



**City of Hamilton**  
**GENERAL ISSUES COMMITTEE**  
**ADDENDUM**

**Meeting #:** 20-018  
**Date:** November 4, 2020  
**Time:** 9:30 a.m.  
**Location:** Due to the COVID-19 and the Closure of City Hall

All electronic meetings can be viewed at:

City's Website:  
<https://www.hamilton.ca/council-committee/council-committee-meetings/meetings-and-agendas>

City's YouTube Channel:  
<https://www.youtube.com/user/InsideCityofHamilton> or Cable 14

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

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**5. DELEGATION REQUESTS**

- \*5.2. Ian Borsuk, Environment Hamilton, respecting Item 8.2 - Updated Timelines and SMART Corporate Goals and Areas of Focus for Climate Mitigation and Adaptation (CMO19008(a)-HSC19037(a) (City Wide)  
  
(For the November 4, 2020 GIC via WebEx)
- \*5.3. Cameron Kroetsch, respecting Item 8.2 - Updated Timelines and SMART Corporate Goals and Areas of Focus for Climate Mitigation and Adaptation (CMO19008(a)-HSC19037(a) (City Wide)  
  
(For the November 4, 2020 GIC via WebEx)
- \*5.4. Lynda Lukasik, Environment Hamilton, respecting Item 8.2 - Updated Timelines and SMART Corporate Goals and Areas of Focus for Climate Mitigation and Adaptation (CMO19008(a)-HSC19037(a) (City Wide)  
  
(For the November 4, 2020 GIC via WebEx)

- \*5.5. John Davey, respecting Item 8.2 - Updated Timelines and SMART Corporate Goals and Areas of Focus for Climate Mitigation and Adaptation (CMO19008(a)-HSC19037(a) (City Wide)

(For the November 4, 2020 GIC via WebEx)

## **8. STAFF PRESENTATIONS**

- \*8.3. Kenilworth Reservoir Soils (PW20074) (Ward 4)

## **9. DISCUSSION ITEMS**

- \*9.4. Canada Mortgage and Housing Corporation (CMHC) Rapid Housing Initiative (HSC20056) (City Wide)

## **11. NOTICES OF MOTION**

- \*11.1. Temporary Cap on Food Delivery Service Charges
- \*11.2. Request for an Interim Cap on Gas Plant and Greenhouse Gas Pollution and the Development and Implementation of a Plan to Phase out Gas-Fired Electricity Generation

## Request to Speak to Committee of Council

Submitted on Monday, November 2, 2020 - 11:08 am

==Committee Requested==

**Committee:** General Issues Committee

==Requestor Information==

**Name of Individual:** Ian Borsuk

**Name of Organization:** Environment Hamilton

**Contact Number:** 9055490900

**Email Address:** [iborsuk@environmenthamilton.org](mailto:iborsuk@environmenthamilton.org)

**Mailing Address:**

22 Wilson St

Suite 4

**Reason(s) for delegation request:** To speak to the information provided in Item 8.2 Updated Timelines and SMART Corporate Goals and Areas of Focus for Climate Mitigation and Adaptation (CMO19008(a)-HSC19037(a) (City Wide).

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

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

## Request to Speak to Committee of Council

Submitted on Monday, November 2, 2020 - 11:15 am

==Committee Requested==

**Committee:** General Issues Committee

==Requestor Information==

**Name of Individual:** Cameron Kroetsch

**Name of Organization:**

**Contact Number:**

**Email Address:**

**Mailing Address:**

**Reason(s) for delegation request:** Personal comments about the report on today's agenda entitled "Updated Timelines and SMART Corporate Goals and Areas of Focus for Climate Mitigation and Adaptation(CMO19008(a)/HSC19073(a)". I am requesting that I be permitted to join the meeting live by Webex to provide my comments by video.

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

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



# Moving Toward a **Hamilton Green Standard**

Cameron Kroetsch  
General Issues Committee  
November 4, 2020

# What are “green development standards”?

- Green development standards (GDS) are voluntary or mandatory measures created by municipalities to encourage design that is environmentally, socially, and economically sustainable
- These standards are integrated into the **planning** approvals process, where **development applications** are asked to meet certain criteria in the GDS

# How does this connect to the staff report?

**GOAL 4:** To ensure a climate change lens is applied to all planning initiatives to encourage the use of best climate mitigation and adaptation practices

- Drafted Energy and Environmental Assessment Report requirement for new development proposals
- Drafted climate change evaluation framework/lens as part of GRIDS 2
- Community Energy Plan created Stakeholder Advisory Committee, conducted stakeholder interviews, completed Business As Planned (BAP) modelling, created low carbon action catalogue and online surveys
- Sewer flow monitoring program to collect data to quantify effect of climate change on sewer collection system and allow for appropriate planning
- Rain Gauges Monitoring Program to collect data to quantify precipitation impacts to allow for appropriate planning

# Clean Air Partnership (CAP)

Clean Air Partnership (CAP) works in partnership to promote and coordinate actions to improve local air quality and reduce greenhouse gases for healthy communities

**184 pages**



# Municipalities interested in green standards

- Town of Caledon
- Municipality of Clarington
- City of Ottawa
- City of Toronto
- City of Guelph
- Town of Halton Hills
- City of Vaughan
- Town of Whitby



# Toronto Green Standard

- The Toronto Green Standard implements the environmental policies of the City of Toronto Official Plan and the requirements of multiple City divisions through the community planning and development approvals process administered by the City Planning Division

# Toronto Green Standard

- Improve air quality and reduce the urban heat island effect
- Reduce energy use and greenhouse gas emissions from new buildings while making buildings more resilient to power disruptions, and encourage the use of renewable and district energy

# Toronto Green Standard

- Reduce storm water runoff and potable water consumption while improving the quality of storm water draining to Lake Ontario
- Protect and enhance ecological functions, integrate landscapes and habitats and decrease building-related bird collisions and mortalities



# Toronto Green Standard

- Divert household and construction waste from going to landfill sites
- Tier 2 to 4 development projects are third party verified and certified as having met the **higher requirements** of the Toronto Green Standard

# Toronto Green Standard timeline

- 2006 The Toronto Green Standard was first introduced as a voluntary standard for new development
- 2010 The Standard was structured into two tiers or levels of performance with Tier 1 mandatory and Tier 2 voluntary stretch targets with financial incentives

# Toronto Green Standard timeline

- 2014 Version 2 update of the Toronto Green Standard came into effect
- 2018 Version 3 update came into effect for all new planning applications submitted on or after May 1st, including Tier 1 to Tier 4 tiers of performance, including buildings energy and greenhouse gas emissions reductions targets to 2030

## What can you do?

- Direct staff to work with the Clean Air Partnership, citizens, and organizations like Environment Hamilton to develop a draft framework for a hybrid or tiered **Hamilton Green Standard**
- **We can start from where Toronto is now**

## Request to Speak to Committee of Council

Submitted on Monday, November 2, 2020 - 11:16 am

==Committee Requested==

**Committee:** General Issues Committee

==Requestor Information==

**Name of Individual:** Lynda Lukasik

**Name of Organization:** Environment Hamilton

**Contact Number:** 9055490900

**Email Address:** [llukasik@environmenthamilton.org](mailto:llukasik@environmenthamilton.org)

**Mailing Address:**

22 Wilson Street, Suite 4

Suite 4

**Reason(s) for delegation request:** I am requesting an opportunity to speak to specific elements of Item 8.2 on the November 4th GIC Agenda - Updated Timelines and SMART Corporate Goals and Areas of Focus for Climate Mitigation and Adaptation (CMO19008(a)-HSC19037(a) (City Wide)

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

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

## Request to Speak to Committee of Council

Submitted on Monday, November 2, 2020 - 11:49 am

==Committee Requested==

**Committee:** General Issues Committee

==Requestor Information==

**Name of Individual:** Jon Davey

**Name of Organization:**

**Contact Number:**

**Email Address:**

**Mailing Address:**

**Reason(s) for delegation request:** I'd like to present to GIC about the positive experience of working with the City's climate staff in the North End neighbourhood and to urge council to remain focused on the climate emergency amid the COVID pandemic.

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

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

# 500 MacNab

## North End Neighbourhood Environment and Climate Change Committee



In a neighbourhood experiencing increasing intensification, development and potential traffic increases, a climate committee aims to encourage the most long-term sustainable development possible.

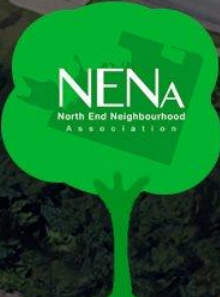


**An example of adaptive reuse development that climate action requires.**



# LET'S DISCUSS NORTH END TREES

What will the Jamesville redevelopment mean for the many trees that currently live on the site? If you are concerned that the North End needs more clean air and more trees, then please consider joining us to discuss how we can save as many of the Jamesville trees as possible and ideal locations for new trees to be added to the neighbourhood. Environment Hamilton will also be there to discuss North End tree canopy.



Wednesday June 26th  
7:00 pm to 8:30 pm  
Bennetto Rec Centre





Neighbourhood Environment Walk tour of CSO control station provided by City staff.

We partnered with the City of Hamilton Climate office to give away **60 trees** to the neighbourhood.

PLANT A BREATH OF FRESH AIR FOR EVERYONE

# FREE TREE GIVEAWAY

The City of Hamilton and the NENA Environment & Climate Change Committee invite you to participate in Sustainable Neighbourhood Action Planning, and get a **FREE TREE** for your yard!

SATURDAY OCTOBER 24, 2020

TIME: 1:00PM TO 5:30PM

LOCATION: EASTWOOD PARK - 560 FERGUSON AVE N

REGISTER AT: <https://tinyurl.com/snaptrees>

This event has been approved by Hamilton Public Health, for information on additional measures to protect the public please contact [Trevor.Imhoff@hamilton.ca](mailto:Trevor.Imhoff@hamilton.ca)



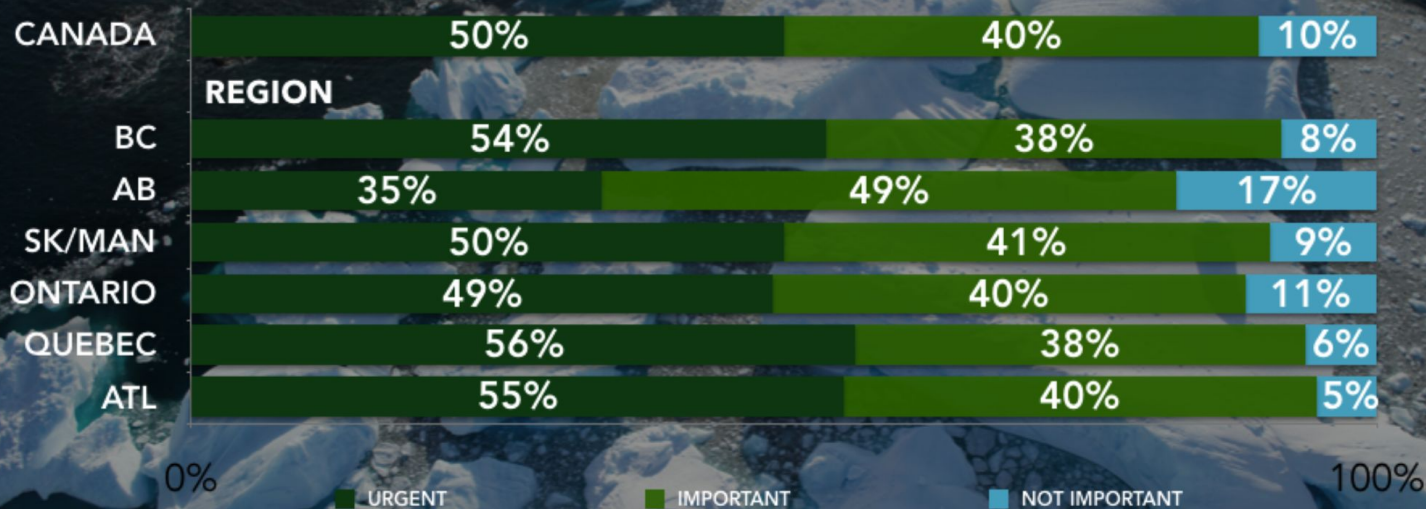




# Free Grandad's Donuts don't hurt

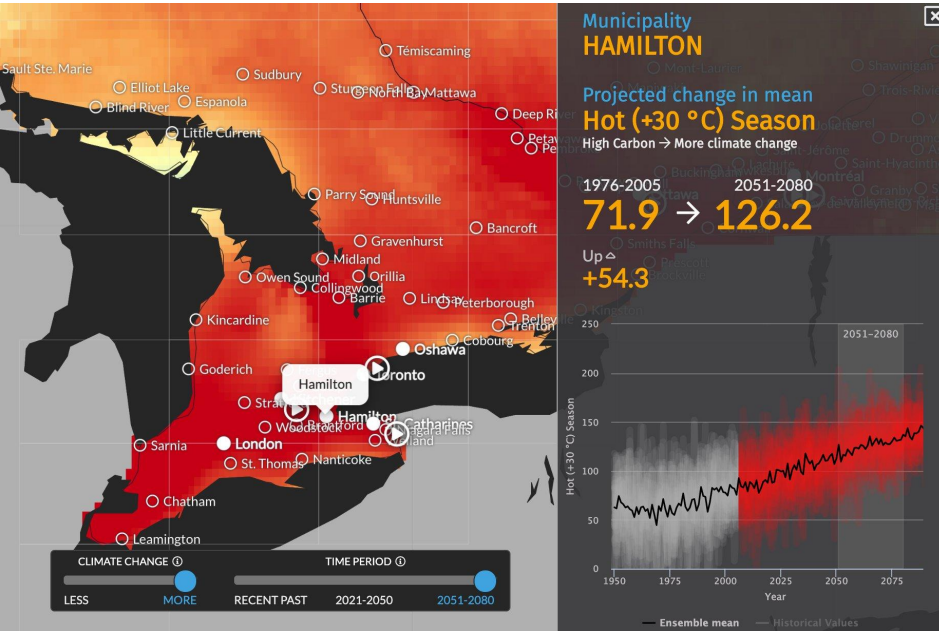


# IS ACTION TO REDUCE EMISSIONS URGENT?



DO YOU BELIEVE IT IS URGENT, IMPORTANT OR NOT IMPORTANT THAT GOVERNMENTS HAVE POLICIES IN PLACE THAT REDUCE GREENHOUSE GAS EMISSIONS THAT CONTRIBUTE TO CLIMATE CHANGE?

# Summer Temperatures



**Fort Elgin**  
@FortElgin

43C or 110F in the sun out here beside Beasley Park. Still thinking about who has easy access to water, shade and washrooms.

4:41 PM · Jul 9, 2020 from Beasley Park · Twitter for iPhone



# Summer Temperatures



Jamesville trees providing safer passage for vulnerable residents walking to the GO station during summer heat.

# Winter Temperatures

Dramatic changes noticed on Hamilton Harbour during winters.



100 years ago ice harvesting off Hamilton Harbour was a predictable, lucrative business.



# Winter Temperatures



In the **1920's** ice harvesters would cut up to 2,000 tons of ice daily.

Source: <https://www.hpl.ca/articles/ice-harvesting>

# Winter Temperatures

In the **1970s** Toronto Public Library described ice sailing as “a growing sport on Burlington Bay”.

[https://www.torontopubliclibrary.ca/detail.jsp?Entt=RDMD C-TSPA\\_0096183F&R=DC-TSPA\\_0096183F&searchPageType=vrl](https://www.torontopubliclibrary.ca/detail.jsp?Entt=RDMD C-TSPA_0096183F&R=DC-TSPA_0096183F&searchPageType=vrl)



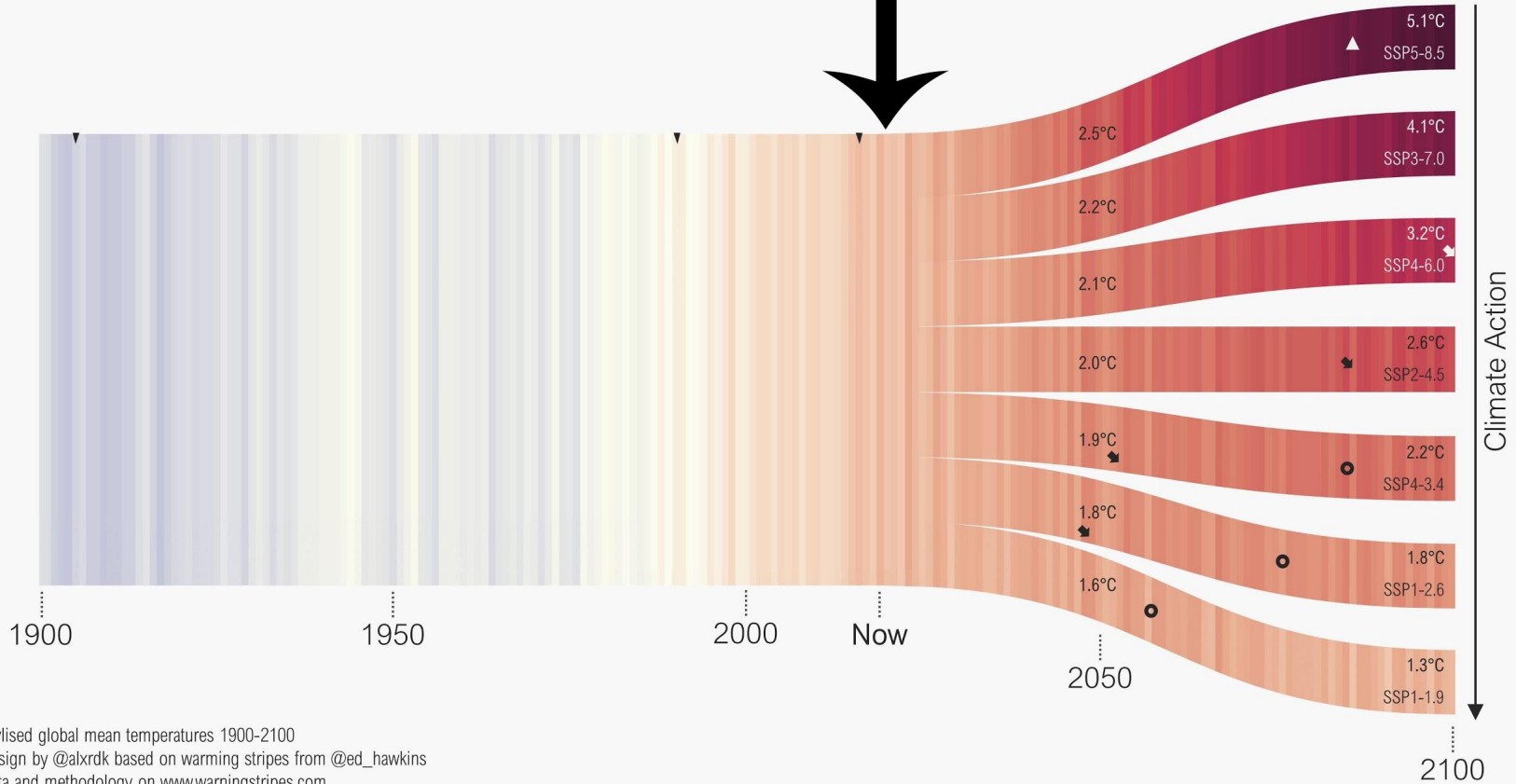
# Winter Temperatures



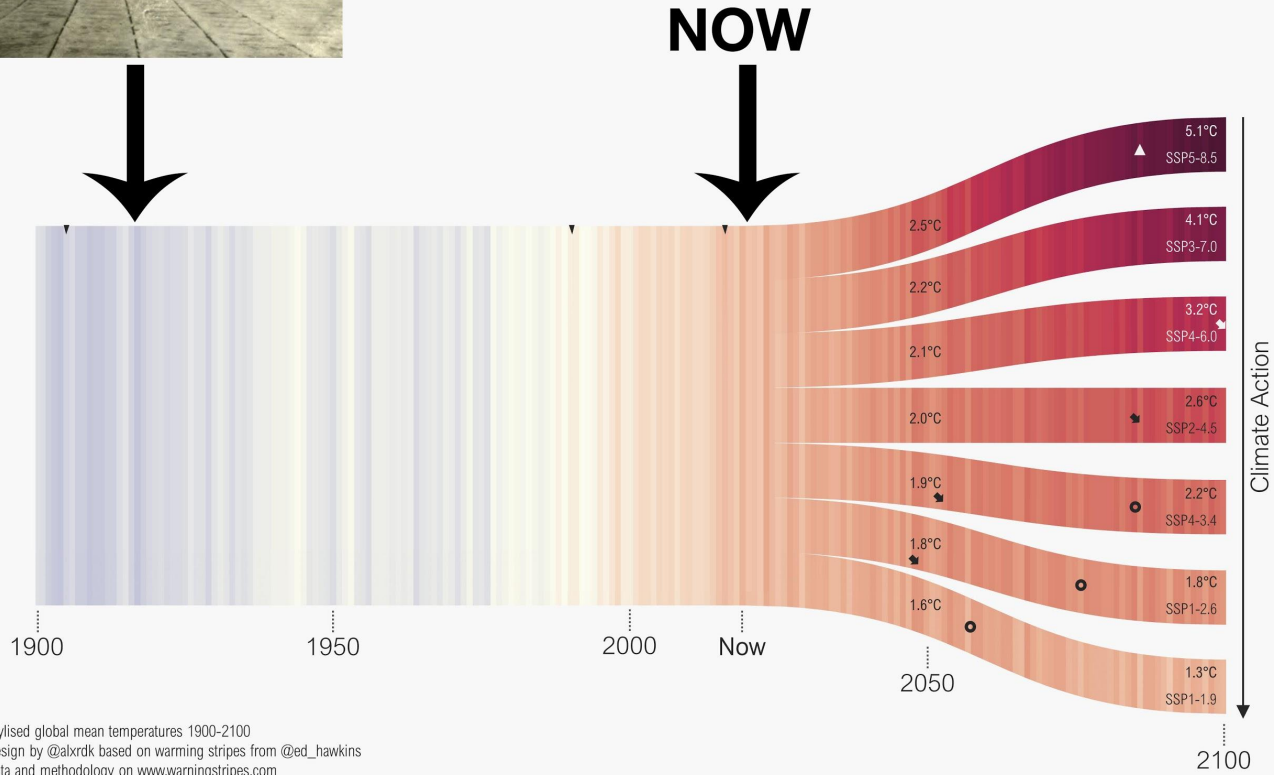
## **January 2020**

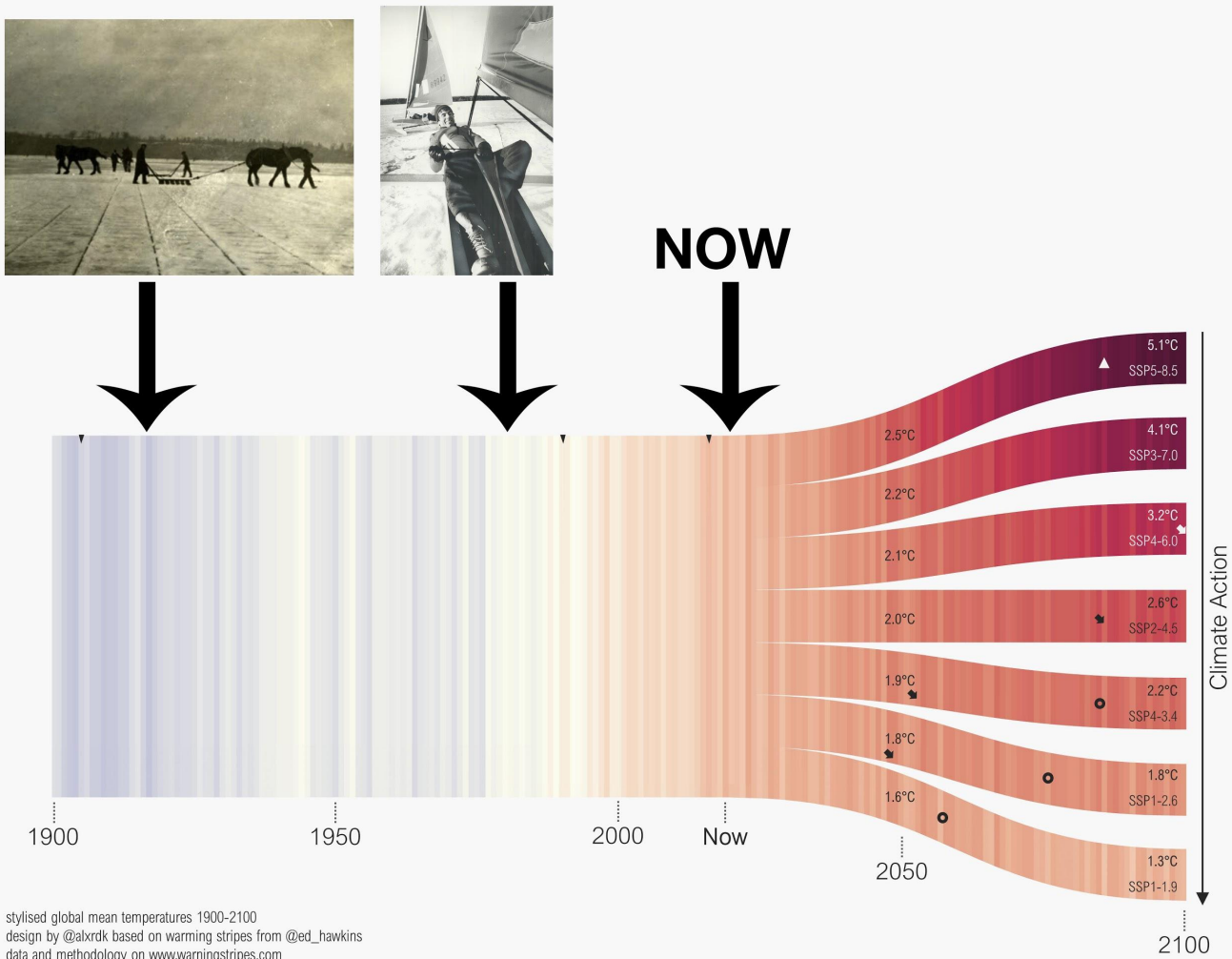
Winter of 2019/2020 saw barely any ice and several longtime North End residents commented that was the first they remember not being able to skate on the Bay at some point during the winter.

# NOW



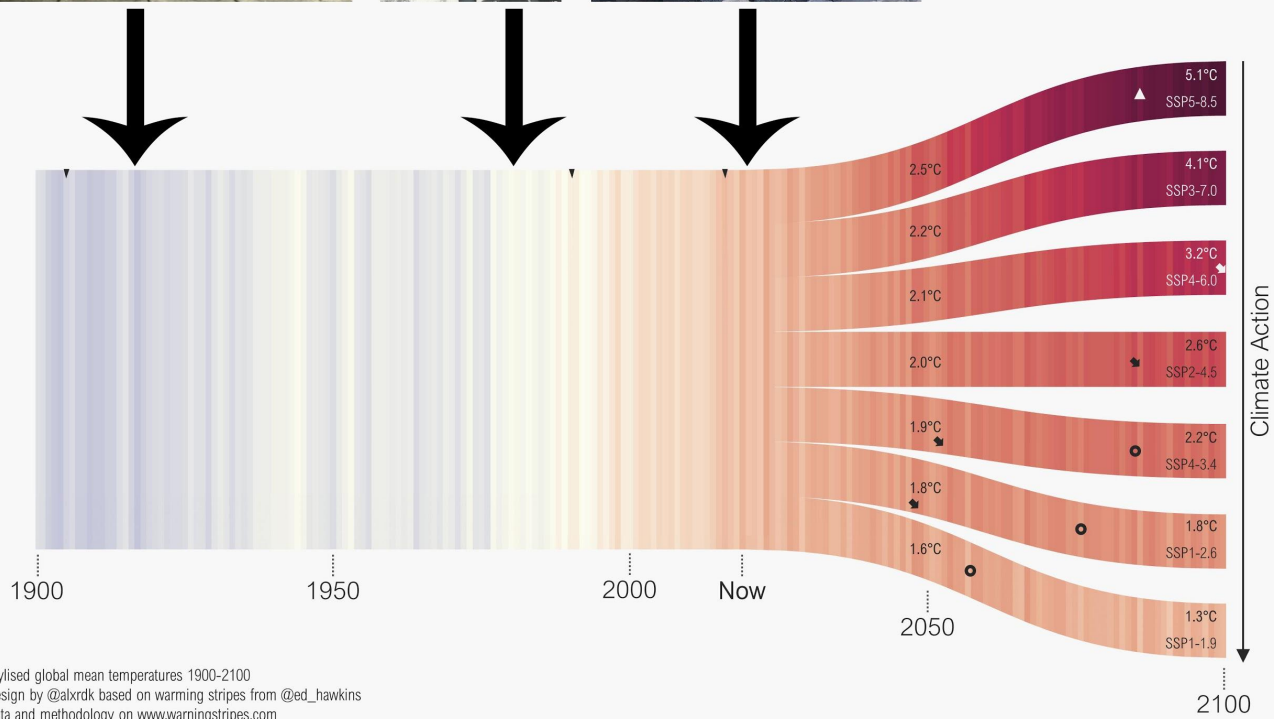
stylised global mean temperatures 1900-2100  
design by @alxrdk based on warming stripes from @ed\_hawkins  
data and methodology on [www.warmingstripes.com](http://www.warmingstripes.com)



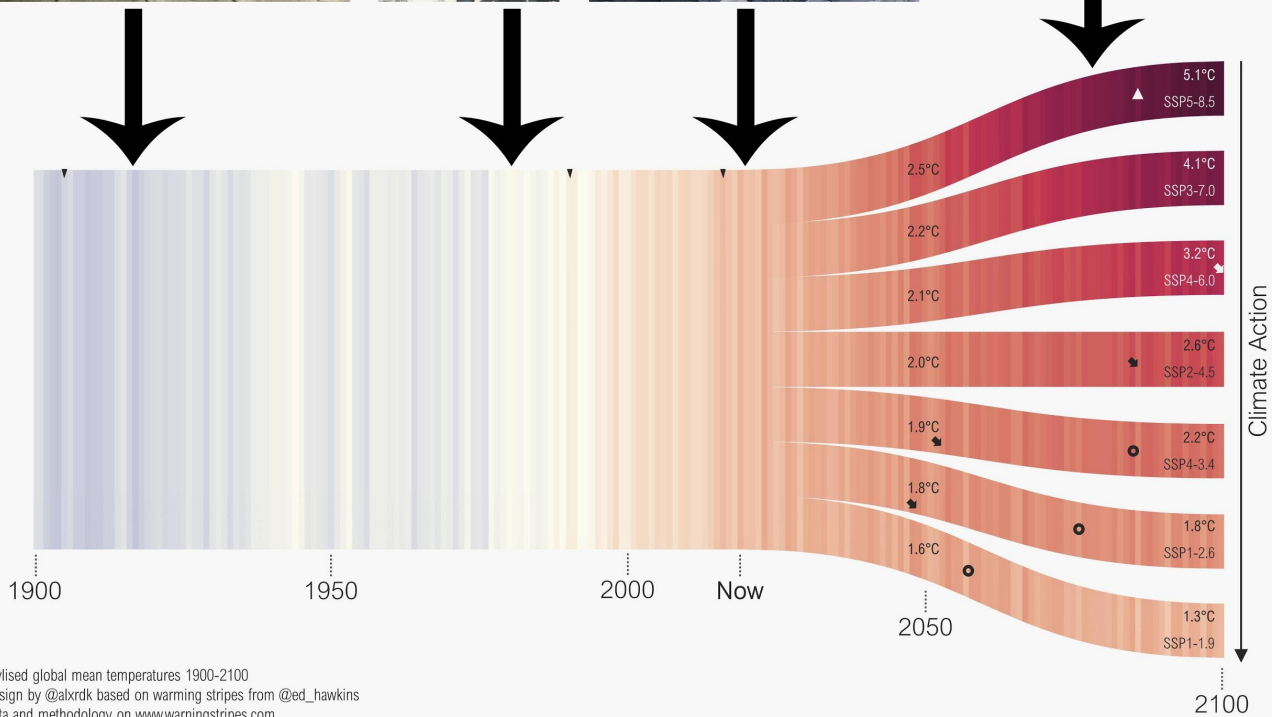


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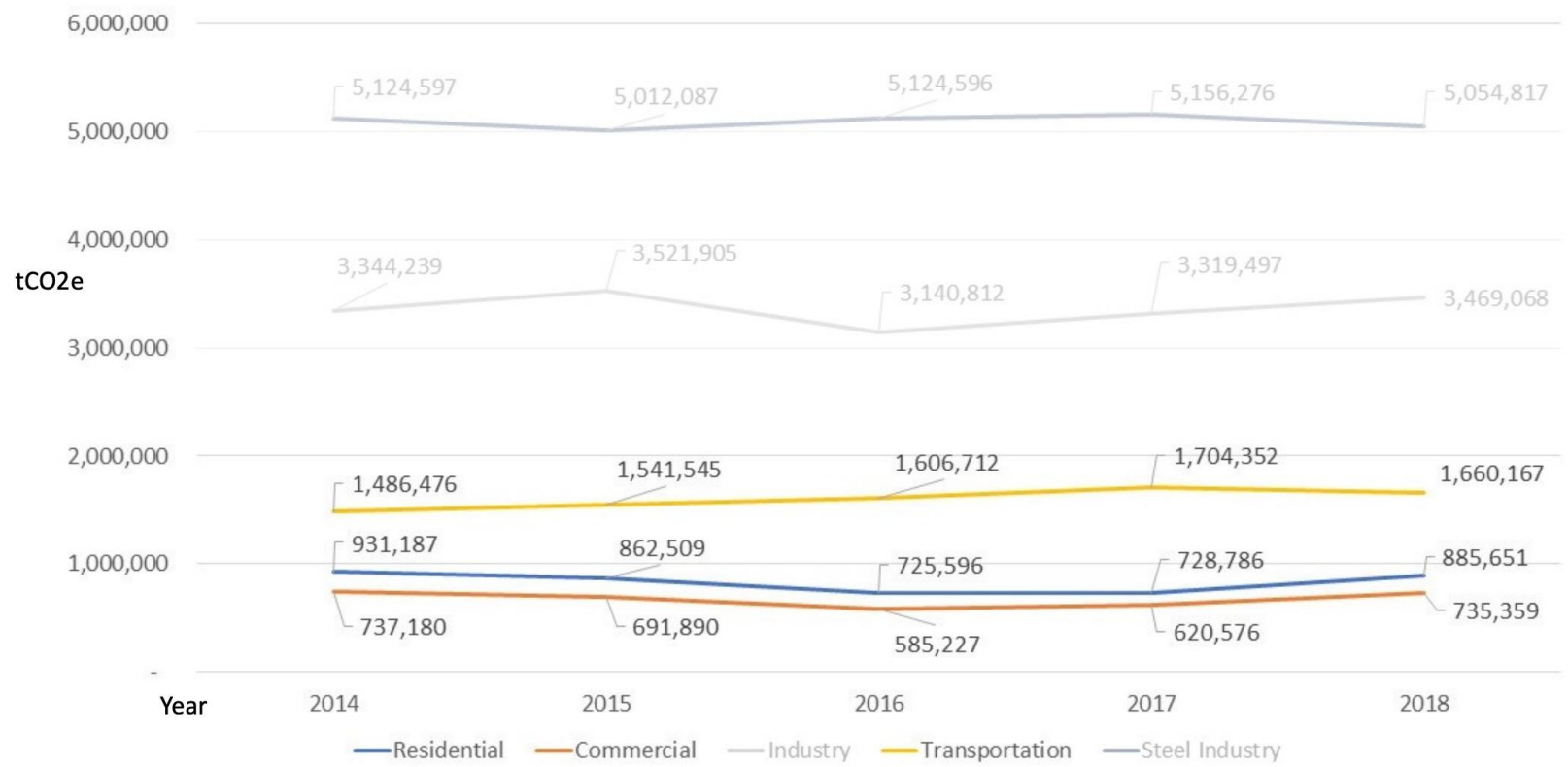
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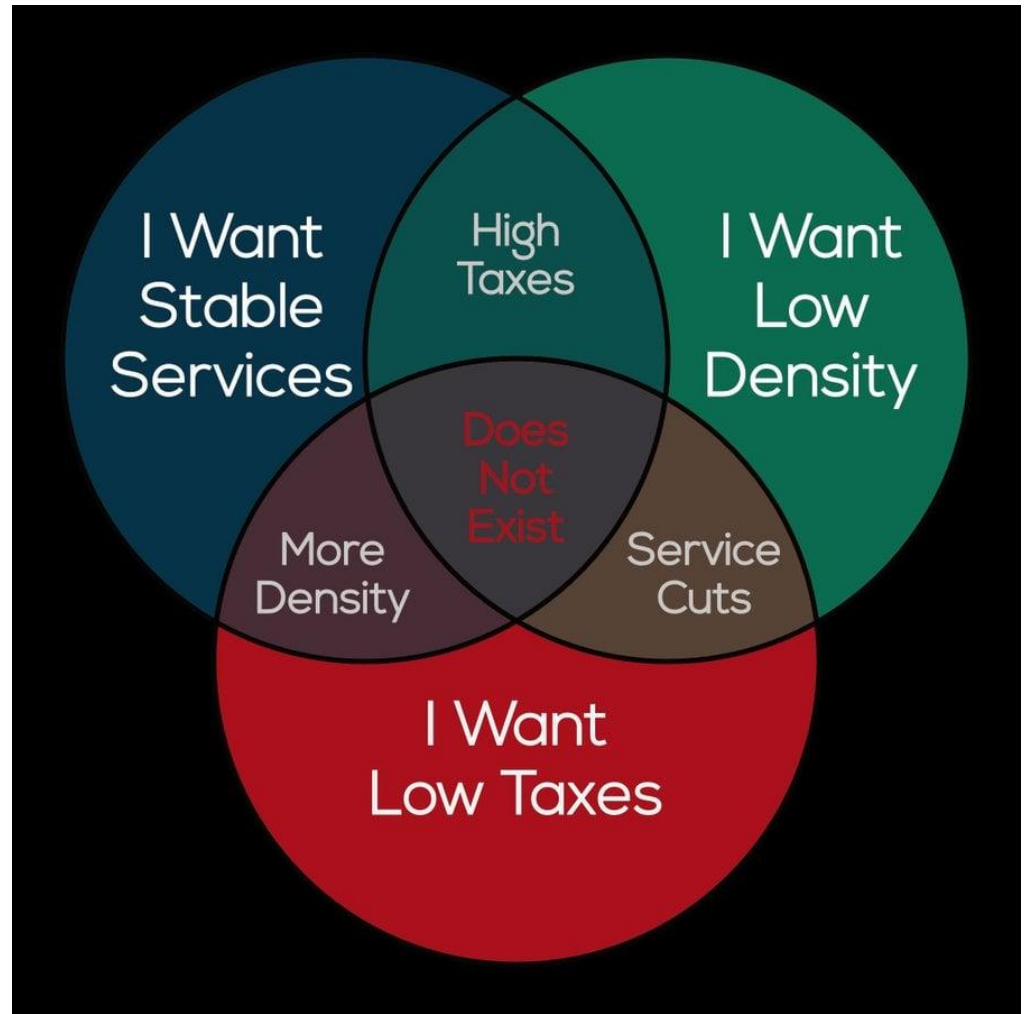
stylised global mean temperatures 1900-2100  
design by @alxrdk based on warming stripes from @ed\_hawkins  
data and methodology on [www.warmingstripes.com](http://www.warmingstripes.com)



# Hamilton's Main GHG Emissions by Sector 2016-2018



Development  
Sprawl = Expensive



Sprawl = Emissions  
So intensification and infill  
is key.

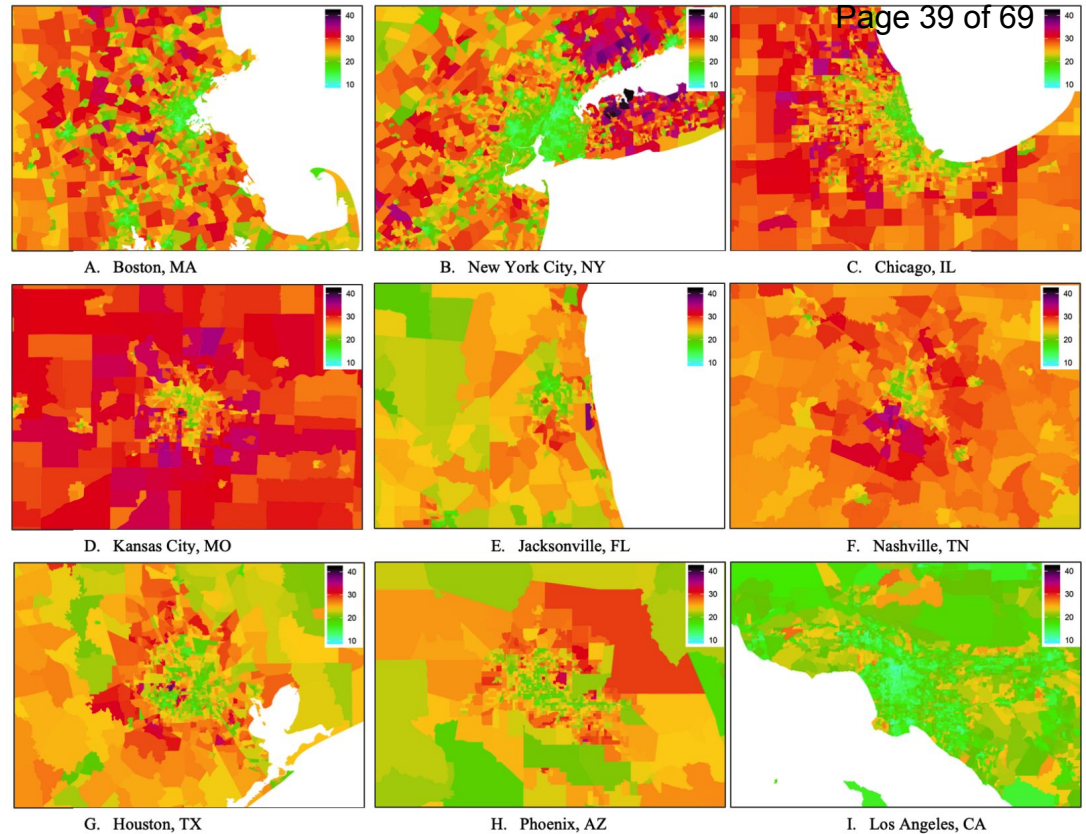
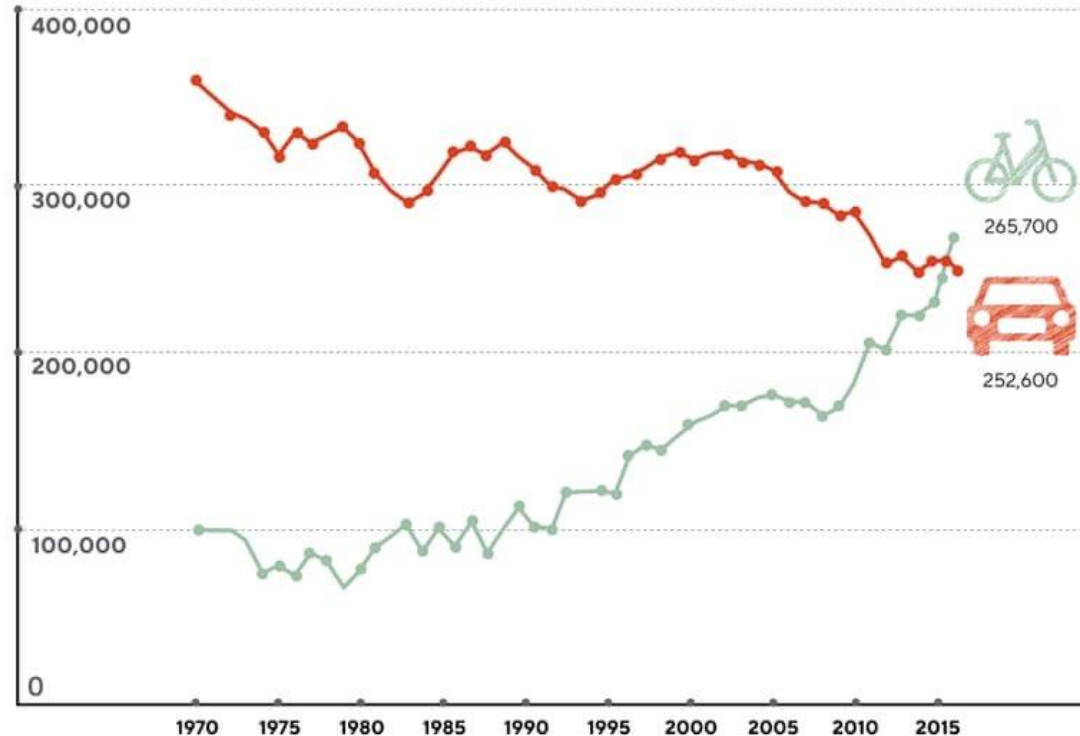


Figure 2: Total Household Carbon Footprints for the Most Populous City in Each Census Division

# Copenhagen-ization

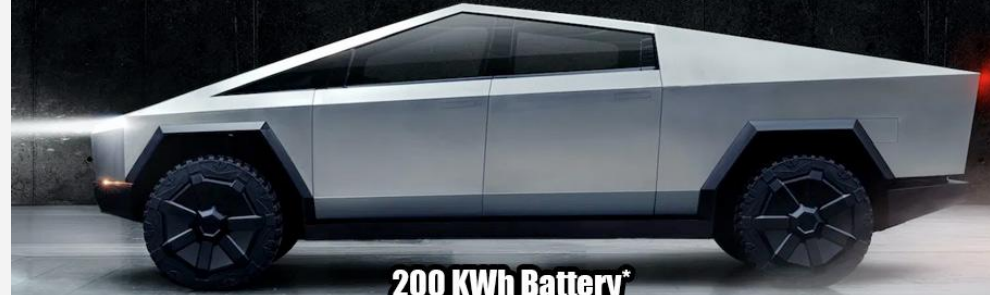
Much of the resistance to intensification is justifiable concern about traffic and pollution increase. Reducing the need for car ownership will decrease traffic and parking concerns.



Replacing every ICE vehicle that we see today with an EV equivalent will consume much of the earth's resources, apply strain on electricity grid and take battery storage capacity away from lighter vehicles.

## Tesla's CyberTruck

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**200 KWh Battery\***

**Transports up to 6 people**

**33.3 KWh/passenger**

\*Estimated pending official specs release

## Electric City Bus



**400 KWh Battery**

**Transports up to 80 people**

**5 KWh/passenger**



**1 KWh Battery  
Transports 1 person  
1 KWh/passenger**



Lighter vehicles that  
Deloitte predicts will  
transform urban  
transportation.

<https://www.forbes.com/sites/carltonreid/2020/12/29/bicycling-will-save-tomorrows-cities-predicts-deloitte/?sh=dc2fb696739a>

# Bicycling Will Save Tomorrow's Cities, Predicts Deloitte

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**Carlton Reid** Senior Contributor 

Transportation

*I have been writing about transport for 30 years.*

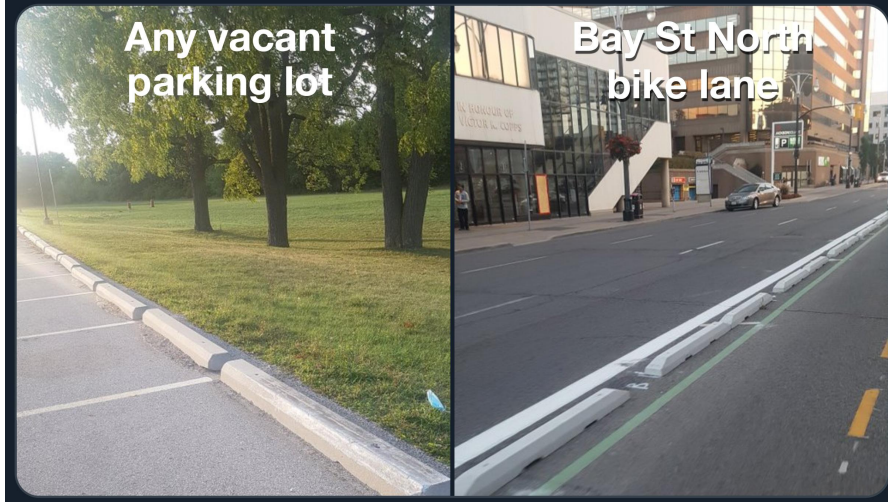






# Competing Emergencies

Climate vs COVID is a false dichotomy because so many of the solutions overlap. Providing safe transportation options helps reduce COVID spread, the climate and increases affordability.





Thank you!

**Item 8.3**



# KENILWORTH RESERVOIR SOILS

**General Issues Committee:** November 4, 2020

# SUMMARY & TIMELINE

## JANUARY 2020

- Hamilton Water began a planned \$6.4M capital rehabilitation project at the Kenilworth water reservoir which was originally commissioned in 1964



### Scope includes:

- Repairs to the exterior roof of the reservoir
- Joint repairs
- Interior concrete restoration



# SUMMARY & TIMELINE

## JUNE 2020

- **June 15:** Contractor notices visual concerns with the soil and tests two small samples.
- **June 26:** Results of initial soil testing shared with the City.
  - Showing high levels of benzo(a)pyrene; a type of polycyclic aromatic hydrocarbon (PAH).



## JULY 2020

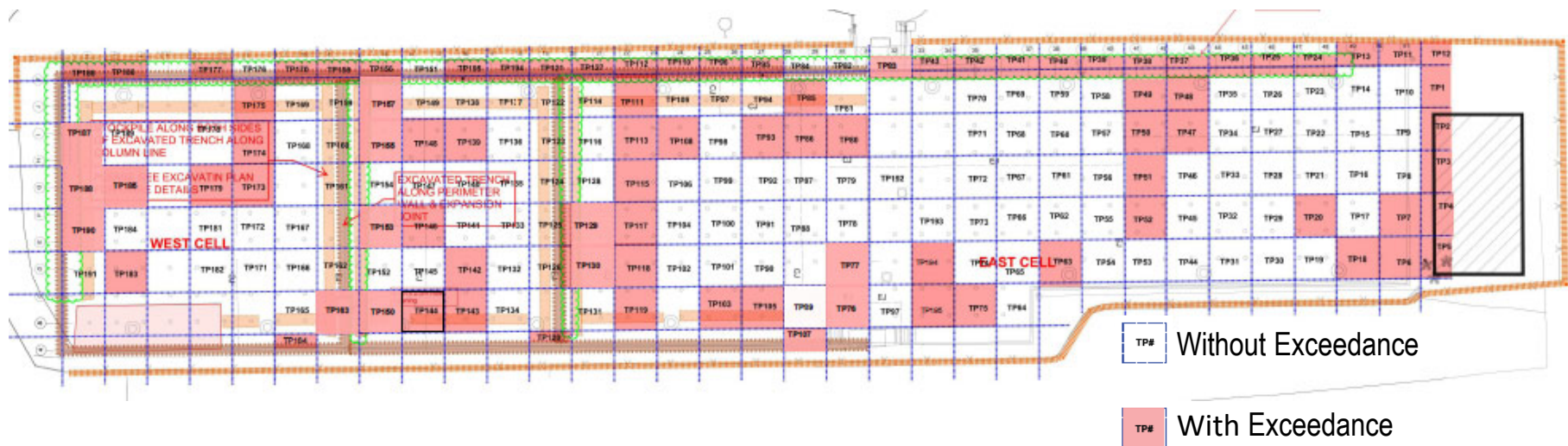
- **July 8:** Contractor engages soil sub-consultant to complete more fulsome soil quality assessment.
- **July 20 - 23:** Testing of soil – 10x10 grid with 195 samples.



# SUMMARY & TIMELINE

## AUGUST 2020

- **August 18:** Soil sample results are received – they indicate approximately 50% of reservoir soil contains various levels of polycyclic aromatic hydrocarbons.
- **August 20:** City engages with MECP regarding contaminated soil.



# SUMMARY & TIMELINE

## AUGUST/SEPTEMBER 2020:

- **August 31 to September 14** – As a precautionary measure, the City completes three separate water quality tests to ensure no impact to drinking water.
  - No concerns are detected at either Kenilworth reservoir or Woodward pumping station.
- **September 17** – Jacobs Engineering is engaged to study whether the contaminated soil could be reused for the current project.



# SUMMARY & TIMELINE

## OCTOBER 2020

- **October 6** - Jacob Engineering suggested that reusing the soil for the purpose of completing the current contract is acceptable from a legislative perspective.
- **October 6** – Hamilton Water staff meet with the MECP to discuss the soil contamination issue.
- **October 23**: City provides MECP with Material Handling Plan for soil as part of current construction project.
- **October 30** – Hamilton water staff engage with Public Health Services.



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# MANAGING THE CONTAMINATED SOILS

## SOILS MANAGEMENT PLAN

- Excavated soils are currently safely stockpiled.
- City engaged specialist to develop Soil Management Plan for this location.
- Estimated completion of plan – January 2021.


## NEXT STEPS

- Current project – estimated completion March 2021
- Tender for managing soil in the area – February 2021
- Cost for soil removal, disposal and replacement with clean fill for entire reservoir approximately \$6.5M





## INFORMATION REPORT

|                           |   |
|---------------------------|---|
| <b>TO:</b>                | Mayor and Members<br>General Issues Committee                                     |
| <b>COMMITTEE DATE:</b>    | November 4, 2020  |
| <b>SUBJECT/REPORT NO:</b> | Kenilworth Reservoir Soils (PW20074) (Ward 4)                                     |
| <b>WARD(S) AFFECTED:</b>  | Ward 4  |
| <b>PREPARED BY:</b>       | Andrew Grice (905) 546-2424 Ext. 1461   |
| <b>SUBMITTED BY:</b>      | Andrew Grice<br>Director, Hamilton Water<br>Public Works Department               |
| <b>SIGNATURE:</b>         |  |

### COUNCIL DIRECTION

Not applicable

### INFORMATION

The Kenilworth Reservoir was constructed in 1964 and is an important asset within our drinking water system. The reservoir is comprised of two (2) separate cells and has a total volume of 150,000 m<sup>3</sup>. The reservoir is supplied by the Woodward Water Treatment Plant and is one of the main feeds to supply drinking water to residents and businesses on the Hamilton Mountain.

In 2020, a capital rehabilitation project was initiated at the Kenilworth Reservoir to upgrade structural elements and extend the life of the asset. The scope of work encompasses both internal and external restoration works in both reservoir cells. As this is an operating reservoir, one cell must remain operational, while the second cell is offline to accommodate construction activities. While excavating material on top of the reservoir for the expansion joint repairs, the City's contractor noticed some visual concerns with the soil and requested it be analyzed at a laboratory. Two of the soil samples were found to exceed the provincial regulatory site condition standards for benzo(a)pyrene, which is a known carcinogenic polycyclic aromatic hydrocarbon (PAH).

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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: Kenilworth Reservoir Soils (PW20074) (City Wide) - Page 2 of 2**

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A firm specializing in soil management (Sirati) were retained to conduct a soil quality assessment on the entire Kenilworth Reservoir soil overburden surface, which identified that approximately 50% of the reservoir fill material contained varying levels of PAH's.

The City has been working closely with the Ministry of Environment, Conservation and Parks (MECP) since becoming aware of the issue. Additionally, the contractor working on site has been following all the appropriate measures for handling the material, including wearing adequate personal protective equipment. As a precautionary measure, City staff collected water quality samples from the Kenilworth Reservoir to confirm there was no impact to the drinking water in the reservoir. In consultation with Public Health staff, it has been determined that there are no water quality or public health impacts related to the contaminated soil.

Hamilton Water also retained the services of Jacobs (CH2M Hill Canada Limited) to analyze options for the removal and / or reuse of the contaminated soil. Jacobs provided the opinion that, from a regulatory perspective, the contaminated soil could remain on site as suitable fill material for the purposes of completing the current capital project. However, staff are currently working to engage Jacobs on a more comprehensive soil management plan for the entire Kenilworth Reservoir site to determine the best approach for long term management. A rough capital cost estimate for soil removal, disposal and replacement with clean fill is approximately \$6.5M.

While the contaminated soils at the Kenilworth Reservoir have be in place for over 55 years and do not pose a risk to our drinking water quality, it is important that further analysis be conducted and appropriate steps be taken to ensure our residents and drinking water system remain safe. Additional information will be shared with committee as it becomes available.

**APPENDICES AND SCHEDULES ATTACHED**

Not applicable



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

|                           |  |
|---------------------------|--|
| <b>TO:</b>                | Mayor and Members<br>General Issues Committee  |
| <b>COMMITTEE DATE:</b>    | November 4, 2020   |
| <b>SUBJECT/REPORT NO:</b> | Canada Mortgage and Housing Corporation (CMHC) Rapid Housing Initiative (HSC20056) (City Wide) |
| <b>WARD(S) AFFECTED:</b>  | City Wide  |
| <b>PREPARED BY:</b>       | Kirstin Maxwell (905)546-2424 Ext. 3846  |
| <b>SUBMITTED BY:</b>      | Edward John<br>Director, Housing Services Division<br>Healthy and Safe Communities Department  |
| <b>SIGNATURE:</b>         |  |

### RECOMMENDATION

- (a) That the General Manager of the Healthy and Safe Communities Department or his designate be authorized and directed to enter into the Rapid Housing Initiative Contribution Agreement with the Canada Mortgage and Housing Corporation (CMHC) to accept Hamilton's Rapid Housing Initiative Major Cities Stream allocation of \$10,760,585 for the creation of new affordable housing units through conversion or rehabilitation of existing buildings or modular construction;
- (b) That the General Manager of the Healthy and Safe Communities Department or his designate be authorized and directed to administer the Rapid Housing Initiative Major Cities Stream and provide support to projects applying to the Rapid Housing Initiative Projects Stream including: entering into any agreements and ancillary agreements on such terms as he considers appropriate; approving purchase orders; exempting actions from approved City policies, procedures, and business practices as needed to meet RHI timelines; and taking other actions needed to ensure success; and,
- (c) That the Housing Services Division report back to Council through updates or reports as appropriate and possible within time constraints, on the City's progress with the Rapid Housing Initiative.

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**SUBJECT: Canada Mortgage and Housing Corporation (CMHC) Rapid Housing Initiative (HSC20056) (City Wide) - Page 2 of 8**

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**EXECUTIVE SUMMARY**

On October 27, 2020, the Federal Government publicly announced an immediate total investment of \$1 B through the Rapid Housing Initiative (RHI) to fund rapid production of affordable housing across Canada. The City of Hamilton received notification on October 23, 2020 of an allocation of \$10,760,585 (rounded to \$10.8 M in the remainder of the report) under the RHI Major Cities Stream in the form of a letter to the Mayor's Office (attached as Appendix "A" to Report HSC20056) to support projects selected by the City. Proposals may also be submitted to the nationwide \$500 M RHI Projects Stream.

The RHI provides up front capital funding to support the development of permanent housing within three categories: acquisition of land and construction of modular housing; acquisition of land and existing buildings for the purpose of conversion; and, acquisition of land and rehabilitation of uninhabitable housing.

For the RHI Major Cities Stream the City must submit a detailed investment plan recommending specific projects to CMHC by November 27, 2020 and projects must be occupied within 12 months from approval of the investment plan and no later than March 31, 2022. Municipalities are requested to have projects targeting a variety of priorities including women, seniors and the urban Indigenous population and to take a community benefit approach. All affordable units must be dedicated to people and populations who are vulnerable and targeted under the National Housing Strategy (NHS), especially people experiencing or at risk of homelessness or living in temporary shelters because of the COVID-19 pandemic.

**Alternatives for Consideration – Not Applicable**

**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

Financial:

Immediately upon signing of the RHI Contribution Agreement between CMHC and the City, CMHC will transfer Hamilton's allocation of \$10.8 M to the City. The City is not required to provide security for these funds unless deemed necessary by CMHC. All of the funds must be used to directly fund the projects. As with other CMHC programs, no funds will be provided to the City to support program delivery. However, unlike the CMHC Co-Investment Fund and Rental Construction Financing Programs, there is no requirement for a City financial contribution to RHI projects. The level of municipal contribution is one of the criteria for CMHC's evaluation of proposals submitted under the Projects Stream.

Staff are examining potential opportunities to link the RHI funds with other programs and goals, such as Reaching Home, Ontario Renovates, and support programs.

**SUBJECT: Canada Mortgage and Housing Corporation (CMHC) Rapid Housing Initiative (HSC20056) (City Wide) - Page 3 of 8**

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Proponents are expected to include development charges, parkland dedication fees, and planning application fees as project costs in proposal budgets, however depending on the availability of funds, requests for offsets could be considered in the future for a select number of top priority projects.

Staffing:  
N/A

Legal:

Legal Services staff have reviewed the RHI Contribution Agreement between CMHC and the City and expressed concerns regarding clarity in a number of terms and requirements; expectations regarding conformity of the occupied units, and the ability for CMHC to reduce or cancel the funding.

CMHC has provided staff the opportunity to identify “red flags” with the agreement and these detailed comments have been provided to CMHC. It is expected that accepting the \$10.8 M investment will require the City to enter into the agreement without significant amendments.

Staff are working to minimize financial risk to the City and the risk of leaving funds on the table by only recommending projects for which there is a high level of certainty of completion within the required timelines.

## **HISTORICAL BACKGROUND**

In August 2020, Council endorsed the City’s revised 10-year Housing and Homelessness Action Plan (“Action Plan”) which sets a stretch target of 350 new affordable rental units per year to meet population increases. Hamilton is currently not meeting this target.

Prior to the RHI there were two primary sources of funds to support the development of affordable housing in Ontario. In May 2018, the Federal Government released the National Housing Strategy series of programs including the Co-Investment Fund, and in May 2019, the Ontario Priorities Housing Initiative and Canada-Ontario Community Housing Initiative were announced. The RHI is a much-needed and welcome addition to these programs.

## **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

Housing and Homelessness Action Plan

Hamilton has an undersupply of affordable rental housing units. To address its housing crisis, the Council endorsed a 10-Year Housing and Homelessness Action Plan with the

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first outcome area to increase the supply of affordable housing. The City is currently falling below its targets for development of new units.

**RELEVANT CONSULTATION**

The Legal Services Division was consulted on the RHI Contribution Agreement and the comments addressed in the above Legal Implications section of this Report.

The Planning and Economic Development Department was consulted on planning approvals status for recommended projects and timelines required to complete various land use planning and Building processes. Building staff have and continue to assist with in-depth zoning reviews of all recommended projects to ensure compliance with existing zoning.

Since the beginning of the pandemic Housing staff have consulted with individual affordable housing developers and community partners with respect to projects to address ongoing vulnerabilities and local priorities in the housing system. Staff continue to engage with these partners and providers with respect to the ability of their proposed projects to meet the RHI requirements.

Staff continue to engage with the Hamilton is Home coalition which has collectively created a large portfolio of projects and representing numerous local and federal priorities.

**ANALYSIS AND RATIONALE FOR RECOMMENDATION**

On October 27, 2020, the Federal Government announced the Rapid Housing Initiative, including Hamilton's \$10.8 M allocation under the Major Cities Stream. In addition to this specific allocation, Hamilton proposals may also compete for a portion of the \$500 M available nationwide under the Projects Stream.

**A. Rapid Housing Initiative Program Requirements**

**Timelines:**

- Detailed investment plan with recommended projects submitted to CMHC by November 27, 2020 for the Cities Stream, and proposals submitted to CMHC by December 31, 2020 for the Projects Stream; and,
- Projects occupied within 12 months of investment plan approval for the Cities Stream, and within 12 months of agreement signing for the Projects Stream.

**Eligible Project Types:**

- New modular construction projects;
- Conversion/rehabilitation of existing non-residential or uninhabitable buildings to affordable housing;

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- Standard rental, transitional, permanent (three months or more) supportive housing, single room occupancy and seniors housing (that requires light to no care);
- Minimum of five units or beds;
- Minimum contribution request of \$1M; and,
- Minimum requirements for expediency, financial viability, affordability, energy efficiency, accessibility and targeted populations; and,
- Confirmation of sustainable operating funding.

**Applicants:**

- Governments or their agencies, Indigenous governing bodies and organizations
- Non-profit organizations
- Must have property management and construction management experiences directly or through a third party

**Project Requirements:**

- All units must serve and be affordable (household is paying less than 30% of gross income on housing costs) to targeted people and populations who are vulnerable and who are also, or otherwise would be, in severe housing need or people experiencing or at high risk of homelessness;
- Affordable for a minimum of 20 years;
- All units must be dedicated to people and populations who are vulnerable and targeted under the National Housing Strategy (NHS), especially people experiencing or at risk of homelessness or living in temporary shelters because of the COVID-19 pandemic; and,
- Municipalities will be requested to have projects targeting women and the urban Indigenous population and to take a community benefit approach.

**CMHC Project Prioritization Criteria:**

- Need
- Duration of confirmed subsidy
- Cost sharing/support from another level of government
- Expediency
- Land Status
- Duration of affordability
- Energy efficiency
- Accessibility
- People or populations who are vulnerable

Municipalities are encouraged to take a community benefits approach and prioritize projects targeting amongst other matters, women, seniors, and the urban Indigenous population.

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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.

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**B. Rapid Housing Initiative Challenges and Limitations**

The most notable aspect of the RHI is the required completion timeframes. As such, the City prioritization of projects is first and foremost based on their ability to meet the required timeframes.

Staff must submit the investment plan recommending specific projects to receive a portion of the \$10.8 M allocation by November 27, 2020. Approval of the investment plan starts the 12-month construction period, at the end of which projects must be available to be occupied. As per the notification of allocation received October 23, 2020, a minimum of 38 units are to be achieved within the allotted amount as noted in Appendix “A” to Report HSC20056.

The typical development process from initial concept to occupancy can take 5 years, with traditional construction alone being 18-months. The 12-month RHI completion deadline therefore focuses on adaption and re-use – converting non-residential and unhabitable residential space to new affordable housing units (attached as Appendix “B” to Report HSC20056). Projects that require a rezoning or complex site plan approval will not be able to meet the RHI timeline. Projects that require a record of site condition will not likely be able to meet the timelines. Projects that require a minor variance and/or minor site plan approval could possibly meet the timeline.

The only form of new construction permitted under the program is modular construction, which offers a number of benefits compared to traditional building practices. Following discussions with Planning and Building staff, even the shorter modular construction timeframe does not allow for any significant planning approvals to be completed within the required RHI timeframes. Thus, projects requiring an Official Plan Amendment, Complex Rezoning, or Major Site Plan Application cannot be recommended in the investment plan.

The shorter time required for modular construction is still insufficient to ensure completion on time unless no significant planning processes are required, a contract is signed, and construction of the modular components is underway. Covid-19 has also slowed construction and increased uncertainty by constraining supplies of both materials and skilled tradespeople. To ensure completion on time modular projects must therefore be in receipt of or ready to receive a building permit.

Staff continue to explore potential opportunities for modular construction projects that can be funded through the RHI. However, it is staff’s preference to only support modular projects which do not require significant planning approvals and that have been reasonably advanced, and only through the Projects Stream which is unallocated and therefore does not risk the City’s \$10.8 M allocation.

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A second consequence of the tight timelines is that there is insufficient time to follow all City policies and business practices, or to solve problems that could arise during development. A public open process for project selection was not possible and Report HSC20056 seeks authority for staff to make a range of future decisions if time doesn't allow for Council approval. Staff will report to Council regularly at critical points in the process.

### C. City Criteria and Priorities

The most challenging requirement of the RHI is the completion deadline. The consequences of not meeting the deadline are the loss of the investment in Hamilton and the requirement for the City to repay CMHC for funds previously advanced. Thus, projects selected for the Major Cities Stream must first and foremost demonstrate a high level of certainty that they will be completed on time. This factor alone severely constrains the number of potential projects.

All units created through the RHI must serve and be affordable to specific priority populations who are in severe housing need or experiencing or at high risk of homelessness. These requirements can be met while addressing and responding to identified community needs in local services and supports by requiring that tenants for the new units be on the local By Name List (BNL) for people experiencing homelessness and the Access to Housing Waitlist.

These priority population requirements align with local priorities identified through ongoing cross-sectoral collaboration and consultation. Local priority populations include, but are not limited to Indigenous peoples, women, and people experiencing mental health and addictions related issues.

### D. Project Overview

To date housing staff have identified a number of projects that seem to meet all project and funding requirements, though additional review is needed before they can be recommended. Three of these projects, would collectively create about 35 units, at an approximate total cost of \$5 M, and would address both local and federal priorities by meeting the needs of women, urban Indigenous peoples, and those with mental health challenges and addictions.

Staff are optimistic that the stretch goal of doubling the required minimum number of units remains on target. Staff will report back once the eligibility of all projects has been verified and the final list of recommended projects identified.

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**ALTERNATIVES FOR CONSIDERATION**

None

**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.

**APPENDICES AND SCHEDULES ATTACHED**

Appendix “A” to Report HSC20056: Letter from Minister re. the City of Hamilton’s Rapid Housing Initiative Major Cities Stream Allocation

Appendix “B” to Report HSC20056: Rapid Housing Initiative FAQ



October 23, 2020

Drina Omazic  
[Drina.Omazic@hamilton.ca](mailto:Drina.Omazic@hamilton.ca)  
Chief of Staff to the Mayor  
City of Hamilton

Dear Ms. Omazic,

**RE: Priority Allocation for Your Municipality from the Rapid Housing Initiative**

I am pleased to inform you that your municipality has been identified for immediate funding to create new permanent affordable housing under the Rapid Housing Initiative (RHI) that was announced by the Government of Canada on September 21.

RHI will deliver \$1 billion to help address urgent housing needs of people and populations who are vulnerable by rapidly creating new affordable housing units across the country.

This funding will be delivered through the Canada Mortgage and Housing Corporation (CMHC), and the RHI will cover the construction of modular housing, as well as the acquisition of land, and the conversion of existing buildings to affordable housing. This initiative will be delivered through two funding streams:

- Major Cities Stream: which will flow directly to municipalities to ensure funds are directed to areas where chronic homelessness is most prevalent and;
- Projects Stream: which will prioritize applications received from Provinces, Territories, municipalities, Indigenous governing bodies and organizations and non-profits based on the overall strength of the application.

As part of the first funding stream, your municipality has been identified for immediate funding of \$10,760,585 to create a minimum of 38 units of new permanent affordable housing. This funding will be transferred to your municipality in full upon the successful execution of an agreement. Your collaboration to execute an agreement quickly is needed in order for the funding to be transferred before the end of the calendar year.

An investment plan outlining the capital projects that will be built with your municipality's RHI allocation is needed before November 27 in order to confirm the take-up of funds. Unused funds will be reallocated within the Major Cities Stream. You are encouraged to take a community benefits approach and are asked to prioritize 30% of projects targeting women and 15% of projects for urban Indigenous peoples.

There will be an opportunity for your municipality to request additional funding for consideration under the Projects Stream, that you can identify in your investment plan without needing to submit a separate application.

Projects funded under the RHI are intended to serve populations and operate for a minimum of 20 years, which may require support beyond what is provided through RHI and what municipalities can cover. We would be pleased to support you in your discussions with your provincial government counterparts regarding supports that may be needed over this 20-year period.

Later today, CMHC will be hosting a multilateral call with all the municipalities receiving funding under the Major Cities Stream. We invite you to participate in this call, as we will present further details on RHI and the next steps to complete an agreement and advance funding (template attached).

Please designate a key contact who will be involved with the funding agreement to reach out to Glenn Furlong, CMHC lead for your discussions with your municipality (contact information below), following the multilateral call in order to facilitate the coordination of activities.

Congratulations on being selected for this important initiative. We look forward to working with you to help address urgent housing needs of people and populations who are vulnerable.

Yours Sincerely,



Pam Hine  
Vice-President, Partnership and Promotions  
Client Solutions

CC

Glenn Furlong: [gfurlong@cmhc-schl.gc.ca](mailto:gfurlong@cmhc-schl.gc.ca)

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## **RAPID HOUSING INITIATIVE (RHI) QUESTIONS AND ANSWERS FOR MUNICIPALITIES UNDER THE MAJOR CITIES STREAM**

**Q1.** Is the allocation provided to municipalities under the Major Cities Stream a forgivable loan? Does it need to be repaid?

**A1.** The funding provided under the RHI is a capital contribution. It does not need to be repaid provided the terms of the agreement are met.

**Q2.** How long will it take to receive funding under each individual funding stream?

**A2.** Municipalities selected under the Major Cities Stream will receive their allocation immediately following the signature of their agreements; investment plans are required within 30 days of being advised of their allocation.

For the Projects Stream, the application window will be open until December 31, 2020 and CMHC will review applications within 30 days of the end of the application window. Once an agreement has been signed funding will flow.

Municipalities under the Major Cities Stream do not need to submit an application for the Projects Stream if their investment plans submitted prior to November 27, 2020 provide details of projects for additional funding consideration under the Projects Stream.

**Q3.** What types of projects can be funded under RHI?

**A3.** Costs associated with one of the three categories noted below to develop permanent housing under the RHI:

1. Acquisition of land and construction of modular housing,
2. Acquisition of land and existing buildings for the purpose of conversion,
3. Acquisition of land and rehabilitation of housing.

Construction must be completed within 12 months of agreement. For clarity, construction, conversion and rehabilitation costs are included in addition to the acquisition of land and buildings.

**Q4.** What other expenses are eligible under RHI?

**A4.** Costs related to the pre-development, pre-construction (e.g. environmental site assessments, cost consultant reports, permits, architectural or engineering reports, legal/closing costs related to acquisition of land and buildings) will be eligible as part of an application to develop permanent affordable housing. RHI funding cannot be used to cover operational expenses.

Expenses listed below are only eligible if they form part of the construction costs of units eligible under RHI. CMHC will not fund costs related to non-residential space.

- Deposits to secure eligible goods or services related to project development
- Off-site fabrication and delivery of housing units
- Costs related to relocation of units, including transportation and insurance

**Q5.** If a municipality has been selected to receive funding but does not think it can deliver within the allotted timelines, can it opt out of the Initiative?

**A5.** Yes, if a municipality does not wish to receive its allocation under the Major Cities Stream, it can opt out of the initiative. In such cases, the allocation will be reallocated to other municipalities within the Major Cities Stream.

**Q6.** Is there a maximum amount of funding a municipality can receive under both combined funding streams?

**A6.** There is no maximum amount that a municipality can receive under the combined RHI streams, however funding under the Projects Stream will be prioritized based on level of need, duration of affordability, expediency of delivery, availability of operational funding and additional capital contributions, and prioritization of certain vulnerable groups.

**Q7.** Why is modular the only type of new construction that's eligible? How is modular defined?

**A7.** Modular housing is an efficient method for delivering housing quickly. One of the objectives of RHI is to deliver housing rapidly to people and populations who are vulnerable, modular housing is being included along acquisitions and conversions.

For the purposes of RHI, modular housing is defined as housing units which are partially or fully built in off-site (e.g. a factory, warehouse, or similar facility) by a qualified manufacturer and delivered to the site in whole or in parts and installed on an appropriately zoned and serviced lot. This may range between single, scattered units up to larger multi-unit housing projects.

**Q8.** How was the funding allocation determined for municipalities under the Major Cities Stream?

**A8.** The allocation methodology considers cities with the highest incidence of renters in severe housing need according to 2016 Census data and number of people experiencing homelessness according to point-in-time count data. The final allocation was indexed to the average cost per unit for each city to account for varying housing market realities across municipalities.



# CITY OF HAMILTON

## NOTICE OF MOTION

General Issues Committee: November 4, 2020

**MOVED BY COUNCILLOR B. CLARK.....**

### **Temporary Cap on Food Delivery Service Charges**

WHEREAS, the restaurant industry plays a crucial role in the City's economy, as well as the livelihoods of residents, families and communities;

WHEREAS, the restaurant industry has been severely impacted throughout the COVID-19 pandemic, particularly due to substantially decreased indoor dining;

WHEREAS, restaurant owners have become increasingly dependent on delivery and take-out services for the viability of their businesses;

WHEREAS, restaurants are under pressure from high commission fees being charged by the major food delivery service apps;

WHEREAS, major cities throughout the United States have implemented temporary caps on the fees charged by food delivery service apps, as an option to assist the restaurant industry throughout the COVID-19 pandemic; and,

WHEREAS, the City of Hamilton does not have the authority to regulate food delivery service company fees or cap the fees that they charge;

THEREFORE, BE IT RESOLVED:

- (a) That the Mayor correspond with the Premier of Ontario, and local Members of Provincial Parliament to ask that the Province implement a temporary cap on commissions for food service delivery companies; and,
- (b) That a copy of that request be sent to other municipalities in Ontario and the Association of Municipalities of Ontario for their endorsement.

# CITY OF HAMILTON

## NOTICE OF MOTION

General Issues Committee: November 3, 2020

**MOVED BY COUNCILLOR B. CLARK.....**

**Request for an Interim Cap on Gas Plant and Greenhouse Gas Pollution and the Development and Implementation of a Plan to Phase-Out Gas-Fired Electricity Generation**

WHEREAS, the Government of Ontario is planning to increase reliance on gas-fired electricity generation from Ontario’s gas-fired power plants, which is anticipated to increase greenhouse gas (GHG) pollution by more than 300% by 2025 and by more than 400% by 2040;

WHEREAS, Canada’s temperature is rising more than double the rate of the rest of the world (which is in alignment with climate models and projections impacting northern climates most significantly);

WHEREAS, the Province of Ontario will adversely impact more than a third of the greenhouse gas reductions it achieved by phasing-out its dirty coal-fired power plants, due to a power plan built around ramping up gas-fired generation to replace the output of the Pickering Nuclear Station (scheduled to close in 2024);

WHEREAS, alternative options are available to reversing short sighted cuts to energy efficiency programs and stop under-investing in this quick to deploy and low-cost resource, which include maximizing our energy efficiency efforts by paying up to the same price per kilowatt-hour (kWh) for energy efficiency measures as we are currently paying for power from nuclear plants (e.g., up to 9.5 cents per kWh);

WHEREAS, the Province of Ontario should continue to support renewable energy projects that have costs that are below what we are paying for nuclear power and work with communities to make the most of these economic opportunities;

WHEREAS, the Province of Ontario has alternative options to increasing gas-fired electricity generation, such as the Province of Quebec’s offer to receive low-cost 24/7 power from its water powered reservoir system as a possible alternative;

WHEREAS, a fossil-free electricity system is critically important to Hamilton’s efforts to reduce GHG emissions by replacing fossil fuel use with electric vehicles, electric buses, electric heat pumps, and other steps dependent on a fossil-free electricity supply; and,

WHEREAS, our staff have noted this problem in their report on Updated Timelines and SMART Corporate Goals and Areas of Focus for Climate Mitigation and Adaptation where they warn that “Unless the Province of Ontario changes direction on Ontario’s fuel supply mix, it is expected natural gas, and therefore GHG emissions, may continue to increase as the nuclear facilities are refurbished and the Province of Ontario further supplements the electricity grid with natural gas inputs”;

THEREFORE, BE IT RESOLVED:

- (a) That the City of Hamilton requests the Government of Ontario to place an interim cap of 2.5 mega tonnes per year on our gas plant and greenhouse gas pollution and develop and implement a plan to phase-out all gas-fired electricity generation by 2030 to ensure that Ontario meets its climate targets; and,
- (b) That a copy of this resolution be sent to the Premier of Ontario, to the local MPP’s, to the Region of Waterloo and local area municipalities.