President of the Hamilton District Labour Council; and, Mark Ellerker, Representative of the Hamilton - Brantford Building & Construction Trades Council, in their capacity as representatives of the Hamilton Community Benefits Network, to attend at the same future General Issues Committee meeting as the forthcoming staff report to provide clarity to objective of the proposed Community Benefits Protocol Advisory Committee.

**Result: Motion CARRIED by a vote of 11 to 2, as follows:**

YES - Ward 1 Councillor Maureen Wilson  
 NO - Ward 2 Councillor Jason Farr  
 YES - Ward 4 Councillor Sam Merulla  
 YES - Ward 5 Councillor Chad Collins  
 YES - Ward 6 Councillor Tom Jackson  
 YES - Ward 7 Councillor Esther Pauls  
 YES - Ward 8 Councillor John-Paul Danko  
 NO - Deputy Mayor - Ward 3 Councillor Nrinder Nann  
 YES - Mayor Fred Eisenberger  
 YES - Ward 15 Councillor Judi Partridge  
 NOT PRESENT - Ward 14 Councillor Terry Whitehead  
 YES - Ward 13 Councillor Arlene VanderBeek  
 NOT PRESENT - Ward 12 Councillor Lloyd Ferguson

NOT PRESENT - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson  
YES - Ward 9 Councillor Brad Clark

**(h) NOTICES OF MOTION (Item 12)**

Councillor B. Clark introduced the following Notice of Motion:

**(i) GRIDS 2 Transportation and Infrastructure Assessment (Item 12.1)**

WHEREAS, the City is undertaking an update to GRIDS, known as GRIDS 2, which is a long-term growth strategy to allocate forecasted population and employment growth from 2031 to 2041;

WHEREAS, approaches and options for the allocation of growth will have impacts on infrastructure needs, and further, that needs may vary by growth option;

WHEREAS, infrastructure needs associated with growth may include new transportation corridors, road capacity enhancements, urbanization of rural cross-sections within or adjacent to growth areas, higher-order transit improvements, and new multi-modal infrastructure, in addition to municipal service upgrades;

WHEREAS, historically, infrastructure for new growth areas has typically been delivered concurrently with development by the private sector and financed through development agreements, or subsequent to development by the City using Development Charge revenues;

WHEREAS, the practice of relying on the private sector to front-end and construct growth-related infrastructure can be advantageous, some potential shortcomings include the potential for delayed delivery of complete networks (e.g. piecemeal corridor construction) and the potential for under-estimation of multi-modal needs and opportunities (e.g. sidewalks, transit upgrades, cycling infrastructure), which are indirectly triggered by development;

WHEREAS, an alternative model whereby major infrastructure is delivered in advance of development may help address problems created by piece-meal infrastructure development;

WHEREAS, alternative approaches to front-ending infrastructure may have an influence on the evaluation of growth options being considered as part of GRIDS 2;

THEREFORE, BE IT RESOLVED:

That staff be directed to undertake a transportation infrastructure needs assessment for growth areas, as part of the analysis being undertaken as part of GRIDS 2, at an estimated cost of \$150,000, to be funded from Reserve 110324 DC Admin Studies – Hard – Residential (\$94,500) and Reserve 110325 DC Admin Studies – Hard – Non-Residential (\$55,500), with that analysis to:

- (i) focus on areas of significant change to include, but not be limited to, Upper Stoney Creek;
- (ii) include the implications of a model whereby major transportation infrastructure is front-ended to occur in advance of major development activity; and,
- (iii) The evaluation of growth options under GRIDS 2 include criteria that reflects the implications of a front-ended infrastructure model.

**(i) GENERAL INFORMATION/OTHER BUSINESS (Item 13)**

**(a) Amendments to the Outstanding Business List (Item 13.1)**

**(Pearson/VanderBeek)**

That the amendment to the General Issues Committee's Outstanding Business List be approved, as follows:

**(a) Item to be removed:**

- (i) City-Wide Stormwater Rate Program Review  
(Addressed as Item 10.12 on today's agenda – Report PW19019)

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

YES - Ward 1 Councillor Maureen Wilson  
 YES - Ward 2 Councillor Jason Farr  
 YES - Ward 4 Councillor Sam Merulla  
 YES - Ward 5 Councillor Chad Collins  
 YES - Ward 6 Councillor Tom Jackson  
 YES - Ward 7 Councillor Esther Pauls  
 YES - Ward 8 Councillor John-Paul Danko  
 YES - Deputy Mayor - Ward 3 Councillor Nrinder Nann  
 YES - Mayor Fred Eisenberger

YES - Ward 15 Councillor Judi Partridge  
 NOT PRESENT - Ward 14 Councillor Terry Whitehead  
 YES - Ward 13 Councillor Arlene VanderBeek  
 NOT PRESENT - Ward 12 Councillor Lloyd Ferguson  
 NOT PRESENT - Ward 11 Councillor Brenda Johnson  
 YES - Ward 10 Councillor Maria Pearson  
 YES - Ward 9 Councillor Brad Clark

**(j) PRIVATE & CONFIDENTIAL (Item 14)**

**(i) Closed Session Minutes – November 20, 2019 (Item 14.1)**

**(Farr/Partridge)**

- (a) That the Closed Session Minutes of the November 20, 2019 General Issues Committee meeting, be approved, as presented; and,
- (b) That the Closed Session Minutes of the November 20, 2019 General Issues Committee meeting remain confidential.

**Result: Motion CARRIED by a vote of 12 to 1, as follows:**

NO - Ward 1 Councillor Maureen Wilson  
 YES - Ward 2 Councillor Jason Farr  
 YES - Ward 4 Councillor Sam Merulla  
 YES - Ward 5 Councillor Chad Collins  
 YES - Ward 6 Councillor Tom Jackson  
 YES - Ward 7 Councillor Esther Pauls  
 YES - Ward 8 Councillor John-Paul Danko  
 YES - Deputy Mayor - Ward 3 Councillor Nrinder Nann  
 YES - Mayor Fred Eisenberger  
 YES - Ward 15 Councillor Judi Partridge  
 NOT PRESENT - Ward 14 Councillor Terry Whitehead  
 YES - Ward 13 Councillor Arlene VanderBeek  
 NOT PRESENT - Ward 12 Councillor Lloyd Ferguson  
 NOT PRESENT - Ward 11 Councillor Brenda Johnson  
 YES - Ward 10 Councillor Maria Pearson  
 YES - Ward 9 Councillor Brad Clark



**(k) ADJOURNMENT (Item 15)**

**(Pearson/Partridge)**

That there being no further business, the General Issues Committee be adjourned at 7:49 p.m.

**CARRIED**

Respectfully submitted,

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Deputy Mayor, Nrinder Nann  
Chair, General Issues Committee

Stephanie Paparella  
Legislative Coordinator,  
Office of the City Clerk



## GENERAL ISSUES COMMITTEE (2020 TAX CAPITAL BUDGET) MINUTES 19-026(a)

9:30 a.m.

December 9, 2019  
Council Chambers  
Hamilton City Hall  
71 Main Street West

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

**Absent:** Councillor T. Whitehead – Personal  
Councillor L. Ferguson – Other City Business

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

**1. Corporate Security Office Update (PW19111) (City Wide) (Item 6.1)**

**(Pearson/VanderBeek)**

That Report PW19111, respecting the Corporate Security Office Update, be received.

**CARRIED**

**2. 2020 Tax Supported Capital Budget (FCS19091) (City Wide) (Item 8.1)**

**(Eisenberger/Merulla)**

(a) That the 2020 Tax Supported Capital Levy in the amount of **\$123,996,000** be approved, inclusive of;

- (i) a standard Property Tax increase of 0.5% (\$4,300,000);
- (ii) an additional Property Tax increase of \$282,000 (0.03%) in 2020 to fund the debt charges associated with the West Harbour Development;
- (iii) an additional Property Tax increase of \$1,128,000 (0.13%) in 2020 to fund the debt charges associated with the Downtown Office Accommodation Strategy;

- (b) That the 2020 Tax Supported Capital Budget and Financing Plan in the amount of **\$244,027,000**, attached as Appendix “A”, **as amended**, to Report FCS19091, be approved with the following funding sources:
- (i) \$9,550,000 from government grants and subsidies;
  - (ii) \$3,440,000 from other external sources;
  - (iii) **\$43,002,000** from Development Charges Reserves;
  - (iv) **\$33,642,000** from Reserves;
  - (v) \$15,550,000 from Work-in-Progress and other internal transfers;
  - (vi) **\$82,237,000** from the 2020 Tax Supported Capital Levy;
  - (vii) \$5,300,000 from Hamilton Utilities Corporation (HUC) / Alectra Dividends;
  - (viii) \$4,000,000 from Hamilton Future Fund (Reserve 112246);
  - (ix) \$29,576,000 from Federal Gas Tax (Reserve 112213);
  - (x) \$4,800,000 from the 2019 Capital Financing Surplus; and,
  - (xi) \$12,930,000 from Tax Supported Debenture Financing;
- (c) That the Tax Supported Discretionary Net Capital Funding Forecast 2021–2029, attached as Appendix “B”, **as amended**, to Report FCS19091, which assumes the following, be approved, in principle, and re-visited by Council each budget year:
- (i) a 0.5% Residential Property Tax increase in each year from 2021 to 2029;
  - (ii) an additional Property Tax increase of \$430,000 (0.05%) in 2022, \$720,000 (0.08%) in 2023, \$2,039,000 (0.24%) in 2024, \$63,000 (0.01%) in 2025, \$67,000 (0.01%) in 2027 and \$100,000 (0.01%) to fund the debt charges associated with the West Harbour Development; and,
  - (iii) an additional Property Tax increase of \$2,000,000 (0.23%) in 2021 to fund an increase in the recovery of exemptions of tax services provided through the City’s Development Charge exemption programs;

**General Issues Committee – 2020 Tax Capital Budget  
Minutes 19-026(a)**

**December 9, 2019  
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- (d) That the operating impacts of Capital Project IT Strategy – Strategic Theme Mobility (3501957903), in the amount of \$15,000, included in Appendix “C”, **as amended**, attached to Report FCS19091, be incorporated into the 2020 Tax Supported Operating Budget which is subject to further Council approval;
- (e) That the future operating budget and Full Time Equivalent (FTE) impacts of the 2020 Tax Supported Capital Budget, estimated to be \$3,375,350 and 24.66 FTEs, included in Appendix “C”, **as amended**, attached to Report FCS19091, be incorporated into the 2021 or future Tax Supported Operating Budgets, which are subject to future Council approval;
- (f) That the General Manager, Finance and Corporate Services, be authorized and directed to negotiate the terms and placement of a debenture issue(s), and / or private placement debenture issue(s), in either a public or private market and / or bank loan agreement and debenture issue(s) and / or variable interest rate bank loan agreement and debenture issue(s), in an amount not to exceed \$36,922,000 Canadian currency, as attached in Appendix “A”, **as amended**, to Report FCS19091, which includes \$12,930,000 in Tax Supported municipal debt and \$23,992,000 in Development Charges Tax Supported municipal debt;
- (g) That the General Manager, Finance and Corporate Services, be authorized and directed to engage the services of all required professionals to secure the terms and issuance of the debenture issue(s) described in subsection (f) including, but not limited to, external legal counsel, fiscal agents and Infrastructure Ontario’s Loan Program;
- (h) That the General Manager, Finance and Corporate Services, Mayor and City Clerk be each authorized and directed to enter into and / or execute, on behalf of the City of Hamilton, all agreements and necessary ancillary documents requiring their respective signatures, to secure the terms and issuance of the debenture issue(s) described in subsections (f) and (g), in a form satisfactory to the City Solicitor;
- (i) That the Mayor and City Clerk be authorized and directed to enter into and / or execute, on behalf of the City of Hamilton, all agreements and necessary ancillary documents not requiring any specific signing authority, to secure the terms and issuance of the debenture issue(s) described in subsections (f) and (g), in a form satisfactory to the City Solicitor and with content acceptable to the General Manager, Finance and Corporate Services;
- (j) That all necessary By-Law(s) be passed to authorize the debenture issue(s) negotiated placed and secured in accordance with subsections (f) and (g), as it relates to the 2020 Tax Capital Budget.

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

YES - Ward 1 Councillor Maureen Wilson  
 YES - Ward 2 Councillor Jason Farr  
 YES - Ward 4 Councillor Sam Merulla  
 YES - Ward 5 Councillor Chad Collins  
 YES - Ward 6 Councillor Tom Jackson  
 NOT PRESENT - Ward 7 Councillor Esther Pauls  
 YES - Ward 8 Councillor John-Paul Danko  
 YES - Deputy Mayor - Ward 3 Councillor Nrinder Nann  
 YES - Mayor Fred Eisenberger  
 YES - Ward 15 Councillor Judi Partridge  
 NOT PRESENT - Ward 14 Councillor Terry Whitehead  
 YES - Ward 13 Councillor Arlene VanderBeek  
 NOT PRESENT - Ward 12 Councillor Lloyd Ferguson  
 YES - Ward 11 Councillor Brenda Johnson  
 YES - Ward 10 Councillor Maria Pearson  
 YES - Ward 9 Councillor Brad Clark

**FOR INFORMATION:**

**(a) APPROVAL OF AGENDA (Item 2)**

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

**1. STAFF PRESENTATIONS (Item 8)**

- 8.1 2020 Tax Supported Capital Budget (FCS19091) (City Wide)  
 (Deferred from the November 29, 2019 GIC)

A copy of Item 9.2, the Hamilton Police Services Board Budget from the November 29, 2019 budget meeting, was inadvertently included in this agenda behind the appendices to Item 8.1 and should be discarded.

**2. PRIVATE & CONFIDENTIAL**

- 12.1 Corporate Security Office Update (PW19111) has been moved to Item 6.1 as a public document.

**(VanderBeek/Pauls)**

That the agenda for the December 9, 2019 General Issues Committee (2020 Tax Capital Budget) meeting, be approved, as amended.

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

YES - Ward 1 Councillor Maureen Wilson  
 NOT PRESENT - Ward 2 Councillor Jason Farr  
 YES - Ward 4 Councillor Sam Merulla  
 YES - Ward 5 Councillor Chad Collins  
 NOT PRESENT - Ward 6 Councillor Tom Jackson  
 YES - Ward 7 Councillor Esther Pauls  
 YES - Ward 8 Councillor John-Paul Danko  
 YES - Deputy Mayor - Ward 3 Councillor Nrinder Nann  
 YES - Mayor Fred Eisenberger  
 YES - Ward 15 Councillor Judi Partridge  
 NOT PRESENT - Ward 14 Councillor Terry Whitehead  
 YES - Ward 13 Councillor Arlene VanderBeek  
 NOT PRESENT - Ward 12 Councillor Lloyd Ferguson  
 NOT PRESENT - Ward 11 Councillor Brenda Johnson  
 YES - Ward 10 Councillor Maria Pearson  
 YES - Ward 9 Councillor Brad Clark

**(b) DECLARATIONS OF INTEREST (Item 3)**

Councillor M. Pearson declared an interest to Item 12.1 - Feasibility of the Municipality Imposing a Tax Fee or Charge the Owners of Vacant Properties, as she is a rental property landlord.

Councillor S. Merulla declared an interest to Item 12.1 - Feasibility of the Municipality Imposing a Tax Fee or Charge the Owners of Vacant Properties, as he is a rental property landlord.

Councillor A. VanderBeek declared an interest to Item 12.1 - Feasibility of the Municipality Imposing a Tax Fee or Charge the Owners of Vacant Properties, as she is a rental property landlord.

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

**(i) November 29, 2019 (Item 3.1)**

**(Wilson/Partridge)**

That the Minutes of the November 29, 2019 General Issues Committee (2020 Tax Capital Budget) meeting be approved, as presented.

**Result: Motion CARRIED by a vote of 12 to 0, as follows:**

YES - Ward 1 Councillor Maureen Wilson  
 NOT PRESENT - Ward 2 Councillor Jason Farr

YES - Ward 4 Councillor Sam Merulla  
 YES - Ward 5 Councillor Chad Collins  
 NOT PRESENT - Ward 6 Councillor Tom Jackson  
 YES - Ward 7 Councillor Esther Pauls  
 YES - Ward 8 Councillor John-Paul Danko  
 YES - Deputy Mayor - Ward 3 Councillor Nrinder Nann  
 YES - Mayor Fred Eisenberger  
 YES - Ward 15 Councillor Judi Partridge  
 NOT PRESENT - Ward 14 Councillor Terry Whitehead  
 YES - Ward 13 Councillor Arlene VanderBeek  
 NOT PRESENT - Ward 12 Councillor Lloyd Ferguson  
 YES - Ward 11 Councillor Brenda Johnson  
 YES - Ward 10 Councillor Maria Pearson  
 YES - Ward 9 Councillor Brad Clark

**(d) STAFF PRESENTATIONS (Item 8)**

**(i) 2020 Tax Supported Capital Budget (FCS19091) (City Wide) (Item 8.1)**

Mike Zegarac, General Manager of Finance & Corporate Services, provided an updated presentation respecting the 2020 Tax Supported Capital Budget.

**(Eisenberger/Merulla)**

That the updated presentation respecting the 2020 Tax Supported Capital Budget, be received.

**CARRIED**

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

**(1) 2020 Development Charge Exemption Pressure**

**(Collins/Clark)**

- (a) That the approximately \$2M excess Capital funding allocated to the Hamilton Police Services Board and the Hamilton Library Board be utilized as a funding source for the 2020 Development Charge exemption pressure; and,
- (b) That the recommended additional Property Tax increase of \$2,000,000 (0.23%) to fund an increase in the recovery of exemptions of tax services provided through the City's Development Charge exemption programs, be DEFERRED to the budget 2021 process for consideration.

**Result: Amendment CARRIED by a vote of 12 to 0, as follows:**

YES - Ward 1 Councillor Maureen Wilson  
 YES - Ward 2 Councillor Jason Farr  
 YES - Ward 4 Councillor Sam Merulla  
 YES - Ward 5 Councillor Chad Collins  
 YES - Ward 6 Councillor Tom Jackson  
 YES - Ward 7 Councillor Esther Pauls  
 YES - Ward 8 Councillor John-Paul Danko  
 YES - Deputy Mayor - Ward 3 Councillor Nrinder Nann  
 YES - Mayor Fred Eisenberger  
 NOT PRESENT - Ward 15 Councillor Judi Partridge  
 NOT PRESENT - Ward 14 Councillor Terry Whitehead  
 YES - Ward 13 Councillor Arlene VanderBeek  
 NOT PRESENT - Ward 12 Councillor Lloyd Ferguson  
 NOT PRESENT - Ward 11 Councillor Brenda Johnson  
 YES - Ward 10 Councillor Maria Pearson  
 YES - Ward 9 Councillor Brad Clark

**(2) Hamilton Public Library Board – Parkdale Landing Library Mini Branch**

**(Merulla/Collins)**

Whereas, the Hamilton Public Library Board, at its meeting on November 20, 2019, approved a supplementary 2020 Capital Budget Request in the amount of \$250,000 regarding a new mini-branch Library located within the new affordable housing Development called Parkdale Landing in the Melvin – Parkdale – McQuesten area of Ward 4;

**THEREFORE, BE IT RESOLVED:**

- (a) That the 2020 Capital funding request for the Parkdale Landing Library mini-branch, in the amount of \$250,000 with no net Capital Levy impact, to be funded as follows, be approved:
  - (i) Development Charges - \$225,000; and,
  - (ii) Library Reserves - \$25,000; and,
- (b) That the 2020 operating impact of the Parkdale Landing Library mini-branch of \$145,000 (annualized amount of



\$289,000), be referred to the City of Hamilton 2020 Operating Budget for consideration.

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

YES - Ward 1 Councillor Maureen Wilson  
 YES - Ward 2 Councillor Jason Farr  
 YES - Ward 4 Councillor Sam Merulla  
 YES - Ward 5 Councillor Chad Collins  
 YES - Ward 6 Councillor Tom Jackson  
 YES - Ward 7 Councillor Esther Pauls  
 YES - Ward 8 Councillor John-Paul Danko  
 YES - Deputy Mayor - Ward 3 Councillor Nrinder Nann  
 YES - Mayor Fred Eisenberger  
 NOT PRESENT - Ward 15 Councillor Judi Partridge  
 NOT PRESENT - Ward 14 Councillor Terry Whitehead  
 YES - Ward 13 Councillor Arlene VanderBeek  
 NOT PRESENT - Ward 12 Councillor Lloyd Ferguson  
 YES - Ward 11 Councillor Brenda Johnson  
 YES - Ward 10 Councillor Maria Pearson  
 YES - Ward 9 Councillor Brad Clark

**(3) Capital-to-Operating Budget Ratio of 15% to 20%**

**(Wilson/Merulla)**

That staff be directed to report back to the General Issues Committee on the feasibility of achieving a healthy capital-to-operating budget ratio of 15% to 20% and a schedule for achieving such a ratio.

**Result: Motion DEFEATED by a vote of 9 to 4, as follows:**

YES - Ward 1 Councillor Maureen Wilson  
 NO - Ward 2 Councillor Jason Farr  
 NO - Ward 4 Councillor Sam Merulla  
 NO - Ward 5 Councillor Chad Collins  
 NO - Ward 6 Councillor Tom Jackson  
 YES - Ward 7 Councillor Esther Pauls  
 NO - Ward 8 Councillor John-Paul Danko  
 YES - Deputy Mayor - Ward 3 Councillor Nrinder Nann  
 NO - Mayor Fred Eisenberger  
 NOT PRESENT - Ward 15 Councillor Judi Partridge  
 NOT PRESENT - Ward 14 Councillor Terry Whitehead  
 NO - Ward 13 Councillor Arlene VanderBeek  
 NOT PRESENT - Ward 12 Councillor Lloyd Ferguson

NO - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson  
NO - Ward 9 Councillor Brad Clark

**(4) Use of Corporate Pillars during Capital Budget Process**

**(Wilson/Merulla)**

WHEREAS, the 2019-2022 Council gave unanimous passage to the Vision Zero action plan, the creation of an Equity, Diversity and Inclusion framework, and the declaration of a Climate Emergency;

THEREFORE, BE IT RESOLVED:

That the three unanimous Corporate Pillars be part of the lens used in the assessment of capital priorities along with asset management and state of good repair in 2021.

**(Eisenberger/Jackson)**

That the Motion respecting the Use of Corporate Pillars during Capital Budget Process, be DEFERRED to the 2021 Capital Operating budget for consideration.

**Result: Motion CARRIED by a vote of 12 to 1, as follows:**

YES - Ward 1 Councillor Maureen Wilson  
YES - Ward 2 Councillor Jason Farr  
YES - Ward 4 Councillor Sam Merulla  
YES - Ward 5 Councillor Chad Collins  
YES - Ward 6 Councillor Tom Jackson  
YES - Ward 7 Councillor Esther Pauls  
YES - Ward 8 Councillor John-Paul Danko  
NO - Deputy Mayor - Ward 3 Councillor Nrinder Nann  
YES - Mayor Fred Eisenberger  
NOT PRESENT - Ward 15 Councillor Judi Partridge  
NOT PRESENT - Ward 14 Councillor Terry Whitehead  
YES - Ward 13 Councillor Arlene VanderBeek  
NOT PRESENT - Ward 12 Councillor Lloyd Ferguson  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson  
YES - Ward 9 Councillor Brad Clark

For disposition of this matter, please refer to Item 2.

**(Eisenberger/Partridge)**

That the question be called respecting Report FCS19091 – 2020 Tax Supported Capital Budget.

**Result: Motion CARRIED by a vote of 12 to 1, as follows:**

NO - Ward 1 Councillor Maureen Wilson  
 YES - Ward 2 Councillor Jason Farr  
 YES - Ward 4 Councillor Sam Merulla  
 YES - Ward 5 Councillor Chad Collins  
 YES - Ward 6 Councillor Tom Jackson  
 NOT PRESENT - Ward 7 Councillor Esther Pauls  
 YES - Ward 8 Councillor John-Paul Danko  
 YES - Deputy Mayor - Ward 3 Councillor Nrinder Nann  
 YES - Mayor Fred Eisenberger  
 YES - Ward 15 Councillor Judi Partridge  
 NOT PRESENT - Ward 14 Councillor Terry Whitehead  
 YES - Ward 13 Councillor Arlene VanderBeek  
 NOT PRESENT - Ward 12 Councillor Lloyd Ferguson  
 YES - Ward 11 Councillor Brenda Johnson  
 YES - Ward 10 Councillor Maria Pearson  
 YES - Ward 9 Councillor Brad Clark

**(e) MOTION (Item 12)**

**(i) Feasibility of the Municipality Imposing a Tax Fee or Charge the Owners of Vacant Properties (Item 12.1)**

**(Nann/Wilson)**

That staff be directed to review the feasibility of the municipality imposing a tax, fee or charge to the owners of vacant residential properties to encourage occupation of those properties, and report back to the General Issues Committee during the 2021 Capital Budget process.

**Result: Motion CARRIED by a vote of 10 to 0, as follows:**

YES - Ward 1 Councillor Maureen Wilson  
 YES - Ward 2 Councillor Jason Farr  
 CONFLICT - Ward 4 Councillor Sam Merulla  
 YES - Ward 5 Councillor Chad Collins  
 YES - Ward 6 Councillor Tom Jackson  
 NOT PRESENT - Ward 7 Councillor Esther Pauls  
 YES - Ward 8 Councillor John-Paul Danko  
 YES - Deputy Mayor - Ward 3 Councillor Nrinder Nann  
 YES - Mayor Fred Eisenberger  
 YES - Ward 15 Councillor Judi Partridge

NOT PRESENT - Ward 14 Councillor Terry Whitehead  
CONFLICT - Ward 13 Councillor Arlene VanderBeek  
NOT PRESENT - Ward 12 Councillor Lloyd Ferguson  
YES - Ward 11 Councillor Brenda Johnson  
CONFLICT - Ward 10 Councillor Maria Pearson  
YES - Ward 9 Councillor Brad Clark

**(f) ADJOURNMENT (Item 12)**

**(Wilson/Partridge)**

That there being no further business, the General Issues Committee be adjourned at 11:59 a.m.

**CARRIED**

Respectfully submitted,

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Deputy Mayor Nrinder Nann  
Chair, General Issues Committee

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Stephanie Paparella  
Legislative Coordinator,  
Office of the City Clerk

## 6.1

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

Submitted on Tuesday, December 17, 2019 - 2:43 pm

==Committee Requested==

**Committee:** General Issues Committee

==Requestor Information==

**Name of Individual:** Paven R. Bratch

**Name of Organization:** MetroPartners Inc.

**Contact Number:**

**Email Address:**

**Mailing Address:**

**Reason(s) for delegation request:** Review opportunity for downtown Technology centre to dramatically increase level of private sector technology employment in the City.

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

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



**City of Hamilton**  
**TRANSIT AREA RATING REVIEW SUB-COMMITTEE**  
**Clerk's Report 19-001**  
Immediately following Council  
Wednesday, December 11, 2019  
Council Chambers  
Hamilton City Hall  
71 Main Street West

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Pursuant to Section 5.4(4) of the City of Hamilton's Procedural By-law 18-270 at 5:02 p.m. the Committee Clerk advised those in attendance that quorum had not been achieved within 30 minutes after the time set for the Transit Area Rating Review Sub-Committee, therefore, the Clerk noted the names of those in attendance and the meeting stood adjourned.

Present:

Councillor B. Clark  
Councillor C. Collins  
Councillor J. Partridge

Respectfully submitted,

Alicia Davenport  
Legislative Coordinator  
Office of the City Clerk



## INFORMATION REPORT

<b>TO:</b>	Mayor and Members General Issues Committee
<b>COMMITTEE DATE:</b>	January 15, 2020
<b>SUBJECT/REPORT NO:</b>	Assessment of the Business Retention and Expansion Plan (FCS20002) (City Wide) <b>(Outstanding Business List Item)</b>
<b>WARD(S) AFFECTED:</b>	City Wide
<b>PREPARED BY:</b>	Gloria Rojas (905) 546-2424 Ext. 6247
<b>SUBMITTED BY:</b>	Brian McMullen Director, Financial Planning, Administration and Policy Corporate Services Department
<b>SIGNATURE:</b>	

### COUNCIL DIRECTION

The following Motion was approved at the General Issues Committee (GIC) meeting on April 17, 2019:

“That staff be directed to provide an assessment of the historical pros and cons of the Business Tax Reduction Program, implemented in 2001, through an analysis, based on a return on investment that was justified by the suggestion that the ratio of residential-to-commercial / industrial would be improved by shifting additional taxes onto the residential base from the commercial / industrial base, and report back to the General Issues Committee”.

### INFORMATION

In 2001, the Province of Ontario instituted restrictions on municipal levy increases for municipalities with tax ratios above the Provincial average threshold ratios (Bill 140). In response, the City of Hamilton embarked on an aggressive Business Tax Reduction Plan (BTR) which resulted in significant property tax reductions for business properties. In 2005, the program was re-named “Business Retention and Expansion (BR&E) Plan” to acknowledge the impact that the program has on retaining local businesses and improve the City’s competitiveness.

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

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

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

**SUBJECT: Assessment of the Business Retention and Expansion Plan  
(FCS20002) (City Wide) – Page 2 of 7**

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The BR&E Plan reductions, together with provincially legislated reductions in the business education tax rate and tax levy restrictions, have resulted in a substantial reduction in business tax rates, as well as, significant gross assessment growth in the non-residential property classes. This assessment growth has helped offset much of the assessment lost through appeals during this time period.

Until 2005, the last year that the Province matched clawback amounts, the total combined Municipal and Provincial BR&E cuts, added to \$92.3 M. The City's contribution of \$ 44.6 M was directed towards improving business competitiveness, as well as, investing in existing business through tax clawbacks due to capping, while the Province's contribution of \$47.7 M was directed exclusively to reducing the business education tax rate. Table 1 shows the Total Combined Municipal and Provincial BR&E Cuts.

**Table 1**

**Total Combined Municipal and Provincial BR&E Cuts**

	2001	2002	2003	2004	2005	Total
Municipal Contributions	\$12.3M	\$7.1M	\$11.2M	\$9M	\$5.0M	<b>\$44.6M</b>
Provincial Contributions	\$12.3M	\$11.6M	\$10.3M	\$9M	\$4.5M	<b>\$47.7M</b>
<b>Combined Total</b>	<b>\$24.6 M</b>	<b>\$18.7 M</b>	<b>\$21.5 M</b>	<b>\$18.0 M</b>	<b>\$9.5 M</b>	<b>\$92.3 M</b>

The BR&E Plan cuts were primarily funded through clawbacks (\$36.5 M) supported by the levy and reserves and discretionary allocations (\$18.1 M), such as assessment growth and savings. Clawbacks are a legislated tool used to fund revenue shortfall resulting from the capping limits, in which a portion of the tax decrease is withheld to fund the cap on tax increases. The City opted for having the capping program fully funded from the operating budget, instead of clawbacks.

Table 2 breaks down the municipal contributions to the BR&E plan cuts.



**SUBJECT: Assessment of the Business Retention and Expansion Plan  
(FCS20002) (City Wide) – Page 3 of 7**

**Table 2**

**Combined Municipal & Provincial BRE Cuts**

	2001	2002	2003	2004	2005	TOTAL
	(\$ millions)					
<b>Discretionary Allocations</b>						
Assessment Growth	\$ 4.0	\$ 3.1	\$ 1.8	\$ 2.0	\$ -	\$ 10.9
Amalgamation Savings/Other	\$ 6.3	\$ -	\$ 0.9	\$ -	\$ -	\$ 7.2
<b>Total Discretionary Allocations</b>	<b>\$ 10.3</b>	<b>\$ 3.1</b>	<b>\$ 2.7</b>	<b>\$ 2.0</b>	<b>\$ -</b>	<b>\$ 18.1</b>
<b>Clawback (flow through)</b>						
General Levy	\$ 6.0*	\$ 6.0*	\$ 6.0	\$ 5.5	\$ 5.0	\$ 28.5
Future Fund	\$ -	\$ 4.0	\$ 2.5	\$ 1.5	\$ -	\$ 8.0
<b>Total Clawbacks</b>	<b>\$ 6.0</b>	<b>\$ 10.0</b>	<b>\$ 8.5</b>	<b>\$ 7.0</b>	<b>\$ 5.0</b>	<b>\$ 36.5</b>
<b>MUNICIPAL MATCHING BRE</b>	<b>\$ 12.3</b>	<b>\$ 7.1</b>	<b>\$ 11.2</b>	<b>\$ 9.0</b>	<b>\$ 5.0</b>	<b>\$ 44.6</b>
<b>PROVINCIAL MATCHING</b>	<b>\$ 12.3</b>	<b>\$ 11.6</b>	<b>\$ 10.3</b>	<b>\$ 9.0</b>	<b>\$ 4.5</b>	<b>\$ 47.7</b>
<b>TOTAL MATCHING BRE</b>	<b>\$ 24.6</b>	<b>\$ 18.7</b>	<b>\$ 21.5</b>	<b>\$ 18.0</b>	<b>\$ 9.5</b>	<b>\$ 92.3</b>

\* Of the 2001 and 2002 clawbacks funded from the levy, \$10 million was not identified under the previous BTR program, as these funds were not matched by the Province

**Tax Ratios**

Tax ratios define the municipal tax rate of each property class in relation to the municipal tax rate for the Residential property class. The tax ratio for the Residential class is legislated at one (1.00). As seen in Table 3, the tax ratios for the non-Residential property classes have been declining since 2001.

**Table 3**

**Tax Ratios 2001 - 2019**

Property Class	2001	2004	2017	2019	Threshold Ratios	Range of Fairness
Multi-Residential	2.999	2.7400	2.6913	2.5671	2.74	1.0 – 1.1
Commercial	2.4256	1.9800	1.9800	1.9800	1.98	0.6 – 1.1
Industrial	3.8354	3.3338	3.4414	3.3696	2.63	0.6 – 1.1
Large Industrial	4.5624	3.9093	4.0355	3.9513	2.63	0.6 – 1.1

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**SUBJECT: Assessment of the Business Retention and Expansion Plan  
(FCS20002) (City Wide) – Page 4 of 7**

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The elimination of the levy restriction for the Commercial and Multi-Residential property classes took place in 2004 when the City's tax ratio reached the provincial threshold. Had these property classes been restricted in 2005, the tax impact on the residential property class would have increased from 3.6% to 5.0%. In addition, since 2005, approximately \$26.5 M has been shifted from the Residential property class to the Commercial and Multi-Residential property classes due to the elimination of the levy restriction.

The Multi-Residential property class, however, has been subject to new restrictions since 2017 when the Ministry of Finance imposed new conditions that prevent municipalities with tax ratios above 2.0 to pass any reassessment or budget increases onto the Multi-Residential property class. This resulted in a redistribution of the tax burden onto the other property classes, except the Commercial property class, which increased the tax ratio for the Industrial and Large Industrial property classes.

### **Assessment Value Change and Growth**

The taxable assessment in Hamilton in 2002 was \$26.2 B and by 2018 had reached \$70.0 B (increased by \$43.7 B or 167%). Assessment growth is the result of new assessment, changes in assessment due to reassessment cycles, Requests for Reconsiderations (RfR) and Appeals, as well as Municipal Property Assessment Corporation's (MPAC) proactive and ongoing reviews of key property sectors.

Table 4 shows the residential and non-residential assessment value in the City since 2002.

**SUBJECT: Assessment of the Business Retention and Expansion Plan  
(FCS20002) (City Wide) – Page 5 of 7**

**Table 4**

Assessment Value Change (\$ B) 2002 - 2018				Residential vs Non Residential %	
Year	Residential	Non-Residential	Total	Residential	Others
2002	\$ 22.4	\$ 3.8	\$ 26.2	85.6%	14.4%
2003	\$ 22.7	\$ 3.8	\$ 26.5	85.7%	14.3%
2004	\$ 25.2	\$ 4.2	\$ 29.4	86.5%	13.5%
2005	\$ 27.8	\$ 4.3	\$ 32.2	86.4%	13.6%
2006	\$ 28.3	\$ 4.5	\$ 32.8	87.3%	12.7%
2007	\$ 33.3	\$ 4.9	\$ 38.2	87.4%	12.6%
2008	\$ 33.8	\$ 4.9	\$ 38.7	87.4%	12.6%
2009	\$ 34.2	\$ 4.9	\$ 39.2	87.5%	12.5%
2010	\$ 36.5	\$ 5.6	\$ 42.1	86.6%	13.4%
2011	\$ 36.0	\$ 5.7	\$ 41.8	86.3%	13.7%
2012	\$ 38.5	\$ 6.1	\$ 44.5	86.4%	13.6%
2013	\$ 40.3	\$ 6.2	\$ 46.5	86.7%	13.3%
2014	\$ 42.4	\$ 6.3	\$ 48.7	87.1%	12.9%
2015	\$ 44.2	\$ 6.6	\$ 50.9	87.0%	13.0%
2016	\$ 53.0	\$ 7.9	\$ 60.9	87.0%	13.0%
2017	\$ 57.3	\$ 8.0	\$ 65.2	87.8%	12.2%
2018	\$ 61.6	\$ 8.4	\$ 70.0	88.0%	12.0%

Hamilton has experienced significant increase in total assessment in the last several years. The construction value of building permits has exceeded \$1 B annually in the last eight years. 2018 produced the third largest amount of construction during this period totalling \$1.26B from 8,217 issued permits.

The share of Non-Residential Assessment has declined during the 2002 to 2018 period from 14.4% to 12.0%. Comparator municipalities have seen similar reductions, though the average is above Hamilton's at 16% for Non-Residential.

Residential net assessment growth has outpaced Non-Residential net assessment growth during the period outlined in Table 5.

**SUBJECT: Assessment of the Business Retention and Expansion Plan  
(FCS20002) (City Wide) – Page 6 of 7**

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**Table 5**

Assessment Growth 2002 - 2018				
Year	\$	Residential %	Non-Residential %	Total %
2002	\$ 6,042,400	1.5%	-0.2%	1.3%
2003	\$ 7,018,100	2.2%	-0.8%	1.4%
2004	\$ 9,190,000	1.8%	-0.1%	1.7%
2005	\$ 9,158,200	2.1%	-0.5%	1.6%
2006	\$ 5,776,400	1.5%	-0.5%	1.0%
2007	\$ 4,355,800	1.3%	-0.5%	0.8%
2008	\$ 6,501,700	1.8%	-0.8%	1.0%
2009	\$ 8,056,800	1.3%	0.0%	1.3%
2010	\$ 8,294,200	1.4%	-0.1%	1.3%
2011	\$ 7,406,600	1.2%	-0.1%	1.1%
2012	\$ 5,217,400	0.9%	-0.1%	0.8%
2013	\$ 5,609,400	0.9%	-0.1%	0.8%
2014	\$ 12,721,700	1.0%	0.3%	1.3%
2015	\$ 13,104,100	1.3%	0.3%	1.6%
2016	\$ 5,808,500	0.6%	0.1%	0.7%
2017	\$ 10,069,000	1.3%	0.1%	1.4%
2018	\$ 10,562,200	0.9%	0.3%	1.2%

A major factor negatively affecting the City's growth is the assessment appeals and reductions in the Industrial class. For example, in 2017, MPAC initiated a review of its own valuation of the properties owned by Stelco Inc. resulting in an assessment reduction of \$44 M which is equivalent to 0.2% growth. In the same year, MPAC also corrected its valuation of ArcelorMittal Long Products reducing it by -\$2.7 M which reduced the total assessment growth by -0.01%.

### **Business Retention and Expansion (BR&E) Today**

Today, the BR&E Plan is part of the City's 2016-2020 Economic Development Action Plan. The City's Economic Development Office is the central point of contact for business assistance in Hamilton. Its services are geared to serve new start-up companies, corporate relocations and the expansion and retention of existing business. Its purpose is to serve as the catalyst for continued economic growth, job creation and revitalization in Hamilton.

While considerable effort is placed on promoting Hamilton to external audiences, the City of Hamilton recognizes the importance of retaining existing employers and assisting them in their efforts to expand their operations in Hamilton. The Business Retention & Expansion (BR&E) initiative includes a business visit program called "Hamilton Calling".

**SUBJECT: Assessment of the Business Retention and Expansion Plan  
(FCS20002) (City Wide) – Page 7 of 7**

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The BR&E Plan provides the following benefits:

- Helps economic development staff build relationships with local business leaders and understand the scope of their operations and anticipated future needs; and
- Provides an opportunity for economic development staff to communicate information and programs to business leaders, deliver valued services and collect data which can be aggregated to provide insights into the state of an industry or sector.

The City of Hamilton has some of the highest Commercial and Industrial tax rates in the Province. However, when combined with lower assessed values in Hamilton compared with many other municipalities, the taxes per square foot is more competitive in many of the non-residential property categories. However, the perception of the highest tax rates does create a challenge in the pursuit economic development. If it were not for the BR&E in 2001-2005, these tax rates would be even higher, posing an even greater tax perception challenge.

**APPENDICES AND SCHEDULES ATTACHED**

N/A

GR/dt



**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**Economic Development Division**

<b>TO:</b>	Mayor and Members General Issues Committee
<b>COMMITTEE DATE:</b>	January 15, 2020
<b>SUBJECT/REPORT NO:</b>	Ottawa Street Business Improvement Area Proposed Budget and Schedule of Payment for 2020 (PED20002) (Ward 3 and 4)
<b>WARD(S) AFFECTED:</b>	Ward 3 and 4
<b>PREPARED BY:</b>	Julia Davis (905) 546-2424 Ext. 2632
<b>SUBMITTED BY:</b>	Glen Norton Director, Economic Development Planning and Economic Development Department
<b>SIGNATURE:</b>	

**RECOMMENDATION**

- (a) That the 2020 Operating Budget for the Ottawa Street Business Improvement Area, attached as Appendix "A" to Report PED20002, in the amount of \$133 K be approved;
- (b) That the levy portion of the Operating Budget for the Ottawa Street Business Improvement Area in the amount of \$133 K be approved;
- (c) That the General Manager of Finance and Corporate Services by hereby authorized and directed to prepare the requisite By-law pursuant to Section 208, the *Municipal Act, 2001*, to levy the 2020 Budget as referenced in Recommendation (b) of Report PED20002;
- (d) That the following schedule of payments for 2020 be approved:

January	\$66,500
June	\$66,500

Note: Assessment appeals may be deducted from the levy payments.

**SUBJECT: Ottawa Street Business Improvement Area Proposed Budget and Schedule of Payment for 2020 (PED20002) (Ward 3 and 4) - Page 2 of 3**

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**EXECUTIVE SUMMARY**

This Report deals with the approval of the 2020 Budget and Schedule of Payments for the Ottawa Street Business Improvement Area (BIA).

**Alternatives for Consideration – Not Applicable**

**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

Financial: The \$133 K is completely levied by the BIA through its members. There is no cost to the City of Hamilton for any part of the Operating Budget.

Staffing: There are no staffing implications.

Legal: The *Municipal Act, 2001*, Section 205, Sub-section (2) dictates that City Council must approve the Budgets of BIAs.

**HISTORICAL BACKGROUND**

At its Annual General Meeting on Wednesday November 13, 2019, the Ottawa Street BIA Board of Management presented its proposed budget for 2020.

Ottawa Street BIA's Budget was in accordance with The *Municipal Act, 2001*, and the BIAs Procedure-Bylaw.

**POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

The *Municipal Act, 2001*, Section 205, Sub-section (2) dictates that City Council must approve Budgets of BIAs.

**RELEVANT CONSULTATION**

Not Applicable

**ANALYSIS AND RATIONALE FOR RECOMMENDATION(S)**

Not Applicable

**ALTERNATIVES FOR CONSIDERATION**

Not Applicable

**SUBJECT: Ottawa Street Business Improvement Area Proposed Budget and  
Schedule of Payment for 2020 (PED20002) (Ward 3 and 4) - Page 3 of 3**

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**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**

Appendix “A”-Ottawa Street Business Improvement Area Proposed 2020 Operating Budget.



## Appendix "A" to Report PED20002

Page 1 of 1

**OTTAWA STREET  
BUSINESS IMPROVEMENT AREA (BIA)  
PROPOSED 2020 OPERATING BUDGET**

<b>Revenue</b>	
BIA Levy	\$133,000
<b>Total Revenues</b>	<b>\$133,000</b>
<b>Expenses</b>	
Insurance	\$3,500
Office Facilities	\$27,500
Contract Employee(s)	\$42,000
Administration	\$4,000
Beautification	\$16,500
Marketing/Advertising	\$23,500
Events/Operational	\$15,000
BIA Contingency	\$0
Office Improvements	\$1,000
<b>Total Expenses</b>	<b>\$133,000</b>



**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**Economic Development Division**

<b>TO:</b>	Mayor and Members General Issues Committee
<b>COMMITTEE DATE:</b>	January 15, 2020
<b>SUBJECT/REPORT NO:</b>	Westdale Village Business Improvement Area Proposed Budget and Schedule of Payment for 2020 (PED20003) (Ward 1)
<b>WARD(S) AFFECTED:</b>	Ward 1
<b>PREPARED BY:</b>	Julia Davis (905) 546-2424 Ext. 2632
<b>SUBMITTED BY:</b>	Glen Norton Director, Economic Development Planning and Economic Development Department
<b>SIGNATURE:</b>	

**RECOMMENDATION**

- (a) That the 2020 Operating Budget for the Westdale Village Business Improvement Area, attached as Appendix "A" to Report PED20003, in the amount of \$125 K be approved;
- (b) That the levy portion of the Operating Budget for the Westdale Village Business Improvement Area in the amount of \$125 K be approved;
- (c) That the General Manager of Finance and Corporate Services by hereby authorized and directed to prepare the requisite By-law pursuant to Section 208, *Ontario Municipal Act, 2001*, as amended, to levy the 2020 Budget as referenced in Recommendation (b) of Report PED20003; and,
- (d) That the following schedule of payments for 2020 be approved:

January	\$62,500
June	\$62,500

Note: Assessment appeals may be deducted from the levy payments.

**SUBJECT: Westdale Village Business Improvement Area Proposed Budget and Schedule of Payment for 2020 (PED20003) (Ward 1) - Page 2 of 3**

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**EXECUTIVE SUMMARY**

This Report deals with the approval of the 2020 Budget and Schedule of Payments for the Westdale Village Business Improvement Area (BIA).

**Alternatives for Consideration – Not Applicable**

**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

Financial: The \$125 K is completely levied by the BIA through its members. There is no cost to the City of Hamilton for any part of the Operating Budget.

Staffing: There are no staffing implications.

Legal: *Ontario Municipal Act*, 2001, Section 205, Sub-section (2), as amended, dictates that City Council must approve the Budgets of BIAs.

**HISTORICAL BACKGROUND**

At its Annual General Meeting on Wednesday November 13, 2019, the Westdale Village BIA Board of Management presented its proposed budget for 2020.

The process followed to adopt the Westdale Village BIA's Budget was in accordance with *Ontario Municipal Act*, 2001, and the BIA's Procedure By-law.

**POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

*Ontario Municipal Act*, 2001, Section 205, Sub-section (2), as amended, dictates that City Council must approve Budgets of BIAs.

**RELEVANT CONSULTATION**

Not Applicable

**ANALYSIS AND RATIONALE FOR RECOMMENDATION(S)**

Not Applicable

**ALTERNATIVES FOR CONSIDERATION**

Not Applicable

**SUBJECT: Westdale Village Business Improvement Area Proposed Budget and  
Schedule of Payment for 2020 (PED20003) (Ward 1) - Page 3 of 3**

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**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**

Appendix “A”-Westdale Village BIA Proposed 2020 Operating Budget.

## Appendix "A" to Report PED20003

Page 1 of 1

**WESTDALE VILLAGE  
BUSINESS IMPROVEMENT AREA (BIA)  
PROPOSED 2020 OPERATING BUDGET**

<b>Revenue</b>	
BIA Levy	\$125,000
<b>Total Revenues</b>	<b>\$125,000</b>
<b>Expenses</b>	
Staffing	\$33,000
Special Events	\$34,000
Marketing	\$33,000
Office Expenses	\$1,000
Beautification	\$18,000
Casual Labour	\$2,000
Contingency	\$4,000
<b>Total Expenses</b>	<b>\$125,000</b>



**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**Economic Development Division**

<b>TO:</b>	Mayor and Members General Issues Committee
<b>COMMITTEE DATE:</b>	January 15, 2020
<b>SUBJECT/REPORT NO:</b>	Waterdown Business Improvement Area (BIA) Proposed Budget & Schedule of Payment for 2020 (PED20004) (Ward 15)
<b>WARD(S) AFFECTED:</b>	Ward 15
<b>PREPARED BY:</b>	Julia Davis (905) 546-2424 Ext. 2632
<b>SUBMITTED BY:</b>	Glen Norton Director, Economic Development Planning and Economic Development Department
<b>SIGNATURE:</b>	

**Commented [WU1]:**  
 Department Name is in Bold and Upper Case i.e.  
**FINANCE AND CORPORATE SERVICES**  
**DEPARTMENT**

**Commented [WU2]:**  
 Division Name is in Bold and Initial Caps or Title Case  
 i.e. **Information Technology Division**

**RECOMMENDATION**

- (a) That the 2020 Operating Budget for the Waterdown Business Improvement Area, attached as Appendix "A" to Report PED20004, in the amount of \$335,015 be approved;
- (b) That the levy portion of the Operating Budget for the Waterdown Business Improvement Area in the amount of \$250,000 be approved;
- (c) That the General Manager of Finance and Corporate Services by hereby authorized and directed to prepare the requisite By-law pursuant to Section 208, *Ontario Municipal Act*, 2001, as amended, to levy the 2020 Budget as referenced in Recommendation (b) of Report PED20004; and,
- (d) That the following schedule of payments for 2020 be approved:

January	\$125,000
June	\$125,000

Note: Assessment appeals may be deducted from the levy payments.

**Commented [WU3]:**  
 Use the following numbering sequence for recommendations when more than one recommendation is necessary -  
 (a) (i) (1) (aa) - and use open and closed brackets

Do not number a recommendation (a) if there is no subsequent recommendation (b) to follow

Each recommendation must "stand alone"

Answering the following questions will assist in formulating a complete recommendation: Who? What? Where? Why? How/How much?

When you are attaching appendices to your report, use the following wording in your recommendation:

"That Appendix "A" attached to Report FCS19001 respecting (insert title) be approved."

**DO NOT USE AUTOMATIC NUMBERING IN YOUR RECOMMENDATIONS**

**SUBJECT: Waterdown Business Improvement Area (BIA) Proposed Budget & Schedule of Payment for 2020 (PED20004) (Ward 15) - Page 2 of 3**

**EXECUTIVE SUMMARY**

This Report deals with the approval of the 2020 Budget and Schedule of Payments of the Waterdown Village Business Improvement Area (BIA).

**Alternatives for Consideration – Not Applicable**

**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

Financial: The \$250,000 is completely levied by the BIA through its members. There is no cost to the City of Hamilton for any part of the Operating Budget.

Staffing: There are no staffing implications.

Legal: *Ontario Municipal Act*, 2001, Section 205, Sub-section (2), as amended, dictates that City Council must approve the Budgets of BIAs.

**HISTORICAL BACKGROUND**

At its Annual General Meeting on Thursday December 5, 2019, the Waterdown BIA Board of Management presented its proposed budget for 2020.

The process followed to adopt the Waterdown BIA's Budget was in accordance with *Ontario Municipal Act*, 2001, as amended, and the BIA's Procedure By-Law.

**POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

*Ontario Municipal Act*, 2001, Section 205, Sub-section (2), as amended, dictates that City Council must approve Budgets of BIAs.

**RELEVANT CONSULTATION**

Not Applicable

**ANALYSIS AND RATIONALE FOR RECOMMENDATION(S)**

Not Applicable

**ALTERNATIVES FOR CONSIDERATION**

Not Applicable

**Commented [WU4]:**

The Executive Summary will highlight key issues within the report and provide a high level overview of the subject matter. It is expected that a member of Council will be able to read this section and have a good, general understanding of the report's subject matter and the major issue(s) being presented

If you are providing **any alternatives for Committee's consideration**, note **page number where the alternatives can be found** for easy access or indicate **Not Applicable**

For example: "**Alternatives for Consideration - See Page X**" or, "**Alternatives for Consideration - Not Applicable**"

**Commented [WU5]:**

This section pertains only to the report recommendation(s)

In the Financial/Staffing/Legal Implications Section ensure that all implications affecting the Corporation of a financial, staffing or legal nature are clearly defined

**Commented [WU6]:**

The Historical Background Section is intended to provide the reader with the chronology of events and issues leading to the matter being presented to Committee

**Commented [WU7]:**

Include any Corporate policies or legislated requirements which may be affected if Council approves the recommendation

**Commented [WU8]:**

Outline who you have consulted with and the results of your consultation

This relates to all internal Departments, any outside agencies or boards, as well as any public meetings held

**Commented [WU9]:**

In this section address evaluation of data collection, impact assessments, benchmarking including OMBI (Ontario Municipal Benchmarking Initiatives)

Include Performance Measurement/Benchmarking Data, if applicable

**Commented [WU10]:**

Provide Committee with options available to the recommendation (if any) should Committee not wish to approve the staff recommendation

Include Financial/Staffing/Legal implications together with the pros and cons for each alternative you are ...

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

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

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

**SUBJECT: Waterdown Business Improvement Area (BIA) Proposed Budget & Schedule of Payment for 2020 (PED20004) (Ward 15) - Page 3 of 3**

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**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**

Appendix "A"-Waterdown Business Improvement Area (BIA) Proposed 2020 Operating Budget

**Commented [WU11]:**

**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.

**Clean and Green**

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

**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.

**Commented [WU12]:**

Include a listing of all appendices referenced in your report labelled as follows:

Appendix "A" to Report PED19001 - Location Map

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

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

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



## Appendix "A" to Report PED20004

Page 1 of 1

**WATERDOWN VILLAGE  
BUSINESS IMPROVEMENT AREA (BIA)  
PROPOSED 2020 OPERATING BUDGET**

<b>Revenue</b>	
BIA Levy	\$250,000
Vendor Fees	\$22,000
Grants	\$6,500
Transfer from Surplus	\$46,015
Other (ticket sales, fees, City contributions)	\$500
Marketing Reserve Contribution	\$10,000
<b>Total Revenues</b>	<b>\$335,015</b>
<b>Expenses</b>	
Admin & Operations	\$142,480
Beautification	\$99,035
Farmers' Market	\$28,500
Events & Promotions	\$26,800
Marketing & Advertising	\$30,700
Member Engagement	\$4,000
Non-Refundable 22% of PST	\$3,500
<b>Total Expenses</b>	<b>\$335,015</b>



**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**Economic Development Division**

<b>TO:</b>	Mayor and Members General Issues Committee
<b>COMMITTEE DATE:</b>	January 15, 2020
<b>SUBJECT/REPORT NO:</b>	Stoney Creek Business Improvement Area Proposed Budget and Schedule of Payment for 2020 (PED20005) (Ward 5)
<b>WARD(S) AFFECTED:</b>	Ward 5
<b>PREPARED BY:</b>	Julia Davis (905) 546-2424 Ext. 2632
<b>SUBMITTED BY:</b>	Glen Norton Director, Economic Development Planning and Economic Development Department
<b>SIGNATURE:</b>	

**RECOMMENDATION**

- (a) That the 2020 Operating Budget for the Stoney Creek Business Improvement Area, attached as Appendix "A" to Report PED20005, in the amount of \$62,788 be approved;
- (b) That the levy portion of the Operating Budget for the Stoney Creek Business Improvement Area in the amount of \$49 K be approved;
- (c) That the General Manager of Finance and Corporate Services by hereby authorized and directed to prepare the requisite By-law pursuant to Section 208, *Ontario Municipal Act*, 2001, as amended, to levy the 2020 Budget as referenced in Recommendation (b) of Report PED20005;
- (d) That the following schedule of payments for 2020 be approved:

January	\$24,500
June	\$24,500

Note: Assessment appeals may be deducted from the levy payments.

**SUBJECT: Stoney Creek Business Improvement Area Proposed Budget and Schedule of Payment for 2020 (PED20005) (Ward 5) - Page 2 of 3**

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**EXECUTIVE SUMMARY**

This Report deals with the approval of the 2020 Budget and Schedule of Payments for the Stoney Creek Business Improvement Area (BIA).

**Alternatives for Consideration – Not Applicable****FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

Financial: The \$49 K is completely levied by the BIA through its members. There is no cost to the City of Hamilton for any part of the Operating Budget.

Staffing: There are no staffing implications.

Legal: *Ontario Municipal Act*, 2001, Section 205, Sub-section (2), as amended dictates that City Council must approve the Budgets of BIAs.

**HISTORICAL BACKGROUND**

At its Annual General Meeting on Wednesday November 20, 2019, the Stoney Creek BIA Board of Management presented its proposed budget for 2020.

The process followed to adopt the Stoney Creek BIA's Budget was in accordance with *Ontario Municipal Act*, 2001, as amended, and the BIAs Procedure-Bylaw.

**POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

*Ontario Municipal Act*, 2001, Section 205, Sub-section (2), as amended, dictates that City Council must approve Budgets of BIAs.

**RELEVANT CONSULTATION**

Not Applicable

**ANALYSIS AND RATIONALE FOR RECOMMENDATION(S)**

Not Applicable

**ALTERNATIVES FOR CONSIDERATION**

Not Applicable

**SUBJECT: Stoney Creek Business Improvement Area Proposed Budget and  
Schedule of Payment for 2020 (PED20005) (Ward 5) - Page 3 of 3**

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**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**

Appendix “A”-Stoney Creek Business Improvement Area Proposed 2020 Operating Budget.

## Appendix "A" to Report PED20005

Page 1 of 1

**STONEY CREEK  
BUSINESS IMPROVEMENT AREA (BIA)  
PROPOSED 2020 OPERATING BUDGET**

<b>Revenue</b>	
BIA Levy	\$49,000
Opening Bank Balance	\$8,588
HST Refund	\$5,200
Sponsorship/Grants	\$3,000
City Enrichment Fund	\$3,000
Operating Grant	\$7,000
Christmas Grant	\$1,000
Vendor Revenues	\$7,000
Associate Memberships	\$500
<b>Total Revenues</b>	<b>\$84,288</b>
<b>Expenses</b>	
<b><i>Streetscape</i></b>	
Banner Installation	\$3,750
Planters	\$1,500
Christmas Wreath Installation	\$4,500
<b><i>Promotion</i></b>	
Web Page Hosting	\$500
Santa Claus Parade	\$500
<b><i>Administration</i></b>	
Executive Director	\$23,300
Student	\$3,000
Meeting Expenses	\$400
Office Supplies	\$350
Liability Insurance	\$2,000
OBIAA Membership	\$250
Bank Charges	\$60
Audit Fees	\$475
<b><i>Events</i></b>	
Strawberry/Folkfest	\$9,000
Pumpkin Fest	\$9,000
Stoney Creek Sparkles	\$3,000
Jazz in the Creek	\$5,000
Market	\$3,000
Kringle in the Creek	\$3,000
<b><i>Reserve Fund</i></b>	<b>\$11,703</b>
<b>Total Expenses</b>	<b>\$84,288</b>

**Appendix “A” to Report PED20005**

**Page 1 of 1**



**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**Strategic Initiatives Division**

<b>TO:</b>	Chair and Members General Issues Committee
<b>COMMITTEE DATE:</b>	January 15, 2020
<b>SUBJECT/REPORT NO:</b>	Review of Problems Associated with Increased Visitors to Waterfalls (PED18011(a)) (Ward 13) <b>(Outstanding Business List Item)</b>
<b>WARD(S) AFFECTED:</b>	Ward 13
<b>PREPARED BY:</b>	Marty Hazell (905) 546-2424 Ext. 4588
<b>SUBMITTED BY:</b>	Marty Hazell Director, Strategic Initiatives Planning and Economic Development Department
<b>SIGNATURE:</b>	

## RECOMMENDATION

That the multi-disciplinary working group, approved by City Council on March 27, 2019 to investigate the negative impacts to the Greensville and Dundas neighbourhoods associated with the increase in visitors to Webster and Tews Falls and the Dundas Peak, continue to meet and report back to the Planning Committee in 2020 following the completion of a comprehensive traffic management plan for this area.

## EXECUTIVE SUMMARY

In addition to establishing a multi-disciplinary working group to investigate the negative impacts to the Greensville and Dundas neighbourhoods associated with the increase in visitors to Webster and Tews Falls and the Dundas Peak, City Council on April 10, 2019, approved a Special Enforcement Area pilot utilizing increased fines (\$200 early payment/\$250 set penalty) and increased enforcement.

While the Special Enforcement Area pilot resulted in noticeable improvements during the Spring and Summer months, the Greensville and Dundas neighbourhoods continue to experience serious negative impacts during peak weekends during the late Fall as

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

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

**SUBJECT: Review of Problems Associated with Increased Visitors to Waterfalls  
(PED18011(a)) (Ward 13) - Page 2 of 4**

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the viewing of fall colours has become an unofficial event with the influence of social media sites promoting the area.

As a result, the working group has agreed that it needs to continue meeting regularly throughout the Winter months while a special event traffic management plan is being conducted, and staff discuss with the Hamilton Police Service the feasibility of creating a towing program for illegally parked vehicles for this area.

**Alternatives for Consideration – See Page 4**

**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

Financial/Staffing/Legal: N/A

**HISTORICAL BACKGROUND**

City Council, at its March 27, 2019 meeting, approved the following motion by Councillor Arlene VanderBeek:

“WHEREAS, Hamilton has been promoted as “The Waterfall Capital of the World” and annual visitors to Webster and Tews Falls and the Dundas Peak continue to increase (84,000 in 2016 not including annual pass holders or unpaid visitors);

WHEREAS, the increased visitors to Webster and Tews Falls and the Dundas Peak are wreaking havoc on Greensville and Dundas neighbourhoods with serious negative impacts including, but not limited to:

- traffic and parking issues for local residents such as gridlock on local streets, visitors blocking roadways and blocking resident’s driveways; and,
- nuisance issues such as littering and picnicking on resident’s lawns;
- emergency vehicle access impacts for residents

WHEREAS, measures to combat overcrowding such as the installation of “No Parking” signs, extra staff and proactive by-law enforcement on weekends, and the implementation of fees for visitors to Webster and Tews Falls and the Dundas Peak have had no deterrent effect whatsoever;

WHEREAS, increased visitors to Webster and Tews Falls and the Dundas Peak are also having negative effects on the environment including damage from littering and trampled ecosystems, as well as safety issues for people on the narrow trails; and,



**SUBJECT: Review of Problems Associated with Increased Visitors to Waterfalls (PED18011(a)) (Ward 13) - Page 3 of 4**

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WHEREAS, regular rescue calls for “risk takers” at Webster and Tews Falls and the Dundas Peak is a concern for emergency service providers (i.e. fire, police and paramedics);

THEREFORE, BE IT RESOLVED:

- (a) That City staff be directed to form a multi-disciplinary working group to conduct a comprehensive, multi-faceted investigation of public safety and the negative impacts to the Greensville and Dundas neighbourhoods associated with the increase in visitors to Webster and Tews Falls and the Dundas Peak;
- (b) That the Hamilton Conservation Authority, the Hamilton Police Service, EMS, Traffic, Parking, By-law, and CN Railway and any other required staff/agency be requested to participate in the review; and,
- (c) That staff, in consultation with the Ward 13 Councillor, be directed to review the problems associated with the increase in visitors to Webster and Tews Falls as well as the Dundas Peak, and report back to the Planning Committee with potential solutions, prior to the 2020 budget process.”

**POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

N/A

**RELEVANT CONSULTATION**

Representatives of the Hamilton Conservation Authority, Hamilton Police Service, and CN Railway, as well as staff from Public Works (Traffic), Planning and Economic Development (Parking, Tourism and Culture, Municipal Law Enforcement) Healthy and Safe Communities (Fire, EMS) and Corporate Communications have been involved in the on-going review of the problems associated with increased visitors to the Waterfalls in Ward 13. Councillor Arlene VanderBeek has attended all these meetings.

**ANALYSIS AND RATIONALE FOR RECOMMENDATION(S)**

The multi-disciplinary working group, chaired by the Director of Strategic Initiatives, Planning and Economic Development Department, met on at least 9 occasions in 2019, to discuss and address the various issues associated with increased visitors to Webster and Tews Falls and the Dundas Peak.

One immediate and significant improvement was the creation of a Special Enforcement Area pilot program from March 15 to November 15, approved by City Council on April

**SUBJECT: Review of Problems Associated with Increased Visitors to Waterfalls (PED18011(a)) (Ward 13) - Page 4 of 4**

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10, 2019, utilizing an increased fine structure (\$200 early payment/\$250 set penalty) and increased enforcement.

Additional enforcement officers were assigned to this area between April and November and almost 1000 parking tickets were issued as an effort to curb ongoing illegal parking behaviour and to encourage visitors to park at Christie Lake Conservation Area and use the Hamilton Conservation Authority's shuttle bus. The value of tickets issued was approximately \$195 K and the additional parking enforcements costs including overtime was approximately \$65 K.

While the Special Enforcement Area pilot resulted in noticeable improvements in the residential areas during the Spring and Summer months, the Greensville and Dundas neighbourhoods continue to experience serious negative impacts during peak weekends during the late Fall when social media heavily promotes this area for viewing the Fall colours.

While staff were directed to report back "*... to the Planning Committee with potential solutions, prior to the 2020 budget process*", further work is required to comprehensively address the problems associated with increased visitors to Webster and Tews Falls and the Dundas Peak.

The working group has agreed that it needs to continue meeting regularly throughout the Winter months while a special event traffic management plan is being conducted by Public Works and staff investigate the feasibility of creating a towing program for illegally parked vehicles in this area.

Staff will continue to work with Councillor Arlene VanderBeek on the many problems associated with increased visitors to Webster and Tews Falls and the Dundas Peak, and will report back to Planning Committee once comprehensive recommendations are formulated.

## **ALTERNATIVES FOR CONSIDERATION**

Consideration to could be given at this time to making the Special Enforcement Area pilot a permanent program, but this would not be done in the context of an overall traffic management plan for the area.

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

### **Healthy and Safe Communities**

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



**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**Tourism and Culture Division**

<b>TO:</b>	Mayor and Members General Issues Committee
<b>COMMITTEE DATE:</b>	January 15, 2020
<b>SUBJECT/REPORT NO:</b>	Municipal Accommodation Tax (PED20009) (City Wide)
<b>WARD(S) AFFECTED:</b>	City Wide
<b>PREPARED BY:</b>	Carrie Brooks-Joiner (905) 546-2424 Ext. 3967
<b>SUBMITTED BY:</b>	Carrie Brooks-Joiner Director, Tourism and Culture Planning and Economic Development Department
<b>SIGNATURE:</b>	

## RECOMMENDATION

That staff be directed to develop the structure and implementation plan for a Municipal Accommodation Tax Program in Hamilton at 4% including the required business case study, and creation of a Municipal Services Corporation (MSC), which will operate as the City of Hamilton's eligible tourism entity to receive funds from the Municipal Accommodation Tax (MAT) as required by Provincial regulation, enacting by-law and any necessary agreements, and report back to the General Issues Committee.

## EXECUTIVE SUMMARY

In November 2017, the Province of Ontario issued Ontario Regulation 435/17 Transient Accommodation Tax, which came into force on December 1, 2017. This legislation allows municipalities across Ontario to implement a Municipal Accommodation Tax if they so choose. The potential revenue in Hamilton, based on a 4% tax, and the taxing of overnight stays at hotels, motels, and bed and breakfasts is approximately \$2 M. Once projected new hotels are operational and short-term rentals are licenced and added to the MAT, approximately an additional \$1 M is projected for a total of \$3 M in annual revenue.

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

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

**SUBJECT: Municipal Accommodation Tax (PED20009) (City Wide) - Page 2 of 6**

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Among the requirements to implement a MAT in Hamilton are a by-law and the identification of an eligible not-for-profit tourism organization to receive dollars for tourism development.

Hamilton currently has a tourism industry-led Destination Marketing Fee (DMF) which levies a 3% fee on overnight stays at participating hotels. Annual revenues are approximately \$800 K of which 100% is invested (in partnership with the City of Hamilton) in local tourism development; priorities are bid fees and sales initiatives.

While both the MAT and a DMF can co-exist, it is not ideal for the consumer and duplicates the collection function. A single legislated based tax is rapidly becoming the industry standard in Ontario.

**Alternatives for Consideration – Not Applicable****FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

**Financial:** Implementation of a Municipal Accommodation Tax will result in approximately \$2 M in annual new revenue to the City of Hamilton based on current accommodation stock and performance. An additional \$1 M in annual revenue is anticipated following the addition of projected new hotel builds and licenced short-term rentals to the MAT.

**Staffing:** N/A

**Legal:** Legal Services will be required to:

- (i) develop an enacting by-law to allow for the collection of the Municipal Accommodation Tax; and,
- (ii) assist with the development of the business case study with regards to the MSC;
- (iii) propose a detailed MSC governance structure and prepare documents ancillary thereto; and,
- (iv) assist with the development of the structure and implementation plan for the Municipal Accommodation Tax.

**SUBJECT: Municipal Accommodation Tax (PED20009) (City Wide) - Page 3 of 6**

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**HISTORICAL BACKGROUND****Background Destination Marketing Fee Programs**

Destination Marketing Fees are a common revenue tool used globally to support tourism marketing and product development strategies. Revenue is collected through either a percentage or flat monetary fee on transient accommodations (hotels, motels and bed and breakfasts). In Ontario, the collection models are industry led and participation is voluntary.

Planning for a Destination Marketing Fee Program in Hamilton began in 2016 based on a recommendation in the Council-approved Tourism Strategy. Hamilton's industry led DMF program launched January 1, 2018. There are five participating hotels and the Hamilton Convention Centre participates on a flat fee basis. The fee to the consumer is 3%. The Ontario Restaurant Hotel and Motel Association is contracted to manage and provide stewardship for the collected dollars. The participating partners, known as the Hamilton Tourism Development Investment Group, is the decision-making body for the investment of available dollars.

In 2018, \$783,611 in fees were collected and \$565,000 was invested, in collaboration with the City of Hamilton, into major event bid fees, tourism sales and marketing initiatives; 100% of collected dollars are designated towards local tourism development.

**POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

Ontario Regulation 435/17 Transient Accommodation Tax provides municipalities with the authority to implement a Municipal Accommodation Tax by enacting the appropriate by-laws. The Regulation includes requirements regarding revenue sharing for tourism development.

The development of this revenue stream is consistent with the objectives of the City's Investment Strategy.

Licensing and taxing of short-term rentals are required to meet revenue projections.

**RELEVANT CONSULTATION****Internal**

General Manager, Planning and Economic Development Department

General Manager, Corporate Services Department

**SUBJECT: Municipal Accommodation Tax (PED20009) (City Wide) - Page 4 of 6**

Deputy City Solicitor, Legal Services, Legal and Risk Management Services, Corporate Services Department

Director, Financial Planning Administration and Policy, Corporate Services Department

Manager, Finance and Administration, Financial Planning Administration and Policy, Corporate Services Department

Manager, Procurement, Financial Services and Taxation, Corporate Services Department

**External**

Advisor, Ministry of Heritage, Sport, Tourism, Culture Industries

President and CEO, Ontario Restaurant Hotel and Motel Association

**ANALYSIS AND RATIONALE FOR RECOMMENDATION****Municipal Accommodation Tax**

On May 17, 2017, in response to municipalities' request, the Province enacted Bill 127, Stronger, Healthier Ontario Act, 2017, which included allowing single and lower-tier municipalities the authority to levy a transient accommodations tax (commonly referred to as the Municipal Accommodation Tax (MAT)). Ontario Regulation 435/17 Transient Accommodation Tax came into force on December 1, 2017. Since that time the number of municipalities which have implemented a MAT has increased steadily and include, among others:

- |                 |                   |
|-----------------|-------------------|
| • Barrie        | • Ottawa          |
| • Brockville    | • Peterborough    |
| • London        | • Sault St. Marie |
| • Markham       | • Sudbury         |
| • Marathon      | • Timmins         |
| • Mississauga   | • Toronto         |
| • Niagara Falls | • Thunder Bay     |
| • Oakville      | • Windsor         |

Typically, in municipalities where there was a DMF, it has been replaced by the MAT.

**SUBJECT: Municipal Accommodation Tax (PED20009) (City Wide) - Page 5 of 6**

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**Application of Municipal Accommodation Tax**

Municipal Accommodation Tax, as per the legislation, applies to all room revenue sold for overnight accommodation under 30 days at hotels, motels, resorts, inns, bed and breakfasts and individual accommodators using a common platform marketplace.

Exemptions include campsites and campgrounds, university and college residences, hospitals, long-term care homes and hospices. Revenues generated from other hotel services such as meeting room rentals, food and beverage and room services are also excluded from the MAT.

**Tax Rate**

The Regulation gives the municipality the authority to set the tax rate and effective date. Typically, this is 4% in Ontario and aligns with the average previous DMF level across the province.

**Potential Revenue**

In Hamilton, the estimated annual revenue is about \$2 M based on the current estimated number of available rooms (hotel, motel, bed and breakfasts), the average 2018 hotel occupancy statistics, average room rate and a MAT rate of 4%. The anticipated additional 500+ hotel rooms announced in planned developments, and the licencing and addition of short-term rentals to MAT, will increase revenues by an additional \$1 M (approximately).

The projection of revenue assumes continued performance levels and does not factor in future anticipated growth in short-term rentals.

**Revenue Collection**

Under Ontario Regulation 435/17, municipalities have the authority to determine who collects and administers the MAT revenue. Ontario Regulation 435/17 also allows municipalities to enter into an agreement with a person or entity to collect the tax on a municipality's behalf. It would be at the discretion of the local municipality's Council to design the MAT. The legislation stipulates that municipal by-laws implementing a MAT must meet certain requirements including, among other items, setting out the manner with which the tax would be collected.

**Revenue Sharing**

Ontario Regulation 435/17 requires a 50/50 revenue sharing between a municipality and an "eligible tourism entity", which is defined in Ontario Regulation 435/17 as a non-profit entity whose mandate includes the promotion of tourism in Ontario or a municipality.

**SUBJECT: Municipal Accommodation Tax (PED20009) (City Wide) - Page 6 of 6**

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For municipalities in which a destination marketing program exists, the revenue sharing must be equal to or greater than the DMF revenues from the previous year. Where no formal DMF exists, at least 50% of the revenues from the MAT less the municipality's reasonable costs of collecting and administering the tax must be shared with an eligible tourism entity.

Once total annual revenues are at a level of \$2.5 M, sharing the required 50% of revenue would provide the City of Hamilton the opportunity to remove tourism operating expenses 100% from the levy; the remaining 50% would be sufficient to offset the annual average draw on multiple reserves for tourism activities and the existing DMF contribution.

**Incorporation of a Municipal Services Corporation**

Hamilton does not currently have the required eligible tourism entity mandated by Ontario Regulation 435/17. Creation of a Municipal Services Corporation will satisfy provincial requirements.

Prior to creation of the Municipal Services Corporation, Ontario Regulation 599/06 requires municipalities to conduct public consultation and develop a business case study.

**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.

**APPENDICES AND SCHEDULES ATTACHED – N/A**

CBJ:ac





**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**Tourism and Culture Division**

<b>TO:</b>	Mayor and Members General Issues Committee
<b>COMMITTEE DATE:</b>	January 15, 2020
<b>SUBJECT/REPORT NO:</b>	Commonwealth Games 2030 (PED19108(c)) (City Wide) <b>(Outstanding Business List Item)</b>
<b>WARD(S) AFFECTED:</b>	City Wide
<b>PREPARED BY:</b>	Carrie Brooks-Joiner (905) 546-2424 Ext. 3967
<b>SUBMITTED BY:</b>	Carrie Brooks-Joiner Director, Tourism and Culture Planning and Economic Development Department
<b>SIGNATURE:</b>	

## RECOMMENDATION

That staff review and analyse Hamilton100's Hosting Proposal (Part 2) with a report back to General Issues Committee on Feb 19, 2020 to receive Council direction prior to the Commonwealth Games submission deadline of March 6, 2020.

## EXECUTIVE SUMMARY

Following Council's approval on November 13, 2019, Hamilton100 submitted its hosting Proposal (Part 1) to Commonwealth Games Canada for consideration. On December 8, 2019 following review of the document, Commonwealth Games Canada shortlisted Hamilton as a potential host city and invited Hamilton100 to proceed to the next step of the domestic bidding process and submit Hosting Proposal (Part 2).

Should Council be supportive of continuing in the domestic bidding process, Hamilton100 will continue its development of the Hosting Plan for Council's consideration. Submission of the Hosting Proposal (Part 2) is due to Commonwealth Games Canada by March 9, 2020.

Commonwealth Games Canada confirmed that Hamilton is the sole Canadian community bidding for the 2030 Games. There is an unnamed Canadian community bidding for the 2026 Games.

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

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

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

**SUBJECT: Commonwealth Games 2030 (PED19108(c)) (City Wide) - Page 2 of 4**

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**Alternatives for Consideration – Not Applicable****FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

**Financial:** No financial commitment is requested of Council at this stage of the bid process.

**Staffing:** No staffing or operational commitment is requested of Council at this stage of the bid process.

**Legal:** No new contracts or agreements are required at this stage of the bid process.

**HISTORICAL BACKGROUND**

As directed by Council on November 13, 2019, staff prepared and executed on December 9, 2019, a revised Memorandum of Understanding between the City of Hamilton and the Hamilton100 Commonwealth Games Bid Corporation, respecting the 2030 Commonwealth Games Bid, to allow Hamilton100 to prepare, organize, facilitate, coordinate and finance, in its entirety, a Hosting Proposal (Part 2), in a form satisfactory to the General Manager of Finance and Corporate Services and City the Solicitor.

**POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

The potential positive outcomes of hosting the Commonwealth Games is in alignment with the City of Hamilton's Strategic Plan (2016-2025); the Economic Development Action Plan (2016-2020); Hamilton Tourism Strategy (2015-2020); and the Cultural Plan (2013). There are policy implications for the Recreational Indoor/Outdoor Master Plan.

**RELEVANT CONSULTATION**Internal

General Manager, Planning and Economic Development Department

General Manager, Finance and Corporate Services Department

Director, Recreation Division, Healthy and Safe Communities Department

Director, Energy, Fleet and Facilities Management Division, Public Works Department

**SUBJECT: Commonwealth Games 2030 (PED19108(c)) (City Wide) - Page 3 of 4**

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External

Chief Executive Officer, Commonwealth Games Canada

Executive, Hamilton100

**ANALYSIS AND RATIONALE FOR RECOMMENDATION**

Commonwealth Games Canada released the final 2026/30 Commonwealth Games Hosting Plan Proposal Guidelines on November 1, 2019. The Part 2 Proposal builds on the information submitted in Part 1 and consists of the following areas:

- Games Delivery
- Venues Plan (detail)
- Finance & Marketing (detail)

The 2026/30 Commonwealth Games Hosting Plan Proposal Guidelines are attached as Appendix “A”.

City of Hamilton staff continue to meet with representatives from Hamilton100 to clarify financial models and identify areas of alignment between the City’s capital plans and the hosting proposal.

**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.

**Clean and Green**

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

**SUBJECT: Commonwealth Games 2030 (PED19108(c)) (City Wide) - Page 4 of 4**

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**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.

**APPENDICES AND SCHEDULES ATTACHED**

Appendix “A” to Report PED19108(c) - 2026/30 Commonwealth Games Hosting Plan  
Proposal Guidelines

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## **2026/30 Commonwealth Games Hosting Plan Proposal Guidelines**

**(Part 2)**

**Due: March 9, 2020**

November 1, 2019

## Background

The Commonwealth Games Federation (CGF) is the organization responsible for delivering the Vision of the Commonwealth sports movement and the direction of the Commonwealth Games (CWGs). Commonwealth Games Canada (CGC) is a Founding Member of the CGF and is responsible for the growth and development of the Commonwealth Sport Movement in Canada. CGC is a registered non-profit, private charity, comprised of 36 Members (individuals and organizations), governed by an elected Board of Directors and supported by a small cadre of staff. The CGC office is in Ottawa.

Recently CGF announced a new CWGs Host City Selection Process led by CGF Partnerships (CGFP). CGFP is a new, P3 (public, private partnership) subsidiary of the CGF. Its purpose is to increase the overall value of hosting the Commonwealth Games, including increasing revenues and decreasing hosting costs. In addition, CGC & CGFP aim to reduce bidding costs for Interested Cities, provide greater support & expertise and be more flexibility with Interested Cities when developing a CWGs Hosting Proposal.

Canada is the ideal country to host a CWGs for several reasons;

- **History:** a history of successfully hosting CWGs, including hosting the inaugural CWGs in Hamilton, Ontario, in 1930, and subsequently in 1954 (Vancouver), 1978 (Edmonton) and 1994 (Victoria). Year after year, Canada demonstrates its strength as a leading sport hosting nation. Canada successfully hosts approximately 80 international single sport events each year and has hosted 2 successful major sport events over the past 10 years (2010 Vancouver Olympic & Paralympic Games and 2015 Pan & Parapan American Games)
- **Geopolitics:** since Canada last hosted the Commonwealth Games in 1994, the CWGs have been hosted in every other CGF Region capable of hosting
- **Time:** Canada on average hosts the Commonwealth Games about every 20 – 25 years. In 2026 and 2030 it will be 32 and 36 years, respectively, since Canada last hosted the CWGs
- **Network / Relationships:** CGC has established, strong relationships with national Commonwealth Games Associations (CGAs), including providing many of them with human and financial resources for sport, and social, development programming
- **CGA Support:** informal, yet encouraging, verbal affirmation from leaders from a majority of the CGAs capable of hosting today’s CWGs that they would welcome Canada hosting the CWGs and would forgo bidding if Canada presents a strong Bid City

Starting the domestic bid process now provides time for development of strong Hosting Plan Proposals, due diligence, garnering public and governments’ support & commitments, and if awarded the Games, a long planning & delivery “runway” to truly transform a city, inspire a nation and advance the global Commonwealth Sport Movement.

November 1, 2019

## 2026/30 CWGs Canadian Candidate City(s) Selection Process & Timelines Summary

### Engagement Phase

- Invite selected\* Municipalities and Regional Municipalities      done  
(\* catchment population of 500K+, with exceptions)
- Stage a General Briefing      done
- Consultation & meetings between CGC/CGF, Interested Cities, Provincial & Federal governments      done
- Interested Cities submit Hosting Proposal (Part 1)      done

### Feasibility Phase

- Interested Cities Shortlisted      December 16, 2019
- Consultation & meetings between CGC/CGF, Interested Cities, Provincial & Federal governments      Ongoing
- Exploratory visit(s) to Interested Cities (optional)      Ongoing

### Bid Phase

- Shortlisted Cities submit Hosting Proposal (Part 2)      March 9, 2020
- Announce Canada’s Preferred 2026 and/or 2030 Candidate City(s)      March 31, 2020
- Negotiations between Canada’s Preferred Candidate City(s), CGF, CGC and 3 orders of Governments for a: Joint Marketing Program Agreement (JMPA), Multi-party Agreement (MPA) & Host City Guarantees (HCC)      TBD
- Upon successful negotiations of Agreements CGC submits and supports Canada’s 2026 and/or 2030 CWGs Bid City(s) to CGF      TBD

### *Note:*

- *The process & timeline outlined above is “flexible”, adapted, if necessary, pending decision of Canada bidding for a 2026 and/or 2030 CWGs.*
- *2026 CWGs Host City will be awarded at the 2020 CGF General Assembly in Fall 2020.*
- *The international bid process for the 2030 CWGs is not yet known.*



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## Hosting Plan Proposal Guidelines

CGC assessed & approved Interested Cities from Part 1 are invited to complete and submit a *Hosting Plan Proposal* (Part 2), in the official Canadian language of the City’s choice. The Hosting Plan Proposal (Parts 1 & 2) is the principle document CGC uses to assess Interested Cities. As such, the Hosting Plan Proposal must accurately reflect the current situation of the city and present its plans in a realistic manner.

The Hosting Plan Proposal (Part 2) consists of the following areas:

- Games Delivery
- Venues Plan (detail)
- Finance & Marketing (detail)

Submit an e-copy of the Hosting Plan Proposal (Part 2) to the CGC office by 5 pm EST, March 9, 2020. Hosting Plans Proposals received after the deadline will not accepted. No costly, glossy “bid books” required! A standardized, MS Word based e-template via an Extranet is provided with a limit of 11,000 words (Part 1 – 40,000 / Part 2 – 11,000) across all areas (excluding; block drawings, maps, plans, tables and letters of support.) All representations, statements and other commitments contained in the Hosting Plan are legally binding. The CGC’s Bid & Hosting Committee reserves the right to seek clarification.

### Games Delivery

An overview of planned, key Games-time services:

- Transport
  - Deliver Games Route Network, Travel Demand Management, Spectator and Workforce transport requirements and extent of integration of public transport services within City and wider area
  - Commitment to free public transport for accredited groups and ticketed spectators
  - Active Transport options (walking, cycling) and associated network to enable active transport
  - Availability to deliver Games related park and ride sites, cost effectively
  - Accessibility of public transport
  - Experience of transport operators (public and private) in hosting major events
  - Airport capacity and number of Commonwealth Countries served by direct routes Airport accessibility and connectivity to city (capacity and journey times)
  - Planned new and major upgrades to Games – related transport (infrastructure & services)
  - Distance & travel times at Games time between Athletes Village and key games venues (competition & non-competition)



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- Accommodation

Based on previous Games, the CGF estimates that a minimum of 4,000 rooms in the following star categories are required: 5 star – 200 rooms, 4 star – 1,400 rooms, 3 star – 2,100 rooms, 2 star – 300 rooms.

- Number and category of existing and planned hotel rooms inventory (including number of accessible rooms) within 10 km and 50 km of the city centre
- Price commitment of hotels to support CGF and city ambitions – how will the City secure 4,000 hotel rooms; including confirmed availability at the time of the Games; commitment to rates and expectations for minimum stay restrictions; and controls of costs of services additional to room rates, including but not limited to breakfast, Wi-Fi, parking..... etc.
- Number and type of “other” accommodations – hostels, Airbnb, guest houses, etc. (including number of accessible rooms) within 10 km and 50 km of the city centre

- Safety & Security

- Experience of city in providing policing and security for high profile major events in line with international best practice
- Estimates of available of local security workforce (trained volunteers, contract security, police & emergency services)
- Demonstrate there is a broad understanding of the financial obligations of a proportionate Games security effort and that the government is committed to funding this effort, by providing high-level estimates of the security costs for the event.

- Medical & Doping

- Availability and accessibility of appropriate local hospital facilities and medical transport services without detriment to existing public provision
- Availability of local medical professionals to fill specialist medical volunteer roles without detriment to existing health services

- Technology & Energy

- Existing, planned and additional telecommunication and technology infrastructure linking competition and non-competition venues that will support the traffic necessary for the organisation of the Games (telephony, data network, internet, audio and video circuits) and add additional (Games-dependent) infrastructure
- A high-level power plan indicating the strategy for both permanent and temporary power at Games venues, identifying the following:
  - at competition venues for broadcasters & technology equipment

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- overall strategy for use of temporary power versus permanent power across all venues and facilities
- supply of high quality, filtered power to specialised equipment in locations Games-wide
- overall strategy for back-up power across the Games footprint
- Volunteers
  - Capacity of local population size and demographics to provide the necessary volunteer numbers
  - Experience/ track record of supplying volunteers to deliver major events
  - Capacity of the local labour market to provide the workforce for the Games, staff, contractors and volunteers consistent with national and international labour standards, including secondee potential to provide human resources to OC
- Queen’s Baton Relay (QBR)
  - Concept for a “unique” Queen’s Baton Relay, inclusive of all Commonwealth countries with a unique element indicative of Canada, 100<sup>th</sup> anniversary Games (2030 bids) and a “games changer” for future QBRs to emulate.
- Cultural Program
  - Ability to deliver a strong cultural festival leading up to, and during, the Games including appropriate recognition of Indigenous people
  - Integration of Opening and Closing Ceremony with the broader objectives and vision for hosting the Games, including emphasis on CGF vision and values and social and environmental sustainability
  - Availability of appropriate public spaces for live sites and sponsor showcasing, without incurring additional investments
  - Evidence of capacity to manage, fund and operate live sites without compromising commercial restrictions of the Games
- 100<sup>th</sup> Anniversary Plan (2030 CWGs Bids Only)

A centennial Commonwealth Games only comes once and it is befitting the country who founded the Commonwealth Games – Canada – hosts them! With this honor comes responsibility. This represents a unique opportunity for a Canadian host city to increase the world’s awareness & understanding of the Commonwealth sport movement through a nod to the past and an eye on the future! Be bold, be innovative, be remembered for the next 100 years!
- Official Languages Plan

In Canada, 7M+ people (about ¼ of the population) speak French as their first official language. Sporting events provide an opportunity to promote the region and the country hosting participants and spectators. Canada has two official languages: English

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and French. Canada’s [Official Languages Act](#) covers areas such as communications with and services to the public and the promotion of linguistic duality. As one of Canada’s fundamental values, linguistic duality Canadians expect linguistic duality to be prominent at major events held in this country, and visitors want to enjoy the experience. The following are just some of the services required in both official languages: signage and displays, backgrounders and promotional materials, websites and social media communications and information transmitted verbally or visually during the event. Accordingly, provide a high-level Official Languages Plan articulating the language provisions the organizing committee offers before, during and after the sporting event, how it offer them (dedicated resources), who, when and how success will be measured

- **Social Development Initiatives**

The Commonwealth is rooted in a [Charter of Values](#). The Commonwealth Games are the most visible manifestation of these values. As such, the Commonwealth Games are “sport with social purpose”. Recent Commonwealth Games have included para-athletes and showcase indigenous and gender equality initiatives. This includes being the only international major games that includes para-athlete/sport participation on equal terms as able-body competition, and the first international major games to achieve Gender Parity (equal number of women & men medaling events) and first to have a games specific Reconciliation Action Plan. Couple this with CGF recently publishing a guide titled the "[Championing Human Rights - In Governance of Sports Bodies](#)" and [Canada’s Truth & Reconciliation Call to Actions #91](#), begs the question, and challenge, what will your CWGs social development initiatives be?

## Venues Plan (detail)

Shortlisted, Interested Cities are required to submit details of the proposed Games venue sites, demonstrating that they can accommodate the required operational footprint. **Site Plans** (or Precinct Plan if relevant) are required using a satellite type photo (i.e. Google Earth) with the venue footprint overlay. Site plans should be black and white/grayscale with the following exceptions:

Colour	Description
Pale Blue	• Existing infrastructure, no permanent works required
Dark Blue	• Existing infrastructure, permanent works required
Green	• Planned permanent infrastructure (irrespective of the Games)
Red	• Additional permanent infrastructure (Games dependant)
Pink	• Temporary venues

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Bid Cities should **not** submit venue Computer Generated Imagery (CGI) or any other venue drawings unless they are specifically requested. For existing venues, photographic images without any computer enhancement or modification may be submitted, however, this is entirely optional.

In addition to Site Plans, **Block Plans** are required for each venue (competition, training, IBC/MPC, Athletes Village) including:

- Venue secure perimeter
- Public transport links
- Accredited transport routes and load zones
- Main venue entries (spectator, athlete, officials, games family, media and operations)
- Field of Play and warm-up/training areas
- Location of primary areas for the following (block plans should not include interior layouts and should only indicate overall area and location):
  - Athletes and Officials
  - Media
  - Broadcast/Press (including broadcast Compound)
  - Games Family
  - Spectators
  - Operations (including compounds)
  - Parking (both inside and outside secure perimeter)
  - Graphic scale of plan
  - North Arrow

Colour	Description
Dark Blue	• Field of Play
Pale Blue	• Warm-up and training area.
Red	• Venue Secure Perimeter
Black and White / Grayscale	• All other spaces/areas.

For venues with more than one level, drawings of each level should be provided.

For planned new venues (competition & training, athlete village, IBC / MPC):

- Environmental Impact Study confirming no environmental issues required to be addressed (i.e. contaminated land requiring remediation, no protected areas adversely impacted by the venue and natural habitats for flora or fauna are not impacted).
- Costs (capital and overlay), responsibility for financing (capital and overlay), responsibility for delivery (project management and construction), construction timeline, funding/funder(s) guarantee



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- High-level Business / Legacy Case for all proposed new venues including; post games venue utilisation strategy, operating costs and revenues (strategy for subsidisation of any operating loss, if applicable), ownership / management structure & operator information
- Competition, Training & Ceremonies (Opening, Closing, Live Sites, Medal Plaza, etc.) Venues
  - Compliance with CGF & IF technical requirements including; field of play, warm up spaces, back of house spaces, Games family and hospitality requirements, spectator plaza.
  - Compliance with Clean Venue requirements (see appendix)
  - Venue Use Agreements principles: commitment to revenue foregone principles, for both non-exclusive use and exclusive use periods; inclusion of facility management services including maintenance and staff; and the approach to existing venue tenants.
  - Compliance with Broadcast requirements, including lighting levels.
  - Availability of existing Venue technology e.g. Videoboards, Scoreboards, Wi-Fi network, Sport specific results systems, etc.
  - Spectator seating capacities – compliance with CGF minimum requirements and potential to provide additional seating (gross, legacy, temporary)
  - Extent of temporary overlay required.
  - Impact of the proposed Games time secure perimeter on surrounding area (businesses, residences, parkland/open space, public leisure facilities and spaces, schools, adjacent venue(s), etc.).
  - Accessibility provisions, including required upgrades from the competent authorities stating the national and international accessibility standards to be applied for the Games (including in the Village) and confirming that accessibility will be fully integrated into the planning and construction phases
- IBC/MPC
  - Availability of suitable facilities for IBC and MPC that can be easily retrofitted
  - Proximity to main stadium and other Games venues
  - Potential for integration with Main Press Centre (MPC) to share common services
  - Space for an adjacent satellite farm
  - Extent of temporary works
  - Venue hire conditions and costs
  - Compliance with Clean Venue requirements (see appendix)
  - Suitability of floor spaces to allow an easy fit out
  - Availability of existing auditorium or meeting rooms for press conferences
  - Availability of catering facilities

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- Availability and proximity of parking at the IBC/MPC venue(s)
- Proximity to broadcasters’ and media accommodation and city centre

- Athletes Village(s)

In the case that a sport or discipline is in a remote site from the CGV (usually over one-hour drive from the CGV), Satellite accommodation may be required for the athletes. The conditions of Satellite accommodation will operate with similar services and be of a comparable quality to that of the CGV. If Satellite accommodation is proposed, please ensure that all information requested below applies to the Satellite accommodation solution.

- The basic concept regarding the Athletes Village(s), including; location, housing type(s), ownership, Site & Block Plans (see above), connectivity / travel times to games venues
- If a new build, see “For each planned new venue” above and
  - Schedule for the various stages of the development including; design, construction, fit-out, and retrofit works post-Games
  - requirements and process for the relocation of any residents (if any)
- For Athletes Village (s) Block Plan, include the 3 functional zones:
  - Residential Zone; residence centres, CGA offices, main dining hall, polyclinic, CGA services centre, casual dining locations and recreational/fitness centre
  - International Zone; services, retail, media centre and Welcome Ceremony plaza
  - Operational and support services Zone/Areas; major transport elements (accredited vehicle routes, transport mall, CGA parking & main entry drop-off & parking accredited vehicle entry points & routes, transport mall, CGA parking & main entry drop-off & parking), back of house (logistics & storage areas) and operational areas to deliver services to the CGV effectively
- Main Dining Hall;
  - Capacity to seat 33% of the total Athlete and Team Official population of residents at one time, plus a separate Workforce dining area with capacity for 600 people at one time
  - Food provided takes into consideration the special nutritional needs of high-performance athletes as well as the national cuisines, religious habits and culinary traditions of the various countries competing
- Compliance with accommodation minimum space requirements: 12 sq.m per 2-person bedroom; bathroom ratio 4 residents to one bathroom

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- Accessibility – number of wheelchair accessible bedrooms and bathrooms; maximum gradients and distances expected between major service and accommodation facilities
  - Compliance with Clean Venue Requirements (see appendix)
- Other Accommodations
  - Identification of available accommodation/types for all Games participants, spectators and workforce (i.e. media, Games Family, sponsors, etc.)
- Other Venues
  - Identify location and short description of key non-competition venues (Airport(s), Games HQ, Bus depots, fleet depots, etc.)

**Notes:**

- CGC will use the [2016 Canadian Infrastructure Survey – Sport / Recreation Facilities](#) as part of its analysis and advice to Interested Cities and expects a direct link between the survey results, city’s Long-term Master Infrastructure / Sport / Recreation Plan and CWGs venues selection.
- Detailed and comprehensive CGF venue manuals, including minimum requirements and standards, are available in the CGC Bid Resource E-library.
- CGF officials are very knowledgeable, experienced and available to you when developing your Venues Plan.

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**Finances & Marketing (detail)**

- **Operations**

- A detailed games operations budget (revenues & expenses) including initial concept of cashflows – Budget Templates to be provided,
- Commitment to the CGFP Games Delivery Model (see CGC Bid Resource e-library) and potential for improving efficiency of delivery and reducing the operating investment, compared to 2014 Games benchmark
- Experience of managing expenditure budgets met partly through VIK sponsorship, including the City's approach to tendering and valuations of VIK proposals
- High-level Workforce Plan, including timing & salary levels of key roles
- High-level Ticketing Strategy including pricing and how to deliver fill stadia
- Tangible proof of the commitment from governments to fund the net operations budget (cash & budget relief VIK)
- Financial Obligations:
  - a CGC Rights Fee of \$40M cdn for exclusive marketing rights of the Canadian Commonwealth Team, and all CGC marketable assets, in the Canadian territory during the Games Period. Note of this amount, \$30M will be used to create the Canadian Commonwealth Sport Endowment Fund creating a truly unique games legacy where every Canadian Team to future Commonwealth Games will be fully funded, for perpetuity. For clarity, the Commonwealth Games Foundation of Canada retains exclusivity for all Commonwealth sport philanthropic rights/assets in the Canadian territory
  - a CGF Rights Fee – TBD (note it was £20M for the 2022 CWGs)
  - a CGA Travel Grant whereby the travel requirements for:
    - CGA delegations of athletes and team officials will be at no cost to the CGA (economy class fares from the capital city or main airport(s) designated by the CGA). Number of eligible athletes & team officials are determined by the CGF Athlete Allocation system.
    - CGA President and SecGen travel (business class) and accommodation at the Games Family Hotel during the games period.
  - CSF (Commonwealth Sport Foundation) Development Grant of £5Million



November 1, 2019

- "Games Required" Capital Projects  
Identify new capital projects required for the Games with investments required and strategies to secure the investments including probable investment sources.
- Finance – "Games Supported" Capital Projects  
Identify new capital projects not required for the Games but could support the Games and are in the city's existing Long-term Master Plan, with costs.
- Economic Impact Assessment  
Provide an economic impact assessment estimate using CSTA's (Canadian Sport Tourism Association) [steam<sup>2.0</sup>](#) model. Also provide a copy of the Inputs used for the model.

November 1, 2019

## **Appendix**

### **Clean Venue Requirements**

As part of the guarantees submitted granting the OC the right to use the venue in the period leading up to and during the Commonwealth Games the Bid team must ensure that for each proposed venue, the following terms and conditions are agreed to by the venue owner / manager.

#### **Signage**

The venue owner grants the OC the right to have:

- Exclusive use of all indoor and outdoor signage at the venues, as well as signage in areas adjacent thereto and under the control of the owner
- Exclusive control of all venue naming rights and signage, including but not limited to the right to re-brand or cover existing signage.

#### **Retailing and concessions**

The venue owner grants the OC the right to:

- Be the sole and exclusive manager and operator of merchandise retail outlets and food / beverage concessions at the venue
- Sell Commonwealth Games merchandise at retail outlets and food/beverage concessions services, facilities and outlets
- Access all merchandise retail outlets as well as food and beverage products in venue
- Use staff of its choice and dress such staff in uniforms of its choice to operate the merchandise retail outlets and food / beverage concessions.

#### **Ticketing and hospitality**

The venue owner grants the OC the exclusive right to:

- Manage and sell tickets and hospitality in relation to the Commonwealth Games for the venue
- Manage and sell suites and specialty seats in relation to the Commonwealth Games for the venue.

Throughout the term of the lease agreement, the venue owner shall not subject the OC to any at the venue in relation to the sale of the aforementioned.

#### **Broadcasting and Sponsorship**

Throughout the term of the lease agreement, the venue owner agrees that the OC has the exclusive right to sell broadcast, sponsorship or any other multimedia rights in relation to the Commonwealth Games being held at the venue.

November 1, 2019

**Exclusive use of sponsor products**

The venue owner agrees that the OC shall have the right to exclusively use products and services of Commonwealth Games sponsors at the venue (and re-brand existing products and services, to the extent necessary to respect the exclusive rights granted to Commonwealth sponsors), including but not limited to the following product categories:

- Payment systems (including but not limited to credit card acceptance, automated teller machines (ATMs) and telephone payment systems) in relation to all sales occurring at the venue related to the Commonwealth Games
- Non-alcoholic and alcoholic beverages
- Audio-visual equipment including but not limited to video boards and speakers
- Timing, scoring and on-venue results equipment including but not limited to scoreboards.

**No use of Commonwealth Games marks**

The venue owner agrees that, at no time, shall it have the right to use any Commonwealth Games marks, symbols, terminology or derivatives thereof.

**Brand protection and anti-ambush assistance**

Throughout the term of the lease agreement, the venue owner agrees to assist the OC to combat attempts of ambush marketing by advertisers at the venue who are not Commonwealth sponsors but develop advertisements for use at the venue that may, implicitly, suggest that they are sponsors of the Commonwealth Games.



# Hamilton

## **BUSINESS IMPROVEMENT AREA ADVISORY COMMITTEE**

**REPORT 19-012**

**8:00 a.m.**

**Tuesday, December 10, 2019**

**Rooms 192 & 193**

**Hamilton City Hall**

**71 Main Street West**

- Present:**
- Councillor Esther Pauls (Chair)
  - Tracy MacKinnon – Westdale Village BIA and Stoney Creek BIA
  - Emily Burton – Ottawa Street BIA
  - Cristina Geissler – Concession Street BIA
  - Lisa Anderson – Dundas BIA
  - Kerry Jarvi – Downtown Hamilton BIA
  - Bender Chug – Main West Esplanade BIA
  - Susan Pennie – Waterdown BIA
  - Rachel Braithwaite – Barton Village BIA
  - Susie Braithwaite – International Village BIA
  - Heidi VanderKwaak – Locke Street BIA
- Absent:**
- Anne Marie Bergen – King West BIA
  - Jennifer Mattern – Ancaster BIA

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### **THE BUSINESS IMPROVEMENT AREA ADVISORY COMMITTEE PRESENTS REPORT 19-012 AND RESPECTFULLY RECOMMENDS:**

- 1. Main Street West Business Improvement Area Expenditure Request (Item 11.1)**
  - (a) That the expenditure request from the Main Street West Business Improvement Area, in the amount of \$1,089.71 for the supply and installation of Christmas Decorations, to be funded from the Community Improvement Plan (CIP) Contribution Program (BIA Payments Account 815010-56905), be approved; and,
  - (b) That the expenditure request from the Main Street West Business Improvement Area, in the amount of \$900.00 for the balance of the costs to supply and install Christmas Decorations, to be funded from the Shared Parking Revenue Program (Parking Revenue Account 815010-45559), be approved.

**2. Locke Street Business Improvement Area Expenditure Request (Added Item 12.2)**

That the expenditure request from the Locke Street Business Improvement Area, in the amount of \$11,774.03 for events and promotions around the Christmas activities and Locke Street reopening activities, to be funded from the Shared Parking Revenue Program (Parking Revenue Account 815010-45559), be approved.

**FOR INFORMATION:**

**(a) CHANGES TO THE AGENDA (Item 2)**

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

**10. DISCUSSION ITEMS (Item 10)**

- 10.1 Shop Small Saturday Event
- 10.2 Small Business Week Events / Workshops

Staff advised that Items 10.1 and 10.2 were deferred from the November 12, 2019 meeting due to loss of quorum, however these items were removed from the agenda as they have now been completed.

**12.1 NOTICES OF MOTION (Item 12)**

- 12.1 Locke Street Business Improvement Area Expenditure Request

The agenda for the December 10, 2019 Business Improvement Area Advisory Committee meeting was approved, as amended.

**(b) DECLARATIONS OF INTEREST (Item 3)**

There were no declarations of interest.

**(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 4)**

**(i) November 12, 2019 (Item 4.1)**

The November 12, 2019 Minutes of the Business Improvement Area Advisory Committee were approved, as presented.

**(d) STAFF PRESENTATIONS (Item 9)**

**(i) Parking Rate Review (Item 9.1)**

Brian Hollingworth, Director of Transportation Planning and Parking, and Allister McIlveen, Manager of Parking Operations and Initiatives, addressed the Committee respecting the Parking Rate Review, with the aid of a presentation.

The staff presentation on the Parking Rate Review, was received.

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

**(ii) Parking Enforcement Update (Item 9.2)**

Brian Hollingworth, Director of Transportation Planning and Parking, and James Buffet, Manager of Parking Enforcement and School Safety, addressed the Committee with an update on Parking Enforcement.

The staff update on Parking Enforcement, was received.

**(e) DISCUSSION ITEMS (Item 10)**

**(i) Ontario Business Improvement Area Association (OBIAA) Conference 2021 (Item 10.3)**

The Committee discussed the OBIAA Conference for 2021. Julia Davis advised that the City of Hamilton won the bid for the 2021 Conference and that more information will be coming. Julia would like to include tours of all the BIA's for the Conference.

The discussion respecting OBIAA Conference 2021, was received.

**(ii) 2019 Audit Changes (Item 10.4)**

The Committee discussed 2019 Audit Changes. Julia Davis advised that KPMG will be coming to January meeting and suggested that the BIA's invite their bookkeepers to attend.

The discussion respecting 2019 Audit Changes, was received.

**(f) NOTICES OF MOTION (Item 12)**

**(i) Locke Street Business Improvement Area Expenditure Request (Added Item 12.1)**

Heidi VanderKwaak introduced her Notice of Motion respecting the Locke Street Village Business Improvement Area Expenditure Request.

The rules of order were waived to allow for the introduction of a Motion respecting the Locke Street Business Improvement Area Expenditure Request.

For disposition of this matter, refer to Item 2.

**(g) GENERAL INFORMATION/OTHER BUSINESS (Item 13)**

**(i) Verbal Update from Julia Davis, Business Development and BIA Officer (Item 13.1)**

Julia Davis advised the Committee that she has sent out information on the following:

- Tweed Grants
- Celebrate Ontario Grants
- Christmas Grants

Julia advised that the pedestrian counter has been ordered and will be coming in 2020. The counter will be cycled through the BIA's and will be available for various BIA events.

The verbal update from Julia Davis, Business Development and BIA Officer, was received.

**(ii) Statements by Members (Item 13.2)**

BIA Members used this opportunity to discuss matters of general interest.

The updates from Committee Members, was received.

**(h) ADJOURNMENT (Item 15)**

There being no further business, the Business Improvement Area Advisory Committee adjourned at 9:58 a.m.

Respectfully submitted,

Councillor Esther Pauls  
Chair Business Improvement Area  
Advisory Committee

Angela McRae  
Legislative Coordinator  
Office of the City Clerk



Hamilton

**SCHOOL BOARD PROPERTIES SUB-COMMITTEE  
REPORT 19-003**

**Tuesday, December 17, 2019**

**1:30 p.m.**

**Room 193**

**Hamilton City Hall, 71 Main Street West**

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**Present:** Councillor C. Collins (Chair)  
Councillors T. Jackson, T. Whitehead and J. Partridge

**Absent with  
Regrets:** Councillor S. Merulla (Vice Chair) - Personal

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**THE SCHOOL BOARD PROPERTIES SUB-COMMITTEE PRESENTS REPORT 19-003  
AND RESPECTFULLY RECOMMENDS:**

1. **Hamilton-Wentworth District School Board Property at 1284 Main Street East, Hamilton (PED19162) (Ward 4) (Item 10.1) (attached hereto as Appendix "A" to Report 19-003)**
  - (a) That the Real Estate Section 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 does not have an interest in acquiring its property located at 1284 Main Street East, Hamilton, as shown on Appendix "A" attached to Report PED19162; and
  - (b) That the Real Estate Section of the Economic Development Division of the Planning and Economic Development Department be directed to advise the Hamilton-Wentworth District School Board (HWDSB) of the City of Hamilton's site development requirements as identified in Appendix "B" attached to Report PED19162.



- 2. Hamilton-Wentworth District School Board Property at 1020 Upper Paradise Road, Hamilton (Falkirk West Vacant Site) (PED19235) (Ward 14) (Item 10.2) (attached hereto as Appendix “B” to Report 19-003)**
  - (a) That the Real Estate Section 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 does not have an interest in acquiring its property located at 1020 Upper Paradise Road, Hamilton (Falkirk West Vacant Site), as shown on Appendix “A” attached to Report PED19235; and
  - (b) That the Real Estate Section of the Economic Development Division of the Planning and Economic Development Department be directed to advise the Hamilton-Wentworth District School Board (HWDSB) of the City of Hamilton’s site development requirements as identified in Appendix “B” attached to Report PED19235.
- 3. Hamilton-Wentworth District School Board Property at 65 Frances Avenue, Stoney Creek (PED19239) (Ward 10) (Item 10.3) (attached hereto as Appendix “C” of Report 19-003)**
  - (a) That the Real Estate Section 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 does not have an interest in acquiring its property located at 65 Frances Avenue, Stoney Creek, as shown on Appendix “A” attached to Report PED19239; and
  - (b) That the Real Estate Section of the Economic Development Division of the Planning and Economic Development Department be directed to advise the Hamilton-Wentworth District School Board (HWDSB) of the City of Hamilton’s site development requirements as identified in Appendix “B” attached to Report PED19239.
- 4. Proposed City-Initiated Rezoning of the Land Located at 65 Frances Avenue, Stoney Creek (Added Item 11.1)**
  - (a) That the land located at 65 Frances Avenue, Stoney Creek be referred to the Planning Committee for consideration on a proposed City-initiated rezoning of the land to open space; and,
  - (b) That staff be directed to communicate to the Hamilton-Wentworth District School Board that the Hamilton Conservation Authority be pursued as a potential purchaser of the property located at 65 Frances Avenue, Stoney Creek.

**FOR INFORMATION:**

**(a) CHANGES TO THE AGENDA (Item 2)**

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

**6. DELEGATION REQUESTS**

- 6.1 Viv Saunders, Lakewood Beach Community Council, respecting Item 10.3, Hamilton-Wentworth District School Board Property at 65 Frances Avenue, Stoney Creek (PED19239) (for today's meeting)
- 6.2 Sherry Hayes, respecting Item 10.3, Hamilton-Wentworth District School Board Property at 65 Frances Avenue, Stoney Creek (PED19239) (for today's meeting)
- 6.3 Debbie Martin, respecting Item 10.3, Hamilton-Wentworth District School Board Property at 65 Frances Avenue, Stoney Creek (PED19239) (for today's meeting)

Item 10.3, Hamilton-Wentworth District School Board Property at 65 Frances Avenue, Stoney Creek (PED19239), was considered immediately following Item 8, Public Hearings/Delegations.

The agenda for the December 17, 2019 meeting of the School Board Properties Sub-Committee was approved, as amended.

**(b) DECLARATIONS OF INTEREST (Item 3)**

There were no declarations of interest.

**(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 4)**

**(i) September 20, 2019 (Item 4.1)**

That the Minutes of the September 20, 2019 meeting of the School Board Properties Sub-Committee were approved, as presented.

**(d) DELEGATION REQUESTS (Item 6)**

The following delegation requests were approved for today's meeting:

- (i) Viv Saunders, Lakewood Beach Community Council, respecting Item 10.3, Hamilton-Wentworth District School Board Property at 65 Frances Avenue, Stoney Creek (PED19239) (Added Item 6.1)
- (ii) Sherry Hayes, respecting Item 10.3, Hamilton-Wentworth District School Board Property at 65 Frances Avenue, Stoney Creek (PED19239) (Added Item 6.2)
- (iii) Debbie Martin, respecting Item 10.3, Hamilton-Wentworth District School Board Property at 65 Frances Avenue, Stoney Creek (PED19239) (Added Item 6.3)

**(e) DELEGATIONS (Item 8)**

- (i) **Viv Saunders, Lakewood Beach Community Council, respecting Item 10.3, Hamilton-Wentworth District School Board Property at 65 Frances Avenue, Stoney Creek (PED19239) (for today's meeting) (Added Item 8.1)**

Viv Saunders, addressed the Committee respecting Item 10.3, Hamilton-Wentworth District School Board Property at 65 Frances Avenue, Stoney Creek (PED19239).

The delegation from Viv Saunders, Lakewood Beach Community Council, respecting Item 10.3, Hamilton-Wentworth District School Board Property at 65 Frances Avenue, Stoney Creek (PED19239), was received.

For further disposition of this matter, refer to Items 3 and 4.

- (ii) **Sherry Hayes, respecting Item 10.3, Hamilton-Wentworth District School Board Property at 65 Frances Avenue, Stoney Creek (PED19239) (Added Item 8.2)**

Sherry Hayes, addressed the Committee respecting Item 10.3, Hamilton-Wentworth District School Board Property at 65 Frances Avenue, Stoney Creek (PED19239).

The delegation from Sherry Hayes, respecting Item 10.3, Hamilton-Wentworth District School Board Property at 65 Frances Avenue, Stoney Creek (PED19239), was received.

For further disposition of this matter, refer to Items 3 and 4.

**(iii) Debbie Martin, respecting Item 10.3, Hamilton-Wentworth District School Board Property at 65 Frances Avenue, Stoney Creek (PED19239) (Added Item 8.3)**

Debbie Martin, addressed the Committee respecting Item 10.3, Hamilton-Wentworth District School Board Property at 65 Frances Avenue, Stoney Creek (PED19239).

The delegation from Debbie Martin, respecting Item 10.3, Hamilton-Wentworth District School Board Property at 65 Frances Avenue, Stoney Creek (PED19239), was received.

For further disposition of this matter, refer to Items 3 and 4.

**(f) PRIVATE AND CONFIDENTIAL (Item 14)**

**(i) Closed Session Minutes – September 20, 2019 (Item 14.1)**

As the School Board Properties Sub-Committee determined that no discussion respecting the Closed Session Minutes of September 20, 2019 meeting was required, the Minutes were approved in Open Session, as shown below.

The Closed Session Minutes of the September 20, 2019 meeting of the School Board Properties Sub-Committee were approved, as presented, and remain confidential.

**(g) ADJOURNMENT (Item 15)**

There being no further business, the School Board Properties Sub-Committee be adjourned at 2:24 p.m.

Respectfully submitted,

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

Loren Kolar  
Legislative Coordinator  
Office of the City Clerk



**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**Economic Development Division**

<b>TO:</b>	School Board Property Sub-Committee
<b>COMMITTEE DATE:</b>	December 17, 2019
<b>SUBJECT/REPORT NO:</b>	Hamilton-Wentworth District School Board Property at 1284 Main Street East, Hamilton (PED19162) (Ward 4)
<b>WARD(S) AFFECTED:</b>	Ward 4
<b>PREPARED BY:</b>	Craig Hamilton (905) 546-2424 Ext. 7022
<b>SUBMITTED BY:</b>	Glen Norton Director, Economic Development Planning and Economic Development Department
<b>SIGNATURE:</b>	

**RECOMMENDATION**

- (a) That the Real Estate Section 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 does not have an interest in acquiring its property located at 1284 Main Street East, Hamilton, as shown on Appendix "A" attached to Report PED19162;
- (b) That the Real Estate Section of the Economic Development Division of the Planning and Economic Development Department be directed to advise the Hamilton-Wentworth District School Board (HWDSB) of the City of Hamilton's site development requirements as identified in Appendix "B" attached to Report PED19162.

**EXECUTIVE SUMMARY**

The Hamilton-Wentworth District School Board (HWDSB) has advised the City of its intention to sell its property located at 1284 Main Street East, Hamilton, formerly known as Delta Secondary School. Based on circulation of the property to stakeholders, and consideration by Portfolio Management Committee (PMC), staff deemed the potential acquisition of the property to not be in the interest of the City.

***Alternatives for Consideration – See Page 3***

**SUBJECT: Hamilton-Wentworth District School Board Property at 1284 Main Street East, Hamilton (PED19162) (Ward 4) - Page 2 of 3**

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**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

Financial: N/A

Staffing: N/A

Legal: N/A

**HISTORICAL BACKGROUND**

At the June 5, 2012, Planning Committee and subsequent City Council meeting of June 13, 2012, a motion was approved to establish a Sub-committee of City Council to review those school board properties being declared surplus for disposition by a school board and report back to the General Issues Committee with recommendations, including a financial strategy for potential acquisitions.

On October 24, 2019, the HWDSB provided written notice to the City of its Proposal to Sell Real Property located at 1284 Main Street East, Hamilton, in accordance with Ontario Regulation 444/98. The City and other preferred agencies have 90 days to respond to the HWDSB as to whether or not they have an interest in acquiring the property.

**POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

The HWDSB like other school boards in the Province, follows a formal established property disposal protocol for surplus Board owned properties that are intended to be sold, as governed by Section 194(3) of the *Ontario Education Act* and Ontario Regulation 444. Under this protocol, the HWDSB circulates notice of the proposed property sale to preferred agents including the City (as per Ontario Regulation 444).

City Council adopted principles (Portfolio Management Strategy, 2004) for property acquisition states “Property will be acquired in support of an approved program only. A budget item must be approved for the program, including the costs of the real property and operational impact, before action is taken to acquire property.”

In keeping with general municipal protocol related to potential surplus school sites, the School Board Sub-Committee is to establish and recommend direction with respect to all surplus school sites that may come available.

**RELEVANT CONSULTATION**

On October 30, 2019, Real Estate staff circulated a memorandum to all City departments and relevant stakeholders concerning the HWDSB’s proposal to sell its property at 1284 Main Street East, to elicit their comments or future interest in

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

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

**SUBJECT: Hamilton-Wentworth District School Board Property at 1284 Main Street East, Hamilton (PED19162) (Ward 4) - Page 3 of 3**

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acquisition of the property. No Business Case was received in support of an acquisition of this property.

The results of the circulation were presented to the PMC on November 25, 2019.

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

The subject property is a rectangular 6.19-ac site with 487 ft of frontage on Main Street East. It is situated on the south side of Main Street East, to the east of Graham Avenue South and is improved with an existing school (with a gross floor area of approximately 225,600 ft<sup>2</sup>).

Following consideration of comments from circulation stakeholders, PMC established that there is no City requirement to justify the purchase of this school site. It is notable that the Light Rail Transit Office has indicated a requirement for a small portion of the frontage of the site – this will be addressed with the HWDSB or subsequent property owner outside of this circulation process.

The City divisions have provided valuable information respecting guidelines for the future use of the site.

### **ALTERNATIVES FOR CONSIDERATION**

Alternatively, the Real Estate Section may be directed to advise the HWDSB that the City of Hamilton may have an interest and is exploring the extent to what the interest might be in acquiring its property located 1284 Main Street East, Hamilton. Such direction would require authorization and funding to undertake due diligence in consideration of the potential acquisition.

### **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.

#### **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

Appendix “B” – Site Development Requirements

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## Location Map

1284 Main Street East, Hamilton (Ward 4)



## SITE DEVELOPMENT REQUIREMENTS

### Planning and Economic Development Department

<p><b>Building, Engineering &amp; Zoning</b> Building Division</p>	<p>Building Division records indicate that the recognized use is an Educational Establishment known as "Delta Secondary School", which is permitted. Permitted uses and applicable zone provisions shall be in accordance with Section 8.2 and Schedule C of Hamilton Zoning By-law 05-200. This property is designated under Part IV of <i>the Ontario Heritage Act</i>, by municipal By-law Number 14-077 as a property of cultural heritage value. A Heritage Permit may be required for alterations or changes to the property. The lands may be subject to Site Plan Control. As such, development or redevelopment may require application to the Planning and Development Division. Any development is subject to the issuance of a building permit in the normal manner. No outstanding work orders exist on the property.</p>
<p><b>Transportation Planning</b></p>	<p>Approximately 12.5 m are to be dedicated to the right-of-way on Main Street East, as per the Council Approved Urban Official Plan: Chapter C - City Wide Systems and Designations, 4.5 Road Network Functional Classification, 4.5.2. Major Arterial Roads (Main Street East) are to be 45.720 m. The existing right-of-way is 20.5 m. A survey conducted by an Ontario Land Surveyor and at the Applicant's expense will determine the ultimate dimensions for the right-of-way widening(s). Approximately 1 m are to be dedicated to the right-of-way on Maple Avenue, as per the Council Approved Urban Official Plan: Chapter C - City Wide Systems and Designations, 4.5 Road Network Functional Classification, 4.5.2. Local Roads (Maple Avenue) are to be 20.117 m. The existing right-of-way is 18.5 m. A survey conducted by an Ontario Land Surveyor and at the Applicant's expense will determine the ultimate dimensions for the right-of-way widening(s).</p> <p>Approximately 1 m are to be dedicated to the right-of-way on Wexford Avenue South, as per the Council Approved Urban Official Plan: Chapter C - City Wide Systems and Designations, 4.5 Road Network Functional Classification, 4.5.2. Local Roads (Wexford Avenue South) are to be 20.117 m. The existing right-of-way is 18 m. A survey conducted by an Ontario Land Surveyor</p>

**Appendix “B” to Report PED19162****Page 2 of 5**

	<p>and at the Applicant's expense will determine the ultimate dimensions for the right-of-way widening(s).</p> <p>The existing right-of-way on Graham Avenue South is approximately 20 m. Therefore, no additional right-of-way dedications are required for Graham Avenue South.</p> <p>Wexford Avenue South and Maple Avenue are both Local Roads. The Applicant is to dedicate a 4.57 m by 4.57 m Daylighting Triangle to the right-of-way, as per the Council Approved Urban Official Plan: Chapter C - City Wide Systems and Designations 4.5 Road Network Functional Classification; Daylighting Triangles 4.5.7.</p> <p>Graham Avenue South and Maple Avenue are both Local Roads. The Applicant is to dedicate a 4.57 m by 4.57 m Daylighting Triangle to the right-of-way, as per the Council Approved Urban Official Plan: Chapter C - City Wide Systems and Designations 4.5 Road Network Functional Classification; Daylighting Triangles 4.5.7.</p> <p>Main Street East is an Arterial Road and Wexford Avenue South is a Local Road. The Applicant is to dedicate a 12.19 m by 12.19 m Daylighting Triangle to the right-of-way, as per the Council Approved Urban Official Plan: Chapter C - City Wide Systems and Designations 4.5 Road Network Functional Classification; Daylighting Triangles 4.5.7.</p> <p>Main Street East is an Arterial Road and Graham Avenue South is a Local Road. The Applicant is to dedicate a 12.19 m by 12.19 m Daylighting Triangle to the right-of-way, as per the Council Approved Urban Official Plan: Chapter C - City Wide Systems and Designations 4.5 Road Network Functional Classification; Daylighting Triangles 4.5.7.</p>
<p><b>Heritage &amp; Design</b> Development Planning</p>	<p><u>Cultural Heritage:</u></p> <p>The subject property is designated under Part IV of is considered a “protected heritage property” <i>the Ontario Heritage Act</i> and under the Provincial Policy Statement. Both the building and the surrounding yards are protected under designation By-law No. 14-077 (attached to these comments in a separate document).</p> <p>City staff should be made aware that any future alterations which affect the designated features identified in By-law No. 14-077 will require the issuance of a</p>

**Appendix “B” to Report PED19162****Page 3 of 5**

Heritage Permit prior to the initiation of any works. In addition, a Cultural Heritage Impact Assessment (CHIA) may be required by staff in order to assess the impact of any alterations to the building or landscape which may impact upon the designated heritage attributes of the property. In support of the property's designation, a Cultural Heritage Assessment report was completed (Dilse and Robb, December 2013). This report addressed the property's potential redevelopment and adaptive reuse with the following recommendations:

Opportunities for Conservation:

When Delta Secondary School finishes its present purpose, the conservation of the school's heritage attributes may be achieved in the two broad alternative scenarios outlined below. In both scenarios, the community park would be maintained. If existing building fabric is redundant in a shared-use facility or new single-use scenario, removal of work from the 1970-72 renovations should be given priority. Any new construction should be compatible with the 1923-24 building and 1948-50 additions.

Scenario One - Shared-Use Facility:

The existing school building could accommodate neighbourhood secondary school students in reduced floor space; and the remaining, unneeded space could be converted to complementary new uses. A complementary new use may be assisted-living housing for adults with disabilities or for senior citizens, who would jointly use common rooms with the students enrolled in the secondary school. The auditorium, gymnasiums and food services would be shared in this scenario.

Alternative Shared-Use Options:

- neighbourhood secondary school and community recreation centre and/or public library;
- community centre and assisted-living housing; and,
- community centre and live/work space.

In considering any of the above options or another possibility, their fit with the existing heritage fabric is important to the discussion.

Scenario Two - Single-Use Building:

The existing school building could be put to an entirely new single use. The best possible uses are those that involve the fewest interventions to the existing heritage

## Appendix “B” to Report PED19162

## Page 4 of 5

	<p>fabric. New uses that may lessen the impact on the heritage fabric and suit the neighbourhood context include:</p> <ul style="list-style-type: none"> <li>• assisted-living housing;</li> <li>• retirement home; and,</li> <li>• live/work space.</li> </ul> <p>In considering any new single use, its fit with the existing heritage fabric is important to the discussion.</p> <p><u>Archaeology:</u></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> <ol style="list-style-type: none"> <li>1) In areas of pioneer EuroCanadian settlement;</li> <li>2) Along historic transportation routes; and,</li> <li>3) Within a property designated under <i>the Ontario Heritage Act</i>.</li> </ol> <p>These criteria define the property as having archaeological potential. If Real Estate Staff determines that the property is appropriate for acquisition, any Department/Division of the City responsible for the property be should be advised of the following:</p> <p>“The subject property has been determined to be an area of archaeological potential. It is reasonable to expect that archaeological resources may be encountered during any demolition, grading, construction activities, landscaping, staging, stockpiling or other soil disturbances. If archeological resources are encountered, the proponent may be required to conduct an archaeological assessment prior to further impact in order to address these concerns and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. Mitigation, by an Ontario-licensed archaeologist, may include the monitoring of any mechanical excavation arising from this project. If archaeological resources are identified on-site, further Stage 3 Site-specific Assessment and Stage 4 Mitigation of Development Impacts may be required as determined by the Ontario Ministry of Tourism, Culture and Sport. All archaeological reports shall be submitted to the City of Hamilton for approval concurrent with their submission to the Ministry of Tourism, Culture and Sport.</p> <p>Should deeply buried archaeological materials be found on the property during any of the above development</p>
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**Appendix “B” to Report PED19162****Page 5 of 5**

	activities the Ontario Ministry of Tourism, Culture and Sport (MTCS) should be notified immediately (416.314.7143). In the event that human remains are encountered during construction, the proponent should immediately contact both MTCS and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Small Business and Consumer Services (416.326.8392).”
<b>Light Rail Transit Office</b>	The LRT Property Acquisitions Unit has a fee simple requirement of 2308.8ft <sup>2</sup> of land along the frontage of the property.





**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**Economic Development Division**

<b>TO:</b>	School Board Property Sub-Committee
<b>COMMITTEE DATE:</b>	December 17, 2019
<b>SUBJECT/REPORT NO:</b>	Hamilton-Wentworth District School Board Property at 1020 Upper Paradise Road, Hamilton (Falkirk West Vacant Site) (PED19235) (Ward 14)
<b>WARD(S) AFFECTED:</b>	Ward 14
<b>PREPARED BY:</b>	Craig Hamilton (905) 546-2424 Ext. 7022
<b>SUBMITTED BY:</b>	Glen Norton Director, Economic Development Planning and Economic Development Department
<b>SIGNATURE:</b>	

**RECOMMENDATION**

- (a) That the Real Estate Section 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 does not have an interest in acquiring its property located at 1020 Upper Paradise Road, Hamilton (Falkirk West Vacant Site), as shown on Appendix "A" attached to Report PED19235;
- (b) That the Real Estate Section of the Economic Development Division of the Planning and Economic Development Department be directed to advise the Hamilton-Wentworth District School Board (HWDSB) of the City of Hamilton's site development requirements as identified in Appendix "B" attached to Report PED19235.

**EXECUTIVE SUMMARY**

The Hamilton-Wentworth District School Board (HWDSB) has advised the City of its intention to sell its property located at 1020 Upper Paradise Road, Hamilton, known as Falkirk West Vacant Site. Based on circulation of the property to stakeholders, and consideration by Portfolio Management Committee (PMC), staff deemed the potential acquisition of the property to not be in the interest of the City.

***Alternatives for Consideration – See Page 3***

**SUBJECT: Hamilton-Wentworth District School Board Property at 1020 Upper Paradise Road, Hamilton (Falkirk West Vacant Site) (PED19235) (Ward 14) - Page 2 of 3**

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**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

Financial: N/A

Staffing: N/A

Legal: N/A

**HISTORICAL BACKGROUND**

At the June 5, 2012, Planning Committee and subsequent City Council meeting of June 13, 2012, a motion was approved to establish a Sub-committee of City Council to review those school board properties being declared surplus for disposition by a school board and report back to the General Issues Committee (GIC) with recommendations, including a financial strategy for potential acquisitions.

On October 24, 2019, the HWDSB provided written notice to the City of its Proposal to Sell Real Property located at 1020 Upper Paradise Road, Hamilton (Falkirk West Vacant Site), in accordance with Ontario Regulation 444/98. The City and other preferred agencies have 90 days to respond to the HWDSB as to whether or not they have an interest in acquiring the property.

**POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

The HWDSB like other school boards in the Province, follows a formal established property disposal protocol for surplus Board owned properties that are intended to be sold, as governed by Section 194(3) of the *Ontario Education Act* and Ontario Regulation 444. Under this protocol, the HWDSB circulates notice of the proposed property sale to preferred agents including the City (as per Ontario Regulation 444).

City Council adopted principles (Portfolio Management Strategy, 2004) for property acquisition states “Property will be acquired in support of an approved program only. A budget item must be approved for the program, including the costs of the real property and operational impact, before action is taken to acquire property.”

In keeping with general municipal protocol related to potential surplus school sites, the School Board Sub-Committee is to establish and recommend direction with respect to all surplus school sites that may come available.

**RELEVANT CONSULTATION**

On October 30, 2019, Real Estate staff circulated a memorandum to all City departments and relevant stakeholders concerning the HWDSB’s proposal to sell its

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**SUBJECT: Hamilton-Wentworth District School Board Property at 1020 Upper Paradise Road, Hamilton (Falkirk West Vacant Site) (PED19235) (Ward 14) - Page 3 of 3**

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property at 1020 Upper Paradise Road, Hamilton (Falkirk West Vacant Site), to elicit their comments or future interest in acquisition of the property. No Business Case was received in support of an acquisition of this property.

The results of the circulation were presented to the Portfolio Management Committee (PMC) on November 25, 2019.

## **ANALYSIS AND RATIONALE FOR RECOMMENDATION**

The subject property is a rectangular 6.00-ac site that is landlocked but is adjacent to City-owned lands. It is situated to the west of Edgehill Drive and south of Stoneridge Court. The lands are currently undeveloped and contain the Provincially Significant Wetlands of Tiffany Creek.

Following consideration of comments from circulation stakeholders, PMC established that there is no City requirement to justify the purchase of this school site.

The City divisions have provided valuable information respecting guidelines for the future use of the site.

## **ALTERNATIVES FOR CONSIDERATION**

Alternatively, the Real Estate Section may be directed to advise the Hamilton-Wentworth District School Board (HWDSB) that the City of Hamilton may have an interest and is exploring the extent to what the interest might be in acquiring its property located at 1020 Upper Paradise Road, Hamilton (Falkirk West Vacant Site). Such direction would require authorization and funding to undertake due diligence in consideration of the potential acquisition.

## **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.

### **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

Appendix “B” – Site Development Requirements

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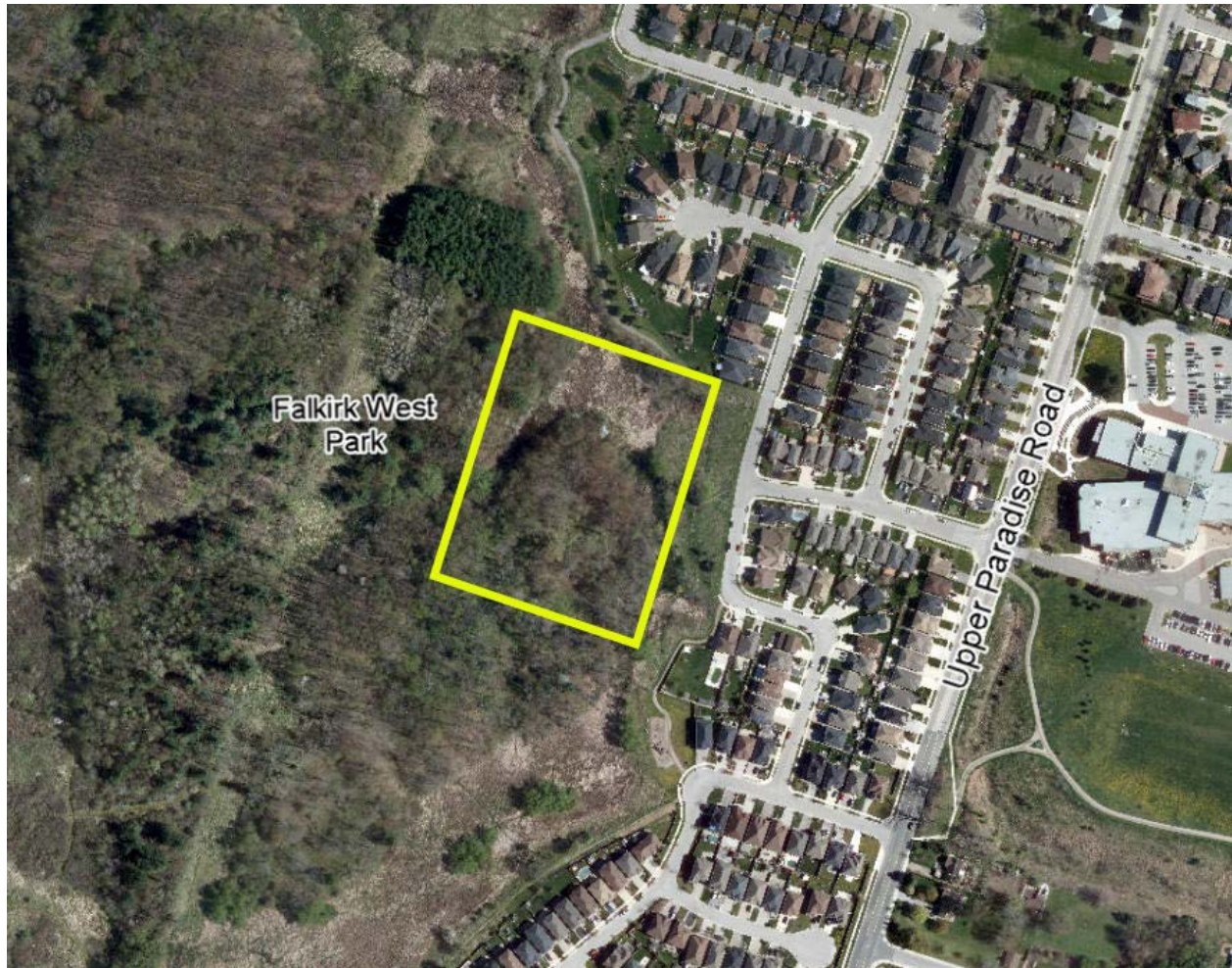
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## Location Map

1020 Upper Paradise Road (Falkirk West Vacant Site), Hamilton (Ward 14)



## SITE DEVELOPMENT REQUIREMENTS

### Planning and Economic Development Department

<p><b>Building, Engineering &amp; Zoning</b> Building Division</p>	<p>Building Division records indicate that the land is vacant. Permitted uses and applicable zone provisions shall be in accordance with Hamilton Zoning By-law 6593. Be advised that property has no lot line along the boundary of a street; as such, appropriate planning approvals shall be required prior to any development being permitted on this property. The lands are located within or adjacent to an Environmentally Sensitive Area (ESA) and are subject to Site Plan Control. Please be advised that a portion of this property is within an area regulated by Hamilton Conservation Authority. Please contact (905) 525-2181 prior to any development. Subject to the issuance of a building permit in the normal manner. Be advised that Ontario Building Code regulations may require specific setback and construction types. There are no outstanding work orders.</p>
<p><b>Natural Heritage Planning</b></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, Core Areas have been identified within and adjacent to the subject property. Core Areas are the most important components of the Natural Heritage System in terms of biodiversity, productivity and ecological and hydrological functions. In this case, the Core Areas have been identified as Tiffany Creek Headwaters Environmentally Significant Area (ESA), Tiffany Creek Headwaters Provincially Significant Wetland (PSW), Significant Woodland and Tiffany Creek. In addition, the entire property is located within the Hamilton Conservation Authority's regulated area.</p> <p>In addition,</p> <ul style="list-style-type: none"> <li>a) The subject property is bordered on three sides by City-owned properties (67 Copperwood Avenue (North); 1030 Upper Paradise Road (Falkirk Road West Park) (west) and 110-120 Edgehill Drive (east)).</li> <li>b) The property abuts Falkirk West Park. This park is currently not managed, and it forms a contiguous natural area (woodland/wetland) with the subject property. There does not appear to be disturbance (i.e. clearing of trees) within the subject property.</li> <li>c) The subject property is regulated under the City's Urban Woodland Conservation By-law (By-law 14-212).</li> </ul>

	<p>This by-law applies to trees in a woodland 0.2 ha or greater within the urban boundary. Core Areas have been identified as 'Sensitive Natural Areas' within the by-law. If this property was acquired, the Core Areas and their functions would be protected.</p> <p>d) Tiffany Creek PSW has been identified within and adjacent to the subject property. Provincial (policy 2.1.4) and municipal (C.2.5.2) policies prohibit development within the wetland. As a result, there is limited development potential on site.</p> <p>e) The Tiffany Creek Headwaters ESA, which has been identified within and adjacent to the subject property, was originally identified as an ESA in 1976 based on its functions (provides habitat for regionally, provincially or nationally rare or endangered species).</p> <p>Further, through inventories and evaluation of biological attributes undertaken as part of the Natural Areas Inventory Project (initiated by the Hamilton Naturalists' Club in 1991 and continued 2003 and 2014 as a collaboration of stakeholders including the City), it has been recommended that:</p> <ul style="list-style-type: none"> <li>• The significant features and functions of the ESA be protected from further development and fragmentation</li> <li>• This area should be maintained as a public open space and managed to protect its hydrological and ecological values</li> </ul>
<b>Development Engineering</b>	<p>Watermain, sanitary, and storm sewers do not directly front the property. Storm, sanitary, and water sewers are available on Edgehill Drive along Block 70 of Plan 62M-896.</p> <p>Existing Infrastructure (On Edgehill Drive):</p> <ul style="list-style-type: none"> <li>- 250mm dia. Sanitary Sewer at 0.53%</li> <li>- 300mm dia. Storm Sewer at 0.52%</li> <li>- 200mm dia. Watermain</li> </ul> <p>According to the UHOP, the designated road allowance width of the subject sections of Edgehill Drive and Upper Paradise Road are 20.117 m and 30.480 m, respectively. The existing road widths appear to be in accordance with UHOP, therefore future road alliance widenings will not be required across the frontage of the property. The property lies within the Conservation of Hamilton Regulated and consists of an existing watercourse running through the property.</p>



**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**Economic Development Division**

<b>TO:</b>	School Board Property Sub-Committee
<b>COMMITTEE DATE:</b>	December 17, 2019
<b>SUBJECT/REPORT NO:</b>	Hamilton-Wentworth District School Board Property at 65 Frances Avenue, Stoney Creek (PED19239) (Ward 10)
<b>WARD(S) AFFECTED:</b>	Ward 10
<b>PREPARED BY:</b>	Craig Hamilton (905) 546-2424 Ext. 7022
<b>SUBMITTED BY:</b>	Glen Norton Director, Economic Development Planning and Economic Development Department
<b>SIGNATURE:</b>	

**RECOMMENDATION**

- (a) That the Real Estate Section 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 does not have an interest in acquiring its property located at 65 Frances Avenue, Stoney Creek, as shown on Appendix "A" attached to Report PED19239;
- (b) That the Real Estate Section of the Economic Development Division of the Planning and Economic Development Department be directed to advise the Hamilton-Wentworth District School Board (HWDSB) of the City of Hamilton's site development requirements as identified in Appendix "B" attached to Report PED19239.

**EXECUTIVE SUMMARY**

The Hamilton-Wentworth District School Board (HWDSB) has advised the City of its intention to sell its property located at 65 Frances Avenue, Stoney Creek. Based on circulation of the property to stakeholders, and consideration by Portfolio Management Committee (PMC), staff deemed the potential acquisition of the property to not be in the interest of the City.

***Alternatives for Consideration – See Page 3***

**SUBJECT: Hamilton-Wentworth District School Board Property at 65 Frances Avenue, Stoney Creek (PED19239) (Ward 10) - Page 2 of 3**

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**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

Financial: N/A

Staffing: N/A

Legal: N/A

**HISTORICAL BACKGROUND**

At the June 5, 2012, Planning Committee and subsequent City Council meeting of June 13, 2012, a motion was approved to establish a Sub-committee of City Council to review those school board properties being declared surplus for disposition by a school board and report back to the General Issues Committee with recommendations, including a financial strategy for potential acquisitions.

On October 24, 2019, the HWDSB provided written notice to the City of its Proposal to Sell Real Property located at 65 Frances Avenue, Stoney Creek, in accordance with Ontario Regulation 444/98. The City and other preferred agencies have 90 days to respond to the HWDSB as to whether or not they have an interest in acquiring the property.

**POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

The HWDSB like other school boards in the Province, follows a formal established property disposal protocol for surplus Board owned properties that are intended to be sold, as governed by Section 194(3) of the *Ontario Education Act* and Ontario Regulation 444. Under this protocol, the HWDSB circulates notice of the proposed property sale to preferred agents including the City (as per Ontario Regulation 444).

City Council adopted principles (Portfolio Management Strategy, 2004) for property acquisition states “Property will be acquired in support of an approved program only. A budget item must be approved for the program, including the costs of the real property and operational impact, before action is taken to acquire property.”

In keeping with general municipal protocol related to potential surplus school sites, the School Board Sub-Committee is to establish and recommend direction with respect to all surplus school sites that may come available.

**RELEVANT CONSULTATION**

On October 30, 2019, Real Estate staff circulated a memorandum to all City departments and relevant stakeholders concerning the HWDSB’s proposal to sell its property at 65 Frances Avenue, Stoney Creek, to elicit their comments or future interest

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**SUBJECT: Hamilton-Wentworth District School Board Property at 65 Frances Avenue, Stoney Creek (PED19239) (Ward 10) - Page 3 of 3**

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in acquisition of the property. No Business Case was received in support of an acquisition of this property.

The results of the circulation were presented to the PMC on November 25, 2019.

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

The subject property is a rectangular 3.95 ac site with 521 ft of frontage onto Frances Avenue. It is situated on the northern side of Frances Avenue, west of Green Road. The lands are currently undeveloped and are located within an environmentally-sensitive area.

Following consideration of comments from circulation stakeholders, PMC established that there is no City requirement to justify the purchase of this school site.

The City divisions have provided valuable information respecting guidelines for the future use of the site.

### **ALTERNATIVES FOR CONSIDERATION**

Alternatively, the Real Estate Section may be directed to advise the HWDSB that the City of Hamilton may have an interest and is exploring the extent to what the interest might be in acquiring its property located at 65 Frances Avenue, Stoney Creek. Such direction would require authorization and funding to undertake due diligence in consideration of the potential acquisition.

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

#### **Community Engagement & Participation**

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### **APPENDICES AND SCHEDULES ATTACHED**

Appendix “A” – Location Map

Appendix “B” – Site Development Requirements

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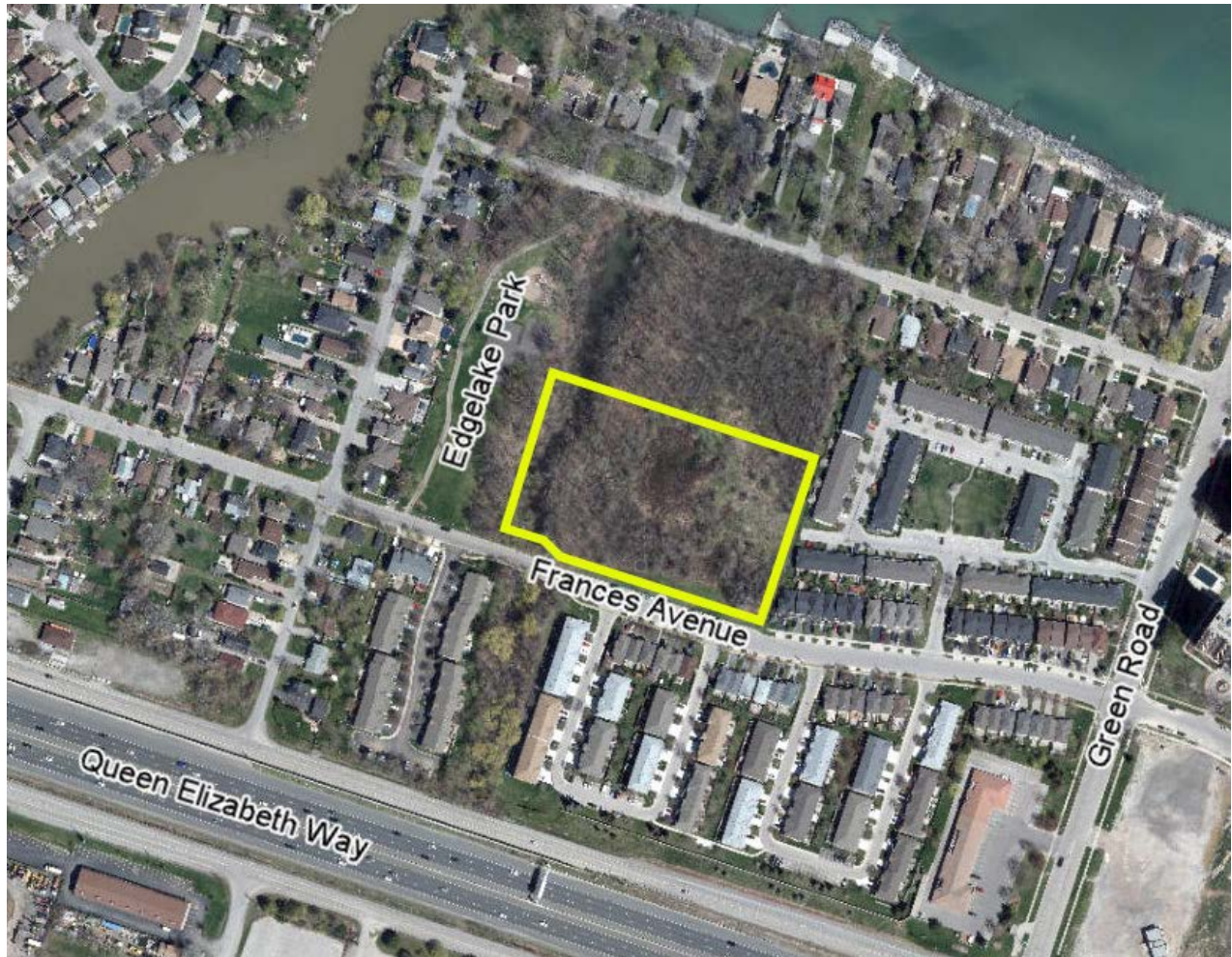
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## Location Map

65 Frances Avenue, Stoney Creek (Ward 10)





## SITE DEVELOPMENT REQUIREMENTS

### Planning and Economic Development Department

<p><b>Building, Engineering &amp; Zoning</b> Building Division</p>	<p>Building Division records indicate that the land is vacant. Permitted uses and applicable zone provisions shall be in accordance with Section 10.2 of Stoney Creek Zoning By-law 3692-92. The lands are located within or adjacent to an Environmentally Sensitive Area (ESA) and are subject to Site Plan Control. Please be advised that a portion of this property is within an area regulated by Hamilton Conservation Authority (HCA). Please contact (905) 525-2181 prior to any development. All proposed development is subject to the issuance of a building permit in the normal manner. No outstanding work orders.</p>
<p><b>Natural Heritage Planning</b></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, Core Areas have been identified within and adjacent to the subject property. Core Areas are the most important components of the Natural Heritage System in terms of biodiversity, productivity and ecological and hydrological functions. In this case, the Core Areas have been identified as Community Beach Ponds ESA, Significant Woodland, Significant Wildlife Habitat, wetland and watercourse. In addition, most of the property is located within the HCA regulated area.</p> <p>In addition,</p> <p>a) The subject property is bordered by a City-owned property to the west (Edgelake Park). Edgelake Park is a neighbourhood park that supports the protection of natural features by preserving the woodland and the creek in their natural form.</p> <p>b) The City has a long-standing tradition of protecting natural heritage features. The Community Beach Ponds ESA, which has been identified within and adjacent to the subject property, has been designated as an ESA based on its features and its functions (unusual habitat with limited representation in the municipality, Ontario or Canada; provides habitat for rare or endangered species that are endangered regionally, provincially or nationally). Further, through inventories and evaluation of biological attributes under the Natural Areas Inventory (NAI) Project (initiated by the Hamilton Naturalists' Club in 1991 and continued in 2003 and 2014 as a collaboration of</p>

**Appendix “B” to Report PED19239****Page 2 of 2**

	<p>stakeholders including the City), it has been recommended that:</p> <ul style="list-style-type: none"> <li>• The area should be protected from development or other impacts</li> </ul> <p>c) An Environmental Impact Statement (EIS) was prepared by Dougan and Associates (September of 2006) to assess the impacts of proposed development on the ESA. Through this study, it was identified that this area is considered Significant Wildlife Habitat (Landbird Migratory Stopover). In addition, this area is frequented in the spring and fall by avid bird watchers. The acquisition of this property would ensure the protection of Significant Wildlife Habitat.</p> <p>d) The subject property is regulated under the City's Urban Woodland Conservation By-law (By-law 14-212). This by-law applies to trees in a woodland 0.2 ha or greater within the urban boundary. Core Areas have been identified as 'Sensitive Natural Areas' within the by-law. If the property was acquired, the Core Areas and their functions would be protected.</p> <p>If this property is not acquired by the City, it may be disposed of with the intent for development. While it is the opinion of Natural Heritage Planning staff that this property would be difficult to develop, there is the potential for the Natural Heritage System to be negatively impacted. If development was to occur within or adjacent to this property, an EIS would be required.</p>
<b>Infrastructure Planning</b>	<p>There is a tributary and wetland on the subject land which provides storm water management functions for the upstream lands.</p>
<b>Development Engineering Approvals</b>	<ol style="list-style-type: none"> <li>1. Frances Avenue is classified as a Local Road in the City of Hamilton Urban Official Plan and shall be 26.213 m in width all along the property. The property line of the subject site appears to be irregular and does not meet this width requirement along the entire frontage. For this reason, the property may be subject to a road widening.</li> <li>2. The subject site is regulated by the Hamilton Conservation Authority.</li> <li>3. The existing municipal infrastructure fronting the subject site is summarized below:  Frances Avenue <ul style="list-style-type: none"> <li>- 200mm dia. watermain</li> <li>- 300mm dia. sanitary sewer</li> <li>- 750mm dia. storm sewer</li> </ul> </li> </ol>



Hamilton

**West Harbour Development Sub-Committee  
Report 19-004**

**9:00 a.m.**

**Wednesday, December 18, 2019**

**Room 264, 2<sup>nd</sup> Floor, City Hall**

**71 Main Street West**

**Hamilton, Ontario**

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**Present:** Mayor F. Eisenberger  
Councillors J. Farr (Chair), M. Wilson (Vice-Chair), C. Collins, and  
J.P. Danko

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**THE WEST HARBOUR DEVELOPMENT SUB-COMMITTEE PRESENTS REPORT  
19-004 AND RESPECTFULLY RECOMMENDS:**

**1. Piers 6-8 Interim Parking (PW17076(a)) (Item 7.1)**

That Report PW17076(a), respecting Piers 6-8 Interim Parking, be received.

**2. Piers 6 and 7 Land Disposition Plan (PED19191(b)) (Ward 2) (Item 10.1)  
(Attached hereto as Appendix A)**

- (a) That Area 1 comprised of approximately 1,066.00 square meters; Area 2 comprised of approximately 1,483.38 square meters; Area 3 comprised of approximately 1,221.29 square meters; and Area 4 comprised of approximately 1,342.50 square meters be individually severed from the portion of the lands commonly known as Piers 5, 6 & 7 comprising part of the West Harbour and more specifically all part of PIN 175790165 (LT) as depicted in Appendix "A" attached to Report PED19191(b), (final property limits to be determined by survey) and declared surplus to the requirements of the City of Hamilton in accordance with the "Procedural By-law for the Sale of Land", being By-law No. 04-299;
- (b) That staff from the Real Estate Section of the Economic Development Division of the Planning and Economic Development Department be authorized and directed to sell the lands known as Areas 1 to 4 of Pier 6 and 7, in accordance with the "Procedural By-law for the Sale of Land", being By-Law 04-299, and include the proposed terms and conditions of a structured transactional offering as outlined in Report PED19191(b);

- (c) That the General Manager, Planning and Economic Development Department, or designate, be authorized and directed to negotiate and enter into the relevant real estate agreements (e.g. Agreement of Purchase and Sale), on terms and conditions consistent with those outlined in Report PED19191(b), including the imposition of covenants and contractual performance obligations, and such other terms and conditions deemed appropriate by the General Manager, Planning and Economic Development;
- (d) That the net proceeds of the sale of each of the lands known as Area 1 to 4 of Pier 6 and 7 be deposited in capital project 4411606002 entitled "West Harbour Real Estate Disposition" and that all associated legal costs, appraisal fees, real estate and legal fees, environmental and geotechnical studies (if required), survey and property maintenance costs related to each of the subject properties be sourced from this account;
- (e) That the City Solicitor be authorized to complete the transactions for the disposition of the lands known as Area 1 to 4 of Pier 6 and 7 on behalf of the City, including paying any necessary expenses, amending the closing, due diligence and other dates, and amending and waiving terms and conditions on such terms as she considers reasonable; and,
- (f) That Mayor and Clerk be authorized to execute any resultant necessary documents associated to the disposition of the lands known as Area 1 to 4 of Pier 6 and 7 as contemplated in this Report PED19191(b), in a form satisfactory to the City Solicitor.

**FOR INFORMATION:**

**(a) CHANGES TO THE AGENDA (Item 2)**

The Committee Clerk advised that there were no changes to the Agenda.

The Agenda for the December 18, 2019 meeting of the West Harbour Development Sub-Committee was approved, as presented.

**(b) DECLARATIONS OF INTEREST (Item 3)**

There were no declarations of interest.

**(c) APPROVAL OF MINUTES (Item 4)**

**(i) October 22, 2019 (Item 4.1)**

The Minutes for the October 22, 2019 meeting of the West Harbour Development Sub-Committee were approved, as presented.

**(d) ADJOURNMENT (Item 15)**

There being no further business, the West Harbour Development Sub-Committee were adjourned at 9:41 a.m.

Respectfully submitted,


Councillor J. Farr, Chair  
West Harbour Development  
Sub-Committee

Tamara Bates  
Legislative Coordinator  
Office of the City Clerk



Hamilton

**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT**  
**General Manager's Office**

<b>TO:</b>	Chair and Members West Harbour Development Sub-Committee
<b>COMMITTEE DATE:</b>	December 18, 2019
<b>SUBJECT/REPORT NO:</b>	Pier 6 and 7 Land Disposition Plan (PED19191(b)) (Ward 2)
<b>WARD(S) AFFECTED:</b>	Ward 2
<b>PREPARED BY:</b>	Chris Phillips 905-546-2424 Ext. 5304 Ray Kessler 905-546-2424 Ext. 7019 David McCullagh (905) 546-242 Ext.1647
<b>SUBMITTED BY:</b>	Jason Thorne General Manager Planning and Economic Development Department
<b>SIGNATURE:</b>	

**RECOMMENDATION**

- (a) That Area 1 comprised of approximately 1,066.00 square meters; Area 2 comprised of approximately 1,483.38 square meters; Area 3 comprised of approximately 1,221.29 square meters; and Area 4 comprised of approximately 1,342.50 square meters be individually severed from the portion of the lands commonly known as Piers 5, 6 & 7 comprising part of the West Harbour and more specifically all part of PIN 175790165 (LT) as depicted in Appendix "A" attached to Report PED19191(b), (final property limits to be determined by survey) and declared surplus to the requirements of the City of Hamilton in accordance with the "Procedural By-law for the Sale of Land", being By-law No. 04-299;
- (b) That staff from the Real Estate Section of the Economic Development Division of the Planning and Economic Development Department be authorized and directed to sell the lands known as Areas 1 to 4 of Pier 6 and 7, in accordance with the "Procedural By-law for the Sale of Land", being By-Law 04-299, and include the proposed terms and conditions of a structured transactional offering as outlined in Report PED19191(b);
- (c) That the General Manager, Planning and Economic Development Department, or designate, be authorized and directed to negotiate and enter into the relevant real estate agreements (e.g. Agreement of Purchase and Sale), on terms and

**SUBJECT: Pier 6 and 7 Land Disposition Plan (PED19191(b)) (Ward 2) - Page 2 of 8**

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conditions consistent with those outlined in Report PED19191(b), including the imposition of covenants and contractual performance obligations, and such other terms and conditions deemed appropriate by the General Manager, Planning and Economic Development;

- (d) That the net proceeds of the sale of each of the lands known as Area 1 to 4 of Pier 6 and 7 be deposited in capital project 4411606002 entitled "West Harbour Real Estate Disposition" and that all associated legal costs, appraisal fees, real estate and legal fees, environmental and geotechnical studies (if required), survey and property maintenance costs related to each of the subject properties be sourced from this account;
- (e) That the City Solicitor be authorized to complete the transactions for the disposition of the lands known as Area 1 to 4 of Pier 6 and 7 on behalf of the City, including paying any necessary expenses, amending the closing, due diligence and other dates, and amending and waiving terms and conditions on such terms as she considers reasonable;
- (f) That Mayor and Clerk be authorized to execute any resultant necessary documents associated to the disposition of the lands known as Area 1 to 4 of Pier 6 and 7 as contemplated in this Report PED19191(b), in a form satisfactory to the City Solicitor.

## **EXECUTIVE SUMMARY**

On October 9, 2019, Council approved the General Issues Committee (GIC) Report which included the following motion from the West Harbour Development Sub-Committee Report 19-002:

"That staff be directed to immediately market the individual development blocks for Piers 6 and 7 for sale to the private sector".

Staff Report PED19191(a) identified the general strategy to implement this Council direction to immediately market the individual development blocks for sale to the private sector; specified a work plan and timelines for the execution; highlighted several key background elements that are required prior to marketing the properties; and, committed to reporting back to the West Harbour Development Sub-Committee with recommendations for the conditions of sale prior to going to market.

Subsequently, on November 27, 2019, Council approved GIC Report 19-024 including the Report PED19191(a) entitled Piers 6 and 7 Commercial Village Activation Plan, which include the following direction:

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**SUBJECT: Pier 6 and 7 Land Disposition Plan (PED19191(b)) (Ward 2) - Page 3 of 8**

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“That staff report back to the West Harbour Development Sub-Committee with draft sale documents for approval, including recommendations on the disposition phasing and conditions of sale that seek to ensure that development of any disposed lands happens in a timely fashion, contributes to the success and vibrancy of the public space on Piers 6 and 7, provides a high quality of design, and recognizes Hamilton’s declared climate emergency by adhering to environmentally sustainable building principles.”

Report PED19191(b) addresses the Council direction for staff to report back to the West Harbour Development Sub-Committee for approval on a recommended disposition phasing and conditions of sale for the identified City-owned properties. Appendix “A” to Report PED19191(b) is a Site Map of the Pier 6 and 7 development-blocks.

The real estate land disposition approach will involve a structured offering process whereby the best valued offer in both monetary and developmental value to the City, that meets the prescribed conditions will be chosen to negotiate towards entering into an Agreement of Purchase and Sale.

Specifically, staff recommends the following non-monetary conditions be incorporated as part of the structured offering process:

- i. Construction must have commenced within three years from real estate transaction closing;
- ii. Limitation of the purchaser to sell or transfer the property/properties for a period of 10-years;
- iii. Block-by-block disposition will take place in a singular process;
- iv. Land-use and curation of uses will be controlled by current planning framework; and,
- v. Within the defined structured offering process, notable consideration will be given to bids that commit to design and construction techniques which demonstrate a consideration for environmental impacts and sustainable development.

Staff believe the phasing plan and conditional elements places the City in a position to maximize value that may be realized from the disposition of these properties depicted in Appendix “A”, completing transactions that reflect fair market-value, while addressing other key non-financial elements as detailed in the Analysis and Rationale for Recommendation section of Report PED19191(b).

**Alternatives for Consideration – N/A**

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**SUBJECT: Pier 6 and 7 Land Disposition Plan (PED19191(b)) (Ward 2) - Page 4 of 8**

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**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

**Financial:** There are no operational or capital financial implications related to the recommendations in this Report PED19191(b). Any costs related to the undertaking of these recommendations in Report PED19191(b) will be recovered from the proceeds of sale.

**Staffing:** There are no additional staffing implications arising from these recommendations.

It is anticipated that the recommendations will be implemented by existing West Harbour staff and staff from the Real Estate Section of the Economic Development Division of the Planning and Economic Development Department.

**Legal:** Legal Services Division will work with Real Estate in the preparation of any required documents.

**HISTORICAL BACKGROUND**

On October 9, 2019, Council approved General Issues Committee (GIC) Report which included the following motion from the West Harbour Development Sub-Committee Report 19-002:

“That staff be directed to immediately market the individual development blocks for Piers 6 and 7 for sale to the private sector.”

On November 27, 2019, Council approved GIC Report 19-024 including the Report PED19191(a) entitled Piers 6 and 7 Commercial Village Activation Plan, with direction as follows:

- (i) That staff reports back to the West Harbour Development Sub-Committee with draft sale documents for approval, including recommendations on the disposition phasing and conditions of sale that seek to ensure that development of any disposed lands happens in a timely fashion, contributes to the success and vibrancy of the public space on Piers 6 and 7, provides a high quality of design, and recognizes Hamilton's declared climate emergency by adhering to environmentally sustainable building principles; and,
- (ii) That staff from the Tourism and Culture Division be directed to prepare and execute an agreement with an external entity to a maximum value of \$40 K for the implementation of operating and programming temporary animation of the Piers 5 to 8 lands, with nominal cost for leasing of the lands, for the period beginning in

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**SUBJECT: Pier 6 and 7 Land Disposition Plan (PED19191(b)) (Ward 2) - Page 5 of 8**

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the Spring season of 2020 to approximately the end of the Fall season 2020, to be funded through Project 4411606003 (West Harbour Community Engagement) in a manner and on conditions deemed appropriate by the General Manager of the Planning and Economic Development Department, and in a form acceptable to the City Solicitor.

Report PED19191(a) identified several steps to be taken to prepare the lands for disposition, including the following due-diligence components expectations:

- (a) Completion of a Reference Plan and survey of the four development blocks;
- (b) Identification of any environmental, soil stability, servicing and any other issues that may affect the constructability of the site;
- (c) Land appraisal of the four development blocks; and,
- (d) Establishment of the conditions to be incorporated into an agreement of purchase and sale.

The expected timeframes are as follows:

i.	Undertake Due Diligence: -Survey -Studies -Appraisal -APS	Nov. 2019–Feb. 2020
ii.	Preparation of Conditions of Sale	Oct. 2019-Dec. 2019
iii.	Report to WHD Sub-Committee	Dec. 2019
iv.	Develop Real Estate Marketing Documents	Feb. 2020
v.	Real Estate Listing Open Period	Feb. 2020-March 2020
vi.	Selection of Purchaser	April 2020
vii.	Purchaser Due Diligence Period	April-2020-July 2020
viii.	Property Closing Date	Dec. 2020

## **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

City Council, at its meeting of November 24, 2004, adopted the City's Portfolio Management Strategy Plan, which established a formalized process to be consistently applied across all areas of the City to guide the management of the City's real property. In accordance with the City's Portfolio Management Strategy, By-law 14-202, property

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**SUBJECT: Pier 6 and 7 Land Disposition Plan (PED19191(b)) (Ward 2) - Page 6 of 8**

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no longer required for municipal programs is declared surplus by Council and is disposed of in accordance with this policy. Properties are to be sold at fair market value in accordance with "Procedural By-Law for the Sale of Land", being By-Law 04-299.

**RELEVANT CONSULTATION**

N/A

**ANALYSIS AND RATIONALE FOR RECOMMENDATION**

The West Harbour Waterfront Recreation Master Plan (WHWRMP) envisioned four new development blocks to be created within the Pier 6 and 7 lands, as identified in Appendix "A". The identified individual development blocks have specific land use designations and zoning requirements, are self-contained within a relatively small area, will be adjacent to city-owned public space, and are limited by both density and height restrictions.

The real estate land disposition approach will involve a structured offering process with the purpose of achieving the following objectives:

- Maximize public exposure and awareness to respond to the real estate development opportunity;
- Achieve the highest net proceeds;
- Secure key performance outcomes by the use of restrictive covenants and contracted performance.

The framework will include the following elements:

1. Development and physical construction must have commenced within three years from real estate transaction closing date on Area 1 and Area 4 or eight years for Area 2 and Area 3 (as identified in Appendix "A"), with extension on reasonable grounds. Failure to meet these time-frames, at the City's option, may result in the property reverting to City ownership;
2. So as to discourage speculation, if a purchaser has not progressed with the development and physical construction within the prescribed time frame from the real estate closing date, a purchaser may not otherwise sell or transfer ownership of a property without first obtaining the City's approval, which may be arbitrarily withheld; and the City shall then, at its option, have the right to purchase back the property at its original transacted purchase price;
3. Development plans must address and demonstrate alignment with the WHWRMP and design guidelines;

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**SUBJECT: Pier 6 and 7 Land Disposition Plan (PED19191(b)) (Ward 2) - Page 7 of 8**

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4. Properties are being sold “as is”. A purchaser will be responsible for managing and funding the entire cost of all development and site conditions requirements, including, but not limited to, any environmental studies and issues, geotechnical studies and issues, site conditions and servicing, development charges and related fees;
5. Block-by-block Disposition will take place in a singular process. All four development-blocks will be offered at same time, either together or as stand-alone individual parcels.
6. Land-use will be controlled by current planning framework. There will be no further restrictions on land-use, aside from the approved planning framework (i.e. Secondary Plan, Zoning, Urban Design Study, Site Plan);
7. The marketing process will promote the City’s “vision” of the Piers 6 and 7 Commercial Village, as described within the WHWRMP. Restriction will be established by covenant respecting any proposed application to seek revisions to any Planning instruments (e.g. zoning, density limits, building heights etc.) either by consent or appeal. The properties are to remain as open space and unencumbered, until development occurs; and,
8. Restrictive covenants will be placed on the lands committing to design requirements that promote sustainable site and building designs that address building energy efficiency, to be based on the current City of Toronto Green Standards which requires 15% improvement over the Ontario Building code (OBC).

**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.

**Healthy and Safe Communities**

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

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**SUBJECT: Pier 6 and 7 Land Disposition Plan (PED19191(b)) (Ward 2) - Page 8 of 8**

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**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.

**Strategic Priority and Objective**

- 1.1 Continue to grow the non-residential tax base.
- 1.2 Provide opportunity for private sector investment and partnership towards the envisioned West Harbour re-development consistent with WHWRMP, Minutes of Settlement, Local Planning Appeal Tribunal PL140314, and Appendix "B" to Report PED19191(b).
- 1.3 Promote economic opportunities with a focus on Hamilton's downtown core, all downtown areas and waterfronts.

**APPENDICES AND SCHEDULES ATTACHED**

Appendix "A" to Report PED19191(b) – Pier 6 and 7 Site Map

Appendix "B" to Report PED19191(b) – Blocking Land Use Brief

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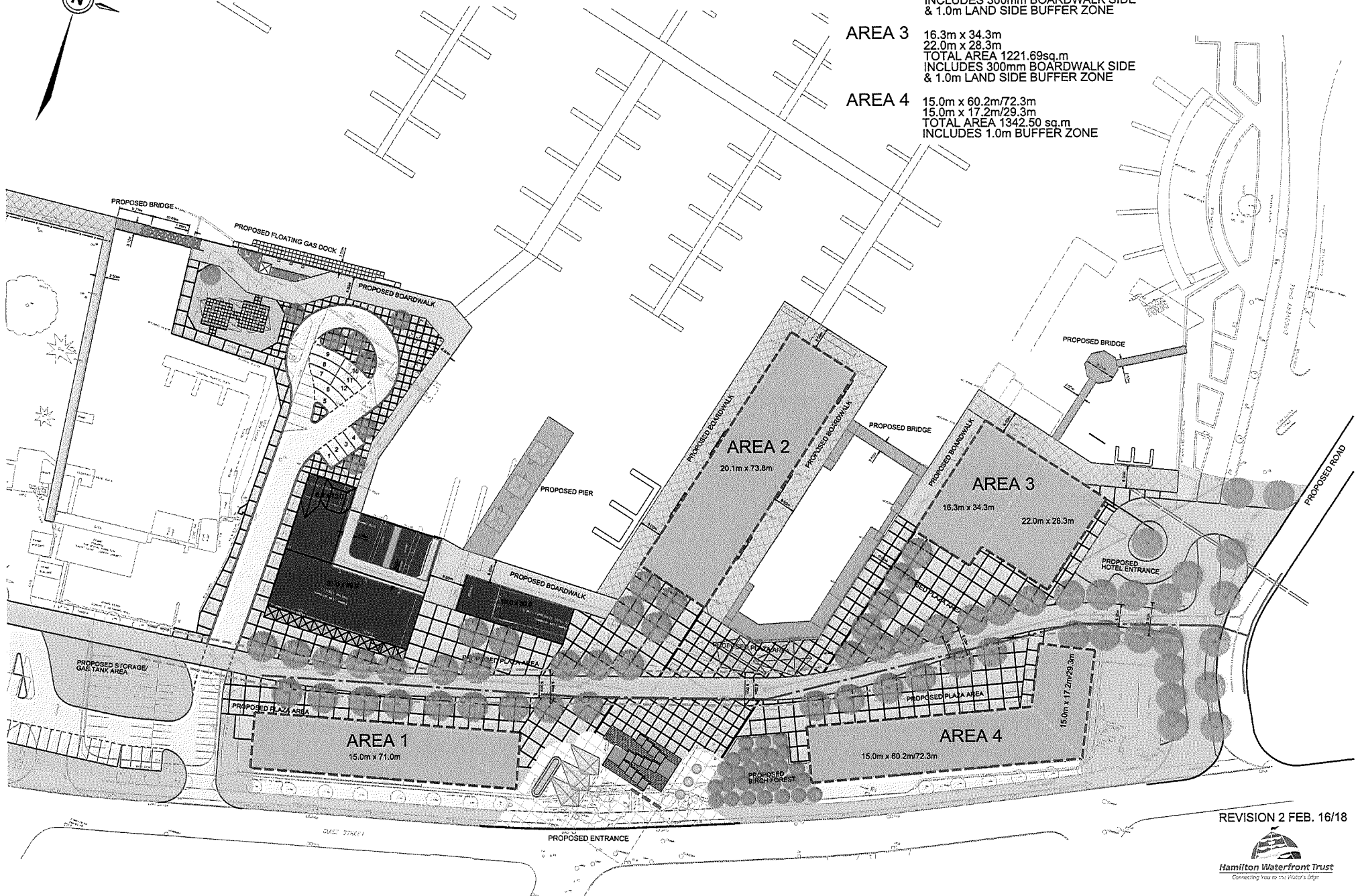
*OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.*

PLAN SHOWING

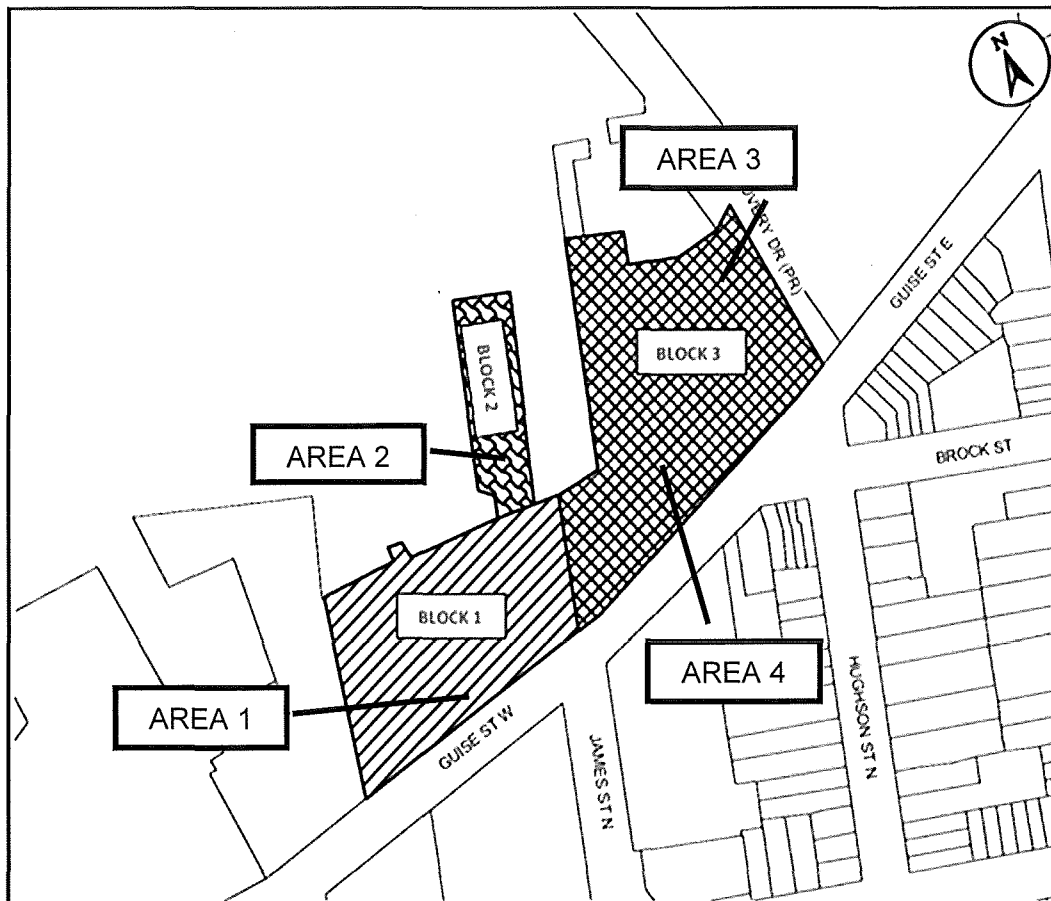
# PROPOSED BUILDING ENVELOPES FOR PIER 5, 6 & 7

SCALE 1:600

- AREA 1 15.0m x 71.0m  
TOTAL AREA = 1065.00sq.m  
INCLUDES 1.0m BUFFER ZONE
- AREA 2 20.1m x 73.8m  
TOTAL AREA 1483.38sq.m  
INCLUDES 300mm BOARDWALK SIDE  
& 1.0m LAND SIDE BUFFER ZONE
- AREA 3 16.3m x 34.3m  
22.0m x 28.3m  
TOTAL AREA 1221.69sq.m  
INCLUDES 300mm BOARDWALK SIDE  
& 1.0m LAND SIDE BUFFER ZONE
- AREA 4 15.0m x 60.2m/72.3m  
15.0m x 17.2m/29.3m  
TOTAL AREA 1342.50 sq.m  
INCLUDES 1.0m BUFFER ZONE



REVISION 2 FEB. 16/18

**Block Land Use Brief****SECONDARY PLAN & GUIDELINES:**

Official Plan Amendment No. 233 – respecting West Harbour Secondary Plan

Local Planning Appeal Tribunal – Minutes of Settlement PL140314

**Appendix “B” to Report PED19191(b)**  
**Page 2 of 2**

Zoning By-law	Block 1: F-S/1641-H	Block 2: F-S/1642-H	Block 3: F-S/1641-H
<b>Permitted Uses</b>	<ul style="list-style-type: none"> <li>- Residential (above the ground floor only, a non-residential use must be at grade level)</li> <li>- Offices (above the ground floor only)</li> <li>- Retail store</li> <li>- Bank machine</li> <li>- Photographer's/artist's studio</li> <li>- Restaurant, tavern or refreshment stand</li> <li>- Outdoor patio</li> <li>- Sailing, boating or navigational school (and ancillary small-scale commercial uses such as marine supply stores, boat service and repair shops)</li> <li>- Establishment for the sale of bait, the sale and rental of recreational equipment</li> <li>- Transient / visitor docks</li> </ul>	Same uses as Block 1 <u>except</u> offices are <u>not</u> permitted	Same uses as Block 1 plus the following: <ul style="list-style-type: none"> <li>- one hotel is permitted</li> <li>- Personal services only if accessory to a hotel</li> <li>- Offices above the ground floor are only permitted within a building that has frontage on Guise St.</li> </ul>
<b>Prohibited Uses</b>	<ul style="list-style-type: none"> <li>- Drive through facilities</li> <li>- Dry docks, dry sail, on-land boat storage</li> </ul>	Same as Block 1	Same as Block 1
<b>Height</b>	2 storeys (11.0 m) measured from the front façade facing Guise St., or 3 storeys (14.0m) measured from the rear façade facing Hamilton Harbour	3 storeys	3 storeys (14.0m) measured from the front façade facing Guise St., or 4 storeys (19.0m) measured from the rear façade facing Hamilton Harbour
<b>Holding Provision</b>	Holding provision can be removed conditional upon the implementation of the NEN Traffic Management Plan and the completion and approval of a servicing study.		



<b>TO:</b>	Mayor and Members General Issues Committee
<b>COMMITTEE DATE:</b>	January 15, 2020
<b>SUBJECT/REPORT NO:</b>	Feasibility of Locating a New Arena on the Hamilton Mountain (PED20008) (City Wide) (Outstanding Business List item)
<b>WARD(S) AFFECTED:</b>	City Wide
<b>PREPARED BY:</b>	Ryan McHugh (905) 546-2424 Ext. 2725
<b>SUBMITTED BY:</b>	Glen Norton Director, Economic Development Planning and Economic Development Department
<b>SIGNATURE:</b>	

**Discussion of Confidential Appendices “A”, “E” and “F” to report PED18168(b) 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 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.

## **RECOMMENDATION**

- (a) That staff be directed to take no further action on the unsolicited proposal attached as confidential Appendix “A” to report PED20008.

## **EXECUTIVE SUMMARY**

At Council’s request, Michael Andlauer, who is the owner of the Hamilton Bulldogs, appeared at the October 2, 2019 General Issues Committee (GIC) meeting and presented the new arena proposal attached as Appendix “B” to Report PED20008. This unsolicited proposal, which was submitted by Cadillac Fairview and Michael Andlauer, outlined a development plan which included a new 6,000 seat arena and an 1,800-car parking garage on Cadillac Fairview’s Lime Ridge Mall site that is located at 999 Upper Wentworth Street. The estimated cost that was provided for the 6,000-seat arena was \$72 M (\$12 K per seat) and the estimated cost of an 1,800-car parking garage provided was \$52 M (\$30 K per stall). The proposal indicates that the estimated \$126 M in construction costs are to be borne by the City, with Cadillac Fairview and Michael Andlauer providing various financial contributions and offsets.

**SUBJECT: Feasibility of Locating a New Arena on the Hamilton Mountain (PED20008) (City Wide) (Outstanding Business List item) - Page 2 of 18**

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At the October 2, 2019 General Issues Committee, the Committee approved a motion titled “Feasibility of Locating a New Arena on the Hamilton Mountain (Lime Ridge Mall) (Item 11.4)” which directed staff to “review the feasibility of locating a new arena site on the Hamilton mountain (Lime Ridge Mall), internally and without the use of a consultant and at no additional cost to the City, and report back to the General Issues Committee.”

When authorizing previous strategic reviews of the City of Hamilton’s Entertainment Assets, including the Hamilton Entertainment and Convention Facilities Inc. review (completed by KPMG in 2011-2013) and the Sports, Entertainment and Convention Venues review (completed by Ernst and Young in 2019), Council has endorsed the following objectives:

- 1) Reducing or eliminating the City’s subsidization of the venues;
- 2) Fostering spin-off private investment;
- 3) Maintaining the core uses of each of the facilities in the downtown core;
- 4) Attracting a larger mix of high calibre sports and entertainment events; and,
- 5) Enhancing the quality of life of Hamiltonians.

Based on the direction provided by Council, staff is of the opinion that these broader objectives provide an appropriate lens for the evaluation of the proposal attached as confidential Appendix “A” attached to Report PED20008 and outlined in additional detail in Appendix “B” attached to Report PED20008.

When completing this analysis, staff focused on the following areas:

**Financial Analysis Key Findings:**

<p>Net Budgetary Impact</p>	<p>After considering the cost of financing this new arena project over a 20-year period, the City’s total cost would be as follows:</p> <p style="padding-left: 40px;">Total Cost (In \$2019): \$149,498,696 Net Present Value: \$101,608,984</p> <p>Estimated cost of operating and maintaining the existing FirstOntario Centre over a 20-year period (“Status Quo”):</p> <p style="padding-left: 40px;">Total Cost (In \$2019): \$92,081,440 Net Present Value: \$63,700,821</p>
<p>Taxation Impact</p>	<p>The proposed Lime Ridge Mall development would result in a significant amount of investment, assessment growth and net new taxes on the existing FirstOntario Centre and Lime Ridge Mall sites. However, moving a major amenity such as arena out of the downtown core could negatively impact the amount of investment that the City could expect to see in its downtown moving forward.</p>

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**SUBJECT: Feasibility of Locating a New Arena on the Hamilton Mountain (PED20008) (City Wide) (Outstanding Business List item) - Page 3 of 18**

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Borrowing Implications	S&P expects that the City's stable fiscal performance together with its high liquidity and low debt will allow the City to fund its capital projects without impairing its creditworthiness. However, significant debt issuance for consecutive years would severely constrain a municipality's capital flexibility. The City of Hamilton, in its ten-year Capital forecast, has significant Capital investments which will require debt financing.
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**Economic Development Key Findings:**

Lime Ridge Mall Site	Cadillac Fairview has outlined an ambitious development plan for the mall property. A new arena on the site would likely accelerate the timing of these proposed investments. However, Cadillac Fairview staff was not able to commit to a timeline or their proposed phasing.
Downtown Implications	If major amenities such as an arena are to serve as an economic catalyst, it is best practice to locate these facilities in the downtown, where the zoning allows for the maximum amount of private sector follow-on investment.

**Urban Development Key Findings:**

Lime Ridge Mall Site	Under the Urban Hamilton Official Plan (UHOP), the Lime Ridge Sub-Regional Service Node has a persons and jobs per combined hectare (pjh) target of between 100 and 150.
Downtown Implications	Under the Urban Hamilton Official Plan (UHOP), the minimum density target of 250 persons and jobs per hectare directs 20% of City-wide residential intensification (which translates into 5,000-6,000 new residential dwelling units) over the time frame of the Official Plan (i.e. 2013 – 2031) to be accommodated in the Downtown UGC.

**Transit Considerations Key Findings:**

Lime Ridge Mall Site	The maximum seated capacity of all buses arriving to this destination within one hour prior to the start of a typical Bulldogs game is 700 passengers, while the post-game (within one hour) maximum seated capacity for buses departing this location is 500 passengers.
Downtown Implications	The maximum seated capacity of all buses arriving to this destination within one hour prior to the start a typical Bulldogs game is 3000 passengers, while the postgame (within one hour) maximum seated capacity for buses departing this location is 2300 passengers.

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**SUBJECT: Feasibility of Locating a New Arena on the Hamilton Mountain (PED20008) (City Wide) (Outstanding Business List item) - Page 4 of 18**

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**Tourism and Hospitality Considerations Key Findings:**

Proximity to Hotel Rooms	<p>Hotel Rooms Within Walking Distance:</p> <p>Lime Ridge Mall Site: 0 Hamilton Downtown: 877</p> <p>Hotel Rooms Within A 10 Minute Drive:</p> <p>Lime Ridge Mall Site: 325 Hamilton Downtown: 1082</p>
Venue Size	<p>The proposal attach includes a 6,000-seat arena. The average Capacity of the venues which have hosted the following major events over the last 10 Years:</p> <p>JUNOS: 15,470 CCMAs: 16,389 Memorial Cup: 9,111</p>

Upon completing the feasibility analysis, it is apparent that the Lime Ridge Mall node is an appropriate location for additional intensification. However, staff is recommending that no further action be taken with regards to the new arena proposal based on the following rationale:

- 1) This proposal is unlikely to provide savings versus the status quo scenario;
- 2) If major amenities such as an arena are to best serve as an economic catalyst, it is best practice to locate these facilities in the downtown, where the zoning allows for the maximum amount of private sector follow on investment;
- 3) Removing a major amenity such as arena out of Downtown would be viewed as counterproductive to Council approved strategic plans;
- 4) Building an arena of less than 10,000 seats would impede the City of Hamilton's ability to compete for major events, shows and concerts; and,
- 5) The proposal is not consistent with the Council approved "New Arena Terms" listed in confidential Appendix "E" attached to Report PED20008.

Appendices "A", "E" and "F", attached to Report PED20008 set out a position, plans and criteria/instructions to be applied to negotiations and, therefore, is appropriate for discussion in closed session, pursuant to the *Ontario Municipal Act*.

**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

**Financial:** N/A

**Staffing:** N/A

**SUBJECT: Feasibility of Locating a New Arena on the Hamilton Mountain (PED20008) (City Wide) (Outstanding Business List item) - Page 5 of 18**

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**Legal:** N/A

## **HISTORICAL BACKGROUND**

On August 14, 2019, the City received an unsolicited new arena proposal from Cadillac Fairview and Michael Andlauer, which is attached as confidential Appendix “A” to Report PED20008.

At the September 11, 2019 Council meeting, Council approved the following motion:

- (a) That the City Clerk be directed to invite Mr. Andlauer to appear before the GIC meeting to review the contents of his proposal and answer questions from the Committee; and,
- (b) That Mr. Andlauer be requested to provide his presentation in writing prior to the GIC meeting, so that it can be included in the public Agenda.

At the October 2, 2019 GIC Meeting, Michael Andlauer appeared before the Committee and presented the proposal attached as Appendix “B” to Report PED20008.

At the October 2, 2019 GIC Meeting, the Committee approved a motion titled “Feasibility of Locating a New Arena on the Hamilton Mountain (Lime Ridge Mall) (Item 11.4)” which directed staff to “review the feasibility of locating a new arena site on the Hamilton mountain (Lime Ridge Mall), internally and without the use of a consultant and at no additional cost to the City, and report back to the General Issues Committee.”

On November 13, 2019, the City received the revised concept plan attached as confidential Appendix “F” to Report PED20008.

## **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

N/A

## **RELEVANT CONSULTATION**

### **Internal Stakeholders:**

- Planning and Economic Development Department, Economic Development, Building, Tourism and Culture, Planning, and, Transportation Planning & Parking Divisions;
- Public Works Department, Energy, Fleet & Facilities Management, and, Transit Divisions;
- City Manager’s Office, Strategic Partnership & Communications Division; and,

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**SUBJECT: Feasibility of Locating a New Arena on the Hamilton Mountain (PED20008) (City Wide) (Outstanding Business List item) - Page 6 of 18**

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- Corporate Services Department, Legal and Risk Management Services, Financial Planning and Policy, and, Financial Services and Taxation Divisions;

**External Stakeholders Consulted:**

- Cadillac Fairview; and,
- Michael Andlauer.

**ANALYSIS AND RATIONALE FOR RECOMMENDATION**

To review the feasibility of locating a new arena site at Lime Ridge Mall, staff used the following broader objectives that had been established by Council in the past, as the lens for evaluation of the proposal attached as Appendix “A”:

- 1) Reducing or eliminating the City’s subsidization of the venues;
- 2) Fostering spin-off private investment;
- 3) Maintaining the core uses of each of the facilities in the downtown core;
- 4) Attracting a larger mix of high calibre sports and entertainment events; and,
- 5) Enhancing the quality of life of Hamiltonians.

This analysis is focused on the following areas:

- Financial Analysis;
- Urban Development and Economic Development Implications;
- Tourism and Hospitality Considerations; and,
- Transit Considerations.

**Financial Analysis:**

The joint proposal put forward by Cadillac Fairview and Michael Andlauer estimated that the cost of a 6,000-seat arena is \$72 M (\$12 K per seat) and the estimated cost of an 1,800-car parking garage is \$52 M (\$30 K per stall). The proposal indicates that the estimated \$126 M in construction costs are to be borne by the City. Cadillac Fairview and Michael Andlauer would provide the following financial offsets:

- Michael Andlauer would make a one-time capital contribution of up to \$30 M towards a new arena;
- Michael Andlauer would take over the management of the new arena for an initial guaranteed term of 20 years, eliminating the need for a municipal operating subsidy;
- Cadillac Fairview would lease the lands where the new arena would be built to the City for \$1 per year, over a 20-year period;

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**SUBJECT: Feasibility of Locating a New Arena on the Hamilton Mountain (PED20008) (City Wide) (Outstanding Business List item) - Page 7 of 18**

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- The construction of the new arena would allow for the City to close the existing FirstOntario Centre. It is proposed that the City divert the savings related to the forgone operating subsidy and capital expenditures towards financing the cost of the new arena and parking garage;
- With the existing FirstOntario Centre venue offline, it is proposed that the City dispose of the existing 3.98 ac site to help offset the cost of the initial capital contribution; and,
- The proposal also identifies the opportunity to enter into a partnership with Metrolinx, to establish a “Park and Ride” program that would provide connectivity from the mountain to the West Harbour GO station. Cadillac Fairview and Michael Andlauer estimate that the Federal and Provincial governments could cover up to 40% and 33.33% of the cost of the parking garage, respectively, as outlined in the Infrastructure Canada Funding formula.

The estimated cost of \$72 M (\$12 K per seat) outlined in the proposal for a new 6,000 seat arena is consistent with the Ernst and Young estimate which is based on an order-of-magnitude, per-seat cost analysis of the best of the comparable newly-built benchmark facilities indexed to 2019 dollars.

For the parking garage, staff is of the opinion that the estimated \$30 K construction cost per stall is low. Based on industry benchmarks for an above-ground parking garage, a cost of \$35 K - \$40 K per stall would be a more appropriate range. Since the cost of constructing the proposed parking garage would be borne by the City, staff used a \$37.5 K per stall as an estimate for their analysis. This assumption would increase the proposed cost of the parking garage from \$54 M to \$67.5 M and the total project cost from \$126 M to \$139.5 M.

Staff met with Cadillac Fairview and Michael Andlauer to learn more about the proposed “Park and Ride” program to assess the feasibility of securing funding from the Federal and Provincial governments. During these discussions, staff was made aware of preliminary discussions that Cadillac Fairview and Michael Andlauer have held with the Ministry of Transportation. Although Cadillac Fairview and Michael Andlauer have indicated they had a productive dialogue with the Provincial government on this subject, staff was not provided any evidence that this investment was imminent and was not able to get additional clarity from Metrolinx or the Ministry of Transportation.

Staff also noted that the City of Hamilton Council-approved Transportation Master Plan does not identify a “Park and Ride” program connecting the Mountain to the West Harbour GO station as strategic priority. When reviewing Metrolinx’s official Rapid Transit Network plan, there was no mention of this “Park and Ride” program. Given the uncertainty around the availability of this funding and the lack of Council direction to formally request these funds, staff is not able to include these cost offsets into the analysis of the proposal at this time.

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When completing the financial analysis of this new arena proposal, staff made the following assumptions after discussing the details of the proposal with Michael Andlauer and Cadillac Fairview staff:

- The total project cost of \$139.5 M, is to be borne by the City;
- Michael Andlauer would make an upfront capital contribution of \$30 M which reduces this amount to \$109.5 M;
- Michael Andlauer would take over the management of the new arena for the initial guaranteed 20-year term, eliminating the need for a municipal operating subsidy;
- The City would be responsible for the replacement costs of the major capital components that make up both the arena and parking garage (structural, mechanical, electrical, plumbing). To account for these costs, the analysis in Appendix “C” attached to Report PED20008 includes an annual contribution equal to 2% of the total construction costs of both the arena and parking garage to a reserve for this purpose;
- The term of the initial guaranteed term of the land lease with Cadillac Fairview would be 20 years (as indicated in their proposal);
- The existing FirstOntario Centre site would be decommissioned upon the new arena coming online after a three-year construction timeline;
- The existing 3.98 ac FirstOntario Centre site would be sold for the highest and best use upon the new arena opening in year three;
- After the net cost of demolition (approximately \$10 M), the FirstOntario site would net approximately \$10 M per ac if it were disposed of in three years’ time;
- The existing FirstOntario Centre would remain operational during the three-year construction period; and,
- The City’s onetime capital contribution would be financed over a 20-year period, at an estimated borrowing rate of 3%.

To assess whether the City could reasonably expect net savings under this proposal, staff completed a cost analysis of the proposal outlined above, versus the projected costs of the status quo. The status quo scenario assumes that the City continues to subsidize the operation and maintenance of the existing FirstOntario Centre for a period of 20 years. Under the status quo scenario it is assumed:

- That the average annual operating subsidy that the FirstOntario Centre received over the last three years, is a reasonable forecast of the subsidy amount that the City can expect to contribute to the facility in each of the next five years;
- That due to the FirstOntario Centre’s age and the competitive nature of the sports and entertainment market place, this figure was forecasted to increase by 5%, every five years thereafter;

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**SUBJECT: Feasibility of Locating a New Arena on the Hamilton Mountain (PED20008) (City Wide) (Outstanding Business List item) - Page 9 of 18**

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- That the FirstOntario Centre's \$34 M in "Priority 1" capital needs which were identified in V2PM's facility condition assessment, will be addressed over a 10-year period (\$3.4 M per year); and,
- That after this initial 10-year window, 2% of the total asset value is a reasonable estimate for the projected capital expenditures required at the facility (in line with CIRC investment guidelines).

Based on the analysis conducted in Appendix "C" attached to Report PED20008, this new arena proposal would cost the City significantly more than the status quo scenario, as summarized in the table below:

	<b>New Arena Proposal - 6,000 Seat Arena and 1,800 Car Parking Garage</b>	<b>Status Quo - Continued Operation and Maintenance of Existing FirstOntario Centre</b>
Total Cost in \$2019 Over 20 years	\$149,498,696  <b>Comprised of:</b> Arena Cost: \$72 M Parking Garage Cost: \$67.5 M Interest on Debt: \$24 M Capital Reserve Arena: \$28.8 M Capital Reserve Garage: \$27 M  <b>Less:</b> M. Andlauer's Contribution: \$30 M FOC Site Sale Proceeds: \$39.8 M	\$92,081,440  <b>Comprised of:</b> Operating Subsidy: \$34.37 M Capital Repairs: \$57.7 M
Net Present Value	\$101,608,984	\$63,700,821

**City's Capacity to Debt Finance A One Time Capital Contribution:**

In the S&P Global Ratings (S&P) Research Update dated October 18, 2019, S&P said that they expect the City to maintain its fiscal performance over the next two years. S&P expects that the City's stable fiscal performance together with its high liquidity and low debt will allow the City to fund its capital projects without impairing its creditworthiness. Additionally, the rating agency expects the City of Hamilton to maintain its position as one of the most economically diversified cities in Canada over the next several years with growth in diverse industry and manufacturing sectors providing economic resilience for the City. The City has maintained top scores for the economy, liquidity and debt burden factors and second-best scores for the institutional framework, financial management and budgetary performance factors.

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To maintain this debt rating and lower debt servicing fees, the City needs to allocate sufficient Tax Levy dollars towards the Capital Budget. As a result, additional levy dollars have been incorporated into the proposed 2020 Tax Supported Capital Budget. Significant debt issuance for consecutive years would severely constrain a municipality's capital flexibility. The City of Hamilton, in its 10-year Capital forecast, has significant Capital investments which will require debt financing.

**Taxation Considerations:**

If the City were to dispose of the existing FirstOntario Centre site for development purposes, the property would no longer be tax exempt under the Municipal Capital Facilities Tax Exemption By-Law. This would result in additional property taxes being paid to the City upon the disposition of the property. If the 3.98 ac site were to be sold for a "Highest and Best Use" development, staff assumed that the development would include the following uses upon full buildout:

- 2 towers encompassing a total of 525 Residential condominium units;
- 2 towers encompassing a total of 525 Multi-residential Apartment units;
- 26,000 sq ft of retail space; and,
- 26,000 sq ft of office space.

These estimates were based on comparable developments in the downtown core, adjusted for the scale of development that FirstOntario Centre site could reasonably accommodate under the Downtown Secondary Plan. Upon full buildout, staff estimates that the net new property taxes that this hypothetical development would generate on an annual basis, are as follows:

Total Annual Property Taxes Paid:	\$3.3 M
Total Municipal Portion:	\$2.8 M
Total Education Portion:	\$500 K

As summarized in the "Urban Development and Economic Development Implications" section of this report and outlined in detail in confidential Appendix "F", Cadillac Fairview, has outlined an ambitious development plan for their Lime Ridge Mall property. This development would result in a significant amount of additional density, assessment value and property taxes paid to the City. Upon full buildout, staff estimates that the net new property taxes that this development would generate on an annual basis, are as follows:

Total Annual Property Taxes Paid:	\$5.8 M
Total Municipal Portion:	\$4.6 M
Total Education Portion:	\$1.2 M

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Cadillac Fairview staff advised that these development plans are not contingent on a new arena being built on the property but indicated that a new arena on the site would likely accelerate the timing of these proposed investments. However, Cadillac Fairview staff were not able to commit to a timeline or their proposed phasing.

Despite the opportunity for significant investment, assessment growth and net new taxes on the existing FirstOntario Centre and Lime Ridge Mall sites, moving a major amenity such as arena out of the downtown core could negatively impact the amount of investment that the City could expect to see in its downtown moving forward. Conducting the advanced macroeconomic analysis required to quantify the net taxation impact of moving forward with this new arena proposal would require the expertise of an external consultant.

**Urban Development and Economic Development Implications:**

Cadillac Fairview, has outlined an ambitious development plan for the mall property which could potentially include the following:

- An arena of 6,000- 7,500 seats;
- Proposed residential - 1,250,000 sq ft;
- Proposed residential units - 1,250;
- Proposed office - 200,000 sq ft;
- Proposed retail - 90,000 sq ft;
- Total densification - 1,540,000 sq ft; and,
- Proposed parking - 7,750 (1,250 required for arena).

This development would result in a significant amount of additional density, assessment value and property taxes paid to the City. To provide a sense of scale, the existing mall is approximately 800,000 sq ft, has 4,240 parking spots and pays approximately \$12 M in property taxes annually.

Based on the estimates provided by Cadillac Fairview, upon full buildout, this proposed development would result in:

- \$890 M in total investment;
- 3,080 new residents;
- 720 temporary construction jobs; and,
- 1,720 permanent jobs.

Cadillac Fairview staff advised that these development plans are not contingent on a new arena being built on the property. However, a new arena on the site would likely

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accelerate the timing of these proposed investments. However, Cadillac Fairview staff was not able to commit to a timeline or their proposed phasing.

The Lime Ridge Mall site is contained within one of two Sub Regional Service Nodes, which are typically dominated by major retail, contain a transit hub and are linked to other areas of the City by a good road network. These areas are intended to continue to maintain their retail function. However, these areas are intended to shift to a more mixed-use focus and will require the addition of medium to high density residential uses. Residential uses can be accommodated in multi-storey buildings, either as a single use or in a mixed-use building, transforming the surface parking into structures to allow more area for other uses. The Lime Ridge Mall site's zoning does allow for uses similar to the Downtown Central Business District (D1) Zone uses including: Commercial Recreation, Commercial Entertainment, Conference or Convention Centre in addition to Retail, Restaurant, Office, Multiple Dwelling among others are all permitted.

The Urban Hamilton Official Plan (UHOP) is the long-range plan to guide growth and development in the urban area of Hamilton. Under the UHOP, the Lime Ridge Sub-Regional Service Node has a persons and jobs per combined hectare (pjh) target of between 100 and 150. In 2016, the density was estimated to be 74pjh. Comparatively, the UHOP identifies the Downtown as the Downtown Urban Growth Centre (UGC) Node, the pre-eminent node within Hamilton. The urban growth targets in the Province's Growth Plan shape the land use policies for this area. The Downtown UGC is to have higher densities and a broader range of uses than the rest of the City. While the Growth Plan directs the Downtown UGC to accommodate 200 persons and jobs per combined hectare, the UHOP policies establish a higher standard. The Plan establishes a minimum density target of 250 persons and jobs per hectare directs 20% of City-wide residential intensification (which translates into 5,000-6,000 new residential dwelling units) over the time frame of the Official Plan (i.e. 2013 – 2031) to be accommodated in the Downtown UGC. The UHOPs planned scale and intensity supports higher-order transit and provides services not only to residents within Downtown but also those residing in areas outside of the Downtown and in neighbouring municipalities.

The UHOP designates the UGC as "Downtown Mixed Use" on schedule E - 1 - Land Use Designations and establishes policies that support the function of the Downtown Urban Growth Centre Node. The Downtown Mixed-Use area is the historic centre of the City and is intended to support a full range of land uses, including a variety of retail, service commercial, institutional, cultural, entertainment, office, and a variety of higher density residential, including affordable housing. The Downtown Mixed-Use area is intended to serve as a central focus for the City; retail, office, and service commercial uses are a key element in maintaining that function and ensuring the continued vibrancy of the Downtown. The Downtown Mixed-Use area is to be designed as a pedestrian focused area with a high level of comfort and amenities.

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Based on 2016 census data, the City of Hamilton's 2018 employment survey, and the City of Hamilton Building Division's records, the following table compares the area located within a 1 KM radius of the Lime Ridge Mall site, with that of the Downtown on some key measures:

Measure	Lime Ridge Mall	Hamilton Downtown	Source
Population	26,052	11,478	2016 Census
Jobs	6,220	26,310	2018 Employment Survey
New Residential Units* (2014-2019)	50	1,345	City of Hamilton Building Division
New non-residential GFA* (sq m) (2014-2019)	540	56,041	City of Hamilton Building Division
Allowable Height/Density	40 Meters Approximately 12 stories	90+ Meters Approximately 30 stories	By-law No: 05-200

\*Based on Issued Building Permits

Although the Lime Ridge Sub-Regional Service Node can adequately accommodate the uses and density being proposed, staff views the removal of a major amenity such as the arena out of Downtown UGC and TOC, as counterproductive to Council-approved plans and policies. This sentiment is further supported by EY's Sports, Entertainment and Convention Venues Review findings:

"There is significant evidence which suggests that downtown-oriented entertainment precincts that are well-designed and integrated into the surrounding urban fabric will not only act as a catalyst to promote further private sector investment, but also may significantly contribute to the vibrancy and quality of life for current residents, downtown employees, and tourists."

And that:

"The current development trajectory in downtown Hamilton and the positive cultural spin-off effects and follow-on investment achieved in other Canadian municipalities, it was EY's view that the added benefit of co-locating entertainment assets in a clustered, downtown precinct should be considered a top priority for the City."

If major amenities such as an arena are to serve as an economic catalyst, it is best practice to locate these facilities in the downtown, where the zoning allows for the maximum amount of private sector follow-on investment.

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**Tourism and Hospitality Considerations:**

**Proposed Arena Capacity:**

The proposal put forward by Cadillac Fairview and Michael Andlauer would result in the construction of a 6,000-seat arena. The Ernst and Young Sports, Entertainment and Convention Venues review analysis showed that a 10,000-seat arena would be “right-sized” for the Hamilton market. With a 10,000-seat arena, EY determined that Hamilton could still host major events such as the JUNO Awards, Canadian Country Music Awards (CCMA’s), Memorial Cups and larger concerts. Since these are the types of events that provide the most economic benefit to the community, EY’s ultimate recommendation stated that it is imperative that any new arena be large enough to serve this purpose.

It is also noted that key strategic documents, such as the Economic Development Action Plan, the Hamilton Tourism Strategy and Hamilton’s Music Strategy are based on the assumption that the City of Hamilton maintains a Sports and Entertainment venue that is suitable for these types of major events and concerts. For example, one of the Economic Development Action Plan’s “Stretch Goals” was to “attract five major events (like the JUNOs) that generate a total combined economic impact of at least \$50 million.” Similarly, the Hamilton Tourism Strategy identified the following “Demand Generators” as crucial to the plans success:

- Meetings and Conventions;
- Sport Tourism; and,
- Arts, Culture and Entertainment.

Although an arena of 6,000 seats would provide an enjoyable fan experience for Ontario Hockey League (OHL) hockey, there is limited evidence that suggests that Hamilton could continue to consistently secure the large events which provide the most economic impact with an arena of this size. To illustrate this point, the tables listed in Appendix “D” attached to Report PED 20008 provide a summary of the host city, the host venue and the host venue’s capacity for each of the JUNOs, CCMA’s and Memorial Cups held over the past 10 years. The results of this table can be summarized as follows:

- The average maximum capacity of the venues which have hosted the JUNOs over the last 10 years was 15,470 and the smallest venue had a capacity of 7,000 seats. Based on the performance of the last few years, Tourism Hamilton estimates that the economic benefit is approximately \$11 M for the JUNOs host community which includes over 2,000 room nights, more than 15,000 attendees at multiple events held at local venues, along with national and international media exposure;

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- The average capacity of the venues which have hosted the CCMA's over the last 10 years was 16,389 and the smallest venue had a capacity of 10,200 seats. Tourism Hamilton estimates that the 2018 Country Music Week hosted in Hamilton in 2017, generated an estimated \$5.3 M in economic impact for the City, including 1,725 hotel room nights; and,
- The average capacity of the venues which have hosted the Memorial Cup over the last 10 years was 9,111 and the smallest venue had a capacity of 5,102 seats. The estimated impact of City's who have hosted a Memorial Cup has been as high as \$12 M.

Although it appears feasible that the City of Hamilton could contend for Memorial Cup bids with an arena that has a capacity of 6,000 seats, based on the figures outlined above, having a sports and entertainment complex with the capacity of at least 10,000 seats is imperative if it is the City's desire to continue to regularly host other large non-hockey events and concerts.

It should be noted that both Michael Andlauer and Cadillac Fairview have expressed openness to an arena of up to 10,000 seats at the Lime Ridge Mall site. However, it was made clear that any additional costs associated with the construction of an arena larger than 6,000 seats, would have to be borne entirely by the City. Based on the \$12 K per seat benchmark provided in the proposal, the estimated cost of such an arena would be \$120 M before factoring in the cost of a parking garage (which would require additional capacity to the 1,800-stall garage currently being proposed). This would impact the projected costs of the proposed project as follows:

	<b>6,000 Seat Arena</b>	<b>10,000 Seat Arena</b>
Arena Cost (\$12 K per seat)	\$72 M	\$120 M
Cost of corresponding parking garage	\$67.5 M 1.8 K spots at \$37.5 K per spot	\$112.5 M 3 K parking at \$37.5 K per spot
Total Cost	\$139.5 M	\$232.5 M

### **Hospitality/Lodging Implications:**

The City attracts over 4.5 million visitors annually and these visitors spend an estimated \$359.5 M per year. Tourism operators and small businesses throughout Hamilton benefit directly from visitor expenditure, and the economy overall is further stimulated from the ripple effect of new money entering the community. However, almost 80% of these visits did not involve an overnight stay; and of the 20% of overnight visits, slightly less than one-fifth used commercial accommodation. Only 4% of the visitors to Hamilton involve overnight stays in commercial accommodation. While day visitors are important to the overall economy and for many individual small businesses, there is an ongoing

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need to identify ways of extending length of stay and increasing the number of overnight stays to ensure a healthy and sustainable industry that is maximizing economic benefit to the City.

Looking more closely at Hamilton's accommodation sector, the occupancy (64% in 2018) and revenue per available room (\$88 in 2018) data are well above the Provincial average. However, the average room rate (\$137.54 in 2018) is considerably lower. An emphasis on enhancing the reasons to visit Hamilton and providing greater value for leisure market visitors in terms of the overall destination experience could give the commercial accommodation sector a stronger basis for increasing room rates. In addition, enhancements to sports facilities and a focused pro-active effort at attracting more convention business could create increased demand and opportunities to increase hotel rates.

Historically, Hamilton has not had enough hotel rooms and this hindered the City's ability to host major conventions, award shows and sporting events. However, over the past five to ten years, the City has had great success in increasing Hamilton's accommodation capacity and a clustered entertainment precinct, which acts as a "demand generator", has been identified as one of the major catalysts of this trend. The 2015 - 2020 Tourism Strategy speaks to the development of 600 hotel rooms in the downtown core and how this growth coincided with the success of the City of Hamilton's entertainment venues under Global Spectrum and the Carmen's Group. Currently, there are three more hotel projects in the works which is the equivalent of about 400 more rooms. One is on Upper James, one at King and Queen in the downtown core and one at McMaster Innovation Park.

Located just off the Lincoln Alexander Parkway, Lime Ridge Mall is within a reasonable distance of local hotels. The following table summarizes how many hotel rooms are within walking distance and within a 10-minute drive of the Lime Ridge and Downtown nodes.

<b>Measure</b>	<b>Lime Ridge Mall</b>	<b>Hamilton Downtown</b>
Hotel Rooms Within Walking Distance:	0	877
Hotel Rooms Within A 10 Minute Drive:	325	1082

With the Lime Ridge Transit Terminal conveniently located on the property, the site is easily accessible by HSR. However, given the fact that there are currently no hotels in the immediate vicinity, tourists could not reasonably be expected to access the site by foot.

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Based on information provided by Cadillac Fairview, their proposed development plan for their Lime Ridge Mall site could potentially include a hotel with up to 250 rooms.

**Transit Considerations:**

Of the 32 home games that the Hamilton Bulldogs will play as part of the 2019/2020 season, 23 of these games are scheduled for either Saturday or Sunday. Hamilton Street Railway (HSR) has completed analysis detailing the level of service that Lime Ridge Mall typically receives on a weekend and found the following:

- Five routes service Lime Ridge Mall as a destination with 17 buses arriving to this destination point within one hour of the typical start time of a weekend game. Conversely, 12 buses will depart this location within one hour after the typical game is finished and the five routes will be reduced to four. The maximum seated capacity of all buses arriving to this destination within one hour prior to the start of the game is 700 passengers, while the post-game (within one hour) maximum seated capacity for buses departing this location is 500 passengers.

Comparatively, the Downtown arrivals/departures including MacNab Terminal, King/James and Main MacNab during this time-period would be:

- Twenty routes service the existing downtown destination with 74 buses arriving within one hour of the start of the game. Conversely 56 buses on the 20 routes will depart this area within one hour after the game is finished. The maximum seated capacity of all buses arriving to this destination within one hour prior to the start of the game is 3000 passengers, while the postgame (within one hour) maximum seated capacity for buses departing this location is 2300 passengers.

Relocating the arena to the Mountain would require the City to revisit its transit strategy to better service Lime Ridge Mall. Staff does not have an estimate of what the implications of this change would cost at this time.

**Summary of Findings:**

Based upon the preceding analysis of the terms and conditions of the Cadillac Fairview/Michael Andlauer's new arena proposal for Lime Ridge Mall, staff is not supportive. The rationale for this recommendation can be summarized as follows:

- 1) This proposal is unlikely to provide savings versus the status quo scenario and will require a significant up-front cost to the City;

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- 2) If major amenities such as an arena are to best serve as an economic catalyst, it is best practice to locate these facilities Downtown, where the zoning allows for the maximum amount of private sector follow on investment;
- 3) Removing a major amenity such as arena out of Downtown, would be viewed as counterproductive to Council-approved strategic plans;
- 4) Building an arena of less than 10,000 seats would impede the City of Hamilton's ability to compete for major events, shows and concerts; and,
- 5) The proposal is not consistent with the Council-approved "New Arena Terms" listed in confidential Appendix "E" attached to Report PED20008.

**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" - Confidential New Arena Proposal

Appendix "B" - Michael Andlauer's October 2, 2019 GIC Presentation

Appendix "C" - Financial Comparison of New Arena Proposal vs. Status Quo

Appendix "D" - Venue Capacity Required for Major Events

Appendix "E" - Confidential New Arena Terms

Appendix "F" – Confidential Cadillac Fairview Revised Site Plan

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# Vision

An exciting opportunity to create a vibrant mixed use destination centered at the 60 acre Lime Ridge Mall. It will become a premier location for dining, sport, entertainment, and shopping in the greater Hamilton area.

# Introduction

- City and Andlauer have been partners for last 15 years! Costing both parties money. But by keeping the lights on, we have been able to create some great moments for Hamiltonians.
- Status Quo is no longer acceptable. All reports indicate it would cost \$\$\$ i.e.. Entertainers choose alternative venues, fans have sub par experience, capital requirements to keep it safe and secure are high.
- This public “arena” is not the place to negotiate this proposal, however happy to discuss benefits and financial scenarios to highlight how this would be beneficial to Hamiltonians, both from a pocketbook standpoint and for the future of sport and entertainment.

# Chronology

- Dates back from initial meeting with mayor when I committed to keep hockey in Hamilton by buying the Belleville Bulls and moving them to Hamilton. Subsequent weeks there were discussions about a study about what to do with FirstOntario Centre. Subsequent to study which identified a \$68Million need to retrofit, I began to look at options that may create better value for all.
- In the Fall of 2016, discussions were held with Cadillac Fairview about a plan to look at McQuesten Park as an opportunity to bring life to this 40 acre park and discuss a sport recreation facility, an OHL arena with a practice facility, and some residential density as well as a pedestrian bridge connecting Lime Ridge Mall.
- Discussions were held with City officials, including economic development, city planning, councilors, parks and rec and City Manager and subsequently Mayor. After several attempts it was suggested to us that the Park was a non starter and should strictly focus on the Mall. Many discussions and meetings (ten?) have been held over the past two years which led to the proposal we are discussing today.
- I believe I have been collaborative and cooperative since I arrived in 2004 so I am saddened that this has become acrimonious, especially since I am willing to give a significant amount of money and try to make a difference in the City.

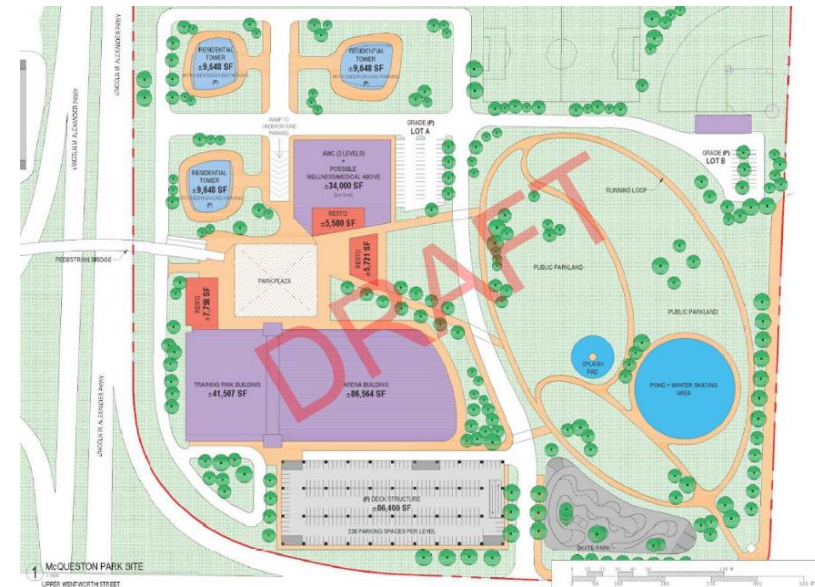


# Chronology

## T.B. McQuesten – 40 acres



## Conceptual Drawing-April 2017



# December 13, 2016

## Meeting with Jason Thorne





# Benefits

- Civic Pride
- Location
- Timing
- Cost

# Civic Pride

- 2007 Calder Cup
- 2010 Outdoor Game
- 2018 OHL Championship
- Bulldogs Foundation
- Shiny and New best in class modern arena! Better for fans, artists, and naming rights holder. (tough brand to be associated with the arena right now)
- Demonstrates that City is open for business when it comes to working with private sector.







THE CANADIAN PRESS/Hamilton Spectator-Cathie Coward









## BULLDOGS FOUNDATION

### OUR MISSION

The mission of the Bulldogs Foundation is to enrich the lives of children and youth in the Greater Hamilton Area through the assignment of tickets, cash donations and gifts in kind. The Foundation aims to promote the creativity of interactive programs involving education, physical fitness and personal well-being.



[bulldogsfoundation.com](http://bulldogsfoundation.com)



## BULLDOGS FOUNDATION INITIATIVES

### BREAKFAST PROGRAM

The Breakfast Program is the primary initiative for the Foundation and supports 22 local Hamilton schools by providing a healthy breakfast to thousands of children daily.



#### Our Initiatives

- The Breakfast Program
- Harry Howell Scholarship
- Adopt-A-School Program
- Annual Golf Tournament

[bulldogsfoundation.com](http://bulldogsfoundation.com)

**The Bulldogs Foundation has raised  
'\$3.3M' to feed thousands of students  
in high needs schools in our community!**

# Location

- Next to highway
- Close to airport
- Mountain wards are where most families reside. Fastest growing areas of Hamilton are Binbrook and Glanbrook which are on the Mountain
- Enhances Lime Ridge Mall- largest employer of youth as well as largest taxpayer in Hamilton. 7.7 Million visitors per year
- Jason Thorne – City planner- “Lime Ridge is the Mountain’s downtown”
- Bus transit which could be expanded with new parking garage to include partnership with Metrolinx to provide parking for residents of Mountain to access West Harbour GO Station which today only has 300 parking spots
- Lime Ridge is NOT a suburb of Hamilton
- Lime Ridge to downtown (City Hall) is 13 minutes
- City Hall to Tim Hortons Field is 10 minutes
- LA Live to downtown Los Angeles (City Hall) is 10 minutes
- Lansdowne Park to downtown Ottawa is 10 minutes
- Wells Fargo Arena in Philadelphia, whose owner is the same as Spectra; which operates our First Ontario Place is 16 minutes from their downtown
- Wards 6,7,8,9,11,12,14 represents 251,560 Hamiltonians. Close to half of its population

# Timing

- Clear and distinct timeline April 2022
- Downtown plan has no clear vision or timeline. 2025? 2029? LRT timeline?? Already behind
- Fan experience is enhanced sooner rather than present sub par experience.
- One less decision for City to deal with. Check that box...next, Convention Centre?
- Allows York and Bay where FOC is to be developed sooner and City to monetize.
- Means less costs to subsidize operations which is costing taxpayers approximately \$3Million per year to Spectra to fund losses and hydro bill.
- Allows ability for Mountain residents to access West Harbour GO station more efficiently starting in early 2022.
- Gets Lime Ridge developing restaurant and residential faster.
- Chance to host Memorial Cup (\$12-20 Million economic spinoff)



# FirstOntario Centre, Hamilton Bulldogs both losers at home opener

## Hamilton loses as arena's warts are put on full display.

SPORTS 09:52 AM by [Scott Radley](#) The Hamilton Spectator



# Cost

- Estimated cost of \$54MM for parking garage (\$30K per stall)
- Estimated cost of \$72MM for 6,000 seat arena (\$12K per seat )
- Potential partnership with Metrolinx (Park and ride on GO Transit)– for parking garage....Infrastructure money would have potential contribution of 73 percent allocated by Federal (40%) and Provincial government (33.33%)... What does it mean for the approximate 250,000 plus residents of the Mountain to have access to GO at Lime Ridge versus driving to Burlington (Aldershot) ?
- Potential contribution from private sector Andlauer (up to \$30MM)
- Andlauer to eliminate subsidy of City going forward by taking over management of arena for next 20 years ( \$3MM savings per YEAR). i.e.. If new downtown arena were to be built in 2025 it would cost City \$9MM extra in subsidy; if 2029 would be another \$21Million!
- Elimination of CapEx for FirstOntario Centre for 2022 and thereafter. Savings of at least \$10MM plus. Even more if major issue with roof or ice plant. Capital funding alone over the next 10 years according to various reports would be more than the City's contribution of the cost of the new arena.
- Positive economic impact for construction. New arena would result in 805 full time jobs (KPMG report) and GDP impact of \$74.4Million.
- Potential Cadillac Fairview leases land for \$1/year....Opportunity to sell land at Bay and York for at least \$12MM/acre....i.e. Potential for \$50MM benefit to City.
- Generates development and tax dollars for Bay and York- \$Million/year??

# Conclusion

- Saves taxpayers money
- Eliminates operating costs by City for sports and entertainment facility
- With sale York and Bay property, eliminates future capital cost of Arena
- Brings WHOLE city together!
- Gives Mountain residents an effective solution for north-south transit
- Encourages and gives easier access for all day West Harbour GO ridership
- An arena and mall that Hamilton can be proud of! Best in Class!
- Enhances Lime Ridge Mall with new development of mixed-use retail and residential and Cadillac Fairview continues to be the largest employer of youth and largest taxpayer in Hamilton
- Andlauer keeps hockey in Hamilton and continues to be supporter in community
- Clear road map with defined timelines and costs
- City and Andlauer and CF continue to be partners for next 20 years without having it cost the City any money



# QUESTIONS?



# APPENDIX



**JOHN PAGE**  
President  
Spectra Venue Management

150 Rouse Boulevard, 3rd Floor  
Philadelphia, PA 19112  
C: 215-389-9558 M: 215-429-7009 [john.page@spectrapv.com](mailto:john.page@spectrapv.com)

September 27, 2019

Michael Andlauer  
President & CEO  
Andlauer Management Group, Inc.  
100 Vaughan Valley Blvd.  
Vaughan, ON L4H 3C5

Dear Michael:

Spectra and Live Nation want to see a new Arena in Hamilton - almost as much as you do! In this respect our futures are intertwined. Your commitment and dedication to the City of Hamilton is very impressive and we join you in our collective desire to see - and possibly help fund - a new arena anchored by the Bulldogs and one which we are confident will attract more sports and entertainment events to the City.

As part of the negotiations with the City for our new 5-year Management Agreement, we committed to be their consultant and possibly equity partner in the development of a new arena wherever the site is approved in the City by Council. This commitment also applies to the possible upgrade and renovation of the existing arena.

In all of our conversations with the City, we have stressed how important it is now and in the future to have a strong, financially viable and overall successful prime tenant franchise, which is you and the OHL Bulldogs.

Spectra and Live Nation therefore commit to working with you closely in your negotiations with the City to find a quick, realistic and satisfactory solution to your immediate problem.

Regards,

John Page President Spectra Venue Management	Riley O'Connor Chairman Live Nation Canada
--	--

cc: Frank Russo

September 30, 2019

Michael Andauer

[mandlauer@andlauer.ca](mailto:mandlauer@andlauer.ca)

Dear Micheal,

We appreciate you sharing your proposal for a new mid-size Lime Ridge arena in Hamilton. The Hamilton Bulldogs have been a primary sports content provider for the City of Hamilton, providing a cultural focus for the community. In today's competitive entertainment environment, the public are seeking destination venues that provide all the modern conveniences within a facility as part of the total fan experience. The business models of sports and live entertainment enterprises need to generate revenues in multiple channels from sponsorship, to fan club experience, VIP, guest relations, and quality food and beverage. It is exciting to see local community business envision a bold new facility that will provide Hamiltonians with a modern destination venue.

Live Nation produces over 550 live events in southern Ontario annually. The competitive North American landscape is evolving every year, so it is vital that facilities meet the expectations of a demanding public as well as the athletes, performers and community event organizers. Communities that provide a focused cultural dynamic and the modern facilities that are required to attract growth, will be the cities that continue to be sustainable in sports and entertainment cultural enterprises.

Yours Truly,



Riley O'Connor  
Chairman  
Live Nation Canada



**DONNA SKELLY, MPP**  
Flamborough-Glanbrook

Constituency Office:  
Suite 104  
2000 Garth Street  
Hamilton, ON L9B 0C1  
Tel: 905-679-3770  
Fax: 905-679-0288

October 1, 2019

Michael Andlauer, Owner  
Hamilton Bulldogs  
FirstOntario Centre,  
101 York Blvd,  
Hamilton, ON  
L8R 3L4

Dear Michael;


I am looking forward to working with you on this exciting proposal of a private/public partnership for a Sports – Entertainment – Residential Complex located at Lime Ridge Mall.

As the former Hamilton City Councillor for Ward 7, I recognize the importance of developing these opportunities for the residents in the ward and across the city. In fact, I recall a meeting with Jason Thorne, General Manager of Planning and Economic Development, who pointed out that Lime Ridge is essentially Hamilton Mountain's downtown core, thus reinforcing the significance of this location.

From a provincial government perspective, I have looked into possible funding opportunities to support such a project and I believe there might be an avenue through the "Investing in Canada Infrastructure Program—Community, Culture and Recreation" funding stream. As such, I would be prepared to strongly advocate on behalf of my constituents and the residents of Hamilton to secure funding for this very worthy proposal. Earlier this year, I had the opportunity to visit a similar project, Lansdowne Park in Ottawa and I was struck by how much of a catalyst Lansdowne has become in terms of spurring all kinds of new economic and residential activity. The area around Lansdowne is now home to new restaurants, shops, housing developments and literally teems with life.

In closing, I am hopeful that council will see the tremendous value in supporting your proposal and I hope we can work in partnership with council and the province in securing the necessary funding to move this project forward.

Yours truly,

  
Donna Skelly, MPP  
Flamborough-Glanbrook





**Ontario  
Hockey  
League**

305 Minor Avenue, Suite 200  
Scarborough, Ontario M1B 3V4  
Telephone: 416/299-8700  
Fax: 416/299-8787  
[www.ontariohockeyleague.com](http://www.ontariohockeyleague.com)

**Commissioner's  
Office**

September 30, 2019

Mayor Eisenberger & Members of Hamilton City Council  
City Hall Municipal Service Centre  
71 Main Street West  
Hamilton, Ontario  
L8P 4Y5

Dear Mayor Eisenberger:

Let me begin by saying that the Ontario Hockey League (OHL) was delighted when, under the leadership of Michael Andlauer, major junior hockey returned to Hamilton, a city known for its love of sports.

The OHL is aware of the discussions underway regarding the potential development of a new arena facility in the City and we express our complete support for this exciting project.

The OHL has teams in 17 municipalities in Ontario, in all of these municipalities our teams are either the number one or number two sports and entertainment property and an important part of the community. One of the most important factors in the success of an OHL franchise is that of a suitable arena facility, which not only affords the team a place to play and fans to gather, but also provides for hosting of league-wide events such as Memorial Cup, which provide a significant return in the form of local economic impact.

We thank you for your consideration of this exciting project. Should you require any additional information or clarification, please do not hesitate to contact me.

Sincerely,

DAVID E. BRANCH  
Commissioner  
ONTARIO HOCKEY LEAGUE

DEB/tl



Wayne Barwise  
Executive Vice President, Development

Direct: (416) 598-8460  
wayne.barwise@cadillacfairview.com

October 2, 2019

Mayor Eisenberger and Members of the Hamilton City Council  
Hamilton City Hall  
2nd floor - 71 Main Street West  
Hamilton, Ontario  
L8P 4Y5

**RE: CF Lime Ridge Mall**

Dear Mayor Eisenberger and Members of Council,

I am writing to express Cadillac Fairview's support for the proposal which Michael Andlauer is presenting to Council today, namely; the opportunity to create a new home for the Hamilton Bulldogs at CF Lime Ridge Mall as part of a vibrant mixed-use sports and entertainment complex with significant dining and retail amenities.

This is an opportunity to rejuvenate CF Lime Ridge Mall along with the Mountain district and to create a catalyst for further investment at Lime Ridge and the surrounding area.

Here are some of the remarkable stats regarding Lime Ridge Mall:

- **\$300 million** in sales volume
- **7.7 million** visitors per year (down -6.4% yoy)
- Trade area of **580,000 people**
- **Largest property tax** contribution in Hamilton at **\$12 million per year**
- **2300 people** employed at CF Lime Ridge
- 657,000 sf (excluding former Sears space of 144,000 sf)

CF Lime Ridge is a significant contributor to the City of Hamilton community and it is critical to ensure its ongoing success. The retail sector is currently going through a disruptive period with e-commerce (internet, mobile sales ect.), which is transforming the market and causing significant change as it relates to retail centres and the physical demands for space. This requires landlords to re-think traditional malls, and to re-invent properties to create a multi-faceted vibrant experience for customers and the community.

Cadillac Fairview  
20 Queen Street West  
Toronto, ON M5H 3R4  
T - 416 598 8200  
F - 416 598 8607  
cadillacfairview.com



HOME OF  
TEAM CANADA



Cadillac  
Fairview

At CF Lime Ridge the Sears box remains vacant since the Sears bankruptcy approximately 1 year ago. The opportunities to re-fill the Sears box are limited and only yesterday it was announced that Forever 21 will also close it's 44 stores in Canada. Retail headwinds remain challenging, which is why it's important to proactively take action.

We believe now is the time to seriously explore the potential to relocate the Bulldogs to CF Lime Ridge as part of a larger entertainment complex. We suggest that a small working group be established representing the Bulldogs, CF and the City to review options and negotiate the key terms of a potential transaction. This is not a negotiation that can happen in a public forum, but once the parties reach consensus on viable options and terms for a transaction, it would of course require review and approval by Hamilton City Council.

We hope that we can count on your support to explore this exciting opportunity.

Sincerely,

Wayne Barwise  
Executive Vice President, Development

## Appendix "C" to Report PED20008

Page 1 of 2

**New Arena - Financial Analysis****Costs:**

Estimated Arena Cost	\$	72,000,000
Estimated Parking Garage Cost	\$	67,500,000
<b>Total Project Cost</b>	<b>\$</b>	<b>139,500,000</b>

**Offsets:**

Andlauder's Contribution	\$	30,000,000
Provincial/Federal Contribution		n/a
Sale of Surplus FOC Lands	\$	39,800,000
<b>City's Portion of Project Cost</b>	<b>\$</b>	<b>69,700,000</b>

Financing Costs 3.00%

Financing Term 20

Year	New Arena Financing Cost	New Arena Capital Reserve	Parking Garage Capital Reserve	New Arena Total Costs
1	\$ 4,684,935	\$ 1,440,000	\$ 1,350,000	\$ 7,474,935
2	\$ 4,684,935	\$ 1,440,000	\$ 1,350,000	\$ 7,474,935
3	\$ 4,684,935	\$ 1,440,000	\$ 1,350,000	\$ 7,474,935
4	\$ 4,684,935	\$ 1,440,000	\$ 1,350,000	\$ 7,474,935
5	\$ 4,684,935	\$ 1,440,000	\$ 1,350,000	\$ 7,474,935
6	\$ 4,684,935	\$ 1,440,000	\$ 1,350,000	\$ 7,474,935
7	\$ 4,684,935	\$ 1,440,000	\$ 1,350,000	\$ 7,474,935
8	\$ 4,684,935	\$ 1,440,000	\$ 1,350,000	\$ 7,474,935
9	\$ 4,684,935	\$ 1,440,000	\$ 1,350,000	\$ 7,474,935
10	\$ 4,684,935	\$ 1,440,000	\$ 1,350,000	\$ 7,474,935
11	\$ 4,684,935	\$ 1,440,000	\$ 1,350,000	\$ 7,474,935
12	\$ 4,684,935	\$ 1,440,000	\$ 1,350,000	\$ 7,474,935
13	\$ 4,684,935	\$ 1,440,000	\$ 1,350,000	\$ 7,474,935
14	\$ 4,684,935	\$ 1,440,000	\$ 1,350,000	\$ 7,474,935
15	\$ 4,684,935	\$ 1,440,000	\$ 1,350,000	\$ 7,474,935
16	\$ 4,684,935	\$ 1,440,000	\$ 1,350,000	\$ 7,474,935
17	\$ 4,684,935	\$ 1,440,000	\$ 1,350,000	\$ 7,474,935
18	\$ 4,684,935	\$ 1,440,000	\$ 1,350,000	\$ 7,474,935
19	\$ 4,684,935	\$ 1,440,000	\$ 1,350,000	\$ 7,474,935
20	\$ 4,684,935	\$ 1,440,000	\$ 1,350,000	\$ 7,474,935
<b>Total</b>	<b>\$ 93,698,696</b>	<b>\$ 28,800,000</b>	<b>\$ 27,000,000</b>	<b>\$ 149,498,696</b>

<b>NPV</b>	<b>\$</b>	<b>63,683,694</b>	<b>\$</b>	<b>19,574,343</b>	<b>\$</b>	<b>18,350,946</b>	<b>\$</b>	<b>101,608,984</b>
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## Appendix "C" to Report PED20008

Page 2 of 2

## Status Quo - 20 Year Financial Forecast

Year	FOC Operating Subsidy	FOC Capital	Total FOC Costs
1	\$ 1,595,000	\$ 3,400,000	\$ 4,995,000
2	\$ 1,595,000	\$ 3,400,000	\$ 4,995,000
3	\$ 1,595,000	\$ 3,400,000	\$ 4,995,000
4	\$ 1,595,000	\$ 3,400,000	\$ 4,995,000
5	\$ 1,595,000	\$ 3,400,000	\$ 4,995,000
6	\$ 1,674,750	\$ 3,400,000	\$ 5,074,750
7	\$ 1,674,750	\$ 3,400,000	\$ 5,074,750
8	\$ 1,674,750	\$ 3,400,000	\$ 5,074,750
9	\$ 1,674,750	\$ 3,400,000	\$ 5,074,750
10	\$ 1,674,750	\$ 3,400,000	\$ 5,074,750
11	\$ 1,758,487	\$ 2,165,188	\$ 3,923,675
12	\$ 1,758,487	\$ 2,208,492	\$ 3,966,979
13	\$ 1,758,487	\$ 2,252,661	\$ 4,011,148
14	\$ 1,758,487	\$ 2,297,715	\$ 4,056,202
15	\$ 1,758,487	\$ 2,343,669	\$ 4,102,156
16	\$ 1,846,411	\$ 2,390,542	\$ 4,236,954
17	\$ 1,846,411	\$ 2,438,353	\$ 4,284,765
18	\$ 1,846,411	\$ 2,487,120	\$ 4,333,532
19	\$ 1,846,411	\$ 2,536,863	\$ 4,383,274
20	\$ 1,846,411	\$ 2,587,600	\$ 4,434,011
<b>Total</b>	<b>\$ 34,373,237</b>	<b>\$ 57,708,203</b>	<b>\$ 92,081,440</b>

NPV                      \$    23,053,789    \$    40,647,031    \$    63,700,821

**Appendix “D” to report PED20008****Page 1 of 1****JUNOS**

<b>Year</b>	<b>Host City</b>	<b>Host Venue</b>	<b>Maximum Capacity</b>
2020	Saskatoon	SaskTel Centre	15,100
2019	London	Budwiser Garden	10,200
2018	Vancouver	Rogers Arena	19,000
2017	Ottawa	Canadian Tire Centre	18,652
2016	Calgary	Scotiabank Saddle Dome	19,289
2015	Hamilton	FirstOntario Center	19,000
2014	Winnipeg	MTS Centre	16,345
2013	Regina	Brandt Centre	7,129
2012	Ottawa	Scotiabank Place	18,652
2011	Toronto	Air Canada Centre	19,800
2010	St John's	Mile One Centre	7,000

**CCMAs**

<b>Year</b>	<b>Host City</b>	<b>Host Venue</b>	<b>Maximum Capacity</b>
2020	Hamilton	FirstOntario Center	19,000
2019	Calgary	Scotiabank Saddle Dome	19,289
2018	Hamilton	FirstOntario Center	19,000
2017	Saskatoon	SaskTel Centre	15,100
2016	London	Budwiser Garden	10,200
2015	Halifax	Scotiabank Centre	13,000
2014	Edmonton	Rexall Place	17,100
2013	Edmonton	Rexall Place	17,100
2012	Saskatoon	SaskTel Centre	15,100
2011	Hamilton	FirstOntario Center	19,000
2010	Edmonton	Rexall Place	17,100

**Memorial Cup**

<b>Year</b>	<b>Host City</b>	<b>Host Venue</b>	<b>Maximum Capacity</b>
2020	Kelowna	Prospera Place	8,000
2019	Halifax	Scotiabank Centre	13,000
2018	Regina	Brandt Centre	7,129
2017	Windsor	WFCU Centre	6,500
2016	Red Deer	ENMAX Centrium	7,819
2015	Quebec City	Pepsi Coliseum	15,176
2014	London Ontario	Budwiser Garden	10,200
2013	Saskatoon	SaskTel Centre	15,100
2012	Shawinigan	Centre Bionest	5,195
2011	Mississauga	Paramount Fine Foods Centre	7,000
2010	Brandon	Keystone Centre	5,102

# **CITY OF HAMILTON**

## **MOTION**

**(Referred from the November 19, 2019 Planning Committee)**

**General Issues Committee: January 15, 2020**

**MOVED BY COUNCILLOR FARR.....**

**SECONDED BY COUNCILLOR .....**

### **Options to Reduce Use of Municipal Law Enforcement Vehicles**

WHEREAS, City Council has unanimously declared a Climate Crisis;

WHEREAS, vehicles are a major contributor to green house gas emissions;

WHEREAS, there are approximately 35 cars that make up part of the Municipal Law Enforcement Fleet;

WHEREAS, reducing the use of vehicles, particularly lone occupant vehicles, will likely translate to a reduction in operating costs; and,

WHEREAS, cycling, transit and walking are good for the environment and a healthy model option of transportation for City of Hamilton employees;

**THEREFORE, BE IT RESOLVED:**

That, in an effort to lead by example as the City of Hamilton during this officially declared Climate Crisis, the appropriate staff be requested to report back to Planning Committee and/or the 2020 Operating Budget Process on considerations respecting reducing the amount of vehicle use by MLE staff during day-to-day operations that may include, but not be limited to, cycling, transit, car share and car pooling.

# CITY OF HAMILTON

## MOTION

General Issues Committee: January 15, 2020

**MOVED BY COUNCILLOR B. CLARK .....**

**SECONDED BY MAYOR / COUNCILLOR .....**

### **GRIDS 2 Transportation and Infrastructure Assessment**

WHEREAS, the City is undertaking an update to GRIDS, known as GRIDS 2, which is a long-term growth strategy to allocate forecasted population and employment growth from 2031 to 2041;

WHEREAS, approaches and options for the allocation of growth will have impacts on infrastructure needs, and further, that needs may vary by growth option;

WHEREAS, infrastructure needs associated with growth may include new transportation corridors, road capacity enhancements, urbanization of rural cross-sections within or adjacent to growth areas, higher-order transit improvements, and new multi-modal infrastructure, in addition to municipal service upgrades;

WHEREAS, historically, infrastructure for new growth areas has typically been delivered concurrently with development by the private sector and financed through development agreements, or subsequent to development by the City using Development Charge revenues;

WHEREAS, the practice of relying on the private sector to front-end and construct growth-related infrastructure can be advantageous, some potential shortcomings include the potential for delayed delivery of complete networks (e.g. piecemeal corridor construction) and the potential for under-estimation of multi-modal needs and opportunities (e.g. sidewalks, transit upgrades, cycling infrastructure), which are indirectly triggered by development;

WHEREAS, an alternative model whereby major infrastructure is delivered in advance of development may help address problems created by piece-meal infrastructure development;

WHEREAS, alternative approaches to front-ending infrastructure may have an influence on the evaluation of growth options being considered as part of GRIDS 2;



THEREFORE, BE IT RESOLVED:

That staff be directed to undertake a transportation infrastructure needs assessment for growth areas, as part of the analysis being undertaken as part of GRIDS 2, at an estimated cost of \$150,000, to be funded from Reserve 110324 DC Admin Studies – Hard – Residential (\$94,500) and Reserve 110325 DC Admin Studies – Hard – Non-Residential (\$55,500), with that analysis to:

- (i) focus on areas of significant change to include, but not be limited to, Upper Stoney Creek;
- (ii) include the implications of a model whereby major transportation infrastructure is front-ended to occur in advance of major development activity; and,
- (iii) The evaluation of growth options under GRIDS 2 include criteria that reflects the implications of a front-ended infrastructure model.