



City of Hamilton
GENERAL ISSUES COMMITTEE
REVISED

Meeting #: 21-011
Date: May 19, 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. May 5, 2021
5. COMMUNICATIONS
6. DELEGATION REQUESTS

- *6.1. Ian Borsuk, Environment Hamilton, to speak to and in support of the staff recommendations for an FCM application in Item 10.5 - Hamilton's Home Energy Retrofit Opportunity (HERO) Detailed Design Study (CM21008/HSC21016)

(For the May 19, 2021 GIC)

7. CONSENT ITEMS

- 7.1. Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Commercial Districts and Small Business Section Initiatives (PED21095) (City Wide)

8. STAFF PRESENTATIONS

- 8.1. COVID-19 Verbal Update

9. PUBLIC HEARINGS / DELEGATIONS

- 9.1. Bianca Caramento, Bay Area Climate Change Council, to support the staff recommendations for an FCM application in Item 10.5 - Hamilton's Home Energy Retrofit Opportunity (HERO) Detailed Design Study (CM21008/HSC21016)
- 9.2. Leo Johnson, Executive Director of Empowerment Squared, respecting the Emerging Needs Arising in the Newcomer, Racialized and Marginalized Community, as a Result of COVID-19

10. DISCUSSION ITEMS

- 10.1. Hamilton Tax Increment Grant - 60 King William Street, Hamilton and 43-51 King Street East, Hamilton (PED21096) (Ward 2)
- 10.2. Hamilton Tax Increment Grant - 118 King Street East (Royal Connaught Phase 2) (PED21062) (Ward 2)
- 10.3. COVID-19 Virtual Memorial Wall (CM21004(a)) (City Wide)
- 10.4. Commonwealth Games 2030 (PED19108(f)) (City Wide)
- 10.5. Hamilton's Home Energy Retrofit Opportunity (HERO) Detailed Design Study (CM21008/HSC21016) (City Wide)
- 10.6. 2021 Grey Cup Update (PED18234(c)) (City Wide)

Discussion of Confidential Appendix "A" to Report PED18234(c) would be in Closed Session. Please refer to Item 14.2.

11. MOTIONS

12. NOTICES OF MOTION**13. GENERAL INFORMATION / OTHER BUSINESS****14. PRIVATE AND CONFIDENTIAL****14.1. Update on Real Estate Matters Related to the Pandemic (PED21101/PW21030/LS21016) (City Wide)**

Pursuant to Section 9.1, Sub-sections (e), (f) and (k) of the City's Procedural By-law 21-021 and Section 239(2), Sub-sections (e), (f) and (k) of the *Ontario Municipal Act*, 2001, as amended, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

14.2. Appendix "A" to Report PED18234(c) respecting the 2021 Grey Cup Update

Pursuant to Section 9.1, Sub-section (k) of the City's Procedural By-law 21-021 and Section 239(2), Sub-section (k) of the *Ontario Municipal Act*, 2001, as amended, as the subject matter pertains to a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

Please refer to Item 10.6, for the public report.

15. ADJOURNMENT



GENERAL ISSUES COMMITTEE MINUTES 21-010

9:30 a.m.

Wednesday, May 5, 2021

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

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

Absent: Mayor F. Eisenberger – Other City Business
Councillor T. Whitehead – Leave of Absence

THE FOLLOWING ITEMS WERE REFERRED TO COUNCIL FOR CONSIDERATION:

1. Ancaster Village Business Improvement Area (BIA) Revised Board of Management (PED21081) (Ward 12) (Item 7.1)

(Ferguson/VanderBeek)

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

- (a) Ryan MacDonald

Result: Motion CARRIED by a vote of 14 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
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko, Deputy Mayor
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Maria Pearson
Yes	-	Ward 11 Councillor Brenda Johnson
Yes	-	Ward 12 Councillor Lloyd Ferguson

**General Issues Committee
Minutes 21-010**

**May 5, 2021
Page 2 of 15**

Yes - Ward 13 Councillor Arlene VanderBeek
Absent - Ward 14 Councillor Terry Whitehead
Yes - Ward 15 Councillor Judi Partridge

2. International Village Business Improvement Area (BIA) Revised Board of Management (PED21080) (Ward 2) (Item 7.2)

(Ferguson/VanderBeek)

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

(a) Melanie Lourenco

Result: Motion CARRIED by a vote of 14 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
Yes - Ward 6 Councillor Tom Jackson
Yes - Ward 7 Councillor Esther Pauls
Yes - Ward 8 Councillor J. P. Danko, Deputy Mayor
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. 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) (Item 10.1)

(Wilson/Pearson)

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

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
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko, Deputy Mayor
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

4. Hamilton Tax Increment Grant - 233-237 King Street East, Hamilton (PED21088) (Ward 2) (Item 10.2)

(Johnson/Merulla)

- (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, 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, 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 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
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko, Deputy Mayor
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

5. Municipal Comprehensive Review / Official Plan Review Work Plan (PED21067) (City Wide) (Item 10.3)

(Partridge/Pauls)

That Report PED21067, respecting the Municipal Comprehensive Review / Official Plan Review Work Plan, be received.

Result: Motion CARRIED by a vote of 14 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
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko, Deputy Mayor
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

6. Advisory Committee for Persons with Disabilities Report 21-004, April 13, 2021 (Item 10.4)

(Danko/Jackson)

(a) 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.

Result: Motion CARRIED by a vote of 14 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
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko, Deputy Mayor
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

7. 2021 Tax Policies and Area Rating (FCS21028) (City Wide) (Item 10.5)

(Ferguson/VanderBeek)

That Report FCS21028, respecting the 2021 Tax Policies and Area Rating, be REFERRED to the May 12, 2021 Council meeting for consideration.

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
Absent	-	Ward 4 Councillor Sam Merulla
Yes	-	Ward 5 Councillor Chad Collins
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko, Deputy Mayor
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. Airport Sub-Committee Report 21-001, April 15, 2021 (Item 10.6)**(Ferguson/Pearson)****(a) 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.

(b) 2021-2022 John C. Munro Hamilton International Airport (HIA) - City of Hamilton Joint Marketing Initiatives (PED21083) (City Wide) (Item 10.1)

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.

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

(i) That the direction provided to staff in Closed Session, respecting Report PED19084(e) - TradePort / City Lease Negotiation Status Update, be approved; and,

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

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

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

(ii) That Report CM21005, respecting Real Estate and Leasing Matter related to Hamilton International Airport, remain confidential.

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
Absent	-	Ward 4 Councillor Sam Merulla
Yes	-	Ward 5 Councillor Chad Collins
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko, Deputy Mayor
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. COMMUNICATION ITEMS

- 5.2 Correspondence from Viv Saunders respecting ~ 22+% Increase on Final Tax Bills for 6000 Properties in Wards 10 and 11

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

6. ADDED DELEGATION REQUESTS

- 6.1. Bianca Caramento, Bay Area Climate Change Council, to support the staff recommendations for an FCM application in the report titled - Bay Area Detailed Design for a Flexible Deep Energy Retrofit Program; and, to provide context for the Bay Area Climate Change Council supporting activities for the application. (For the May 19, 2021 GIC)
- 6.2 Leo Johnson, Executive Director of Empowerment Squared, respecting the Emerging Needs Arising in the Newcomer, Racialized and Marginalized Community, as a Result of COVID-19 (For the May 19, 2021 GIC)

(Pearson/Pauls)

That the agenda for the May 5, 2021 General Issues Committee meeting, be approved, as amended.

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

Absent	-	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
Absent	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko, Deputy Mayor
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)

There were no declarations of interest.

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

(i) April 21, 2021 (Item 4.1)

(Nann/Pearson)

That the Minutes of the April 21, 2021 General Issues Committee meeting be approved, as presented.

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

Absent	-	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
Absent	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls

Yes	-	Ward 8	Councillor J. P. Danko, Deputy Mayor
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 10.5 - Report FCS21028, 2021 Tax Policies and Area Rating (Item 5.1)

(Pearson/Partridge)

That the correspondence from Viv Saunders, respecting Item 10.5 - Report FCS21028, 2021 Tax Policies and Area Rating, be received and referred to consideration of Item 10.5.

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

Absent	-	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
Yes	-	Ward 8 Councillor J. P. Danko, Deputy Mayor
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

(ii) Correspondence from Viv Saunders respecting ~ 22+% Increase on Final Tax Bills for 6000 Properties in Wards 10 and 11 (Item 5.2)

(Pearson/Partridge)

That the correspondence from Viv Saunders respecting ~ 22+% Increase on Final Tax Bills for 6000 Properties in Wards 10 and 11, be received and referred to the consideration of Item 10.5.

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

Absent	-	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
Yes	-	Ward 8 Councillor J. P. Danko, Deputy Mayor
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 VanderBeeck
Absent	-	Ward 14 Councillor Terry Whitehead
Yes	-	Ward 15 Councillor Judi Partridge

(e) DELEGATION REQUESTS (Item 6)

(Merulla/Pauls)

That the following Delegation Requests be approved to appear before the General Issues Committee on May 19, 2021:

- (i) Bianca Caramento, Bay Area Climate Change Council, to support the staff recommendations for an FCM application in the report titled - Bay Area Detailed Design for a Flexible Deep Energy Retrofit Program; and, to provide context for the Bay Area Climate Change Council supporting activities for the application. (Item 6.1)
- (ii) Leo Johnson, Executive Director of Empowerment Squared, respecting the Emerging Needs Arising in the Newcomer, Racialized and Marginalized Community, as a Result of COVID-19 (Item 6.2)

Result: Motion CARRIED by a vote of 14 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
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko, Deputy Mayor

**General Issues Committee
Minutes 21-010**

**May 5, 2021
Page 12 of 15**

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.

(Pearson/Nann)

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
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko, Deputy Mayor
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

(Pearson/Partridge)

That the General Issues Committee recess for one half hour until 1:15 p.m.

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

Absent	-	Mayor Fred Eisenberger
Yes	-	Ward 1 Councillor Maureen Wilson

**General Issues Committee
Minutes 21-010**

**May 5, 2021
Page 13 of 15**

Yes	-	Ward 2	Councillor Jason Farr
Yes	-	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
Yes	-	Ward 8	Councillor J. P. Danko, Deputy Mayor
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) GENERAL INFORMATION / OTHER BUSINESS (Item 13)

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

(Partridge/Pearson)

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

(1) Proposed New Due Dates (13.1.a.)

(aa) 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

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
Absent	-	Ward 4 Councillor Sam Merulla
Yes	-	Ward 5 Councillor Chad Collins
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko, Deputy Mayor
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Maria Pearson
Yes	-	Ward 11 Councillor Brenda Johnson
Yes	-	Ward 12 Councillor Lloyd Ferguson

**General Issues Committee
Minutes 21-010**

**May 5, 2021
Page 14 of 15**

Yes - Ward 13 Councillor Arlene VanderBeek
Absent - Ward 14 Councillor Terry Whitehead
Yes - Ward 15 Councillor Judi Partridge

(h) PRIVATE & CONFIDENTIAL (Item 14)

(i) Closed Session Minutes – April 21, 2021 (Item 14.1)

(Nann/Pauls)

- (a) That the Closed Session Minutes of the April 21, 2021 General Issues Committee meeting, be approved, as presented; and,
- (b) That the Closed Session Minutes of the April 21, 2021 General Issues Committee meeting remain confidential.

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
Absent - Ward 4 Councillor Sam Merulla
Yes - Ward 5 Councillor Chad Collins
Yes - Ward 6 Councillor Tom Jackson
Yes - Ward 7 Councillor Esther Pauls
Yes - Ward 8 Councillor J. P. Danko, Deputy Mayor
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

(i) ADJOURNMENT (Item 14)

(Pearson/VanderBeek)

That there being no further business, the General Issues Committee be adjourned at 1:46 p.m.

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

**General Issues Committee
Minutes 21-010**

**May 5, 2021
Page 15 of 15**

Yes	-	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
Yes	-	Ward 8	Councillor J. P. Danko, Deputy Mayor
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,

John Paul Danko, Deputy Mayor
Chair, General Issues Committee

Stephanie Paparella
Legislative Coordinator,
Office of the City Clerk

-----Original Message-----

From: no-reply@hamilton.ca <no-reply@hamilton.ca>

Sent: May 11, 2021 10:08 AM

To: clerk@hamilton.ca

Subject: Form submission from: Request to Speak to Committee of Council Form

Submitted on Tuesday, May 11, 2021 - 10:07am Submitted by anonymous user:
162.158.126.162 Submitted values are:

==Committee Requested==

Committee: General Issues Committee

==Requestor Information==

Name of Individual: Ian Borsuk

Name of Organization: Environment Hamilton

Contact Number: 9055490900

Email Address: iborsuk@environmenthamilton.org

Mailing Address: 51 Stuart Street, Hamilton, Ontario

Reason(s) for delegation request: To speak to and support staff recommendations for an FCM application to achieve a home retrofit program in Hamilton.


Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No



Hamilton

INFORMATION REPORT

TO:	Mayor and Members General Issues Committee
COMMITTEE DATE:	May 19, 2021
SUBJECT/REPORT NO:	Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Commercial Districts and Small Business Section Initiatives (PED21095) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Carlo Gorni (905) 546-2424 Ext. 2755 Lisa Browett (905) 546-2424 Ext. 7519 Phil Caldwell (905) 546-2424 Ext. 2359
SUBMITTED BY:	Norm Schleeahn Director, Economic Development Planning and Economic Development
SIGNATURE:	

COUNCIL DIRECTION

City Council, at its meeting held November 28, 2012, approved increasing loan commitments under the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program (HDBKMRPIP), formerly known as the Hamilton Downtown Multi-Residential Property Investment Program, from \$26 M to \$45 M, provided that the total loan monies loaned under the Program at one time does not exceed \$35 M. City Council also directed staff to review the terms and conditions of the HDBKMRPIP on an annual basis and report back to the General Issues Committee during the first quarter of each year on the outcome of the review.

INFORMATION

Report PED21095 provides an update on the status of the HDBKMRPIP, as well as other Commercial Districts and Small Business programs and initiatives.

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: Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Commercial Districts and Small Business Section Initiatives (PED21095) (City Wide) - Page 2 of 36

Hamilton Downtown Barton/Kenilworth Multi-Residential Property Investment Program

The City has loaned, as at December 31, 2020, approximately \$44 M under the HDBKMRPIP supporting the creation/renovation of 1,484 dwelling units at an interest cost to the City of approximately \$4.3 M (\$2,918/dwelling unit). The public cost of the Program has levered approximately \$259 M of private construction value at a ratio of 1: 48. As of December 31, 2020, there were 19 loans that had been repaid in full, one loan being repaid, and one loan had been written-off.

Appendix "A" to Report PED21095 identifies the location of 21 projects within the Downtown Hamilton Community Improvement Project Area (DHCIPA) that have received funding or are under construction and will receive funding under the HDBKMRPIP.

Hamilton Downtown, Barton and Kenilworth Multi-Residential Property Investment Program	
2020	
Applications received in 2020	0
Additional loan commitment in 2020	\$0
Payments in 2020 on Loans prior to 2020	\$481,116
Interest paid in 2020 relating to Loans prior to 2020	\$93,161

Hamilton Downtown, Barton and Kenilworth Multi-Residential Property Investment Program	
Inception to December 31, 2020	
Units Built/Under Construction	1,484
Number of Projects	21
Construction Value	\$259,006,811
Loans Advanced	\$43,996,189
Loans Paid Back	\$39,166,268
Written-off (One Loan)	\$1,101,207
Loans Outstanding	\$3,728,714
Interest Paid	\$4,330,033
Ratio of Interest Paid to Construction Value	1:60
Cost (Interest Plus Default)	\$5,431,240
Ratio of Cost to Construction Value	1:48

SUBJECT: Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Commercial Districts and Small Business Section Initiatives (PED21095) (City Wide) - Page 3 of 36



220 Cannon Street East, Hamilton (Source: CDSB Staff)

As of December 31, 2020, \$3,728,714 was outstanding and being repaid. Therefore, based on a maximum of \$35 M in loans being outstanding, there is an additional \$31,271,286 in future loan commitments that can be approved by City Council and advanced.

The terms and conditions of the HDBKMRPIP were reviewed by staff as part of the Five-Year Review of the Downtown and Community Renewal Community Improvement Plan. The review culminated in Report PED16050 which was approved by City Council at its meeting held on May 11, 2016. Amendments to the HDBKMRPIP included, but were not limited to:

- Expanding the Program to the Barton and Kenilworth commercial corridors;
- Reducing the maximum loan per project to \$4 M; and,
- Reducing the maximum loan per developer or related group to \$10 M.

Staff also would like to take this opportunity to update Committee and Council on the following Commercial Districts and Small Business programs and initiatives:

SUBJECT: Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Commercial Districts and Small Business Section Initiatives (PED21095) (City Wide) - Page 4 of 36

Hamilton Tax Increment Grant Program

In 2020, \$1,293,164 was due to be issued to 17 reassessed projects through the Hamilton Tax Increment Grant Program (HTIGP). Since grants were first issued in 2004, \$10.9 M has been granted through the Program to 41 reassessed projects that had a combined construction value of \$328,269,377 which accounts for a 1:26 ratio of public grant leveraging private investment.

2020 Year End Status of Reassessed Projects

Grants Due in 2020 (to 17 Projects)	\$1,293,164
Grants Issued 2004-2020 (to 41 Projects)	\$10,909,117
Estimated Total Grants (for all 41 prior and future payments)	\$12,453,528
Construction Value	\$328,269,377
Ratio of Total Grants to Construction Value	1:26



15 Queen Street South, Hamilton (Source: Applicant)

SUBJECT: Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Commercial Districts and Small Business Section Initiatives (PED21095) (City Wide) - Page 5 of 36



493 Dundas Street East, Waterdown (Source: Applicant)

The Map, attached as Appendix “B” to Report PED21095, identifies the location of 36 properties within the DHCIPA that have received grants under the HTIGP. Note that the map does not include four projects; one located in Ancaster, one in Westdale Village, and two in Stoney Creek that have received grants.

Increase in Municipal Taxes

The following chart lists projects in Downtown Hamilton and in the Ancaster, Westdale Village, Stoney Creek, Waterdown, and Barton/Kenilworth Community Improvement Project Areas (CIPA) that have been approved, for loans/grants under the HDBKMRPIP and/or the HTIGP and/or the Barton/Kenilworth Tax Increment Grant Program and compares their pre-development Municipal taxes to their post-development Municipal taxes. The increase in total Municipal taxes (inclusive of growth, reassessment and budget) equates to approximately \$6.1M. This increase will be realized annually. Note that the figures with an asterisk (*) are estimates of the increase in Municipal taxes as the projects have been completed but not reassessed by the Municipal Property Assessment Corporation (MPAC), are under construction, or construction has not commenced to date.

SUBJECT: Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Commercial Districts and Small Business Section Initiatives (PED21095) (City Wide) - Page 6 of 36

Property Address	Base Year	Difference between base year taxes and post development taxes	HDBKMRPIP	HTIGP	BKTIG
135 James Street South	2003	+\$446,300	✓		
11 Rebecca Street	2004	+\$79,700	✓	✓	
155 James Street South	2003	+\$84,300	✓		
118 Market Street	2003	+\$188,000	✓	✓	
91 Wellington Street North	2003	+\$15,800	✓		
4, 8, 12 Forest Avenue	2005	+\$35,100	✓	✓	
47 Caroline Street North	2007	+\$133,000	✓	✓	
80 King William Street	2003	+\$151,200	✓		
267/271 King Street East	2007	+\$3,300	✓		
260-280 King Street East	2005	+\$105,400	✓	✓	
170-176 Jackson Street West	2007	+\$7,000	✓	✓	
289 Hunter Street East	2007	+\$700	✓		
68 George Street	2010	+\$228,800	✓	✓	
275 King Street West	2011	+\$101,100	✓	✓	
40 Bay Street South	2012	+\$307,300	✓	✓	
150 Main Street West	2013	+\$487,600	✓	✓	
137-149 Main Street West	2013	+\$111,100	✓	✓	
33 Main Street East	2002	+\$16,700		✓	
135 Hunter Street	2002	+\$63,100		✓	
100-110 James Street South	2004	+\$24,000		✓	

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: Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Commercial Districts and Small Business Section Initiatives (PED21095) (City Wide) - Page 7 of 36

Property Address	Base Year	Difference between base year taxes and post development taxes	HDBKMRPIP	HTIGP	BKTIG
1 Main Street West	2004	+\$67,900		✓	
66 Bay Street South	2004	+\$265,600		✓	
1 Hunter Street East	2006	+\$63,300		✓	
210 Main Street East	2007	+\$70,300		✓	
87-89 King Street East	2006	+\$15,600		✓	
232 Cannon Street East	2009	+\$51,000		✓	
52 Cannon Street West	2008	+\$30,100		✓	
193-197 James Street North	2009	+\$10,100		✓	
130-134 Wellington Street North	2011	+\$10,900		✓	
162 Ferguson Avenue North	2012	+\$16,300		✓	
121-123 James Street North	2012	+\$79,400		✓	
69 Hughson Street North	2013	+\$17,900		✓	
50 Murray Street	2012	+\$105,700		✓	
147-159 Walnut Street South	2013	+\$18,800		✓	
180-188 Wilson Street	2014	+\$17,300		✓	
179-191 James Street North	2017	+\$287,700	✓	✓	
125 Wellington Street North	2014	+\$59,200		*✓	
140 Main Street West	2014	+\$280,200		*✓	
290 Barton Street West	2015	+\$108,400		✓	

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: Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Commercial Districts and Small Business Section Initiatives (PED21095) (City Wide) - Page 8 of 36

Property Address	Base Year	Difference between base year taxes and post development taxes	HDBKMRPIP	HTIGP	BKTIG
112 King Street East	2015	+\$373,300		✓	
245 James Street North	2015	+\$2,400		*✓	
193 King Street East	2015	+\$17,600		✓	
31-39 King William Street	2015	+\$69,500		✓	
127 Market Street	2016	+\$5,200		*✓	
220 Cannon Street East	2015	+\$176,600	✓	✓	
232 Cannon Street East	2016	+\$8,000		✓	
20-22 George Street	2017	+\$629,100		*✓	
73 King Street East	2017	+\$2,000		✓	
27 Bold Street	2018	+\$103,300		*✓	
11 & 15 Cannon Street West	2019	+\$89,000		*✓	
121-125 King Street East	2019	+\$91,800		*✓	
15 Queen Street South	2019	+\$608,300		*✓	
144 Wellington Street North	2018	+\$11,500		*✓	
Ancaster CIPA					
407 Wilson Street East	2013	+\$6,800		✓	
Westdale Village CIPA					
1005 King Street West	2016	+\$10,200		✓	
Stoney Creek CIPA					

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: Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Commercial Districts and Small Business Section Initiatives (PED21095) (City Wide) - Page 9 of 36

22 Jones Street	2014	+\$6,700		✓	
Property Address	Base Year	Difference between base year taxes and post development taxes	HDBKMRPIP	HTIGP	BKTIG
Waterdown CIPA					
244 Dundas Street East	2018	+\$1,600		*✓	
493 Dundas Street East	2018	+\$32,600		*✓	
Dundas CIPA					
33 King Street West	2017	+\$27,900		*✓	
Barton/Kenilworth Tax Increment Grant Program					
657-659 Barton Street East	2017	+\$4,700			✓
431-435 Barton Street East	2017	+\$13,500			*✓
286 Sanford Avenue North	2018	+\$133,500			*✓
301-303 Barton Street East	2018	+\$5,000			*✓
302 James/6 Barton St. E.	2018	+\$700			*✓
635 Barton Street East	2019	+27,900			*✓
Total		\$6,103,400			

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: Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Commercial Districts and Small Business Section Initiatives (PED21095) (City Wide) - Page 10 of 36

Financial Incentive Programs Administered by Commercial District and Small Business

Commercial Districts and Small Business administers various financial incentives. The chart below identifies the number of applications received from 2011-2020:

Financial Incentive Program	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
BIA Commercial Property Improvement Grant Program	34	38	53	62	55	59	46	34	22	27
Commercial Property Improvement Grant Program (formerly the Hamilton Commercial Façade Property Improvement Grant Program)		17	31	54	4	16	28	52	26	17
Commercial Corridor Housing Loan and Grant Program (pre-application)	14	21	17	22	18	21	17	21	23	5
Commercial Corridor Housing Loan and Grant Program (final application)	2	3	2	6	3	5	5	7	3	5

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: Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Commercial Districts and Small Business Section Initiatives (PED21095) (City Wide) - Page 11 of 36

Hamilton Downtown Barton and Kenilworth Multi-Residential Property Investment Program	2	4	2	1	3	0	2	1	1	0
Financial Incentive Program	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Hamilton Tax Increment Grant Program	2	8	8	10	9	4	4	10	11	4
Barton/Kenilworth Tax Increment Grant Program						3	4	4	6	2
Barton/Kenilworth Commercial Corridor Building Improvement Grant Program						4	13	9	13	5
Barton/Kenilworth Planning and Building Fee Rebates						1	4	3	1	1
Hamilton Office Tenancy Assistance Program	1	1	1	2	5	1	5	3	0	1
GORE Building Improvement Grant Program		5	8	15	0	0	0	0	0	5
Hamilton Community Heritage Fund Loan Program			2	1	1	1	1	2	0	0
Hamilton Heritage Conservation Grant Program				18	7	9	9	7	7	5

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: Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Commercial Districts and Small Business Section Initiatives (PED21095) (City Wide) - Page 12 of 36

Hamilton Heritage Property Improvement Grant	2	2	8	4	8	2	13	9	3	12
ERASE Study Grant	14	14	15	17	12	21	23	18	26	23
Financial Incentive Program	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
ERASE Redevelopment Grant	3	4	3	4	7	2	4	8	7	9
Hamilton Downtown/West Harbourfront Remediation Loan Program	0	2	0	1	0	0	0	0	0	0
TOTAL	74	119	150	217	132	149	178	188	149	121

In addition to increasing the assessment and resulting property taxes of the specific property that directly receives funding, the redeveloped properties also help increase the value and desirability of surrounding properties that are no longer next to a vacant, derelict or contaminated property. Surrounding properties might also benefit from new residents, employees, and customers in nearby redevelopment properties.

Although the Business Improvement Area Commercial Property Improvement Grant Program, the Commercial Property Improvement Grant Program, the Gore Building Improvement Grant Program and the Hamilton Heritage Conservation Grant Program are 50/50 matching grants, the true value of the work leveraged by the City grant is more than 50%. Funds under the Programs are advanced only when the work has been completed. The charts below provide an overview of the grants.

SUBJECT: Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Commercial Districts and Small Business Section Initiatives (PED21095) (City Wide) - Page 13 of 36

Business Improvement Area Commercial Property Improvement Grant Program

The Business Improvement Area Commercial Property Improvement Grant Program (BIACPIG) is offered within Hamilton's active Business Improvement Areas (BIAs) and provides a matching grant to a maximum of \$20 K (\$25 K for corner properties) for façade improvements and limited interior improvements. The grant amount is dependent upon the linear foot of frontage of the building.

Business Improvement Area Commercial Property Improvement Grant Program 2002 - December 31, 2020				
Time Period	Number of Projects Paid	Construction Value	Grant Paid	Grant as a percentage of Construction
2020	13	\$677,246	\$170,489	25%
2002-2020	519	\$15,180,305	\$5,615,049	37%



925 King Street West, 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: Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Commercial Districts and Small Business Section Initiatives (PED21095) (City Wide) - Page 14 of 36



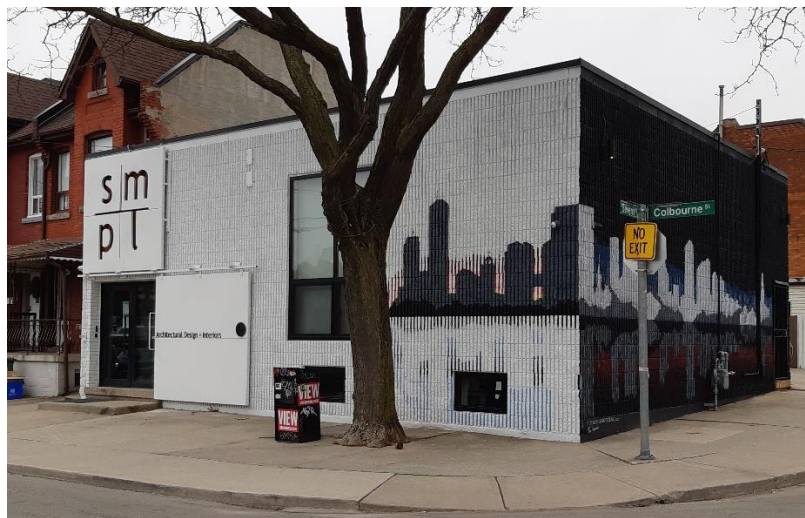
590 Concession Street, Hamilton

Commercial Property Improvement Grant Program

The Commercial Property Improvement Grant (CPIG) offers a matching grant for façade improvements and limited interior improvements to a maximum of \$10 K per application (\$12.5 K for corner properties). The Program is offered to property owners and authorized tenants who are not eligible for the BIACPIG and located within Downtown Hamilton, Community Downtowns, the Mount Hope/Airport Gateway and the commercial corridors as identified in the Downtown and Community Renewal Community Improvement Project Area.

Commercial Property Improvement Grant Program 2012 – December 31, 2020				
Time Period	Number of Projects Paid	Construction Value	Grant Paid	Grant as a Percentage of Construction
2020	13	\$342,660.69	\$123,378.95	36%
2012-2020	110	\$2,797,611.37	\$1,015,519.25	36%

SUBJECT: Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Commercial Districts and Small Business Section Initiatives (PED21095) (City Wide) - Page 15 of 36



15 Colbourne Street, Hamilton (Source: CDSB staff)

Commercial Corridor Housing Loan and Grant Program

The Commercial Corridor Housing Loan and Grant Program (CCHLGP) offers financial assistance for the construction of new residential units and renovation of existing residential units within Downtown Hamilton, Community Downtowns, the Mount Hope/Airport Gateway, Business Improvement Areas, the commercial corridors as identified in the Downtown and Community Renewal CIPA By-law and properties within the City boundary designated under the *Ontario Heritage Act*. The loan is calculated on the basis of \$20 K per dwelling unit, to a maximum of \$600 K per property. The grant provides up to a \$5 K grant per property for professional fees and some City of Hamilton fees paid.

Commercial Corridor Housing Loan and Grant Program Inception 2007 - December 31, 2020				
Time Period	Number of Projects Approved	Loan Amount Advanced	Loans Repaid	Grant Paid Out
2020	1	\$28,800	\$110,000	\$0
2007-2020	12	\$1,058,250	\$662,125	\$47,931

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: Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Commercial Districts and Small Business Section Initiatives (PED21095) (City Wide) - Page 16 of 36



144 Wellington Street North, Hamilton (Source: Applicant)

GORE Building Improvement Grant Program

The GORE Building Improvement Grant Program (GBIGP) offered a matching grant for building improvements to a maximum of \$50 K per application for properties fronting on King Street between James Street and Catharine Street. It was offered for a three-year period with applications being accepted until December 31, 2014.

This GBIGP ceased at the end of 2014 save for properties which had been granted an extension to utilize the program by City Council past this date. Currently, the only properties subject to this extension are those municipally known as 18-28 King Street East, Hamilton.

SUBJECT: Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Commercial Districts and Small Business Section Initiatives (PED21095) (City Wide) - Page 17 of 36

Gore Building Improvement Grant Program 2012 - December 31, 2020 (Three-Year Program Only)				
Time Period	Number of Projects Paid	Construction Value	Grant Paid	Grant as a percentage of Construction
2020	0	0	0	0
2012-2020	19	\$2,438,229	\$804,511	33%



11 King Street East, Hamilton (before and after)

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: Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Commercial Districts and Small Business Section Initiatives (PED21095) (City Wide) - Page 18 of 36

Hamilton Heritage Conservation Grant Program

The Hamilton Heritage Conservation Grant Program (HHCGP) is offered to owners/authorized tenants of properties designated under Parts IV or V of the *Ontario Heritage Act* that are not eligible for the Hamilton Heritage Property Grant Program. The maximum matching grant is \$5 K for the conservation/preservation of heritage features.

Hamilton Heritage Conservation Grant Program					
Since Inception 2014 – December 31, 2020					
Time Period	Number of Grant Commitments	Total Grant Commitments	Grants Advanced	Conservation Value of Projects	Grant as a Percentage of Construction
2020	8	\$35,057	\$20,057	\$113,929	31%
2012-2020	55	\$239,822	\$203,607	\$920,630	26%



31 Sydenham Street, Dundas (Front Vestibule Restoration) (Source: City of Hamilton Building Division)

SUBJECT: Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Commercial Districts and Small Business Section Initiatives (PED21095) (City Wide) - Page 19 of 36

Hamilton Heritage Property Grant Program

The Hamilton Heritage Property Grant Program (HHPGP) is offered to owners/authorized tenants of properties designated under Parts IV or V of the *Ontario Heritage Act* and located within Downtown Hamilton, a Community Downtown, an active Business Improvement Area, or, located within the lower City between Highway 403 and the Red Hill Valley Parkway and used for commercial, institutional or multi-residential purposes. The Program offers grants to a maximum of \$150 K (50% for the first \$40 K of work and 25% of costs over and above the \$40 K) for conservation or structural/stability work plus an additional \$20 K grant for heritage assessments/reports.

Hamilton Heritage Property Grant Program		
Since Inception 2008 – December 31, 2020		
	2020	2008-2020
Number of Grant Commitments	4	53
Total Grant Commitments	\$214,995	\$2,751,449
Total Conditional Grant Commitments (for 18-28 King Street East)	\$0	\$850,000
Grants Advanced	\$106,127	\$2,207,094
Grants Approved to be Advanced (not including 18-28 King Street East)	\$108,869	\$544,355
Conservation Value of Projects (not including 18-28 King Street East)	\$982,636	\$15,348,702
Grants as a Percentage of Construction (not including 18-28 King Street East)	22%	18%

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: Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Commercial Districts and Small Business Section Initiatives (PED21095) (City Wide) - Page 20 of 36



13-15 Inglewood Drive, Hamilton (Source: City of Hamilton Building Division)

Office Tenancy Assistance Program

The Office Tenancy Assistance Program (OTAP) offers a zero percent interest loan for leasehold improvements for office use within Downtown Hamilton, Community Downtowns, Business Improvement Areas and the commercial corridors along Barton Street, east of the Barton Village BIA, and along Kenilworth Avenue North, as identified in the Downtown and Community Renewal Community Improvement Project Area By-law.

Office Tenancy Assistance Program	
2020	
Applications received in 2020	0
Applications approved in 2020	0
Additional loan commitment in 2020	\$0
Payments in 2020 on Loans prior to 2020	\$79,481

SUBJECT: Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Commercial Districts and Small Business Section Initiatives (PED21095) (City Wide) - Page 21 of 36

Office Tenancy Assistance Program	
Since Inception 2010–December 31, 2020	
Number of Loan Commitments	10
Total Loan Commitments	\$1,489,982
Square Feet of New/Expanded Office Space	99,329
Loans Advanced	\$1,239,982
Loan Amount Paid Back	\$542,848
Loan amount forgiven	\$38,505
Loans to be Advanced	\$250,000
Construction Value of Approved Projects	\$7,778,244



286 Sanford Avenue North, Hamilton

Hamilton Community Heritage Loan Fund

The Hamilton Community Heritage Loan Fund (HCHLF) offers a zero percent interest loan to a maximum of \$50 K for work that conserves or restores the heritage attributes of a property designated under Part IV or Part V of the *Ontario Heritage Act* within the City of 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: Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Commercial Districts and Small Business Section Initiatives (PED21095) (City Wide) - Page 22 of 36

Hamilton Community Heritage Fund Loan Program	
2020	
Applications received in 2020	0
Applications approved in 2020	0
Additional loan commitment in 2020	\$0
Payments in 2020 on Loans prior to 2020	\$27,683
Interest paid in 2020 relating to Loans prior to 2020	\$2,424

Hamilton Community Heritage Fund Loan Program	
2009 - December 31, 2020	
Number of Loan Commitments	17
Total Loan Commitments	\$641,474
Loans Advanced	\$544,075
Loans Paid Back	\$456,671
Loans Outstanding	\$87,403
Loans to be Advanced	\$97,400
Interest Paid	\$57,020



31-33 Melville Street, Dundas (Source: CDSB Section)

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: Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Commercial Districts and Small Business Section Initiatives (PED21095) (City Wide) - Page 23 of 36

Barton/Kenilworth Commercial Corridor Building Improvement Grant Program

The Barton/Kenilworth Commercial Corridor Building Improvement Grant Program (BKCCBIGP) was introduced in June of 2016 for properties located within the boundaries of the Barton Village BIA, the Barton and Kenilworth commercial corridors and the properties that front on Barton Street between James Street North and Victoria Avenue North as identified in the DHCIPA. The Program offers a matching grant to a maximum of \$50 K per deeded property towards the redevelopment of property.

Barton/Kenilworth Commercial Corridor Building Improvement Grant Program		
June 2016 – December 31, 2020		
	2020	2016-2020
Number of Grant Commitments	4	26
Total Actual Payments and Grant Commitments	\$176,649	\$1,016,590
Grant Paid	\$132,601	\$582,318
Grants Approved to be Advanced	\$41,400	\$434,273
Construction Value of Projects	\$446,604	\$2,409,378
Grants as a Percentage of Construction	40%	42%



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: Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Commercial Districts and Small Business Section Initiatives (PED21095) (City Wide) - Page 24 of 36

579-581 Barton Street East, Hamilton (Source: CDSB Section)

Barton/Kenilworth Tax Increment Grant Program

The Barton/Kenilworth Tax Increment Grant Program (BKTIGP) provides for a nine-year grant based on the increase in the Municipal portion of the realty taxes attributed to the redevelopment of residential or commercial lands and buildings located within the boundaries of the Barton Village BIA, the Barton Street East and Kenilworth Avenue North commercial corridors, and the properties that front on Barton Street between James Street North and Victoria Avenue North as identified in the DHCIPA. The grant is at 100% of the Municipal realty tax increase during the first five years, 80% in year six, 60% in year seven, 40% in year eight and 20% in year nine.

Barton/Kenilworth Tax Increment Grant Program Inception 2016 - December 31, 2020		
	2020	2016-2020
Number of Approved Grants*	0	5
Total Estimated Value of Approved Grants	\$0	\$1,101,994
Total Construction Value of Approved Grants	\$0	\$11,727,000
Ratio of Total Approved Grants to Total Construction Value	0:00	1:11

*Number of Approved Grants does not include 2 applications where the approval had expired.

SUBJECT: Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Commercial Districts and Small Business Section Initiatives (PED21095) (City Wide) - Page 25 of 36



486 Barton Street East, Hamilton (Source: Applicant)

Barton/Kenilworth Commercial Corridors Rebate of Application Fees

The Barton/Kenilworth Commercial Corridors Rebate of Application fees Program provides a rebate of some Planning and Building application fees for properties within the boundaries of the Barton Village BIA, the Barton Street East and Kenilworth Avenue North commercial corridors, and properties that front on Barton Street East between James Street North and Victoria Avenue North, as identified in the DHCIPA. Building Permit fees are rebated upon final inspection and building permit completion. Fees for Committee of Adjustment (COA) minor variances that support the revitalization of the corridors supported by Planning staff are rebated upon approval of the variance, as long as there were no appeals to the Ontario Municipal Board (OMB). If appeals are filed with the OMB and the OMB upholds the COA's decision, the rebate of the fee would be issued. If there are appeals and the OMB overturns a COA decision, a rebate is not issued. Site Plan application fees are rebated after issuance of a Building Permit.

Applications

One application was received in 2016 for a Demolition Permit fee and Building Permit fee totalling \$1,951. The rebate for the Demolition Permit fee in the amount of \$228 was approved and paid in July of 2017. The rebate for the Building Permit fee will be issued in accordance with the terms of the Program. Four additional applications were received in 2017. Three applications were received in 2018. Two of the applications received in 2018 were approved and paid out. A total of \$926 in rebates were paid out in 2018. One application was received in 2019. One application was received in 2020

SUBJECT: Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Commercial Districts and Small Business Section Initiatives (PED21095) (City Wide) - Page 26 of 36

and two grants for a total of \$1,620 were paid out. Rebates will be paid in accordance with the terms of the Program.

Environmental Remediation and Site Enhancement (ERASE) Program Applications Received 2012-2020

Financial Incentive Program	2012	2013	2014	2015	2016	2017	2018	2019	2020
ERASE Study Grant	14	15	17	12	21	23	18	26	23
ERASE Redevelopment Grant	4	3	4	7	2	4	8	7	9
Hamilton Downtown/West Harbourfront Remediation Loan Program (RLP)	2	0	1	0	0	0	0	0	0

ERASE Study Grant (ESG) Program

The purpose of the ESG program is to promote the undertaking of investigative environmental studies to enable property owners or prospective purchasers to obtain a better understanding of a property's environmental condition in terms of the type and extent of contamination. These studies are intended to further facilitate and promote the goal of properties ultimately being remediated and redeveloped.

The ESG program provides a matching grant of 50% of the cost of a Phase Two Environmental Site Assessment (ESA) up to a maximum of \$20,000 per site/project. A maximum of two applications per property/project may be submitted with the combined value of both grants not to exceed \$35,000.

ESG Program 2020 Year End Status

In 2020, staff received a total of 23 applications to the ESG program of which 21 were approved at the time of writing this report. The combined actual and estimated value of financial incentives for which applications were approved in 2020 is \$244,515. with an additional \$34,917.50 pending decision. Approved applications will result in over 16 hectares of land and associated buildings being studied through environmental studies including Phase Two Environmental Site Assessments (ESA), Designated Substances Surveys (DSS) and Risk Assessments (RA).

SUBJECT: Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Commercial Districts and Small Business Section Initiatives (PED21095) (City Wide) - Page 27 of 36

ERASE Applications	2020 Applications	2001-2020 Applications
Number of grant applications received	23	238
Number of grant applications approved *	21	219
Total actual and estimated grant value of approved applications	\$ 244,515.00	\$ 2,285,972.67
Average grant per approved application	\$ 11,556.75	\$ 10,783.10
Total land area studied through approved applications	16.62 ha. (41.08 ac.)	223.23 ha. (551.61 ac.)

*Approved applications include applications which have been approved but not yet paid as well as those approved and since completed/paid.

ERASE Redevelopment Grant (ERG) Program

The purpose of the ERG program is to provide financial relief to property owners who undertake and complete the remediation and redevelopment of a brownfield site located within the City's urban boundary. Grants are based on the increase in assessed value and property taxes (the increment) realized on a property as a result of remediation and redevelopment.

Grants are provided annually at a rate of 80% of the increase in the municipal portion of property taxes for up to 10 years or until the eligible remediation costs are recovered, whichever comes first. Grant payments commence after remediation and redevelopment are completed, the property has been reassessed by the Municipal Property Assessment Corporation (MPAC) and one full calendar year of municipal taxes have been paid at the newly assessed rate. Approved applicants under the ERG program also have the ability to utilize the ERASE Development Charge Reduction (DCR) option which permits the use of approved eligible costs under the ERG program to be applied against development charges payable for that proposed development (after any demolition charge credits are applied). If the applicant chooses to exercise this option, the approved eligible costs applied against development charges will be deducted from eligible costs under the ERASE ERG and any subsequent annual grant payments.

ERG Program 2020 Year End Status

In 2020, staff received a total of nine applications to the ERG program. Staff also made recommendations to Council for four application approvals (note: applications may be submitted well in advance of being brought to Council for consideration, and as a result, approved applications in 2020 may not necessarily have been received in 2020).

SUBJECT: Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Commercial Districts and Small Business Section Initiatives (PED21095) (City Wide) - Page 28 of 36

In 2020 annual grant payments totalling \$533,222.25 for six remediated, redeveloped and reassessed projects were made under the ERG program. To-date these six projects have received grants and/or Development Charge off-sets totalling \$2,325,437.58.

ERG applications received (2020)							9
ERG applications approved by Council (2020)							3
Council approved grant increases to an existing ERG approval							1
Developments which have received an ERG approval by Council (2001-2020)							54
Value of grant payments provided for 2020							\$ 533,222.25
Projects Receiving Grant Payments for 2020							
Address	Base Tax Year/ Reassessed Tax Year	2020 Grant Payment (80% of Tax Increment)	Cumulative Annual Grant Payments (incl 2020)	DC Off-set Applied/ Planned	Maximum Grant (incl DC Off-set)	Year of Grant Paymt	
685 Queenston Rd.	2011/2019	\$81,927.17	\$619,501.04	\$172,573.59	\$962,250.00	8 of 10	
420 Glover Rd.	2011/2014	\$96,188.26	\$677,785.69	\$378,164.31	\$1,280,129.11	7 of 10	
275 James St. N.	2012/2014	\$12,925.89	\$89,911.54	n/a	\$416,900.00	7 of 10	
186 Ferguson Ave. N.; 190-200 Barton St. E.	2008/2016	\$11,614.00	\$58,070.00	n/a	\$1,908,381.04	5 of 10	
1587 & 1599 Upper James St.	2014/2017	\$110,457.84	\$452,086.87	\$265,718.88	\$1,372,725.00	4 of 10	
20 Rebecca St.	2016/2018	\$220,109.09	\$428,082.44	n/a	\$2,029,752.00	2 of 10	

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: Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Commercial Districts and Small Business Section Initiatives (PED21095) (City Wide) - Page 29 of 36

Downtown Hamilton/West Harbourfront Remediation Loan Program (RLP)

The purpose of the RLP is to provide financial assistance in the form of a low interest loan to help remove financial impediments to the remediation of brownfield properties which are to be redeveloped for a residential or residential/commercial use within the defined areas of Downtown Hamilton and the West Harbourfront.

The RLP provides financial assistance through a low interest loan equal to 80% of the cost of remediating a property within the defined areas to a maximum of \$400,000 per property/project. The loan is to be a 'bridge' until such time as the property owner receives their ERASE Redevelopment Grant or Hamilton Tax Increment Grant.

RLP Program 2020 Year End Status

In 2020, staff did not receive an application under the RLP program. At the end of 2020 remediation loans totalling \$733,520 for two projects had been issued with a balance of \$498,546.36 outstanding.

RLP applications received (2020)	0			
RLP applications approved by Council (2010-2020)	3			
Value of Council approved loan commitments (2010-2020)	\$ 1,133,520.			
Council approved loan commitments not acted upon and since expired (2010-2020)	\$ 400,000.			
Value of loans issued (2010-2020)	\$ 733,520.			
Value of outstanding loans (2010-2020)	\$ 498,546.36			
Loans Issued under the Remediation Loan Program				
Address	Approved Loan Amount	Loan Amount Issued To-date	Loan Status (to end of 2020)	Outstanding Balance (to end of 2020)
275 James St. N.	\$333,520.	\$333,520.	In year 6 of repayment	\$98,546.36
179-191 James St. N.	\$400,000. (maximum)	\$400,000.	To be repaid via HTIGP	\$400,000.

SUBJECT: Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Commercial Districts and Small Business Section Initiatives (PED21095) (City Wide) - Page 30 of 36

2020 Downtown Hamilton Building Activity

Development in the Downtown Hamilton Urban Growth Centre (UGC) continued in 2020, with a total of 154 building permits being issued, representing \$175,002,597 in building permit construction value.¹ The UGC area includes properties within and abutting the block bounded by Hunter Street, Queen Street, Cannon Street and Victoria Avenue, and also includes properties abutting James Street North to the West Harbour GO Train Station and southerly to Charlton Avenue (St. Joseph's Hospital). The construction values from 2002 to 2020 are illustrated in Figure 1.

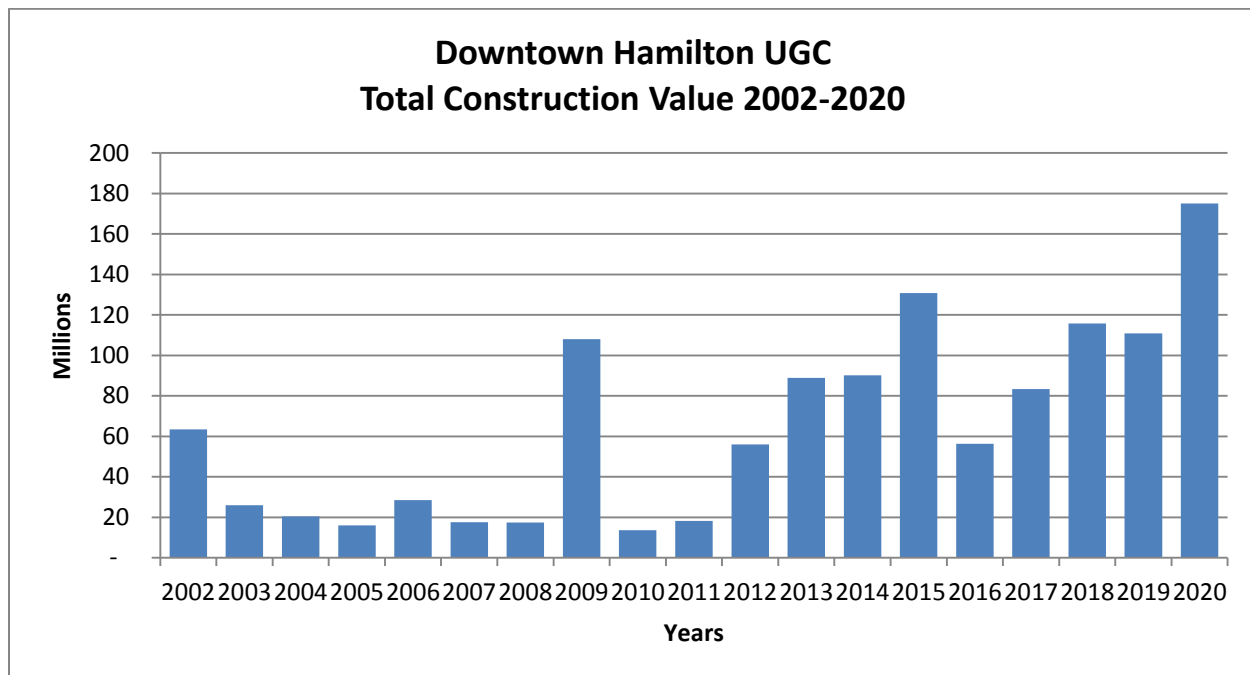


Figure 1

Those developments and improvements valued at \$500 K or greater, and listed below, account for approximately 94.51% of the total building permit construction value in the DHCIPA.

Developments in the DHCIPA, which includes the Downtown Hamilton UGC, are outlined below and total approximately \$222,173,644 in construction value, totalling 260 building permits. Examples of projects which contributed to the building permit

¹Permits issued for demolition, signs and events are excluded from the reported totals for Downtown Hamilton and the Community Downtowns.

SUBJECT: Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Commercial Districts and Small Business Section Initiatives (PED21095) (City Wide) - Page 31 of 36

Construction value reported for 2020 include the following residential and non-residential developments:

- 154 Main Street East - To construct the superstructure of a 25-storey hotel with commercial ground floor and 7-storey parking garage;
- 15 Queen Street South - To construct the superstructure of a 24-storey apartment building with basement, including a church and stores on the first floor;
- 7 Queen Street North - To construct a sprinklered 10-storey hotel building
- 34 King Street West - To construct shell only of a 6-storey student residence building;
- 43 King Street East - To construct foundation only for a future 30 storey residential building plus 4 levels below grade;
- 100 King Street West - Alterations to existing building for the tenant office fit out of floors 2,3,9, 10 and 14;
- 21 King Street West - Alterations to renovate existing office unit on the first floor;
- 62 King Street East - Alterations to 62 and 64 King Street East and addition of mechanical penthouse on the roof;
- 82 Ferguson Avenue North - To construct a new one storey place of worship;
- 29 Severn Street - To construct a 5-storey mixed use commercial/residential building;
- 212 King William Street - Shoring and excavation for a future 14 storey apartment building with 1 storey underground garage;
- 43 Forest Avenue - Alterations to repair concrete balconies and install waterproofing on existing high- rise residential building;
- 225 East Avenue North - To construct foundations only for a future residential building with a parking garage;
- 38 West Avenue South - Alterations to the existing 3 storey apartment building to renovate the unit layouts, to rebuild exterior balconies and fire escapes and for structural and mechanical upgrades;
- 50 Young Street - Localized balcony repairs including concrete repair and installation of new waterproofing system;
- 57 Forest Avenue - Alterations to balconies, guards and waterproofing system;
- 81 Charlton Avenue East - Alterations to the residential building for underground parking garage restoration;
- 121 King Street East - To renovate existing ground floor retail area and 2nd to 4th floor residential. Addition of 4th floor area and full new 5th and 6th floors. Proposed building will have 3 commercial units and 40 residential units;
- 151 Hughson Street South - To perform localized balcony repairs to existing multi-storey residential apartment building including repairs to concrete and waterproofing system;
- 165 Barton Street East - Alterations at Hamilton Wentworth Detention Centre

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: Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Commercial Districts and Small Business Section Initiatives (PED21095) (City Wide) - Page 32 of 36

- 134 Catherine Street North - To install new water meters, water service and sanitary/storm combined building sewer;
- 20 George Street - To install a sprinkler system and a standpipe system to serve the entire building;
- 229 King Street East - Alterations to the ground floor and second floor of the existing 3 storey mixed use building to create a medical office; and
- 120 King Street West - Alterations to the 5th and 6th floor of existing multi-level office building to create offices.

Building permits were issued for the construction of 580 new residential units in 2020 in the DHCIPA (576 within the UGC), including:

- 266 units at 212 King William Street; and
- 292 units at 15 Queen Street South.

From 2002 – 2020, building permits have been issued for a total of 3,720 dwelling units in the UGC, providing an average growth of 196 units per year.

Residential vs. Non-Residential Construction

In 2020, residential development values surpassed non-residential development in the Downtown:

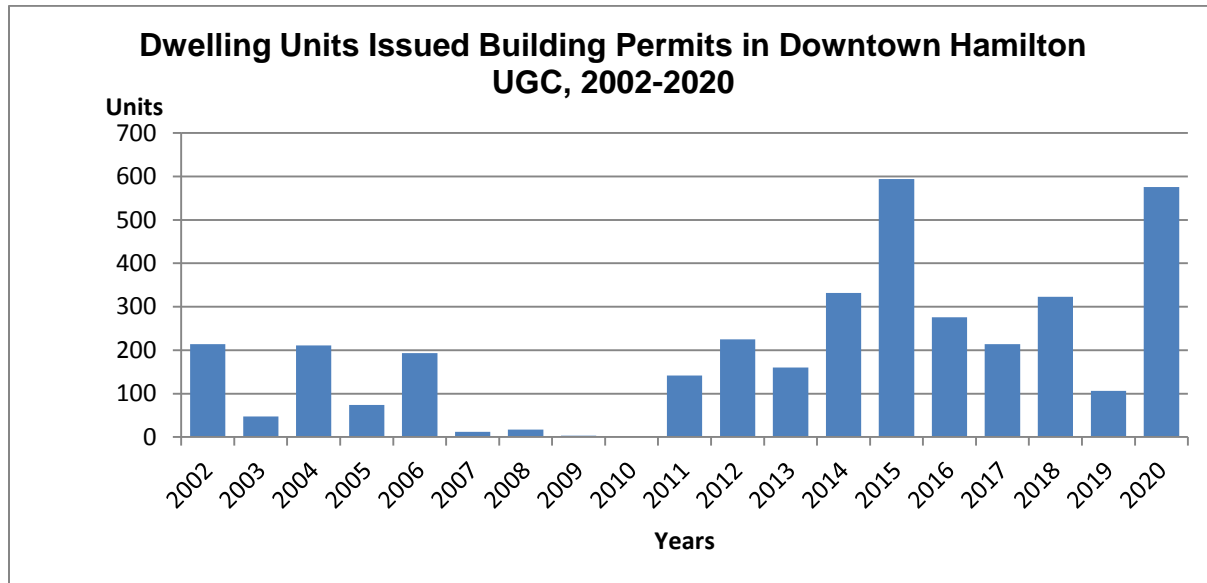
UGC Non-residential: 98 permits = \$71,088,354 construction value

UGC residential: 50 permits = \$103,863,443 construction value

Downtown CIPA Non-residential: 130 permits = \$75,945,159 construction value

Downtown CIPA residential: 117 permits = \$146,155,285 construction value

SUBJECT: Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Commercial Districts and Small Business Section Initiatives (PED21095) (City Wide) - Page 33 of 36



Notes:

- Dwelling units as per the year a building permit was issued;
- 2004 includes 108 units in the former Staybridge Suites Hotel, which converted to a retirement residence in 2010;
- 2011 includes 127 units in the new Staybridge Suites Hotel;
- 2012 includes 182 units in the new Hilton Homewood Suites Hotel; and,
- Dwelling units at 14 Mary Street are not included since the project did not proceed even though a building permit was issued in 2001 (62 units) and 2009 (59 units).

SUBJECT: Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Commercial Districts and Small Business Section Initiatives (PED21095) (City Wide) - Page 34 of 36

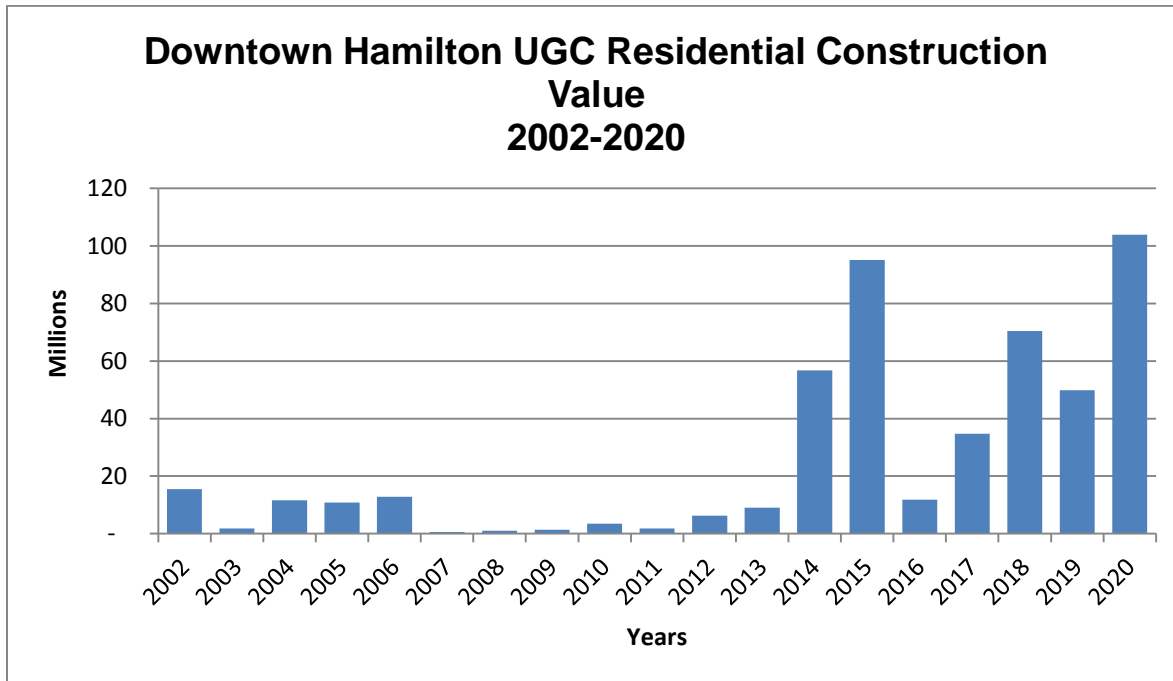


Figure 2

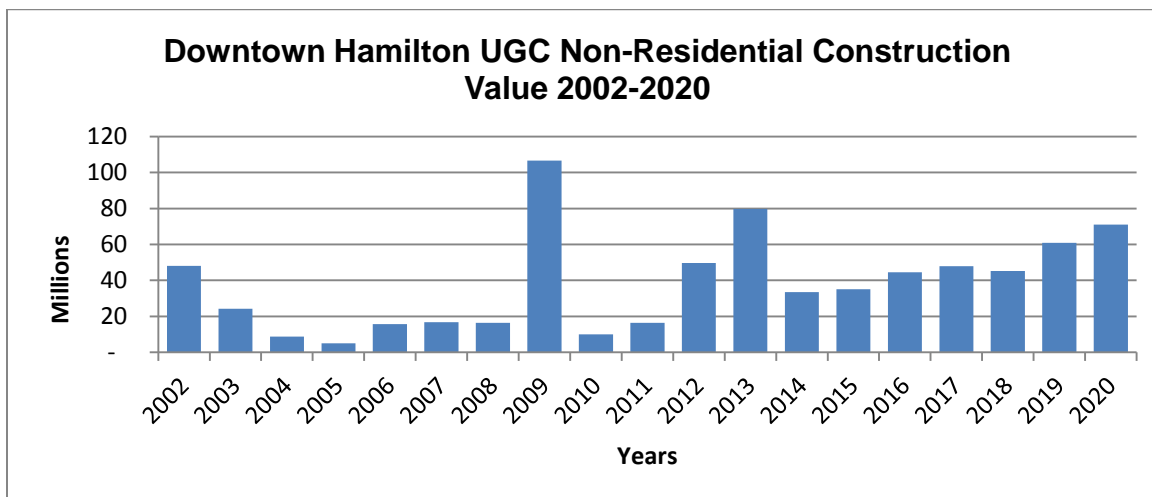


Figure 3

There were an additional 13 building permits issued in 2020 within the boundary of the DHCIPA. They account for an approximately additional \$73 K in building permit construction value in the entire Downtown Hamilton CIPA. Projects in this additional area include construction values which did not generate an increase in overall dwelling unit yield.

SUBJECT: Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Commercial Districts and Small Business Section Initiatives (PED21095) (City Wide) - Page 35 of 36

2020 Community Downtown Building Activity

Community Downtowns, including Ancaster, Binbrook, Dundas, Stoney Creek, Waterdown and Mount Hope, collectively, had a total of 105 building permits issued in 2020 within their respective community improvement project areas, representing a building permit construction value of approximately \$21.6 M. Growth in these communities was comprised of 74.19% residential and 25.81% non-residential. Binbrook had the largest growth out of all the Community Downtowns in 2020 totalling approximately 71.84% of the total construction values (see Figure 5).

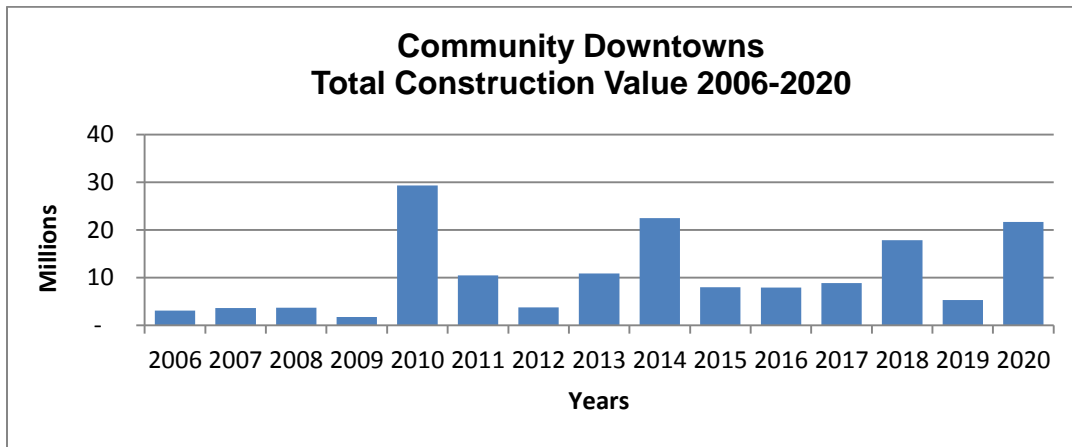


Figure 4

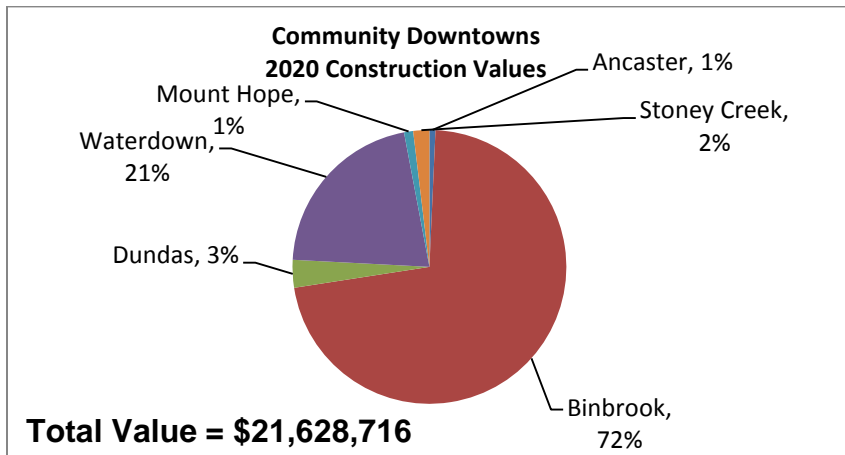


Figure 5

SUBJECT: Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Commercial Districts and Small Business Section Initiatives (PED21095) (City Wide) - Page 36 of 36

What follows are some examples of investments made in 2020 in the Community Downtowns (\$ construction value):

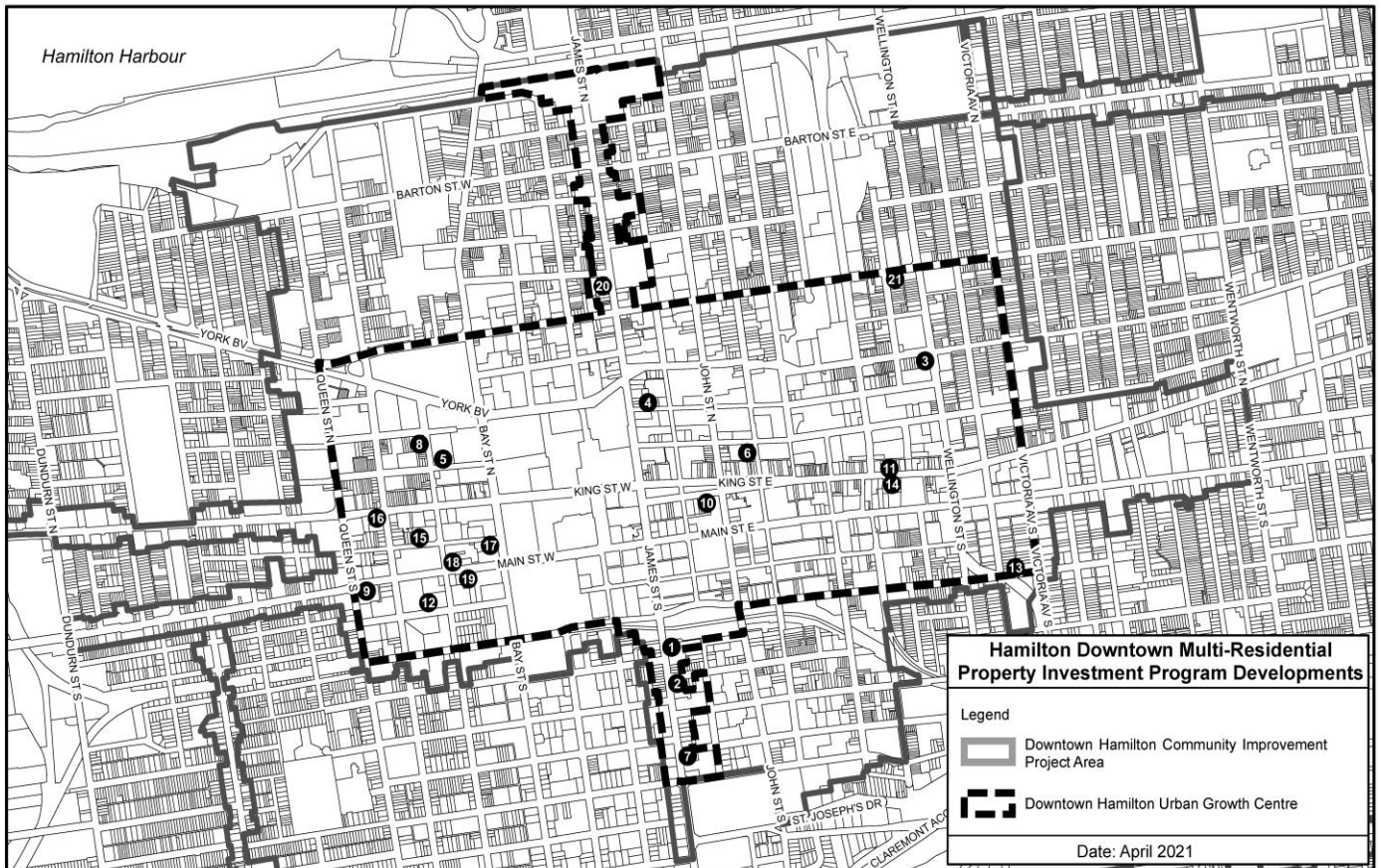
- \$120 K for alteration to the existing building for interior fit-up for spa in Ancaster;
- \$15.3 M for construction of a new 3 storey 99-unit rental apartment building in Binbrook;
- \$450 K for alterations to second floor of existing mixed use building to create six dwelling units in Dundas;
- \$150 K for alterations to existing farm building to change use to commercial garden centre in Mount Hope;
- \$128 K for alteration to the ground floor unit of commercial building for interior tenant renovations in Stoney Creek; and,
- \$4 M to construct a building addition of the existing one storey commercial building and the installation of all site services in Waterdown.

APPENDICES AND SCHEDULES ATTACHED

Appendix "A"- Location Map

Appendix "B"- Location Map

CG/LB/PC: jrb



Hamilton Downtown Multi-Residential Property Investment Program Developments

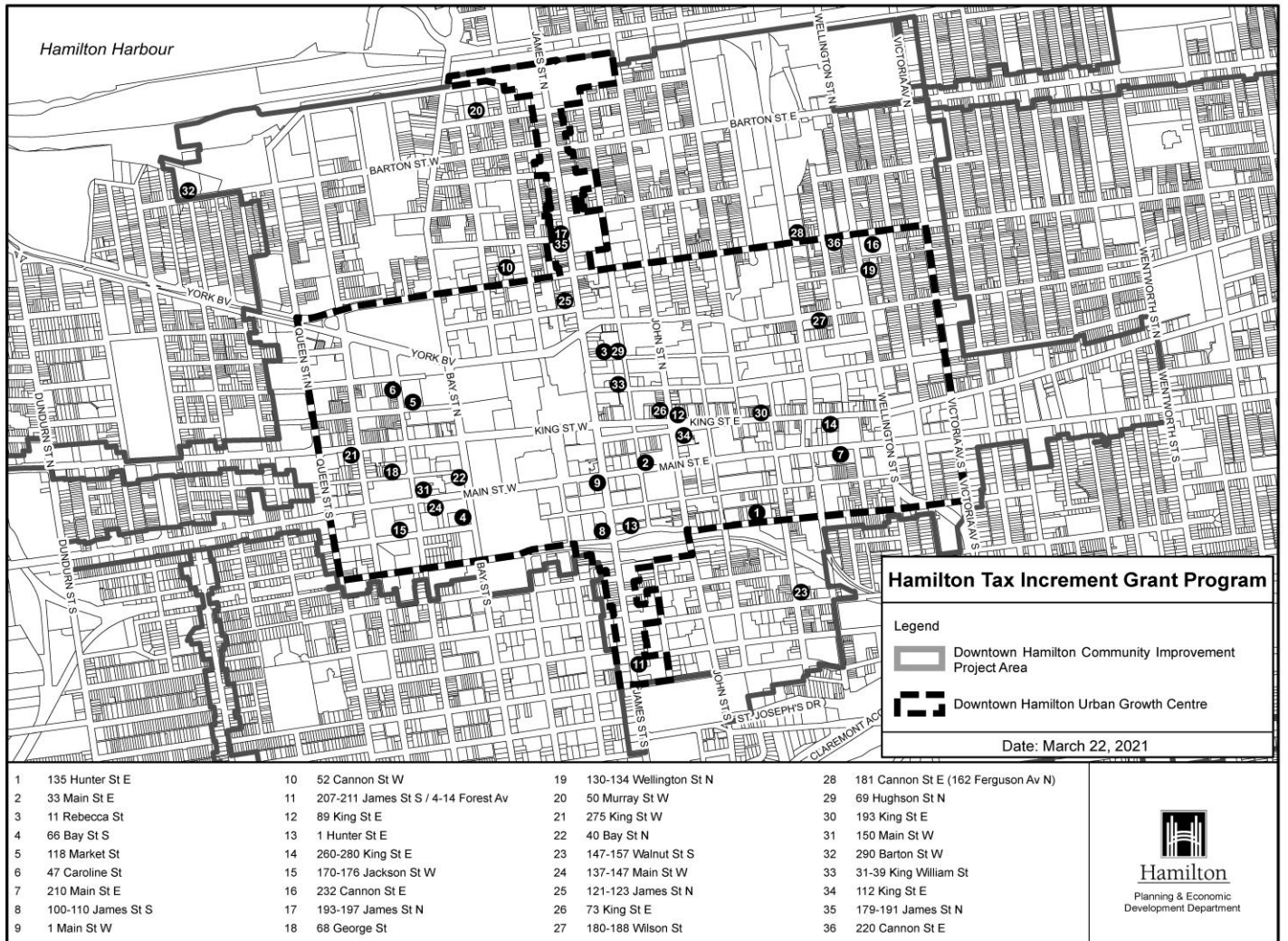
Legend

- Downtown Hamilton Community Improvement Project Area
- Downtown Hamilton Urban Growth Centre

Date: April 2021

1	135 James St S	7	4 Forest Av	13	289 Hunter St E	19	137 - 149 Main St W
2	155 James St S	8	47 Caroline St	14	260 King St E	20	179 - 191 James St N
3	91 Wellington St N	9	215 - 231 Main St W	15	68 George St	21	220 Cannon St E
4	11 Rebecca St	10	66 -68 King St E	16	275 King St W		
5	118 Market St	11	269 - 271 King St E	17	40 Bay St S		
6	80 King William St	12	170 - 176 Jackson St W	18	150 Main St W		







City Council Update

MAY 2021



Ex-Officio



Mission



Hamilton & Burlington

NET ZERO

Communities By

2050



Focus




Transportation
17% of Emissions




Buildings
18% of Emissions




Industry
60% of Emissions

Initiatives




Transportation
17% of Emissions

Improve Low-Carbon Choices
(like biking, walking, and public transit)

Reduce Vehicle KMs Traveled

Increase Zero Carbon Vehicle Uptake
(avg. 5% annually in all classes of vehicles)



Buildings
18% of Emissions

Retrofit Existing Buildings
(avg. 5% annually to achieve 50% energy savings)

Net Zero New Buildings



Industry
60% of Emissions

Reduce Emissions Through Innovation
(avg. 5% annually)



Home Retrofit Incentive Program Design

INTERIM UPDATE

Program Design Overview

- Landscape Analysis
- Cost Benefit Analysis
- Local Context Analysis



What to Expect

RECOMMENDATIONS:

- Model of incentive program
- Types of retrofits to incentivize municipally
- Proposed program details
- Program rollout considerations



Initiatives



Transportation
20% of Emissions

Improve Modal Split

Reduce Vehicle KMs Traveled

Increase Zero Carbon Vehicle Uptake
(avg. 5% annually in all classes of vehicals)



Buildings
18% of Emissions

Retrofit Existing Buildings
(avg. 5% annually to achieve 50% energy savings)

Build New Buildings to Zero Carbon Standard by 2030



Industry
60% of Emissions

Reduce Local Emissions without Carbon Leakage
(avg. 5% annually)



Questions?



EMPOWERMENT SQUARED



Leo Johnson
Executive Director

COVID – 19 & EMERGING NEEDS

Newcomer Youth & Families

NEEDS ASSESSMENTS

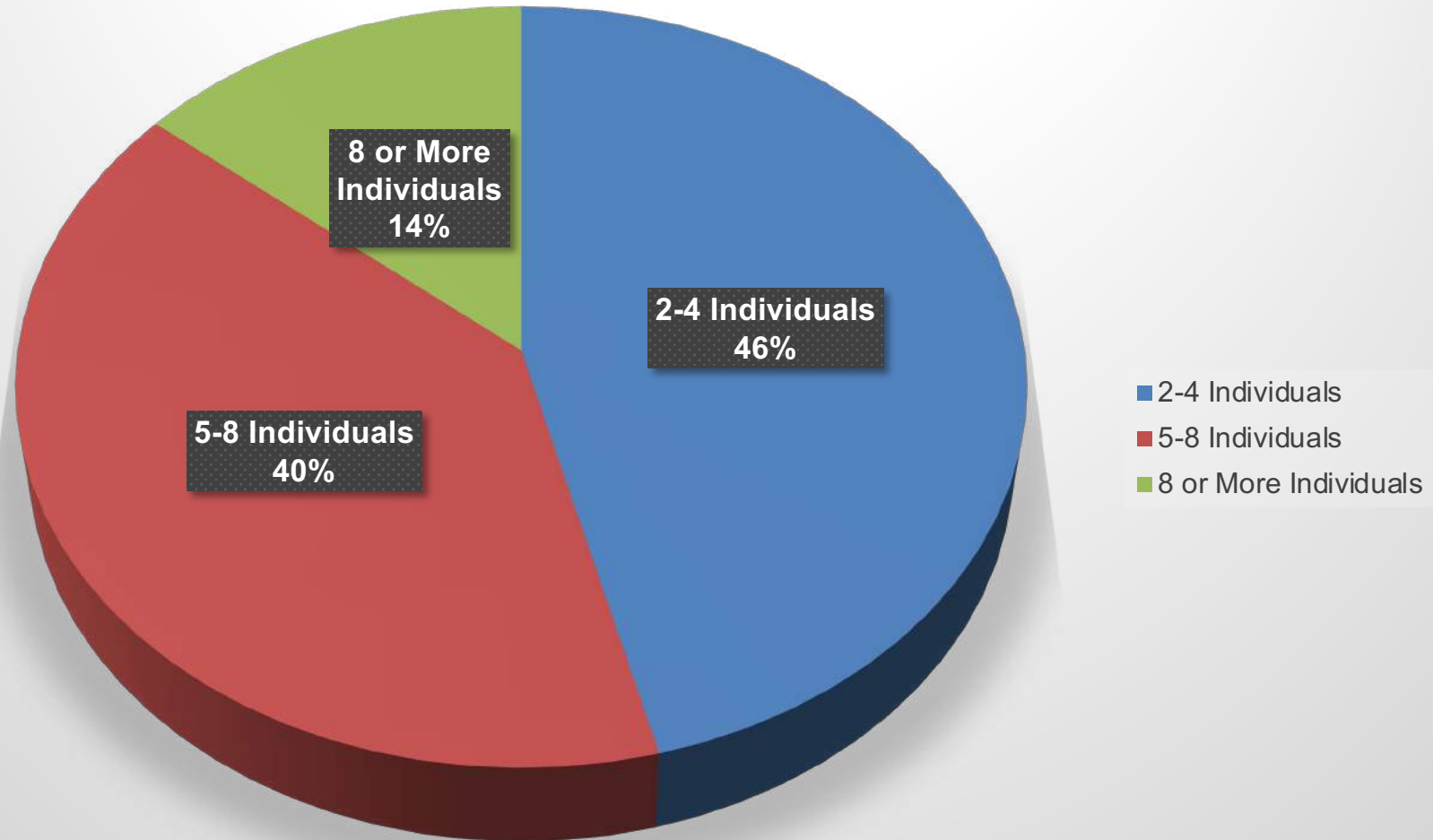
Since March 2020, we've conducted bi – weekly needs assessment surveys of newcomer and racialize families to ensure we remain responsive to emerging needs in a culturally relevant manner.

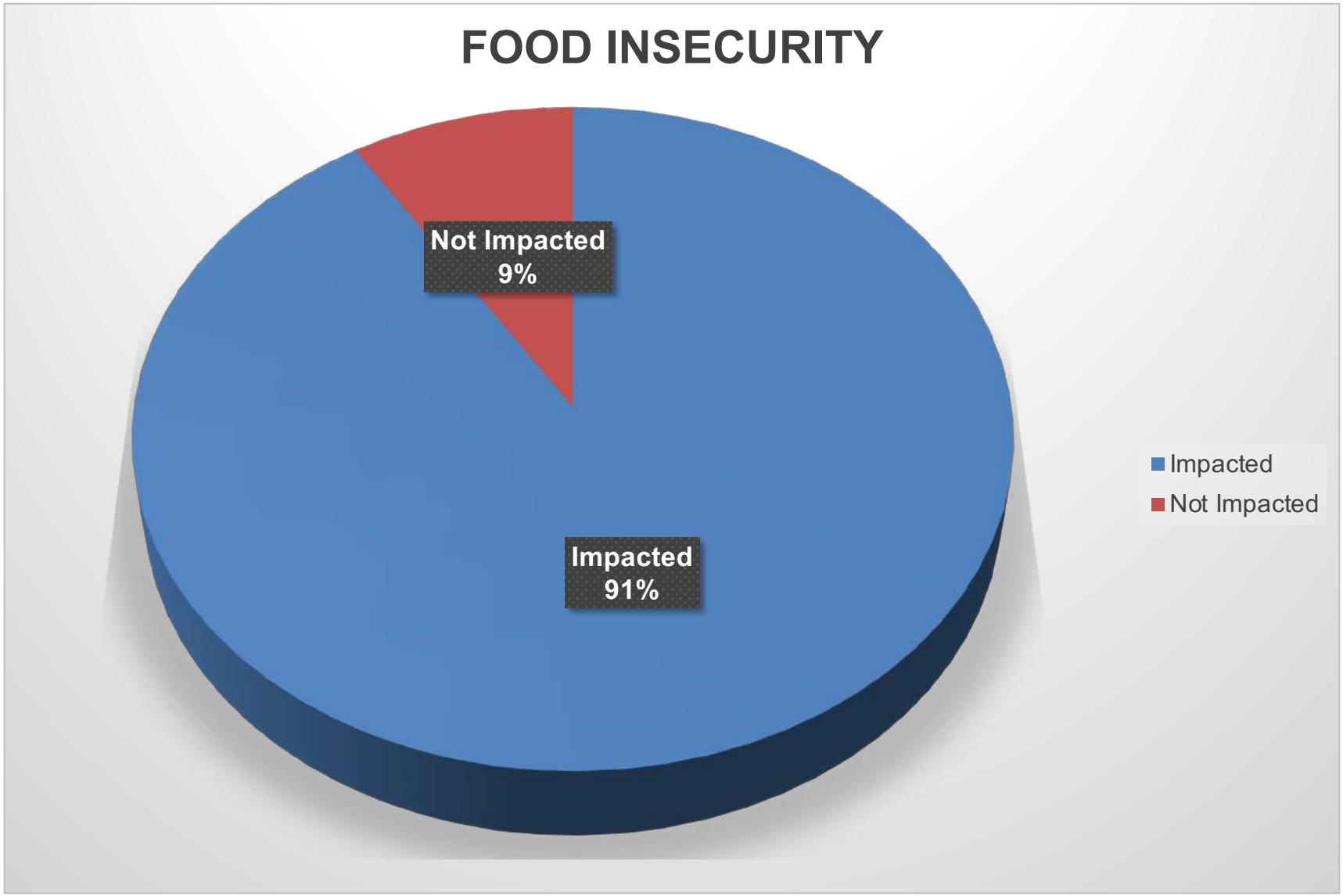
At 35 families are engaged on average in completing the virtual surveys.

TOP AREAS OF NEED

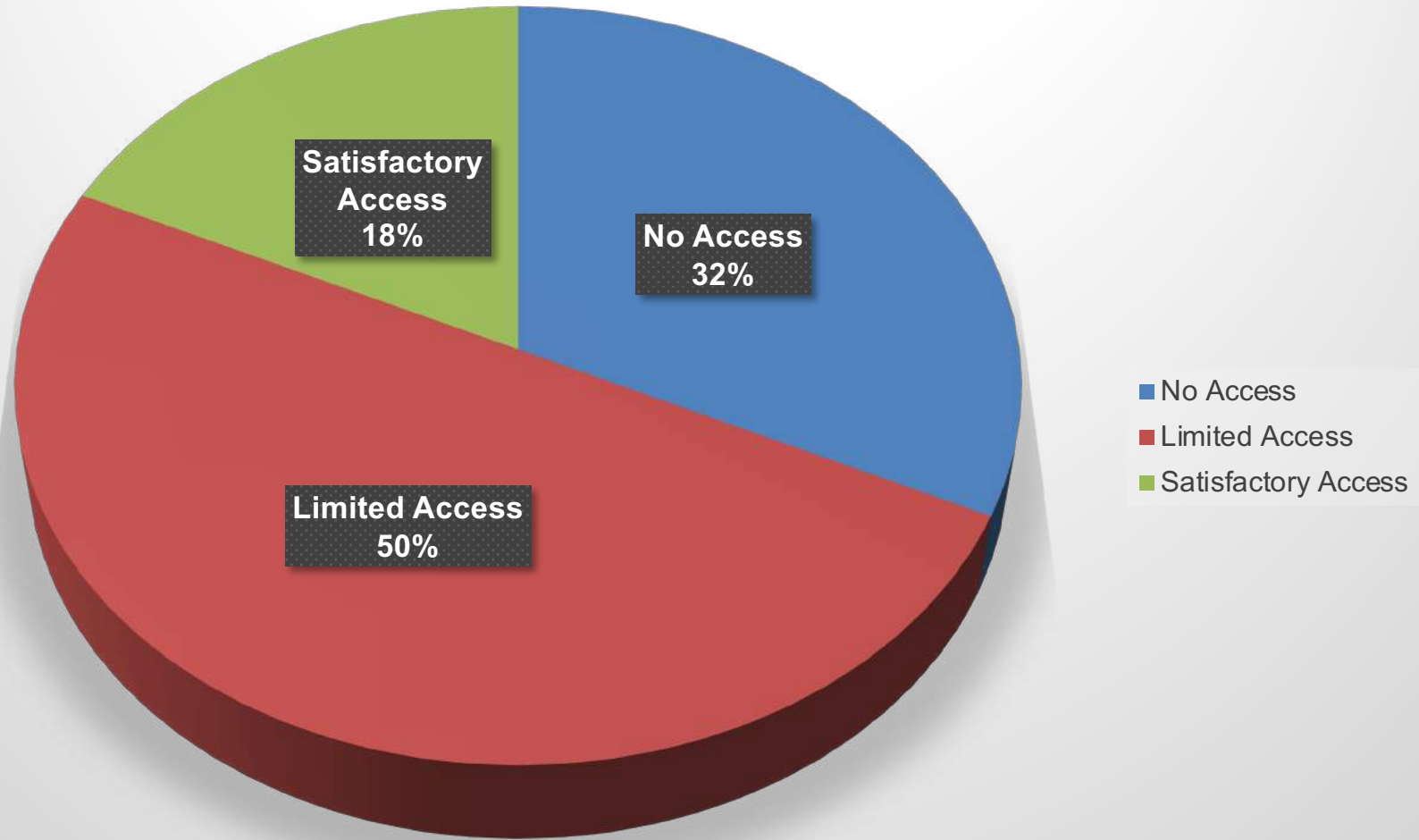
- Food Insecurity & Household Essentials
- Computers, Technological, Accessories & Internet
- Access to Information from Government & Authorities
- Activities & Support for Youth & Children

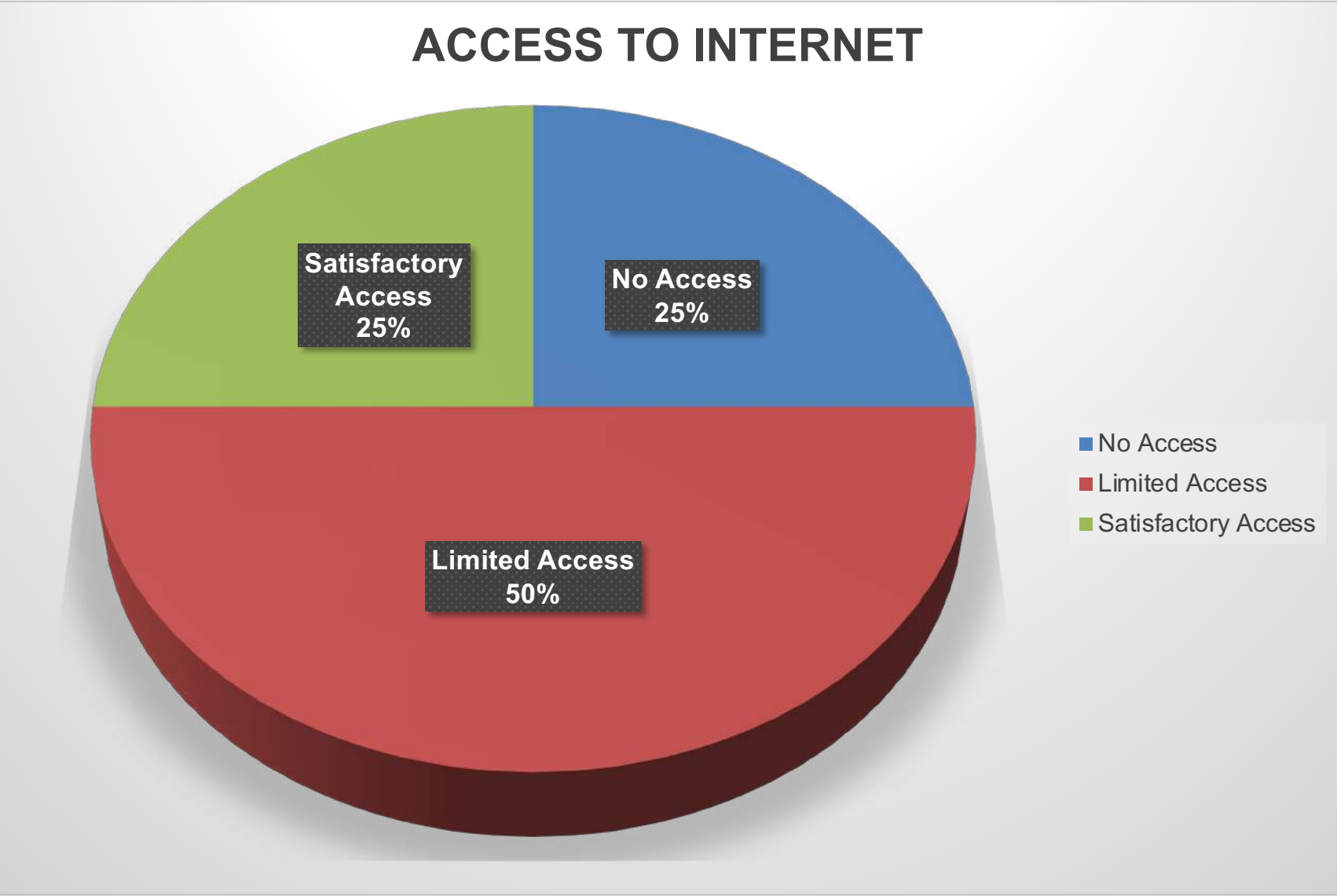
SIZE OF HOUSEHOLDS



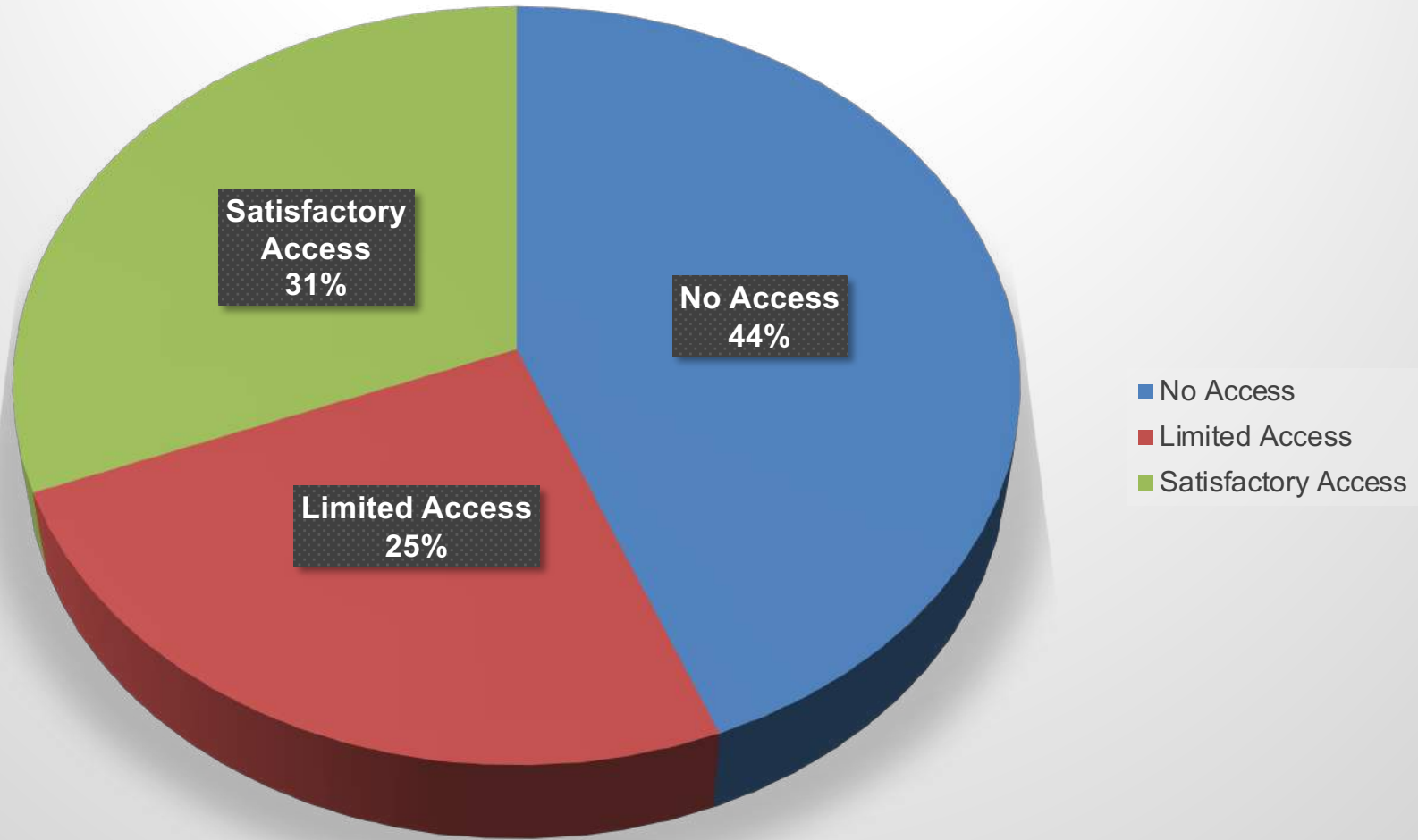


ACCESS TO TECHNOLOGY

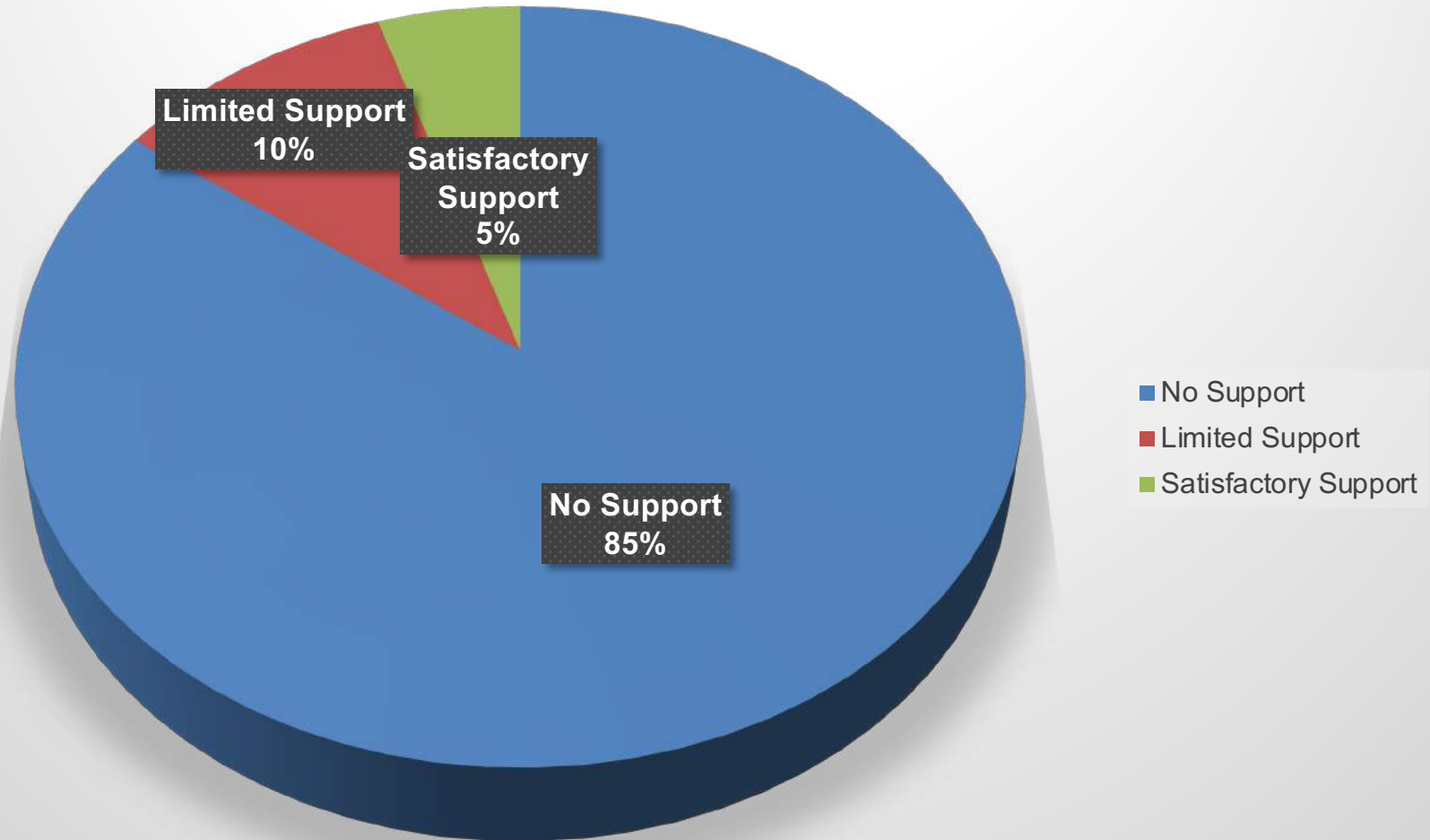




ACCESS TO INFORMATION



SUPPORT FOR YOUTH & CHILDREN



OUR RESPONSE

Since March 2020, we've supported over 800 families through the Empowerment Squared Emergency Community Support Program.

- Food Security
- Household Essentials
- Access to technology

We continue to conduct bi – weekly assessments to determine emerging needs.



**Bi - Weekly Pickup
Grocery Cards
Nutrition Package & Household Essentials**



**Supply of adequate technological devices & accessories
culturally relevant tech support**



Virtual support and academic mentoring for 186 children & youth

VOLUNTEER IMPACT

171

volunteers

4100+

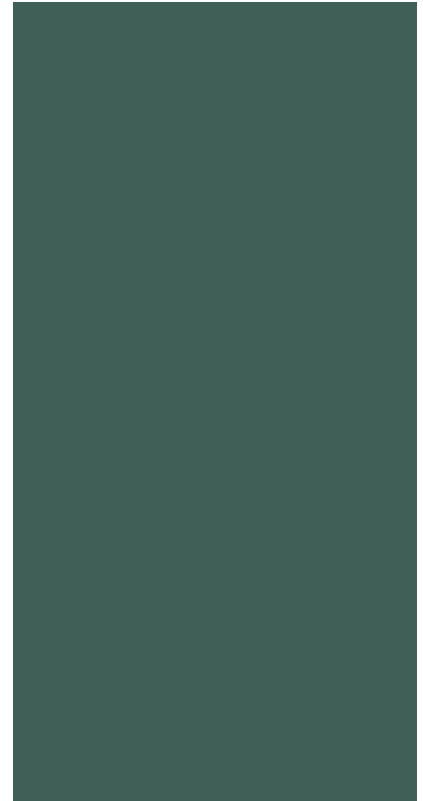
hours contributed

100%

of volunteers would encourage a friend to become a volunteer

80%

of volunteers stated that they felt they had a positive relationship with the participants

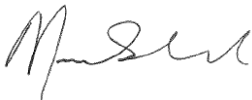


CHALLENGES OR OPPORTUNITIES FOR IMPACT

- ❖ Core Funding vs Program Funding
- ❖ Charitable Status Requirements vs Effective Requirements for Success
- ❖ Infrastructure/Space vs Instability
- ❖ Funders Requirements vs Community Needs (What's not in the report)



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
 Economic Development Division

TO:	Mayor and Members General Issues Committee
COMMITTEE DATE:	May 19, 2021
SUBJECT/REPORT NO:	Hamilton Tax Increment Grant - 60 King William Street, Hamilton and 43-51 King Street East, Hamilton (PED21096) (Ward 2)
WARD(S) AFFECTED:	Ward 2
PREPARED BY:	Carlo Gorni (905) 546-2424 Ext. 2755
SUBMITTED BY:	Norm Schleeahn Director, Economic Development Planning and Economic Development
SIGNATURE:	

RECOMMENDATION

- (a) That a Hamilton Tax Increment Grant Program Application submitted by King William Residences Inc. (LPF Conversion Fund Limited Partnership - LIUNA Conversion Trust (99.49%), Burrstone Management Inc. (0.50%), Bryton Capital Corp. GP Ltd. (General Partner – 0.01%)), for the properties currently known as 60 King William Street, Hamilton and 43-51 King Street East, Hamilton, estimated at \$4,572,725.97 over a maximum of a five (5) year period, and based upon the incremental tax increase attributable to the development of 60 King William Street, Hamilton and 43-51 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 King William Residences Inc., for the property currently known as 60 King William Street, Hamilton and 43-51 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

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 - 60 King William Street, Hamilton and 43-51 King Street East, Hamilton (PED21096) (Ward 2) - Page 2 of 7

Agreements, together with any ancillary amending documentation, if required, 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 60 King William Street, Hamilton and 43-51 King Street East, Hamilton was submitted by King William Residences Inc., owner of the property. The project will see the construction of a four (4) storey podium with two (2) thirty (30) storey mixed use multi-residential buildings. The development will consist of 581 residential units and 1,144 square meters of retail floor area. There is to be 415 parking spaces.

Development costs are estimated at \$250,750,000 and it is projected that the proposed redevelopment will increase the assessed value of the property from its current value of \$1,945,500 to approximately \$147,152,000.

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 \$1,524,241.99 of which 100% would be granted to the owner during year one, 80% or approximately \$1,219,393.59 in year two, 60% or approximately \$914,545.19 in year three, 40% or approximately \$609,696.80 in year four and 20% or approximately \$304,848.40 in year five. The estimated total value of the grant is approximately \$4,572,725.97. 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 - 60 King William Street, Hamilton and 43-51 King Street East, Hamilton (PED21096) (Ward 2) - Page 3 of 7



60 King William Street and 43-51 King Street East, Hamilton (Source: Applicant)

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 60 King William Street, Hamilton and 43-51 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 \$7,621,209.95, of which the applicant would receive a grant totalling approximately \$4,572,725.97 and the City retaining taxes totalling approximately \$3,048,483.98.

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

SUBJECT: Hamilton Tax Increment Grant - 60 King William Street, Hamilton and 43-51 King Street East, Hamilton (PED21096) (Ward 2) - Page 4 of 7

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 the Legal Services Division.

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.

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 60 King William Street, Hamilton and 43-51 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 \$250,750,000. The total estimated grant over the five (5) year period is approximately \$4,572,725.97.

SUBJECT: Hamilton Tax Increment Grant - 60 King William Street, Hamilton and 43-51 King Street East, Hamilton (PED21096) (Ward 2) - Page 5 of 7

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Urban Hamilton Official Plan

The subject site is municipally known as 60 King William Street, Hamilton and 43-51 King Street East, Hamilton and is located within the “Downtown Urban Growth Centre” on Schedule “E” – Urban Structure.

The site 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) which is intended to support intensive, urban-scale mixed use development.

The planned use of the site conforms to the above designation. The specific ground floor commercial uses of the development have not yet been identified and 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 site is zoned “Downtown Mixed Use – Pedestrian Focus (D2) Zone” which is intended to provide a range of uses and built form that creates an inviting pedestrian experience. The site is also the subject of a special exception ‘626’ which permits alternate zoning regulations with respect to building height, tower separations, parking and building setbacks.

The planned use of the property is permitted. The specific ground floor commercial use has not yet been identified and will be subject to the respective sections of the in force and effect Zoning By-Law with respect to permitted uses and associated regulations.

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 PED21096.

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

SUBJECT: Hamilton Tax Increment Grant - 60 King William Street, Hamilton and 43-51 King Street East, Hamilton (PED21096) (Ward 2) - Page 6 of 7

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):	\$	\$250,750,000
Total Pre-project CVA:		
CX(Commercial)	\$	1,506,000 Year: 2019
CX (Commercial)	\$	<u>439,500</u>
Total	\$	1,945,000
Pre-Project Property Taxes		
Municipal Levy:	\$	37,536.04
Education Levy:	\$	<u>18,418.09</u>
Pre-project Property Taxes	\$	55,954.13
*Post-project CVA:		
XT (Commercial)	\$	3,730,000
NT (Residential)	\$	<u>143,422,000</u>
Estimated Post-project CVA	\$	147,152,000 Year: TBD
Post-Project Property Taxes		
** Estimated Municipal Levy:	\$	1,561,778.03
** Estimated Education Levy:	\$	<u>255,989.66</u>
** Estimated Post-Project Property Taxes:	\$	1,817,767.69

*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.

Pre-project Municipal Taxes = Municipal Levy = \$37,536.04
Municipal Tax Increment = \$1,561,778.03 - \$37,536.04 = \$1,524,241.99

Payment in Year One = \$1,524,241.99 x 1.0 = \$1,524,241.99

SUBJECT: Hamilton Tax Increment Grant - 60 King William Street, Hamilton and 43-51 King Street East, Hamilton (PED21096) (Ward 2) - Page 7 of 7

ESTIMATED GRANT PAYMENT SCHEDULE for: a four (4) storey podium with two (2) thirty (30) storey mixed use multi-residential buildings. The development will consist of 581 residential units and 1,144 square meters of retail floor area. There is to be 415 parking spaces.

Year	Grant Factor	Tax Increment*	Grant
1	100%	\$1,524,241.99	\$1,524,241.99
2	80%	\$1,524,241.99	\$1,219,393.59
3	60%	\$1,524,241.99	\$914,545.19
4	40%	\$1,524,241.99	\$609,696.80
5	20%	\$1,524,241.99	\$304,848.40
Total		\$7,621,209.95	\$4,572,725.97

*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 \$4,572,725.97 for a five (5) year period would not be issued.

Staffing: Not applicable

Legal: 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.

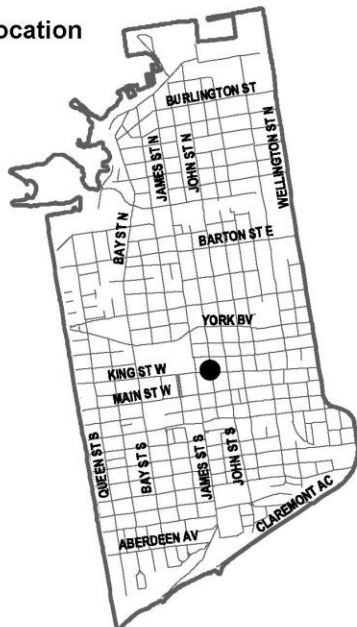
APPENDICES AND SCHEDULES ATTACHED

Appendix “A” – Location Map

CG:jrb



● Site Location



Key Map - Ward 2

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
60 King William St & 43-51 King St E

Date:
February 8, 2021

Appendix "A"

Scale:
N.T.S

Planner/Technician:
CG/VS

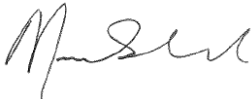
Subject Property



60 King William Street & 43-51 King Street East,
Hamilton



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Economic Development Division

TO:	Mayor and Members General Issues Committee
COMMITTEE DATE:	May 19, 2021
SUBJECT/REPORT NO:	Hamilton Tax Increment Grant - 118 King Street East (Royal Connaught Phase 2) (PED21062) (Ward 2)
WARD(S) AFFECTED:	Ward 2
PREPARED BY:	Carlo Gorni (905) 546-2424 Ext. 2755
SUBMITTED BY:	Norm Schleeahn Director, Economic Development Planning and Economic Development
SIGNATURE:	

RECOMMENDATION

- (a) That a Hamilton Tax Increment Grant Program application submitted by Rudi Spallacci on behalf of Royal Connaught Inc. (Rudi Spallacci, Ted Valeri)), whose shareholders are Terra Prima Inc., T. Valeri Construction Limited and E. Mancinelli Family Holdings Inc., for the property now known as 118 King Street East, Hamilton, estimated at \$711,762.99 over a maximum of a five (5) year period, and based upon the incremental tax increase attributable to the development of 118 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 Royal Connaught Inc., for the property at 118 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, provided that the terms and conditions of the Hamilton Tax Increment Grant Program, as approved by City Council, are maintained.

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 - 118 King Street East (Royal Connaught Phase 2) (PED21062) (Ward 2) - Page 2 of 7

EXECUTIVE SUMMARY

The Hamilton Tax Increment Grant Program (HTIGP) application for the construction of the project at 118 King Street East, Hamilton was submitted by Royal Connaught Inc. (Rudi Spallacci, Ted Valeri). This is Phase 2 of a proposed 5 phase development. Now completed, this phase is comprised of a 13-storey, 93-unit residential condominium which resulted from the easterly portion of the Royal Connaught Building.

Development costs are estimated at \$44,430,000 and it is projected that the proposed redevelopment will increase the assessed value of the property from its pre-redevelopment value of \$472,000 to approximately \$23,411,000.

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 \$237,254.33, of which 100% would be granted to the applicant during year one, 80% or approximately \$189,803.46 in year two, 60% or approximately \$142,352.60 in year three, 40% or approximately \$94,901.73 in year four and 20% or approximately \$47,450.87 in year five. The estimated total value of the grant is approximately \$711,762.99. 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.

Pre-Redevelopment



118 King Street East (Connaught Phase 2) (Source: Royal Connaught Inc.)

SUBJECT: Hamilton Tax Increment Grant - 118 King Street East (Royal Connaught Phase 2) (PED21062) (Ward 2) - Page 3 of 7

Post Redevelopment



118 King Street East (Connaught Phase 2) (Source: Royal Connaught Inc.)

Alternatives for Consideration – See Page 6

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 118 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 years totals \$1,186,271.65, of which the applicant would receive a grant totalling approximately \$711,762.99 and the City retaining taxes totalling approximately \$474,508.66.

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

SUBJECT: Hamilton Tax Increment Grant - 118 King Street East (Royal Connaught Phase 2) (PED21062) (Ward 2) - Page 4 of 7

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*.

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 118 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 \$44,430,000. The total estimated grant over the five (5) year period is approximately \$711,762.99.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Urban Hamilton Official Plan

The subject lands are municipally known as 118 King Street East, Hamilton, and are 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 the northern portion of the property fronting on King Street East also being identified as having a “Pedestrian Focus” on Map “B.6.1-1” – Downtown Hamilton Secondary Plan – Land Use Plan (OPA 102). The subject development’s Site Plan approval pre-dates the establishment of the above referenced designations.

Zoning By-law No. 05-200

Under the current City of Hamilton Zoning By-Law No. 05-200, the northern portion of the subject property fronting on King Street East is zoned “Downtown Mixed Use - Pedestrian

SUBJECT: Hamilton Tax Increment Grant - 118 King Street East (Royal Connaught Phase 2) (PED21062) (Ward 2) - Page 5 of 7

Focus (D2) Zone” while the southern portion of the subject property fronting on Main Street East is zoned “Downtown Central Business District (D1) Zone”. The subject development’s Site Plan approval pre-dates the establishment of the above referenced zoning.

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 PED21062.

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):	\$	\$44,430,000	
Total Pre-project CVA:	\$	472,000	Year: 2015
CX (Commercial Vacant Land)			
Total	\$	472,000	
Pre-Project Property Taxes			
Municipal Levy:	\$	11,105.95	
Education Levy:	\$	<u>5,988.66</u>	
Pre-project Property Taxes	\$	17,094.61	
*Post-project CVA: RT (Residential)	\$	23,411,000	
Estimated Post-project CVA	\$	23,411,000	Year: TBD

SUBJECT: Hamilton Tax Increment Grant - 118 King Street East (Royal Connaught Phase 2) (PED21062) (Ward 2) - Page 6 of 7

Post-Project Property Taxes

**Estimated Municipal Levy:	\$	248,360.28
**Estimated Education Levy:	\$	37,691.71
**Estimated Post-Project Property Taxes:	\$	286,051.99

*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 = \$11,105.95

Municipal Tax Increment = \$248,360.28 - \$11,105.95 = \$237,254.33

Payment in Year One = \$237,254.33 x 1.0 = \$237,254.33

**ESTIMATED GRANT PAYMENT SCHEDULE for:
13-storey, 93-unit residential condominium**

Year	Grant Factor	Tax Increment*	Grant
1	100%	\$237,254.33	\$237,254.33
2	80%	\$237,254.33	\$189,803.46
3	60%	\$237,254.33	\$142,352.60
4	40%	\$237,254.33	\$94,901.73
5	20%	\$237,254.33	\$47,450.87
Total		\$1,186,271.65	\$711,762.99

*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 \$711,762.99 over a five (5) year period would not be issued.

SUBJECT: Hamilton Tax Increment Grant - 118 King Street East (Royal Connaught Phase 2) (PED21062) (Ward 2) - Page 7 of 7

Staffing: Not applicable

Legal: 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.

APPENDICES AND SCHEDULES ATTACHED

Appendix “A” to Report PED21062 – Location Map



**CITY OF HAMILTON
CITY MANAGER'S OFFICE
Communications & Strategic Initiatives**

TO:	Mayor and Members General Issues Committee
COMMITTEE DATE:	May 19, 2021
SUBJECT/REPORT NO:	COVID-19 Virtual Memorial Wall (CM21004(a)) (City Wide) (Outstanding Business List Item)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Bonnie Large (905) 546-2424 Ext. 6608
SUBMITTED BY:	Matthew Grant Director, Communications and Strategic Initiatives City Manager's Office Department
SIGNATURE:	

RECOMMENDATION

- (a) That staff be directed to move forward with the implementation of the COVID-19 Virtual Memorial "Hamilton Remembers" on the City of Hamilton's website; and,
- (b) That the subject matter respecting the "COVID-19 Virtual Memorial Wall" be identified as complete and removed from the General Issues Committee Outstanding Business List.

EXECUTIVE SUMMARY

At the April 7, 2021 GIC meeting, report CM21004, respecting the COVID-19 Memorial Wall, was referred back to staff to review the to refine the initiative.

After further consultation with the City Clerk and reviewing additional comparable initiatives, City staff is recommending a microsite to be developed within the Hamilton.ca framework that includes the following:

- Opportunity for families to submit a memorial for posting that includes name, photo and brief 50-word message

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: COVID-19 Virtual Memorial Wall (CM21004(a)) (City Wide) Page 2 of 5

- Expressed consent to participate in the form of:
 - Notice of Collection addressing the collection and use of personal information of the submitter of the content for the memorial wall
 - A consent and acknowledgement statement to publish the commemorated individual's personal information
- Feature the "This is COVID-19" video series to further educate the public on the impacts of the pandemic

Initiative roll-out plan

City staff are ready to go-live with a branded microsite www.hamilton.ca/covid-virtual-memorial immediately following Committee approval. See *Appendix A: Hamilton Remembers site mock-up*

Initial awareness and participation campaign will run during the month of May/June through a blend of traditional and online tactics:

- News release
- Mention during COVID media briefing (airing on Cable 14)
- Hamilton.ca and corporate social media channels
- Internally on eNet and Hamilton Responds Weekly staff update emails
- Package for Council with graphics to distribute within their networks/constituents

HISTORICAL BACKGROUND

The following motion, moved by Councillor Clark, was passed at the Wednesday, February 17, 2021 General Issues Committee meeting:

That staff be directed to review the feasibility of creating a virtual memorial wall on the City of Hamilton website to honour citizens of Hamilton who have lost their lives to COVID-19, and report back to the General Issues Committee.

At the time of writing, there were 360 deaths** reported on <https://www.hamilton.ca/coronavirus/status-cases-in-hamilton>.

Data Source: Public Health Case and Contact Management (CCM) Solution. Prepared by: City of Hamilton Public Health Services.

***This measure refers to the number of COVID-19 cases who died. Deaths are included whether or not COVID-19 was determined to be a contributing or underlying cause of death.*

FINANCIAL - STAFFING - LEGAL IMPLICATIONS

Financial: 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.

SUBJECT: COVID-19 Virtual Memorial Wall (CM21004(a)) (City Wide) Page 3 of 5

Staffing: N/A

Legal: Submission forms will provide a Notice of Collection statement confirming that the personal information provided is being collected and maintained for the purpose of creating an online memorial and is therefore a record that will be available to the general public. Consent for online publication will be a prerequisite for the submission. Contact information for a staff person who can answer questions regarding the collection will be provided.

The collection of personal information will be limited to that information necessary for the administration of the online memorial.

The submission form will also contain a statement that the City of Hamilton's website policies including the Privacy Policy, Terms of Use, Acceptable Use Agreement, Disclaimer, and Photo Submission Agreement will be applicable to the online submission as these policies contain disclaimers and indemnities in favour of the City and provide a license and waiver of moral rights relating to any content (including photos) submitted.

POLICY IMPLICATIONS/LEGISLATED REQUIREMENTS

The *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990* permits the disclosure of personal information that is specifically collected for the purpose of creating a record available to the general public. Protection of personal health information is required in accordance with the *Personal Health Information Protection Act, 2004*.

Ensure that the terms under current Hamilton.ca agreements are applicable to the submissions made for this project as they contain important disclaimers, indemnities, etc. as well as the granting of licenses and waiver of moral rights, etc. relating to any content (including photos) submitted.

RELEVANT CONSULTATION**Internal consultations**

Consultation for this report was received from:

- City Clerk, Corporate Services
- Manager, Corporate Records and Freedom of Information

Benchmarking

Organizations taking a comparable (name, photo, message) approach have been

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: COVID-19 Virtual Memorial Wall (CM21004(a)) (City Wide) Page 4 of 5

reviewed:

- <https://www.rte.ie/irelandremembers>
- <https://memorial.poorpeoplescampaign.org>

ANALYSIS AND RATIONALE FOR RECOMMENDATION

The City's recommendation proposes to develop a memorial within existing resources and ensures:

- Solution can be delivered at no additional cost and can be scaled to implement future COVID storytelling initiatives
- Participation in the initiative is on a strictly voluntary basis by families. Consent of the submitter will be obtained for the collection, use and disclosure of personal information gathered for the purpose of creating a record to be available to the general public.
- City staff will not be verifying or validating the cause of death was due to COVID-19.

The City's proposed solution balances the need to protect the privacy of our community members and being able to plan and operate this service online within the definitions of:

- *Freedom of Information and Protection of Privacy Act (FIPPA)*
- *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)* and,
- *Personal Health Information Protection Act (PHIPA)*

To mitigate any privacy risks of making personal information available online through this project, the City has considered all policy, procedural and technical options and determined we will:

- Reduce the amount of personal information that is collected, used and disclosed
- Ensure usage is only for the purpose for which it was obtained or compiled.
- Ensure that submitting individuals are aware of their right to seek a redaction at the time of the collection of personal information.
- Designate site content 'off limits' to search engines

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: COVID-19 Virtual Memorial Wall (CM21004(a)) (City Wide) Page 5 of 5

ALTERNATIVES FOR CONSIDERATION

N/A

ALIGNMENT TO THE 2016 - 2025 STRATEGIC PLAN

Community Engagement and Participation

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

Culture and Diversity

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









APPENDICES AND SCHEDULES ATTACHED

Appendix A: Hamilton Remembers site mock-up



Lorem ipsum dolor sit amet, consectetur adipiscing elit. Morbi euismod, dolor gravida sollicitudin gravida, orci mi porttitor mi, eu rhoncus lectus massa at ante. Aliquam non urna diam. Aliquam accumsan facilisis bibendum. Proin sit amet fringilla ex. Etiam tempus pulvinar pretium. Donec convallis est purus, in tempor turpis venenatis in. Sed ut nibh ultrices, feugiat neque vel, luctus ante. Fusce fringilla dui a eros ultrices vestibulum. Mauris tristique ipsum in nulla pharetra fringilla. Etiam rhoncus vel sem at hendrerit. Duis sed sapien ante. Pellentesque sed massa vel ligula consectetur tincidunt non a augue. Aliquam eu est diam. Quisque vestibulum, neque ac molestie luctus, nulla nibh commodo tellus, a egestas erat eros nec tellus. Quisque convallis erat id vehicula consectetur.

Etiam nec semper risus, vehicula luctus ligula. Cras rutrum mollis diam quis euismod. Sed accumsan elit a augue dapibus, eget placerat nisi tempus. Integer dictum tellus lacus, non consectetur tortor ornare molestie. Aliquam in sapien vulputate, vulputate leo convallis, suscipit elit. Integer quis vulputate ipsum. Morbi et lobortis lectus.

 <p>Name: Placeholder 1</p> <p>Lorem ipsum dolor sit amet, consectetur adipiscing elit. Nam lectus quam, venenatis eget elementum et, porta non odio. Nullam neque urna, fringilla quis risus et, consequat fringilla lectus. Curabitur iaculis, est et pharetra rutrum, leo felis pharetra enim, sit amet fermentum lacus odio quis sapien. Sed vulputate ex eu ultrices.</p>	 <p>Name: Placeholder 2</p> <p>Lorem ipsum dolor sit amet, consectetur adipiscing elit. Nam lectus quam, venenatis eget elementum et, porta non odio. Nullam neque urna, fringilla quis risus et, consequat fringilla lectus. Curabitur iaculis, est et pharetra rutrum, leo felis pharetra enim, sit amet fermentum lacus odio quis sapien. Sed vulputate ex eu ultrices.</p>	 <p>Name: Placeholder 3</p> <p>Lorem ipsum dolor sit amet, consectetur adipiscing elit. Nam lectus quam, venenatis eget elementum et, porta non odio. Nullam neque urna, fringilla quis risus et, consequat fringilla lectus. Curabitur iaculis, est et pharetra rutrum, leo felis pharetra enim, sit amet fermentum lacus odio quis sapien. Sed vulputate ex eu ultrices.</p>	 <p>Name: Placeholder 4</p> <p>Lorem ipsum dolor sit amet, consectetur adipiscing elit. Nam lectus quam, venenatis eget elementum et, porta non odio. Nullam neque urna, fringilla quis risus et, consequat fringilla lectus. Curabitur iaculis, est et pharetra rutrum, leo felis pharetra enim, sit amet fermentum lacus odio quis sapien. Sed vulputate ex eu ultrices.</p>
 <p>Name: Placeholder 5</p> <p>Lorem ipsum dolor sit amet, consectetur adipiscing elit. Nam lectus quam, venenatis eget elementum et, porta non odio. Nullam neque urna, fringilla quis risus et, consequat fringilla lectus. Curabitur iaculis, est et pharetra rutrum, leo felis pharetra enim, sit amet fermentum lacus odio quis sapien. Sed vulputate ex eu ultrices.</p>	 <p>Name: Placeholder 6</p> <p>Lorem ipsum dolor sit amet, consectetur adipiscing elit. Nam lectus quam, venenatis eget elementum et, porta non odio. Nullam neque urna, fringilla quis risus et, consequat fringilla lectus. Curabitur iaculis, est et pharetra rutrum, leo felis pharetra enim, sit amet fermentum lacus odio quis sapien. Sed vulputate ex eu ultrices.</p>	 <p>Name: Placeholder 7</p> <p>Lorem ipsum dolor sit amet, consectetur adipiscing elit. Nam lectus quam, venenatis eget elementum et, porta non odio. Nullam neque urna, fringilla quis risus et, consequat fringilla lectus. Curabitur iaculis, est et pharetra rutrum, leo felis pharetra enim, sit amet fermentum lacus odio quis sapien. Sed vulputate ex eu ultrices.</p>	 <p>Name: Placeholder 8</p> <p>Lorem ipsum dolor sit amet, consectetur adipiscing elit. Nam lectus quam, venenatis eget elementum et, porta non odio. Nullam neque urna, fringilla quis risus et, consequat fringilla lectus. Curabitur iaculis, est et pharetra rutrum, leo felis pharetra enim, sit amet fermentum lacus odio quis sapien. Sed vulputate ex eu ultrices.</p>



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

TO:	Mayor and Members General Issues Committee
COMMITTEE DATE:	May 19, 2021
SUBJECT/REPORT NO:	Commonwealth Games 2030 (PED19108(f)) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Carrie Brooks-Joiner (905) 546-2424 Ext. 3967
SUBMITTED BY:	Carrie Brooks-Joiner Director Tourism and Culture Planning and Economic Development
SIGNATURE:	<i>Carrie Brooks-Joiner</i>

RECOMMENDATION

That the following two staff members be authorized and directed to participate on the 2030 Commonwealth Games Bid Concept Review Committee (CRC):

- (i) Director of Recreation; and,
- (ii) Manager of Tourism and Culture.

EXECUTIVE SUMMARY

After exploration of the opportunity to host the Commonwealth Games in Hamilton in 2030, 2026 or 2027, the current focus of the local bid organizing group is the development of a 2030 bid.

On April 15, 2021, the City Manager, received an email from Brian MacPherson, Chief Executive Officer, Commonwealth Games inviting City of Hamilton staff to participate on a 2030 Commonwealth Games Bid Concept Review Committee. The purpose of the Committee would be to refine the proposal, including its vision and legacy, identify the required government services and investment, and outline a timeline for next steps.

The Concept Review Committee would be an “all Parties” committee comprised of representatives from Commonwealth Sport Canada, Government of Canada, Government of Ontario, City of Hamilton, Hamilton Commonwealth Games Bid

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

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

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

SUBJECT: Commonwealth Games 2030 (PED19108(f)) (City Wide) - Page 2 of 5

Committee, Six Nations of the Grand River, Mississaugas of the Credit and the Canadian Paralympic Committee, if all parties accept the invitation.

Participation of staff on the Bid Concept Review Committee by government does not imply formal endorsement of the proposal nor approval of any financial commitment. No financial decision is required by the City of Hamilton during this concept development phase. Staff will provide a report back to the General Issues Committee on the progress of the CRC.

No deadline for submission to the international bidding process for the 2030 Commonwealth Games has been announced by the Commonwealth Games Federation. Refinement of the Canadian bid proposal is being done proactively in anticipation of a future call.

Alternatives for Consideration - See Page 4**FINANCIAL - STAFFING - LEGAL IMPLICATIONS**

Financial: None at this time.

Staffing: No additional staffing for this phase of work.

Legal: No financial commitment is required within this phase of work.

HISTORICAL BACKGROUND

Appendix "A" to Report PED19108(f) outlines the chronology of Previous Staff Reports and Council Directions.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

N/A

RELEVANT CONSULTATION

N/A

ANALYSIS AND RATIONALE FOR RECOMMENDATION

Commonwealth Sport Canada proposes that the purpose of the Concept Review Committee would be to review and refine the draft Hamilton 2030 Commonwealth Games Hosting Concept Proposal including:

- The vision, goals and objectives for hosting the 2030 Commonwealth Games in

SUBJECT: Commonwealth Games 2030 (PED19108(f)) (City Wide) - Page 3 of 5

Hamilton;

- The many positive sport, social, economic, community and cultural impacts and sustainable legacies for Hamiltonians and Ontarians;
- The potential government services that would be required; and
- The proposed Total Event Investment required (including potential future public funding request).

This process allows all parties to share and review priorities that could be addressed through hosting the 2030 Commonwealth Games in Hamilton, recognizing that this process is not an indication of government support, but that it informs future decisions around whether or not to support a bid and hosting the event.

The invitation for the CRC proposes a multi-party committee of 13 representatives from:

- Commonwealth Sport Canada (2)
- Government of Canada (2)
- Government of Ontario (2)
- City of Hamilton (2)
- Hamilton Commonwealth Games Bid Committee (2)
- Six Nations of the Grand River (1)
- Mississaugas of the Credit (1)
- Canadian Paralympic Committee (1)

The commitment is to participate in a series of regular virtual meetings from May to August 2021.

The proposed City of Hamilton staff representatives are:

- Chris Herstek, Director of Recreation
- Ryan McHugh, Manager of Tourism and Events

The City of Hamilton staff representatives will be supported by the existing Commonwealth Bid Staff Group composed of:

- Janette Smith, City Manager
- Mike Zegarac, General Manager, Corporate Services Department
- Jason Thorne, General Manager, Planning and Economic Development Department
- Carrie Brooks-Joiner, Director, Tourism and Culture
- Rom D'Angelo, Director, Energy, Fleet & Facilities Management

The Concept Review Committee brings multiple perspectives to the process and builds on the bid proposal developed by Hamilton100 and creates the foundation for decisions that the governments would need to make around support for a Canadian bid in the

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

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

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

SUBJECT: Commonwealth Games 2030 (PED19108(f)) (City Wide) - Page 4 of 5

competitive international bid process.

The final bid proposal would be brought back to three levels of government for review and decisions, direction on financial commitment and execution of a Multi-Party Agreement.

Staff will provide a report back to the General Issues Committee on the progress of the Concept Review Committee.

ALTERNATIVES FOR CONSIDERATION

That the City of Hamilton decline the invitation to join the Hamilton 2030 Commonwealth Games Bid Concept Review Committee.

That the City of Hamilton request the opportunity to review the final bid concept developed by the CRC. This alternative is not recommended as being part of the concept review discussions with other key parties will best enable staff to subsequently provide information and advice to Council on the implications of the proposed bid for the City and to support Council decision making.

ALIGNMENT TO THE 2016 - 2025 STRATEGIC PLAN**Community Engagement and Participation**

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

Economic Prosperity and Growth

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

Healthy and Safe Communities

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

Built Environment and Infrastructure

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

Culture and Diversity

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

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

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

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

SUBJECT: Commonwealth Games 2030 (PED19108(f)) (City Wide) - Page 5 of 5

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" - Chronology of Staff Reports and Council Direction re: Commonwealth Games

CBJ:ac

CHRONOLOGY OF STAFF REPORTS AND COUNCIL DIRECTION RE: COMMONWEALTH GAMES	
DATE	REPORT
June 5, 2019	Commonwealth Games 2030 (PED19108) - Staff Presentation
Council June 12, 2019	
<p>Commonwealth Games 2030 (PED19108) (City Wide) (Item 9.1) (Eisenberger/Merulla)</p> <p>(a) That the General Manager of Planning and Economic Development be authorized and directed to develop a Memorandum of Understanding with Hamilton 100 confirming their commitment to lead the 2030 Commonwealth Games Hosting Proposal (Part 1) detailing their financial commitment, the scope of work they are assuming, and resources required from the City of Hamilton to complete the work, in a form satisfactory to the City Solicitor, and report back to the General Issues Committee;</p> <p>(b) That staff be directed to review and analyze the Hamilton 100’s Hosting Proposal (Part 1) and report back to General Issues Committee on November 6, 2019, in order to receive Council direction prior to the Commonwealth Games Canada submission deadline of November 22, 2019;</p> <p>(c) That staff, in consultation with Hamilton 100, through the Hosting Proposal, be directed to incorporate the legacy of affordable housing through the transition of the Athlete Village to affordable housing; and</p> <p>(d) That staff be directed to request that Hamilton 100 consider including the Mayor and/or a City Councillor to the Hamilton 100 Committee for the 2030 Commonwealth Games.</p>	
August 12, 2019	Memorandum of Understanding City of Hamilton and Hamilton 100 Commonwealth Games Bid Corporation (PED19108(a))
Council August 16, 2019	
<p>7. Memorandum of Understanding City of Hamilton and Hamilton100 Commonwealth Games Bid Corporation (PED19108(a)) (City Wide) (Item 10.4)</p> <p>That the General Manager of Finance and Corporate Services be granted the authority to sign, on behalf of the City of Hamilton, a Memorandum of Understanding with Hamilton100 Commonwealth Games Bid Corporation, attached as Appendix “A”, <i>as amended</i>, to Report 19-014, and any other ancillary documents or agreements, each in a form satisfactory to the City Solicitor.</p>	
November 6, 2019	Commonwealth Games 2030 (PED19108(b)) - Staff Presentation
Council November 19, 2019	
<p>The presentation respecting Report PED19108(b) Commonwealth Games 2030 was received.</p> <p>(a) Sub-section (a) to Report PED19108(b), respecting the Commonwealth Games 2030, was amended by deleting the words “two” and replacing them with the words “up to four”, to read as follows:</p>	

(a) That, as it is Council's unfettered right and discretion to designate two elected officials to serve as the City's representative(s) on the Hamilton100 Committee, as per the Memorandum of Understanding between the City of Hamilton and the Hamilton100 Commonwealth Games Bid Corporation, two up to four members of Council be appointed to the Committee;

(b) Sub-section (b) to Report PED19108(b), respecting the Commonwealth Games 2030, was amended by adding the words "and to include up to four members of Council to serve on the Committee", to read as follows:

(b) That the Memorandum of Understanding between the City of Hamilton and the Hamilton100 Commonwealth Games Bid Corporation, respecting the 2030 Commonwealth Games Bid, be amended to allow Hamilton100 to prepare, organize, facilitate, coordinate and finance, in its entirety, a Hosting Proposal (Part 2), and to include up to four members of Council to serve on the Committee, in a form satisfactory to the General Manager of Finance and Corporate Services and City the Solicitor; and

(c) A new sub-section (d) to Report PED19108(b), respecting the Commonwealth Games 2030, was added to read as follows:

(d) That the following Councillors be appointed to participate on the Hamilton100 Committee with respect to the 2030 Commonwealth Games:

- (i) Terry Whitehead
- (ii) Judi Partridge
- (iii) Esther Pauls
- (iv) Jason Farr

The new sub-section (d) to Report PED19108(b), respecting the Commonwealth Games 2030, was amended by deleting the name "Jason Farr", to read as follows:

(d) That the following Councillors be appointed to participate on the Hamilton100 Committee with respect to the 2030 Commonwealth Games:

- (i) Terry Whitehead
- (ii) Judi Partridge; and
- (iii) Esther Pauls
- (iv) ~~Jason Farr~~

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

January 15, 2020	Commonwealth Games 2030 (PED19108(c))
-------------------------	--

Council January 22, 2020

9. Commonwealth Games 2030 (PED19108(c)) (City Wide) (Item 10.7)

That staff be directed to review and analyze the Hamilton100’s Hosting Proposal (Part 2) with a report back to General Issues Committee on February 19, 2020 to receive Council direction, prior to the Commonwealth Games submission.

February 19, 2020	Commonwealth Games 2030 (PED19108(d)) - Staff Presentation
--------------------------	---

Council February 26, 2020

5. Commonwealth Games 2030 (PED19108(d)) (City Wide) (Item 9.2)
 - (a) That the Hosting Proposal Part 2, developed by Hamilton100 to host the 2030 Commonwealth Games in Hamilton for submission to Commonwealth Games Canada by March 9, 2020, be endorsed;
 - (b) That the Mayor be authorized and directed to sign a letter of endorsement to host the Commonwealth Games that expresses awareness that the City of Hamilton will be required to make a financial investment in the planning, delivery and legacies of a Commonwealth Games, with the signed letter is to be added to Hamilton100’s Hosting Proposal Part 2 submission; and
 - (c) That, if the Hosting Proposal Part 2 is submitted to Commonwealth Games Canada, staff be directed to report back to the General Issues Committee on the outcome of the domestic bidding process for direction;
 - (d) That the Mayor request a letter of endorsement from the Province of Ontario in support of the Hamilton100 Commonwealth Games bid for 2030.

June 24, 2020	Removed from OBL
----------------------	-------------------------

- (9) Hosting Proposal - 2030 Commonwealth Games Bid (Addressed at the February 19, 2020 GIC as Item 9.2 - Report (PED19108(d)) (11.1.b.i)
- (10) 2030 Commonwealth Games - Assessment of the Proposal against the City’s Master Plans and Approved Ten-Year Capital Plan (Addressed at the February 19, 2020 GIC as Item 9.2 - Report (PED19108(d)) (11.1.b.j)
- (11) 2030 Commonwealth Games - Governance (Addressed at the February 19, 2020 GIC as Item 9.2 - Report (PED19108(d)) (11.1.b.a)
- (12) 2030 Commonwealth Games - Indemnification of the City (Addressed at the February 19, 2020 GIC as Item 9.2 - Report (PED19108(d)) (11.1.b.a)
- (13) 2030 Commonwealth Games Bid - Review of the financial model contained in the potential Hosting Proposal 2 (Addressed at the February 19, 2020 GIC as Item 9.2 - Report (PED19108(d)) (11.1.b.a)
- (14) 2030 Commonwealth Games Bid - Potential Implications of the Municipal Share of Hosting the Games (Addressed at the February 19, 2020 GIC as Item 9.2 - Report (PED19108(d)) (11.1.b.an)

(15) Hosting Proposal - 2030 Commonwealth Games Bid - Inclusion of the Entertainment District Facilities in the Bid (Addressed at the February 19, 2020 GIC as Item 9.2 - Report (PED19108(d)) (11.1.b.o))	
July 6, 2020	Commonwealth Games 2030 (PED19108(e)) - Information Report
Council July 17, 2020	
2. Commonwealth Games 2030 (PED19108(e)) (City Wide) (Item 5.2)	
That Report PED19108(e), respecting the Commonwealth Games 2030, be received.	
July 17, 2020	Council Motion
7. Commonwealth Games 2026 (Item 9.1)	
<p>WHEREAS, a local community consortium known as Commonwealth100 has come together to lead the development of a bid proposal to host the Commonwealth Games in Hamilton in 2030;</p> <p>WHEREAS, Hamilton City Council has endorsed, in principle, to participate in a bid proposal for Hamilton to host the Commonwealth Games in 2030; and,</p> <p>WHEREAS, the local consortium, Commonwealth100 now known as Hamilton2026 has worked with Commonwealth Sport Canada and the Commonwealth Games Federation on a potential pivot for Hamilton from hosting the 2030 Commonwealth Games to the 2026 Commonwealth Games;</p> <p>THEREFORE, BE IT RESOLVED:</p> <p>That the representatives from Hamilton2026, Commonwealth Sport Canada and the Commonwealth Games Federation be invited to attend the August 10, 2020 General Issues Committee to answer questions and provide additional information on a potential 2026 Hamilton proposal and next steps.</p>	
August 10, 2020	Presentation from Hamilton 2026
August 21,2020 Council	
Hamilton2026 respecting the Commonwealth Games (Item 7.1)	
<p>PJ Mercanti, President of Hamilton2026; Brian MacPherson, Chief Executive Officer of Commonwealth Sport Canada; David Grevenberg, Chief Executive Officer of the Commonwealth Games Federation; and, Graham Cubitt, Director of Projects and Improvement for Indwell, provided a presentation respecting the 2026 Commonwealth Games. The presentation from Hamilton2026, respecting the Commonwealth Games, was received.</p>	



CITY OF HAMILTON
CITY MANAGER'S OFFICE
 Administration
 and
HEALTHY AND SAFE COMMUNITIES DEPARTMENT
Public Health Services - Healthy Environments Division

TO:	Mayor and Members General Issues Committee
COMMITTEE DATE:	May 19, 2021
SUBJECT/REPORT NO:	Hamilton's Home Energy Retrofit Opportunity (HERO) Detailed Design Study (CM21008/HSC21016) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Trevor Imhoff (905) 546-2424 Ext. 1308
SUBMITTED BY: SIGNATURE:	Janette Smith City Manager City Manager's Office
SUBMITTED BY: SIGNATURE:	Paul Johnson General Manager Healthy and Safe Communities Department

RECOMMENDATION

- (a) That staff be directed to undertake a process to develop a detailed design for a flexible Home Energy Retrofit Opportunity (HERO) Program with a one-time project budget cost of \$200,000, subject to a successful funding application outlined in Recommendation (b);
- (b) That the City Manager be authorized to submit an application to the Federation of Canadian Municipalities (FCM) Community Efficiency Financing stream to cover 80%, or up to a maximum of \$160,000 of eligible costs to complete a detailed design for a flexible HERO program;

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's Home Energy Retrofit Opportunity (HERO) Detailed Design Study (CM21008/HSC21016) (City Wide) - Page 2 of 12

- (c) That should the FCM application be successful the City portion of the project, contingent on FCM funding, up to \$40,000 be funded through the 2021 Healthy and Safe Communities 2021 Air Quality Climate Change operating budget surplus, Department Id 674620;
- (d) That should the FCM application be successful, Council approve the single source procurement, pursuant to Procurement Policy #11 – Non-competitive Procurements, for the project management services for the development of the detailed design for a flexible HERO program at the upset limit of \$200,000 and that the General Manager, Healthy and Safe Communities Department be authorized to negotiate, enter into and execute a Memorandum of Understanding (MOU) and any ancillary documents required to give effect thereto with Mohawk College of Applied Arts and Technology, in a form satisfactory to the City Solicitor; and,
- (e) That should the FCM application be successful, the appropriate City staff be directed to consult and collaborate with external stakeholders including but not limited to the Bay Area Climate Change Council, Environment Hamilton, Green Venture and other applicable community-based organizations in the development of a flexible HERO program.

EXECUTIVE SUMMARY

The recommendations in this report would accelerate the completion of a detailed design for a flexible Home Energy Retrofit Opportunity (HERO) Program. City staff are recommending leveraging the work completed to date from the following initiatives/projects in order to obtain funding from the Federation of Canadian Municipalities (FCM) Community Energy Financing funding stream currently available:

- The City's ongoing Community Energy and Emissions Plan;
- The Centre for Climate Change Management (CCCM) at Mohawk College development of an "Accelerator Centre" for building retrofits through funding from The Atmospheric Fund (TAF);
- Bay Area Climate Chance Council (BACCC) Home Retrofit Policy Analysis; and,
- Hamilton and Burlington Low-Carbon Scenario and Technical Report 2016 to 2050 completed in 2018 for BACCC by SSG and Whatif? technologies.

All of these initiatives provide technical evidence and research in support for a HERO Program. A HERO Program in simple terms is a program whereby a low interest loan, grant and/or or subsidy is provided to homeowners in order to retrofit their building to reduce energy consumption, GHG emissions and live more comfortably. The most commonly recommended way loans are structured is through Local Improvement Charges (LIC) legislation where the loan is placed on the property taxes and paid off

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's Home Energy Retrofit Opportunity (HERO) Detailed Design Study (CM21008/HSC21016) (City Wide) - Page 3 of 12

over time. However, this will be decided throughout the detailed design stage of program development.

Hamilton's Community-Wide Greenhouse Gas (GHG) Inventory for 2018 shows the residential sector represents the second largest source of building GHG emissions at approximately 885,651 tonnes of Carbon Dioxide Equivalent (tCO_{2e}). The majority of these emissions are from natural gas consumption used for space heating and water heating. BACCC also completed a technical low carbon scenario model in 2018 for the cities of Hamilton and Burlington with an action of retrofitting 98% of dwellings by 2050, with retrofits achieving thermal and electrical savings of 50%. The HERO program is not intended to achieve this target alone. Instead it is meant as a kick-starter program that will be designed for flexibility and scalability in order to meet these long-range targets.

The CCCM, an applied research arm of Mohawk College, was a key partner in BACCC's technical low carbon scenario model and has recently been successful in acquiring funds from TAF to develop a building retrofit Accelerator Centre. Based on this information City staff are recommending the City of Hamilton to single source and provide funding to CCCM at Mohawk College to project manage program development. There are several reasons for this including cost savings, time savings and most importantly their expertise and knowledge of the local retrofit sector across Hamilton and Burlington. The City of Burlington's Council approved a similar recommendation in September 2020¹.

The total project cost for the development of a detailed design for a HERO program is \$200,000.00. The work that would be completed through this detailed design, which aligns with FCM's funding eligibility guidelines will include but not limited to:

- Building off BACCC's market readiness research complete a market intelligence analysis to lay the foundation for a financing program;
- Complete surveys, research and an awareness campaign to identify target audiences and strategies for maximum participation;
- Identify and confirm eligibility criteria for retrofits, map client journey, and develop application templates and processes;
- Identify City and partner resources needed to design a sustainable, scalable financing program sources and budgets (both capital and operating) that promotes transparency, access and equity;
- Develop a flexible and detailed delivery model for the program that includes synergies and best practices related to other retrofit programs;
- Develop a comprehensive marketing and communication strategy to grow participation in the program;

¹ City of Burlington (2020). Residential deep energy retrofit pilot program. Retrieved from: <https://burlingtonpublishing.escribemeetings.com/filestream.ashx?DocumentId=42896>

SUBJECT: Hamilton’s Home Energy Retrofit Opportunity (HERO) Detailed Design Study (CM21008/HSC21016) (City Wide) - Page 4 of 12

- Work with local businesses and associations to address increase workforce capacity and training needs to meet the growing market; and,
- Design a program that works to align with existing programs, such as the Ontario the Low-income Energy Assistance Program (LEAP) and NRCAN’s Greener Homes Initiative Design a program that helps homeowners “future proof” their homes through a focus on resilience and adaptation, as well as climate change mitigation; co-benefits might include improved air quality, access to air conditioning and energy cost mitigation.

The detailed design of the HERO program including short and long-range funding and any staffing impacts will be presented to City Council for approval prior to proceeding with implementation.

The City of Hamilton would be joining many other municipalities across Ontario who have either implemented or are in the process of designing a HERO like program for deep energy building retrofits. More information on what other municipalities are doing can be found in Appendix “A” to Report CM21008/HSC21016.

The City of Hamilton’s HERO program will be designed to complement and leverage existing and future federal programs that will help drive uptake, impact and maximize benefits.

The City of Hamilton has an existing partnership with the City of Burlington and Mohawk College. Through this partnership formed the Bay Area Climate Change Council (BACCC). There is an opportunity and benefit to join forces with CCCM at Mohawk College who have also agreed to help the City of Burlington develop a deep energy retrofit pilot program.

Alternatives for Consideration – See Page 11

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: It is anticipated that the FCM Community Enrichment fund would cover 80% of project costs up to \$160,000. The City would be expected to contribute 20%, or up to \$40,000 of project costs, which are contingent on FCM funding. There is no net levy impact for the City’s contribution as this would be funded through the 2021 Healthy and Safe Communities 2021 Air Quality Climate Change operating budget surplus, Department Id 674620

Staffing: FCM funding applications will be completed by existing in-kind staff resources. A core team of in-kind staff resources will also be required to act as the City of Hamilton’s Advisory Team for project development.

SUBJECT: Hamilton's Home Energy Retrofit Opportunity (HERO) Detailed Design Study (CM21008/HSC21016) (City Wide) - Page 5 of 12

Legal: A Memorandum of Understanding (MOU) will be required between the City of Hamilton and the CCCM at Mohawk College for the completion of this work.

HISTORICAL BACKGROUND

In October 2016, City Council approved a motion directing “That the appropriate staff report back to the next appropriate General Issues Committee to allow for Environment Hamilton to request a delegation, and prior to reporting on the feasibility of creating a Local Improvement Charge Loan program similar but not limited to like building energy efficiency programs as in Halifax, Toronto and Guelph”.

On April 3, 2018, Planning Committee approved Report PED18057 Community Energy Plan Terms of Reference. These Terms of Reference had objectives related to building retrofit programs including “To develop community priorities for implementation around renewable energy and other energy infrastructure, including a HERO/LIC program for the City”.

Following the City of Hamilton's Climate Emergency Declaration on March 27, 2019 and after community stakeholder engagement the Community Energy Plan changed its name to the Community Energy and Emissions Plan which set new objectives to develop a low carbon pathway to achieve net zero carbon emissions by 2050.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

As a response to Council's Climate Emergency Declaration the formation of an interdepartmental Corporate Climate Change Task Force was directed to investigate actions to help Hamilton transition to a net carbon zero community by 2050. The foundational report Corporate Goals and Areas of Focus for Climate Mitigation and Adaptation (CMO19008/HSC19073) was approved by City Council in December 2019 that set goals and areas of focus for the entire corporation.

The first goal related to buildings is “To increase the number of new and existing high-performance state-of-the-art buildings that improve energy efficiency and adapt to a changing climate”.

Local Improvement Charge (LIC) financing is one option that will be considered through the detailed design of a HERO program. LIC is enabled by the Ontario Ministry of Municipal Affairs and Housing and has been used in Ontario municipalities for decades. Prior to 2012 the use of LIC mechanisms was confined to public, not private property. In the LIC Primer report prepared by Sustainable Alternatives Consulting for the Collaboration on Home Energy Efficiency Retrofits in Ontario (CHEERIO) it states that the City of Windsor, the Township of East Gwillimbury and the City of Hamilton passed Council Resolutions in early 2012 in support of the concept and requesting the

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’s Home Energy Retrofit Opportunity (HERO) Detailed Design Study (CM21008/HSC21016) (City Wide) - Page 6 of 12

regulatory amendments to allow an expanded use of LICs. On October 24, 2012, the Ontario Ministry of Municipal Affairs and Housing authorized Ontario Regulations 322/12 and 323/12, amending O. Regs 586/06 and 596/06 under the *Municipal Act, 2001* and the *City of Toronto Act, 2006* respectively².

A HERO program has many benefits beyond reducing energy and GHG emissions. A HERO program has the opportunity to provide a just and green recovery through creating good paying local jobs, reducing energy poverty and making more affordable and comfortable living conditions.

Recommendation #94 from A Just Recovery for Hamilton policy paper states “Proceed with plans to create a Home Energy Retrofit Opportunity or ‘HERO’ program immediately, offering low-interest loans to homeowners to enable greenhouse gas emission reductions via energy retrofit of existing housing stock”³.

The Mayor’s Task Force on Economic Recovery also included a similar recommendation for priority areas for action that states “Immediately establish a municipal HERO program for homeowners, with a plan to extend retrofit support to commercial and multi-residential buildings in the future”⁴.

RELEVANT CONSULTATION

There have been several ongoing initiatives that support the completion for a detailed design for a flexible HERO program that included robust consultation with several internal and external stakeholders.

Community Energy and Emissions Plan (CEEP)

Initiated in 2019, The CEEP is a long-term plan to meet Hamilton’s future energy needs while improving energy efficiency, reducing GHG emissions and fostering local sustainable and community-supported energy solutions. An extensive Community Stakeholder Advisory Committee comprised of stakeholders from the organizations in

² Sustainable Alternatives Consulting (2013). LIC Primer: Using Local Improvement Charges to Finance Residential Energy Upgrades. Retrieved from: <https://www.cleanairpartnership.org/wp-content/uploads/2016/08/Primer.pdf>

³ Just Recovery Hamilton (2021). A Just Recovery for Hamilton: Municipal Policy, Investment and Opportunities for a more equitable COVID-19 recovery in 2021. Retrieved from: <https://img1.wsimg.com/blobby/go/8f506d6a-c19c-4d0e-9714-b94e774e3ed5/Just%20Recovery%20Hamilton%20-%20Policy%20Paper-0004.pdf>

⁴ Mayor’s Task Force on Economic Recovery (2020). Report of the Mayor’s Task Force on Economic Recovery. Retrieved from: <http://investinhamilton.ca/wp-content/uploads/2020/12/Mayors-Task-Force-on-Economic-Recovery-Report-DEC2020.pdf>

SUBJECT: Hamilton's Home Energy Retrofit Opportunity (HERO) Detailed Design Study (CM21008/HSC21016) (City Wide) - Page 7 of 12

Table 1.0 below was established to provide a forum for feedback, guidance and advice to the City staff at key points during the process of developing the CEEP.

Table 1.0 CEEP Stakeholder Advisory Committee Member Organizations

Mohawk College	The Hamilton Wentworth Catholic District School Board
The Centre for Climate Change Management (Mohawk)	Enbridge
The Hamilton Chamber of Commerce	Hydro One
The Bay Area Climate Change Council	Sustainable Hamilton Burlington
City Housing Hamilton	The Hamilton Burlington Society of Architects
Environment Hamilton	McMaster University
Hamilton Health Sciences	The Hamilton Industrial Environmental Association
HCE Energy Inc.	Alectra Utilities
Stelco	Faith and the Common Good
Neighbour to Neighbour Center	ArcelorMittal Dofasco
Clean Air Hamilton	The Hamilton Oshawa Port Authority
The West End Home Builders Association	

To date, there have been four Stakeholder Advisory Committee Meetings, which have included discussion on the implementation of a home energy retrofit program specific to the Hamilton context. Several members of the Advisory Committee also took part in an optional workshop, which served to gather more in-depth feedback on a potential home energy retrofit program for Hamilton. The City project team also held a series of 1 on 1 meetings with key Advisory Committee members to discuss a potential Hamilton home energy retrofit program. All discussions with stakeholders have been focused on advancing a home energy retrofit action through the CEEP process.

General public consultation through the Community Energy and Emissions Plan process has included a website survey in the summer and fall of 2020 on actions that the community should prioritize to reduce greenhouse gas emissions. Retrofitting existing homes and businesses to improve their energy efficiency was the third most popular response of a possible 36 actions. In January and February of 2021, another online survey was conducted through the Engage Hamilton platform. When respondents were asked how they saw themselves contributing to GHG reductions at home or at work; undertaking a deep energy retrofit to increase energy efficiency was the third most popular response. Furthermore, 68% of respondents indicated they would be supportive of the implementation of a residential/commercial building deep energy retrofit program in their community.

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’s Home Energy Retrofit Opportunity (HERO) Detailed Design Study (CM21008/HSC21016) (City Wide) - Page 8 of 12

A Draft of the Community Energy and Emissions Plan is anticipated to be brought to General Issues Committee in September 2021, prior to going out for public consultation on the document.

Bay Area Climate Change Council (BACCC)

BACCC is a collective of organizations across Hamilton and Burlington (Bay Area) advancing climate action in the Bay Area. BACCC is focusing on transportation, buildings and industry which they state account for 95% of direct emissions from the Bay Area. BACCC is advocating and supporting the successful implementation of home energy retrofit programs and the development of a retrofit delivery centre as a “one stop shop” for consumers to access the information they need to undertake a home energy retrofit⁵.

Through BACCC and their Building Implementation Team stakeholders, they have completed surveys, one-on-one meetings and interviews from the following sectors, associations and subject matter experts included in Table 2.0 below:

Table 2.0 BACCC Building Retrofit Stakeholder Engagement

Energy Auditors	Contractors
Suppliers	Manufacturers
Local, Provincial, Federal Government Agencies	Legal Aid Lawyers
Environmental Organizations	Affordable Housing Providers
Citizen Representatives	Tenant Rights Advocates
Realtors	Engineers
Utility Companies	Landlord/Property Managers
Incentive Deliver Agents	Architects
Homebuilder Associations	Business Associations
Equipment Specialists	

ANALYSIS AND RATIONALE FOR RECOMMENDATION

If approved to proceed the City of Hamilton will be joining many other Ontario municipalities that have either implemented or are in the design process of some sort of HERO like program focussing on home energy efficiency retrofits. Appendix “A” to Report CM21008/HSC21016 is based on 2020 data collected on a summary of municipal approaches to designing and implementing a home energy retrofit program.

⁵ Bay Area Climate Change Council (2021). Focus Areas. Retrieved from: <https://bayareaclimate.ca/focus-areas/#buildings>

SUBJECT: Hamilton’s Home Energy Retrofit Opportunity (HERO) Detailed Design Study (CM21008/HSC21016) (City Wide) - Page 9 of 12

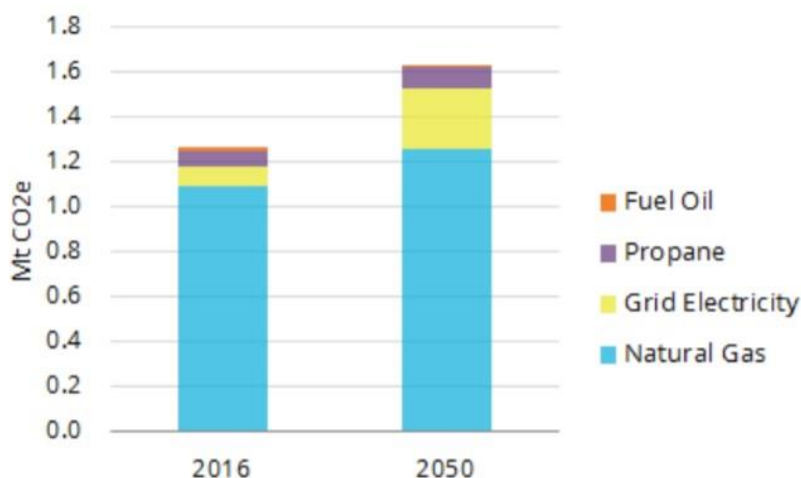
Hamilton’s most recent Community-Wide GHG Emissions Inventory (2018) shows that residential building emissions represent approximately 13.4% of Hamilton’s total GHG emissions. Residential GHG emissions are the second largest source of building emissions (behind industrial building emissions) and has shown to be trending upwards over the past three inventory years (2016-2018). Table 3.0 below shows Hamilton’s Community-Wide GHG Emissions between 2014 and 2018.

Table 3.0 Hamilton’s Community Greenhouse Gas Emissions 2014 – 2018

	2014	2015	2016	2017	2018
Residential	931,187	862,509	725,596	728,786	885,651
Commercial	737,180	691,890	585,227	620,576	735,359
Industry	3,344,239	3,521,905	3,140,812	3,319,497	3,469,068
Transportation	1,486,476	1,541,545	1,606,712	1,704,352	1,660,167
Waste	8,396	7,811	8,396	7,639	8,205
Wastewater	14,882	14,036	540	535	531
Steel Industry	5,124,597	5,012,087	5,124,596	5,156,276	5,054,817
Agriculture	29,912	30,207	25,747	25,879	25,950
TOTAL	11,676,869	11,681,990	11,217,626	11,563,540	11,839,748

Through the CEEP development, a “Business-As-Planned” (BAP) scenario was modelled to understand future energy and GHG emissions based on existing policies and actions. The model shows that, without a sustained effort to retrofit Hamilton’s existing building stock, GHG emissions from buildings are projected to increase by 29%, from 1.25 MtCO_{2e}, to 1.62 MtCO_{2e} in 2050⁶. See Figure 1.0 taken from the BAP report.

Figure 1.0 Building Emissions in 2016 and 2050, by Fuel Type (MtCO_{2e})



⁶ City of Hamilton (2021). Community Energy and Emissions Plan. Retrieved from: <https://www.hamilton.ca/city-initiatives/priority-projects/community-energy-and-emissions-plan>

SUBJECT: Hamilton's Home Energy Retrofit Opportunity (HERO) Detailed Design Study (CM21008/HSC21016) (City Wide) - Page 10 of 12

Although it is projected that the majority of increased GHG emissions from buildings are from the expansion of commercial floor space, existing residential buildings continue to represent a large proportion of building emissions in the future.

A home energy retrofit program would enable the City to reduce its GHG emissions coming from existing residential buildings, while also building up the necessary logistical and work force capacity to enable a future scale up for retrofits in other sectors.

BACCC had previously retained SSG and whatIf? Technologies Inc. to undertake a technical model and low carbon pathway for both the City of Hamilton and Burlington. Through that technical model it is estimated that approximately 98% of residential buildings built before 2017 will need to be retrofitted to achieve thermal and electrical savings of 50% or more by 2050⁷. This was based off the City's previous 2050 GHG emission reduction target of 80% by 2050. This in itself is a very ambitious target and the HERO program will help start the acceleration of the retrofits needed to build capacity, local knowledge and can attract future private investments that can scale retrofits to the amount needed to reach these long-range targets.

City staff are recommending the project be managed by the CCCM at Mohawk College. As an applied research division of the College, aimed at supporting the cities of Hamilton and Burlington transition to a low carbon economy, the CCCM is already embarking on a business plan for a scale-able pilot program for a home energy efficiency retrofit project for the City of Burlington.

The CCCM has been working with The Atmospheric Fund (TAF) to build the business plan for the creation a Regional Home Energy Retrofit Delivery Centre. This delivery centre would be a "one stop shop" for residents who are looking to get clear, trustworthy information on retrofitting their homes. It could also serve as a central location for contractors and local businesses to engage in the program. Working with the CCCM will ensure Hamilton's program is integrated effectively. A third-party consultant who has not previously completed this work would need to familiarize and work directly with the CCCM which would take extra time and resources from all parties involved.

Based on other municipalities completing similar scope of work as outlined in Appendix "A" to Report CM21008/HSC21016 the range of estimated costs is between \$300 K to \$600 K. For example, the Town of Halton Hills had retained Dunsky Energy Consulting to complete a business case and program design with the Town funding \$300 K and submitting FCM application for approximately the same amount. Another example is the City of Windsor who retained Peter Garforth and Associates who completed a business case with an estimated budget of \$200 K. This however did not include a detailed design of a program.

⁷ Bay Area Climate Change Council (2021). Regional GHG Inventory. Retrieved from: <https://bayareaclimate.ca/zero-carbon/#ghg-inventory>

SUBJECT: Hamilton's Home Energy Retrofit Opportunity (HERO) Detailed Design Study (CM21008/HSC21016) (City Wide) - Page 11 of 12

With a total budget of \$200 K which includes the completion of the following work:

- Market readiness research complete a market intelligence analysis to lay the foundation for a financing program;
- Complete surveys, research and an awareness campaign to identify target audiences and strategies for maximum participation;
- Identify and confirm eligibility criteria for retrofits, map client journey, and develop application templates and processes;
- Identify City and partner resources needed to design a sustainable, scalable financing program sources and budgets (both capital and operating) that promotes transparency, access and equity;
- Develop a flexible and detailed delivery model for the program that includes synergies and best practices related to other retrofit programs;
- Develop a comprehensive marketing and communication strategy to grow participation in the program;
- Work with local businesses and associations to address increase workforce capacity and training needs to meet the growing market; and,
- Design a program that works to align with existing programs, such as the Ontario the Low-income Energy Assistance Program (LEAP) and NRCAN's Greener Homes Initiative Design a program that helps homeowners "future proof" their homes through a focus on resilience and adaptation, as well as climate change mitigation; co-benefits might include improved air quality, access to air conditioning and energy cost mitigation.

The City of Hamilton is estimated to save between \$100 K to \$300 K in total project costs if deciding to work with the CCCM.

ALTERNATIVES FOR CONSIDERATION

Option 1

City staff would apply for FCM funding but look to retain another consultant through a competitive bidding process, instead of single sourcing CCCM.

This option is not recommended given the substantial value and experience CCCM has in working with the City of Hamilton on its climate actions and specifically in its existing work and research that can be leveraged to complete a cost-effective detailed design for a flexible and scalable HERO program. Furthermore, existing synergies and resources may be able to be pooled from both cities with implementing the future deep energy retrofit programs.

Option 2

The City of Hamilton to fund 100% of the project costs.

SUBJECT: Hamilton's Home Energy Retrofit Opportunity (HERO) Detailed Design Study (CM21008/HSC21016) (City Wide) - Page 12 of 12

FCM funding historically takes between 4 to 8 months to work through the applications, scoring and final contract agreements between FCM and the municipality. By funding 100% of the project cost, the City of Hamilton could retain the CCCM at Mohawk College immediately and begin working on the HERO program. City staff have already spoken with FCM and their Outreach Coordinator feels confident Hamilton could submit a strong application to be awarded funding.

Given this and the financial resources available through FCM, staff are recommending that an application be submitted.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Community Engagement and Participation

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

Economic Prosperity and Growth

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

Healthy and Safe Communities

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

Clean and Green

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

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 CM21008/HSC21016: 2020 Summary of Municipal Approaches to Implementing a Deep Energy Efficiency Retrofit Program

Appendix "A" to Report CM21008/HSC21016

Page 1 of 6

2020 Summary of Municipal Approaches to Implementing a Deep Energy Efficiency Retrofit Program

Municipality	Program Approach	Funding/Budget
Town of Halton Hills	Has hired Dunsky Energy Consulting to complete a business case and program design study for the Town's Home Retrofit Acceleration Program. Working with Ethelo Democracy to complete a community consultation process and build a home retrofit analysis tool for residents. The intent is to complete these studies by end of 2020 and begin implementing a pilot program based on the conclusions of these studies in early 2021.	Submitted an application to FCM's Green Municipal Fund (GMF) to support the implementation of the pilot program - which includes the business case. The Town is funding \$300k for this program and the FCM funding application is for approximately the same amount.
Town of Oakville	Recently completed a Community Energy Plan and is partnering with Oakville Enterprise Corporation (Oakville Hydro's unregulated arm) to complete a business case to provide the necessary data and analysis to determine next steps for moving forward on residential energy retrofits.	Submitting an application to FCM's Community Efficiency Financing (CEF) fund for \$80,000. Oakville's contribution is \$5,000 cash; OEC is contributing combination of \$15,000 in cash and in-kind contribution. Total budget is \$100,000.
City of London	<p>Preferred approach is to participate in the proposed province-wide, third-party pilot delivered by the Ontario consortium (CAP, AMO, HRAI, City of Toronto). This still needs to be presented to Council for their review and approval, municipal consultations on program design are in process.</p> <p>A local NGO, London Environmental Network, is interested in promoting home energy retrofits and could be a local delivery partner driving uptake locally and would work in partnership with the Ontario consortium. They are already planning to</p>	No plans at this time to apply for FCM's CEF funding specific to London, but would likely support the Ontario consortium applying for this funding including the contribution of funds if needed (under \$10,000, ideally)

Appendix "A" to Report CM21008/HSC21016

Municipality	Program Approach	Funding/Budget
	<p>deliver a home energy & water efficiency coaching program similar to REEP's Home Energy Coach program in Waterloo Region.</p> <p>The City of London will likely provide funding support for this activity, but amounts are unknown at this point. The City of London currently funds the local delivery of Project Neutral, which would likely be part of this program's delivery.</p> <p>London also see a potential role for the MyHeat Solar (Google Sunroof) cost-benefit calculator in this program's delivery, as we expect that net-metered rooftop solar may be a popular measure. London's financial contribution tbd.</p> <p>There is also interest and (likely) support from the London Home Builders' Association for a deep retrofit LIC program. LHBA worked with NRCAN to identify deep energy retrofit measures suitable for London as part of NRCAN's LEEP for Renovators pilot project. The LHBA has indicated they would support the use of LICs for energy retrofits</p> <p>At this time, the City of London has not contemplated offering any additional City of London incentives for homeowners beyond those climate change adaptation measures currently offered as part of our Basement Flooding program.</p>	
City of Guelph	<p>The City is partnering with a newly-created nonprofit, Our Energy Guelph (OEG) to implement the Community Energy Initiative, including the PACE (property assessed clean energy) program.</p> <p>OEG submitted a report to Council in January 2020 proposing a PACE program initially focused on MURBs. This report</p>	<p>OEG submitted an application last month to FCM's Community Efficiency Financing program for capital funding (the first tranche of CEF), with assistance from PACE Atlantic. Included seed funding</p>

Appendix "A" to Report CM21008/HSC21016

Municipality	Program Approach	Funding/Budget
	<p>built on previous staff and OEG reports (2015, 2016, 2018 and 2019)</p> <p>OEG intends to partner with PACE Atlantic as delivery agent and will now focus on low rise buildings, aligning with CEF program requirements.</p>	<p>as part of the local contribution, but most was provided by a credit facility from Vancity Community Investment Bank.</p> <p>OEG will pursue private-sector financing either as a Phase 2 if the FCM funding application is successful, or as a Plan B if it is not.</p> <p>No additional funding from the city other than the seed capital already committed of \$750K over 5 years, covering 100% of OEG's startup budget in year 1 and declining to 50% by year 5. The funding was allocated from a one-time dividend arising from the merger of Guelph Hydro and Alectra Utilities.</p>
City of Windsor	<p>Completed a business case with Peter Garforth and Associates to develop a home energy retrofit program. Funding through FCM.</p> <p>Windsor plans to leverage its DEER business case (feasibility study) to apply to FCM in September/October for the Program Design Study. Staff are reporting to Council that they will continue to work with other municipalities proceeding with similar turn-key models to determine opportunities to partner and leverage efficiencies. The Ontario Consortium will continue to be an option as they proceed</p>	<p>Budget to complete a business case was \$200,000 with funding from FCM GMF.</p> <p>Applying to CEF to develop next stage – program design.</p>

Appendix “A” to Report CM21008/HSC21016

Page 4 of 6

Municipality	Program Approach	Funding/Budget
	<p>with the program design study. The City of Windsor is in discussions with the Ontario Consortium on program design and applicability and customizations that would be required to meet the needs of their community and local partners.</p>	
<p>Waterloo Region</p>	<p>WR Community Energy and REEP are project managing a working group consisting of the RoW, our 3 cities, 4 local utilities and Climate Action WR to create an LIC / PACE feasibility study and landscape scan. This is almost done.</p> <p>WRCE and REEP will apply to FCM CEF for a design study grant in September / October.</p> <p>Our local governments are going to council in September to ask for Design Study / matching funds (pending FCM approval).</p> <p>Depending on interest from our LDCs, we may or may not look at On Bill Financing.</p> <p>REEP Green Solutions is a candidate to deliver the service. They have a suite of studies, data sets, experiences, and ongoing partnerships they could leverage (including a neighbourhood-scale thermal imaging project, cohort level retrofit / bulk purchasing opportunities, Project Neutral, Climate Action WR, etc.).</p> <p>WR Community Energy are in discussions with the Ontario consortium to identify how the two entities can work in partnership or support each other’s actions. Whether / how to partner with the Ontario Consortium is still up in the air. We like the idea.</p> <p>We’re especially interested in what this partnership could mean for a phase 2 (new</p>	<p>Applying to CEF to develop a business plan – design study grant.</p>

Appendix "A" to Report CM21008/HSC21016

Municipality	Program Approach	Funding/Budget
	building types, new building uses, new solutions, ability to influence other community goals, flow-through of other capital, etc.)	
Town of Newmarket	Completed a business plan with a budget of \$220,000 which was approved by Council in 2019	Applied to the first tranche of FCM's CEF for capital funding to implement program.
City of Vaughan	Completed a business plan with funding from FCM's MCIP program. It was approved by Council in early 2020.	Applied to the first tranche of FCM's CEF for capital funding to implement program.
City of Toronto	Launched HELP (home energy loan program) and Hi-RIS (high rise retrofit improvement support program for multi residential buildings). Under the HELP program, \$4.87 million in financing was issued to support 187 home retrofits (average loan of \$22,000). Participants pay an administration fee on top of the loan of 2%.	Applied to the first tranche of FCM's CEF for capital funding to implement program to recapitalize and augment their existing program. Also working with Ontario Consortium on the Residential Energy Efficiency Retrofit Training Network
Durham Region	Received \$40,000 from The Atmospheric Fund (TAF) to support the development of a regional approach to a home energy retrofit program.	Applied to the first tranche of FCM's CEF for capital funding to implement program. They are working with their local utility to use on-bill financing for loan repayments.
City of Kingston	In conversations with Ontario Consortium on being part of an FCM application in January 2021	FCM will only cover 80% of total project costs and as such there is likely to be the need for municipal contributions for loans (20%).

Appendix "A" to Report CM21008/HSC21016

Page 6 of 6

Municipality	Program Approach	Funding/Budget
City of Ottawa	Developed their Energy Evolution Plan which identified a building Energy Retrofit and Renewables program	Applied to the first tranche of CEF for capital funding to implement program to recapitalize and augment their existing program.

*Note this information is based on 2020 collected data and some information may have changed since then.



INFORMATION REPORT

TO:	Mayor and Members General Issues Committee
COMMITTEE DATE:	May 19, 2021
SUBJECT/REPORT NO:	2021 Grey Cup Update (PED18234(c)) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Ryan McHugh (905) 546-2424 Ext. 2725
SUBMITTED BY:	Carrie Brooks-Joiner Director Tourism and Culture Planning and Economic Development
SIGNATURE:	<i>Carrie Brooks-Joiner</i>

Discussion of Confidential Appendix “A” to Report PED18234(c) in closed session is subject to the following requirement(s) of the City of Hamilton’s Procedural By-law and the Ontario Municipal Act, 2001:

- A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

RATIONALE FOR CONFIDENTIALITY

Appendix “A” to Report PED18234(c) is being considered in Closed Session as it contains details related to the confidential negotiation.

RATIONALE FOR MAINTAINING CONFIDENTIALITY

Staff are recommending that Appendix “A” to Report PED18234(c) remain confidential to protect the competitiveness of current and future negotiations.

COUNCIL DIRECTION

Staff were directed to provide periodic updates on the status of the 2021 Grey Cup.

INFORMATION

In February of 2019, the Canadian Football League (CFL) announced that the 2021 Grey Cup would be held at Tim Hortons Field 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 Grey Cup Update (PED18234(c)) (City Wide) - Page 2 of 3

On August 17, 2020, the CFL announced the cancellation of the entire 2020 CFL season. This included the cancellation of the 2020 Grey Cup, which was to be held in Regina, Saskatchewan.

On November 20, 2020, the CFL released the schedule for the 2021 Grey Cup season. The season was to begin on June 10, 2021 and conclude with the Grey Cup on November 21, 2021 in Hamilton.

On April 21, 2021, the CFL announced the delay of the 2021 CFL season and Grey Cup, when it released the following statement:

“We will play CFL football in 2021.

Our revised target date to start our regular season is August 5. To facilitate a 14-game season, for our players, fans and partners, we are re-scheduling the Grey Cup to December 12 in Hamilton, Ontario.

I say “target date” because our plans are subject to the state of COVID-19 across the country. A so-called “third wave” in some provinces is forcing us today to postpone the start of our regular season, which had been scheduled for June 10.

So, what must be in place for us to kick off on August 5? Two things. 1. The approval of public health officials across the country of our plans for protecting the health of our players, coaches, and ultimately our fans, so a 2021 season is safe. 2. Permission from governments to host a significant number of fans in the stands, in a significant number of venues at the start of the season, and in the rest of our venues soon after that, so a 2021 season is financially tenable for our clubs.

The CFL depends on ticket revenue more than other professional sports leagues in North America. Fans in the stands account for at least half of our revenue. Our clubs already stand to suffer substantial financial losses this year. Playing without fans in the stands would dramatically increase those losses.

We are prepared to be creative as well as prudent. For example, if we are unable to host fans in the East because of COVID-19, we are prepared to start play in the West, provided eastern teams can return to their home provinces, and play in front of their fans, later in the season.

And we have contingency plans in place, should factors beyond our control delay the start of our season beyond August 5. The bottom line is we are optimistic we will have a season in 2021, culminating in a great Grey Cup.

Everyone who loves the CFL can help us and their communities. Please, when it is your turn, get vaccinated. And please follow your local public health guidelines on

SUBJECT: 2021 Grey Cup Update (PED18234(c)) (City Wide) - Page 3 of 3

measures including wearing a mask and social distancing.

To our players, fans and partners: thank you for your patience as well as your passion for our game. Thank you to all the frontline workers out there for all they're doing for all of us. We look forward to keeping you posted on our progress and to kicking off another great season of CFL football on August 5."

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" - Confidential 2021 Grey Cup Update

RM:ac