



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

**Meeting #:** 21-013  
**Date:** June 16, 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

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**1. CEREMONIAL ACTIVITIES**

**2. APPROVAL OF AGENDA**

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

**3. DECLARATIONS OF INTEREST**

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

4.1. June 2, 2021

**5. COMMUNICATIONS**

5.1. Correspondence respecting the Naming of Brightside Park

Recommendation: Be received and referred to the consideration of Item 10.4.

5.1.a. John Michaluk

5.1.b. John Brodnicki

5.1.c. Karen Beattie

5.2. Correspondence respecting Fair Payment of Musicians for City-Led Events Policy

Recommendation: Be received and referred to the consideration of Item 10.9.

5.3. Correspondence respecting the Hamilton LRT Matter

Recommendation: Be received.

5.3.a. Sarah Wayland

## **6. DELEGATION REQUESTS**

6.1. Delegation Requests respecting the Light Rail Transit (LRT) Matter (For the June 16, 2021 GIC)

6.1.a. Anthony Marco, Hamilton District Labour Council

## **7. CONSENT ITEMS**

7.1. Annual Update - Implementation of the Public Art Master Plan (PED19053(b)) (City Wide)

## **8. STAFF PRESENTATIONS**

## **9. PUBLIC HEARINGS / DELEGATIONS**

## **10. DISCUSSION ITEMS**

10.1. Facility Naming Sub-Committee Report 21-001, May 27, 2021

10.2. Hamilton Tax Increment Grant - 40 King Street East, Stoney Creek (PED21116) (Ward 5)

10.3. Hamilton Tax Increment Grant - 81 King Street East, Hamilton (PED21103) (Ward 2)

10.4. Hamilton Tax Increment Grant – 34 Main Street North, Flamborough (PED21122) (Ward 15)

10.5. Hamilton Tax Increment Grant - 155-161 Wellington Street North, Hamilton (PED21100) (Ward 2)

10.6. Fair Payment of Musicians for City-Led Events Policy (PED21041(a)) (City Wide)

- 10.7. Potential for Major Event in 2024 (PED20071(c)) (City Wide)
- 10.8. Green and Inclusive Community Buildings Program (FCS21055) (City Wide)
- 10.9. Hamilton Tax Increment Grant and Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant – a Portion of the Property currently known as 3311 Homestead Drive, Mount Hope (PED20125(a)) (Ward 11)

## 11. MOTIONS

- 11.1. Hamilton Light Rail Transit (LRT) Project Memorandum of Understanding  
(Deferred from the June 2, 2021 GIC)

## 12. NOTICES OF MOTION

## 13. GENERAL INFORMATION / OTHER BUSINESS

- 13.1. Amendments to the Outstanding Business List
  - 13.1.a. Proposed New Due Dates:
    - 13.1.a.a. Budgetary Plan to Address the Chedoke Creek Matter  
Current Due Date: June 16, 2021  
Proposed New Due Date: July 5, 2021
    - 13.1.a.b. Potential Solutions to the Chedoke Creek Matter  
Current Due Date: June 16, 2021  
Proposed New Due Date: July 5, 2021
    - 13.1.a.c. Multi-Purpose Community Hub for Diverse & Marginalized Communities – Business Case  
Current Due Date: June 16, 2021  
Proposed New Due Date: October 20, 2021
    - 13.1.a.d. Community Benefits Protocol Advisory Committee  
Current Due Date: September 22, 2021  
Proposed New Due Date: March 23, 2022

- 13.1.a.e. Revenue Enhancement Opportunities at the John C. Munro International Airport  
Current Due Date: June 16, 2021  
Proposed New Due Date: September 22, 2021
- 13.1.a.f. Communications Strategy to assist in ensuring residents on the Municipal Elections Voters List  
Current Due Date: June 16, 2021  
Proposed New Due Date: July 5, 2021
- 13.1.a.g. Establishment of a Climate Change Reserve for Sustainable Funding  
Current Due Date: June 16, 2021  
Proposed New Due Date: October 6, 2021
- 13.1.a.h. Hate-Related Flags and Symbols  
Current Due Date: June 16, 2021  
Proposed New Due Date: August 9, 2021
- 13.1.a.i. Mayor's Task Force on Economic Recovery - Initiatives  
Current Due Date: June 16, 2021  
Proposed New Due Date: December 8, 2021
- 13.1.a.j. Election Expense Reserve Needs related to consideration of Internet Voting for the 2026 Municipal Election  
Current Due Date: June 16, 2021  
Proposed New Due Date: July 5, 2021
- 13.1.a.k. Farmers' Market – Rent Relief and Governance Comparators  
Current Due Date: June 2, 2021  
Proposed New Due Date: August 9, 2021
- 13.1.a.l. Considerations to Implement a Vacant Home Tax in Hamilton  
Current Due Date: June 16, 2021  
Proposed New Due Date: July 5, 2021

13.1.b. Items to be Removed:

13.1.b.a. Hamilton Home Energy Retrofit Opportunity (HERO Program)

(Addressed as Item 10.5 at the May 19, 2021 GIC - Report  
CM21008/HSC21016)

**14. PRIVATE AND CONFIDENTIAL**

14.1. Closed Session Minutes - June 2, 2021

Pursuant to Section 9.1, Sub-sections (c), and (k) of the City's Procedural By-law 21-021 and Section 239(2), Sub-sections (c) and (k) of the *Ontario Municipal Act, 2001*, as amended, as the subject matter pertains to a proposed or pending acquisition or disposition of land by the municipality or local board; 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. Disposition of City-Owned Downtown Property (PED21099) (Ward 2)

Pursuant to Section 9.1, Sub-section (c) of the City's Procedural By-law 21-021 and Section 239(2), Sub-section (c) of the *Ontario Municipal Act, 2001*, as amended, as the subject matter pertains to a proposed or pending acquisition or disposition of land by the municipality or local board.

**15. ADJOURNMENT**



## GENERAL ISSUES COMMITTEE MINUTES 21-012

9:30 a.m.

Wednesday, June 2, 2021

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

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

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

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

**1. Ancaster Village Business Improvement Area (BIA) Revised Board of Management (PED21108) (Ward 12) (Item 7.1)**

**(Ferguson/Eisenberger)**

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

- (a) Dean Hodge

**Result: Motion CARRIED by a vote of 15 to 0, as follows:**

|     |   |  |
|-----|---|--|
| Yes | - | Mayor Fred Eisenberger                     |
| Yes | - | Ward 1 Councillor Maureen Wilson           |
| Yes | - | Ward 2 Councillor Jason Farr, Deputy Mayor |
| 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              |
| Yes | - | Ward 9 Councillor Brad Clark               |

**General Issues Committee  
Minutes 21-012**

**June 2, 2021  
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|        |   |         |                              |
|--------|---|---------|------------------------------|
| Yes    | - | Ward 10 | Councillor Maria Pearson     |
| Yes    | - | Ward 11 | Councillor Brenda Johnson    |
| Yes    | - | Ward 12 | Councillor Lloyd Ferguson    |
| Yes    | - | Ward 13 | Councillor Arlene VanderBeek |
| Absent | - | Ward 14 | Councillor Terry Whitehead   |
| Yes    | - | Ward 15 | Councillor Judi Partridge    |

**2. Business Improvement Area (BIA) Advisory Committee Minutes 21-004, April 13, 2021 (Item 7.2)**

**(Ferguson/Eisenberger)**

That the Business Improvement Area (BIA) Advisory Committee Minutes 21-004, April 13, 2021, be received.

**Result: Motion CARRIED by a vote of 15 to 0, as follows:**

|        |   |  |
|--------|---|--|
| Yes    | - | Mayor Fred Eisenberger                     |
| Yes    | - | Ward 1 Councillor Maureen Wilson           |
| Yes    | - | Ward 2 Councillor Jason Farr, Deputy Mayor |
| 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              |
| 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. Advisory Committee for Persons with Disabilities Report 21-005, May 11, 2021 (Item 10.1)**

**(Nann/Eisenberger)**

**(a) Invitation to the Director of Housing Services to Discuss Accessible Housing Matters (Item 7.2(b))**

WHEREAS, the Housing Issues Working Group of the Advisory Committee for Persons with Disabilities will benefit from the expertise of the Director of Housing Services, or their designate;

THEREFORE, BE IT RESOLVED:

- (a) That the Director of Housing Services, or their designate, be invited to attend a future meeting of the Housing Issues Working Group of the Advisory Committee for Persons with Disabilities to discuss accessible housing matters including, but not limited to, the following:
  - (i) Reviewing and improving the Housing Application Process;
  - (ii) Confirming that the City's goal of 20% accessible housing has been achieved and identification of the minimum criteria required to be considered accessible;
  - (iii) Information regarding the modular housing project, including its level of accessibility;
  - (iv) The plan in place when there is a loss of accessible housing due to unforeseen circumstances, such as a building fire; and,
  - (v) The measures that the City is taking to ensure that future social housing incorporates 20% accessibility during this housing crisis.

**(b) Approval of All Advisory Committee Event Date and Selection of a Presenters (Item 11.1)**

WHEREAS, the Lesbian, Gay, Bisexual, Transgender and Queer (LGBTQ) Advisory Committee recommended that an All Advisory Committee Event be hosted for the purpose of providing City Advisory Committees with an opportunity to introduce themselves to one another and educate each other in terms of their respective Committee's purpose (mandate) and goals;

WHEREAS, an All Advisory Committee Event was approved by Hamilton City Council on April 14, 2021 (see Item 4 of Audit, Finance and Administration Committee Report 21-005 for reference);

WHEREAS, at the All Advisory Committee Event, each Advisory Committee will be allotted 5 minutes to introduce their respective Committee's purpose (mandate) and discuss the successes and the challenges the Advisory Committee has experienced; and,

WHEREAS, the staff liaisons for each Advisory Committee met and mutually agreed upon a tentative date for the All Advisory Committee Event;

THEREFORE, BE IT RESOLVED:

- (a) That the proposed date of Monday, September 27, 2021, commencing at 4:00 p.m., for the All Advisory Committee Event be approved; and,
- (b) That Aznive Mallett and James Kemp be authorized to represent the Advisory Committee for Persons with Disabilities at the All Advisory Committee Event and deliver a 5-minute presentation on the Committee's behalf respecting the Committee's purpose (mandate), successes and challenges.

**(c) Authorization for Advisory Committee for Persons with Disabilities Member(s) to Delegate on a Forthcoming City Staff Report respecting Accessible Captioning of Committee Meetings (Added Item 11.2)**

WHEREAS, a City staff report respecting accessible captioning of Committee meetings is tentatively scheduled to be included on the May 20, 2021 Audit, Finance and Administration Committee meeting agenda; and,

WHEREAS, the Advisory Committee for Persons with Disabilities has a vested interest in the matter of accessible captioning of Committee meetings and wishes to ensure that they have the opportunity to delegate (if deemed necessary) upon the release of the staff report;

THEREFORE, BE IT RESOLVED:

That Paula Kilburn be authorized to delegate at the Audit, Finance and Administration Committee on behalf of the Advisory Committee for Persons with Disabilities respecting a forthcoming City staff report respecting accessible captioning of Committee meetings.

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

|     |   |  |
|-----|---|--|
| Yes | - | Mayor Fred Eisenberger                     |
| Yes | - | Ward 1 Councillor Maureen Wilson           |
| Yes | - | Ward 2 Councillor Jason Farr, Deputy Mayor |
| 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       |
| Yes    | - | Ward 9  | Councillor Brad Clark        |
| Yes    | - | Ward 10 | Councillor Maria Pearson     |
| Absent | - | Ward 11 | Councillor Brenda Johnson    |
| Yes    | - | Ward 12 | Councillor Lloyd Ferguson    |
| Yes    | - | Ward 13 | Councillor Arlene VanderBeek |
| Absent | - | Ward 14 | Councillor Terry Whitehead   |
| Absent | - | Ward 15 | Councillor Judi Partridge    |

**4. Downtown Entertainment Precinct Master Agreement (PED18168(g)) (City Wide) (Item 14.2)**

**(Merulla/Farr)**

- (a) That the Master Agreement for the Downtown Entertainment Precinct assets, based substantially on the terms and conditions outlined in Appendix "A" attached to Report PED18168(g), and such other terms and conditions deemed appropriate by the General Manager of Planning and Economic Development Department, in consultation with the General Manager of Finance and Corporate Services Department, and in a form satisfactory to the City Solicitor, be approved;
- (b) That staff be authorized and directed to negotiate any agreements required to fulfil the objectives of the Master Agreement, based substantially on the terms and conditions outlined in Appendix "A" attached to Report PED18168(g), and such other terms and conditions deemed appropriate by the General Manager of Planning and Economic Development Department, in consultation with the General Manager of Finance and Corporate Services Department, and in a form satisfactory to the City Solicitor;
- (c) That all costs related to completion of any agreements required to fulfil the objectives of the Master Agreement, to be funded to an upset limit of \$500 K from the HEF Annual Capital Program – Project ID Account No. 372214805 as a source of funding for any technical due diligence and expertise necessary to complete any agreements, be approved;
- (d) That the General Manager, Planning and Economic Development Department or their designate, acting on behalf of the City, be authorized and directed to provide any requisite consents, approvals and notices related to the administration of any leases or any other agreements including those necessary for any applications for land use approvals or

works contemplated in the Master Agreement for the Downtown Entertainment Precinct assets;

- (e) That the City Solicitor be authorized and directed to take all necessary actions to complete the Master Agreement, and any other agreements required to fulfil the objectives of the Master Agreement for the Downtown Entertainment Precinct assets, including, without limitation, paying any necessary expenses, amending closing and other dates, conducting appropriate due diligence, and amending and waiving terms and conditions as deemed reasonable;
- (f) That the Mayor and the City Clerk be authorized and directed to execute the Master Agreement, and any related agreements and ancillary documents for the Downtown Entertainment Precinct assets, all in a form acceptable to the City Solicitor;
- (g) That staff be directed to report back to the General Issues Committee, as part of the 2022 budget process, on any operating budget, capital budget, and organizational changes required as a result of the implementation of the Master Agreement and any related agreements and ancillary documents;
- (h) That staff be authorized and directed to draft Municipal Capital Facility Agreement By-Laws with respect to each of the FirstOntario Centre, FirstOntario Concert Hall and the Hamilton Convention Centre, to be put forward to General Issues Committee for approval;
- (i) That staff be directed to incorporate the Extended Tax Incremental Grant Program or “Downtown Entertainment Precinct Advancement Program” detailed in Appendix “B” to Report PED18168(g) as part of staff’s preparation of the Revitalizing Hamilton’s Commercial Districts Community Improvement Plan By-law and be brought forward to Planning Committee for a statutory public meeting, in accordance with Section 17(15)(d) of the Planning Act;
- (j) That staff be authorized and directed to develop and carry out a communications strategy to appropriately advise the public on pertinent aspects of the Master Agreement;
- (k) That the direction provided to staff in Closed Session, respecting Report PED18168(g) - Downtown Entertainment Precinct Master Agreement, be approved;

- (l) That, upon approval by Council, the direction provided to staff in Closed Session, respecting Report PED18168(g) - Downtown Entertainment Precinct Master Agreement, be publicly released; and,
- (m) That Report PED18168(g), respecting the Downtown Entertainment Precinct Status Update and its appendices remain confidential and not be released as a public document.

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

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

- 5.1. Correspondence from Kate Manson-Smith, Deputy Minister, Ministry of Municipal Affairs and Housing, respecting the Three-Step Roadmap to Safely Reopen the Province of Ontario and Amendment to Orders under the *Reopening Ontario (A Flexible Response to COVID-19) Act* (ROA) 6.

Recommendation: Be received.

- 5.2 Correspondence respecting the Hamilton LRT Matter
  - 5.2.a. Gabriel Nicholson
  - 5.2.b. Lynda M. Lukasik, PhD, Executive Director, Environment Hamilton
  - 5.2.c. Maria Antelo, Hamilton Community Legal Clinic
  - 5.2.d. Tom Cooper, Director, Hamilton Roundtable for Poverty Reduction
  - 5.2.e. Hamilton's Anchor Institution Leadership
  - 5.2.f. Kojo Dampsey, Executive Director, Hamilton Centre for Civic Inclusion
  - 5.2.g. Correspondence from Denise Christopherson, CEO, YWCA Hamilton
  - 5.2.h. Correspondence from Keanin Loomis, President & CEO, Hamilton Chamber of Commerce
  - 5.2.i. Correspondence from the Hamilton Chamber of Commerce and LiUNA
  - 5.2.j. Kim Martin, Executive Director, Social Planning and Research Council of Hamilton

Recommendation: Be received.

## **6. DELEGATION REQUESTS**

- 6.1. Delegation Requests respecting the LRT Matter

Items 6.1.a. to 6.1.c. have been WITHDRAWN from the agenda by the requestors.

- 6.1.a. WITHDRAWN - Mike Collins-Williams, WestEnd Homebuilders' Association
- 6.1.b. WITHDRAWN - Keanin Loomis, President and CEO; and, Paul Szachlewicz, Policy and Government Relations Advisor, Hamilton Chamber of Commerce

6.1.c. WITHDRAWN - Alex Bishop, Concierge Group

6.1.d. Karl Andrus, Hamilton Community Benefits Network

## **8. PRESENTATIONS**

8.1 Ministry of Transportation and Metrolinx Representatives to provide an update on activities related to Light Rail Transit (LRT) in the City of Hamilton

## **13. GENERAL INFORMATION / OTHER BUSINESS**

13.1. Amendments to the Outstanding Business List

\*13.1.b. Farmers' Market – Rent Relief and Governance Comparators  
Current Due Date: June 2, 2021  
Proposed New Due Date: August 9, 2021

### **(Partridge/Pearson)**

That the agenda for the June 2, 2021 General Issues Committee meeting, be approved, as amended.

**Result: Motion CARRIED by a vote of 15 to 0, as follows:**

|        |   |  |
|--------|---|--|
| Yes    | - | Mayor Fred Eisenberger                     |
| Yes    | - | Ward 1 Councillor Maureen Wilson           |
| Yes    | - | Ward 2 Councillor Jason Farr, Deputy Mayor |
| 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              |
| Yes    | - | Ward 9 Councillor Brad Clark               |
| Yes    | - | Ward 10 Councillor Maria Pearson           |
| Yes    | - | Ward 11 Councillor Brenda Johnson          |
| Yes    | - | Ward 12 Councillor Lloyd Ferguson          |
| Yes    | - | Ward 13 Councillor Arlene VanderBeek       |
| Absent | - | Ward 14 Councillor Terry Whitehead         |
| Yes    | - | Ward 15 Councillor Judi Partridge          |

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

Councillor M. Wilson declared an interest to Item 14.2, respecting Report PED18168(g), Downtown Entertainment Precinct Agreement, as her husband is a director and shareholder of one of the principles identified in the confidential report.

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

**(i) May 19, 2021 (Item 4.1)**

**(VanderBeek/Pauls)**

That the Minutes of the May 19, 2021 General Issues Committee meeting be approved, as presented.

**Result: Motion CARRIED by a vote of 15 to 0, as follows:**

|        |   |  |
|--------|---|--|
| Yes    | - | Mayor Fred Eisenberger                     |
| Yes    | - | Ward 1 Councillor Maureen Wilson           |
| Yes    | - | Ward 2 Councillor Jason Farr, Deputy Mayor |
| 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              |
| 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) COMMUNICATION ITEMS (Item 5)**

- (i) Correspondence from Kate Manson-Smith, Deputy Minister, Ministry of Municipal Affairs and Housing, respecting the Three-Step Roadmap to Safely Reopen the Province of Ontario and Amendment to Orders under the *Reopening Ontario (A Flexible Response to COVID-19) Act (ROA) 6 (Item 5.1)***

**(Eisenberger/Nann)**

That the correspondence from Kate Manson-Smith, Deputy Minister, Ministry of Municipal Affairs and Housing, respecting the Three-Step Roadmap to Safely Reopen the Province of Ontario and Amendment to Orders under the *Reopening Ontario (A Flexible Response to COVID-19) Act* (ROA), be received.

**Result: Motion CARRIED by a vote of 15 to 0, as follows:**

|        |   |  |
|--------|---|--|
| Yes    | - | Mayor Fred Eisenberger                     |
| Yes    | - | Ward 1 Councillor Maureen Wilson           |
| Yes    | - | Ward 2 Councillor Jason Farr, Deputy Mayor |
| 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              |
| 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 respecting the Hamilton LRT Matter (Item 5.2)**

**(Eisenberger/Nann)**

That the following Communication Items, respecting the Hamilton LRT matter, be received:

- (a) Gabriel Nicholson (Item 5.2.a.)
- (b) Lynda M. Lukasik, PhD, Executive Director, Environment Hamilton (Item 5.2.b.)
- (c) Maria Antelo, Hamilton Community Legal Clinic (Item 5.2.c.)
- (d) Tom Cooper, Director, Hamilton Roundtable for Poverty Reduction (Item 5.2.d.)
- (e) Hamilton's Anchor Institution Leadership (Item 5.2.e.)

- (f) Kojo Dampety, Executive Director, Hamilton Centre for Civic Inclusion (Item 5.2.f.)
- (g) Correspondence from Denise Christopherson, CEO, YWCA Hamilton (Item 5.2.g.)
- (h) Correspondence from Keanin Loomis, President & CEO, Hamilton Chamber of Commerce (Item 5.2.h.)
- (i) Correspondence from the Hamilton Chamber of Commerce and LiUNA (Item 5.2.i)
- (j) Kim Martin, Executive Director, Social Planning and Research Council of Hamilton (Item 5.2.j.)

**Result: Motion CARRIED by a vote of 15 to 0, as follows:**

|        |   |  |
|--------|---|--|
| Yes    | - | Mayor Fred Eisenberger                     |
| Yes    | - | Ward 1 Councillor Maureen Wilson           |
| Yes    | - | Ward 2 Councillor Jason Farr, Deputy Mayor |
| 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              |
| Yes    | - | Ward 9 Councillor Brad Clark               |
| Yes    | - | Ward 10 Councillor Maria Pearson           |
| Yes    | - | Ward 11 Councillor Brenda Johnson          |
| Yes    | - | Ward 12 Councillor Lloyd Ferguson          |
| Yes    | - | Ward 13 Councillor Arlene VanderBeek       |
| Absent | - | Ward 14 Councillor Terry Whitehead         |
| Yes    | - | Ward 15 Councillor Judi Partridge          |

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

- (i) Karl Andrus, Hamilton Community Benefits Network, respecting the Hamilton LRT Matter (Item 6.1.d.)**

**(Nann/VanderBeek)**

That the delegation request, submitted by Karl Andrus, Hamilton Community Benefits Network, respecting the Hamilton LRT matter, be approved for the June 2, 2021 General Issues Committee meeting.

**Result: Motion CARRIED by a vote of 15 to 0, as follows:**

|        |   |  |
|--------|---|--|
| Yes    | - | Mayor Fred Eisenberger                     |
| Yes    | - | Ward 1 Councillor Maureen Wilson           |
| Yes    | - | Ward 2 Councillor Jason Farr, Deputy Mayor |
| 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              |
| 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) PRESENTATIONS (Item 8)**

**(i) Ministry of Transportation and Metrolinx Representatives to provide an update on activities related to Light Rail Transit (LRT) in the City of Hamilton (Item 8.1)**

James Nowlan, Assistant Deputy Minister, Ministry of Transportation, Province of Ontario; and, Phil Verster, President and CEO, Metrolinx, provided an update on activities related to LRT in the City of Hamilton.

**(Eisenberger/Nann)**

That the General Issues Committee recess for one half hour until 12:45 p.m.

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

|        |   |  |
|--------|---|--|
| Yes    | - | Mayor Fred Eisenberger                     |
| Yes    | - | Ward 1 Councillor Maureen Wilson           |
| Yes    | - | Ward 2 Councillor Jason Farr, Deputy Mayor |
| 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              |

|        |   |         |                              |
|--------|---|---------|------------------------------|
| 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    |

**(Ferguson/Eisenberger)**

That the presentation, provided by the Ministry of Transportation and Metrolinx, respecting and update on activities related to LRT in the City of Hamilton, be received.

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

|        |   |  |
|--------|---|--|
| Yes    | - | Mayor Fred Eisenberger                     |
| Yes    | - | Ward 1 Councillor Maureen Wilson           |
| Yes    | - | Ward 2 Councillor Jason Farr, Deputy Mayor |
| 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              |
| 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          |

**(Eisenberger/Pearson)**

That the delegation by Karl Andrus, Hamilton Community Benefits Network, respecting the Hamilton LRT Matter, be moved up on the agenda, prior to consideration of motions respecting the Hamilton LRT matter.

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

|     |   |  |
|-----|---|--|
| Yes | - | Mayor Fred Eisenberger                     |
| Yes | - | Ward 1 Councillor Maureen Wilson           |
| Yes | - | Ward 2 Councillor Jason Farr, Deputy Mayor |

|        |   |         |                              |
|--------|---|---------|------------------------------|
| 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       |
| Yes    | - | Ward 9  | Councillor Brad Clark        |
| Yes    | - | Ward 10 | Councillor Maria Pearson     |
| Absent | - | 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) PUBLIC HEARINGS / DELEGATIONS (Item 9)**

**(i) Karl Andrus, Hamilton Community Benefits Network, respecting the Hamilton LRT Matter (Item 9.1)**

Karl Andrus, Hamilton Community Benefits Network, spoke respecting the Hamilton LRT matter.

**(Clark/Nann)**

That the presentation provided by Karl Andrus, Hamilton Community Benefits Network, respecting the Hamilton LRT matter, be received and referred to staff for reference when looking at community benefits during the LRT process.

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

|        |   |  |
|--------|---|--|
| Yes    | - | Mayor Fred Eisenberger                     |
| Yes    | - | Ward 1 Councillor Maureen Wilson           |
| Yes    | - | Ward 2 Councillor Jason Farr, Deputy Mayor |
| 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              |
| Yes    | - | Ward 9 Councillor Brad Clark               |
| Yes    | - | Ward 10 Councillor Maria Pearson           |
| Absent | - | 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) COVID-19 Verbal Update (Item 8.2)**

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

**(Wilson/Nann)**

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

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

Yes - Mayor Fred Eisenberger  
Yes - Ward 1 Councillor Maureen Wilson  
Yes - Ward 2 Councillor Jason Farr, Deputy Mayor  
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  
Yes - Ward 9 Councillor Brad Clark  
Yes - Ward 10 Councillor Maria Pearson  
Absent - Ward 11 Councillor Brenda Johnson  
Yes - Ward 12 Councillor Lloyd Ferguson  
Yes - Ward 13 Councillor Arlene VanderBeek  
Absent - Ward 14 Councillor Terry Whitehead  
Absent - Ward 15 Councillor Judi Partridge

**(h) MOTIONS (Item 11)**

**(i) Hamilton Light Rail Transit (LRT) Project Memorandum of Understanding (Item 11.1)**

**(Eisenberger/Merulla)**

That staff be directed to meet with Metrolinx, the Ministry of Transportation and other governmental entities, as required, to prepare a Memorandum of Understanding (MOU) for the Hamilton Light Rail Transit project, and report back to the General Issues Committee as soon as possible with a draft MOU.

**(Ferguson/Eisenberger)**

That the Motion regarding the Hamilton LRT Project Memorandum of Understanding be DEFERRED to the June 16, 2021 GIC meeting with the following direction:

That staff be directed to report back to the General Issues Committee regarding the net operating costs after the 18 buses on the B-line have been removed, eliminating Development Charge exemptions, fare revenue and the Hamilton Tax Increment Grant Program, and other incentives, that the City may build in to credit the cost of the LRT operations and maintenance.

**Result: Motion CARRIED by a vote of 13 to 2, as follows:**

|        |   |  |
|--------|---|--|
| Yes    | - | Mayor Fred Eisenberger                     |
| Yes    | - | Ward 1 Councillor Maureen Wilson           |
| Yes    | - | Ward 2 Councillor Jason Farr, Deputy Mayor |
| No     | - | 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              |
| 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         |
| No     | - | Ward 15 Councillor Judi Partridge          |

**(ii) Light Rail Transit (LRT) Supportive Development and a Summary of the Transit Oriented Corridor Policy (Item 11.2)**

**(Farr/Eisenberger)**

That the appropriate staff from Planning and Economic Development be directed to report back to the June 16, 2021 General Issues Committee on LRT Supportive Development, by Ward, that has occurred in the last 10 years; is ongoing or is planned along the corridor from Eastgate to McMaster; an estimate of the private investment in dollars; a before and after picture on assessment for each of these projects; and, a summary of the current Transit Oriented Corridor policy and how it relates to the 3.4 Billion-Dollar investment.

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

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

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

**(a) Amendments to the Outstanding Business List (Item 13.1.1)**

**(Pearson/Ferguson)**

That the following amendments to the General Issues Committee's Outstanding Business List, be approved:

- (i) Feasibility of Creating a Technology Hub (Item 13.1.a.)  
Current Due Date: May 5, 2021  
Proposed New Due Date: July 5, 2021
- (ii) Farmers' Market – Rent Relief and Governance Comparators (Item 13.1.b.)  
Current Due Date: June 2, 2021  
Proposed New Due Date: August 9, 2021

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

|     |   |  |
|-----|---|--|
| Yes | - | Mayor Fred Eisenberger                     |
| Yes | - | Ward 1 Councillor Maureen Wilson           |
| Yes | - | Ward 2 Councillor Jason Farr, Deputy Mayor |
| Yes | - | Ward 3 Councillor Nrinder Nann             |
| Yes | - | Ward 4 Councillor Sam Merulla              |
| Yes | - | Ward 5 Councillor Chad Collins             |
| Yes | - | Ward 6 Councillor Tom Jackson              |

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|        |   |         |                              |
|--------|---|---------|------------------------------|
| Yes    | - | Ward 7  | Councillor Esther Pauls      |
| Yes    | - | Ward 8  | Councillor J. P. Danko       |
| Yes    | - | Ward 9  | Councillor Brad Clark        |
| Yes    | - | Ward 10 | Councillor Maria Pearson     |
| Absent | - | Ward 11 | Councillor Brenda Johnson    |
| Yes    | - | Ward 12 | Councillor Lloyd Ferguson    |
| Yes    | - | Ward 13 | Councillor Arlene VanderBeek |
| Absent | - | Ward 14 | Councillor Terry Whitehead   |
| Absent | - | Ward 15 | Councillor Judi Partridge    |

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

**(i) Closed Session Minutes – May 19, 2021 (Item 14.1)**

**(Jackson/Pearson)**

- (a) That the Closed Session Minutes of the May 19, 2021 General Issues Committee meeting, be approved; and,
- (b) That the Closed Session Minutes of the May 19, 2021 General Issues Committee meeting remain confidential.

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

|        |   |  |
|--------|---|--|
| Yes    | - | Mayor Fred Eisenberger                     |
| Yes    | - | Ward 1 Councillor Maureen Wilson           |
| Yes    | - | Ward 2 Councillor Jason Farr, Deputy Mayor |
| 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              |
| Yes    | - | Ward 9 Councillor Brad Clark               |
| Yes    | - | Ward 10 Councillor Maria Pearson           |
| Absent | - | Ward 11 Councillor Brenda Johnson          |
| Yes    | - | Ward 12 Councillor Lloyd Ferguson          |
| Yes    | - | Ward 13 Councillor Arlene VanderBeek       |
| Absent | - | Ward 14 Councillor Terry Whitehead         |
| Absent | - | Ward 15 Councillor Judi Partridge          |

**(Pearson/Farr)**

That Committee move into Closed Session respecting Item 14.2, pursuant to Section 9.1, Sub-sections (c), and (k) of the City's Procedural By-law 21-021 and

Section 239(2), Sub-sections (c) and (k) of the *Ontario Municipal Act*, 2001, as amended, as the subject matter pertains to a proposed or pending acquisition or disposition of land by the municipality or local board; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

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

|          |   |  |
|----------|---|--|
| Yes      | - | Mayor Fred Eisenberger                     |
| Conflict | - | Ward 1 Councillor Maureen Wilson           |
| Yes      | - | Ward 2 Councillor Jason Farr, Deputy Mayor |
| 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              |
| Yes      | - | Ward 9 Councillor Brad Clark               |
| Yes      | - | Ward 10 Councillor Maria Pearson           |
| Absent   | - | Ward 11 Councillor Brenda Johnson          |
| Yes      | - | Ward 12 Councillor Lloyd Ferguson          |
| Yes      | - | Ward 13 Councillor Arlene VanderBeek       |
| Absent   | - | Ward 14 Councillor Terry Whitehead         |
| Absent   | - | Ward 15 Councillor Judi Partridge          |

**(k) ADJOURNMENT (Item 14)**

**(Merulla/Pauls)**

That there being no further business, the General Issues Committee be adjourned at 6:25 p.m.

**Result: Motion CARRIED by a vote of 11 to 1, as follows:**

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

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

Respectfully submitted,

---

J. Farr, Deputy Mayor  
Chair, General Issues Committee

Stephanie Paparella  
Legislative Coordinator,  
Office of the City Clerk

City Clerk, Hamilton City Hall  
71 Main Street West, First Floor  
Hamilton, ON L8P 4Y5  
Email: [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

24 May 2021

RE: Brightside Park – Correspondence for Facility Naming Committee/GIC

Dear Committee Members,

I am writing this letter on behalf of a group of Brightsiders. We are men and women, lifelong friends since childhood, now in our late seventies and eighties, who would like to express our thoughts about what it means to have Brightside Park, located on the former Dominion Glass factory site, named after our childhood neighbourhood that was demolished long ago. To put it simply, we are all delighted to have the name 'Brightside' finally put back onto the historical record in this way, but the story about what happened to our former homes and old neighbourhood provides an important lesson and cautionary tale for Hamilton's citizens, politicians, and planners. Remembering Brightside, its origins and fate, is wise in these troubling and unprecedented times, as people struggle for affordable and dignified housing during a global pandemic that reminds us each day about the severity of social and environmental inequalities that exist locally in our city.

Let me tell you a bit about Brightside and our search through the years for meaningful recognition of our old neighbourhood that lay along the industrial waterfront, just beside the steel mill and other factories. Until the mid 1960's, when most of us were young adults, Brightside was a thriving community of about 1,500 people. When it was first planned in 1910 it aimed to attract working class people with British backgrounds, using street names evoking England's great industrial cities - Sheffield, Manchester, Leeds, and Birmingham. Within a decade, its population shifted as some Brits left the area and families like ours – including immigrant Italians, Ukrainians, Poles, among other Eastern Europeans - came to work and live. At its peak Brightside had some 260 homes and small businesses. After the war, as Stelco's steel mills grew bigger and bigger, we saw our neighbourhood demolished bit by bit to make way for industrial expansion. By the late 1960s almost all our homes were bulldozed to accommodate industrial road improvements, including an arterial road overpass, and a factory parking lot. Where Brightside once stood there are now only a small handful of houses on the south side of Burlington Street, while just one business, Homer & Wilson, remains where it began back in 1913.

Ignored and forgotten after the destruction of our family homes, many of us Brightsiders have taken it upon ourselves to tell our story about our old neighbourhood in our own way and with our own words. Over the years we have had reunions, and many get together for our families and old neighbours. In 1978 nearly 1,000 people came together to mark the decade anniversary of the demolition of our neighbourhood. We had been scattered to other places, but we remain Brightsiders. We survived the ordeal and had much

to celebrate, which is our way. In 1983, at yet another reunion, we gave everyone a keepsake – a lovingly crafted 32-page booklet filled with photographs, stories, cartoons, and trivia about the people and places of Brightside. We left copies of it in local libraries, hoping that other Hamiltonians would read it and set our neighbourhood into its rightful place in the city’s historical record. We hoped, too, that if people heard our story, that such a tragedy would never again strike other families in our city. Seemingly, few heeded our tale.

Recently things have started to change ever so slightly, as people have started learning lessons from the story of Brightside, a place name now firmly on the public record. An award-winning book on Hamilton’s environmental history, *The People and the Bay*, shows the environmental inequalities associated with our old neighbourhood, much like how the recent *Spectator* Code Red Series connected where people live in our city and the quality of their health. A graphic novel, *Showdown! Making Modern Unions*, cast a light on some of the bitter legacies left for us from the hotly contested Stelco Strike of 1946, much of which played out in our neighbourhood at the factory’s Manchester Street gate. We fell on both sides of the conflict as our families found themselves between a rock and a hard place. To this day some of us believe that the destruction of our homes came in retaliation for our support of workers in the strike. In 2019-20 the Workers Arts and Heritage Centre exhibited *Notes from the Brightside Neighbourhood Project*, to showcase our huge hand-drawn memory map inscribed with sites and stories that we created through many collaborative mapping sessions that began in 2016. Stephen Lechniak’s ever-popular *Brightside Memories* Facebook site gives us a forum to touch base, gather our thoughts and record our stories, and keep connected with each other with family announcements and tributes to those who have passed on. In 2021, a new book, *Reclaiming Hamilton*, included lengthy and well-documented chapter, “Look on the Brightside, 1910-Present,” that places our story as historical context for its treatment of “the fault lines that run through the city today.” It shows how power and influence shaped both our city and the Brightside neighbourhood. It also shows how Hamilton’s search for ‘progress’ all-too-often involves bulldozers and dumpsters to the detriment of workers and their families. What happened to Brightside reveals how *not* to undertake major changes to our city’s built environment – changes that affect people’s lives in a harmful way.

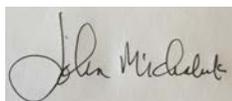
Through the years we have tried to make sense of this great loss that we all experienced, seeking solutions to long unanswered, at times haunting questions, about how our parents turned their homes over to be demolished. We wonder how our families got to be there in the first place - how could a city allow the building of a residential subdivision for workers to lay between two polluted inlets, right next to a steel mill, a sewage treatment plant, an incinerator that burned truckload after truckload of garbage, and adjacent to a city dump and major hydro substation? We wonder, who championed the building of Industrial Drive right through the heart of our residential neighbourhood? And we have been at a loss to find anyone on record who stood up to the powers that destroyed our community.

But despite the lack of humanity and transparency associated with the destruction of Brightside, we acknowledge that this place nevertheless left us wonderful legacies. Childhood neighbourhoods make an indelible mark on people; this is something that we see ever so clearly as we get on in years. Our Brightside Neighbourhood Project, remembers, documents, and celebrates many good things that our old neighbourhood gifted to us. For us, Brightside

still flourishes in our minds and in our once vivid but now blurring recollections of a place so well loved by so many people. As resourceful as we were in our childhood, and in the absence of the supervised recreational facilities that Hamilton gave its more prosperous neighbourhoods, these toxic places – garbage dumps, polluted inlets, and hazardous factory sites - became our playgrounds. The waste and rubble from industry became our toys. To us this was a paradise to be explored, one that taught us so many important things about ourselves and the world around us, yet to city planners and politicians our neighbourhood was just a *blighted area*.

When we think of Brightside we think of optimism, respect, community, families, and children. We hope that the naming of Brightside Park in memory of our old neighbourhood will help give kids and others a chance to play outdoors as we did, to flourish and be happy, and healthy. This would be a most valuable legacy for the Hamilton of tomorrow. For us and those interested in the evolution of our city, it is wise to remember the struggles and the resiliency of Brightside, to cultivate and measure our progress with finer tools than bulldozers and dump trucks. "Hear our voice..."

Sincerely,

A rectangular image showing a handwritten signature in black ink on a light-colored background. The signature is written in a cursive style and reads "John Michaluk".

John Michaluk

Participant, The Brightside Neighbourhood Project.



**From:** John Brodnicki  
**To:** [Kolar, Loren](#)  
**Subject:** Re: Letter of support - Brightside Park  
**Date:** May 27, 2021 10:00:26 AM

---

*Good Morning Loren....Thank You for your speedy reply....much appreciated.....all the Best...John*

On Thu, May 27, 2021 at 9:18 AM Kolar, Loren <[Loren.Kolar@hamilton.ca](mailto:Loren.Kolar@hamilton.ca)> wrote:

Hi John, thank you for your correspondence. The deadline for the Facility Naming Sub-Committee meeting to accept items has passed, but this will be included on June 16th General Issues Committee. Thank you again for your participation.

---

**From:** John Brodnicki [REDACTED]  
**Sent:** May 26, 2021 9:05 PM  
**To:** Giulietti, Daniela <[Daniela.Giulietti@hamilton.ca](mailto:Daniela.Giulietti@hamilton.ca)>  
**Cc:** Carson, Katie <[Katie.Carson@hamilton.ca](mailto:Katie.Carson@hamilton.ca)>; [clerk@hamilton.ca](mailto:clerk@hamilton.ca); Kolar, Loren <[Loren.Kolar@hamilton.ca](mailto:Loren.Kolar@hamilton.ca)>  
**Subject:** Fwd: Letter of support - Brightside Park

*Hello to all....my name is John Brodnicki and i am sending along my letter of support with the hope that it will be submitted and viewed...i would have enjoyed the opportunity to speak alongside my life long friend and*

*Brightside neighbor John Michaluk ...but in the interest of time and concern for others it is best he do his speech alone ...and you will come to learn that he really speaks for all Brightsiders...this is a man who Lives and Breathes Brightside like no other....*

*I was born in Brightside, Ontario.....Friday, December the Thirteenth, 1940....my 3 dear siblings ....Billy, Josie and Teddy also Born in Brightside...before me...we were the much loved children of Bernice (Poland ) and William (Buffalo)...56 Lancaster St. is where we all remained together until the Wedding Bells came calling and we left our cherished home and friends....but not for long....there is an old saying in Brightside and it goes like this " You can take the Boy out of Brightside but you cannot take the Brightside out of the Boy"....that saying lives on to this day....i cannot express in words how thankful and pleased i am that you people before us today in deciding to name this Park "Brightside Park" will keep the Eternal Flame of Brightside Burning Brightly for generations to come....my heartfelt thanks and gratitude to all of you involved in keeping the "Bright " in Brightside....*

*i am submitting just a brief note on only a fraction of my*

*25 years in Brightside and the topic i have chosen touches on Commerce in Brightside...i could go on for days on endless topics ...tales and stories...but i will let my Dear Friend John Michaluk take care of that as he will so elequently do..God Bless....sincerely John Brodnicki...*

**To: Giulietti, Daniela** <[Daniela.Giulietti@hamilton.ca](mailto:Daniela.Giulietti@hamilton.ca)>

**To: Kolar, Loren** <[Loren.Kolar@hamilton.ca](mailto:Loren.Kolar@hamilton.ca)>;

**To: Carson, Katie** [Katie.Carson@hamilton.ca](mailto:Katie.Carson@hamilton.ca);

**To:** <[clerk@hamilton.ca](mailto:clerk@hamilton.ca)>

**Subject: Brightside Park – Correspondence for Facility Naming Committee/GIC**

Good Day! John Brodnicki here - I was born and raised in Brightside.

To the best of my knowledge - and I stand to be corrected ... Brightside had four Major League Baseball fields ... (1) Proctor and Gamble Field ... (2) Stelco Field consisting of 3 diamonds ... (3) Manchester and Sheffield Field and last but not least (4) Lancaster Field - 1 diamond at the corner of Lancaster and Birmingham ... if I can take a moment to add to Joe Bartolacci's list of Commerce Leaders in Brightside and then I will sign off ... as I can go on forever ... my first wages on Brightside in the summer of 57' as Stacy Wismer so aptly recalls, was a hefty 60 cents per hour working for Mike Ladun, proprietor of Main Heating ... I worked alongside Armando D'Ambrosio installing oil furnaces on the South East mountain area ... furthermore I was now receiving double income because it was at this time Brightside Press was founded in the basement of 56 Lancaster Street and I was able to secure the printing account of Main Heating ... now then, when

the press would break down as it did on a regular basis, I would regularly frequent Carloni's Machine Shop corner of Burlington and Birmingham Street ... Pedio was in charge there and he was a one man show (as I was)... the repairs were while you wait and his fee was much more than fair and he always gave me a smile and wished me well ... now my career is flourishing so I venture on down to Gage Ave. North and after purchasing some Zig-Zag Bread from Mario Cornale at Your Bakery, I was able to secure the account of printing bread bags for Your Bakery ... .now if that was not enough I went on down to Plymouth Street and introduced myself to Joe Mendiuk ... .the head man at Hamilton Car Rebuilders ... I had a '46 Desoto that needed to be painted robin's egg blue ... the fee was \$200 - no problem ... but in doing so I was able to secure the printing account of Hamilton Car Rebuilders for many years ... lastly I went back up to Burlington Street ... this is where Para Aluminum Siding was founded ... I had a great conversation with Raymo Paradisi and became friends for life ... .and in doing so I was once again able to secure the printing account ... so I guess what I am trying to say is the Brightside Commerce folks looked after their own ... so I had many, many good years being part of that segment of Brightside ... there were so many other Brightside Commerce people ... just to name a few more - Caravaggio's Garage ... ..the World Famous Brightside Garage ... Americo Yachetti, Proprietor ... .Bay Block, Gerry Andreatta and Ace Uguccioni props. Brightside Hotel ... Rocco Tamberelli's Car Wash ... Usar's Fish and Chips ... .Good Lord I can go on forever ... keep on lookin' on "The Brightside" ... Many Thanks ... ..Snitz ...

**From:** [Pilon, Janet](#)  
**To:** [Kolar, Loren](#); [clerk@hamilton.ca](mailto:clerk@hamilton.ca); [Carson, Katie](#)  
**Subject:** RE: Brightside Park – Correspondence for Facility Naming Committee/GIC  
**Date:** May 27, 2021 9:32:33 AM

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**From:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca) <[clerk@hamilton.ca](mailto:clerk@hamilton.ca)>

**Sent:** May 27, 2021 8:44 AM

**To:** Carson, Katie <[Katie.Carson@hamilton.ca](mailto:Katie.Carson@hamilton.ca)>; Kolar, Loren <[Loren.Kolar@hamilton.ca](mailto:Loren.Kolar@hamilton.ca)>

**Subject:** FW: Brightside Park – Correspondence for Facility Naming Committee/GIC

**Magda Green**

*Administrative Assistant II to the City Clerk*  
**City of Hamilton**  
905 546-2424 ext. 5485  
[magda.green@hamilton.ca](mailto:magda.green@hamilton.ca)

**From:** Karen Beattie [REDACTED]

**Sent:** May 26, 2021 5:29 PM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:** Brightside Park – Correspondence for Facility Naming Committee/GIC

Hello,

I wanted to send a short note to support the name Brightside Park. My father, John Michaluk has shared stories about his beloved neighbourhood of Brightside over the course of my lifetime. To know that the name Brightside will live on for future generations brings myself and our family much joy.

Thank you –

Karen

**From:** Sarah Wayland <>

**Sent:** June 7, 2021 5:35 PM

**To:** Office of the Mayor <[mayor@hamilton.ca](mailto:mayor@hamilton.ca)>; Wilson, Maureen <[Maureen.Wilson@hamilton.ca](mailto:Maureen.Wilson@hamilton.ca)>; Farr, Jason <[Jason.Farr@hamilton.ca](mailto:Jason.Farr@hamilton.ca)>; Nann, Nrinder <[Nrinder.Nann@hamilton.ca](mailto:Nrinder.Nann@hamilton.ca)>; Merulla, Sam <[Sam.Merulla@hamilton.ca](mailto:Sam.Merulla@hamilton.ca)>; Collins, Chad <[Chad.Collins@hamilton.ca](mailto:Chad.Collins@hamilton.ca)>; Jackson, Tom <[Tom.Jackson@hamilton.ca](mailto:Tom.Jackson@hamilton.ca)>; Pauls, Esther <[Esther.Pauls@hamilton.ca](mailto:Esther.Pauls@hamilton.ca)>; Ward 8 Office <[ward8@hamilton.ca](mailto:ward8@hamilton.ca)>; Clark, Brad <[Brad.Clark@hamilton.ca](mailto:Brad.Clark@hamilton.ca)>; Pearson, Maria <[Maria.Pearson@hamilton.ca](mailto:Maria.Pearson@hamilton.ca)>; Johnson, Brenda <[Brenda.Johnson@hamilton.ca](mailto:Brenda.Johnson@hamilton.ca)>; Ferguson, Lloyd <[Lloyd.Ferguson@hamilton.ca](mailto:Lloyd.Ferguson@hamilton.ca)>; VanderBeek, Arlene <[Arlene.VanderBeek@hamilton.ca](mailto:Arlene.VanderBeek@hamilton.ca)>; Whitehead, Terry <[Terry.Whitehead@hamilton.ca](mailto:Terry.Whitehead@hamilton.ca)>; Partridge, Judi <[Judi.Partridge@hamilton.ca](mailto:Judi.Partridge@hamilton.ca)>

**Cc:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:** Economic Development Project

To members of Hamilton City Council,

I am writing to you as a resident and taxpayer in the City of Hamilton. I have been following the prospects for LRT and reading about what it could mean for our city. Based on my research, I believe this project will generate economic uplift at a time when such uplift is urgently needed. In the short term, the uplift will centre on construction and related employment, including through a "social procurement" process that creates employment for marginalized populations. In the longer term, LRT will have more far-reaching ramifications. It will generate investment along the route, provide opportunities for infill housing (including affordable housing), increase property tax revenues, and allow for redeployment or retirement of HSR buses from B-line routes. In addition, and importantly, the construction process will include replacement of aging infrastructure, so that these costs will be covered by federal and provincial funding rather than municipal dollars.

Please consider these arguments and accept the \$3.4 Billion being offered to Hamilton in this once-in-a-lifetime opportunity.

Sincerely,

Sarah Wayland

6.1.a.

Submitted on Monday, June 7, 2021 - 12:05pm Submitted by anonymous user:  
108.162.241.44 Submitted values are:

==Committee Requested==

Committee: General Issues Committee

==Requestor Information==

Name of Individual: Anthony Marco

Name of Organization: Hamilton & District Labour Council

Contact Number:

Email Address:

Mailing Address:

Reason(s) for delegation request: To delegate on issues regarding  
LRT, contract rights, Community Benefits.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No



# INFORMATION REPORT

|                           |   |
|---------------------------|---|
| <b>TO:</b>                | Mayor and Members<br>General Issues Committee   |
| <b>COMMITTEE DATE:</b>    | June 16, 2021   |
| <b>SUBJECT/REPORT NO:</b> | Annual Update - Implementation of the Public Art Master Plan (PED19053(b)) (City Wide)<br><b>(Outstanding Business List Item)</b> |
| <b>WARD(S) AFFECTED:</b>  | City Wide   |
| <b>PREPARED BY:</b>       | Ken Coit (905) 546-2424 Ext. 6281   |
| <b>SUBMITTED BY:</b>      | Carrie Brooks-Joiner<br>Director Tourism and Culture<br>Planning and Economic Development   |
| <b>SIGNATURE:</b>         |    |

## COUNCIL DIRECTION

On November 16, 2016 Council directed Tourism and Culture staff to provide an annual update on implementation of the Public Art Master Plan 2016 (PED16221) (Master Plan) to the General Issues Committee.

## INFORMATION

### Implementation Update

This is the fourth update on the Public Art Master Plan 2016 since it was approved by Council in November 2016. The previous update was provided in June 2020 as Report PED19053(a).

### Purpose of the Public Art Master Plan

The City of Hamilton Public Art Master Plan is an important tool in the ongoing implementation of Public Art in Hamilton. Its primary intent is to identify and prioritize potential sites and opportunities for new Public Art projects across the City, recommend project budgets and to outline the principles by which sites are selected and this art is commissioned.

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

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

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

**SUBJECT: Public Art Master Plan Annual Update (PED19053(b)) (City Wide) -  
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Developed in consultation with the public, Councillors, City staff and stakeholders, the Public Art Master Plan 2016 identified 14 priority Public Art projects from over 110 projects initially considered. Within the period of 2016-2022, these 14 projects, along with a series of 19 projects already in progress, are to be funded and implemented.

**Project Updates**

A list of projects completed since the approval of the Public Art Master Plan 2016, along with the current status of the other projects identified in the Master Plan, is attached as Appendix "A" to Report PED19053(b).

In summary, 50% of the projects identified in the Public Art Master Plan 2016 are complete or in progress. Five projects have been cancelled. In addition, five projects not identified at the time of approval have been completed. Since the Master Plan was approved, the program has received 504 artists proposals, over 4,300 citizen comments and has conducted 38 juries and artist information meetings.

**Financial Update**

In the period since the previous Information Report ending on March 31, 2020 and until March 31, 2021, \$197,555 of Capital funds were spent to implement Public Art projects including contract, artist fees, fabrication, installation, maintenance, policy development and selection process costs.

The funding for Public Art projects is from the Public Art Reserve, the Downtown Public Art Reserve, project specific Capital budgets, area rating and community partners. The Public Art Reserve is funded through an annual transfer from Operating in the amount of \$171 K. The Downtown Public Art Reserve is funded from voluntary contributions from developers working in the Downtown Community Improvement Plan Area, therefore these funds can only be spent on projects in that area. It is anticipated that contributions to the Downtown Public Art Reserve will diminish in the next few years as incentive programs for the downtown are scaled back. Public Art projects have been identified as important components of Capital projects such as the West Harbour and Gore Park. These projects have included funding for Public Art in their budgets. Community partners, such as the Nicola Tesla Educational Foundation, have proposed to provide funding for specific Public Art projects identified in the Master Plan.

Staff will continue to seek Council approval for the use of funds from the respective reserve at the initiation of each Public Art project. The funding available in the Public Art Reserve projected to 2022 is \$1.5 M; 95% of these funds is already allocated to Public Art projects. A detailed Public Art Implementation and Funding Plan is attached as Appendix "B" to Report PED19053(b).

**SUBJECT: Public Art Master Plan Annual Update (PED19053(b)) (City Wide) -  
Page 3 of 4**

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### **Public Art Background and Definition**

Cities around the world are increasingly realizing the economic and social benefits and quality of life enhancements that flow from creativity and investment in culture and the expression of a community's culture through mediums such as Public Art. In addition to bringing vibrancy to a city's public spaces, Public Art is a tremendous source of civic pride and conveys the identity and cultural image of a city to its residents and visitors.

The City of Hamilton defines Public Art as follows:

- Public Art is created by artists, or in collaboration with artists, through a public process and existing on a publicly accessible City of Hamilton owned property.
- Public Art is created with the intention of reflecting and engaging the community and has undergone a formal adjudicated selection process as per the City's Call for Artists Policy.
- Public Art can take a variety of forms and media; it may have functional as well as aesthetic qualities; it may be integrated into its site, or it may be a discrete piece; it can be permanent or temporary.
- The process by which the City commissions Public Art is set out in the Council approved Call for Artists Policy.

### **Public Art Project Site Selection Criteria**

The Public Art Master Plan is intended to be a living document that will evolve in accordance with changes in urban development, Public Art practice and policy. It therefore anticipates that new opportunities for Public Art may come forward. Given limited resources, any new opportunity would be evaluated based on how well it aligns with the following:

- Site to be owned by The City of Hamilton;
- The potential visibility and public accessibility of the artwork;
- The historic and cultural significance to the community in which the artwork will be located;
- The response to the project during public consultation;

**SUBJECT: Public Art Master Plan Annual Update (PED19053(b)) (City Wide) -  
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- The implementation potential, including synergies with other City projects and available funding; and
- The distribution of projects across the City.

**Public Art Master Plan Renewal**

Beginning in 2022, Tourism and Culture staff will undertake a review of the priority Public Art projects not yet completed that are identified in the current plan to determine their feasibility through outreach to staff, community and project stakeholders. In addition, a City-wide public consultation process along with Councillor and staff interviews will be undertaken to identify priority public art projects to be recommended to Council for implementation from 2023 to 2027.

**APPENDICES AND SCHEDULES ATTACHED**

Appendix "A" - Public Art Projects Status Update, May 2021

Appendix "B" - Public Art Implementation and Funding Plan 2019-2022

KC:ac

## Public Art Projects Status Update, May 2021

### 1.0 COMPLETED PROJECTS

The following provides a list of the projects completed since the approval of the Public Art Master Plan 2016.

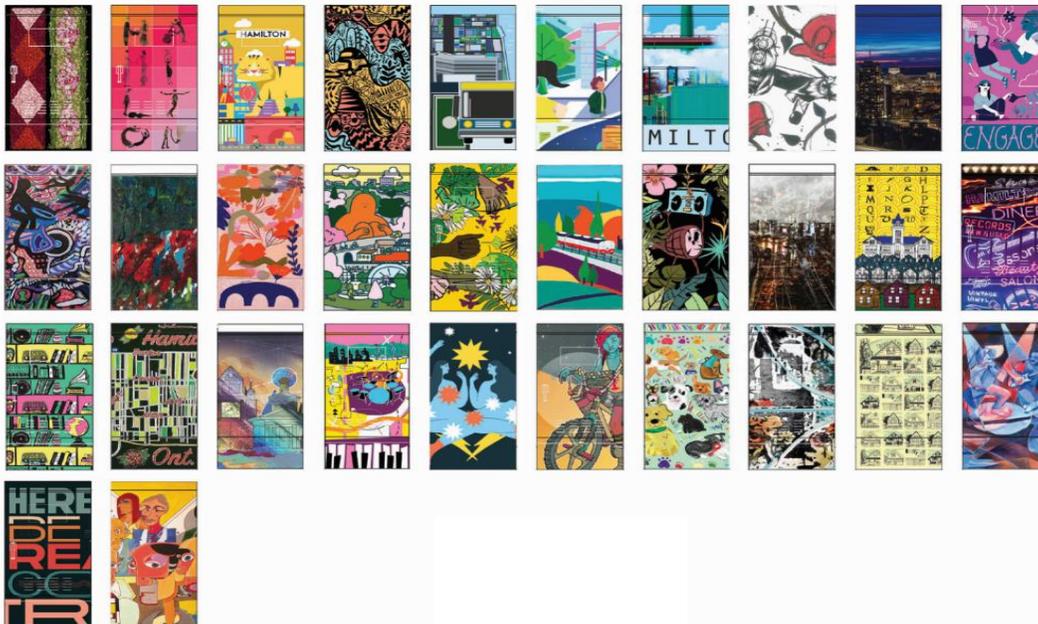
#### 1.1 Supporting Healthcare Utility Box Wraps (Wards 1, 2, 3, 5, 7 and 8)

- 15 artist designed traffic signal boxes
- Location (various) - near major healthcare facilities
- Project cost - \$19,800 shared with Transportation Operations



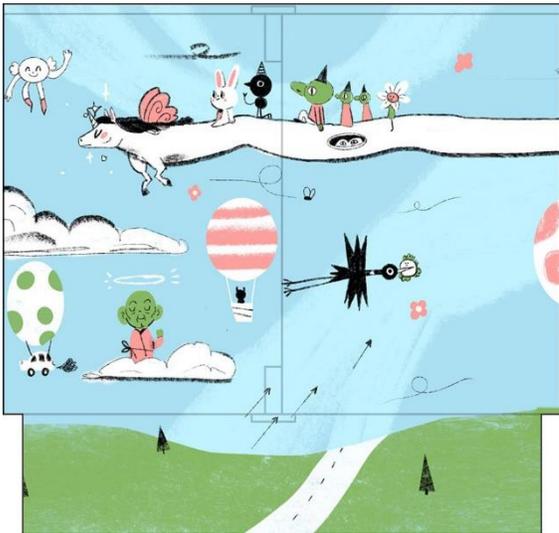
#### 1.2 Traffic Signal Box Wraps in Downtown Hamilton (Wards 2 and 3)

- 32 artist designed traffic signal boxes
- Location (various) - throughout downtown Hamilton
- Project cost - \$51,500



### 1.3 Electrical Box Wraps in Downtown Hamilton (Ward 2)

- Hamilton Enchanted - Charlit Floriano
- Location (various) - five boxes in downtown Hamilton Community Improvement Area
- Project cost - \$6,000



#### 1.4 Legal Street Art Wall - Woodlands Park (Ward 3)

- Various artists (ongoing) - initiated by Concrete Canvas
- Location - Woodlands Park (northern edge)
- Project cost - \$8,000
- Art in Public Places pilot project



#### 1.5 Concrete Canvas Street Art Festival (Wards 2 and 3)

- Various artists - curated and organized by Concrete Canvas
- Location - 25 locations
- Project cost - \$5,780
- Art in Public Places pilot project to deter graffiti



(@prank\_DBS @thehigherups @high.dynamics)

### 1.6 The James Street South Public Art Mural Project (Ward 2)

- Gateway - Vivian Rosas and Vesna Asanovic
- Location - exterior wall on James Street South, across from the Hamilton GO Centre
- Project cost - \$23,200



(Photo by Kobby Crabbe)

### 1.7 The Ancaster Fieldcote Gateway Public Art Project (Ward 12)

- Landmark - Simon Frank
- Location - Fieldcote Walkway in the Fieldcote woodlot (Ancaster)
- Project cost - \$60 K



### 1.8 The Market District Public Art Project (Ward 2)

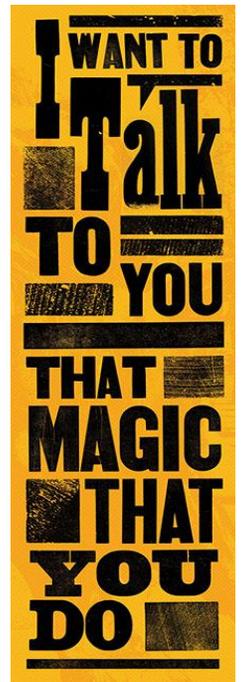
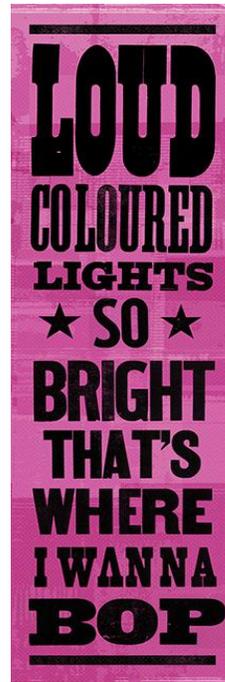
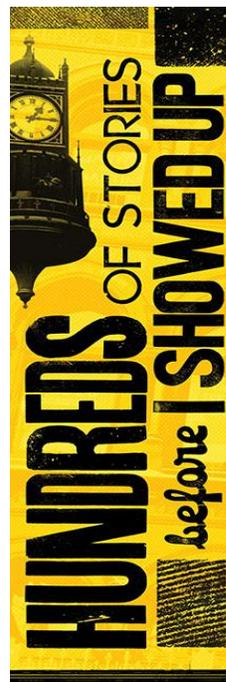
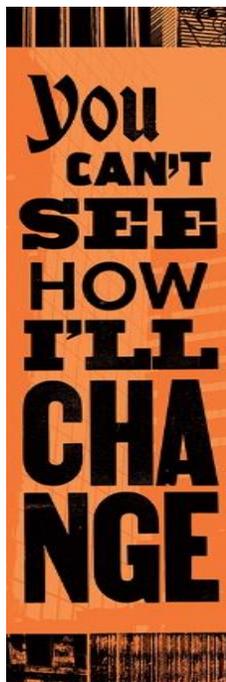
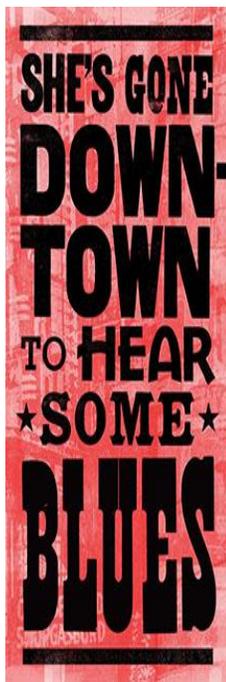
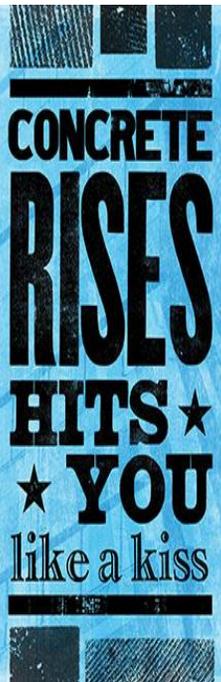
- Raising the Barn, Aluminium Quilting Society - coordinated by David Hind
- Location - Hamilton Farmers' Market (York Boulevard at MacNab Street North)
- Project cost - \$140 K



(Photos by Jeff Tessier)

### 1.9 The Gore Park Beacons Public Art Project - Beacon 1 (Ward 2)

- Music City Markers - Dave Kuruc
- Location - Gore Park (west entrance)
- Project cost - \$2,000 artist fees (artist fees, beacon and glass fabrication from Gore Park project budget)



## **2.0 PROJECTS CURRENTLY IN PROGRESS**

The following provides the status of the projects identified in the Public Art Master Plan 2016 that have approved Capital funding and have been initiated.

### **2.1 Churchill Park Public Art Project (Ward 1)**

- Artwork - "be:longings" by Gary Barwin, Simon Frank and Tor Lukasik-Foss
- Status - fabrication in process; installation anticipated fall 2020 or spring 2021
- Budget - \$280,500

### **2.2 Public Art as Part of the Harbour West Redevelopment (West Harbour James Street Plaza) (Ward 2)**

- Artwork - "All Our Relations" by Angela DeMontigny and project partners
- Status - under fabrication; installation pending construction of Piers 5 to 7
- Budget - \$420 K (includes fees for Hamilton Waterfront Trust to administer project)

### **2.3 The Dundas Driving Park Public Art Project - Phase 2 (Ward 13)**

- Artwork - "The Big Bounce" by Paul Slipper and Mary Anne Liu
- Status - artwork complete; installation planned for summer 2021
- Budget - \$145 K

### **2.4 The King William Art Walk Public Art Project (Ward 2)**

- Status - artwork is selected and artists are finalizing fabrication details; installation anticipated summer 2021
- Budget - \$190 K (funded from the Downtown Public Art Reserve)

### **2.5 Copps Pier (formerly Pier 8 Promenade Park) (Ward 2)**

- Status - three artworks are included as part of the park design: "Hamilton Hammer City", which won the Pier 8 Promenade Park design competition in 2017; these artworks are designed and are to be fabricated and installed as part of the park construction in 2020-2021
- Budget - \$20 K artist's fees (fabrication costs are included in the park construction budget)

### **2.6 The Gore Park Beacons Public Art Project - Beacon 2 (east entrance) (Ward 2)**

- Music City Markers - Dave Kuruc
- Status - artist's graphics received; installation pending Rapid Transit plans
- Project cost - \$2,000 artist's fees (artist's fees, beacon and glass fabrication by Gore Park project budget)

### **2.7 Interpretive Panels for "Eagles Among Us" Public Artwork (Ward 5)**

- Battlefield House Museum and Park
- Status - panel design completed; installation planned for summer 2021
- Budget - \$16 K

## **2.8 Century Street Parkette Public Art Project (Ward 3)**

- Status - short-listed artists selected
- Budget - \$150 K (Ward 3 area rating)

## **2.9 Desjardins Canal Bridge Columns (Ward 1)**

- Status - stabilization work to begin 2021
- Budget - \$70 K for art work; \$18 K for stabilization

## **2.10 Bike Racks and Street Furniture (Ward 2)**

- Status - on hold
- Scale - small
- Budget - \$91,500

## **2.11 Ancaster Memorial Arts Centre (formerly Ancaster Memorial School) (Ward 12)**

- Status - initial public consultation
- Scale - major
- Budget - minimum \$250 K

## **2.12 Locke Street Marker (Ward 1)**

- Status - initial public consultation
- Budget - minimum \$100 K

## **2.13 Hamilton the Electric City, Nikola Tesla and the Five Johns (Ward 5)**

- 180 Van Wagners Beach Road (waterfront trail)
- Status - finalizing shared funding agreement
- Budget - minimum \$200 K

## **3.0 CANCELLED PROJECTS**

### **3.1 Tim Horton's Stadium Plaza Public Art Project (Ward 3)**

- Status - cancelled due to a lack of funding; funding originally allocated to the project in the stadium budget was reallocated to address other stadium related costs

### **3.2 Public Art as a Component of HSR Bus Shelters (five projects)**

- Locations as follows:
  - Queenston Road at Nash Road (north-west corner)
  - Queenston Road at Parkdale Avenue South (north-west corner)
  - Upper James Street at Fennell Avenue East (south-east corner)
  - West 5<sup>th</sup> Street at Fennell Avenue West
  - Limeridge Mall Transit Terminal
- Status - funding re-directed to transit infrastructure by Council

### **3.3 Waterdown Memorial Park (Ward 15)**

- Project - a work to complement the skating loop
- Status - cancelled as per the project jury's recommendation

### **3.4 West Harbour Bayview Park (Ward 2)**

- Project - large-scale identified in West Harbour plan
- Status - funding re-directed to fund Piers 5, 6 and 7 infrastructure

## **4.0 PROJECTS SCHEDULED TO BE INITIATED IN 2022**

The following provides a list of the projects identified in the Public Art Master Plan 2016 proposed to be initiated in 2022.

### **4.1 Central Memorial Recreation Centre Area Mural (Ward 2)**

- Location - 93 West Avenue South
- Scale - small
- Budget - \$17,500

### **4.2 Wilson and James Parkette (formerly Arts District - James Street North) (Ward 2)**

- Location - parkette at the north-east corner of James Street North and Wilson Street
- Scale - major
- Budget - minimum \$250 K (Downtown Public Art Reserve)
- Themes and scope are being reviewed as part of the initial public consultation for this project given the recent changes in the character of business on James Street North.

### **4.3 Andrew Warburton Memorial Park (Ward 4)**

- Scale - medium
- Budget - minimum \$100 K

### **4.4 Vincent Massey Park (Ward 6)**

- Scale - medium
- Budget - minimum \$100 K

### **4.5 Pipeline Trail at Kenilworth Ave. (Ward 4)**

- Scale - medium
- Budget - minimum \$100 K

### **4.6 Binbrook Branch, Hamilton Public Library (Ward 11)**

- Scale - medium
- Budget - minimum \$100 K

## 5.0 PROJECTS TO BE REVIEWED 2022-2023

The following provides a list of the projects identified in the Public Art Master Plan 2016 that will be reviewed as part of the update of the Public Art Master Plan in 2022-2023.

- Gore Park Veteran's Place
- Dundas Branch, Hamilton Public Library
- Johnson Tew Park and Arboretum
- King Street Parkette at Highway No. 8
- William Connell Community Park
- Sam Lawrence Park
- Firefighters' memorial - Gage Park
- new entrance to Confederation Park

In addition to these sites, 85 sites are identified in the Public Art Master Plan 2016 for future consideration should additional staff resources or funding become available.

## 6.0 HAMILTON PUBLIC ART COLLECTION

The City of Hamilton's Public Art Collection currently includes 92 works located across the city. An online mapping tool that illustrates, explains and locates each artwork in the collection can be accessed from the City of Hamilton's website at [www.hamilton.ca/publicart](http://www.hamilton.ca/publicart).

## Public Art Implementation and Funding Plan 2019-2022

### Available Funding in Reserves

|  | Public Art Reserve | Downtown Public Art Reserve |
|--|--------------------|-----------------------------|
| Reserve Funds as of March 31, 2021     | \$1,150,776        | \$51,215                    |
| Annual Contribution 2 x \$171 K        | \$342 K            |                             |
| <b>Total Available funds to 2022</b>   | \$1,492,776        | \$51,215                    |
| <b>Total Allocated Funding to 2022</b> | \$1,410,000        | \$50 K                      |
| <b>Balance</b>                         | \$82,776           | \$1,215                     |

### Funding Allocations by Project

| Project                                       | Proposed Initiation | Ward | Public Art Capital Funding in Place | Public Art Reserve | Downtown Public Art Reserve | Other/ Specific Project Funding in Place | Notes/Comments  |
|---|---------------------|------|-------------------------------------|--------------------|-----------------------------|--|---|
| Battlefield Park Art Interpretive Signs       | 2019                | 9    | \$16 K                              |                    |                             |  |   |
| Dundas Driving Park Phase 2                   | 2015                | 13   | \$145 K                             |                    |                             |  |   |
| King William Art Walk Public Art Project      | 2019                | 2    | \$231,800                           |                    |                             |  | \$100 K transferred from the Downtown Public Art Reserve (108049) to the King William Art Walk Public Art Project (7101558508) PED17024 |
| Desjardins Canal Bridge Stabilization         | 2020                | 1    |                                     | \$20 K             |                             |  |   |
| Churchill Park                                | 2018                | 1    | \$285,247                           |                    |                             |  | From Ward 1 Area Rating   |
| Century Street Parkette                       | 2020                | 3    | \$150 K                             |                    |                             |  | From Ward 3 Area Rating   |
| Bike Racks by Artists - James Street North    | 2021                | 2    | \$91,500                            |                    |                             |  | Identified by the Ward 2 participatory budget process. Funded from Downtown Public Art Reserve PED18601                                 |
| West Hamilton Rail Trail                      | 2020                | 1    | \$25 K                              | \$45 K             |                             |  |   |
| Central Memorial Recreation Centre Area Mural | 2021                | 2    | \$21,350                            |                    |                             |  | Ward 2 Area Rating and Downtown Public Art Reserve  |

| Project  | Proposed Initiation | Ward | Public Art Capital Funding in Place | Public Art Reserve | Downtown Public Art Reserve | Other/ Specific Project Funding in Place | Notes/Comments  |
|--|---------------------|------|-------------------------------------|--------------------|-----------------------------|--|---|
| Desjardins Canal Bridge Public Art                       | 2020                | 1    |                                     | \$60 K             |                             |  |   |
| Arts District Public Art - Wilson and James Street North | 2020                | 2    | \$427 K                             |                    |                             |  | From the Downtown Public Art Reserve PED18061 and the Gore Park Project   |
| West Harbour James Street North Plaza                    | 2019                | 2    |                                     |                    |                             | \$430 K                                  | Funding Source: Harbour West Redevelopment Project Budget Managed by Hamilton Waterfront Trust  |
| Binbrook Branch - Hamilton Public Library                | 2023                | 11   |                                     | \$85 K             |                             |  |   |
| Waterfront Public Art Projects                           | 2022                | 2    |                                     |                    |                             | \$540 K                                  | Public Art projects as outlined in the West Harbour Rec Master Plan. Funding Source: Harbour West Redevelopment Project Budget                    |
| Temporary Art in Public Places Pilot Project             | 2018                | 2    | \$73,200                            |                    |                             |  | From the Downtown Public Art Reserve PED18061   |
| Hamilton the Electric City, Tesla and the five Johns     | 2021                | 5    | \$ 225 K                            |                    |                             | \$25 K                                   | Additional funding by Nikola Tesla Educational Charity - 2021 Budget process from Public Art Reserve  |
| Ancaster Memorial School - Arts and Culture Centre       | 2021                | 12   | \$250 K                             |                    |                             |  | 2021 Budget Process from Public Art Reserve   |
| Locke Street Marker                                      | 2021                | 1    | \$100 K                             |                    |                             |  | 2021 Budget Process from Urban Renewal  |
| William Connell Community Park                           | 2022                | 8    |                                     | \$150 K            |                             |  |   |
| King Street Parkette at Queenston Road                   | 2022                | 10   |                                     | \$100 K            |                             |  | Additional funding may be available from LJM Developments re: development at the corner of Highway 8 and Ellington Avenue. Still to be confirmed. |

| <b>Project</b>                                | <b>Proposed Initiation</b> | <b>Ward</b> | <b>Public Art Capital Funding in Place</b> | <b>Public Art Reserve</b> | <b>Downtown Public Art Reserve</b> | <b>Other/ Specific Project Funding in Place</b> | <b>Notes/Comments</b>   |
|---|----------------------------|-------------|--|---------------------------|------------------------------------|---|---|
| Pipeline Trail - Kenilworth Avenue North Area | 2022                       | 4           |  | \$100 K                   |                                    |   | Coordinating with Master Plan   |
| Gore Park - Veteran’s Place Peace Project     | 2023                       | 2           | \$116 K                                    |                           |                                    | \$250 K   | Funding from the Gore Park project and the Downtown Public Art Reserve PED18061 |
| Dundas Branch - Hamilton Public Library       | 2023                       | 13          |  | \$75 K                    |                                    |   |   |
| New Entrance to Confederation Park            | 2024                       | 5           |  | \$150 K                   |                                    |   |   |
| Vincent Massey Park                           | 2022                       | 6           |  | \$125 K                   |                                    |   |   |
| Andrew Warburton Memorial Park                | 2022                       | 4           |  | \$125 K                   |                                    |   | Coordinating with Park Master Plan  |
| Johnson Tew Park and Arboretum                | 2023                       | 14          |  | \$250 K                   |                                    |   |   |
| Sam Lawrence Park                             | 2023                       | 7           |  | \$125 K                   |                                    |   | Coordinating with Park Master Plan  |
| Summer’s Lane                                 | 2021                       | 2           |  |                           | \$50 K                             |   | Coordinating with Parking Garage Work   |
| <b>Total Allocated Funding to 2022</b>        |                            |             | <b>\$2,157,097</b>                         | <b>\$1,410,000</b>        | <b>\$50 K</b>                      | <b>\$1,245,000</b>                              |   |



Hamilton

**FACILITY NAMING SUB-COMMITTEE  
REPORT 21-001**

**Thursday, May 27, 2021  
2:30 p.m.**

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

**Present:** Councillor M. Pearson (Chair),  
Councillors S. Merulla and

**Absent with**

**Regrets:** Councillor T. Whitehead – Leave of Absence; Councillor L. Ferguson –  
Personal

**Also Present:** Mayor F. Eisenberger, Councillors N. Nann and C. Collins

---

**THE FACILITY NAMING SUB-COMMITTEE PRESENTS REPORT 21-001 AND  
RESPECTFULLY RECOMMENDS:**

**1. Naming of Brightside Park, 43 Lloyd Street, Hamilton (PW21028) (Ward 3)  
(Attached hereto as Appendix “A”)**

That the yet to be constructed park site located at 43 Lloyd Street, Hamilton,  
(internally referred to as Stadium Precinct Community Park), be named  
Brightside Park.

**2. Jennie Florence Parker Sports Complex (Item 11.1)**

WHEREAS Jennie Florence Parker (1902-1965) proposed to civic leaders in  
1958 that a waterfront park be constructed in the City’s east end;

WHEREAS there exists a small plaque in Confederation Beach Park celebrating  
her contribution to the development and opening of the park in the 1960s; and

WHEREAS the new sports complex (former RV campground) in Confederation  
Beach Park is scheduled to open in 2021,

**THEREFORE BE IT RESOLVED:**

That staff be directed to investigate naming the new sports complex in honour  
and recognition of Jennie Parker for her contribution in the establishment of  
Confederation Beach Park.

**FOR INFORMATION:**

Mayor F. Eisenberger attended the meeting to ensure that quorum would be achieved and that the meeting could proceed.

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

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

**5. COMMUNICATIONS**

- 5.1 Correspondence respecting Naming of Brightside Park, 43 Lloyd Street, Hamilton(PW21028) (Ward 3)

Recommendation: Be received and referred to Item 10.1, respecting the Naming of Brightside Park, 43 Lloyd Street, Hamilton (PW21028) (Ward 3), for consideration.

- 5.1(a) John Fioravanti
- 5.1(b) Vario Giandomenico
- 5.1(c) Brian Morris
- 5.1(d) Stephen Lechniak
- 5.1(e) Joseph Bartolacci
- 5.1(f) Dr. Simon Orpana
- 5.1(g) Diane Morelli
- 5.1(h) Andrea Michaluk

**6. DELEGATION REQUESTS**

- 6.1. Delegation Request from John Michaluk respecting the Naming of Brightside Park, 43 Lloyd Street, Hamilton (PW21028) (Ward 3)(for today's meeting)

The agenda for the May 27, 2021 meeting of the Facility Naming Sub-Committee, was approved, as amended.

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

There were no declarations of interest.

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

**(i) June 25, 2019 (Item 4.1)**

The Minutes of the June 25, 2019 Facility Naming Sub-Committee were approved as presented.

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

**(i) Correspondence respecting Naming of Brightside Park, 43 Lloyd Street, Hamilton(PW21028) (Ward 3) (Added Item 5.1)**

The following Communications were received and referred to Item 10.1, respecting the Naming of Brightside Park, 43 Lloyd Street, Hamilton (PW21028) (Ward 3), for consideration:

- 5.1(a) John Fioravanti
- 5.1(b) Vario Giandomenico
- 5.1(c) Brian Morris
- 5.1(d) Stephen Lechniak
- 5.1(e) Joseph Bartolacci
- 5.1(f) Dr. Simon Orpana
- 5.1(g) Diane Morelli
- 5.1(h) Andrea Michaluk

**(e) DELEGATIONS REQUESTS (Item 6)**

**(i) Delegation Request from John Michaluk respecting the Naming of Brightside Park, 43 Lloyd Street, Hamilton (PW21028) (Ward 3)(for today's meeting) (Added Item 6.1)**

The Delegation Request from John Michaluk respecting the Naming of Brightside Park, 43 Lloyd Street, Hamilton (PW21028) (Ward 3), was approved for today's meeting.

**(f) DELEGATIONS (Item 9)**

**(i) John Michaluk respecting the Naming of Brightside Park, 43 Lloyd Street, Hamilton (PW21028) (Ward 3) (Added Item 9.1)**

John Michaluk addressed Committee respecting Naming of Brightside Park, 43 Lloyd Street, Hamilton (PW21028) (Ward 3), giving his support to the project.

The Delegation from John Michaluk respecting the Naming of Brightside Park, 43 Lloyd Street, Hamilton (PW21028) (Ward 3), was received.

For further disposition, refer to Item 1

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

There being no further business, the Facility Naming Sub-Committee adjourned at 3:02 p.m.

Respectfully submitted,

Councillor M. Pearson, Chair  
Facility Naming Sub-Committee

Loren Kolar  
Legislative Coordinator  
Office of the City Clerk



**CITY OF HAMILTON**  
**PUBLIC WORKS DEPARTMENT**  
**Environmental Services Division**

|                           |  |
|---------------------------|--|
| <b>TO:</b>                | Chair and Members<br>Facility Naming Sub-Committee                                 |
| <b>COMMITTEE DATE:</b>    | May 27, 2021   |
| <b>SUBJECT/REPORT NO:</b> | Naming of Brightside Park, 43 Lloyd Street, Hamilton<br>(PW21028) (Ward 3)         |
| <b>WARD(S) AFFECTED:</b>  | Ward 3   |
| <b>PREPARED BY:</b>       | Cynthia Graham (905) 546-2424 Ext. 2337  |
| <b>SUBMITTED BY:</b>      | Craig Murdoch<br>Director, Environmental Services<br>Public Works Department       |
| <b>SIGNATURE:</b>         |  |

**RECOMMENDATION**

That the yet to be constructed park site located at 43 Lloyd Street, Hamilton, (internally referred to as Stadium Precinct Community Park), be named Brightside Park.

**EXECUTIVE SUMMARY**

The property commonly known as the Stadium Precinct Community Park at 43 Lloyd Street was purchased for parkland replacement purposes in 2014 when Brian Timmis Field was removed to accommodate the realigned Tim Horton's Field. The location of the site is outlined in Appendix "A" attached to Report PW21028. Since the purchase, staff have been undertaking environmental studies and design work to create the parkland. The park is anticipated to be under construction starting in early 2022.

The new park was not formally named the "Stadium Precinct Community Park" but was referred to as this by staff for identification and tracking purposes, during capital budgeting and staff reporting.

The name Brightside Park was recommended by the Ward 3 Councillor's office and will act as recognition and celebration of lost heritage when the Brightside Neighbourhood

was renamed Industrial Sector C Neighbourhood. The name of the park will remind residents of the area, and across Hamilton, of the vibrant neighbourhood that existed

just north of the park as outlined in Appendix "A" attached to Report PW21028. In addition, the name is associated with a geographic and historic location that is relevant to the park and the neighbourhood around it, per the Municipal Property and Building Naming Policy's first and second priorities.

The name "Brightside Park" is therefore compliant with the Municipal Property and Building Naming Policy.

#### **Alternatives for Consideration – See Page 4**

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

Financial: not applicable

Staffing: not applicable

Legal: not applicable

#### **HISTORICAL BACKGROUND**

The new park is in the Stipley Neighbourhood. Directly to the north is Industrial Sector C, but was once known as the Brightside Neighbourhood, where there was a residential settlement that included many amenities including a hotel and tavern, places of worship, and a vibrant community of residents.

The Brightside neighbourhood does not exist anymore, having mostly been converted to industrial properties and the area was renamed Industrial Sector C. The boundaries of the former neighbourhood were Birmingham Street to the west, Depew Street and Industrial Parkway to the north and northwest, and Burlington Street to the south, boundary mapping is outlined in Appendix "A" attached to Report PW21028. There is still a small pocket of houses north of Beach Road, between Birmingham Street and Gage Avenue North as well as some south of Burlington Street, on either side of Leeds Street.

The neighbourhood was built to attract skilled labourers from the British Isles, so the streets were named for British Industrial cities (Sheffield, Leeds, Manchester and Birmingham). Some historical images and mapping showing the character of the Brightside Neighbourhood is found in Appendix "B" attached to Report PW21028.

The transition of the area from housing to industrial lands was done through a masterplan in 1946, and the homes were purchased one by one after that time. The

last houses were demolished in the neighbourhood in 1968 and 1969, with the Wilcox Bridge constructed in 1970.

## **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

The Municipal Property and Building Naming Policy is the relevant policy related to the naming of parkland.

## **RELEVANT CONSULTATION**

The following groups have been consulted and are supportive of the recommendation:

Ward 3 Councillor

Public Works Department, Environmental Services Division,  
Parks and Cemeteries Section

Planning and Economic Development Department, Planning Division, Community  
Planning and GIS Section

External consultation - Brightside Neighbourhood Project team members

External consultation - former resident of Brightside Neighbourhood

## **ANALYSIS AND RATIONALE FOR RECOMMENDATION**

The Municipal Property and Building Naming Policy outlines the criteria for consideration of the names of municipal properties and buildings, including parkland.

As the park has not yet been constructed, but will be soon, this is an appropriate time to establish an official name for the new park.

The proposed name, Brightside Park, does not represent any financial gift or individual, but represents the name of a former neighbourhood that was located directly north of the new park.

The policy outlines general guidelines, including that the names should give a sense of place, maintain long-standing local area identification with residents, and be consistent with other policies and standards such as not duplicating park names. In order of priority, names should be associated with geographic affiliation, historic affiliation, and/or prominent individuals or organizations.

The name Brightside Park would meet the criteria for an appropriate name as outlined by the policy as it has both a geographic and historic affiliation.

It is confirmed that there is no other park in Hamilton that has the name Brightside Park.

### **ALTERNATIVES FOR CONSIDERATION**

If the Recommendation for Report PW21028 is not approved, an alternative is to formally designate the new park the Stadium Precinct Community Park. Staff do not recommend this alternative, as there is good alignment with the Municipal Property and Building Naming Policy for the name Brightside Park and support from the Ward 3 Councillor for this name.

Financial: not applicable

Staffing: not applicable

Legal: not applicable

### **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.

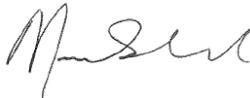
### **APPENDICES AND SCHEDULES ATTACHED**

Appendix "A" to Report PW21028 – Location of proposed Brightside Park

Appendix "B" to Report PW21028 – Brightside Neighbourhood historical mapping and documentation



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

|                           |   |
|---------------------------|---|
| <b>TO:</b>                | Mayor and Members<br>General Issues Committee   |
| <b>COMMITTEE DATE:</b>    | June 16, 2021   |
| <b>SUBJECT/REPORT NO:</b> | Hamilton Tax Increment Grant - 40 King Street East, Stoney Creek (PED21116) (Ward 5)  |
| <b>WARD(S) AFFECTED:</b>  | Ward 5  |
| <b>PREPARED BY:</b>       | Carlo Gorni (905) 546-2424 Ext. 2755  |
| <b>SUBMITTED BY:</b>      | Norm Schleeahn<br>Director, Economic Development<br>Planning and Economic Development |
| <b>SIGNATURE:</b>         |      |

### RECOMMENDATION

- (a) That a Hamilton Tax Increment Grant Program Application submitted by Simnat Consulting Inc. (Joseph Trombetta), for the property known as 40 King Street East, Stoney Creek, estimated at \$27,972.48 over a maximum of a five (5) year period, and based upon the incremental tax increase attributable to the renovation of 40 King Street East, Stoney Creek, 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 Simnat Consulting Inc. for the property known as 40 King Street East, Stoney Creek, 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.

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

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

**SUBJECT: Hamilton Tax Increment Grant - 40 King Street East Stoney Creek (PED21116) (Ward 5) - Page 2 of 6**

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**EXECUTIVE SUMMARY**

The Hamilton Tax Increment Grant Program (HTIGP) Application for the renovation of the building at 40 King Street East, Stoney Creek was submitted by Simnat Consulting Inc., owner of the property. The project will see the renovation of the existing building to create new office space for Titan Mortgage Group Inc. The result of the renovation will see the creation of approximately 3,300 square feet of new office space.

Renovation costs are estimated at \$438,910 and it is projected that the proposed redevelopment will increase the assessed value of the property from its current value of \$285,000 to approximately \$788,000.

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 \$9,324.16 of which 100% would be granted to the owner during year one, 80% or approximately \$7,459.33 in year two, 60% or approximately \$5,594.50 in year three, 40% or approximately \$3,729.66 in year four and 20% or approximately \$1,864.83 in year five. The estimated total value of the grant is approximately \$27,972.48. Note that every year the tax increment is based on actual taxes for that year.

**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-renovation completion of 40 King Street East, Stoney Creek. 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 \$46,620.80, of which the applicant would receive a grant totalling approximately \$27,972.48 and the City retaining taxes totalling approximately \$18,648.32.

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

**Legal:** Section 28 of the *Planning Act* permits a municipality, in accordance with a Community Improvement Plan, to make loans and grants which would otherwise be prohibited under Section 106(2) of the *Municipal Act*, to registered/assessed owners and tenants of lands and buildings. A

**SUBJECT: Hamilton Tax Increment Grant - 40 King Street East Stoney Creek (PED21116) (Ward 5) - Page 3 of 6**

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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 40 King Street East, Stoney Creek is an eligible project under the terms of the HTIGP. The Applicant will qualify for the HTIGP grant upon completion of the renovation project. Renovation costs are estimated at \$438,910. The total estimated grant over the five (5) year period is approximately \$27,972.48.

## **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

Urban Hamilton Official Plan

The subject site is municipally known as 40 King Street East, Stoney Creek and is located within a "Community Node" on Schedule "E" – Urban Structure.

**SUBJECT: Hamilton Tax Increment Grant - 40 King Street East Stoney Creek  
(PED21116) (Ward 5) - Page 4 of 6**

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The site is located within the Old Town Secondary Plan area (OPA 92) and designated “Mixed Use – Medium Density – Pedestrian Focus” on Map “B.7.2-1” – Old Town Secondary Plan Land Use Plan, which is intended to permit a range of commercial and residential uses at a moderate scale that will support an attractive and comfortable pedestrian street.

The planned use of the site conforms to the above designation.

Zoning By-law No. 05-200

Under the City of Hamilton Zoning By-Law No. 05-200, the subject site is zoned “Mixed Use Medium Density – Pedestrian Focus (C5a) Zone” which is intended to permit commercial uses at grade and residential, commercial and limited institutional uses on upper floors.

The planned use of the property is permitted.

### **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 PED21116.

### **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): | \$ | \$438,910 |



**SUBJECT: Hamilton Tax Increment Grant - 40 King Street East Stoney Creek  
(PED21116) (Ward 5) - Page 6 of 6**

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**ESTIMATED GRANT PAYMENT SCHEDULE for: Renovation of existing building to create approximately 3,300 square feet of new office space.**

| Year         | Grant Factor | Tax Increment*     | Grant              |
|--------------|--------------|--------------------|--------------------|
| 1            | 100%         | \$9,324.16         | \$9,324.16         |
| 2            | 80%          | \$9,324.16         | \$7,459.33         |
| 3            | 60%          | \$9,324.16         | \$5,594.50         |
| 4            | 40%          | \$9,324.16         | \$3,729.66         |
| 5            | 20%          | \$9,324.16         | \$1,864.83         |
| <b>Total</b> |              | <b>\$46,620.80</b> | <b>\$27,972.48</b> |

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

Details of the proposed renovation and its estimated assessment and municipal tax increments are based on the project as approved, or conditionally approved, at the time of writing this report. Any minor changes to the planned renovation that occur prior to the final MPAC reassessment of the property may result in an increase/decrease in the actual municipal tax increment generated and will be reflected in the final grant amount.

### **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 \$27,972.48 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**

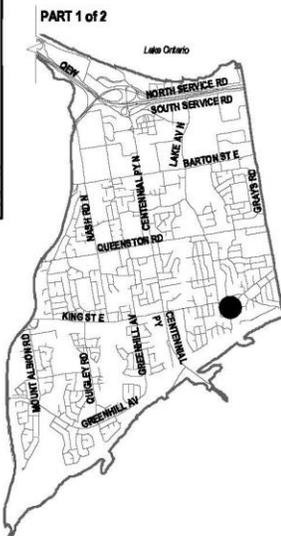
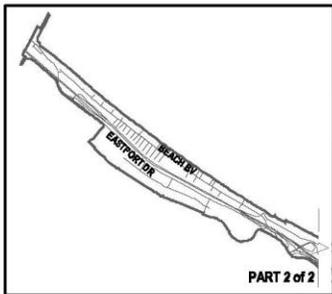
Appendix “A” – Location Map

Appendix "A" to Report PED21116

page 1 of 1



● Site Location



Key Map - Ward 5

# Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
40 King St E

Date:  
February 12, 2021

Appendix "A"

Scale:  
N.T.S

Planner/Technician:  
CG/AL

### Subject Property

 40 King Street East



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

|                           |   |
|---------------------------|---|
| <b>TO:</b>                | Mayor and Members<br>General Issues Committee                                     |
| <b>COMMITTEE DATE:</b>    | June 16, 2021   |
| <b>SUBJECT/REPORT NO:</b> | Hamilton Tax Increment Grant - 81 King Street East, Hamilton (PED21103) (Ward 2)  |
| <b>WARD(S) AFFECTED:</b>  | Ward 2  |
| <b>PREPARED BY:</b>       | Lisa Browett (905) 546-2424 Ext. 7519   |
| <b>SUBMITTED BY:</b>      | Jason Thorne<br>General Manager<br>Planning and Economic Development Department   |
| <b>SIGNATURE:</b>         |  |

### RECOMMENDATION

- (a) That a Hamilton Tax Increment Grant Program Application submitted by 1787493 Ontario Inc.(Sonalben Gandhi), for the property at 81 King Street East, Hamilton, estimated at \$41,242.71 over a maximum of a five (5) year period, and based upon the incremental tax increase attributable to the redevelopment of 81 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 affect the Hamilton Tax Increment Grant for 1787493 Ontario Inc. (Sonalben Gandhi), for the property at 81 King Street East, Hamilton, in a form satisfactory to the City Solicitor;
- (c) That the General Manager of the Planning and Economic Development Department be authorized to approve and execute any Grant Amending Agreements, together with any ancillary amending documentation, if required, provided that the terms and conditions of the Hamilton Tax Increment Grant Program, as approved by City Council, are maintained.

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

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**SUBJECT: Hamilton Tax Increment Grant – 81 King Street East, Hamilton  
(PED21103) (Ward 2) - Page 2 of 6**

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## **EXECUTIVE SUMMARY**

The Hamilton Tax Increment Grant Program (HTIGP) Application for the construction of the project at 81 King Street East, Hamilton was submitted by 1787493 Ontario Inc. (Sonalben Gandhi), owner of the property. The building is three-storeys with commercial on the ground floor and vacant commercial space on the second and third floor. When completed, the commercial ground floor will remain however the vacant commercial space on the second and third floor will have been converted into ten residential units.

Development costs are estimated at \$1,400,000 and it is projected that the proposed redevelopment will increase the assessed value of the property from its pre-redevelopment value of \$443,750 to approximately \$1,469,000.

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 \$13,747.57, of which 100% would be granted to the owner during year one, 80% or approximately \$10,998.06 in year two, 60% or approximately \$8,248.54 in year three, 40% or approximately \$5,499.03 in year four and 20% or approximately \$2,749.51 in year five. The estimated total value of the grant is approximately \$41,242.71. Note that every year the tax increment is based on actual taxes for that year.

### **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 81 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 \$68,737.85, of which the Applicant would receive a grant totalling approximately \$41,242.71 and the City retaining taxes totalling approximately \$27,495.14. The City would retain the full municipal tax increment of approximately \$13,747.57 each year following the end of the grant payments.

**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.

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**SUBJECT: Hamilton Tax Increment Grant – 81 King Street East, Hamilton  
(PED21103) (Ward 2) - Page 3 of 6**

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

The Applicant will be required to execute a Grant Agreement prior to the grant being advanced. The Grant Agreement will be developed in consultation with 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, Hamilton and Kenilworth Avenue, Hamilton 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 81 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 \$1,400,000. The total estimated grant over the five (5) year period is approximately \$41,242.71.

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**SUBJECT: Hamilton Tax Increment Grant – 81 King Street East, Hamilton  
(PED21103) (Ward 2) - Page 4 of 6**

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## **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

### **Urban Hamilton Official Plan**

The subject property is municipally known as 81 King Street East, Hamilton and is located within the “Downtown Urban Growth Centre” on Schedule “E” – Urban Structure.

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

The planned use of the property conforms to the above designation. The specific ground floor commercial uses 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 property is zoned “Downtown Mixed Use – Pedestrian Focus (D2) Zone”.

The planned use of the property is permitted. The specific ground floor commercial uses have 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 PED21103.

## **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.

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**SUBJECT: Hamilton Tax Increment Grant – 81 King Street East, Hamilton  
(PED21103) (Ward 2) - Page 5 of 6**

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

|   |              |            |
|---|--------------|------------|
| Grant Level:                                  | 100%         |            |
| Total Eligible Costs (Maximum):               | \$ 1,400,000 |            |
| Total Pre-project CVA: CT (Commercial)        | \$ 443,750   | Year: 2017 |
| Pre-Project Property Taxes                    |              |            |
| Municipal Levy:                               | \$ 9,956.30  |            |
| Education Levy:                               | \$ 5,208.68  |            |
| Pre-project Property Taxes                    | \$ 15,164.98 |            |
| *Post-project CVA: NT (New Multi Residential) | \$ 688,000   |            |
| XT (Commercial New Construction)              | \$ 781,000   |            |
| <b>Estimated</b> Post-project CVA             | \$ 1,469,000 | Year: TBD  |

Post-Project Property Taxes

|  |              |
|--|--------------|
| ** <b>Estimated</b> Municipal Levy:              | \$ 23,703.87 |
| ** <b>Estimated</b> Education Levy:              | \$ 9,151.98  |
| ** <b>Estimated</b> Post-Project Property Taxes: | \$ 32,855.85 |

\*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 = \$9,956.30  
Municipal Tax Increment = \$23,703.87 - \$9,956.30 = \$13,747.57  
Payment in Year One = \$13,747.57 x 1.0 = \$13,747.57

**ESTIMATED GRANT PAYMENT SCHEDULE for mixed-use building: Ground floor commercial with 10 residential units on 2<sup>nd</sup> and 3<sup>rd</sup> floors**

| Year         | Grant Factor | Tax Increment*     | Grant              |
|--------------|--------------|--------------------|--------------------|
| 1            | 100%         | \$13,747.57        | \$13,747.57        |
| 2            | 80%          | \$13,747.57        | \$10,998.06        |
| 3            | 60%          | \$13,747.57        | \$8,248.54         |
| 4            | 40%          | \$13,747.57        | \$5,499.03         |
| 5            | 20%          | \$13,747.57        | \$2,749.51         |
| <b>Total</b> |              | <b>\$68,737.85</b> | <b>\$41,242.71</b> |

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**SUBJECT: Hamilton Tax Increment Grant – 81 King Street East, Hamilton  
(PED21103) (Ward 2) - Page 6 of 6**

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|  |  |  |  |
|--|--|--|--|
|  |  |  |  |
|--|--|--|--|

\*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 \$41,242.71 over 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

LB/jrb

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Appendix "A" to Report PED21103



● Site Location



Key Map - Ward 2

N.T.S.



## Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
81 King St E

Date:  
April 9, 2018

Appendix "A"

Scale:  
N.T.S.

Planner/Technician:  
CG/AL

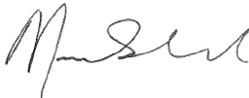
Subject Property



81 King Street East



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

|                           |  |
|---------------------------|--|
| <b>TO:</b>                | Mayor and Members<br>General Issues Committee  |
| <b>COMMITTEE DATE:</b>    | June 16, 2021  |
| <b>SUBJECT/REPORT NO:</b> | Hamilton Tax Increment Grant – 34 Main Street North,<br>Flamborough (PED21122) (Ward 15)         |
| <b>WARD(S) AFFECTED:</b>  | Ward 15  |
| <b>PREPARED BY:</b>       | Karol Murillo (905) 546-2424 Ext. 7859   |
| <b>SUBMITTED BY:</b>      | Norm Schleeahn<br>Director, Economic Development<br>Planning and Economic Development Department |
| <b>SIGNATURE:</b>         |                 |

### RECOMMENDATION

- (a) That a Hamilton Tax Increment Grant Program Application submitted by 1955037 Ontario Inc. (Koosh Kahnamoui and Kamyar Kahnamoui), for the property at 34 Main Street North, Flamborough estimated at \$6,917.55 over a maximum of a five (5)-year period, and based upon the incremental tax increase attributable to the development of 34 Main Street North, Flamborough, 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 1955037 Ontario Inc. (Koosh Kahnamoui and Kamyar Kahnamoui) for the property known as 34 Main Street North, Flamborough, 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.

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**SUBJECT: Hamilton Tax Increment Grant – 34 Main Street North, Flamborough  
(PED21122) (Ward 15) - Page 2 of 7**

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## **EXECUTIVE SUMMARY**

The Hamilton Tax Increment Grant Program (HTIGP) Application for the renovation of the project at 34 Main Street North, Flamborough was submitted by 1955037 Ontario Inc. (Koosh Kahnamoui and Kamyar Kahnamoui), owner of the property. Now completed, the project saw the renovation of a vacant convenience store into a new restaurant establishment.

Development costs are estimated at \$717,550 and it is projected that the proposed redevelopment will increase the assessed value of the property from its current value of \$359,000 to approximately \$508,000.

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 \$2,305.85, of which 100% would be granted to the owner during year one, 80% or approximately \$1,844.68 in year two, 60% or approximately \$1,383.51 in year three, 40% or approximately \$922.34 in year four and 20% or approximately \$461.17 in year five. The estimated total value of the grant is approximately \$6,917.55. Note that every year the tax increment is based on actual taxes for that year.

## **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 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 34 Main Street North, Flamborough. 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 \$11,529.25 of which the applicant would receive a grant totalling approximately \$6,917.55 and the City retaining taxes totalling approximately \$4,611.70.

**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.

**SUBJECT: Hamilton Tax Increment Grant – 34 Main Street North, Flamborough  
(PED21122) (Ward 15) - Page 3 of 7**

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

The Applicant will be required to execute a Grant Agreement prior to the grant being advanced. The Grant Agreement will be developed in consultation with 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 34 Main Street North, Flamborough, 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 \$717,550. The total estimated grant over the five (5)- year period is approximately \$6,917.55.

**SUBJECT: Hamilton Tax Increment Grant – 34 Main Street North, Flamborough  
(PED21122) (Ward 15) - Page 4 of 7**

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## **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

### **Urban Hamilton Official Plan**

The subject site is municipally known as 34 Main Street North, Flamborough and is located within a “Community Node” on Schedule “E” – Urban Structure and designated “Mixed Use – Medium Density” on Schedule “E-1” – Urban Land Use Designations which is intended to permit a full range of retail, service commercial, entertainment and residential uses at a moderate scale.

The planned use of the site conforms to the above designation.

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

Under the City of Hamilton Zoning By-Law No. 05-200, the subject site is zoned “Mixed Use Medium Density – Pedestrian Focus (C5a) Zone” which is intended to permit commercial uses at grade and residential, commercial and limited institutional uses on upper floors.

The planned use of the property is permitted.

## **RELEVANT CONSULTATION**

Staff from the Taxation Section and the Finance and Administration Section, Corporate Services Department and the Legal Services Division, City Manager’s Office was consulted, and the advice received is incorporated into Report PED21122.

## **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.

**SUBJECT: Hamilton Tax Increment Grant – 34 Main Street North, Flamborough  
(PED21122) (Ward 15) - Page 5 of 7**

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

|                                 |    |                 |           |
|---------------------------------|----|-----------------|-----------|
| Grant Level:                    |    | 100%            |           |
| Total Eligible Costs (Maximum): | \$ | 717,550         |           |
| Total Pre-project CVA:          |    |                 |           |
| CT (Commercial)                 | \$ | <u>359,000</u>  | Year 2017 |
| Total                           | \$ | 359,000         |           |
| Pre-Project Property Taxes      |    |                 |           |
| Municipal Levy:                 | \$ | 7,343.82        |           |
| Education Levy:                 | \$ | <u>4,213.89</u> |           |
| Pre-project Property Taxes      | \$ | 11,557.71       |           |
| Post-project CVA:               |    |                 |           |
| CT (Commercial)                 | \$ | 508,000         |           |
| Estimated Post-project CVA      | \$ | 508,000         | Year: TBD |
| Post-Project Property Taxes     |    |                 |           |
| **Estimated Municipal Levy:     | \$ | 9,649.67        |           |
| **Estimated Education Levy:     | \$ | <u>5,235.85</u> |           |
| Post-Project Property Taxes:    | \$ | 14,885.52       |           |

\*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 = \$7,343.82  
Municipal Tax Increment = \$9,649.67 - \$7,343.82 = \$2,305.85

Payment in Year One = \$2,305.85 x 1.0 = \$2,305.85

**SUBJECT: Hamilton Tax Increment Grant – 34 Main Street North, Flamborough  
(PED21122) (Ward 15) - Page 6 of 7**

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**ESTIMATED GRANT PAYMENT SCHEDULE for commercial building: Mixed Use  
Medium Density building with new renovated commercial establishment on the  
ground floor.**

| <b>Year</b>  | <b>Grant<br/>Factor</b> | <b>Tax<br/>Increment*</b> | <b>Grant</b>      |
|--------------|-------------------------|---------------------------|-------------------|
| 1            | 100%                    | \$2,305.85                | \$2,305.85        |
| 2            | 80%                     | \$2,305.85                | \$1,844.68        |
| 3            | 60%                     | \$2,305.85                | \$1,383.51        |
| 4            | 40%                     | \$2,305.85                | \$922.34          |
| 5            | 20%                     | \$2,305.85                | \$461.17          |
| <b>Total</b> |                         | <b>\$11,529.25</b>        | <b>\$6,917.55</b> |

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

Details of the proposed renovation and its estimated assessment and municipal tax increments are based on the project as approved, or conditionally approved, at the time of writing this report. Any minor changes to the planned renovation that occur prior to the final MPAC reassessment of the property may result in an increase/decrease in the actual municipal tax increment generated and will be reflected in the final grant amount.

### **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 \$6,917.55 over 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.

**SUBJECT: Hamilton Tax Increment Grant – 34 Main Street North, Flamborough  
(PED21122) (Ward 15) - Page 7 of 7**

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**APPENDICES AND SCHEDULES ATTACHED**

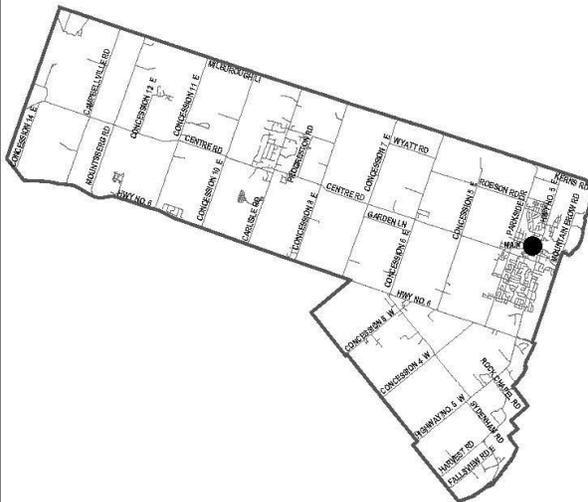
Appendix “A” to Report PED21122 – Location Map

KM/jrb

Appendix "A" to Report PED21122



● Site Location



Key Map - Ward 15

N.T.S.

# Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
ZAC-17-018

Date:  
December 19, 2018

Appendix "A"

Scale:  
N.T.S.

Planner/Technician:  
LB/AL

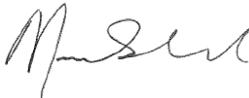
**Subject Property**



34 Main Street North



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

|                           |  |
|---------------------------|--|
| <b>TO:</b>                | Mayor and Members<br>General Issues Committee  |
| <b>COMMITTEE DATE:</b>    | June 16, 2021  |
| <b>SUBJECT/REPORT NO:</b> | Hamilton Tax Increment Grant - 155-161 Wellington Street North, Hamilton (PED21100) (Ward 2) |
| <b>WARD(S) AFFECTED:</b>  | Ward 2   |
| <b>PREPARED BY:</b>       | Lisa Browett (905) 546-2424 Ext. 7519  |
| <b>SUBMITTED BY:</b>      | Norm Schleeahn<br>Director, Economic Development<br>Planning and Economic Development        |
| <b>SIGNATURE:</b>         |             |

### RECOMMENDATION

- (a) That a Hamilton Tax Increment Grant Program Application submitted by JRAD Investments Inc. (John Ribson), for the property at 155-161 Wellington Street North, Hamilton, estimated at \$60,274.41 over a maximum of a five (5) year period, and based upon the incremental tax increase attributable to the redevelopment of 155-161 Wellington Street North, 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 effect to the Hamilton Tax Increment Grant for JRAD Investments Inc. (John Ribson) for the property at 155-161 Wellington Street North, 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.

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**SUBJECT: Hamilton Tax Increment Grant - 155-161 Wellington Street North,  
Hamilton (PED21100) (Ward 2) - Page 2 of 6**

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**EXECUTIVE SUMMARY**

The Hamilton Tax Increment Grant Program (HTIGP) Application for the construction of the project at 155-161 Wellington Street North, Hamilton was submitted by JRAD Investments Inc. (John Ribson), owner of the property. The property is comprised of two (2) buildings. The portion of the property known as 155 Wellington Street North, Hamilton is a vacant two-family dwelling within a street townhouse. The residential units will be completely renovated. The portion of the property known as 161 Wellington Street North, Hamilton is a vacant two-storey building with ground floor commercial and lodging houses for eight (8) lodgers. When complete, 161 Wellington Street North, Hamilton will consist of newly renovated ground floor commercial and five (5) residential units.

Development costs are estimated at \$1,500,000 and it is projected that the proposed redevelopment will increase the assessed value of the property from its pre-redevelopment value of \$877,054 to approximately \$1,477,000.

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 \$20,091.47, of which 100% would be granted to the owner during year one, 80% or approximately \$16,073.18 in year two, 60% or approximately \$12,054.88 in year three, 40% or approximately \$8,036.59 in year four and 20% or approximately \$4,081.29 in year five. The estimated total value of the grant is approximately \$60,274.41. Note that every year the tax increment is based on actual taxes for that year.

**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 155-161 Wellington Street North, 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 \$100,457.35, of which the Applicant would receive a grant totalling approximately \$60,274.41 and the City retaining taxes totalling approximately \$40,182.94.

**Staffing:** Applicants and subsequent grant payments under the HTIGP are processed by the Commercial Districts and Small Business Section and

**SUBJECT: Hamilton Tax Increment Grant - 155-161 Wellington Street North, Hamilton (PED21100) (Ward 2) - Page 3 of 6**

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Taxation Section, Corporate Services Department. There are no additional staffing requirements.

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

The Applicant will be required to execute a Grant Agreement prior to the grant being advanced. The Grant Agreement will be developed in consultation with 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, Hamilton and Kenilworth Avenue, Hamilton 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 155-161 Wellington Street North, 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 \$1,500,000. The total estimated grant over the five (5) year period is approximately \$60,274.41.

**SUBJECT: Hamilton Tax Increment Grant - 155-161 Wellington Street North,  
Hamilton (PED21100) (Ward 2) - Page 4 of 6**

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**POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS****Urban Hamilton Official Plan**

The site is municipally known as 155-161 Wellington Street North, 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 Residential” on Map “B.6.1-1” – Downtown Hamilton Secondary Plan – Land Use Plan (OPA 102) which supports a range of residential uses in support of a vibrant and healthy core.

The planned use of the site conforms to the above designations.

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

Under the City of Hamilton Zoning By-Law No. 05-200, the subject property is zoned “Downtown Residential (D5) Zone” which permits a range of residential uses and supporting commercial and institutional uses. The site is also subject to various holding provisions not impacting the planned improvements. The planned use of the property is permitted.

**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 PED21100.

**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.



**SUBJECT: Hamilton Tax Increment Grant - 155-161 Wellington Street North,  
Hamilton (PED21100) (Ward 2) - Page 6 of 6**

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**ESTIMATED GRANT PAYMENT SCHEDULE:**

| <b>Year</b>  | <b>Grant Factor</b> | <b>Tax Increment*</b> | <b>Grant</b>       |
|--------------|---------------------|-----------------------|--------------------|
| 1            | 100%                | \$20,091.47           | \$20,091.47        |
| 2            | 80%                 | \$20,091.47           | \$16,073.18        |
| 3            | 60%                 | \$20,091.47           | \$12,054.88        |
| 4            | 40%                 | \$20,091.47           | \$8,036.59         |
| 5            | 20%                 | \$20,091.47           | \$4,018.29         |
| <b>Total</b> |                     | <b>\$100,457.35</b>   | <b>\$60,274.41</b> |

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

**ALTERNATIVES FOR CONSIDERATION**

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

**Financial:** Grants totalling \$60,274.41 over a five (5) year period would not be issued.

**Staffing:** Not applicable

**Legal:** Not applicable

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

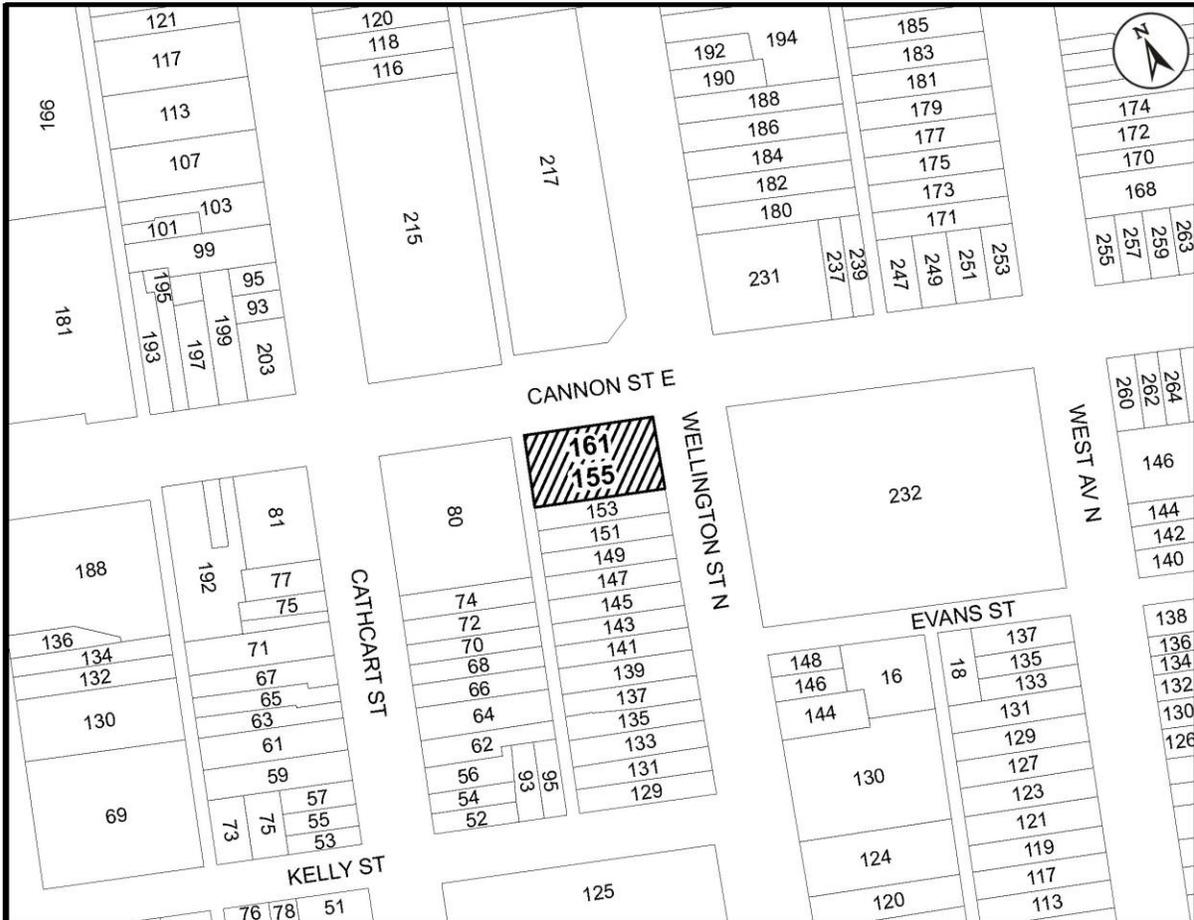
**Economic Prosperity and Growth**

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

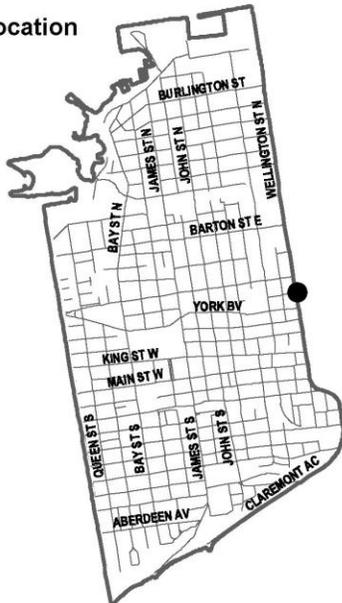
**APPENDICES AND SCHEDULES ATTACHED**

Appendix "A" – Location Map

LB/jrb



● Site Location



Key Map - Ward 2

## Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
155/161 Wellington St N

Date:  
October 2, 2019

Appendix "A"

Scale:  
N.T.S

Planner/Technician:  
CG/VS

### Subject Property



155/161 Wellington Street North, Hamilton



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

|                           |  |
|---------------------------|--|
| <b>TO:</b>                | Mayor and Members<br>General Issues Committee  |
| <b>COMMITTEE DATE:</b>    | June 16, 2021  |
| <b>SUBJECT/REPORT NO:</b> | Fair Payment of Musicians for City-Led Events Policy<br>(PED21041(a)) (City Wide)<br><b>(Outstanding Business List Item)</b> |
| <b>WARD(S) AFFECTED:</b>  | City Wide  |
| <b>PREPARED BY:</b>       | Debbie Spence (905) 546-2424 Ext. 3049<br>Patti Tombs (905) 546-2424 Ext.4693  |
| <b>SUBMITTED BY:</b>      | Carrie Brooks-Joiner<br>Director Tourism and Culture<br>Planning and Economic Development                                    |
| <b>SIGNATURE:</b>         |   |

### RECOMMENDATIONS

- (a) That the Fair Payment of Musicians for City-Led Events Policy (Policy) outlined in Appendix "A" to Report PED21041(a) be approved;
- (b) That the Outstanding Business List item, City Guidelines and/or Policy Establishing a Practice of Payment for Musicians, be identified as completed and removed from the list.

### EXECUTIVE SUMMARY

The City of Hamilton recognizes musicians are an integral part of Hamilton's economy. Music is identified as one of Hamilton's leading industries for economic growth within the Creative Industries Sector.

Payment of fair wages for performance is a practice encouraged by the Hamilton Musicians Advisory Team (HMAT) and is a Recommendation in the 2020 Mayor's Task Force for Economic Recovery Report.

At the February 17, 2021 General Issues Committee (GIC) meeting:

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

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

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

**SUBJECT: Fair Payment of Musicians for City-Led Events Policy (PED21041(a))  
(City Wide) - Page 2 of 6**

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“Staff was directed to report back to GIC on the establishment of City guidelines and/or a policy establishing a practice of payment for musicians, based on the most current fees recommended by the Canadian Federation of Musicians (CFM), represented locally by the Hamilton Musicians Guild Local 293 for City-hosted and City-funded events.”

The Policy is proposed to apply to the hiring of professional musicians for City-led events. While the City strongly encourages all event organizers to consider the payment of fair wages for musicians for their performances, the Policy does not apply to community events funded by the City Enrichment Fund or approved by the Special Events Advisory Team, artist-led events, or donated services. The Policy references the music industry’s standards of minimum wages established annually by the Canadian Federation of Musicians as the basis for the City’s wages for music performances. The Fair Payment of Musicians for City-Led Events Policy is attached as Appendix “A” to Report PED21041(a).

**Alternatives for Consideration - See Page 6**

**FINANCIAL - STAFFING - LEGAL IMPLICATIONS**

Financial: City departments may incur modest increases to event budgets should increase fees for musicians be required as a result of implementation of this Policy.

Staffing: N/A

Legal: N/A

**HISTORICAL BACKGROUND**

February 2018 - Staff in the Tourism and Culture Division initiated the Music Mondays’ outdoor performance series at City Hall with support and advice from the Hamilton Music Advisory Team. This annual series features local musicians and the practice of paying musicians wages was intentionally aligned with the Hamilton Musicians Guild Local 293, rates that come from the Canadian Federation of Musicians. This practice of payment of fair wages has since been applied to other programs with music performances led by the division.

November 26, 2020 - The 2020 Mayor’s Task Force for Economic Recovery Report included a Recommendation from the Arts and Culture Working Group to “create minimum wage pay scale for musicians hired by the City and at City-related/sanctioned events, to ensure musicians are paid fairly as reopening happens and afterwards.”

**SUBJECT: Fair Payment of Musicians for City-Led Events Policy (PED21041(a))  
(City Wide) - Page 3 of 6**

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February 17, 2021 - At the General Issues Committee, in response to the Mayor's Task Force Recommendation, the Mayor put forward a Motion directing City staff to investigate and establish fair wages for musicians via a guideline or policy for City-Run or City-Funded events utilizing musicians.

**POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

This Policy, if approved, will be added to the City's list of policies.

The Fair Payment of Musicians for City-Led Events Policy is recommended as a policy versus a guideline because it:

- Aligns with other City of Hamilton policies that indicate "fair wage" such as the Fair Wage Policy and Fair Wage Schedule on all Construction Contracts; and
- Formalizes approaches and ensures consistency across the Corporation regarding staff responsibilities when hiring and paying musicians for City-led events.

**RELEVANT CONSULTATION**

**External:**

- Hamilton Music Advisory Team
- Cities of Kitchener, London, Mississauga, Ottawa, Toronto and Vancouver

**Internal:**

- Manager, Heritage Resource Management, Tourism and Culture Division, Planning and Economic Development Department
- Manager, Placemaking, Public Art and Projects, Tourism and Culture Division, Planning and Economic Development Department
- Manager, Tourism and Events, Tourism and Culture Division, Planning and Economic Development Department
- Program Manager, Tourism and Culture Division, Planning and Economic Development Department
- Policy Analyst - Grants, Tourism and Culture Division, Planning and Economic Development Department

**SUBJECT: Fair Payment of Musicians for City-Led Events Policy (PED21041(a))  
(City Wide) - Page 4 of 6**

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- Senior Project Manager, Tourism and Culture Division, Planning and Economic Development Department

**ANALYSIS AND RATIONALE FOR RECOMMENDATIONS**

**Application of the Policy**

The Fair Payment of Musicians for City-Led Events Policy, attached as Appendix “A” to Report PED21041(a) applies to City-led events defined as:

- In-person, virtual events or activities for the public or City staff that are initiated by the City (i.e. by City staff, at the direction of Council or under the guidance of City boards or committees);
- Organized by City staff or contracted to a third-party vendor (i.e. Victoria Day, Winterfest, etc.); and
- Where a musical performance is a component of the event or activity.

While the City strongly encourages all event organizers to consider the payment of fair wages for musicians for their performances; the Policy does not apply to:

- Events that receive the City Enrichment Fund funding for live or virtual events or programming (i.e. Winona Peach Festival, Ancaster Heritage Days, etc.);
- Community-led events held on City property that are reviewed through the Special Events Advisory Team process;
- Events where a musician or music group create their own event; or,
- Events where a musician, music group or students have decided on their own (not in response to an ask from the City) to donate their service of a live or virtual performance as part of a City-led event or on City property.

It is recognized that many arts event organizers have long been leaders and advocates for fair payment for creative work and seek to meet, promote and improve minimal rates for artists and musicians and provide these fair wages within their event.

The Policy defines musicians as individuals who have selected music as their career; pursuing work as a musician on a full or part-time basis; relying on this work for at least a portion of their income; and therefore, excludes hobbyists and students.

The Policy uses and references the music industry’s standards of minimum wages

**SUBJECT: Fair Payment of Musicians for City-Led Events Policy (PED21041(a))  
(City Wide) - Page 5 of 6**

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established annually by the Canadian Federation of Musicians as the basis for the City's wages for music performances.

**Benefit of Implementation of Policy**

Establishing and implementing a Fair Payment of Musicians for City-Led Events Policy helps achieve the following:

- Recognizes the value of all aspects of musicians' work (i.e. performances, song writing, production, etc.) and that music performances represent a significant percentage of a musicians' income.
- Underlines the importance of the principles of fair payment, especially since the median income of Creative Industries workers is \$36 K (reference 2016 Stats Canada data via Creative Industries Sector Profile).
- Helps ensure Corporate awareness, education and consistency through the creation of a staff tool.
- Provides guidance for City staff and third-party vendors who are planning and or implementing City-led events.
- Provides Tourism and Culture Division staff with a reference and approved Corporate approach to hiring and incorporating musicians into events across the City to share with City colleagues as needed.
- Aligns with the City's Music Strategy, Economic Development Action Plan and Fair Wage Policy.
- Demonstrates leadership and models fair payment practices found in many Canadian cities that further supports, recognizes, retains and attracts musicians to Hamilton who are essential to our music industry.

**City of Hamilton Practice**

Many City-led events have paid fair wages to musicians since 2018 including: Music Mondays, Arts Awards, Winterfest and ad-hoc programs of larger tourism events such as Country Crawl program of the Canadian Country Music Week, and Hamilton programming as part of the RBC Canadian Open. Upon approval of the Policy, CFM rates will be included and specified as a requirement in third-party vendor agreements for event delivery managed by the Tourism and Culture Division.

Other City departments hire musicians on an occasional basis. The Tourism and

**SUBJECT: Fair Payment of Musicians for City-Led Events Policy (PED21041(a))  
(City Wide) - Page 6 of 6**

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Culture Division advises on rates upon request. There is no consistent approach or practice for fair payment for musicians across the Corporation.

**Practice of Other Municipalities**

Informal consultation with colleagues suggests that mid and large-sized Canadian cities (i.e. Kitchener, London, Mississauga, Ottawa, Toronto and Vancouver) pay musicians rates that meet CFM recommendations, particularly by municipal departments who oversee music and or creative industries. Payment of fair wages for musicians by municipalities is viewed as a best practice but tends to be informal. Adoption of a formal policy is considered a positive and progressive step.

**Summary**

Adoption of a Fair Payment of Musicians for City-Led Events Policy will position the City of Hamilton as a leader; ensures fair and consistent rate of payment for professional musicians' work; demonstrates support for the music industry and serves to encourage all event organizers to adopt fair payment of musicians as a best practice in the delivery of events.

**ALTERNATIVES FOR CONSIDERATION**

The Policy as written excludes CEF recipients. Council could opt to have relevant and successful City Enrichment Fund grant recipients included under the Policy as these initiatives are partially supported by City funds.

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

**Economic Prosperity and Growth**

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

**Built Environment and Infrastructure**

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

**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" - Fair Payment of Musicians for City-Led Events Policy

**Fair Payment of Musicians for City-Led Events Staff Policy (Policy)**

Rates of Pay and Factors for Consideration

|                           |  |
|---------------------------|--|
| <b>Guiding Principles</b> | <p><b>Fair Payment for Work</b></p> <p>The City recognizes musicians as an integral part of Hamilton’s economy. The Creative Industries Sector has been identified as key to Hamilton’s economy and the Music Industry is one of the leading industries for economic growth within the sector.</p> <p>A music performance is recognized as work and as such represents a significant source of income for musicians as creative industry workers. The City has an important role in developing the Creative Industries Sector and in supporting a vibrant arts and culture scene.</p> <p>The City leads by example in building awareness and understanding of the importance of fair payment practices for a musicians’ work and implementing that practice.</p> <p><b>Consistency and Collective Ownership</b></p> <p>The Policy of fair payment for musicians is shared, communicated and upheld across the Corporation.</p> <p><b>Courageous Change and Continuous Improvement</b></p> <p>Implementing and communicating a policy that:</p> <ul style="list-style-type: none"> <li>• Strengthens the City of Hamilton’s support of the Music Industry;</li> <li>• Builds on the City’s status as a music city; and</li> <li>• Demonstrates leadership as being the first municipality in Ontario to implement a corporate policy that encourages and supports fair payment of musicians.</li> </ul> |
| <b>Definitions</b>        | <p><b>Musician:</b></p> <p>For the purpose of this Policy, musician is defined as an individual who has selected music as their career; pursuing work as a musician on a full or part-time basis and relying on this work for at least a portion of their income. It does not include hobbyists.</p> <p><b>City-Led Event:</b></p> <p>City-led event includes in-person events, virtual events or activities for the public or for City staff that is initiated by City Staff, or at the direction of Council, or under the guidance of City boards or committees; organized by City staff or contracted to a third party vendor (i.e. Victoria Day, Winterfest) and where a musical performance is a component of the event or activity.</p>  |

|                          |  |
|--------------------------|--|
| <b>Facts and History</b> | <ul style="list-style-type: none"> <li>• Hamilton is recognised as seventh in the world for independent musicians per capita.</li> <li>• Musicians are recognized as “core creators” within the Creative and Music Industries. As core creators, the opportunity for musicians to be paid for creating, producing and performing music is critical in driving and maintaining the overall Music Industry supply chain.</li> <li>• In 2018, the City of Hamilton was recognized as the first Canadian municipality to be awarded with a special SOCAN Licensed to Play designation. This designation supports fair compensation for recorded music from musicians and music creators.</li> <li>• This Policy aligns with existing City of Hamilton policies such as the Fair Wage Policy and Fair Wage Schedule on all Construction Contracts with the City.</li> <li>• This Policy does not contravene the direction or intent of the Street Performance Policy and Guidelines allowing for “busking” on City property.</li> </ul> |
| <b>Purpose</b>           | <ul style="list-style-type: none"> <li>• To recognize the value of all aspects of musicians’ work (i.e. performances, song writing, production etc.).</li> <li>• To align with the City’s approved Music Strategy and further advance music as one of Hamilton’s key creative industry sectors.</li> <li>• To help ensure Corporate consistency through a formal policy for staff and third-party vendors who are planning and/or implementing City-led events with music programming.</li> <li>• To educate staff on the importance of paying musicians fairly and providing resources to facilitate their fair payment.</li> <li>• To demonstrate leadership and model fair payment practices that further supports, recognizes, retains and attracts musicians to Hamilton.</li> </ul>  |
| <b>Objectives</b>        | <ul style="list-style-type: none"> <li>• Create a policy that formalizes the better practice of paying fair wages to musicians.</li> <li>• Ensure that City-led events or activities where musicians are hired (virtually or in-person) meets the minimum rates set and reviewed annually by Canadian Music Industry experts (i.e. Canadian Federation of Musicians [CFM] represented locally by the Hamilton Musicians Guild Local 293).</li> <li>• Increase awareness about the importance and context of fair payment of musicians.</li> <li>• Encourage private and non-profit organizations to consider the fair payment of musicians.</li> </ul>   |
| <b>Scope</b>             | Policy applies to City staff with responsibility for internal or external City-led events or staff who oversee contracts for third-party vendors where musicians are hired for in-person or virtual performances.  |
| <b>Exclusions</b>        | <p>Does not apply to community-led events that receive the City Enrichment Fund funding for live or virtual events or programming (i.e. Winona Peach Festival, Ancaster Heritage Days, etc.).</p> <p>Does not apply to community-led events including those held on City property that are reviewed through the Special Events Advisory Team process.</p>  |

|   | <p>Does not apply when a musician or music group creates their own event and/or has decided on their own (not in response to an ask from the City) to donate their service of a live or virtual performance.</p> <p>If a donated performance is part of a City-led event, City staff or the third-party vendor must clearly document that the musician or group have initiated and agreed to the donation of their services.</p> <p><b>Note:</b> While the above are excluded from this Policy; the City encourages all community or privately-led event organizers to consider adopting the principles of this Policy and seek to better understand the impacts and goals of fair payment for musicians.</p>  |                        |                        |   |       |   |       |   |       |   |       |    |       |
|---|--|------------------------|------------------------|---|-------|---|-------|---|-------|---|-------|----|-------|
| <p><b>Rates</b></p>   | <p>Musicians hired for City-led events are to be paid at least, the current minimum rates as established annually by the Canadian Federation of Musicians represented locally by the Hamilton Musicians Guild Local 293. Minimum rates are based on the number of musicians who are part of the performance and a performance time between 15 minutes and one hour.</p> <p><b>Reference:</b> Minimum CFM rates for 2021 are as follows and may change annually:</p> <table border="1" data-bbox="402 982 1273 1213"> <thead> <tr> <th>Number of Band Members</th> <th>Suggested *Minimum Fee</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>\$150</td> </tr> <tr> <td>2</td> <td>\$260</td> </tr> <tr> <td>3</td> <td>\$370</td> </tr> <tr> <td>4</td> <td>\$480</td> </tr> <tr> <td>5+</td> <td>\$590</td> </tr> </tbody> </table> <p>*Musicians may charge, and be paid by the City, rates higher than the minimum CFM rates.</p> | Number of Band Members | Suggested *Minimum Fee | 1 | \$150 | 2 | \$260 | 3 | \$370 | 4 | \$480 | 5+ | \$590 |
| Number of Band Members  | Suggested *Minimum Fee   |                        |                        |   |       |   |       |   |       |   |       |    |       |
| 1   | \$150  |                        |                        |   |       |   |       |   |       |   |       |    |       |
| 2   | \$260  |                        |                        |   |       |   |       |   |       |   |       |    |       |
| 3   | \$370  |                        |                        |   |       |   |       |   |       |   |       |    |       |
| 4   | \$480  |                        |                        |   |       |   |       |   |       |   |       |    |       |
| 5+  | \$590  |                        |                        |   |       |   |       |   |       |   |       |    |       |
| <p><b>City Staff Responsibility</b></p>                         | <ul style="list-style-type: none"> <li>• Ensure minimum payment to all musicians for City-led events within the scope of this Policy.</li> <li>• Seek out resources and information to assist in event or activity decision-making, planning and organization.</li> <li>• Inclusion of the requirement to pay musicians fair rates (with reference to CFM rates) in third-party vendor contracts.</li> </ul>   |                        |                        |   |       |   |       |   |       |   |       |    |       |
| <p><b>Consideration of Factors that Impact Fair Payment</b></p> | <p>In addition to meeting minimum rates, staff should also consider the following:</p> <ul style="list-style-type: none"> <li>• Hiring Hamilton-based musicians where possible.</li> <li>• Musicians may have their own fee schedules and charge higher fees based on skill, experience, expenses and demand for their services.</li> <li>• Travel, accommodation, sound equipment and production, meals or other expenses are not included in these fees and should be negotiated in addition to performance fees if/where applicable.</li> <li>• Industry standards for concerts and festivals with an audience of more than 1,000 people typically result in higher musician fees.</li> <li>• Minimum payments include requests to perform a single set (i.e. several songs) to a one-hour time frame, or two sets of 30 minutes with a break in between.</li> </ul>  |                        |                        |   |       |   |       |   |       |   |       |    |       |

|                             |   |
|-----------------------------|---|
|                             | <ul style="list-style-type: none"> <li>The time requested of the musician also includes set-up and soundcheck, which is typically outlined in artist agreements.</li> </ul>   |
| <b>Related Documents</b>    | Music Strategy: <a href="http://www.hamilton.ca/music-strategy">www.hamilton.ca/music-strategy</a>  |
| <b>Additional Resources</b> | <p>For additional advice or guidance on fair payment of musicians including musician agreement templates or to access information about Society of Composers, Authors and Music Publishers of Canada fees, please email <a href="mailto:music@hamilton.ca">music@hamilton.ca</a>.</p> <p>For the Hamilton’s Musician Guild’s Band and Musician Directory or for more information about the Guild contact:<br/> <a href="http://www.hamiltonmusicians.org">www.hamiltonmusicians.org</a><br/>           Phone: 905-525-4040<br/>           Email: <a href="mailto:local293hmq@bellnet.ca">local293hmq@bellnet.ca</a></p> |
| <b>Date Approved</b>        |   |



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

|                           |   |
|---------------------------|---|
| <b>TO:</b>                | Mayor and Members<br>General Issues Committee   |
| <b>COMMITTEE DATE:</b>    | June 16, 2021   |
| <b>SUBJECT/REPORT NO:</b> | Potential for Major Event in 2024 (PED20071(c)) (City Wide)                               |
| <b>WARD(S) AFFECTED:</b>  | City Wide   |
| <b>PREPARED BY:</b>       | Pam Mulholland (905) 546-2424 Ext. 4514   |
| <b>SUBMITTED BY:</b>      | Carrie Brooks-Joiner<br>Director Tourism and Culture<br>Planning and Economic Development |
| <b>SIGNATURE:</b>         | <i>Carrie Brooks-Joiner</i>   |

### RECOMMENDATIONS

- (a) That the City of Hamilton enter into the agreements necessary to facilitate the hosting of the June 10 to 16, 2024 RBC Canadian Open under terms and conditions substantially similar to those previously approved by Council for the hosting of the June 5 to 11, 2023 RBC Canadian Open; and
- (b) That the General Manager of the Planning and Economic Development Department be authorized, on behalf of the City of Hamilton, to approve and execute any required agreements and associated documents each in a form satisfactory to the City Solicitor.

### EXECUTIVE SUMMARY

The RBC Canadian Open (the Open), produced by Golf Canada and the PGA TOUR, is an annual world-class sporting event that attracts over 100 K spectators and tens of thousands of tourists to the host city. The Open is televised and, when hosted in 2019 in Hamilton, had a North American broadcast audience of 17.1 M.

At the November 25, 2020 Council meeting, Council approved the staff Recommendation that the City of Hamilton (the City) host the 2023 RBC Canadian Open at the Hamilton Golf and Country Club, along with proposed contract terms and commitments negotiated between the City and Golf Canada to host the event.

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

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

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

**SUBJECT: Potential for Major Event in 2024 (PED20071(c)) (City Wide) - Page 2 of 4**

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On April 20, 2021, the City of Hamilton received correspondence from Golf Canada formally requesting a change of the RBC Canadian Open hosting dates from June 2023 to June 2024, attached as Appendix “A” to Report PED20071(c). Correspondence confirming agreement with the proposed change in date was received by The Hamilton Golf and Country Club attached as Appendix “B” to Report PED20071(c). The primary reason for the hosting year change request is that the COVID-19 pandemic resulted in the cancellation of two consecutive RBC Canadian Opens and subsequent shifts in hosting venues. The host of the 2020 RBC Canadian Open will now host in 2022; the host of 2022 will now host in 2023; and, pending Council approval, the City of Hamilton would host in 2024.

The Recommendations would change the hosting date of the event from 2023 to 2024. The Recommendations would not change the agreed-upon terms and commitments associated with hosting the Open as approved by Council on November 25, 2020, as outlined in Report PED20071(a).

Tourism Hamilton staff have confirmed accommodation availability and hotel room block holds for the proposed RBC Canadian Open dates of June 10 to 16, 2024.

**Alternatives for Consideration - Not Applicable**

**FINANCIAL - STAFFING - LEGAL IMPLICATIONS**

**Financial:** If the staff Recommendations are approved, the commitments approved by Council on November 25, 2020 for hosting of the 2023 RBC Canadian Open would be applied to the hosting of the 2024 RBC Canadian Open.

**Staffing:** N/A

**Legal:** If the staff Recommendations are approved, a 2024 Open Host Contract between Golf Canada and the City of Hamilton would be signed and executed by the Mayor and the City Clerk, in a form satisfactory to the City Solicitor.

**HISTORICAL BACKGROUND**

The RBC Canadian Open is a professional PGA TOUR sporting event. It is the third oldest tournament on the PGA TOUR after the Open Championship (Britain) and the US Open. The Open has been held at the Hamilton Golf and Country Club six times, most recently in 2019. The 2019 event, with an attendance of 120,000 spectators, was highly successful. The Open surpassed targets for audience, revenue, tourist attraction and community volunteerism and engagement.

**SUBJECT: Potential for Major Event in 2024 (PED20071(c)) (City Wide) - Page 3 of 4**

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Terms and conditions for hosting in Hamilton in 2023 were approved by Council. Negotiations towards execution of a contract for the 2023 event were paused given the uncertainty of the pandemic.

**POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

The hosting of major events aligns with Council-approved plans and strategies, including the Hamilton Tourism Strategy and the Economic Development Action Plan.

**RELEVANT CONSULTATION****External**

- Chief Executive Officer, Golf Canada
- Tournament Director, RBC Canadian Open, Golf Canada
- Chief Financial Officer, Golf Canada
- Sales Departments, Hotels and Accommodation Sector

**Internal**

- Solicitor, Legal and Risk Management Services Division, Corporate Services Department
- Manager, Financial Planning, Administration, and Policy Division, Corporate Services Department
- Tourism Product Development Consultant - Sport, Tourism and Culture Division, Planning and Economic Development Department

**ANALYSIS AND RATIONALE FOR RECOMMENDATIONS**

General benefits of hosting the 2024 RBC Canadian Open include:

- Significant economic benefit and direct economic impact for Hamilton;
- Increase in local tourism visitation and overnight stays, thereby supporting a continued post-pandemic financial recovery of Hamilton's tourism industry;
- The creation of local jobs in the tourism and events sectors;
- Extensive national and international media exposure for Hamilton;
- Open global television distribution;

**SUBJECT: Potential for Major Event in 2024 (PED20071(c)) (City Wide) - Page 4 of 4**

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- Opportunity to leverage the vibrancy of the City's sports sector and build local amateur golf; and
- Enhance community engagement, volunteerism and boost civic pride.

**ALTERNATIVES FOR CONSIDERATION**

Not Applicable

**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.

**APPENDICES AND SCHEDULES ATTACHED**

Appendix "A" - Letter from Bryan Crawford, Tournament Director - RBC Canadian Open, Golf Canada

Appendix "B" - Letter from David Short, Canadian Open Chair and Vice President, Hamilton Golf and Country Club Ltd.

PM:ac



April 20, 2021

Mayor and Members of Council  
General Issues Committee  
City of Hamilton  
71 Main St West  
Hamilton Ont.

I am writing on behalf of Golf Canada in partnership with RBC, the PGA TOUR, and the Hamilton Golf and Country Club to formally request a change to our Agreement with the City of Hamilton to shift the hosting date of the RBC Canadian Open from June 2023 to June 2024 under the existing terms of the agreement between Golf Canada and the City of Hamilton.

Due to the ongoing COVID-19 pandemic, Golf Canada has been forced to cancel the 2021 RBC Canadian Open for the second consecutive year. As a result, St George's Golf and Country Club, who was originally scheduled to host in 2020, will now host the event in 2022, after previously rescheduling to 2021 following the cancellation in 2020. The host club tentatively scheduled to host in 2022 has subsequently been shifted one year to 2023, thus requiring the change of date for the Hamilton Golf and Country Club, among other reasons outlined below.

This change in date to 2024 has been overwhelmingly supported by the membership of the Hamilton Golf and Country Club and brings with it two positive benefits for the City and the golf club:

It puts more distance between the current pandemic environment and the tournament scheduled to take place in Hamilton. While we hope to return to normal operations in 2022, the volatility of the pandemic could still have an impact on sport and entertainment events in the immediate years while the industry rebuilds and returns to pre-pandemic capacity for spectators and infrastructure. An extra year removed from the current hosting environment will make it more likely that the Hamilton event will reach and potentially exceed its 2019 economic and community impact.

The additional year also provides extra time for the significant golf course renovation project currently underway at Hamilton Golf and Country Club to be complete. The additional year would allow the golf course adequate time to grow in and mature leading up to the return of the PGA TOUR in 2024. The extra year will allow the club, the City of Hamilton and the RBC Canadian Open to be shown in the best conditions possible and reflect the premium quality of the competition and the event experience.

The City of Hamilton and the Hamilton Golf and Country Club are critical partners with Golf Canada and central to the long-term plan for the RBC Canadian Open. As an organization, we have worked hard to establish a select rotation of premium host courses and communities and it is our plan to return to Hamilton for many years to come beyond 2024.

We thank you for the consideration of this request and your continued support for the RBC Canadian Open.

Best Regards,

  
Bryan Crawford  
Tournament Director – RBC Canadian Open, Golf Canada



*The Hamilton Golf and Country Club Limited*

April 20, 2021

Mayor and Members of Council  
General Issues Committee  
City of Hamilton  
71 Main St West  
Hamilton ON L8P 4Y5

As you know, Hamilton has a long and storied history with golf and the Canadian Open. As a part of the greater Hamilton community, the Hamilton Golf and Country Club understands our role in making the Canadian Open the best experience for our residents and for golf fans around the world. The pandemic has definitely added some additional challenges in how we manage our course and membership, especially since we have undertaken a significant renovation to our entire golf course, which is still under construction. This is a significant investment that is meant to further enhance our course in order to solidify its place as one of the best golf courses in the world for many years to come. Unfortunately, the renovation doesn't stop when the construction is due to be completed later this year. There is still significant "grow-in" that needs to occur in order to ensure the newly grown turf can withstand repeated play.

Hosting the Canadian Open in 2023 at Hamilton Golf and Country Club would be a risky venture given the current state of our construction, especially for play from PGA tour players who expect top conditions. With the cancellation of the last two Canadian Open tournaments, we welcomed the opportunity to postpone our event. Our members and shareholders overwhelmingly supported the move with over 90% in favour of the date change.

The move to 2024 provides us more time to allow our course to fully mature, withstand the rigors of a professional tournament and ensures we will be able to unveil our course to the golfing world to rave reviews. The Hamilton Golf and Country Club is committed to the game of golf in Canada and to our community. We do see ourselves as an important contributor to the success of our city and take that responsibility seriously. We look forward to a very successful Canadian Open in 2024.

Sincerely,

A handwritten signature in black ink, appearing to be 'D Short'.

David Short  
Canadian Open Chair and Vice President  
Hamilton Golf and Country Club Ltd.



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

|                           |  |
|---------------------------|--|
| <b>TO:</b>                | Mayor and Members<br>General Issues Committee  |
| <b>COMMITTEE DATE:</b>    | June 16, 2021  |
| <b>SUBJECT/REPORT NO:</b> | Green and Inclusive Community Buildings Program<br>(FCS21055) (City Wide)                                  |
| <b>WARD(S) AFFECTED:</b>  | City Wide  |
| <b>PREPARED BY:</b>       | John Savoia (905) 546-2424 Ext. 7298   |
| <b>SUBMITTED BY:</b>      | Brian McMullen<br>Director, Financial Planning, Administration and Policy<br>Corporate Services Department |
| <b>SIGNATURE:</b>         |  |

### RECOMMENDATIONS

- (a) That the projects listed in Appendix "A" to Report FCS21055, be approved as the City of Hamilton's submission for consideration to Infrastructure Canada for the requested funding amount of \$1,240,000 for projects with a total project cost of \$1,550,000 in accordance with the terms and conditions associated with the Green and Inclusive Community Buildings Program;
- (b) That the Mayor and City Clerk be authorized to execute all necessary documentation, including Funding Agreements to receive funding under the Green and inclusive Community Buildings Program with content satisfactory to the General Manager of Corporate Services and in a form satisfactory to the City Solicitor;
- (c) That the City Solicitor be authorized and directed to prepare any necessary by-laws for Council approval, for the purpose of giving effect to the City's acceptance of funding from the Green and Inclusive Community Buildings Program;
- (d) That, should a project submission for the Green and Inclusive Community Buildings Program, be approved, the City's contribution be funded from the City's Energy Reserve (Account 112272);
- (e) That copies of Report FCS21055 be forwarded to local Members of Parliament.

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**SUBJECT: Green and Inclusive Community Buildings Program (FCS21055)  
(City Wide) – Page 2 of 8**

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**EXECUTIVE SUMMARY**

On April 14, 2021, the Government of Canada announced the launch of a program across Canada to support green and inclusive community buildings through retrofits, repairs, upgrades and new builds. The Green and Inclusive Community Buildings program (GICB) will deliver \$1.5 B in funding over the next five years to projects that retrofit or build new publicly-accessible buildings while saving energy and cutting pollution. GICB will invest in projects that meet a minimum threshold for energy efficiency improvements and that increase social inclusion in under-served and high-needs communities across Canada.

GICB funding will be dispersed through two streams:

1. Small and Medium Retrofits – Budgets ranging from \$100 K to \$3 M. Applications are accepted on a rolling intake on a first-come, first-served basis until funding is depleted.
2. Large Retrofits and New Buildings – Budgets ranging from \$3 M to \$25 M. Applications are accepted on a competitive intake basis, currently open until July 6, 2021. Funding approval is not guaranteed.

The largest share of the funding (up to \$860 M) will be directed to retrofits in the categories of small (\$100 K to \$250 K), medium (\$250 K to \$3 M) and large (\$3 to \$25 M) projects. There is no ceiling to the amount of funding available to an eligible applicant.

To qualify, projects must meet a prescribed threshold for energy performance (25% improvement over baseline energy use is expected). Retrofit projects must be completed during the period between April 1, 2021 and March 31, 2026.

Refer to the Analysis and Rationale for Recommendation(s) section of Report FCS21055 for more details on the assessment criteria.

There are no limits to the number of applications that can be submitted by an eligible applicant. Eligible applicants may submit a separate application for each project they wish to have considered for funding. In the case of multiple applications from a single applicant, applicants are asked to provide ranking information regarding the priority of each project.

A number of projects were evaluated based upon staff's interpretation of the project approval assessment criteria as specified within the application process and the GICB Program Guidelines. The proposed projects as noted in Appendix "A" of Report FCS21055 reflect the list of projects requesting GICB funding of \$1.24 M.

**Alternatives for Consideration – N/A**

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**SUBJECT: Green and Inclusive Community Buildings Program (FCS21055)  
(City Wide) – Page 3 of 8**

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**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

**Financial:** The funding source for the City's share of any projects approved under the GICB Program will be the Energy Reserve #112272. Funding from the Energy Reserve is paid back with interest based on realized energy savings.

**Staffing:** N/A

**Legal:** It is anticipated that the City will be required to enter into a funding agreement to receive GICB grants and may need to enter into other ancillary agreements or pass by-laws to receive funding.

**HISTORICAL BACKGROUND**

The Green and Inclusive Community Buildings (GICB) program is a five-year program that will support green and accessible retrofits, repairs and upgrades for public community buildings and the construction of new publicly accessible community buildings that serve high-needs and underserved communities across Canada.

The program aims to build more community buildings and improve existing ones, particularly in areas with populations experiencing higher needs while making the buildings more energy efficient, lower carbon, more resilient and higher performing.

The GICB grants being offered are split into two different funding streams depending on the type of project:

1. Small and Medium Retrofits – Budgets ranging from \$100 K to \$3 M. Applications are accepted on a rolling intake on a first-come, first-served basis until funding is depleted.
2. Large Retrofits and New Buildings – Budgets ranging from \$3 M to \$25 M. Applications are accepted on a competitive intake basis, currently open until July 6, 2021. Funding approval is not guaranteed.

Eligible applicants include:

- Municipal, regional, provincial or territorial governments and local service districts;
- Municipally and provincially owned corporations;
- Federally or provincially incorporated not-for-profit organizations; and
- Indigenous governing bodies, not for profits and development corporations.

\$150 M of the program has been set aside specifically for these applicants.

For-profit applicants, individuals and co-operatives are NOT eligible.

**SUBJECT: Green and Inclusive Community Buildings Program (FCS21055)  
(City Wide) – Page 4 of 8**

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Funding will be provided as a non-repayable contribution as follows:

- Up to 80% of retrofit costs for projects with budgets of \$9,999,999 or less.
- Up to 60% of retrofit costs for projects with budgets of \$10 M or more.
- Up to 60% of the first \$9,999,999 in costs for a new build.
- Up to 50% of all costs above \$10 M in costs for a new build.
- Indigenous and territorial projects can receive up to 100% funding.

There is no ceiling to the amount of funding available to an eligible applicant.

There are no limits to the number of applications that can be submitted by an eligible applicant. Eligible applicants may submit a separate application for each project they wish to have considered for funding. In the case of multiple applications from a single applicant, applicants are asked to provide ranking information regarding the priority of each project.

## **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

N/A

## **RELEVANT CONSULTATION**

Healthy and Safe Communities Department - Recreation Division has provided project proposals for submission consideration under the GICB Intake

Public Works Department – Facilities and Energy Initiatives Divisions provided project proposals for submission consideration under the GICB Intake.

## **ANALYSIS AND RATIONALE FOR RECOMMENDATIONS**

Eligible projects for the GICB program can be for either building retrofits or new builds:

Retrofits: \$860 M of the program is available for retrofits, repairs and upgrades to existing community buildings. Retrofits are changes to an existing building / asset that seek to renovate, upgrade, or repair aspects of the building / asset in a manner that improves environmental outcomes.

Eligible buildings in this stream include:

- community centres;
- public sports and recreation facilities;
- cultural buildings;
- child and youth centres;
- adult learning centres;

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**SUBJECT: Green and Inclusive Community Buildings Program (FCS21055)  
(City Wide) – Page 5 of 8**

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- seniors' activity centres;
- mobile health clinics;
- mobile libraries;
- mobile youth service facilities;
- community health centres;
- addiction and mental health centres;
- rehabilitation centres;
- seniors' centres; and
- community food hubs / banks and greenhouses.

New Construction: \$430 M is available for new builds, which must be of a building / asset that is open and accessible to the public, will provide non-commercial services to the community and be Net-Zero-Carbon ready.

Eligible buildings in this stream include:

- community centres;
- public sports and recreation facilities;
- cultural buildings;
- child and youth centres;
- adult learning centres;
- seniors' centres;
- mobile health clinics;
- mobile libraries; and
- mobile youth service facilities.

Funds cannot be used to build new administrative buildings, hospitals, emergency services (police, fire, paramedic) stations, day-care centres, shelters for non-Indigenous patrons, multi-family housing, hospices or educational facilities.

Selection of projects for funding will be based on eligibility criteria and the achievement of a minimum merit threshold.

The following minimum requirements are required for projects of all types, sizes and streams:

- The building / asset must be a non-commercial community-oriented structure or space that provides open, available and publicly-accessible community services.
- The building / asset must be in an area with underserved populations experiencing higher needs and be the site of the publicly-accessible programming and / or activities that demonstrably serve these populations.

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**SUBJECT: Green and Inclusive Community Buildings Program (FCS21055)  
(City Wide) – Page 6 of 8**

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- The building / asset must be an eligible asset type.
- The applicant must have authority over the building / asset either as the owner or have secured an agreement with the asset owner to carry out the project.
- The project must be implemented no earlier than April 1, 2021, and no later than March 31, 2026.
- The applicant must submit their buildings structural information, energy profile and GHG emissions using the RETScreen® Expert software.
- The project must not lead to an increase in the building's operational GHG emissions (retrofits only).
- Impacts of climate change have been assessed and considered for the project.
- The applicant must commit to securing the necessary capital to proceed if approved for federal funding.
- The applicant must attest to the manner in which the project will meet relevant building and construction laws and regulations, including completion (or planned completion) of environmental assessment and consultation as may be required by federal and provincial / territorial governments.
- The applicant must attest to the manner in which the project will align to the building standards and codes that apply to the jurisdiction of the existing building.
- Retrofit projects that intend to improve accessibility, as well as, all new builds must meet or exceed the highest published accessibility standard as defined by the requirements in application provincial or territorial building codes, and relevant municipal by-laws.

### Retrofit Projects

Projects must include green retrofit measures and will be evaluated on the following criteria:

**Construction Start Date:** Projects that begin sooner will receive a higher score.

**High-Need Communities:** Projects that provide greater benefits to high need communities will receive a higher score.

**SUBJECT: Green and Inclusive Community Buildings Program (FCS21055)  
(City Wide) – Page 7 of 8**

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**Increased Accessibility:** Where applicable, projects that demonstrate an intention to exceed (rather than meet) the highest standards for accessibility will receive a higher score.

**GHG Reductions:** Projects that demonstrate the ability to achieve greater GHG emission reductions relative to the buildings baseline will receive a higher score.

**Energy Savings:** Projects that will achieve at least 25% in energy efficiency improvements compared to the building's baseline energy consumption will receive a higher score and are more likely to be selected for funding.

**Climate Resiliency and Best Practices Adoption:** Projects that demonstrate strong climate resiliency considerations and measures will receive a higher score. Projects that provide reasonable and accurate detail as to why climate resiliency is not relevant to their project will not be subject to this criterion and will be assessed relative to other project merits.

**Confidence in Delivery / Risk:** Projects that demonstrate a strong risk assessment and mitigation measures will receive a higher score.

#### New Build Projects

The construction of new community buildings is eligible under the GICB program in cases where construction will fill a missing or distinct gap in a service requirement of high-needs communities where critical community infrastructure is lacking.

All new build projects will be evaluated on a competitive basis, with projects being scored and ranked against one another.

New building projects will be evaluated on the following criteria:

**Construction Start Date:** Projects that begin sooner will be scored higher.

**High-Need Communities:** Projects that provide greater benefits to high-need communities will receive a higher score.

**Increased Accessibility:** Where applicable, projects that demonstrate an intention to exceed (rather than meet) the highest standards for accessibility will receive a higher score.

**Net-Zero Performance Standard:** Projects that demonstrate the ability to meet net-zero carbon performance will be scored higher.

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**SUBJECT: Green and Inclusive Community Buildings Program (FCS21055)  
(City Wide) – Page 8 of 8**

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Climate Resiliency and Best Practices Adoption: Projects that demonstrate strong climate resiliency considerations and measures will be scored higher. Projects that provide reasonable and accurate detail as to why climate resiliency is not relevant to their project will not be subject to this criterion and will be assessed relative to other project merits.

Confidence in Delivery / Risk: Projects that demonstrate a strong risk assessment and mitigation measures will be scored higher.

Staff carefully assessed projects for the best alignment with the GICB Program's funding selection criteria to develop the recommended list of projects to be submitted for consideration by Infrastructure Canada. The proposed projects as noted in Appendix "A" to Report FCS21055 reflect the list of projects requesting GICB funding of \$1.24 M.

**ALTERNATIVES FOR CONSIDERATION**

N/A

**ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN****Healthy and Safe Communities**

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

**Clean and Green**

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

**Built Environment and Infrastructure**

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

**Culture and Diversity**

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

**APPENDICES AND SCHEDULES ATTACHED**

Appendix "A" to Report FCS21055 - Green and Inclusive Community Buildings Program  
Project Submissions

JS/dt

### Green and Inclusive Community Buildings (GICB) Program Project Submissions

| Project Ranking | Project Description                                 | Cost Sharing Breakdown |                           |                          |                       |                            |
|-----------------|---|------------------------|---------------------------|--------------------------|-----------------------|----------------------------|
|                 |   | Total Gross<br>(000's) | Total Eligible<br>(000's) | Federal Share<br>(000's) | City Share<br>(000's) | City Ineligible<br>(000's) |
| 1               | Harry Howell Arena Retrofit - Solar PV System       | \$ 650,000             | \$ 650,000                | \$ 520,000               | \$ 130,000            | \$ -                       |
| 2               | Morgan Firestone Arena Retrofit - Solar PV and HVAC | \$ 900,000             | \$ 900,000                | \$ 720,000               | \$ 180,000            | \$ -                       |
|                 |   | <b>\$ 1,550,000</b>    | <b>\$ 1,550,000</b>       | <b>\$ 1,240,000</b>      | <b>\$ 310,000</b>     | <b>\$ -</b>                |



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

|                           |   |
|---------------------------|---|
| <b>TO:</b>                | Mayor and Members<br>General Issues Committee   |
| <b>COMMITTEE DATE:</b>    | June 16, 2021   |
| <b>SUBJECT/REPORT NO:</b> | Hamilton Tax Increment Grant and Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant – a Portion of the Property currently known as 3311 Homestead Drive, Mount Hope (PED20125(a)) (Ward 11) |
| <b>WARD(S) AFFECTED:</b>  | Ward 11   |
| <b>PREPARED BY:</b>       | Carlo Gorni (905) 546-2424 Ext. 2755  |
| <b>SUBMITTED BY:</b>      | Norm Schleeahn<br>Director, Economic Development<br>Planning and Economic Development   |
| <b>SIGNATURE:</b>         |   |

### RECOMMENDATION

(a) That the Hamilton Tax Increment Grant Program (HTIGP) Application, submitted by 1804482 Ontario Limited (Sonoma Homes - Michael Chiaravalle 50%, Rita Chiaravalle 50%) for the property currently known as 3311 Homestead Drive, Mount Hope, to be known as Part of 8533 Airport Road West, Mount Hope, upon successful completion of severance, (“the Property”) estimated at \$49,844.76 over a maximum of a five (5) year period, and based upon the incremental tax increase attributable to the development occurring on the portion of 3311 Homestead Drive, Mount Hope, as depicted on Appendix “A” attached to Report PED20125(a), be authorized and approved, in accordance with the terms and conditions of the (HTIGP), and subject to the following conditions:

- (i) the portion of the Property generally depicted on Appendix “A” attached to Report PED20125(a) be severed;
- (ii) the HTIGP Grant only apply to the future severed portion of the Property generally depicted on Appendix “A” attached to Report PED20125(a);

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**SUBJECT: Hamilton Tax Increment Grant and Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant – a Portion of the Property currently known as 3311 Homestead Drive, Mount Hope (PED20125(a)) (Ward 11) - Page 2 of 9**

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- (iii) the approval of the Grant shall not prejudice or fetter City Council's discretion with respect to any current or future *Planning Act* Application regarding 3311 Homestead Drive, Mount Hope, including, but not limited to, a future Consent Application for a severance on the Property;
  - (iv) Only the tax increment generated, based on the apportioned pre-development municipal taxes and actual post development taxes applicable to the future parcel generally depicted in Appendix "A" attached to Report PED20125(a), will be used to determine future Grant payments; and,
  - (v) all the terms and conditions of the HTIGP; and,
- (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 1804482 Ontario Limited, owner of the property at 3311 Homestead Drive, Mount Hope, at such time as the property has been severed as generally depicted on Appendix "A" to Report PED20125(a), 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.

## **EXECUTIVE SUMMARY**

The Hamilton Tax Increment Grant Program (HTIGP) Application for the development of the project at 8533 Airport Road West, Mount Hope was submitted by 1804482 Ontario Limited, owner of the property.

As part of the broader redevelopment of the property at 3311 Homestead Drive, Mount Hope, a newly constructed office building consisting of approximately 7,000 square feet (approximately 650 square metres) is planned to occupy a portion of the property fronting on Airport Road West via a future separate parcel (hereon referred to as "Site A" as generally depicted in Appendix "A" attached to Report PED20125(a)), pending a future Consent Application for a severance of 3311 Homestead Drive, Mount Hope. The remainder of the property will be the subject of a residential development comprising 166 townhouses.

**SUBJECT: Hamilton Tax Increment Grant and Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant – a Portion of the Property currently known as 3311 Homestead Drive, Mount Hope (PED20125(a)) (Ward 11) - Page 3 of 9**

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The new office building, and its future associated parcel, is the extent of the proposed development being considered under the HTIGP Application as the office development and Site A are the only portion of the property and its planned development which will be located within the boundary of the Mount Hope/Airport Gateway Community Improvement Project Area (CIPA) in which the HTIGP is permitted to apply. As such, only the actual tax increment generated as a result of the construction of the office building and its future associated Site A will be used in the calculation of actual future Grant payments under this Application.

The portion of the property which will be the subject of the townhouse development (hereon referenced as “Site B” and generally depicted on Appendix “B” attached to Report PED20125(a)) was previously the subject of remediation activities. These remediation activities were the subject of an Application under the Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant (ERG) Application which was approved by City Council via Report PED20125 on August 21, 2020. However, approval of Report PED20125 included the entirety of 3311 Homestead Drive, Mount Hope, as it currently exists (comprising Site A and B). As only one tax-increment Grant approval can be granted per property, the existing ERG approval is presently limiting the ability for the Hamilton Tax Increment Grant Program to be provided in order to support the development of the planned office building. As remediation activities only occurred on Site B and given the owner’s current existing plans to sever Site A from Site B, the ERG approval is not required to apply to Site A.

The requirement for a severance to establish Site A and Site B is required as a condition of staff’s recommendations in order for each respective portion of the planned development to be considered as separate properties under the HTIGP and ERG programs respectively.

Development costs for the office building being considered under the HTIGP Application are estimated at \$800,000 and it is projected that the proposed redevelopment will increase the assessed value of the future Site A property from its current value of \$241,000 to approximately \$1,063,000.

This will increase total annual property taxes generated by the future Site A property. The municipal share of this property tax increase (municipal tax increment) will be approximately \$16,614.92 of which 100% would be granted to the owner during year one, 80% or approximately \$13,291.94 in year two, 60% or approximately \$9,968.95 in year three, 40% or approximately \$6,645.97 in year four and 20% or approximately \$3,322.98 in year five. The estimated total value of the Grant is approximately \$49,844.76. Note that every year the tax increment is based on actual taxes for that year.

**SUBJECT: Hamilton Tax Increment Grant and Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant – a Portion of the Property currently known as 3311 Homestead Drive, Mount Hope (PED20125(a)) (Ward 11) - Page 4 of 9**

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**Alternatives for Consideration – See Page 8**

**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

**Financial:** The City will collect full property taxes on the property and, in turn, provide a Grant for five (5) years, declining each year after the first year by 20%, based on the increase in the municipal portion of the taxes, post-development completion of 8533 Airport Road West, Mount Hope. 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 \$83,074.60, of which the Applicant would receive a Grant totalling approximately \$49,844.76 and the City retaining taxes totalling approximately \$33,229.84.

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

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

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

In anticipation of a future planned Severance Application to respecting proposed Site A and B, and recognizing that this Hamilton Tax Increment

**SUBJECT: Hamilton Tax Increment Grant and Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant – a Portion of the Property currently known as 3311 Homestead Drive, Mount Hope (PED20125(a)) (Ward 11) - Page 5 of 9**

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Grant Application shall only be with respect to the tax increment generated as a result of the new planned office building only, staff have recommended that the Grant be conditional on the severance and that the Hamilton Tax Increment Grant Agreement will not be entered into with the Applicant until such time as the severance of the future parcel on which the new office building will occupy has occurred. Staff's recommendations also provide that this Application shall not prejudice or fetter Council's consideration of any future *Planning Act* application regarding 3311 Homestead Drive, Mount Hope, including but not limited to a Consent Application to sever the lands on which the new office building is located.

### **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 8533 Airport Road West, Mount Hope is an eligible project under the terms of the HTIGP. The Applicant will qualify for the HTIGP Grant upon the severance of the future parcel on which the new office building will occupy has occurred and completion of the development project. Development costs are estimated at \$800,000. The total estimated Grant over the five (5) year period is approximately \$49,844.76.

On August 21, 2020, City Council approved an ERG Application for the entirety of 3311 Homestead Drive, Mount Hope, to assist with environmental remediation required on Site B as generally depicted in Appendix "B" to this Report and which was required to facilitate the filing of a Record of Site Condition in order to facilitate the use of this portion of the property for residential uses. This approval was for a maximum Grant not to exceed \$91,681 based on actual remediation costs incurred and to be provided over a maximum of ten (10) years.

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

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

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

**SUBJECT: Hamilton Tax Increment Grant and Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant – a Portion of the Property currently known as 3311 Homestead Drive, Mount Hope (PED20125(a)) (Ward 11) - Page 6 of 9**

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## **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

### Urban Hamilton Official Plan

The site is identified as “Neighbourhoods” on Schedule “E” – Urban Structure and designated as “District Commercial” on Schedule “E-1” – Urban Land Use Designations of the Urban Hamilton Official Plan. This designation permits a range of commercial activities intended to serve the daily and weekly shopping needs of surrounding neighbourhoods as well as some limited residential activities.

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

The subject site is zoned “C6, Exception: 580” District Commercial Zone. The zone is intended to permit a range of retail and service commercial uses to serve surrounding neighbourhoods in plazas or along collector and arterial roads. Exception 580 prohibits potentially sensitive uses including Day Nursery, Dwelling Units and Multiple Dwellings. The planned use of the site is permitted.

## **RELEVANT CONSULTATION**

Staff from the Taxation Section and the Finance and Administration Section, Corporate Services Department, the Legal Services Division, Corporate Services Department and the Commercial Districts and Small Business Section, Planning and Economic Development Department, was consulted, and the advice received is incorporated into Report PED20125(a).

## **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 HTIGP. 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.

**SUBJECT: Hamilton Tax Increment Grant and Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant – a Portion of the Property currently known as 3311 Homestead Drive, Mount Hope (PED20125(a)) (Ward 11) - Page 7 of 9**

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

|  |    |           |            |
|--|----|-----------|------------|
| Grant Level:                                     |    | 100%      |            |
| Total Eligible Costs (Maximum):                  | \$ | \$800,000 |            |
| Total Pre-project CVA:                           |    |           |            |
| RT(Residential)                                  | \$ | 241,000   | Year: 2020 |
| <b>*Pre-Project Property Taxes</b>               |    |           |            |
| Municipal Levy:                                  | \$ | 2,148.47  |            |
| Education Levy:                                  | \$ | 368.73    |            |
| Pre-project Property Taxes                       | \$ | 2,517.20  |            |
| <b>**Post-project CVA:</b>                       |    |           |            |
| XT (Commercial New Construction)                 | \$ | 1,063,000 |            |
| <b>Estimated</b> Post-project CVA                | \$ | 1,063,000 | Year: TBD  |
| <b>Post-Project Property Taxes</b>               |    |           |            |
| <b>***Estimated</b> Municipal Levy:              | \$ | 18,763.39 |            |
| <b>***Estimated</b> Education Levy:              | \$ | 10,417.40 |            |
| <b>***Estimated</b> Post-Project Property Taxes: | \$ | 29,180.79 |            |

\*2020 tax rates have been used for calculation of the estimated pre-development property taxes. As the Building Permit had not been issued at the time of pre-development assessment estimation, the pre-development property taxes will be reviewed when the Year 1 grant is calculated and will be based on the actual property taxes in the year in which the first building permit is issued for this development.

\*\*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. As the Building Permit had not been issued at the time of post development assessment estimation, this estimate, and the property classification could change upon Building Permit issuance thereby affecting the post development taxes.

Pre-project Municipal Taxes = Municipal Levy = \$2,148.47  
Municipal Tax Increment = \$18,763.39 - \$2,148.47 = \$16,614.92

Payment in Year One = \$16,614.92 x 1.0 = \$16,614.92

**SUBJECT: Hamilton Tax Increment Grant and Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant – a Portion of the Property currently known as 3311 Homestead Drive, Mount Hope (PED20125(a)) (Ward 11) - Page 8 of 9**

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**ESTIMATED GRANT PAYMENT SCHEDULE for: Construction of new 2 storey office building of approximately 7,000 square feet.**

| Year         | Grant Factor | Tax Increment*     | Grant              |
|--------------|--------------|--------------------|--------------------|
| 1            | 100%         | \$16,614.92        | \$16,614.92        |
| 2            | 80%          | \$16,614.92        | \$13,291.94        |
| 3            | 60%          | \$16,614.92        | \$9,968.95         |
| 4            | 40%          | \$16,614.92        | \$6,645.97         |
| 5            | 20%          | \$16,614.92        | \$3,322.98         |
| <b>Total</b> |              | <b>\$83,074.60</b> | <b>\$49,844.76</b> |

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

Details of the proposed development and its estimated assessment and municipal tax increments are based on the project as approved, or conditionally approved, at the time of writing this report. Any minor changes to the planned development that occur prior to the final MPAC reassessment of the property may result in an increase/decrease in the actual municipal tax increment generated and will be reflected in the final Grant amount.

### **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 \$49,844.76 for a five (5) year period would not be issued.

**Staffing:** Not applicable

**Legal:** Not applicable

**SUBJECT: Hamilton Tax Increment Grant and Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant – a Portion of the Property currently known as 3311 Homestead Drive, Mount Hope (PED20125(a)) (Ward 11) - Page 9 of 9**

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

**Economic Prosperity and Growth**

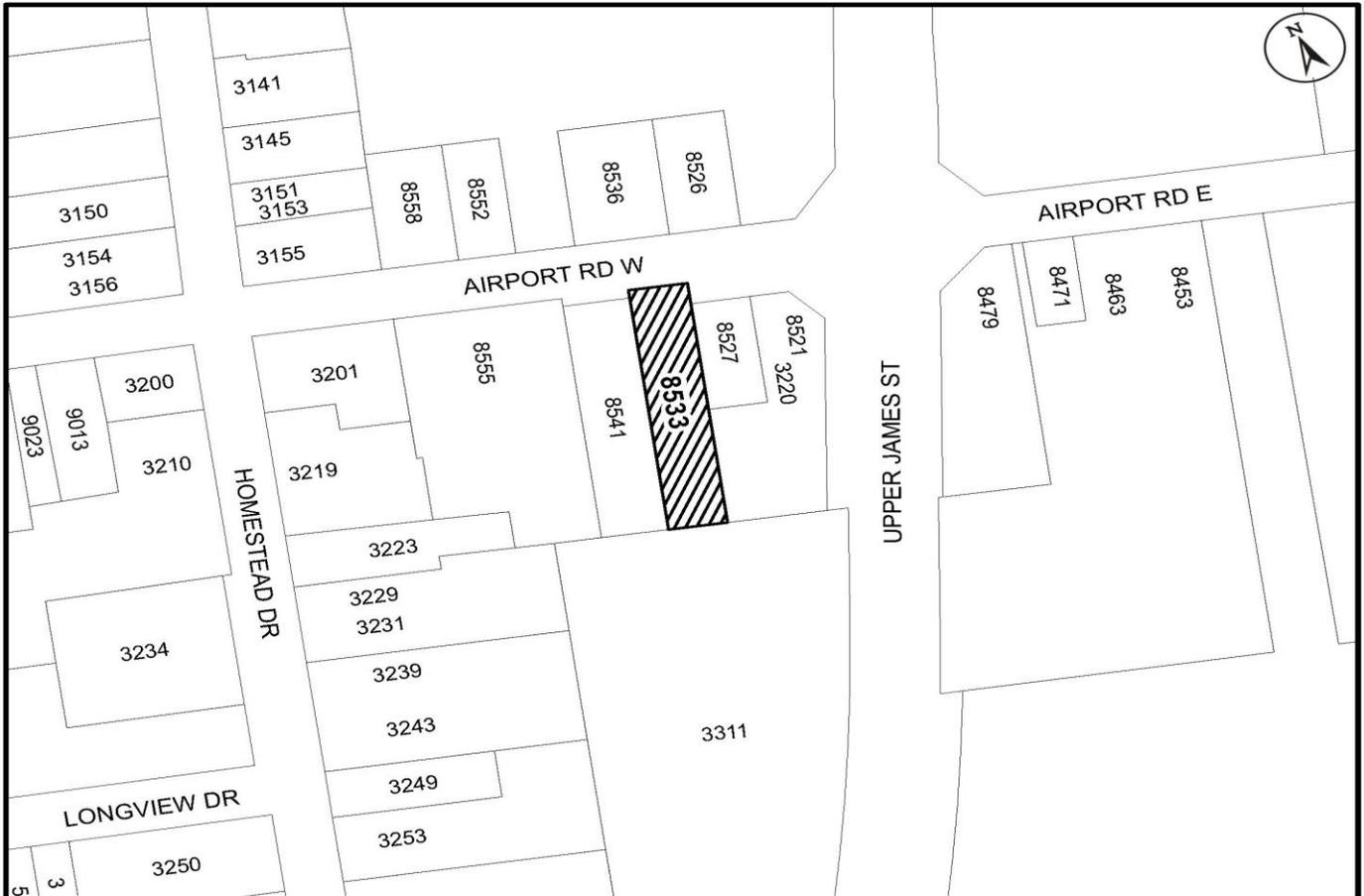
Hamilton has a prosperous and diverse local economy where people have opportunities to grow and develop.

**APPENDICES AND SCHEDULES ATTACHED**

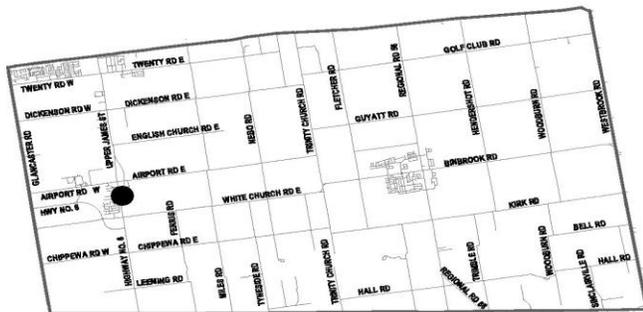
Appendix “A” to Report PED20125(a) - Site A Location Map (Approximate extent of future parcel containing the office building)

Appendix “B” to Report PED20125(a) - Site B Location Map (Approximate extent of remaining property)

CG/jrb



● Site Location



Key Map - Ward 11

# Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
8533 Airport Rd W

Date:  
May 18, 2021

Appendix "A"

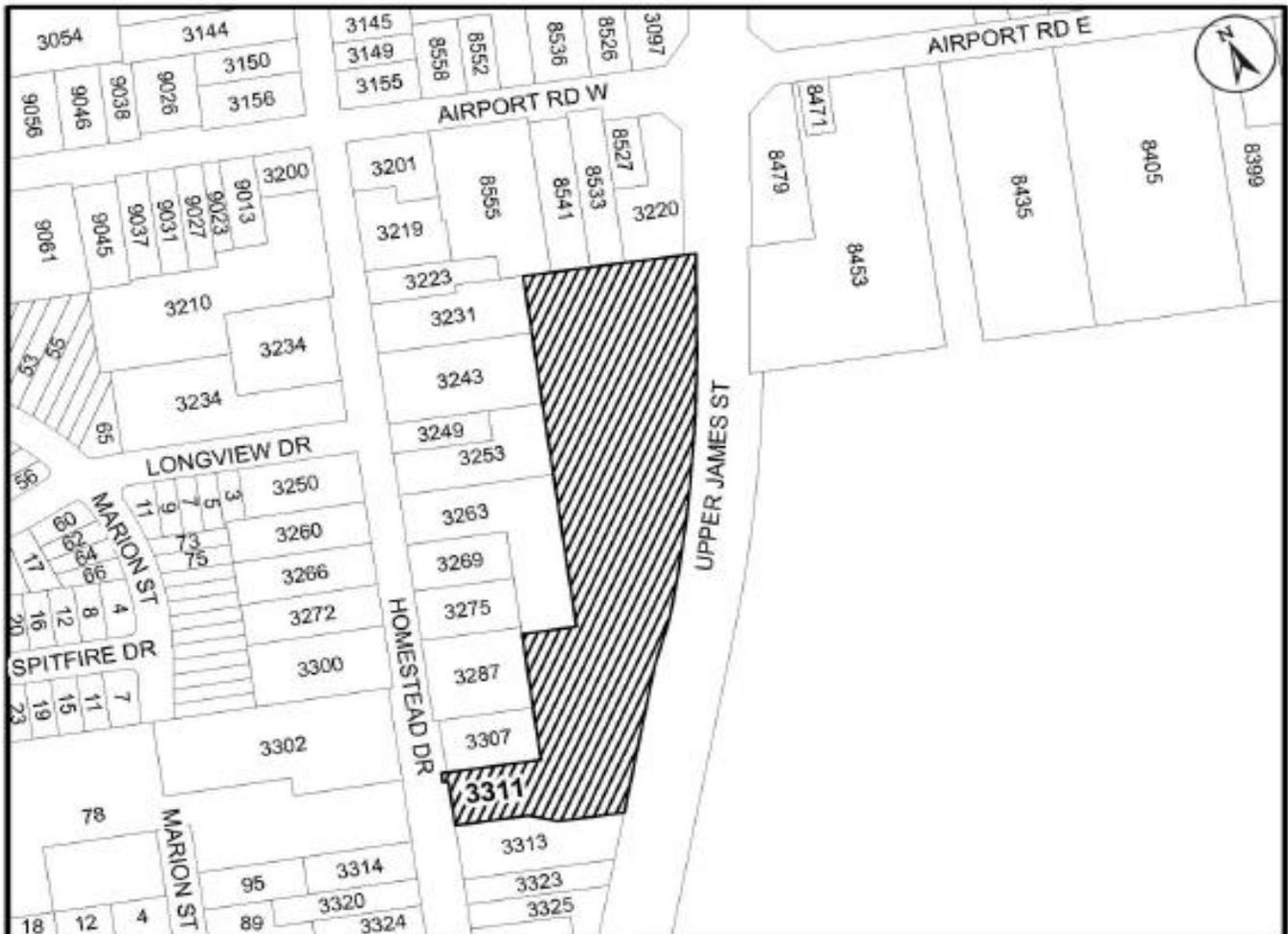
Scale:  
N.T.S

Planner/Technician:  
CG/VS

**Subject Property**

8533 Airport Road West, Mount Hope

Appendix "B" to Report PED20125(a)  
Page 1 of 1



● Site Location



Key Map - Ward 11

# Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
3311 Homestead Dr

Date:  
April 29, 2021

Appendix "B"

Scale:  
N.T.S

Planner/Technician:  
PC/VS

### Subject Property

 3311 Homestead Drive

# CITY OF HAMILTON

## MOTION

**General Issues Committee Date: June 16, 2021  
(Deferred from the June 2, 2021 GIC)**

**MOVED BY MAYOR F. EISENBERGER.....**

**SECONDED BY COUNCILLOR S. MERULLA.....**

### **Hamilton Light Rail Transit (LRT) Project Memorandum of Understanding**

That staff be directed to meet with Metrolinx, the Ministry of Transportation and other governmental entities, as required, to prepare a Memorandum of Understanding (MOU) for the Hamilton Light Rail Transit project, and report back to the General Issues Committee as soon as possible with a draft MOU.