



**City of Hamilton**  
**GENERAL ISSUES COMMITTEE**  
**AGENDA**

**Meeting #:** 21-010  
**Date:** May 5, 2021  
**Time:** 9:30 a.m.  
**Location:** Due to the COVID-19 and the Closure of City Hall (CC)

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

---

**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. April 21, 2021

**5. COMMUNICATIONS**

5.1. Correspondence from Viv Saunders respecting Item 10.5 - Report FCS21028, 2021 Tax Policies and Area Rating

Recommendation: Be received and referred to consideration of Item 10.5.

**6. DELEGATION REQUESTS**

**7. CONSENT ITEMS**

- 7.1. Ancaster Village Business Improvement Area (BIA) Revised Board of Management (PED21081) (Ward 12)
- 7.2. International Village Business Improvement Area (BIA) Revised Board of Management (PED21080) (Ward 2)

**8. STAFF PRESENTATIONS**

- 8.1. COVID-19 Verbal Update

**9. PUBLIC HEARINGS / DELEGATIONS**

**10. DISCUSSION ITEMS**

- 10.1. Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant Application, 801 and 803 King Street West and 80, 86 and 90 Carling Street, Hamilton ERG-20-05 (PED21089) (Ward 1)
- 10.2. Hamilton Tax Increment Grant - 233-237 King Street East, Hamilton (PED21088) (Ward 2)
- 10.3. Municipal Comprehensive Review / Official Plan Review Work Plan (PED21067) (City Wide)
- 10.4. Advisory Committee for Persons with Disabilities Report 21-004, April 13, 2021
- 10.5. 2021 Tax Policies and Area Rating (FCS21028) (City Wide)
- 10.6. Airport Sub-Committee Report 21-001, April 15, 2021

**11. MOTIONS**

**12. NOTICES OF MOTION**

**13. GENERAL INFORMATION / OTHER BUSINESS**

- 13.1. Amendments to the Outstanding Business List
  - 13.1.a. Proposed New Due Dates:

13.1.a.a. Communications Strategy to Assist in Ensuring Residents are on the Municipal Elections Voters List

Current Due Date: March 24, 2021

Proposed New Due Date: June 16, 2021

**14. PRIVATE AND CONFIDENTIAL**

14.1. Closed Session Minutes - April 21, 2021

Pursuant to Section 9.1, Sub-sections (c), (e) and (f) of the City's Procedural By-law 21-021; and, Section 239(2), Sub-sections (c), (e) and (f) 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; litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and, advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

**15. ADJOURNMENT**



## GENERAL ISSUES COMMITTEE MINUTES 21-009

9:30 a.m.

Wednesday, April 21, 2021

Due to COVID-19 and the closure of City Hall, this meeting was held virtually.

---

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

**Absent:** Councillor T. Whitehead – Leave of Absence

---

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

**1. Labour Relations Activity Report and Analysis (2016-2020) (HUR21004)  
(City Wide) (Item 7.1)**

**(Pearson/Ferguson)**

That Report HUR21004, respecting the Labour Relations Activity Report and Analysis (2016-2020), be received.

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

Yes	-	Mayor Fred Eisenberger
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Jason Farr
Absent	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Sam Merulla
Yes	-	Ward 5 Councillor Chad Collins
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls, Deputy Mayor
Yes	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Maria Pearson
Yes	-	Ward 11 Councillor Brenda Johnson
Yes	-	Ward 12 Councillor Lloyd Ferguson
Yes	-	Ward 13 Councillor Arlene VanderBeek
Absent	-	Ward 14 Councillor Terry Whitehead
Yes	-	Ward 15 Councillor Judi Partridge

**2. Court Security and Prisoner Transportation Program Agreement for 2021 (FCS21036) (City Wide) (Item 7.2)**

**(Pearson/Ferguson)**

- (a) That the General Manager, Finance and Corporate Services, be authorized and directed to execute a Transfer Payment Agreement between the City of Hamilton and Her Majesty the Queen in Right of Ontario as represented by the Solicitor General with respect to the Provincial funding allocation for court security and prisoner transportation services for 2021, in a form satisfactory to the City Solicitor and the required annual financial report; and,
- (b) That the General Manager, Finance and Corporate Services, be authorized and directed to execute similar future agreements between the City of Hamilton and Her Majesty the Queen in Right of Ontario, as represented by the Solicitor General, in similar matters relating to the Provincial funding allocation for court security and prisoner transportation services, in a form satisfactory to the City Solicitor and the required annual financial report.

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

Yes	-	Mayor Fred Eisenberger
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Jason Farr
Absent	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Sam Merulla
Yes	-	Ward 5 Councillor Chad Collins
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls, Deputy Mayor
Yes	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Maria Pearson
Yes	-	Ward 11 Councillor Brenda Johnson
Yes	-	Ward 12 Councillor Lloyd Ferguson
Yes	-	Ward 13 Councillor Arlene VanderBeek
Absent	-	Ward 14 Councillor Terry Whitehead
Yes	-	Ward 15 Councillor Judi Partridge

**3. Hamilton Tax Increment Grant - 29 Severn Street, Hamilton (PED21066) (Ward 2) (Item 10.1)**

**(Farr/Merulla)**

- (a) That a Hamilton Tax Increment Grant Program application submitted by 2512260 Ontario Inc. (Graham McNally, Kevin McNally, Beth McNally), for the property at 29 Severn Street, Hamilton, estimated at \$55,656.45 over

a maximum of a five(5) year period, and based upon the incremental tax increase attributable to the development of 29 Severn Street, Hamilton, be authorized and approved, in accordance with the terms and conditions of the Hamilton Tax Increment Grant Program;

- (b) That the Mayor and City Clerk be authorized and directed to execute the Grant Agreement, together with any ancillary documentation, required to give effect to the Hamilton Tax Increment Grant for 2512260 Ontario Inc. (Graham McNally, Kevin McNally, Beth McNally), for the property at 29 Severn Street, Hamilton, in a form satisfactory to the City Solicitor; and,
- (c) That the General Manager of the Planning and Economic Development Department be authorized to approve and execute any Grant Amending Agreements, together with any ancillary amending documentation, if required, to give effect to the Hamilton Tax Increment Grant for 2512260 Ontario Inc. (Graham McNally, Kevin McNally, Beth McNally), for the property at 29 Severn Street, Hamilton, provided that the terms and conditions of the Hamilton Tax Increment Grant Program, as approved by City Council, are maintained.

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

Yes	-	Mayor Fred Eisenberger
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Jason Farr
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Sam Merulla
Yes	-	Ward 5 Councillor Chad Collins
Absent	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls, Deputy Mayor
Yes	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Maria Pearson
Yes	-	Ward 11 Councillor Brenda Johnson
Yes	-	Ward 12 Councillor Lloyd Ferguson
Yes	-	Ward 13 Councillor Arlene VanderBeek
Absent	-	Ward 14 Councillor Terry Whitehead
Yes	-	Ward 15 Councillor Judi Partridge

**4. School Board Properties Sub-Committee Report 21-001, April 12, 2021 (Item 10.2)****(Pearson/Nann)****(a) Hamilton-Wentworth District School Board Property at 441 Old Brock Road, Flamborough (PED21068) (Ward 13) (Item 10.1)**

- (i) That staff be authorized and directed to advise the Hamilton-Wentworth District School Board that the City of Hamilton has no interest in acquiring its property located at 441 Old Brock Road, Flamborough, as shown on Appendix "A" attached to Report PED21068; and,
- (ii) That staff be directed to advise the Hamilton-Wentworth District School Board of the City of Hamilton's site development requirements, as identified in Appendix "B" attached to Report PED21068.

**(b) Hamilton-Wentworth District School Board Property at 1886 Governor's Road, Ancaster (PED21069) (Ward 12) (Item 10.2)**

- (i) That staff be authorized and directed to advise the Hamilton-Wentworth District School Board that the City of Hamilton has no interest in acquiring its property located at 1886 Governor's Road, Ancaster, as shown on Appendix "A" attached to Report PED21069; and,
- (ii) That staff be directed to advise the Hamilton-Wentworth District School Board of the City of Hamilton's site development requirements, as identified in Appendix "B" attached to Report PED21069.

**(c) Hamilton-Wentworth District School Board Property at 1279 Seaton Road, Flamborough (PED21070) (Ward 13) (Item 10.3)**

- (a) That staff be authorized and directed to advise the Hamilton-Wentworth District School Board that the City of Hamilton has no interest in acquiring its property located at 1279 Seaton Road, Flamborough, as shown on Appendix "A" attached to Report PED21070; and,
- (b) That staff be directed to advise the Hamilton-Wentworth District School Board of the City of Hamilton's site development requirements, as identified in Appendix "B" attached to Report PED21070.

**(d) Hamilton-Wentworth District School Board Property at 1346 Concession 4 West, Flamborough (PED21071) (Ward 13)**

- (i) That staff be authorized and directed to advise the Hamilton-Wentworth District School Board that the City of Hamilton has no interest in acquiring its property located at 1346 Concession 4 West, Flamborough, as shown on Appendix "A" attached to Report PED21071; and,
- (i) That staff be directed to advise the Hamilton-Wentworth District School Board of the City of Hamilton's site development requirements, as identified in Appendix "B" attached to Report PED21071.

**(e) Hamilton-Wentworth District School Board Property at 299 Barton Street, Stoney Creek (PED21082) (Ward 10) (Item 10.5)**

- (a) That staff be authorized and directed to advise the Hamilton-Wentworth District School Board that the City of Hamilton has no interest in acquiring its property located at 299 Barton Street, Stoney Creek, as shown on Appendix "A" attached to Report PED21082; and,
- (b) That staff be directed to advise the Hamilton-Wentworth District School Board of the City of Hamilton's site development requirements, as identified in Appendix "B" attached to Report PED21082.

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

Yes	-	Mayor Fred Eisenberger
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Jason Farr
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Sam Merulla
Yes	-	Ward 5 Councillor Chad Collins
Absent	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls, Deputy Mayor
Conflict	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Maria Pearson
Yes	-	Ward 11 Councillor Brenda Johnson
Yes	-	Ward 12 Councillor Lloyd Ferguson
Yes	-	Ward 13 Councillor Arlene VanderBeek
Absent	-	Ward 14 Councillor Terry Whitehead
Yes	-	Ward 15 Councillor Judi Partridge



**5. West Harbour Development Sub-Committee Report 21-001, April 13, 2021  
(Item 10.3)****(Farr/Eisenberger)****(a) Pier 8 Animation Program and Hamilton Waterfront Trust (HWT)  
(Discovery) Centre - Status Update (PED21090) (Ward 2) (Item 10.1)**

- (i) That staff be directed to prepare a long-term strategy including an assessment of the existing conditions of the Hamilton Waterfront Trust (former Discovery) Centre building, the cost of existing operations, future capital requirements, planning approvals, parking requirements, real estate evaluations, market soundings, and other relevant due diligence, and report back to the West Harbour Development Sub-Committee identifying options for future uses of the property, as well as various ownership and/or operating models; and,
- (ii) That staff be directed to promote the availability of the Hamilton Waterfront Trust (former Discovery) Centre property for lease, on the following conditions, and report back to the West Harbour Development Sub-Committee:
  - (1) Any currently unoccupied and available space within and outside of the building;
  - (2) Suitable uses being restricted to permitted zoning/land use regulations, with a preference for outdoor year-round programming/animation, and a desire for variety, including some food and beverage;
  - (3) Minimum Term of 1-year and a Maximum Term of 5 years, with potential for options;
  - (4) Structured on a Fully Net and Carefree basis; and,
  - (5) A portion of the space be available for some public meetings or events.

**(b) Amendment to the Project Management Agreement Between the City of Hamilton and the Hamilton Waterfront Trust (PW19090(a)) (Ward 2)**

- (i) ***That staff be authorized and directed to amend the Project Management Agreement between the City of Hamilton and the Hamilton Waterfront Trust to deliver the Piers 5 to 7 works to reflect the new total project cost of \$23.5M; and,***

- (ii) ***That the General Manager of Public Works be delegated the authority to sign any necessary amendments and ancillary agreements or documents to the Project Management Agreement between the City of Hamilton and the Hamilton Waterfront Trust, as it relates to the works at Piers 5 to 7, in a form satisfactory to the City Solicitor.***

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

Yes	-	Mayor Fred Eisenberger
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Jason Farr
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Sam Merulla
Yes	-	Ward 5 Councillor Chad Collins
Absent	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls, Deputy Mayor
Yes	-	Ward 8 Councillor J. P. Danko
Absent	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Maria Pearson
Yes	-	Ward 11 Councillor Brenda Johnson
Yes	-	Ward 12 Councillor Lloyd Ferguson
Yes	-	Ward 13 Councillor Arlene VanderBeek
Absent	-	Ward 14 Councillor Terry Whitehead
Yes	-	Ward 15 Councillor Judi Partridge

**6. Red Hill Valley Parkway Inquiry Update (LS19036(d)) City Wide) (Item 10.4)**

**(Farr/Eisenberger)**

- (a) That Report LS19036(d), respecting the Red Hill Valley Parkway Inquiry Update, be received.

**Result: Motion CARRIED by a vote of 12 to 2, as follows:**

Yes	-	Mayor Fred Eisenberger
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Jason Farr
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Sam Merulla
Absent	-	Ward 5 Councillor Chad Collins
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls, Deputy Mayor
Yes	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Maria Pearson
No	-	Ward 11 Councillor Brenda Johnson

No	-	Ward 12	Councillor Lloyd Ferguson
Yes	-	Ward 13	Councillor Arlene VanderBeek
Absent	-	Ward 14	Councillor Terry Whitehead
Yes	-	Ward 15	Councillor Judi Partridge

**(Clark/Farr)**

- (b) That Acting City Solicitor and external legal counsel be directed to explore options for financial support from the Province and apply for any such funding, as the Province is also a party to the Red Hill Valley Parkway Inquiry.

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

Yes	-	Mayor Fred Eisenberger
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Jason Farr
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Sam Merulla
Absent	-	Ward 5 Councillor Chad Collins
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls, Deputy Mayor
Yes	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Maria Pearson
No	-	Ward 11 Councillor Brenda Johnson
No	-	Ward 12 Councillor Lloyd Ferguson
Yes	-	Ward 13 Councillor Arlene VanderBeek
Absent	-	Ward 14 Councillor Terry Whitehead
Yes	-	Ward 15 Councillor Judi Partridge

**7. Motion - Disposition of the Biindigen Well Being Centre (Former St. Helen Catholic Elementary School Property at 785 Britannia) (Ward 4) (Item 14.2)**

**(Eisenberger/Pearson)**

- (a) That the direction provided to staff in Closed Session, respecting the Motion regarding the Disposition of the Biindigen Well Being Centre (Former St. Helen Catholic Elementary School Property at 785 Britannia, Hamilton in Ward 4, be approved; and,
- (b) That the Motion respecting the Disposition of the Biindigen Well Being Centre (Former St. Helen Catholic Elementary School Property at 785 Britannia, Hamilton in Ward 4 remain confidential until completion of the real estate transaction, with the following exception:

- (i) That staff be authorized to share any information that may be necessary to give effect to the sale of the property, located at 785 Britannia Avenue, Hamilton.

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

Yes	-	Mayor Fred Eisenberger
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Jason Farr
Absent	-	Ward 3 Councillor Nrinder Nann
Absent	-	Ward 4 Councillor Sam Merulla
Yes	-	Ward 5 Councillor Chad Collins
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls, Deputy Mayor
Yes	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Maria Pearson
Yes	-	Ward 11 Councillor Brenda Johnson
Yes	-	Ward 12 Councillor Lloyd Ferguson
Yes	-	Ward 13 Councillor Arlene VanderBeek
Absent	-	Ward 14 Councillor Terry Whitehead
Yes	-	Ward 15 Councillor Judi Partridge

**8. Red Hill Valley Parkway Class Action Update (LS20014(a)) (City Wide) (Item 14.3)**

**(Jackson/Clark)**

That Report LS20014(a), respecting the Red Hill Valley Parkway Class Action Update, remain confidential.

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

Yes	-	Mayor Fred Eisenberger
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Jason Farr
Absent	-	Ward 3 Councillor Nrinder Nann
Absent	-	Ward 4 Councillor Sam Merulla
Yes	-	Ward 5 Councillor Chad Collins
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls, Deputy Mayor
Yes	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Maria Pearson
Yes	-	Ward 11 Councillor Brenda Johnson
Yes	-	Ward 12 Councillor Lloyd Ferguson
Yes	-	Ward 13 Councillor Arlene VanderBeek

Absent - Ward 14 Councillor Terry Whitehead  
Yes - Ward 15 Councillor Judi Partridge

**FOR INFORMATION:**

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

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

**5. ADDED COMMUNICATIONS**

- 5.1 Correspondence from Viv Saunders respecting Item 5 of Item 10.2 - School Board Properties Sub-Committee Report 21-001, as it relates to the Hamilton-Wentworth District School Board Property at 299 Barton Street, Stoney Creek (PED21082) (Ward 10)

Recommendation: Be received and referred to consideration of Item 10.2.

**6. ADDED DISCUSSION ITEMS**

- 10.4 Red Hill Valley Parkway Inquiry Update (LS19036(d)) (City Wide)

**14. ADDED PRIVATE & CONFIDENTIAL**

- 14.3. Red Hill Valley Parkway Class Action Update (LS20014(a)) (City Wide)

Pursuant to Section 9.1, Sub-sections (e) and (f) of the City's Procedural By-law 21-021 and Section 239(2), Sub-sections (e) and (f) of the *Ontario Municipal Act*, 2001, as amended, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and, advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

**(Pearson/Eisenberger)**

That the agenda for the April 21, 2021 General Issues Committee meeting, be approved, as amended.

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

Yes	-	Mayor Fred Eisenberger
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Jason Farr
Absent	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Sam Merulla
Yes	-	Ward 5 Councillor Chad Collins
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls, Deputy Mayor
Yes	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Maria Pearson
Yes	-	Ward 11 Councillor Brenda Johnson
Yes	-	Ward 12 Councillor Lloyd Ferguson
Yes	-	Ward 13 Councillor Arlene VanderBeek
Absent	-	Ward 14 Councillor Terry Whitehead
Yes	-	Ward 15 Councillor Judi Partridge

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

Councillor J. P. Danko declared an interest to Item 10.2, respecting the School Board Properties Sub-Committee Report 21-001, April 12, 2021, as his wife is the Chair of the Hamilton-Wentworth District School Board.

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

**(i) April 7, 2021 (Item 4.1)**

**(Johnson/VanderBeek)**

That the Minutes of the April 7, 2021 General Issues Committee meeting be approved, as presented.

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

Yes	-	Mayor Fred Eisenberger
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Jason Farr
Absent	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Sam Merulla
Yes	-	Ward 5 Councillor Chad Collins
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls, Deputy Mayor
Yes	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark

Yes	-	Ward 10	Councillor Maria Pearson
Yes	-	Ward 11	Councillor Brenda Johnson
Yes	-	Ward 12	Councillor Lloyd Ferguson
Yes	-	Ward 13	Councillor Arlene VanderBeek
Absent	-	Ward 14	Councillor Terry Whitehead
Yes	-	Ward 15	Councillor Judi Partridge

**(d) COMMUNICATIONS (Item 5)**

- (i) Correspondence from Viv Saunders respecting Item 5 of Item 10.2 - School Board Properties Sub-Committee Report 21-001, as it relates to the Hamilton-Wentworth District School Board Property at 299 Barton Street, Stoney Creek (PED21082) (Ward 10) (Item 5.1)**

**(Pearson/Danko)**

That the correspondence from Viv Saunders respecting Item 5 of Item 10.2 - School Board Properties Sub-Committee Report 21-001, as it relates to the Hamilton-Wentworth District School Board Property at 299 Barton Street, Stoney Creek (PED21082) (Ward 10), be received and referred to consideration of Item 10.2.

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

Yes	-	Mayor Fred Eisenberger
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Jason Farr
Absent	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Sam Merulla
Yes	-	Ward 5 Councillor Chad Collins
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls, Deputy Mayor
Yes	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Maria Pearson
Yes	-	Ward 11 Councillor Brenda Johnson
Yes	-	Ward 12 Councillor Lloyd Ferguson
Yes	-	Ward 13 Councillor Arlene VanderBeek
Absent	-	Ward 14 Councillor Terry Whitehead
Yes	-	Ward 15 Councillor Judi Partridge

**(e) CONSENT ITEMS (Item 7)****(i) Business Improvement Area (BIA) Advisory Committee Minutes, March 23, 2021 (Item 7.3)****(Pearson/Ferguson)**

That the Business Improvement Area (BIA) Advisory Committee Minutes, March 23, 2021, be received.

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

Yes	-	Mayor Fred Eisenberger
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Jason Farr
Absent	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Sam Merulla
Yes	-	Ward 5 Councillor Chad Collins
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls, Deputy Mayor
Yes	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Maria Pearson
Yes	-	Ward 11 Councillor Brenda Johnson
Yes	-	Ward 12 Councillor Lloyd Ferguson
Yes	-	Ward 13 Councillor Arlene VanderBeek
Absent	-	Ward 14 Councillor Terry Whitehead
Yes	-	Ward 15 Councillor Judi Partridge

**(f) STAFF PRESENTATIONS (Item 8)****(i) COVID-19 Verbal Update (Item 8.1)**

Paul Johnson, General Manager of the Healthy & Safe Communities Department; and, Dr. Elizabeth Richardson, Medical Officer of Health, provided the update regarding COVID-19.

**(Johnson/Farr)**

That the verbal update regarding COVID-19, be received.

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

Absent	-	Mayor Fred Eisenberger
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Jason Farr
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Sam Merulla



Yes	-	Ward 5	Councillor Chad Collins
Absent	-	Ward 6	Councillor Tom Jackson
Yes	-	Ward 7	Councillor Esther Pauls, Deputy Mayor
Yes	-	Ward 8	Councillor J. P. Danko
Yes	-	Ward 9	Councillor Brad Clark
Yes	-	Ward 10	Councillor Maria Pearson
Yes	-	Ward 11	Councillor Brenda Johnson
Yes	-	Ward 12	Councillor Lloyd Ferguson
Yes	-	Ward 13	Councillor Arlene VanderBeek
Absent	-	Ward 14	Councillor Terry Whitehead
Yes	-	Ward 15	Councillor Judi Partridge

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

**(i) West Harbour Development Sub-Committee Report 21-001, April 13, 2021 (Item 10.3)**

**(Farr/Eisenberger)**

- (a) That the West Harbour Sub-Committee Report 21-001, be amended by lifting Information Item (d)(i), respecting Report PW19090(a) - Amendment to the Project Management Agreement Between the City of Hamilton and the Hamilton Waterfront Trust, from the Information Section and adding it as Item 2 to the Report, to read as follows:

**2. Amendment to the Project Management Agreement Between the City of Hamilton and the Hamilton Waterfront Trust (PW19090(a)) (Ward 2)**

That staff be directed to report back to the West Harbour Development Sub-Committee, after consultation with Hamilton Waterfront Trust, with information regarding changes to the scope of work to deliver the Piers 5-7 works given the increase in total project cost to \$23.5M that would justify the proposed increase in project management fees.

- (b) That Item 2 of the West Harbour Sub-Committee Report 21-001, respecting Report PW19090(a) - Amendment to the Project Management Agreement Between the City of Hamilton and the Hamilton Waterfront Trust, be deleted in its entirety and replaced with the following in lieu thereof:

**2. Amendment to the Project Management Agreement Between the City of Hamilton and the Hamilton Waterfront Trust (PW19090(a)) (Ward 2)**

~~That staff be directed to report back to the West Harbour Development Sub-Committee, after consultation with Hamilton Waterfront Trust, with information regarding changes to the scope of work to deliver the Piers 5-7 works given the increase in total project cost to \$23.5M that would justify the proposed increase in project management fees.~~

- (a) ***That staff be authorized and directed to amend the Project Management Agreement between the City of Hamilton and the Hamilton Waterfront Trust to deliver the Piers 5 to 7 works to reflect the new total project cost of \$23.5M; and,***
- (b) ***That the General Manager of Public Works be delegated the authority to sign any necessary amendments and ancillary agreements or documents to the Project Management Agreement between the City of Hamilton and the Hamilton Waterfront Trust, as it relates to the works at Piers 5 to 7, in a form satisfactory to the City Solicitor.***

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

Yes	-	Mayor Fred Eisenberger
No	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Jason Farr
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Sam Merulla
Yes	-	Ward 5 Councillor Chad Collins
Absent	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls, Deputy Mayor
Yes	-	Ward 8 Councillor J. P. Danko
Absent	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Maria Pearson
Yes	-	Ward 11 Councillor Brenda Johnson
Yes	-	Ward 12 Councillor Lloyd Ferguson
Yes	-	Ward 13 Councillor Arlene VanderBeek
Absent	-	Ward 14 Councillor Terry Whitehead
Yes	-	Ward 15 Councillor Judi Partridge

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

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

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

**(Partridge/Johnson)**

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

**(1) Items to be Referred (Item 13.1.a.)**

- (aa) Code of Conduct for Council-Appointed Citizen Members of External Boards and Agencies (Item 13.1.a.a.)

Be referred to the Integrity Commissioner for inclusion in their Work Plan.

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

Yes	-	Mayor Fred Eisenberger
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Jason Farr
Yes	-	Ward 3 Councillor Nrinder Nann
No	-	Ward 4 Councillor Sam Merulla
Absent	-	Ward 5 Councillor Chad Collins
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls, Deputy Mayor
Yes	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Maria Pearson
Yes	-	Ward 11 Councillor Brenda Johnson
Absent	-	Ward 12 Councillor Lloyd Ferguson
Yes	-	Ward 13 Councillor Arlene VanderBeek
Absent	-	Ward 14 Councillor Terry Whitehead
Yes	-	Ward 15 Councillor Judi Partridge

**(ii) Protection of Privacy (Item 13.2)**

**(Jackson/Eisenberger)**

That staff be directed to review all legislation regarding the protection of privacy, and report back to the General Issues Committee with a report that includes, but is not limited to, the scope and roles and responsibilities of each of the responsible parties (members of Council and staff).

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

Yes	-	Mayor Fred Eisenberger
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Jason Farr
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Sam Merulla
Yes	-	Ward 5 Councillor Chad Collins
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls, Deputy Mayor
Yes	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Maria Pearson
Yes	-	Ward 11 Councillor Brenda Johnson
Absent	-	Ward 12 Councillor Lloyd Ferguson
Yes	-	Ward 13 Councillor Arlene VanderBeek
Absent	-	Ward 14 Councillor Terry Whitehead
Yes	-	Ward 15 Councillor Judi Partridge

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

**(i) Closed Session Minutes – April 7, 2021 (Item 14.1)**

**(Johnson/Merulla)**

- (a) That the Closed Session Minutes of the April 7, 2021 General Issues Committee meeting, be approved, as presented; and,
- (b) That the Closed Session Minutes of the April 7, 2021 General Issues Committee meeting remain confidential.

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

Yes	-	Mayor Fred Eisenberger
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Jason Farr
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Sam Merulla
Yes	-	Ward 5 Councillor Chad Collins
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls, Deputy Mayor
Yes	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Maria Pearson
Yes	-	Ward 11 Councillor Brenda Johnson
Absent	-	Ward 12 Councillor Lloyd Ferguson
Yes	-	Ward 13 Councillor Arlene VanderBeek

Absent - Ward 14 Councillor Terry Whitehead  
Yes - Ward 15 Councillor Judi Partridge

**(Partridge/Pearson)**

That Committee move into Closed Session respecting Items 14.2 and 14.3, pursuant to Section 9.1, Sub-sections (c), (e) and (f) of the City's Procedural By-law 21-021; and, Section 239(2), Sub-sections (c), (e) and (f) 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; litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and, advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

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

Yes - Mayor Fred Eisenberger  
Yes - Ward 1 Councillor Maureen Wilson  
Absent - Ward 2 Councillor Jason Farr  
Yes - Ward 3 Councillor Nrinder Nann  
Yes - Ward 4 Councillor Sam Merulla  
Yes - Ward 5 Councillor Chad Collins  
Yes - Ward 6 Councillor Tom Jackson  
Yes - Ward 7 Councillor Esther Pauls, Deputy Mayor  
Yes - Ward 8 Councillor J. P. Danko  
Yes - Ward 9 Councillor Brad Clark  
Yes - Ward 10 Councillor Maria Pearson  
Yes - Ward 11 Councillor Brenda Johnson  
Absent - Ward 12 Councillor Lloyd Ferguson  
Yes - Ward 13 Councillor Arlene VanderBeek  
Absent - Ward 14 Councillor Terry Whitehead  
Yes - Ward 15 Councillor Judi Partridge

**(j) ADJOURNMENT (Item 14)**

**(Ferguson/Pearson)**

That there being no further business, the General Issues Committee be adjourned at 1:00 p.m.

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

Yes - Mayor Fred Eisenberger  
Yes - Ward 1 Councillor Maureen Wilson  
Yes - Ward 2 Councillor Jason Farr  
Absent - Ward 3 Councillor Nrinder Nann  
Absent - Ward 4 Councillor Sam Merulla

**General Issues Committee  
Minutes 21-009**

**April 21, 2021  
Page 19 of 19**

Yes	-	Ward 5	Councillor Chad Collins
Yes	-	Ward 6	Councillor Tom Jackson
Yes	-	Ward 7	Councillor Esther Pauls, Deputy Mayor
Yes	-	Ward 8	Councillor J. P. Danko
Yes	-	Ward 9	Councillor Brad Clark
Yes	-	Ward 10	Councillor Maria Pearson
Yes	-	Ward 11	Councillor Brenda Johnson
Yes	-	Ward 12	Councillor Lloyd Ferguson
Yes	-	Ward 13	Councillor Arlene VanderBeek
Absent	-	Ward 14	Councillor Terry Whitehead
Yes	-	Ward 15	Councillor Judi Partridge

Respectfully submitted,

---

Esther Pauls, Deputy Mayor  
Chair, General Issues Committee

Stephanie Paparella  
Legislative Coordinator,  
Office of the City Clerk

**From:** Viv Saunders  
**Sent:** April 18, 2021 10:09 AM  
**To:** DL - Council Only <[dlcouncilonly@hamilton.ca](mailto:dlcouncilonly@hamilton.ca)>; [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Cc:** Zegarac, Mike <[Mike.Zegarac@hamilton.ca](mailto:Mike.Zegarac@hamilton.ca)>  
**Subject:** ~ 22+% increase on Final Tax Bills for 6000 properties in Ward 10 and 11 ???

Dear Honourable Mayor & Council Members,

I've read the recent articles in the Hamilton News & the Public Record as well as the March 29th Communication Update titled 2021 Tax Impacts due to Area Rating ([2021 Tax Impacts due to Area Rating \(hamilton.ca\)](#)) which was/is scheduled to be discussed at the GIC Meeting this week, April 21st.

What isn't apparent to me in the report or in the Tables attached, is clarity of the impact to those 6000 properties that are moving from Rural fire tax levies to Urban fire tax levies.

Based on my analysis, which I hope is proven wrong, those 5,200 residential properties (of which 4,347 are in Ward 10) impacted by the change in Tax Policy, will experience:

- a .5% reduction due to Area Rating
- a 2.3% increase due to Budget; as well as
- a 9.1% increase due to Tax Policy change (Table 1, Page 2 of 3)

While I appreciate there is no way around this - In total, an ~ 11% increase in those homeowners annual 2021 property taxes will result in an ~22% increase in their final 2021 tax bills over their interim 2021 tax bill. I didn't calculate it out, but presumably the impact to the 800 businesses will be roughly 2x or 3x these residential % increases.

As I stated previously, I hope I have incorrectly calculated out what isn't clear to me from the report, but if I have Council & property owners should have a clear understanding of what the full impacts are of approving Tax Policy changes (redrawing boundary lines) .... prior to but more so, after approving the final budget.

Even though I honestly believe the boundaries for Fire Services ([inclusive of Waterdown & Ancaster though](#)) should have been keeping pace with Growth with slight modifications occurring over the last 20 years, I'm wondering if there is an alternative that might be considered such as phased in levies?

In my respectful submission, for obvious reasons, Council might want to give pause on approving the Tax Policy change in full at this time.

Sincerely,


Viv Saunders

P.S. It would help with transparency & comprehension, if a Mapping of the locations of only the 6,000 properties in Ward 10 & 11 impacted by this change in service is also part of the communication to Council; and by extension the public. Is it possible to have that included in the report please?

P.P.S Don't tell my husband I wrote this, he wouldn't be pleased that I'm questioning/opposing something that would see us personally get a .5% reduction in our 2021 2.1% property tax increase. 😊



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

<b>TO:</b>	Mayor and Members General Issues Committee
<b>COMMITTEE DATE:</b>	May 5, 2021
<b>SUBJECT/REPORT NO:</b>	Ancaster Village Business Improvement Area (BIA) Revised Board of Management (PED21081) (Ward 12)
<b>WARD(S) AFFECTED:</b>	Ward 12
<b>PREPARED BY:</b>	Julia Davis (905) 546-2424 Ext. 2632
<b>SUBMITTED BY:</b>	Norm Schleeahn Director, Economic Development Planning and Economic Development Department
<b>SIGNATURE:</b>	

## RECOMMENDATION

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

- (a) Ryan MacDonald

## EXECUTIVE SUMMARY

Appointment of a new Director to the Ancaster Village Business Improvement Area (BIA) Board of Management

## Alternatives for Consideration – Not Applicable

## FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: Not Applicable

Staffing: Not Applicable

Legal: *The Municipal Act 2001*, Sections 204-215 governs BIAs. Section (204) Subsection (3) stipulates “A Board of Management shall be composed of, (a)

---

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: Ancaster Village Business Improvement Area (BIA) Revised Board of Management (PED21081) (Ward 12) - Page 2 of 3**

---

one or more Directors appointed directly by the Municipality; and (b) the remaining Directors selected by a vote of the membership of the improvement area and appointed by the Municipality”. Section 204 Subsection (12) stipulates “...if a vacancy occurs for any cause, the Municipality may appoint a person to fill the vacancy for the unexpired portion of the term and the appointed person is not required to be a member of the improvement area.”

**HISTORICAL BACKGROUND**

The Board of Management of the Ancaster Village BIA held a meeting on March 22, 2021, at which Ryan MacDonald was appointed to the Board of Management.

Should Council adopt the recommendation in PED21081, the aforementioned nominated person would be appointed to serve on the Ancaster Village BIA Board of Management for the remainder of this term, through the end of 2022.

**POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

N/A

**RELEVANT CONSULTATION**

N/A

**ANALYSIS AND RATIONALE FOR RECOMMENDATION**

N/A

**ALTERNATIVES FOR CONSIDERATION**

N/A

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

**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.

**SUBJECT: Ancaster Village Business Improvement Area (BIA) Revised Board of Management (PED21081) (Ward 12) - Page 3 of 3**

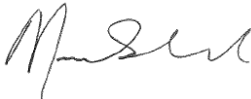
---

**APPENDICES AND SCHEDULES ATTACHED**

N/A



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

<b>TO:</b>	Mayor and Members General Issues Committee
<b>COMMITTEE DATE:</b>	May 5, 2021
<b>SUBJECT/REPORT NO:</b>	International Village Business Improvement Area (BIA) Revised Board of Management (PED21080) (Ward 2)
<b>WARD(S) AFFECTED:</b>	Ward 2
<b>PREPARED BY:</b>	Julia Davis (905) 546-2424 Ext. 2632
<b>SUBMITTED BY:</b>	Norm Schleeahn Director, Economic Development Planning and Economic Development Department
<b>SIGNATURE:</b>	

### RECOMMENDATION

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

- (a) Melanie Lourenco

### EXECUTIVE SUMMARY

Appointment of a new Director to the International Village Business Improvement Area (BIA) Board of Management

### Alternatives for Consideration – Not Applicable

### FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: Not Applicable

Staffing: Not Applicable

Legal: *The Municipal Act 2001*, Sections 204-215 governs BIAs. Section (204) Subsection (3) stipulates “A Board of Management shall be composed of, (a)

---

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: International Village Business Improvement Area (BIA) Revised Board of Management (PED21080) (Ward 2) - Page 2 of 3**

---

one or more Directors appointed directly by the Municipality; and (b) the remaining Directors selected by a vote of the membership of the improvement area and appointed by the Municipality”. Section 204 Subsection (12) stipulates “...if a vacancy occurs for any cause, the Municipality may appoint a person to fill the vacancy for the unexpired portion of the term and the appointed person is not required to be a member of the improvement area.”

**HISTORICAL BACKGROUND**

The Board of Management of the International Village BIA held a meeting on January 13, 2021, at which Melanie Lourenco was appointed to the Board of Management.

Should Council adopt the recommendation in PED21080, the aforementioned nominated person would be appointed to serve on the International Village BIA Board of Management for the remainder of this term, through the end of 2022.

**POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

N/A

**RELEVANT CONSULTATION**

N/A

**ANALYSIS AND RATIONALE FOR RECOMMENDATION**

N/A

**ALTERNATIVES FOR CONSIDERATION**

N/A

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

**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.

**SUBJECT: International Village Business Improvement Area (BIA) Revised Board  
of Management (PED21080) (Ward 2) - Page 3 of 3**

---

**APPENDICES AND SCHEDULES ATTACHED**


N/A

---

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.



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

<b>TO:</b>	Mayor and Members General Issues Committee
<b>COMMITTEE DATE:</b>	May 5, 2021
<b>SUBJECT/REPORT NO:</b>	Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant Application, 801 and 803 King Street West and 80, 86 and 90 Carling Street, Hamilton ERG-20-05 (PED21089) (Ward 1)
<b>WARD(S) AFFECTED:</b>	Ward 1
<b>PREPARED BY:</b>	Phil Caldwell (905) 546-2424 Ext. 2359
<b>SUBMITTED BY:</b>	Norm Schleeahn Director, Economic Development Planning and Economic Development Department
<b>SIGNATURE:</b>	

### RECOMMENDATION

- (a) That Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant Application ERG-20-05, submitted by 1649626 Ontario Inc. (Ninco Developments Inc.), owner of the properties at 801 and 803 King Street West and 80, 86 and 90 Carling Street, Hamilton for an ERASE Redevelopment Grant not to exceed \$1,436,007 the estimated cost of the remediation, to be provided over a maximum of ten (10) years, be authorized and approved in accordance with the terms and conditions of the ERASE Redevelopment Agreement;
- (b) That the Mayor and City Clerk be authorized and directed to execute the Environmental Remediation and Site Enhancement (ERASE) Redevelopment Agreement together with any ancillary documentation required, to give effect to the ERASE Redevelopment Grant for 1649626 Ontario Inc. (Ninco Developments Inc.), owner of the properties at 801 and 803 King Street West and 80, 86 and 90 Carling Street, Hamilton, in a form satisfactory to the City Solicitor;

---

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: Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant Application, 801 and 803 King Street West and 80, 86 and 90 Carling Street, Hamilton ERG-20-05 (PED21089) (Ward 1) - Page 2 of 9**

---

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

## **EXECUTIVE SUMMARY**

An updated Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant Application was submitted for 801 and 803 King Street West and 80, 86 and 90 Carling Street, Hamilton (the Site) on August 11, 2020 by 1649626 Ontario Inc., the owner of the subject properties.

The site is approximately 0.26 ha (0.64 ac) in size and located in a primarily low to medium density residential and commercial area of the Westdale South neighbourhood of west Hamilton. The site is located to the southeast of the intersection at King Street West and Paradise Road South and comprises properties fronting on King Street West and Carling Street. The site is presently vacant of any buildings and was previously the site of residential dwellings along Carling Street and a commercial building along King Street West that previously contained a commercial paint store and dry cleaners.

Under a previous ERG application, ERG-06-07, the site and existing owner were approved by City Council for an ERASE Redevelopment Grant (ERG) in 2007 and 2012 (PED07078 and PED07078(a) respectively). Under this approval, remediation activities were undertaken on the site between 2007 and 2008 to address a variety of contaminants found on the site that exceeded the applicable Ministry of Environment, Conservation and Park (MECP) site condition standards required to facilitate the site's redevelopment. These remediation works resulted in the submission of a Record of Site Condition to the MECP by a previous environmental consultant, Blue Water Environmental Inc., on behalf of the property owner. This RSC was subsequently audited by the Ministry of Environment, Conservation and Parks (MECP) with the results of the audit identifying the continued presence of contamination levels on the site and a requirement for further remediation to take place. Since this finding, the site has remained undeveloped and the City Council approval of the previous ERG application in 2012 has since lapsed as above grade construction did not commence within five years of Council's approval, as required under the ERG program.

The updated ERG application which is the subject of this Report updates the planned remediation methods and estimated costs required to complete the site's remediation in

**SUBJECT: Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant Application, 801 and 803 King Street West and 80, 86 and 90 Carling Street, Hamilton ERG-20-05 (PED21089) (Ward 1) - Page 3 of 9**

---

order to facilitate a planned seven storey, 100-unit development, including 10 affordable housing units, which received conditional Site Plan approval in May 2020.

The grant application is for \$1,436,007 in eligible remediation costs required to facilitate the filing of a Record of Site Condition for the site and includes \$931,017 in future remediation costs identified through an updated February 2021 Remedial Action Plan and \$504,990 in remediation costs already incurred to-date since the initial ERG Application (ERG-06-07) was submitted in 2006.

Project construction costs are estimated at approximately \$20,000,000. It is estimated that the proposed development will increase the property assessment from the pre-development value of \$1,446,000 (MT-Multi Residential Vacant Land) to approximately \$12,877,000 (NT-Multi Residential New Construction). This will increase total annual property taxes generated by this site from \$39,464 to \$153,057 an increase of approximately \$113,593. The municipal portion of this increase is \$96,104 of which 80%, representing the maximum potential annual grant, would be approximately \$76,883. Based on the estimated eligible costs provided by the applicant, the maximum grant will not exceed \$768,832 over a period of 10 annual payments.

The existing condition of the site as well as renderings of the planned redevelopment are provided below.



*Existing Conditions – 801 and 803 King Street West and 80, 86 and 90 Carling Street, Hamilton (Source: maps.google.ca – Oct. 2020)*



**SUBJECT: Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant Application, 801 and 803 King Street West and 80, 86 and 90 Carling Street, Hamilton ERG-20-05 (PED21089) (Ward 1) - Page 4 of 9**



*Planned Development (Looking southwest along King Street West) – 801 and 803 King Street West and 80, 86 and 90 Carling Street, Hamilton (Source: 1649626 Ontario Inc.)*

**Alternatives for Consideration – See Page 9**

## **FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

**Financial:** As per the ERASE Redevelopment Grant (ERG) Program, the City will provide the applicant with a grant equivalent to 80% of the increase in municipal taxes up to the total eligible cost figure of \$1,436,007. Based on an estimated maximum potential annual grant amount of \$76,883, the annual grant payments will conclude after the 10<sup>th</sup> year's payment with an estimated total grant of \$768,832. The City will realize the full tax increment after the 10<sup>th</sup> year's payment.

The City will retain the remaining 20% of the annual municipal tax increment estimated at \$19,221. These monies, to a maximum of 20% of the total grant to be provided to the applicant, estimated to total \$152,766 over two year, will be deposited into the Brownfield Pilot Project Account No. 3620155102 to be used by the City for its Municipal Acquisition and Partnership Program. This Program, as approved in the ERASE Community Improvement Plan (CIP), involves the City acquiring key

---

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: Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant Application, 801 and 803 King Street West and 80, 86 and 90 Carling Street, Hamilton ERG-20-05 (PED21089) (Ward 1) - Page 5 of 9**

---

Brownfield sites, remediating and redeveloping property it already owns, or participating in public/private partnerships to redevelop brownfield properties.

**Staffing:** Applications and grant payments under the ERG program are processed by existing staff from the Commercial Districts and Small Business Section, Economic Development Division and Taxation Section of the Finance and Administration Division.

There are no additional staffing requirements.

**Legal:** The ERG Program is authorized by the ERASE CIP which was adopted and approved in 2001 and subsequently comprehensively updated in 2005, 2010 and 2018 under Section 28 of the *Planning Act*. The ERASE Redevelopment Agreement will specify the obligations of the City and the applicant and will be prepared in a form satisfactory to the City Solicitor.

## **HISTORICAL BACKGROUND**

The site is approximately 0.26 ha (0.64 ac) in size and located in a primarily low density residential and commercial area of the Westdale South neighbourhood of west Hamilton. The site is located to the southeast of the intersection at King Street West and Paradise Road South. The site comprises properties fronting on King Street West and on Carling Street. The properties are located midblock and bounded by a mix of commercial and low and mid-rise multi-residential buildings located to the north, east and west and single detached dwellings to the south. The closest signalized intersection is approximately 80 m east of the site at King Street West and Macklin Street South. The site is presently vacant of any buildings and was previously the site of residential dwellings along Carling Street and a commercial building along King Street West that previously contained a commercial paint store and dry cleaners.

In 2006, an application was made to the ERG program (ERG-06-07) to provide financial assistance towards the remediation of the property. At this time, environmental studies undertaken by Blue Water Environmental Inc. identified soil and groundwater contamination at concentrations exceeding the applicable MOE site condition standards. The contaminants present were believed to have originated from the previous uses on the properties as well as from two underground storage tanks (USTs) that were formerly located on the site. The soil and groundwater contamination showed elevated levels of petroleum hydrocarbons (PHCs) and volatile organic compounds (VOCs), including benzene, dichloroethylene, trichloroethylene and perchlorethylene (PCE). In late 2006, Blue Water Environmental Inc. developed a Remedial Action Plan

---

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: Environmental Remediation and Site Enhancement (ERASE)  
Redevelopment Grant Application, 801 and 803 King Street West and  
80, 86 and 90 Carling Street, Hamilton ERG-20-05 (PED21089) (Ward 1)  
- Page 6 of 9**

---

that involved site remediation utilizing Blue Water's In-Situ Biological Remediation Technology with an estimated cost of \$525,000. This amount was approved by City Council as the maximum potential grant to be provided under the ERG program via Report PED07078.

Remediation was carried out over 2007 and 2008 and involved the injection of microbial solutions into the soil intended to remediate the property to a standard that would facilitate the filing of a Record of Site Condition (RSC) needed to facilitate redevelopment of the site. The RSC was filed with the MECP in late 2009.

Subsequent to this filing, the MECP chose to audit the RSC that was filed by Blue Water Environmental Inc. and notified the property owner of inconsistencies in the submission that resulted in the MECP undertaking their own field sampling in December 2010. The MECP issued a letter of non-compliance in February of 2011 to the property owner notifying that on-site contamination still exceeded the applicable standards required to permit development. As a result, the owner retained JFM Environmental Limited (JFM) to undertake an updated Phase Two Environmental Site Assessment, peer review past works and prepare a second Remedial Action Plan to identify a new remediation plan and associated estimated costs to complete remediation of the properties. The proposed remediation method recommended by JFM Environmental Limited was to remove contamination through excavation of the impacted soil.

As a result of the RSC audit and JFM Environmental's recommended remediation plan, the property owner submitted an updated cost estimate for remediation activities totalling \$2,224,875 for consideration under the ERG program. City Council approved an increase to the maximum potential grant in 2012 via Report PED07078(a) of \$1,699,875 for a total potential grant of \$2,224,875. At this time, the planned development for the site was a seven storey, 63-unit multi-residential development intended to provide housing for students.

A Risk Assessment was prepared for the site in December 2013 by Intrinsic Environmental Sciences Inc. This Risk Assessment was accepted by the MECP and a Certificate of Property Use was issued to address the planned Risk Management Measures.

Remediation, implementation of Risk Management Measures and redevelopment of the site did not proceed subsequent to this approval and the site has remained undeveloped since. As a result, City Council's 2012 ERG Application approval has lapsed as construction of the development did not commence within five years of Council's approval as required under the terms of the ERG program. Ownership of the property continues to be with 1649626 Ontario Inc.

**SUBJECT: Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant Application, 801 and 803 King Street West and 80, 86 and 90 Carling Street, Hamilton ERG-20-05 (PED21089) (Ward 1) - Page 7 of 9**

---

Recently, a revised development proposal was brought forward by the property owner for a seven storey, 100-unit multi-residential development. This development received conditional Site Plan approval in May 2020. The development is proposed to include 10 affordable rental units and will enable the development to benefit from low-interest construction financing from the Canada Mortgage and Housing Corporation (CMHC). In April 2020, City Council approved municipal incentives with respect to the 10 affordable housing units via Report HSC20009, totalling an estimated \$34,634, in the form of forgivable loans related to Building Permit and planning application fee offsets and a Cash-in-Lieu of Parkland Dedication exemption.

To facilitate the planned development, an updated Remedial Action Plan was prepared by G2S Environmental Consulting in February 2021 which outlined planned remediation of the site which includes:

- Excavation and disposal of impacted soil; and
- Implementation of Risk Management Measures as part of the site's redevelopment including, but not limited to, a hard/fill cap for the site, groundwater monitoring program and vapour mitigation measures to be incorporated into the planned building.

Estimated costs to facilitate the sites remediation have decreased relative to that originally estimated in 2012 with future remediation costs now estimated at \$931,017.

## **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

### *Urban Hamilton Official Plan*

The site is identified as a "Primary Corridor" on Schedule "E" – Urban Structure and designated as "Mixed Use – Medium Density" on Schedule "E-1" – Urban Land Use Designations of the Urban Hamilton Official Plan which is intended to permit a full range of retail, service commercial, entertainment and residential uses at a moderate scale.

The planned development complies with the above designation.

### *Former City of Hamilton Zoning By-law No. 6593*

The site is zoned "E/S-1446" (Multiple Dwellings, Lodges Clubs etc.) District which permits multiple dwellings, institutional uses and various commercial uses, including offices, to which the planned development complies.

**SUBJECT: Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant Application, 801 and 803 King Street West and 80, 86 and 90 Carling Street, Hamilton ERG-20-05 (PED21089) (Ward 1) - Page 8 of 9**

---

*Site Plan Control Application*

The site is subject to Site Plan Control. At the time of writing of this Report, the planned development has received conditional Site Plan approval.

**RELEVANT CONSULTATION**

Staff from the Taxation Section of the Finance and Administration Division and the Legal Services Division of the Corporate Services Department were consulted, and the advice received incorporated in this Report.

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

Potential estimated costs, as submitted by the applicant, and which may be eligible under the ERG Program based on the site's location within Area 1 – Urban Area of the ERASE Community Improvement Project Area (CIPA) include the following:

- \$931,017 in remediation costs including, but not limited to, costs for the excavation of approximately 4,125 m<sup>3</sup> of contaminated soil to be disposed of at a licensed facility, costs associated with the implementation of Risk Management Measures and environmental consulting services; and
- \$504,990 in remediation costs already incurred since the initial ERG application (ERG-06-07) submitted in 2006.

In total, estimated eligible costs are \$1,436,007. Invoicing and associated documentation for said estimated costs will be the subject of an audit by staff to ensure eligibility and compliance with the parameters of the ERG program.

The following is an overview of pre and post development property assessments and associated taxes which have informed the estimated potential grant and the grant payment period contained in this report:

Grant Level:		80%
Total Estimated Eligible Costs (Maximum):	\$	1,436,007
Pre-project CVA: (MT – Multi-Residential Vacant Land)	\$	1,446,000 Year: 2020
Municipal Levy:	\$	37,252
Education Levy:	\$	<u>2,212</u>
Pre-project Property Taxes	\$	39,464

**SUBJECT: Environmental Remediation and Site Enhancement (ERASE)  
Redevelopment Grant Application, 801 and 803 King Street West and  
80, 86 and 90 Carling Street, Hamilton ERG-20-05 (PED21089) (Ward 1)  
- Page 9 of 9**

---

<b>*Estimated</b> Post-project CVA: (NT – Multi Residential New Construction)	\$	12,877,000
Total Estimated Grant (Maximum):	\$	768,832
<b>**Estimated</b> Municipal Levy:	\$	133,356
<b>**Estimated</b> Education Levy:	<u>\$</u>	<u>19,702</u>
<b>**Estimated</b> Post-project Property Taxes:	\$	153,058

*Note: All dollar figures are rounded to the nearest dollar.*

*\*The actual roll number(s), assessed value(s), tax classification(s) and value partitioning (where applicable) are to be determined by the Municipal Property Assessment Corporation (MPAC).*

*\*\*2020 tax rates have been used for calculation of the estimated post-development property taxes.*

## **ALTERNATIVES FOR CONSIDERATION**

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

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

### **Economic Prosperity and Growth**

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

### **Healthy and Safe Communities**

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

### **Our People and Performance**

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

## **APPENDICES AND SCHEDULES ATTACHED**

Appendix “A” – Location Map

Appendix "A" to Report PED21089  
Page 1 of 1



## Location Map

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT


File Name/Number: 80, 86, 90 Carling St and 801, 803 King St W		Date: February 12, 2021	
Appendix "A"	Scale: N.T.S	Planner/Technician: PC/AL	

**Subject Property**

80, 86, 90 Carling Street and 801, 803 King Street West



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

<b>TO:</b>	Mayor and Members General Issues Committee
<b>COMMITTEE DATE:</b>	May 5, 2021
<b>SUBJECT/REPORT NO:</b>	Hamilton Tax Increment Grant - 233-237 King Street East, Hamilton (PED21088) (Ward 2)
<b>WARD(S) AFFECTED:</b>	Ward 2
<b>PREPARED BY:</b>	Carlo Gorni (905) 546-2424 Ext. 2755
<b>SUBMITTED BY:</b>	Norm Schleeahn Director, Economic Development Planning and Economic Development
<b>SIGNATURE:</b>	

### RECOMMENDATION

- (a) That a Hamilton Tax Increment Grant Program Application submitted by Malleum Real Estate Partners III, by way of its General Partner, Malleum General Partner III Limited (Tyler Pearson and Greg Clewer), for the property at 233-237 King Street East, Hamilton, estimated at \$51,303.63 over a maximum of a five (5) year period, and based upon the incremental tax increase attributable to the development of 233-237 King Street East, Hamilton, be authorized and approved in accordance with the terms and conditions of the Hamilton Tax Increment Grant Program;
- (b) That the Mayor and City Clerk be authorized and directed to execute a Grant Agreement together with any ancillary documentation required, to give effect to the Hamilton Tax Increment Grant for Malleum Real Estate Partners III, by way of its General Partner, Malleum General Partner III Limited, for the property at 233-237 King Street East, Hamilton, in a form satisfactory to the City Solicitor; and,
- (c) That the General Manager of the Planning and Economic Development Department be authorized to approve and execute any Grant Amending Agreements, together with any ancillary amending documentation, if required,

---

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: Hamilton Tax Increment Grant - 233-237 King Street East, Hamilton (PED21088) (Ward 2) - Page 2 of 8**

---

provided that the terms and conditions of the Hamilton Tax Increment Grant Program, as approved by City Council, are maintained.

**EXECUTIVE SUMMARY**

The Hamilton Tax Increment Grant Program (HTIGP) Application for the development of the project at 233-237 King Street East, Hamilton was submitted by Malleum Real Estate Partners III, by way of its General Partner, Malleum General Partner III Limited, owner of the property. Now completed, the project saw the renovation of three (3) commercial units on the ground floor and the renovation of ten (10) residential units on the upper floors. Regarding the commercial units, two (2) of them are being used for a digital marketing agency and a condominium sales centre while the third (3<sup>rd</sup>) is currently vacant.

Development costs are estimated at \$746,500 and it is projected that the proposed redevelopment will increase the assessed value of the property from its current value of \$911,000 to approximately \$1,609,000.

This will increase total annual property taxes generated by the property. The municipal share of this property tax increase (municipal tax increment) will be approximately \$17,101.21, of which 100% would be granted to the owner during year one, 80% or approximately \$13,680.97 in year two, 60% or approximately \$10,260.73 in year three, 40% or approximately \$6,840.48 in year four and 20% or approximately \$3,420.24 in year five. The estimated total value of the grant is approximately \$51,303.63. Note that every year the tax increment is based on actual taxes for that year.

Upon completion of the redevelopment and reassessment of the property by the Municipal Property Assessment Corporation (MPAC), staff will report back in an Information Update to Council on the actual redevelopment costs, the reassessment amount determined by MPAC and the grant amount.

**Alternatives for Consideration – See Page 7**

**SUBJECT: Hamilton Tax Increment Grant - 233-237 King Street East, Hamilton  
(PED21088) (Ward 2) - Page 3 of 8**

---



**233-237 King Street East (Before Renovation)**  
Source: City of Hamilton Building Division



**233-237 King Street East (Post Renovation)**  
Source: City of Hamilton Building Division

---

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: Hamilton Tax Increment Grant - 233-237 King Street East, Hamilton (PED21088) (Ward 2) - Page 4 of 8**

---

**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

**Financial:** The City will collect full property taxes on the property and, in turn, provide a grant for five (5) years, declining each year after the first year by 20%, based on the increase in the municipal portion of the taxes, post-development completion of 233-237 King Street East, Hamilton. Following year one of the grant payment, the City will start to realize the positive results of the Program from a financial perspective. Based on the projected figures, the estimated tax increment over five (5) years totals \$85,506.05, of which the applicant would receive a grant totalling approximately \$51,303.63 and the City retaining taxes totalling approximately \$34,202.42.

**Staffing:** Applicants and subsequent grant payments under the HTIGP are processed by the Commercial Districts and Small Business Section and Taxation Section, Corporate Services Department. There are no additional staffing requirements.

**Legal:** Section 28 of the *Planning Act* permits a municipality, in accordance with a Community Improvement Plan, to make loans and grants which would otherwise be prohibited under Section 106(2) of the *Municipal Act*, to registered / assessed owners and tenants of lands and buildings. A Community Improvement Plan can only be adopted and come into effect within a designated Community Improvement Project Area. Changes to a Community Improvement Plan or Community Improvement Project Area require formal amendments as dictated by the *Planning Act*.

The applicant will be required to execute a Grant Agreement prior to the grant being advanced. The Grant Agreement will be developed in consultation with Legal Services.

As construction projects move forward, it is sometimes necessary to amend previously approved Grant Agreements and any ancillary documentation. Therefore, staff recommends that the General Manager of Planning and Economic Development be authorized to amend Grant Agreements and any ancillary documentation, provided that the terms and conditions of the HTIGP are maintained.

**SUBJECT: Hamilton Tax Increment Grant - 233-237 King Street East, Hamilton  
(PED21088) (Ward 2) - Page 5 of 8**

---

## **HISTORICAL BACKGROUND**

City Council, at its meeting held August 22, 2001, approved an amendment to the Downtown and Community Renewal Community Improvement Plan which introduced the HTIGP. Since that time, a number of Program refinements have been approved by City Council, including expanding the Program to Community Downtowns, Business Improvement Areas, the Mount Hope/Airport Gateway, the corridors of Barton Street and Kenilworth Avenue as identified in the Downtown and Community Renewal Community Improvement Project Area and most recently, to properties designated under Part IV or V of the *Ontario Heritage Act*. The terms of the Program offer a five (5) year grant not to exceed the increase in municipal realty taxes as a result of the development. The grant is to be in an amount which does not exceed 100% of the municipal realty tax increase during the first year, 80% in year two, 60% in year three, 40% in year four, and 20% in year five.

The project at 233-237 King Street East, Hamilton, is an eligible project under the terms of the HTIGP. The applicant will qualify for the HTIGP grant upon completion of the development project. Development costs are estimated at \$746,500. The total estimated grant over the five (5) year period is approximately \$51,303.63.

## **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

### Urban Hamilton Official Plan

The subject lands are municipally known as 233 King Street East, Hamilton, and is located within the "Downtown Urban Growth Centre" on Schedule "E" – Urban Structure.

The property is located within the Downtown Hamilton Secondary Plan area (OPA 102) and designated "Downtown Mixed Use" with a "Pedestrian Focus" on Map "B.6.1-1" – Downtown Hamilton Secondary Plan – Land Use Plan (OPA 102).

The planned use of the property conforms to the above designation. The specific ground floor commercial uses will be subject to the respective sections of the in force and effect Urban Hamilton Official Plan with respect to permitted uses and associated policies.

### Zoning By-law No. 05-200

Under the City of Hamilton Zoning By-Law No. 05-200, the subject property is zoned "Downtown Mixed Use – Pedestrian Focus (D2) Zone".

The planned use of the property is permitted. The specific ground floor commercial uses will be subject to the respective sections of the in force and effect Zoning By-Law with respect to permitted uses and associated regulations.

**SUBJECT: Hamilton Tax Increment Grant - 233-237 King Street East, Hamilton  
(PED21088) (Ward 2) - Page 6 of 8**

---

**RELEVANT CONSULTATION**

Staff from the Taxation Section and the Finance and Administration Section, Corporate Services Department and the Legal Services Division, Corporate Services Department was consulted, and the advice received is incorporated into Report PED21088

**ANALYSIS AND RATIONALE FOR RECOMMENDATION**

Commercial Districts and Small Business staff, in co-operation with staff from the Taxation Section and Legal Services Division, developed an estimated schedule of grant payments under the terms of the Program. The final schedule of grant payments will be contingent upon a new assessment by MPAC following completion of the project. The applicant will be required to sign a Grant Agreement. The Grant Agreement contains provisions for varying the grant payment in each, and every year based on MPAC's assessed value. By signing, the applicant will accept the terms and conditions outlined therein prior to any grant payments being made. The Agreement outlines the terms and conditions of the grant payments over the five (5) year period.

The estimated grant shall be calculated according to the following formulas:

Grant Level:		100%	
Total Eligible Costs (Maximum):	\$	\$746,500	
Total Pre-project CVA:			
MT(Multi-Residential)	\$	444,900	Year: 2019
CT (Commercial)	\$	<u>466,100</u>	
Total	\$	911,000	
Pre-Project Property Taxes			
Municipal Levy:	\$	22,874.73	
Education Levy:	\$	<u>5,869.87</u>	
Pre-project Property Taxes	\$	28,744.60	
*Post-project CVA:			
MT (Multi Residential)	\$	992,000	
CT (Commercial)	\$	617,000	
<b>Estimated</b> Post-project CVA	\$	1,609,000	Year: TBD
Post-Project Property Taxes			
** <b>Estimated</b> Municipal Levy:	\$	39,975.94	
** <b>Estimated</b> Education Levy:	\$	<u>7,956.41</u>	
** <b>Estimated</b> Post-Project Property Taxes:	\$	47,932.35	

**SUBJECT: Hamilton Tax Increment Grant - 233-237 King Street East, Hamilton (PED21088) (Ward 2) - Page 7 of 8**

---

\*The actual roll number(s) assessed value(s), tax classification(s) and value partitioning (where applicable) are to be determined by the Municipal Property Assessment Corporation (MPAC).

\*\*2019 tax rates have been used for calculation of the estimated post-development property taxes.

Pre-project Municipal Taxes = Municipal Levy = \$22,874.73  
 Municipal Tax Increment = \$39,975.94 - \$22,874.73 = \$17,101.21

Payment in Year One = \$17,101.21 x 1.0 = \$17,101.21

**ESTIMATED GRANT PAYMENT SCHEDULE for commercial building: Mixed Use building with three (3) commercial units on ground floor and ten (10) residential units on upper floors**

Year	Grant Factor	Tax Increment*	Grant
1	100%	\$17,101.21	\$17,101.21
2	80%	\$17,101.21	\$13,680.97
3	60%	\$17,101.21	\$10,260.73
4	40%	\$17,101.21	\$6,840.48
5	20%	\$17,101.21	\$3,420.24
<b>Total</b>		<b>\$85,506.05</b>	<b>\$51,303.63</b>

\*Note that the tax increment is based every year on actual taxes for that year. The figures above are estimates. In other words, for each year a grant payment is paid, the actual taxes for the year of the grant payment will be used in the calculation of the grant payment.

**ALTERNATIVES FOR CONSIDERATION**

Declining a grant and/or approving a reduced amount would undermine the principles of the HTIGP and regeneration efforts in general. This alternative is not recommended.

**Financial:** Grants totalling \$51,303.63 over a five (5) year period would not be issued.

**Staffing:** Not applicable

**Legal:** Not applicable

**SUBJECT: Hamilton Tax Increment Grant - 233-237 King Street East, Hamilton  
(PED21088) (Ward 2) - Page 8 of 8**

---

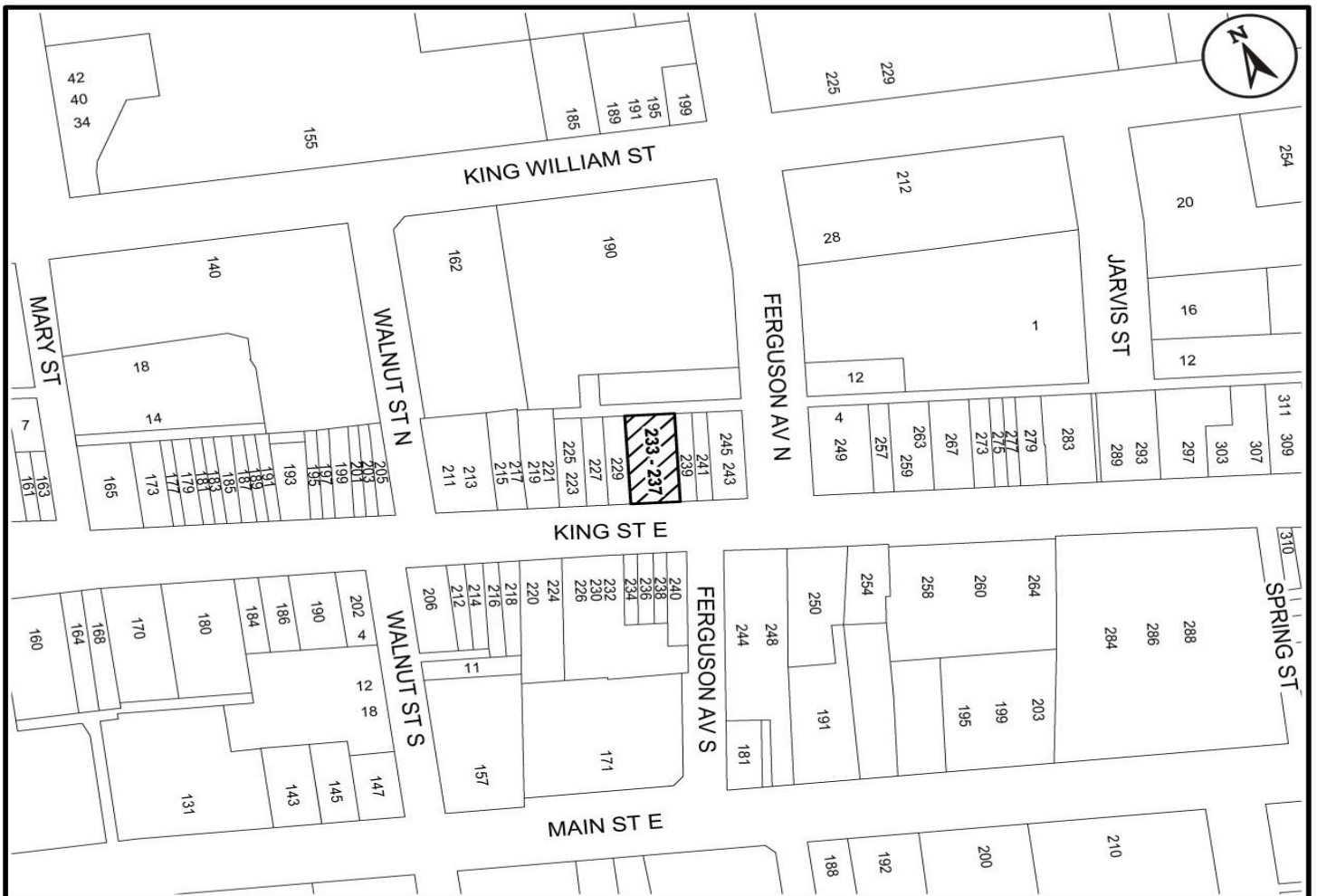
**ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN**

**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” to Report PED21088 – Location Map



● Site Location



Key Map - Ward 2

N.T.S.



# Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
233-237 King St E

Date:  
Sept. 13, 2018

Appendix "A"

Scale:  
N.T.S.

Planner/Technician:  
CG/AL

**Subject Property**



233 - 237 King Street East





# INFORMATION REPORT

<b>TO:</b>	Chair and Members General Issues Committee
<b>COMMITTEE DATE:</b>	May 5, 2021
<b>SUBJECT/REPORT NO:</b>	Municipal Comprehensive Review / Official Plan Review Work Plan (PED21067) (City Wide)
<b>WARD(S) AFFECTED:</b>	City Wide
<b>PREPARED BY:</b>	Delia McPhail (905) 546-2424 Ext. 6663
<b>SUBMITTED BY:</b>	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
<b>SIGNATURE:</b>	

## COUNCIL DIRECTION

Not Applicable.

## INFORMATION

This Report highlights the topic areas to be addressed through the MCR – Official Plan Conformity Review and provides context in terms of the purpose of an Official Plan (OP) Review and how the review fits into the overall GRIDS 2 and the Municipal Comprehensive Review (MCR) Project timelines. This Report has been prepared to provide an update and roadmap on the MCR process and scope of work for Council and the general public as part of the on-going community engagement and consultation process.

### 1.0 Background

Municipalities, based on provincial requirements and good land use planning practice, review their Official Plans on a regular basis to ensure they remain up-to-date, reflect current provincial policy and represent the long term vision of the municipality.

---

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: Municipal Comprehensive Review / Official Plan Review Work Plan  
(PED21067) (City Wide) Page 2 of 6**

---

The Rural Hamilton Official Plan and Urban Hamilton Official Plan were approved by the Ontario Municipal Board and came into effect on March 7, 2012 and August 16, 2013, respectively.

The provincial requirements to undertake Official Plan reviews and conformity exercises are contained within the *Planning Act* and the *Places to Grow Act*, 2005 and the *Greenbelt Act*, 2005, as follows:

- A Municipal Comprehensive Review (MCR) is a requirement of the Growth Plan for the Greater Golden Horseshoe to comprehensively apply the policies of the provincial plan and implement any required conformity revisions to the Official Plans through amendments to the City's Urban and Rural Hamilton Official Plans. In addition, the Greenbelt Plan was updated in 2017 and revisions to the Rural Hamilton Official Plan are required to implement changes from this Plan. Further, the Provincial Policy Statement was released in 2017 with a small revision in 2020. Updated Official Plan policies are also required to be implement any PPS changes. These three reviews are referred to as the "Conformity Review".
- The *Planning Act* requires the City to review the Official Plan no less than 10 years after the Official Plan comes into effect, and every five years thereafter. The purpose of this review is ensure the land use planning policies relating to City of Hamilton are up-to-date and are reflective of community goals and objectives. This component of the process is known as the "Official Plan review – Local Context".

This Report will clarify the different components of the Conformity Review, the Official Plan Review and timing.

The current Official Plan Review is not intended to be a rewrite of the City's Official Plans, but rather a targeted update to only those sections and policies that require changes to address provincial policies and locally-identified issues. The organization and structure of the Official Plans will remain the same.

### **1.1 GRIDS 2 & Municipal Comprehensive Review (MCR) Project**

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 to the year 2051, and encompasses matters that have historically not been part of traditional land use planning studies. The provincial forecasts for Hamilton project a population of 820,000 people and employment of 360,000 jobs by the year 2051. As such, GRIDS must be updated to plan for the additional jobs and persons to 2051 and assess the implications for the Official Plan, Infrastructure Master Plans and Development Charges By-law.

---

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

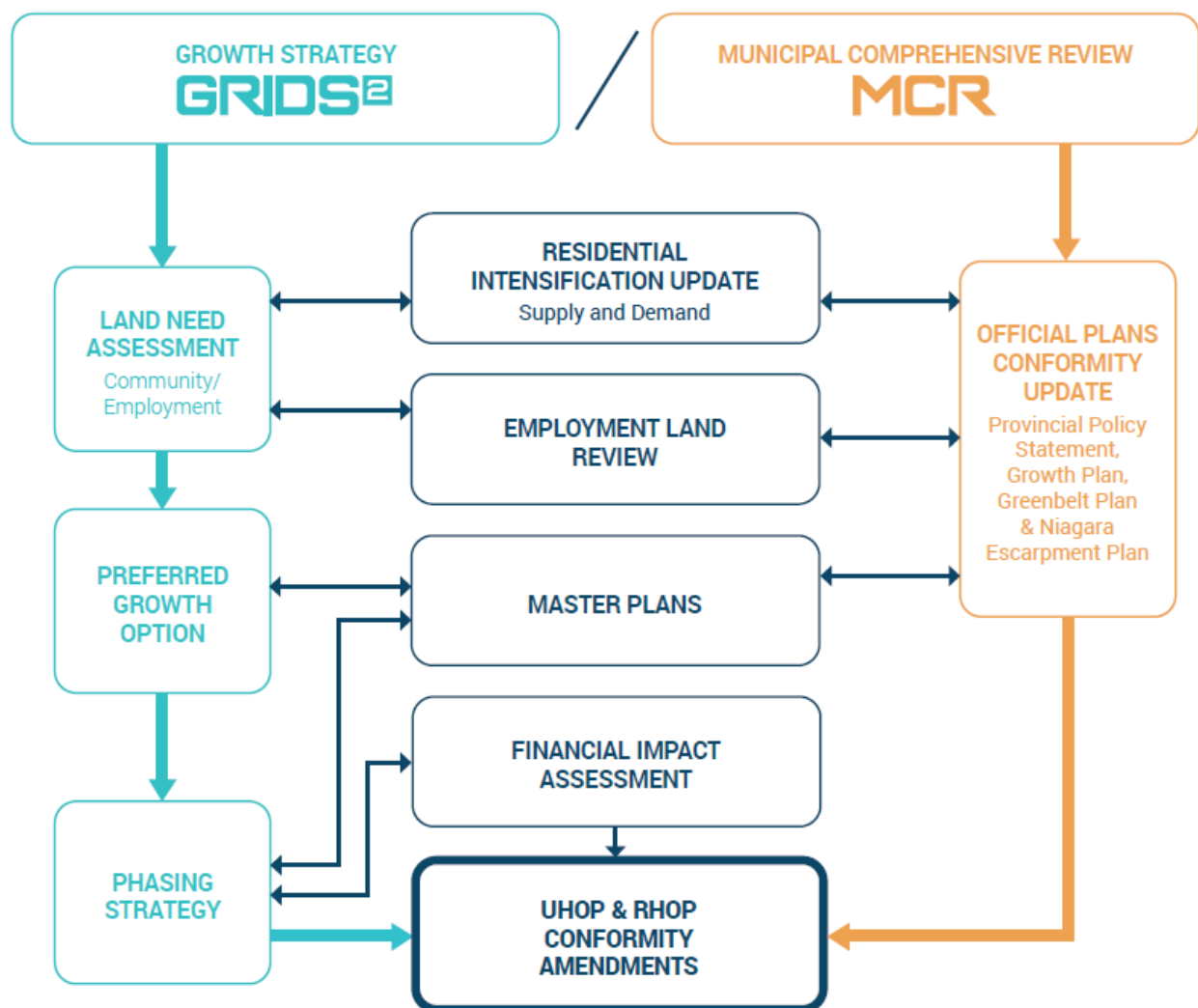
OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

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

**SUBJECT: Municipal Comprehensive Review / Official Plan Review Work Plan  
(PED21067) (City Wide) Page 3 of 6**

A municipal comprehensive review (MCR) is a requirement of the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe Plan. The MCR is broad and encompasses many inter-related components, and must be completed prior to any expansion of the urban boundary. The MCR will be completed concurrently with GRIDS 2, which has the benefit of combining the public and stakeholder consultation into one process, and efficiently utilizes staff time and resources. The outcome of the MCR and GRIDS 2 will be implemented through Official Plan Amendments to the Urban and Rural Hamilton Official Plans.

The following flow chart depicts the City of Hamilton's Municipal Comprehensive Review Process, as it relates to the GRIDS 2 process.



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: Municipal Comprehensive Review / Official Plan Review Work Plan  
(PED21067) (City Wide) Page 4 of 6**

---

The Conformity Review is a key component of the MCR. The MCR will result in official plan amendments to each of the Urban and Rural Hamilton Official Plans that comprehensively apply all the necessary changes to reflect the policies of the Provincial Policy Statement and Provincial Plans. Under Section 26 of the *Planning Act*, MCR amendments require the approval of the Minister of Municipal Affairs and Housing. Unlike other Official Plan Amendments adopted by Council, approval of the Minister of Municipal Affairs and Housing is required for the Official Plan Amendment that implements the MCR (Ontario Regulation 525/97).

The Province has set July 1, 2022 as the date by which municipalities must submit to the Minister of Municipal Affairs and Housing those Official Plan Amendments that address conformity matters as part of the MCR. A draft Official Plan Amendment must be submitted to the Province a minimum of 90 days prior to the statutory public meeting required under Section 26 of the *Planning Act*.

## **2.0 Official Plan Review**

As noted above the OP review has been broken down into 2 components – Conformity Review and Local Context review. Review of the City’s Official Plan policies will occur at the same time as the GRIDS 2 project completes the necessary steps to determine how, where, and when the City will accommodate additional growth.

Given the timeframe set by the Province, Planning Division staff have structured the Official Plan Review project’s workplan to prioritize elements of the review related to conformity matters in relation to the Provincial Plans.

### *Phase One – “Conformity Review”:*

The first Official Plan Amendments to be completed will be focused on bringing the Urban and Rural Hamilton Official Plans into conformity with the Provincial Policy Statement, 2020 and the policies of the Growth Plan for the Greater Golden Horseshoe, 2019, as amended, the Niagara Escarpment Plan, 2017, and the Greenbelt Plan, 2017. Therefore, the scope of the review will focus on identifying and amending any Official Plan policies to ensure that they conform or are consistent with applicable Provincial Plan policies.

An MCR may be implemented in phases through more than one Official Plan Amendment. Staff anticipate the first OPA to be brought forward in Spring 2022 will focus on Urban conformity issues and conformity issues that are common to both the Rural Hamilton Official Plan and the Urban Hamilton Official Plan. Staff anticipate a second conformity-related OPA to be brought forward at a later date that will focus specifically on Rural conformity issues. The reason for the delay is to focus on mapping refinements to the agricultural system mapping and potential refinements to the natural heritage system.

---

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: Municipal Comprehensive Review / Official Plan Review Work Plan  
(PED21067) (City Wide) Page 5 of 6**

---

As required, these amendments will be submitted to the Ministry of Municipal Affairs and Housing for approval.

*Phase Two – “Official Plan Review – Local Context”:*

Staff recognizes that updates to the City’s Official Plans will be necessary to address local community issues, which will be dealt with in the second phase. This phase will not be subject to the stringent timelines of the matters related to the MCR conformity review with the Provincial Plans and the resulting Official Plan Amendments will be exempt from the approval of the Minister of Municipal Affairs and Housing.

**2.1 Timing of Official Plan Review – First Phase (MCR Conformity Review – Urban)**

Phase 1 (MCR Conformity Review – Urban) is expected to be completed this year, with the project’s timeline and key deliverables identified in Appendix “A” to Report PED21067. The project workplan for the remainder of Phase 1 (MCR Conformity Review – Rural) and Phase 2 (Official Plan Review – Local Context) will be identified at a later date.

**2.2 Topic-Based Approach:**

The Official Plan Review will follow a topic-based approach to first focus the review on matters that deal directly with the Conformity Review to the PPS and Provincial Plans, followed by a review of the Official Plans in the local context to address any significant policy changes. Administrative and Housekeeping Amendments will continue to be brought forward by Policy Planning staff, on an as-needed basis, to ensure the Official Plans are clearly and accurately implemented.

*Conformity Review:*

Changes to the Provincial Policy Statement and the Provincial Plans result in policy updates to the following sections of the City’s Official Plans:

- Provincial Plans
- Transportation
- Natural Heritage
- Glossary
- Employment
- Urban Structure
- Housing
- Infrastructure
- Growth Management
- Agriculture / Specialty Crop / Rural (at a later date)
- Cultural Heritage
- Climate-Related
- Implementation
- Residential Intensification
- Mineral Aggregates (at a later date)

---

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: Municipal Comprehensive Review / Official Plan Review Work Plan  
(PED21067) (City Wide) Page 6 of 6**

---

*Official Plan Review – Local Context:*

Once the Conformity Review component of the Official Plan Review has been completed, staff will complete the Official Plan Review process by addressing policy and mapping updates focussing on local community issues, including the following:

- Noise
- Urban Design
- Waste
- Neighbourhoods
- Parks and Recreation
- Institutional
- Right-of-Ways
- Commercial / Mixed Use

Appendix “B” to Report PED21067 highlights some of the key changes expected for each of the above topics included in the Conformity Review and Official Plan Review – Local Context. This list may be updated or refined as additional revision areas are identified during the course of the review.

**APPENDICIES AND SCHEDULES ATTACHED**

Appendix “A” - Project Timeline: Municipal Comprehensive Review / Official Plan Review Work Plan

Appendix “B” - Highlights of Provincial Policy Changes by Topic Area: Urban and Rural Hamilton Official Plans

DM:mo

---

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.

**Project Timeline: Municipal Comprehensive Review /  
Official Plan Review Work Plan**

<b>Date</b>	<b>Key Deliverable</b>	<b>Status</b>
Fall 2020	➤ Background research on Draft Policy Updates related to Provincial Conformity	Complete
Winter 2021	➤ Commencement of internal review of Proposed Draft Policy Updates to the Urban / Rural Hamilton Official Plan related to Conformity	Ongoing
Spring 2021	➤ General Issues Committee – Commencement of Official Plan Review	Report to Committee April 21, 2021
Fall 2021	➤ Staff drafting of Conformity Review Official Plan Amendments	Pending
Winter 2022	<ul style="list-style-type: none"> <li>➤ General Issues Committee review of draft MCR Conformity Review – Official Plan Amendments and authorization to consult</li> <li>➤ First round of public / stakeholder consultation on draft Conformity Official Plan Amendments</li> </ul>	Pending
Winter 2022	➤ Statutory Public Meeting for MCR / OP Review – draft Conformity Official Plan Amendments	Pending
April 2023	➤ General Issues Committee approval of Conformity Official Plan Amendments	Pending
Spring 2022	➤ Submission of Conformity Official Plan Amendments to the Province (Urban Focus)	Pending

### Highlights of Provincial Policy Changes by Topic Area: Urban and Rural Hamilton Official Plans

Topic Area	Urban Hamilton Official Plan / Rural Hamilton Official Plan	Conformity Review	Local Review
<b>Provincial Plans</b>	<b>UHOP/RHOP</b> C.1.0 – Provincial Plans with Designations	√	
<b>Urban Structure</b>	<b>UHOP</b> E.1.0 – Goals E.2.2 – Urban Structure Elements E.2.3 – Urban Nodes E.2.4 – Urban Corridors <b>RHOP – N/A</b>	√	
<b>Cultural Heritage</b>	<b>UHOP/RHOP</b> B.3.4 – Cultural Heritage Resources	√	
<b>Housing</b>	<b>UHOP/RHOP</b> B.3.2 – Housing	√	
<b>Transportation</b>	<b>UHOP/RHOP</b> C.4.2 – Integrated Transportation Network C.4.3 – Active Transportation Network C.4.4 – Public Transit Network C.4.5 – Roads Network	√	
<b>Employment</b>	<b>UHOP</b> B.3.1 – Strong Economy E.2.7 – Employment Areas E.5 – Employment Areas Designations <b>RHOP – N/A</b>	√	
<b>Climate-Related</b>	<b>UHOP/RHOP</b> B.3.6.2 – Air Quality and Climate Change B.3.6.5 – Hazard Lands B.3.7 – Energy and Environmental Design	√	
<b>Natural Heritage</b>	<b>UHOP/RHOP</b> C.2.0 – Natural Heritage System	√	
<b>Infrastructure</b>	<b>UHOP</b> C.5.3 – Lake-Based Municipal Water and Wastewater Systems C.5.4 – Storm Water Management Facilities	√	



### Highlights of Provincial Policy Changes by Topic Area: Urban and Rural Hamilton Official Plans

Topic Area	Urban Hamilton Official Plan / Rural Hamilton Official Plan	Conformity Review	Local Review
<b>Infrastructure (con'd)</b>	<b>RHOP</b> C.5.1 – Sustainable Private Water and Wastewater Services C.5.2 – Communal Water and Wastewater Systems C.5.3 – Lake-Based Municipal Water and Wastewater Systems C.5.4 – Storm Water Management Facilities	√	
<b>Implementation</b>	<b>UHOP/RHOP</b> Chapter F – Implementation	√	
<b>Glossary</b>	<b>UHOP/RHOP</b> Chapter G – Glossary	√	
<b>Agricultural, Specialty Crop &amp; Rural</b>	<b>UHOP – N/A</b> <b>RHOP</b> D.1.0 – Goals D.2.0 – Agricultural Designation D.3.0 – Specialty Crop Designation D.4.0 – Rural Designation	√	
<b>Mineral Aggregates</b>	<b>UHOP – N/A</b> <b>RHOP</b> D.6.0 – Mineral Aggregate Resource Extraction Areas	√	
<b>Growth Management (Appeals)</b>	<b>UHOP</b> A.1.0 – Hamilton's Official Plan A.2.0 – Strategic Directions B.2.1 – Vision 2020 B.2.2 – City of Hamilton Strategic Plan B.2.3 – Growth Management – Provincial <b>RHOP – N/A</b>	√	
<b>Residential Intensification</b>	<b>UHOP</b> B.2.4 – Residential Intensification <b>RHOP – N/A</b>	√	
<b>Commercial / Mixed Use</b>	<b>UHOP</b> E.4 – Commercial and Mixed Use Designations <b>RHOP – N/A</b>		√

### Highlights of Provincial Policy Changes by Topic Area: Urban and Rural Hamilton Official Plans

Topic Area	Urban Hamilton Official Plan / Rural Hamilton Official Plan	Conformity Review	Local Review
<b>Waste</b>	<b>UHOP/RHOP</b> C.5.5 – Waste Management Facilities		√
<b>Institutional</b>	<b>UHOP</b> E.6.0 – Institutional Designation <b>RHOP – N/A</b>		√
<b>Noise</b>	<b>UHOP/RHOP</b> B.3.6.3 – Noise, Vibration and Other Emissions		√
<b>Urban Design</b>	<b>UHOP</b> B.3.3 – Urban Design <b>RHOP – N/A</b>		√
<b>Neighbourhoods Land Uses</b>	<b>UHOP</b> E.3 – Neighbourhoods Designation <b>RHOP – N/A</b>		√
<b>Parks &amp; Recreation</b>	<b>UHOP/RHOP</b> B.3.5.2 – General Policies (Community Facilities/Services) B.3.5.3 – Parkland		√

**Note:** This list may not be exhaustive, as additional policy sections may be identified for amendment, during the course of the review.



Hamilton

**ADVISORY COMMITTEE FOR PERSONS WITH  
DISABILITIES  
REPORT 21-004**

**4:00 p.m.**

**Tuesday, April 13, 2021**

**Due to COVID-19 and the Closure of City Hall,  
this meeting was held virtually.**

---

**Present:** Mayor F. Eisenberger  
A. Mallet (Chair), P. Kilburn (Vice-Chair), S. Aaron,  
P. Cameron, J. Cardno, M. Dent, L. Dingman,  
J. Kemp, T. Manzuk, C. McBride, M. McNeil,  
T. Murphy, K. Nolan and T. Nolan

**Absent  
with regrets:** A. Frisina, S. Geffros and M. Sinclair

**Also Present:** J. Bowen, Supervisor, Diversity and Inclusion  
C. Cutler, Advisor to the Mayor

---

**THE ADVISORY COMMITTEE FOR PERSONS WITH  
DISABILITIES PRESENTS REPORT 21-004 AND  
RESPECTFULLY RECOMMENDS:**

- 1. Virtual Collaborative Roundtable Meeting to Discuss  
Changes and Challenges to Public Transportation in  
Hamilton (Added Item 7.4(b))**

WHEREAS, the Transportation Working Group of the Advisory Committee for Persons with Disabilities respectfully requests to organize and host such a collaborative meeting for the purposes to provide updated information and learning about the issues faced by Hamiltonians; and,

WHEREAS, representatives of Transportation Working Groups from other City Volunteer Advisory Committees as well as representatives from various community organizations and stakeholders (such as Canadian National Institute for the Blind, Multiple Sclerosis Society, Canadian Hard of Hearing Association, L'Arche Hamilton, Hamilton Regional Indian Centre, etc.) will benefit from the knowledge of the shared challenges faced during the time of the pandemic and beyond;

**THEREFORE, BE IT RESOLVED**

That members of the Transportation Working Group of the Advisory Committee for Persons with Disabilities be authorized to organize and host a virtual collaborative roundtable meeting in 2021 with key stakeholders and staff experts, for the purpose of discussing changes and challenges to public transportation in Hamilton during the pandemic and beyond.

**FOR INFORMATION:**

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

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

**7. CONSENT ITEMS**

- 7.4 Transportation Working Group Update
  - 7.4(b) Virtual Collaborative Roundtable Meeting to Discuss Changes and Challenges to Public Transportation in Hamilton

### **CHANGES TO THE ORDER OF ITEMS:**

The following items were moved up on the agenda to be considered immediately following the Approval of Minutes of the Previous Meeting:

- 8.1 PRESTO on DARTS Demonstration
- 10.1 Long-Term COVID-19 Related Issues for Persons with Disabilities

The agenda for the April 13, 2021 meeting of the Advisory Committee for Persons with Disabilities was approved, as amended.

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

There were no declarations of interest.

#### **(c) APPROVAL OF MINUTES (Item 4)**

##### **(i) March 9, 2021 (Item 4.1)**

The minutes of the March 9, 2021 meeting of the Advisory Committee for Persons with Disabilities, were approved, as presented.

**(d) CONSENT ITEMS (Item 7)****(i) Built Environment Working Group Update (Item 7.1)****(a) Built Environment Working Group Meeting Notes – February 2, 2021 (Item 7.1(a))**

The Built Environment Working Group Meeting Notes of February 2, 2021, were received.

**(b) Built Environment Working Group Meeting Notes – March 2, 2021 (Item 7.1(b))**

The Built Environment Working Group Meeting Notes of March 2, 2021, were received.

**(ii) Housing Issues Working Group Update (Item 7.2)****(a) Housing Issues Working Group Meeting Notes – February 16, 2021 (Item 7.2(a))**

The Housing Issues Working Group Meeting Notes of February 16, 2021, were received.

**(iii) Outreach Working Group Update (Item 7.3)**

The Outreach Working Group is focused on the development of an informational pamphlet on the Advisory Committee for Persons with Disabilities to be used in outreach efforts in the community. Once the Outreach Working Group has finalized the content and design of the pamphlet, it will be brought before the Advisory Committee for Persons with Disabilities for approval.

The verbal update, respecting the Outreach Working Group, was received.

**(iv) Transportation Working Group Update (Item 7.4)**

**(a) Transportation Working Group Meeting Notes  
– March 23, 2021 (Item 7.4(a))**

The Transportation Working Group Meeting Notes of March 23, 2021, were received.

**(v) Strategic Planning Working Group Update (Item 7.5)**

No update.

**(e) STAFF PRESENTATIONS (Item 8)**

**(i) PRESTO on DARTS Demonstration (Item 8.1)**

Eva Balog, Project Manager, Fare Systems, addressed Committee respecting PRESTO on DARTS Demonstration, with the aid of a presentation.

The presentation, respecting a PRESTO on DARTS Demonstration, was received.

**(f) DISCUSSION ITEMS (Item 10)**

**(i) Long-Term COVID-19 Related Issues for Persons  
with Disabilities (Item 10.1)**

Mayor Fred Eisenberger addressed and answered questions of Committee respecting Long-Term COVID-19 Related Issues for Persons with Disabilities.

The verbal update, respecting Long-Term COVID-19 Related Issues for Persons with Disabilities, was received.

Aznive Mallett relinquished the Chair to Paula Kilburn in order to provide the Committee with the following update:

**(ii) Update on Roundtable Meeting, Hosted by Hamilton Mountain MPP Monique Taylor, respecting COVID-19 Vaccination Roll Out for Persons with Disabilities (Item 10.2)**

Aznive Mallett provided the Committee with an update on the virtual roundtable meeting hosted by Monique Taylor, Member of Provincial Parliament for Hamilton Mountain, on April 7, 2021 to discuss the vaccination roll out for adults with disabilities hosted.

The verbal update, respecting a Roundtable Meeting, Hosted by Hamilton Mountain MPP Monique Taylor, respecting COVID-19 Vaccination Roll Out for Persons with Disabilities, was received.

Aznive Mallett assumed the Chair.

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

(a) The following items were deferred to the May 11, 2021 Advisory Committee for Persons with Disabilities meeting due to time constraints:

(i) Accessibility Complaints to the City of Hamilton (Item 13.1)



- (ii) *Accessibility for Ontarians with Disabilities Act, 2005 (AODA) Update (Item 13.2)*
- (iii) Presenters List for the Advisory Committee for Persons with Disabilities (Item 13.3)

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

There being no further business, the Advisory Committee for Persons with Disabilities adjourned at 5:59 p.m.

Respectfully submitted,

A. Mallet, Chair  
Advisory Committee for  
Persons with Disabilities

Alicia Davenport  
Legislative Coordinator  
Office of the City Clerk



**CITY OF HAMILTON**  
**CORPORATE SERVICES DEPARTMENT**  
**Financial Planning, Administration and Policy Division**

<b>TO:</b>	Chair and Members General Issues Committee
<b>COMMITTEE DATE:</b>	May 5, 2021
<b>SUBJECT/REPORT NO:</b>	2021 Tax Policies and Area Rating (FCS21028) (City Wide)
<b>WARD(S) AFFECTED:</b>	City Wide
<b>PREPARED BY:</b>	Gloria Rojas (905) 546-2424 Ext. 6247
<b>SUBMITTED BY:</b>	Mike Zegarac General Manager, Finance and Corporate Services Corporate Services Department
<b>SIGNATURE:</b>	

**RECOMMENDATION(S)**

(a) That the following optional property classes be continued for the 2021 taxation year:

- (i) Parking Lot and Vacant Land;
- (ii) Large Industrial;

(b) That, based on the 2021 final approved Tax Operating Budget, the following final tax ratios be established for the 2021 taxation year:

(i)	Residential	1.0000
(ii)	Multi-Residential	2.4407
(iii)	New Multi-Residential	1.0000
(iv)	Commercial	1.9800
(v)	Parking Lot and Vacant Land	1.9800
(vi)	Industrial	3.2493
(vii)	Large Industrial	3.8102
(viii)	Pipeline	1.7947
(ix)	Farm	0.1767
(x)	Managed Forest	0.2500
(xi)	Landfills	2.9696

(c) That the following tax reductions be established for the 2021 taxation year:

**SUBJECT: 2021 Tax Policies and Area Rating (FCS21028) (City Wide) – Page 2 of 14**

- |       |  |     |
|-------|--|-----|
| (i)   | Farmland awaiting development (1st Subclass) | 25% |
| (ii)  | Farmland awaiting development (2nd Subclass) | 0%  |
| (iii) | Excess land Subclass (Residual Commercial)   | 0%  |
| (iv)  | Excess land Subclass (Residual Industrial)   | 0%  |
| (v)   | Vacant land Subclass (Residual Industrial)   | 0%  |
| (vi)  | Excess land Subclass (Large Industrial)      | 0%  |
- (d) That the Deferral of Tax Increases for Seniors and Low Income Persons with Disabilities Program (Deferral of Tax Increases Program) be continued for the 2021 taxation year;
- (e) That the Full Tax Deferral Program for Seniors and Low Income Persons with Disabilities Program (Full Tax Deferral Program) be continued for the 2021 taxation year;
- (f) That the Seniors' (65+) Tax Rebate Program be continued for the 2021 taxation year;
- (g) That the 40% Tax Rebate for eligible charities and similar organizations be continued for the 2021 taxation year;
- (h) That the City exits the capping and clawback program as there are no longer any properties under capping protection;
- (i) That City of Hamilton By-law #20-092 To Adopt Municipal Options for Tax Capping be repealed;
- (j) That, for the 2021 taxation year, the Area Rated Levies be approved as identified in Appendix "A" to Report FCS21028, "2021 Tax Policies and Area Rating", attached hereto;
- (k) That the City Solicitor be authorized and directed to prepare all necessary by-laws, for Council approval, for the purposes of establishing the tax policies and tax rates for the 2021 taxation year.

**EXECUTIVE SUMMARY**

Report FCS21028 highlights the tax policy tools and options for the current taxation year and includes tax impacts. For the 2021 tax year, the following items are of special interest:

- The discontinuation of tax capping and clawback program
- Tax impacts resulting from the policies announced in the 2020 Provincial Budget
- Tax impacts due to changes in the delivery of the fire service

Table 3 in the "Analysis and Rationale for Recommendation(s)" section of Report FCS21028 provides details of all the tax policies being recommended.

---

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: 2021 Tax Policies and Area Rating (FCS21028) (City Wide) – Page 3 of 14**

As identified in Table 1, the combined impacts of the final approved 2021 Operating Budget, inclusive of the final growth, tax policies and education impacts recommended in Report FCS21028 has resulted in achieving a total **City-wide residential tax impact of 2.1% or \$89** for the average residential property valued at \$381,000. This is equivalent to a \$23 increase for every \$100,000 of assessment.

**Table 1**  
**2021 Total Average Residential Tax Impact**

	\$	%
Municipal Taxes	\$ 89	2.4%
Education Taxes	\$ -	0.0%
<b>Total Taxes</b>	<b>\$ 89</b>	<b>2.1%</b>

- Anomalies due to rounding
- Updated for growth and levy restrictions

The tax impact identified in Table 1 is simply a City-wide average. Area rating, tax policies and reassessment result in varying tax impacts throughout the City and on a property-by-property basis. Average residential tax impacts by ward and area rating scenarios are included in Appendix “B” to Report FCS21028, “2021 Tax Policies and Area Rating”, attached hereto.

Table 2 identifies the 2021 total average tax impacts by property class.

**Table 2**  
**Total Tax Impact by Class**

	Municipal				Total Incl. Education
	Reassessment	Tax Policy	Budget	Total	
<b>Residential</b>	0.0%	0.0%	2.4%	2.4%	<b>2.1%</b>
<b>Multi-Residential</b>	0.0%	0.0%	0.0%	0.0%	<b>0.0%</b>
<b>Commercial</b>	0.0%	0.0%	2.4%	2.4%	<b>-1.8%</b>
<b>Industrial</b>	0.0%	0.0%	1.2%	1.2%	<b>-4.8%</b>
<b>Farm</b>	0.0%	0.0%	4.8%	4.8%	<b>3.9%</b>

Note: Anomalies due to rounding

As shown in Table 2, the average tax impacts vary between property classes. For 2021, tax impacts vary as a result of budgetary changes and the legislated restrictions on the Multi-Residential and the Industrial property classes.

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: 2021 Tax Policies and Area Rating (FCS21028) (City Wide) – Page 4 of 14**

---

According to the Province's four-year reassessment cycle, property values were expected to be updated in 2020 for the 2021-2024 cycle. However, as part of "Ontario's Action Plan: Responding to COVID-19", announced on March 25, 2020, the Provincial government postponed the reassessment planned for 2020. This means that property assessments for the 2021 taxation year continue to be based on the same valuation date that was in effect for the 2020 taxation year.

The 2021 assessment roll has been updated to reflect assessment changes due to net growth, appeals and request for reconsiderations and the impact of such changes is included in the tax impacts as presented. As part of the 2021 Ontario Budget, the Province announced on March 24, 2021, that the reassessment will once again be postponed adding that the government will hold consultations on the timing and valuation date for the next reassessment update. The results of this consultation will be presented in the fall of 2021.

As part of the 2020 Provincial Budget, it was announced that Business Education Taxes (BET) had been reduced across the Province for properties in the Commercial and Industrial property classes beginning in 2021. For Hamilton, this means a reduction of 10% in the rate for the commercial property class and a reduction of 25% in the rate for the industrial property class. The education tax rate for the Residential and Farm property classes remained at the 2020 level. The impact of these announcements is included in the final tax impact presented in Table 2.

The final tax impact also includes the effect of the Provincial legislation as it relates to the Multi-Residential property class, in which municipalities with a Multi-Residential tax ratio above 2.0 are not allowed to pass reassessment related increases to the class and are also subject to a full levy restriction. In addition, the Industrial property class continues to be restricted and levy increases cannot be more than 50% of the increase passed onto the Residential property class. Overall, the tax impact varies significantly between classes.

The municipal tax impact for the Residential property class is 2.4%, which is the net result of the budgetary increases and the shifts due to changes in area rating. The total tax impact including education is 2.1%.

The Multi-Residential property class, including properties in the Multi-Residential and New Multi-Residential property classes, is not experiencing any change in taxes with respect to 2020 (Municipal and with Education). This is the result of a number of Provincial policies, including the delay in the reassessment, the freeze in the education tax rate and the full levy restriction established in 2017.

The Commercial property class is experiencing a municipal tax impact of 2.4% which is the combined impact of the the tax shift as a result of the changes in area rating and the budget increase%. The previously explained reductions in the education tax results in a total tax reduction of -1.8%.

---

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: 2021 Tax Policies and Area Rating (FCS21028) (City Wide) – Page 5 of 14**

---

The Industrial property class is experiencing a municipal tax increase of 1.2%, which as mandated by the Provincial levy restriction, is one half on the budgetary increase to the Residential property class. Similar to the Commercial property class, the reduction in the education tax is providing a very significant benefit to the class, resulting in a total tax reduction of -4.8%.

The municipal impact for the farm class is 4.8%. However, normally, farm properties also have a residential component and the combined impact is, therefore, below the 4.8% shown only for the farm property class. Also, the City's low farm tax ratio of 0.1767, helps to limit the actual tax impact in dollars. The total tax impact including education is 3.9%.

In June of 2019, Council approved "Hamilton Fire Department Service Delivery Plan (2019 - 2028)" (Report HSC19026). The Plan identified the impact that growth and the resulting changes to the demographics and risk profiles of fire services, specifically in a number of areas where the shift was from a rural demographic and risk profile to a suburban / urban demographic and risk profile. The Hamilton Fire Department (HFD) currently provides fire and rescue services across the City through three delivery models based on demographic and risk profiles: Rural – response by Volunteer Firefighters, Urban – response by Fulltime Firefighters and Suburban – response by both Fulltime and Volunteer Firefighters (Composite). The Plan outlined shifting from Rural (Volunteer response) to Suburban (Composite) response based on the significant change that has occurred and is occurring in the following four areas:

1. The Winona area from Fruitland Road, easterly to the Grimsby boarder from the lake to the escarpment.
2. Rymal Road East to Golf Club Road between Regional Road 56 and Trinity Church Road.
3. Twenty Road southward to Dickenson Road between Glover Road and Glancaster Road.
4. Airport Industrial Park on the west side of Upper James southernly from Dickenson Road to the Airport property and the Hamilton International Airport property at 9300 Airport Road.

As a result, approximately 5,800 properties with an assessment of approximately \$3.5 B (of which approximately 5,000 properties and \$2.4 B in assessment are in the Residential property class) from Wards 10 and 11 have been reclassified from "Rural Fire" to "Urban Fire".

Details of the shift caused by this change are included in the Analysis and Rationale section of Report FCS21028. Appendix "C" to Report FCS21028 "Urban / Rural Fire Area Rating" shows the map with the updated boundaries of the fire service delivery.

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

---

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.

**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

**Financial:** Current and future tax policies impact the City financially in terms of revenue streams and their sources. The policies recommended in Report FCS21028 have no budget impact since they have all been incorporated into the 2021 approved budget. The benefits of assessment growth have been used to offset the 2021 budgetary pressures.

**Staffing:** None

**Legal:** The policies included in Report FCS21028 are recommended in accordance to the legislative requirements contained in the *Assessment Act, 2001*.

**HISTORICAL BACKGROUND**

Each year, staff brings forward tax policy options as part of the overall annual budget approval. The tax policies being recommended are consistent with the assumptions used when identifying tax impacts to Council during the 2021 budget process.

In 2011, significant changes were approved by Council to the method used for the area rating of specific services. Specifically, commencing in the 2011 taxation year, services such as Recreation, Fire, Sidewalks and Street Lighting are area rated based on an urban / rural model. Culture was area rated prior to 2011 and is no longer area rated. Parkland Purchases, Sidewalk Snow Clearing (Ancaster only) and Transit (urban area only) continue to be area rated by the former area municipality.

In 2019, Council approved the Hamilton Fire Department Service Delivery Plan (2019 - 2028) which included changes in the service delivery boundaries to increase the level of composite operations in high growth areas of the City. Appendix “C” to Report FCS21028 – Map of Urban / Rural Fire Areas shows the updated area rating boundaries.

The final 2021 tax impacts identified in Report FCS21028 incorporate the budget impact, as well as, tax policies and growth.

**POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

Report FCS21028 recommends a number of tax policy updates for the 2021 taxation year in accordance with the requirements outlined in the *Assessment Act, 2001*.

**RELEVANT CONSULTATION**

Staff has consulted with Provincial staff and confirmed that the recommended tax policies adhere to the Provincial legislation.

Staff from the Taxation Section and Legal and Risk Management Services Division, Corporate Services Department have also been consulted.

---

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.

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

Table 3 details the recommendations for the 2021 tax year for each of the tax policy tools available to municipalities.

**Table 3**

<b>Tax Policy Tool</b>	<b>Mandatory vs. Discretionary</b>	<b>Recommendation</b>
<b>Tax Ratios</b>	Mandatory  Discretionary	<ul style="list-style-type: none"> <li>Reduction of the Multi-Residential tax ratio to adhere to Provincial legislation that prevents municipalities from passing on any reassessment and budgetary related increases onto this class.</li> <li>Reduction of the Industrial tax ratio to adhere to the levy restriction and only pass on 50% (maximum allowable) of the residential budgetary tax increase.</li> <li>Commercial tax ratio to continue at the Provincial threshold (Discretionary).</li> </ul>
<b>Capping</b>	Mandatory program with discretionary criteria	<ul style="list-style-type: none"> <li>Staff is recommending that the City exits the capping and clawback program permanently as there are no longer any properties under capping protection.</li> </ul>
<b>Optional Property Classes</b>	Discretionary	<ul style="list-style-type: none"> <li>Maintain existing Parking Lot and (Commercial) Vacant Land and Large Industrial optional property classes.</li> <li>The City has not adopted the small-scale on-farm business subclasses.</li> <li>Regulations for the new Small Business Sub-class has not been enacted as of yet and therefore, the City has not taken any decision on this matter.</li> <li>Education rates for these subclasses will be identified in the corresponding City By-law.</li> </ul>
<b>Reduction Programs</b>	Discretionary	<ul style="list-style-type: none"> <li>Reductions to the vacant and excess land subclasses were eliminated beginning in the 2020 tax year as approved by Council on December 4, 2019 (Report FCS17021(b)).</li> </ul>
<b>Seniors Tax Rebate Program</b>	Discretionary	<ul style="list-style-type: none"> <li>Continue existing program as approved by Council (Report FCS18005).</li> <li>2021 updated rebate amount = \$200 (2020 amount of \$198 + CPI).</li> <li>Increase assessment threshold to \$495,800 (120% of the updated city-wide average assessed value for a single-family dwelling).</li> <li>Increase income threshold to \$36,900 (150% of updated Guaranteed Income Supplement for a couple).</li> </ul>

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: 2021 Tax Policies and Area Rating (FCS21028) (City Wide) – Page 8 of 14**

<b>Tax Policy Tool</b>	<b>Mandatory vs. Discretionary</b>	<b>Recommendation</b>
<b>Deferral of Tax Increases Program</b>	Mandatory	<ul style="list-style-type: none"> <li>Continue existing program as approved by Council (Report FCS18005).</li> <li>Update income threshold to \$36,900 (150% of updated Guaranteed Income Supplement for a couple.).</li> </ul>
<b>Full Tax Deferral Program</b>	Discretionary	<ul style="list-style-type: none"> <li>The program is now a permanent program as approved by Council (Report FCS18005(a)).</li> <li>Update income threshold to \$36,900 (150% of updated Guaranteed Income Supplement for a couple.).</li> <li>Application fee: \$200+HST; Interest at 3% per annum.</li> </ul>
<b>Area Rating</b>	Discretionary	<ul style="list-style-type: none"> <li>Area rating based on the Council approved (April 2011) Urban/Rural model (Reports FCS09087 / FCS09087a / FCS11042).</li> <li>Fire Urban/Rural boundaries updated in 2020 (Report HSC19026).</li> <li>Appendix “A” to Report FCS21028 identifies the area rated levies for 2021.</li> <li>Appendix “C” to Report FCS21028 identifies the updated boundaries for fire area rating</li> </ul>
<b>Rebates to Charities and Similar Organizations</b>	Mandatory	<ul style="list-style-type: none"> <li>Continue with existing program.</li> <li>40% rebate for charities.</li> <li>100% rebate for accredited educational institutions that rent their property.</li> <li>100% rebate for Veteran’s Clubhouses and Legion Halls that would otherwise be tax exempt.</li> </ul>
<b>Vacancy Rebates</b>	Discretionary	<ul style="list-style-type: none"> <li>This program has been eliminated as approved by Council on June 2017 (Report FCS17021(a)).</li> </ul>

**Full Tax Deferral Program**

In December 2020, Council approved Report FCS18005(a) “Deferral of Full Taxes for Seniors and Low-Income Persons with Disabilities Program” in which the program becomes permanent after a three-three-year pilot that started in 2018.

This program does not have an impact on the operating budget since deferred amounts are protected as they are set up as a receivable and protected by a special lien. The cost of the program is related to the loss of investment revenue. However, the deferred amounts are subject to annual interest (3% for 2021) in order to offset lost investment revenue.

---

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.

## Capping

In 2016 and 2017, the Province enacted a series of options to help municipalities to accelerate the process towards Current Value Assessment (CVA) level taxes. The measures that the City adopted since have resulted in significant progress towards CVA taxes and for the 2021 tax year, the City no longer has properties under capping protection. Staff is, therefore, recommending that the City exits the program.

## Tax Ratios

Tax ratios distribute the tax burden across the property classes relative to the Residential property class tax ratio, which is set at 1.0000. For example, a property in a property class with a tax ratio of 2.0 would pay twice the amount of municipal tax as a similarly valued residential property. Tax ratios must be set within flexibility ranges determined by Provincial regulations.

Table 4 identifies the recommended 2021 final tax ratios compared to the 2020 final approved tax ratios and the Provincial thresholds.

**Table 4  
Recommended 2021 Tax Ratios**

	2020 Final Tax Ratios		Recommended 2021 Final Tax Ratios	Provincial Threshold
Residential	1.0000		1.0000	
Multi-Residential	2.4876		2.4407	2.0000
Commercial	1.9800		1.9800	1.9800
Industrial	3.3153		3.2493	2.6300
Industrial - Large	3.8876		3.8102	2.6300
Pipeline	1.7947		1.7947	
Landfills	2.9696		2.9696	3.1189
Farm	0.1767		0.1767	

As shown in Table 4, the Multi-Residential tax ratio has been reduced from 2020 in order to comply with the Provincial legislation that prevents municipalities with tax ratios above 2.0 to pass any reassessment related increases and any budgetary increases onto the Multi-Residential property class.

The Industrial property class continues to be levy-restricted as the City's tax ratio is above the Provincial Threshold and as a result, the 2021 tax ratio has also been reduced from the 2020 tax ratio.

Staff is recommending that the 2020 tax ratios for all other property classes be maintained in 2021 as detailed in Recommendation (b) of Report FCS21028.

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.

**Tax Impacts**

The final average tax impacts, as identified in Appendix “B” to Report FCS21028, are the result of various factors:

- 2021 approved tax operating budget (Report FCS21001(a));
- Approved area rating methodology, whereby Fire, Recreation, Sidewalks and Street Lighting are area rated based on Urban / Rural, while Transit (urban area only), Sidewalk Snow Removal (Ancaster only) and Parkland Purchase are area rated based on the former area municipality as per Reports FCS09087 / FCS09087a / FCS11042;
- “Hamilton Fire Department Service Delivery Plan (2019 - 2028)” (Report HSC19026);
- Postponement of the new reassessment cycle;
- Reduction of the BET for the Commercial and Industrial property classes;
- Reassessment and levy restrictions on the Multi-Residential property class;
- Levy restriction on the Industrial property class; and
- 2021 tax policies as recommended within Report FCS21028.

Further details on the impacts by ward are provided in Tables 5 and 6. Although the Residential City-wide average total impact is 2.1%, due to the various factors identified above, the impacts will vary between wards and between urban and rural areas. While the changes in the delivery of the fire service account for the wide differences between urban and rural areas, budget pressures and enhancements in other area rated services may also have a greater impact on some wards than others. Appendix “A” to Report FCS21028 “2021 Tax Policies and Area Rating” identifies the area-rated levies.

Note that 90% of the Residential properties are identified as fully Urban and 9% as fully Rural. Only 1% of the Residential properties fall within “Urban with Rural Fire” or “Rural with Urban Fire”.

**Residential Tax Impacts (Reassessment + Tax Policies + Budget)**

Tables 5 and 6 break down the 2.1% City-wide average residential tax impact into the average urban and rural residential tax impacts by ward. Further detail on the impacts by ward and by all four tax groupings (Urban, Rural, Urban with Rural Fire and Rural with Urban Fire) are provided in Appendix “B” to Report FCS21028 “2021 Tax Policies and Area Rating” attached hereto.

As previously mentioned, the reassessment scheduled for 2020, which would have been effective for the 2021-2024 cycle has been postponed by the Province and, therefore, all properties continue to have the same valuation that was in effect for the 2020 taxation year. This means that there are no reassessment impacts for the 2021 taxation year. Also, since staff is not recommending any tax policy changes that may result in redistribution of taxes, the resulting tax impacts vary amongst wards due to changes in area rating levies and changes in the fire urban / rural boundaries.

**Table 5****2021 Total Residential Tax Impacts (Municipal and Education):  
Urban - Transit / Urban Fire**

(inclusive of reassessment, area rating, tax policies and education taxes)

**BY WARD**

	Reassessment & Tax Policies	Area Rating Change (Fire)	Budget	Total Average Impact (%)	Total Average Impact (\$)
Ward 1	0.0%	-0.5%	2.2%	1.7%	\$ 82
Ward 2	0.0%	-0.5%	2.2%	1.7%	\$ 56
Ward 3	0.0%	-0.5%	2.2%	1.7%	\$ 45
Ward 4	0.0%	-0.5%	2.2%	1.7%	\$ 47
Ward 5	0.0%	-0.5%	2.2%	1.7%	\$ 61
Ward 6	0.0%	-0.5%	2.2%	1.7%	\$ 67
Ward 7	0.0%	-0.5%	2.2%	1.7%	\$ 68
Ward 8	0.0%	-0.5%	2.2%	1.7%	\$ 74
Ward 9	0.0%	-0.5%	2.1%	1.5%	\$ 69
Ward 10	0.0%	-0.6%	2.1%	1.5%	\$ 69
Ward 11	0.0%	-0.5%	2.1%	1.6%	\$ 69
Ward 12	0.0%	-0.5%	2.3%	1.8%	\$ 105
Ward 13	0.0%	-0.5%	2.2%	1.7%	\$ 89
Ward 14	0.0%	-0.5%	2.2%	1.7%	\$ 81
Ward 15	0.0%	-0.6%	1.9%	1.3%	\$ 72

<b>City-Wide Average</b>				<b>2.1%</b>	<b>\$ 89</b>
--------------------------	--	--	--	-------------	--------------

## Notes:

Urban: 90% of all residential properties

Anomalies in totals due to rounding

The urban areas of the City are experiencing a tax increase below the City's average of 2.1%, as shown in Table 5, mostly due to changes in the fire urban / rural boundaries. Approximately 5,800 properties in Stoney Creek (Ward 10) and Glanbrook (Ward 11), with an approximate assessment of \$3.5 B (of which approximately 5,000 properties and \$2.4 in assessment are in the Residential property class), were reclassified from rural fire to urban fire as the service delivery in those areas has been changed from volunteer to composite operations. Although the particular properties that are now subject to urban fire rates will experience a tax increase, the overall result is a benefit of approximately (0.5%) in the urban areas of the City as now there are more properties, with their associated assessment, sharing the cost of the career and composite operations (urban).

Other differences in the tax impacts in the urban areas are due to changes in transit. Ward 15 is experiencing a benefit due to a lower allocation of transit costs associated with previous years' changes. For example, Route 18 which covers Burlington but is charged to Hamilton and was previously charged to Flamborough. Conversely, wards in Hamilton and Ancaster have a higher transit allocation associated with previous years' expansions (i.e. Route 44 in Ancaster and Route 18 in Hamilton).

---

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: 2021 Tax Policies and Area Rating (FCS21028) (City Wide) – Page 12 of 14**

Wards 9 and 10 (Stoney Creek portions) are experiencing a benefit due to the full repayment of the lands located at 605 Highway #8 which were part of the parkland area rating levies.

**Table 6**

**2021 Total Residential Tax Impacts (Municipal and Education):  
Rural - No Transit / Rural Fire**

(inclusive of reassessment, area rating, tax policies and education taxes)

**BY WARD**

	Reassessment & Tax Policies	Area Rating Change (Fire)	Budget	Total Average Impact (%)	Total Average Impact (\$)
Ward 1	0.0%	N/A	N/A	N/A	N/A
Ward 2	0.0%	N/A	N/A	N/A	N/A
Ward 3	0.0%	N/A	N/A	N/A	N/A
Ward 4	0.0%	N/A	N/A	N/A	N/A
Ward 5	0.0%	N/A	N/A	N/A	N/A
Ward 6	0.0%	N/A	N/A	N/A	N/A
Ward 7	0.0%	N/A	N/A	N/A	N/A
Ward 8	0.0%	N/A	N/A	N/A	N/A
Ward 9	0.0%	2.6%	1.3%	3.8%	\$ 155
Ward 10	0.0%	N/A	N/A	N/A	N/A
Ward 11	0.0%	2.6%	1.4%	4.0%	\$ 159
Ward 12	0.0%	2.6%	1.4%	4.0%	\$ 216
Ward 13	0.0%	2.6%	1.4%	4.0%	\$ 193
Ward 14	0.0%	N/A	N/A	N/A	N/A
Ward 15	0.0%	2.6%	1.4%	4.0%	\$ 208

<b>City-Wide Average</b>				<b>2.1%</b>	<b>\$ 89</b>
--------------------------	--	--	--	-------------	--------------

## Notes:

Rural: 9% of all residential properties

Anomalies in totals due to rounding

Contrary to the urban areas which are experiencing a tax benefit due to the changes in the delivery of the fire service, the rural areas are experiencing an increase of approximately 2.6%, as shown in Table 6, since there are now less properties and less assessment to cover the cost of providing the service in rural areas.

In 2021, the budgeted cost of the fire service had an increase of \$326 K over 2020. This budgeted increase has been offset by assessment growth. The percentage of response by career / volunteer crews remained relatively unchanged. Therefore, the change in the boundaries on the fire service delivery is the most significant driver in the tax impact differences between urban areas and rural areas.

The small variations amongst wards are due to decreases in parkland purchases (repayment of the lands located at 605 Highway #8) and decreases in streetlighting due to efficiencies of using LED lights.

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: 2021 Tax Policies and Area Rating (FCS21028) (City Wide) – Page 13 of 14**

---

Overall, the tax impacts in the rural areas range from 3.8% to 4.0%, mostly due to the changes in fire service delivery as compared to the City's average of 2.1%.

**Small Business Optional Property Sub-Class**

The 2020 Provincial Budget "Ontario's Action Plan: Protect, Support, Recover from COVID-19 Act (Budget Measures)," proposed new authority for municipalities to adopt a new optional property subclass for small business properties that will allow for a lower rate of taxation to be applied to eligible properties. The Province may consider matching any municipal property tax reductions with a reduction on the education tax portion. The regulations regarding this new optional property subclass have not been enacted yet and, therefore, implementation for the 2021 year is not feasible.

"Small Business" would be defined locally by each municipality in a way that best meets local needs and priorities. Several considerations must be taken into account when developing the eligibility criteria including:

- Roll data: assessment, classification, property code, size
- Nature of the business (retail, hospitality, etc.)
- Ownership / Occupancy (owner occupied, leased)
- Location

Municipalities should also consider the administrative burden, including the process to have the properties coded by MPAC on time for the next taxation year and the financial impacts of this decision. Although this new optional subclass has been presented as a financial relief to small businesses since they have been gravely affected by the COVID-19 pandemic, the tax policy decisions regarding the implementation of this class will have permanent implications for the municipalities that decide to adopt the subclass and, therefore, municipalities must act with caution to ensure that any decision supports their long-term strategic plans.

The City's Commercial property tax ratio is already at the Provincial threshold of 1.98 and is also restricted in the Multi-Residential and Industrial property classes. Therefore, if implemented, and subject to Provincial regulations, tax shifts may result from a potential tax reduction applied to this subclass and a potential shift to the Residential property class. The measure of the impact will depend on the total assessment that is eligible for the discount and the level of tax relief.

Staff will continue to monitor Provincial announcements regarding the regulations for this class and will report back to Council with analysis and recommendations for the 2022 taxation year.

**Financial Programs Available to Businesses**

Since the start of the COVID-19 pandemic, the Provincial and federal governments have provided support to the business community with a number of programs including:

**SUBJECT: 2021 Tax Policies and Area Rating (FCS21028) (City Wide) – Page 14 of 14**

---

- Business Education Tax Reduction as previously explained in Report FCS21028
- Ontario Personal Protective Equipment (PPE) Grant
- Ontario Property Tax and Energy Cost Rebates
- Ontario Small Business Support Grant
- Ontario Tourism and Hospitality Small Business Support Grant
- Canada Emergency Business Account (CEBA)
- Canada Emergency Rent Subsidy (CERS)
- Canada Emergency Wage Subsidy (CEWS)

Additional information on these programs can be found in the “Hamilton COVID Concierge for Business” page: <https://hamiltoncovidconcierge.ca/assistance-support/>

The City of Hamilton has also taken actions to assist local businesses through the COVID-19 Pandemic including:

- The creation of the Mayor’s Task Force on Economic Recovery (MTFER)
- Freezing all General Business License Fees, Trade License Fees, Taxi and Personal Transportation Fees, and Film Permit Fees at 2020 levels for 2021
- One-time enhancement grant of \$10 K to each of the City’s 13 Business Improvement Areas (BIAs) to support special programming in 2021

**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.

**Built Environment and Infrastructure**

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

**APPENDICES AND SCHEDULES ATTACHED**

Appendix “A” to Report FCS21028 – 2021 Area Rated Levies Summary

Appendix “B” to Report FCS21028 – 2021 Residential Tax Impacts

Appendix “C” to Report FCS21028 – Urban/Rural Fire Area Rating

GR/dt

2021 AREA RATED LEVIES SUMMARY

AREA RATED SERVICES - URBAN / RURAL

SERVICE	BUDGET	URBAN / RURAL			
		URBAN		RURAL	
Fire	\$ 94,248,980	\$ 87,429,829	92.8%	\$ 6,819,151	7.2%
Recreation	\$ 37,368,069	\$ 34,482,759	92.3%	\$ 2,885,310	7.7%
Sidewalk	\$ 3,116,017	\$ 3,040,068	97.6%	\$ 75,949	2.4%
Street Lighting	\$ 4,909,857	\$ 4,592,794	93.5%	\$ 317,063	6.5%

AREA RATED SERVICES - FORMER AREA MUNICIPALITY

SERVICE	BUDGET	FORMER AREA MUNICIPALITY											
		HAMILTON		ANCASTER		DUNDAS		FLAMBOROUGH		GLANBROOK		STONEY CREEK	
Transit	\$ 61,320,936	\$ 50,351,458	82.1%	\$ 3,019,419	4.9%	\$ 1,261,464	2.1%	\$ 1,260,609	2.1%	\$ 1,302,017	2.1%	\$ 4,125,969	6.7%
Sidewalk Snow Removal	\$ 155,023	\$ -	0.0%	\$ 155,023	100.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%
Parkland Purchases	\$ 2,123,883	\$ 1,524,995	71.8%	\$ 529,341	24.9%	\$ 69,547	3.3%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%
Special Infrastructure Re-investment	\$ 13,428,870	\$ 13,428,870	100.0%		0.0%		0.0%		0.0%		0.0%		0.0%
<b>TOTAL AREA RATED LEVIES</b>	<b>\$ 216,671,636</b>												



Appendix "B" to Report FCS21028

Page 1 of 4

2021 Total Residential Tax Impacts (Municipal and Education):

Urban - Transit / Urban Fire

(inclusive of reassessment, area rating, tax policies and education taxes)

BY WARD

	Residential Properties	% of Total Properties in Ward	Average Residential Assessment	Reassessment & Tax Policies	Area Rating Change (Fire)	Budget	Total Average Impact (%)	Total Average Impact (\$)
Ward 1	10,067	100%	\$ 407,300	0.0%	-0.5%	2.2%	1.7%	\$ 82
Ward 2	7,932	100%	\$ 281,100	0.0%	-0.5%	2.2%	1.7%	\$ 56
Ward 3	12,571	100%	\$ 225,400	0.0%	-0.5%	2.2%	1.7%	\$ 45
Ward 4	13,725	100%	\$ 233,800	0.0%	-0.5%	2.2%	1.7%	\$ 47
Ward 5 - HM	9,248	100%	\$ 300,300	0.0%	-0.5%	2.2%	1.7%	\$ 60
Ward 5 - SC	2,196	100%	\$ 359,300	0.0%	-0.5%	2.1%	1.6%	\$ 61
Ward 5	11,444	100%	\$ 311,600	0.0%	-0.5%	2.2%	1.7%	\$ 61
Ward 6	11,764	100%	\$ 332,700	0.0%	-0.5%	2.2%	1.7%	\$ 67
Ward 7	13,525	100%	\$ 337,300	0.0%	-0.5%	2.2%	1.7%	\$ 68
Ward 8	10,915	100%	\$ 368,100	0.0%	-0.5%	2.2%	1.7%	\$ 74
Ward 9 - HM	127	100%	\$ 563,000	0.0%	-0.5%	2.2%	1.7%	\$ 113
Ward 9 - SC	8,220	90%	\$ 399,600	0.0%	-0.5%	2.1%	1.6%	\$ 68
Ward 9 - GL	2,164	97%	\$ 431,600	0.0%	-0.5%	2.1%	1.6%	\$ 74
Ward 9	10,511	92%	\$ 407,600	0.0%	-0.5%	2.1%	1.5%	\$ 69
Ward 10 - HM	32	100%	\$ 696,200	0.0%	-0.5%	2.2%	1.7%	\$ 140
Ward 10 - SC	14,360	99%	\$ 410,900	0.0%	-0.5%	2.1%	1.6%	\$ 70
Ward 10	14,392	99%	\$ 411,500	0.0%	-0.6%	2.1%	1.5%	\$ 69
Ward 11	2,864	28%	\$ 401,000	0.0%	-0.5%	2.1%	1.6%	\$ 69
Ward 12 - AN	13,045	89%	\$ 551,800	0.0%	-0.5%	2.3%	1.8%	\$ 107
Ward 12 - FL	-	N/A	\$ 446,400	0.0%	N/A	N/A	N/A	N/A
Ward 12	13,045	82%	\$ 543,000	0.0%	-0.5%	2.3%	1.8%	\$ 105
Ward 13 - DN	7,823	95%	\$ 466,300	0.0%	-0.5%	2.2%	1.7%	\$ 86
Ward 13 - FL	-	N/A	\$ 543,000	0.0%	N/A	N/A	N/A	N/A
Ward 13	7,823	67%	\$ 486,500	0.0%	-0.5%	2.2%	1.7%	\$ 89
Ward 14 - HM	9,306	100%	\$ 393,000	0.0%	-0.5%	2.2%	1.7%	\$ 79
Ward 14 - AN	441	99%	\$ 689,700	0.0%	-0.5%	2.3%	1.8%	\$ 134
Ward 14 - GL	13	100%	\$ 438,200	0.0%	-0.5%	2.1%	1.6%	\$ 75
Ward 14	9,760	100%	\$ 406,500	0.0%	-0.5%	2.2%	1.7%	\$ 81
Ward 15	8,142	74%	\$ 523,200	0.0%	-0.6%	1.9%	1.3%	\$ 72

<b>City-Wide Average</b>	<b>\$ 381,000</b>	<b>2.1%</b>	<b>\$ 89</b>
--------------------------	-------------------	-------------	--------------

Notes:  
 Urban: 90% of all residential properties  
 Anomalies in totals due to rounding

Appendix "B" to Report FCS21028

Page 2 of 4

2021 Total Residential Tax Impacts (Municipal and Education):

Rural - No Transit / Rural Fire

(inclusive of reassessment, area rating, tax policies and education taxes)

BY WARD

	Residential Properties	% of Total Properties in Ward	Average Residential Assessment	Reassessment & Tax Policies	Area Rating Change (Fire)	Budget	Total Average Impact (%)	Total Average Impact (\$)
Ward 1	-	N/A	\$ 407,300	0.0%	N/A	N/A	N/A	N/A
Ward 2	-	N/A	\$ 281,100	0.0%	N/A	N/A	N/A	N/A
Ward 3	-	N/A	\$ 225,400	0.0%	N/A	N/A	N/A	N/A
Ward 4	-	N/A	\$ 233,800	0.0%	N/A	N/A	N/A	N/A
Ward 5 - HM	-	N/A	\$ 300,300	0.0%	N/A	N/A	N/A	N/A
Ward 5 - SC	-	N/A	\$ 359,300	0.0%	N/A	N/A	N/A	N/A
Ward 5	-	N/A	\$ 311,600	0.0%	N/A	N/A	N/A	N/A
Ward 6	-	N/A	\$ 332,700	0.0%	N/A	N/A	N/A	N/A
Ward 7	-	N/A	\$ 337,300	0.0%	N/A	N/A	N/A	N/A
Ward 8	-	N/A	\$ 368,100	0.0%	N/A	N/A	N/A	N/A
Ward 9 - HM	-	N/A	\$ 563,000	0.0%	N/A	N/A	N/A	N/A
Ward 9 - SC	826	9%	\$ 399,600	0.0%	2.6%	1.2%	3.8%	\$ 152
Ward 9 - GL	56	3%	\$ 431,600	0.0%	2.6%	1.4%	4.0%	\$ 171
Ward 9	882	8%	\$ 407,600	0.0%	2.6%	1.3%	3.8%	\$ 155
Ward 10 - HM	-	N/A	\$ 696,200	0.0%	N/A	N/A	N/A	N/A
Ward 10 - SC	-	N/A	\$ 410,900	0.0%	N/A	N/A	N/A	N/A
Ward 10	-	N/A	\$ 411,500	0.0%	N/A	N/A	N/A	N/A
Ward 11	5,792	57%	\$ 401,000	0.0%	2.6%	1.4%	4.0%	\$ 159
Ward 12 - AN	1,349	9%	\$ 551,800	0.0%	2.5%	1.4%	4.0%	\$ 219
Ward 12 - FL	1,327	100%	\$ 446,400	0.0%	2.6%	1.4%	4.0%	\$ 177
Ward 12	2,676	17%	\$ 543,000	0.0%	2.6%	1.4%	4.0%	\$ 216
Ward 13 - DN	215	3%	\$ 466,300	0.0%	2.6%	1.4%	4.0%	\$ 185
Ward 13 - FL	3,531	100%	\$ 543,000	0.0%	2.6%	1.4%	4.0%	\$ 216
Ward 13	3,746	32%	\$ 486,500	0.0%	2.6%	1.4%	4.0%	\$ 193
Ward 14 - HM	-	N/A	\$ 393,000	0.0%	N/A	N/A	N/A	N/A
Ward 14 - AN	4	N/A	\$ 689,700	0.0%	N/A	N/A	N/A	N/A
Ward 14 - GL	-	N/A	\$ 438,200	0.0%	N/A	N/A	N/A	N/A
Ward 14	4	N/A	\$ 406,500	0.0%	N/A	N/A	N/A	N/A
Ward 15	2,889	26%	\$ 523,200	0.0%	2.6%	1.4%	4.0%	\$ 208

<b>City-Wide Average</b>	<b>\$ 381,000</b>	<b>2.1%</b>	<b>\$ 89</b>
--------------------------	-------------------	-------------	--------------

Notes:  
 Rural: 9% of all residential properties  
 Anomalies in totals due to rounding

Appendix "B" to Report FCS21028

Page 3 of 4

2021 Total Residential Tax Impacts (Municipal and Education):

Urban - Transit / Rural Fire

(inclusive of reassessment, area rating, tax policies and education taxes)

BY WARD

	Residential Properties	% of Total Properties in Ward	Average Residential Assessment	Reassessment & Tax Policies	Area Rating Change (Fire)	Budget	Total Average Impact (%)	Total Average Impact (\$)
Ward 1	-	N/A	\$ 407,300	0.0%	N/A	N/A	N/A	N/A
Ward 2	-	N/A	\$ 281,100	0.0%	N/A	N/A	N/A	N/A
Ward 3	-	N/A	\$ 225,400	0.0%	N/A	N/A	N/A	N/A
Ward 4	-	N/A	\$ 233,800	0.0%	N/A	N/A	N/A	N/A
Ward 5 - HM	-	N/A	\$ 300,300	0.0%	N/A	N/A	N/A	N/A
Ward 5 - SC	-	N/A	\$ 359,300	0.0%	N/A	N/A	N/A	N/A
Ward 5	-	N/A	\$ 311,600	0.0%	N/A	N/A	N/A	N/A
Ward 6	-	N/A	\$ 332,700	0.0%	N/A	N/A	N/A	N/A
Ward 7	-	N/A	\$ 337,300	0.0%	N/A	N/A	N/A	N/A
Ward 8	-	N/A	\$ 368,100	0.0%	N/A	N/A	N/A	N/A
Ward 9 - HM	-	N/A	\$ 563,000	0.0%	N/A	N/A	N/A	N/A
Ward 9 - SC	42	0%	\$ 399,600	0.0%	2.4%	1.3%	3.7%	\$ 152
Ward 9 - GL	-	N/A	\$ 431,600	0.0%	N/A	N/A	N/A	N/A
Ward 9	42	0%	\$ 407,600	0.0%	2.4%	1.3%	3.7%	\$ 156
Ward 10 - HM	-	N/A	\$ 696,200	0.0%	N/A	N/A	N/A	N/A
Ward 10 - SC	79	1%	\$ 410,900	0.0%	2.4%	1.3%	3.7%	\$ 157
Ward 10	79	1%	\$ 411,500	0.0%	2.4%	1.3%	3.7%	\$ 157
Ward 11	925	9%	\$ 401,000	0.0%	2.3%	1.3%	3.7%	\$ 154
Ward 12 - AN	24	0%	\$ 551,800	0.0%	2.3%	1.5%	3.9%	\$ 224
Ward 12 - FL	-	N/A	\$ 446,400	0.0%	N/A	N/A	N/A	N/A
Ward 12	24	0%	\$ 543,000	0.0%	2.3%	1.5%	3.9%	\$ 220
Ward 13 - DN	-	N/A	\$ 466,300	0.0%	N/A	N/A	N/A	N/A
Ward 13 - FL	-	N/A	\$ 543,000	0.0%	N/A	N/A	N/A	N/A
Ward 13	-	N/A	\$ 486,500	0.0%	N/A	N/A	N/A	N/A
Ward 14 - HM	-	N/A	\$ 393,000	0.0%	N/A	N/A	N/A	N/A
Ward 14 - AN	-	N/A	\$ 689,700	0.0%	N/A	N/A	N/A	N/A
Ward 14 - GL	-	N/A	\$ 438,200	0.0%	N/A	N/A	N/A	N/A
Ward 14	-	N/A	\$ 406,500	0.0%	N/A	N/A	N/A	N/A
Ward 15	-	N/A	\$ 523,200	0.0%	N/A	N/A	N/A	N/A

<b>City-Wide Average</b>	<b>\$ 381,000</b>	<b>2.1%</b>	<b>\$ 89</b>
--------------------------	-------------------	-------------	--------------

Notes:  
 Urban with Rural Fire: 0.6% of all residential properties  
 Anomalies in totals due to rounding

Appendix "B" to Report FCS21028

Page 4 of 4

2021 Total Residential Tax Impacts (Municipal and Education):

Rural - No Transit / Urban Fire

(inclusive of reassessment, area rating, tax policies and education taxes)

BY WARD

	Residential Properties	% of Total Properties in Ward	Average Residential Assessment	Reassessment & Tax Policies	Area Rating Change (Fire)	Budget	Total Average Impact (%)	Total Average Impact (\$)
Ward 1	-	N/A	\$ 407,300	0.0%	N/A	N/A	N/A	N/A
Ward 2	-	N/A	\$ 281,100	0.0%	N/A	N/A	N/A	N/A
Ward 3	-	N/A	\$ 225,400	0.0%	N/A	N/A	N/A	N/A
Ward 4	-	N/A	\$ 233,800	0.0%	N/A	N/A	N/A	N/A
Ward 5 - HM	-	N/A	\$ 300,300	0.0%	N/A	N/A	N/A	N/A
Ward 5 - SC	-	N/A	\$ 359,300	0.0%	N/A	N/A	N/A	N/A
Ward 5	-	N/A	\$ 311,600	0.0%	N/A	N/A	N/A	N/A
Ward 6	-	N/A	\$ 332,700	0.0%	N/A	N/A	N/A	N/A
Ward 7	-	N/A	\$ 337,300	0.0%	N/A	N/A	N/A	N/A
Ward 8	-	N/A	\$ 368,100	0.0%	N/A	N/A	N/A	N/A
Ward 9 - HM	-	N/A	\$ 563,000	0.0%	N/A	N/A	N/A	N/A
Ward 9 - SC	-	N/A	\$ 399,600	0.0%	N/A	N/A	N/A	N/A
Ward 9 - GL	-	N/A	\$ 431,600	0.0%	N/A	N/A	N/A	N/A
Ward 9	-	N/A	\$ 407,600	0.0%	N/A	N/A	N/A	N/A
Ward 10 - HM	-	N/A	\$ 696,200	0.0%	N/A	N/A	N/A	N/A
Ward 10 - SC	-	N/A	\$ 410,900	0.0%	N/A	N/A	N/A	N/A
Ward 10	-	N/A	\$ 411,500	0.0%	N/A	N/A	N/A	N/A
Ward 11	563	6%	\$ 401,000	0.0%	-0.5%	2.3%	1.8%	\$ 74
Ward 12 - AN	215	1%	\$ 551,800	0.0%	-0.5%	2.2%	1.8%	\$ 102
Ward 12 - FL	-	N/A	\$ 446,400	0.0%	N/A	N/A	N/A	N/A
Ward 12	215	1%	\$ 543,000	0.0%	-0.5%	2.2%	1.8%	\$ 100
Ward 13 - DN	172	2%	\$ 466,300	0.0%	-0.5%	2.3%	1.8%	\$ 86
Ward 13 - FL	-	N/A	\$ 543,000	0.0%	N/A	N/A	N/A	N/A
Ward 13	172	1%	\$ 486,500	0.0%	-0.5%	2.3%	1.8%	\$ 90
Ward 14 - HM	-	N/A	\$ 393,000	0.0%	N/A	N/A	N/A	N/A
Ward 14 - AN	-	N/A	\$ 689,700	0.0%	N/A	N/A	N/A	N/A
Ward 14 - GL	-	N/A	\$ 438,200	0.0%	N/A	N/A	N/A	N/A
Ward 14	-	N/A	\$ 406,500	0.0%	N/A	N/A	N/A	N/A
Ward 15	-	N/A	\$ 523,200	0.0%	N/A	N/A	N/A	N/A
<b>City-Wide Average</b>			<b>\$ 381,000</b>				<b>2.1%</b>	<b>\$ 89</b>

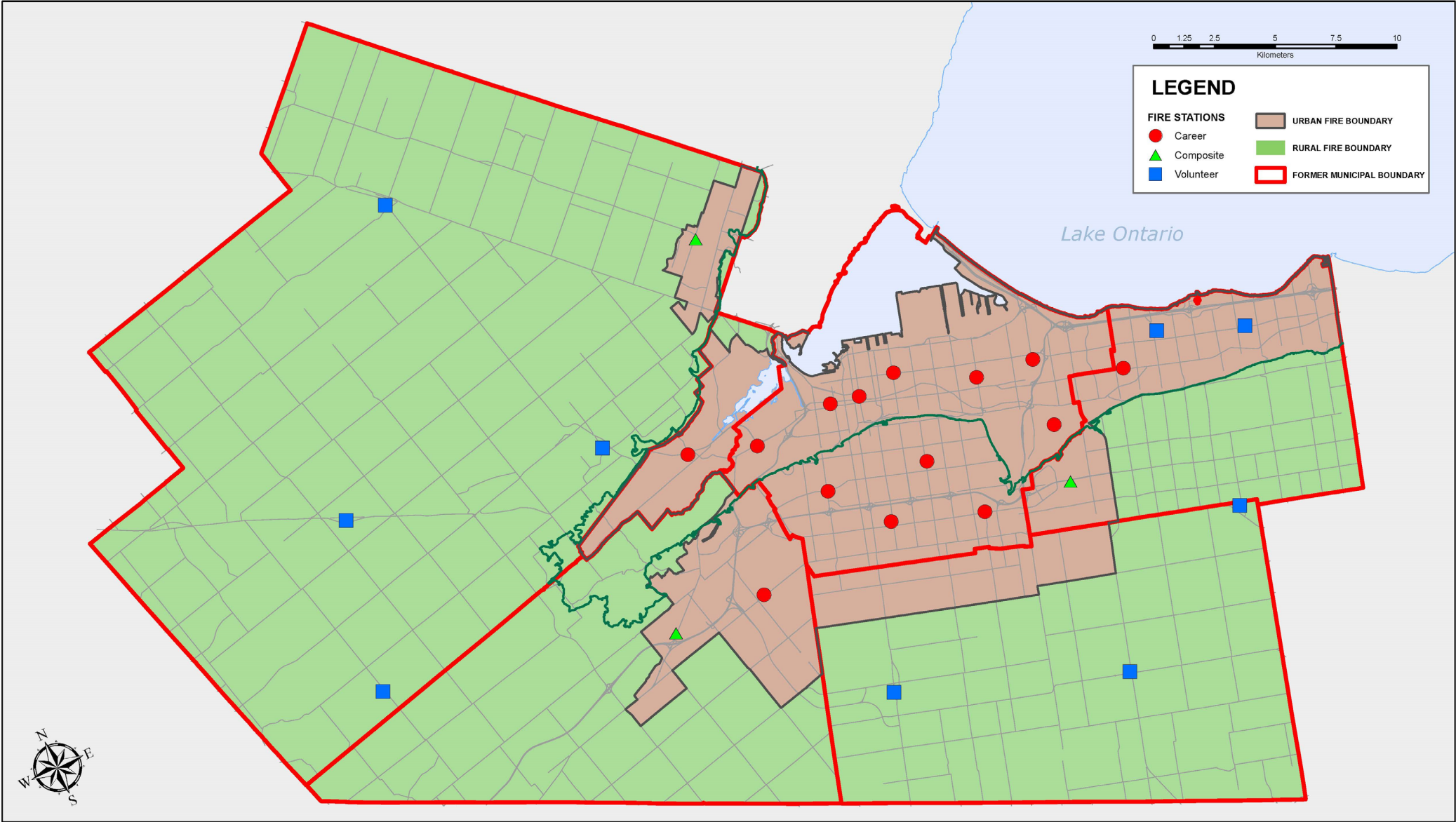
Notes:

Rural with Urban Fire: 0.5% of all residential properties

Anomalies in totals due to rounding



# CITY OF HAMILTON - URBAN / RURAL FIRE AREA RATING



The City of Hamilton accepts no liability for any loss, damage, or inconvenience resulting from the use of, or reliance on, the information contained herein. This product is provided "as-is" without any warranties, guarantees, or representations of any kind. This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. (c) 2021 City of Hamilton. Published by Spatial Solutions Services, IT, City of Hamilton, on March 22, 2021  
 \\data\GIS\Services\Service Requests\Internal\Corporate Services\Current Budgets\Fire Response Taxation\Urban Rural Fire Areas\_APR\_13\_2021.mxd / .pdf



## **AIRPORT SUB-COMMITTEE REPORT 21-001**

**9:30 a.m.  
April 15, 2021  
Council Chambers  
Hamilton City Hall  
71 Main Street West**

---

**Present:** Councillor L. Ferguson (Co-Chair)  
Mayor F. Eisenberger  
Councillors C. Collins, J.P. Danko, J. Partridge, E. Pauls,  
and M. Pearson

**Regrets:** Councillor B. Johnson – Personal  
Councillor T. Whitehead – Leave of Absence

---

### **THE AIRPORT SUB-COMMITTEE PRESENTS REPORT 21-001 AND RESPECTFULLY RECOMMENDS:**

- 1. Annual Auditor's Report on the Annual Schedule of Percentage Rent Computation regarding the John C. Munro Hamilton International Airport (PED21094) (City Wide) (Item 7.1)**

That Report PED21094, respecting the 2020 Annual Auditor's Report on the Annual Schedule of Percentage Rent Computation regarding the John C. Munro Hamilton International Airport, be received for information.

- 2. 2021-2022 John C. Munro Hamilton International Airport (HIA) - City of Hamilton Joint Marketing Initiatives (PED21083) (City Wide) (Item 10.1) (Attached hereto as Appendix "A")**

That the City of Hamilton allocate \$400,312 from the Airport Joint Marketing Reserve Fund No. 112217 as the City's contribution to the 2021-2022 John C. Munro Hamilton International Airport – City of Hamilton Joint Marketing Initiatives.

- 3. TradePort / City Lease Negotiation Status Update (PED19084(e)) (City Wide) (Item 14.2)**

(a) That the direction provided to staff in Closed Session be approved and remain confidential; and,

- (b) That Report PED19084(e), respecting the TradePort International Corporation / City Lease Negotiation Status Update and its appendices, remain confidential.

**4. Real Estate and Leasing Matter related to Hamilton International Airport (CM21005) (City Wide) (Item 14.3)**

- (a) That the direction provided to staff in Closed Session be approved and remain confidential; and,
- (b) That Report CM21005, respecting Real Estate and Leasing Matter related to Hamilton International Airport, remain confidential.

**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 April 15, 2021 Airport Sub-Committee meeting was approved, as presented.

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

There were no declarations of interest.

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

**(i) October 15, 2020 Minutes (Item 4.1)**

The Minutes of the October 15, 2020 meeting of the Airport Sub-Committee were approved, as presented.

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

**(i) Cathie Puckering, President and CEO, John C. Munro Hamilton International Airport - 2020 Year in Review (Item 8.1)**

Cathie Puckering, President and CEO, John C. Munro Hamilton International Airport, addressed the Committee respecting the 2020 Year in Review, with the aid of a PowerPoint presentation. Cathie Puckering introduced Charles Duncan, President of Swoop who addressed the Committee respecting Swoop.

The presentations from Cathie Puckering, President and CEO, John C. Munro Hamilton International Airport, respecting the 2020 Year in Review, and Charles Duncan, President of Swoop, were received.

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

**(i) October 15, 2020 Closed Minutes (Item 14.1)**

- (a) The Closed Session Minutes of the October 15, 2020 Airport Sub-Committee meeting, were approved as presented; and,
- (b) The Closed Session Minutes of the October 15, 2020 Airport Sub-Committee meeting remain confidential.

Committee moved into Closed Session respecting Items 14.2 and 14.3 pursuant to Section 9.1, Sub-sections (a), (c) and (k) of the City's Procedural By-law 21-021; and, Section 239(2), Sub-sections (a), (c), and (k) of the *Ontario Municipal Act, 2001*, as amended, as the subject matter pertained to the security of the property of the municipality or local board; a proposed or pending acquisition or disposition of land by the municipality or local board; and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

**(iii) TradePort / City Lease Negotiation Status Update (PED19084(e)) (City Wide) (Item 14.2)**

For further disposition of this matter, refer to Item 3.

**(iv) Real Estate and Leasing Matter related to Hamilton International Airport (CM21005) (City Wide) (Item 14.3)**

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

**(f) ADJOURNMENT (Item 15)**

There being no further business, the Airport Sub-Committee, adjourned at 12:11 p.m.

Respectfully submitted,

Councillor L. Ferguson, Co-Chair  
Airport Sub-Committee

Angela McRae  
Legislative Coordinator  
Office of the City Clerk



**Appendix “A” to Item 2 of the Airport Sub-Committee Report 21-001**  
**Page 1 of 4**



**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**Growth Management Division**

<b>TO:</b>	Chair and Members Airport Sub-Committee
<b>COMMITTEE DATE:</b>	April 15, 2021
<b>SUBJECT/REPORT NO:</b>	2021-2022 John C. Munro Hamilton International Airport (HIA) - City of Hamilton Joint Marketing Initiatives (PED21083) (City Wide)
<b>WARD(S) AFFECTED:</b>	City Wide
<b>PREPARED BY:</b>	Tony Sergi (905) 546-2424 Ext. 2274
<b>SUBMITTED BY:</b>	Tony Sergi Senior Director of Growth Management Planning and Economic Development Department
<b>SIGNATURE:</b>	

### **RECOMMENDATION**

That the City of Hamilton approve and allocate \$400,312 from the Airport Joint Marketing Reserve Fund No. 112217 as the City’s contribution to the 2021-2022 John C. Munro Hamilton International Airport – City of Hamilton Joint Marketing Initiatives outlined in Report PED21083.

### **EXECUTIVE SUMMARY**

In accordance with Section 34 of the John C. Munro Hamilton International Airport (HIA) Lease Agreement between the City of Hamilton and TradePort International Corporation (TIC), the City is obliged to allocate monies to the HIA Joint Marketing Initiatives on an annual basis or as necessary. TIC has requested funding for three programs for 2021-2022.

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

### **FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

---

*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 Item 2 of the Airport Sub-Committee Report 21-001**  
**Page 2 of 4**

**SUBJECT: 2021-2022 John C. Munro Hamilton International Airport (HIA) - City of Hamilton Joint Marketing Initiatives (PED21083) (City Wide) - Page 2 of 4**

---

**Financial:** As of March 30, 2021, there was a balance of \$400,312 in the Airport Joint Marketing Reserve Fund No. 112217. As the requested funding of \$430,000 exceeds the available funding the City will only commit to the upset limit of \$400,312 for the 2021 Joint Marketing Initiatives in Report PED21083.

**Staffing:** Not Applicable

**Legal:** Approval of the Joint Marketing Initiatives fulfils one of the City’s obligations under Section 34 of the Head Lease Agreement with TIC for the HIA.

## **HISTORICAL BACKGROUND**

The Regional Municipality of Hamilton-Wentworth (Region) leased the HIA from Transport Canada in 1987. On July 19, 1996, the Region entered into a 40-year Sub-Lease Agreement with TIC (to be converted to Lease upon transfer) to operate the HIA on its behalf. In December 1996, ownership of the HIA was transferred from Transport Canada to the Region.

Section 4.04 of the Lease Agreement provides for revenue sharing amongst the City and TIC which commenced in 2006. Pursuant to Sections 34.01, 34.02, 34.03 of the Agreement, the City agrees on an annual basis to dedicate no less than 25% of all Percentage Rent received by the City to match but not exceed marketing expenditures of the HIA in the immediately preceding year. In addition, the City agrees on an annual basis to dedicate a further 25% of all Percentage Rent received by the City to fund capital expenditures for municipal services in, on and around the HIA.

To comply with the HIA Lease Agreement, enable efficient use of HIA revenues, and maintain effective review procedures, staff recommended the establishment of separate HIA reserves for the revenues generated by the HIA Lease Agreement, Report PED07077 approved by Council February 28, 2007.

On March 30, 2021 staff was advised by Finance Division that there was \$400,312 in the Airport Joint Marketing Reserve Fund No. 112217. Therefore, staff is requesting approval for financial support of the proposed 2021 Joint Marketing Initiatives from same.

## **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

---

*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 Item 2 of the Airport Sub-Committee Report 21-001**  
**Page 3 of 4**

**SUBJECT: 2021-2022 John C. Munro Hamilton International Airport (HIA) - City of Hamilton Joint Marketing Initiatives (PED21083) (City Wide) - Page 3 of 4**

---

John C. Munro Hamilton International Airport Head Lease Agreement between TIC and the City of Hamilton.

### **RELEVANT CONSULTATION**

- Planning and Economic Development Department, Economic Development Division;
- Corporate Services Department, Finance and Administration Section; and,
- TradePort International Corporation (TIC).

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

There are three project/programs totaling \$870,000 with 50% funding request of \$430,000 for the City’s consideration as Joint Marketing Initiatives as defined in Section 34 of the Head Lease Agreement to promote economic growth and development for the HIA. TIC has advised that these are estimates only as the programs have not commenced. TIC has advised that should the total cost of any project increase beyond the estimated cost; the City contribution would not be affected as it is capped at \$400,312 based on the available funds in the reserve.

### **Project: John C. Munro Hamilton International Airport Land Use Plan Update**

#### **Basis of Funding Request:**

- The City is obliged to allocate funds for growth projects at the Airport and these funds may be used for the purposes of attracting employment opportunities to Hamilton, along with developing a joint marketing plan for lands surrounding the Airport intended to attract Airport related development.

#### **Background and Proponent:**

- COVID-19 has decimated passenger travel globally and specifically at the John C. Munro Hamilton International Airport. TradePort is requesting through the Joint Marketing Fund to establish a targeted marketing in the Greater Toronto Hamilton Area and establish a fixed price/rent guarantee to reduce airline cost while passenger demand is negatively impacted by travel restrictions and quarantine rules.

---

*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 Item 2 of the Airport Sub-Committee Report 21-001**  
**Page 4 of 4**

**SUBJECT: 2021-2022 John C. Munro Hamilton International Airport (HIA) - City of Hamilton Joint Marketing Initiatives (PED21083) (City Wide) - Page 4 of 4**

---

**Scope and Cost:**

- The Price Guarantee program will be focused on promotional programs to attract and provide growth incentives – projected budget \$360,000;
- The Rent Guarantee program will be applied to the Air Terminal occupancy charge waiver – projected budget \$245,000; and,
- The summer Marketing Campaign will entail website development, data analysis, marketing expenses to support and develop air carrier and passenger destination programs – projected cost \$265,000.

Total expected cost is \$870,000, which the Airport is requesting 50% from the Airport Joint Marketing Reserve Fund \$430,000. The City’s commitment will be capped at \$400,312 based on the available funds in Joint Marketing Reserve.

***Should total project cost increase, City contribution level would not be affected.***

Staff are recommending that the City of Hamilton approve and allocate \$400,312 from the Airport Joint Marketing Reserve Fund No. 112217 as the City’s contribution to the John C. Munro Hamilton International Airport Land Use Plan Update project outlined in Report PED21083.

**ALTERNATIVES FOR CONSIDERATION**

Not Applicable

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

**Economic Prosperity and Growth**

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

**Built Environment and Infrastructure**

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

**APPENDICES AND SCHEDULES ATTACHED**

Not Applicable

TS/sd